

City of Las Vegas

Agenda Item No.: 103

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: OCTOBER 17, 2001****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

NOT TO BE HEARD BEFORE 4:00 P.M. - GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-0019-01 - CITY OF LAS VEGAS - Request to Amend portions of the Town Center Land Use Plan on the southwest and southeast corners of the proposed beltway and U.S. 95 interchange, FROM: SC-TC (Service Commercial - Town Center) TO: GC-TC (General Commercial - Town Center); FROM: GC-TC (General Commercial - Town Center) and SC-TC (Service Commercial - Town Center) TO: PF-TC (Public Facility - Town Center) and FROM: SX-TC (Suburban Mixed-Use) TO: GC-TC (General Commercial - Town Center), (APN: 125-29-502-004 (portion), 125-28-201-001, 125-28-210-002 (portion), 125-28-610-004 (portion), 125-28-610-003 (portion), 125-27-301-005 and 006, 125-27-401-008 (portion), 125-27-402-005, 125-28-503-001 (portion), 125-27-101-022 and 024), Ward 6 (Mack). Staff has no recommendation. The Planning Commission (3-2 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

9

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

7

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

Staff had no recommendation. The Planning Commission (3-2 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Submitted at meeting: Centennial Hills Land Use Categories Map submitted by staff
5. Submitted at meeting: Attorney Paul Larsen submitted an existing automobile dealership chart - GC-TC and C-2 areas, and a aerial map of the Henderson Automall
6. Submitted at meeting: Phillip Grimes submitted a support petition with 263 signatures
7. Submitted at meeting: Councilman Brown submitted two e-mails from Louise Ruskamp.
8. Submitted at meeting: Attorney Chris Kaempfer submitted a Summary of Project Trip Generation Comparison prepared by Kimley-Horn and Associates, Inc.
9. Submitted at meeting: Councilman Brown submitted copy of a parcel map sketch first submitted in March 2000

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

CITY COUNCIL MEETING OF OCTOBER 17, 2001
Planning & Development Department
Item 103 – GPA-0019-01

MOTION:

BROWN – APPROVED amending the application to 60 acres of GC-TC (General Commercial-Town Center) and SC-TC (Service Commercial-Town Center) to PF-TC (Public Facility-Town Center) on APN: 125-28-201-001; from SC-TC (Service Commercial-Town Center) to GC-TC (General Commercial-Town Center) on APN: 125-28-210-002 (portion), 125-28-610-004 (portion), 125-28-610-003 (portion), 125-27-301-005 (portion) and 125-27-301-006; and from SX-TC (Suburban Mixed-Use) to GC-TC (General Commercial-Town Center) on APN: 125-28-503-001 (portion), 125-27-101-022 and 125-27-101-024 – **UNANIMOUS** with MACK abstaining because he has a financial interest with JOE SCALA, who is a participant in the Town Center area and GOODMAN and M. McDONALD excused

MINUTES:

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

MAYOR PRO TEM REESE declared the Public Hearing open.

APPEARANCES:

ROBERT GENZER, Director, Planning & Development Department
CHRIS KNIGHT, Deputy Director, Planning & Development Department
BRAD JERBIC, City Attorney
TOM McGOWAN, Citizen of Las Vegas
PAUL LARSEN, Attorney, Lionel Sawyer & Collins, 300 S. 4th Street
HAL HASSEIN, 2421 Chatfield Drive
MANUEL ARIAS, 8237 Fawn Heather Court
BRYAN ZASLOFF, 5624 Grand Entries Drive
DEBBIE KINSORA, 6013 Golden Saddle Street
PAUL PARROTT, 8300 Antler Pines Court
GARY KEILMAN, 7737 Purple Sky Drive
JAMES KRUMME, 8955 King John Court
MELVIN HENKIN, 7909 Ben Hogan Drive
PEGGY REIGER, 8117 Sunset Mill Drive
MARY MORRIS, 7131 Everly Court
GERRY BALDWIN, 10204 Via Roma Place
JAMES VELTMAN, 2921 West Tenaya Way,
CAROL LEAVITT, 6975 Darby Street, Principal, Centennial High School
THOMAS KINSORA, 6013 Golden Saddle Street
SALLY PRICE, 5300 Grand Teton Drive, Secretary, Centennial High School

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CITY COUNCIL MEETING OF OCTOBER 17, 2001
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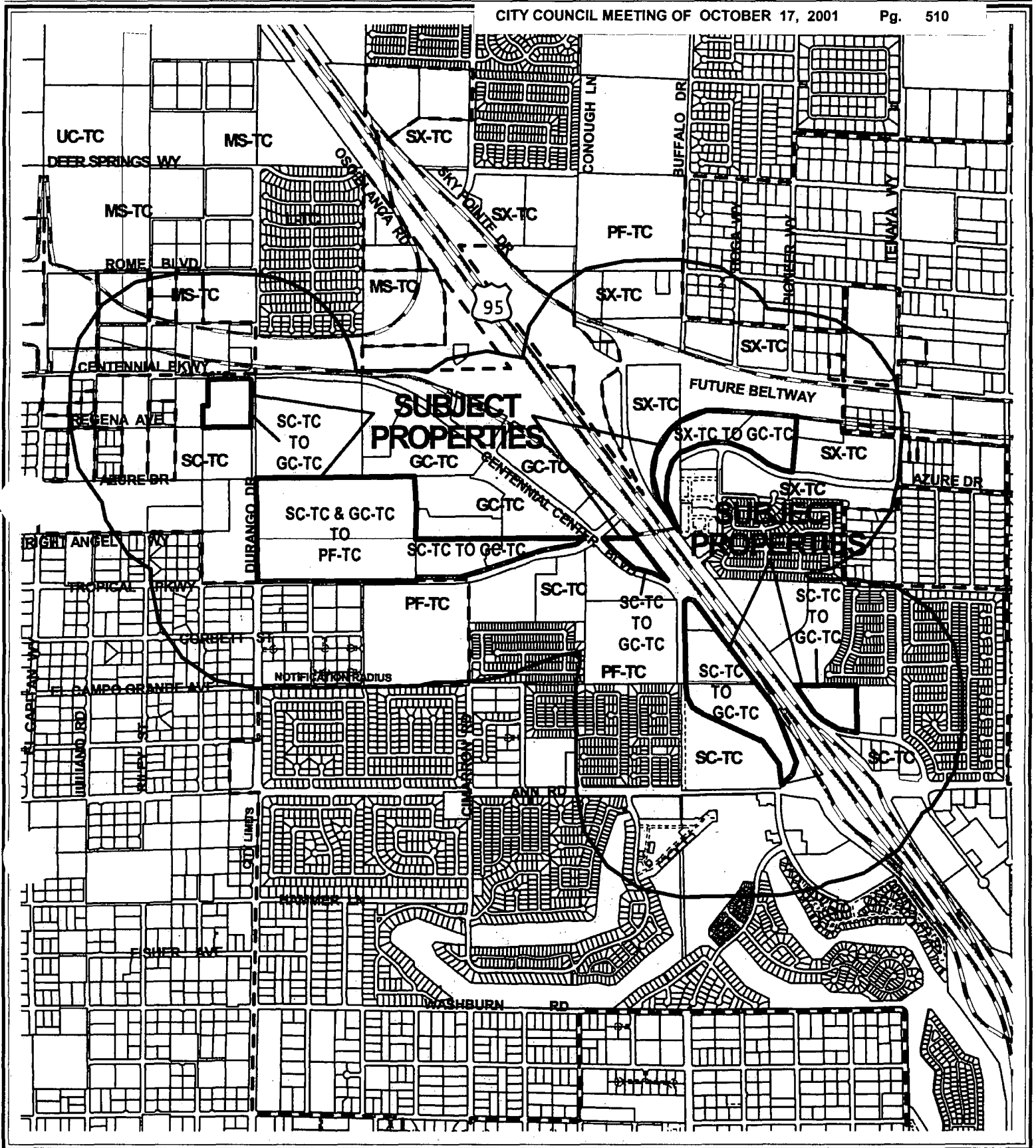
MINUTES – Continued:**APPEARANCES – Continued:**

THERESA CORDES, 5700 Heatherwood Street
PHILLIP GRIMES, southwest resident
CAROL LeDUC, 7575 Rome Boulevard
CHRIS KAEMPER, Attorney, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway
MIKE MONAHAN, 8590 West Regena Avenue
DONNA BARBY, 3890 South Nellis Boulevard
HOWARD KEYS, Arizona and California owner and car dealership operator
DAVE TOMCHECK, 7217 Robin Roost Street
JIM MERIDIAN, 125 Chateau Wislet
ELIZABETH PROSPER, Mass Media Vanguard
STEPHEN REILLY, 7000 Steeple Court
MICHAEL COLLINS, 8913 Colorful Pines Avenue
RUDY DURSO, 7446 Picnic Street
ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, on behalf of the Montecito Co.
JAMES LEAVITT, Attorney, Kermitt L., Waters, 704 South 9th Street,
REBECCA RALSTON, 7373 Peak Drive
PHYLLIS SCHWARTZ, 1812 Paseo Overlook Court
TODD FARLOW, 240 North 19th Street
JOHNNY VENTURA, 601 Raintree Lane
DAVID FRANK, Merk Merle Companies
JONATHAN YOUNG, 7373 Peak Drive

MAYOR PRO TEM REESE declared the Public Hearing closed.

(4:05 – 5:17/5:22 – 6:50)

3-2180/4-1/5-1



CASE: GPA-0019-01

RADIUS: 1320 FT AND SPECIAL

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER)

FROM: FROM:GC-TC (GENERAL COMMERCIAL - TOWN CENTER) AND SC-TC (SERVICE COMMERCIAL - TOWN CENTER)

FROM: SX-TC (SUBURBAN MIXED-USE - TOWN CENTER)

TO: PF-TC (PUBLIC FACILITY - TOWN CENTER)

TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER)

0 1000 2000 Feet

103



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: OCTOBER 17, 2001****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: GPA-0019-01 - City of Las Vegas**

**** CONDITIONS ****

Staff had no recommendation.

The Planning Commission (3-2 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL.

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October 17, 2001 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

The city, as applicant, is proposing to amend a portion of the Town Center area of the Centennial Hills Sector Plan:

- from SC-TC (Service Commercial – Town Center) to GC-TC (General Commercial – Town Center);
- from GC-TC (General Commercial – Town Center) and SC-TC (Service Commercial – Town Center) to PF-TC (Public Facility – Town Center); and
- from SX-TC (Suburban Mixed Use) TO: GC-TC (General Commercial – Town Center).

This is a City Council-initiated application. The purpose of this application is to allow the development of a park and a broader range of General Commercial opportunities in those portions of the Town Center Land Use Plan located south of the proposed beltway alignment.

BACKGROUND DATA

- 08/07/85 The Las Vegas City Council adopted Community Profiles of the City of Las Vegas General Plan. On this plan, the subject properties were designated for a number of land uses, including Low Density Residential (3-6 du/a), Medium Low Density Residential (6 – 12 du/a), Medium Density Residential (12 – 20 du/a), Public Facility, Parks/Recreation, School, and Service Commercial/Office.
- 03/12/92 The Las Vegas City Council adopted the Northwest Sector map of the City of Las Vegas General Plan. On this plan, the subject properties were designated for Medium Low Density Residential (SFUE less than or equal to 9 du/gross acre), Low Density Residential (SFUE less than or equal to 6.7 du/gross acre), Public Facility, General Commercial, Service Commercial, including a conceptual Service Commercial node at the intersection of U.S. 95 and the proposed beltway.
- 12/18/96 The Las Vegas City Council adopted the Northwest General Plan Amendment to the City of Las Vegas General Plan. Within this plan, the subject properties are designated for Town Center land uses.
- 11/9/98 The Las Vegas City Council adopted the Town Center Land Use Plan. Within this plan, the subject properties southwest of the beltway/U.S. 95 interchange are designated for General Commercial (GC-TC) and Service Commercial (SC-TC) land uses, while the portion of the subject lands to the southeast of the interchange are designated for Suburban Mixed-Use (SX-TC).

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10/21/99 The Las Vegas Planning Commission denied an application for a General Plan Amendment (GPA-0030-99), to change the Suburban Mixed-Use (SX-TC) classification to General Commercial (GC-TC) on lands southeast of the U.S. 95/beltway interchange. On 12/1/99, City Council approved the balance of the application after the SX-TC to GC-TC portion of this application was withdrawn.

1/27/00 The Las Vegas Planning Commission forwarded an application to City Council without a recommendation, for a change from SC-TC to GC-TC on a property a short distance south of the site affected by the current application. The lack of a recommendation to Council was due to the failure of the Planning Commission to achieve the necessary super majority to vote on the amendment. On 3/1/00, City Council voted to deny this application, thereby retaining the existing SC-TC land use designation on the site.

DETAILS OF APPLICATION REQUEST

Site Area:	Area to go from SC-TC to GC-TC:	57.26 acres
	Area to go from SC-TC to PF-TC:	24.13 acres
	Area to go from GC-TC to PF-TC:	35.83 acres
	Area to go from SX-TC to GC-TC:	19.42 acres
	Total site area:	136.64 acres

LAND USE AND ZONING OF ADJACENT PROPERTIES

EXISTING LAND USE

Subject Properties	Undeveloped
North	Proposed Beltway under construction; Single Family Residences north of that
South	A range of Low Density Single Family Residences
East:	U.S. 95
West:	Low Density Single Family Residences

PLANNED LAND USE

Subject Properties	GC-TC (General Commercial – Town Center), SC-TC (Service Commercial – Town Center), SX-TC (Suburban Mixed-Use)
North	MS-TC (Main Street – Mixed-Use), L-TC (Low Residential) SX-TC (Suburban Mixed-Use)

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South	PF-TC (Public Facility), SC-TC (Service Commercial – Town Center), DR (Desert Rural)
East	SX-TC (Suburban Mixed-Use), MLA (Medium Low Attached Density Residential)
West	ML (Medium Low Density Residential), L (Low Density Residential)

EXISTING ZONING OF ADJACENT PROPERTIES

Subject Properties	TC (Town Center)
North	TC (Town Center)
South	TC (Town Center), county lands zoned R-E (Rural Estates) and PF (Public Facility)
East	Town Center, R-PD7 (Residential Planned Development), C-2 (General Commercial)
West	TC (Town Center), U (Undeveloped), county lands zoned R-E (Rural Estates)

DEFINITIONS AND ANALYSIS

DEFINITIONS

Service Commercial (SC-TC) – The Service Commercial District allows low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Northwest area and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys, and other places of public assembly and public/quasi-public uses. This district also includes office centers having professional and business services. These uses shall not exceed two stories in height.

General Commercial (GC-TC) - The General Commercial District allows all types of retail, service, office and other general business uses of a more intense commercial character. These uses will normally require a Special Use Permit and will commonly include limited outdoor display of product, lights, and/or other characteristics not generally compatible with the adjoining residential areas without significant transition. Examples include hotels, motels, and tourist commercial uses such as resorts and recreational facilities. When adjacent to the Beltway, these uses may exceed the height of the Beltway by one story, otherwise development within the GC-TC land use area is restricted to two (2) stories in height.

Suburban Mixed-Use (SX-TC) - The Suburban Mixed-Use District can be characterized as being similar to the Service Commercial District with the addition of medium density residential being a permitted use. It is intended to enable development with imaginative adjacency standards. Building and site designs which reflect a mixture of compatible land uses having either a vertical or horizontal character will maximize employment and housing opportunities. This district is also more reflective of suburban development than the Urban Center Mixed Use category. With exception to the area adjacent to the Beltway/U.S. 95 interchange, development will typically be no

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more than two (2) stories in height. Projects adjacent to the Beltway and/or U.S. 95 may construct up to one story higher than the street infrastructure to which it is adjacent. Single story offices are recommended to be used as a land use buffer when adjacent to single-family dwelling units.

Public Facility (PF-TC) - The Public Facilities District is intended to accommodate any property which is used for a Public and/or Quasi-Public purpose. Any project owned and operated by a government agency (e.g. schools) or used solely by a non-profit organization (e.g. religious facility) qualifies for this land use designation. Utility projects can also qualify for this designation, but must adhere to the design regulations of Town Center.

ANALYSIS

The subject properties are located in the east and west of U.S. 95, to the south of the proposed Beltway. Both of these roadways are designated on the Master Plan of Streets and Highways as Freeway/Expressway. Centennial Center Boulevard and Tropical Parkway are both designated as Frontage Streets (80 ft.) in the Master Plan of Streets and Highways, where they abut the subject lands.

Section 19A.18.030.I of the City of Las Vegas Zoning Ordinance (Title 19A) requires the following conditions be met in order to justify a General Plan Amendment:

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

With regard to "1" above, there are five components to this request: SC-TC to GC-TC; SC-TC to PF-TC; GC-TC to PF-TC; GC-TC to SC-TC and; SX-TC to GC-TC. Each of these is reviewed below, in terms of the policy content of the Town Center Land Use Plan:

SC-TC (Service Commercial – Town Center) to GC-TC (General Commercial – Town Center) – A comparison of these two land use classifications reveals that there are number of potential uses that will be introduced to this area under a GC classification, that are currently more restricted, or not allowed, under the SC designation. Auto Rentals, new and used Auto Sales, Boat Sales, Commercial Indoor Recreation uses, Farmers' Markets, Hotels, Motels and Inns, Nightclubs, Recreational Vehicle Sales, Rescue Missions, and Stadiums/Arena/Amphitheaters, are all uses which are not allowed under SC-TC, but which will be allowed variously as Permitted Uses, Conditional Uses or by Special Use Permit, under the GC-TC classification. As such, this represents an intensification of use, primarily of uses that traditionally draw from a more regional market, into an area identified in the Town Center Land Use Plan as intended to serve a more localized service commercial function.

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SC-TC (Service Commercial – Town Center) to PF-TC (Public Facility – Town Center) – This land is currently leased by the city and is owned by the Bureau of Land Management. Plans for future use of this parcel that have evolved since the preparation of the Town Center Land Use Plan are to use a portion of this area for park development; additionally, the Clark County has expressed interest in the use of a portion of this area for a high school. There is no policy directive in the Town Center Plan that would oppose the use of this area for a park or a school.

GC-TC (General Commercial – Town Center) to PF-TC (Public Facility – Town Center) – This area is adjacent to the SC-TC area discussed immediately above, and the same discussion applies here.

SX-TC (Suburban Mixed-Use – Town Center) to GC-TC (General Commercial – Town Center) – This component of the application is identical to the withdrawn portion of GPA-0030-99, which is referenced in the "Background Data" section of this report. A comparison of the SX-TC and the GC-TC land use classifications reveals that there are number of potential uses that will be introduced to this area under a GC classification, that are currently more restricted, or not allowed, under the SX designation. Auto Rentals, new and used Auto Sales, Auto Repair, Auto Service Stations, Auto Smog Check, Boat Sales, Bottled Water Dispensing, Car Washes (Auto), Commercial Indoor Recreation uses, Farmers' Markets, Garden Supply Stores, Hotels, Motels and Inns, Liquid Propane Gas Installations, Nightclubs, Pub, Bars and Lounges, Recreational Vehicle Sales, Rescue Missions, and Stadiums/Arena/Amphitheaters, are all uses which are not allowed under SX-TC, but which will be allowed variously as Permitted Uses, Conditional Uses or by Special Use Permit, under the GC-TC classification. This would represent a substantial intensification of the types of uses allowed within this area.

Additionally, a range of residential uses, including Medium-Low Density Residential, Medium-Low Residential Attached, Medium Residential, Retirement Residential (Mixed Use), High Density, Catered Living Quarters and Caretaker/Domestic Quarters would be eliminated from the area, thereby preventing the opportunity for commercial/residential mixed-use projects in this area. This shift away from mixed-use opportunities would not be in accordance with the policies of the Town Center Land Use Plan.

With regards to "2" above, according to the Las Vegas Zoning Ordinance, the Town Center land use category has one (1) related zoning designation; T-C (Town Center). This zoning designation was specifically adopted as an implementation mechanism to facilitate the development of the Town Center area of the City. As such, the Town Center zoning district is very broad and is able to accommodate a variety of land uses, each of which could be complimentary to existing and adjacent development patterns/uses. Thus, a Town Center zoning designation would be compatible with existing or proposed land uses that are adjacent.

With regards to "3" above, the parcels in question are located in an area of the City where all utilities are currently in place and available to this site. The site is serviced by the Northwest Area Command of the Las Vegas Metropolitan Police Department, with a substation approximately five (5) miles to the southwest at Grand Canyon Drive and Cheyenne Avenue. Planning for the northwest quadrant of Town Center contemplates the development of a civic use element that

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would include a new Metropolitan Police Department substation. Fire Station #9, which is approximately 2 miles to the south at Rainbow Boulevard and Lone Mountain Road, is the closest city fire facility to this site. The Elkhorn Durango Ballfields (at Elkhorn and U.S. 95) is the closest park to this site.

With regards to "4" above, the Centennial Hills Sector Plan encourages the use of several land use designations as land use buffers. While buffering from the proposed PF-TC designation is not necessary, care should be taken to ensure that, where the potential for an intensification of land use is proposed, (SC-TC to GC-TC, and SX-TC to GC-TC) that any adjacent residential areas are adequately buffered. This could be accomplished through the provision of open space/landscaped areas (minimum of 20 percent of gross property area as per Chapter 19A.06.110.E of the Las Vegas Zoning Ordinance), directly adjacent to adjacent residential areas.

Per policy set forth in the City of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. In accordance with this policy, a neighborhood meeting, sponsored by the applicant, was held on September 12, 2001 at 7:00 p.m. at the Mountain Crest Neighborhood Services Center, 4701 N. Durango Drive. This meeting was attended by approximately 31 interested persons.

NOTICES MAILED: 2026 by Planning Department

APPROVALS:

7

[Several area residents spoke in opposition to the proposed changes for the area south of the Beltway alignment, stating the opinion that there is no need for the southward and southeastward expansion of automobile dealership uses, and that a future high school is not appropriate adjacent to the existing shopping center.

The Planning Commission's vote on a motion for approval included the elimination of the properties south of Centennial Boulevard and west of US 95, currently designated for General Commercial (GC-TC) and Service Commercial (SC-TC) land uses, and excluded the property to the southeast of the Beltway/U.S. 95 interchange currently designated for Suburban Mixed-Use (SX-TC).]

PROTESTS:

9



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: City of Las Vegas Planning and Development

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

✓ No

(If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.)

City Official: _____

Partners(s): _____

APV

Signature of Property Owner/Authorized Agent _____

Subscribed and sworn before me

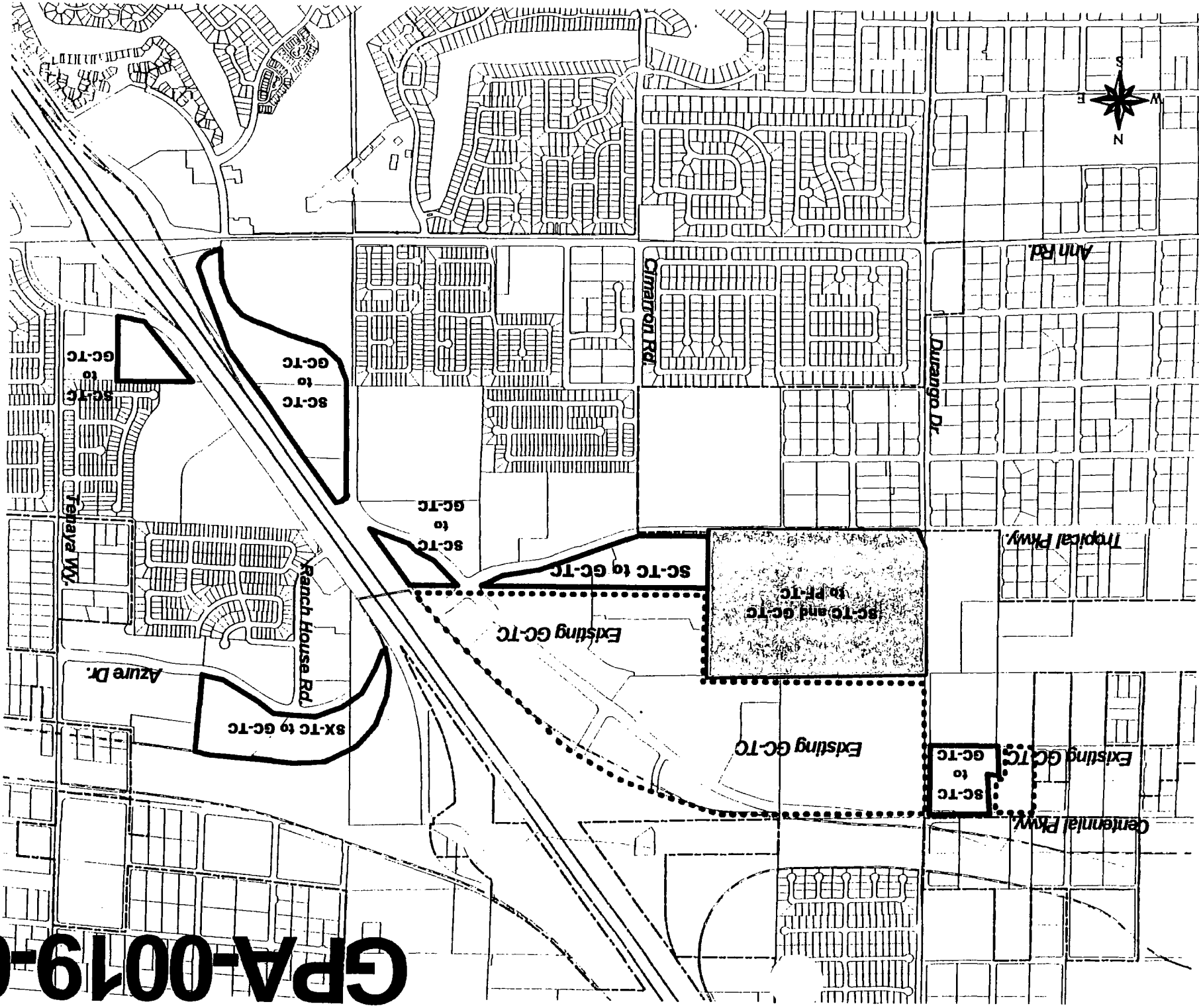
This 26TH day of JUNE, 20 01

Linda Whitman Hayward
 Notary Public in and for said County and State



REVISED

GPA-0019-01



MAP THREE

City of Las Vegas

CENTENNIAL HILLS

Land Use Categories

- Desert Rural (0-2)
 - Rural (2.1 to 3.5)
 - Low (3.6 to 5.5)
 - Medium-Low (5.6 to 8)
 - Medium-Low Attached (8.1 to 12)
 - Medium (12.1 to 25)
 - High (> 25)
 - Office
 - Service Commercial
 - General Commercial
 - Park/Recreation/Open Space
 - Public Facility
 - Resource Conservation
 - Right-of-Way
-
- MASTER PLANNED AREAS
 - Planned Community Development
 - Town Center
 - Future Town Center Expansion Area (See MAP FOUR)
 - Corporate Limits

Adopted December 18, 1996

Automobile Dealerships

SOURCE: City of Las Vegas, Department of Comprehensive Planning

October 10, 2001



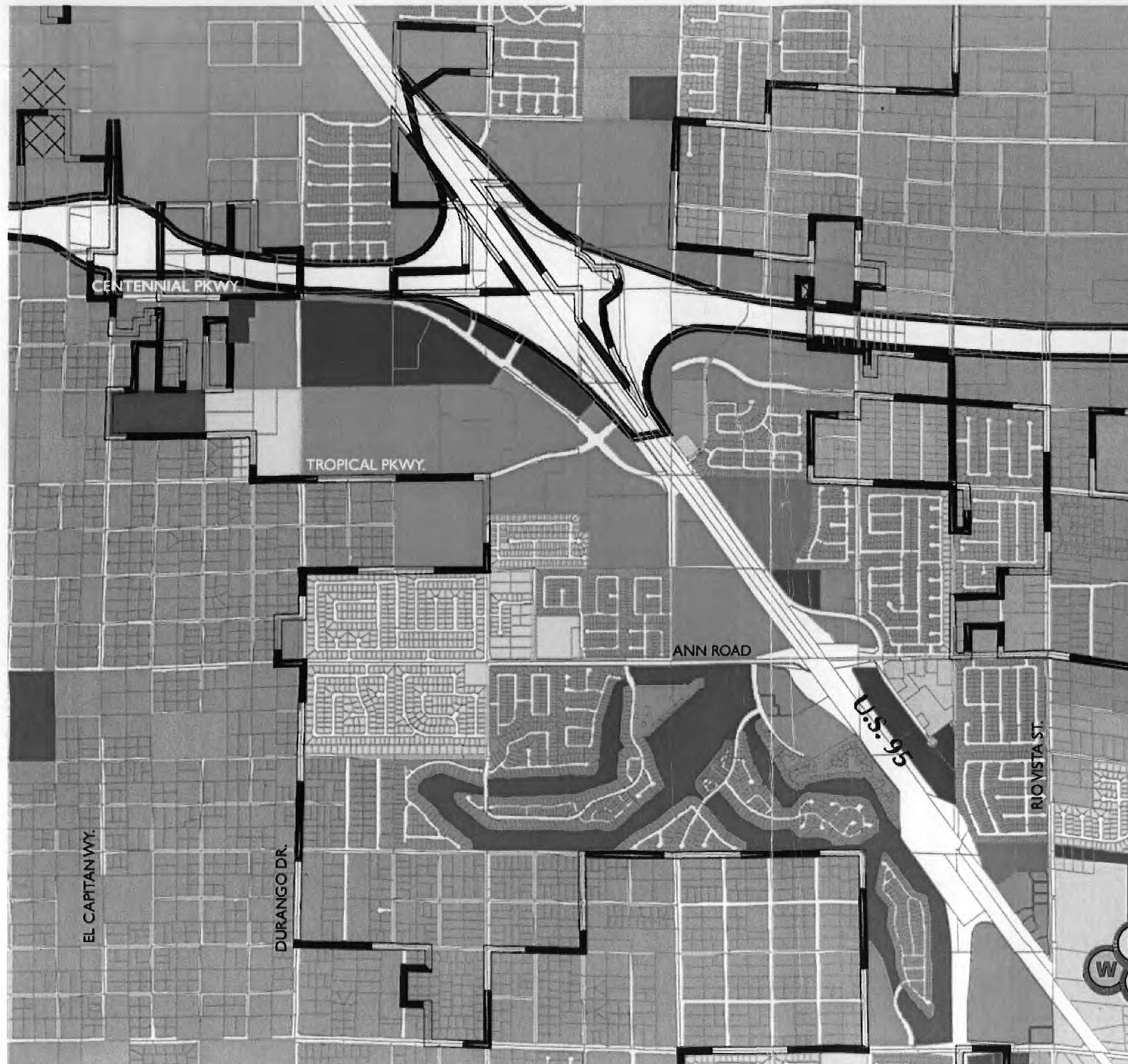
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Comprehensive Planning
702.229.6022

Submitted at City Council



Date 10/17/2001 Item #103





only diff is white letters -

Submitted at City Council

Date: 10/17/2001 Item: #103

NORTHWEST TOWN CENTER EXISTING AUTOMOBILE DEALERSHIP TOWN CENTER GENERAL COMMERCIAL & C-2 AREA

**TOTAL AVAILABLE
ACREAGE****122.36
ACRES****HENDERSON
AUTOMALL****109.80
ACRES****EXISTING
DEALERSHIPS****55.10
ACRES****0****BARTSAS PROPERTY
37.48 ACRES****CENTENNIAL AUTOMALL
29.78 ACRES****CHEVROLET
9.46 ACRES****FORD
12.71 ACRES****DODGE
7.02 ACRES****GMC/PONTIAC/BUICK
12.45 ACRES****TOYOTA
8.30 ACRES****JEEP/ CHRYSLER
5.16 ACRES**

Submitted at City Council

Date 10/17/2001 Item # 103

MASSMEDIA | Vanguard*Public Relations • Advertising • Marketing Communications*

October 15, 2001

Las Vegas Mayor & City Council
City Hall, City of Las Vegas
400 Stewart Street
Las Vegas, NV 89101

Re: October 17, 2000 Agenda Item # 103
GPA-0019-01; East Auto Mall

Dear Mayor & Council:

On behalf of the applicant, Cliff & Donna Findlay Family Trust, MassMedia/Vanguard Public Relations has been retained to conduct the community/neighborhood relations on the above referenced project. It is the intent of our client to provide a harmonious partnership with the surrounding neighborhoods in the development of a quality commercial project.

MassMedia/Vanguard has surveyed and obtained signatures from residents within the following subdivisions and streets that fall within:

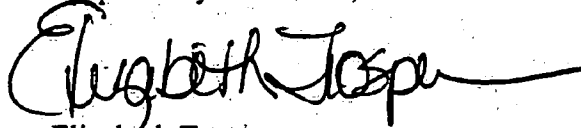
Ranch House Estates: Pebble Gray; Maiden Run, Crown Jewel; Exotic Bloom Drive, Jockey. Endless Meadows, Hickory Hills Drive, Bardstown Drive, Backstretch Drive, Crockery Street, Breeders Cup Street, Young Doe Avenue and Bowles Drive.

Summerhill Homes: Durnham Hall Avenue, Daisy Petal Street, Violet Vista Avenue and Glowing Ember Court.

The Home Owners Association from Ranch House Estates has approved this development and will present a representative at the City Council meeting to testify on behalf of the 239 families that reside in Ranch House Estates.

Please feel free to contact my office @ 433-4331 with any questions or concerns that you may have.

Respectfully Submitted,



Elizabeth Trospen
Vice President, Community & Public Affairs

Cc: Cliff Findlay
Phillip Grimes

Submitted at City Council

Date 10/17/2001 Item #103

Petition

We the undersigned are Northwest Residents of the City of Las Vegas. We support the inclusion of the approximately twenty (20) acres of real property located east of U.S. 95 South of the Beltway alignment and north of Azure Road into the GC-TC Zoning district to allow for new car dealerships. We support the idea of limiting car dealerships to those areas near or adjacent to the intersection of major roadways. Further we believe that the inclusion of this above property into the GC-TC Zone will reduce substantially the likelihood of car dealerships being placed in other areas nearer to residential development including along U.S. 95 further south of the beltway alignment.

Name	Address
DAVID L. DEAN	7320 BACK STREET HALL
Rebecca Cresencia	7316 Backstreet Hll
Timothy Orlando	6109 Breeders Cr St.
David D. Davis	7336 Young DOE Ave.
Rosa Marcia	7405 Hickory Hills Dr.
Caroline Gummara	7409 Hickory Hills Dr.
John Lynn	7501 Hickory Hills
John Lynn	7505 Hickory Hills
John Lynn	7505 Hickory Hills
Paula L.	7561 DURHAM HALL AVE
FRANKIE TELLO	7561 DURHAM HALL
JoAnn Kincaid	6119 N. Daisy Petal
JR. CATHY	6117 DAISY PETAL #101
Roger B. Borgez	6111 Daisy Petal St #201
Brenda Cook	7564 Violet Vista #101

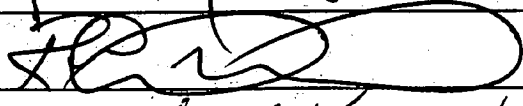
Petition

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Name	Address
Stephanie Johnson	6005 Peblegray Cir.
Ray. W. Marshall	7541 Maiden Run Ave
John Baker	7500 Maiden Run Ave
Hanneth S. Carson	7410 MAIDEN RUN AVE.
John F. Carson	7404 " "
James F. Carson	7332 " "
Vickie Roming	7328 Maiden Run Ave
John Shultz	6000 Crown Jewel St.
John Shultz	6010 CROWN JEWEL ST.
John Shultz	7325 Jockey
Robert Shultz	7401 Jockey
Mike Cushman	7529 Jockey
John Vraa	6025 Bardstown DR
Daeny L. Vraa	6026 BARDS TOWN DR
John Vraa	6029 BARDSTOWN DR.

Petition

We the undersigned are Northwest Residents of the City of Las Vegas. We support the inclusion of the approximately twenty (20) acres of real property located east of U.S. 95 South of the Beltway alignment and north of Azure Road into the GC-TC Zoning district to allow for new car dealerships. We support the idea of limiting car dealerships to those areas near or adjacent to the intersection of major roadways. Further we believe that the inclusion of this above property into the GC-TC Zone will reduce substantially the likelihood of car dealerships being placed in other areas nearer to residential development including along U.S. 95 further south of the beltway alignment.

Name	Address
Colleen Smith	6108 Breeders Cup St.
Amber Simon	6111 Breeders Cup St.
José A. ALAGO	7308 Young Doe Ave
VITO LEONARDO	7312 Young Doe
Rachelle Linford	7405 Exotic Bloom
Michael M. Greger	7405 Exotic Bloom Dr.
MARY BOWLES	7412 W. Hickory Hills
Patsy L. Bowles	7504 Hickory Hills Dr.
Rosella L. Boman	7520 Hickory Hills Dr.
Rodney Fillmore	7512 Bowles DR
	7508 BOWLES DR.
Judith L. Kappert	7401 Hickory Hills
Patsy Purges	7505 Durham Hall
C. J. J. J.	7556 Durham Hall Ave
Holly Webster	7564 Durham Hall Ave #101

X
#101

12

Petition

We the undersigned are Northwest Residents of the City of Las Vegas. We support the inclusion of the approximately twenty (20) acres of real property located east of U.S. 95 South of the Beltway alignment and north of Azure Road into the GC-TC Zoning district to allow for new car dealerships. We support the idea of limiting car dealerships to those areas near or adjacent to the intersection of major roadways. Further we believe that the inclusion of this above property into the GC-TC Zone will reduce substantially the likelihood of car dealerships being placed in other areas nearer to residential development including along U.S. 95 further south of the beltway alignment.

Name	Address
SHAWN RYAN	7517 MAIDEN RUN AVE
Mike	7427 Maiden Run Ave
DANIEL ZING	7401 Maiden Run Ave
Timmy Petersen	7325 Maiden Run Ave
Tom C.	7321 Maiden Run Ave
WILLIAM H. BIRN	7304 JOCKEY AVE
Steve	7116 JOCKEY AVE
Chris	6024 BEECHSTOWN DR
Martin Melarits	7420 Jockey Ave.
Adam Cross	7424 JOCKEY AVE
Regis Cichorski	7504 Jockey
Kim Morgan	7532 Jockey Ave.
P. Hagan	6029 Pebble Creek Lane
Yves Kim	7332 Beechstretch Ave
Barbara Dupinski	7324 Beechstretch Ave

Petition

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Name	Address
Nelly Miller	6125 Daisy Petal St. #101
Karen Gardner	6123 Daisy Petal St. #101
John Collier	6111 Daisy Petal #101 X
Helvin Knight	6109 Daisy Petal #201
John Collier	6109 Daisy Petal #201 7567 Violet Vista #101
Shirley	7565 Violet Vista 101
Shirley	7565 VIOLET VISTA 101
Sharon Stanley	7563 Violet Vista 201
John Collier	7552 Violet Vista #101
Philip Stenberg	7567 Glowing Ember 101
Laura Santistevan	7563 Glowing Ember Ct. #201

Petition

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Name	Address
DERRICK Henderson	7560 Violet Vista #201
Margaret Hickman	7558 Blowing Ember
Annita Delallego (Delallego)	7554 Blowing Ember Crt. #201
Cesar D. La Gorda	"
Mike T. Wright	"

PETITION

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Ed Jiron
Jane Kummer
Bernice Kelly
Vallie E.
Linda F.
Gloria Kummer
Marilyn Schauten
Albert Schauten
Lila Fale
James Duffy
Maureen A. Roe
Harriet Taylor
Wm. C.
Mrs. S. Woodruff
Jesse L. Esterkin
Doris L. Esterkin
John L.
Betty
Wm. Woodruff
Karen R. Mangano

3810 Seaboard way N. LV
 89032 ✓
 8955 King John CT 89149 ✓
 8940 King John CT 89145 ✓
 8960 King John CT 89149 ✓
 8960 King John CT 89149 X
 8955 King John CT 89149 ✓
 8987 King John CT 89149 ✓
 8987 King John CT 89145 ✓
 8940 King John CT 89149 ✓
 448 N. CITRUS ORANGE 72848 ✓
 415111 PALMVIEW AVE 89121 ✓
 7501 W Charleston #0 ✓
 8901 N. 1st Ave. L.V. 89119 ✓
 8417 Willow Point Ct L.V. 89128 ✓
 7500 RADVILLE DR. L.V. 89124 ✓
 7500 RADVILLE DR. L.V. 89129 X
 5273 MORGAN LANE L.V. 89121 ✓
 9575 Bright Angel Way 89149 ✓
 " " " " X
 3120 Bush Grove CT. ✓

PETITION

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ADDRESS

BENZMILLER

Ed Benzmiller
 Barry McCurdy
 Chris Nelson
 Duane Macdonald

1318 FIESTA GRANDE Ct. N LV
 6577 Goldenway Ct. NV NV 89031
 4200 S. Valley View LV NV 89102
 2700 Rainbow P909

PETITION

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Kimberly Rivers
Bruce Jasloff
Stella M. Rivers
Andrés Ancira
Brinda C. Ancira
Dan Brandt
Forrie Jasloff
Jacqueline Marsh
Shirley Hazel
Debbie Curtis
Celene Rayford
Shila Collins
Susan Adams
Lee Douglas
Carey Simpson
Pat Kille
Debbie Ellis
Bob Edmets

7740 ALMERIA AVE. 89128 ✓
524 GRAND ENTRIES DR ✓
7725 ALBERTON AVE. 89128 ✓
5428 GRAND ENTRIES DR ✓
5628 GRAND ENTRIES DR x
5636 Grandentries way ✓
5624 Grand Entries dr ✓
5160 Futura Dr. 89130 ✓
8513 Copper Mtn. Ave. 89129 ✓
10525 Prime View Ct. 89144 ✓
7075 W. Gowan Rd. #1126 89129 ✓
7729 Falconwing St. 89131 ✓
5311 Dorrell Ln. 89131 ✓
5005 Cedar Lawn Dr. 89130 ✓
5408 Rose Thicket St 89130 ✓
6651 W. AZURE AVE 89130 ✓
7116 Grand Castle Way 89130 ✓
6705 Pine Needle Ct 89108 ✓
6000 Iron Kettle LV NV 89130 ✓

(18)

PETITION

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Kath K. A. —
 Karen S. Zastera
 James J. J. J.
 Shannon Barry
 J. J. J.
 J. J. J.
 Natasha Mayes
 Stephanie W. W.
 Kevin Thom
 Mary & Dan Quackenbush
 Barbara Weiss
 Blankus Weiss
 Matt Hansen
 John J. J.

5311 Dorrell Ln LV 89131 ✓
 6271 Golden Rain St. ✓
 5005 Cedar Lane D + 89130 ✓
 5850 Sky Pointe #1026, LV 89130 ✓
 7112 Gravel Castle 89130 ✓
 8472 Chapman St ✓
 16156 Robins Hollow LV 89123 ✓
 6437 Angel Mountain 89130 ✓
 8524 Vined Violet Ave ✓
 51025 GRANDENTRIES DR 89130 ✓
 5634 Grand Entries Drive ✓
 5621 Grand Entries Way 89130 ✓
 5621 Grand Entries 89130 X
 7224 London Bridge Ave 89130 ✓
 9321 Copper Bay Ave 8929 ✓

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☒ Domin Zitella, 8616 Vivid Violet Ave.
☒ Dawn Maslowski, 1517 Sun Copper Dr.
☒ Jeff Thompson, 2881 N. Ranch
☒ Debra Lee
☒ Stella 2881 North Ranch
☒ Susan Williams
☒ BLR 5516 Green Willow
☒ Stella 5516 Green Willow
☒ Stella
☒ Richard Evans
☒ Maria Arce, 825 Yacht Harbor Drive
☒ Debra Zitella, 8616 Vivid Violet Ave.
☒ Danielle Butella, 8616 Vivid Violet Ave.
☒ Domin Zitella, 8616 Vivid Violet Ave.
☒ PAK DAVIS, 7209 Strong Water Court
☒ Josh Davis, 7209 Strong Water Ct.
☒ Debra Davis
☒ Jonathan Hanover
☒ Patty Smith
☒ Daniel Szegedy

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Phyllis C. Aquino

Demetrius Aquino

ALVIN AQUINO

Doreen Aquino

TERRY NASH

Robert Nash

JOE ELARCOSA

Dolly Elacosa

BILL LABOGEN

Evelyn Labogen

Don Daltamir

CHERYL DALTAMIR

Bill Stouder Jr.

Shirley Rubin

Carol Smith

Kevin Vazetta

1305 Lucia Drive, Las Vegas ✓

1305 Lucia Drive, Las Vegas X

1305 Lucia Drive, LV X

1305 Lucia Drive, LV X

1432 Bellglen Drive, Las Vegas ✓

1432 Bellglen Drive, Las Vegas X

1824 Esteem Las Vegas 89131 ✓

5025 Chambliss Dr. ✓

4916 Birch Bay Lane Las Vegas 89130 ✓

7805 Purple Mountain, Las Vegas 89131 ✓

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~~Thomas M. Hattery~~ ~~3504 Rand Valley~~
~~Susan M. Moore~~
 MIKE MOORE
 MARY HATTERY
 Mack Durczeni
 Sinda Durczeni
 Rhonda Pahia
 Richard A. Smith
 Mickey C. Smith
 Stu Smith

Thomas M Hattery ✓ 1333 Golden Glen
 Susan M Moore ✓ 6120 Azurite
 Las Vegas 891
 6120 Azurite Ln. 891x
 Mary Hattery 3504 Rand Valley
 Mack Durczeni 7328 Restful Spring
 Sinda Durczeni 7328 Restful Spring
 Rhonda Pahia 9003 Libertyvale Drive
 RICHARD A. SMITH 3408 Golden Peda
 MICKEY C. SMITH 3408 Golden Peda St.
 STU SMITH, 2912 Channel Bay Drive ✓

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Bonnie Tobisch
Patricia Trachet
Cindy Graham
Denise Ray
Susan D. Jensen
Howard W. Williams Jr.
Christian Szafarski
Mark Remillard
Lynn Kramer
Belinda Schauer
Susan Harrison
Wayne E. Schlekey
Marcia Wickliffe
Shirley Burns
Lalise DeVries
Jessie Scott

Bonnie Tobisch ✓
Patricia Trachet ✓
Cindy Graham ✓
Denise Ray ✓
Susan D. Jensen ✓
Howard W. Williams Jr. ✓
Christian Szafarski ✓
Mark Remillard ✓
Lynn Kramer ✓
Belinda Schauer ✓
WOLFGANG SETZINGER SUSAN HARRISON ✓
Wayne E. Schlekey ✓
Marcia Wickliffe ✓
Shirley Burns ✓
Lalise DeVries ✓
Jessie Scott ✓

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Sign

Julie Harmon
J Harmon
Janet Sak
Donna D. Fullington
RS

Print

JULIE Harmon
TOM HARMON
JANET SAK
Donna D. Fullington
Tammy Schunacker

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<u>8117 Sunset Mill on</u>	<u>8017 Edward Baker Ave, LV</u> ✓
<u>8017 Edward Baker Ave, LV</u> ✓	<u>8017 Edward Baker Ave, LV</u> X
<u>5513 Whiteleaf Ct</u> ✓	
<u>5513 Whiteleaf Ct.</u> X	
<u>7312 Horse Place</u> ✓	
<u>7921 Aspect Way</u> X	
<u>7921 Aspect Way</u> ✓	

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Address

MARK Rowley	_____ ✓
Edie Greimore	_____ ✓
Karrak Rodney	_____ ✓
Van Franklin	_____ ✓
EARL WHITTAKER	_____ ✓
Debbie Brown	_____ ✓
Manuel B	_____ ✓
BOB Carmona	1100 Carmona NW L.V. 89144 ✓
Ken Kelly	_____ ✓
Larry Kelly	7866 Wind Crest Falls Dr. 89135 ✓
Paul D. Smith	8300 Antler Pines Ct. LV, NV 89149 ✓
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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PETITION

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Sally G. Price
Michael Collins
Karen Weitz
Bryan J. Schierberl
Gay LaFond
Steve Fried
Erik Bayles
Clark Bayles
Jenelle Hopkins
Kathy Hamman
Bernard Preston
Beverly Judd
Joel Bertsch
Greg Bohls
Chad Mattson
Matt Gallagher
Mike McGuire
Roger Kramer
Robert Schauer

Sally G. Price ✓
Michael Collins ✓
Karen Weitz ✓
Bryan J. Schierberl ✓
Gay LaFond ✓
Steve Fried ✓
Erik Bayles ✓
Clark Bayles ✓
Jenelle Hopkins ✓
Kathy Hamman ✓
Bernard Preston ✓
Beverly Judd ✓
Joel Bertsch ✓
Greg Bohls ✓
Chad Mattson ✓
Matt Gallagher ✓
Mike McGuire ✓
Roger Kramer ✓
Robert Schauer ✓

21

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Address

<i>[Signature]</i>	✓	_____
<i>[Signature]</i>	✓	_____
<i>[Signature]</i>	✓	_____
<i>[Signature]</i>	✓	_____
<i>[Signature]</i>	✓	_____
<i>[Signature]</i>	✓	_____
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<i>[Signature]</i>	✓	_____
<i>[Signature]</i>	✓	_____
<i>[Signature]</i>	✓	_____
<i>[Signature]</i>	✓	_____

(22)

Laurie Kruse

From: Louise Ruskamp [canyonamigo@earthlink.net]
Sent: Tuesday, October 16, 2001 5:13 PM
To: Larry Brown; Lawrence Weekly; Lynette Boggs McDonald; Michael Mack; Michael McDonald; Oscar Goodman; Gary Reese
Subject: Expansion of the Town Center General Commercial area GPA-0019-01, item #103

Dear Mayor and Councilman,

One of our main goals is to provide input from the residents to our elected officials. I would like to take this time to do that with City Council Agenda item #103, GPA-0019-01, expansion of the General Commercial areas of the Town Center. The last meeting of Northwest Network of Neighborhoods on October 8th included this item for discussion. The group included contacts or spokesman for 14 neighborhood associations, representing over 5,400 residents. The general consensus of the group was as follows:

- **Do not expand the General Commercial areas adjacent to neighborhoods:** the Findlay 6.81 and the 9.19 acre parcels, the County 3.42 acre parcel in the southeast quadrant, and the parcels east of Centennial Blvd. extending to Ann Road in the southwest quadrant. Ranch House Road, Summerhills Condos, and the Painted Desert communities would be affected by this portion of the amendment. (Painted Desert was represented at our meeting, the others were not.)
- **Do not expand the General Commercial to quadrants other than the southwest quadrant** where this designation is already in place. The fear is that future applications in the northeast and northwest quadrants will be forthcoming and this violates the original intent of the Town Center to confine the most intensive use to one area.
- **There was no objection to the addition of the 8.39 acre parcel adjacent to Jim Marsh.** In fact, there are some that believe that additional land within the "S" curve area could be added to the General Commercial area.
- **There was no objection to the additional 9.84, 4.79, 1.37, 3.56 acre parcels south of the Centennial Center project,** although many are not supportive of additional taverns in this area.
- **Creating an Auto Mall in the Town Center is not supported.** We realize that this use is allowed in the General Commercial area and that that we will get auto dealerships there.
- **New Auto Dealerships are not desired along the Rancho Corridor.**

Thank you for your time. I hope this input will be helpful to you in your decision.

Respectfully,

Louise Ruskamp

President, Northwest Network of Neighborhoods

Submitted at City Council

Date 10/17/2001 Item #103

Laurie Kruse

From: Louise Ruskamp
Sent: Tuesday, October 16, 2001 7:29 PM
To: Larry Brown
Subject: TC Expansion

Councilman Brown,

Thanks for the fax. You should have gotten the input from the Network meeting that I sent earlier.

When we met about this item awhile ago, you said to come up with a plan. Here goes with my personal thoughts:

- If GC is to be expanded, keep it to the SW quadrant, but away from neighborhoods. I feel if we include Findlay's and the county's parcels we are definitely playing favorites with property owners. It puts the GC in additional quadrants - not the intent of the original TC. It also opens up the NE & NW quadrants to the same type of requests. I understand that Findlay has had someone walking the Summerhills Condos & Ranch House Estates area for the past couple of days. The former appear to support the car uses while the latter have mixed feelings. They fear that they will get a 5-6 story office building instead. I do not know if there will be anyone from that community present tomorrow. They did not attend the neighborhood GPA meeting nor the Network meeting, although both were notified or invited to attend these meetings. The Network will not speak against a neighborhood, so if they are in favor of this action in their community, I will not speak on this aspect.
- The areas along 95 east of Centennial Center Blvd. bring the GC very close to the Painted Desert & Desert Creek communities. They are not in favor of this and will be speaking at the meeting.
- The area within the "S" curve should be looked at for future expansion. There are 15+ acres that could be added along Centennial in the northern portion of this area. It gives space for 3-4 more dealers and still leaves space for the buffer along the "curve".
- Dealers in the TC and along 95 average 7 acres per site.
- There are 27 dealerships or comb-dealers listed in the phone book. 14 of these are not represented in the Valley automall: 55% of the industry is in the Valley Automall.
- Some comparisons:

The Valley Auto Mall

137 acres

15 dealerships

6 restaurants

centralized on one side of the freeway

TC General Commercial

199.51 ac on the plan following PC (68.92 for Cent Ctr., 59.96 for PF- Balance of 70.63 for other uses, 19.41+ Toyota? 5.86 already built/spoken for as 4 car dealers.) This allows 7 more dealers on 51.22ac @ 7acres each. It does not count Chevy and Ford that are outside the TC, but there would not be additional Chevy or Ford dealers in the TC, would there?

Possible scenarios:

- A. 70.63 + Findlay's 6.81 + 9.19 + County's 3.42 = 90.05 acres (GC total now = 218.93 ac) 13 more dealers could be added.
- B. 70.63 + Marsh's 8.39 + Centennial Ctr's 3.66 + "S" curve 15 ac = 97.68 (GC = 214.51ac) 14 more dealers could be added.
- C. 70.63 + parcels along 95 - 2.04 + 9.34 + 13.25 = 95.26 (GC now = 224.14 ac) 14 more dealers could be added.
- D. 70.63 + portion of parcels for Softball park & Voc Tech school 24.13 = 94.76 (GC = 223.64) 14 more dealers could be added. this seems unlikely unless the City & CCSD relocate.

I think that B makes the most sense. It allows a potential of 20 dealerships in the TC or 74% of the industry in town could locate there. It confines the GC to the SW quadrant, giving it a centralized area & keeps it away from neighborhoods. The potential could be larger than the Valley Automall, but we know that not every piece will develop for car dealers, so there is a cushion built in.

I hope to see you at the meeting. I have been sick with the flu, and do not know if I will make it.
 Louise

Submitted at City Council

10/17/01

Date 10/17/2001 Item #103



Kimley-Horn
and Associates, Inc.

■
Suite S210
1050 East Flamingo Road
Las Vegas, Nevada
89119

June 23, 2000

Kummer, Kaempfer, Bonner & Renshaw
3800 Howard Hughes Parkway
7th Floor
Las Vegas, NV 89109

Attn: Chris Kaempfer, Attorney at Law

Re: Sonic Honda Dealership Traffic Evaluation
KHA Job Number 092 310 000

Dear Mr. Kaempfer:

This letter has been prepared providing a trip generation traffic evaluation for the proposed Sonic Honda Dealership. The Sonic Honda Dealership is proposed on the southeast corner of Sahara Avenue and Tioga Way in Clark County, Nevada. The development is expected to contain a commercial building with 61,396 total square footage. The entire development is expected to contain approximately 7.7 acres of net area.

In order to preliminary assess the magnitude of possible traffic impacts of the proposed Sonic Honda Dealership project on the existing street system, trip generation and peak hour rates were determined. Trip generation calculations were prepared for the proposed new car dealership project and compared with a commercial project that could be developed under the current (C-1/C-2) zoning for a retail shopping center with a development floor area ratio of 0.25 square feet per acre. Since the site contains approximately 7.7 acres, 83,850 square feet of commercial shopping center square footage could be developed on this site. The trip generation potential of the proposed project and a comparison shopping center project were determined using agency accepted trip generation rates and equations from the Institute of Transportation Engineers (ITE) Trip Generation Report (Sixth Edition) for New Car Sales (ITE Category 841) and Shopping Center (ITE Category 820). Table 1 shows the estimated daily and peak hour trips generated by the proposed car dealership project compared with a project of 83,850 square feet of commercial development (calculations attached).



Kimley-Horn
and Associates, Inc.

Mr. Chris Kaempfer, June 23, 2000, Page 2

Table 1
Summary of Project Trip Generation Comparison

Land Use	Size (Square Feet)	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Sonic Honda Dealership	61,396	2,302	99	37	136	69	103	172
Alternative – Shopping Center	83,850	6,086	88	56	144	268	291	559

As illustrated in the table, the proposed Sonic Honda Dealership project is expected to generate 2,302 daily trips, in which 136 and 172 would likely occur during the AM and PM peak hours, respectively. For comparison purposes, a retail commercial development would be expected to generate 6,086 daily trips, with 144 AM peak hour and 559 PM peak hour driveway trips. Therefore, the Sonic Honda Dealership project as proposed would be expected to generate a lower number of trips than what would be generated by a retail commercial development on the same site.

If you have any questions regarding this project analysis, please call me at 734-5666.

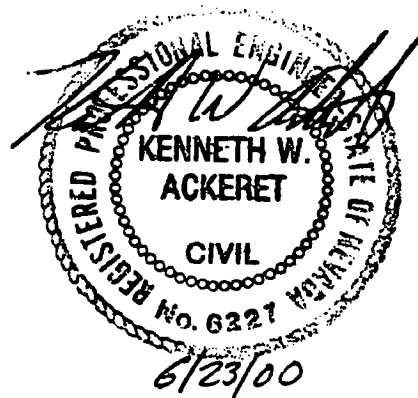
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Dr. Kenneth W. Ackeret, P.E., P.T.O.E
Vice President

\\ELVIS\VOL1\TPTO\sonic\sonic_honda.DOC
Attachments

Copy to: Jim Jarvis, Sonic Automotive, Inc.





Kimley-Horn
and Associates, Inc.

Project Sonic Honda
 Subject Trip Generation for New Car Dealership
 Designed by CDR Date June 23, 2000 Job No. _____
 Checked by _____ Sheet No. 1 of 1

TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 6th Edition, Average Rate Equations

Land Use Code - New Car Sales (841)

Independant Variable - 1000 Square Feet Gross Floor Area (X)

Gross Floor Area = 61,396 Square Feet

X = 61.396

T = Average Vehicle Trip Ends

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (Page 1443)

Daily Weekday

T = 2.21 (X)

T = 2.21 * 61.396

Directional Distribution: 73% ent. 27% exit.

T = 136 Average Vehicle Trip Ends

99 entering 37 exiting

99 + 37 = 136

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (page 1444)

Daily Weekday

T = 2.80 (X)

T = 2.80 * 61.396

Directional Distribution: 40% ent. 60% exit.

T = 172 Average Vehicle Trip Ends

69 entering 103 exiting

69 + 103 = 172

Weekday (page 1442)

Daily Weekday

(T) = 37.50 * X

(T) = 37.50 * 61.396

Directional Distribution: 50% entering, 50% exiting

T = 2302 Average Vehicle Trip Ends

1151 entering 1151 exiting

1151 + 1151 = 2302



Kimley-Horn
and Associates, Inc.

Project Commercial Center on 7.7 Acres
 Subject Trip Generation
 Designed by CDR Date June 23, 2000 Job No. _____
 Checked by _____ Date _____ Sheet No. 1 of 1

TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 6th Edition, Fitted Curve Equations

Land Use Code - Shopping Center (820)

Independant Variable - 1000 Square Feet Gross Leasable Area (X)

Gross Leasable Area = 83,850 Square Feet

X = 83.850

T = Average Vehicle Trip Ends

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (Page 1338)

Daily Weekday

$\ln(T) = 0.596 \ln(X) + 2.329$

$\ln(T) = 0.596 * \ln(83.850) + 2.329$

Directional Distribution: 61% ent. 39% exit.

T = 144 Average Vehicle Trip Ends

88 entering 56 exiting

88 + 56 = 144

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (page 1339)

Daily Weekday

$\ln(T) = 0.660 \ln(X) + 3.403$

$\ln(T) = 0.660 * \ln(83.850) + 3.403$

Directional Distribution: 48% ent. 52% exit.

T = 559 Average Vehicle Trip Ends

268 entering 291 exiting

268 + 291 = 559

Weekday (page 1337)

Daily Weekday

$\ln(T) = 0.643 \ln(X) + 5.866$

$\ln(T) = 0.643 * \ln(83.850) + 5.866$

Directional Distribution: 50% entering, 50% exiting

T = 6086 Average Vehicle Trip Ends

3043 entering 3043 exiting

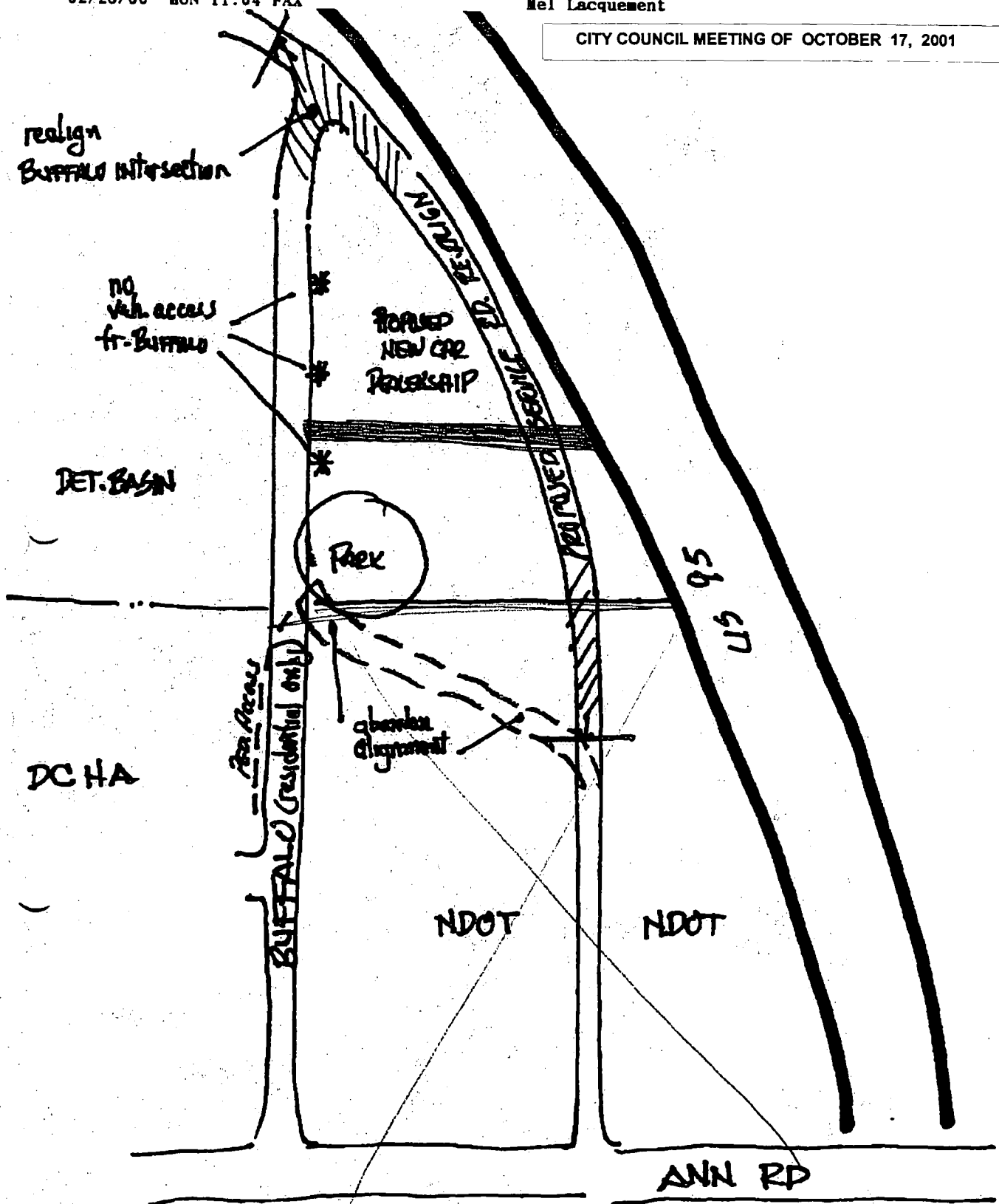
3043 + 3043 = 6086

Non-Pass-by Trip Volumes (page 43, Trip Generation Handbook, October 1998)

PM Peak Hour = 41% Pass By

Remaining Hours = 34% Pass By

	IN	Out	Total
AM Peak	58	37	95
PM Peak	158	172	330
Daily	1991	1991	3982



SKETCH
MEL LACQUEMENT
2-23-00

Submitted at City Council

Date 10/17/2001 Item #103

**CITY COUNCIL MINUTES
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OCTOBER 17, 2001**

Page 1

VERBATIM TRANSCRIPT: ITEM 103 – GPA-0019-01 – CITY OF LAS VEGAS

MAYOR PRO TEM REESE

We're on Item, agenda number 103, not to be heard before 4:00 o'clock p.m. City Clerk, are we after 4:00 o'clock p.m.?

CHIEF DEPUTY CITY CLERK
BEVERLY BRIDGES

Yes, sir, we are.

MAYOR PRO TEM REESE

Thank you. General Plan Amendment. Public hearing GPA-0019-01. City of Las Vegas. Request to amend portions of the Town Center Land Use Plan on the southwest and southeast corners of the proposed beltway and U.S. 95 interchange, from SC-TC (Service Commercial – Town Center) to GC-TC (General Commercial – Town Center); from GC-TC (General Commercial – Town Center and SC-TC (Service Commercial – Town Center) to PF-TC (Public Facility – Town Center) and from SX-TC (Suburban Mixed-Use to GC-TC (General Commercial – Town Center). Staff had no recommendation. The Planning Commission (3-2) vote on a motion for approval failed to obtain a super majority vote, which is tantamount to denial.

I would ask Mr. Jerbic, we're here today to hear this, can we make a decision on this?

CITY ATTORNEY BRAD JERBIC

Yes you can, Mr. Mayor Pro Tem.

MAYOR PRO TEM REESE

Thank you very much.

COUNCILMAN MACK

Mayor Pro Tem?

MAYOR PRO TEM REESE

Yes, sir.

COUNCILMAN MACK

I'd like to make a statement for the record. I have a financial interest with Mr. Joe Scala, who is a participant in the Town Center area, which will lead me to abstention of this vote. I felt, and I want to ask my colleagues on the dais, that it's important for me to stay up here and listen to the testimony. And with your permission, I'd like to sit here and of course, I have many e-mails through my office and phone calls regarding this issue, and I've passed them on to my colleagues. And I would just hope that you allow me to be here so that my constituency knows that I am interested in this issue, as well as how I can hear their concerns for the future going.

MAYOR PRO TEM REESE

Thank you, Councilman. Me personally, I have no problem with you sitting up here. I would ask Councilman Weekly. Do you have any problems, sir? Councilwoman?

COUNCILWOMAN McDONALD

No. I think he should stay.

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MAYOR PRO TEM REESE

So. Councilman Brown? Okay. So, Mr. Genzer? We'll start with you, sir.

ROBERT GENZER, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT DEPARTMENT

Thank you Mayor Pro Tem. We're going to do somewhat of a three-part presentation this afternoon. I will kind of take the lead role in – kind of setting the stage, followed by Chris Knight, who will go over some of the details of the application, and then Mr. Jerbic is here for some of the legal information and aspects of it.

As you will recall the task that was given to the Planning Department was to take a look at the Town Center area, specifically the General Commercial portion of Town Center, as part of the moratorium that was in place, and determine or provide to you and – first to the Planning Commission and then to yourselves, what we believe to be of the maximum possible area that should be considered for expansion of the General Commercial portion of Town Center. We did that. We held a meeting with area residents. We received some of their input. That information, along with our staff reports, without a recommendation, was given to the Planning Commission at a Public Hearing. The Planning Commission reviewed the information provided by staff, considered the comments made by the public, and made a motion for approval of a portion of the overall area that staff indicated was the possible expansion of General Commercial.

That motion, as you've indicated, failed to receive a super majority, which on the Planning Commission requires five votes on a motion for approval. So with that, I'm going to turn it over to Chris Knight, who will give you the information regarding what General Commercial we have today, what was indicated by staff as the possible expansion, and then we'll show you exactly what the Planning Commission recommended come forward. Again, that motion failing due to the lack of a super majority.

CHRIS KNIGHT, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT DEPARTMENT

Mayor Pro Tem, members of the Council, Chris Knight, Deputy Director of Planning and Development. Simply to get to the bottom line on the overhead, we have three maps that we want to show you.

The first map that you see on your overhead is the existing Town Center Land Use map as it is adopted today. Within that map you'll see in the southwest quadrant the General Commercial area and then a smaller General Commercial area to the west that totals 166.77 acres of General Commercial in Town Center.

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VERBATIM TRANSCRIPT: ITEM 103 – GPA-0019-01 – CITY OF LAS VEGAS

The next map we have to show you is the map that – Mr. Genzer alluded to, that staff had prepared that results in a total area of General Commercial. Well, I'm sorry, that's the Planning Commission. This one. I thought I had them in order.

The next map is the staff-prepared map that shows a total acreage of 207.62 acres of General Commercial area. That map was put together using a criteria where we identified areas that were adjacent to the major transportation corridors, the Beltway and US 95, areas that were located between the frontage roads and those transportation corridors. We tried to recognize the existing General Commercial developments, such as the Dodge Dealership that is just north of Ann Road, and we tried to stay away from residents, surrounding residential areas. We feel that that was the maximum amount of General Commercial that could be put into Town Center. That acreage again totaled to 207.62 acres. And one other criteria is, we had tried to target approximately, what we believe to be the 120-acre size of an auto mall that exists in Henderson today, and give us the, an amount of General Commercial land that would be closely related to that. And what that, this proposal here would do is give you 140 acres of vacant General Commercial land that would be subject to development, either with auto dealerships or other uses. So that was our criteria.

The next map that we have to show you is the map that the Planning Commission is recommen, by a vote of three to two, but without the majority of, sent forward to this Council, that map gives you a total of 199 acres, 199.40 acres of General Commercial. As you can see, there's only an eight-acre difference between the recommendation of the staff that we have put together and what the Planning Commission did. The primary difference is the distribution of that acreage, mainly dealing with the BLM land that is to the west of the existing Wal-Mart site. That being about 36 acres, making up a large difference in the – distribution of – the land, where we had recommended that for Public Facilities.

The recommendation for Public Facility and the staff develop map came from proposals that we're well aware of that the Clark County School District, as a matter of fact, this Council has already approved 15 acres to go to the school district and is on the Real Estate agenda, we understand, for an additional 15 acres, to give a total of 30 acres of that land, that BLM land to the school district for the development of a Vocational School. So, that is in the

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works.

What this means, the introduction of new General Commercial into the area, the potential uses that are induced, introduced to an area under GC classification that are typically not allowed, in say, in Service Commercial, are auto rentals, new and used auto sales, auto repair, auto service stations, auto smog check, boat sales, bottled water dispensing, car washes, commercial and or recreation uses, farmers markets, garden supplies stores, hotels, motels, and inns, liquid propane (sic), propane, gas installations, nightclubs, pubs, bars and lounges, recreational vehicle sales, rescue missions, stadiums, arenas, amphitheaters, are all uses that are allowed on the General Commercial, either by conditional use, special use or out, permitted uses outright.

Out of the public meeting that we held on September 12, the, to summarize some of the input that we received from the residents in the area, their comments were the integrity of Town Center, the neighborhoods around it need to be preserved. That they did not feel that this preserves that integrity. The revision shown on the east side of US 95 is a problem, that being the 19 acres in the – southwest quadrant, or southeast quadrant, I'm sorry. The neighbors feel that dealerships are driving the market. Having only auto dealerships in General Commercial is not what the residents expected or were told. One asked what would happen with the land use in area north of the S-Curve, which is a separate issue. Changing the General Commercial on the BLM parcel, from Park or Public Facility is a bad idea. Another park is not needed in the area. More General Commercial potentially increases the number of taverns. The character of the area around Town Center is different from the character around the Henderson Auto Mall. Dealers should be kept in the southwest area of Town – Center, and the Service Commercial south of Tropical should not be changed to General Commercial.

So, those are some of the general comments that we received and presented to the Planning Commission. I would now allow Mr., ask Mr. Jerbic to present the – legal matters related to this.

MAYOR PRO TEM REESE

Thank you very much, Chris.

CITY ATTORNEY BRAD JERBIC

Thank you Mr. Knight. The, as the Council will recall, earlier this year there was an application before you for a new auto dealership on Rancho, in the Centennial Hills area, north of Cheyenne. That application was denied. You may also recall that the application was for an auto dealership on C-2

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property that would normally allow an auto dealership. There's no question about that. However, the land was land that was zoned by the County, and there're many parcels along that Rancho Corridor that were zoned by the County that were later inherited by the City, and the C-2 designation stayed with it. In spite of the fact that our General Plan would not call out for property in that area to be C-2. I think the General Plan said C-1 was the maximum.

Based upon the inconsistencies between the General Plan and the Zoning, the Council denied the auto dealership and recognizing, during the course of those discussions that there were a number of other properties up and along Rancho that would sooner or later have to be addressed. This Council did that about a month and a half ago at an Ordinance appearing before you, which you adopted unanimously, which essentially said that all new car dealerships from this point forward, in the Centennial Hills area, need to be in the GC-TC designation in Town Center and you can't have them anywhere else. By doing that, a number of locations up and down the Rancho Corridor have now been eliminated as potential sites for new auto dealerships. That was the first step in satisfying the requirements of the mota, the moratorium, which was passed a little over two months ago to address this issue. By eliminating the possibility that by right, people can now come in and ask for new car dealerships in C-2 in the Rancho Corridor, there has been a collateral of consequence. You have now reduced the amount of land in Centennial Hills to only that land in the Town Center area that is designated GC-TC. You probably recall anecdotally through the testimony at the time the application appeared before you, that there're only two owners in that area that have GC-TC land available. I think the acreage is somewhere between 50 and 60 acres, that one is selling and one is leasing.

We have this item before you today to ask yourselves, is that enough land. If we're going to take away the right to develop all the C-2 property as new auto dealerships up and down the Rancho Corridor, it seems logical that we ought to visit the flip side of the equation. Have we left enough land in the GC-TC designation in the Centennial Hills area to accommodate those people who want to open new dealerships? To that end, I have asked Planning to participate in the process and – maximize the property that they think could be included in the GC-TC designation.

I want to make a couple of things very clear for the record. One, this is not motivated to settle a lawsuit. That lawsuit goes on, to my knowledge, regardless of what decision you

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make here today. This is motivated to stop future lawsuits and to end a problem that was clearly identified on this Council record over two months ago. Second, Planning's recommendation that there are a number of eligible parcels for inclusion in the GC-TC area is not a recommendation that every square inch of it be included. It's merely to give the Council the maximum option to look at that property and then ask yourselves, based upon the testimony you hear and your own expertise, whether or not certain parcels needed to be included or not. That – is essentially why we're here today is to fix that second half of the equation, to ask ourselves, is there enough land in the GC-TC designation to accommodate new car dealerships.

With that, I would answer any questions that you have.

MAYOR PRO TEM REESE

Does any of the Council members have any questions for Mr. Knight or Mr. Genzer or Brad Jerbic?

COUNCILWOMAN McDONALD

Mayor Pro Tem, just for my own clarification, when the Planning Department did this, I guess, analytical exercise to try to identify what could be the, quote unquote, maximum, that was based on compatibility issues from your standpoint?

ROBERT GENZER, DIRECTOR,
PLANNING & DEVELOPMENT
DEPARTMENT

That's correct.

COUNCILWOMAN McDONALD

Okay. Thanks.

MAYOR PRO TEM REESE

Any other questions? Hearing none, then we'll turn the mike over to Councilman Ma, Brown.

CITY ATTORNEY BRAD JERBIC

Councilman, before you speak, the one thing that I'd also like to put on the record is that I do think from a legal point of view that there needs to be some inclusion of some more land. I don't have a recommendation as to how much. I think that's going to be up to the experts that – come before you and talk to you today. But – I don't think there's any recommendation of legal at that end of the day it stay the same, because I do think that if – there are a number of locations that have now been eliminated, something needs to be done to at least accommodate what may be a future needs for new car dealerships. And that's solely within your discretion.

MAYOR PRO TEM REESE

Okay. Councilwoman?

COUNCILWOMAN McDONALD

I just have one more question before you turn it over to Councilman Brown. Again, just for my own clarification, as it

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relates to the category to GC-TC, that is not a designation exclusive for car dealerships, is it not? Can other things, what else is allowable under that category? Just for my own education.

CHRIS KNIGHT, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT DEPARTMENT

We've had a number of developments occur. The Centennial Center development is occurring in GC-TC. The Wal-Mart that is out there. There have been restaurants, shops, a number of big box developments occur. So, no, it is not exclusive for car dealerships. It is for a larger regional draw of general retail, is, was the intent of General Commercial.

COUNCILWOMAN McDONALD

Thanks.

MAYOR PRO TEM REESE

Thank you. This is a Public Hearing. By show of hands, could we see how many people are going to speak here tonight in favor or against? Okay. What don't we just have some of you come up for on this side and against on this side, and we just kind of go one back and forth. That's how the Mayor really likes to do it. Yes, sir.

TOM McGOWAN

Tom McGowan. Las Vegas resident. Essentially I have just a few brief questions. Question number one. What is the ratio of percentage of commercial usage versus non-commercial usage on this entire property? And is that applied to within a certain geographic boundary only? In order words, the scoping. Is – this setting a precedent for what those ratios will be in future developments, should they begin to encroach upon this area?

MAYOR PRO TEM REESE

You're asking –

TOM McGOWAN

I'm asking who ever knows the answer.

MAYOR PRO TEM REESE

I would ask Chris Knight.

CHRIS KNIGHT, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT DEPARTMENT

In – the development of – Town Center, when we did our studies of the land use patterns in the City of Las Vegas, the commercial areas, and that would include all of the commercial districts for – Town Center, comprise about 9% of the City of Las Vegas from the land use Planning standpoint. That ratio in the northwest is much less. I don't know the exact percentage, but we've got a 56 square mile area that we are trying to serve with about 2500 acres worth of – commercial development. So you can see that is far less than 9%.

TOM McGOWAN

Yeah. It seemed very conservative. And then I would – indicate this, and this is simply my personal impression. From looking at the graphic, it appears to me that what you

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have here resembles two respectively separate and discreet, but inter-related, inter-enhancive (sic), inter-reinforced autonomies, like a barbell. Okay. They go together. They don't interfere, not really, and they – the important question is, is there room outside on the outer perimeter for other development to come in as it will evolve eventually without encroaching or conflicting in any way? I don't see anything from this graphic so far that appears to be in conflict with anything current or future. And on that grounds, I would feel that this is, again as I have said previously, a model, an exemplary model of community development in the visionary spirit that this City is long overdue. Thank you.

MAYOR PRO TEM REESE

Thank you, sir. For those out there that want to speak, I'm going try to limit, if you kind of, you know, speak towards the subject at hand here today. We won't put the time clock on. Please try not to be repetitious in what you're saying. When you follow someone in front of you, you can always say, I agree with the speaker in front of me, and so on and so forth, 'cause I really think this is important. And, but if we find that we're dragging out, I will put a time limit on you.

ATTORNEY PAUL LARSEN

Thank you for your indulgence, Mayor Pro Tem, and if I had any idea what Mr. McGowan just said, I would try to agree with him so. But –

MAYOR PRO TEM REESE

Well, no, I think you're on the other side.

ATTORNEY PAUL LARSEN

Indeed.

MAYOR PRO TEM REESE

He – said it was a good project.

ATTORNEY PAUL LARSEN

I think Brad Jerbic hit the, characterized the, crystallized the issue before you, as is there enough land available for car dealerships? And the staff analysis was based upon their analysis of the Henderson Auto Mall. We have done the same sort of analysis. We took a look at, actually do the – overhead for Henderson. And although staff characterized it as 120 –

MAYOR PRO TEM REESE

Could we go – to the overhead, please?

ATTORNEY PAUL LARSEN

Thank you. And for the record, Paul Larsen, 300 South 4th Street. With me is Joe King, also from Lionel, Sawyer and Collins. If you, I can (inaudible) to the overhead, you see that the Henderson Auto Mall is actually about 91 acres of – actually retail automobile dealerships. You see it just for your orientation. Here's Highway 95 and this would be Gibson Road. The automobile dealerships are contiguously developed in this area and this area. There is an additional

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16 acres of storage over here. So, if you – add the actual retail area in the auto mall, as well as the storage area, you only come to, those are our graphic, of 109.8 acres. So it's far less than the 120 acres staff represented to you. And in considering whether or not there's – sufficient room in the existing GC-TC area of the Town Center, you have to look at additional consideration. If I can direct your attention to the overhead.

This is not an actual City map. What we've done is grafted the Town Center map with your – Centennial Hills Plan, because these have to be considered in conjunction. Down here at the intersection of Ann Road and US 95, there are two automobile dealerships, and as you know, just north of that intersection, on the east side of Highway 95 is an additional automobile dealerships. Now, because of State franchise laws, and because of the automobile market being the way it is, there's no way additional dealerships for those particular makes of vehicles can be located in the auto mall. So, I think you have to consider those in making any determination as to what, whether there's sufficient acreage within the mall. So, if you look at the Jeep Chrysler Dealer of 5.16 acres, the Toyota Dealer a little over 8 acres, 12 acres for GMC, 7 acres for Dodge, 12 acres for Ford, and then the Chevy Dealership at 9 acres, then you come up to about 55 acres of existing automobile dealerships in this area. Add that to the 29 acres that is General Commercial in the Town Center, as well as the 30, this, that my client controls, and the 37.48 acres that Ms. Bartus controls, and you reach 122.36 acres. So, even you're using the 120-acre surrogate that staff had recommended, we're – still matching that and exceeding that by two acres. But if you're looking at the actual amount of acreage in the Henderson Auto Mall, we're exceeding that by – a huge amount. And if you look at the graphic we prepared you see this red line represents the total for the Henderson Auto Mall versus the 122 acres for the – northwest Town Center.

So, to answer Mr. – Jerbic's question, yes, there is sufficient room within the Town Center GC-TC for any available automobile dealerships. Now that's the key issue because the automobile dealerships that are already located in this area cannot be located within the General Commercial, within – the Town Center. And as far as we know, there's only one automobile dealership available, and that automobile dealership franchise is being held by the person that's suing the City down the road. So it makes you think what is the additional need for – another automobile dealership. There isn't. There's sufficient land within the General, in the GC-TC designation within the Town Center. There's no need to expand that. We've demonstrated that

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quite well.

In addition, if I can refer you to the overhead again, there is a need for a consistency. The proposed expansion to this area on the east side of US 95, has been refused twice. The proposed expansion to the – triangle formed by Buffalo and US 95 has been denied at least once. Based on those denials and based upon the hundreds of meetings that took place in order to generate this Town Center concept and this Town Center Plan and the dark red area that is – the existing GC-TC designation within the Town Center, my client Courtesy Auto Dealerships came to this area, they didn't, it was well on its way, other than some minor tweaking, it was a – plan that was in place when my client came to the area. Their investment decision to locate here was based exclusively on this plan. In addition, automobile dealers who have – come to locate within the automobile area being developed by my client have also relied upon the consistency of this plan. So to – expand that (inaudible) based on a perceived need for additional land in order to bolster the City's position in a lawsuit, or because of miscalculation as to what the appropriate surrogate should be is – completely inappropriate.

So, we would ask you to have consistency. Stick to your original plan. Be consistent and not expand to the areas east of – Highway 95 and south of the triangle formed by Ann Road, excuse me, Buffalo and US 95, and make your decision based upon what's good planning sense, rather than who owns the property to the east and to the south, and who is suing the City. This is not a way to settle a lawsuit. It, it's not based on any good planning that we can ascertain, and we would ask you to deny, excuse me, to refuse to expand the GC-TC beyond its current boundaries.

MAYOR PRO TEM REESE

Thank you very much.

ATTORNEY PAUL LARSEN

Thank you.

MAYOR PRO TEM REESE

Is there anybody from the other side that is in favor wanting to speak please?

COUNCILMAN BROWN

Mayor Pro Tem if I could –

COUNCILWOMAN McDONALD

Mayor Pro Tem, go ahead. I'm sorry Councilman.

COUNCILMAN BROWN

If Mr. Larsen, before he leaves, and Mr. King, I just need to, and I'm going to try to withhold all my questions towards the latter part of the hearing, but I do need some clarification.

You're not questioning the moratorium and our recently

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approved ordinance that now restricts new dealerships in Centennial Hills to GC-TC. That's not your issue.

ATTORNEY PAUL LARESEN

No.

COUNCILMAN BROWN

Your issue is that there's a perceived need versus an adequate inventory, my words, (inaudible)

ATTORNEY PAUL LARSEN

If I – can paraphrase Mr. Jerbic. Mr. Jerbic characterized the issue as no additional automobile dealerships can be located anywhere except in the GC-TC designated area of Town Center and the Centennial Hills. That led to the second question that Mr. Jerbic asked. Is there sufficient room within that – area, and the gist of our presentation is, yes there is sufficient room. If you use the Henderson Auto Mall as the surrogate, which staff suggested was an appropriate surrogate, you see that we're actually faced, and I refer you to the overhead, and I put copies of these in the record by the way, you see that the available acreage based upon the existing dealerships that are out there, that by being in that area they preclude any additional Jeep, Toyota, GMC, Dodge, Ford or Chevy Dealerships being located within the GC-TC area of the Town Center. But if you include that and look at the available acreage within the Town Center itself, you exceed by far the Henderson Auto Mall by – at least 10 acres. And if you – use staff's number of 120 acres, it still exceeds that.

COUNCILMAN BROWN

I'm – comfortable with that issue. The second issue I just wanted you to clarify was, I thought Mr. Jerbic was very specific, as far as our actions over the past few months and what's brought us here today, has not been motivated by a past action. It is to avoid a similar future action. And that led to the cleaning up of the confusion, as far as general plan versus entitlements along the Rancho Corridor and now we're back in here. Do you – acknowledge that differentiation?

ATTORNEY PAUL LARSEN

I acknowledge that's Mr. Jerbic's explanation, and I respectfully disagree that that's what driving the bus here. I do suggest that whatever you do here is not going to resolve that litigation from a legal standpoint. Although, I will find it suspect if that lawsuit goes away as a result of any expansion of the Town Center.

COUNCILMAN BROWN

That's, okay.

ATTORNEY PAUL LARSEN

Thank you.

COUNCILMAN BROWN

Thank you.

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MAYOR PRO TEM REESE

Councilwoman?

COUNCILWOMAN McDONALD

And I can say the lawsuit is not even a part of the thought process, always in the briefings that I've had from the City Attorney, Planning staff or anyone else. The City gets sued everyday and so it's just – another thing as far as I'm concerned. But, the question I had, and maybe, I don't know if Councilman Brown, you, if your history and the, with these discussions, because all of us are just kind of getting up to speed now that's on this agenda. But the question I have is, when we were talking in reference to this Henderson Auto Mall concept was that always the thought that it be an acre-by-acre identical package or is it more of, from a land use perspective that we were just trying to mirror the concept. I'm just trying to, again getting that clarity.

COUNCILMAN BROWN

Mayor Pro Tem, if I may.

MAYOR PRO TEM REESE

Surely.

COUNCILMAN BROWN

To the Councilwoman, I think from my briefings and my interactions with the issue, it, the Henderson Auto Mall has been used as a comparison to give us a sense of what someone else is doing. It has not been the criteria of which to base our Centennial Hills plan on because they're different situations. They were created differently. So, there's – things that we can look to as far as the size of the parcels, what type of product is in there, how many ultimately could get built out. At the same time, we're in a situation where we have a different land use and a different situation inside of Town Center. So, I – hope that at least, from my perspective it helps to give us a backdrop, but certainly there are other criteria that we've – been basing our analysis on.

COUNCILWOMAN McDONALD

And that's very helpful. And –, that's why I asked the first question at the beginning of this hearing, is to what all can go inside this designation, because, I think, that too, you know, it needs to be factored into the equation.

ATTORNEY PAUL LARSEN

Mayor Pro Tem, if I may address them?

MAYOR PRO TEM REESE

Absolutely.

ATTORNEY PAUL LARSEN

Thank you very much. Using the Henderson Auto Mall as – a surrogate, you know, I'm not sure it makes sense in terms of comparing acres to acres. But it does give you a general sense of what dealerships are available, what kind of acreage they require. And if you're using that as a surrogate, it gives you a good comparison to see that there

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is additional, or sufficient land within the Town Center to accommodate any expansion of or any available dealerships that are coming up. But using it as a surrogate, make sense in another way, because Henderson Auto Mall when it was developed was required to be completely built out in contiguous dealerships. If you expand Town Center to all the available areas as – the staff's map suggested, you'll have, we'd like to refer to it as a smile with teeth missing. You will have a dealership on the east side of the road and all likelihood you will have a dealership on the south – part of – Town Center, you'll have one to the west. You will not have them on a contiguous planned development. You'll have them all over the place, and that will leave the areas that are currently from the GC-TC portion of Town Center because there's a limited number of franchises available those couldn't be developed as automobile dealerships. So you'll have all the infrastructure in place to develop those – parcels as automobile dealerships. You'll have the lots configured and shaped in such as a way as to be perfect for automobile dealerships, but probably not appropriate or – useful for something else.

And as Mr. Knight indicated, if – you're not doing dealerships, the GC-TC designation subject to your review and approval of the zoning and use permits, to allow you to do auto rentals, car washes, hotels, motels, nightclubs, pubs, bars, lounges, rescue missions and all host of uses that possibly as a matter of right, the persons coming in applying for that would – be entitled to – ask for. By refusing to expand the Town Center and leaving it to the GC-TC area of Town Center and leaving it to what your plan has always been, and telling them unless that is completely built out and contiguous, such as the – first phase of Henderson Auto Mall, which was 65 acres, and then when there's an additional need when that was developed, they added additional acreage. And unless that happens, then you have an area of where you're basically throwing out the Town Center Plan and setting all these parcels up where they'll – have to be developed for something. But they can't be developed for auto malls because, or for automobile dealerships because those will be located throughout the Town Center. And it, it's inherently unfair to my client, 'cause my client has come in with the expectation that the Town Center would be General Commercial area of Town Center would be limited to what it is now.

Based on your previous decisions to deny any expansion to the east side of Highway 95 or to south of the current GC-TC area of the Town Center, he's invested millions of dollars in infrastructure, you've gone out there, you've seen the – streets, the – infrastructure is in place, the trees, it's – built,

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there's an existing dealership there, it's built to the Town Center guidelines. Compare that to the property to the east, (inaudible), to the immediate west, which was built according to County standards and then incorporated back into the Town Center, not nearly the same level of infrastructure and design and – aesthetic improvements that the Town Center contemplated when it was – first put in place. So, to make a long story short and to just wrap up here, I think consistency it's what's required here. If you expand the GC-TC area beyond what it currently is, you – destroy the synergy that's generated by a concentration of car dealerships in one area. And you also destroy or throw out the original concept of the Town Center, and that is to concentrate all the heavy commercial in one area and then have supporting commercial on the outline areas. If instead you expand it as pro, as the staff has indicated, then it's broadcast without any coherent rhyme or reason throughout the entire Town Center and that makes no sense at all. So

—

MAYOR PRO TEM REESE

Thank you.

ATTORNEY PAUL LARSEN

Thank you very much.

MAYOR PRO TEM REESE

Councilman Weekly, any questions?

COUNCILMAN WEEKLY

I'm fine.

MAYOR PRO TEM REESE

Okay. Again, could we have someone that's kind in favor of this project?

HAL HASSEIN

Mayor Pro Tem, Councilwoman, Councilmen. I – I'm just a resident of the northwest.

MAYOR PRO TEM REESE

Could we – have your name and address, please for the record.

HAL HASSEIN

Oh, my name is Hal Hassein. My address is 2421 Chatfield Drive, North Las Vegas. Mayor, thank you. I mean northwest Las Vegas. You know, I'm here just to express my concerns about the moves that are – being planned in my area. I support the rezoning of the east side to include and to allow for the expansion and growth of new car dealerships. As you know, in its present form, I'm told there are just two people, growth in that area is – really subject to the whims of two people. One refuses to sell and the other charges exorbitant prices. All of which, in my opinion, restricts and stymies growth and competition. Growth is important. I feel it cannot be compromised and most of all it can't be held hostage.

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Unlike the first gentleman, I feel and I'm certain of this, with the – support that I get from my neighbors and the community, that the integrity – of the community is not compromised, the integrity of the community is preserved, and more so, I feel, the integrity of the community will be enhanced. And therefore, I urge your support to allow us to expand on new car dealerships.

MAYOR PRO TEM REESE

Thank you very much.

COUNCILMAN BROWN

Mayor Pro Tem, if – I may. Thank you.

MAYOR PRO TEM REESE

Yeah.

COUNCILMAN BROWN

We – get your name and address and if you're representing an individual, yourself or an association, would you please state that on the record. And ideally, since some of us aren't familiar with every street out here, if you're in the proximity of Town Center, if you want to divulge that information, we would certainly –

HAL HASSEIN

Well, I'm about five miles from Town Center.

COUNCILMAN BROWN

I – appreciate that.

HAL HASSEIN

Yes.

COUNCILMAN BROWN

I'm going to ask that question to everyone.

HAL HASSEIN

Okay.

COUNCILMAN BROWN

So, you're the first one up, and I'd just like everybody to say that.

MAYOR PRO TEM REESE

Sir.

MANUEL ARIAS

Good – afternoon. Manuel Arias, 8237 Fawn Heather Court. I live in Timberlake and my concern is, is that I think it's too premature to expand Town Center, especially for auto dealerships. I have no problem if you fill up all that red. Can I borrow your map, Chris? Can I just borrow it here?

You know, I have no problem with it expanding after all those dealerships are built. You know, I see no problem in it, but at this time I think it's too premature.

CHRIS KNIGHT, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT DEPARTMENT

Which one do you need? This?

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MANUEL ARIAS

I want this one. Yeah. Thanks a lot.

My concern is of course, I live in this yellow area here and I do live within Town Center. I enjoy where I live, but I feel that to – actually, on this side where they want to expand on the east side of the freeway, of course that's been denied twice. And, you know, I actually was on the other side of the ball once and I went against the residents and actually said, okay, you know, put it there. But, you know, I got bought, you know, I took a big hit for that. I lost respect with the neighbors and everyone who lives around me. You know, they call me turncoat and everything else. And, you know, I'm not that type of person. I mean, we have a big stake in Town Center also. There's a lot of land to the west of us that's owned by someone, but I'm surprised why Findlay would buy something that's Suburban Mixed Use, when there's, it's not zoned for auto dealership there. Why would he buy that land? I mean, that's, you know, that's not a, you know I'm just a businessman too. I have my own business also, but I wouldn't do that. You know, I wouldn't throw away my money on that. But, if he has ideas of getting a rezoning. He's had these ideas for two years, and even more probably.

But, in my opinion this other piece that's even down towards Painted Desert, my question is, is I think they weren't even informed as to what's going on. They weren't in the notification area. I was very disturbed because Painted Desert, they come out in masses, and I don't see that many of them here. But I do see 'em here. I mean, they're – opposed to anything that for an auto dealership that close next to them. I think, I feel they were properly note, improperly notified. And – my opinion is, is that when you fill up all this red, up in there, I have no problem with the Public Facility. I have no problem with that. That's okay with me. I'm for education, but you fill up all this red and let 'em come back, you know. This, you know, I do have a problem with, but, you know, reality is, is that more or less that – might be going in. And maybe all of this might be going in over here. You know, I feel for the residents. I feel for all of them, but at this time it's too premature.

Why penalize someone who's made a business decision. This is where the auto dealerships go. Why penalize, what Joe Scala and Mary, I think it's Mary Bartsus, I mean, why penalize those people. They made a business decision. They invested, this – is millions of dollars. I mean why we're going penalize them because they're not happy with the way that, with what, they don't get the right price. They don't get what they want. So, they can come to you and maybe get

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anything they want. That's how some people feel. And I think it shouldn't be like that. I think you've supported Town Center. I think Councilman Brown has been a big support, you know, supportive person for Town Center. I think all the Councilmen, Council people here have been very supportive of Town Center, because my, you know, everyone's interested in that 61 acres in Downtown. If you develop this right, this 2000 acres right, this is the gem of Las Vegas. That's my opinion. Thank you.

MAYOR PRO TEM REESE

Thank you. Yes, sir.

BRYAN ZASLOFF

My name is Bryan Zasloff. I live at 5624 Grand Entries Drive, and the zip code is 89130. It's about a mile from this area, and I'm in favor of the dealership there. We circled petitions in our neighborhood. I met with several of my neighbors, and with the elementary school, we had named in favor of it, and the thing I was hearing is about the consumer, what the consumer wants. It was about the convenience factor that dealerships being on that side of the road. Nobody had objections to that. They didn't feel it have any kind of adverse impact on that corner. And looking at that corner, I can't see anything else there that would be more natural than having a car dealership.

Also, I have another stake in it. I do work for Findlay Group in Green Valley, and I speak for probably forty to fifty other employees up there, and we would like the opportunity not to have to drive 56 miles a day on 95, usually an hour and a half to two hours round trip, which I've been doing now for several years. So, it would also give us more time to spend with our families. And I just think it would be a great opportunity to expand out there and maybe decongest a little bit of that. Everybody with a car right now basically goes south. If not to the Valley Auto Mall, to go to east or west Sahara. I think it would cut back a little bit, I don't know how much, but, on that traffic heading that way. And overall it's a good situation 'cause it's still very congested. The northwest is growing like crazy, and there's a need for this kind of expansion out there.

Just these few dealerships that are on the east, excuse me, west side of the road, they're not covering what's in Las Vegas or up in that area. There's only basically domestic dealerships, and I don't know exactly what's planned or on the table, but there's more than just domestic cars driving around. Thank you.

AUDIENCE

Applause.

MAYOR PRO TEM REESE

Thank you. Yes, ma'am.

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DEBBIE KINSORA

Good afternoon. My name is Debbie Kinsora. I live at 6013 Golden Saddle. Also zip code 89130. I've attended more than one meeting concerning proposed changes in Town Center. I've witnessed an overwhelming disapproval by the community for changes that would deviate from the original vision of Town Center. More specifically, any changes that would allow an unlimited number of auto dealerships that would thereby turn Town Center into an auto mall.

I have previously heard the Council express their desire to protect the integrity of Town Center. I also am concerned, am concerned with protecting the integrity of Town Center and the integrity of the rest of the community. The area east of 95 at Tenaya and Azure is of particular concern. This is a rural residential area. Any General Commercial expansion in this area would set a dangerous precedent farther, for commercial expansion farther east of Tenaya.

I would also respectfully ask that when considering zone changes to General Commercial, to please keep in mind the financial impact that is made to the property owners who live nearby. We have investments out there too. It is important to the community – to know that everything is being done to maintain the original vision of Town Center. Thank you.

MAYOR PRO TEM REESE

Thank ma'am.

COUNCILMAN BROWN

Mrs. Kinsora, just for the record. Are you still in the Ranch Estates, south of the Beltway, east of Tenaya? Which – neighborhood?

DEBBIE KINSORA

Can you repeat that? No, I live in Tropical Meadows.

COUNCILMAN BROWN

Which is?

DEBBIE KINSORA

Which is Azure and Rio Vista.

COUNCILMAN BROWN

Okay. Thank you.

DEBBIE KINSORA

You're welcome.

MAYOR PRO TEM REESE

Thank you. Yes, sir.

PAUL PARROTT

Hello. My name is Paul Parrott. I live at 8300 Antler Pines Court, which is the Timberlake housing track on the west side and north of what we're talking about here today. I can say since having been a resident out there for – some time, that it seems that everything has changed since we originally at least heard about what was going to go on out there.

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One of the reasons we moved out there was because of this planned type of community. However, all the changes that have occurred so far, we've been very happy with. The auto dealerships have turned out to be good neighbors. They're closed on Sundays. They close at nine in the winter and ten typically during the summer, and they're well kept and they look good. I'm in favor of the project on the southeast that they're talking about. I think it would be a good idea and it will be a welcome additional neighbor. Thank you.

MAYOR PRO TEM REESE

Thank you, sir.

GARY KEILMAN

Gary Keilman. Address 7737 Purple Sky Drive, Las Vegas, 89149, resident of Painted Desert, also the past president of Painted Desert and a current Board Member, although I don't have any authority to represent the Board at this meeting.

I'd like to speak specifically to these parcels over here, Ann Road and Painted Mirage, this area right in here. The entrance to Painted Desert, the main entrance, and our community center is located right here. As far as the auto mall goes, first I think it's against the Town Center principal basically. I don't have any problem with individual car dealers in the – zoned areas now. However, building, this will be a great attractive location for a separate dealer. I don't think anyone would consider putting a car dealer across the main entrance of Spanish Trails and some of the other upper level developments. Also, there's Desert Creek housing development right next door and then right across the street, of course is Painted Desert.

If they did put up a dealer at this particular location, the nearest close proximity to these residential areas, you have a lot of light pollution from the high-pressure mercury vapor lighting. These PA systems they have to call salesmen in and shop managers so forth, shop noise, hazardous materials storage, gasoline solvents, body shop paints, and reducer strippers and the like. I think most of these dealerships are not all that sightly. They have large light pole extensions, buildings, a lot, of course, parked cars, and the inevitable 20-foot green inflatable Godzilla guarding the dealership. The traffic congestion. I think if you rezone this parcel and some of these others which you been talking about, it'd be a Pandora's box, and I'm sure we'd get a car dealer right there. I mean that's where I'd put one if I had the opportunity.

The Planning Commission evidently could not come up with an adequate consensus to approve this request and I'd ask

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that the City Council please to deny the request. Thank you very much.

MAYOR PRO TEM REESE

Thank you, sir. Step forward, please.

JAMES KRUMME

Well, Councilwoman, Councilmen, my name is James Krumme. I live at 8955 King John Court. I've been pretty much in Las Vegas all my life, 40 years, and I live just west of 95 up top of Centennial, and what better place to put a dealership. It's down off to the east. It's in a little cubby there. Right? Easy access. I know some of the concerns are the traffic. My opinion, dealerships actually have less traffic than most of your grocery stores or even the Wal-Mart or some of the other stores just west of 95.

I can see most of those dealerships right from my driveway. Probably will be able to see this one and I'm still in favor of it. Thank you.

MAYOR PRO TEM REESE

Thank you. Yes, sir.

MELVIN HENKIN

My name is Melvin Henkin. I live at 7909 Ben Hogan Drive in Painted Desert. I'm not going to play around with statistics. There's too many that have been thrown around tonight.

The Painted Desert and Canyon Creek east, west, and the other communities at the other end of Ann Road, did get no notice of the meeting. Unfortunately, when you draw that line around it goes through the golf course in Painted Desert, and Desert Creek was too far up to get any real notice. So no one even heard of the Planning meeting. And unfortunately, I – did speak to a number of people, and unfortunately most of them cannot be here tonight.

But the problem I have with that area down here, by Ann Road, is when you buy a car today you don't kick the tires. You take the car out for a ride. At the moment, Ann Road is the second speed way in Los An, in Las Vegas. Cars go 60 miles an hour just to warm up, before they even get to the overpass. And if there's a dealer down here, where are they going to try the cars out? Are they going to zip out on the freeway or zip up Ann Road? And this is one of my problems that I have. There are school buses dropping off and there are children in the area. And that's all.

MAYOR PRO TEM REESE

Thank you very much, sir. Yes, ma'am.

PEGGY REIGER

Good afternoon. Peggy Reiger, 8117 Sunset Mill. I do not live in the general vicinity. I'm about four miles south of this area. This is a main shopping area for me. I believe the

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dealerships, if that were the case, I know this is not a dealership issue, it has become that, they're a much cleaner area and yes they have large light poles, but they also have landscaping. They are closed in the evenings. From my knowledge, dealerships don't have a lot of crime. Some of the smaller shopping areas that this would allow right now do have a lot of crime. They have empty businesses that go bankrupt. They have stores with back lots that I would be afraid to walk in, and I would much be – happier to have those there than some of the General Commercial that would be there now.

MAYOR PRO TEM REESE

Thank you very much. Yes, ma'am.

MARY MORRIS

Hi. My name is Mary Morris. I live at 7131 Everly Court, which is in the Sundance Development, which is right off of Tenaya. I definitely live on the east side and I don't want something on the east side that's going to encourage additional traffic. I bought into this area. I didn't buy a single house. I bought into an area, and the area I bought into was a nice rural area where we didn't have a lot of people speed, being speed demons around.

I agree with the guy ahead of me in that the – people who do test drive cars want to see how well they can go. And we don't have sidewalks. We don't have nice delineated areas where children know to get up onto when something comes tearing down the street.

Before I would ever consider thinking about something on this side of the street, I would really ask that we put in the infrastructure to make sure that the children and the people are safe for the – try-out traffic that goes along with that.

And – I will agree again also that a lot of people did not get notified by this, and I would say, actually, that a car dealership specifically does not just impact the land it's on. It impacts the entire area that you may be impacted in for the test drive area. And I would like to suggest that for future car dealership things, the notification actually encompass an area large enough to be considered the test-drive area, for not just where the place is itself.

My final comment is, I'm up in an area that's still fairly rural. Some of the roads still dead end in dirt streets. We are nowhere near mature, in – any way, shape or form, and to move away from the vision, which I thought was a damn good vision to begin with, really bothers me extremely. Thank you for your time,

MAYOR PRO TEM REESE

Thank you very much, ma'am. Yes, sir.

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GERRY BALDWIN

Good afternoon. My name is Gerry Baldwin. I live at 10204 Via Roma Place. That's up close to the Summerlin Hospital. I think a car dealer up in that area would be an asset. I've talked to several of my neighbors that have no problem with it whatsoever. I work for the Findlay Group and there's not hardly a week goes by that somebody doesn't come up to me and say, you know, I don't like driving this far. It would be nice to have something closer, which would help the traffic. And, like I say, I think it would be an asset to the area, and I'd like to see it there.

MAYOR PRO TEM REESE

Thank you very much.

JAMES VELTMAN

My name is James Veltman, with Veltman Planning Design Group, 2921 North Tenaya, and I represent one of the large tracks of land in the Town Center, which happens to be the 34.7-acre that is currently being planned as an auto mall extension. So, in case you're worried about it not going auto mall, that's where it's headed. And that will in fact bring it to 80 plus acres of, in the southwest quadrant.

The main reason that I took that particular project on is because I support this concept, which is in keeping with the original vision of Town Center. And that is all of the auto oriented facilities were concentrated in the southwest quadrant, and that's why the zoning categories were written the way they were. And the residents were promised things on the southeast quadrant. Now I do not go against my own plans. So, I support the original concept that we arrived at, which was to keep the southwest quadrant all oriented to keep the southeast quadrant commercial, neighborhood, retail oriented, as the edges along 95 right there. And – that's the key things, but right now I would suggest you stick with the concept you got.

Number one, because I think there's a bigger issue here that needs to be looked at. So, I want you step back a little bit and say why would I bring that up. Once we put together the commercial for this area, in the original concept in 1995, with the residents, okay. One of the other concerns was jobs in the neighborhood and the ability to have a high density housing in the Town Center. This goes way back to the original concept. There was a higher density moratorium in '95, '96 and this is what caused this to happen, and we agreed with the neighbors to bring the commercial to this intersection in the different four quadrants. And so my concern is more the attempt to take the 60 acres and turn it into Public Facilities and Parks. That was originally an Office Business Park. And we wanted jobs, and the reason we want jobs in the northwest

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is because I don't think the City has or the State has enough finances to widen 95 for the next 25 years. We need to have people who stay in the northwest and don't pack the future six lanes of the Rainbow Curve, 'cause it's just going to be more traffic, just wider. Okay.

So, my concerns have to do with the fact of bringing traffic there and if you bring traffic there, then the auto mall in the southwest quadrant makes a lot of sense. Because just being located there is one thing. Now that they're there, we now need to bring people past them. They need traffic going past them. So, I think that's something to – think about.

The concept I thought worked quite well. I would deal a minor variation to this that some residents might do, and that is the northern half of this triangle in this area here, is totally buffered by a large open space detention basin, and so that could go either way. And you might want to think about adding that. But I don't think we should do piecemeal planning. You know, we're trying to solve one question. What's the maximum allowable? And I think we need to go back to the original concept, take a look at the concept and let Planning take a look at that whole southern, southwest quadrant area and finish this study of this area here as well. They go together. And – that's how you can, in fact, improve that whole southwest quadrant. With that I'll sit down.

MAYOR PRO TEM REESE

Thank you very much.

JAMES VELTMAN

So, thank you.

MAYOR PRO TEM REESE

Yes, ma'am.

CAROL LEAVITT

Mayor Pro Tem, members of the Council my name is Carol Leavitt. My address is 6975 Darby Street. I'm the Principal at Centennial High School and I'm not here as a spokesperson for the School District. I'm here speaking on behalf of the thirty-four hundred plus students that we have at Centennial, and I want to talk about safety, just a little bit.

If you're familiar with the northwest area, you're aware of the – street congestion leading from 95, in my particular case, up to Centennial High School. There aren't very many streets, and when we look at this area and a proposal of small businesses in the – area we're speaking of today, we're only adding to congestion. And you typically know that teenagers are not the best drivers in the world. We have seventeen hundred or so drivers right now at Centennial High School. If we were to put in a dealership in

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that area, it would certainly cut down on what I foresee as many traffic accidents. Teenagers also are not the cleanest people in the world. A lot of graffiti and paper, and things thrown around, if you have small businesses in the area. We're opening ourselves up to accidents, vandalism, all those kinds of things. With the dealership there it takes up the whole area, it's clean, it's not an attraction to teenagers.

The growth in the area is phenomenal. You see another high school, a technical school in the works. You know that another high school will open in the fall of 2003, just east of 95 in the Jones and Farm Road area. So, the population certainly is not going down and the number of teenagers is not going down, and I'm concerned about their safety. I worked with the County Commissioner in the area, Maxfield, and the construction people building the roads up there, and we tried to work out some kind of a safety pattern for driving and I'm afraid that we were not real successful. The gentleman that spoke about the speed is absolutely right. But if we open up small businesses, we're opening ourselves to accidents, traffic problems, and kids in their general behavior, because they're not going away. And I'm concerned about their safety, I'm concerned about their parents.

On the flip side, I also want to acknowledge that I worked with the owner of this dealership for about the last twelve, fourteen years in community involvement and I appreciate the support that he gives to the public education, and I would think he would be a great neighbor to have up in the Centennial Hills area. Thank you.

MAYOR PRO TEM REESE

Thank you, ma'am.

THOMAS KINSORA

Thomas Kinsora. I live at 6013 Golden Saddle, which is south of the Beltway and east of Tenaya. I'm here in opposition to the proposed plan to open the commercial zone in Town Center. I'm also here to state for the record that the most important decisions pertaining to this area are being made with no representation to the citizens in this area at this point. I'm not sure how lawful that is. Perhaps the Mayor could appoint a citizen to the Council for votes pertaining to the Town Center to represent the people that cover that particular area. We, I think we all feel as if decisions are made, are being made without any representation on our behalf.

In any case, once this area is opened up to this type of this commercial zoning we all know what the area will become. It will become flooded with auto dealers. This will destroy the vision and betray the trust that the community once

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shared with the planners. By allowing this to happen you will destroy the once promising, but quickly diminishing vision that originally drew me and thousands of other residents to the area with our investments in our – homes.

I ask that the City Council take a new and fresh look at the needs of the community as it moves into the next decade. If we fill this area with auto dealerships, when we do need the shops and the restaurants and the small stores, the only way that we're going to get them, is if we move aside the farm land and rezone that commercial and no one in that area wants that. And that's what we see coming.

This Council has a chance right now to help create an aesthetic and cultured new Town Center, a legacy that you could live the City or an auto mall, thereby staying the course of the cultureless, ill planned anomaly in the middle – of the desert that we call Las Vegas. You can make this City become what it could be and what the people want from the area. I urge you to oppose this plan. Thank you.

MAYOR PRO TEM REESE

Thank you very much.

AUDIENCE

Applause

COUNCILMAN BROWN

Mayor Pro Tem, so I won't forget later on. Mr. Kinsora, I – certainly respect what you said and there's couple of points I'll address later. But I want you to understand that all of us, although we are Ward elected we represent the City, and – in this particular case, prior to the Planning Commission tenure, a couple of years for me in the northwest, I also from 1997 June through January 1, 2000 represented this area. So, I have tremendous insight. I have tremendous history. I – just don't want you to feel that there is a void out there. I think there's been pretty good consistency on the vision and the history out there. That, I, a couple of points that you bring up are very valid, but that one I just hope, I hope it was stated in a respectful way.

THOMAS KINSORA

It – was. And I think that it is true, but what we're looking at is one less vote too that might be on our behalf.

COUNCILMAN BROWN

I appreciate that.

MAYOR PRO TEM REESE

Thank you. Don't be nervous, ma'am.

SALLY PRICE

Trying not to. My name is Sally Price and I live at 5300 Grand Teton Drive, that's at Lone Moun, Jones and Grand Teton. I am also the secretary at Centennial High School. I'm speaking here today in favor of zoning change for Findlay Automotive to build the east side auto. In addition

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to over 600 jobs being created in this area, I feel a business of this caliber can only benefit the northwest community.

Cliff Findlay and his various auto dealerships have a long history of giving back to the communities that they serve. He's especially concerned with the youth of Las Vegas and this is evidenced in his sponsorship of the Las Vegas Parks and Recreation Department, building batting cages and supporting Little League athle, athletics, to mention just a few of his many contributions to the children of this City. As a resident who will travel the roads daily surrounding this business, I feel that the development of this type will not create as much as a traffic concern as the current zoning, which would allow 7-Elevens, bowling alleys and movie theaters.

I would finish by stating that the northwest area can only benefit from this development and would be proud and would welcome Findlay Automotive to the northwest community. Thank you.

MAYOR PRO TEM REESE

Thank you, ma'am.

THERESA CORDES

Theresa Cordes, 5700 Heatherwood Street, Las Vegas, and I live in Desert Creek, which is right – next to the proposed site. What I'm really concerned about is the fact that I certainly don't want a mall there. I have an Oldsmobile and a Pontiac. One was bought from Findlay. One was bought from Courtesy. I can get parts over at Vista Chevrolet. If I wanted a little filter for my car, something, I can go over there. They stock the same GMC parts.

We had imagined that there would be almost like a little walkway there where Buffalo ends. We don't want all the traffic. In fact the notification area that you – sent out, you put in a shamrock. A lot of our neighbors did not get that notification. And also to note that a lot of our neighbors heard that we were having a mall come in our backyard and they're all moving out. There's, putting their homes up for sale.

I'd like to preserve the integrity of our neighborhood. One car dealership will be fine. We thought that they would be up in the other section, and that's where we originally agreed on. And I was part of all those meetings five or six years ago. But to put a whole mall there is not what we want. So, that's all I have to say. Thank you.

MAYOR PRO TEM REESE

Thank you, ma'am.

PHILLIP GRIMES

Thank you Council, Mayor Pro Tem. My name is Phillip

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Grimes. I live way south, so I don't live anywhere near this. I work for Mr. Findlay.

What I want to talk about first is last neighborhood meeting I went to, 2,250 letters were sent out, 25 people attended. I don't know if that's a fair representation, but I think all of them got their letters.

Employment, three dealerships bring 500 new jobs to the area. We feel that this will be a boom to the area and help it. The people working for Mr. Findlay do have to drive a long way, and they're quite a few there that do live in this area. People, it looks like they're trying to say that everyone's moving out or against it. I gave you, it's on your table, a petition with over two hundred and fifty signatures with people from that area that are in favor of this auto mall. And I know we haven't talked about monopolies, but we had two owners on the other side in the last two and a half years, I think they've sold one dealership. I think they've had ample time to sell their dealerships and they've not come through.

I think this is a perfect place to have a dealership. You can look at the Beltway and 95 and I hope you vote in favor of it. Thank you.

MAYOR PRO TEM REESE

Thank you, sir. Yes, ma'am.

CAROL LeDUC

Carol LeDuc, 7575 Rome Boulevard. I live one slump stone wall away from Town Center, Suburban Mixed Use, and I've been here for lots of years, I even was in that planning stage with that. Mr. Veltman has aged so much since I started that – whole time. But first –

MAYOR PRO TEM REESE

I think – I remember you.

CAROL LeDUC

Do you?

MAYOR PRO TEM REESE

Yes.

CAROL LeDUC

I want first say that Louise Ruskamp is ill otherwise she would be here today, and I think you all got a memo from her, an e-mail from her yesterday setting forth what the network asked, and how we inquired of our people and what – they have to say. This is what I'm going to say is – just simply my feeling.

We've heard lots of talk about the integrity of Town Center. That word's been used a lot. But what does that mean? The integrity of the Town Center, does it mean that the legal department feels that this extension will protect the City from

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future lawsuits? Is this neighborhood integrity of Town Center what we the people, who bought the concept and bought into the plan in its early stages, who based our investments in our homes on what we thought was going to be Suburban Mixed Use adjacent to – homes, and, on that kind of use. Or is it what, maybe the City Council envisions. Whatever it is, if we have an auto mall, we never heard about this auto mall before. We never heard a word about it until the Staluppi vote, and now we're hearing that we must have an auto mall, we must increase some of our commercial to include those uses that would allow more car dealerships. And I think that's just spin that we've put on it.

I have a question that if we do give up and expand the commercial to include more of these uses, say fifty, sixty acres more, what will the commercial that that displaces, where will the commercial that that displaces go? We bought into the concept that because we had the Town Center, we were not going to have the bleed out all over the place, like the County allowed here and there, and, you know, the City frowned on it. We're going to have all hours in Town Center. We're going to do a great job of keeping it all together you can come there. If we do car dealerships and have an auto mall, how is that going to help Town Center? It's not. It's going to blow the whole plan. And I, I'm not saying that there aren't sites that could be looked at and could be car dealerships or could be commercial, but I'm saying, for the most part, this expansion is a really dumb idea, particularly on the east side of 95, where, if it's supposed to be included in an auto mall, will have no continuity with anything else that was planned for an auto mall. And the purple color is still the purple color, and we know what that means. Thank you.

Suburban Mixed Use, it is not commercial and it's two land categories away from commercial and we have all the people who don't mind driving on Sahara. I take all my cars there and if we had places up there, in the car dealerships, they would certainly be employed, they would certainly be having people working them that are working in them now, and we wouldn't have everybody running from all over to come north. I mean, I think it's a dumb idea that we build an auto mall, a auto mall so people can have their car service. I don't see any 4,000 people that Mr. Findlay purports to have that need their car serviced. I don't see anybody here saying I want my car serviced over in Suburban Mixed Use next to houses. Thank you.

MAYOR PRO TEM REESE

Thank you. Ms. Bridges, if I could, do you have a copy of the petition that Mr. Grime (sic) referred to? Put that on the record please?

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COUNCILMAN BROWN

Mayor Pro Tem, I'd also like, Ms. LeDuc referenced Ms. Ruskamp's e-mail and it is on behalf of some neighborhood associations, so if I could take a 30-second recess get this copied, I'd like to put it into the record for her testimony.

MAYOR PRO TEM REESE

Thank you. We'll take a couple of minute –

COUNCILMAN BROWN

I need a copy of it.

MAYOR PRO TEM REESE

– 30-second recess.

END OF RELATED DISCUSSION.

RESUME RELATED DISCUSSION

MAYOR PRO TEM REESE

If we could please, we'd like to reconvene. Thanks for your indulgence. I know our staff feels a lot better.

COUNCILMAN BROWN

Mayor Pro Tem, if I – just place two e-mails from Ms. Ruskamp, as referenced by Ms. LeDuc. I – don't think, I'll reference some of the statements later, but I just want them part of the record.

MAYOR PRO TEM REESE

Thank you. Yes, sir.

CHRIS KAEMPFER

Yes. Good afternoon, Mr. Mayor Pro Tem, members of the Council, I'm Chris Kaempfer of Kummer, Kaempfer, Bonner and Renshaw. I'm here on behalf of Mr. Cliff Findlay, Findlay Motors and the Findlay – family of car dealerships.

MAYOR PRO TEM REESE

Could we put the timer on for two minutes? Just kidding.

ATTORNEY CHRIS KAEMPFER

I'm also a lawyer, which makes it impossible for me to speak about anything in two minutes. Although, I –

MAYOR PRO TEM REESE

That's right. Run the clock for two minutes.

ATTORNEY CHRIS KAEMPFER

Although I can comment about the Yankee game in that period of time.

MAYOR PRO TEM REESE

No.

ATTORNEY CHRIS KAEMPFER

I – share the Mayor Pro Tem's feelings about that.

I just have some brief comments. There are several things that we know, either from what we've been told, from what circumstances and experience have shown us, and obviously from the testimony and statements that have been made today and at other hearings. First of all, this Council has already determined that rather than spread car

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dealerships throughout the northwest section of this City, that an auto mall would be appropriate in Town Center where the uses could be gathered similar to what has been done, not just in the City of Henderson, but in many jurisdictions throughout this Country. And by the way, just for specific reference, Mr. Findlay, who would know, since he is involved in the Henderson Auto Mall, has told me that there are 152 available acres now in the Henderson Auto Mall. So that is the acreage with which the City of Henderson is now dealing.

While certainly unintentional in the City of Las Vegas, the creation of the existing auto mall in Town Center has resulted in only two or three people owning land in Town Center upon which a car dealership can presently be placed. This has resulted in a land monopoly of sorts, which is not good for the City. It obviously is not good for perspective car dealerships, but, I think, most importantly it is not good for the public. So, more land for the auto mall is needed, but where should it go?

As your legal counsel pointed out, you cannot thoroughly eliminate car dealerships in C-2, which would eliminate them in the areas to which they were now permitted, as was done approximately a month and a half ago, and then make no provision for car dealerships elsewhere. And under the pro, proposed plan, the land that you have available for auto mall is not as great as you would think. Sixty acres that is colored red under the plan is being designated for the school and other park, and other Public Facility uses. Additionally, a full 35-acres of the GC-TC property is already being used by Wal-Mart, and Sam's Club and other retail uses are planned. So, we are not talking about an over abundance by any means of land for auto uses. Now the general idea, which I have heard expressed, is to keep the car dealerships closer to major roadways, such as 95 and the Beltway, where the impact, which by the way that impact is both real and perceived, but necessarily some kind of impact, to keep that a minimum on existing neighborhoods.

That is why Mr. Findlay's property makes perfect sense for the inclusion into TC-GC. It is bordered on three sides by major roadway: 95, the Beltway, and the extension of Tropical Parkway, and on the fourth side is existing Mixed Use Commercial. Now contrary to what you were just told, Mr. Findlay's land, being already zoned for Mixed Use Commercial, is land that can be used for significant and intense commercial uses. You are not talking about taking land that is residential or low intensity commercial and converting it to higher commercial uses. As I said, it is already zoned for, and as a matter of right, would be

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allowed bowling alleys, movie theaters, shopping, other retail uses, 24 or more dwelling units an acre, as a mixed unit development. And further with the Special Use Permit in the existing zoning, you can do hotels, motels, restricted gaming, outdoor storage and 25 or more dwelling units an acre as a single unit and single use development.

Now, as your traffic engineer will advise you and will confirm, if he were here to confirm, and as traffic experts have conclusively shown, car dealerships generate substantial, substantially less traffic than many other standard retail commercial uses. If I can please pass this out to Council and the Mayor. What I passed out to you is a report that Kimley-Horn did for us last year in relation to a car dealership on Sahara. And what we had asked them to do at that time was to compare the traffic impact of a car dealership with a shopping center. And on the second page of that report, which I have highlighted, it says the dealership project is expected to generate 2,300 daily trips. Now, you need to know that that is also a trip when you go in to look at a car, you take a drive that's a trip, you come back that's a trip, you take your car back that's a trip. So, consequently, 2,300 daily trips. Now for comparison purposes, a retail commercial development would be expected to generate 6,086 daily trips. And as you can see, also during the PM peak hour, a car dealership 172, an alternative here in this case, a shopping center, 559. Three and a half times the traffic generated at a peak hour. So we are talking about a very real difference and it's a very positive difference in a car dealership.

Many of the neighbors feel the same. That is why you have a petition in front of you that's been signed over two hundred, and, by over two hundred and eighty neighbors indicating their support of the fact that they realize that a car dealership has less impact in their neighborhood. And the reason also, as the petition notes, that they want these car dealerships in Town Center is that relieves the pressure from car dealerships going other places that would be closer to their neighborhoods and closer to the residential communities. And so that is why you have as much support, if not more, for this particular use. And I think this is a time also to indicate when the, that staff has in fact done a very good job. They sent out, as Mr. Baba Grimes indicated, nearly twenty-three hundred notices of a neighborhood meeting, and at that neighborhood meeting there were 15 to 20 people who showed up, probably two thirds of them voiced concerns over the proposed expansion of Town Center and a third of us who just basically kept quiet. But, the people have noticed, they have an opportunity to speak and I don't think you've heard, by any

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stretch of imagination substantial numbers of people saying that they object to these kinds of uses.

Now, it's also important for those people who are – concerned about how the neighborhoods are going to be protected, that staff in its wisdom has not extended the TC-GC zoning to the south or to the north of Azure Drive. So that the neighbors to the north and the south are protected. And they're protected because your plan protects them. With regard to Suburban Mixed Use, your plan right now says, and I quote: Single story offices are recommended to be used as a land use buffer when adjacent to single-family dwelling units. So what your staff is building into this, if I might, if we can go to the overhead, what your staff is building into this is to, providing that kind of protection for these homes here and along here. They have not extended the GC-TC to the residential development. They have kept that to Suburban Mixed Use, which as your plan provides will create that single-story office along the perimeter of that property, which will serve as an appropriate buffer.

So, with regard to the Findlay property, we're talking about property that is already zoned for Mixed Use Commercial, which right now allows appreciably, more intense and neighborhood unfriendly uses right now than a car dealership. We're talking about a piece of property that is adjacent to major roadway systems exactly as you prefer and it's buffered by remaining Mixed Use Commercial, which will serve to provide an appropriate buffer to the neighborhoods who are most affected.

So, with that we would respectfully request your approval. We think the addition of Mr. Findlay's property makes perfect sense, and we would request your consideration of that. Thank you.

MAYOR PRO TEM REESE

Thank you very much. Yes, sir.

MIKE MONAHAN

My name is Mike Monahan and I live at 8590 West Regena Avenue. I only have two points for you tonight. My first point is I believe that we need business in the northwest, but I believe the City sold us a plan five years ago pretty much outlining where the commercialized zones were going to be. And I believe that by expanding on that you're changing the plan that you originally sold to us, which we originally agreed to in order to keep the commercialization in a confined area. So I'm against any expansion of the General Commercial.

And the second reason I'm really here tonight is because I live in a corridor on Riley and Regena and if you look at the overhead my property sits right here. I live right next to

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General Commercial as it sits right now. I would like to ask Councilman Brown and Councilman Mack if there is a study going on, a land use study going on in that area, 'cause we know what the City would like to do with that property. We know that the El Durango Curve, as, I think it's called now, is looking to be built by the Spring or maybe the summer of next year. How that's going to impact me living in a half-acre custom home, and what the City proposes to do about a person like me that basically lived in the County and got caught up in the nix between the City and the County, which put me at odd, basically with the entire plan. Unfortunately, there's not much I can do about that, but I could ask for your help in hopefully trying to resolve an issue that I've been living with now for six years. So, thank you very much.

MAYOR PRO TEM REESE

Thank you. Yes, ma'am.

DONNA BARBY

Thank you Mayor Pro Tem and members of the Council. I am Donna Barby of 3890 South Nellis Boulevard. I am the Resident Agent and Association Manager for the Ranch House Estates, which is a two hundred and thirty-four home community directly south of the Findlay property.

Okay. After polling the homeowners in the community, the association believes that the zoning change to the Findlay property is more tolerable to them than other plans for the area, so long as the lighting is controlled by reducing the height of the poles, and shielding it from the residential areas, along with elimination of any loud speakers. Thank you.

MAYOR PRO TEM REESE

Thank you very much. Yes, sir?

COUNCILMAN BROWN

Mayor Pro Tem?

MAYOR PRO TEM REESE

Yes.

COUNCILMAN BROWN

If I could ask, just ask Ms. Barby.

MAYOR PRO TEM REESE

Ms. Barby? Ma'am? Ma'am? Councilman has a question of you please?

COUNCILMAN BROWN

Just - so we can state for the record, that you've represented that you can speak on behalf of the Ranch Estate community?

DEBBIE BARBY

Yes, sir.

COUNCILMAN BROWN

Okay. Thank you.

MAYOR PRO TEM REESE

Thank you. Yes, sir.

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HOWARD KEYS

My name is Howard Keys. I own and operate automobile dealerships in Arizona and California. In 1999, Toyota Motor Sales USA gave me the opportunity to develop a Toyota dealership in northwest Las Vegas.

At that time we did our research and we looked at what available sites there were to put a Toyota dealership. We saw many sites that had, that we looked at that had been turned down by the City Council, that, to rezone for automobile. It became very evident that they wanted the automobile dealerships to be in Centennial. We then began, we – started talking with Joe Scala. We bought a site there and are very comfortable with it because we like your plan, all the automobile dealerships consolidated in one area makes us very viable, and it's far better than having us grouped all over – town, especially when you start putting automobile dealerships in residential neighborhoods, it definitely, our experience has been that it's created a lot of problems. So, I guess I, what I'm saying is, I'm very much against you expanding the area, the plan that you have.

Now, it's been said that there isn't enough land for automobile dealerships. When I first got to town, I was told that you'd never be able to buy anything from Joe Scala. Well, here I am. I bought land from Joe. Yes, it was a little more than what I could have bought land in other places for. However, Joe did the work. Joe did the time, and spent a lot of money. And when I started looking at what my alternatives were, I could buy it from Joe or I could try and get something rezoned, which could take a year to two years, and then I would have to develop the infrastructure in that property, and may lose as much as 10% of the property for infrastructure, where Joe's property was (inaudible). I suggest to you that Joe's prices are no more than anything else would be.

And the bottom line is that when I got to town there were two other gentlemen trying to establish an automobile dealership, and they were way ahead of me. I'm not (inaudible) our plans are done, they're approved by the City of Las Vegas and we, and our contract is let, we'll be breaking ground in about two weeks. Those other gentlemen are here still trying to get, still trying to make something happen. I suggest that, you know, personalities are put out of – the way that they will be able to do business and be in business right next to me, which is where I would like to see them.

And may I also say for all the Findlay people here that we are a great employer and we'll be taking applications in the

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summer of about 2002. Thank you very much.

AUDIENCE

Applause.

DAVE TOMCHECK

That's a hard act to follow. Thank you Mayor Pro Tem, members of the Council. My name is Dave Tomcheck. I live at 7217 Robins Roost Street. I am the Acting President of the Eagle Heights Homeowners Association. I am not representing that association at this time, however, I did walk around my neighborhood, polled several of my neighbors and the vast majority of them were in favor of it.

I'm coming here today though as a person that drives by this property on a daily basis. I take my children to school at Joseph Neal Elementary, and for the past two years, this street that I go on the way, is been under construction for the 215 and various road projects. I honestly believe, through speaking with Cliff and listening to the points about the traffic issue, that the placement of a car dealership in this area will have a less effect on traffic. I think that it's a good clean property. I'd like you guys to really investigate the people that drive up and down that street. I know there's some issues going on with two different dealers, but I think that as a person that drives this street every day, I would – be very in favor that we put a car dealership in that area.

MAYOR PRO TEM REESE

Thank you very much.

DAVE TOMCHECK

Thank you.

JIM MERIDIAN

Mayor Pro Tem, Councilmen, Councilwoman. My name is Jim Meridian. I live at 125 Chateau Wislet. I work for the Courtesy Automotive Group. I wish I'd known it was dealership day out and I would invited probably 200 of our employees that live in the area up there, and could have filled the entire auditorium with people that are in support of keeping Town Center the way it is.

But I felt your time was more valuable, so I'm just going to get to the facts and stick with the facts. Facts are, I know Mr. Brown you and I have spent a lot of time with the neighbors. We've met with them. We've talked about Town Center being something different, something the government, the employees, the business developers can all put together, and something that they can rely on.

We talked about this for five years and probably my involvement at 250 different meetings. There's always been a question of upholding the integrity. Sometimes that's – a term that's loosely thrown around today, but a lot of people

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did rely on it over the last five years.

We've worked with the City, who incidentally is almost two years behind on some of the infrastructure that they promised. Mr. Scala came in, spent millions of dollars of infrastructure that was decided upon by the neighbors. We originally went out there just to open up one dealership. We were told to be up there. We had to develop this property. We bought into the whole thing.

In respect to Mr. Findlay's counsel that was up here who indicated earlier that there's only two people to do business with up in Town Center, I must reply to this. Many, many years ago when Henderson put their auto mall, automobile mall in, there was only one group you can go to out there. One. And over the last two years, there's only been one individual with property up there available and that individual was Mr. Findlay. Mr. Findlay was also offered to trade property, maybe the Findlay employees don't know this, within Town Center, within the guidelines, within GC that's already zoned, which incidentally there's 70 acres there. The average dealership is five acres. That means there's availability of 14 additional franchise dealerships that can go up there in land available planning. Mr. Findlay was offered to just trade property on the hottest growing area of Town Center with the property down in Henderson. There was no response there.

So there have been good-hearted efforts from my partner Mr. Scala. I'm trying to make this a reality and I think if you go out there and see the streets, the infrastructure, the roads, the palm trees, the signage issues, the double-faced split brick, and the kind of investment we've made as opposed to maybe some of the other dealers in the areas, you can see our commitment. It's serious and we're for real. But I thought it was important to stick to the facts and the facts are this, that there are 14 available sites, five-acre sites for franchise dealers out there. To date all I've been hearing about is how people want to get additional property zoned out there for these additional dealerships.

People, franchises are handed by manufacturers. To date has anybody come to you, other than the present franchise letter holder that probably is why we're here today. Has anybody come up and say there's a need because I have a letter and I want to build. I have not seen that yet. I have not seen one representative come up here, besides the Findlay Automotive Group member and say I have a letter for a franchise. I wanna build property, but I can't build because that man won't sell it to me. I have seen nobody. There are 14 sites available. There's one person with a

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letter. You talk about need City Council? Show me the other 14 people that need property to open up a dealership at this point, then I can agree with you to expand the zone, this Town Center zoning, and I think the neighbors might even agree with you. But the neighbors see through this. The neighbors see that there hasn't been one, I take that back, one person, which is why we're here today, who has a franchise, letter in their hand to build. That's the only person. There's still 70 acres available. There's still 14 sites available and there's nobody that's come forward who says I have a letter and I want to build and I can't build in Town Center because it's not out there. There's only one person out there. Yes, Councilman?

MAYOR PRO TEM REESE

Nothing.

JIM MERIDIAN

Besides that, I ask you, I implore you, stick with the Town Center, the master plan, what we worked on for five years, not our intention, the neighbors intention, the plan you guys put into place, the neighbors put into place, the government put into place, the City making commitments. And so far what I see, 'cause I'm there from nine in the morning to eleven at night, six days a week, the only one that's really made the commitment is Mr. Scala with the infrastructure, the trees, the property, and of course Territory Inc., who's developed the other two-thirds of the properties. That's the only – activity I see and commitment I've seen being made up there. Other than that, please hold the integrity of Town Center. Thank you.

AUDIENCE

Applause.

MAYOR PRO TEM REESE

Thank you. Yes, ma'am.

ELIZABETH PROSPER

Yeah. Good evening Mayor and Council. My name is Elizabeth Prosper and I'm with Mass Media Vanguard, and I'm really glad that the subject of neighborhoods has been brought up. Mass Media Vanguard has been retained to conduct the community relations within the Ranch House Estates on the Summer Hill Homes. We actually were responsible for the petitioning of the residents within those two subdivisions.

We conducted a thorough grass-roots petition driven campaign through the two neighborhoods. Out of the residents who were home, we found only 9% oppose the project. We obtained the recommendation and you heard a representative earlier, from the Board of Directors of the Ranch House Estates, who represent two hundred and thirty-four families, not homes, but families. And families of children, families who attend those schools, families who

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frequent the businesses within the neighborhood. They felt the project would address their concerns of traffic. They do have concerns, legitimate concerns about traffic within those two subdivisions, and they felt the impact that the project that the applicant had would be within their favor. They were also impressed by the reputation of the applicant as a community leader and therefore voted for approval. Thank you.

MAYOR PRO TEM REESE

Thank you very much, ma'am.

STEPHEN REILLY

Hi. I'm Stephen Reilly, 7000 Steeple Court, on the east side of US 95. Let me point out where I live. Right there. The lady that just preceded me, I – didn't get a knock on – my door from her organization. I don't know about Ranch House Estates, but I represent Elkhorn Springs and that's the largest homeowners association in the, on the east side of the freeway. And I can tell you without a doubt, no way, no how does the vast majority of people, not only at Elkhorn Springs, but I'll speak for – because I'm Vice President of the Northwest Network, I talk to these people all the time. I would say that the vast majority of the people on the east side of US 95 are vehemently opposed to the expansion of Town Center, especially at the Findlay site. But generally speaking, we don't want to see one inch of General Commercial expanded.

Speaking of the east side of the freeway, and I'm, by the way I'm – totally pleased with any, with the represented, the representation that you four Councilmen are going to give to this matter. All four of you voted to deny the Findlay prior and also the – one near Painted Desert. I wanted to remind you of that. Also we have a very unique, very unique, this is a very unique – occasion, I guess I could call it, and I'm going to appeal to you if I may Councilwoman McDonald. You are – in a very unique position tonight to demonstrate to those of us who live on the east side of US 95 how you will represent us in Washington by the way that you represent us tonight. Everybody on the east side of US 95 are located in the First Congressional District. We'll find your name on the ballot. I would urge you to be mindful of the fact that the vast overwhelming majority of the people do not want this expansion of General Commercial.

One of the reasons why I don't like the expansion of the General Commercial is not only because the auto dealerships (inaudible) I believe we have enough, and as Mr. Larsen pointed out and Mr. Veltman adequately pointed out, we don't need anymore acreage for that. But also I don't want to see more taverns. I don't want to see taverns where we felt there weren't going to be any. I'd rather see –

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a bank on the Findlay piece. I'd rather see apartments there. I'd rather see a bowling alley. I'd rather see a florist shop. I'd rather see a (inaudible) cafés or something, what is zo, that is zoned for. That's what we need out here. I don't want to see a car dealership there.

And – another thing that really horrifies me, and I'm really serious about that term horrifies. I think that by changing the purple to red, it opens the door for other – areas such as the salmon-colored area around Elkhorn Springs. Doesn't it, does not that make it easier for those to be changed? I don't know, but it – it horrifies me. That's what this whole expansion of the red does to me. It horrifies me. It reminds me of one my favorite horror movies called the Blob. I – was reading the jacket on it tonight. Here's how it goes. This sums up my feeling about the expansion of the Blob. It's vile and malignant and untroubled by conscience and intel, intellect. The Blob does only one thing and does it very well. It eats up everything and anything in its paths. And tonight it wants to swallow the City Hall. I would urge you to stop the Blob tonight. Thank you.

AUDIENCE

Applause.

MICHAEL COLLINS

My name is Michael Collins at 8913 Colorful Pines. I live at Durango and 95, so I'm on the east side of the 95. I'm here to support it. I'm a teacher and coach at Centennial High School, and since being a teacher, Findlay Automotive Group has always been very supportive of high school athletics and high school activities. They've not only financially contributed to the school, but they also allowed us to use their car wash at their West Sahara office, and all the proceeds go to the students.

As a resident, I'm very pleased that a business of this type maybe developed in this area. The current zoning creates a much greater traffic problem due to the fact that the zone businesses would be opened late night hours and on weekends. With the increase growth in the area, a business like Findlay, with the reputation of quality service, commitment to the community, is a definite asset to the northwest. I support Findlay Automotive Group.

MAYOR PRO TEM REESE

Thank you very much.

RUDY DURSO

Councilman Reese.

MAYOR PRO TEM REESE

Yes, sir?

RUDY DURSO

Congresswoman, oh, I mean Councilwoman McDonald and Michael Mack and Councilman Brown, hiding behind that,

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and Councilman Weekly, I want to thank you for the opportunity to come up and speak.

I don't represent any dealerships or anything of that nature. I'm just the citizen that lives out there at 7644 Picnic Street, and it's no picnic anymore, in the northwest. But – I see here –

MAYOR PRO TEM REESE

What was your – name, sir?

RUDY DURSO

Rudy Durso, D-U-R-S-O. Durso. And I enjoyed speaking to you last week, if you recall.

And I looked at these maps, I don't have any notes, and I don't have figures, percentages, but there's something we're missing. These people saved money to buy a home and they wanted to get out of the City. What we're doing now was making wall-to-wall shopping centers. Where ever you turn now, it's a shopping center. I mean, I used to love when I first, I bought this home two years ago and it was nice. The desert was there and so forth. Now I'm driving through, I'm getting like Los Angeles. You're never out of the City anymore, and that's what's happening to Vegas. And I hate to see, we have a beautiful desert and I wish I would bought some of the land 30 years ago when they – offered it to me and I thought I was a smartie, I says, who wants to buy desert.

But anyway, what I think you should take into consideration, you've heard a lot of figures and a lot of well-versed men came up with terrific charts and so forth, I think you ought to take into consideration the people who bought these homes. The sacrifice to get the money to put it down, and then what you're doing you're making a city in a city. You know the worst thing, I don't know if you're familiar on – Farm Road and, you put a little shopping center in there, and they're going expand it and I spoke to a lot of homeowners there also. I'll tell you the street in a minute. You know that's a senior citizen, what do you call it. But anyway –

MAYOR PRO TEM REESE

A senior, a senior moment.

RUDY DURSO

A senior moment. Thank you Councilman. Anyway, now you know what you have hanging around there. It's, there's a Texaco station and then I was told that was brought in 10 years ago. Well, things have changed. That's where you come in. Change some of these things. If we're getting – a bedroom communities, let's leave bedroom communities. Let's not bring the City into them. I mean, I happen to be a Findlay customer. Very well pleased, and I bought two cars from, they treat terrific. I don't mind driving the 30 miles.

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See, I don't need a shopping center in my bedroom. I don't mind driving. You know why I like going there? I get a coffee and bagel free and I love going there for that. But I don't mind the drive. I don't need the – shopping center.

This here at Centennial that you have now is beautiful. I think just the way it is. It's nice. I think it's – going to enhance the community. I don't think we're going to have a lot of problems with it and so forth by bringing added traffic. I think just the way you folks have laid this plan out is beautiful. I myself feel it shouldn't be touched. And I want to thank you and I know it's getting late, so I'm cutting short. Lots of luck to you Councilwoman.

COUNCILWOMAN McDONALD

Thank you.

RUDY DURSO

Thanks.

MAYOR PRO TEM REESE

Thank you. Yes, sir.

ATTORNEY TOM AMICK

Thank you Mayor Pro Tem, members of the Council. Tom Amick, 3800 Howard Hughes Parkway. I'm here on behalf of the Montecito Companies of, we – are the owners and developers of the Montecito East projects, which is adjacent to the, to one of the proposed parcels for the expansion. We are going to be developing that commercial center very soon. We are waiting for the appropriate infrastructure to be built, and once that – infrastructure does go in, then we will be proceeding. We're not opposed to the expansion. As a matter of fact, we think that an auto dealership is an appropriate use there, especially giving the fact that it is adjacent to our parcel and abuts the freeway. We do have an interest in seeing that site developed and would like it to be developed simultaneously with our project if possible.

One – further point I'd like to add is, the principals of the Montecito Companies were involved in the original application on the Findlay piece, and it's our recollection that that application was withdrawn, not denied. So, just thought I'd like to point that out for the record. Thank you very much.

MAYOR PRO TEM REESE

Thank you. Just for the record. We'll allow you to speak. You're the only one that can speak twice. We've very patience, I think, to listen to everybody. So, if you make your comments, your re-comments brief, we will allow you, but nobody else can come up and speak.

THOMAS KINSORA

I just wanted to make this very brief, and I wanted to clarify something. I – had made a comment that we weren't represented in the particular area where we are that covers

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this area. And I was obviously referring to Michael Mack's inability to vote at this moment. And I just wanted to clarify on the record that I did not mean anything negative at all toward Mr. Mack. Not only did my wife work on his campaign, I'm a strong supporter of Mr. Mack. I – know him well. I know enough, I'm, know him well enough to know that he has a very big heart. He is very, he's cared a lot about the people in this area, and not only do I support but I'll certainly be on his side when he runs again.

MAYOR PRO TEM REESE

Thank you very much.

THOMAS KINSORA

Thanks.

COUNCILMAN BROWN

That's very nice.

ATTORNEY JAMES LEAVITT

Mayor Pro Tem, members of the Council. My name is James J. Leavitt and I'm with the Law Offices of Kermit L. Waters, and our address is 704 South 9th Street, Las Vegas, Nevada, 89101. We represent the two landowners of these parcels of property right here, the 2.04 acres and the 9.34 acres, which is part of the GPA which is pending right here today.

The GPA proposes to change that property from Service Commercial to General Commercial. We strongly agree with that, with – staff's comments, we strongly agree with the GPA at this point in time. And I just want to brief, very briefly offer – three reasons why we agree with it.

Firstly, this property when it was originally purchased by the landowner in 1978 was part of this Rancho Corridor, which has been previously discussed here today. That means it had a C-2 zoning designation. When it was annexed into the City, the agreement was that that same zoning designation would be respected. Now, of course there were different thoughts when Town Center was developed. However, we have an opportunity here now to revert that zoning back to what it originally was since 1978 and back to the same agreement, which was had at the time this property was annexed.

Now, the second reason that we strongly agree with this GPA is – this property is buffered. I mean, you can see right here that it's – got US 95 to the – east and on the – west it's got Buffalo. It's a perfect location for this type of development. And when we talk about this type of development, of course with the new General Commercial, we're going to see these – car dealerships. Now, a second, I believe that we've done substantial litigation out in this area. And this brings me to my third reason for why we

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support this GPA.

And in the research I've done on Town Center, the City of Las Vegas adopted this Town Center plan to encourage development. And this property, as it exists under this Service Commercial designation, cannot be developed. The landowners have attempted to develop it. That's why it sits vacant today. I think the reason for this GPA is to encourage this development. Namely a car dealership at that location.

And my, I want to make one final comment. Jim Veltman stepped up here, and he's the one who helped develop this entire Town Center concept. Even though he stated that this Council should stick with the plan, he pointed directly to these properties right here and said these ones probably should be changed. These ones are ripe for General Commercial, and we have two pieces of property here. A 2.04 acre and 9.34 acre. They're in one ownership. They should both be changed. There is absolutely no reason to simply change one and not change the other. Since they're on one ownership they should be developed together as one piece of property under one ownership. Thank you very much.

MAYOR PRO TEM REESE

Thank you.

COUNCILMAN BROWN

Mayor Pro Tem?

MAYOR PRO TEM REESE

Yes.

COUNCILMAN BROWN

I – need to clarify again, as I did with Mr. Larsen. I understand your first point, I understand your third point, but your middle point, as far as the entitlement when it was originally zoned and all that, that is a mute point now. And it simply is because we're gone through tremendous public hearing process over four years. If the justification, and our counsel has guided us to the point that we are going to expand, but if the justification is to expand this piece because of a prior entitlement or a prior litigation, I think – that should be taken off the record. Because I get, that – it's completely different.

The other two points at least had some justification and validity towards the arguments that are before us today. But we made a decision to create Town Center. We've made a decision to clean up the Rancho Corridor, as far as GC new auto dealerships, and now we are at a point where we're going to do that. Do you acknowledge that?

ATTORNEY JAMES LEAVITT

Oh, absolutely. And I – apologize. I did not mean to –

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COUNCILMAN BROWN

No need to apologize. I just, whenever an attorney represents himself as an attorney, I just want to clarify for the record where we're going on this.

ATTORNEY JAMES LEAVITT

The – purpose for that is –

COUNCILMAN BROWN

And I appreciate that.

ATTORNEY JAMES LEAVITT

– and maybe I should explain further is, I mean, I don't appear at a lot of these hearings, but I do watch them on TV. And one of the central themes, which is present in all of your decisions is – the issue of fairness. And I hear that often from the Council. I hear from the County Commission also is what's fair under these circumstances.

COUNCILMAN BROWN

Don't put, now, first of all, I, you had me there for a minute, but don't put this City Council in the same sentence.

ATTORNEY JAMES LEAVITT

I apologize.

COUNCILMAN BROWN

Fairness –

ATTORNEY JAMES LEAVITT

That's my second apology.

COUNCILMAN BROWN

Fairness over here at Stewart Street is different from fairness elsewhere.

ATTORNEY JAMES LEAVITT

And I understand that. I understand your position, but and – my point in addressing that previous zoning along Rancho Corridor was just the issue of fairness. And I think that – should be taken into consideration.

COUNCILMAN BROWN

Mr. Leavitt, thank you.

ATTORNEY JAMES LEAVITT

Thank you Councilman Brown.

MAYOR PRO TEM REESE

Yes, ma'am. This lady over here. Ma'am?

REBECCA RALSTON

Good afternoon. Rebecca Ralston, 7373 Peak Drive. I just wanted to come up and make a couple of points this afternoon.

To begin with, historically master planning, urban planning, has been really the concept of identifying certain areas, and -- identifying specific uses and the reason for this is so that you can have a successful urban fabric develop over years. We see throughout this Valley zone changes day after day. These are the results of an urban, either – one of two things: The lack of urban planning or an urban plan that has become outgrown. Neither one of these two things is

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apparent out in the Town Center.

The staff, as well as the community out there worked long and hard, many hours developing a successful master planning document that they saw would develop with the original vision that - many people spend out long hours working on.

To go through and spot zone areas, promotes urban sprawl as opposed to the development of a successful urban fabric. There isn't the density out there right now. There certainly is the capacity to let that plan grow out in the density that was originally seen. To go through and spot zone these areas also it starts to hurt the trust of the people who spent long hours investing time, energy, and the commitment to develop these plans and put a lot of interest into it. If two years, three years down the road the plan is yanked under, from under their feet.

One other - thing I'd like to emphasize is again the infrastructure out in the area. There were several conditions placed on the zoning of the original applicants that went out there: conditions on groundbreaking and a number of other things, developing the landscape, the buffer, etcetera, at certain time frames. That was done with the understanding and the intent that, likewise the City would come along on their heels and bring in things like overpasses and other things that were staged to - work with that development. Instead what seems to have resulted is, the staff is now distracted with a new master plan or a new - vision for this master plan that seems to have confused many of the developers who have made a commitment, many of the early investors out there.

It hurts some of their business deals that have come out as well. They were able to secure a number of these things based on a map that everyone saw as being a very successful strategy out there. Thank you.

MAYOR PRO TEM REESE

Thank you. Yes, ma'am.

PHYLLIS SCHWARTZ

Good afternoon. I'm Phyllis Schwartz from 1812 Paseo Overlook Court and good afternoon, well, good evening, Council, Councilmen and woman Lynette and Mayor Pro Tem. When I bought the land in question, this parcel right here for myself and a group, the two and four and the nine, three, four in 1978, which is 23 years ago, it had a C-2 zoning. Two years ago, it was taken away. We pay taxes like the homeowners pay taxes on our property and have since 1978 and have lived in town for the last 32 years and I've helped this area for many, many years as a real estate

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broker in selling a lot of the properties to homebuilders and to commercial users to make this a beautiful area.

There are some landowners who come to town and try to monopolize an area or dictate to people who have lived here for a long time their needs and their desires, which I can understand because as time goes on things do change.

I've been in litigation for seven years, seven long years, with NDOT, and I had two jury trials and they told me my land would be good for an auto dealership, and originally, I didn't know what I could use it for. They took my access. They took my dirt. They thought I was BLM. I had a 13 foot drop from Buffalo to go to my land, get out of the car on Buffalo I needed a 13 foot ladder to walk onto my land and put it down. They have since fixed it.

I come to you today to please allow me and my clients to do with our land what we've always had, what we have always had and what was told to us that we could use our land for. My land is located in an area that does not affect any homes. I am surrounded by auto dealership to the north. Mr. Scala and the Water Retention to the west, and the highway to the east and NDOT to the south of me.

I also agree with Jim Veltman on the southwest quadrant for auto dealership because he's the one who developed our plan and realized that we did not have enough area for auto dealership.

Now a lot of these parcels that are going to be zoned for auto dealership, not necessarily will be used in total for auto dealership, but they do want the zoning.

I thank you and I approve of the new plan and I appreciate the time and the opportunity to speak. Thank you.

MAYOR PRO TEM REESE

Thank you very much.

TODD FARLOW

Thank you. Todd Farlow, 240 North 19th Street, and that's why we're stinkin', smokin', chokin', smog comes all over my house when they built these places. Councilman Mack and Councilman Brown, Town Center was supposed to be something special. If you remember it was supposed to be pedestrian friendly. Pedestrian friendly cause of our enemy. What is the real thing that is missing in this entire map? Is there any future station for mass transit, any corridor for mass transit is gone? All you're going to do is put in more car dealerships to sell these two-ton four-wheel drive, one passenger tanks driving up and down concrete on a level surface. It doesn't make any sense. If you want to restrict

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these people to sell them, environmentally sensible car, that would be -- that would be another thing.

Truman Mitchell, a long time ago had a song called Big Yellow Taxi. One of the refrains is "pave paradise and put up a parking lot." And that's exactly what we're getting here. Town Center was supposed to be something special. This is not the way to go. Add more car dealerships is not it. Thank you.

MAYOR PRO-TEM REESE

Thank you.

JOHNNY VENTURA

My name is Johnny Ventura. I live at 601 Raintree Lane, about five miles, not even, about few miles this side of the proposed project.

Beautiful members of the Council, I'm all for it, 100%. Why? Progress. With all due respect on negatives, you can't stop progress. I've lived here 40 years ago. I was offered to buy a piece of land. I say no. I was a young stud just out of the Navy now I didn't. What I should have done is bought that piece of land. I had the GI Bill behind me, and all that, it would have cost me practically nothing. Today it's, uh, well, I'll start crying if I hear about it.

Anyway, relative to this gentleman who said something about a work unit fit into the automall in Henderson, he has to drive about an hour, hour and a half. If we get the automall here or where it's proposed he wouldn't have to drive that far.

Another thing is the creation of jobs. How can anybody say "no" to the creation of jobs, especially now when so many of them have down -- we lost so many because of the tragedy of September the 11th?

The, someone said something about someone wouldn't sell someone a piece of property. I vehemently disagree because most any piece of property is for sale. If the price is right, want to buy my house right now? I'll give you a price for (inaudible), I'll sell it to you. If the price is right, the property will be sold. Let's face it ladies and gentlemen, especially to those who don't want it, the bottom line is bucks. You got the money it's going to be bought.

Last, but not least, God Bless America.

DAVID FRANK

David Frank, Merck Merle Companies. Mayor Pro-Tem, Councilmen, Councilwoman, we have approximately over 100 acres in Town Center. We are in touch with retail, retailers throughout the country in reference to Town

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Center. Our company has over five million square feet in three different states and we've been talking to these tenants for the last twenty-four months and we've been before this Council for approval on two separate projects. The comments that I hear from almost every retailer is the fact that it's a wait and see, there's no growth there. And my feeling as a developer, who's been involved in Town Center for the last two years, who owns over 100 acres of land and who's been in touch with tenants from McDonald's all the way to Lowe's, the reaction from these tenants is, no, we're not interested in going to that area right now. My feeling is that if this proposal is not passed here tonight before all of you, we're going to end up with static growth, and that's not going to be good for anybody.

We do have Town Center requirements, so I realize that whatever property a dealership goes on, we'll still have to conform to Town Center requirements and those standards which were promulgated through the homeowners. But the reality is, if we're going to promote growth in Town Center, we have to have some commercial activity, and without commercial activity, you're not going to see retailers, and without the retailers, I'm afraid that this is just going to remain very static in the community. Thank you.

MAYOR PRO-TEM REESE

Thank you very much. Anyone else wishing to speak? Okay. We'll ask the Council members. Are there anybody that asks questions or comments at this time? Brown – Councilman?

COUNCILMAN BROWN

If we could close the public hearing.

MAYOR PRO-TEM REESE

I would just ask, Councilman, if you, if anybody has any questions that we can allow them to come up and ask us the questions.

COUNCILMAN BROWN

I prefer it that way.

MAYOR PRO-TEM REESE

That's fine. And then we'll close --

COUNCILMAN BROWN

And if anybody else -- Mayor Pro-Tem, pardon me. If anybody else wants to speak on the public record, speak now or forever hold your peace.

JONATHAN YOUNG

Good evening, Mayor Pro-Tem and members of the Council, Jonathan Young, 7373 Peak Drive. I have a question for staff as to whether they know when the completion date of the main transmission water line will be out in the northwest area.

COUNCILMAN BROWN

Mr. Selby.

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DEPUTY CITY MANAGER SELBY

We can get that information for you, if you'd like.

JONATHAN YOUNG

That's the driving force in the development out there right now. So I'm going to state that for the record.

Also, getting back on the vision of Town Center. I sat on many meetings, weekly at times, with Engineering staff on this project making sure that the original tenants, everything that was set forth was complied with. We don't want to lose that vision, it's very important. Until the two bridges are completed, Elkhorn and Tropical Parkway, we won't know whether this plan works. We've got to give it a chance as it sets. Thank you.

MAYOR PRO-TEM REESE

Thank you. Okay, we'll close the public hearing. Councilman Brown.

COUNCILMAN BROWN

Thank you. I'll try to get through this, but I do want to respond, not only to some of the specific comments, but also clear up some of the things that I feel very strongly that have been misrepresented through e-mails and neighborhood meetings and other opportunities to kind of confuse the issue. And to do so, I would ask the Council's indulgence because --

MAYOR PRO-TEM REESE

Councilman Brown, if I can just -- you looked at the clock. Please don't look at the clock. You can take all the time you need. We're here with you 'til quitting time.

COUNCILMAN BROWN

Thank you, thank you, Mayor Pro-Tem. First off, people keep referring to this as the Town Center Plan and the Town Center concept and it's not just what's inside this 2,000 acres, it's certainly the entire Centennial Hills and everything we're trying to accomplish out there. And since I had the opportunity recently to go back and check a lot of public records over the past two or three years and this is just one of four documents. I spent the last probably week going through just to make sure that there was consistency in a public record and that only went back to '98. So I kept going back and came across some documents and Mr. Veltman and some of the people in the audience will be familiar with some of these. I picked up something back in September of '96 which talked about what we're trying to accomplish in the northwest and it was a charette that talked Mr. Veltman and City staff and some of the property owners out there and they really spoke to housing, income, balancing growth, things of that nature. Some of the comments, make no mistake about it, growth is coming to the northwest without the proper planning mechanisms in place. The rapid development could result in uncoordinated hodge podge

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land uses. Therefore, it's crucial to the future of the northwest area that a plan provide for a balanced mix of land use.

So going back all the way to '96, this vision, which everybody has referred to tonight in one way or another, pretty much began and Mr. Veltman indicated it might begun as early as '95. Some references are back to '92, '93 when the Beltway was first talked about out here.

The next documentation was in '96 we, let's see, took that charette and put it into some design standard proposals and it references Town Center. This document again dated 10-24-96 talks about Town Center, the heart of the northwest planning area is the Town Center concept. The Mixed Use development category is of high intensity due to the intersection of two freeways systems and the Town Center we anticipate major mall facilities, shopping areas, power centers, higher density residential uses, business parks, office parks, employment land uses and the apartment, condo developments.

When you think of this area, think urban due to the nature of the surrounding freeway systems. This is the center where the northwest Spaghetti Bowl occurs. Because of the complex nature of the area, we recommend that the area receive special design standards and continued study.

It talks about the importance of job creation and transit rows, and that's back in '96.

In '97, and it's May of '97 right through September of '97, and I came on board in June of '97. The Town Center concept became better defined as we started to put in writing not only the concept, but some of the steps we could get to where we wanted to go.

And the concept defined May 13, '97 and didn't change too drastically over the next three months, but Town Center shall be a Mixed Use development areas with uses including, but not limited to major mall facilities, shopping areas, power centers, single, multi-family residential, planned business, office, industrial parks, gaming, entertainment and recreational facilities.

The concept was created for a Town Center community that has a healthy mix of homes, shops, workplaces. Everybody has a different interpretation of what that vision is. Some people have said there's a pedestrian friendly main street. That component's still alive in our Town Center concept. It was originally envisioned to start in the southwest

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quadrant and move into the northwest quadrant, but pretty now it's focused in the northwest quadrant with the Montecito Company. Mr. Shulman has at least a few renderings of just that, a Town Center, a main street, pedestrian friendly shops that was talked about five years ago. But it also referenced, even back then, that this is where we're going to not only encourage, but mandate, everything go inside, everything that people don't want in their neighborhoods.

And Mr. Knight, if I could reference one of Councilman Mack's and our favorite map, if you could put that up on the overhead. Many of you have seen this map, but the impact of what this map shows could have been, and would have been, over the next twenty years in the northwest, cannot be understated.

Now based on traditional development patterns in Southern Nevada, and in the northwest quadrant, Centennial Hills, is what map we're looking at, those red areas are where the traditional commercial development would occur, on your major streets, on your major section line intersections.

All those clusters of commercial node are things that, not definitely would have happened, but there's a pretty darn good chance that a lot of those development patterns that you see right there would have in fact happened. And many of them go through two of the largest rural areas in the entire Southern Nevada valley. Town Center stopped that. Town Center, let's not allow that to happen. Let's try to create this new vision, as so many people have talked about.

And we can be criticized, it's very easy to criticize. I could criticize staff and this Council and the neighborhood meetings by just going back over four years of transcript and finding pieces of things that a person said. Taken independently of everything that was going on, it's very easy to criticize, extremely easy to criticize. In fact, we have some consistent critics out there, but you live with it, you really do.

Let's talk briefly, I don't think I can be brief, briefly about the good things that have happened for five years and I want to start with what I think most of us in this room care about more than anything else, and that's the protection of our investment, which in most cases means our homes.

Chris, if you could put up that bigger map. Now, when I came on in '97 there was a tremendous pressure for rooftops out here because I don't think anybody has

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disagreed in any of the past minutes and today and in the future rooftops will not going only drive the commercial in Town Center, but they're going to make it successful. More rooftops, fastest the rooftops get out there, more integrity of the commercial plan and ultimately the preservation of the northwest. But there's just a couple of things that have happened in the four years that so many people seem to forget, especially those that want to say that it's impossible to accomplish this dream called Town Center.

And I'll start way out in the northwest. I don't know if Beverly Blaskey's still here, but she was here this morning on something. In the northwest the Iron Mountain Ranch area, Chris if you could – that area and then just south of that, the Lynbrook area, I think there's a total of probably six or seven hundred acres plopped right down in the middle of a lot of rural areas, some urban residential areas, but in that entire development there is not one node of commercial, not one 7-Eleven, not one tavern, not one bar, not one apartment, not one condo, not one townhouse. Single family detached product from an entry level right up to executive homes from 4,000 square foot lots right up to half-acre lots.

Not too many people have thanked us, other than those people that worked over 14 months at the first go-around and probably the last eight months with Councilman Mack. It would have been so easy when that development went bankrupt, and belly up, it would have been so easy to sell off some commercial nodes to generate what we wanted to accomplish out there, but we held true.

Moving into the Gilcrest area, and this is one of our favorite areas. For many of you there remember the December 1st, 1999 Findlay Auto dealership application here, one of the public speakers was Janie Greenspun-Gale and she was very vocal; wrote a wonderful article about me, if those of you that remember it. But she brought up an important point. She didn't disagree what we were trying to accomplish in Town Center, but she wanted some guarantees that would protect that area, and not only her area, but over in the western part of the expressway too, those large greenbelt rural areas.

Well, the latest two single-family residential developments in the heart of her neighborhood, Toll Brothers, came in, Chris, it's a little bit further, yeah. Toll Brothers came in at 1.49 units per acre. And I think their starting price was about \$480 to \$500,000, their starting price. Just north of that on 80 acres Pulte is in with a 1.99 half-acre custom home development. These are the things that a few years ago

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people said it's never going to happen. You're going to let things bleed. It's going to change the whole character.

The State park, and shame on the people who forget about this, and you know who you are. One of the first challenges our staff faced when I got into office was the fact that there was over 100 acres, probably still is a couple hundred acres up there in the midst of Tule Springs and the Floyd Lamb State Park, of privately owned land.

Now we worked hard, we, this Council and this staff worked hard to pull a lot of that privately owned land down towards Durango, down towards Grand Teton, and literally with the BLM, the State parks, the neighborhood input, and the development community, created some real synergy out there, where we protect the integrity of that park in perpetuity and allow the development to happen out in an orderly fashion. Happening, by the way, around 2.0 to 2.49 units per acre, which no one said we could do and yet probably the hottest selling product out there, the John Lang Homes out by the park, just phenomenal.

That's what's happening in the residential area east of the Beltway, north of the Beltway, east of 95, and if anybody in the room today or if anybody out there is watching and listening, wants to challenge what this Council has done residential, bring it on. We have done what everybody said was impossible. We have not only protected and preserved this area, but we have created an environment in the housing industry that is unsurpassed in southern Nevada. And most importantly, understand that this is piecemeal development. It's easy to go to Summerlin or to take down 1,500 acres of BLM land and plan every tree and every driveway in every house. We have done it with hard work and cooperation from the neighborhoods and the development community. So if someone is Elkhorn Springs or Spring Mountain Ranch or in a half-acre custom home or a ten-acre ranch, we don't care. We treat you and protect you equally and if anybody wants to contest that, bring it on.

West of the 95, and certainly along the Beltway corridor, we are doing the same thing, and as that last speaker brought up, right on point, that water line is holding up a lot of those rooftops. That water line is actually going out to Spring Mountain Ranch to complete that master plan community, is critically important to the development of rooftops west of the Town Center boundary and inside the Town Center boundary. I hope that line gets built as quickly as possible. It seems to be the development community's coming on line.

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And the final point on the residential of this map, please, call, write, e-mail your County Commissioners. We have on the table at the County an Interlocal Agreement that throws down the hammer and seals in writing between our agencies, the County and the City, the protection, the further protection of the rural areas and the acknowledgement that urban development is happening out in the northwest. There are some gives and takes in that agreement that have never been done between City and County before.

We lost a 4 - 3 vote. We're going back around this time and I would hope that everybody that has a stake in the northwest supports Commissioner Maxfield in his efforts to do that. That's residential.

Commercial. Everybody would, again if you'd say what do you expect Town Center to become, many people will go right to that main street and say, that's what I want. Well, there'll be a component like that somewhere down the road when the market demands it, when someone is going to make that investment and put that component in. But from day one, and the public record shows it, we have talked about, you're going to see gas stations, you're going to see big box retailers, you're going to see auto dealerships, you're going to see a host of things, but we want to do it differently. We want to up the design standards, the infrastructure, the landscaping, the aesthetics, the setback, the pedestrian access through here. No one ever said we weren't going to have a Super Wal-Mart out there, but look at Super Wal-Mart as the first anchor tenant out there. I have yet to see that parking lot under parked. It's been a smashing success and that in turn is going to drive to the dealership, it's going turn, drive to the restaurants and some of the internal activity in Centennial Hills, Centennial Center. That commercial is happening.

Out in the northwest, northeast quadrant, we see bricks and mortar going up, some neighborhood shopping going up. Hopefully done to a different design standard, but the commercial, although slower than we'd like, is certainly on track. We have over 1,500 jobs, I know in Centennial Center, and going back to a real foundation to protect and preserve the neighborhoods; and secondly, to create an employment base. Everyone's brought it up today, Mr. Veltman right up to some of the people that spoke with recent memory. We want to create jobs. We want to have people buy their homes here, live here, go to school here, work here, play here. That's part of the Centennial Hills plan. Not easy like Summerlin or Green Valley or some of these master planned communities, incrementally

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assembling land, working with developers to try to get some synergy.

So the commercial, albeit somewhat slower than we had hoped, is successful, and I would challenge anybody to a debate if they feel differently. Stephen and some of the neighborhood watchdogs have been right on point where we have, the City, we have been lapse in some of the enforcement of those design standards, but we'll get there, we'll get there.

Any finally the infrastructure, I think that's certainly a valid point. We're disappointed that the infrastructure is not up and operational, that water line is not in, that Tropical and Elkhorn are not in, but it's working not only with the City and the County, NDOT and the Feds, we're still on track.

Durango is under construction. Tropical will be under construction soon. You see the expansion in 95 out in the northwest. We're slow, but we're on track, and it all comes down from my perspective knowing that I've been involved in this for going on seven or eight years, and going back and spending more than a few hours going through public transcripts, I really challenge anybody to question our intentions. I challenge anybody to question this Council getting off track of what this vision has started. We're doing something out in the northwest that hasn't been done before. That's my, Mayor Pro-Tem, that's my opening statement, as the groans come in.

Secondly, and I want to defer to Mr. Jerbic because there is a lot of valid statements made as far as the number of dealerships and where they're allowed and how they're allowed and how many pads, but I just want to make sure that the record's clear that your recommendation to this Council today is to expand the GT-TC designation.

CITY ATTORNEY JERBIC

That is correct. I think it's fairly simple to state that if you take away a number of sites up and down the Rancho corridor which occurred about a month and a half ago, there needs to be some serious consideration to increasing the amount of available land where you now want them to make up for some of that. I think that that was the direction that this Council started on when you started on the path of making the record that Town Center is where you wanted car dealerships located and that continues to be our recommendation tonight.

COUNCILMAN BROWN

Very good. I want to state a couple responses to some of the people that did ask questions. First off, I'd like to thank Mr. Larsen. He spent some extra time with me on, although

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the comparisons with the Henderson Auto Mall were important, it certainly wasn't the only thing we were taking into consideration, but I appreciate the fact that he spent a lot of time and did a lot analysis and research above and beyond what was asked of him and he brought up a lot of certainly critical questions.

One of the things that I do feel very strongly, and Councilwoman McDonald brought it up, this expanded GC-TC is not solely for dealerships. We hope that it enables the opportunity for more dealerships and a dealership auto mall to be created, but there are other things that certainly are going to become part of GC-TC.

So it's not just acre for acre. I think when we got too far into that analysis there was some pretty good arguments on both sides. And when both sides are putting forth good arguments, it's probably a point that we just have to move beyond.

He also talked about the synergy, which I think is critically important. As an aside, and some of the people brought it up as far as this auto mall. There has been e-mails, there's been a couple neighborhood meetings, there's been statements that this is the first time we've ever talked auto mall since the litigation back in June.

Just go back to the public record. Auto malls have been referenced in our documents all the way back to '98, and if I looked harder it'd probably go back to '97; '98, '99, 2000, 2001, the auto mall term was used for Town Center, make no mistake about it. It's not as clean and as pure as going out and finding a hundred to a hundred and fifty acres, but if you lifted up the Beltway interchange, we're trying to create that synergy that Mr. Larsen talked about. We're trying to create that at least access; and again, we didn't start with zero. We didn't start with a blank canvas. We started with three, possibly four, dealerships elsewhere. In fact, as our Council has brought forward, it was a legitimate issue that came up versus this Zoning Entitlement versus the General Plan for Centennial Hills. That's what drove us to the point today that we're expanding the GC-TC.

And I don't think, and I consider Mr. Veltman a friend, I don't think anybody back in '95 in creating this vision said: What about the Entitlement for GC zoning along Rancho down on Craig or Cheyenne. I don't think anybody had the foresight to go beyond this corridor and really evaluate the peripheral impacts. There's no fault there. I think everybody was focused on the right thing, but that's part of the reason we're here today is that.

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Manny, if you're still here, you probably are as passionate and consistent a person and you don't ever apologize to your neighborhood, to other neighborhoods, to this Council. You have been outstanding, as not only a citizen, and certainly as a representative in the northwest, but you've always been fair, and that's a term I heard earlier. You've been fair in your criticism and you've been fair in your praise and you know, as well as many of your neighbors that have been with us from day one, Timberlake is near and dear to our hearts because you people started Town Center. You didn't know you started Town Center, but you bought your homes and then Town Center grew up around you, and the only thing I can hope for is something that we talked about years ago is that Rose Barton, now that she's homesteading in Pahrump, bought her home in Timberlake for \$220,000 and sold it for \$290,000, and I know she put a lot of investment into that house by just the fact that she's in Pahrump spending that excess money is a good sign. There's hope that Timberlake can be what we want it to be and don't ever apologize for anything you do here, especially before this Council, and likewise to Stephen.

Stephen, you've been, you get a little loud at times, but you've been very consistent and I respect the fact that you were at every meeting. You could name the meetings, the Deskin meeting, the Cimarron High School meeting; you were at all of them.

Also as a side note, I don't know Mr. Kinsora, but the fact that you came up and put those remarks on the record for Councilman Mack takes, I respect you for doing that. You didn't have to and I certainly respect you for doing that.

Mr. Veltman likewise. Most of the stuff I researched for the past five years had your stamp on it, your name on it, and I still believe what you started five years ago is going to truly become over the next fifteen, twenty years, something that we all can be proud of. I mean that sincerely.

And for the new people in the room tonight, remember, I've upset the Schwartz's, I've upset the Findlay's, I've upset the Marsh's, I've upset Mr., I don't think I've, the Courtesy Group, but I've upset just about everybody at least one time around with what I felt was consistent in what we're trying to do here, so I have no dog in this fight. If someone, as an e-mail accused a few of us, of siding before this hearing took place, I can assure you that's not the case. I'm trying to be consistent, as I was in '97 as I will be in 2001.

I don't usually like to agree with Carol LeDuc, but I think I

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will just because Carol brought up the word that I think is more important than anything else we're talking about and that's the integrity of Town Center. That's what has to be preserved today and I don't think by expanding this for counsel's guidance and trying to build some equity and fairness into this expansion I don't think we lose sight or lose grasp of that integrity that we're trying to maintain.

Mike Monahan, I still like you to disclose when you criticize us that your little S-curve neighborhood has always been in the County. We have tried for years to get, well, not now, the previous Commissioner out there, we had problems with the S-curve, C-curve, grid system, cost us about three years and now we're back to the S-curve. I hope that likewise your investment, the other investments inside that area can be preserved, but understand that was never part of Town Center because we were afraid to go in there, and to answer your question, I don't think we're ready to go in there yet until that final S's alignment's taken care of. We did, with Councilman's help and the RTC, we did go in and try to mitigate some of the impacts we at the City caused with the S-curve alignment.

The willing seller/willing buyer started a brand new concept at the RTC. Against some of the opposition on that board we got that through. Didn't make everybody whole, but from day one I spent a Sunday evening in the neighbor's home five years ago trying to say that we'll do the best we can, but don't ever forget to mention that you're an unincorporated County resident that comes to the City for your help and your guidance. And again, likewise, I hope things work out for you and support the interlocal, please, as best you can.

So, those were all my opening statements, my thank yous to the speakers. Now I will get to what my recommendation will be, and my recommendation will be expansion. I don't think that's going to come to a surprise. I have taken about three or four different versions from staff and tried to focus in coming into the meeting and certainly with the testimony today on some key areas.

One is, part of my recommendation will be to take the 60 acres of that, Chris, if you could go, that we're putting back to Civic. Part of my recommendation will be to put that General Commercial/Town Center and Service Commercial/Town Center to completely Civic because there's real plans there. The School District, the Deputy Superintendent, Lynne Paul, feels that this is an ideal spot for a vocational school. He feels that inside Town Center is exactly where a vocational school will best be suited. Some people disagree with that and that's fine, but I have to go to

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the School District. Councilman Mack was in the meeting and they were pretty adamant about this is a great spot for them. We want an Interlocal with the School District and combine their traditional high school athletic fields that aren't a part of a vocational and build an additional City park. It's a great area. It also serves as a great buffer to some of those neighbors back there, so that certainly will be part of my motion.

West of the Durango loop, just west of the Bartsas property. Mr. Marsh has, I think he has ownership of that whole detail. I am recommending nothing be done in that quadrant, or that area, simply because that west of Durango piece really needs to be looked at as a whole. To do something today with that corner, and even the additional property owned by Mr. Marsh, may set something in motion all the way to the S-curve that I'm not sure staff has a chance to evaluate, and we have not really concentrated on that area and, therefore, I don't want to include that in my motion. I think that will remain the same.

East of the expressway my recommendation is going to be to include the, for lack of a legal definition, the Findlay piece, not only the property he owns, but there's a remnant County piece, that I think becomes landlocked. I would like to also include that in the recommendation.

And the final piece that I would like to put into it, but on a very, very limited basis, is the triangular piece, for lack of a legal description, the Schwartz' piece. I want to somehow designate a six acre triangle moving from the north southerly, and if you can imagine it moving down six acres southerly and then directly across because I think the entire piece is 80 to 100 feet away from a home and if we do that entire triangular piece I think our proximity to the neighborhood will be a little too close. So I guess, staff can come back with a legal description, but the six acres on that triangular piece that is farthest away from the neighborhood.

I would also offer to the property owners, and perhaps Mr. Leavitt as their representative, back in March of 2000 a sketch of that parcel was put forth on the public record that basically took the Buffalo alignment off your western portion of the property and put it onto the frontage. I would just ask that that be reconsidered in any kind of planned activity on that site, and I'll put that into the record. We can share that with Mr. Leavitt later on. I have an extra copy.

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Mayor Pro-Tem, that's going to be, Mr. Knight, is there anything else I'm missing here, please.

CHRIS KNIGHT, PLANNING AND
DEVELOPMENT

Yes, sir. I think that **the area to the south of the Wal-Mart, in this area here, is currently SC and you may want to consider going ahead and leaving that as GC as well.**

COUNCILMAN BROWN

And that would also be in my motion. The criteria that was raised earlier and that was evaluated over the last week, at least from my perspective, two of the primaries were, three actually, the third is the result of the first two. One was the proximity to either the Beltway or 95 and in conjunction with the proximity to the neighborhood.

The Findlay piece, their easterly-most border is still, I'm guessing, a couple hundred feet from the neighborhood, which I thought was very important that that neighborhood in fact came in support of that addition.

And likewise, the Schwartz piece. If it was brought all the way down to, I think, where their property ends, the proximity to that neighborhood was just a little too close.

And e-mails and a lot of calls that I received on the Ann Road/95 piece that's currently, I think it's currently owned by NDOT across the highway to the west. I just thought that was inappropriate because there have been some commitments made to the Canyon Creek people and Painted Desert on aligning that, on the type of product we're going to encourage, so certainly has proximity to 95, but I think the proximity to the neighborhood influenced my decision to keep that out of the picture.

So Mayor Pro-Tem, if there are any comments or questions from my colleagues, or counsel.

MAYOR PRO-TEM REESE

I am just make a quick comment. I am going to support the motion. I want to thank Councilman Brown again for doing his homework. I think that this exemplifies the kind of representative that we've had out in the northwest since I been an associate of Councilman Brown on the Planning Commission and on the Council. I've been at many meetings with Councilman Brown and I know that he always takes into consideration the residents. If you can see here today, his motion to me definitely takes into consideration those residents that live close to this extension of the red in the map here, so I want to thank Councilman Brown for doing his homework and I will be supporting the motion.

COUNCILMAN BROWN

Mr. Knight.

CITY COUNCIL MINUTES
MEETING OF
OCTOBER 17, 2001

Page 61

VERBATIM TRANSCRIPT: ITEM 103 – GPA-0019-01 – CITY OF LAS VEGAS

CHRIS KNIGHT, PLANNING AND
DEVELOPMENT

Yes. We have a couple other questions for you, since it's difficult looking at this map to know what's existing and what is not on this map because it appears to show some as existing. The existing area right now and the Service Commercial we would question. This is the area that I was referring to, the Service Commercial. There is an area here that is Service Commercial, whether or not you would want to include that. It does show up on the map that you were looking at earlier and then the north half here of the six acres. And then the other question is, do you want to consider the Nevada Dodge because it is already existing as a car dealership? That's, it's your prerogative, but we just wanted to point those out.

COUNCILMAN BROWN

The smaller piece, Mr. Knight, the smaller piece referenced up by Tropical, I would include that in for the reasons stated before as far as no proximity to the neighborhood and the proximity to the Beltway. I don't want to go back and retro an existing dealership in the fact if that goes out of business and it sits on a, in the Centennial Hills/Town Center, we may have a little more leverage as far as what would go in that property.

MAYOR PRO-TEM REESE

Very good.

COUNCILMAN BROWN

Mr. Jerbic, is that enough of a description to set forth in a motion?

CITY ATTORNEY JERBIC

Actually, I'll direct it over to Planning. I think for purposes of the motion it's clear, as long as Planning understands it as well. Very good.

MAYOR PRO-TEM REESE

Planning, that was thumbs up. Mr. Genzer, that means yes? They shook their head, does that mean yes too?

CHRIS KNIGHT, PLANNING AND
DEVELOPMENT

Yes, sir, we understand it, we have.

COUNCILMAN BROWN

Mayor Pro-Tem, thank you and my colleagues for their patience. I know this was a lengthy hearing, but again, critically important to what we're trying to accomplish out there. And I sincerely thank each and every one of you that took the time to come out this evening.

MAYOR PRO-TEM REESE

Thank you. You heard the motion. Please cast your vote. Post please. **Motion carries. (Unanimous with Mack abstaining because he has a financial interest with Joe Scala, who is a participant in the Town Center area, and Goodman and M. McDonald excused)**

**CITY COUNCIL MINUTES
MEETING OF
OCTOBER 17, 2001**

Page 62

VERBATIM TRANSCRIPT: ITEM 103 – GPA-0019-01 – CITY OF LAS VEGAS

(END OF DISCUSSION)

/ac;da

City of Las Vegas

Agenda Item No.: 104

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: OCTOBER 17, 2001****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REVIEW OF CONDITION - AR-0012-89(3) AND AR-0016-90(3) - GEMINI, INC. ON BEHALF OF THE LADY LUCK HOTEL/CASINO - Request for a Review of Condition Number 1 of AR-0012-89(3) and AR-0016-90(2) WHICH REQUIRED THE TEMPORARY STRUCTURES TO BE REMOVED BY OCTOBER 21, 2001 located adjacent to the northwest corner of Ogden Avenue and 4th Street, (APN: 139-34-510-030), C-2 (General Commercial) Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY - APPROVED subject to conditions - UNANIMOUS with GOODMAN and McDONALD excused

MINUTES:

ATTORNEY ROBERT GRONAUER, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, requested that the item be trailed to give GREG BORGEL, 300 South 4th Street, time to arrive.

MR. BORGEL thanked the City Council for their courtesy and concurred with staff's recommendations and conditions.

TOM McGOWAN, Las Vegas resident, appeared to speak, but MAYOR PRO TEM REESE informed him that this was not a public hearing item.

**Agenda Item No.: 104**

CITY COUNCIL MEETING OF OCTOBER 17, 2001
Planning & Development Department
Item 104 – AR-0012-89(3) AND AR-0016-90(3)

MINUTES – Continued:

MR. BORGEL acknowledged that a Site Plan Review in the nature of a Master Development Plan for the entire project will be submitted to staff. Additionally, the temporary structure will be removed upon the City's approval of the Master Plan.

COUNCILMAN WEEKLY thanked the applicant for meeting with him.

There was no further discussion.

(1:07 – 1:08/1:55 - 1:57)

3-213/5-1927

CONDITIONS:

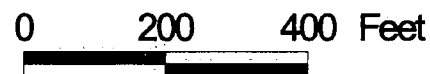
Planning and Development

1. The applicant shall submit an overall Site Development Plan Review by November 6, 2001, that addresses the following issues:

The integration of the uses currently occurring in the temporary structures into permanent facilities on the site. The temporary structures shall be removed from the site by October 17, 2002.

The development of the portion of 3RD Street proposed to be vacated under VAC-0030-98.

2. Site development to comply with all applicable conditions of approval for AR-0012-89, AR-0016-90 and all other site-related actions.



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



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: OCTOBER 17, 2001****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: AR-0012-89(3) and AR-0016-90(3) - Gemini, Inc. on behalf of Lady Luck Hotel/Casino**

**** CONDITIONS ****

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

Planning and Development

1. The applicant shall submit an overall Site Development Plan Review by November 6, 2001, that addresses the following issues:

The integration of the uses currently occurring in the temporary structures into permanent facilities on the site. The temporary structures shall be removed from the site by October 17, 2002.

The development of the portion of 3RD Street proposed to be vacated under VAC-0030-98.

2. Site development to comply with all applicable conditions of approval for AR-0012-89, AR-0016-90 and all other site-related actions.

AR-0012-89(3) and AR-0016-90(3) - Page One
October 17, 2001 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request to allow the continued use of temporary structures on the Lady Luck property. The applicant has justified this request for the following reasons:

- 1) The property has changed ownership. The new owners are in the process of developing a master plan for the entire Lady Luck property and would like to continue to use the structures in order to integrate replacement facilities into their overall plan.
- 2) Surrounding development (Neonopolis and the City Hall Expansion) is still under construction and the presence of these temporary structures in no way is aesthetically offensive to the current situation.

These temporary structures have been located on the east side of the Lady Luck site since 1990. The temporary tent is used for group meetings and entertainment for large parties. The tent is made of a heavy vinyl material and is 12,000 square feet in size (88' X 118') with an attached 20' X 30' accessory tent. The adjacent temporary trailer has a masonite exterior and is used as a dressing room.

BACKGROUND DATA

- | | |
|----------|---|
| 10/04/89 | The City Council approved a request for an Aesthetic Review (AR-0012-89) of a temporary tent structure. A condition of approval required the structure to be removed from the property no later than September 14, 1994. |
| 01/02/91 | The City Council approved a request for an Aesthetic Review (AR-0016-90) of a temporary trailer. A condition of approval required the structure to be removed from the property no later than September 14, 1994. |
| 09/21/94 | The City Council approved the continued use of the temporary tent structure approved under AR-0012-89 and the temporary trailer approved under AR-0016-90. A condition of that approval required the use of both structures to be reviewed in five years. |
| 10/20/99 | The City Council approved the five-year required review to allow the continued use of the temporary tent structure approved under AR-0012-89 and the temporary trailer approved under AR-0016-90. A condition of that approval required the structures to be removed by October 21, 2001. |

AR-0012-89(3) and AR-0016-90(3) - Page Two
October 17, 2001 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	C-V (Civic)	Parking
South:	C-2 (General Commercial)	Parking
East:	C-2 (General Commercial)	Commercial (Neonopolis)
West:	C-2 (General Commercial)	Hotel

ANALYSIS & FINDINGS

Since the property has changed ownership, and the new owners have indicated that they are in the process of developing a master plan for the entire site, staff finds there is adequate justification to allow the continued use of the temporary structures, and recommends approval of this request. Because the applicant has stated that the removal of these structures is linked to the development of the site master plan, it is staff's recommendation that the continued use of the temporary structures be subject to the applicant submitting an overall Site Development Plan Review by November 6, 2001, that addresses the following issues:

- 1) The integration of the uses currently occurring in the temporary structures into permanent facilities on the site. The temporary structures shall be removed from the site on or before the date that the Certificate of Occupancy for Neonopolis is approved.
- 2) The development of the portion of 3RD Street proposed to be developed under VAC-0030-98.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Name of Property Owner: GEMINI, INC.

Name of Applicant: Lady Luck Las Vegas

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes ☐ No ☒

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

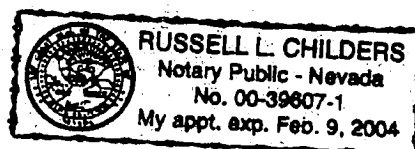
APN: _____

Signature of Property Owner/Authorized Agent:

Subscribed and sworn before me

This 26 day of July, 2001

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Name of Property Owner: GEMINI, INC.

Name of Applicant: Lady Luck Las Vegas

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes ☐ No ☒

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

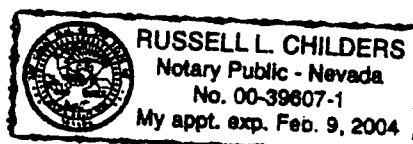
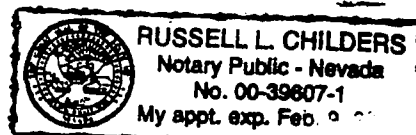
APN: _____

Signature of Property Owner/Authorized Agent: Richard L. Newby

Subscribed and sworn before me

This 26 day of July, 2001

Reynold A. Chitt
Notary Public in and for said County and State





**AR-0012-89(3) AND AR-0016-90(3) - GEMINI, INC. ON BEHALF OF THE LADY LUCK
HOTEL/CASINO - Northwest corner of Ogden Avenue and 4th Street.
SEPTEMBER 6, 2001 PLANNING COMMISSION**

City of Las Vegas

Agenda Item No.: 105

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: OCTOBER 17, 2001

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REVIEW OF CONDITION - PUBLIC HEARING - Z-0117-94(6), Z-0158-94(7) AND Z-0122-97(6) - THE CITY OF LAS VEGAS - Request for a status report from Kirkland Development and discussion and possible action regarding compliance with all pertinent original and amended conditions of approval for Rezoning applications Z-0117-94, Z-0158-94 and Z-0122-97 (the Lynbrook Subdivision site) on property located north and south of Farm Road, between Jones Boulevard and Decatur Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-PD2, R-PD3, R-PD5 and R-PD7 (Residential Planned Development - 2, 3, 5 and 7 Units per Acre), Size: 264.75 Acres, (APN's: 125-13-210-001, 002 and 125-13-610-001, 125-13-203-001, 002 and 125-13-210-001, 002 and 125-13-310-001, 003 and 125-13-710-001 through 010), Ward 6 (Mack). Staff has no recommendation

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 has no recommendation.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to extending the condition regarding the park improvements for one year [10/16/2002] - **UNANIMOUS** with GOODMAN and M. McDONALD excused

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

KIRK BRENDOLSON, appeared on behalf of the applicant and concurred with staff's conditions.

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

CITY COUNCIL MEETING OF OCTOBER 17, 2001

Planning & Development Department

Item 105 – Z-0117-94(6), Z-0158-94(7) AND Z-0122-97(6)

MINUTES – Continued:

COUNCILMAN MACK indicated that if the City were to take money from the developer at this point, there would be no place to apply that money at this time. Secondly, there is the PM10 problem. To grade it at this point would not make sense without having a plan to move forward. Additionally, there were some previous agreements with TERRY MANLEY and Champion Homes on sharing roadway improvement costs for Jones Boulevard on the Iron Mountain Plan. Hopefully this could also be resolved within a one-year period. Therefore, he recommended extending the condition regarding the park improvement plan for one year and working out the details of this commitment at that time.

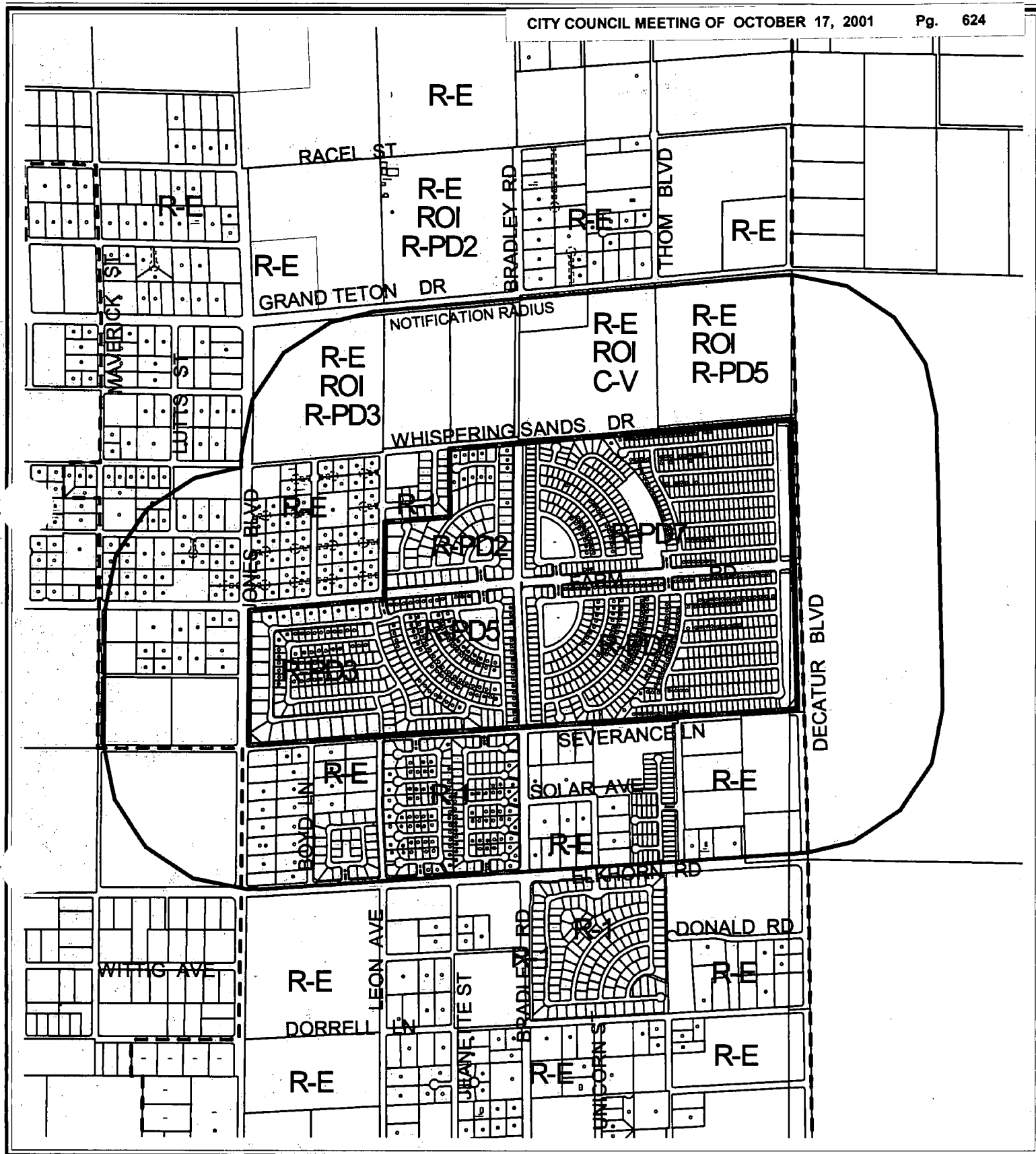
No one appeared in opposition.

There was no further discussion.

MAYOR PRO TEM REESE declared the Public Hearing closed.

(1:08 – 1:11)

3-258



CASE: Z-0117-94(6), Z-0158-94(7)
AND Z-0122-97(6)

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) UNDER RESOLUTION
OF INTENT TO R-PD2, R-PD3, R-PD5 AND R-PD7
(RESIDENTIAL PLANNED DEVELOPMENT
- 2, 3, 5 AND 7 UNITS PER ACRE

0 900 1800 Feet

105



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: OCTOBER 17, 2001****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0117-94(6), Z-00158-94(7) AND Z-0122-97(6) - City of Las Vegas**

**** CONDITIONS ****

Staff has no recommendation.

Z-0117-94(6), Z-0158-94(7) and Z-0122-97(6) - Page One
October 17, 2000 City Council Meeting

Staff notes that most of the subject properties have been sold to other residential development interests, and that as a consequence Kirkland Development is no longer in control of the majority of the Lynbrook Subdivision site.

**** STAFF REPORT ****

BACKGROUND DATA

- 02/09/98 The City Council approved a Site Development Plan Review [Z-0122-97(1), Z-0158-94(2), Z-0117-94(3)] for residential development on the subject property. Condition No. 10 of the approval required two lanes of paved access along Decatur Boulevard from the site southward to Ann Road prior to the issuance of any building permits beyond permits for 10% of the total 1,181 residences approved for the site.
- 08/16/00 The City Council approved a Review of Condition No. 10 of the Site Development Plan Review [Z-0122-97(3)] subject to conditions, including Condition No. 5 requiring the prior rezoning applications Z-0122-97, Z-0158-94, and Z-0117-94 be placed on the October 4, 2000 City Council Agenda at a public hearing to review the status of the project; the Master Developer was also required by the condition to submit a report to the Planning and Development Department a minimum of 14 days prior to the meeting indicating the status of compliance with each condition. Condition No. 4 of the Review of Condition required a public multi-use trail along Bradley Road to be constructed and landscaped by October 4, 2000.
- 10/18/00 The City Council approved a status report from Kirkland Development regarding compliance with all pertinent and amended conditions of approval for Rezoning applications Z-0122-97, Z-0158-94, and Z-0117-94 subject to one condition requiring a one-year review by the City Council of the status of a park improvement plan.
- 03/21/01 The City Council approved a Review of Condition No. 10 of the Site Development Plan Review [Z-0122-97(1)] subject to conditions, including four lanes of access paving must be in place on Jones Boulevard prior to final inspection of any dwelling beyond the 451st of the larger project.

Z-0117-94(6), Z-0158-94(7) and Z-0122-97(6) - Page Two
October 17, 2000 City Council Meeting

ANALYSIS AND FINDINGS

Staff finds that a written report was last submitted by the Master Developer on October 4, 2000 to the Planning and Development Department regarding the status of compliance with the conditions of approval of the rezoning applications Z-0122-97, Z-0158-94, and Z-0117-94, and with the conditions of approval of the Review of Condition [Z-0122-97(3)]. Staff found at that time that the Master Developer had met the requirements for Condition No. 3a, 3b, 3c, and 3d. As of the date of this report, no written report has been submitted by the site developers regarding the status of a park improvement plan.

NOTICES MAILED 761 by Planning Department

APPROVALS 0

PROTESTS 0

City of Las Vegas

Agenda Item No.: 106

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: OCTOBER 17, 2001****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REVIEW OF CONDITION - PUBLIC HEARING - Z-0064-00(2) - BRIAN NAAS -
 Request for a Review of Condition numbers 2, 3, 4 & 5 of Rezoning case (Z-0064-00) TO
 ALLOW RELIEF FROM ALL PUBLIC WORKS IMPROVEMENTS located at 1820 Willow
 Trail (APN: 139-19-704-008), R-1 (Single Family Residential) under Resolution of Intent to C-2
 (General Commercial), Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff
 recommend DENIAL of Review of Condition numbers 2, 4 and 5; and the Planning Commission
 (6-0 vote) and staff recommend APPROVAL of Review of Condition number 3

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****2****Hearing Officer Meeting****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****1****Hearing Officer Meeting****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend DENIAL of Review of Condition
 numbers 2, 4 and 5. The Planning Commission (6-0 vote) and staff recommend APPROVAL of
 Review of Condition number 3 subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

**WEEKLY - APPROVED subject to condition - UNANIMOUS with GOODMAN and
 McDONALD excused**

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

**VICTOR HARLAND, 1821 Willow Trail, stated that he resides adjacent to the applicant and that
 there is a lot of traffic coming and going into the property at 1820 Willow Trail. He presented
 photographs to that fact. Additionally, the applicant has been working from his residence
 without a contracting license. MR. HARLAND also mentioned that the entire area is a dust bowl
 and requested that it be paved. A resident on the south side requested that a block wall be
 installed between the two properties to reduce the noise.**

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

CITY COUNCIL MEETING OF OCTOBER 17, 2001
Planning & Development Department
Item 106 – Z-0064-00(2)

MINUTES – Continued:

MR. HARLAND emphasized that he does not oppose the applicant's business, but asked that the applicant comply with the original parking and landscaping requirements.

The applicant, TIM NAAS, 7409 Tempest Court, was surprised to see MR. HARLAND because he thought he had addressed his concerns. MR. NAAS clarified that he did not request the review of Conditions #2, 4 and 5, but would appreciate the Council's favorable recommendation of Condition #3. As soon as Condition #3 is complied with, a flood and parking analysis will be done, as well as a Traffic Impact Analysis alternative.

TOM MCGOWAN, Las Vegas resident, asked whether any violation of law was recorded regarding this issue.

TODD FARLOW, 240 North 19th Street, stated that he opposes rezoning requests, especially when they impact neighborhoods. COUNCILMAN WEEKLY clarified for MR. FARLOW that this is not a rezoning issue, but a review of condition. Staff worked diligently with MR. NAAS. In fact, many concerns have been resolved, including MR. NAAS's contracting license. Upon COUNCILMAN WEEKLY's inquiry about the timeline for the paving of the parking lot, MR. NAAS replied that he would schedule the paving as soon as the flood analysis is complete.

MR. HARLAND asked whether the parking would be situated diagonally and if a gate will be installed to screen the old vehicles. MR. NAAS replied that staff recommended that it be situated diagonally and there will be no gate. However, he is willing to take that into consideration. COUNCILMAN WEEKLY reiterated that staff would work closely with MR. NAAS to ensure that the conditions are met, and the street improvements completed.

There was no further discussion.

MAYOR PRO TEM REESE declared the Public Hearing closed.

(1:11 – 1:23)

3-360

CONDITIONS:

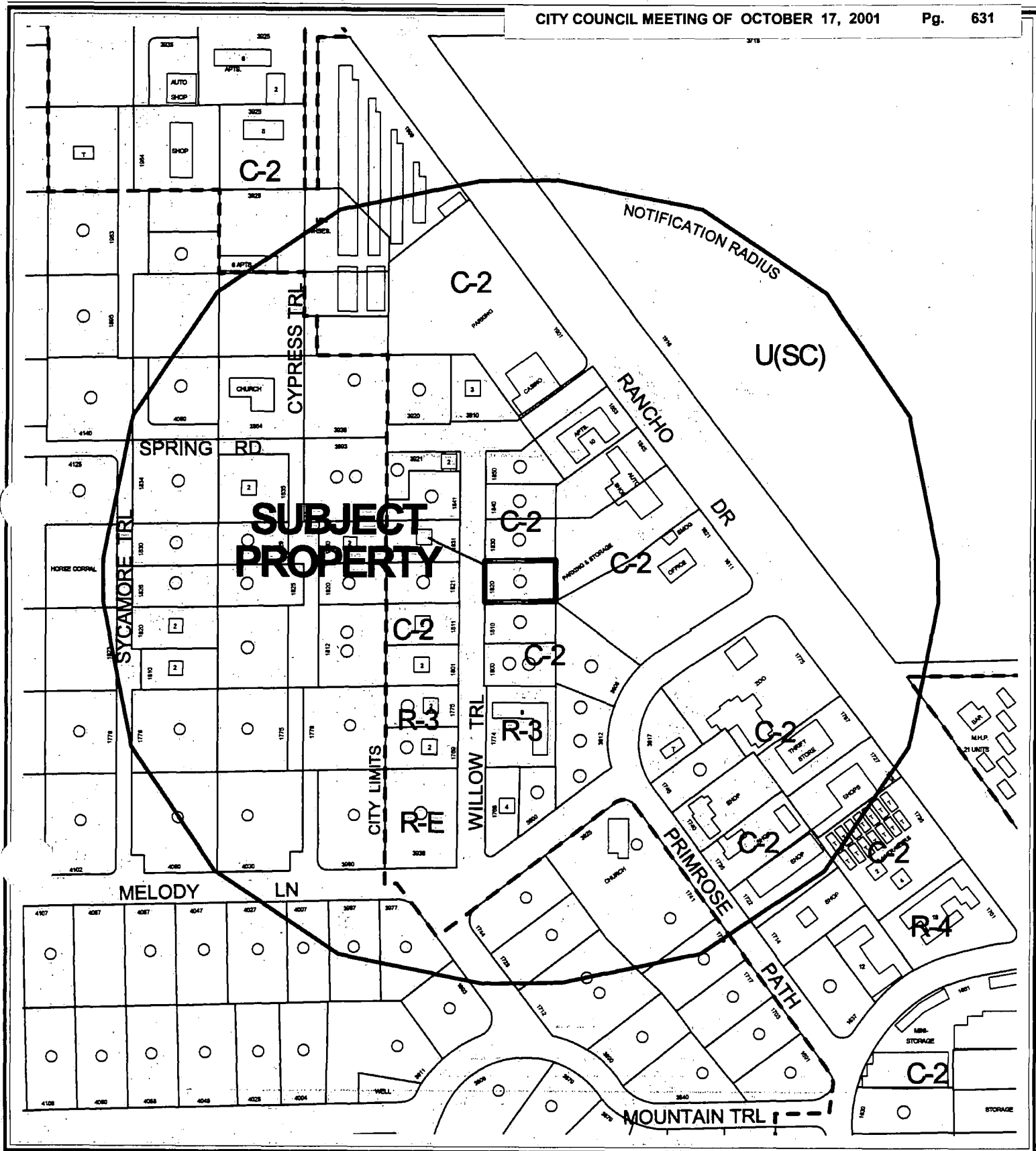
1. Original Condition of approval #3 shall be revised as follows: "Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, street lighting, permanent paving and possibly fire hydrants and sewers) on Willow Trail adjacent to this site prior to the issuance of any permits."

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

CITY COUNCIL MEETING OF OCTOBER 17, 2001
Planning & Development Department
Item 106 – Z-0064-00(2)

CONDITIONS – Continued:

2. Compliance with all other Conditions of Approval of Rezoning (Z-0064-00) and Site Development Plan Review [Z-0064-00(1)].



CASE: Z-0064-00(2)

RADIUS: 750 FT

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

UNDER RESOLUTION OF INTENT TO: C-2 (GENERAL COMMERCIAL)

106



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: OCTOBER 17, 2001****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0064-00(2) - Brian Naas**

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend DENIAL of Review of Condition numbers 2, 4 and 5.

The Planning Commission (6-0 vote) and staff recommend APPROVAL of Review of Condition Condition number 3, subject to:

1. Original Condition of approval #3 shall be revised as follows: "Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, street lighting, permanent paving and possibly fire hydrants and sewers) on Willow Trail adjacent to this site prior to the issuance of any permits."
2. Compliance with all other Conditions of Approval of Rezoning (Z-0064-00) and Site Development Plan Review [Z-0064-00(1)].

Z-0064-00(2) - Page One
October 17, 2001 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Review of Conditions 2 through 5 on an approved Rezoning [Z-0064-00(2)] for a small building maintenance, sales and service business, which required standard public improvements as required by the Department of Public Works. The applicant's justification letter states that he was not fully apprised of the conditions to be imposed and that the improvements required are out of context with the surrounding properties.

BACKGROUND DATA

12/21/66 The subject property was Annexed (A-0002-66) into the City of Las Vegas.

09/20/00 The City Council approved a Rezoning (Z-0064-00) and Site Development Plan Review [Z-0064-00(1)] for the proposed development on this site, subject to conditions.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	C-2 (General Commercial)	Single Family Residential
South:	C-2 (General Commercial)	Single Family Residential
East:	C-2 (General Commercial)	Commercial,
		Automotive and Office
West:	C-2 (General Commercial)	Single Family Residential and
		Duplex Residential

ANALYSIS & FINDINGS

Rezoning (Z-0064-00) Condition 2 reads:

"Dedicate an additional 5 feet of right-of-way for a total half-street width of 30 feet on Willow Trail adjacent to this site prior to the issuance of any permits."

Staff finds that the five-foot dedication is not an onerous burden, since other properties along Willow Trail have been and will continue to be subject to the same stipulation as (re)development occurs. Therefore staff recommends Denial of the Review of Condition 2.

Z-0064-00(2) - Page Two

October 17, 2001 City Council Meeting

Rezoning (Z-0064-00) Condition 3 reads:

"Construct half-street improvements including appropriate overpaving on Willow Trail adjacent to this site concurrent with development of this site as required by the Department of Public Works."

Staff finds that because the subject site is small and located mid-block, the imposition of the paving, curb and sidewalk improvements at the present time would yield insignificant public benefits. Staff notes that no other properties in the vicinity of the subject site have yet provided half-street improvements. Staff therefore recommends approval of the applicant's request for revision of this condition, subject to a condition requiring obtaining a Covenant Running with Land agreement for the future installation of all improvements deferred at this time.

Rezoning (Z-0064-00) Condition 4 reads:

"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, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works."

Staff finds that Traffic Impact Analyses or alternatives in lieu of them are standard for development review of all (re)development parcels. A potential alternative that may be acceptable to the Department of Public Works should be pursued, such as payment of a mitigation fee, rather than to seek a change of this condition. Staff therefore recommends Denial of the Review of Condition 4.

Z-0064-00(2) - Page Three
October 17, 2001 City Council Meeting

Rezoning (Z-0064-00) Condition 5 reads:

"A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works, If any new structures are proposed, 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. This site is within an "AO" Flood Zone."

Staff notes that Technical Drainage Studies have been required for other development in the area, and that the site is in a U.S. FEMA designated 'AO' Flood Zone. Because no new structures were indicated as part of the Rezoning and Site Development Plan Review, staff finds this condition of approval valid. Staff therefore recommends Denial of the Review of Condition 5.

NOTICES MAILED 88 by Planning Department

APPROVALS 1

[At the Planning Commission meeting, the applicant indicated agreement with the recommendation of staff regarding approval of Review of Condition 3 only. The Planning Commission voted to recommend approval of Review of Condition 3 only, consistent with staff's recommendation.]

PROTESTS 2



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: 7-0064-00 (2) APN: 139-19-704-008

Name of Property Owner: BRIAN NAAS

Name of Applicant: TIN NAAS

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

~~No~~

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

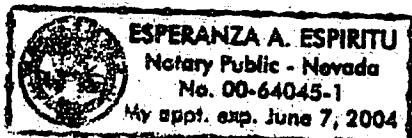
Signature of Property Owner/Authorized Agent: _____

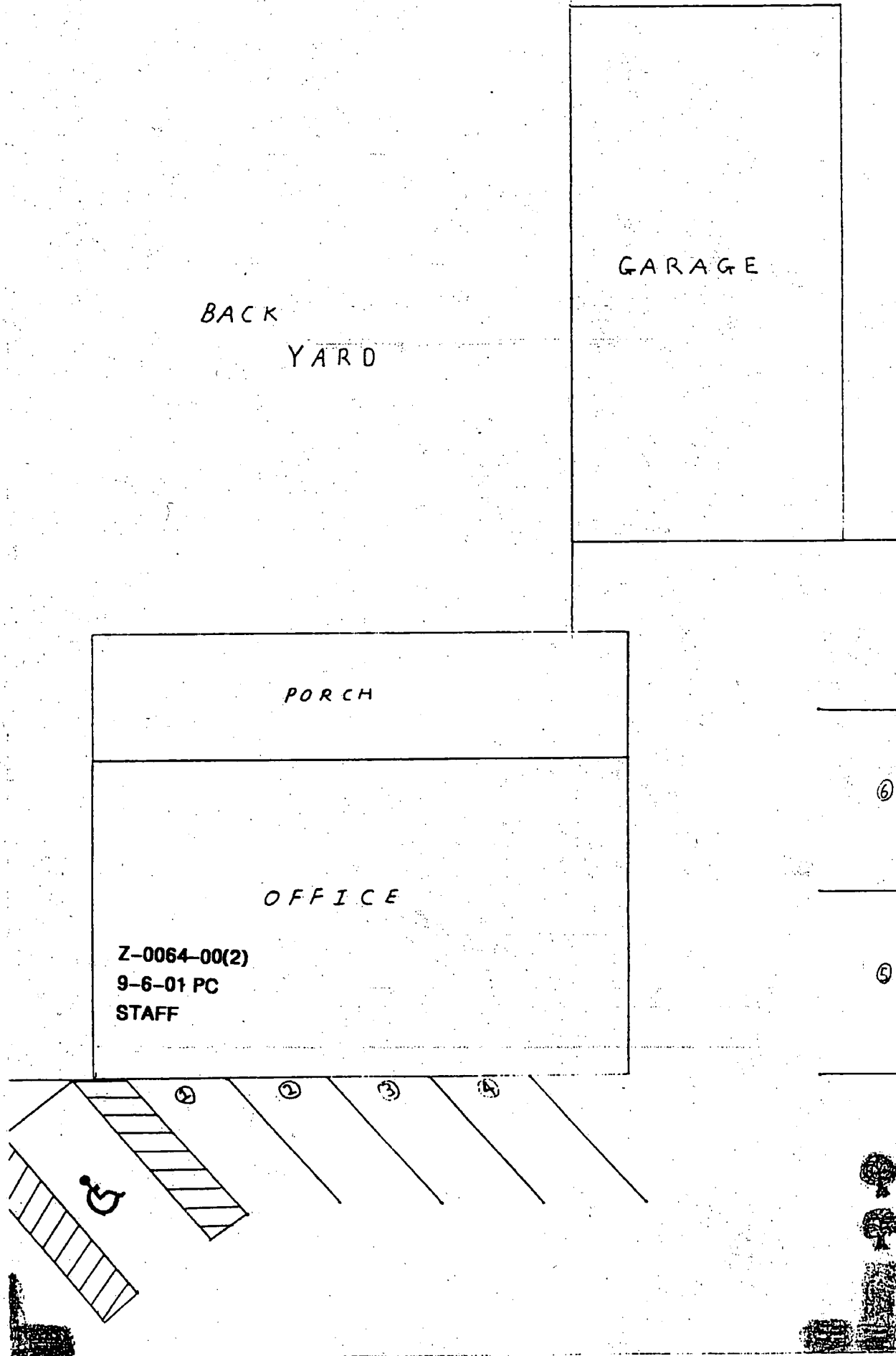
Subscribed and sworn before me

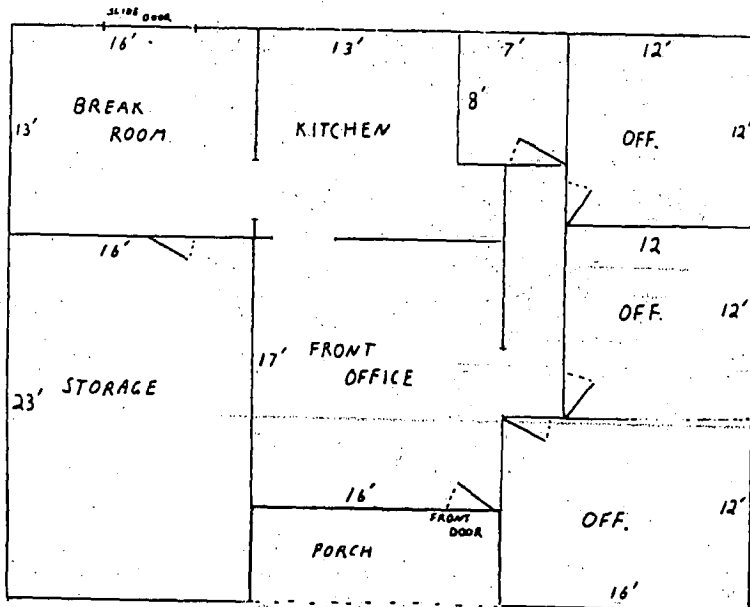
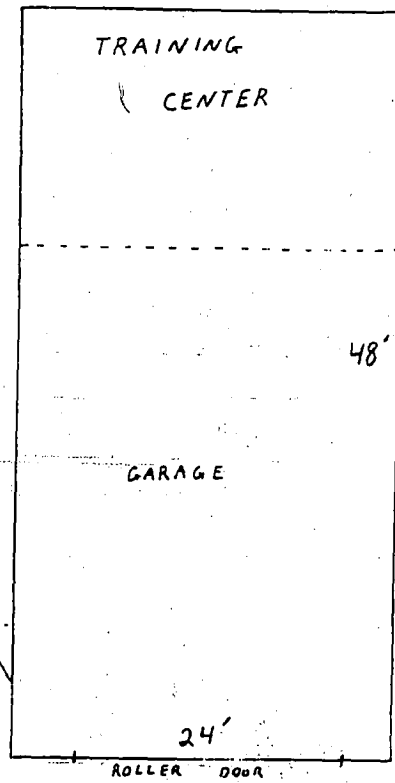
This 26th day of July, 2001

Seperanga Espirito
Notary Public in and for said County and State

Clark, Nevada



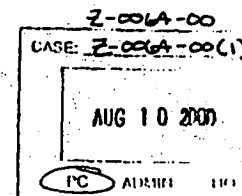




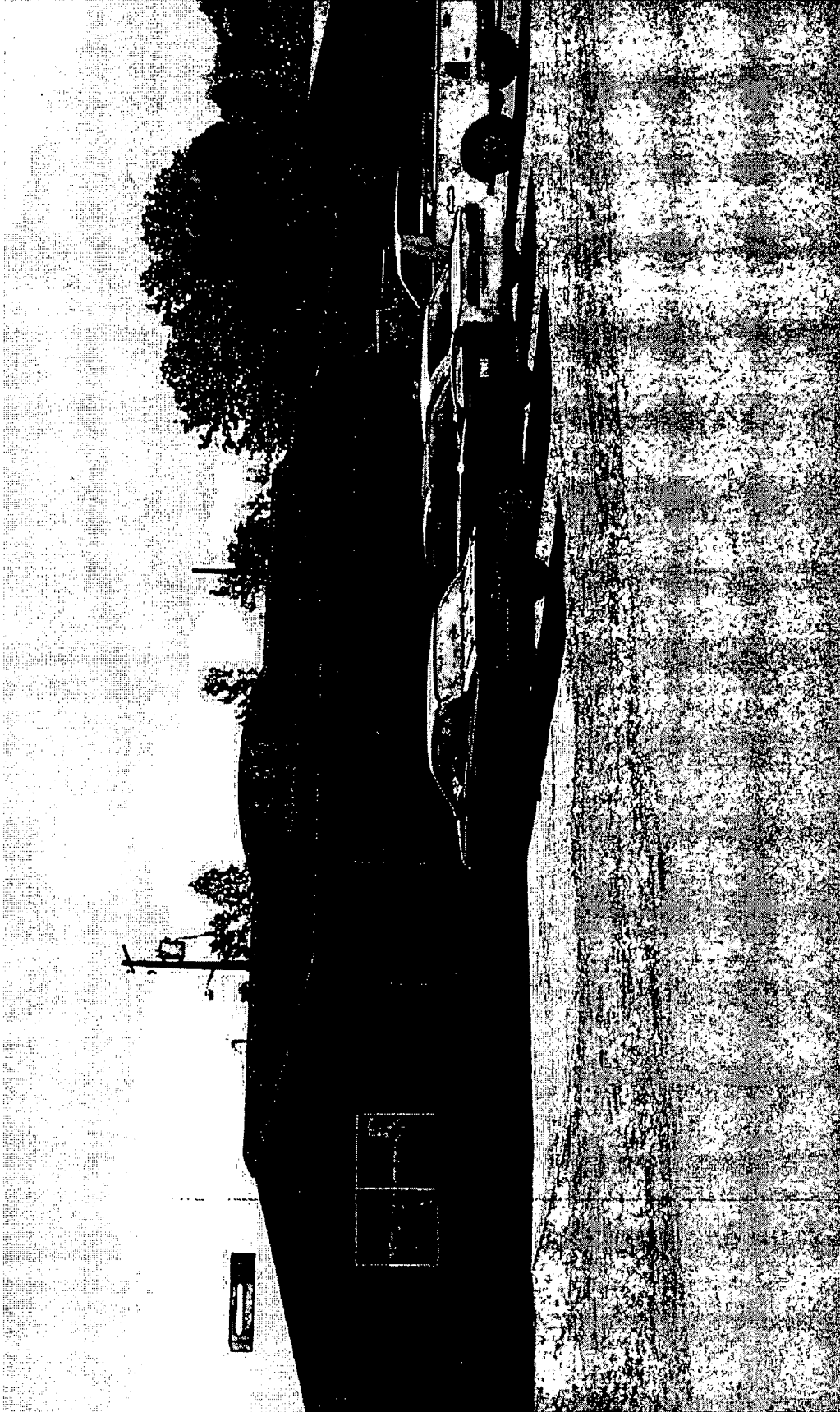
Z-0064-00(2)

9-6-01 PC

STAFF



SCALE 1/8



**Z-0064-00(2) - BRIAN NAAS - 1820 Willow Trail
SEPTEMBER 6, 2001 PLANNING COMMISSION**

City of Las Vegas

Agenda Item No.: 107

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: OCTOBER 17, 2001****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - MAJOR MODIFICATION - IRON MOUNTAIN RANCH
 RESIDENTIAL PLANNED DEVELOPMENT MASTER PLAN - PUBLIC HEARING -
Z-0016-98(4) - WILLIAM LYON HOMES - Request for a Major Modification to the Iron
 Mountain Ranch Residential Planned Development Master Plan TO REMOVE
 APPROXIMATELY 40 ACRES FROM THE OVERALL PLAN AREA at the northeast corner
 of the intersection of Jones Boulevard and Grand Teton Drive (APN: 125-12-401-001), R-E
 (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned
 Development - 2 Units Per Acre), [PROPOSED: R-PD2 (Residential Planned Development - 2
 Units Per Acre)], Ward 6 (Mack). The Planning Commission (4-1-1 vote) and staff recommend
 DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

12

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

**MACK - ABEYANCE to 11/7/2001 - UNANIMOUS with GOODMAN and McDONALD
 excused**

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

ATTORNEY CHRIS KAEMPFER, Kummer, Kaempfer, Bonner & Reshaw, 3800 Howard
 Hughes Parkway, appeared on behalf of the applicant and stated that by working with the
 neighbors the density has been changed to 1.75 dwelling units an acre. There are still other
 issues that have not been resolved. He requested that Item 108 [GPA-0011-01] be withdrawn

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

CITY COUNCIL MEETING OF OCTOBER 17, 2001
Planning & Development Department
Item 107 – Z-0016-98(4)

MINUTES – Continued:

without prejudice as it is not needed, Item 109 [Z-0025-01] be struck from the agenda, and Item 107 [Z-0016-98(4)] be held in abeyance until 11/7/2001. He intends to work with staff to ascertain that this application is even necessary to proceed, depending on the outcome of the Site Development Plan Review and a Review of Condition.

CHRIS GLORE, Planning Supervisor, Planning and Development Department, explained that the applicant submitted a Site Development Plan Review and a Review of Condition application for the second Planning Commission meeting in November. Additionally, there is a tabled Minor Modification application that was first reviewed by Planning Commission last summer that would bring 10 acres of the overall site into Iron Mountain Ranch. Staff is not comfortable putting the Site Plan Review and Minor Modification on the Planning Commission agenda when the Major Modification has not been acted upon by the City Council. They are two conflicting and contradictory applications.

DEPUTY CITY ATTORNEY BRYAN SCOTT explained that in the past with conflicting items such as these, the first application would be withdrawn, stricken, or denied, then followed by the second application, which the Council would then consider. ATTORNEY KAEMPFER rebutted that he fully understands staff's concern and intends to work with staff, as well as their concern regarding the Major Modification application. However, he is not in a position at this time to determine which way the applicant will be proceeding. Therefore, he asked for the additional time to continue working with staff. MR. GLORE acknowledged ATTORNEY KAEMPFER's request and clarified that the item submitted for the 11/15/2001 Planning Commission would not be on that agenda because there is not enough time to send out the public hearing notifications.

COUNCILMAN MACK indicated that this has been a long process and feels that some consideration should be given to the applicant.

TOM McGOWAN, Las Vegas resident, asked what impact would any or all three of these applications have on the overall density zoning, because this might set a precedent. COUNCILMAN MACK replied that the applications are part of the Iron Mountain Master Planned community and the objective is to maintain the density. It would be a positive impact.

TODD FARLOW, 240 North 19th Street, expressed concern about the major wash located at the corner of Grand Teton and Jones Boulevard and its impact on the residents that live along that wash. He feels the applicant should not be allowed to withdraw the application. There should not be piecemeal units. COUNCILMAN MACK noted that the applicant is looking to remain within the Master Plan. He clarified that no action would be taken at this time, but that the applicant will come back with a new site plan.

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

CITY COUNCIL MEETING OF OCTOBER 17, 2001

Planning & Development Department

Item 107 – Z-0016-98(4)

MINUTES – Continued:

BEVERLY BLASKEY, 8020 Bradley Road, thanked the applicant for submitting a plan that is much closer to the Iron Mountain Master Plan standards. She asked that the City Council abey Item 107 [Z-0016-98(4)] so that staff can take a better look at the plan being proposed.

No one appeared in opposition.

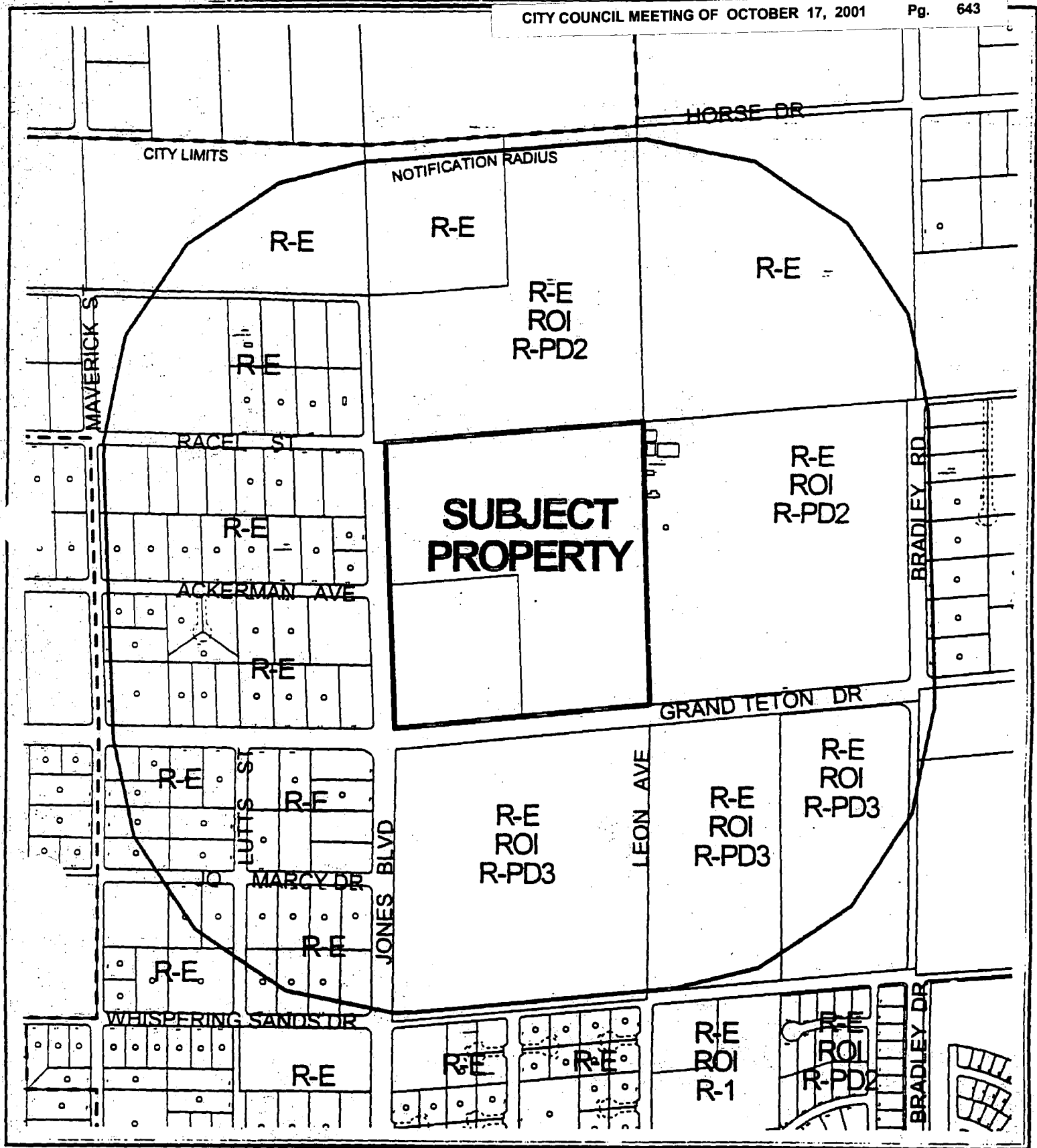
There was no further discussion.

MAYOR PRO TEM REESE declared the Public Hearing closed.

NOTE: All related discussion pertaining to item 107 [Z-0016-98(4), Item 108 [GPA-0011-01] and Item 109 [Z-0025-01] was held under Item 107 [Z-0016-98(4)].

(1:23 – 1:34)

3-723



CASE: **Z-0016-98(4)**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

PROPOSED TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

107



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 17, 2001

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Abeyance Item - Z-0016-98(4) - William Lyon Homes

THIS ITEM WAS HELD IN ABEYANCE FROM THE SEPTEMBER 19, 2001 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

**** CONDITIONS ****

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

Planning and Development

1. The Resolution of Intent (Z-0016-98) on this property shall be expunged.

Z-0016-98(4) - Page One

October 17, 2001 City Council Meeting

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

This request is for a Major Modification to the Iron Mountain Ranch Residential Planned Development Master Plan to remove approximately 40 acres of land located at the northeast corner of the intersection of Jones Boulevard and Grand Teton Drive from the Master Plan.

BACKGROUND DATA

09/28/98 The City Council approved a Rezoning (Z-0016-98) from R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 Units Per Acre) on this site as part of a larger request. This approval also adopted the Iron Mountain Ranch Residential Planned Development Master Plan.

04/26/01 The Planning Commission voted to recommend denial of a related General Plan Amendment (GPA-0011-01) from DR (Desert Rural) to R (Rural Density Residential) and voted to recommend denial of a related Rezoning (Z-0025-01) from R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 Units Per Acre).

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	ROI to R-PD2 (Residential Planned Development – 2 Units Per Acre)	Undeveloped
South	ROI to R-PD2 (Residential Planned Development – 2 Units Per Acre) and ROI to R-PD3 (Residential Planned Development – 3 Units Per Acre)	Undeveloped
East	ROI to R-PD2 (Residential Planned Development – 2 Units Per Acre)	Undeveloped
West	R-E (Residence Estates)	Single Family Residential

ANALYSIS & FINDINGS**GENERAL PLAN**

The subject site is designated DR (Desert Rural Density Residential) on the Centennial Hills Sector of the General Plan. The DR (Desert Rural Density Residential) General Plan designation limits residential density to 2.0 dwelling units per acre. The current General Plan designation will be unaffected by the request to amend the Iron Mountain Ranch Residential Planned Development Master Plan.

Z-0016-98(4) - Page Two
October 17, 2001 City Council Meeting

ZONING

The subject site is currently zoned R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre). The prior zone change (Z-0016-98) established this zoning; it is also the same zoning application that established the Iron Mountain Ranch Residential Planned Development Master Plan. Therefore, if this major modification is approved, thereby removing this site from the Iron Mountain Ranch Master Plan, the zoning on this property will be expunged. A new zoning will need to be approved.

LAND USE DESIGNATION

Staff finds the proposed request to remove the property from the Iron Mountain Ranch Residential Planned Development Master Plan will not change the underlying land use designation of DR (Desert Rural) as shown in the Centennial Hills Sector Plan of the General Plan. However, this site is within the boundaries of the Iron Mountain Ranch Residential Planned Development Master Plan and this request will, if approved, reduce the size of the overall Master Plan area by approximately 40 acres.

The Iron Mountain Ranch Master Plan envisioned a series of interconnected neighborhoods, all of which had common features including open space, trails, and a uniform set of development standards. Staff finds that this proposal will create a “stand-alone” development. As proposed, this project will result in a walled-off, gated and private street development that does not provide any continuity or connectivity between this development and any other neighboring development. Therefore, staff cannot support this request because this Major Modification will compromise the integrity of the Iron Mountain Ranch Residential Planned Development Master Plan.

FINDINGS

The following findings required for approval of a Planned Development District Master Development Plan and Development Standards application, per Las Vegas Municipal Code Section 19A.06.050, should also be required for any subsequent Major Modification review. Thus, the Planning Commission or City Council must affirm the following:

1. **“The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, wall and buffer standards, and other applicable plans, policies, standards and regulations.”**

Staff finds a development could be proposed with this request that is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards. However, the development proposed will be inconsistent with the intent of the Iron Mountain Ranch Residential Planned Development Master Plan by not including a uniform set of development standards and creating a development that is not connective or related by design to other surrounding developments.

Z-0016-98(4) - Page Three

October 17, 2001 City Council Meeting

2. **"Compatibility of the proposed development with adjacent and surrounding development."**

Staff finds that the Iron Mountain Ranch Residential Planned Development Master Plan envisioned a series of interconnected residential neighborhoods, all of which had common features including open space and trails. This proposed development will create a "stand-alone" development that is walled and gated without any design continuity or connectivity between adjoining subdivisions.

3. **"Minimization of the development's impact upon adjacent roadways and neighborhood traffic, and upon other public facilities and infrastructure."**

Staff finds the proposed removal of the subject property from the Iron Mountain Ranch Residential Planned Development Master Plan will not impact the adjacent roadways and neighborhood traffic. In addition, this development will be subject to a Site Development Plan Review before the Planning Commission, and specific circulation patterns will be addressed at that time.

4. **"Protection of the public health, safety and general welfare."**

Staff finds future development on the site, whether or not the requested removal from the Iron Mountain Ranch Master Plan is approved, will be subject to inspections for permits and Certificates of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 82 by Planning Department

APPROVALS 0

PROTESTS 12

[Notes: 7 surrounding area property owners provided testimony in opposition, for the stated reason that proposed removal from the Iron Mountain Ranch Plan of the subject property will compromise the area residents' efforts to provide appropriate residential density and high standards of development through the Iron Mountain Ranch Plan.

The Planning Commission voted to recommend denial of the request, determining that the request compromises the integrity of the Iron Mountain Ranch Plan.]



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: E-0016-98(4) APN: 125 12 401 001

Name of Property Owner: Ivan Cannon

Name of Applicant: William Lyon Homes

To the best of your knowledge, does the Mayor, any member of the City Council, or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

XXXXX No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

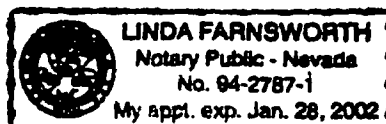
APN: _____

Signature of Property Owner/Authorized Agent: Ivan B. Cannon

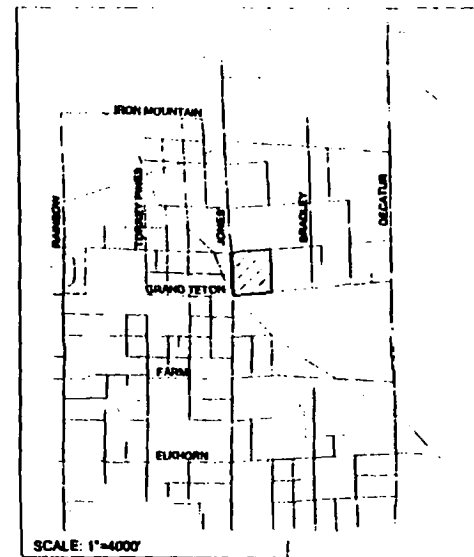
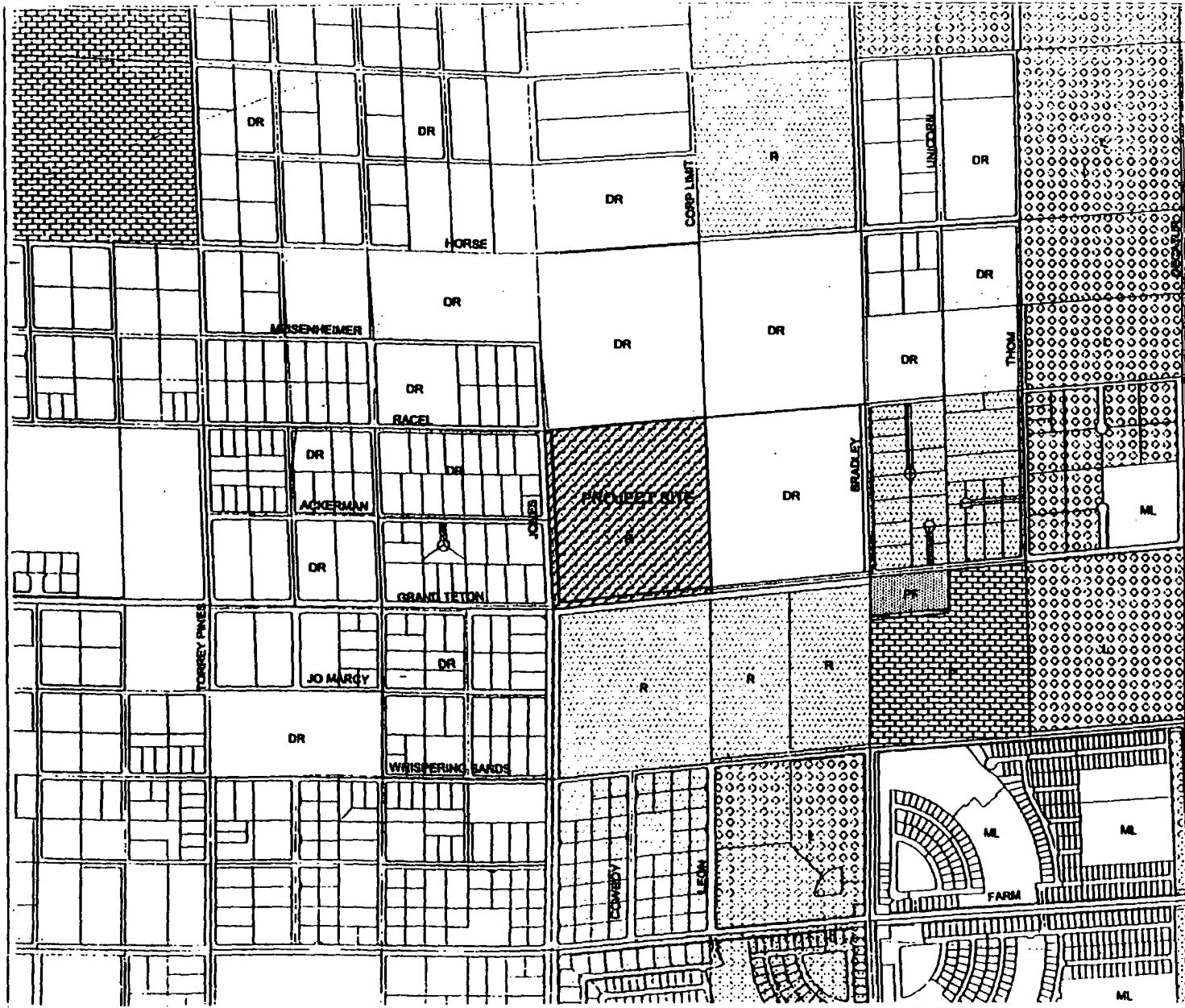
Subscribed and sworn before me

This 28 day of March, 2001

Linda Farnsworth
Notary Public in and for said County and State



LAND USE PLAN BY WILLIAM LYON HOMES

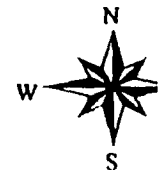


LEGEND	
	Project Site
Land Use	
	Desert Rural (0-2)
	Low (3.6 to 5.5)
	Medium-Low (5.6-8)
	Park/Recreation/Open Space
	Public Facility
	Rural (2.1-3.5)
	ROW

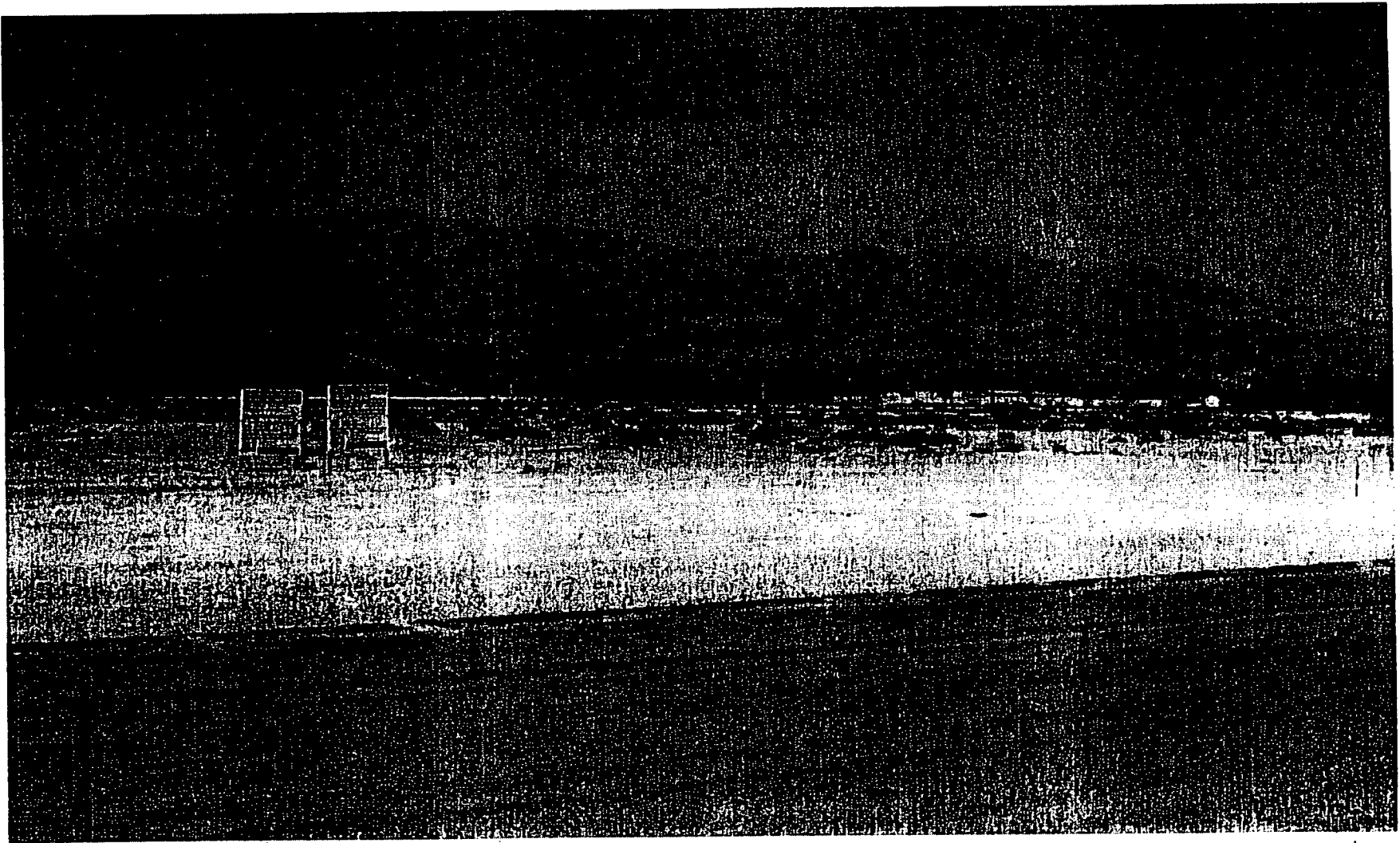
STAFF

Z-0016-98(4)
4-26-01 PC

0 800 Feet



G. C. WALLACE, INC.
Engineers/Planners/Surveyors



Z-0016-98(4) - WILLIAM LYON HOMES
NORTHEAST CORNER OF THE INTERSECTION OF JONES BOULEVARD AND GRAND TETON DRIVE
APRIL 26, 2001 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 108

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: OCTOBER 17, 2001****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - GENERAL PLAN AMENDMENT RELATED TO Z-0016-98(4) - PUBLIC HEARING - **GPA-0011-01 - WILLIAM LYON HOMES** - Request to Amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural) TO: R (Rural Density Residential) on approximately 40 acres at the northeast corner of the intersection of Jones Boulevard and Grand Teton Drive (APN: 125-12-401-001), Ward 6 (Mack). The Planning Commission (4-1-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

14

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MACK - WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS with GOODMAN and M. McDONALD excused

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

ATTORNEY CHRIS KAEMPFER, Kummer, Kaempfer, Bonner & Reshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

No one appeared in opposition.

There was no further discussion.

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

CITY COUNCIL MEETING OF OCTOBER 17, 2001
Planning & Development Department
Item 108 – GPA-0011-01

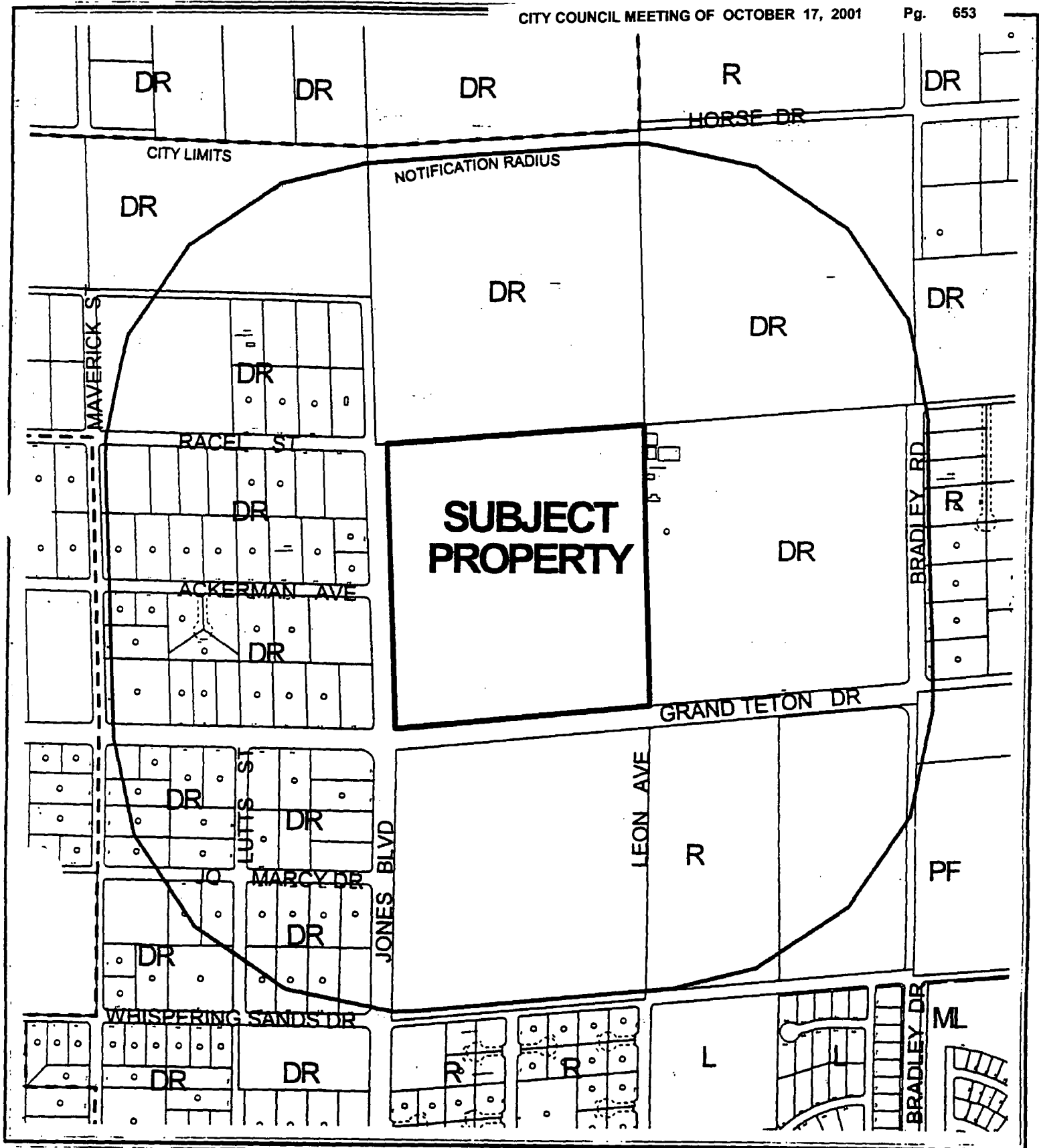
MINUTES – Continued:

MAYOR PRO TEM REESE declared the Public Hearing closed.

NOTE: All related discussion pertaining to item 107 [Z-0016-98(4), Item 108 [GPA-0011-01] and Item 109 [Z-0025-01] was held under Item 107 [Z-0016-98(4)].

(1:23 – 1:34)

3-723

CASE: **GPA-0011-01**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: DR (DESERT RURAL)

PROPOSED TO: R (RURAL DENSITY RESIDENTIAL)

0 500 1000 Feet

108



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 17, 2001

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: Abeyance Item - GPA-0011-01 - William Lyon Homes

THIS ITEM WAS HELD IN ABEYANCE FROM THE SEPTEMBER 19, 2001 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

**** CONDITIONS ****

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

GPA-0011-01 - Page One
October 17, 2001 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is intended to amend a portion of the Centennial Hills Sector Plan of the General Plan for the purpose of developing a residential subdivision at a density of approximately 2.32 dwelling units per acre.

The applicant has justified the request for the following reasons:

1. The project's lot sizes are compatible with the recent changes in growth and development of the area and its location along a 120-foot right-of-way.
2. The burdens imposed by this development will be similar to those approved under the existing general plan designation in that larger lots will be developed on the perimeter along Jones Boulevard and Grand Teton Road.
3. The objectives of the General Plan will continue to be promoted through the development of a continuous trail system along Jones Boulevard and Grand Teton Road as set forth in the Iron Mountain Ranch Design Guidelines.
4. The use of only single-story homes and the provision of an interior mini-park will enhance the goals of the General Plan and reduce demand on local and regional parks.

BACKGROUND DATA

- | | |
|----------|--|
| 08/07/85 | The City Council adopted the Community Profiles of the City of Las Vegas General Plan. On this plan, the subject properties were designated for Rural Density Residential land uses with a maximum density of three (3) dwelling units per acre. |
| 03/12/92 | The Planning Commission adopted three Land Use Sector Maps of the General Plan. |
| 03/31/97 | The Planning Commission adopted the last revision of the three Land Use Sector Maps of the General Plan. On this Plan, the subject property was designated for Desert Rural land uses, with a maximum of two (2) dwelling units per acre. |

GPA-0011-01 - Page Two

October 17, 2001 City Council Meeting

05/25/99 The City Council adopted the Centennial Hills Sector map of the City of Las Vegas General Plan. On this plan, the subject properties were designated for Desert Rural land uses, with a maximum density two (2) dwelling units per acre.

09/06/00 The City Council approved the Las Vegas 2020 Master Plan.

ZONING AND LAND USE OF ADJACENT PROPERTIES

EXISTING LAND USE

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Undeveloped/ Vacant Buildings
West: Single-Family Residential

PLANNED LAND USE

Subject Property: DR (Desert Rural)
North: DR (Desert Rural)
South: R (Rural)
East: DR (Desert Rural)
West: DR (Desert Rural)

EXISTING ZONING

Subject Property: R-E (Residence Estates) and R-E (Residence Estates) under ROI to R-PD2 (Residential Planned Development – 2 Units Per Acre)
North: R-E (Residence Estates) under ROI to R-PD2 (Residential Planned Development – 2 Units Per Acre)
South: R-E (Residence Estates) under ROI to R-PD3 (Residential Planned Development – 3 Units Per Acre)
East: R-E (Residence Estates) under ROI to R-PD2 (Residential Planned Development – 2 Units Per Acre)
West: R-E (Residence Estates)

GPA-0011-01 - Page Three
October 17, 2001 City Council Meeting

DEFINITIONS

DR (Desert Rural Density Residential) (0 to 2.0 dwelling units/gross acre). The Desert Rural Density Residential Category allows a maximum of 2.0 dwelling units per gross acre.

The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

R (Rural Density Residential) (2.1 to 3.5 dwelling units/gross acre). The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

ANALYSIS & FINDINGS

ANALYSIS

The residential density of two units per acre planned for the subject property was determined as part of the Iron Mountain Ranch Master Plan as a means to blend into the rural lifestyle of the adjacent properties. Specifically, properties to the west are developed with single-family homes on parcels primarily one acre in size.

While staff recognizes that three units per acre will not generate a high density urban environment, a development with lot sizes that start at 13,000 square feet would bring a change in feel and character that would negatively impact the existing residences. The introduction of densities greater than two units per acre would result in an intrusion of suburban development that is out of character with the existing setting. Although the applicant proposes larger lots along the perimeter of the development, the cumulative effect of allowing one extra house per acre over forty acres would be inharmonious in this context both aesthetically and physically.

Staff notes that a portion of the property along the western property line is within a Rural Preservation Neighborhood. If this request is approved, densities within this buffer area may be no more than three dwelling units per acre.

FINDINGS

Section 19A.18.030.I requires that in order to approve a proposed General Plan Amendment, the Planning Commission and City Council must determine that:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;

GPA-0011-01 - Page Four

October 17, 2001 City Council Meeting

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

With regard to "1" above, the R (Rural) designation supports residential densities up to 3.5 dwelling units per acre. While this type of development generates relatively large lot sizes, there is a significant difference between that density and developments limited to two units per acre, or less as exists now. The character that now exists will be detrimentally impacted with a difference of potentially one or one and a half units per acre.

With regard to "2" above, the R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district allowable with the requested increase in density will permit a density of development that is out of character with the adjacent residential dwellings to the west. Lot sizes of from 13,000 to 18,000 square feet create a completely different development pattern than that of the existing lots that are half-acre and one-acre in size.

With regard to "3" above, upon development of the property all necessary off-site improvements will be required. The site is serviced by the Northwest Area Command of the Las Vegas Metropolitan Police Department with a substation approximately nine miles away at the intersection of Jones Boulevard and Grand Teton Road. Fire Station #9, which is approximately 5 and one-half miles away at 4747 N. Rainbow Boulevard, is the closest City facility to the site. The Elkhorn/Durango ball fields, (at the intersection of Elkhorn Road and Durango Drive) is the closest City Park to the site.

With regard to "4" above, a portion of the property is within the buffer area of a Rural Preservation Neighborhood. Densities within this buffer may be no more than three dwelling units per acre.

Per policy set forth in the City of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on April 6, 2001, a neighborhood meeting sponsored by the applicant. The neighbors voiced strong opposition to any density greater than two units per acre.

Staff finds this amendment inappropriate as it does not meet the requirements of 19A.18.030 of the City of Las Vegas Zoning Code regarding subsections "1" and "2".

GPA-0011-01 - Page Five
October 17, 2001 City Council Meeting

NOTICES MAILED 82 by Planning Department

APPROVALS 0

PROTESTS 14

[Notes: 7 surrounding area property owners provided testimony in opposition, for the stated reasons that the residential density allowable with this request will be incompatible with the adjacent single family residential neighborhoods, and will not be consistent with the planned residential density of the property under the Iron Mountain Master Plan.

The Planning Commission voted to recommend denial of the request, determining that the requested land use category allows for activities that are not compatible with those developed on the adjacent land as the request will represent an inappropriate increase of density.]



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-0011-01 APN: 125 12 401 001

Name of Property Owner: Ivan Cannon

Name of Applicant: William Lyon Homes

To the best of your knowledge, does the Mayor, any member of the City Council, or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

 Yes

XXXX No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

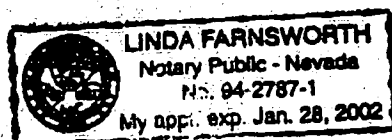
APN: _____

Signature of Property Owner/Authorized Agent:

Subscribed and sworn before me

This 28 day of March, 200/

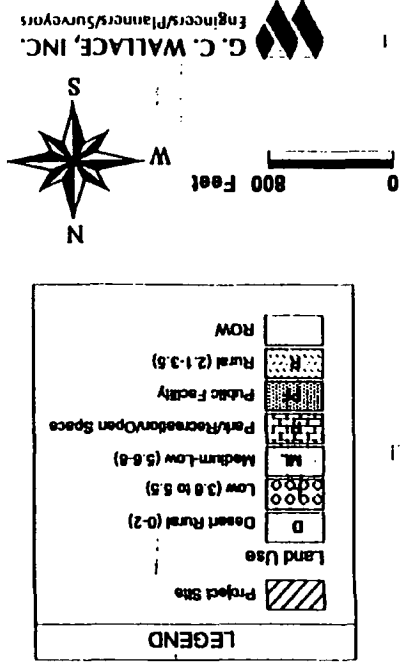
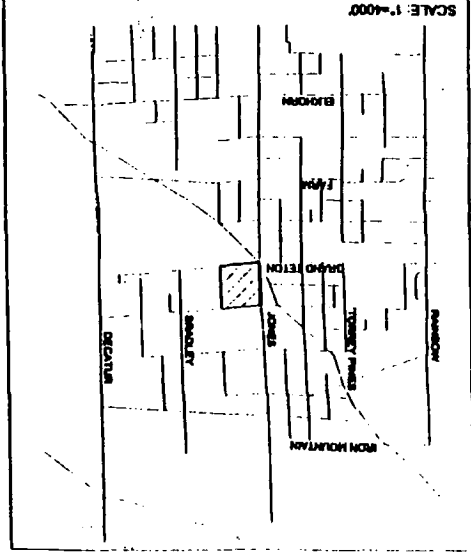
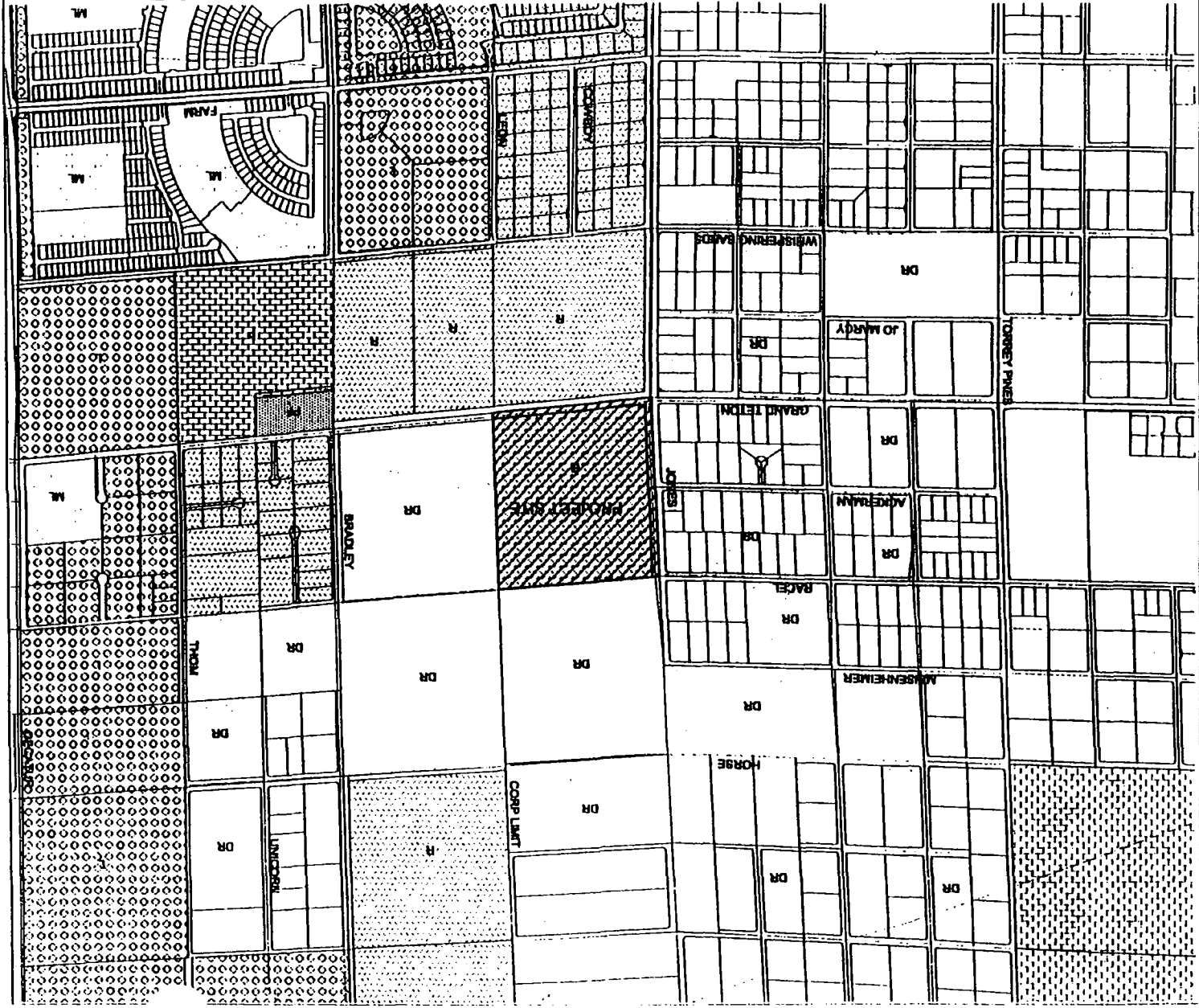
Linda Farnsworth
Notary Public in and for said County and State

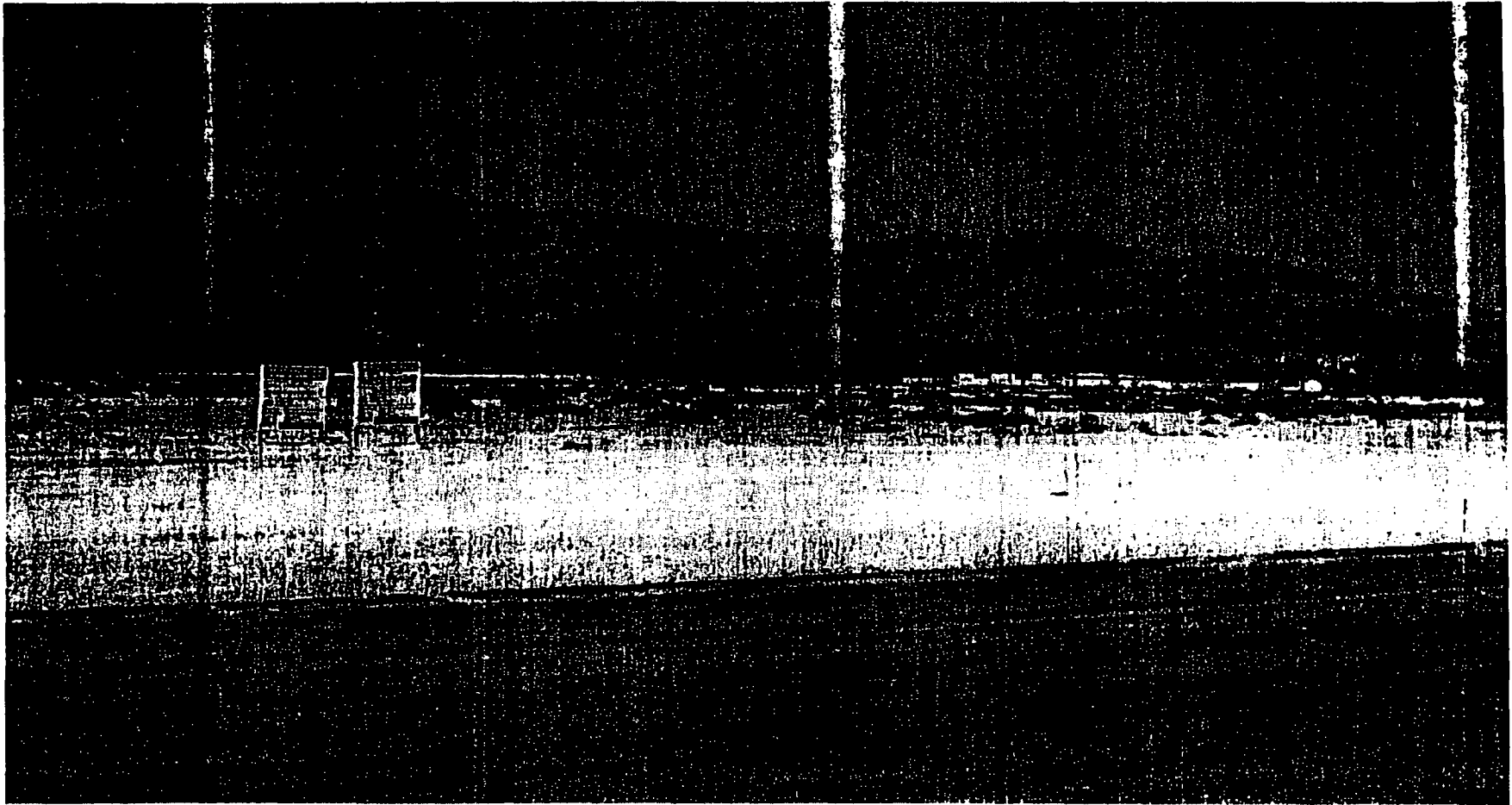


GPA-0011-01
4-26-01 PC

STAFF

LAND USE PLAN





**GPA-0011-01 - WILLIAM LYON HOMES
NORTHEAST CORNER OF THE INTERSECTION OF JONES BOULEVARD AND GRAND TETON DRIVE
APRIL 26, 2001 PLANNING COMMISSION**

City of Las Vegas

Agenda Item No.: 109

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: OCTOBER 17, 2001

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - REZONING RELATED TO Z-0016-98(4) AND GPA-0011-01 -
PUBLIC HEARING - Z-0025-01 - WILLIAM LYON HOMES - Request for a Rezoning
 FROM: R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned
 Development - 2 Units Per Acre) TO: R-PD2 (Residential Planned Development - 2 Units Per
 Acre) on approximately 40 acres at the northeast corner of the intersection of Jones Boulevard
 and Grand Teton Drive, (APN: 125-12-401-001), PROPOSED USE: SINGLE FAMILY
 RESIDENTIAL SUBDIVISION, Ward 6 (Mack). Staff recommends APPROVAL if
 Z-0016-98(4) and GPA-0011-01 are approved; or if Z-0016-98(4) is approved and GPA-0011-01
 is denied; or if Z-0016-98(4) is denied and GPA-0011-01 is approved; or STRIKE if Z-0016-
 98(4) and GPA-0011-01 are denied. The Planning Commission (4-1-1 vote) recommends
 DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

14

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL if Z-0016-98(4) and GPA-0011-01 are approved; or if
 Z-0016-98(4) is approved and GPA-0011-01 is denied; or if Z-0016-98(4) is denied and
 GPA-0011-01 is approved; or STRIKE if Z-0016-98(4) and GPA-0011-01 are denied.

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

BACKUP DOCUMENTATION:

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

MOTION:

MACK - STRIKE - UNANIMOUS with GOODMAN and M. McDONALD excused

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

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

CITY COUNCIL MEETING OF OCTOBER 17, 2001
Planning & Development Department
Item 109 – Z-0025-01

MINUTES – Continued:

ATTORNEY CHRIS KAEMPFER, Kummer, Kaempfer, Bonner & Reshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

No one appeared in opposition.

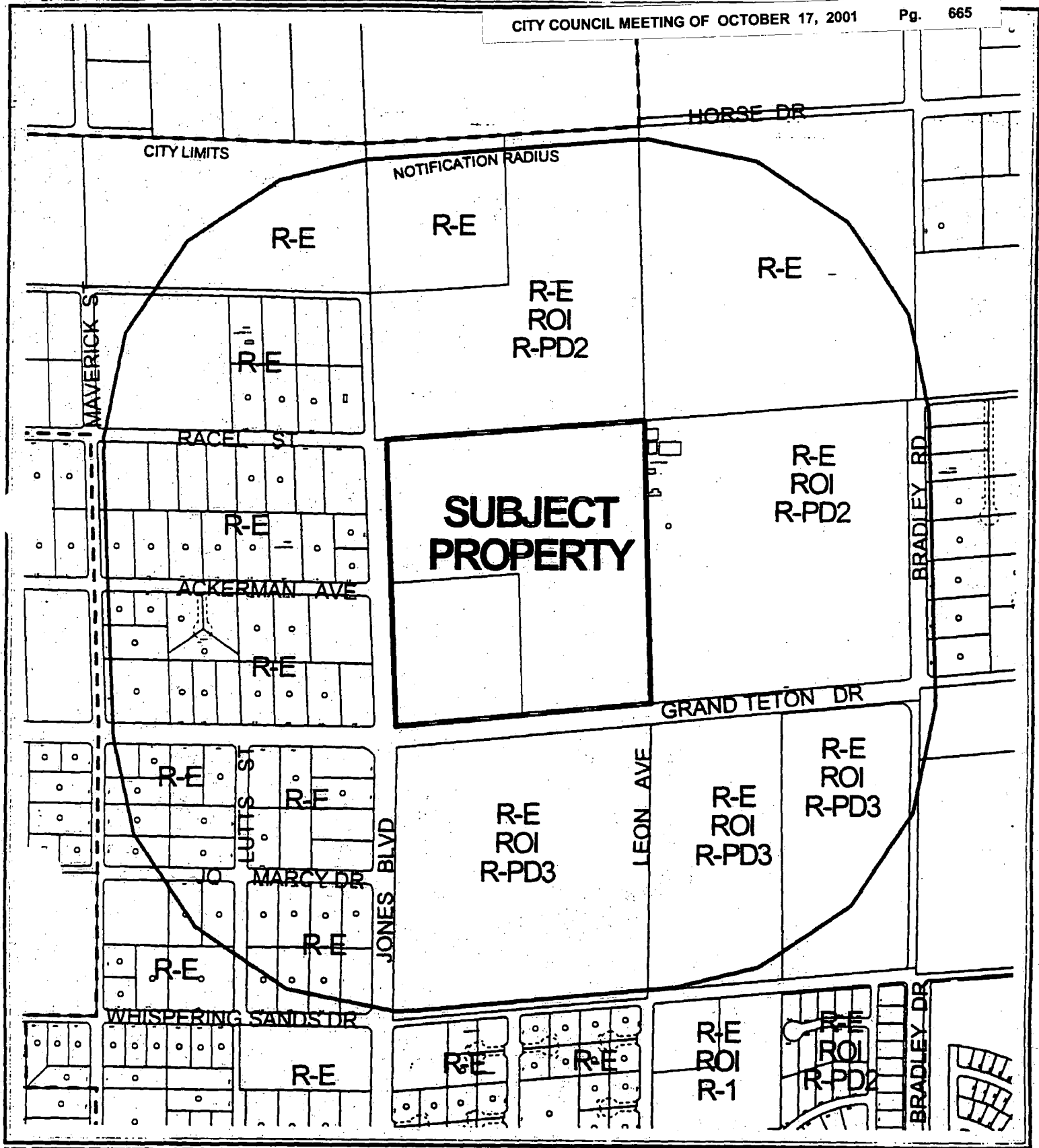
There was no further discussion.

MAYOR PRO TEM REESE declared the Public Hearing closed.

NOTE: All related discussion pertaining to item 107 [Z-0016-98(4)], Item 108 [GPA-0011-01] and Item 109 [Z-0025-01] was held under Item 107 [Z-0016-98(4)].

(1:23 – 1:34)

3-723



CASE: Z-0025-01

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

PROPOSED TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: OCTOBER 17, 2001****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Abeyance Item - Z-0025-01 - William Lyon Homes**

THIS ITEM WAS HELD IN ABEYANCE FROM THE SEPTEMBER 19, 2001 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

**** CONDITIONS ****

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

Staff recommends APPROVAL if Z-0016-98(4) and GPA-0011-01 are approved; or if Z-0016-98(4) is approved and GPA-0011-01 is denied; or if Z-0016-98(4) is denied and GPA-0011-01 is approved; or STRIKE if Z-0016-98(4) and GPA-0011-01 are denied. If approved, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. All homes shall be limited to one story in height.
3. All lots along the north, east, and west property lines shall be a minimum of 20,000 square feet.
4. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
5. Provide a twenty-five foot wide equestrian trail along Grand Teton Drive.
6. Provide a 34 foot wide landscaped median in the center of Grand Teton Drive.

Public Works

7. Petition of Vacation VAC-8-99 shall record prior to the recordation of a Final Map for this site. Alternatively, a separate Petition of Vacation can be submitted and recorded for the easterly 10 feet of Jones Boulevard adjacent to this site.

Z-0025-01 - Page Two

October 17, 2001 City Council Meeting

8. Dedicate an additional 10 feet of right-of-way adjacent to this site for those portions of Grand Teton Avenue not previously dedicated for a total half-street width of 60 feet. Dedicate a 54 foot radius on the northeast corner of Jones Boulevard and Grand Teton Avenue. Additional rights-of-way may also be required in accordance with the approved Traffic Impact Analysis.
9. Construct half-street improvements including appropriate overpaving on Jones Boulevard and Grand Teton Avenue including the north half of the 34-foot wide median on Grand Teton Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
10. Provide a public sewer stub to the northern boundary of this site prior to the issuance of any permits.
11. A Master Streetlight plan for the overall subdivision shall be submitted and approved prior to the submittal of any construction drawings for this site.
12. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. 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.

Z-0025-01 - Page Three

October 17, 2001 City Council Meeting

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree 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, if allowed by the City Engineer.

Z-0025-01 - Page One

October 17, 2001 City Council Meeting

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

This request is for a Rezoning from R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 Units Per Acre) for approximately 40 acres on the northeast corner of Jones Boulevard and Grand Teton Drive for a proposed single-family residential development. The applicant's justification letter explains that they will be providing many of the amenities that were called for in the Iron Mountain Plan, including the trails on Jones Boulevard and Grand Teton Drive.

BACKGROUND DATA

- 09/28/98 The City Council approved a Rezoning (Z-0016-98) from R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 Units Per Acre) on this site as part of a larger request. This approval also adopted the Iron Mountain Ranch Residential Planned Development Master Plan.
- 04/26/01 The Planning Commission voted to recommend denial of a related Major Modification [Z-0016-98(4)] to the Iron Mountain Ranch Residential Planned Development Master Plan to remove approximately 40 acres from the overall plan area and a General Plan Amendment (GPA-0011-01) from DR (Desert Rural) to R (Rural Density Residential).

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	ROI to R-PD2 (Residential Planned Development – 2 Units Per Acre)	Undeveloped
South	ROI to R-PD2 (Residential Planned Development – 2 Units Per Acre) and ROI to R-PD3 (Residential Planned Development – 3 Units Per Acre)	Undeveloped
East	ROI to R-PD2 (Residential Planned Development – 2 Units Per Acre)	Undeveloped
West	R-E (Residence Estates)	Single Family Residential

Z-0025-01 - Page Two

October 17, 2001 City Council Meeting

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is designated DR (Desert Rural Density Residential) on the Centennial Hills Sector of the General Plan. The DR (Desert Rural Density Residential) General Plan designation allows up to 2.0 dwelling units per acre. The proposed rezoning to R-PD2 will result in an overall density of 2.49 dwelling units per acre, which is compatible with the requested General Plan designation of R (Rural Density Residential). Staff is recommending denial of the General Plan Amendment to R (Rural Density Residential).

ZONING

Staff finds the proposed R-PD2 (Residential Planned Development- 2 Units Per Acre) zone will provide an appropriate residential density on the subject site. However, this site was designated in the Iron Mountain Ranch Plan as R-PD2 with a density limitation of 2.0 dwelling units per acre, and staff finds that the density limitation of 2.0 dwelling units per acre is still appropriate on the subject site to provide a transition between the existing rural estate properties in the area and the more suburban development of the Iron Mountain Ranch Master Plan. Therefore, if this request is approved staff is recommending a condition the limits this proposal to 2.0 dwelling units per acre. However, if the General Plan Amendment is approved, staff recommends a Condition to limit the allowable density to 2.35 dwelling units per acre.

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 applicant has requested a General Plan Amendment to R (Rural Density Residential) in order to accommodate a project at a higher density than current DR (Desert Rural Density Residential) that has a density limitation of 2.0 dwelling units per acre. Staff is recommending denial of the General Plan Amendment to R (Rural Density Residential).

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

Z-0025-01 - Page Three

October 17, 2001 City Council Meeting

Staff finds the proposed R-PD2 (Residential Planned Development- 2 Units Per Acre) zone will provide an appropriate residential density on the subject site. However, this site was designated in the Iron Mountain Ranch Plan as R-PD2 Residential Planned Development- 2 Units Per Acre), with a density limitation of 2.0 dwelling units per acre, and staff finds that the density limitation of 2.0 dwelling units per acre is still appropriate on the subject site to provide a transition between the existing rural estate properties in the area and the more suburban development of the Iron Mountain Ranch Master Plan. Therefore, if this request is approved staff is recommending a condition the limits this proposal to 2.0 dwelling units per acre if the General Plan Amendment to R (Rural Density Residential) is denied. However, if the General Plan Amendment is approved, staff recommends a Condition to limit the allowable density to 2.35 dwelling units per acre.

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

Staff finds that while the proposed Rezoning will meet residential development needs in the City overall, an immediate need has not been identified in the surrounding area for the higher density of residential development proposed.

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 site is located at the intersection of Jones Boulevard, a 80-foot wide secondary arterial and Grand Teton a planned 120-foot wide parkway arterial which will have adequate capacity to accommodate traffic generated by the proposed R-PD2 (Residential Planned Development- 2 Units Per Acre) Zone.

NOTICES MAILED 82 by Planning Department

APPROVALS 0

PROTESTS 14

[Notes: 7 surrounding area property owners provided testimony in opposition, for the same stated reasons that opposition was expressed to the General Plan Amendment (GPA-0011-01).

The Planning Commission vote on a recommendation for the request was tied because it was associated with the General Plan Amendment (GPA-0011-01) for which the Planning Commission vote was tied, and therefore tantamount to a recommendation of denial.]



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0025-01 APN: 125 12 401 001

Name of Property Owner: Ivan Cannon

Name of Applicant: William Lyon Homes

To the best of your knowledge, does the Mayor, any member of the City Council, or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

 Yes XXX No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

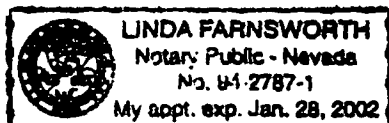
APN: _____

Signature of Property Owner/Authorized Agent: Robert B. Cannon

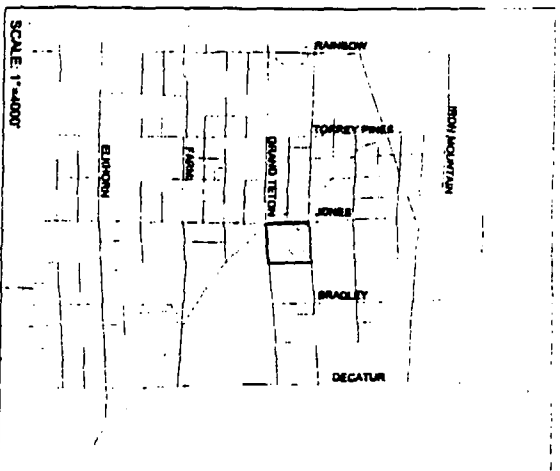
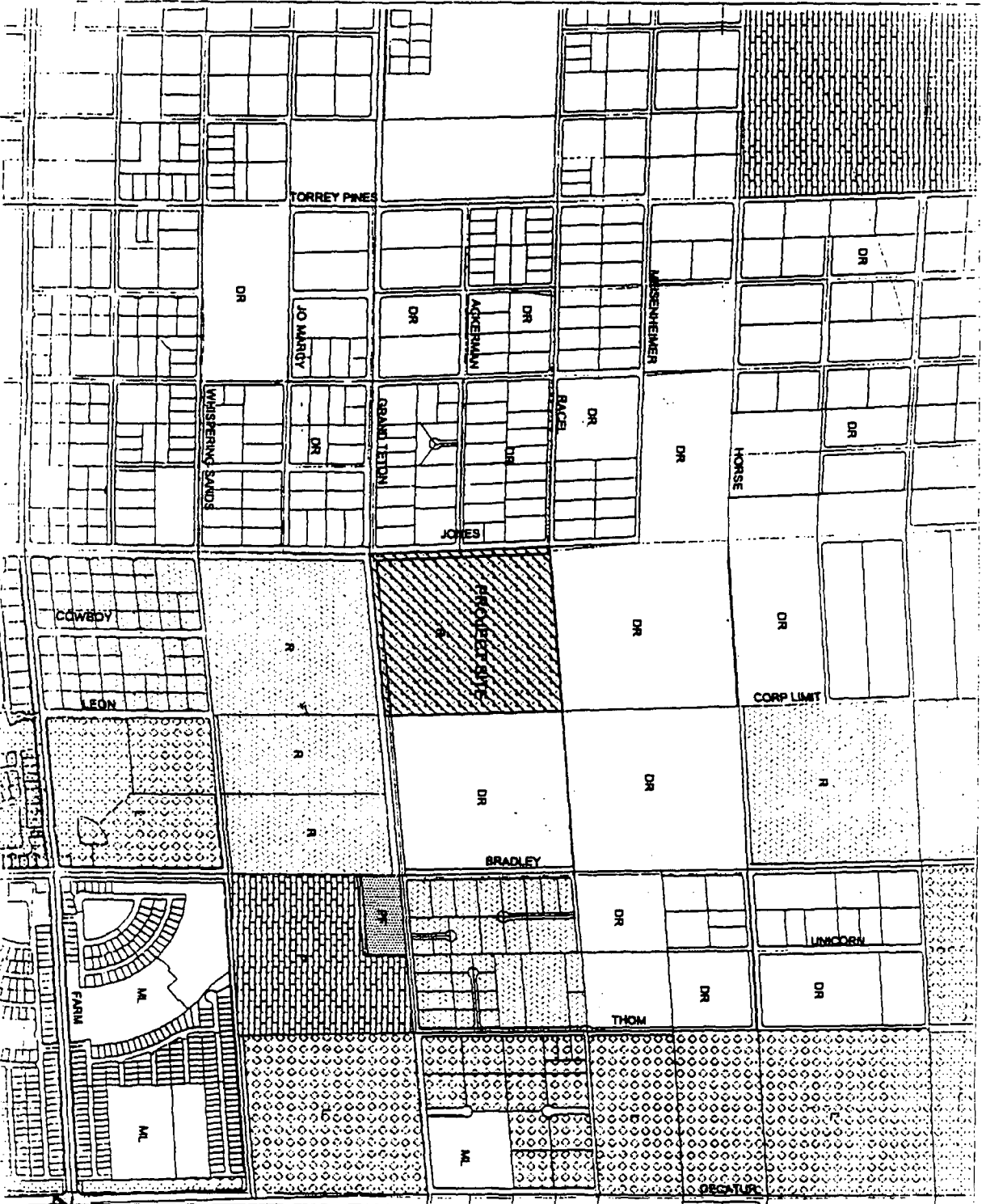
Subscribed and sworn before me

This 28 day of March, 2001

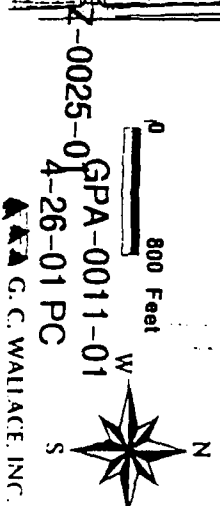
Linda Farnsworth
Notary Public in and for said County and State

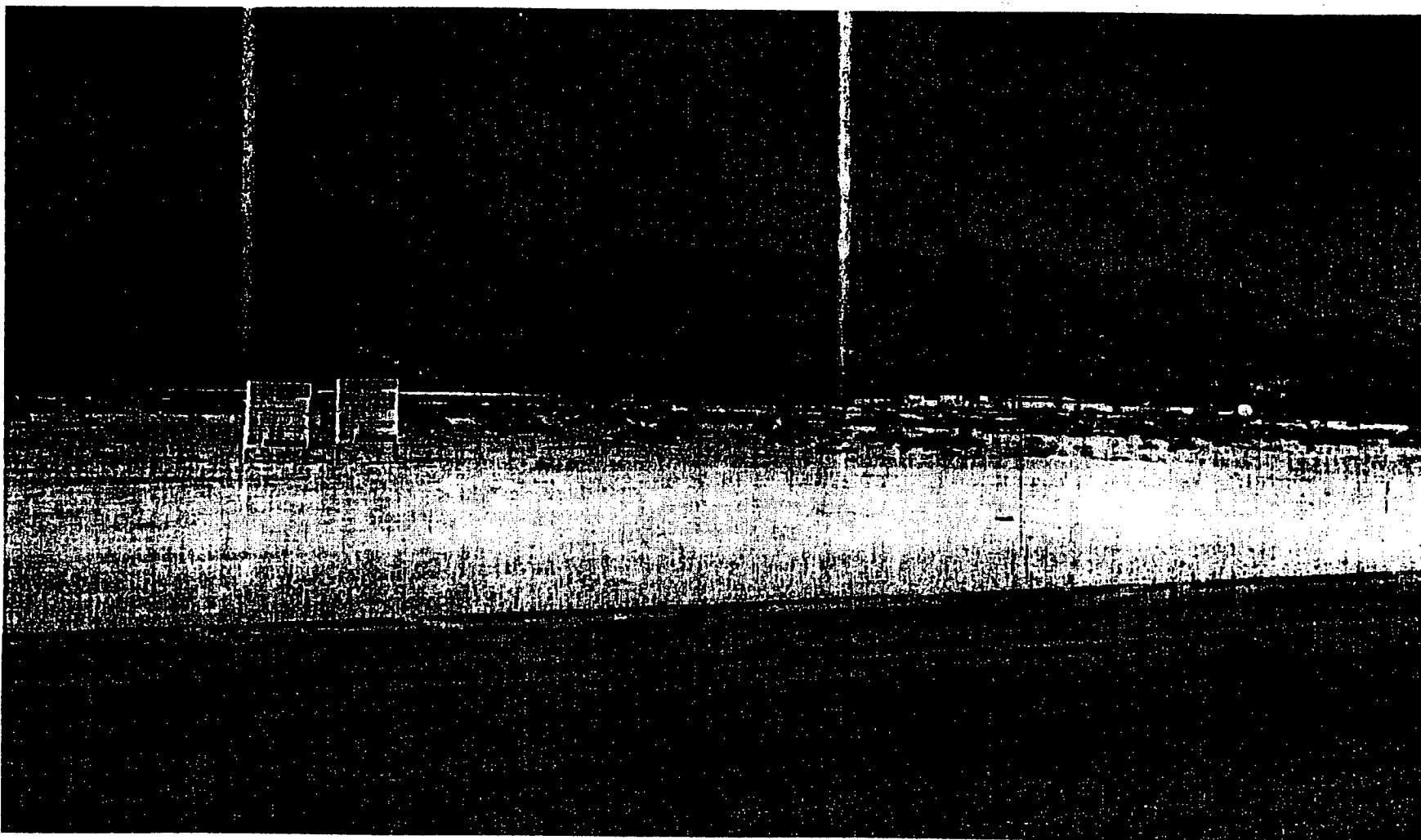


LAND USE PLAN BY WILLIAM LYON HOMES



LEGEND	
	Project Site
Land Use	
	Desert Rural (0-2)
	Low (3.8 to 5.5)
	Medium-Low (5.6-8)
	Park/Recreation/Open Space
	Public Facility
	Rural (2.1-3.5)
	ROW





**Z-0025-01 - WILLIAM LYON HOMES
NORTHEAST CORNER OF THE INTERSECTION OF JONES BOULEVARD AND GRAND TETON DRIVE
APRIL 26, 2001 PLANNING COMMISSION**

City of Las Vegas

Agenda Item No.: 110

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: OCTOBER 17, 2001****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - Z-0076-98(23) - CENTENNIAL CENTER, LIMITED LIABILITY COMPANY ON BEHALF OF CINGULAR WIRELESS - Request for a Site Development Plan Review TO ALLOW ANTENNAS TO BE PLACED ON AN EXISTING 75 FOOT TALL PYLON SIGN on the east side of Centennial Center Boulevard, approximately 975 feet southeast of its intersection with Tropical Parkway (APN: 125-28-610-003), TC (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0 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.****0****Hearing Officer Meeting****City Council Meeting****0****RECOMMENDATION:**

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

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS with GOODMAN and M. McDONALD excused

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

ROGER SPENCER, 1211 Town Center Drive, Suite 100, appeared on behalf of Cingular Wireless and stated that they have taken advantage of existing infrastructure in Centennial Center by mounting antennas directly onto the Centennial Center sign. This will eliminate the need for a monopole. A block wall matching the existing base of the sign, as well as landscaping will adequately screen the equipment.

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

CITY COUNCIL MEETING OF OCTOBER 17, 2001
Planning & Development Department
Item 110 – Z-0076-98(23)

MINUTES – Continued:

TOM McGOWAN, Las Vegas resident, asked the applicant if a photograph of the sign was available. MR. SPENCER presented a rendering of the existing sign showing the antennas on top of the Centennial Center signage. COUNCILMAN MACK mentioned that this is an example of one of the sites that the City is promoting for co-location throughout the City of Las Vegas.

CAROL LeDUC, 7575 Rome Boulevard, expressed her dislike for the sign, especially with the antennas, which makes the sign uglier.

COUNCILMAN MACK stated that he endorses these aesthetically hidden cell tower sites. Regarding the cell tower ordinance, he commented that he already has signed the preliminary paper work on that ordinance, something he started before the Legislative session. He believes that with public facilities, aesthetics, placement of cell towers, and the number of users currently in the community, a closer look needs to be taken in planning for these cell tower sites.

No one appeared in opposition.

There was no further discussion.

MAYOR PRO TEM REESE declared the Public Hearing closed.

NOTE: COUNCILMAN WEEKLY expressed concern about administrative approvals of cell towers, especially when the cell tower company submits a proposal, but does something totally different. He directed that every wireless communication company wishing to install cell towers in his Ward must first come before him before submitting a proposal. COUNCILWOMAN McDONALD echoed COUNCILMAN WEEKLY's sentiments, adding that as a policy, she would like to stop these cell tower administrative approvals. CITY MANAGER VALENTINE replied that she will brief the Council on this issue and would welcome a Council member sponsoring an ordinance to undo the administrative procedure. COUNCILWOMAN McDONALD replied that she would gladly sponsor the ordinance.

(1:35 – 1:41)

3-1140

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

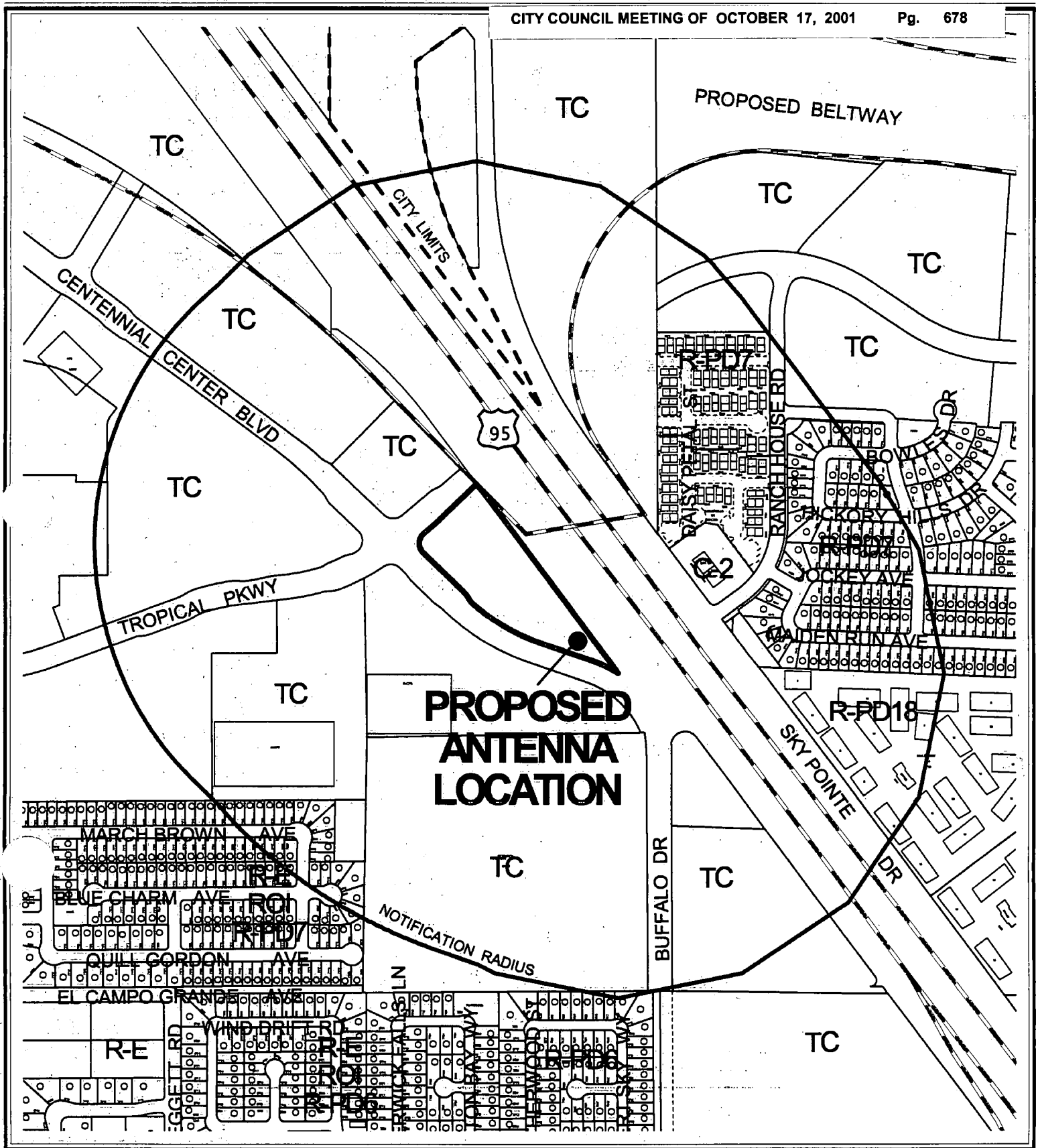
CITY COUNCIL MEETING OF OCTOBER 17, 2001

Planning & Development Department

Item 110 – Z-0076-98(23)

CONDITIONS – Continued:

2. The communications facility and its associated equipment and facility 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 communications monopole and its associated equipment and facility.
3. All development shall be in conformance with the site plan and elevations, except as amended by conditions herein.
4. All City Code requirements and design standards of all City Departments must be satisfied.



CASE: **Z-0076-98(23)**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

0 500 1000 Feet

110



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: OCTOBER 17, 2001****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Z-0076-98(23) - Centennial Center, Limited Liability Company on behalf of Cingular Wireless**

**** CONDITIONS ****

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

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The communications facility and its associated equipment and facility 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 communications monopole and its associated equipment and facility.
3. All development shall be in conformance with the site plan and elevations, except as amended by conditions herein.
4. All City Code requirements and design standards of all City departments must be satisfied.

Z-0076-98(23) - Page One

October 17, 2001 City Council Meeting

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

This is a request for a Site Development Plan Review on the east side of Centennial Center Boulevard, approximately 975 feet southeast of its intersection with Tropical Parkway to allow antennas to be placed on an existing 75 foot tall pylon sign. Six panel antennas will be mounted on the sign at a height of 70 feet and will be painted to match the pylon sign structure. Ground equipment will be located in a 9 foot by 14-foot lease area and will be screened by a decorative block wall.

BACKGROUND DATA

- 12/07/98 The City Council approved the Rezoning (Z-0076-98) to TC (Town Center) for the Town Land Use Plan Area.
- 02/08/99 The City Council approved a Master Development Plan Review (Z-0076-98 (1)) for a retail development and seven auto dealerships for this site as part of a larger request.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	TC (Town Center)	Undeveloped
South:	TC (Town Center)	Undeveloped
East:	Right-of-Way	US 95
West:	TC (Town Center)	Retail Commercial

ANALYSIS & FINDINGS**ZONING**

Staff finds the proposed wireless communication facility is allowed in the TC (Town Center) zoning district with the approval of a Site Development Plan Review application.

SITE PLAN

Staff finds the proposed wireless communication antennas will be appropriately located, on an existing structure adjacent to commercial land uses.

Z-0076-98(23) - Page Two
October 17, 2001 City Council Meeting

ELEVATIONS

Staff finds that the mounting of wireless communication antenna panels to the existing sign structure is an appropriate measure to minimize the visual obtrusiveness of the proposed communication facility.

FINDINGS

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

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

Staff finds the proposed wireless communication antennas will be appropriately located, on an existing sign structure adjacent to commercial 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 mounting of wireless communication antenna panels to the sign structure is compatible with the Town Center Development Standards as well as other City Ordinances and Standards.

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

Staff finds the proposed wireless communication facility will not generate additional traffic and therefore will not affect the surrounding roadways.

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

Staff finds the materials used for the wireless communication antenna panels and for the wall enclosing the equipment area to be aesthetically appropriate.

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 mounting of wireless communication antenna panels to an existing sign structure is more aesthetically appealing than the typical method of mounting arrays to a tower or the construction of a freestanding communications tower.

Z-0076-98(23) - Page Three
October 17, 2001 City Council Meeting

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

Staff finds the proposed wireless communication antenna panels will be subject to inspection by the City and therefore will not compromise the public health safety and welfare.

NOTICES MAILED 264 by Planning Department

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: 2-0076-98(23) APN: 125-28-610-003

Name of Property Owner: Centennial Center LLC

Name of Applicant: Cingular Wireless

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

X

No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

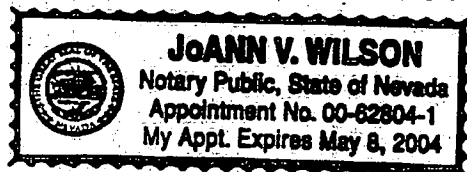
100

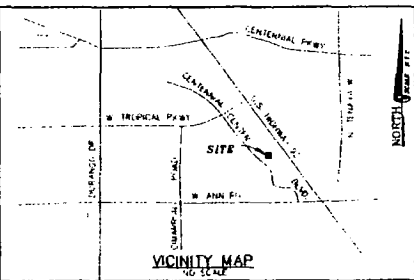
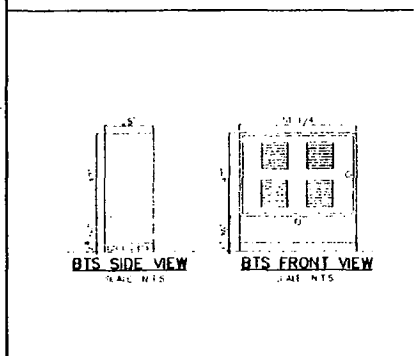
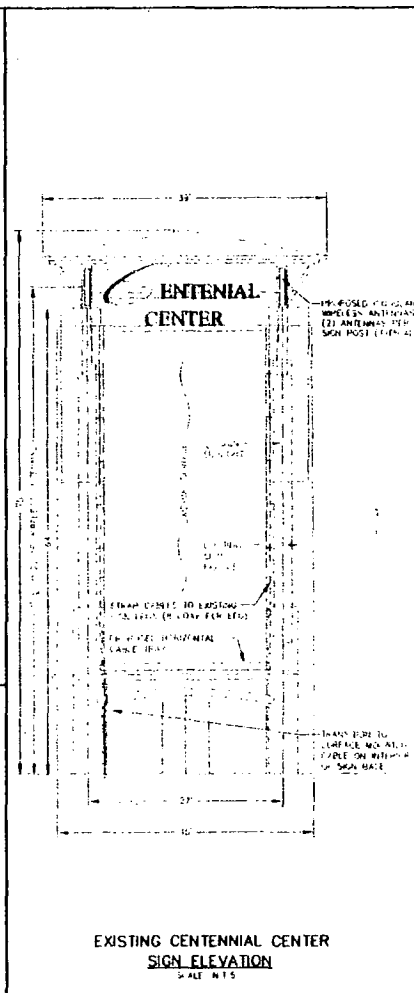
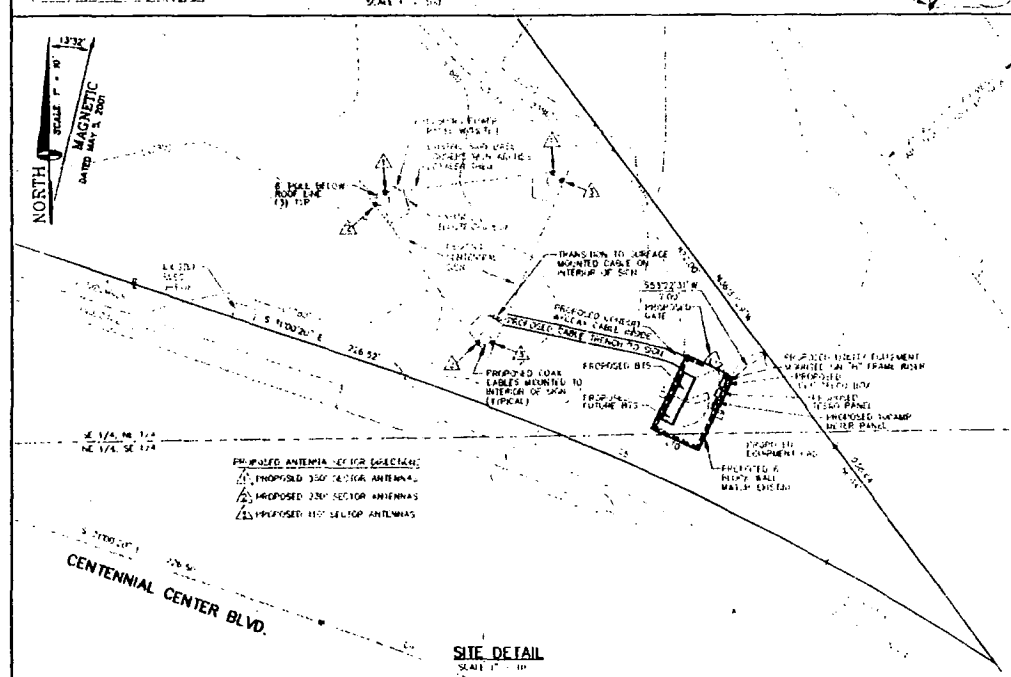
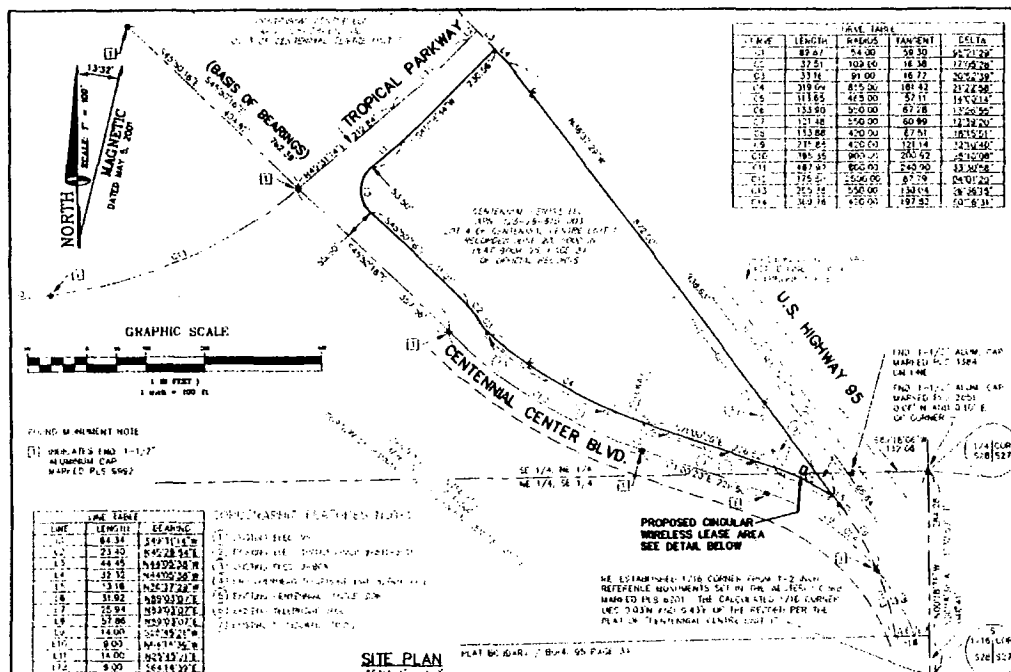
Signature of Property Owner/Authorized Agent: Reynolds

Subscribed and sworn before me

This 1st day of August, 2001

Glenn V. Wilson, Clark, Nevada
Notary Public in and for said County and State





STREET ADDRESS
5804 S 20TH CENTENNIAL CENTER BLVD (EAGLE) - 600 SARDONYX CENTER BLVD
SUN CITY, ARIZONA

ACREAGE
TOTAL PARCEL = 2.03 ACRES MORE OR LESS

ASSESSORS PARCEL NUMBER
100-202-001

LESSOR/OWNER
CENTENNIAL CENTRE LLC
3840 N. 30TH F. AVENUE CH. 10
DALLAS, TX
LAW OFFICE OF JAMES W. HARRIS
LAW OFFICE OF JAMES W. HARRIS 2011 4234

LESSEE/DEVELOPER
CANTONLAND DEVELOPMENT
1000 S. BUCKLE DRIVE CH. 10
DALLAS, TX 75216
TEL: 214 343 1300
CANTONLAND DEVELOPMENT

PRESENT USE
 ONE OF THE FIRST COMMERCIAL TRANSMISSIONS THAT WAS MADE

PROPOSED USE
 THE CABLE-LESS TRANSMISSION FACILITY (TUMABEE) FACILITY

LEGAL DESCRIPTION
 LOT 1000 BY AN INTEREST IN THE STATE OF CALIFORNIA
 BEING PART OF THE TRACT OF LAND OF THE STATE OF CALIFORNIA
 OF THE COUNTY OF LOS ANGELES

NOTES:

1. THE SURVEY WAS PERFORMED ON A 1000' X 1000' AREA.
2. THE SURVEY WAS CONDUCTED AT A TIME WHEN THE SURFACE OF THE SURVEY AREA WAS UNDEVELOPED AND THE SURFACE OF THE SURVEY AREA WAS UNDEVELOPED.
3. THE SURVEY WAS CONDUCTED AT A TIME WHEN THE SURFACE OF THE SURVEY AREA WAS UNDEVELOPED AND THE SURFACE OF THE SURVEY AREA WAS UNDEVELOPED.
4. THE SURVEY WAS CONDUCTED AT A TIME WHEN THE SURFACE OF THE SURVEY AREA WAS UNDEVELOPED AND THE SURFACE OF THE SURVEY AREA WAS UNDEVELOPED.

BENCHMARK

THE SURVEY WAS CONDUCTED AT A TIME WHEN THE SURFACE OF THE SURVEY AREA WAS UNDEVELOPED AND THE SURFACE OF THE SURVEY AREA WAS UNDEVELOPED.

ALL DATA WAS OBTAINED FROM THE SURVEY AND THE SURVEY WAS CONDUCTED AT A TIME WHEN THE SURFACE OF THE SURVEY AREA WAS UNDEVELOPED AND THE SURFACE OF THE SURVEY AREA WAS UNDEVELOPED.

BASIS OF BEARING
SOUTH 40° 00' 00" EAST BEING THE CONTINUATION OF CENTENNIAL PARKWAY EXTENDING
AT AN INTERSECTION WITH IMPROVED PARKWAY FOR THE STATE OF MONTANA
CENTENNIAL PARKWAY BEING THE CONTINUATION OF THE STATE OF MONTANA
PARKWAY BEING THE CONTINUATION OF THE STATE OF MONTANA
PARKWAY BEING THE CONTINUATION OF THE STATE OF MONTANA

[illegible]

x cingular™
WIRELESS

SPECTRUM
SURVEYING & ENGINEERING
1511 W. CHARLESTON BOULEVARD
SUITE 170
LAS VEGAS, NEVADA 89117
PH. (702) 367-7705
FAX (702) 367-8753

INDEPENDENT CENTER
2 INTERSTATE 95
SOUTH CENTRAL
ENTER BLDG
700 CALA 107
7465 05

SITE PLAN

C-1



**Z-0076-98(23) - CENTENNIAL CENTER, LIMITED LIABILITY COMPANY ON BEHALF OF CINGULAR WIRELESS - East side of Centennial Boulevard, approximately 975 feet south of Tropical Parkway, view from northbound US-95.
SEPTEMBER 6, 2001 PLANNING COMMISSION**

City of Las Vegas

Agenda Item No.: 111

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: OCTOBER 17, 2001****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VACATION - PUBLIC HEARING - VAC-0022-01 - CASINO GARCES, LIMITED LIABILITY COMPANY - Petition to vacate a portion of Garces Avenue generally located west of Casino Center Boulevard, Ward 3 (Reese). 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:

REESE - APPROVED subject to conditions - UNANIMOUS with GOODMAN and M. McDONALD excused

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

KEN ERLANGER, 3514 East Tropicana Avenue, Suite 2, appeared on behalf of the owner of the property and concurred with staff's recommendations.

TOM McGOWAN, Las Vegas resident, asked why the vacation is needed. MR. ERLANGER replied that the applicant requires additional right-of-way in order to provide more parking. MR. ERLANGER indicated that the name of the law firm is McGarry & Hunt. MR. McGOWAN urged the Council to ask the applicant to clean up the entire area surrounding the new construction. The dirt and dust are destroying the pedestrian walkway, and the gravel makes it impossible for him to use his walker.

*City of Las Vegas***Agenda Item No.: 111**

CITY COUNCIL MEETING OF OCTOBER 17, 2001
Planning & Development Department
Item 111 – VAC-0022-01

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

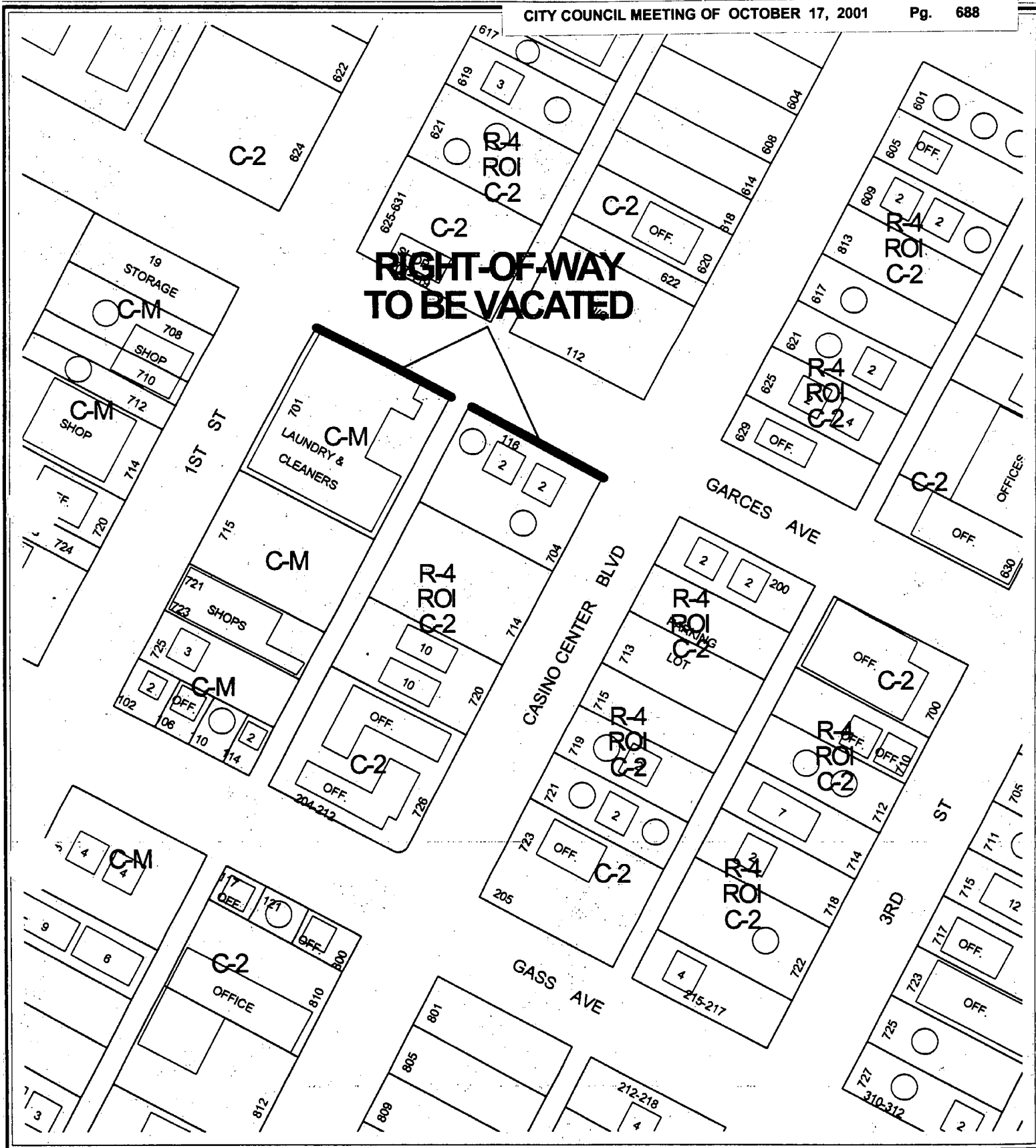
MAYOR PRO TEM REESE declared the Public Hearing closed.

(1:41 – 1:44)

3-1379

CONDITIONS:

1. All development shall be in conformance with code requirements and design standards of all City departments. (*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. (*Planning and Development*)
3. 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. (*Public Works*)
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #3 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. (*Public Works*)
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. (*Planning and Development*)



CASE: VAC-0022-01

RADIUS: SPECIAL

0 100 200 Feet

111



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: OCTOBER 17, 2001****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: VAC-0022-01 - Casino Garces, Limited Liability Company****** CONDITIONS ****

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

1. All development shall be in conformance with code requirements and design standards of all City departments. *(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. *(Planning and Development)*
3. 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. *(Public Works)*
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #3 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. *(Public Works)*
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. *(Planning and Development)*

VAC-0022-01 - Page One
October 17, 2001 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Petition to vacate a portion of Garces Avenue generally located west of Casino Center Boulevard. The applicant's justification letter states the five-foot right-of-way vacation is necessary for a proposed parking lot. The letter continues to state the vacation is justified due to the fact that Garces Avenue is an 80 foot wide right-of-way, of which approximately 45 feet is developed with street, curb and gutter. The applicant believes the remaining 35 feet would be better utilized by the property owners to assist in their redevelopment of this downtown location.

BACKGROUND DATA

- 12/16/64 The City Council approved a Rezoning (Z-0100-64) to C-2 (General Commercial) for this property as part of a larger request.
- 02/16/00 The City Council granted an Appeal, thereby approving a Site Development Plan Review [Z-0100-64(172)] for an office building.

ANALYSIS & FINDINGS

This vacation application will vacate a five-foot wide unused portion of the Garces Avenue right-of-way between First Street and Casino Center Boulevard. Staff finds the proposed vacation of public right-of-way will not affect public access. Furthermore, staff finds the proposed vacation will not result in a reduced traffic handling capability in that this section of right-of-way is currently undeveloped and unused. Staff notes this vacation request is necessary in order to satisfy the off-street parking requirements for an approved two-story office building.

Because this vacation would not adversely affect this site, the surrounding properties or the improved section of the Garces Avenue right-of-way, staff recommends approval of this request.

NOTICES MAILED 3 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-0022-01 APN: 139-34-310-079

Name of Property Owner: Casino Center Games LLC

Name of Applicant: Caring Center Green LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

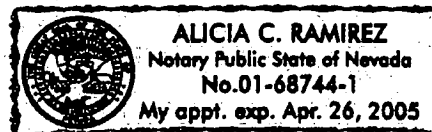
Signature of Property Owner/Authorized Agent: Don McDaniel Member

Print Name: Tim Mc Garry

Subscribed and sworn before me

This 16th day of August, 2001

Alicia C. Roney
Notary Public in and for said County and State



City of Las Vegas

Agenda Item No.: 112

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: OCTOBER 17, 2001****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

TWO YEAR REQUIRED REVIEW - VARIANCE - PUBLIC HEARING - V-0023-89(3) - JAY AND CAROL HARRISON - Required Two Year Review of an Approved Variance WHICH ALLOWED THE RELOCATION OF AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 265 FEET AND 110 FEET RESPECTIVELY FROM TWO EXISTING OFF-PREMISE ADVERTISING SIGNS (BOTH ACROSS CHARLESTON BOULEVARD), WHERE A 300 FOOT SEPARATION IS REQUIRED located adjacent to the south side of Charleston Boulevard approximately 460 feet east of Lindell Road (APN: 163-01-501-009), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

The Planning Commission (6-0 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 GOODMAN and M. McDONALD excused

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

R. VAN NOSTRAND, Clear Channel Outdoor, 1211 West Bonanza Road, concurred with staff's recommendations and conditions.

No one appeared in opposition.

There was no further discussion.

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

CITY COUNCIL MEETING OF OCTOBER 17, 2001
Planning & Development Department
Item 112 – V-0023-89(3)

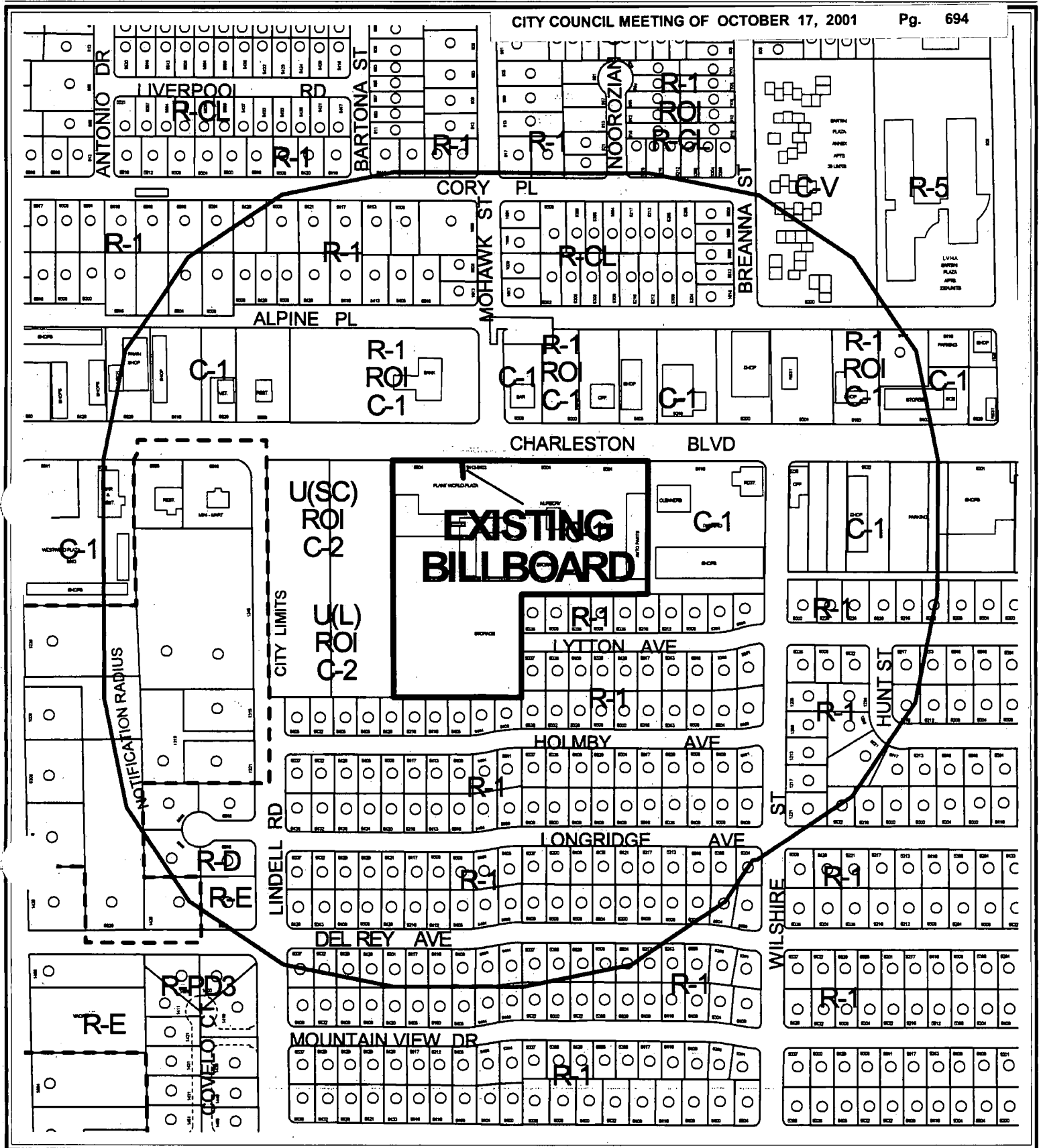
MINUTES – Continued:

MAYOR PRO TEM REESE declared the Public Hearing closed.
(1:45 – 1:46)
3-1572

CONDITIONS:

Planning and Development

1. This Variance shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Approval shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. 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.
4. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the central support pole.



CASE: V-0023-89(3)

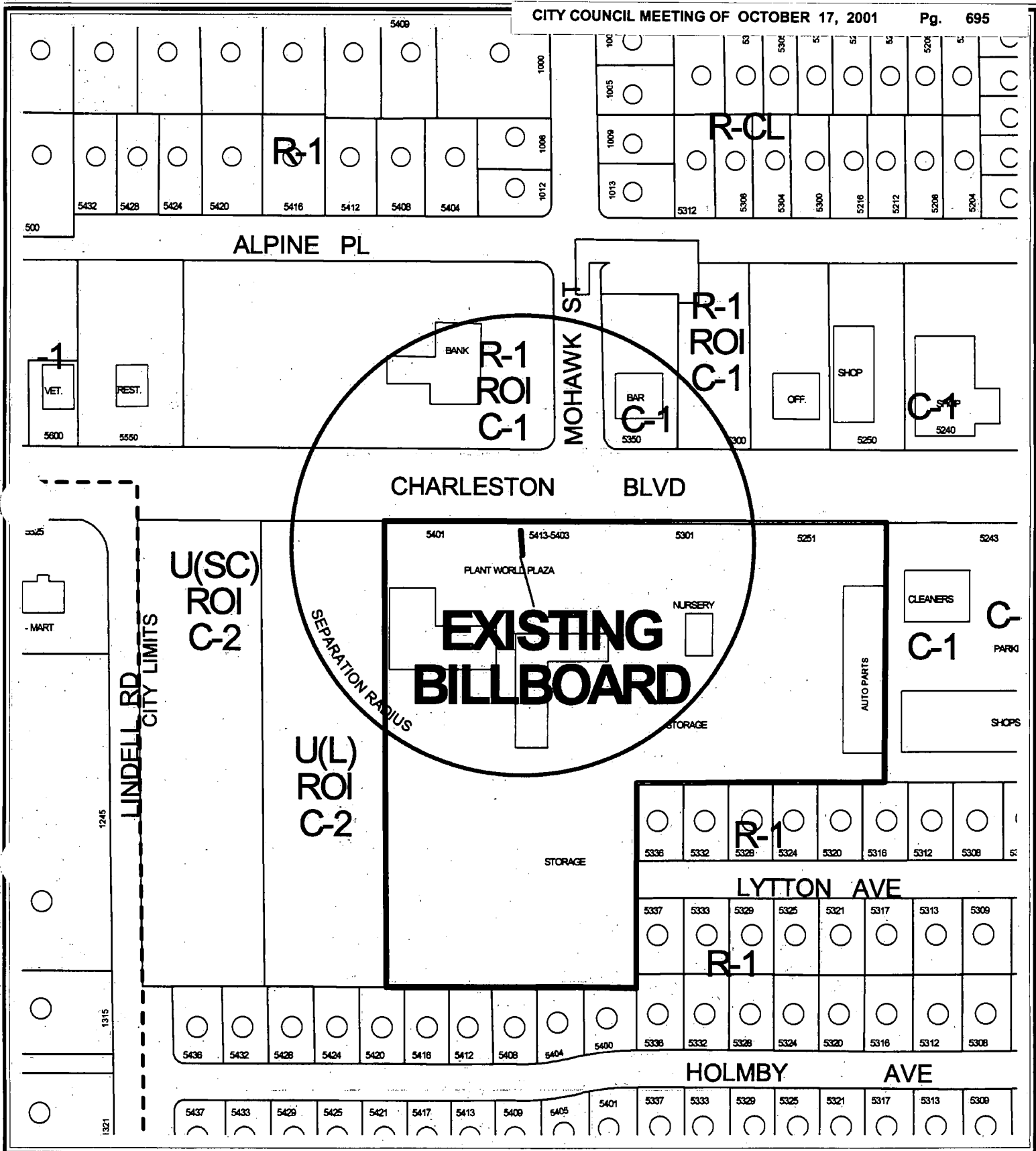
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND
R-1 (SINGLE FAMILY RESIDENTIAL)

0 300 600 Feet

112





CASE: V-0023-89(3)
SEPARATION RADIUS: 300 FT

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: OCTOBER 17, 2001****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: V-0023-89(3) - Jay and Carol Harrison**

**** CONDITIONS ****

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

Planning and Development

1. This Variance shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Approval shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. 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.
4. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the central support pole.

V-0023-89(3) - Page One
October 17, 2001 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Required Two-Year Review of an approved Variance, which allowed the relocation of an existing off-premise advertising (billboard) sign to its present location at 5401 West Charleston Boulevard and allowed a 110-foot and 265-foot separation between it and two existing off-premise signs on the opposite side of Charleston Boulevard, where 300 feet is required.

BACKGROUND DATA

- 03/04/87 The City Council approved a Rezoning (Z-0004-87) on the north portion of the subject parcel to C-1 (Limited Commercial). The south portion was conditioned to remain R-1 (Single Family Residential).
- 06/07/89 The City Council approved a Variance (V-0023-89) upon appeal from a denial by the Board of Zoning Adjustment to allow the relocation of an existing 14-foot by 48-foot off-premise advertising (billboard) sign 265 feet and 110 feet respectively from two existing off-premise signs (both across Charleston Boulevard), where a 300 foot separation is required on this site, with a required review in five years.
- 06/15/94 The City Council approved a Required Five Year Review [V-0023-89(1)] on the approved Variance with a required review in five years.
- 09/15/99 The City Council approved a Required Five Year Review on the approved Variance [V-0023-89(2)] with a required review in two years.

DETAILS OF APPLICATION REQUEST

Site Area:	7.28	Acres
Sign Area (each side):	672	Square Feet
Required Separation:	300	Feet
Existing Separation:	110	Feet

In the original request, the applicant relocated an existing off-premise advertising (billboard) sign along the south side of Charleston in the front parking area of the 'Plant World' nursery and store. The sign is oriented toward east- and westbound traffic along Charleston Boulevard.

V-0023-89(3) - Page Two
October 17, 2001 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North: ROI to C-1 (Limited Commercial)
and C-1 (Limited Commercial)

South: R-1 (Single Family Residential)

East: C-1 (Limited Commercial)

West: ROI to C-2 (General Commercial)

Retail Commercial, Office

Single Family Residential;
Outdoor storage

Retail Commercial, Auto/Boat sales

ANALYSIS & FINDINGS

ZONING

When the Variance appeal was approved by the City Council in 1989, Section 19.90.080 and Section 19.90.090 of the Zoning Code (Title 19) allowed Off-Premises Signs, which required both a Special Use Permit and a Variance, to be approved by means of a Variance alone. The subject sign and the reduced separation in relation to other the off-premise signs was approved by a Variance, thus making the subject sign a legal non-conforming sign. Staff notes that the two off-premise advertising signs from which the subject sign required a Variance no longer exist. The next nearest off-premise advertising sign is greater than 300 feet distant.

USE

Section 19A.14.100 of the Las Vegas Municipal Code allows the removal of an off-premise sign if conditions in the surrounding area have changed in such a way that the sign no longer meets the standards for approval of a Special Use Permit (Variance). Staff finds the continued off-premise sign use on the subject site is appropriate in that no significant changes have occurred in the area since the last review, beyond increased commercial infill development along Charleston Boulevard. However, off-premise signage is not an appropriate use in perpetuity in developing areas. Therefore, staff recommends this Variance be reviewed in two years.

FINDINGS

The following findings required for approval of a Special Use Permit (Variance) application, per Las Vegas Municipal Code Section 19A.18.060, should also be required for any subsequent Special Use Permit (Variance) 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.

V-0023-89(3) - Page Three

October 17, 2001 City Council Meeting

The commercial uses to the north, south, east, and west and the single-family residential uses to the south were in existence when this Variance was approved by City Council in 1989. At that time, the Council determined that this Variance was compatible with surrounding land uses.

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

The subject site is developed with retail commercial uses and has no physical constraints for the existing off-premise (billboard) sign.

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 off-premise (billboard) sign does not generate traffic and will therefore not have an adverse impact on adjacent streets.

4. Approval of the Special Use Permit (Variance) 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.

In approving the original application, the City Council determined that this Variance at this location would not be compromise the public health, safety, and welfare or the overall objectives of the General Plan.

NOTICES MAILED 258 by City Clerk

APPROVALS 0

PROTESTS 1



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Clear Channel Outdoor

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes ☒ No ☐

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

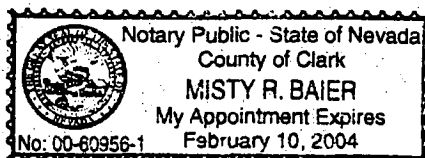
APN:

Signature of Property Owner/Authorized Agent: 12 Van

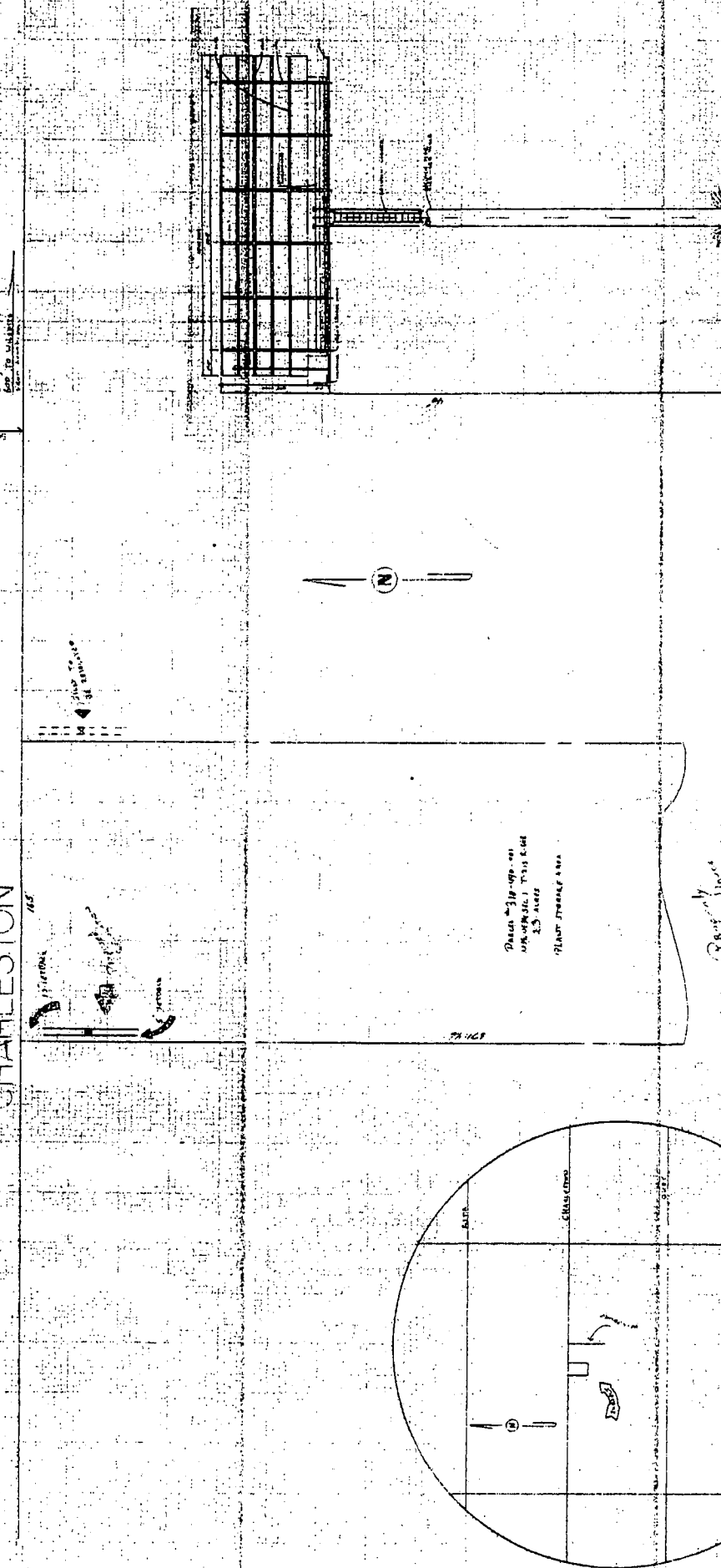
Subscribed and sworn before me

This 30 day of July, 20 01

Molly L. Blair
Notary Public in and for said County and State

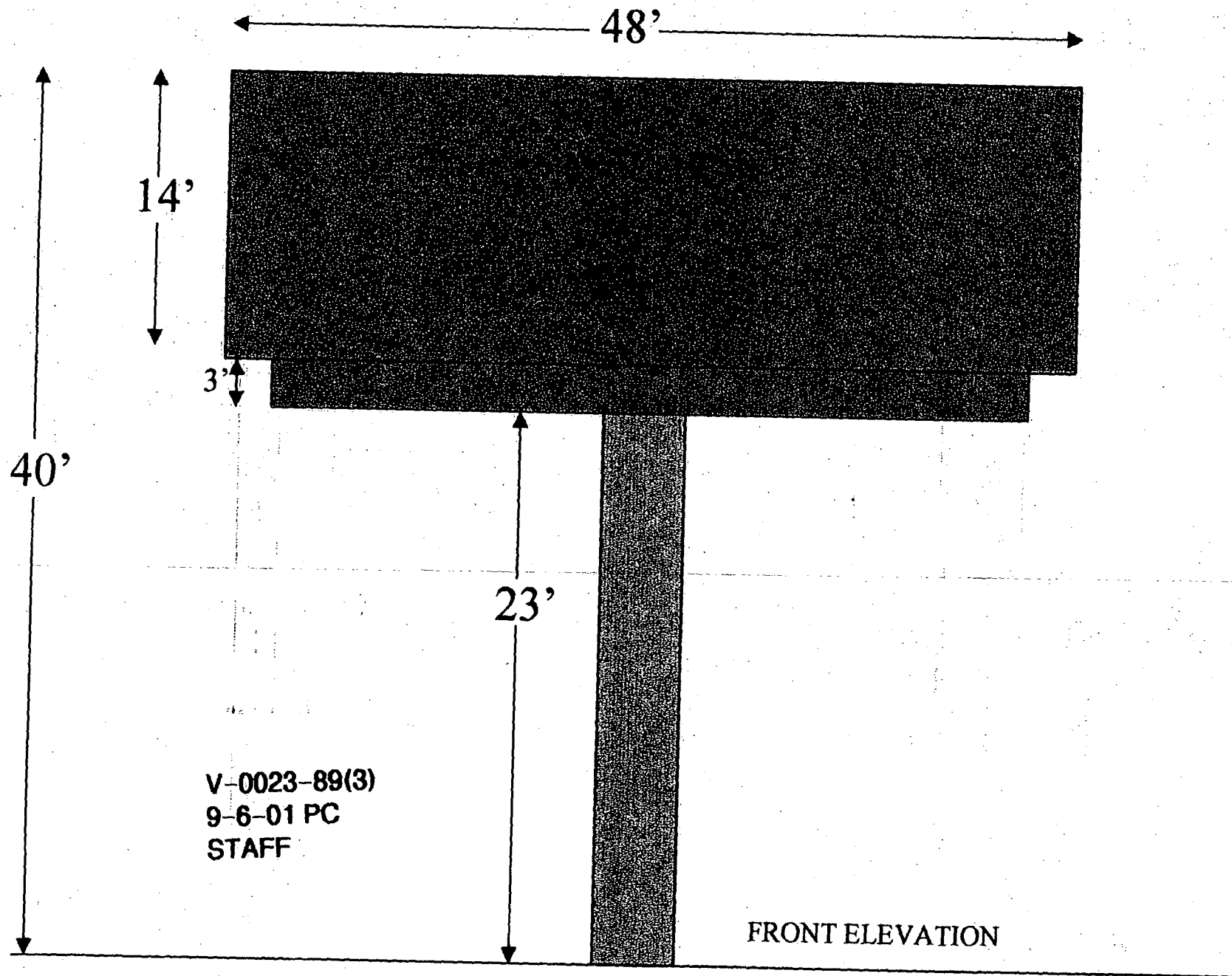


CHARLESTON



V-0023-89(3)
9-6-01 PC
STAFF





NOT TO SCALE



**V-0023-89(3) - JAY AND CAROL HARRISON - South side of Charleston Boulevard,
approximately 460 feet east of Lindell Road.
SEPTEMBER 6, 2001 PLANNING COMMISSION**



**V-0023-89(3) - JAY AND CAROL HARRISON - South side of Charleston Boulevard,
approximately 460 feet east of Lindell Road.
SEPTEMBER 6, 2001 PLANNING COMMISSION**

UGO AND LINDA PELLICIA
3055 S. BRONCO ST.
LAS VEGAS NV 89146

RECEIVED
OFFICE

2001 OCT 15

IN REFERENCE TO
V0023-89. (3)

WE OPPOSE VARIANCE BILLBOARD.


Linda Pelliccia

Protest

2001 OCT 15 A 11:35

RECEIVED
CITY CLERK



Ugo Pelliccia
3055 S Bronco St
Las Vegas, NV 89102

Submitted after final agenda

Date 10/15/2001 item #112

City of Las Vegas

Agenda Item No.: 113

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: OCTOBER 17, 2001****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

TWO YEAR REQUIRED REVIEW - VARIANCE - PUBLIC HEARING - V-0046-89(3) - BOLOGNESE FAMILY TRUST - Required Two Year Review of an Approved Variance WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 140 FEET FROM ANOTHER OFF-PREMISE ADVERTISING SIGN WHERE 300 FEET IS THE MINIMUM SEPARATION ALLOWED on the northwest corner of Sahara Avenue and Valley View Boulevard (APN: 162-06-801-008), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

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

BACKUP DOCUMENTATION:

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

MOTION:

REESE – APPROVED subject to conditions – **UNANIMOUS** with **GOODMAN** and **M. McDONALD** excused

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

R. VAN NOSTRAND, Clear Channel Outdoor, 1211 West Bonanza Road, concurred with staff's recommendations and conditions.

No one appeared in opposition.

There was no further discussion.

*City of Las Vegas***Agenda Item No.: 113**

CITY COUNCIL MEETING OF OCTOBER 17, 2001

Planning & Development Department

Item 113 – V-0046-89(3)

MINUTES – Continued:

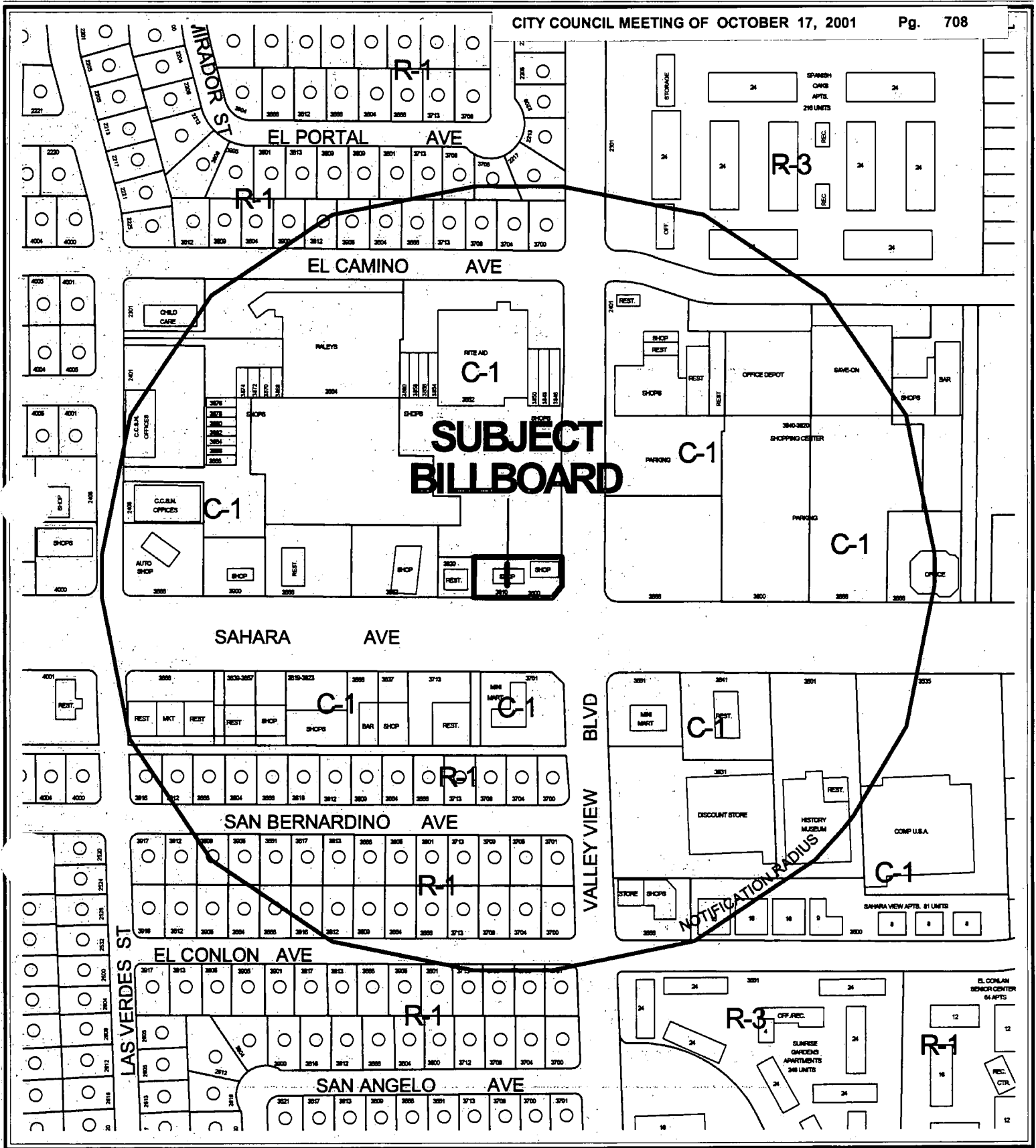
MAYOR PRO TEM REESE declared the Public Hearing closed.

(1:46 – 1:47)

3-1593**CONDITIONS:**

Planning and Development

1. The Variance shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this approval shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. 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: V-0046-89(3)

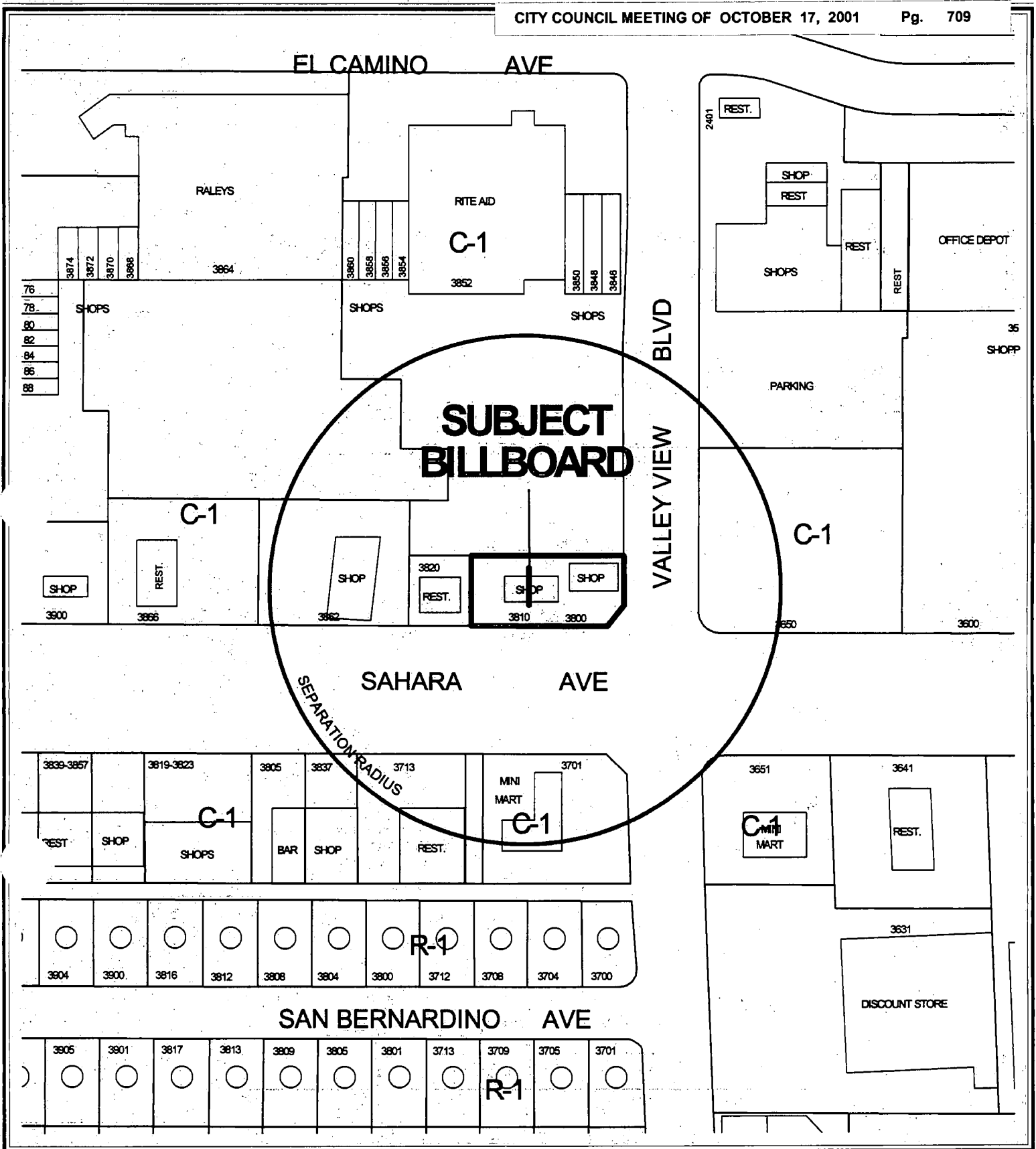
RADIUS: 750 FT

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

0 200 400 Feet

113





CASE: V-0046-89(3)
SEPARATION RADIUS: 300 FT

0 100 200 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: OCTOBER 17, 2001****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: V-0046-89(3) - Bolognese Family Trust**

**** CONDITIONS ****

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

Planning and Development

1. The Variance shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this approval shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. 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.

V-0046-89(3) - Page One

October 17, 2001 City Council Meeting

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

This is a required Two Year Review of an approved Variance that allowed an off-premise advertising (billboard) sign adjacent to the northwest corner of Sahara Avenue and Valley View Boulevard to be located 140 feet from another off-premise advertising (billboard) sign where a 300-foot minimum distance separation is required.

BACKGROUND DATA

- 06/21/89 The City Council approve a Variance (V-0046-89) to allow two off-premise advertising (billboard) signs to be located 140 feet from each other where 300 feet is the minimum distance separation required.
- 07/20/94 The City Council approved a Required Five Year Review of the approved Variance [V-0046-89(1)] with a required review in five years.
- 09/15/99 The City Council approved a Required Five Year Review of an approved Variance [V-0046-89(2)] with a required review in two years.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	C-1 (Limited Commercial)	Retail Commercial
South:	Unincorporated Clark County	Retail Commercial
East:	C-1 (Limited Commercial)	Retail Commercial
West:	C-1 (Limited Commercial)	Retail Commercial

ANALYSIS & FINDINGS**ZONING**

When the Variance appeal was approved by the City Council in 1989, Section 19.90.080 and Section 19.90.090 of the Zoning Code (Title 19) allowed Off-Premises Signs, which required both a Special Use Permit and a Variance, to be approved by means of a Variance alone. The subject sign and the reduced separation in relation to other the off-premise signs was approved by a Variance, thus making the subject sign a legal non-conforming sign.

USE

Section 19A.14.100 of the Las Vegas Municipal Code allows the removal of an off-premise sign if conditions in the surrounding area have changed in such a way that the sign no longer meets the

V-0046-89(3) - Page Two

October 17, 2001 City Council Meeting

standards for approval of a Special Use Permit (Variance). Staff finds the continued off-premise sign use on the subject site is appropriate in that no significant changes have occurred in the area since the last review. However, off-premise signage is not an appropriate use in perpetuity in developing areas. Therefore, staff recommends this Variance be reviewed in two years.

FINDINGS

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

The commercial uses to the north, south, east, and west were in existence when this Variance was approved by City Council in 1989. At that time, the Council determined that this Variance was compatible with surrounding land uses.

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

The subject site is developed with retail commercial uses and has no physical constraints for the existing off-premise (billboard) sign.

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 off-premise (billboard) sign does not generate traffic and will therefore not have an adverse impact on adjacent streets.

4. **Approval of the Special Use Permit (variance) 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.**

In approving the original application, the City Council determined that this use at this location would not be compromise the public health, safety, and welfare or the overall objectives of the General Plan.

NOTICES MAILED 90 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Clear Channel Outdoor

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes xxx No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

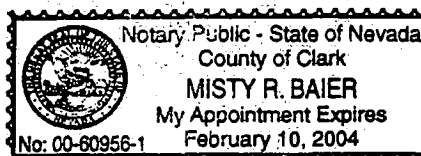
APN: _____

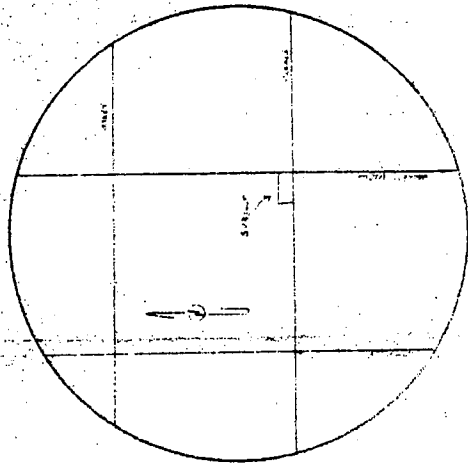
Signature of Property Owner/Authorized Agent: [Signature]

Subscribed and sworn before me

This 30 day of June, 2001

Myra R. Bain
Notary Public in and for said County and State





VALLEY VIEW

115

BLOC

BLOC

APPROVED

SEE PERMITS SECTION ONLY IN PL. U-10-00

APPROVED BY: [Signature] DATE: 10/17/01

20.000 G.A.
13.753 Square Feet
19.999 x 34.0-96.248

[Signature]

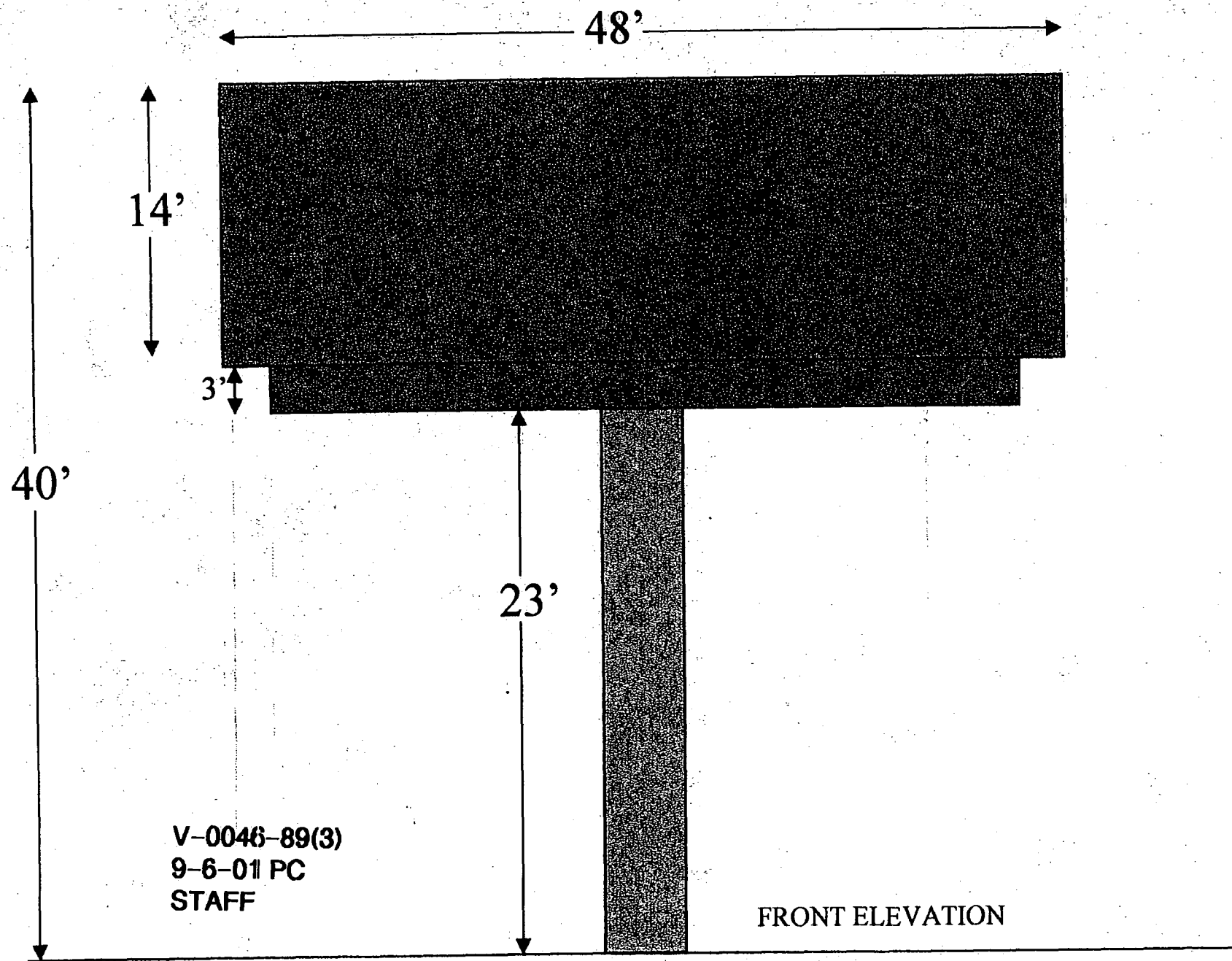
SAHARA AVE

V-0046-89(3)
9-6-01 PC
STAFF

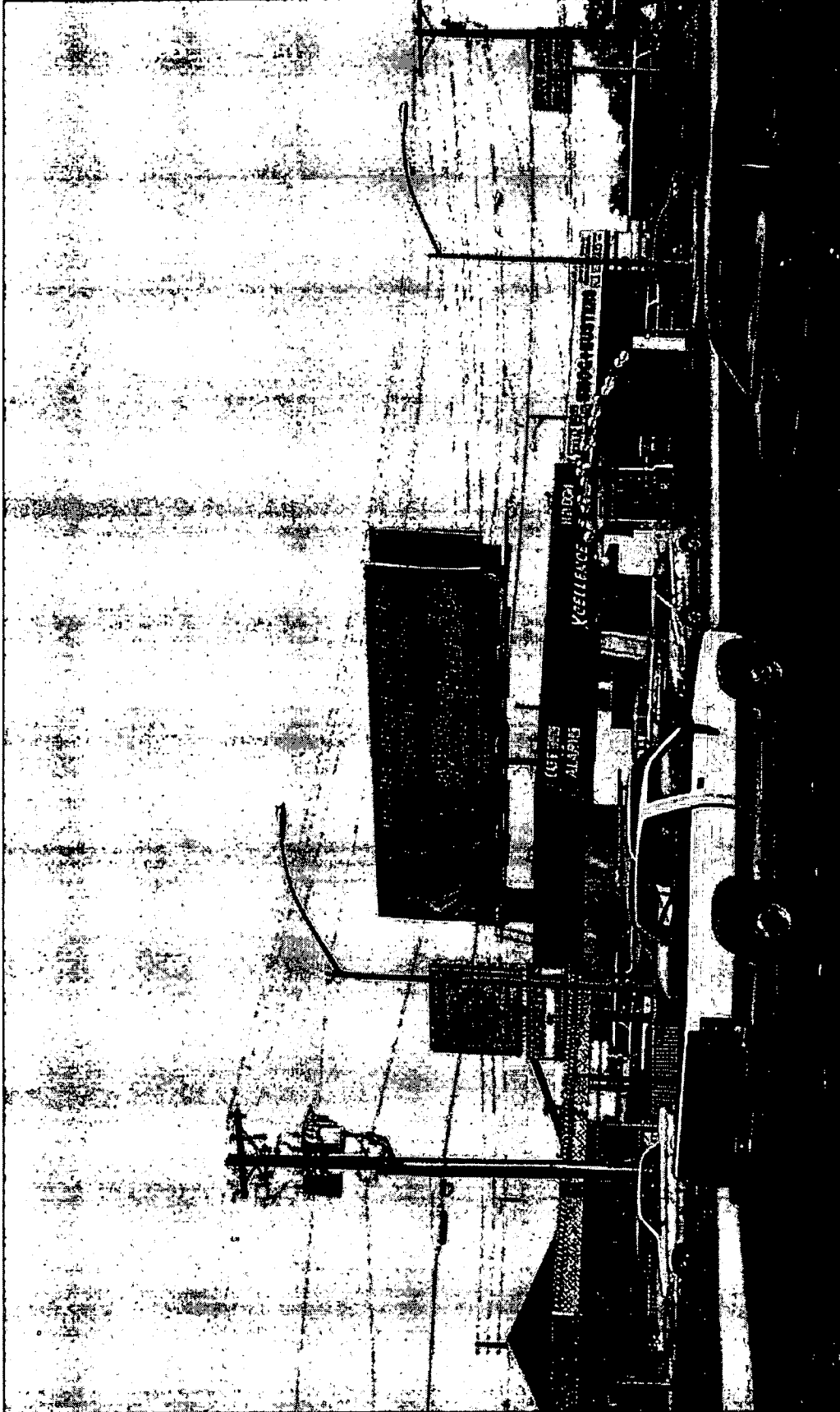
DOONREY

10/17/01 Joseph. S. H. 10/17/01

10/17/01 Joseph. S. H. 10/17/01



NOT TO SCALE



**V-0046-89(3) - BOLOGNESE FAMILY TRUST - Northwest corner of Sahara Avenue and
Valley View Boulevard.**

SEPTEMBER 6, 2001 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 114

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: OCTOBER 17, 2001****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

THREE YEAR REQUIRED REVIEW - VARIANCE - PUBLIC HEARING - V-0072-88(3)
 - HORSESHOE CLUB OPERATION COMPANY - Required Three Year Review of an
 Approved Variance WHICH ALLOWED A 12 FOOT X 24 FOOT OFF-PREMISE
 ADVERTISING (BILLBOARD) SIGN TO A HEIGHT OF 50 FEET WHERE 40 FEET IS THE
 MAXIMUM HEIGHT ALLOWED; AND WHICH ALLOWED THE OFF-PREMISE
 ADVERTISING SIGN 150 FEET FROM AN EXISTING OFF-PREMISE ADVERTISING
 SIGN WHERE A 300 FOOT MINIMUM SEPARATION DISTANCE IS REQUIRED at 601
 North Main Street (APN: 139-27-310-094), M (Industrial) Zone, Ward 5 (Weekly). The
 Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

Hearing Officer Meeting

City Council Meeting

0**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0**RECOMMENDATION:**

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

BACKUP DOCUMENTATION:

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

MOTION:

**WEEKLY – APPROVED subject to conditions – UNANIMOUS with GOODMAN and M.
 McDONALD excused**

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

R. VAN NOSTRAND, Clear Channel Outdoor, 1211 West Bonanza Road, concurred with staff's
 recommendations and conditions.

No one appeared in opposition.

*City of Las Vegas***Agenda Item No.: 114**

CITY COUNCIL MEETING OF OCTOBER 17, 2001
Planning & Development Department
Item 114 – V-0072-88(3)

MINUTES – Continued:

AL GALLEG0, citizen of Las Vegas, asked that a one-year review be imposed because the parcel across from the property in question is being reclassified. He feels that billboards are unsightly.

There was no further discussion.

MAYOR PRO TEM REESE declared the Public Hearing closed.

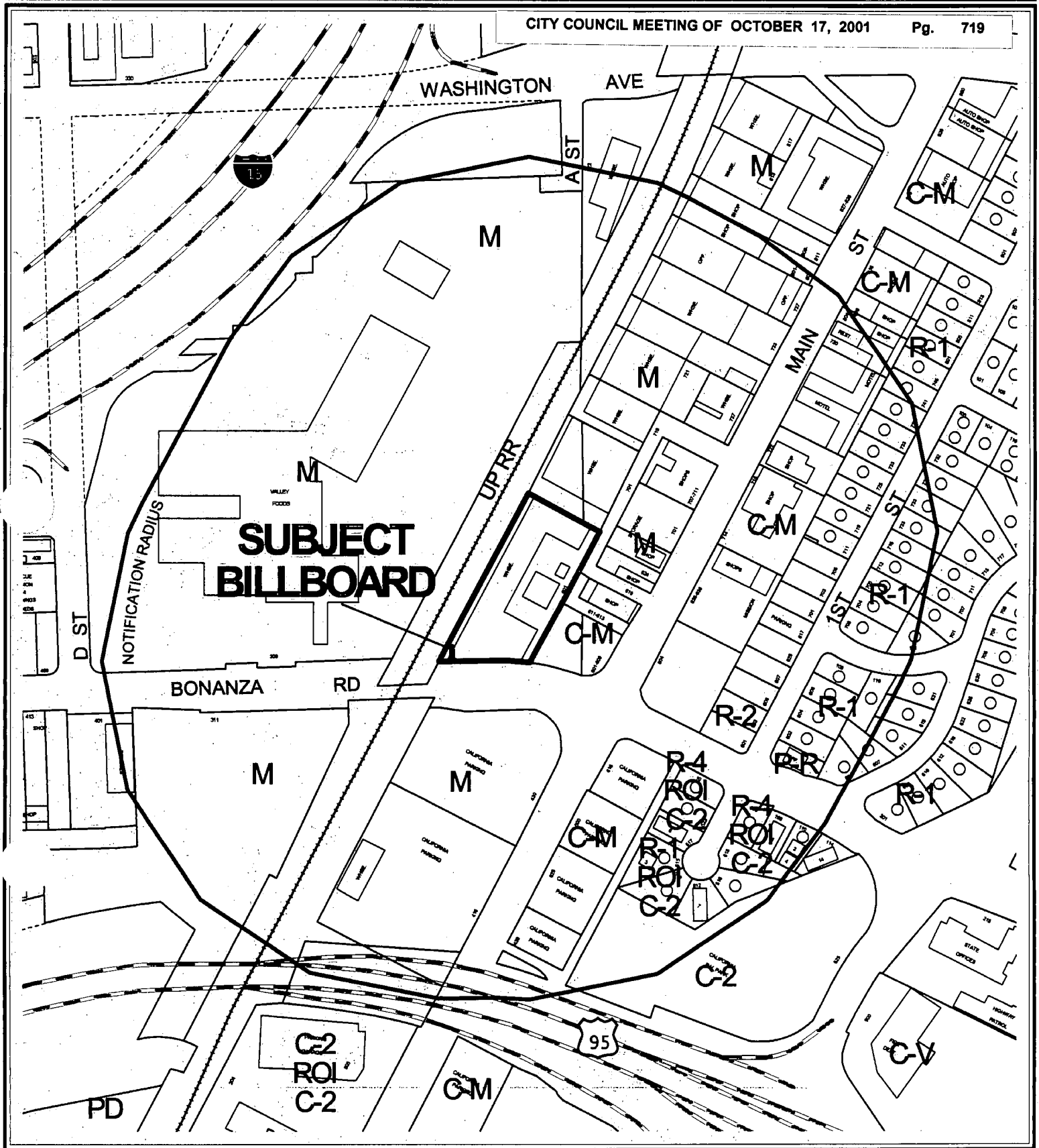
(1:47 – 1:49)

3-1632

CONDITIONS:

Planning and Development

1. This Variance 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. If the existing off-premise advertising sign structure is removed, this Approval shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. 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.
4. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.



CASE: V-0072-88(3)

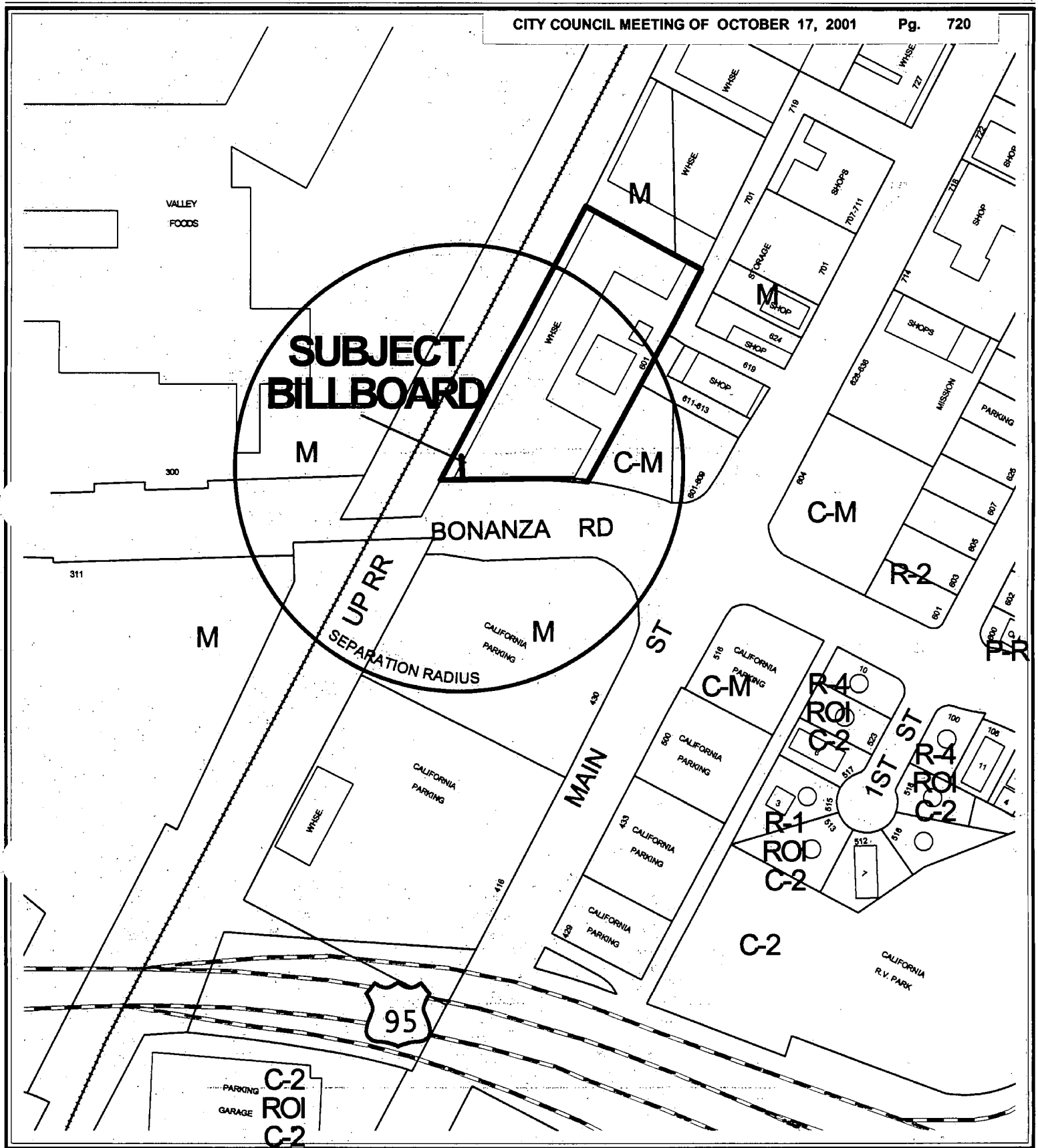
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet

114





CASE: V-0072-88(3)

SEPARATION RADIUS: 300 FT

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: OCTOBER 17, 2001****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: V-0072-88(3) - Horseshoe Club Operation Company**

**** CONDITIONS ****

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

Planning and Development

1. This Variance 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. If the existing off-premise advertising sign structure is removed, this Approval shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. 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.
4. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

V-0072-88(3) - Page One

October 17, 2001 City Council Meeting

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

This request is for a Required Three-Year Review for an approved Variance that allowed a 12- by 24-foot off-premise advertising (billboard) sign to be a height of 50 feet where 40 feet is the maximum height permitted, at 601 North Main Street.

BACKGROUND DATA

- 07/20/88 The City Council approved an appeal for a Variance denial (V-0072-88) to allow a 12-foot by 24-foot off-premise advertising (billboard) sign to be a height of 50 feet where 40 feet is the maximum height permitted; and required the simultaneous removal of two existing off-premise signs, with a required review in five years.
- 08/18/93 The City Council approved a Five Year Required Review of the approved Variance [V-0072-88(1)], with a required review in five years.
- 09/09/98 The City Council approved a Five Year Required Review of the approved Variance [V-0072-88(2)], with a required review in three years.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	M (Industrial)	Warehouse
South:	M (Industrial)	Parking
East:	C-M (Commercial/Industrial)	Undeveloped
West:	Right-of-Way	Railroad
	M (Industrial)	Warehouse

ANALYSIS AND FINDINGS**ZONING**

Staff finds the existing off-premise advertising (billboard) sign is located in an M (Industrial) zoning district, and is approvable with a Special Use Permit. When the Variance appeal was approved by the City Council in 1988, Section 19.90.080 and 19.90.090 of the Zoning Code (Title 19) allowed Off-Premises Signs, which required both a Special Use Permit and a Variance, to be approved by means of a Variance alone. The subject off-premise sign and the increase in height were approved by a Variance, thus the sign is now a legally non-conforming sign.

V-0072-88(3) - Page Two
October 17, 2001 City Council Meeting

USE

Section 19A.14.100 of the Las Vegas Municipal Code allows the removal of an off-premise sign if conditions in the surrounding area have changed in such a way that the sign no longer meets the standards for approval of a Special Use Permit (Variance). Staff finds the continued off-premise sign use on the subject site is appropriate in that no significant changes have occurred in the area since the last review. The subject billboard is oriented east and west toward Bonanza Road traffic. Surrounding properties are zoned M (Industrial) or C-M (Commercial Industrial). The use remains compatible with the adjacent warehouse, underdeveloped industrial properties and railroad right-of-way. However, off-premise signage is not an appropriate use in perpetuity in developing areas. Therefore, staff recommends this Variance be reviewed in two years.

FINDINGS

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

The warehouse uses, undeveloped/underutilized properties and to the north, south, east, and railroad to the west were in existence when this Variance was approved by City Council in 1988. At that time, the Council determined that this Variance was compatible with surrounding land uses.

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

The subject site is developed with warehouse/industrial uses and is suitable for the existing off-premise (billboard) sign.

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 off-premise (billboard) sign does not generate traffic and will therefore not have an adverse impact on adjacent streets.

4. **Approval of the Special Use Permit (Variance) 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.**

V-0072-88(3) - Page Three
October 17, 2001 City Council Meeting

In approving the original application, the City Council determined that this use at this location would not be compromise the public health, safety, and welfare or the overall objectives of the General Plan.

NOTICES MAILED 65 by City Clerk

APPROVALS 0

PROTESTS 2

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: V-0072-88(3) APN: 139-27-705-003

Name of Property Owner: Horseshoe Club Operating Company

Name of Applicant: Clear Channel Outdoor

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes **xcxx** No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

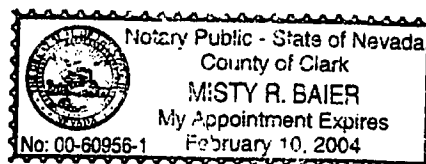
APN: _____

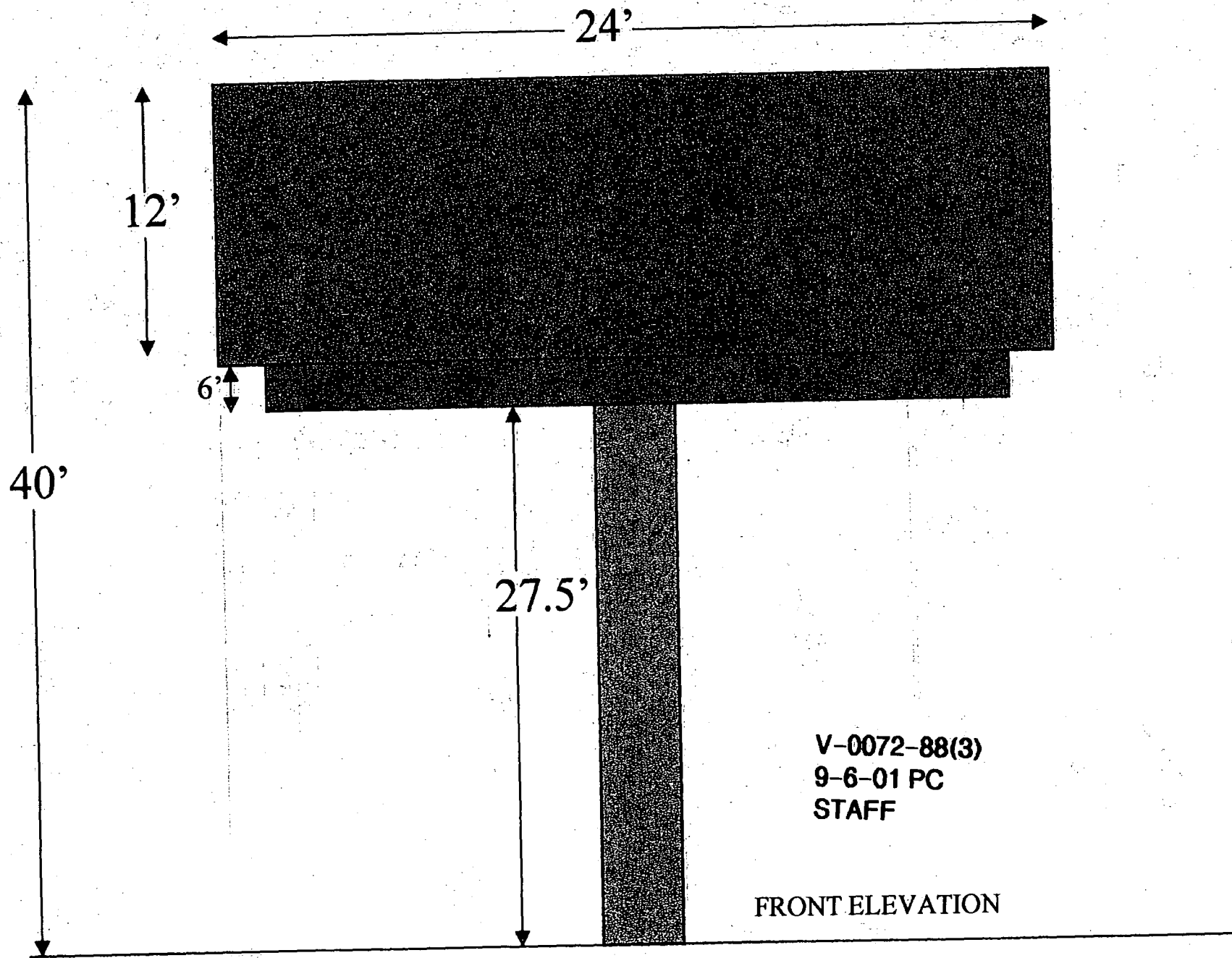
Signature of Property Owner/Authorized Agent:

Subscribed and sworn before me

This 30 day of July, 20 01

Misty R Baer
Notary Public in and for said County and State





V-0072-88(3)
9-6-01 PC
STAFF

FRONT ELEVATION

NOT TO SCALE



**V-0072-88(3) - HORSESHOE CLUB OPERATION COMPANY - 601 North Main Street
SEPTEMBER 6, 2001 PLANNING COMMISSION**

NOTICE OF PUBLIC HEARING

2001 OCT 12

REQUIRED THREE YEAR REVIEW

3:56

HOLLEY VERNICE M ETAL
112 SYCAMORE LN
LAS VEGAS NV 89101-1937

MEETING: CITY COUNCIL
DATE: OCTOBER 17, 2001
TIME: 1:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

2001 OCT 12 3:57

RECEIVED
CITY CLERK

V-0072-88(3)

REQUIRED THREE YEAR REVIEW BY HORSESHOE CLUB OPERATION COMPANY OF AN APPROVED VARIANCE WHICH ALLOWED A 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO A HEIGHT OF 50 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED; AND WHICH ALLOWED THE OFF-PREMISE ADVERTISING SIGN 150 FEET FROM AN EXISTING OFF-PREMISE ADVERTISING SIGN WHERE A 300 FOOT MINIMUM SEPARATION DISTANCE IS REQUIRED AT 601 NORTH MAIN STREET (APN: 139-27-310-094), M (INDUSTRIAL) ZONE, WARD 5 (WEEKLY).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 27, TOWNSHIP 20 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. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.ci.las-vegas.nv.us>.



SEE LOCATION MAP ON REVERSE SIDE

*I can't hear good & cannot understand good
& it up to you folks to do what right
Thank you
Mrs Holley*

BARBARA JO RONEMUS
CITY CLERK

*also I am 86 years old, don't
get around to good. But thank God*

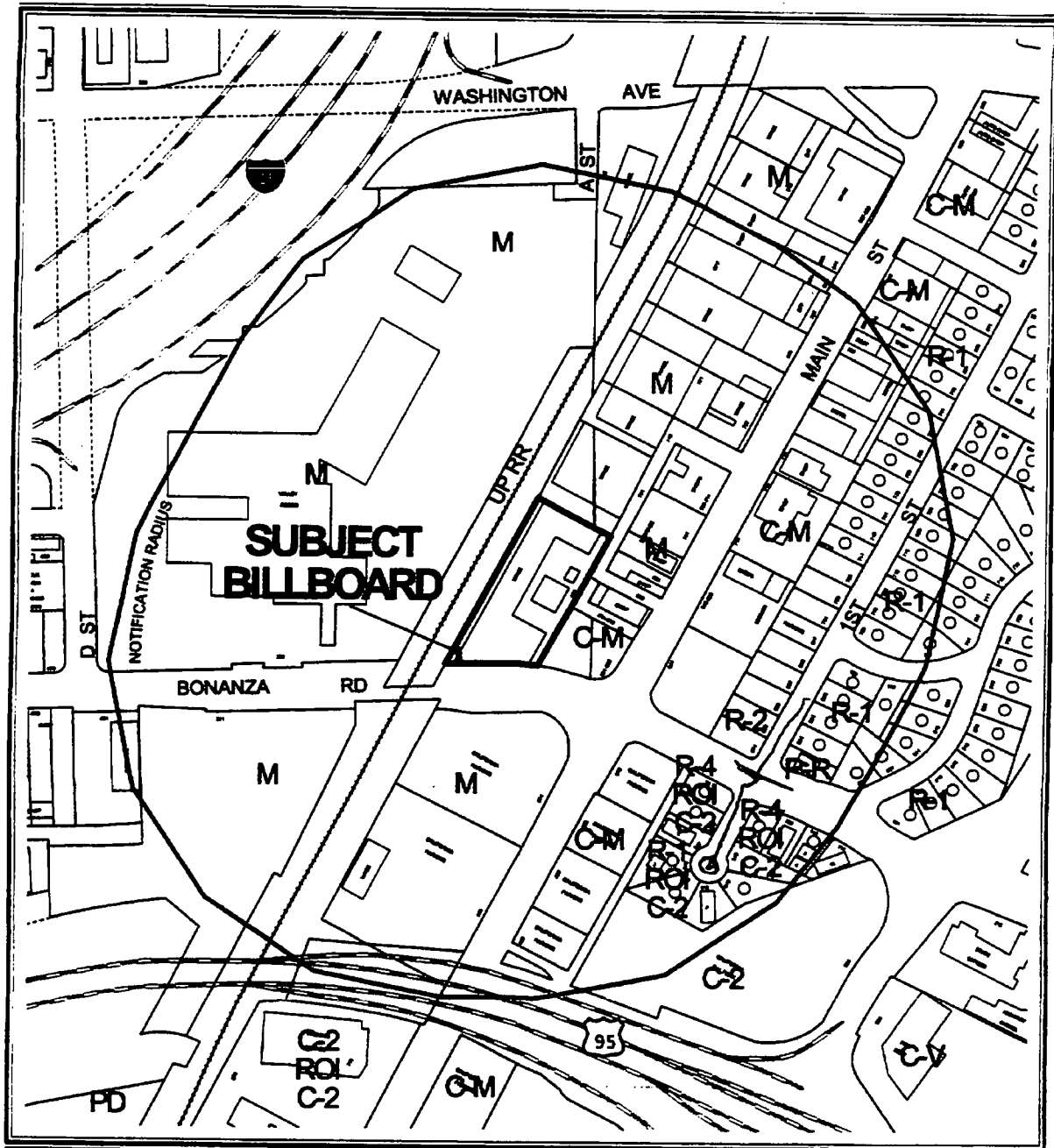
Submitted after final agenda

I'm still going

the marking is where my rooming house is at on map.

10/12/2001

#114



CASE: V-0072-88(3)

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet



NOTICE OF PUBLIC HEARING

*No opposition to
a 3 year extension*

(wa 10-10-01)

CITY PARKWAY IV A INC
%L CODER
400 LAS VEGAS BLVD S
LAS VEGAS NV 89101-6200

REQUIRED THREE YEAR REVIEW

MEETING: **CITY COUNCIL**
DATE: **OCTOBER 17, 2001**
TIME: **1:00 P.M.**
LOCATION: **COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA**

RECEIVED BY
BUSINESS DEVELOPMENT
CITY COUNCIL

V-0072-88(3)

REQUIRED THREE YEAR REVIEW BY HORSESHOE CLUB OPERATION COMPANY OF AN APPROVED VARIANCE WHICH ALLOWED A 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO A HEIGHT OF 50 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED; AND WHICH ALLOWED THE OFF-PREMISE ADVERTISING SIGN 150 FEET FROM AN EXISTING OFF-PREMISE ADVERTISING SIGN WHERE A 300 FOOT MINIMUM SEPARATION DISTANCE IS REQUIRED AT 601 NORTH MAIN STREET (APN: 139-27-310-094), M (INDUSTRIAL) ZONE, WARD 5 (WEEKLY).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 27, TOWNSHIP 20 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. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.ci.las-vegas.nv.us>.



JB →

BARBARA JO RONEMUS
CITY CLERK

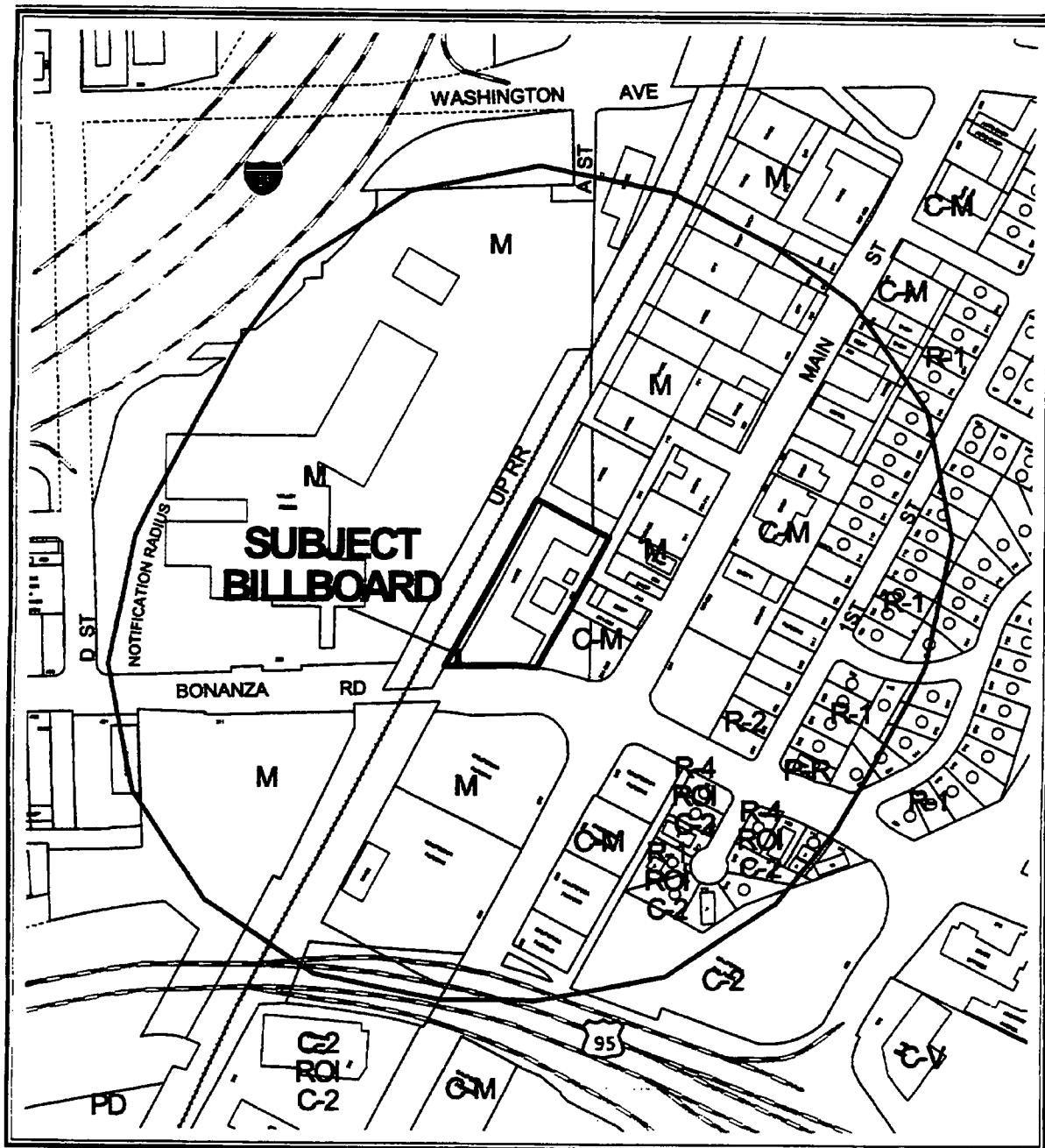
SEE LOCATION MAP ON REVERSE SIDE

2001 OCT 10 P 4:27

RECEIVED
CITY CLERK

Submitted after final agenda

10/11/2001 #114
Date Item



CASE: V-0072-88(3)

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet



City of Las Vegas

Agenda Item No.: 115

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: OCTOBER 17, 2001

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VARIANCE - PUBLIC HEARING - V-0064-01 - ASTORIA IRON MOUNTAIN SOUTH, LIMITED LIABILITY COMPANY - Appeal filed by Kummer Kaempfer Bonner & Renshaw on behalf of Astoria Iron Mountain South, Limited Liability Company from the Denial by the Planning Commission of a request for a Variance TO ALLOW 1.26 ACRES (54,749 SQUARE FEET) OF OPEN SPACE WHERE 1.8 ACRES (78,408 SQUARE FEET) IS THE MINIMUM REQUIRED FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on the southeast corner of Fort Apache Road and Iron Mountain Road (APN 125-08-101-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre), Ward 6 (Mack). The Planning Commission (4-0-2 vote) and staff recommend DENIAL

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

The Planning Commission (4-0-2 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - Granting the Appeal; thereby APPROVING the Variance subject to condition - UNANIMOUS with GOODMAN and M. McDONALD excused

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

ATTORNEY BOB GRONAUER, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of Astoria Homes. He stated that the property consists of 20 acres and Astoria Homes also controls 80 acres to the north, a total of 100 acres of developed

**Agenda Item No.: 115**

CITY COUNCIL MEETING OF OCTOBER 17, 2001
Planning & Development Department
Item 115 – V-0064-01

MINUTES – Continued:

and proposed single-family homes. A similar Variance was approved for their existing subdivision of Parkside Village. He presented a plan depicting the open space located at the entrance of the development, as well as elevations of the proposed homes. ATTORNEY GRONAUER mentioned that because the perimeter and interior landscaping are not being considered in the full calculation of open space, the applicant is requesting a 30% open space reduction.

TODD FARLOW, 240 North 19th Street, stated that the applicant should not be allowed to decrease the open space requirement. Variances should not be used as a negotiating tool.

COUNCILMAN MACK indicated that developers in Ward 6 do take into consideration the communities' demand for open spaces. This particular applicant is requesting a small variance, therefore he moved for approval.

There was no further discussion.

MAYOR PRO TEM REESE declared the Public Hearing closed.

NOTE: COUNCILMAN MACK directed staff to look at the open space requirement and determine how much is needed. He also asked that staff look at what other municipalities are doing, and work with developers on a possible metric system of how much open space is really needed. In addition, staff is to look into having developers build a park, instead of a park within the development, and then the park could be turned over to the City, similar to what the City of Henderson is doing.

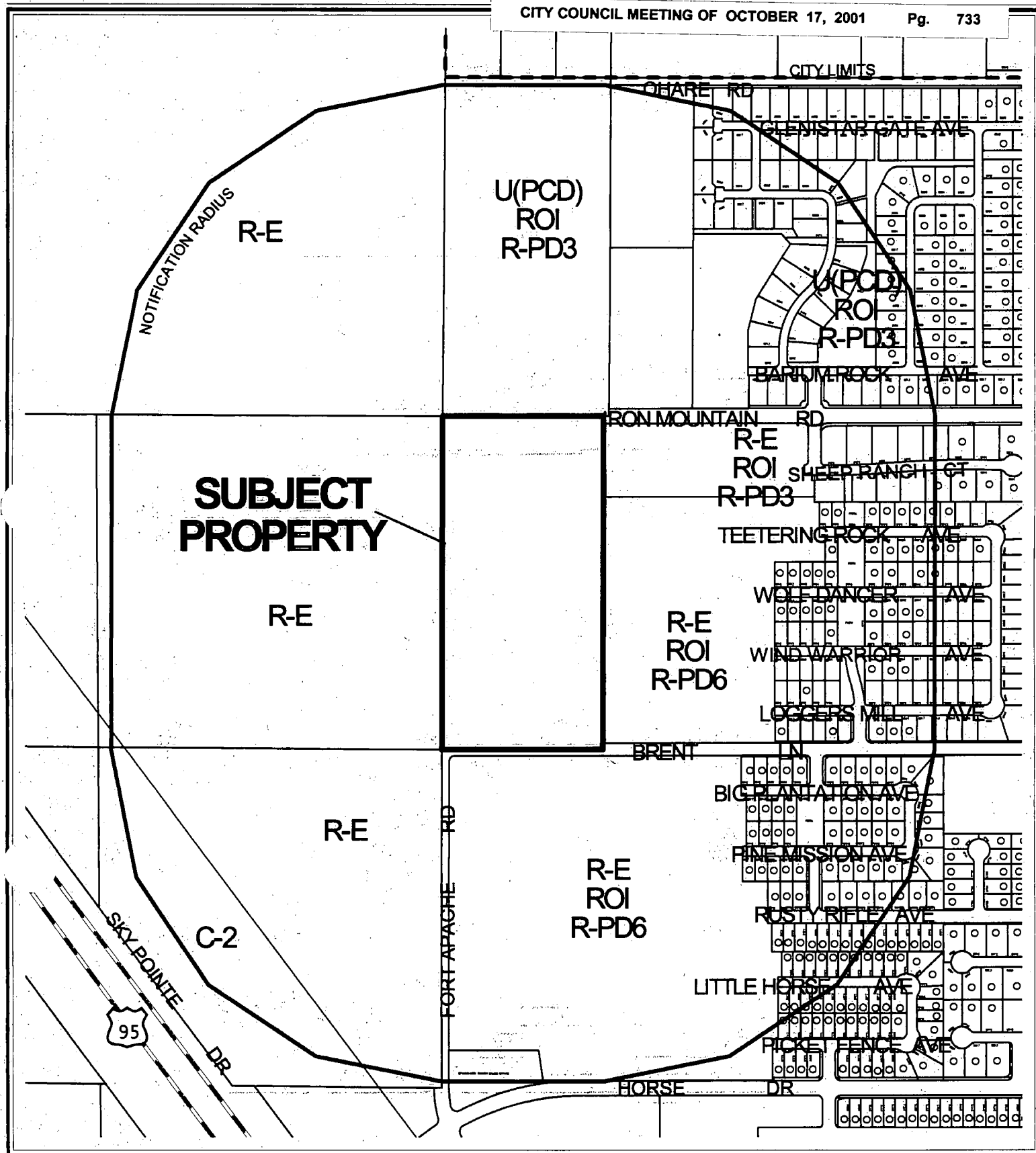
(1:49 – 1:55)

3-1682

CONDITIONS:

Planning and Development

1. This Variance shall expire in two years, unless it is exercised or an Extension of Time is granted by the City Council.

CASE: **V-0064-01**

RADIUS: 1320 FT

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

UNDER RESOLUTION OF INTENT TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT
- 8 UNITS PER ACRE)

0 500 1000 Feet

115



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 17, 2001

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: V-0064-01 - Astoria Iron Mountain South, Limited Liability Company

**** CONDITIONS ****

The Planning Commission (4-0-2 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. This Variance shall expire in two years, unless it is exercised or an Extension of Time is granted by the City Council.

V-0064-01 - Page One

October 17, 2001 City Council Meeting

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

Appeal filed by Kummer Kaempfer Bonner & Renshaw on behalf of Astoria Iron Mountain South, Limited Liability Company from the Denial by the Planning Commission of a request for a Variance to allow 1.26 acres of open space where 1.80 acres of open space is the required minimum for a proposed 19.98-acre subdivision adjacent to the southeast corner of Fort Apache Road and Iron Mountain Road.

BACKGROUND DATA

07/18/01 The City Council approved a Request for a Rezoning (Z-0106-01) from R-E (Residence Estates) to R-PD5 (Residential Planned Development - 5 Units per Acre) and approved a request for a Site Development Plan Review [Z-0106-01(1)] for a proposed 109 lot single-family residential subdivision on the subject site.

DETAILS OF APPLICATION REQUEST

Site Area:	19.98	Acres
Number of Lots:	109	
Density:	5.45	Units per Acre
Open Space Required:	1.80	Acres
Open Space Provided:	1.26	Acres
Percent Deviation:	30	Percent

Within the approved R-PD (Residential Planned Development) zone for the subject site, 78,242 square feet (1.80 acres) of common open space is required per Las Vegas Municipal Code Section 19A.06.040, formula of density (5.45 units/ acre for this project), which dictates the percentage (9.0% for this project) of gross land required on-site in open space (19.98 acres X 9.0% = 1.80 acres). This request is for a Variance to allow 46,073 square feet (1.26 acres) of open space for the proposed 109-lot single-family residential development.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-PD3 (Residential Planned Development – 3 Units per Acre)	Undeveloped
South:	R-PD6 (Residential Planned Development – 6 Units per Acre)	Undeveloped
East:	R-PD3 (Residential Planned Development – 3 Units per Acre)	Undeveloped
West:	R-E (Residence Estates)	Undeveloped

ANALYSIS & FINDINGS

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

“B. Scope and Limitations

Pursuant to NRS Chapter 278 and this subchapter, the Planning Commission, a hearings officer who has been appointed for that purpose and the City Council have the authority to act upon Variance applications as set forth in this subchapter and as they deem 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 Las Vegas Municipal Code states:

“L. Determinations

1. In order to recommend approval of, or 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 no evidence of a unique or extraordinary circumstance associated with this site, and that the applicant has created a self-imposed hardship by proposing to develop a single-family residential development without the minimum required open space. Staff notes that the applicant is requesting to reduce the minimum open space requirement by 30%, which staff finds represents excessive deviation from the Code requirements. In view of the absence of any hardships imposed by the site's physical characteristics such as exceptional narrowness, shallowness, or shape or exceptional topographic conditions, staff concludes that the applicant's hardship is financial in nature, and thereby outside the realm of NRS Chapter 278 for granting of Variances. Therefore, staff finds that the requested Variance is not warranted and should be denied.

V-0064-01 - Page Three

October 17, 2001 City Council Meeting

NOTICES MAILED 155 by City Clerk

APPROVALS 0

PROTESTS 7

[Four area residents provided testimony in opposition, for the stated reasons that the master plan community concept is intended to include provision of open space, and the rear yards will be too small for families with children to compensate for a project without sufficient open space provided.

The Planning Commission voted to recommend DENIAL of the request, based on findings that the applicant's hardship is financial in nature and self-imposed, the proposed open space would be too small for the number of residential units proposed for the site, and the required open space would be an asset to the project.]

**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST**

Case Number: V-006401 APN: 125-08-101-001
Name of Property Owner: ASTORIA HOMES
Name of Applicant: ASTORIA HOMES

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

_____ ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

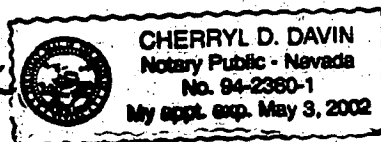
APN: _____

Signature of Property Owner/Authorized Agent: _____

Subscribed and sworn before me

This 2ND day of AUGUST, 2001

Cherryl D. Davin
Notary Public in and for said County and State





**V-0064-01 - ASTORIA IRON MOUNTAIN SOUTH, LIMITED LIABILITY COMPANY -
Southeast corner of Fort Apache Road and Iron Mountain Road, looking north from Brent Lane
SEPTEMBER 6, 2001 pLANNING COMMISSION**

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW

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

SEVENTH FLOOR
3800 HOWARD HUGHES PARKWAY
LAS VEGAS, NEVADA 89109-0907

(702) 792-7000
FAX: (702) 796-7181
E-MAIL: NVLAW@KKBR.COM

September 12, 2001

THOMAS D. AMICK
SEAN L. ANDERSON
SHERI ANN FORBES
ROBERT J. GRONAUER
JEREMY B. HILSABECK
GAVIN C. JANGARD
MARK S. KATZ
ROBERT C. KIM
MICHAEL I. KLING
ANNIE J. KUNG
KURT C. LAMBETH
NHU-HANH T. LE
DANIEL D. NORR
RUSSELL M. ROWE
LYSSA M. SIMONELLI
JAMES E. SMYTH II
MITCHELL D. STIPP
GREGG R. VERMEYS

OF COUNSEL
H. GREGORY NASKY

VIA FACSIMILE

382-4803

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

Re: V-0064-01
Astoria Iron Mountain South, LLC

Dear Ms. Ronemus:

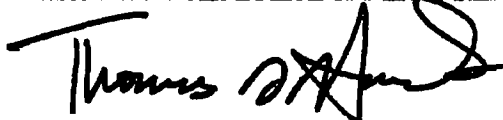
Our office represents the applicant in the above-referenced matter. This item was heard by the Planning Commission on September 6, 2001 and was denied. We hereby appeal the Planning Commission's decision.

Please schedule this matter for the October 3, 2001 City Council hearing.

Thank you for your assistance. Please call if you need anything further.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW



Thomas D. Amick

TDA/mlt

cc: Sharon Beesley (via fax: 248-4560)
Bob Genzer (via fax: 474-7463)

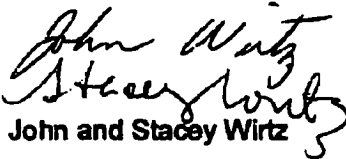
2001 SEP 12 P 3:30
RECEIVED
CITY CLERK

From: John and Stacey Wirtz 8905 Big Plantation Ave
10/17/01

Subject: Public Hearing 10/17/01 agenda # V-0064-01

To: City Clerk for Las Vegas City Council

We oppose approval of variance V-0064-01 to allow 1.26 acres open space where 1.8 acres is the minimum. The city planning commission has disapproved Astoria Iron Mountain South several times on variances for this property. They have failed each time to provide an adequate plan and their appeal should not be approved for that reason alone. Additionally, the city planning commission emphasized that spatial requirements for this property were still not being met and disapproved this plan. Having people packed into residential areas is not good community management and this city and its residents end up paying the price in the long run.


John and Stacey Wirtz

Protest

RECEIVED
CITY CLERK
2001 OCT 17 A 10:28

Submitted after final agenda

Date 10/17/01 Item 115

City of Las Vegas

Agenda Item No.: 116

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: OCTOBER 17, 2001****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ONE YEAR REQUIRED REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING -
U-0097-00(1) - PARKWAY RETAIL CENTRE, LIMITED LIABILITY COMPANY -
 Required One Year Review of an Approved Special Use Permit WHICH ALLOWED THE
 SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH AN EXISTING GROCERY
 STORE (TRADER JOE'S) located east of Buffalo Drive at 7575 West Washington Avenue
 (APN: 138-27-312-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan
 Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).
 The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

2

Hearing Officer Meeting

City Council Meeting

0**RECOMMENDATION:**

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

BACKUP DOCUMENTATION:

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

MOTION:

L.B. McDONALD – APPROVED subject to conditions – **UNANIMOUS** with **GOODMAN**
 and **M. McDONALD** excused

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

ATTORNEY TOM AMICK, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes
 Parkway, appeared on behalf of the applicant and concurred with staff's recommendations and
 conditions.

No one appeared in opposition.

There was no further discussion.

*City of Las Vegas***Agenda Item No.: 116**

CITY COUNCIL MEETING OF OCTOBER 17, 2001
Planning & Development Department
Item 116 – U-0097-00(1)

MINUTES – Continued:

MAYOR PRO TEM REESE declared the Public Hearing closed.

(1:57 – 1:59)

3-2015

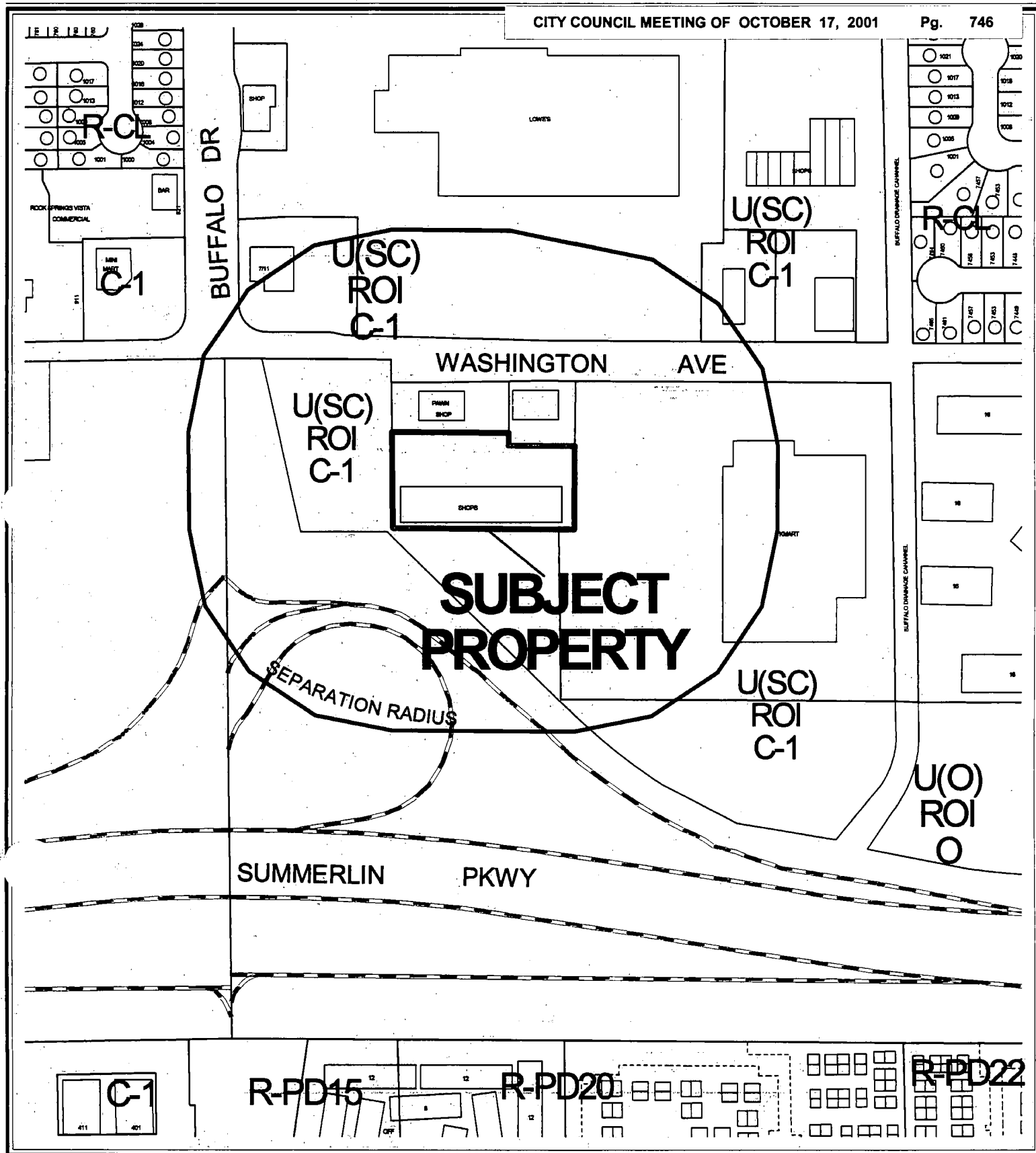
CONDITIONS:

1. Conformance to all applicable Conditions of Approval for Special Use Permit U-0097-00.
2. Conformance to all applicable Conditions of Approval for Rezoning Z-0131-94 and Site Development Plan Review Z-0131-94(5).
3. All City Code requirements and all City Departments' design standards shall be met.



RADIUS: 1500 FT

116



CASE: U-0097-00(1)
SEPARATION RADIUS: 400 FT

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: OCTOBER 17, 2001****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: U-0097-00(1) - Parkway Retail Centre, Limited Liability Company**

**** CONDITIONS ****

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

1. Conformance to all applicable Conditions of Approval for Special Use Permit U-0097-00.
2. Conformance to all applicable Conditions of Approval for Rezoning Z-0131-94 and Site Development Plan Review Z-0131-94(5).
3. All City Code requirements and all City departments' design standards shall be met.

U-0097-00(1) - Page One
October 17, 2001 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a required One Year Review on an approved Special Use Permit for the sale of beer and wine for off-premise consumption in conjunction with an existing grocery store located at 7575 West Washington Avenue, east of Buffalo Drive.

BACKGROUND DATA

- 12/07/94 The City Council approved a Rezoning (Z-0131-94) from U (Undeveloped) to C-1 (Limited Commercial).
- 02/22/99 The City Council approved a Site Development Plan Review [Z-0131-94(5)] for a proposed 135,712 square foot commercial retail center, and approved a Special Use Permit (U-0168-98) for the sale of packaged liquor for off-premise consumption in conjunction with a (K-Mart) retail store located within the same shopping center.
- 04/05/00 The City Council approved a Special Use Permit (U-0007-00) for the sale of beer and wine for off-premise consumption in conjunction with a grocery store (Trader Joe's).
- 09/20/00 The City Council approved a Special Use Permit (U-0097-00) for the sale of package liquor for off-premise consumption in conjunction with a grocery store (Trader Joe's), subject to a one-year review.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	ROI to C-1 (Limited Commercial)	Retail Commercial
South:	ROI to C-1 (Limited Commercial)	Undeveloped
East:	ROI to C-1 (Limited Commercial)	Retail Commercial
West:	ROI to C-1 (Limited Commercial)	Undeveloped

ANALYSIS & FINDINGS

ZONING

The site is currently zoned C-1 (Limited Commercial). A Special Use Permit is required for the sale of packaged liquor for off-premise consumption in the C-1 (Limited Commercial) zoning district.

U-0097-00(1) - Page Two
October 17, 2001 City Council Meeting

USE

Section 19A.04.050 of the Zoning Code establishes the requirements for alcohol related uses. The sale of packaged liquor takes place as an accessory use to the existing Trader Joe's grocery store. An establishment that sells packaged liquor for off-premise consumption is required by the code separation requirements to be located at least 400 feet away from schools, city parks, child care facilities licensed for more than twelve children, churches, or synagogues. When this Special Use Permit was originally approved, the 400-foot separation requirement was met.

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 that a report from the Las Vegas Metropolitan Police Department shows four reports of service to the location (which includes several businesses) in the past year. This is considered by Metro to be an insignificant level of activity. Therefore, staff finds no indication that this use has created any negative impact on the surrounding area.

- 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.**

Staff finds that the access to the site is via Washington Avenue, east of Buffalo Drive. Washington Avenue is a fully improved, 80-foot wide Secondary roadway, while Buffalo Drive is a fully improved, 100-foot wide Primary roadway.

- 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.**

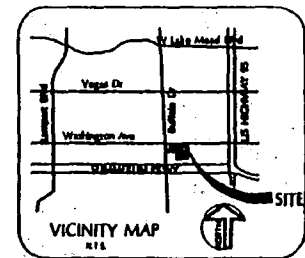
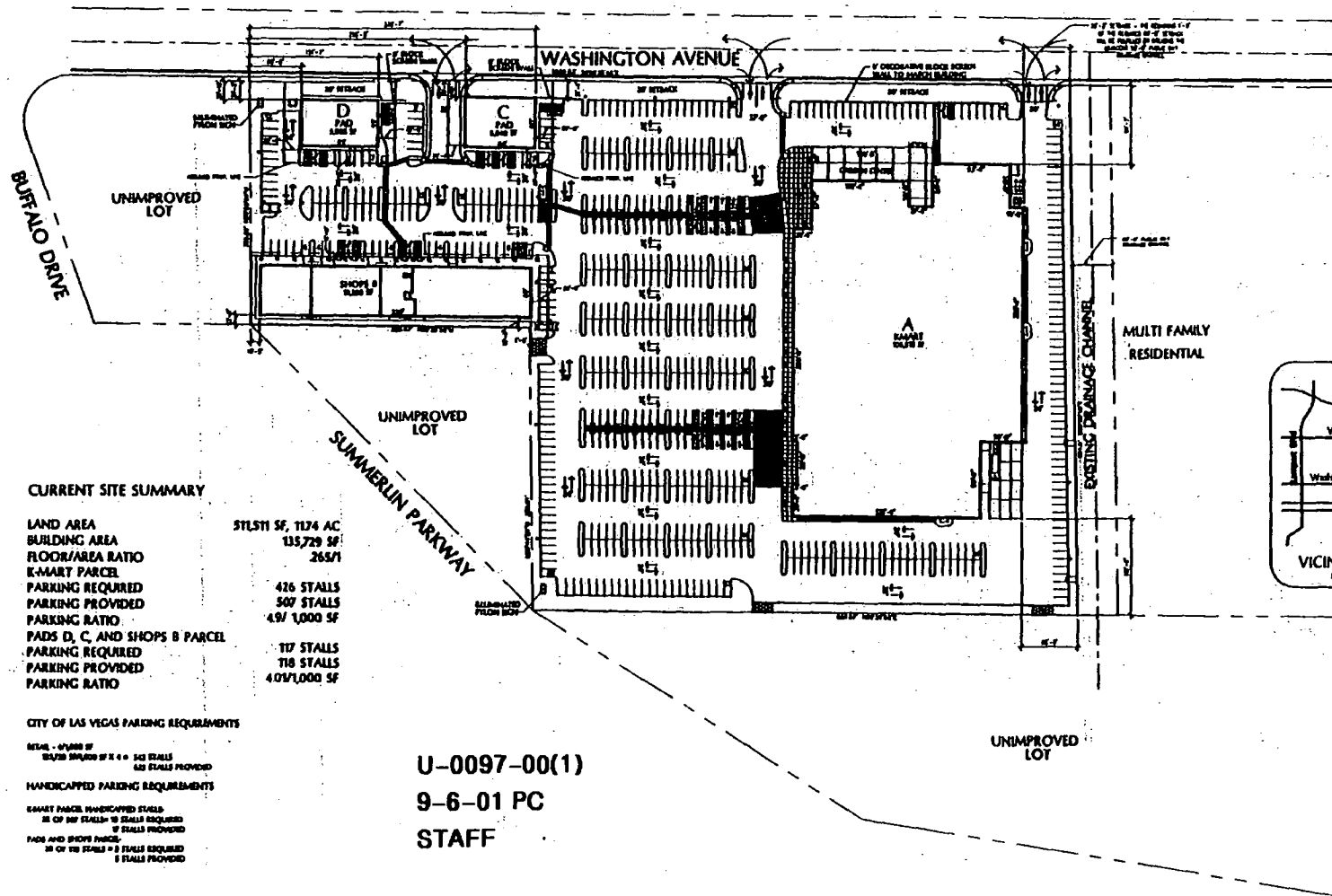
Staff finds that the use will not compromise the public health, safety, and welfare because it will be subject to regular City inspections for business licensing.

U-0097-00(1) - Page Three
October 17, 2001 City Council Meeting

NOTICES MAILED 367 by City Clerk

APPROVALS 2

PROTESTS 0



SITE PLAN

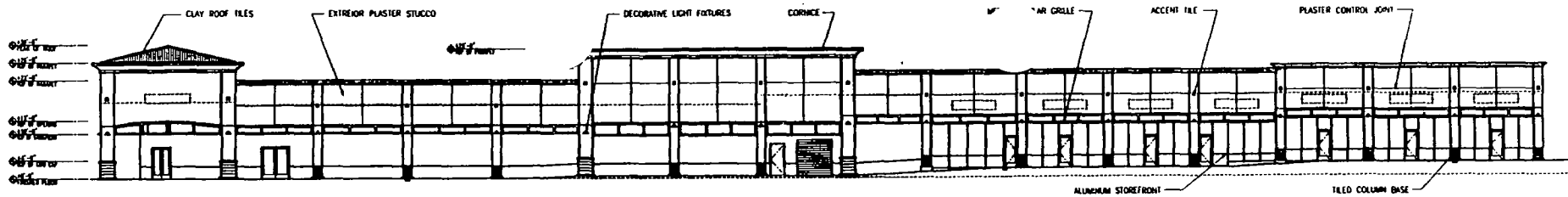
DATE	09/11/01
BY	MG
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DATE	

LAURICH PROPERTIES, INCORPORATED
 8800 W. SANDY BLVD.
 LAS VEGAS, NEVADA 89115
 © 1991, 1992, 1993
 © 1994, 1995, 1996

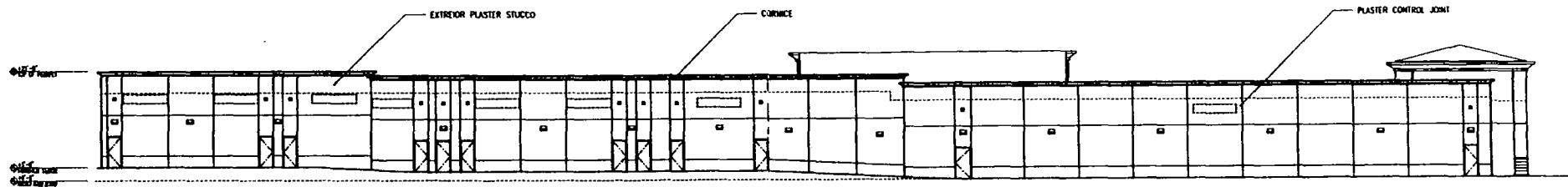
PARKWAY RETAIL CENTER
 SEC BUFFALO ROAD AND WASHINGTON AVE.
 LAS VEGAS, NEVADA

SCALE: 1"=60'-0"

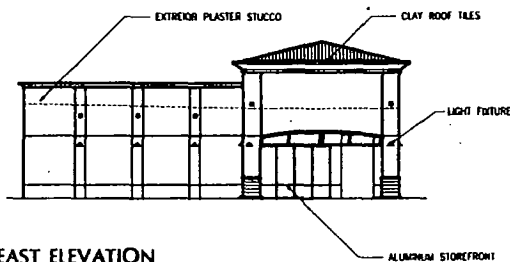




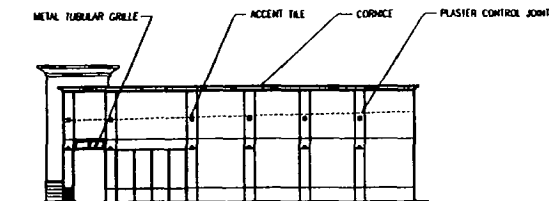
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

SHOPS B ELEVATIONS

LEGEND	
FRAZEE 8230W	
FRAZEE 8235D	
FRAZEE 8232	
FRAZEE 7615D	
ACCENT TILE	
DAL - TILE D-192	
DELTO CLAY TILE "SAND"	

SCALE: 3/32" = 1'-0"



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Project No.	U-0097-00(1)
Date	10/17/01

LAURICH PROPERTIES, INCORPORATED
2900 W. SAVANNA AVE.
SUITE 111
LAS VEGAS, NEVADA 89109
© 702.230.4800
© 702.230.4800

PARKWAY RETAIL CENTER
SEC BUFFALO ROAD & WASHINGTON AVE.
LAS VEGAS, NEVADA

U-0097-00(1)
9-6-01 PC
STAFF

mgc
ARCHITECTURE
101 East Main Street, Suite 100, Las Vegas, NV 89101
© 2001 MCG ARCHITECTURE
© 2001 MCG ARCHITECTURE

mgc
architecture



U-0097-00(1) - PARKWAY RETAIL CENTRE, LIMITED LIABILITY COMPANY -
Southeast corner of Buffalo Drive and Washington Avenue.
SEPTEMBER 6, 2001 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 117

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: OCTOBER 17, 2001

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - **U-0072-01** -
BUYERS SYNDICATE - Request for a Special Use Permit FOR TRUCK RENTAL
 (U-HAUL) at 1411 North Eastern Avenue (APN: 139-26-508-006), C-2 (General Commercial)
 Zone, Ward 5 (Weekly). The Planning Commission (3-0-1 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 (3-0-1 vote) and staff recommend **APPROVAL**, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

REESE - Motion to bring forward and **STRIKE** Item 117 [U-0072-01] and **HOLD IN**
ABEYANCE Item 119 [U-0124-01] to 12/19/2001 - **UNANIMOUS** with **GOODMAN** and
M. McDONALD excused

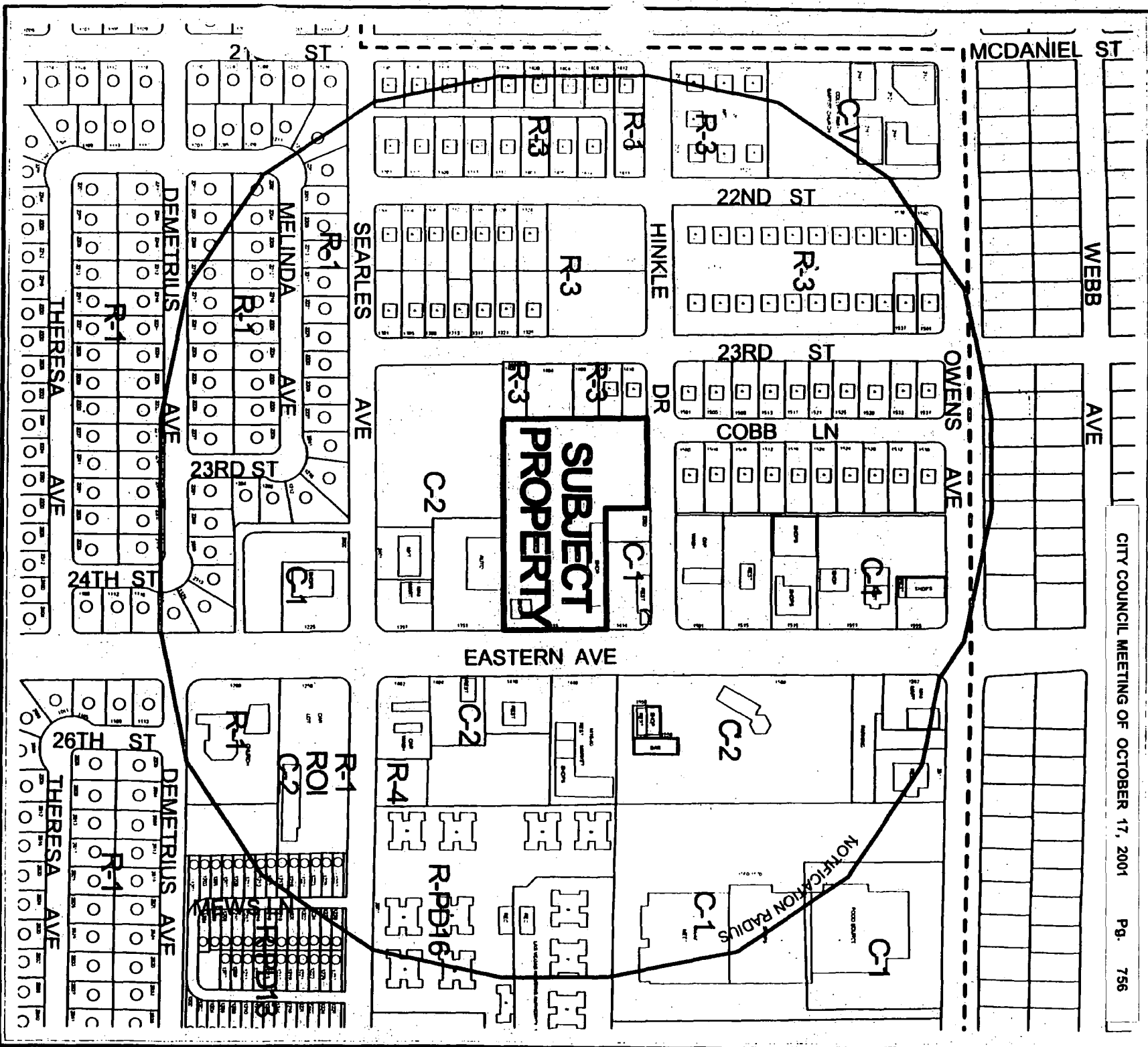
MINUTES:

COUNCILMAN WEEKLY pointed out that staff has tried to work with the applicant on Item
 117 [U-0072-01]. Unfortunately, the applicant does not own the land and the landowner chooses
 not to sign the actual agreement.

There was no further discussion

(1:00 - 1:05)

3-1



CASE: U-0072-01

RADIUS: 750 FT

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

117



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: OCTOBER 17, 2001****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: Abeyance Item - U-0072-01 - Buyers Syndicate**

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 3, 2001 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN WEEKLY..

**** CONDITIONS ****

The Planning Commission (3-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The truck rental use shall be limited to six (6) rental trucks and six (6) trailers.
2. The rental trucks and trailers shall be parked on paved and striped parking areas only and shall not be located adjacent to the Eastern Avenue frontage.
3. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
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. Construct all incomplete half-street improvements on Hinkle Drive adjacent to this site, prior to the issuance of a business license for the proposed truck rental.
7. Remove all substandard public street improvements and unused driveway cuts on Eastern Avenue and Hinkle Drive adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to the issuance of a business license for the proposed truck rental.
8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation, parking lot and truck storage area 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.
9. The parking or displaying of rental vehicles within public right-of-way shall be prohibited.

U-0072-01 - Page One
 October 17, 2001 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for Special Use Permit for truck rental (U-HAUL) at 1411 North Eastern Avenue. The applicant's justification letter states the intent to rent U-HAUL trucks and trailers is to increase revenue and accommodate local residents with their moving needs.

DETAILS OF APPLICATION REQUEST:

Site Area: 2.84 Acres
 Building Area: 7,950 Square Feet

The subject site consists of two existing buildings located on the east portion of the site, adjacent to Eastern Avenue. The west portion of the parcel remains undeveloped. The applicant proposes to rent approximately five trucks and five trailers at this site. The truck rental office will be located in the existing building located in the northern area of the site. The trucks and trailers will be parked south of the truck rental office within the enclosed chain-link fence area. Four driveways from Eastern Avenue provide access to the L-shaped parcel.

BACKGROUND DATA

No historical zoning data is available for this site.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	C-1 (Limited Commercial)	Restaurant/Undeveloped
	R-3 (Medium Density Residential)	Multi-Family Residential
South	C-2 (General Commercial)	Automotive
East	C-2 (General Commercial)	Retail/Restaurant
West	R-3 (Medium Density Residential)	Multi-Family Residential
	R-1 (Single Family Residential)	Undeveloped

ANALYSIS & FINDINGS

ZONING

Staff finds the proposed truck rental use is allowed in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

U-0072-01 - Page Two
October 17, 2001 City Council Meeting

USE

Staff finds the proposed truck rental use, with the incorporation of the recommended conditions, can be conducted in a manner that is compatible with existing adjacent commercial and multi-family residential 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 proposed truck rental use, with the incorporation of the recommended conditions, can be compatible with existing adjacent commercial and multi-family residential uses.

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

Staff finds there are no physical constraints to the proposed location of the truck rental use. The site is improved with the existing structures and parking area, and has adequate vehicular access to Eastern Avenue.

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 Eastern Avenue, a 100-foot wide major arterial roadway, will adequately serve the access requirements of the truck rental 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 truck rental use will not compromise the public health, safety, and welfare because the business will be subject to ongoing City licensing and enforcement.

U-0072-01 - Page Three
October 17, 2001 City Council Meeting

NOTICES MAILED 155 by City Clerk

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: AL POLL - FLEET TRUCK & AUTO REPAIR

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

✓ No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

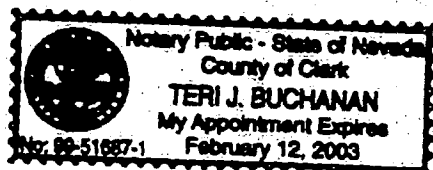
APN: _____

Signature of Property Owner/Authorized Agent: 

Subscribed and sworn before me

This 29 day of May, 2001

Teri J. Buchanan
Notary Public in and for said County and State



[illegible]

*
SITE FOR
SPECIAL USE
PERMIT

STAFF
U-0072-01
6-28-01 PC



U-0072-01 - BUYERS SYNDICATE
1411 NORTH EASTERN AVENUE
JUNE 28, 2001 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 118

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: OCTOBER 17, 2001****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - U-0121-01 - WEST SAHARA ASSOCIATES ON BEHALF OF PLAY IT AGAIN SPORTS - Request for a Special Use Permit TO ALLOW SECONDHAND SALES IN CONJUNCTION WITH A SPORTING GOODS BUSINESS (PLAY IT AGAIN SPORTS) located at 6360 West Sahara Avenue (APN's: 163-02-816-001 and 163-02-801-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****0****Hearing Officer Meeting****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****2****Hearing Officer Meeting****City Council Meeting****0****RECOMMENDATION:**

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

BACKUP DOCUMENTATION:

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

MOTION:

REESE - APPROVED subject to conditions and the following two additional conditions:

- *The Special Use Permit shall run concurrently with the business owner, not the property owner;*
- *No collection or drop boxes shall be present on the inside or outside at this location;*

- UNANIMOUS with GOODMAN and M. McDONALD excused

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

ATTORNEY TOM AMICK, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of Play it Again Sports. He stated that this new second-hand sport franchise would be located in the commercial center at Sahara Avenue and Torrey Pines Drive. ATTORNEY AMICK concurred with staff's conditions, as well as the two additional conditions that DOUG RANKIN, City Council Liaison, COUNCILMAN McDONALD's office, read into the record.

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

CITY COUNCIL MEETING OF OCTOBER 17, 2001
Planning & Development Department
Item 118 – U-0121-01

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

MAYOR PRO TEM REESE declared the Public Hearing closed.
(1:59 – 1:06)
3-2113

CONDITIONS:

Planning and Development

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



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: OCTOBER 17, 2001****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: U-0121-01 - West Sahara Associates on behalf of Play it Again Sports**

**** CONDITIONS ****

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

Planning and Development

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

U-0121-01 - Page One

October 17, 2001 City Council Meeting

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

This request is for a Special Use Permit for second-hand sales of sporting goods within a commercial center adjacent to the northeast corner of Sahara Avenue and Torrey Pines Drive. The applicant's justification letter states that they are proposing to sell used sporting goods at this location in conjunction with their retail establishment (Play It Again Sports).

BACKGROUND DATA

- 03/19/86 The City Council approved a Rezoning (Z-0016-86) from N-U (Non-Urban) to C-1 (Limited Commercial) for a proposed shopping center and mini-storage facility.
- 12/22/87 The Planning Commission approved a Site Development Plan Review [Z-0016-86(2)] for a proposed 14,218 square foot retail commercial center on this site as part of a larger request.
- 05/24/88 The Planning Commission approved a Site Development Plan Review [Z-0016-86(3)] for a proposed 50,636 square foot addition to an existing retail commercial center on this site as part of a larger request.

DETAILS OF APPLICATION REQUEST

Site Area:	5.33	Acres
Building Area:	64,854	Square Feet
Suite Size:	2,880	Square Feet

Five driveways, three from Sahara Avenue and two from Torrey Pines Drive provide access to the site. The retail buildings are located along the northern and eastern portions of the site, with parking areas located toward the south and west of the retail buildings.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES

North:	C-1 (Limited Commercial)	Mini-Storage
South:	Unincorporated Clark County	Retail Commercial
East:	ROI to C-2 (General Commercial)	Auto Dealership
West:	C-2 (General Commercial)	Auto Dealership

U-0121-01 - Page Two
October 17, 2001 City Council Meeting

ANALYSIS AND FINDINGS

ZONING

Staff finds the proposed sale of secondhand clothing and apparel is allowed in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

USE

Section 19A.04.050 of the City of Las Vegas Zoning Code requires that secondhand-dealers shall conform to the following:

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

Staff finds the proposed use is in conformance with the requirements set forth in the Las Vegas Zoning Code (Title 19A).

FINDINGS

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

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

Staff finds the proposed secondhand dealer use can be operated in a manner that is compatible with the surrounding commercial uses if in compliance with City Zoning Code section 19A.04.040 requirements that there be no outdoor display, sales or storage of any merchandise.

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

Staff finds there are no physical constraints to the location of the proposed use as the site is already an existing commercial retail center.

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

U-0121-01 - Page Three

October 17, 2001 City Council Meeting

Staff finds the proposed use will be served by Sahara Avenue, an existing 100-foot wide primary arterial roadway.

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 will not compromise the public health, safety, and welfare because business sales are subject to ongoing City licensing and enforcement.

NOTICES MAILED 178 by City Clerk

APPROVALS 2

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Play It Again Sports

~~_____~~ No

APN: _____

Notary Public in and for said County and State

GRANVILLE HARPER

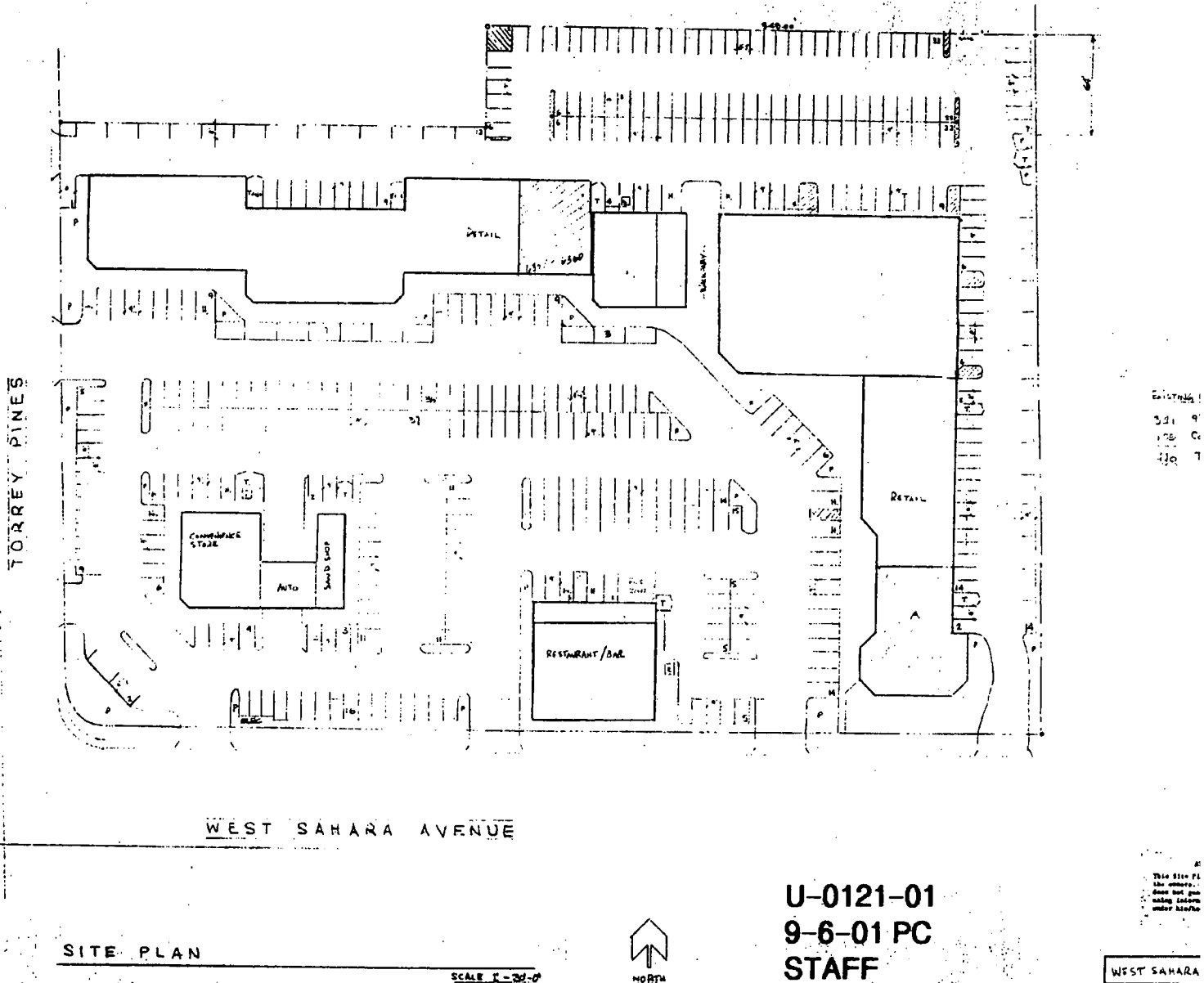


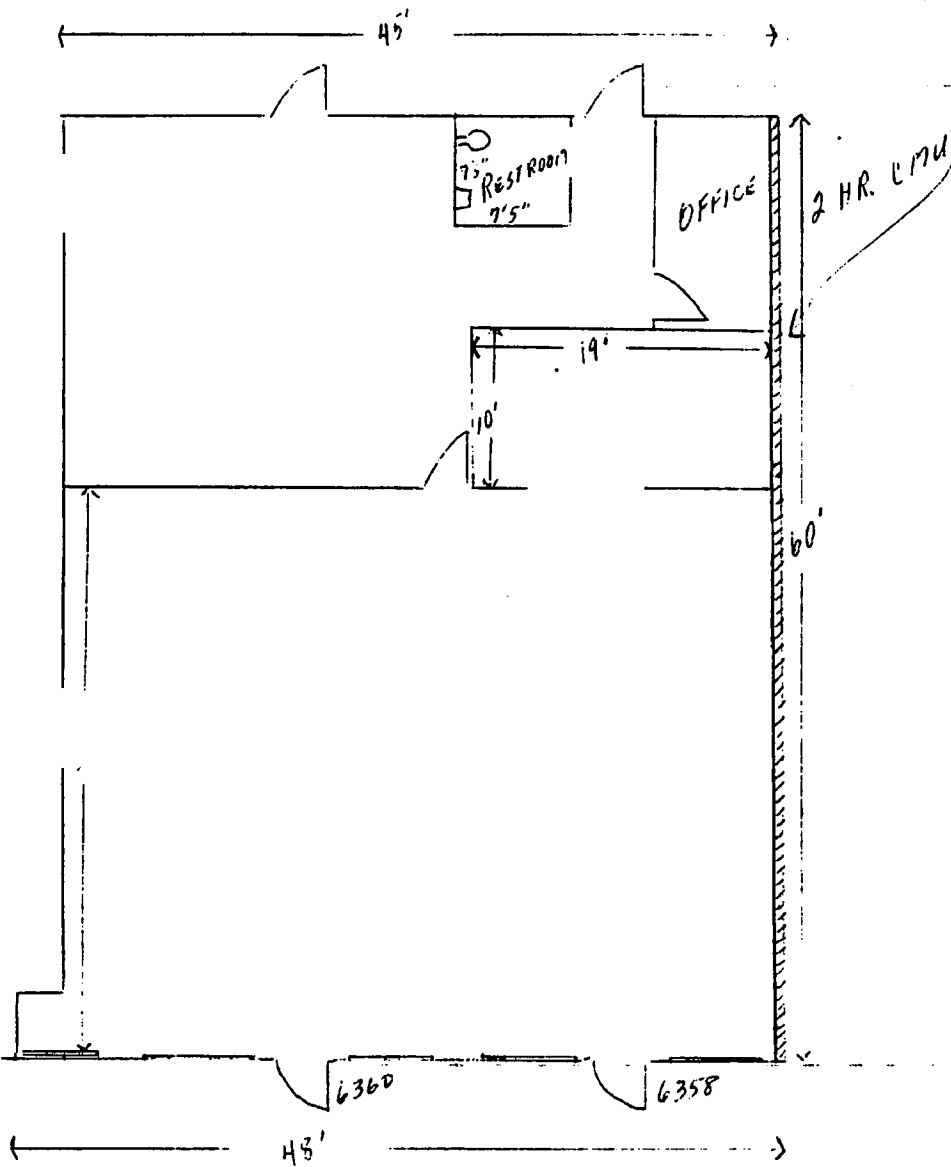
JUDY L ABBOTT

Notary Public, State of Nevada

Appointment No. 91-2377-1

My Appt. Expires May 31, 2004





EXISTING FLOOR PLAN

6358-6360 W SAHARA AVE LA.

SCALE: 1" = 8'0"

U-0121-01
9-6-01 PC
STAFF



**U-0121-01 - WEST SAHARA ASSOCIATES ON BEHALF OF PLAY IT AGAIN SPORTS -
6360 West Sahara Avenue
SEPTEMBER 6, 2001 PLANNING COMMISSION**

City of Las Vegas

Agenda Item No.: 119

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: OCTOBER 17, 2001****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - U-0124-01 - MBP INDUSTRIES, LC ON BEHALF OF ULTIMATE COLLISION - Request for a Special Use Permit FOR A PROPOSED AUTO PAINT & BODY REPAIR SHOP on 1.3 acres on the west side of Rancho Drive, approximately 265 feet north of Cheyenne Avenue (APN: 138-12-801-009), C-2 (General Commercial) Zone, Ward 6 (Mack). The Planning Commission (5-0 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 (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

REESE – Motion to bring forward and STRIKE Item 117 [U-0072-01] and HOLD IN ABEYANCE Item 119 [U-0124-01] to 12/19/2001 – UNANIMOUS with GOODMAN and M. McDONALD excused

MINUTES:

COUNCILMAN MACK requested that Item 119 [U-0124-01] be held in abeyance to the 12/19/2001 City Council meeting so that it can be heard concurrently with the Site Development Plan Review, scheduled to be heard by the Planning Commission on October 18, 2001.

There was no further discussion

(1:00 – 1:05)

3-1



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: OCTOBER 17, 2001****DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT****ITEM DESCRIPTION: U-0124-01 - MBP Industries, LC on behalf of Ultimate Collision**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all conditions of approval listed in Title 19A.04.050 Auto Paint and Body Repair Shop.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. If this Special Use Permit is not exercised within two-years of this approval, this Special Use permit shall be void unless an Extension of Time is granted.

U-0124-01 - Page One

October 17, 2001 City Council Meeting

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

This request is for a Special Use Permit for a proposed auto paint and body repair shop on 1.3 acres on the west side of Rancho Drive, approximately 265 feet north of Cheyenne Avenue.

BACKGROUND DATA

- 08/01/01 The City Council adopted Bill No. 2001-64 which allowed stand alone auto body repair shops in the C-2 (General Commercial) Zoning District.
- 10/18/01 The Planning Commission will review a related Site Development Plan Review (SD-0055-01).

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	C-2 (General Commercial)	Undeveloped
South:	C-2 (General Commercial)	Retail Commercial
East:	R-O-W	Rancho Drive
West:	R-4 (High Density residential)	Multi-Family Residential

ANALYSIS & FINDINGS**ZONING**

Staff finds that an auto body repair shop is an allowable use in the C-2 (General Commercial) Zoning District with the approval of a Special Use Permit.

USE

Staff finds that an auto body repair shop can be compatible with existing surrounding land uses provided the following criteria under Title 19A.04.050 are adhered to:

- a. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.
- b. All disabled or wrecked vehicles shall be stored in an area which is screened from view from surrounding properties and adjoining streets.
- c. Openings in service bays shall not face public right-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
- d. All repair work shall be performed within an enclosed building. Outdoor hoists shall be prohibited.

U-0124-01 - Page Two

October 17, 2001 City Council Meeting

- e. Repair facilities shall close all doors and windows when performing body and fender work, hammering, sanding or other noise-generating activities.
- f. All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all federal, state, and local regulations.
- g. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.
- h. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.

FINDINGS

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

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

Staff finds that an auto body repair shop can be conducted in a manner that is compatible with the existing surrounding land uses, which are commercial adjacent to the subject site, with the exception of the multi-family residential to the west.

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

Staff finds no physical constraints to the use of the subject site for an auto body repair shop.

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

Staff finds that Rancho Drive is a fully developed arterial, with a right-of-way in excess of 120 feet and will be adequate to meet the needs of an auto body repair shop 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 business will be subject to City inspections and therefore the health, safety, and welfare of the general public will not be compromised by approval of this Special Use Permit.

U-0124-01 - Page Three

October 17, 2001 City Council Meeting

NOTICES MAILED 157 by City Clerk**APPROVALS** 0**PROTESTS** 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: 01-0124-01 APN: 138 12 801 009 2

Name of Property Owner: MBP Industries LC

Name of Applicant: Ultimate Collision

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

☒ Yes ☐ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

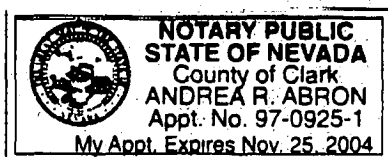
APN: _____

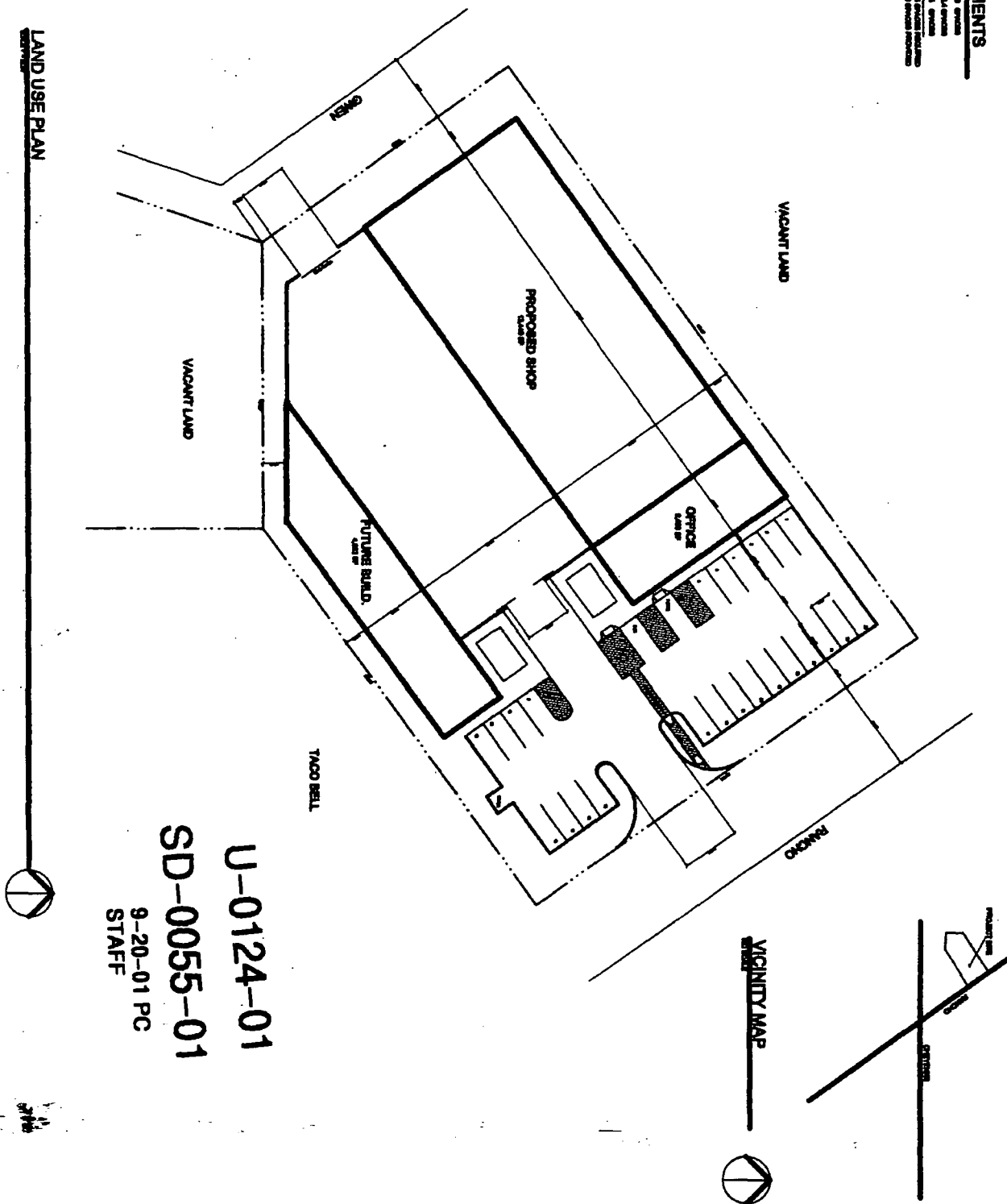
Signature of Property Owner/Authorized Agent: W. Anderson

Subscribed and sworn before me

This 7 day of August, 2001

Notary Public in and for said County and State





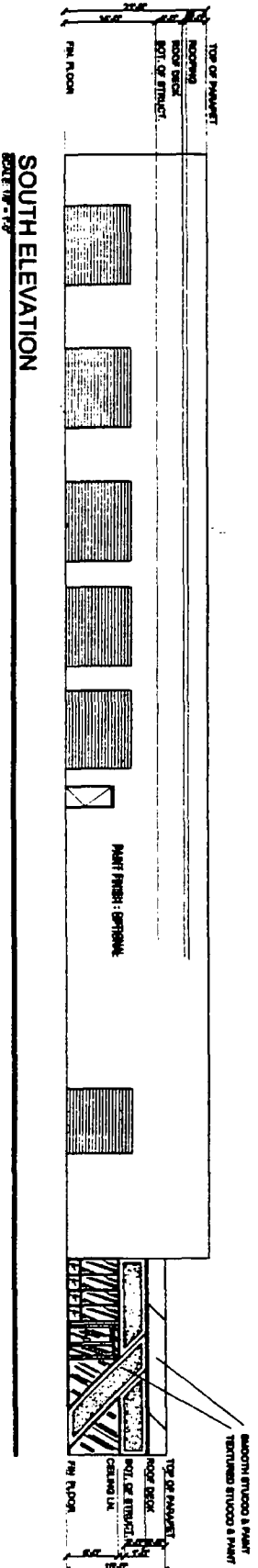
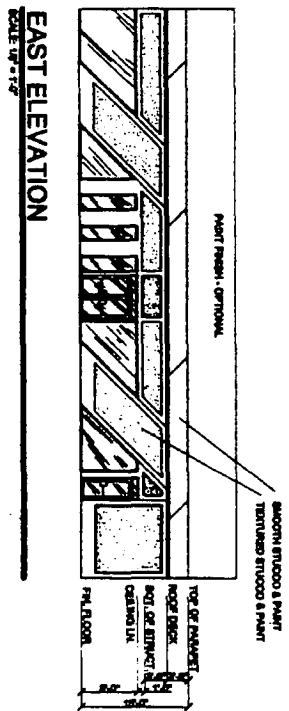
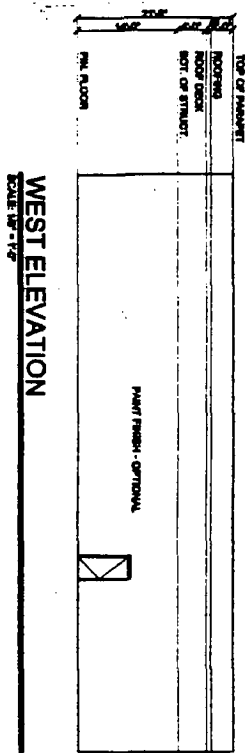
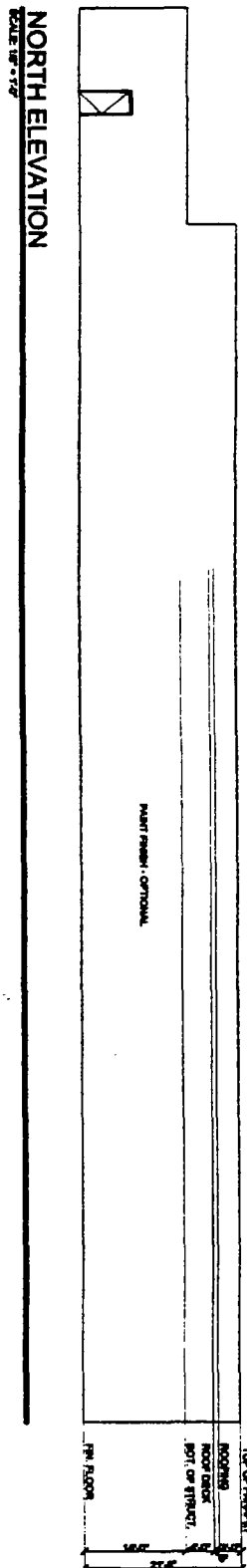
LAND USE PLAN
ULTIMATE COLLISION REPAIR
CHEYENNE & RANCHO, LAS VEGAS, NEVADA
(702) 656-9252

ALAN JESKEY BUILDERS
LICENCE # 28370A
35 W. MAYFLOWER AVE.
N.LAS VEGAS NV 89030
(702) 876-6544 FAX (702) 876-6234

[illegible]

~~U-0124-01~~

SD-0055-01
9-20-01 PC
STAFF



SCALE: 10 = 100%



SD-0055-01

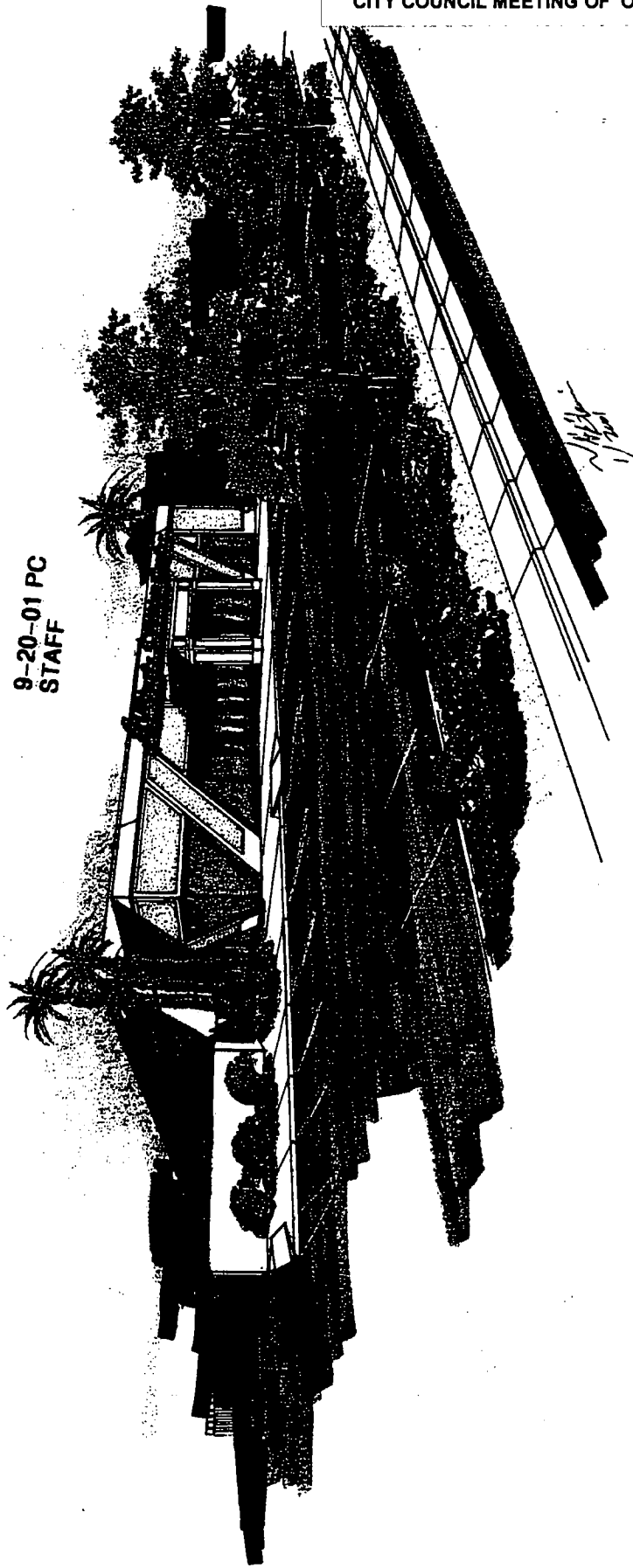
9-20-01 PC
STAFF

A1	DESIGN FLOOR PLAN ULTIMATE COLLISION REPAIR CHEYENNE & RANCHO, LAS VEGAS, NEVADA (702) 656-9252	ALAN JESKEY BUILDERS LICENCE # 28370A 35 W. MAYFLOWER AVE. LAS VEGAS NV 89030 (702) 676-6544 FAX (702) 878-6234
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U-0124-01

SD-0055-01

9-20-01 PC
STAFF





U-0124-01 - MBP INDUSTRIES, LC ON BEHALF OF ULTIMATE COLLISION
WEST SIDE OF RANCHO DRIVE, APPROXIMATELY 265 FEET NORTH OF CHEYENNE AVENUE

City of Las Vegas

Agenda Item No.: 120

AGENDA SUMMARY PAGE**CITY COUNCIL MEETING OF: OCTOBER 17, 2001**

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 MEETINGS AND DANGEROUS BUILDINGS OR
NUISANCE/LITTER ABATEMENTS

U-0075-96(1), U-0080-96(1), U-0099-96(1), U-0086-01, U-0116-01, U-0122-01, U-0123-01, V-
0111-96(1), V-0065-01, VAC-0023-01, VAC-0024-01, VAC-0026-01, VAC-0027-01, VAC-
0028-01, VAC-0029-01, VAC-0030-01 – 11/7/2001 AGENDA

City of Las Vegas

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: OCTOBER 17, 2001

DEPARTMENT: CITY CLERK

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

SUBJECT:

ADDENDUM:

None.

City of Las Vegas

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: OCTOBER 17, 2001

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:

DOROTHY BARNES, 2575 Sherwood, 26A, stated that she is still having problems with getting her name off the organized crime list for not supporting certain programs. She has visited SENATORS JOHN ENSIGN's and REID's offices hoping to obtain assistance in getting this problem resolved. She was referred to Internal Affairs, but they cannot keep these people from creating problems and hindering her progress.

(6:15 - 6:55)

5-1485

BROTHER DAVID BUER, Poverello House, emphasized that if the MASH tent had been opened on October 15, 2001, he would not be appearing before the Council. The situation has worsened on the streets of Las Vegas and in the homeless corridor. The nights are getting colder, and the number of homeless on the street has increased, due to the Salvation Army closing without any notice. He counted 93 homeless men sleeping on the sidewalk near the MASH location on Main Street. In addition, they were forcibly moved with a threat of arrest. This has compounded the problem and forced many of them into a crowded situation. These homeless men are living a harsh reality with no way out. In fact, on October 13, 2001 one of the homeless men, SAMMY JOE, a Vietnam veteran, committed suicide by throwing himself in front of a vehicle. BROTHER BUER pleaded with the Council to come to the homeless aid and to look into the availability of contingency funds. He has COUNCILWOMAN STEPHANIE SMITH's support and is trying to arrange a meeting with other North Las Vegas Council members. He continues to appeal to all entities for help with this desperate situation.

(6:55 - 6:58)

5-1675

TODD FARLOW, 240 North 19th Street, commended COUNCILMAN BROWN for his thorough research regarding the northwest Town Center expansion.

City of Las Vegas

CITY COUNCIL MEETING OF OCTOBER 17, 2001 CITIZEN PARTICIPATION

MINUTES – Continued:

MR. FARLOW mentioned that neighborhood associations would like to schedule a meeting with MAYOR PRO TEM REESE and COUNCILMAN WEEKLY. MAYOR PRO TEM REESE advised him to call his office for an appointment.

(6:58 – 6:59)

5-1777

JOHNNY VENTURA, 601 Raintree Lane, complimented the Council for a great job. He wished COUNCILWOMAN McDONALD that the same time next year she would be CONGRESSWOMAN McDONALD.

MR. VENTURA asked that signs directing the entrance to US-95 be posted on the south side corner of Westcliff Drive and Buffalo Drive.

MR. VENTURA also stated that he is delighted that MAYOR GOODMAN would not be running for governor, because he is doing a great job and is needed in Las Vegas.

(6:58 – 6:59)

5-1800

TOM McGOWAN, Las Vegas resident, reminded the City Council that he has repeatedly offered to solve the homeless issue. He will raise the money as an entertainer but needs a nod from the Council.

MR. McGOWAN addressed abeyance Item 102 [Z-0167-94(1)] and emphasized that the nation is at war with its deceptive and illusive enemy. The Las Vegas Strip is a densely populated civilian activity venue and a target for terrorist attacks. The proposed Stratosphere Tower thrill ride would be such a target, and its approval would be an irresponsible action.

MR. McGOWAN commended CHRIS KNIGHT, Deputy Director, Planning and Development Department, Planning staff and COUNCILMAN BROWN for their work on the expansion of the northwest Town Center.

(6:59 – 7:00)

5-1878

MEETING ADJOURNED AT 7:05 P.M.