

City of Las Vegas

Agenda Item No. 111

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 18, 2002

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

EXTENSION OF TIME - SPECIAL USE PERMIT - EOT-1085 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A PROPOSED SUPPER CLUB approximately 800 feet south of the Farm Road alignment and 200 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

REESE – APPROVED Item 105 [EOT-1036], Item 106 [EOT-1037], Item 107 [EOT-1038], Item 108 [EOT-1039], Item 109 [EOT-1028], Item 110 [EOT-1084], Item 111 [EOT-1085], Item 112 [EOT-1086], Item 113 [EOT-1087], Item 114 [EOT-1088], Item 115 [EOT-1089], Item 116 [EOT-1090], Item 117 [EOT-1091], Item 118 [EOT-1092], Item 119 [EOT-1093], Item 120 [EOT-1094], Item 121 [EOT-1095], and Item 122 [EOT-1083] subject to conditions – UNANIMOUS with BROWN excused

MINUTES:

There was no discussion.

(1:10 – 1:11)

3-62

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.

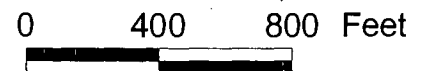
City of Las Vegas

Agenda Item No. 111

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 111 – EOT-1085

CONDITIONS – Continued:

2. Compliance with all Conditions of Approval of the Special Use Permit (U-0099-00) and Site Development Plan Review [Z-0076-98(15)].



ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

111



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: DECEMBER 18, 2002****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: EOT-1085 - NORTHWEST 95, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

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

Planning and Development**A) Project Conditions:**

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0099-00) and Site Development Plan Review [Z-0076-98(15)].

EOT-1085 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This request is for approval of an Extension of Time of an approved Special Use Permit, which allowed a supper club located approximately 200 feet east of Oso Blanca Road, 800 feet south of the Farm Road Alignment.

B) *Applicant's Justification*

The applicant's justification letter states that they are requesting the extension to allow for the completion of the Durango Marketplace where this use is located.

BACKGROUND INFORMATION

A) *Previous Actions*

11/15/00 The City Council approved a Special Use Permit (U-0100-00) for a Supper Club on this site as part of a larger request. The Planning Commission recommended approval.

11/21/02 The Planning Commission recommended approval of twelve related Extensions of Time applications. An Extension of Time of an approved Special Use Permit (EOT-1084) which allowed a supper club, (EOT-1086) which allowed a supper club, (EOT-1087) which allowed a supper club, (EOT-1088) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1089) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1090) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1091) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1092) which allowed a proposed convenience store with fuel pumps, (EOT-1093) which allowed a proposed carwash, (EOT-1094) which allowed the sale of packaged liquor in conjunction with a convenience store, (EOT-1095) which allowed a proposed auto lube facility, and (EOT-1083) which allowed a proposed 284,150 square foot commercial center on this site.

11/21/02 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #11).

B) *Pre-Application Meeting*

No pre-application meeting was required for the submittal of this application.

C) *Neighborhood Meetings*

No neighborhood meetings have been held as a result of this submittal.

EOT-1085 - Page Two
December 18, 2002 City Council Meeting

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 41.28

B) *Existing Land Use*

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) *Planned Land Use*

Subject Property: SC-TC (Service Commercial)
North: SX-TC (Suburban Mixed Use)
South: M-TC (Medium Density Residential)
PF-TC (Public Facility)
East: SC-TC (Service Commercial)
West: M-TC (Medium Density Residential)

D) *Existing Zoning*

Subject Property: TC (Town Center)
North: TC (Town Center)
South: TC (Town Center)
East: TC (Town Center)
West: TC (Town Center)

E) *General Plan Compliance*

Sector Plan:

a. Centennial Hills General Plan

This site is designated SC-TC (Service Commercial). This land use category permits low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. The proposed use is in compliance with this designation.

EOT-1085 - Page Three
December 18, 2002 City Council Meeting

F) Special Districts/Zones

Special Area Plan: Yes

a. Town Center

This Extension of Time advances City policy to have all properties designated Town Center on the Centennial Hills Sector Plan to be zoned TC (Town Center).

Special Overlay District: No

Study Area: No

G) Rural Preservation Neighborhood: No

H) Development Impact Notification Assessment: No

I) Project of Regional Significance: No

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

B) General Analysis Discussion

The City Council found, in approving the original request, that the proposed Supper Club will be similar to other uses allowed in the SC-TC (Service Commercial – Town Center) land use district and will be an appropriate use for this location.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19.18.060 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.”**

EOT-1085 - Page Five
December 18, 2002 City Council Meeting

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

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

The proposed Supper Club will be located on a vacant piece of property and the use itself will not change the characteristics of the site. The City Council found, in approving the original request, that there are no physical constraints to the location of the use on the subject site.

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

The City Council found, in approving the original request, the Supper Club, will have adequate access to Oso Blanca Road.

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



 **NOTARY PUBLIC**
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appl. No. 00-64522-1
My Appl. Expires March 22, 2006

City of Las Vegas

Agenda Item No. 112

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 18, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

EXTENSION OF TIME - SPECIAL USE PERMIT - EOT-1086 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A PROPOSED SUPPER CLUB approximately 900 feet south of the Farm Road alignment and 200 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

REESE – APPROVED Item 105 [EOT-1036], Item 106 [EOT-1037], Item 107 [EOT-1038], Item 108 [EOT-1039], Item 109 [EOT-1028], Item 110 [EOT-1084], Item 111 [EOT-1085], Item 112 [EOT-1086], Item 113 [EOT-1087], Item 114 [EOT-1088], Item 115 [EOT-1089], Item 116 [EOT-1090], Item 117 [EOT-1091], Item 118 [EOT-1092], Item 119 [EOT-1093], Item 120 [EOT-1094], Item 121 [EOT-1095], and Item 122 [EOT-1083] subject to conditions – UNANIMOUS with BROWN excused

MINUTES:

There was no discussion.

(1:10 – 1:11)

3-62

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.

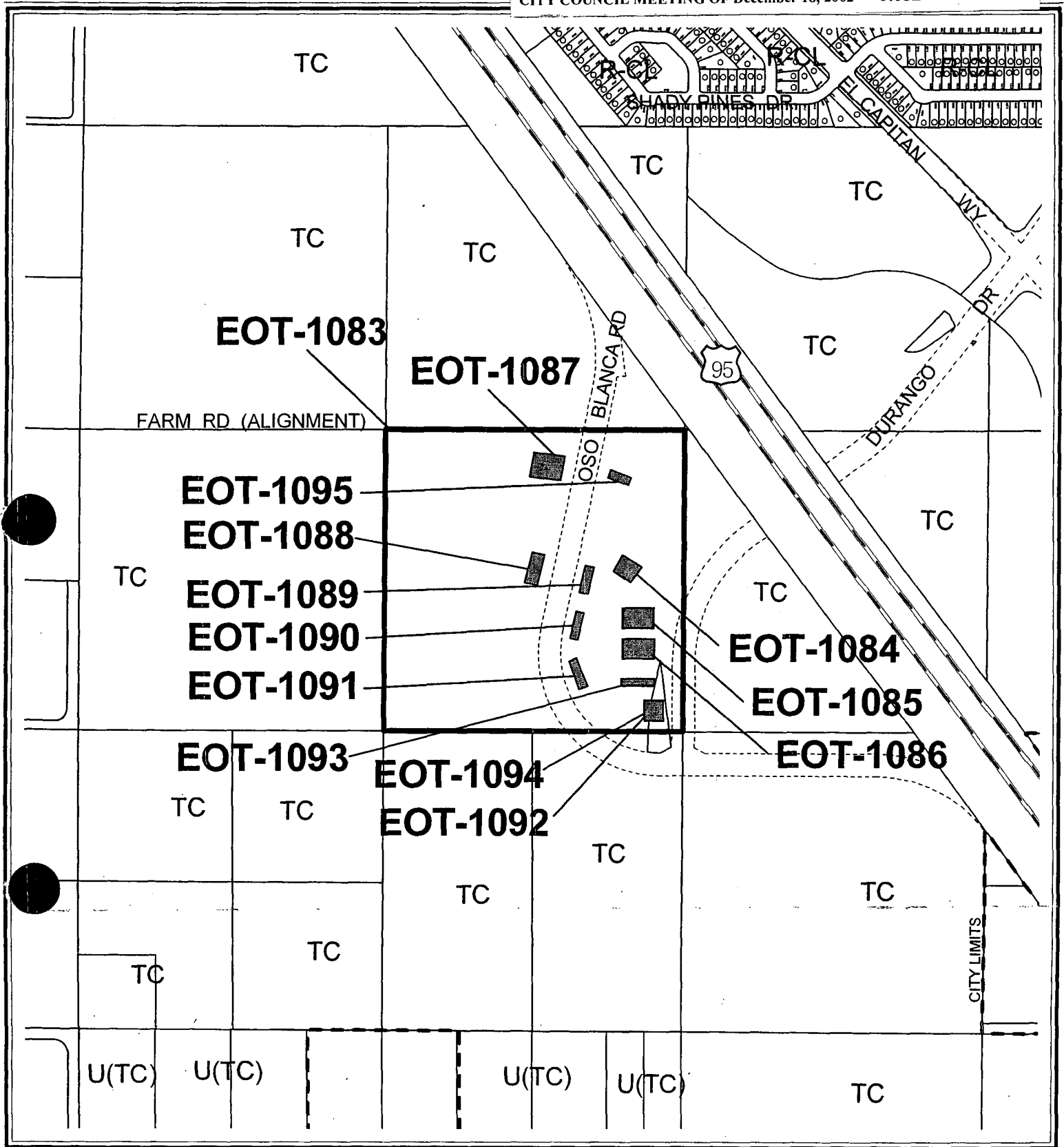
City of Las Vegas

Agenda Item No. 112

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 112 – EOT-1086

CONDITIONS – Continued:

2. Compliance with all Conditions of Approval of the Special Use Permit (U-0101-00) and Site Development Plan Review [Z-0076-98(15)].



**CASE: EOT-1083, EOT-1084, EOT-1085, EOT-1086,
EOT-1087, EOT-1088, EOT-1089, EOT-1090,
EOT-1091, EOT-1092, EOT-1093, EOT-1094,
AND EOT-1095**

ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

0 400 800 Feet

112



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: DECEMBER 18, 2002****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: EOT-1086 - NORTHWEST 95, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

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

Planning and Development**A) Project Conditions:**

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0101-00) and Site Development Plan Review [Z-0076-98(15)].

EOT-1086 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This request is for approval of an Extension of Time of an approved Special Use Permit, which allowed a supper club located approximately 200 feet east of Oso Blanca Road, 900 feet south of the Farm Road Alignment.

B) *Applicant's Justification*

The applicant's justification letter states that they are requesting the extension to allow for the completion of the Durango Marketplace where this use is located.

BACKGROUND INFORMATION

A) *Previous Actions*

- 11/15/00 The City Council approved a Special Use Permit (U-0101-00) for a Supper Club on this site as part of a larger request. The Planning Commission recommended approval.
- 11/21/02 The Planning Commission recommended approval of twelve related Extensions of Time applications. An Extension of Time of an approved Special Use Permit (EOT-1084) which allowed a supper club, (EOT-1085) which allowed a supper club, (EOT-1087) which allowed a supper club, (EOT-1088) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1089) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1090) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1091) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1092) which allowed a proposed convenience store with fuel pumps, (EOT-1093) which allowed a proposed carwash, (EOT-1094) which allowed the sale of packaged liquor in conjunction with a convenience store, (EOT-1095) which allowed a proposed auto lube facility, and (EOT-1083) which allowed a proposed 284,150 square foot commercial center on this site.
- 11/21/02 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #12).

B) *Pre-Application Meeting*

No pre-application meeting was required for the submittal of this application.

EOT-1086 - Page Two
December 18, 2002 City Council Meeting

C) *Neighborhood Meeting*

No neighborhood meetings have been held as a result of this submittal.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 41.28

B) *Existing Land Use*

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) *Planned Land Use*

Subject Property: SC-TC (Service Commercial)
North: SX-TC (Suburban Mixed Use)
South: M-TC (Medium Density Residential)
PF-TC (Public Facility)
East: SC-TC (Service Commercial)
West: M-TC (Medium Density Residential)

D) *Existing Zoning*

Subject Property: TC (Town Center)
North: TC (Town Center)
South: TC (Town Center)
East: TC (Town Center)
West: TC (Town Center)

E) *General Plan Compliance*

Sector Plan:

a. Centennial Hills General Plan

This site is designated SC-TC (Service Commercial). This land use category permits low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. The proposed use is in compliance with this designation.

EOT-1086 - Page Three
December 18, 2002 City Council Meeting

F) *Special Districts/Zones*

Special Area Plan: Yes

a. Town Center

b.

This Extension of Time advances City policy to have all properties designated Town Center on the Centennial Hills Sector Plan to be zoned TC (Town Center).

Special Overlay District: No

Study Area: No

G) *Rural Preservation Neighborhood:* No

H) *Development Impact Notification Assessment:* No

I) *Project of Regional Significance:* No

ANALYSIS

A) *Zoning Code Compliance*

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

B) *General Analysis Discussion*

The City Council found, in approving the original request, that the proposed Supper Club will be similar to other uses allowed in the SC-TC (Service Commercial – Town Center) land use district and will be an appropriate use for this location.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19.18.060 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.”**

EOT-1086 - Page Four
December 18, 2002 City Council Meeting

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

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

The proposed Supper Club will be located on a vacant piece of property and the use itself will not change the characteristics of the site. The City Council found, in approving the original request, that there are no physical constraints to the location of the use on the subject site.

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

The City Council found, in approving the original request, the Supper Club, will have adequate access to Oso Blanca Road.

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

City of Las Vegas

Agenda Item No. 113

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 18, 2002

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

EXTENSION OF TIME - SPECIAL USE PERMIT - EOT-1087 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A PROPOSED SUPPER CLUB approximately 200 feet south of the Farm Road alignment and 50 feet west of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

REESE – APPROVED Item 105 [EOT-1036], Item 106 [EOT-1037], Item 107 [EOT-1038], Item 108 [EOT-1039], Item 109 [EOT-1028], Item 110 [EOT-1084], Item 111 [EOT-1085], Item 112 [EOT-1086], Item 113 [EOT-1087], Item 114 [EOT-1088], Item 115 [EOT-1089], Item 116 [EOT-1090], Item 117 [EOT-1091], Item 118 [EOT-1092], Item 119 [EOT-1093], Item 120 [EOT-1094], Item 121 [EOT-1095], and Item 122 [EOT-1083] subject to conditions – UNANIMOUS with BROWN excused

MINUTES:

There was no discussion.

(1:10 – 1:11)

3-62

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.

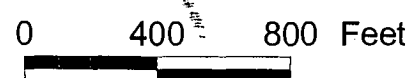
City of Las Vegas

Agenda Item No. 113

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 113 – EOT-1087

CONDITIONS – Continued:

2. Compliance with all Conditions of Approval of the Special Use Permit (U-0102-00) and Site Development Plan Review [Z-0076-98(15)].



ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

113



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 18, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-1087 - NORTHWEST 95, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

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

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0102-00) and Site Development Plan Review [Z-0076-98(15)].

EOT-1087 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This request is for approval of an Extension of Time of an approved Special Use Permit, which allowed a supper club located approximately 50 feet west of Oso Blanca Road, 200 feet south of the Farm Road Alignment.

B) *Applicant's Justification*

The applicant's justification letter states that they are requesting the extension for the completion of the Durango Marketplace where this use is located.

BACKGROUND INFORMATION

A) *Previous Actions*

11/15/00 The City Council approved a Special Use Permit (U-0102-00) for a Supper Club on this site as part of a larger request. The Planning Commission recommended approval.

11/21/02 The Planning Commission recommended approval of twelve related Extensions of Time applications. An Extension of Time of an approved Special Use Permit (EOT-1084) which allowed a supper club, (EOT-1085) which allowed a supper club, (EOT-1086) which allowed a supper club, (EOT-1088) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1089) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1090) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1091) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1092) which allowed a proposed convenience store with fuel pumps, (EOT-1093) which allowed a proposed carwash, (EOT-1094) which allowed the sale of packaged liquor in conjunction with a convenience store, (EOT-1095) which allowed a proposed auto lube facility, and (EOT-1083) which allowed a proposed 284,150 square foot commercial center on this site.

11/21/02 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #13).

B) *Pre-Application Meeting*

No pre-application meeting was required for the submittal of this application.

EOT-1087 - Page Two
December 18, 2002 City Council Meeting

C) *Neighborhood Meetings*

No neighborhood meetings have been held as a result of this submittal.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 41.28

B) *Existing Land Use*

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) *Planned Land Use*

Subject Property: SC-TC (Service Commercial)
North: SX-TC (Suburban Mixed Use)
South: M-TC (Medium Density Residential)
PF-TC (Public Facility)
East: SC-TC (Service Commercial)
West: M-TC (Medium Density Residential)

D) *Existing Zoning*

Subject Property: TC (Town Center)
North: TC (Town Center)
South: TC (Town Center)
East: TC (Town Center)
West: TC (Town Center)

E) *General Plan Compliance*

Sector Plan:

a. Centennial Hills General Plan

This site is designated SC-TC (Service Commercial). This land use category permits low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. The proposed use is in compliance with this designation.

EOT-1087 - Page Three
December 18, 2002 City Council Meeting

F) *Special Districts/Zones*

Special Area Plan: Yes

a. Town Center

This Extension of Time advances City policy to have all properties designated Town Center on the Centennial Hills Sector Plan to be zoned TC (Town Center).

Special Overlay District: No

Study Area: No

G) *Rural Preservation Neighborhood: No*

H) *Development Impact Notification Assessment: No*

I) *Project of Regional Significance: No*

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

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

B) *General Analysis Discussion*

The City Council found, in approving the original request, that the proposed Supper Club will be similar to other uses allowed in the SC-TC (Service Commercial – Town Center) land use district and will be an appropriate use for this location.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19.18.060 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.”**

EOT-1087 - Page Four
December 18, 2002 City Council Meeting

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

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

The proposed Supper Club will be located on a vacant piece of property and the use itself will not change the characteristics of the site. The City Council found, in approving the original request, that there are no physical constraints to the location of the use on the subject site.

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

The City Council found, in approving the original request, the Supper Club, will have adequate access to Oso Blanca Road.

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: NW 95 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): _____

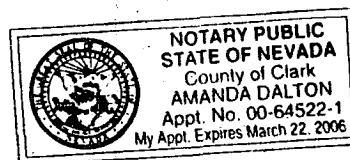
APN: _____

Signature of Property Owner/Authorized Agent: [Signature]

Subscribed and sworn before me

This 27th day of September, 2002

Maria Gutierrez
Notary Public in and for said County and State



City of Las Vegas

Agenda Item No. 114

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 18, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒ X

CONSENT

☐

DISCUSSION

SUBJECT:

EXTENSION OF TIME - SPECIAL USE PERMIT - EOT-1088 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A DRIVE THROUGH IN CONJUNCTION WITH A PROPOSED FAST FOOD RESTAURANT 650 feet south of the Farm Road alignment and 50 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

REESE – APPROVED Item 105 [EOT-1036], Item 106 [EOT-1037], Item 107 [EOT-1038], Item 108 [EOT-1039], Item 109 [EOT-1028], Item 110 [EOT-1084], Item 111 [EOT-1085], Item 112 [EOT-1086], Item 113 [EOT-1087], Item 114 [EOT-1088], Item 115 [EOT-1089], Item 116 [EOT-1090], Item 117 [EOT-1091], Item 118 [EOT-1092], Item 119 [EOT-1093], Item 120 [EOT-1094], Item 121 [EOT-1095], and Item 122 [EOT-1083] subject to conditions – UNANIMOUS with BROWN excused

MINUTES:

There was no discussion.

(1:10 – 1:11)

3-62

City of Las Vegas

Agenda Item No. 114

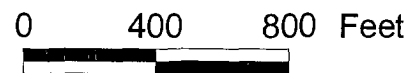
CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 114 – EOT-1088

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0103-00) and Site Development Plan Review [Z-0076-98(15)].



ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

114



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 18, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-1088 - NORTHWEST 95, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

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

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0103-00) and Site Development Plan Review [Z-0076-98(15)].

EOT-1088 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of an Extension of Time of an approved Special Use Permit, which allowed a restaurant with drive through located approximately 50 feet east of Oso Blanca Road, 650 feet south of the Farm Road Alignment.

B) Applicant's Justification

The applicant's justification letter states that they are requesting the extension to allow for the completion of the Durango Marketplace where this use is located.

BACKGROUND INFORMATION

A) Previous Actions

11/15/00 The City Council approved a Special Use Permit (U-0103-00) for a Restaurant with Drive Through on this site as part of a larger request. The Planning Commission recommended approval.

11/21/02 The Planning Commission recommended approval of twelve related Extensions of Time applications. An Extension of Time of an approved Special Use Permit (EOT-1084) which allowed a supper club, (EOT-1085) which allowed a supper club, (EOT-1086) which allowed a supper club, (EOT-1087) which allowed a supper club, (EOT-1089) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1090) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1091) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1092) which allowed a proposed convenience store with fuel pumps, (EOT-1093) which allowed a proposed carwash, (EOT-1094) which allowed the sale of packaged liquor in conjunction with a convenience store, (EOT-1095) which allowed a proposed auto lube facility, and (EOT-1083) which allowed a proposed 284,150 square foot commercial center on this site.

B) Pre-Application Meeting

No pre-application meeting was required for the submittal of this application.

C) Neighborhood Meetings

No neighborhood meetings have been held as a result of this submittal.

EOT-1088 - Page Two
December 18, 2002 City Council Meeting

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 41.28

B) *Existing Land Use*

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) *Planned Land Use*

Subject Property: SC-TC (Service Commercial)
North: SX-TC (Suburban Mixed Use)
South: M-TC (Medium Density Residential)
PF-TC (Public Facility)
East: SC-TC (Service Commercial)
West: M-TC (Medium Density Residential)

D) *Existing Zoning*

Subject Property: TC (Town Center)
North: TC (Town Center)
South: TC (Town Center)
East: TC (Town Center)
West: TC (Town Center)

E) *General Plan Compliance*

Sector Plan:

a. Centennial Hills General Plan

This site is designated SC-TC (Service Commercial). This land use category permits low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. The proposed use is in compliance with this designation.

F) *Special Districts/Zones*

Special Area Plan: Yes

a. Town Center

This Extension of Time advances City policy to have all properties designated Town Center on the Centennial Hills Sector Plan to be zoned TC (Town Center).

EOT-1088 - Page Three
December 18, 2002 City Council Meeting

Special Overlay District: No
Study Area: No

- G) *Rural Preservation Neighborhood:* No
- H) *Development Impact Notification Assessment:* No
- I) *Project of Regional Significance:* No

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

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

B) *General Analysis Discussion*

The City Council found, in approving the original request, that the proposed Restaurant with Drive Through will be similar to other uses allowed in the SC-TC (Service Commercial – Town Center) land use district and will be an appropriate use for this location.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19.18.060 the Planning Commission or City Council must affirm the following:

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

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

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

The proposed Restaurant with Drive Through will be located on a vacant piece of property and the use itself will not change the characteristics of the site. The City Council found, in approving the original request, that there are no physical constraints to the location of the use on the subject site.

EOT-1088 - Page Four
December 18, 2002 City Council Meeting

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

The City Council found, in approving the original request, the Restaurant with Drive Through, will have adequate access to Oso Blanca Road.

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



 NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2006

City of Las Vegas

Agenda Item No. 115

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: DECEMBER 18, 2002****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

EXTENSION OF TIME - SPECIAL USE PERMIT - EOT-1089 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A DRIVE THROUGH IN CONJUNCTION WITH A PROPOSED FAST FOOD RESTAURANT adjacent to the southwest corner of the Farm Road alignment and U.S. Highway 95 (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

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

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

BACKUP DOCUMENTATION:

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

MOTION:

REESE – APPROVED Item 105 [EOT-1036], Item 106 [EOT-1037], Item 107 [EOT-1038], Item 108 [EOT-1039], Item 109 [EOT-1028], Item 110 [EOT-1084], Item 111 [EOT-1085], Item 112 [EOT-1086], Item 113 [EOT-1087], Item 114 [EOT-1088], Item 115 [EOT-1089], Item 116 [EOT-1090], Item 117 [EOT-1091], Item 118 [EOT-1092], Item 119 [EOT-1093], Item 120 [EOT-1094], Item 121 [EOT-1095], and Item 122 [EOT-1083] subject to conditions – UNANIMOUS with BROWN excused

MINUTES:

There was no discussion.

(1:10 – 1:11)

3-62

City of Las Vegas

Agenda Item No. 115

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 115 – EOT-1089

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0104-00) and Site Development Plan Review [Z-0076-98(15)].



ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

115



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: DECEMBER 18, 2002****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: EOT-1089 - NORTHWEST 95, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

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

Planning and Development**A) Project Conditions:**

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0104-00) and Site Development Plan Review [Z-0076-98(15)].

EOT-1089 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This request is for approval of an Extension of Time of an approved Special Use Permit, which allowed a restaurant with drive through located approximately 50 feet east of Oso Blanca Road, 750 feet south of the Farm Road Alignment.

B) *Applicant's Justification*

The applicant's justification letter states that they are requesting the extension to allow for the completion of the Durango Marketplace where this use is located.

BACKGROUND INFORMATION

A) *Previous Actions*

11/15/00 The City Council approved a Special Use Permit (U-0104-00) for a Restaurant with Drive Through on this site as part of a larger request. The Planning Commission recommended approval.

11/21/02 The Planning Commission recommended approval of twelve related Extensions of Time applications. An Extension of Time of an approved Special Use Permit (EOT-1084) which allowed a supper club, (EOT-1085) which allowed a supper club, (EOT-1086) which allowed a supper club, (EOT-1087) which allowed a supper club, (EOT-1088) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1090) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1091) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1092) which allowed a proposed convenience store with fuel pumps, (EOT-1093) which allowed a proposed carwash, (EOT-1094) which allowed the sale of packaged liquor in conjunction with a convenience store, (EOT-1095) which allowed a proposed auto lube facility, and (EOT-1083) which allowed a proposed 284,150 square foot commercial center on this site.

11/21/02 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #15).

B) *Pre-Application Meeting*

No pre-application meeting was required for the submittal of this application.

EOT-1089 - Page Two
December 18, 2002 City Council Meeting

C) *Neighborhood Meetings*

No neighborhood meetings have been held as a result of this submittal.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 41.28

B) *Existing Land Use*

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) *Planned Land Use*

Subject Property: SC-TC (Service Commercial)
North: SX-TC (Suburban Mixed Use)
South: M-TC (Medium Density Residential)
PF-TC (Public Facility)
East: SC-TC (Service Commercial)
West: M-TC (Medium Density Residential)

D) *Existing Zoning*

Subject Property: TC (Town Center)
North: TC (Town Center)
South: TC (Town Center)
East: TC (Town Center)
West: TC (Town Center)

E) *General Plan Compliance*

Sector Plan:

a. Centennial Hills General Plan

This site is designated SC-TC (Service Commercial). This land use category permits low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. The proposed use is in compliance with this designation.

EOT-1089 - Page Three
December 18, 2002 City Council Meeting

F) *Special Districts/Zones*

Special Area Plan: Yes

a. Town Center

This Extension of Time advances City policy to have all properties designated Town Center on the Centennial Hills Sector Plan to be zoned TC (Town Center).

Special Overlay District: No

Study Area: No

G) *Rural Preservation Neighborhood:* No

H) *Development Impact Notification Assessment:* No

I) *Project of Regional Significance:* No

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

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

B) *General Analysis Discussion*

The City Council found, in approving the original request, that the proposed Restaurant with Drive Through will be similar to other uses allowed in the SC-TC (Service Commercial – Town Center) land use district and will be an appropriate use for this location.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19.18.060 the Planning Commission or City Council must affirm the following:

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

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

EOT-1089 - Page Four
December 18, 2002 City Council Meeting

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

The proposed Restaurant with Drive Through will be located on a vacant piece of property and the use itself will not change the characteristics of the site. The City Council found, in approving the original request, that there are no physical constraints to the location of the use on the subject site.

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

The City Council found, in approving the original request, the Restaurant with Drive Through, will have adequate access to Oso Blanca Road.

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-1089 APN: 125-17-301-003,004

Name of Property Owner: NW 95 LLC

Name of Applicant: NW 95 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): _____

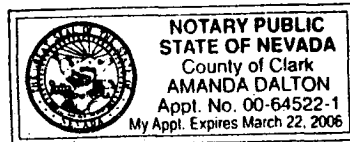
APN: _____

Signature of Property Owner/Authorized Agent: 

Subscribed and sworn before me

This 12th day of September, 2002

Manda Patel
Notary Public in and for said County and State



City of Las Vegas

Agenda Item No. 116

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 18, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

EXTENSION OF TIME - SPECIAL USE PERMIT - EOT-1090 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A DRIVE THROUGH IN CONJUNCTION WITH A PROPOSED FAST FOOD RESTAURANT adjacent to the southwest corner of the Farm Road alignment and U.S. Highway 95 (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

REESE – APPROVED Item 105 [EOT-1036], Item 106 [EOT-1037], Item 107 [EOT-1038], Item 108 [EOT-1039], Item 109 [EOT-1028], Item 110 [EOT-1084], Item 111 [EOT-1085], Item 112 [EOT-1086], Item 113 [EOT-1087], Item 114 [EOT-1088], Item 115 [EOT-1089], Item 116 [EOT-1090], Item 117 [EOT-1091], Item 118 [EOT-1092], Item 119 [EOT-1093], Item 120 [EOT-1094], Item 121 [EOT-1095], and Item 122 [EOT-1083] subject to conditions – UNANIMOUS with BROWN excused

MINUTES:

There was no discussion.

(1:10 – 1:11)

3-62

City of Las Vegas

Agenda Item No. 116

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 116 – EOT-1090

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0105-00) and Site Development Plan Review [Z-0076-98(15)].



ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

116.



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: DECEMBER 18, 2002****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: EOT-1090 - NORTHWEST 95, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

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

Planning and Development**A) Project Conditions:**

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0105-00) and Site Development Plan Review [Z-0076-98(15)].

EOT-1090 - Page One
December 18, 2002 City Council Meeting

** STAFF REPORT **

APPLICATION REQUEST

A) *Action Requested*

This request is for approval of an Extension of Time of an approved Special Use Permit, which allowed a restaurant with drive through located approximately 50 feet east of Oso Blanca Road, 900 feet south of the Farm Road Alignment.

B) *Applicant's Justification*

The applicant's justification letter states that they are requesting the extension to allow for the completion of the Durango Marketplace where this use is located.

BACKGROUND INFORMATION

A) *Previous Actions*

11/15/00 The City Council approved a Special Use Permit (U-0105-00) for a Restaurant with Drive Through on this site as part of a larger request. The Planning Commission recommended approval.

11/21/02 The Planning Commission recommended approval of twelve related Extensions of Time applications. An Extension of Time of an approved Special Use Permit (EOT-1084) which allowed a supper club, (EOT-1085) which allowed a supper club, (EOT-1086) which allowed a supper club, (EOT-1087) which allowed a supper club, (EOT-1088) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1089) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1091) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1092) which allowed a proposed convenience store with fuel pumps, (EOT-1093) which allowed a proposed carwash, (EOT-1094) which allowed the sale of packaged liquor in conjunction with a convenience store, (EOT-1095) which allowed a proposed auto lube facility, and (EOT-1083) which allowed a proposed 284,150 square foot commercial center on this site.

11/21/02 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #16).

B) *Pre-Application Meeting*

No pre-application meeting was required for the submittal of this application.

C) *Neighborhood Meetings*

No neighborhood meetings have been held as a result of this submittal.

EOT-1090 - Page Two
December 18, 2002 City Council Meeting

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 41.28

B) *Existing Land Use*

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) *Planned Land Use*

Subject Property: SC-TC (Service Commercial)
North: SX-TC (Suburban Mixed Use)
South: M-TC (Medium Density Residential)
PF-TC (Public Facility)
East: SC-TC (Service Commercial)
West: M-TC (Medium Density Residential)

D) *Existing Zoning*

Subject Property: TC (Town Center)
North: TC (Town Center)
South: TC (Town Center)
East: TC (Town Center)
West: TC (Town Center)

E) *General Plan Compliance*

Sector Plan:

- a. Centennial Hills General Plan
This site is designated SC-TC (Service Commercial). This land use category permits low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. The proposed use is in compliance with this designation.

F) *Special Districts/Zones*

Special Area Plan: Yes

- a. Town Center

This Extension of Time advances City policy to have all properties designated Town Center on the Centennial Hills Sector Plan to be zoned TC (Town Center).

EOT-1090 - Page Three
December 18, 2002 City Council Meeting

Special Overlay District: No
Study Area: No

- G). *Rural Preservation Neighborhood:* No
- H) *Development Impact Notification Assessment:* No
- I) *Project of Regional Significance:* No

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

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

B) *General Analysis Discussion*

The City Council found, in approving the original request, that the proposed Restaurant with Drive Through will be similar to other uses allowed in the SC-TC (Service Commercial – Town Center) land use district and will be an appropriate use for this location.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19.18.060 the Planning Commission or City Council must affirm the following:

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

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

EOT-1090 - Page Four
December 18, 2002 City Council Meeting

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

The proposed Restaurant with Drive Through will be located on a vacant piece of property and the use itself will not change the characteristics of the site. The City Council found, in approving the original request, that there are no physical constraints to the location of the use on the subject site.

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

The City Council found, in approving the original request, the Restaurant with Drive Through, will have adequate access to Oso Blanca Road.

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

City of Las Vegas

Agenda Item No. 117

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 18, 2002

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

EXTENSION OF TIME - SPECIAL USE PERMIT - EOT-1091 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A DRIVE THROUGH IN CONJUNCTION WITH A PROPOSED FAST FOOD RESTAURANT approximately 650 feet south of the Farm Road alignment and 50 feet west of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

REESE – APPROVED Item 105 [EOT-1036], Item 106 [EOT-1037], Item 107 [EOT-1038], Item 108 [EOT-1039], Item 109 [EOT-1028], Item 110 [EOT-1084], Item 111 [EOT-1085], Item 112 [EOT-1086], Item 113 [EOT-1087], Item 114 [EOT-1088], Item 115 [EOT-1089], Item 116 [EOT-1090], Item 117 [EOT-1091], Item 118 [EOT-1092], Item 119 [EOT-1093], Item 120 [EOT-1094], Item 121 [EOT-1095], and Item 122 [EOT-1083] subject to conditions – UNANIMOUS with BROWN excused

MINUTES:

There was no discussion.

(1:10 – 1:11)

3-62

City of Las Vegas

Agenda Item No. 117

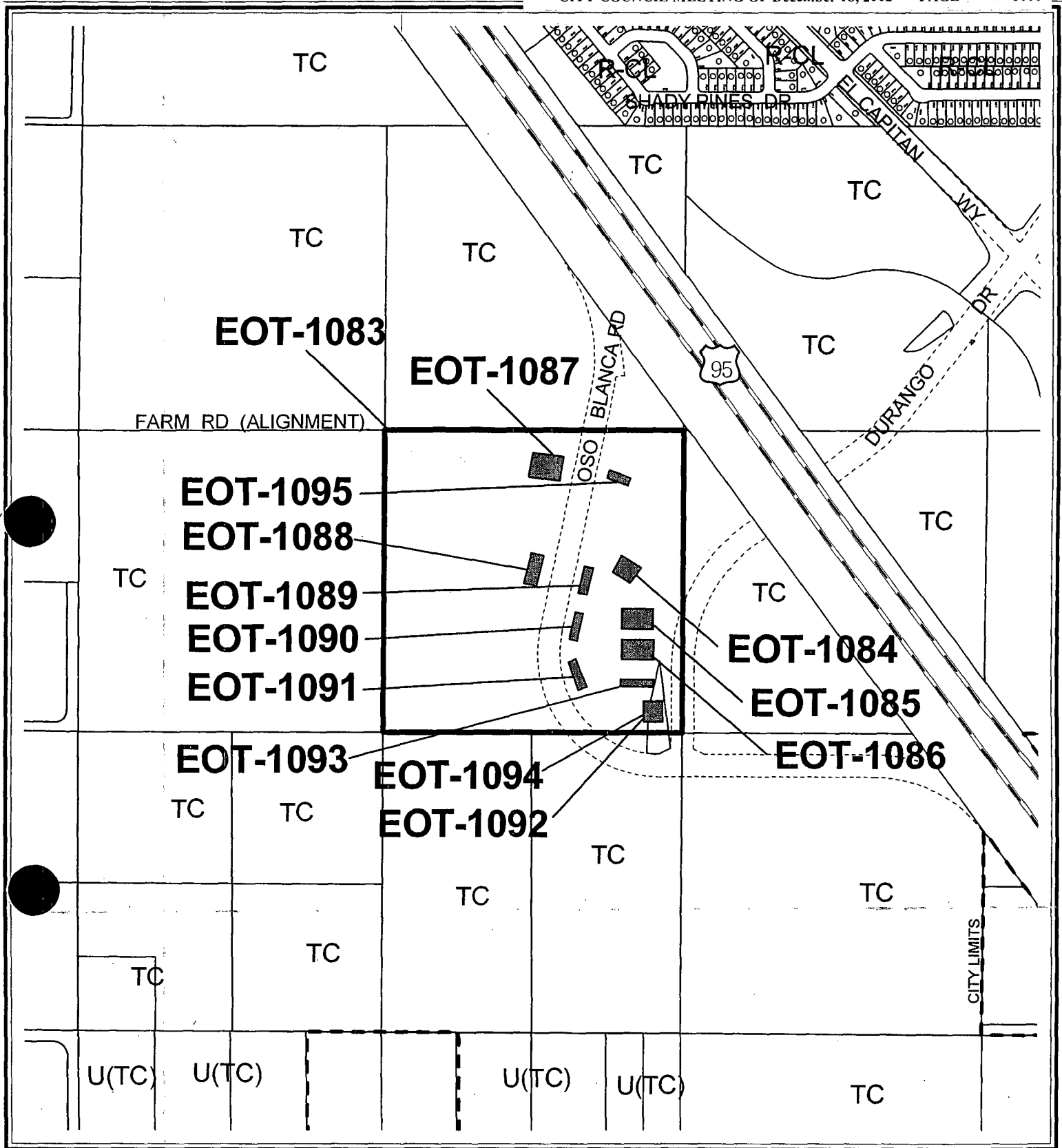
CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 117 – EOT-1091

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0106-00) and Site Development Plan Review [Z-0076-98(15)].



CASE: EOT-1083, EOT-1084, EOT-1085, EOT-1086,
EOT-1087, EOT-1088, EOT-1089, EOT-1090,
EOT-1091, EOT-1092, EOT-1093, EOT-1094,
AND EOT-1095

ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

0 400 800 Feet

117



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 18, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-1091 - NORTHWEST 95, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

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

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0106-00) and Site Development Plan Review [Z-0076-98(15)].

EOT-1091 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This request is for approval of an Extension of Time of an approved Special Use Permit, which allowed a restaurant with drive through located approximately 50 feet west of Oso Blanca Road, 650 feet south of the Farm Road Alignment.

B) *Applicant's Justification*

The applicant's justification letter states that they are requesting the extension to allow for the completion of the Durango Marketplace where this use is located.

BACKGROUND INFORMATION

A) *Previous Actions*

11/15/00 The City Council approved a Special Use Permit (U-0106-00) for a Restaurant with Drive Through on this site as part of a larger request. The Planning Commission recommended approval.

11/21/02 The Planning Commission recommended approval of twelve related Extensions of Time applications. An Extension of Time of an approved Special Use Permit (EOT-1084) which allowed a supper club, (EOT-1085) which allowed a supper club, (EOT-1086) which allowed a supper club, (EOT-1087) which allowed a supper club, (EOT-1088) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1089) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1090) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1092) which allowed a proposed convenience store with fuel pumps, (EOT-1093) which allowed a proposed carwash, (EOT-1094) which allowed the sale of packaged liquor in conjunction with a convenience store, (EOT-1095) which allowed a proposed auto lube facility, and (EOT-1083) which allowed a proposed 284,150 square foot commercial center on this site.

11/21/02 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #17).

B) *Pre-Application Meeting*

No pre-application meeting was required for the submittal of this application.

C) *Neighborhood Meetings*

No neighborhood meetings have been held as a result of this submittal.

EOT-1091 - Page Two
December 18, 2002 City Council Meeting

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 41.28

B) *Existing Land Use*

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) *Planned Land Use*

Subject Property: SC-TC (Service Commercial)
North: SX-TC (Suburban Mixed Use)
South: M-TC (Medium Density Residential)
PF-TC (Public Facility)
East: SC-TC (Service Commercial)
West: M-TC (Medium Density Residential)

D) *Existing Zoning*

Subject Property: TC (Town Center)
North: TC (Town Center)
South: TC (Town Center)
East: TC (Town Center)
West: TC (Town Center)

E) *General Plan Compliance*

Sector Plan:

a. Centennial Hills General Plan

This site is designated SC-TC (Service Commercial). This land use category permits low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. The proposed use is in compliance with this designation.

EOT-1091 - Page Three
December 18, 2002 City Council Meeting

F) Special Districts/Zones

Special Area Plan: Yes

a. Town Center

This Extension of Time advances City policy to have all properties designated Town Center on the Centennial Hills Sector Plan to be zoned TC (Town Center).

Special Overlay District: No

Study Area: No

G) Rural Preservation Neighborhood: No

H) Development Impact Notification Assessment: No

I) Project of Regional Significance: No

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

B) General Analysis Discussion

The City Council found, in approving the original request, that the proposed Restaurant with Drive Through will be similar to other uses allowed in the SC-TC (Service Commercial – Town Center) land use district and will be an appropriate use for this location.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19.18.060 the Planning Commission or City Council must affirm the following:

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

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

EOT-1091 - Page Four
December 18, 2002 City Council Meeting

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

The proposed Restaurant with Drive Through will be located on a vacant piece of property and the use itself will not change the characteristics of the site. The City Council found, in approving the original request, that there are no physical constraints to the location of the use on the subject site.

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

The City Council found, in approving the original request, the Restaurant with Drive Through, will have adequate access to Oso Blanca Road.

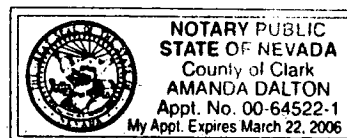
4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



City of Las Vegas

Agenda Item No. 118

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: DECEMBER 18, 2002****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

EXTENSION OF TIME - SPECIAL USE PERMIT - EOT-1092 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A PROPOSED CONVENIENCE STORE WITH FUEL PUMPS approximately 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

REESE – APPROVED Item 105 [EOT-1036], Item 106 [EOT-1037], Item 107 [EOT-1038], Item 108 [EOT-1039], Item 109 [EOT-1028], Item 110 [EOT-1084], Item 111 [EOT-1085], Item 112 [EOT-1086], Item 113 [EOT-1087], Item 114 [EOT-1088], Item 115 [EOT-1089], Item 116 [EOT-1090], Item 117 [EOT-1091], Item 118 [EOT-1092], Item 119 [EOT-1093], Item 120 [EOT-1094], Item 121 [EOT-1095], and Item 122 [EOT-1083] subject to conditions – UNANIMOUS with BROWN excused

MINUTES:

There was no discussion.

(1:10 – 1:11)

3-62

City of Las Vegas

Agenda Item No. 118

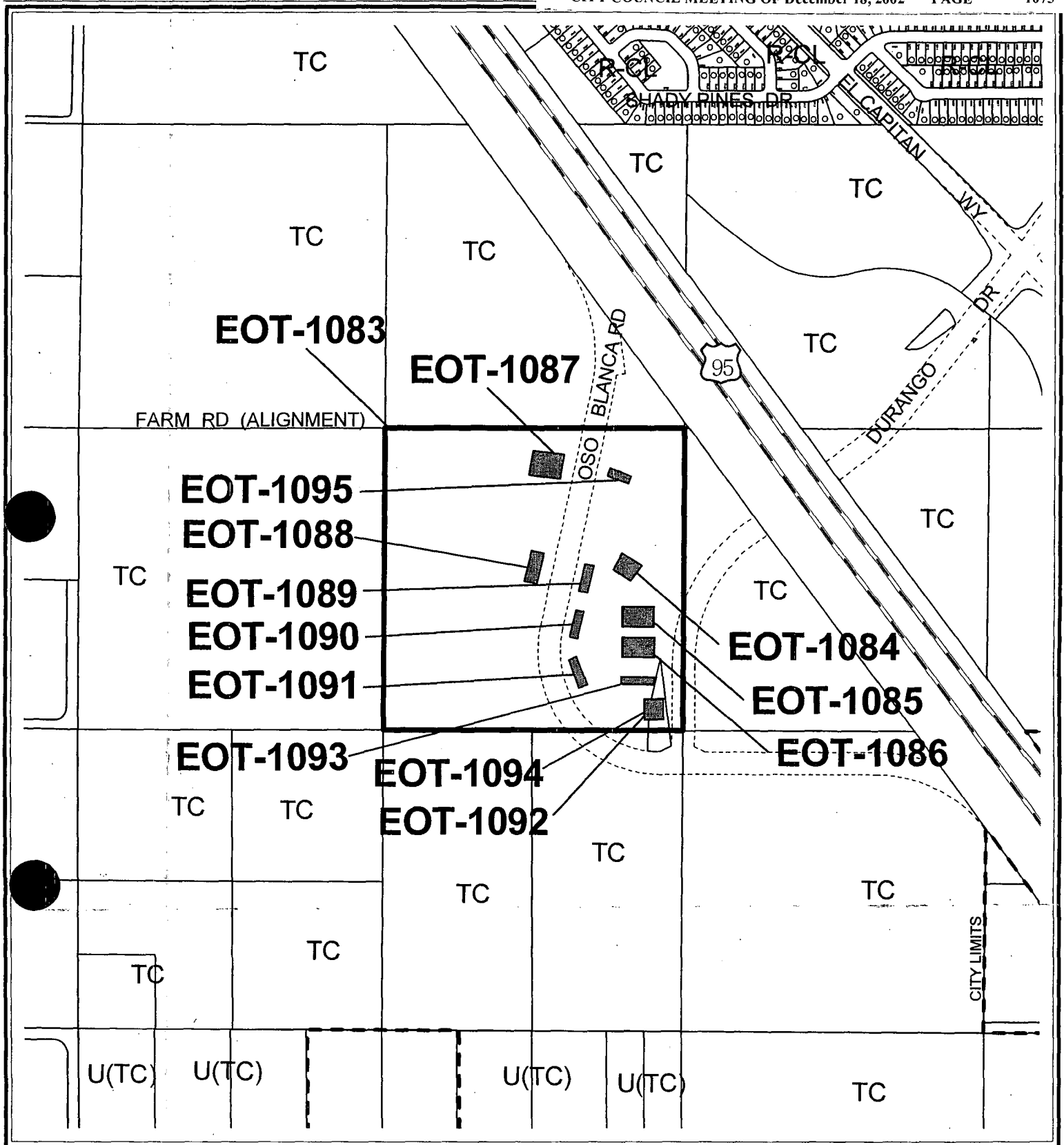
CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 118 – EOT-1092

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0107-00) and Site Development Plan Review [Z-0076-98(15)].



**CASE: EOT-1083, EOT-1084, EOT-1085, EOT-1086,
EOT-1087, EOT-1088, EOT-1089, EOT-1090,
EOT-1091, EOT-1092, EOT-1093, EOT-1094,
AND EOT-1095**

ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

0 400 800 Feet

118



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 18, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-1092 - NORTHWEST 95, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

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

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0107-00) and Site Development Plan Review [Z-0076-98(15)].

EOT-1092 - Page One
December 18, 2002 City Council Meeting

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of an Extension of Time of an approved Special Use Permit, which allowed a convenience store with fuel pumps located approximately 300 feet east of Oso Blanca Road, 1,100 feet south of the Farm Road Alignment.

B) Applicant's Justification

The applicant's justification letter states that they are requesting the extension to allow for the completion of the Durango Marketplace where this use is located.

BACKGROUND INFORMATION

A) Previous Actions

- 11/15/00 The City Council approved a Special Use Permit (U-0107-00) for a convenience store with fuel pumps on this site as part of a larger request. The Planning Commission recommended approval.

- 11/21/02 The Planning Commission recommended approval of twelve related Extensions of Time applications. An Extension of Time of an approved Special Use Permit (EOT-1084) which allowed a supper club, (EOT-1085) which allowed a supper club, (EOT-1086) which allowed a supper club, (EOT-1087) which allowed a supper club, (EOT-1088) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1089) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1090) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1091) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1093) which allowed a proposed carwash, (EOT-1094) which allowed the sale of packaged liquor in conjunction with a convenience store, (EOT-1095) which allowed a proposed auto lube facility, and (EOT-1083) which allowed a proposed 284,150 square foot commercial center on this site.

- 11/21/02 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #18).

B) Pre-Application Meeting

No pre-application meeting was required for the submittal of this application.

EOT-1092 - Page Two
December 18, 2002 City Council Meeting

C) *Neighborhood Meetings*

No neighborhood meetings have been held as a result of this submittal.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 41.28

B) *Existing Land Use*

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) *Planned Land Use*

Subject Property: SC-TC (Service Commercial)
North: SX-TC (Suburban Mixed Use)
South: M-TC (Medium Density Residential)
PF-TC (Public Facility)
East: SC-TC (Service Commercial)
West: M-TC (Medium Density Residential)

D) *Existing Zoning*

Subject Property: TC (Town Center)
North: TC (Town Center)
South: TC (Town Center)
East: TC (Town Center)
West: TC (Town Center)

E) *General Plan Compliance*

Sector Plan:

a. Centennial Hills General Plan

This site is designated SC-TC (Service Commercial). This land use category permits low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. The proposed use is in compliance with this designation.

EOT-1092 - Page Three
December 18, 2002 City Council Meeting

F) Special Districts/Zones

Special Area Plan: Yes

a. Town Center

This Extension of Time advances City policy to have all properties designated Town Center on the Centennial Hills Sector Plan to be zoned TC (Town Center).

Special Overlay District: No

Study Area: No

G) Rural Preservation Neighborhood: No

H) Development Impact Notification Assessment: No

I) Project of Regional Significance: No

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

B) General Analysis Discussion

The City Council found, in approving the original request, that the proposed Convenience Store with Fuel Pumps will be similar to other uses allowed in the SC-TC (Service Commercial – Town Center) land use district and will be an appropriate use for this location.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19.18.060 the Planning Commission or City Council must affirm the following:

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

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

EOT-1092 - Page Four
December 18, 2002 City Council Meeting

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

The proposed Convenience Store with Fuel Pumps will be located on a vacant piece of property and the use itself will not change the characteristics of the site. The City Council found, in approving the original request, that there are no physical constraints to the location of the use on the subject site.

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

The City Council found, in approving the original request, the Convenience Store with Fuel Pumps, will have adequate access to Oso Blanca Road.

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



Case Number: EOT-1092 APN: 125-17-301-003,004

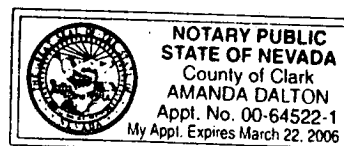
Name of Property Owner: NW 95 LLC

Name of Applicant: NW 95 LLC

☒ No

APN: _____

Amanda Patin
Notary Public in and for said County and State



City of Las Vegas

Agenda Item No. 119

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 18, 2002

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

EXTENSION OF TIME - SPECIAL USE PERMIT - EOT-1093 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A PROPOSED CARWASH approximately 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0
0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

REESE – APPROVED Item 105 [EOT-1036], Item 106 [EOT-1037], Item 107 [EOT-1038], Item 108 [EOT-1039], Item 109 [EOT-1028], Item 110 [EOT-1084], Item 111 [EOT-1085], Item 112 [EOT-1086], Item 113 [EOT-1087], Item 114 [EOT-1088], Item 115 [EOT-1089], Item 116 [EOT-1090], Item 117 [EOT-1091], Item 118 [EOT-1092], Item 119 [EOT-1093], Item 120 [EOT-1094], Item 121 [EOT-1095], and Item 122 [EOT-1083] subject to conditions – UNANIMOUS with BROWN excused

MINUTES:

There was no discussion.

(1:10 – 1:11)

3-62

City of Las Vegas

Agenda Item No. 119

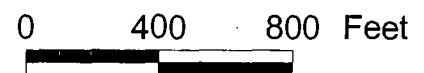
CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 119 – EOT-1093

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0108-00) and Site Development Plan Review [Z-0076-98(15)].



ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 18, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-1093 - NORTHWEST 95, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

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

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0108-00) and Site Development Plan Review [Z-0076-98(15)].

EOT-1093 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This request is for approval of an Extension of Time of an approved Special Use Permit, which allowed a carwash located approximately 300 feet east of Oso Blanca Road, 1,100 feet south of the Farm Road Alignment.

B) *Applicant's Justification*

The applicant's justification letter states that they are requesting the extension to allow for the completion of the Durango Marketplace where this use is located.

BACKGROUND INFORMATION

A) *Previous Actions*

- 11/15/00 The City Council approved a Special Use Permit (U-0108-00) for a carwash on this site as part of a larger request. The Planning Commission recommended approval.
- 11/21/02 The Planning Commission recommended approval of twelve related Extensions of Time applications. An Extension of Time of an approved Special Use Permit (EOT-1084) which allowed a supper club, (EOT-1085) which allowed a supper club, (EOT-1086) which allowed a supper club, (EOT-1087) which allowed a supper club, (EOT-1088) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1089) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1090) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1091) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1092) which allowed a convenience store with fuel pumps, (EOT-1094) which allowed the sale of packaged liquor in conjunction with a convenience store, (EOT-1095) which allowed a proposed auto lube facility, and (EOT-1083) which allowed a proposed 284,150 square foot commercial center on this site.
- 11/21/02 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #19).

B) *Pre-Application Meeting*

No pre-application meeting was required for the submittal of this application.

C) *Neighborhood Meetings*

No neighborhood meetings have been held as a result of this submittal.

EOT-1093 - Page Two
December 18, 2002 City Council Meeting

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 41.28

B) *Existing Land Use*

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) *Planned Land Use*

Subject Property: SC-TC (Service Commercial)
North: SX-TC (Suburban Mixed Use)
South: M-TC (Medium Density Residential)
PF-TC (Public Facility)
East: SC-TC (Service Commercial)
West: M-TC (Medium Density Residential)

D) *Existing Zoning*

Subject Property: TC (Town Center)
North: TC (Town Center)
South: TC (Town Center)
East: TC (Town Center)
West: TC (Town Center)

E) *General Plan Compliance*

Sector Plan:

a. Centennial Hills General Plan

This site is designated SC-TC (Service Commercial). This land use category permits low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. The proposed use is in compliance with this designation.

F) *Special Districts/Zones*

Special Area Plan: Yes

a. Town Center

This Extension of Time advances City policy to have all properties designated Town Center on the Centennial Hills Sector Plan to be zoned TC (Town Center).

EOT-1093 - Page Three
December 18, 2002 City Council Meeting

Special Overlay District: No
Study Area: No

- G) *Rural Preservation Neighborhood:* No
- H) *Development Impact Notification Assessment:* No
- I) *Project of Regional Significance:* No

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

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

B) *General Analysis Discussion*

The City Council found, in approving the original request, that the proposed Carwash will be similar to other uses allowed in the SC-TC (Service Commercial – Town Center) land use district and will be an appropriate use for this location.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19.18.060 the Planning Commission or City Council must affirm the following:

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

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

EOT-1093 - Page Four
December 18, 2002 City Council Meeting

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

The proposed Carwash will be located on a vacant piece of property and the use itself will not change the characteristics of the site. The City Council found, in approving the original request, that there are no physical constraints to the location of the use on the subject site.

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

The City Council found, in approving the original request, the Carwash, will have adequate access to Oso Blanca Road.

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



 NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appl. No. 00-64522-1
My Appl. Expires March 22, 2006

City of Las Vegas

Agenda Item No. 120

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: DECEMBER 18, 2002****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

EXTENSION OF TIME - SPECIAL USE PERMIT - EOT-1094 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

REESE – APPROVED Item 105 [EOT-1036], Item 106 [EOT-1037], Item 107 [EOT-1038], Item 108 [EOT-1039], Item 109 [EOT-1028], Item 110 [EOT-1084], Item 111 [EOT-1085], Item 112 [EOT-1086], Item 113 [EOT-1087], Item 114 [EOT-1088], Item 115 [EOT-1089], Item 116 [EOT-1090], Item 117 [EOT-1091], Item 118 [EOT-1092], Item 119 [EOT-1093], Item 120 [EOT-1094], Item 121 [EOT-1095], and Item 122 [EOT-1083] subject to conditions – UNANIMOUS with BROWN excused

MINUTES:

There was no discussion.

(1:10 – 1:11)

3-62

City of Las Vegas

Agenda Item No. 120

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 120 – EOT-1094

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0109-00) and Site Development Plan Review [Z-0076-98(15)].

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 18, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-1094 - NORTHWEST 95, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

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

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0109-00) and Site Development Plan Review [Z-0076-98(15)].

EOT-1094 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This request is for approval of an Extension of Time of an approved Special Use Permit, which allowed packaged liquor in conjunction with a proposed convenience store located approximately 300 feet east of Oso Blanca Road, 1,100 feet south of the Farm Road Alignment.

B) *Applicant's Justification*

The applicant's justification letter states that they are requesting the extension to allow for the completion of the Durango Marketplace where this use is located.

BACKGROUND INFORMATION

A) *Previous Actions*

- 11/15/00 The City Council approved a Special Use Permit (U-0109-00) for packaged liquor in conjunction with a proposed convenience store on this site as part of a larger request. The Planning Commission recommended approval.
- 11/21/02 The Planning Commission recommended approval of twelve related Extensions of Time applications. An Extension of Time of an approved Special Use Permit (EOT-1084) which allowed a supper club, (EOT-1085) which allowed a supper club, (EOT-1086) which allowed a supper club, (EOT-1087) which allowed a supper club, (EOT-1088) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1089) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1090) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1091) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1092) which allowed a convenience store with fuel pumps, (EOT-1093) which allowed a carwash, (EOT-1095) which allowed a proposed auto lube facility, and (EOT-1083) which allowed a proposed 284,150 square foot commercial center on this site.
- 11/21/02 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #20).

B) *Pre-Application Meeting*

No pre-application meeting was required for the submittal of this application.

C) *Neighborhood Meetings*

No neighborhood meetings have been held as a result of this submittal.

EOT-1094 - Page Two
December 18, 2002 City Council Meeting

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 41.28

B) *Existing Land Use*

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) *Planned Land Use*

Subject Property: SC-TC (Service Commercial)
North: SX-TC (Suburban Mixed Use)
South: M-TC (Medium Density Residential)
PF-TC (Public Facility)
East: SC-TC (Service Commercial)
West: M-TC (Medium Density Residential)

D) *Existing Zoning*

Subject Property: TC (Town Center)
North: TC (Town Center)
South: TC (Town Center)
East: TC (Town Center)
West: TC (Town Center)

E) *General Plan Compliance*

Sector Plan:

a. Centennial Hills General Plan

This site is designated SC-TC (Service Commercial). This land use category permits low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. The proposed use is in compliance with this designation.

F) *Special Districts/Zones*

Special Area Plan: Yes

a. Town Center

This Extension of Time advances City policy to have all properties designated Town Center on the Centennial Hills Sector Plan to be zoned TC (Town Center).

EOT-1094 - Page Three
December 18, 2002 City Council Meeting

Special Overlay District: No
Study Area: No

- G) *Rural Preservation Neighborhood:* No
- H) *Development Impact Notification Assessment:* No
- I) *Project of Regional Significance:* No

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

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

B) *General Analysis Discussion*

The City Council found, in approving the original request, that the sale packaged liquor in conjunction with a proposed convenience store will be similar to other uses allowed in the SC-TC (Service Commercial – Town Center) land use district and will be an appropriate use for this location.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19.18.060 the Planning Commission or City Council must affirm the following:

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

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

EOT-1094 - Page Four
December 18, 2002 City Council Meeting

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

The proposed sale of packaged liquor in conjunction with a proposed convenience store will be located on a vacant piece of property and the use itself will not change the characteristics of the site. The City Council found, in approving the original request, that there are no physical constraints to the location of the use on the subject site.

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

The City Council found, in approving the original request, the proposed convenience store within which the sale of packaged liquor will occur, will have adequate access to Oso Blanca Road.

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



 NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2006

City of Las Vegas

Agenda Item No. 121

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 18, 2002

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

EXTENSION OF TIME - SPECIAL USE PERMIT - EOT-1095 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A PROPOSED AUTO LUBE FACILITY approximately 150 feet south of the Farm Road alignment and 50 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0
0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

REESE – APPROVED Item 105 [EOT-1036], Item 106 [EOT-1037], Item 107 [EOT-1038], Item 108 [EOT-1039], Item 109 [EOT-1028], Item 110 [EOT-1084], Item 111 [EOT-1085], Item 112 [EOT-1086], Item 113 [EOT-1087], Item 114 [EOT-1088], Item 115 [EOT-1089], Item 116 [EOT-1090], Item 117 [EOT-1091], Item 118 [EOT-1092], Item 119 [EOT-1093], Item 120 [EOT-1094], Item 121 [EOT-1095], and Item 122 [EOT-1083] subject to conditions – UNANIMOUS with BROWN excused

MINUTES:

There was no discussion.

(1:10 – 1:11)

3-62

City of Las Vegas

Agenda Item No. 121

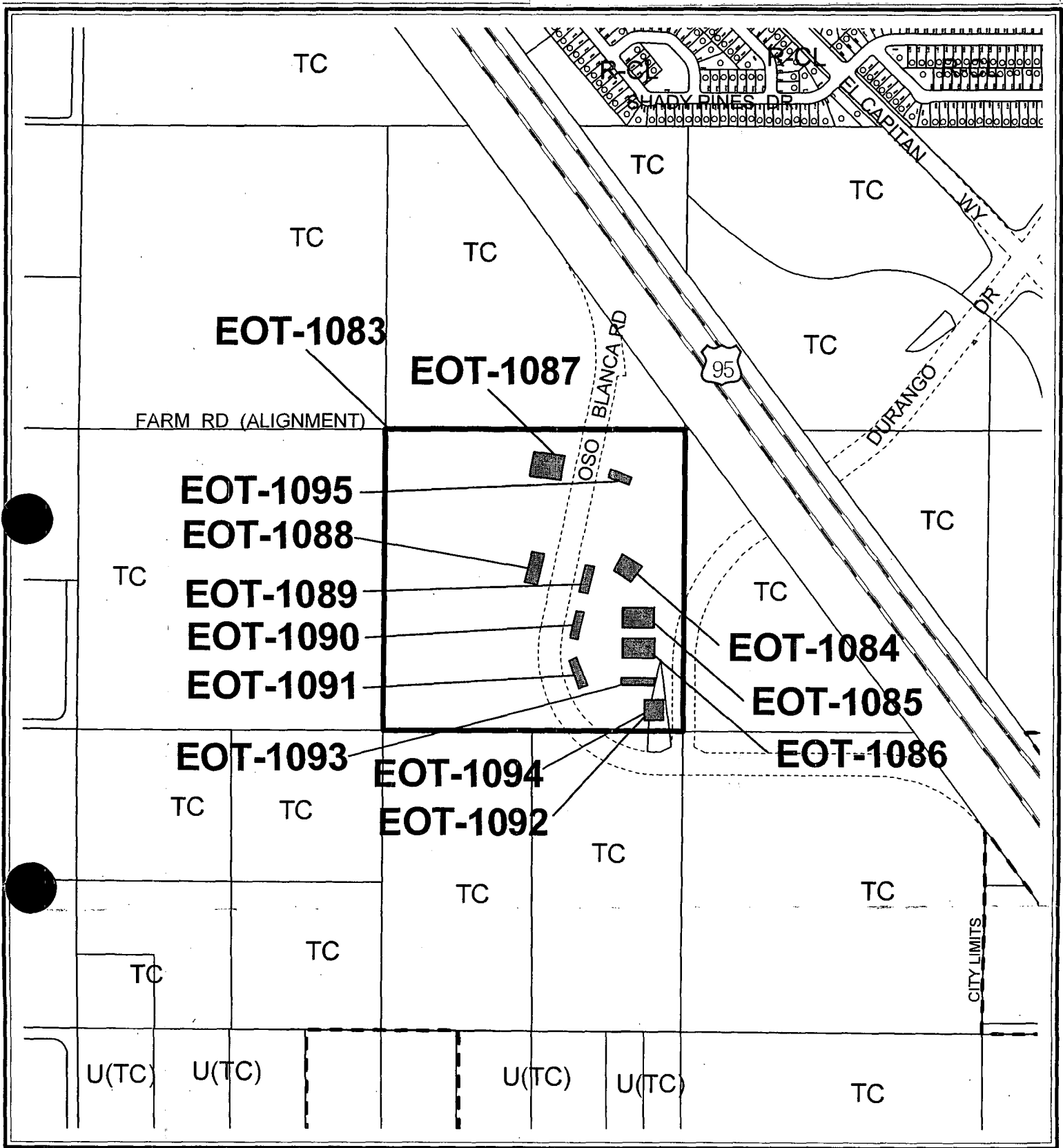
CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 121 – EOT-1095

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0110-00) and Site Development Plan Review [Z-0076-98(15)].



**CASE: EOT-1083, EOT-1084, EOT-1085, EOT-1086,
EOT-1087, EOT-1088, EOT-1089, EOT-1090,
EOT-1091, EOT-1092, EOT-1093, EOT-1094,
AND EOT-1095**

ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

0 400 800 Feet

121



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 18, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-1095 - NORTHWEST 95, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

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

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0110-00) and Site Development Plan Review [Z-0076-98(15)].

EOT-1095 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This request is for approval of an Extension of Time of an approved Special Use Permit, which allowed an auto lube facility located approximately 50 feet east of Oso Blanca Road, 150 feet south of the Farm Road Alignment.

B) *Applicant's Justification*

The applicant's justification letter states that they are requesting the extension to allow for the completion of the Durango Marketplace where this use is located.

BACKGROUND INFORMATION

A) *Previous Actions*

- 11/15/00 The City Council approved a Special Use Permit (U-0110-00) for an auto lube facility on this site as part of a larger request. The Planning Commission recommended approval.
- 11/21/02 The Planning Commission recommended approval of twelve related Extensions of Time applications. An Extension of Time of an approved Special Use Permit (EOT-1084) which allowed a supper club, (EOT-1085) which allowed a supper club, (EOT-1086) which allowed a supper club, (EOT-1087) which allowed a supper club, (EOT-1088) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1089) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1090) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1091) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1092) which allowed a convenience store with fuel pumps, (EOT-1093) which allowed a carwash, (EOT-1094) which allowed the sale of packaged liquor in conjunction with a proposed convenience store, and (EOT-1083) which allowed a proposed 284,150 square foot commercial center on this site.
- 11/21/02 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #21).

B) *Pre-Application Meeting*

No pre-application meeting was required for the submittal of this application.

C) *Neighborhood Meetings*

No neighborhood meetings have been held as a result of this submittal.

EOT-1095 - Page Two
December 18, 2002 City Council Meeting

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 41.28

B) *Existing Land Use*

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) *Planned Land Use*

Subject Property: SC-TC (Service Commercial)
North: SX-TC (Suburban Mixed Use)
South: M-TC (Medium Density Residential)
PF-TC (Public Facility)
East: SC-TC (Service Commercial)
West: M-TC (Medium Density Residential)

D) *Existing Zoning*

Subject Property: TC (Town Center)
North: TC (Town Center)
South: TC (Town Center)
East: TC (Town Center)
West: TC (Town Center)

E) *General Plan Compliance*

Sector Plan:
a. Centennial Hills General Plan

F) *Special Districts/Zones*

Special Area Plan: Yes
a. Town Center
Special Overlay District: No
Study Area: No

G) *Rural Preservation Neighborhood: No*

H) *Development Impact Notification Assessment: No*

I) *Project of Regional Significance: No*

EOT-1095 - Page Three
December 18, 2002 City Council Meeting

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

B) General Analysis Discussion

The City Council found, in approving the original request, that the auto lube facility will be similar to other uses allowed in the SC-TC (Service Commercial – Town Center) land use district and will be an appropriate use for this location.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19.18.060 the Planning Commission or City Council must affirm the following:

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

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

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

The proposed auto lube facility will be located on a vacant piece of property and the use itself will not change the characteristics of the site. The City Council found, in approving the original request, that there are no physical constraints to the location of the use on the subject site.

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

The City Council found, in approving the original request, the proposed auto lube facility, will have adequate access to Oso Blanca Road.

EOT-1095 - Page Four
December 18, 2002 City Council Meeting

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-1095 APN: 125-17-301-003,004

Name of Property Owner: NW 95 LLC

Name of Applicant: NW 95 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?

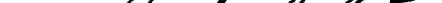
 Yes ☒ No

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): _____

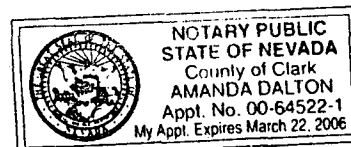
APN: _____

Signature of Property Owner/Authorized Agent: 

Subscribed and sworn before me

This 24th day of September, 2002

Manda Dalt
Notary Public in and for said County and State



City of Las Vegas

Agenda Item No. 122

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 18, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒ X

CONSENT

☐

DISCUSSION

SUBJECT:

EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW RELATED TO EOT-1084, EOT-1085, EOT-1086, EOT-1087, EOT-1088, EOT-1089, EOT-1090, EOT-1091, EOT-1092, EOT-1093, EOT-1094 AND EOT-1095 - **EOT-1083 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Site Development Plan Review WHICH ALLOWED A PROPOSED 284,150 SQUARE FOOT COMMERCIAL CENTER on 41.28 acres adjacent to the southwest corner of the Farm Road alignment and U.S. Highway 95 (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

REESE – APPROVED Item 105 [EOT-1036], Item 106 [EOT-1037], Item 107 [EOT-1038], Item 108 [EOT-1039], Item 109 [EOT-1028], Item 110 [EOT-1084], Item 111 [EOT-1085], Item 112 [EOT-1086], Item 113 [EOT-1087], Item 114 [EOT-1088], Item 115 [EOT-1089], Item 116 [EOT-1090], Item 117 [EOT-1091], Item 118 [EOT-1092], Item 119 [EOT-1093], Item 120 [EOT-1094], Item 121 [EOT-1095], and Item 122 [EOT-1083] subject to conditions – UNANIMOUS with BROWN excused

MINUTES:

There was no discussion.

(1:10 – 1:11)

3-62

City of Las Vegas

Agenda Item No. 122

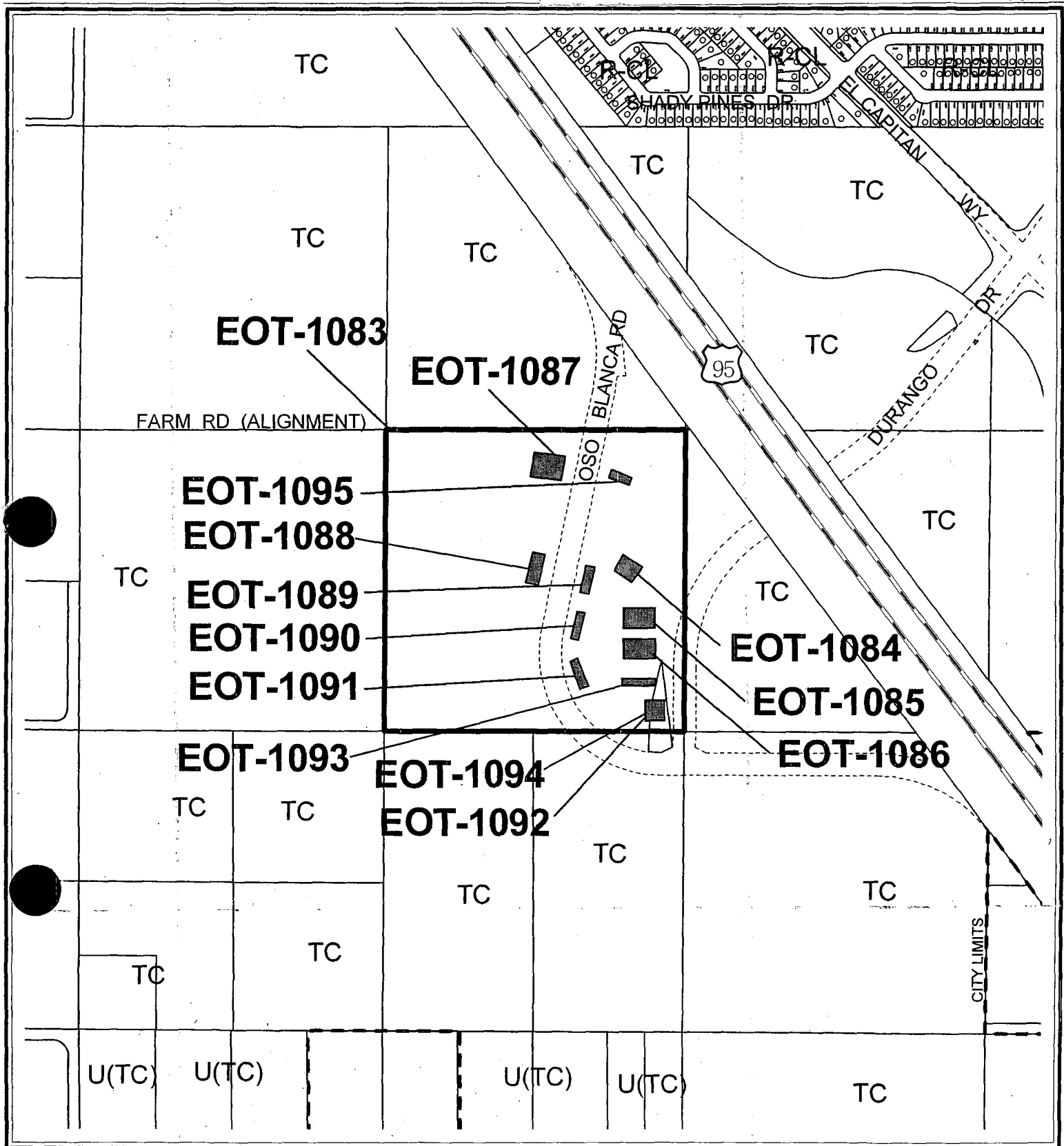
CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 122 – EOT-1083

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Site Development Plan Review [Z-0076-98(15)].



**CASE: EOT-1083, EOT-1084, EOT-1085, EOT-1086,
EOT-1087, EOT-1088, EOT-1089, EOT-1090,
EOT-1091, EOT-1092, EOT-1093, EOT-1094,
AND EOT-1095**

ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

0 400 800 Feet

122



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: DECEMBER 18, 2002****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: EOT-1083 - NORTHWEST 95, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

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

Planning and Development**A) Project Conditions:**

1. This Extension of Time of an approved Special Use Permit shall expire on November 15, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of the Site Development Plan Review [Z-0076-98(15)].

EOT-1083 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This request is for approval of an Extension of Time of an approved Site Development Plan Review for a proposed 284,150 square foot commercial center on 41.28 acres located adjacent to the east and west sides of Oso Blanca Road, south of Farm Road.

B) *Applicant's Justification*

The applicant's justification letter states that they are requesting the extension to allow for the completion of the Durango Marketplace where this use is located.

BACKGROUND INFORMATION

A) *Previous Actions*

- 11/15/00 The City Council approved a Site Development Plan Review [Z-0076-98(15)] for a 284,150 square foot commercial center on this site as part of a larger request. The Planning Commission recommended approval.
- 11/21/02 The Planning Commission recommended approval of twelve related Extensions of Time applications. An Extension of Time of an approved Special Use Permit (EOT-1084) which allowed a supper club, (EOT-1085) which allowed a supper club, (EOT-1086) which allowed a supper club, (EOT-1087) which allowed a supper club, (EOT-1088) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1089) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1090) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1091) which allowed a drive-through in conjunction with a fast food restaurant, (EOT-1092) which allowed a proposed convenience store with fuel pumps, (EOT-1093) which allowed a proposed carwash, (EOT-1094) which allowed the sale of packaged liquor in conjunction with a convenience store, and (EOT-1095) which allowed a proposed auto lube facility on this site as part of a larger request.
- 11/21/02 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #22).

B) *Pre-Application Meeting*

No pre-application meeting was required for the submittal of this application.

C) *Neighborhood Meetings*

No neighborhood meetings have been held as a result of this submittal.

EOT-1083 - Page Two
December 18, 2002 City Council Meeting

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 41.28

B) *Existing Land Use*

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) *Planned Land Use*

Subject Property: SC-TC (Service Commercial)
North: SX-TC (Suburban Mixed Use)
South: M-TC (Medium Density Residential)
PF-TC (Public Facility)
East: SC-TC (Service Commercial)
West: M-TC (Medium Density Residential)

D) *Existing Zoning*

Subject Property: TC (Town Center)
North: TC (Town Center)
South: TC (Town Center)
East: TC (Town Center)
West: TC (Town Center)

E) *General Plan Compliance*

Sector Plan:

a. Centennial Hills General Plan

This site is designated SC-TC (Service Commercial). This land use category permits low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. The proposed development is in compliance with this designation.

F) *Special Districts/Zones*

Special Area Plan: Yes

a. Town Center

This Extension of Time advances City policy to have all properties designated Town Center on the Centennial Hills Sector Plan to be zoned TC (Town Center).

EOT-1083 - Page Three
December 18, 2002 City Council Meeting

Special Overlay District: No
Study Area: No

- G) *Rural Preservation Neighborhood:* No
- H) *Development Impact Notification Assessment:* No
- I) *Project of Regional Significance:* No

ANALYSIS

A) *Zoning Code Compliance*

The subject site is zoned TC (Town Center). The proposed commercial center is a permitted use within the TC Zoning District, and is therefore appropriate for the site.

B) *General Analysis Discussion*

In reviewing the surrounding area over the past two years, minimal change has occurred in the area. Therefore, the proposed commercial center is still appropriate for the area.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19.18.050, the Planning Commission or City Council to affirm the following:

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

In approving the initial request, the City Council found the proposed commercial development will be appropriate in terms of the type and intensity of anticipated uses, as neighborhood serving retail and restaurant uses for existing and planned residential development in the surrounding area. The development is still appropriate for this area of the City.

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

In approving the initial request, the City Council found the development to be consistent with the General Plan and all other city codes and policies. The development is still consistent with the General Plan and all other city codes and policies.

EOT-1083 - Page Four
December 18, 2002 City Council Meeting

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

In approving the initial request, the City Council found the development would not negatively impact adjacent roadways or neighborhood traffic.

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

In approving the initial request, the City Council found the proposed development would incorporate the appropriate building and landscape materials for the Town Center Area. This determination is appropriate with the implementation of the conditions in the original site development plan review regarding a more detailed site development plan review to be submitted and approved by the Planning Commission and City Council at a later time.

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."**

In approving the initial request, the City Council found the development to be acceptable in appearance, harmonious and compatible with development in the area. We still find this development to be appropriate for the area.

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

In approving the initial request, the City Council found the development would not compromise the public health, safety or welfare. We still find this development to be appropriate for the area.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



Case Number: EOT-1083 APN: 125-17-301-003,004
Name of Property Owner: NW 95 LLC
Name of Applicant: NW 95 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: _____

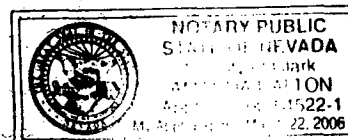
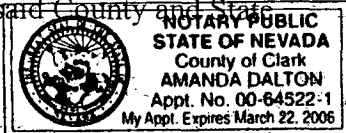
Signature of Property Owner/Authorized Agent:

Subscribed and sworn before me

This 24 day of September, 2002

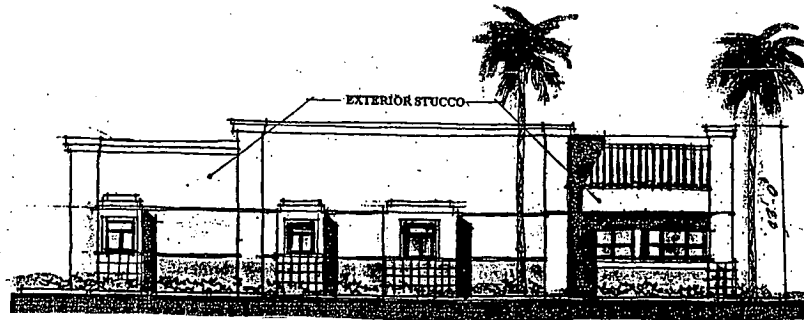
Sandra Dalton

Notary Public in and for said County and State

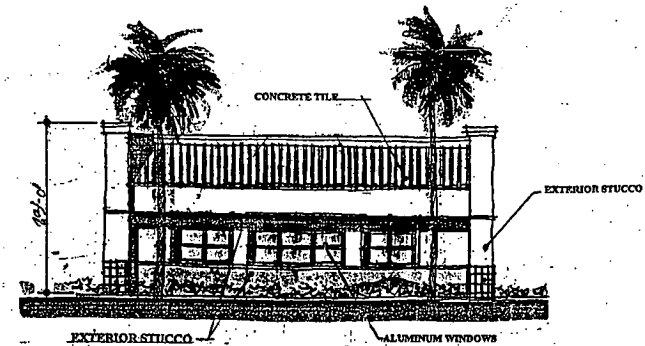




STAFF
EOT-1083
11-21-02 PC

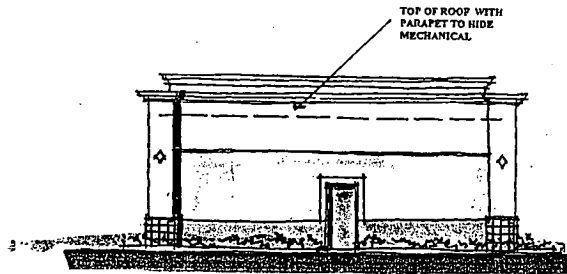


Side

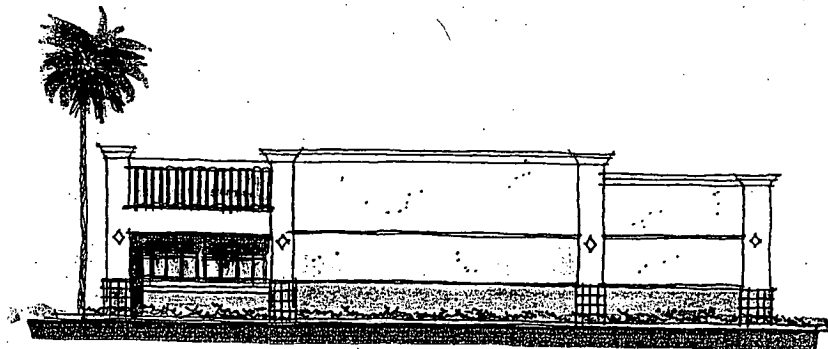


Front

FAST FOOD RESTAURANT



Rear



Side

Farm and I-95 center

arm Road and I-95 Freeway, Las Vegas, Nevada

Conceptual Floor Plans

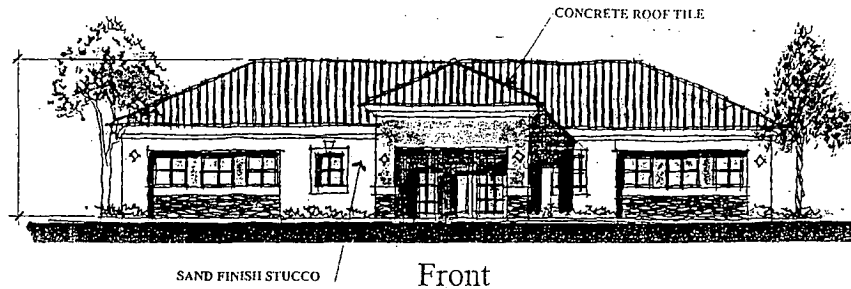
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Perlman
ARCHITECTS
2230 Corporate Circle, Suite 200
Henderson, Nevada 89014
702.990.9900 702.932.3222 fax

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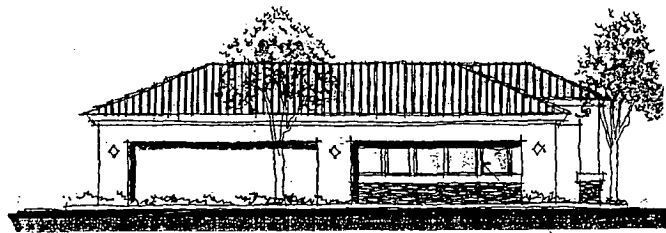
STAFF

EOT-1083
11-21-02 PC

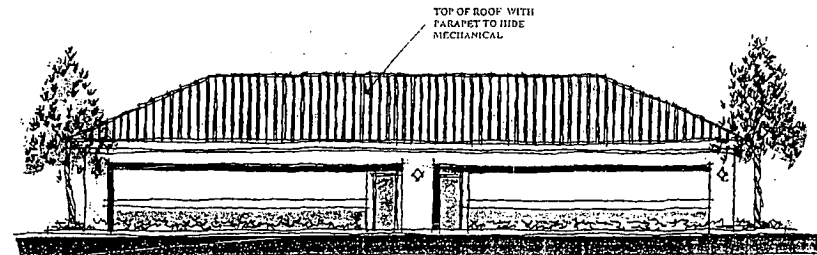


Front

Restaurant



Typical Side



Rear

Farm and I-95 center

Farm Road and I-95 Freeway, Las Vegas, Nevada

Conceptual Floor Plans

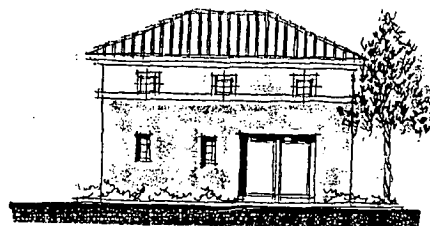
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Perlman
ARCHITECTS
2230 Corporate Circle, Suite 200
Henderson, Nevada 89014
702.990.9900 702.932.3222 fax

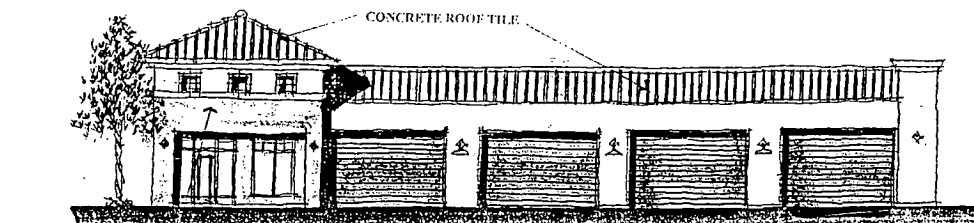
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STAFF

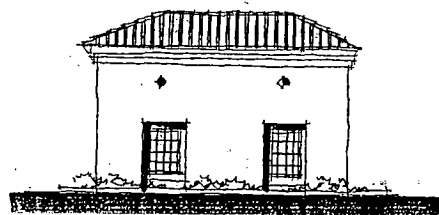
EOT-1083
11-21-02 PC



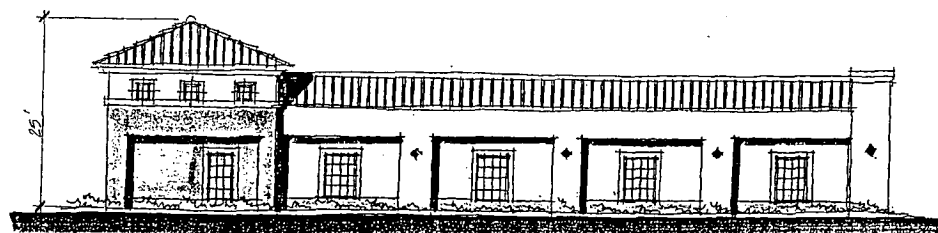
Side



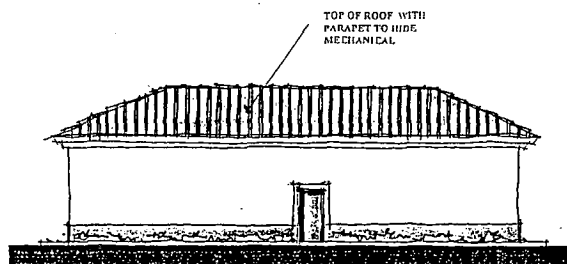
Front



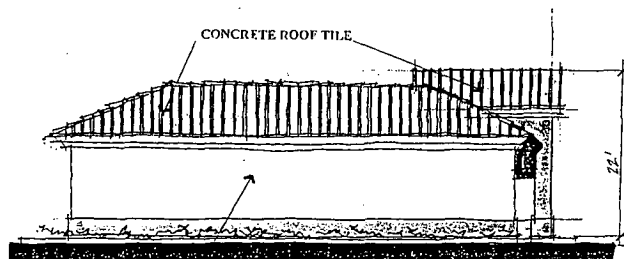
Side



Rear



Rear



SAND FINISH STUCCO

Typical Side

ALUMINUM FRAMED INSULATED WINDOW



Front

C-Mart

Farm and I-95 center

Farm Road and I-95 Freeway, Las Vegas, Nevada

Conceptual Floor Plans

Scale: 1/8" = 1'

Perlman
ARCHITECTS
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STAFF

EOT-1083
11-21-02 PC

City of Las Vegas

Agenda Item No. 123

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 18, 2002

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

REVIEW OF CONDITION - ROC-1073 - GEMINI, INC ON BEHALF OF AMX NEVADA, LIMITED LIABILITY COMPANY - Request for a Review of Condition #1 of an approved Review of Condition [AR-0016-90(3) and AR-0012-89(3)] which required the temporary structures on the site to be removed by October 17, 2002 on property adjacent to the northwest corner of Ogden Avenue and 4th Street (APN: 139-34-510-030), C-2 (General Commercial) Zone, Ward 5 (Weekly). Staff recommends DENIAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****N/A****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****N/A****City Council Meeting****0****RECOMMENDATION:**

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY – APPROVED subject to conditions – **UNANIMOUS** with MACK abstaining because his brother-in-law, ANDREW DONNER, will be one of the operating partners in the Lady Luck and there will be a financial impact on this property.

MINUTES:

TOM SKANCKE appeared on behalf of AMX Nevada, who is the operating company for the Lady Luck Hotel Casino. He explained that the on-going extension of time is due to the fact that there have been numerous new owners to the property. Two months ago, new owners took over the property and are in the process of re-master planning the entire facility. They have signed a new venue to begin January 6 in that facility for at least a year. He therefore, asked for an extension of time. He will be coming before the City Council within the next 12 months with new expansion plans for the Lady Luck.

City of Las Vegas

Agenda Item No. 123

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 123 – ROC-1073

MINUTES – Continued:

COUNCILMAN WEEKLY granted the extension of time. He believes this project will fit well with the synergy happening in downtown.

No one appeared in opposition.

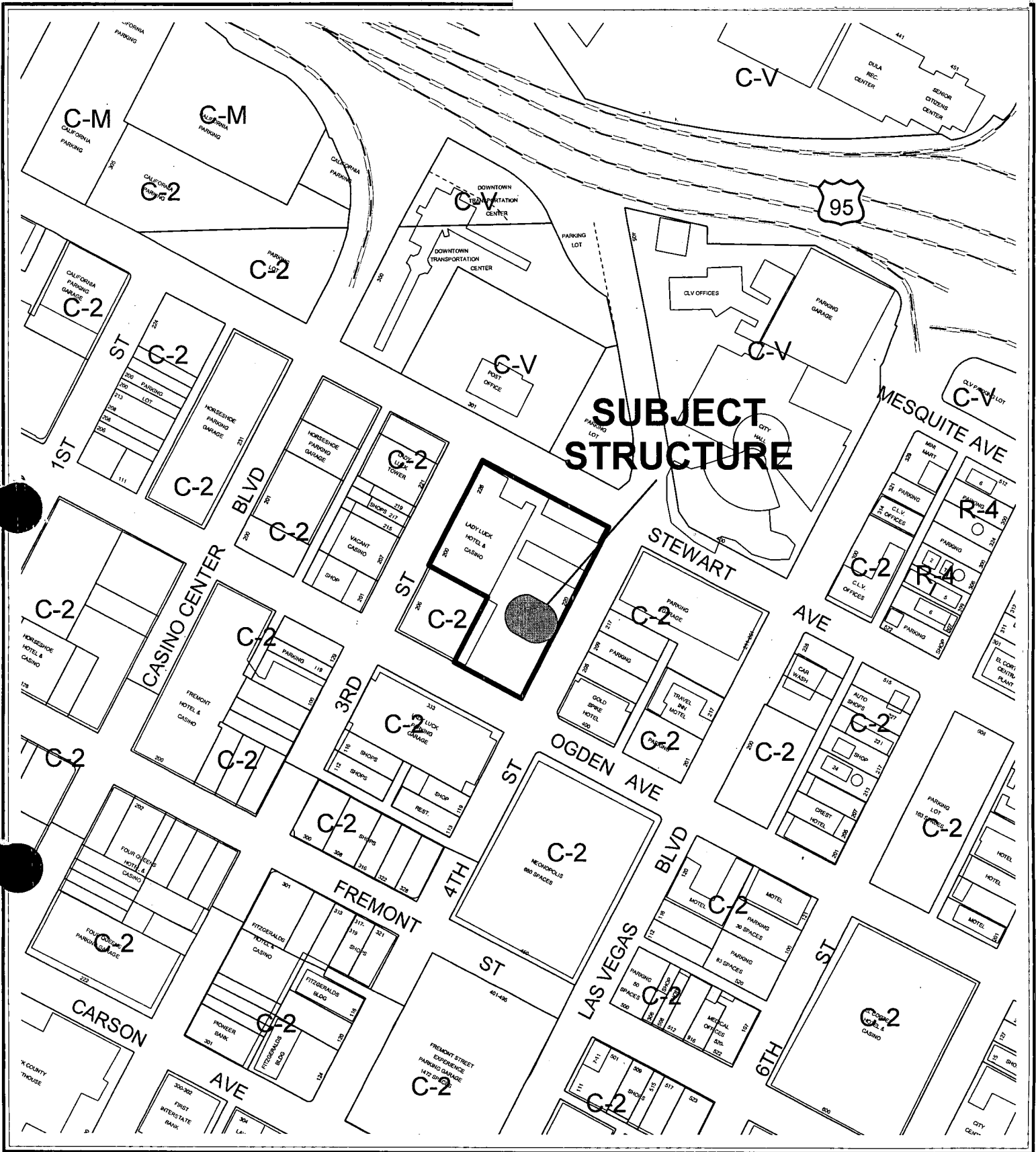
There was no further discussion.

(1:11 – 1:13)

3-78

CONDITIONS:

1. The temporary structures shall be removed from the site by October 17, 2003.
2. Site development to comply with all applicable conditions of approval for AR-0012-89, AR-0016-90 and all other site-related actions.



CASE: ROC-1073

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

0 200 400 Feet

123



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 18, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

**ITEM DESCRIPTION: ROC-1073 - GEMINI, INC. ON BEHALF OF AMX NEVADA,
LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

Staff recommends DENIAL. If Approved, subject to:

1. The temporary structures shall be removed from the site by October 17, 2003.
2. Site development to comply with all applicable conditions of approval for AR-0012-89, AR-0016-90 and all other site-related actions.

ROC-1073 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

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

- 1) The property was scheduled to change ownership on October 24, 2002. Presently, the owner is not in a position to make a decision about the future development of the property.
- 2) The use of the temporary structures is significant to the economic viability of the property. However, the owner needs time to determine when permanent facilities can be established in order to accommodate those uses, thus allowing for the removal of the temporary structures.

BACKGROUND DATA

- | | |
|----------|---|
| 10/04/89 | The City Council approved a request for an Aesthetic Review of a temporary tent structure. A condition of approval required the structure to be removed from the property no later than September 14, 1994 (AR-0012-89). |
| 01/02/91 | The City Council approved a request for an Aesthetic Review of a temporary trailer. A condition of approval required the structure to be removed from the property no later than September 14, 1994 (AR-0016-90). |
| 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. |
| 10/17/01 | 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 the approval required that both structures be removed by October 17, 2002. |
| 12/06/01 | The Planning Commission approved a Site Development Plan Review (SD-0071-01) for a proposed 14,765 square foot banquet hall and general site improvements. |

ROC-1073 - Page Two
December 18, 2002 City Council Meeting

DETAILS OF APPLICATION REQUEST

These temporary structures have been located on the east side of the Lady Luck site since 1990. The temporary tent is use 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.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

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

ANALYSIS & FINDINGS

GENERAL INFORMATION

During the most recent review in 2001, the applicant indicated that removal of the temporary structures is linked to development of a master plan for the entire site and that the temporary structures would be removed at the time of approval of such plan. To further the development of the site, the Planning Commission approved a Site Development Plan Review (SD-0071-01) on December 6, 2001 for a 14,765 square foot banquet hall that would replace the existing temporary structures. The Site Development Plan Review will expire on December 6, 2003. The site is in close proximity to recent development in the area. The temporary structures are no longer appropriate in light of the recently opened Neonopolis and the City Hall Parking Structure.

ZONING

The C-2 (General Commercial) zoning district is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office, and other general business uses of an intense character.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19.18.050, the Planning Commission or City Council to affirm all of the following:

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

The temporary structures are no longer compatible with development in the area. Recent development activity near the site include the development at Neonopolis, as well as the City Hall parking structure.

ROC-1073 - Page Three
December 18, 2002 City Council Meeting

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

The existing temporary structures do not meet the goals, as established in the Downtown Centennial Plan, to enhance the image and character of Downtown Las Vegas.

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

The continued use of the temporary structures will not affect the current access configuration or circulation pattern along 4th Street.

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

The building and landscape materials are not compatible with the pattern of development along this portion of 4th Street.

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."**

The temporary tent and trailer are neither harmonious nor compatible with existing development in the area, which is of a permanent nature.

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

The temporary structures are subject to City Codes and Standards, and therefore will not compromise the public health, safety and welfare.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: AMX Nevada, 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 X 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: N/A

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: 

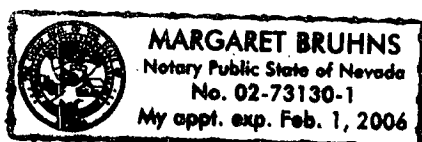
Print Name: Charles "Hap" May

Print Name: Charles "Hap" May

Subscribed and sworn before me

This 20th day of Sept. , 2002

Margaret Brooks
Notary Public in and for said County and State



City of Las Vegas

Agenda Item No. 124

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 18, 2002

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

REVIEW OF CONDITION - ROC-1347 - SCHNIPPEL FAMILY LIMITED PARTNERSHIP ON BEHALF OF NEVADA HAND - Request for a Review of Condition #2 on an approved Variance (V-0068-02) which required 96 parking spaces be provided in conjunction with a high density senior residential housing development on 3.14 acres, located adjacent to the north side of Bonanza Road, approximately 1,000 feet east of Sandhill Road (APN: 140-30-802-006), R-E (Residence Estates) zone under Resolution of Intent R-PD24 (Residential Planned Development - 25 Units Per Acre), Ward 3 (Reese). Staff recommends DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

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

The applicant was not present.

COUNCILMAN REESE indicated that this is a housekeeping item.

ROBERT GENZER, Director, Planning and Development Department, clarified that this would allow the applicant to have 80 spaces instead of 96.

No one appeared in opposition.

**Agenda Item No. 124**

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 124 – ROC-1347

MINUTES – Continued:

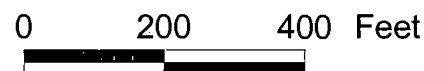
There was no further discussion.

(1:13 – 1:14)

3-165

CONDITIONS:

1. The variance shall be limited to a minimum of 80 spaces.
2. Conformance to all conditions of approval for Rezoning Z-0089-01, Site Development Plan [Z-0089-01(1)] and V-0068-02.



R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF
INTENT TO R-PD25 (RESIDENTIAL PLANNED
DEVELOPMENT - 25 UNITS PER ACRE).

124



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 18, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

**ITEM DESCRIPTION: ROC-1347 - SCHNIPPEL FAMILY LIMITED PARTNERSHIP
ON BEHALF OF NEVADA HAND**

**** CONDITIONS ****

Staff recommends DENIAL. If approved, subject to the following:

1. The variance shall be limited to a minimum of 80 spaces.
2. Conformance to all conditions of approval for Rezoning Z-0089-01, Site Development Plan [Z-0089-01(1)] and V-0068-02.

ROC-1347 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is to review Condition Number 2 imposed at the time of approval of V-0068-02 by the City Council on November 6, 2002. This condition of approval limited the Variance to a minimum of 96 parking spaces; the applicant's request was to permit 80 parking spaces where the Zoning Ordinance requires 116 spaces. The applicant's original justification letter states the variance to 80 spaces is warranted due to there experiences with similar senior citizen apartment complexes and that seniors on a limited income tend to exhibit lower rates of automobile ownership.

BACKGROUND DATA

- 02/21/01 The City Council approved a General Plan Amendment (GPA-0035-00) from ML (Medium-Low Density Residential) and SC (Service Commercial) to M (Medium Density Residential) and approved a rezoning (Z-0111-00) to R-PD20 (Residential Planned Development- 20 units per Acre) on this site as part of a larger request. The Planning Commission recommended approval of both petitions on 01/11/01.
- 02/20/02 The City Council approved a Rezoning (Z-0089-01) to R-PD25 (Residential Planned Development- 25 units per acre); a variance (V-0089-01) to allow a proposed building to be constructed 76 feet from the property line where 145 feet is required; a Variance (V-0090-01) to allow 101 parking spaces where the proposed senior apartment complex requires a minimum of 116 spaces; and a Site Development Plan Review [Z-0089-01(1)] of a 96 unit senior apartment project on this site. The Planning Commission recommended approval of all applications on 01/10/02.
- 11/06/02 The City Council approved a request for a Variance (V-0068-02) for reduced parking on a proposed 96-unit senior apartment complex. A condition was imposed requiring 96 spaces to be provided. The Planning Commission recommended approval of the variance for 96 spaces on 10/10/02.

DETAILS OF APPLICATION REQUEST

Site Area:	3.78	Acres
Building Size:	112,000	Square Feet
Parking Proposed:	80	Spaces
Parking Required:	116	Spaces (by Zoning Ordinance Standards)
	96	Spaces (per Variance V-0068-02)
	97	

ROC-1347 - Page Two
December 18, 2002 City Council Meeting

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-CL	Single Family Residential
South	C-1	Union meeting hall
East	C-1	Convalescent Care Facility
West	R-PD15	Multi-family Residential

ANALYSIS & FINDINGS

The recommendation of denial is based on the following:

- 1) The Zoning Ordinance, for a senior apartment complex of this size, requires 116 parking spaces- one per each unit and one guest space for every five units. A previous variance was approved to allow 101spaces for this very same project. Since construction of the project has not yet taken place, there was no demonstrated need to grant an additional variance.
- 2) Based on testimony provided at the Planning Commission meeting of October 10th, the Planning Commission recommended amending the request to provide one parking space per unit for a minimum of 96 spaces. The City Council approved this variance on November 6th. Since the time of approval, staff has received no additional studies or data to substantiate that providing 80 parking spaces will be sufficient to accommodate the needs of this project.
- 3) The applicant has not met the burden of demonstrating that a hardship exists that is not personal, self-created or financial in nature. There is no evidence that a unique or extraordinary circumstance has occurred to warrant approval of this variance. There are no physical constraints that preclude developing this site without approval of a variance.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

City of Las Vegas

Agenda Item No. 125

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 18, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REVIEW OF CONDITION - PUBLIC HEARING - **ROC-1111 - MOUNTAIN VIEW ASSEMBLY OF GOD CHURCH** - Request for a Review of Condition #11 of an approved Site Development Plan Review [Z-0079-96(1)] WHICH REQUIRED A CUL-DE-SAC RADIUS TO BE CONSTRUCTED AT THE TERMINUS OF HERFORD LANE at 3900 East Bonanza Road (APN: 140-30-401-003 and 004), R-1 (Single Family Residential) under Resolution of Intent to C-V (Civic) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

REESE – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

PASTOR JIM HUNTINGTON, Mountain View Assembly of God, 3900 East Bonanza Road, expressed concern that if Herford Lane is to terminate in a cul-de-sac, it would obstruct the clear line to the back of their property, thus allowing for the possibility of criminal activity. In fact, there already has been vandalism and graffiti in the back of their property. Upon polling the neighborhood, he found that 14 out of the 19 neighbors do not want the cul-de-sac.

COUNCILMAN REESE requested that the termination of the street be circular to enable the street sweeper to properly clean the street. PASTOR HUNTINGTON replied that a radius curb would be constructed.

City of Las Vegas

Agenda Item No. 125

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 125 – ROC-1111

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:14 – 1:17)

3-207

CONDITIONS:

Planning and Development

A) Standard Conditions:

1. Site development to comply with all applicable conditions of approval for Z-0079-96 and all other subsequent site-related actions.

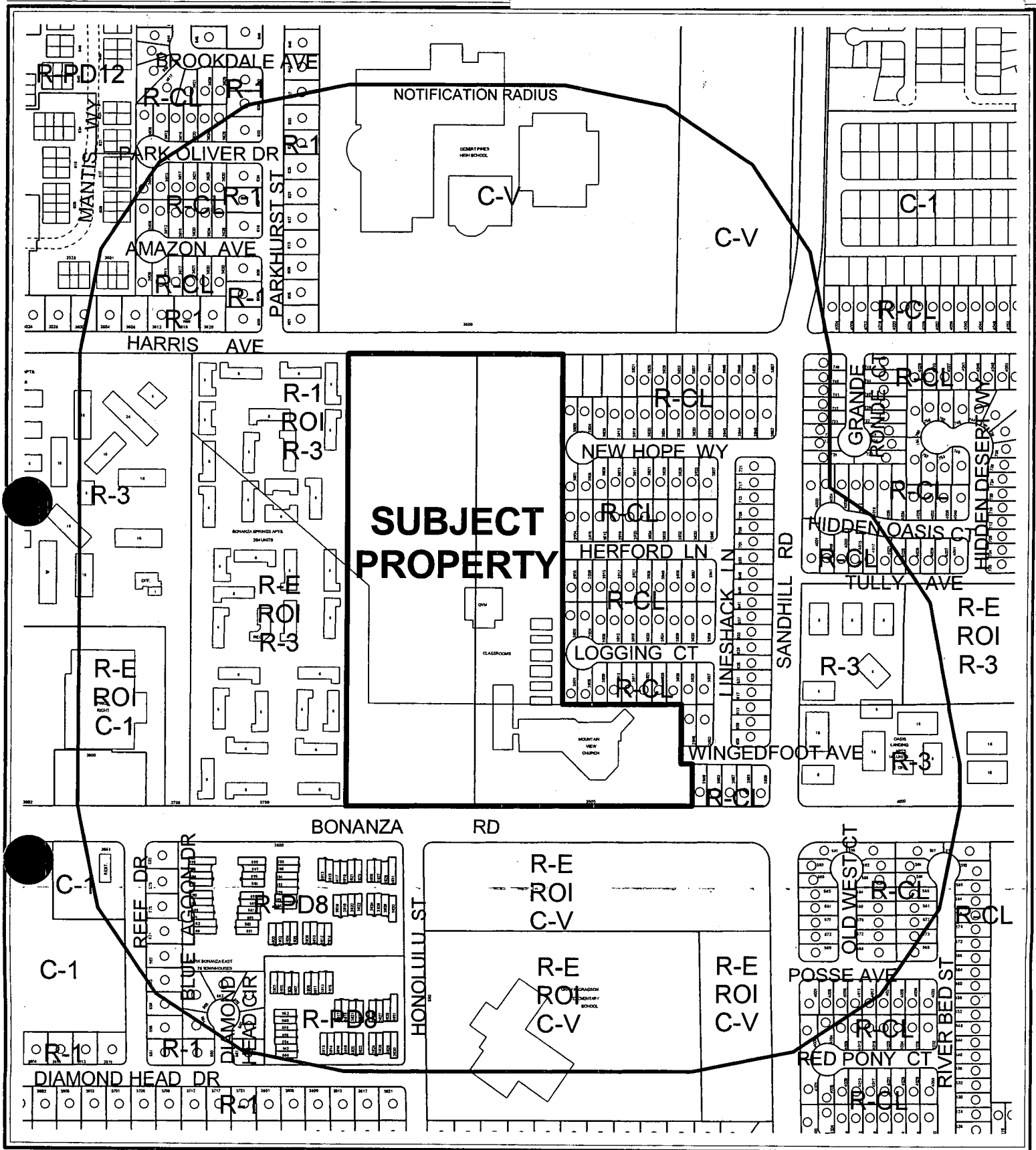
Public Works

A) Project Conditions:

2. Terminate Herford Lane in a manner acceptable to the Department of Public Works and the Fire Protection Engineering Section of the Department of Fire Services.

B) Standard Conditions:

3. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings. Provide and improve all drainage ways as recommended in the approved drainage plan/study.
4. Site development to comply with all applicable conditions of approval for Z-79-96 and all other subsequent site-related actions.



CASE: ROC-1111

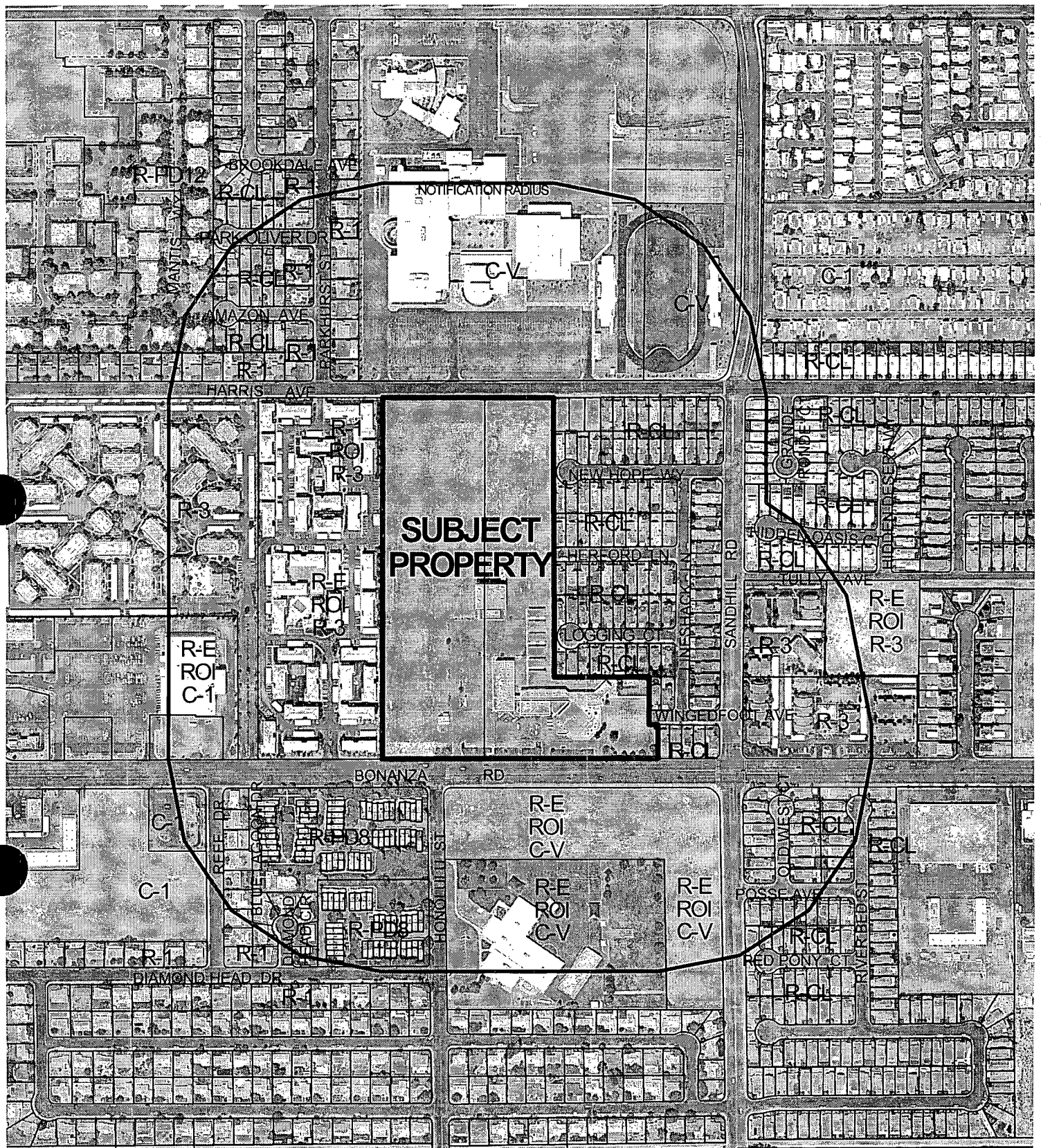
RADIUS: 750 FT

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

0 300 600 Feet

125





CASE: **ROC-1111**

RADIUS: 750 FT

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

0 400 800 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 18, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-1111 - MOUNTAIN VIEW ASSEMBLY OF GOD CHURCH

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to:

Planning and Development

A) Standard Conditions:

1. Site development to comply with all applicable conditions of approval for Z-0079-96 and all other subsequent site-related actions.

Public Works

A) Project Conditions:

2. Terminate Herford Lane in a manner acceptable to the Department of Public Works and the Fire Protection Engineering Section of the Department of Fire Services.

B) Standard Conditions:

3. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings. Provide and improve all drainageways as recommended in the approved drainage plan/study.
4. Site development to comply with all applicable conditions of approval for Z-79-96 and all other subsequent site-related actions.

ROC-1111 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Review of Condition #11 of an approved Site Development Plan Review [Z-0079-96(1)] which required Herford Lane to terminate in a cul-de-sac.

B) Applicant's Justification

The applicant is concerned that if Herford Lane is to terminate in a cul-de-sac that the clear line of sight from the school to the play field area will be obstructed, thus allowing for the possibility of criminal activity. Furthermore, the applicant asserts that Herford Lane has existed in its present state for nearly 20 years without incident.

BACKGROUND INFORMATION

A) Previous Actions

- 10/15/86 The City Council approved a Rezoning (Z-0073-86) from R-E (Residence Estates) and R-1 (Single Family Residential) under Resolution of Intent to R-CL (Single Family – Compact Lot) to R-1 (Single Family Residential) on this site. The Planning Commission recommended approval.
- 01/08/92 The Planning Commission approved a Site Development Plan Review (Z-0073-86) for proposed modular trailers on this site with no expiration date or required reviews.
- 02/08/96 The Planning Commission approved a Site Development Plan Review [(Z-0073-86(6))] for an 11,556 square foot addition to an existing church on this site.
- 09/18/96 The City Council approved a Rezoning (Z-0079-96) from R-E (Residence Estates) and R-1 (Single Family Residential) to C-V (Civic) Zone on this site. The Planning Commission recommended approval.
- 03/14/02 The Planning Commission approved a Site Development Plan Review [Z-0079-96(1)] for a parking lot and baseball fields on this site.
- 11/21/02 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #57).

B) Pre-Application Meeting

A pre-application meeting is not required as part of a Review of Condition application.

ROC-1111 - Page Two
December 18, 2002 City Council Meeting

C) *Neighborhood Meetings*

A neighborhood meeting is not required as part of a Review of Condition application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 20 Acres

B) *Existing Land Use*

Subject Property: Church and School
North: High School
South: Park and Multi-Family Residential
East: Single-Family Residential
West: Multi-Family Residential

C) *Planned Land Use*

Subject Property: L (Low Density Residential)
North: PF (Public Facilities)
South: ML (Medium Low Density Residential) and PR
East: L (Low Density Residential) and ML (Medium Low Density Residential)
West: M (Medium Density Residential)

D) *Existing Zoning*

Subject Property: R-1 (Single Family Residential) and R-E (Residence Estates) under Resolution of Intent to C-V (Civic)
North: C-V (Civic)
South: R-E (Residence Estates) under Resolution of Intent to C-V (Civic) and R-PD8 (Residential Planned Development – 8 Units Per Acre)
East: R-CL (Single Family – Compact Lot)
West: R-E (Residence Estates) and R-1 (Single Family Residential) under Resolution of Intent to R-3 (Medium Density Residential)

E) *General Plan Compliance*

Sector Plan:

a. Southeast General Plan

The Southeast General Plan designates this property as L (Low Density Residential). The L designation typically provides for single-family residential dwellings, however the zoning district C-V (Civic) allows a church/house of worship to exist on the property.

ROC-1111 - Page Three
December 18, 2002 City Council Meeting

F) *Special Districts/Zones*

Special Area Plan: No

Special Overlay District: No

Study Area: No

G) *Rural Preservation Neighborhood:* No

H) *Development Impact Notification Assessment:* No

I) *Project of Regional Significance:* No

ANALYSIS

A) *General Analysis Discussion*

The cul-de-sac will not impede the line of sight from the school, as the area that encompasses the cul-de-sac is relatively small when compared to the entire play field area. Section 18.12.130 of The Subdivision Ordinance requires that all non-intersecting or non-continuing public streets must terminate in cul-de-sacs. In addition, there are fire access concerns with allowing Herford Avenue to remain in its current condition.

NOTICES MAILED 358 by Planning Department

APPROVALS 0

PROTESTS 6

**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST**Case Number: ROC-1111 APN: _____Name of Property Owner: Thomas Van Kempen II, PresidentName of Applicant: Mountain View Assembly of God

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?

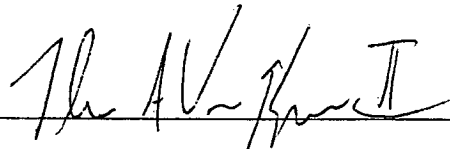
_____ Yes ☒ No

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.

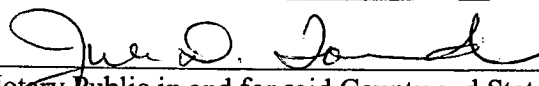
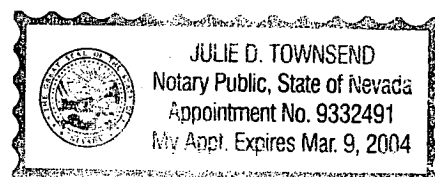
City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: Print Name: Thomas Van Kempen II

Subscribed and sworn before me

This 4th day of October, 2002
Notary Public in and for said County and State



ROC-1111 - MOUNTAIN VIEW ASSEMBLY OF GOD CHURCH
3900 EAST BONANZA ROAD
NOVEMBER 21, 2002 PLANNING COMMISSION

11/5/02

City of Las Vegas

Agenda Item No. 126

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: DECEMBER 18, 2002****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REVIEW OF CONDITION - PUBLIC HEARING - ROC-1118 - PERMA-BILT HOMES
 - Request for a Review of Conditions #4 and #5 of an approved Rezoning (Z-0079-01) WHICH
 REQUIRED THE DEDICATION AND CONSTRUCTION OF HALF-STREET
 IMPROVEMENTS ALONG WITTIG AVENUE adjacent to the southeast corner of Grand
 Canyon Drive and Elkhorn Road (APN: 125-19-501-001 and 002), U (Undeveloped) Zone under
 Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6
 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

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:**MACK – APPROVED subject to conditions – UNANIMOUS****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

LORA DREJA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the
 applicant and concurred with staff's conditions.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:17 – 1:18)

3-280



Agenda Item No. 126

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 126 – ROC-1118

CONDITIONS:

Planning and Development

A) Project Conditions:

1. Site Development to comply with all applicable conditions of approval for Rezoning (Z-0079-01), Site Development Plan Review [Z-0079-01(1)], and all other subsequent site-related actions as required by the Department of Public Works and the Planning and Development Department.

Public Works

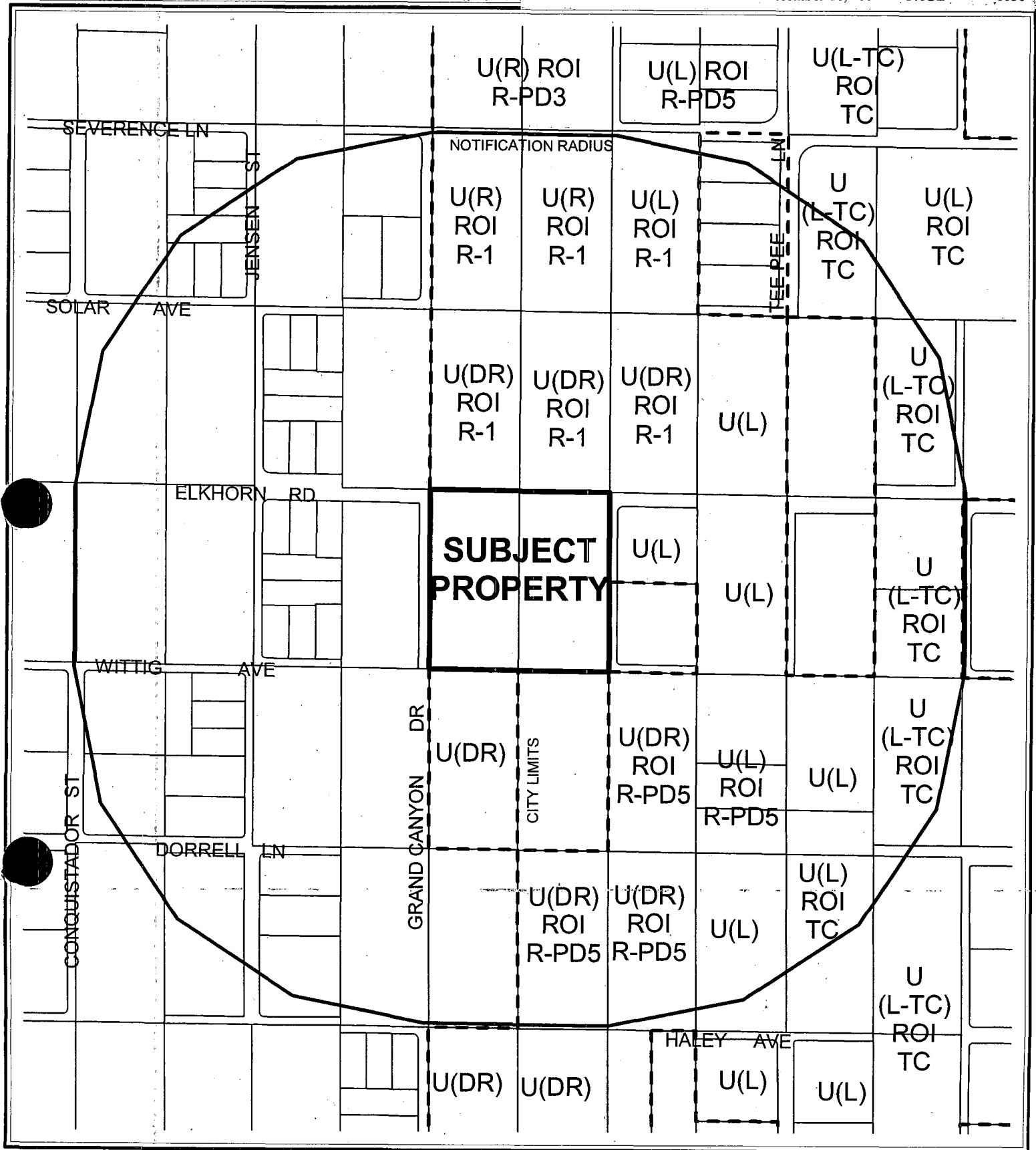
A) Project Conditions:

2. An application to vacate the existing right-of-way for Wittig Avenue adjacent to this site must receive City Council approval prior to submittal of a Final Map for this site; the Order of Vacation for Wittig Avenue must record prior to recordation of a Final Map overlying or abutting the area to be vacated. Provide a plan for approval by the Department of Public Works, prior to the recordation of an Order of Vacation, that shows how legal access will be provided to Assessor's Parcel Number 125-19-501-004.
3. A new Site Development Plan Review, indicating how the area previously shown as Wittig Avenue will be incorporated into the abutting development shall be acted upon by Planning Commission prior to the submittal of a Tentative Map for any area overlying the Wittig Avenue alignment.
4. Original Condition #4 of Z-0079-01 shall be revised to read as follows: Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road, 40 feet for Grand Canyon Drive, and a 54 foot radius on the southeast corner of Elkhorn Road and Grand Canyon Drive. Additional rights-of-way may also be required in accordance with the approved Traffic Impact Analysis.
5. Original Condition #5 of Z-0079-01 shall be revised to read as follows: Construct half-street improvements including appropriate overpaving on Grand Canyon Drive and Elkhorn Road (if legally able) 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.

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 126 – ROC-1118

CONDITIONS – Continued:

- B) Standard Conditions:
- 6. An update to applicable Drainage Plan and Technical Drainage Study and Traffic studies 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 map dividing this site, whichever may occur first.
- 7. Site development to comply with all other applicable conditions of approval for Z-0079-01 and all other site-related actions.

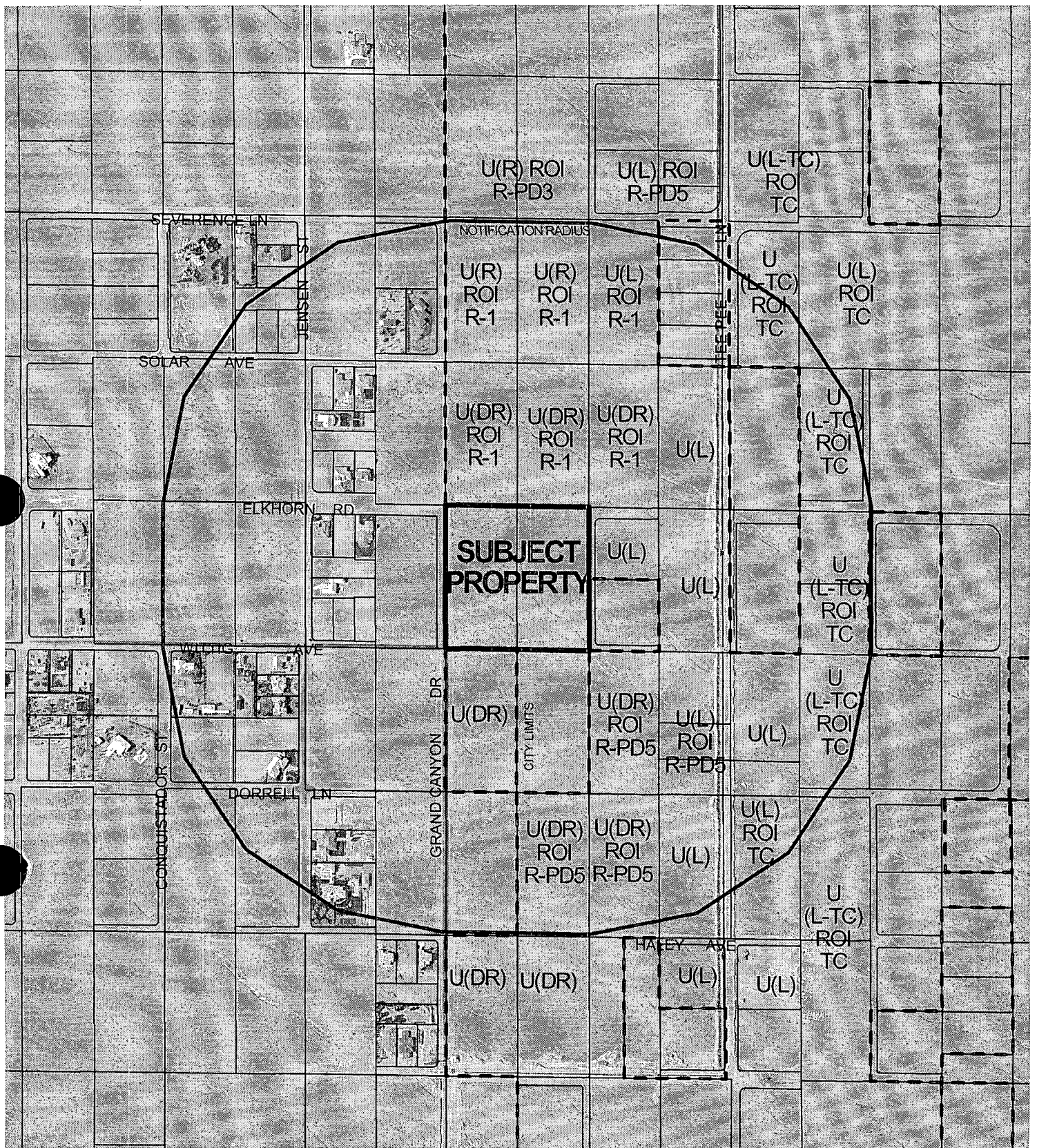


CASE: **ROC-1118**

RADIUS: 1320 FT

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





CASE: ROC-1118

RADIUS: 1320 FT

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



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 18, 2002
 DEPARTMENT: PLANNING AND DEVELOPMENT
 ITEM DESCRIPTION: ROC-1118 - PERMA-BILT HOMES

**** CONDITIONS ****

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

Planning and Development

A) Project Conditions:

1. Site Development to comply with all applicable conditions of approval for Rezoning (Z-0079-01), Site Development Plan Review [Z-0079-01(1)], and all other subsequent site-related actions as required by the Department of Public Works and the Planning and Development Department.

Public Works

A) Project Conditions:

2. An application to vacate the existing right-of-way for Wittig Avenue adjacent to this site must receive City Council approval prior to submittal of a Final Map for this site; the Order of Vacation for Wittig Avenue must record prior to recordation of a Final Map overlying or abutting the area to be vacated. Provide a plan for approval by the Department of Public Works, prior to the recordation of an Order of Vacation, that shows how legal access will be provided to Assessor's Parcel Number 125-19-501-004.
3. A new Site Development Plan Review, indicating how the area previously shown as Wittig Avenue will be incorporated into the abutting development shall be acted upon by Planning Commission prior to the submittal of a Tentative Map for any area overlying the Wittig Avenue alignment.
4. Original Condition #4 of Z-0079-01 shall be revised to read as follows: Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road, 40 feet for Grand Canyon Drive, and a 54 foot radius on the southeast corner of Elkhorn Road and Grand Canyon Drive. Additional rights-of-way may also be required in accordance with the approved Traffic Impact Analysis.
5. Original Condition #5 of Z-0079-01 shall be revised to read as follows: Construct half-street improvements including appropriate overpaving on Grand Canyon Drive and Elkhorn Road (if legally able) 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.

ROC-1118 - Page Two
December 18, 2002 City Council Meeting

B) *Standard Conditions:*

6. An update to applicable Drainage Plan and Technical Drainage Study and Traffic studies 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 map dividing this site, whichever may occur first.
7. Site development to comply with all other applicable conditions of approval for Z-0079-01 and all other site-related actions.

ROC-1118 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Review of Condition to eliminate the requirement for the dedication and construction of Wittig Avenue along the south side of the single-family residential development.

B) Applicant's Justification

Through collaboration with the developer of the adjacent property, the applicant has determined that Wittig Avenue is not needed for drainage and traffic purposes.

BACKGROUND INFORMATION

A) Previous Actions

- 03/25/99 The Planning Commission approved an Annexation (A-0003-99) bringing the subject site under City of Las Vegas jurisdiction.
- 03/06/02 The City Council Approved a Rezoning (Z-0079-01), a Site Development Plan Review [Z-0079-01(1)], and Variance (V-0076-01) for a proposed 33-lot single family residential subdivision on the subject site. The Planning Commission recommended approval.
- 11/21/02 The Planning Commission recommended approval of a Review of Condition (ROC-1119) (PC Agenda Item #75).
- 11/21/02 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #74).

B) Pre-Application Meeting

A pre-application meeting is not required as part of a Review of Condition application.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of a Review of Condition application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.08 Acres

ROC-1118 - Page Two
December 18, 2002 City Council Meeting

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) Planned Land Use

Subject Property: R (Rural Density Residential)
North: R (Rural Density Residential)
South: R (Rural Density Residential)
East: L (Low Density Residential)
West: DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property: U (Undeveloped) under Resolution of Intent to R-PD3 (Residential
Planned Development – 3 Units Per Acre)
North: U (Undeveloped) under Resolution of Intent to R-1 (Single Family
Residential)
South: U (Undeveloped) and Clark County
East: U (Undeveloped) and Clark County
West: Clark County

E) General Plan Compliance

Centennial Hills General Plan

The R (Rural Density Residential) General Plan designation allows up to 3.5 units per acre. The single-family development is within the allowable density.

F) Special Districts/Zones

Special Area Plan: No
Special Overlay District: No
Study Area: No

G) Rural Preservation Neighborhood: No

H) Development Impact Notification Assessment: No

I) Project of Regional Significance: No

ROC-1118 - Page Three
December 18, 2002 City Council Meeting

ANALYSIS

A) *General Analysis Discussion*

Due to collaboration with the developer of adjacent property, the applicant has determined that Wittig Avenue will not be needed for drainage or traffic purposes. The applicant is working to acquire additional properties in the area and will be submitting a revised site plan to address the elimination of the Wittig Avenue corridor. This is essential as the previously approved site plan depicted access off of Wittig Avenue.

To facilitate the elimination of Wittig Avenue, a Vacation application is required to vacate the right-of-way for Wittig Avenue adjacent to this site. A Site Development Plan Review application is necessary to ensure the area previously designated as Wittig Avenue is incorporated into the proposed single-family development and to determine access to the development. If additional property is acquired, the Site Development Plan Review application shall include the newly acquired parcels. Conditions of approval have been included to address these issues.

NOTICES MAILED 60 by Planning Department

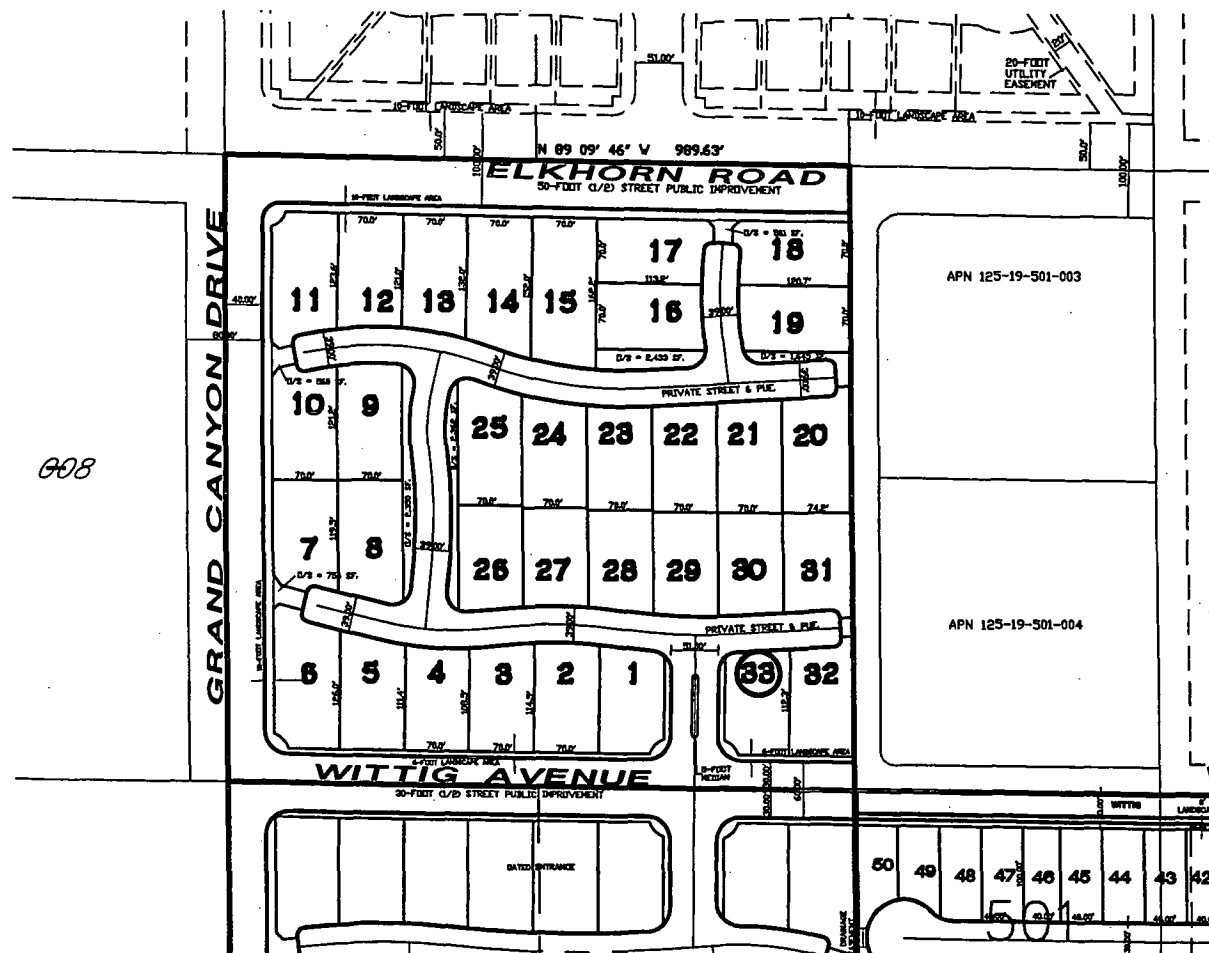
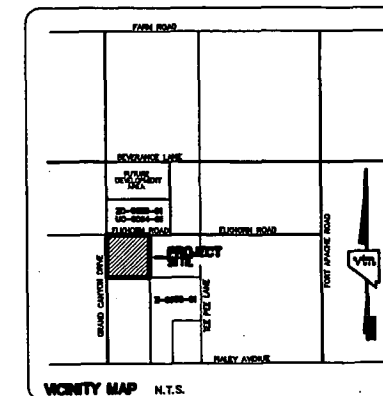
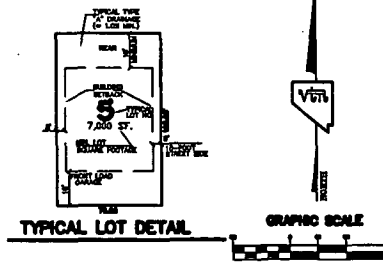
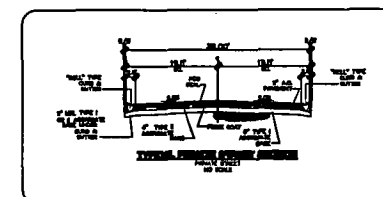
APPROVALS 0

PROTESTS 0

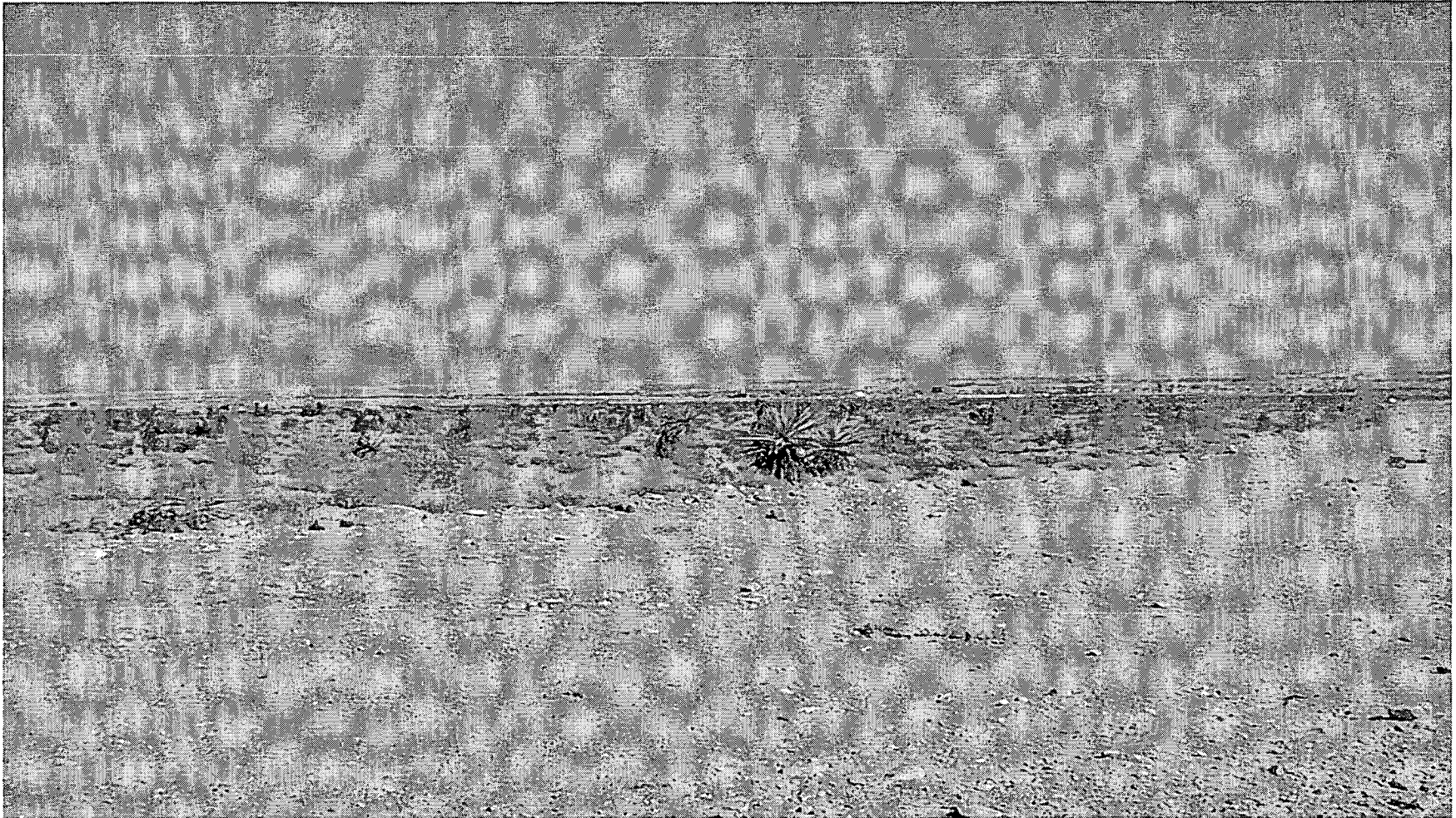


f:\depot\Application Packet\Statement of Financial Interest.doc

ROC-1118
11-21-02 PC

[illegible]

- GENERAL NOTES :**
1. There are no existing structures located within the property boundary.
 2. The lot dimensions are preliminary and may vary with the mapping process.
 3. The boundary for this project is from "of record information".
 4. The of record boundary will most likely differ from the surveyed boundary.
 5. Some lot lines and dimensions may change during the final mapping process.



ROC-1118 - PERMA-BILT HOMES
SOUTHEAST CORNER OF GRAND CANYON DRIVE AND ELKHORN ROAD
NOVEMBER 21, 2002 PLANNING COMMISSION

11/5/02

City of Las Vegas

Agenda Item No. 127

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 18, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REVIEW OF CONDITION - PUBLIC HEARING - ROC-1119 - WESTVIEW, LIMITED LIABILITY COMPANY ON BEHALF OF PERMA-BILT HOMES - Request for a Review of Condition #4 of an approved Rezoning (Z-0058-01) WHICH REQUIRED THE CONSTRUCTION OF HALF-STREET IMPROVEMENTS ALONG WITTIG AVENUE adjacent to the southwest corner of Tee Pee Lane and Wittig Avenue (APN: 125-19-501-011, 012, 013, 014, 125-19-601-002 and 003), U (Undeveloped) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
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:

MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

LORA DREJA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with staff's conditions.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:18)

3-314

CITY COUNCIL MEETING OF DECEMBER 18, 2002
 Planning and Development Department
 Item 127 – ROC-1119

CONDITIONS:

Planning and Development

A) Project Conditions:

1. Site Development to comply with all applicable conditions of approval for Rezoning (Z-0058-01), Site Development Plan Review [Z-0058-01(1)], and all other subsequent site-related actions as required by the Department of Public Works and the Planning and Development Department.

Public Works

A) Project Conditions:

2. An application to vacate the existing right-of-way for Wittig Avenue adjacent to this site must receive City Council approval prior to submittal of a Final Map for this site; the Order of Vacation for Wittig Avenue must record prior to recordation of a Final Map overlying or abutting the area to be vacated. Provide a plan for approval by the Department of Public Works, prior to the recordation of an Order of Vacation, that shows how legal access will be provided to Assessor's Parcel Number 125-19-501-004.
 3. A new Site Development Plan Review, indicating how the area previously shown as Wittig Avenue will be incorporated into the abutting development shall be approved by staff prior to the submittal of a Tentative Map for any area overlying the Wittig Avenue alignment.
 4. Condition #3 of Z-0058-01 shall be revised to read as follows: Dedicate 30 feet of right-of-way adjacent to this site for Haley Avenue, and 40 feet for Teepee Lane prior to the issuance of any permits.
 5. Condition #4 of Z-0058-01 shall be revised to read as follows: Construct half-street improvements including appropriate overpaving, if legally able, on Teepee Lane and Haley Avenue concurrent with development of this site. Install all appurtenant underground facilities, if any, needed for the future traffic signal system concurrent with development of this site. Tee Pee Lane shall be constructed to comply with all applicable Town Center standards.
- B) Standard Conditions:
6. An update to applicable Drainage Plan and Technical Drainage Study and Traffic studies 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 map dividing this site, whichever may occur first.



Agenda Item No. 127

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 127 – ROC-1119

CONDITIONS – Continued:

7. Site development to comply with all other applicable conditions of approval for Z-0058-01 and all other site-related actions.



ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) UNDER RESOLUTION OF INTENT
TO R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT -
5 UNITS PER ACRE

127





ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) UNDER RESOLUTION OF INTENT
TO R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT -
5 UNITS PER ACRE



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 18, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-1119 - WESTVIEW, LIMITED LIABILITY COMPANY ON BEHALF OF PERMA-BILT HOMES

**** CONDITIONS ****

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

Planning and Development

A) Project Conditions:

1. Site Development to comply with all applicable conditions of approval for Rezoning (Z-0058-01), Site Development Plan Review [Z-0058-01(1)], and all other subsequent site-related actions as required by the Department of Public Works and the Planning and Development Department.

Public Works

A) Project Conditions:

2. An application to vacate the existing right-of-way for Wittig Avenue adjacent to this site must receive City Council approval prior to submittal of a Final Map for this site; the Order of Vacation for Wittig Avenue must record prior to recordation of a Final Map overlying or abutting the area to be vacated. Provide a plan for approval by the Department of Public Works, prior to the recordation of an Order of Vacation, that shows how legal access will be provided to Assessor's Parcel Number 125-19-501-004.
3. A new Site Development Plan Review, indicating how the area previously shown as Wittig Avenue will be incorporated into the abutting development shall be approved by staff prior to the submittal of a Tentative Map for any area overlying the Wittig Avenue alignment.
4. **Condition #3 of Z-0058-01 shall be revised to read as follows:** Dedicate 30 feet of right-of-way adjacent to this site for Haley Avenue, and 40 feet for Teepee Lane prior to the issuance of any permits.
5. **Condition #4 of Z-0058-01 shall be revised to read as follows:** Construct half-street improvements including appropriate overpaving, if legally able, on Teepee Lane and Haley Avenue concurrent with development of this site. Install all appurtenant underground facilities, if any, needed for the future traffic signal system concurrent with development of this site. Tee Pee Lane shall be constructed to comply with all applicable Town Center standards.

ROC-1119 - Page Two
December 18, 2002 City Council Meeting

A) Standard Conditions:

6. An update to applicable Drainage Plan and Technical Drainage Study and Traffic studies 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 map dividing this site, whichever may occur first.
7. Site development to comply with all other applicable conditions of approval for Z-0058-01 and all other site-related actions.

ROC-1119 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This request is for a Review of Condition to eliminate the requirement for the dedication and construction of Wittig Avenue along the north edge of this single family development.

B) *Applicant's Justification*

Through collaboration with the developer of adjacent property, the applicant has determined that Wittig Avenue is not needed for drainage and traffic purposes.

BACKGROUND INFORMATION

A) *Previous Actions*

- 01/26/01 The subject property, as part of a larger request, was Annexed [A-0003-99(A)] into the City of Las Vegas.
- 10/03/01 The City Council approved a Rezoning (Z-0058-01) and a Site Development Plan Review [Z-0058-01(1)] for a proposed 100-lot single-family residential development. The Planning Commission recommended approval.
- 11/21/02 The Planning Commission recommended approval of a Review of Condition (ROC-1118) (PC Agenda Item #74).
- 11/21/02 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #75).

B) *Pre-Application Meeting*

A pre-application meeting is not required for a Review of Condition application.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for a Review of Condition application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 20.21 Acres

ROC-1119 - Page Two
December 18, 2002 City Council Meeting

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) Planned Land Use

Subject Property: R (Rural Density Residential) and L (Low Density Residential)
North: R (Rural Density Residential) and L (Low Density Residential)
South: R (Rural Density Residential) and L (Low Density Residential)
East: L (Low Density Residential) and L-TC (Low Density Residential – Town Center)
West: R (Rural Density Residential)

D) Existing Zoning

Subject Property: R-PD3 (Residential Planned Development – 3 Units Per Acre) and R-PD5 (Residential Planned Development – 5 Units Per Acre)
North: U (Undeveloped) and Clark County
South: U (Undeveloped) and Clark County
East: U (Undeveloped)
West: Clark County

E) General Plan Compliance

Sector Plan:

a. Centennial Hills General Plan

The R (Rural Density Residential) General Plan designation allows up to 3.5 units per acre and the L (Low Density Residential) allows 3.5 to 5.5 units per acre. The single-family development is within the allowable density.

F) Special Districts/Zones

Special Area Plan: No

Special Overlay District: No

Study Area: No

G) Rural Preservation Neighborhood: No

H) Development Impact Notification Assessment: No

I) Project of Regional Significance: No

ROC-1119 - Page Three
December 18, 2002 City Council Meeting

ANALYSIS

A) *General Analysis Discussion*

Due to collaboration with the developer of adjacent property, the applicant has determined that Wittig Avenue will not be needed for drainage or traffic purposes. The adjacent developer has acquired additional properties in the area and will be submitting a revised site plan to address the elimination of the Wittig Avenue corridor. To facilitate the elimination of Wittig Avenue, a Vacation application is required to vacate the right-of-way for Wittig Avenue adjacent to this site. Additionally, a Site Development Plan Review application will be necessary to ensure the area previously designated as Wittig Avenue is incorporated into the proposed single-family development. Conditions of approval have been included to address these issues.

NOTICES MAILED 59 by Planning Department

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Perma-Bilt - 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?

☒ 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: Michael J. Smith

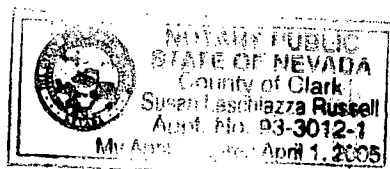
Print Name: RANDALL T. SCHAEFER

Subscribed and sworn before me

This 4th day of October, 2002

Susan Paschay Russell
Notary Public in and for said County and State

Revised 2/12/02



[illegible]



ROC-1119 - WESTVIEW, LIMITED LIABILITY COMPANY ON BEHALF OF PERMA-BILT HOMES
SOUTHWEST CORNER OF TEE PEE LANE AND WITTIG AVENUE
NOVEMBER 21, 2002 PLANNING COMMISSION

11/5/02

City of Las Vegas

Agenda Item No. 128

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 18, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REVIEW OF CONDITION - PUBLIC HEARING - ROC-1141 - ABLF, LIMITED LIABILITY COMPANY - Request for a Review of Conditions #4 and #6 of an approved Rezoning (Z-0029-01) WHICH REQUIRED FULL WIDTH ALLEY PAVING AND MEETING WITH THE TRAFFIC ENGINEERING REPRESENTATIVE FOR THE POSSIBLE REDESIGN OF DRIVEWAYS, ON-SITE CIRCULATION AND LAYOUT at 1201 Arville Street (APN: 162-06-510-018), P-R (Professional Office and Parking) under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (M. McDonald). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting – City of Las Vegas letter sent by Rick Schroder to Lloyd Harris

MOTION:

M. McDONALD – APPROVED subject to conditions and amending Condition #2 as follows:

2. Sign and record a Covenant Running with Land agreement for the possible future installation of alley paving adjacent to this site prior to the issuance of any permits. *This Covenant shall not be called by the City unless the property owner proposes to take access to the alley from this site, and the Covenant agreement shall reflect such condition.*

– UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

City of Las Vegas

Agenda Item No. 128

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 128 – ROC-1141

MINUTES – Continued:

ROBERTA HARRIS, 1201 Arville Street, stated that she is one of the owners of this property, which they bought in 1983. Paving the alley will only benefit the Hyde Park Shopping Center, as there is no access between the applicant's property and the alley due to a block wall. She submitted a letter she received from RICK SCHRODER, P.E. Traffic Engineering, addressing Condition of Approval #7 requiring a Traffic Impact Analysis, which has been satisfied.

COUNCILMAN McDONALD noted that his office staff visited the site and the applicant does not have access to the alley. BART ANDERSON, Public Works, explained that the Covenant Running with Land does not require any improvements at this time. The City code requires that an applicant bring all adjacent rights-of-way up to code. COUNCILMAN McDONALD reiterated that the applicant does not have access to the alley, but if she would ever have access or if the building were to be sold, those improvements would be made at that time. MS. HARRIS disputed having to pave the entire alley; the shopping center should pay for half of the paving. MR. ANDERSON explained that if both sides were coming in for developments simultaneously, that would be allowed, but half an alley is not sufficient to drive on. Therefore, the minimum necessary is required to get vehicles in and out and that is pretty much the entire alley. MS. HARRIS emphasized that when she first requested the variance for the print shop, she was told that she was responsible only for half the alley.

COUNCILMAN McDONALD verified with MS. HARRIS that she has no intention of tearing down the wall. He agreed that the applicant should not be levied the full amount of paving the alley, especially when it is not being used by the applicant. He indicated that federal funding or neighborhood matching funding could be used whenever that part needs to be improved. MR. ANDERSON suggested that Condition #2 be modified stipulating that the City shall not call for the Covenant unless access is proposed. MS. HARRIS concurred with the amended condition.

TODD FARLOW, 240 North 19th Street, pointed out that alleys should be paved, as stipulated in the 2020 Master Plan. In his Ward, COUNCILMAN REESE has done a great job in getting the alleys paved, which has made a tremendous difference. This alley should be paved as well.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:18 – 1:26)

3-343

City of Las Vegas

Agenda Item No. 128

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 128 – ROC-1141

CONDITIONS:

Planning

1. Comply with all conditions of Rezoning (Z-0029-01) from P-R (Professional Office and Parking) to CD (Designed Commercial).

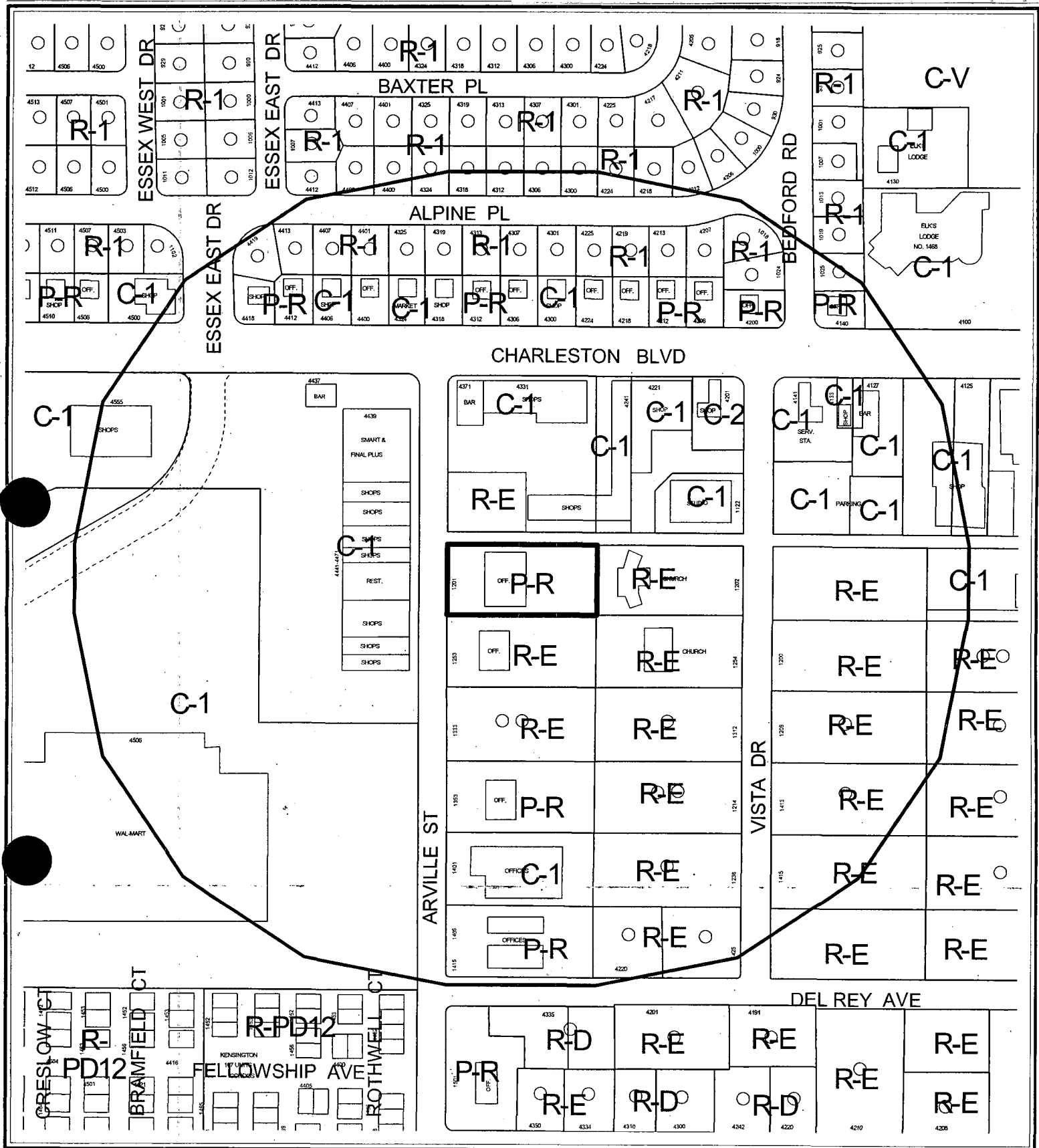
Public Works

A) Project Conditions:

2. Sign and record a Covenant Running with Land agreement for the possible future installation of full-width alley paving adjacent to this site prior to the issuance of any construction related permits.

B) Standard Conditions:

3. Condition #6 of Z-0029-01 shall be revised to read as follows: Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222A.



CASE: ROC-1141

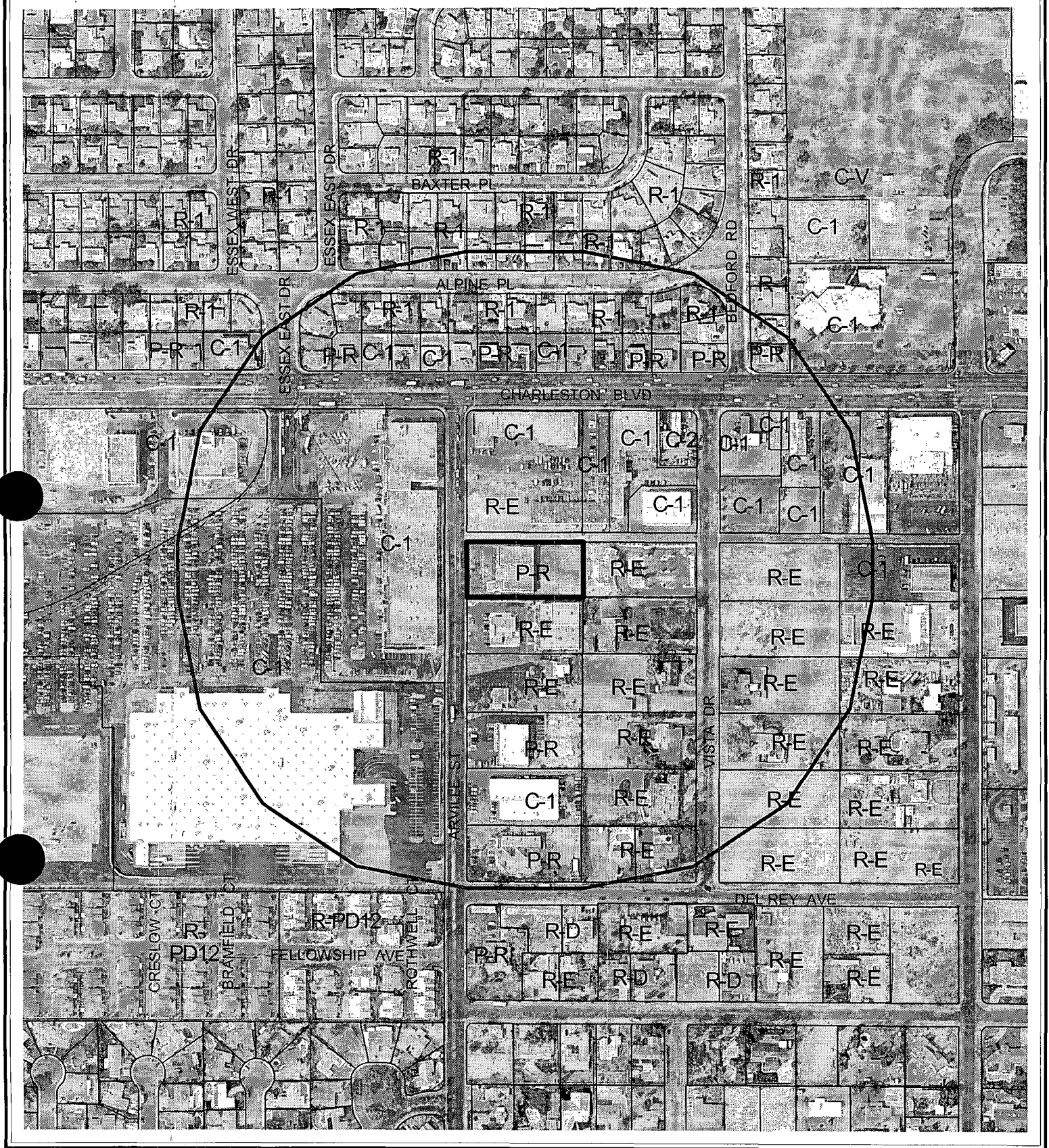
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING) UNDER
RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

0 200 400 Feet

128





CASE: **ROC-1141**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING) UNDER
RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: DECEMBER 18, 2002****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ROC-1141 - ABLF, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

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

Public Works

1. Comply with all conditions of Rezoning (Z-0029-01) from P-R (Professional Office and Parking) to CD (Designed Commercial).

Public Works**A) Project Conditions:**

2. Sign and record a Covenant Running with Land agreement for the possible future installation of full-width alley paving adjacent to this site prior to the issuance of any construction related permits.

B) Standard Conditions:

3. Condition #6 of Z-0029-01 shall be revised to read as follows: Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222A.

ROC-1141 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This request is for a Review of Condition #4 and #6 of an approved Rezoning (Z-0029-01) application, which required full-width alley paving adjacent to the site.

B) *Applicant's Justification*

The justification letter asserts that it is not the applicant's responsibility to improve the alley due to the fact that the applicant does not own the property. Paving the alley will only benefit the Hyde Park Shopping Center, as there is not access between the applicant's property and the alley due to a block wall. The applicant deems the requirement to improve the alley to be unjust and financially overwhelming.

BACKGROUND INFORMATION

A) *Previous Actions*

- | | |
|----------|---|
| 05/18/83 | The Board of City Commissioners approved a Rezoning (Z-0031-83) to P-R (Professional Office and Parking) on the subject site. |
| 06/23/83 | The Board of Zoning Adjustment approved a request for a Variance (V-0050-83) to allow a printing company where such use is not permitted. |
| 07/05/01 | The City Council approved a Rezoning (Z-0029-01) from P-R (Professional Office and Parking) to C-D (Designed Commercial) on the subject site. The Planning Commission recommended approval. |
| 11/21/02 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #76). |

B) *Pre-Application Meeting*

A pre-application meeting is not required as part of a Review of Condition application.

ROC-1141 - Page Two
December 18, 2002 City Council Meeting

C) *Neighborhood Meetings*

A neighborhood meeting is not required as part of a Review of Condition application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: .99 Acres

B) *Existing Land Use*

Subject Property: Office
North: Shopping Center
South: Office
East: Church
West: Shopping Center

C) *Planned Land Use*

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: SC (Service Commercial)
East: R (Rural Density Residential)
West: SC (Service Commercial)

D) *Existing Zoning*

Subject Property: P-R (Professional Office and Parking) under Resolution of Intent to C-D (Designed Commercial)
North: R-E (Residence Estates) and C-1 (Limited Commercial)
South: R-E (Residence Estates) under Resolution of Intent to P-R (Professional Office and Parking)
East: R-E (Residence Estates)
West: C-1 (Limited Commercial)

E) *General Plan Compliance*

Southeast General Plan

The Southeast Sector Plan designates this property SC (Service Commercial). This designation allows low to medium intensity retail, office, or other commercial uses that serve primarily local patrons.

ROC-1141 - Page Three
December 18, 2002 City Council Meeting

F) Special Districts/Zones

Special Area Plan: No
Special Overlay District: No
Study Area: No

G) Rural Preservation Neighborhood: Yes

The site is within the buffer zone of an established Rural Neighborhood Preservation (RNP) area. As set forth in Senate Bill 391, properties within 330 feet of an established RNP can only allow a density of three dwelling units per acre, unless good cause is shown. In this case, commercial zoning has been established on the property since 1983, well before the inception of Senate Bill 391.

H) Development Impact Notification Assessment: No

I) Project of Regional Significance: No

ANALYSIS

A) General Analysis Discussion

Concerning condition number 4: Upon development, The Department of Public Works requires all developers be responsible for completing off-site improvements adjacent to the site, including alleys. This requirement is applied to development throughout the city.

Concerning condition number 6: The Department of Public Works acknowledges that the demand on the area traffic network does not currently necessitate the immediate construction of curb return type driveways at this location. Therefore, a condition has been included to allow only new or modified driveways be constructed as curb return type driveways.

NOTICES MAILED 72 by Planning Department

APPROVALS 0

PROTESTS 0



f:\depot\Application Packet\Statement of Financial Interest.doc

**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST**Case Number: ROC-1141 APN: _____Name of Property Owner: ABLF, LLCName of Applicant: LLOYD HARRIS

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: N/A

Partner(s): _____

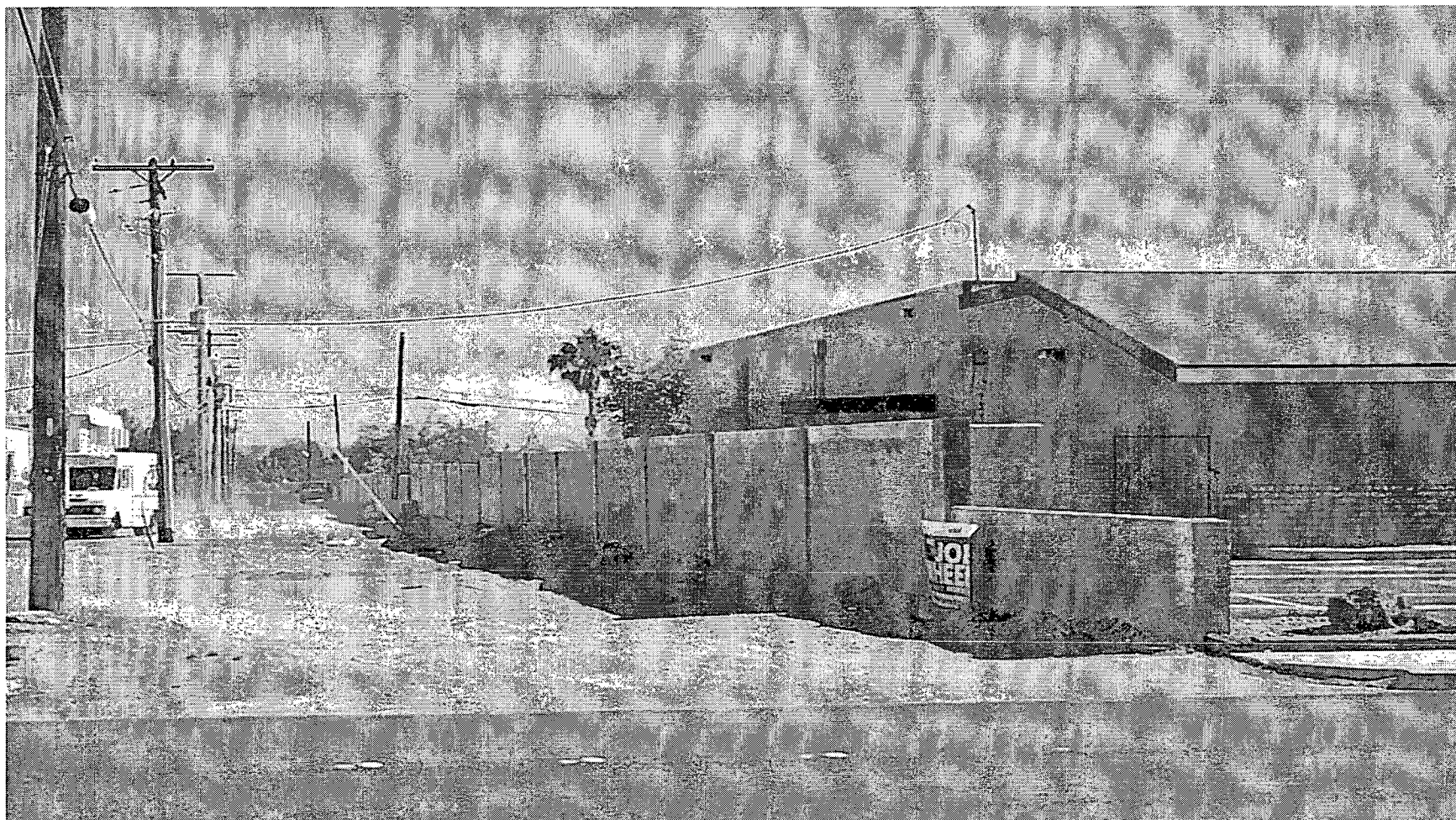
APN: _____

Signature of Property Owner/Authorized Agent: _____

Subscribed and sworn before me

This _____ day of _____, 20__

Notary Public in and for said County and State



ROC-1141 - ABLF, LIMITED LIABILITY COMPANY
1201 ARVILLE STREET
NOVEMBER 21, 2002 PLANNING COMMISSION

11/5/02



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

October 10, 2002

CITY COUNCIL MEETING OF December 18, 2002 PAGE

1186

Mr. Lloyd Harris
ABLF, LLC
840 South Rancho Drive, #4-225
Las Vegas, NV 89106

RE: Commercial Building at 1201 Arville Street
Z-0029-01

COPY

Dear Mr. Harris:

Condition of Approval #7 of the Rezoning approved by the City Council on July 28, 2001 for this action reads in part "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." Later in this condition, it states "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."

Per my conversation with Roberta Harris on October 9, 2002, an alternative to a traffic impact analysis that may be acceptable to both you and the Traffic Engineering Division of the City of Las Vegas Department of Public are the conditions listed below:

1. As there is no change in the building at this time, and the rezoning is intended to allow the same use to continue without a variance, the developer is not required to contribute toward the cost of area traffic mitigation at this time.
2. The site will be served by two existing one-way driveways on Arville Street. Left turns into the southern driveway and out of the northern driveway will be permitted at this time, however any movements may be restricted in the future as determined by the City Traffic Engineer.
3. Additional rights-of-way in accordance with Clark County Standard Drawings #201.1, 234.1, 234.2 and/or 234.3 are not required at this time.

If this alternative is acceptable, please sign below and return an original of this letter for our records. I note for the record that Victor Bolanos, the Traffic Engineering Representative in Land Development, was also at this meeting, thus fulfilling Condition of Approval #6. A traffic impact analysis may be required if the development of the site occurs in a manner not in keeping with the land use assumptions contained in the approved land use action. Please contact me at 229-2452 if you have any questions.

Sincerely,

Rick Schroder, P.E.
Traffic Engineering

Mr. Lloyd Harris
ABLF, LLC

RES

cc: O. C. White, P.E.
Wayne Dowdey, P.E.
Qiong Liu, P.E.
Bart Anderson, P.E.
Victor Bolanos
file

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

Submitted at City Council

Date 12/18/02 Item #128

City of Las Vegas

Agenda Item No. 129

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 18, 2002

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

REVIEW OF CONDITION - PUBLIC HEARING - ROC-1165 - RICHMOND AMERICAN HOMES - Request for a Review of Conditions of an Approved Site Development Plan Review [Z-0101-01(1)] for condition #9 WHICH REQUIRED ALL DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE SITE PLAN AND BUILDING ELEVATIONS. THE REVISED REQUEST WOULD ALLOW ONE-STORY AND TWO-STORY HOMES WITH A SECOND AND THIRD STORY LOFT OPTION WHERE ONE STORY HOMES WERE ALLOWED. IN ADDITION, condition #10 WHICH REQUIRED A TWENTY FOOT SETBACK TO THE FRONT OF THE GARAGE/HOUSE TO ALLOW A TWELVE FOOT FRONT YARD SETBACK FOR HOMES WITH SIDE LOADING GARAGES AND/OR CASITA OPTIONS on property adjacent to the northeast corner of Thom Boulevard and Severance Lane (APN: 125-13-803-001, 002, and 003), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre), Ward 6 (Mack). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

N/A

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

N/A

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Protest letters from Donn Carpenter, Andreas and Stacey Wolf

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

MAYOR GOODMAN declared the Public Hearing open.

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 129 – ROC-1165

MINUTES – Continued:

ATTORNEY ROBERT GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with staff's conditions.

ANDREAS WOLF, 7346 Emerald Brook Street, resident of the Diamond Creek subdivision, was disappointed to see that the applicant is requesting an option for a third story loft. This is not in character with any of the other homes in the area. He mentioned, but did not submit for the record, a petition signed by twenty neighbors who oppose the third-story option. They do not oppose a higher density use, nor single or two-story homes.

ATTORNEY GRONAUER, using a schematic design, pointed out that although the two-story homes will have an option for a third-story loft or attic area, no one will know the difference because there will be no exterior windows facing the neighbors. The height does not increase significantly and the home will be still built within the two-story requirements. The loft will be within the home itself.

MR. WOLF reiterated that the neighbors are concerned about the height of the building. ATTORNEY GRONAUER indicated that staff is recommending approval because there are no windows facing the neighbors and they are not exceeding the height requirements. This will alleviate the neighbors' concerns that people might look into their backyards. He further explained that the homes will have side-loaded garages with the setbacks giving it a mixed character along the streetscape. There will be single-story homes along the south side of the property and the open space has been increased. This is a better project than was previously approved for this area. Upon COUNCILMAN MACK'S request, ATTORNEY GRONAUER presented renderings of the single and two-story homes. He mentioned that some of the parcels will have a 12-foot setback with side-loaded garages; however, all the garages will have a 20-foot setback.

TODD FARLOW, 250 North 19th Street, asked whether a special use permit is required for a loft. ROBERT GENZER, Director, Planning and Development Department, replied that this particular area is R-PD and as long as it is approved as part of the plan, it is allowable. MR. FARLOW further asked if a special use permit is required for a loft in an existing house. MR. GENZER replied that if it is considered to be a third story, it would require a variance under the City's code in the regular zoning categories.

City of Las Vegas

Agenda Item No. 129

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 129 – ROC-1165

MINUTES – Continued:

COUNCILMAN MACK thanked Richmond American Homes for working on the design, the open space and for working with the community. The homes have exterior features that will make a beautiful addition to Ward 6.

On an unrelated matter, COUNCILMAN WEEKLY indicated that there is a pending proposal with Richmond American Homes for a project on property located on the south side of the Texas Casino. He asked ATTORNEY GRONAUER whether this project will go forward, and if yes, what stage it is in. ATTORNEY GRONAUER replied that once he has that information he would contact his office.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:26 – 1:38)

3-600

CONDITIONS:

Planning and Development

A. Project Conditions:

1. The conditions of approval for Site Development Plan Review Z-0101-01(1) shall be modified as follows:

Condition 9. All development shall be in conformance with the approved site plan and the revised building elevations, including the attic loft option for the single-story and two-story models. Windows for the attic loft option are prohibited from facing the rear yard of the home to which it is attached.

Condition 10. The setbacks for this development shall be as follows: a minimum of 12 feet to the front of any side loading garage, attached living area, or casitas, a minimum of 20 feet to the front of all front loading garages, a minimum of 18 feet to the front of all front loading garages located on a cul-de-sac knuckle, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear. Front yard setbacks will be measured from the back of curb or sidewalk if provided. The height of all homes will be 35 feet or less.

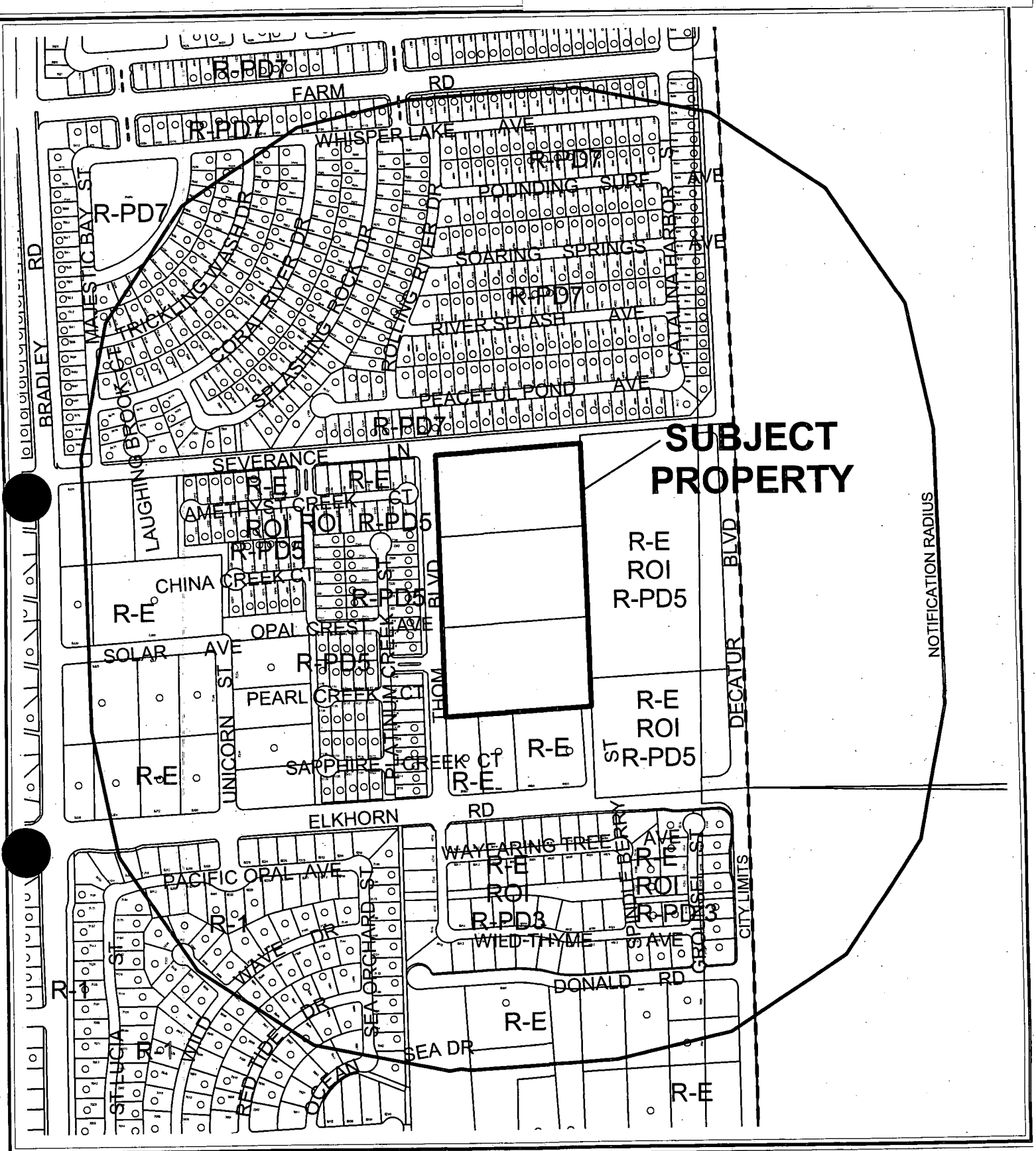


Agenda Item No. 129

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 129 – ROC-1165

CONDITIONS – Continued:**B. Standard Conditions:**

1. Site Development to comply with all applicable conditions of approval for Rezoning (Z-0101-01), Site Development Plan Review [Z-0101-01(1)], and all other subsequent site-related actions as required by the Department of Public Works and the Planning and Development Department except those amended by this application.



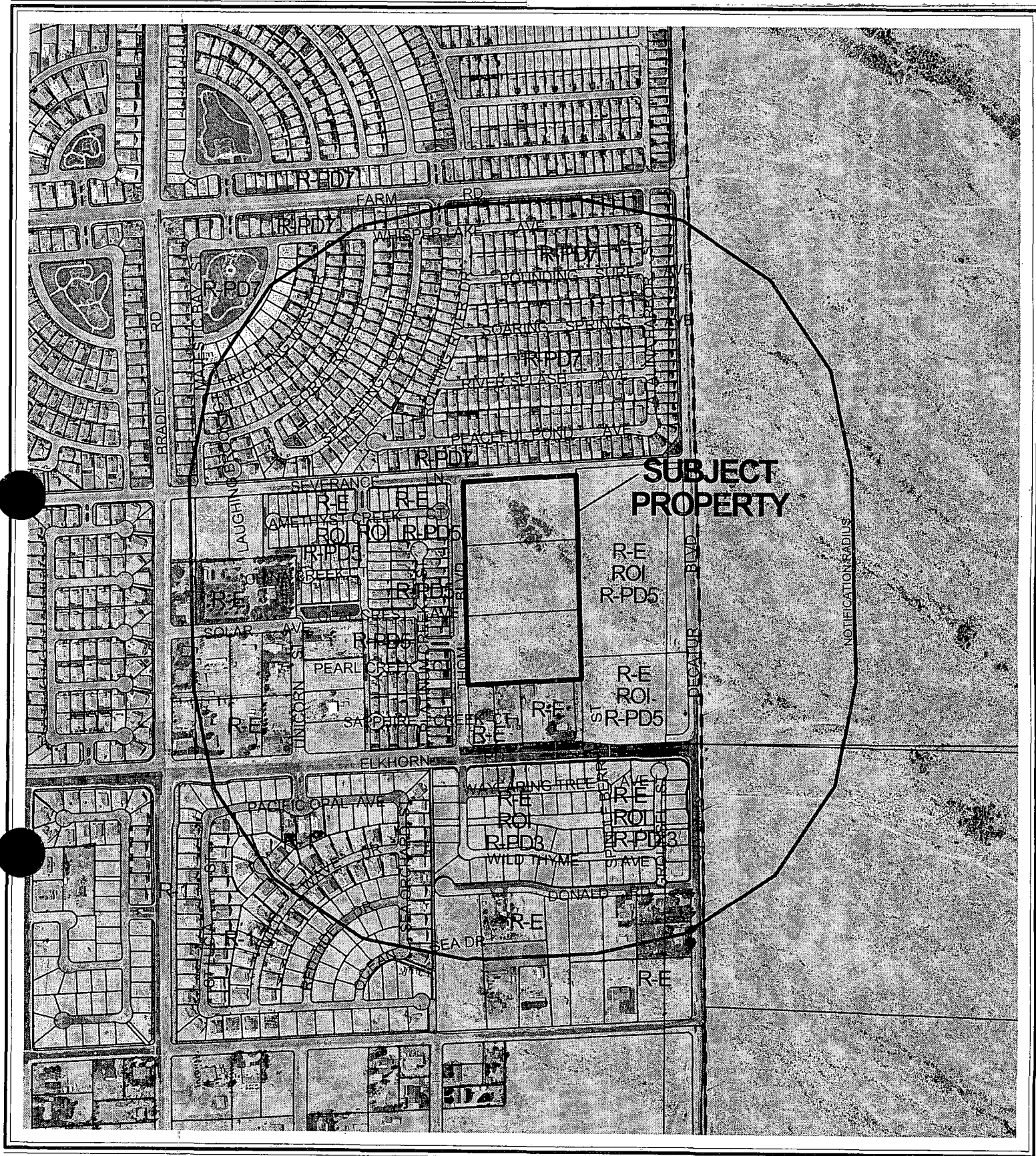
CASE: ROC-1165

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

129





CASE: ROC-1165

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

0 500 1000 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: DECEMBER 18, 2002****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ROC-1165 - RICHMOND AMERICAN HOMES**

**** CONDITIONS ****

Staff recommends APPROVAL, subject to:

Planning and Development**A) Project Conditions:**

1. The conditions of approval for Site Development Plan Review Z-0101-01(1) shall be modified as follows:

Condition 9. All development shall be in conformance with the approved site plan and the revised building elevations, including the attic loft option for the single-story and two-story models. Windows for the attic loft option are prohibited from facing the rear yard of the home to which it is attached.

Condition 10. The setbacks for this development shall be as follows: a minimum of 12 feet to the front of any side loading garage, attached living area, or casitas, a minimum of 20 feet to the front of all front loading garages, a minimum of 18 feet to the front of all front loading garages located on a cul-de-sac knuckle, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear. Front yard setbacks will be measured from the back of curb or sidewalk if provided. The height of all homes will be 35 feet or less.

B) Standard Conditions:

1. Site Development to comply with all applicable conditions of approval for Rezoning (Z-0101-01), Site Development Plan Review [Z-0101-01(1)], and all other subsequent site-related actions as required by the Department of Public Works and the Planning and Development Department except those amended by this application.

ROC-1165 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Review of Condition # 9 and Condition #10 of Z-0101-01(1). If approved, the builder would be allowed to construct single-story and two-story homes within the subdivision. The builder has also requested the right to add an attic loft option to the one-story and two-story homes. In addition, the builder has requested reduced front yard setbacks to meet the site requirements of the proposed floor plans of the new homes.

The conditions to be reviewed are as follows:

- To allow one-story and two-story homes with an attic loft option, a side loading garage option and an attached casita option where one-story homes were previously approved via Site Development Plan Review Z-0101-01(1);
- To allow a reduced front yard setback of 12 feet to accommodate the side loading garage, attached living areas, and the casita options as proposed where a 20 foot front yard setback was previously approved for all garages and living areas per Site Development Plan Review Z-0101-01(1).

B) Applicant's Justification

The applicant's justification letter states the applicant purchased the property from another developer after the Tentative Map had been approved. The approved building elevations submitted with the application for Site Development Plan Review consisted of single-story product. The applicant wishes to construct a mix of single-story and two-story product on the site. The applicant requests the right to construct the attic loft option on some of the proposed one-story and two-story floor plans to be offered within the subdivision.

The applicant states in the justification letter they intend to abide by Condition #2 which limits the six lots located on the southern side of the subdivision to single-story homes. The applicant has requested the attic loft option be available for the one-story homes proposed for the six restricted lots. The applicant states no windows from the attic loft option would face the existing homes located to the south. In addition, the loft option would add less than two feet to the overall height of the proposed one-story and two-story homes.

With regard to the reduced front yard setbacks, the applicant's justification letter states the reduction is necessary for two of the proposed floor plans to be offered within the subdivision. The reduced setback of 12 feet would be used on Plan 4025 to allow additional living area to be constructed on the lot. The front-loading garage would remain at 20 feet for this and all other models.

ROC-1165 - Page Two
December 18, 2002 City Council Meeting

In addition, the reduced front yard setback of 12 feet would be used to allow the construction of side loading garages and/or casitas options for Plan 4018. The applicant states allowing the revision would provide a more aesthetically pleasing street frontage with staggered building setbacks and the revised setback would eliminate the "canyon" effect created by garage-dominated building elevations.

BACKGROUND INFORMATION

A) Previous Actions

- 04/03/02 The City Council approved a Rezoning request (Z-0101-01), conditioned to R-PD5 (Residential Planned Development – 5 Units Per Acre) and a Site Development Plan Review [Z-0101-01(1)].
- 04/25/02 The Planning Commission approved a Tentative Map request (TM-0026-02), for a 69 unit residential subdivision.
- 08/07/02 The City Council approved a Vacation request (VAC-0049-02), to vacate a portion of an unnamed right-of-way.
- 08/29/02 Planning and Development Department staff administratively approved a Final Map request (FM-0091-02), for a 69 lot residential subdivision known as Pavona Estates.

B) Pre-Application Meeting

A pre-application meeting is not required for a Review of Conditions application.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Review of Conditions application.

ANALYSIS

The applicant has requested two changes to the approved development, the conditions of approval of which were set out in a Site Development Plan Review, Z-0101-01(1). The requests for a reduction in the front yard setback, two-story product, and an attic loft option are in conformance with the provisions of the Las Vegas Zoning Code Section 19.08, as shown in the table below:

ROC-1165 - Page Three
December 18, 2002 City Council Meeting

Standards	Code Requirement	Provided	Meets Code requirements
Front Setback	Per Approved Site Plan Review 20 Feet	Reduced from 20 feet to 12 feet for side garage/casita	Yes
One-Story Single Family Dwellings	Per Approved Floor Plans Submitted By Previous Builder; One-Story SFD's	Revised Floor Plans for One-Story and Two-Story Dwellings	Yes
Approved Options for Dwellings	Development Standards per Z-0101-01(1)	Attic Loft, Side Loading Garage, and Casita Options	Yes

The approval of the requested Review of Conditions will enable the applicant to offer a variety of options to new homeowners. The revised front yard setback and the additional model options will create a unique streetscape and eliminate the potential of a street frontage dominated by garages. The attic loft option for the proposed single-story and two-story homes will not significantly alter the overall height of the buildings. The attic loft option will not add more than two feet to the height of the one-story or two-story building elevations.

Amended conditions for Site Development Plan Review Z0101-01(1):

1. All development shall be in conformance with the approved site plan and the revised building elevations, including the attic loft option, attached living areas, and the casita option for the single-story and two-story models. Windows for the attic loft option are prohibited from facing the rear yard of the home to which it is attached.
2. The setbacks for this development shall be as follows: a minimum of 12 feet to the front of any side loading garage, attached living area, or casitas, a minimum of 20 feet to the front of all front loading garages, a minimum of 18 feet to the front of all front loading garages located on a cul-de-sac knuckle, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear. Front yard setbacks will be measured from the back of curb or sidewalk if provided. The height of all homes will be 35 feet or less.
3. Site Development to comply with all applicable conditions of approval for Rezoning (Z-0101-01), Site Development Plan Review [Z-0101-01(1)], and all other subsequent site-related actions as required by the Department of Public Works and the Planning and Development Department except those amended by this application.

NOTICES MAILED 544 by Planning Department

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-1165 APN: 125-13-803-001, 002 & 003

Name of Property Owner: Richmond American Homes

Name of Applicant: WRG Design, Inc.

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: [Signature]

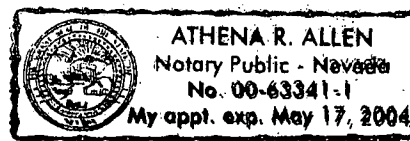
Print Name: MANDY PATINI

Subscribed and sworn before me

This 9th day of October, 2002

Shirley R. Allen

Notary Public in and for said County and State

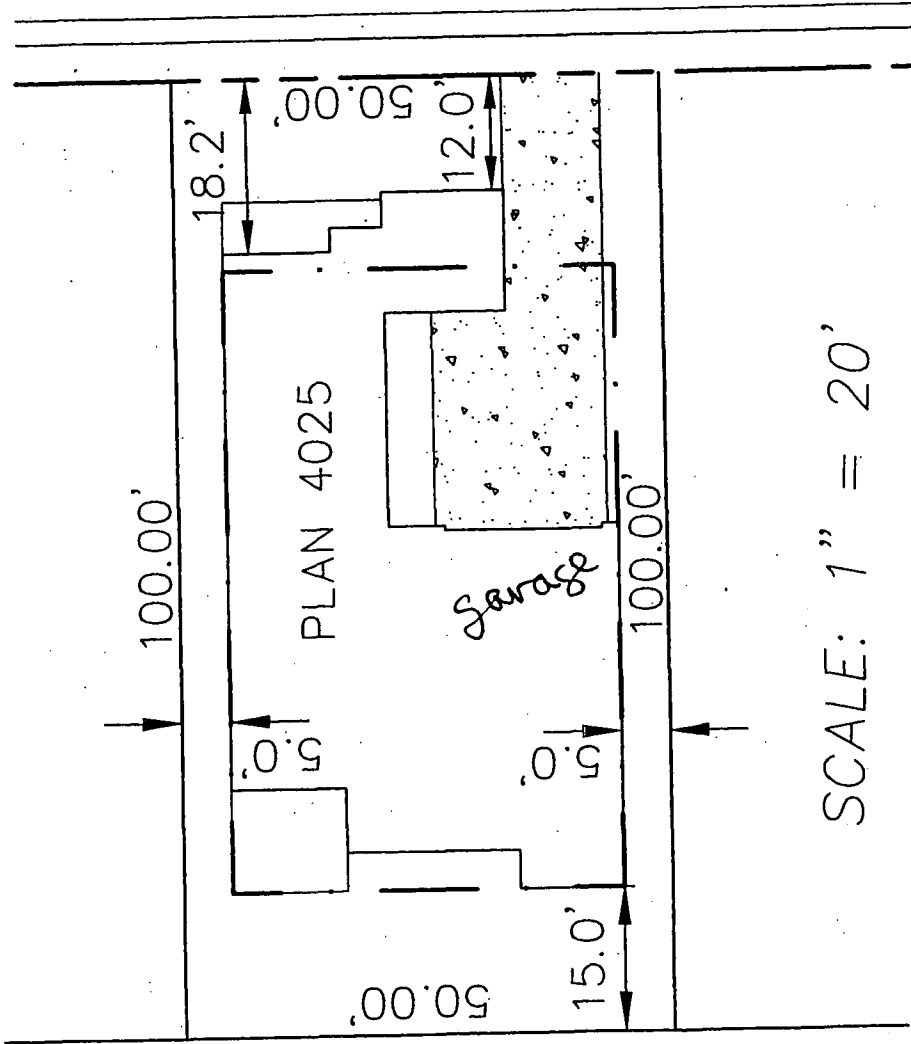


Bedroom
12/5

STAFF

ROC-1165

12-18-02 CC

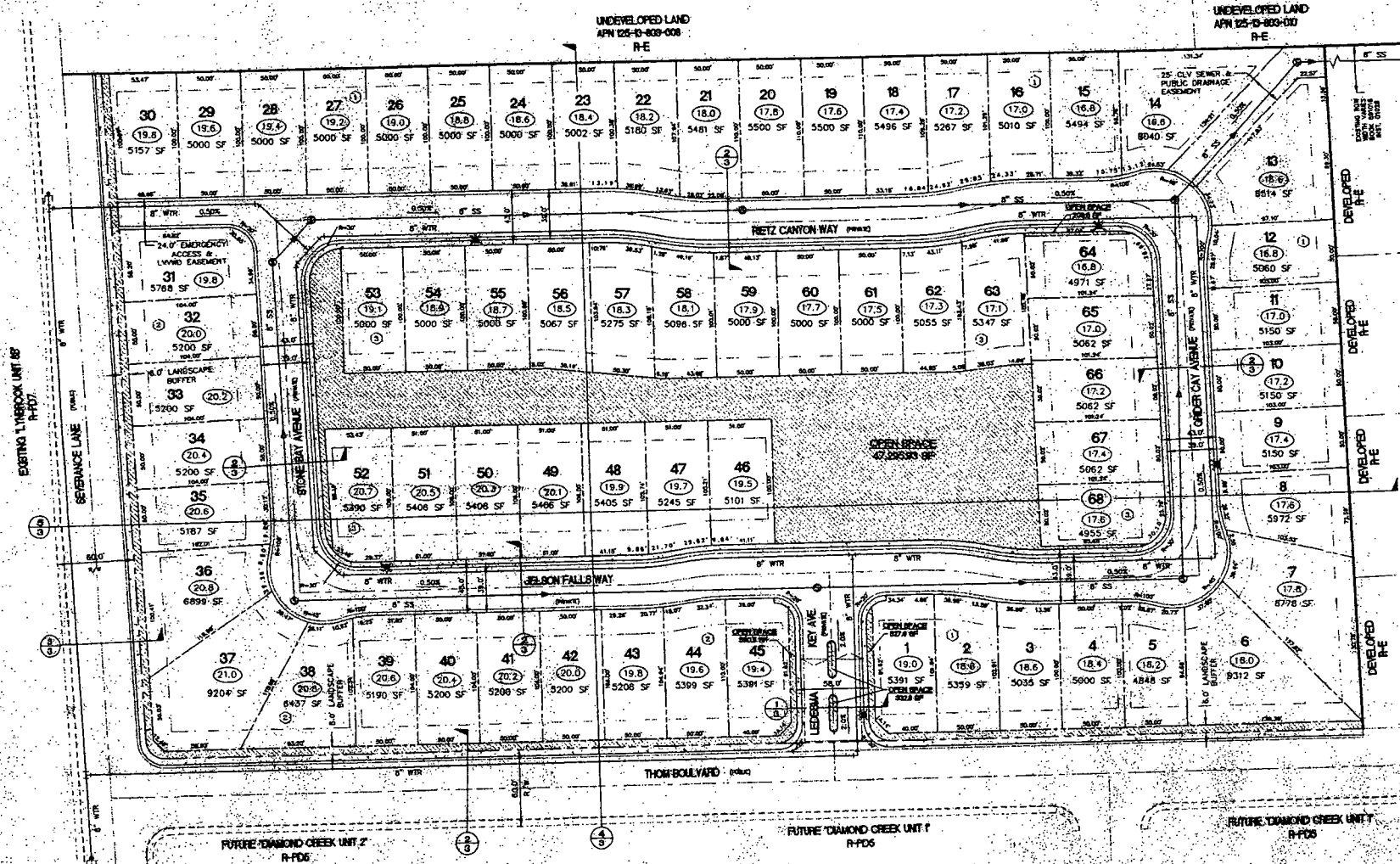


SCALE: 1" = 20'

Site Development Review 19A.10
Z-0101-01
— REVIEW OF CONDITION #10

PAVONIA ESTATES

CITY OF LAS VEGAS, NEVADA

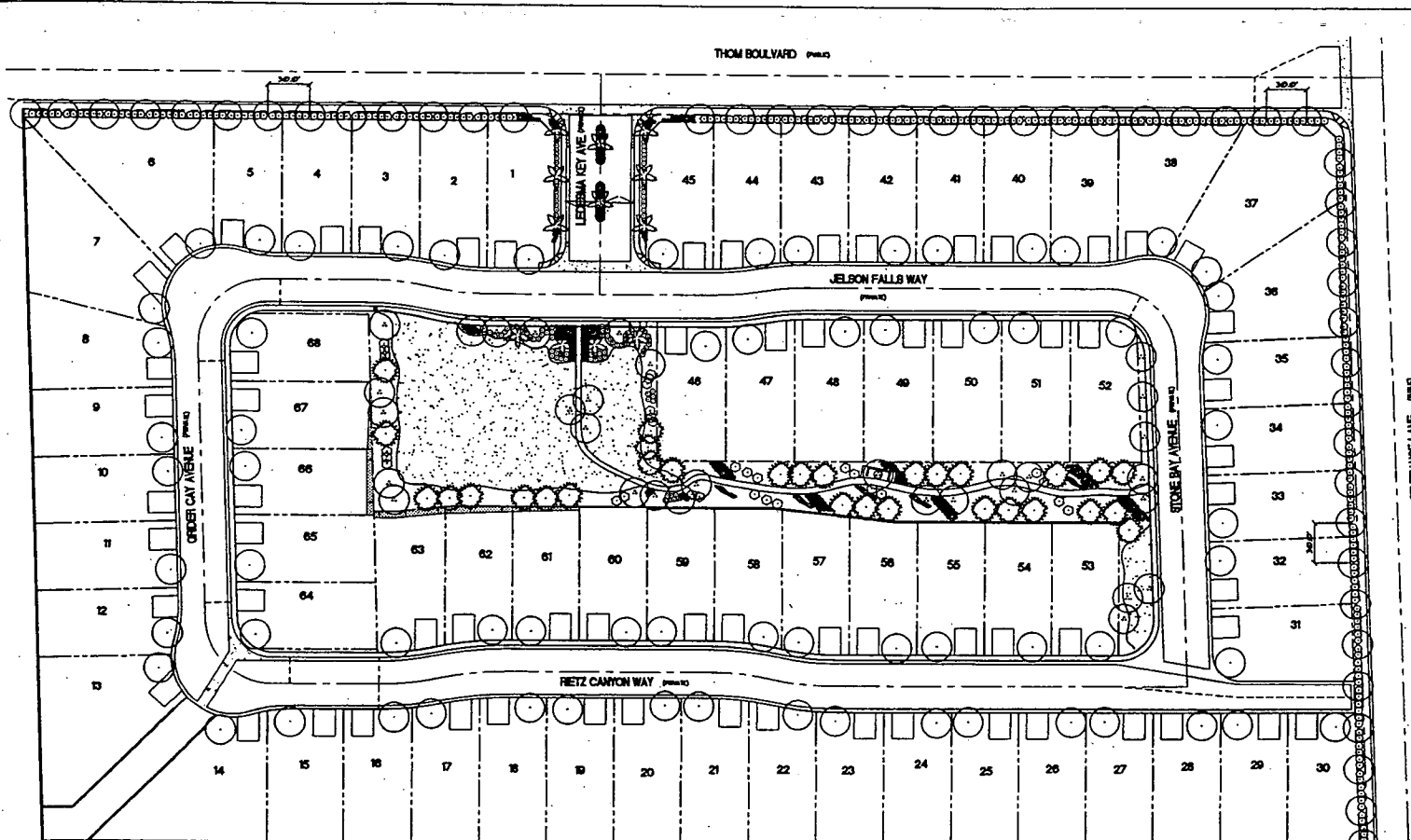


STAFF

ROC-1165

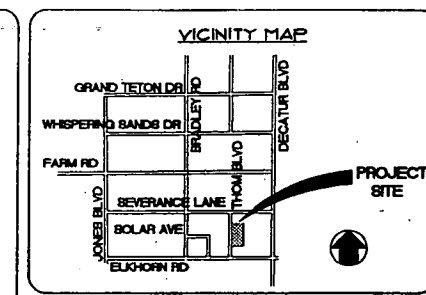
12-18-02 CC

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 03/28/01 BY 60321 DATE 03/28/01 BY 60321 DATE 03/28/01 BY 60321	
TENTATIVE MAP PAVONIA ESTATES CITY OF LAS VEGAS A PORTION OF THE SE 1/4 OF SECTION 13, TOWNSHIP 36 SOUTH, RANGE 86 EAST MDM, CLARK COUNTY, NEVADA	
DATE: 12/18/02 BY: [Signature] FOR: [Signature] SCALE: 1"=40' PROJECT NO: 501212.00	DATE: 12/18/02 BY: [Signature] FOR: [Signature] SCALE: 1"=40' PROJECT NO: 501212.00
DATE: 12/18/02 BY: [Signature] FOR: [Signature] SCALE: 1"=40' PROJECT NO: 501212.00	

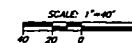


PLANT MATERIALS SCHEDULE

COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	QUANTITY	REMARKS
COYOTE PALM	WASHINGTONIA ROBUSTA	14" BUSH	AS SHOWN	12	60" HT x 18" WIDE
MEXICAN FAN PALM	PHOENIX CHLOROPHYLLUM	14" BUSH	30" O.C.	31	30" HT x 30" WIDE
THORNLESS CHILEAN PERSICARIA	PHAN. EDWARDSII	14" BUSH	30" O.C.	30	30" HT x 30" WIDE
MONDEL PINE	FRAXINUS VELUTINA	14" BUSH	30" O.C.	10	30" HT x 30" WIDE
SUGGESTIVE SHRUB MATERIALS					
RED BIRD OF PARADISE	CASUALPHEA PULCHERRIMA	10 GAL	3' O.C.	30	4' HT x 3' WIDE
CLARA INDIAN HAZEL	RHAMNUS VIRENS	10 GAL	3' O.C.	30	3' HT x 3' WIDE
GREEN CLOUD TEXAS BENDER	LEUCOPHYLLUM, GREEN CLOUD	10 GAL	4' O.C.	75	4' HT x 4' WIDE
DEER GRASS	PARLOR PALM	10 GAL	3' O.C.	100	3' HT x 4' WIDE
CHAMP ROSEMARY	ROSEMARY OFFICINALIS	10 GAL	3' O.C.	30	3' HT x 3' WIDE
LANTANA RED GOLD	LANTANA SPECIOSA	10 GAL	3' O.C.	30	3' HT x 3' WIDE
GRAVEL MULCH	3/4" DIA. INDIAN ROSE	NO FIES SCREENED IN ALL PLANTER AREAS			
TURF	ZOYSLA GRASS	N/A	N/A	N/A	N/A



STAFF



ROC-1165

12-18-02 CC

PAVONA ESTATES

CITY OF LAS VEGAS, NEVADA

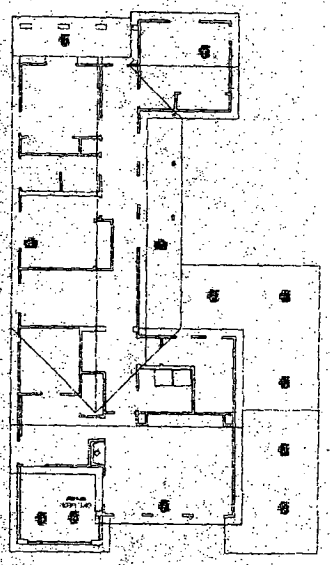
LANDSCAPE PLAN
PAYONA ESTATES
 RICHMOND AMERICAN
 CITY OF LAS VEGAS, NV.
 PROJECT NO. - RLH2321
 10/18/02
 W R G
 DESIGN INC.
 2260 CORPORATE CIRCLE, SUITE 430
 HENDERSON, NV, 89014 FAX: 702.990-9305
 702.990-9300
 PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

12-18-02 CC

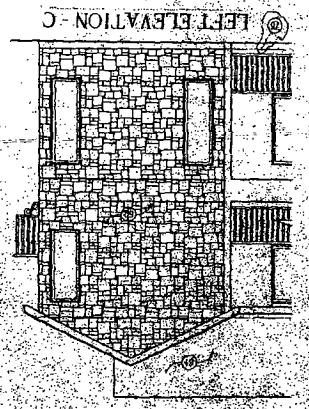
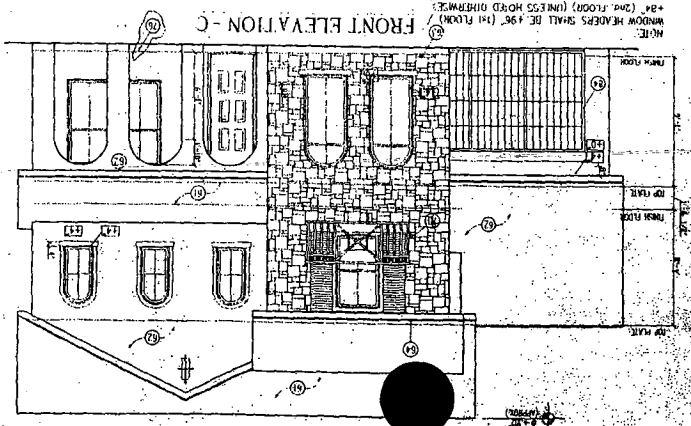
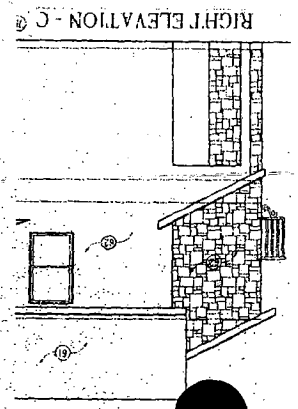
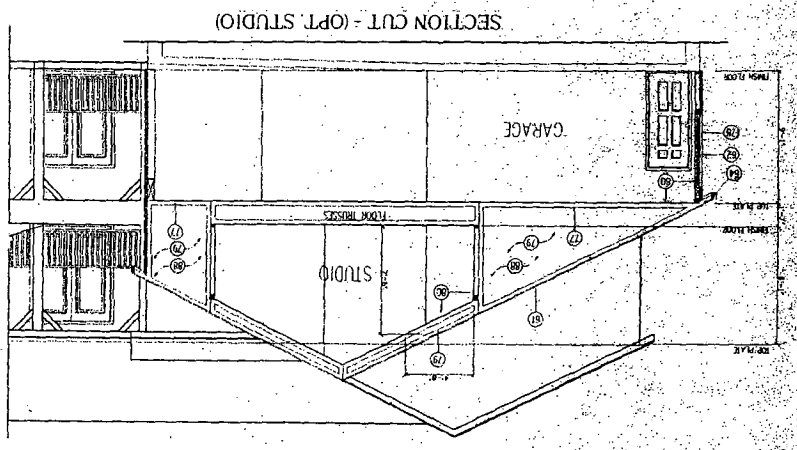
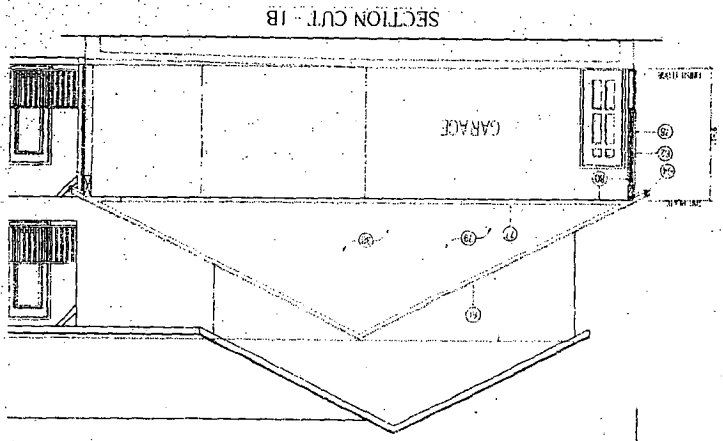
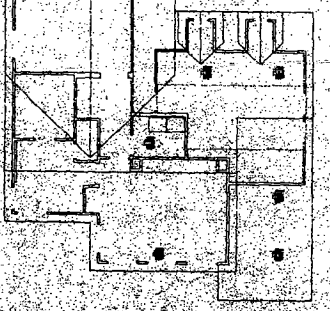
ROC-1165

STREET

ROOF LAYOUT - C ELEV.



ROOF LAYOUT (OPT. STUDIO)



4025
RICHMOND
LAS VEGAS DIVISION
720 West Peak, Suite 212
LAS VEGAS, NV 89129

STILLS

This architectural floor plan shows a building layout with several rooms and a central corridor. The rooms include a GARAGE, a STUDIO, a LIVING ROOM, a DINING ROOM, and a KITCHEN. A central CORRIDOR connects these areas. The plan is annotated with numerous numbered circles (1-24) and letters (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z) indicating specific points of interest or structural details. A diagonal line, possibly representing a ramp or a partition, runs through the lower portion of the plan. The drawing is a technical sketch with clear lines and labels.

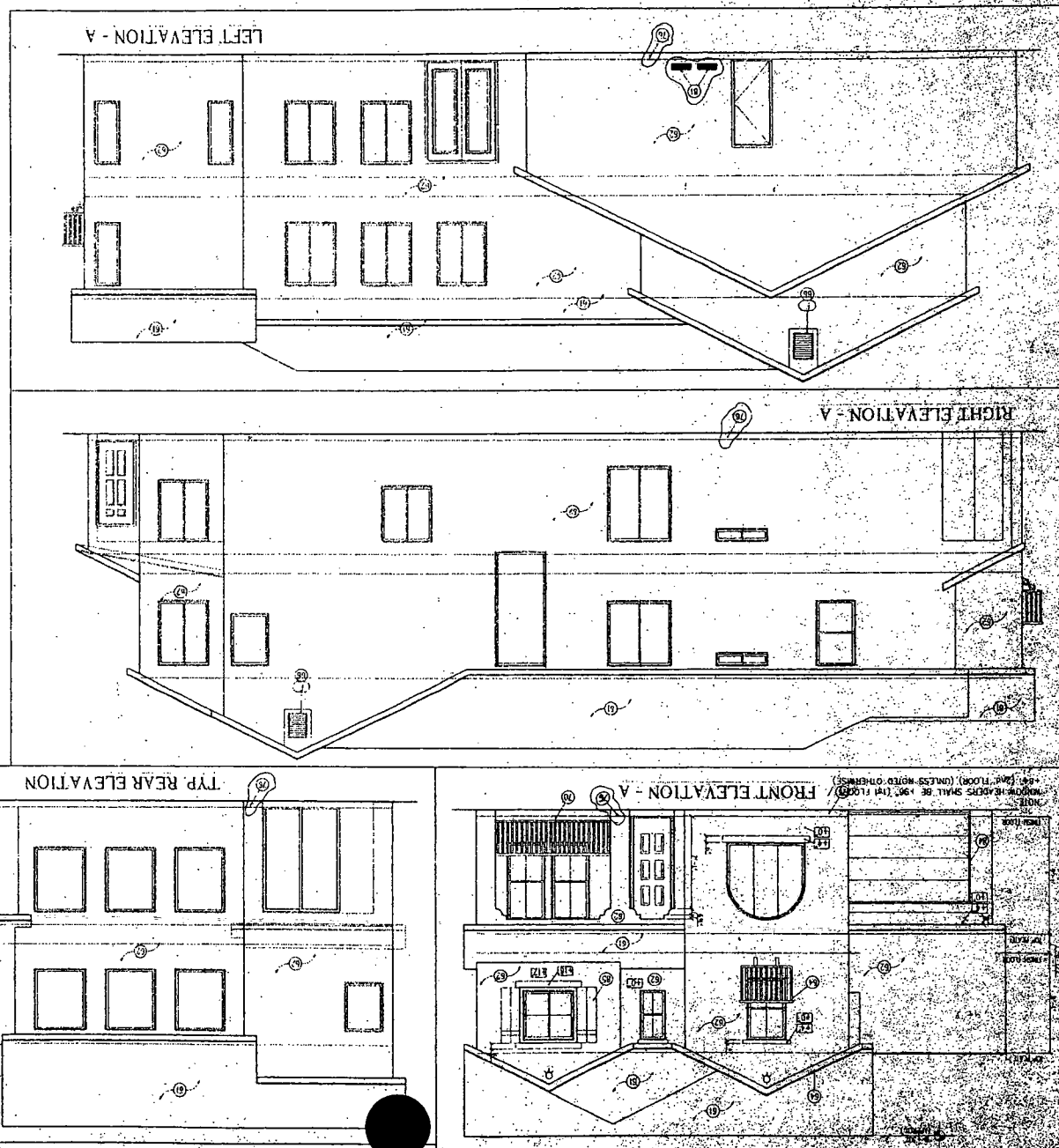
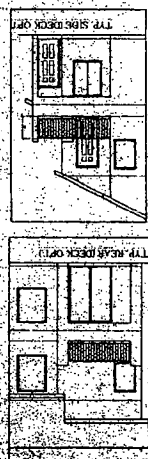
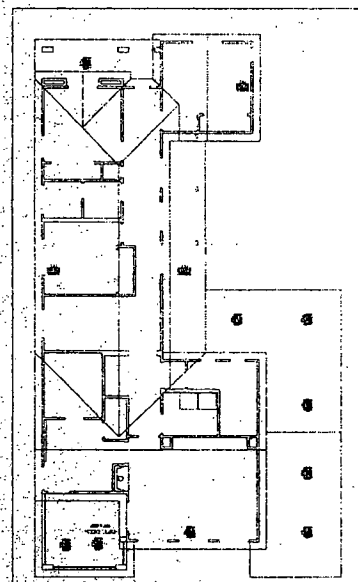
NOTE:
WINDOW HEADERS SHALL BE 48" (1st FLOOR)
+ 84" (2nd FLOOR) (UNLESS NOTED OTHERWISE)

LAS VEGAS DIVISION
7250 West Park, Suite 212
LAS VEGAS, NV 89128 (702) 240-5600

12-18-02 CC

ROC-1165

STAFF



KEEP ON JOB SITE
AT ALL TIMES FOR
INSPECTORS USE

A2-A

Ernest G. Loring

4025

ROOF LAYOUT / FRONT, REAR, AND SIDE
OF ELEVATION - A

RICHMOND
CLARK COUNTY, HENDERSON,
LAS VEGAS & NORTH LAS VEGAS

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

Donn & Calie Carpenter

7314 Platinum Creek St.

Las Vegas, NV 89131

(702) 515-0340

December 8, 2002

Barbara Jo Ronemus
City Clerk
First Floor, City Hall
400 Stewart Avenue
Las Vegas, NV 89101

RECEIVED
CITY CLERK

2002 DEC 11 A 11:06

Re: Case-1165 (12513810017)

Barbara Jo Ronemus

I wish to object to the request by Richmond American Homes plan review (Z-0101-01(1) for condition #9 to be revised. This is the second request by the developer to alter site development plans. As a resident of Diamond Creek, directly opposite this development, I object to plans to increase options to have two story homes with second and third story lofts. We purchased our home with the understanding of what was accepted by City Council. Richmond American Homes should abide by their original development plans and not impose on neighboring communities.

I am a 14 year resident of Las Vegas and teach in the public school system. I urge City Council to stand up to this developer and make them conform to their original site plan. It is in the best interest of your constituents.

Thanks for your service,

Donn & Calie Carpenter
Donn Carpenter

Protest

Submitted after final agenda

Date 12/11/02 Item #129

RECEIVED
CITY CLERK

2002 DEC 16 A 11: 25

December 12, 2002

City Clerk
1st Floor
City Hall
400 Stewart Avenue
Las Vegas, NV 89101

Honorable City Council Members:

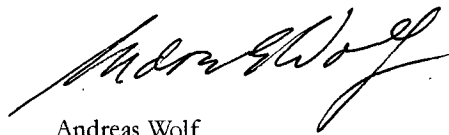
SUBJECT: CASE ROC-1165

I have received notice that Richmond American Homes is seeking approval to construct what would effectively be 2 and 3 story homes on-a parcel-that-is currently restricted to only single story homes....As a recent homebuyer in a neighborhood immediately adjacent to the parcel where these taller homes would be built, I must raise my voice in protest against this proposal.

The neighborhoods in the area around this parcel consist exclusively of single story and 2-story homes. Allowing Richmond American to construct any 3-story units on the parcel would be aesthetically disruptive and destroy the character of the existing neighborhoods. The visually massive scale of three-story homes in this area is not harmonious with the surrounding area and would also reduce the value of surrounding homes, which would appear less appealing and thus suffer from a reduced real estate value.

In general, it appears that no one would derive any benefit from the approval of Richmond American's request other than, in the short term, Richmond American. In the long term, many neighbors would suffer from a blight on their neighborhood, and reduced property values would adversely affect the County as well. In balance, I urge you in the strongest possible terms to deny this request to change the status quo in my neighborhood.

Respectfully,



Andreas Wolf

Protest

7346 EMERALD BROOK STREET
LAS VEGAS NV 89131

Submitted after final agenda

Date 12/16/02 Item #129

December 12, 2002

RECEIVED
CITY CLERK

2002 DEC 16 A 11: 25

City Clerk
1st Floor
City Hall
400 Stewart Avenue
Las Vegas, NV 89101

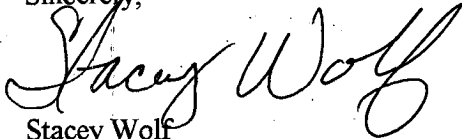
Subject: Case ROC_1165

Ladies and Gentlemen of the City Council:

As a resident of a new community that borders the Richmond American site, I am strongly opposed to the request from Richmond American to allow one-story and two-story homes with a second and third story loft option on a site previously approved for single story homes only. Part of what attracted my family to this particular area was the view of the surrounding mountains as well as the view of down town. If Richmond American's request is approved, it will severely limit the view from many surrounding properties. In addition, none of the other residential communities in the surrounding area have three story homes. If Richmond American were granted approval to build three story homes in their community, it would be out of sync with the character of the surrounding area and in turn would decrease our property values.

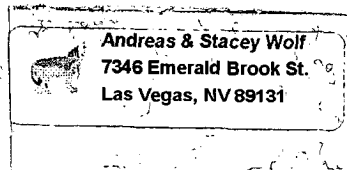
Please take these issues into consideration, and deny Richmond American's request.

Sincerely,



Stacey Wolf
Resident of Diamond Creek Community

Protest



Submitted after final agenda

Date 12/16/02 Item # 129

City of Las Vegas

Agenda Item No. 130

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: DECEMBER 18, 2002****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - Z-0073-02(1) - FALLING ROCK, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF SOUTHWEST DESERT EQUITIES LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 261-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 21.5 acres adjacent to the south side of Gowan Road, approximately 700 feet east of Cliff Shadows Parkway (APN: 137-12-301-005, 006, 013, 014, and a portion of 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

BROWN – APPROVED subject to conditions and amending Condition #5 to read:

5. The developer shall redesign the site plan to the satisfaction of the Planning and Development Department, to address the following concerns:

- Extend the southern open space area to reach the street; and
- Ensure that no lot perimeter walls are located in the front yard setback of an adjacent lot.

– UNANIMOUS



Agenda Item No. 130

CITY COUNCIL MEETING OF DECEMBER 18, 2002
 Planning and Development Department
 Item 130 – Z-0073-02(1)

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner and Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She indicated that the site has been redesigned to address all of staff's concerns. She asked that the first bullet on Condition #5 be deleted. ROBERT GENZER, Director, Planning and Development Department, agreed with ATTORNEY LAZOVICH'S request. MR. GENZER indicated that the second bullet in Condition #5 should be eliminated as well. ATTORNEY LAZOVICH concurred.

TODD FARLOW, 240 North 19th Street, clarified with MR. GENZER that the trails on Cliff Shadows Parkway have been addressed.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:38 – 1:40)

3-987

CONDITIONS:

Planning and Development

1. A Rezoning (Z-0073-02) to a PD (Planned Development) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: the building height shall not exceed two stories or 35 feet, whichever is less. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3.5 feet on the side, 7.5 feet on the corner side, and 6 feet in the rear.

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 130 – Z-0073-02(1)

MINUTES – Continued:

5. The developer shall redesign the site plan to the satisfaction of the Planning and Development Department, to address the following concerns:
 - Realign lots on eight-unit clusters to have outer lots facing the flanking streets;
 - Identify and provide a number of guest parking spaces to meet code requirements;
 - Extend the southern open space area to reach the street; and
 - Ensure that no lot perimeter walls are located in the front yard setback of an adjacent lot.
6. The applicant shall work with the master developer to determine the proportionate share of the cost of provision of infrastructure and services.
7. The applicant shall contribute \$150,000 toward the cost of park 2 within the Lone Mountain West Master Plan Area, prior to the issuance of any building permits.
8. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
10. A detailed landscaping plan depicting the multi-use trails along Novat Street and Buckskin Avenue alignment must be submitted prior to or at the same time application is made for a building permit.
11. Air conditioning units shall not be mounted on rooftops.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

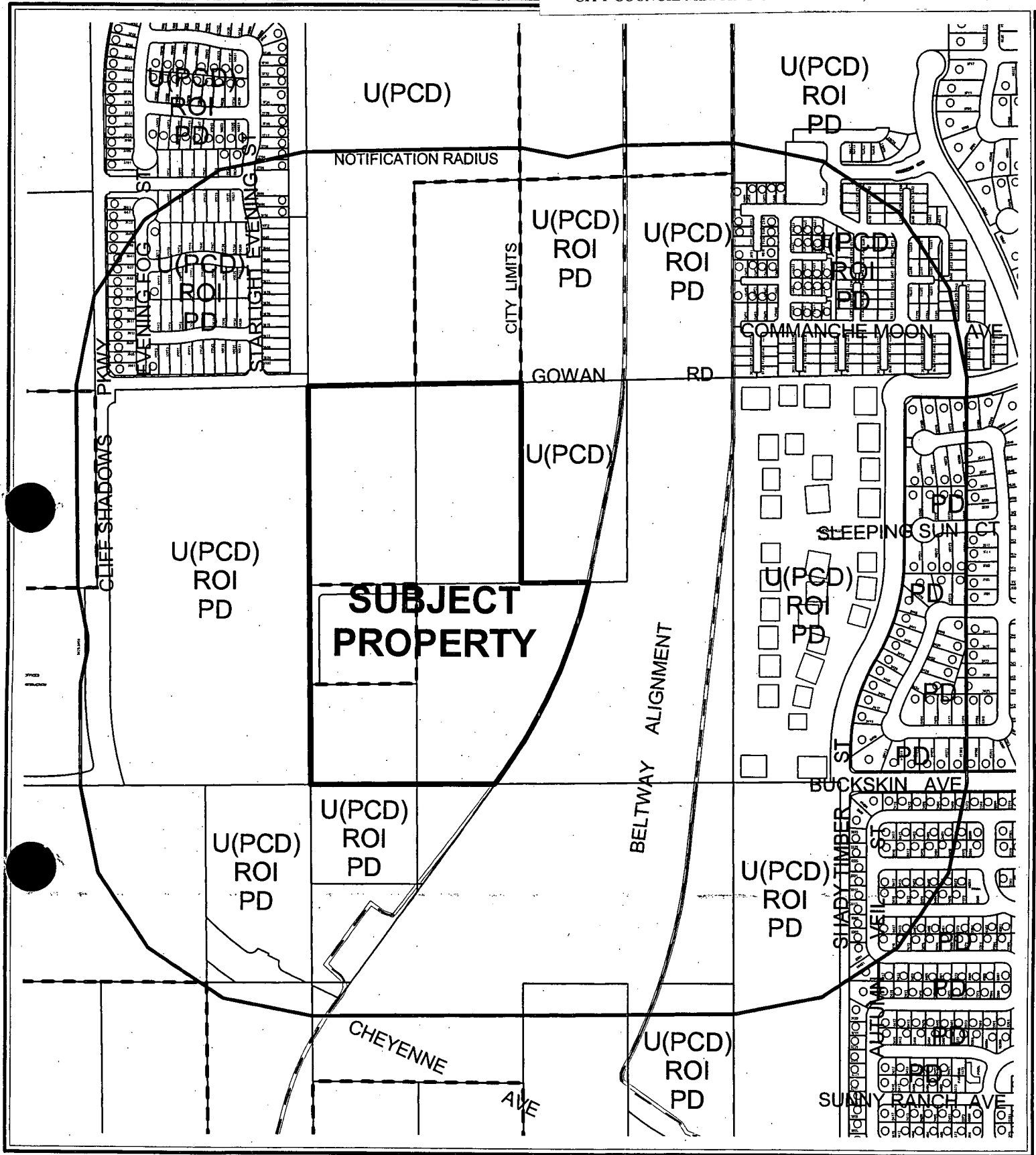
CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 130 – Z-0073-02(1)

MINUTES – Continued:

14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All active gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a.
17. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
18. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
20. Site development to comply with all applicable conditions of approval for Z-0073-02 and any other subsequent site-related actions.



CASE: Z-0073-02(1)

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet



130



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 18, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE ITEM - Z-0073-02(1) - FALLING ROCK, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF RICHMOND AMERICAN HOMES

THIS ITEM WAS HELD IN ABEYANCE FROM THE DECEMBER 4, 2002 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to:

Planning and Development

1. A Rezoning (Z-0073-02) to a PD (Planned Development) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: the building height shall not exceed two stories or 35 feet, whichever is less. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3.5 feet on the side, 7.5 feet on the corner side, and 6 feet in the rear.
5. The developer shall redesign the site plan to the satisfaction of the Planning and Development Department, to address the following concerns:
 - Realign lots on eight-unit clusters to have outer lots facing the flanking streets;
 - Identify and provide a number of guest parking spaces to meet code requirements;
 - Extend the southern open space area to reach the street; and
 - Ensure that no lot perimeter walls are located in the front yard setback of an adjacent lot.
6. The applicant shall work with the master developer to determine the proportionate share of the cost of provision of infrastructure and services.

Z-0073-02(1) - Page Two
December 18, 2002 City Council Meeting

7. The applicant shall contribute \$150,000 toward the cost of park 2 within the Lone Mountain West Master Plan Area, prior to the issuance of any building permits.
8. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
10. A detailed landscaping plan depicting the multi-use trails along Novat Street and Buckskin Avenue alignment must be submitted prior to or at the same time application is made for a building permit.
11. Air conditioning units shall not be mounted on rooftops.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All active gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a.
17. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
18. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Z-0073-02(1) - Page Three
December 18, 2002 City Council Meeting

19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
20. Site development to comply with all applicable conditions of approval for Z-0073-02 and any other subsequent site-related actions.

Z-0073-02(1) - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for approval of a Site Development Plan Review for a proposed 261-lot single-family detached development adjacent to the south side Gowan Road, approximately 700 feet east of Cliff Shadows Parkway. The applicant's justification letter states the request is in conformance with the General Plan and will allow for the development of an upscale cluster development.

On October 31, staff met with the applicant to discuss concerns raised at the Planning Commission meeting. Items discussed were concerns related to the "canyon effect" created by the tight setbacks and parking issues. The applicant was asked to provide a parking analysis on how private driveway and guest parking concerns would be alleviated. On November 4, the applicant submitted a revised site development plan. The open space has been divided into three areas that help reduce the canyon effect on the interior of the project. If the open space areas were extended to the interior streets, it would help reduce the monotonous design of the project. The number of homes fronting along the 25 foot wide private driveways has been reduced from eight to five in the interior of the project. A note was placed on the face of the stating that the parking requirements are met by two car garages and available parking in the driveways that meet the standard of two parking spaces per unit. However, staff has not received elevations with two car garages and still has some concerns with how parking and traffic flow will work on the private driveways.

In summary, the revisions submitted by the applicant are an improvement over the previous site plan. However, additional changes, such as turning some house so fronts of residences face sides of others and extending the open space to break up lots along the interior streets, would create a more functional design.

BACKGROUND DATA

- 05/01/02 The City Council approved a Major Modification to the Lone Mountain West Master Plan [Z-0024-99(37)] to ML (Medium-Low Density Residential) and to add approximately 20 acres to the overall plan area. The Planning Commission recommended Approval.
- 10/24/02 The Planning Commission recommended approval of General Plan Amendment (GPA-0040-02) to change the alignment of a proposed trail; a Major Modification to the Lone Mountain West Master Plan [Z-0024-99(48)] to allow the relocation of a trail alignment; and a Rezoning (Z-0073-02) to PD (Planned Development) Zoning on this site. The Planning Commission held the site development plan review, [Z-0073-02(1)] in abeyance to the November 7, 2002 meeting.

Z-0073-02(1) - Page Two
December 18, 2002 City Council Meeting

11/07/02 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #12).

DETAILS OF APPLICATION REQUEST

Site Area:	21.8	Acres
Number of Lots:	261	Lots
Density:	11.97	Dwelling Units Per Acre
Open Space Required:	1.49	Acres (64,904 square feet)
Open Space Provided:	1.97	Acres (86,130 square feet)
Proposed Setbacks		
Front:	18	Feet (to garage)
	10	Feet (to living space)
Side:	3.5	Feet
Corner Side:	7.5	Feet
Rear:	6	Feet

Access to the site is from two fifty-foot wide driveways from Novat Street. Thirty-nine foot wide private streets will serve as the major streets within the subdivision. Smaller twenty-five foot wide stub drives will access the majority of the lots within the subdivision.

Landscaping will be provided within a ten-foot wide landscape planter along the Gowan Road frontage. The fifty-foot wide power line trail is provided adjacent to the east side of Novat Street. And a thirty-foot wide trail is provided along the Buckskin Avenue frontage. An interior pocket park of nearly an acre is shown located centrally within the development. Smaller open space areas are shown throughout the development.

The submitted elevations depict a two-story product that ranges from 1,195 square feet to 1,473 square feet. The buildings will consist of stucco wall construction with tile roofs.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	Unincorporated Clark County	Undeveloped
	U (Undeveloped) PCD (Planned Community Development)	
	General Plan Designation	Undeveloped
South	U (Undeveloped) PCD (Planned Community Development)	
	General Plan Designation under ROI to PD (Planned Development)	Undeveloped
East	Unincorporated Clark County	Beltway Alignment
West	U (Undeveloped) PCD (Planned Community Development)	
	General Plan Designation under ROI to PD (Planned Development)	Undeveloped

Z-0073-02(1) - Page Three
December 18, 2002 City Council Meeting

ANALYSIS & FINDINGS

ZONING

The PD (Planned Development) zoning district is intended to permit and encourage comprehensively planned developments. This property is located within the boundaries of the Lone Mountain West Master Plan area. The Lone Mountain West Master Plan designates this site as ML (Medium-Low Density Residential). The proposed cluster development is consistent with the Lone Mountain West Master Plan.

SITE PLAN

The revised site plan has three areas of open space with lots placed around each open space. The number of lots fronting the 25-foot wide private driveways has been reduced from 8 to 5 lots in the interior of the site. These changes have alleviated some of the concerns regarding the monotonous design of the project. The design would be more innovative if some lots were reconfigured so that they all don't face a street, or another lot. Also, the open space areas should be extended to the interior streets break up long rows of homes without varying front setbacks. Staff still has concerns regarding guest and parking on the private driveways, which are substandard cul-de-sacs.

LANDSCAPE PLAN

The proposed landscaping depicts an attractive plan for the outside periphery of the development. However, the interior of the development does not provide much in the way of amenities and landscaping, with the exception of the park area as the entry feature of the development. The proposed landscape plans do not demonstrate compliance with the Lone Mountain West Development Plan plant palette.

Map Number 8 of the Transportation Trails Element of the General Plan indicates a multi-use trail alignment along the east side of Novat Street. The applicant is proposing a General Plan Amendment and a Major Modification to the Lone Mountain West Master Plan to realign the multi-use trail along the Buckskin Avenue alignment. The submitted site plan indicates a fifty foot wide multi-use trail along the Novat Street frontage and a thirty-foot wide multi-use trail along the Buckskin Avenue alignment, thereby showing compliance with the Transportation Trails Element of the General Plan and the trails element of the Lone Mountain West Master Plan.

Section 2.3.7 of the Lone Mountain West Master Plan states that developers are responsible for providing a certain amount of open space within their development. This amount is determined by taking the number of acres outside the original development multiplied by the pocket park multiplier. In this case, a total amount of 1.49 acres of park ($19.36 \times 0.0769 = 1.49$). The submitted site plan is in conformance with the open space requirement in that the site indicates a total of 1.97 acres of pocket parks or 85,813.2 square feet of pocket park space.

Z-0073-02(1) - Page Four
December 18, 2002 City Council Meeting

In addition to providing open space within a development, Section 2.3.7 of the Lone Mountain West Master Plan also requires a contribution be made toward an overall park. These contributions is figured by taking the number of acres outside of the original development multiplied by the park contribution multiplier and then multiply that figure by a cost of \$300,000 per acre of park. In this case, the contribution would be \$150,000 ($19.36 \times 0.0258 = 0.50 \times \$300,000 = \$150,000$).

ELEVATIONS

The submitted elevations indicate options in the architectural treatment of the product. However, a single product is provided. Each house is virtually identical in height and mass. The floor plan indicates that only a one-car garage is provided for each residence. Two and three bedroom products are offered. The capacity of parking is clearly insufficient considering the fact that no on-street or guest parking provided.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19.18.050, the Planning Commission or City Council to affirm all of the following:

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

The proposed development is not compatible with adjacent development in the area. The standard 31 foot by 58 foot lot size is smaller than other developments in this area of the city. The reduced cul-de-sac provided is also an unusual feature of this project, which is not in conformance with the standards of Lone Mountain West Master Plan.

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

The proposed development is not consistent with the General Plan, i.e., the Lone Mountain West Master Plan. It is not consistent with the design standard manual or the landscape, wall and buffer standards. The site development plan's substandard lot size, setbacks and landscaping do not meet the expectations of a planned development in this area of the city.

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

The two accesses onto Novat Street should be sufficient for the development and will not impact adjacent neighborhood traffic.

Z-0073-02(1) - Page Five
December 18, 2002 City Council Meeting

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

The proposed building design and landscaping materials are not appropriate for the area. The repetitiveness of the same product with different colors does not provide the streetscape expected of developments in the Lone Mountain West Master Plan area. The interior landscaping is not sufficient for this type of development.

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.”**

The proposed building elevations indicate variation in color and architectural themes. However, there is no variation in building mass or general appearance of the front elevation. For example, the front door is also located in the middle of the first floor of each product. The garage is always a one-car garage on the west side of the house. The second floor is always split in half and all of the building heights appear to be the same. Combined with the reduced front setback of only 10 feet, the streetscape will be monotonous and repetitive.

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

The proposed residential development will be subject to all of the requirements of the Uniform Building Code, the proposal will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

The Planning Commission voted to approve the project addition Condition #5 in its entirety.

NOTICES MAILED 170 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Z-0073-02(1) APN: 137-12-301-013

Name of Property Owner: Donald R. and Beth L. Sylvester

Name of Applicant: Southwest Desert Equities, 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: Donald R. Sylvester

Subscribed and sworn before me

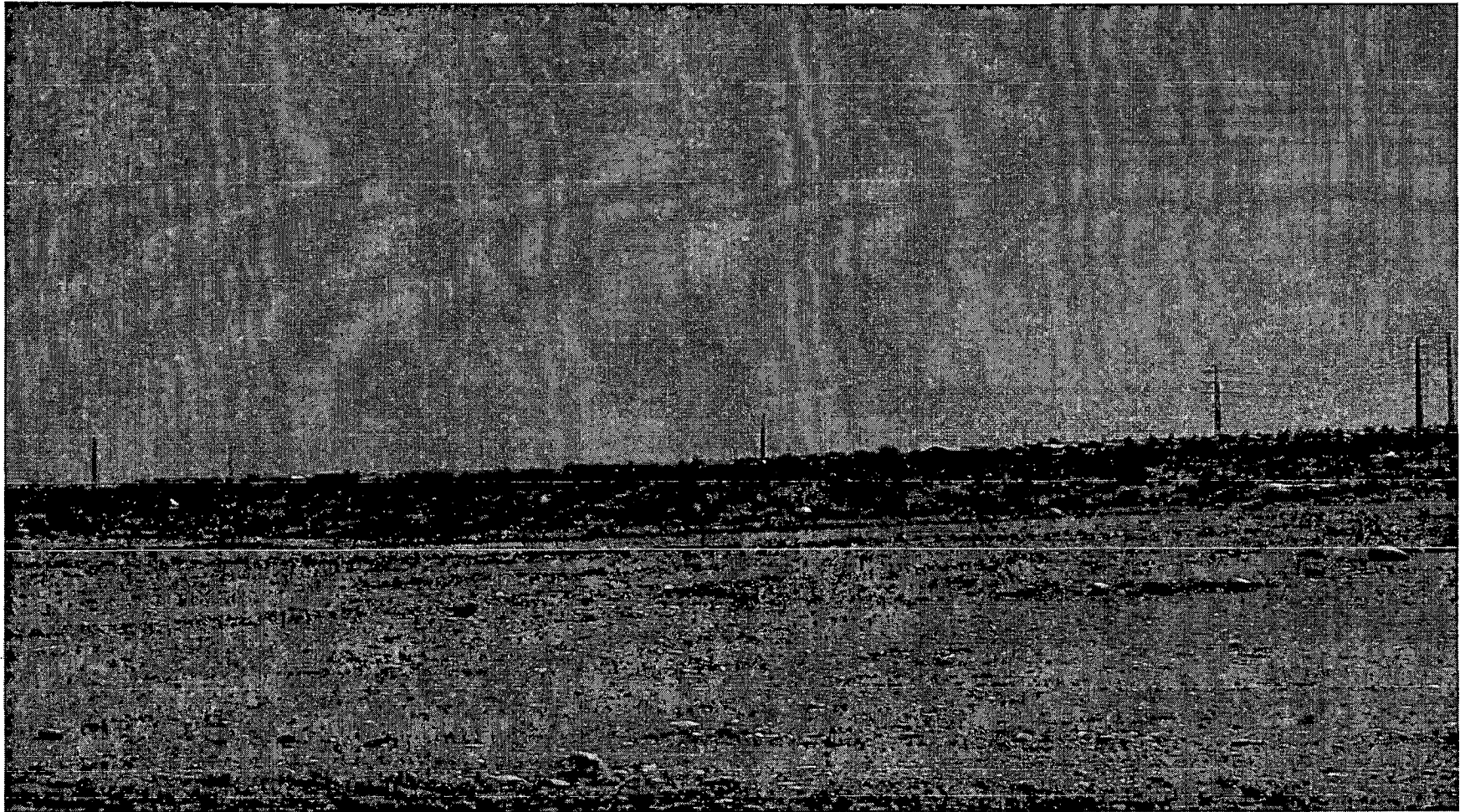
This 21 day of August, 2002

Michael R. Williams
Notary Public in and for said County and State





 NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2006



Z-0073-02(1) - FALLING ROCK, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF RICHMOND
AMERICAN HOMES
SOUTH OF GOWAN ROAD, APPROXIMATELY 700 FEET EAST OF CLIFF SHADOWS PARKWAY
NOVEMBER 7, 2002 PLANNING COMMISSION

City of Las Vegas

Agenda Item No. 131

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: DECEMBER 18, 2002****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-1122 - DON AND JUDITH TINGEY, ET AL - Request for a Site Development Plan Review FOR A 73 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 24.34 acres adjacent to the northwest corner of Tropical Parkway and Jones Boulevard (APN: 125-26-602-001, 125-26-604-004, 005, 006, 009, 010, and 011), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre and R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

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

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

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

CHRIS ARAMBULA, 401 North Buffalo Drive, appeared on behalf of the applicant and concurred with staff's conditions.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:40 - 1:41)

3-1974



Agenda Item No. 131

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 131 – SDR-1122

CONDITIONS:

Planning and Development

A) Project Conditions:

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The setbacks for this development shall be a minimum of 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
3. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

B) Standard Conditions:

4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. The building height shall not exceed two stories or 35 feet, whichever is less.
6. Air conditioning units shall not be mounted on rooftops.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.

**Agenda Item No. 131**

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 131 – SDR-1122

CONDITIONS – Continued:**Public Works****A) Project Conditions:**

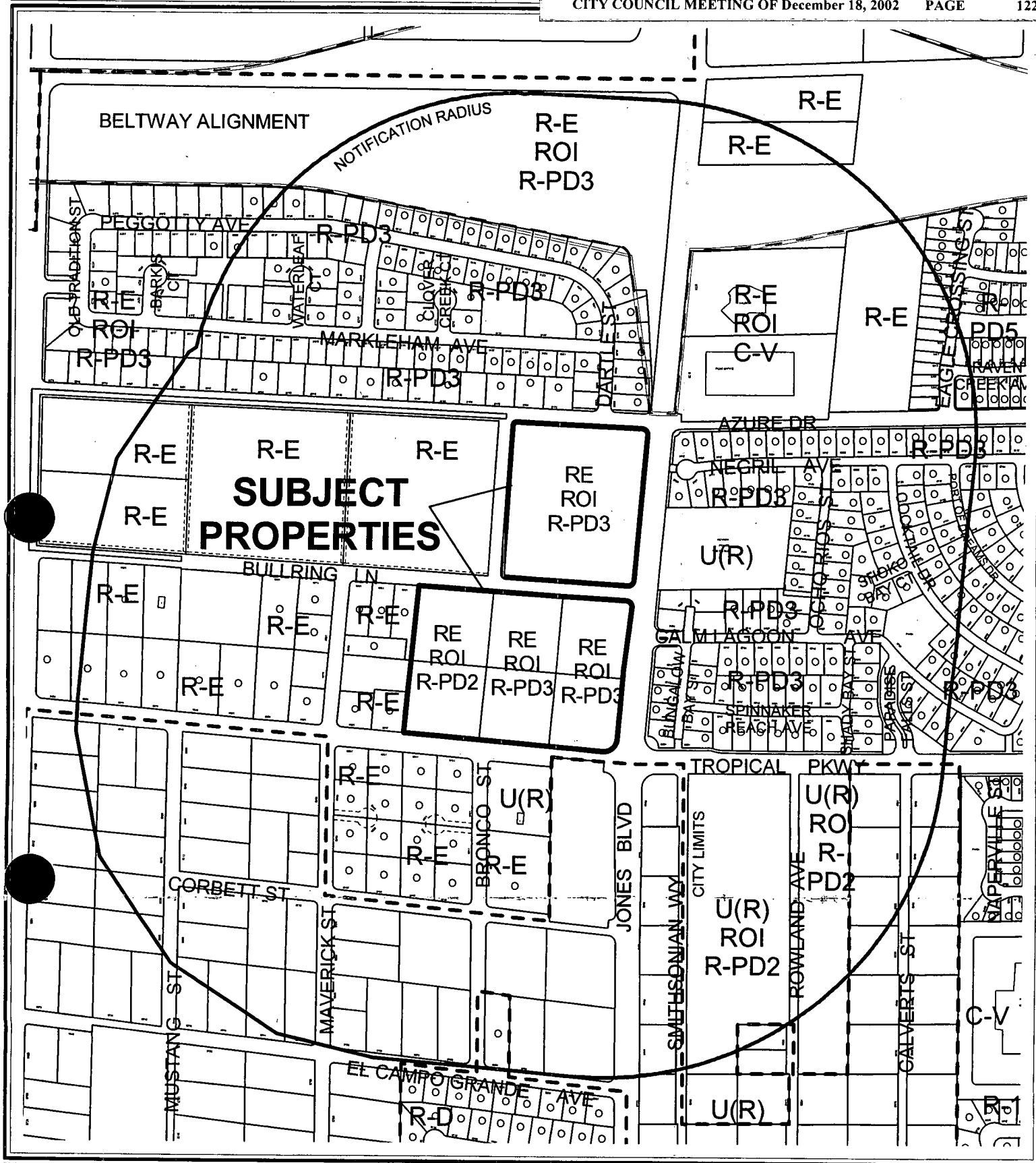
11. Submit a Petition of Vacation to vacate Bullring Avenue and Bronco Street where in conflict with this plan. Said Petition of Vacation shall be acted upon by City Council prior to the submittal of any Final Maps for this site. If the Petition of Vacation is denied, then a new Site Development Plan Review acknowledging the existing rights-of-way shall be submitted and approved.
12. Construct all incomplete half-street improvements, including appropriate overpaving, on Azure Drive adjacent to this site 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. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
13. Original condition of approval #4 of Z-0059-02 is hereby revised to: Construct all incomplete half-street improvements, including appropriate overpaving, on Jones Boulevard, Tropical Parkway, and Bullring Lane, including the full-width of the terminating cul-de-sac on Bullring Lane, if allowed by a future Petition of Vacation, adjacent to this site concurrent with development of this site. Additionally, if a Petition of Vacation for Bronco Street is denied, then construct half street improvements adjacent to this site for Bronco Street. 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. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
14. Original Condition of Approval #5 of Z-0059-02 is hereby revised to read: Extend public sewer from a location and in an alignment acceptable to the City Engineer to the west edge of this site in Tropical Parkway and provide a stub to the western edge of this site in Bullring Lane in a location and to a depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

**Agenda Item No. 131**

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 131 – SDR-1122

CONDITIONS – Continued:

15. Site development to comply with all applicable conditions of approval for Z-0059-02, Z-0118-96, and all other subsequent site-related actions.
- B) Standard Conditions:
16. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.



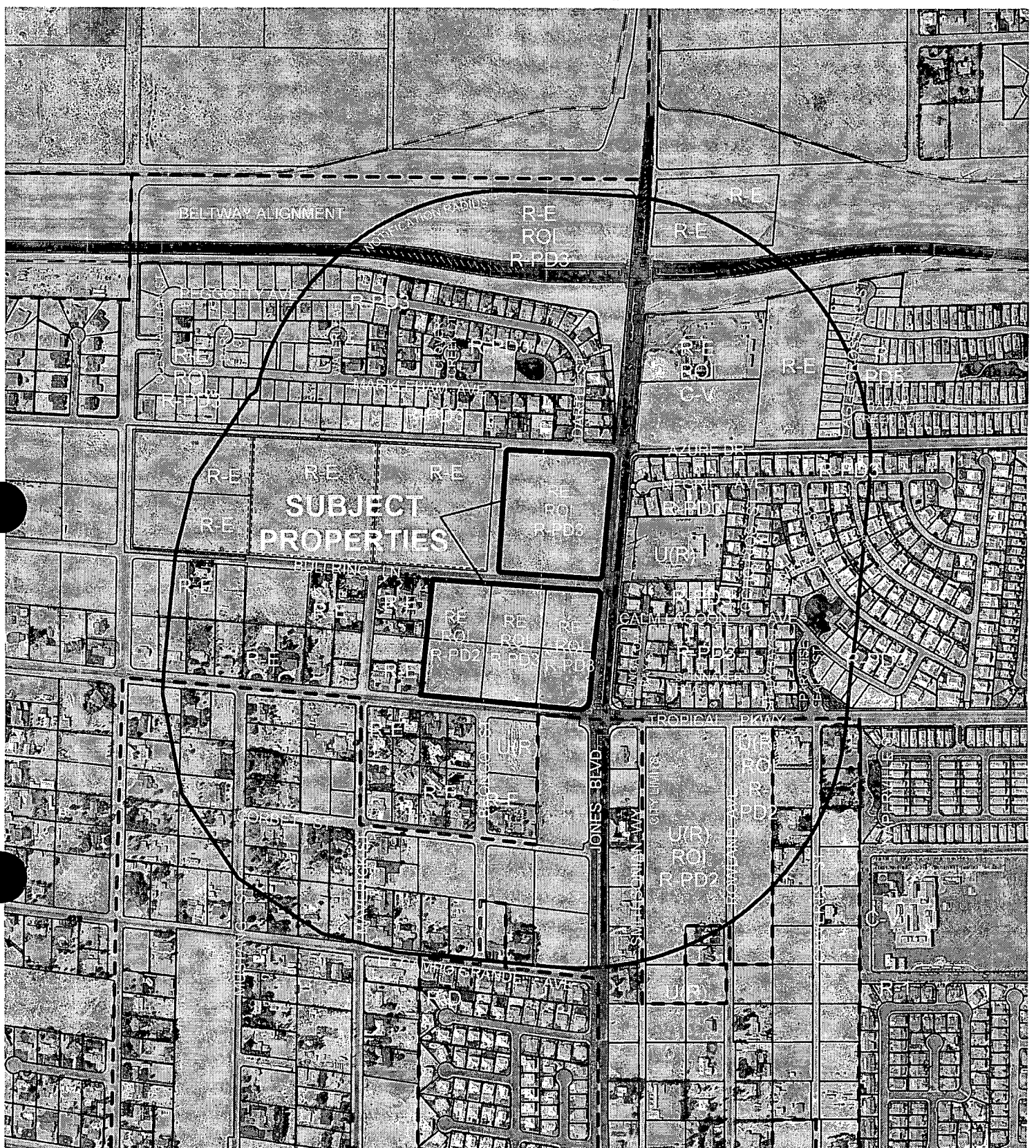
CASE: SDR-1122

RADIUS: 1320 FT

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

131





CASE: SDR-1122

RADIUS: 1320 FT

0 500 1000 Feet

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



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 18, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-1122 - DON AND JUDITH TINGEY, ET AL

**** CONDITIONS ****

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

Planning and Development

A) Project Conditions:

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The setbacks for this development shall be a minimum of 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
3. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

B) Standard Conditions:

4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. The building height shall not exceed two stories or 35 feet, whichever is less.
6. Air conditioning units shall not be mounted on rooftops.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.

SDR-1122 - Page Two
December 18, 2002 City Council Meeting

Public Works

A) Project Conditions:

11. Submit a Petition of Vacation to vacate Bullring Avenue and Bronco Street where in conflict with this plan. Said Petition of Vacation shall be acted upon by City Council prior to the submittal of any Final Maps for this site. If the Petition of Vacation is denied, then a new Site Development Plan Review acknowledging the existing rights-of-way shall be submitted and approved.
12. Construct all incomplete half-street improvements, including appropriate overpaving, on Azure Drive adjacent to this site 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. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
13. Original condition of approval #4 of Z-0059-02 is hereby revised to: Construct all incomplete half-street improvements, including appropriate overpaving, on Jones Boulevard, Tropical Parkway, and Bullring Lane, including the full-width of the terminating cul-de-sac on Bullring Lane, if allowed by a future Petition of Vacation, adjacent to this site concurrent with development of this site. Additionally, if a Petition of Vacation for Bronco Street is denied, then construct half street improvements adjacent to this site for Bronco Street. 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. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
14. Original Condition of Approval #5 of Z-0059-02 is hereby revised to read: Extend public sewer from a location and in an alignment acceptable to the City Engineer to the west edge of this site in Tropical Parkway and provide a stub to the western edge of this site in Bullring Lane in a location and to a depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
15. Site development to comply with all applicable conditions of approval for Z-0059-02, Z-0118-96, and all other subsequent site-related actions.

B) Standard Conditions:

16. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

SDR-1122 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This request is for a Site Development Plan Review for a 73 lot single-family residential subdivision.

B) *Applicant's Justification*

The applicant's justification letter states that the proposed development is harmonious with developments in the area in terms of density. Additionally, the proposed development is consistent with the general plan designation for the site.

BACKGROUND INFORMATION

A) *Previous Actions*

- 11/24/97 The City Council approved a Rezoning (Z-0118-96) for a portion of the subject site as part of a larger request. The Planning Commission denied the request.
- 08/21/02 The City Council approved a General Plan Amendment (GPA-0025-02) for a portion of the subject site. The Planning Commission recommended approval.
- 09/04/02 The City Council approved a Rezoning (Z-0059-02) and a Site Development Plan Review [Z-0059-02(1)] for a portion of the subject site. The Planning Commission recommended approval.
- 11/21/02 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #72).

B) *Pre-Application Meeting*

A pre-application meeting was held on October 2, 2002. A site plan, landscape plan, and elevations were presented for discussion.

C) *Neighborhood Meetings*

A neighborhood meeting is not required as part of a Site Development Plan Review application.

SDR-1122 - Page Two
December 18, 2002 City Council Meeting

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 24.34 acres

B) *Existing Land Use*

Subject Property: Undeveloped
North: Single Family Dwellings
South: Undeveloped and Single Family Dwellings
East: Single Family Dwellings and Nevada Power Substation
West: Undeveloped and Single Family Dwellings

C) *Planned Land Use*

Subject Property: DR (Desert Rural Density Residential) and R (Rural Density Residential)
North: R (Rural Density Residential)
South: R (Rural Density Residential)
East: L (Low Density Residential) and PF (Public Facilities)
West: DR (Desert Rural Density Residential)

D) *Existing Zoning*

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

E) *General Plan Compliance*

Centennial Hills General Plan

The Centennial Hills Sector Plan designates the western portion of this property as DR (Desert Rural Density Residential). The remaining portion of the site is designated R (Rural Density Residential).

SDR-1122 - Page Three
December 18, 2002 City Council Meeting

F) Special Districts/Zones

Special Area Plan: No
Special Overlay District: No
Study Area: No

G) Rural Preservation Neighborhood: Yes

The subject site is bordered to the south, north and west by Rural Preservation Neighborhoods, as established pursuant to Nevada State law. Most of the site falls within the required 330-foot density buffer surrounding these Rural Preservation Neighborhoods. The overall density within a Rural Preservation Neighborhood must remain at 3.0 units per acre. However, because the site is located on an existing street that is more than 99 feet in width only the portion over 330 feet from Jones Boulevard must remain at 3.0 units per acre. This area is zoned R-PD2 (Residential Planned Development – 2 Units Per Acre) with a proposed density of 2.44 units per acre. Therefore the subdivision is in conformance with the Rural Preservation Neighborhood Law.

H) Development Impact Notification Assessment: No

I) Project of Regional Significance: No

PROJECT DESCRIPTION

The submitted site plan depicts a 73-lot development on the west side of Jones Boulevard. The average lot size will be 7,700 square feet. Access is provided from Jones Boulevard. All lots will be accessed from 37-foot wide private streets. The submitted site plan is in conflict with portions of Bullring Lane and Bronco Street.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Las Vegas Zoning Code Section 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	7,700 SF	Y
Min. Lot Width	N/A	70 Feet	Y
Min. Setbacks			
• Front	N/A	18 Feet	Y
• Side	N/A	5 Feet	Y
• Corner	N/A	10 Feet	Y
• Rear	N/A	15 Feet	Y
Max. Lot Coverage	N/A	30%	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories/30 Feet	Y

SDR-1122 - Page Four
December 18, 2002 City Council Meeting

The R-PD district is intended to provide for flexibility and innovation in residential development. A Site Development Plan Review shall establish the development standards for a R-PD development. The proposed development standards are consistent with other single-family residential subdivisions in the vicinity.

A3) Landscape and Open Space Standards

Pursuant to Las Vegas Zoning Code Section 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	N/A	N/A	N/A
Buffer:			
• Min. Trees	1 24-inch box tree/30 Linear Feet	72 24-inch box trees	13 24-inch box trees
• Min. Zone Width	6 Feet		6 Feet along Jones Boulevard and 15 Feet along Tropical Parkway

The submitted landscape plan depicts planters of adequate width. However, the requirement of one 24-inch box tree for every 30 linear feet is not met. A condition has been added to submit a revised landscape plan in accordance with The Las Vegas Urban Design Guidelines and Standards.

R-PD ONLY

Pursuant to Las Vegas Zoning Code Section 19.06, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
24.34 acres	2.99	1.65	4.8 %	1.2 acres	5.3%	1.3 acres

Title 19.06.040 requires a total of 1.2 acres of internal open space. The proposed layout depicts approximately 1.3 acres of eligible open space and thus complies with the Zoning Code.

SDR-1122 - Page Five
December 18, 2002 City Council Meeting

B) General Analysis Discussion

- Site Plan

The proposed site plan is in compliance with Title 18 (Subdivision Code), which requires private streets to be a minimum of 37 feet wide for "L-type" curbs. The site plan depicts an acceptable street layout and an appropriate location for open space. The site plan is in conflict with Bullring Lane and Bronco Street. A vacation application will be necessary to vacate the portions of right-of-way that are in conflict with this plan. A condition has been added to require a vacation application prior to the submittal of a Tentative Map for this site.

- Landscape Plan

The landscape plan includes an appropriate amount of open space and landscape planters. However, the plan shall be revised to conform with The Las Vegas Urban Design Guidelines and Standards for number of trees per planter.

- Elevation

The submitted elevations will be appropriate for the depicted lots within this development.

FINDINGS

In order to approve a Site Development Plan application, per Las Vegas Municipal Code Section 19.18.050 the Planning Commission or City Council must affirm the following:

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

The proposed overall density of 2.99 dwelling units per acre is compatible with the surrounding land uses and zoning districts.

2. **"The proposed development is consistent with the general Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

The proposed residential development will be consistent with Title 19. The proposed residential development will be consistent with Title 18 and applicable plans, policies and standards including the Centennial Hills Sector Plan of the General Plan.

SDR-1122 - Page Six
December 18, 2002 City Council Meeting

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

The site will be accessed from Jones Boulevard, a 100-foot primary arterial, and will be adequate in capacity to accommodate the expected demand of the proposed use.

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

The proposed residential development will incorporate appropriate building and landscape design and materials for the area.

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

The building elevations are typical of single-family developments and will be compatible with other single-family subdivisions in the area.

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

The proposed residential development will be subject to all of the requirements of the Uniform Building Code, the proposal will not compromise the public health, safety or welfare.

NOTICES MAILED 299 by Planning Department

APPROVALS 0

PROTESTS 0



REZONING

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-1122 APN: 125-26-604-009Name of Property Owner: Andrew J & Kim M. LeavittName of Applicant: US HOME CORPORATION JONATHAN R LEAVITT

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.

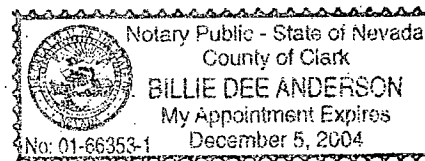
City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: [Signature]Print Name: JONATHAN LEAVITT

Subscribed and sworn before me

This 24th day of June, 2002
Billie Dee Anderson
 Notary Public in and for said County and State


PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

STATEMENT OF FINANCIAL INTEREST

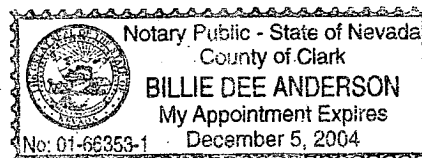
Name of Applicant: US HOME CORPORATION

Yes No

APN: _____

Print Name:

Gilgo Doe anderson
Notary Public in and for said County and State



SITE DEVELOPMENT PLAN REVIEW



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-1122 APN: 125-26-602-001

Name of Property Owner: G L K HOLDING V JONES - AZURE

Name of Applicant: US HOME CORPORATION

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: _____

Print Name: Gary L. KANTOR MD member

Subscribed and sworn before me

This 25th day of September, 2002

Nancy R. Nielsen
Notary Public in and for said County and State

NANCY R. NIELSEN
Notary Public, State of Nevada
Appointment No. 96-4598-1
My Appt. Expires August 19, 2004



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-1122** APN: 125-26-604-004

Name of Property Owner: DON C. & JUDITH W. TINGEY

Name of Applicant: US HOME CORPORATION

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: _____

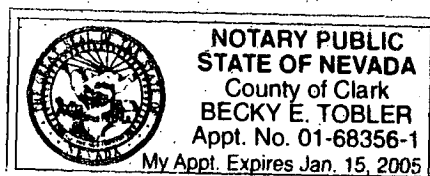
Signature of Property Owner/Authorized Agent:

Print Name: _____

Subscribed and sworn before me

This 31 day of may, 2002

Becky E. Tobler
Notary Public in and for said County and State



STAFF

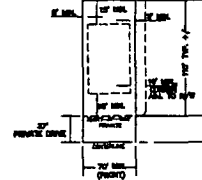
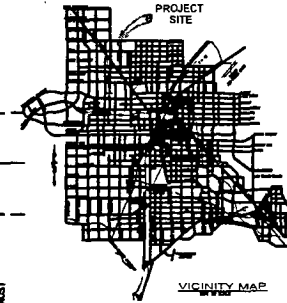
SDR-1122
11-21-02 PC

AZURE/JONES

APN: 125-28-201-008
ZONE: (UO)
OWNER: NEVADA POWER CO.
MASTER PLANNED: PUBLIC FACILITY

APN: 125-25-213
ZONE: R-PD3
OWNER: TROPICAL/JONES
MASTER PLANNED: LOW

JONES BOULEVARD



TYPICAL LOT SETBACK

DEVELOPER

US HOME CORP.
3785 E. SUNSET-B-1
LAS VEGAS, NV 89120
PHONE: (702) 877-8600
OWNERS

APN: 125-28-604-003, 006, 010, 011
TROP-JONES
8823 OCEAN CLIFF AVE.
LAS VEGAS, NV 89147

APN: 125-28-604-004
DON C. & JUDITH W. TINGEY
2714 WESTWIND RD.
LAS VEGAS, NV 89146

APN: 125-28-604-009
ANDREW J. & KIM M. LEAVITT
JONATHAN R. LEAVITT
572 KENNEDY DR.
LAS VEGAS, NV 89110

APN: 125-28-602-001
GLK HOLDING V. JONES-AZURE
2816 MSTA DEL SOL
LAS VEGAS, NV 89120

TABULATIONS

APN # 125-28-604-001
125-28-604-010, 125-28-604-006
125-28-604-003, 125-28-604-011
125-28-604-004, 125-28-604-009
EXISTING ZONING R-PD2 / R-PD3
PROPOSED ZONING R-PD2/R-PD3
EXISTING LAND USE D-R, R
PROPOSED LAND USE DR/R

US HOMES CORP.

TETRA TECH, INC.

CITY COUNCIL MEETING OF December 18, 2002

PAGE

1242

GENERAL NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL STREETS ARE 37' PRIVATELY MAINTAINED RIGHTS-OF-WAY.
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
5. THE PARKING ANALYSIS REQUIREMENTS ARE MET BY TWO CAR GARAGES AND AVAILABLE PARKING IN THE DRIVEWAYS THAT MEET THE STANDARD OF TWO PARKING SPACES PER DWELLING UNIT.

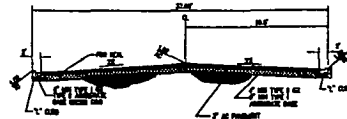
R-PD-2 (5 ACRES)

NUMBER OF LOTS 12
ACREAGE 4.89 AC +/-
D.U.A. 2.44 +/-

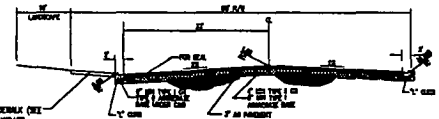
R-PD-3 (10 ACRES)

NUMBER OF LOTS 51
ACREAGE 18.45 AC +/-
D.U.A. 3.14 +/-

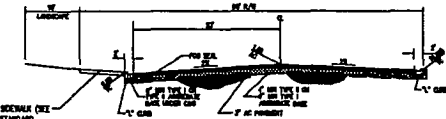
OVERALL OPEN SPACE
OPEN SPACE REQ. 1.19 ACRES
OPEN SPACE PROVIDED 1.30 ACRES



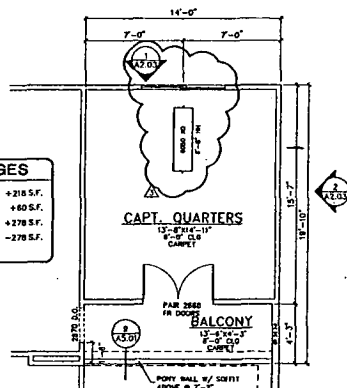
37.00' STREET SECTION (INTERIOR)



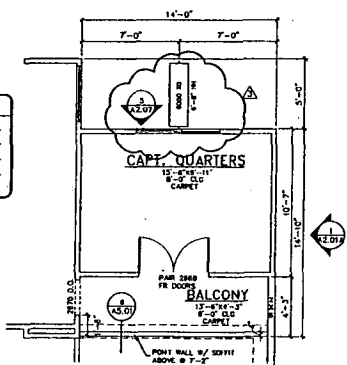
40' HALF STREET SECTION (TROPICAL PARKWAY)



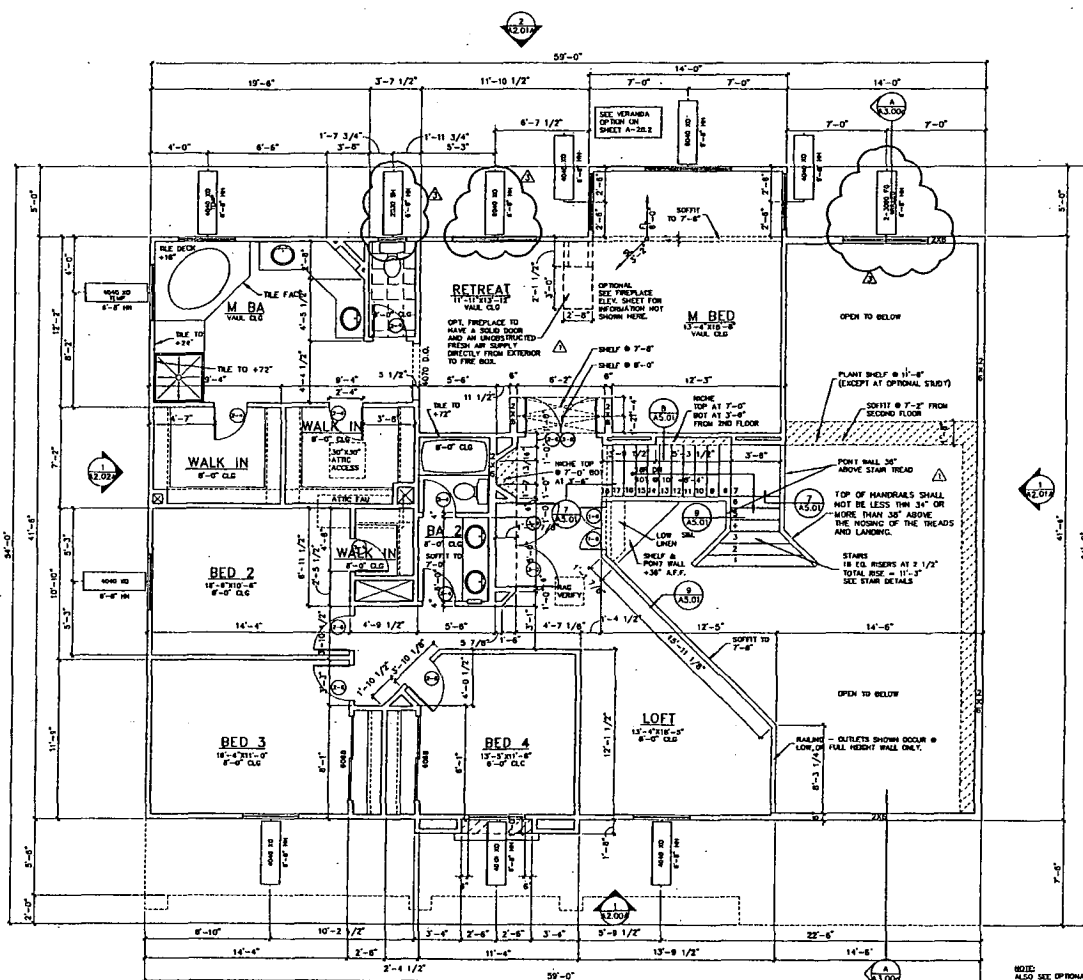
30' HALF STREET SECTION (AZURE DRIVE)



SQUARE FOOTAGES	
2ND FLR STUDY AREA	+186 S.F.
2ND FLR BALCONY AREA	+80 S.F.
2ND FLR LIVING AREA	+228 S.F.
OPEN TO BELOW AREA	-228 S.F.



SQUARE FOOTAGES	
2ND FLR FRAMING AREA	2528 S.F.
2ND FLR LIVING AREA	1781 S.F.
OPEN TO BELOW AREA	745 S.F.



2ND FLOOR
FLOOR PLAN

REF: 7350-2FLR SCALE: 1/4" = 1'-0"

SDR-1122

11-21-02 PC

BY	DATE	STATUS	BY	DATE	NO.
		☐ PRELIMINARY			
RP	06-22-01	☒ SUBMITTED	MC	12-11-01	1
		☐ APPROVED			
		☐ RLC COMPLETED	MC	03-09-02	2
		☐ FINAL CHECK			
		☐ ISSUED TO FAS			
		☐			

THESE PLANS ARE PREPARED &
SUBMITTED BY THE CONTRACTOR
AS AN EXCEPTION TO MRS 828.130
FOR WORK UNDER CONTRACTOR
LICENSE CATEGORY AUTHORIZED
UNDER MRS 874. US HOME
BUILDERS INC. # 0030208
PLANS PREPARED BY: MIKE PASIWA
LARRY BACH OR JOHN YOE

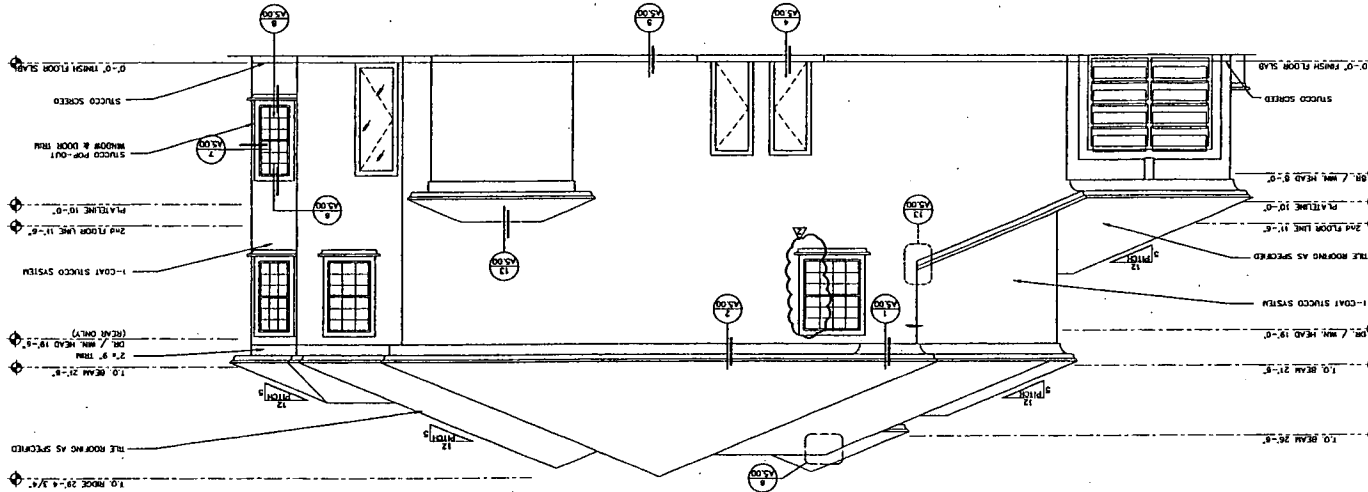
US • HOME

3016 WEST CHARLESTON BOULEVARD, SUITE 200
LAS VEGAS, NEVADA 89102
PHONE: (702) 677-8600 FAX: (702) 677-9557

PROJECT
7350
STEEPLECHSE

TYPE
AREA
AREA NUMBER
SCALE
DRAWN BY
702-DIE
JOB NUMBER
SHEET NUMBER
A1:01

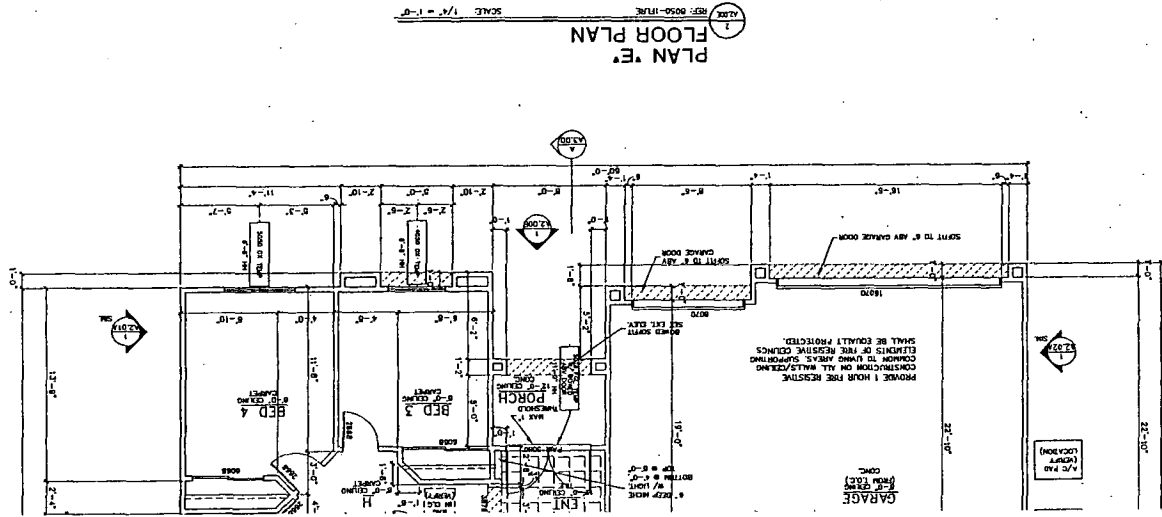
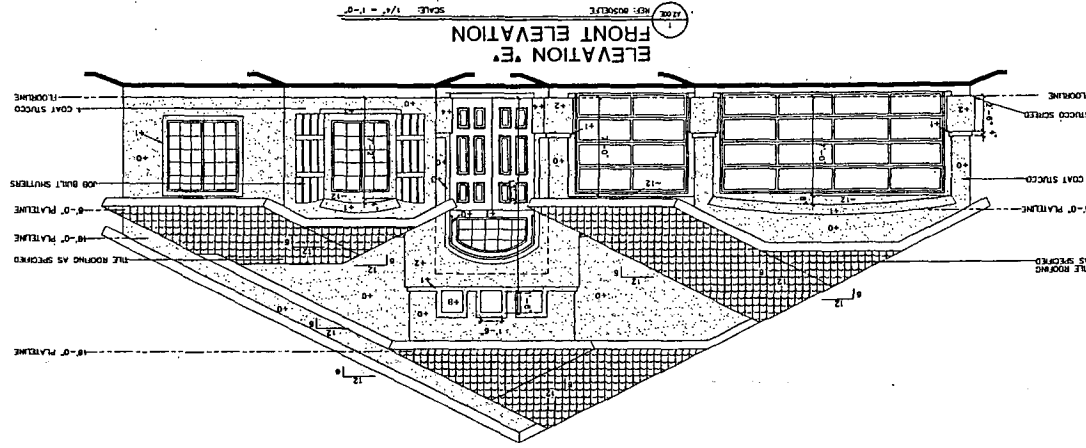
BY	DATE	STATUS	BY	DATE	NO.
RP	04-18-01	☒ PRELIMINARY			☒
RP	04-28-01	☒ SUBMITTED	MC	11-02-01	☒
		☐ APPROVED			☒
		☐ R/C COMPLETED			☒
		☐ FINAL CHECK			☒
		☐ ISSUED TO FAS			☒
		☐			☒

[illegible]

11-21-02 PC

SDR-1122

STAFF



PROJECT: 8050
STEPPLECHASE
MODEL

PROJECT: 8050
STEPPLECHASE
MODEL

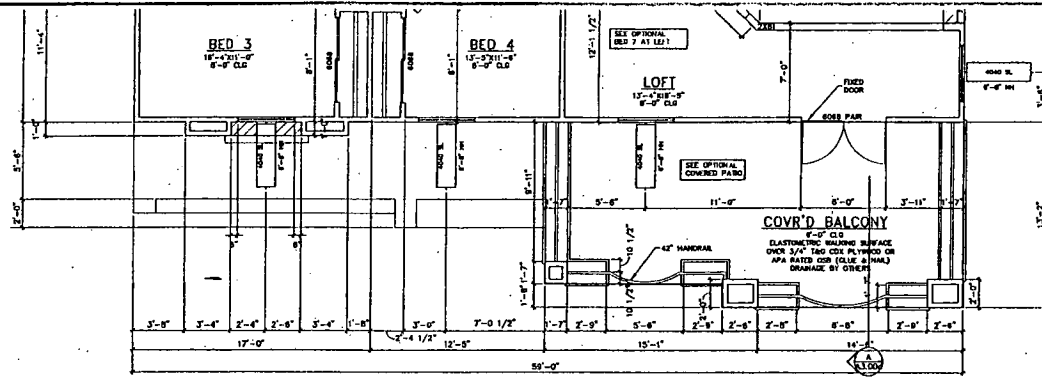
PROJECT: 8050
STEPPLECHASE
MODEL

PROJECT: 8050
STEPPLECHASE
MODEL

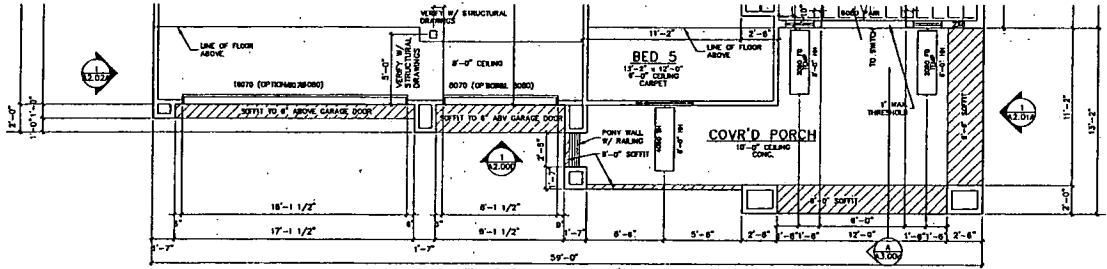
PROJECT: 8050
STEPPLECHASE
MODEL

PROJECT: 8050
STEPPLECHASE
MODEL

PROJECT: 8050
STEPPLECHASE
MODEL



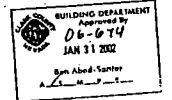
**FLOOR PLAN
2ND FLOOR**



**FLOOR PLAN
1ST FLOOR**



**ELEVATION "D"
FRONT ELEVATION**



STAFF

BY	DATE	STATUS	NO.

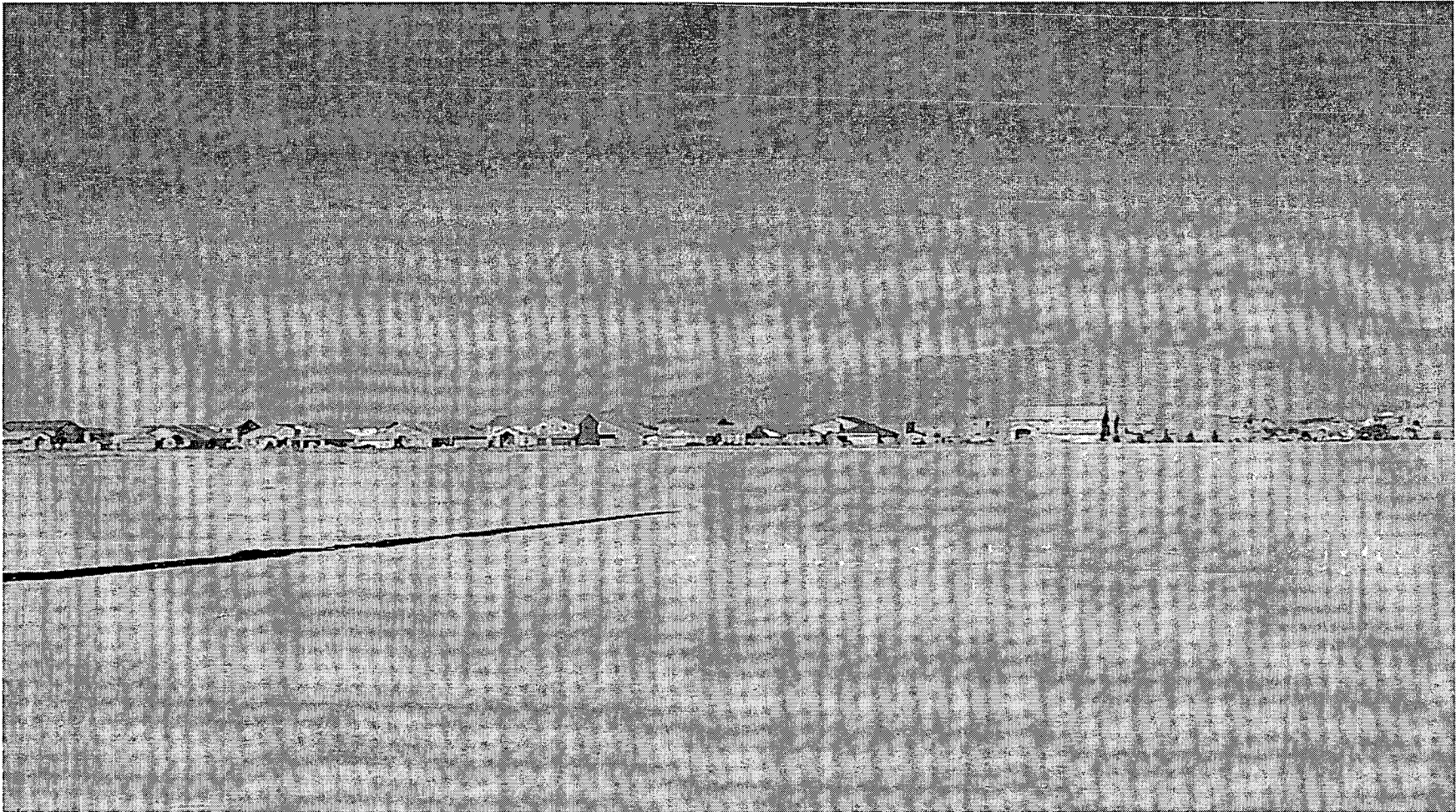
THIS PLAN WAS PREPARED BY THE ARCHITECT FOR THE CONTRACTOR FOR WORK UNDER CONTRACT. THE ARCHITECT HAS NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. LARRY BROWN, ARCHITECT

US • HOME
2015 WEST CHARLESTON BOULEVARD, SUITE 200
LAS VEGAS, NEVADA 89102
PHONE: (702) 877-8800 FAX: (702) 877-8337

PROJECT 7350 STEEPLECHASE
MODEL

TYPE	FRONT ELEVATION
AREA	
AREA NUMBER	
SCALE	
DRAWN BY	
CHK	
JOB NUMBER	
SHEET NUMBER	A2.00D

**SDR-1122
11-21-02 PC**



SDR-1122 - DON AND JUDITH TINGEY, ET AL
NORTHWEST CORNER OF TROPICAL PARKWAY AND JONES BOULEVARD
NOVEMBER 21, 2002 PLANNING COMMISSION

11/5/02

City of Las Vegas

Agenda Item No. 132

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: DECEMBER 18, 2002****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-1129 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METROPOLITAN POLICE DEPARTMENT - Request for a Site Development Plan Review and for a Reduction in the Amount of Required Perimeter Landscaping FOR A PROPOSED 17,235 SQUARE FOOT METRO POLICE SUBSTATION on 4.60 acres at 600 North Ninth Street (APN: 139-27-805-001), C-V (Civic) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
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 and deleting Condition #16 – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

PATRICK BATTE, Public Works Department, appeared on behalf of the City and the Las Vegas Metropolitan Police Department and concurred with staff's recommendation of approval.

BART ANDERSON, Public Works Department, explained that Condition #16 was inadvertently left in. It was superseded by Condition #15 and should be deleted.

TOM MCGOWAN, Las Vegas resident, questioned what the impact this substation would have on the one recently opened at 8th Street and East Fremont Street. MAYOR GOODMAN replied that there will be no impact and both will remain open.

CITY COUNCIL MEETING OF DECEMBER 18, 2002

Planning and Development Department

Item 132 – SDR-1129

MINUTES – Continued:

MR. BATTE discussed with MAYOR GOODMAN that construction would begin in the spring and open by the end of 2003. DEPUTY CITY MANAGER STEVE HOUCHENS added that the Fifth Street School would be vacated once the substation is complete. During the coming year, the City will be considering on the use of the Fifth Street School facility.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:41 – 1:44)

3-1105

CONDITIONS:

Planning and Development

A) Project Conditions:

1. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center along the west and north property lines and 30 feet on-center along the southwest property line within the five-foot planter and a minimum of four five-gallon shrubs for each tree within the provided planters.
2. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to show wheel stops and handicapped parking in accordance with title 19.10 of the Las Vegas Zoning Code.
3. The trash enclosure in the visitor's parking area shall be relocated so it is not in between two parking spaces.

B) Standard Conditions:

4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

*City of Las Vegas***Agenda Item No. 132**

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 132 – SDR-1129

CONDITIONS – Continued:

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works**A) Project Conditions:**

14. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Bonanza Road adjacent to this site and dedicate a 25 foot radius on the northwest corner of Bonanza Road and 9th Street prior to the issuance of any permits. Contact the Right-of-Way section of The Department of Public Works for assistance in the preparation of the required documents.

**Agenda Item No. 132**

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 132 – SDR-1129

CONDITIONS – Continued:

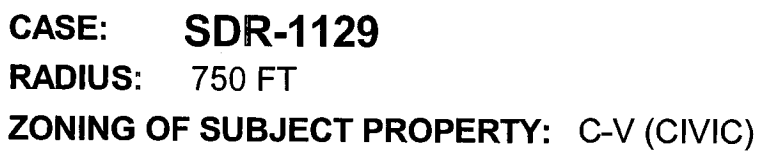
15. Grant a Public Sewer Easement acceptable to the Collection Systems Planning Section over the existing sewer line along the northern and western boundaries of this site prior to the issuance of any permits for this site.
16. Grant a 20-foot wide Public Sewer Easement centered about the existing sewer line along the northern and western boundaries of this site prior to the issuance of any permits for this site. No permanent structures shall be constructed within this easement.
- B) Standard Conditions:
 17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
 18. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. 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 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.

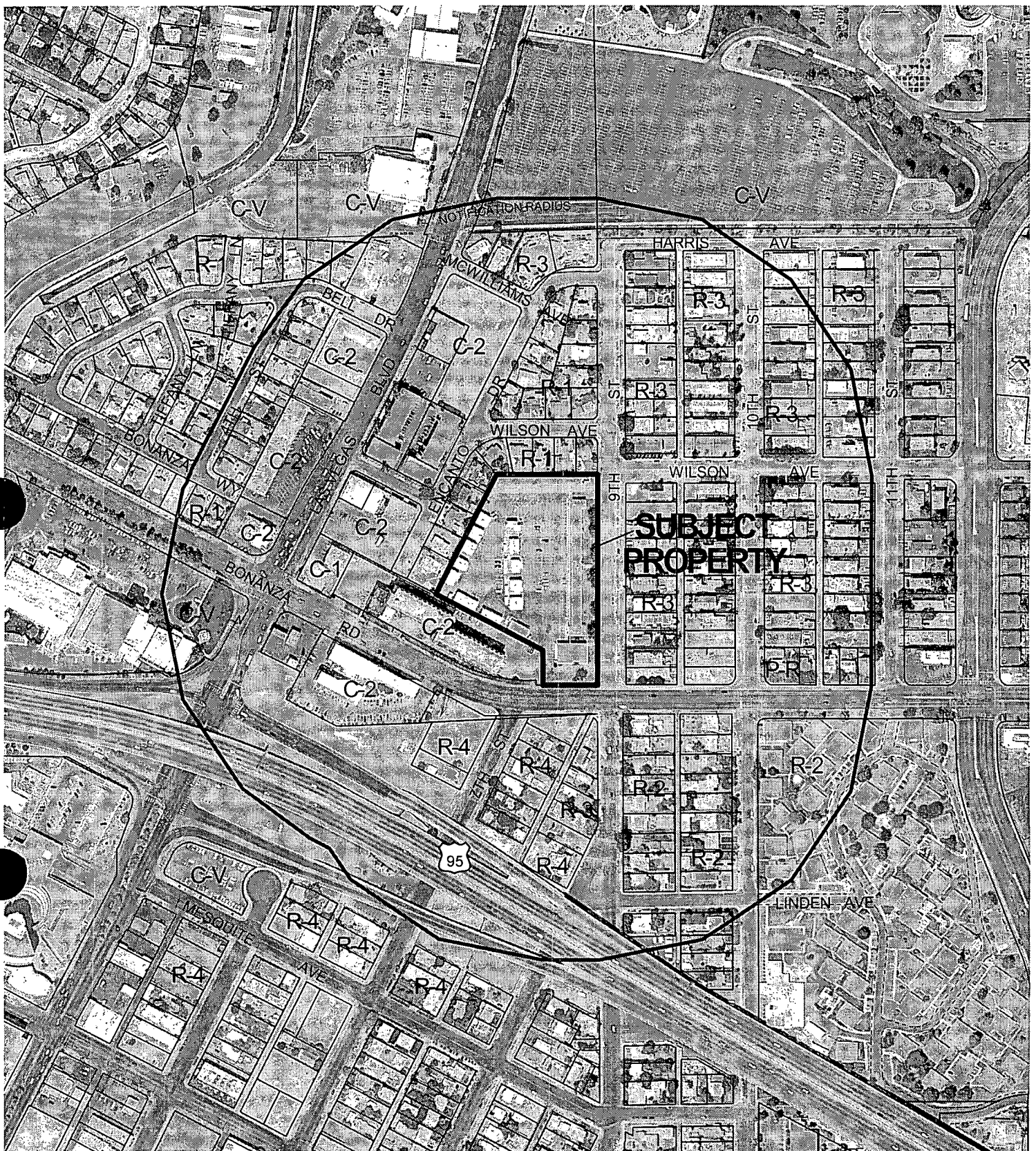
**Agenda Item No. 132**

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 132 – SDR-1129

CONDITIONS – Continued:

19. 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 Map subdividing 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 City of Las Vegas Neighborhood Drainage Studies and 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, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

[illegible]



CASE: **SDR-1129**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 18, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-1129 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METROPOLITAN POLICE DEPARTMENT

**** CONDITIONS ****

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

Planning and Development

A) Project Conditions:

1. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center along the west and north property lines and 30 feet on-center along the southwest property line within the five-foot planter and a minimum of four five-gallon shrubs for each tree within the provided planters.
2. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to show wheel stops and handicapped parking in accordance with title 19.10 of the Las Vegas Zoning Code.
3. The trash enclosure in the visitor's parking area shall be relocated so it is not in between two parking spaces.

B) Standard Conditions:

4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

SDR-1129 - Page Two
December 18, 2002 City Council Meeting

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

A) Project Conditions:

14. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Bonanza Road adjacent to this site and dedicate a 25 foot radius on the northwest corner of Bonanza Road and 9th Street prior to the issuance of any permits. Contact the Right-of-Way section of The Department of Public Works for assistance in the preparation of the required documents.
15. Grant a Public Sewer Easement acceptable to the Collection Systems Planning Section over the existing sewer line along the northern and western boundaries of this site prior to the issuance of any permits for this site.
16. Grant a 20-foot wide Public Sewer Easement centered about the existing sewer line along the northern and western boundaries of this site prior to the issuance of any permits for this site. No permanent structures shall be constructed within this easement.

B) Standard Conditions:

17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

SDR-1129 - Page Three
December 18, 2002 City Council Meeting

18. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. 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 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.
19. 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 Map subdividing 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 City of Las Vegas Neighborhood Drainage Studies and 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, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

SDR-1129 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This request is for a reduction in the amount of required perimeter landscaping for a proposed 17,235 square foot metro police substation at 600 North Ninth Street. There is currently some Clark County School District Offices located on this site. All the buildings will be removed and the new substation will be built on this site.

B) *Applicant's Justification*

The applicant's letter indicates as the City of Las Vegas continues to grow, increased demands are being placed upon LVMPD to provide police response and emergency services for existing and future residents. This substation is needed in order to provide response to calls in a timely manner.

BACKGROUND INFORMATION

A) *Previous Actions*

- | | |
|----------|--|
| 03/05/80 | The City Council approved a Redevelopment Plan for this site as part of the larger downtown area. |
| 01/22/86 | The City Council approved a legal description of the Downtown Redevelopment Area including this site as part of a larger area. |
| 11/21/02 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #73). |

B) *Pre-Application Meeting*

A pre-application meeting was held on October 2, 2002. The application process and items needed for submittal were discussed at this meeting.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 4.6

SDR-1129 - Page Two
December 18, 2002 City Council Meeting

B) Existing Land Use

Subject Property: Clark County School District Offices
North: Single Family Residential
South: Single Family Residential, Motel
East: Single Family Residential
West: Single Family Residential

C) Planned Land Use

Subject Property: DTR (Commercial and Medium Residential)
North: DTR (Commercial and Medium Residential)
South: DTR (Commercial and Medium Residential)
East: DTR (Commercial and Medium Residential)
West: DTR (Commercial and Medium Residential)

D) Existing Zoning

Subject Property: C-V (Civic)
North: R-1 (Single family Residential)
South: R-4 (High Density Residential), C-2 (General Commercial)
East: R-3 (Medium Density Residential)
West: R-1 (Single family Residential)

E) General Plan Compliance

Sector Plan:

a. Southeast General Plan

This site falls within area three on the Downtown Development Plan Implementation Designation Map and includes a future land use of PF (Public Facility). The Public Facilities (PF) category allows large governmental building sites and complexes, police and fire facilities, and other uses considered public or semi-public such as libraries and public utility facilities. The proposed police sub-station is an appropriate use in this designation.

F) Special Districts/Zones

Special Area Plan: Yes

a. Redevelopment Plan Area

This site is located within area three which has an implementation designation of Commercial and Medium Residential. This area does include a Future Land Use of PF (Public Facility). This project complies with this designation.

Special Overlay District: No

Study Area: Yes

b. Downtown North

SDR-1129 - Page Three
December 18, 2002 City Council Meeting

- G) *Rural Preservation Neighborhood:* No
- H) *Development Impact Notification Assessment:* No
- I) *Project of Regional Significance:* No

PROJECT DESCRIPTION

The submitted site plan depicts a 17,235 square foot building with parking in the rear for employees/fleet vehicles and a parking area for visitors in the front. Driveways onto Bonanza Road and Ninth Street will access the visitors parking area. The employee parking area will have two driveway entrances onto Ninth Street. Security gates will control the two entrances into the employee parking area.

Landscaping is provided within a 15-foot wide planter adjacent to Ninth Street. There is a 70-foot by 85-foot landscape planter at the corner of Bonanza Road and Ninth Street. A five-foot landscape planter is shown along the north and west property lines, which show only shrubs to be planted. A five-foot by 140-foot landscape planter and a 95-foot by 30-foot landscape planter are shown along the southwest property line.

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	N/A	150 feet	Y
Min. Setbacks			
• Front	N/A	170 feet	Y
• Side	N/A	16 feet	Y
• Corner	N/A	19 feet	Y
• Rear	N/A	195 feet	Y
Max. Lot Coverage	N/A	17,235 s.f.	Y
Max. Building Height	N/A	29 feet	Y

The development standards for a project in a Civic District shall be established by the C-V District approval and any corresponding Site Development Plan approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The proposed setbacks and maximum height for this building are acceptable. Any future development will require review for determination of appropriate development standards.

SDR-1129 - Page Four
December 18, 2002 City Council Meeting

A2) Parking and Traffic Standards

This project is in a C-V zoning district and the standards for parking are determined by the site development plan review. Parking requirements for a use not specifically listed in Table 1 Parking Requirements in Chapter 19.10 shall be determined by the Director based on the requirements for the closest comparable use and on the particular parking demand of the proposed use. Using 'Office, Other than Listed' would require this site to have 58 parking spaces including 3 handicapped parking spaces. The applicant has indicated there is 1,000 square feet of the building that will be accessible to the public. The remaining area of the building will be secured and only accessible to employees. The applicant has calculated the required visitor parking by using the calculation of one space per 40 square feet of the building area accessible to the public. This would require 25 visitor parking spaces including one handicapped parking space. The proposed plan depicts 28 visitor parking spaces including two handicapped spaces. The employee parking area depicts 280 parking spaces including eight handicapped spaces and a note on the plan indicates that parking required by LVMPD is 200 spaces. The requirements in Table 2 'Handicap Parking Requirements' in Chapter 19.10 shows that a total of eight handicapped parking spaces are required for 306 total parking spaces. This project provides six handicapped spaces in the employee area and two in the visitor parking area. This project meets the required number of handicapped spaces. The handicapped parking spaces are not shown to code and will need to be modified to meet the requirements in chapter 19.10.010.G.3 of the Las Vegas Zoning Code.

A3) Landscape

Pursuant to Las Vegas Zoning Code Section 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area			
Visitor Parking Area	1 Tree/per 6 spaces	5 Trees	5 Trees
Employee Parking	1 Tree/per 6 spaces	51 Trees	25 Trees
Buffer:			
• Min. Trees			
Road Frontage	1 Tree/20 Linear Feet	25 Trees	22 Trees
Side & Rear	1 Tree/30 Linear Feet along C-2 and 1 Tree/20 Linear Feet along R-1	45 Trees	7 Trees
• Min. Zone Width	15 Feet along road frontage 8 Feet rear & side property lines		15 feet 5 feet
• Wall height	N/A		8 feet

SDR-1129 - Page Five
December 18, 2002 City Council Meeting

The applicant has requested a reduction in the amount of required perimeter landscaping and not to install landscaping islands between parking spaces within the employee/fleet parking area. Landscape islands will be constructed at the ends of each row of parking but there will not be any islands in between. Not constructing a landscape island per every six spaces within the employee/fleet parking area, which will not be accessible to the public, is acceptable. The plan depicts a five-foot landscaping planter along the west, north and a portion of the southwest (rear and side) property lines. The code requires an eight-foot landscape planter along the rear and side property lines to be planted with trees and shrubs. The plan depicts shrubs to be planted without any trees within the five-foot proposed planter. The reduction in the planter size is acceptable since this is within the employee/fleet parking area but trees will be required to be planted 20-foot on center adjacent to the R-1 properties (west and north) and 30-foot on center adjacent to the C-2 property (southwest) within the five-foot planter. The plan depicts an eight-foot tall perimeter block wall. The eight-foot tall wall is acceptable for this site.

Wheel stops are not shown on the plan. Wheel stops must be shown on a revised plan for approval prior to issuance of a building permit to ensure compliance with Chapter 19.10.J.9 of the Las Vegas Zoning Code.

A4) Residential Adjacency Standards

Pursuant to Las Vegas Zoning Code Section 19.08, the following Residential Adjacency Standards apply to the subject proposal:

There is R-1 zoning along the west and north property lines. The maximum height of the proposed building is 29-feet which requires a setback of 87-feet from the west and north property lines. The closes part of the proposed building to the west property line is 195-feet and the proposed building is even further from the north property line. This project adheres to the Residential Adjacency Requirements.

B) General Analysis Discussion

- Site Plan

The site plans depicts an orderly layout. The trash enclosure, in the visitor parking area, should be moved from the proposed location and relocated next to one of the landscape islands. The trash enclosure should not be located in the middle of parking spaces. The trash enclosure shall be located away from the street front and shall be screened from view of rights-of-way and sidewalks. Placing the trash enclosure next to one of the landscape islands will permit additional screening and reduce the possibility of viewing the structure from the abutting roadways.

SDR-1129 - Page Six
December 18, 2002 City Council Meeting

- Landscape Plan

The landscaping plan shall be revised to show trees within the five-foot landscape planter along the side and rear property lines. Along the side property line (southwest) adjacent to the C-2 property, one (1) 24 inch box tree must be planted for every thirty (30) linear feet of planter, plus on additional 24 inch box tree. The spacing of the trees shall not exceed thirty feet on center. Along the side and rear property line (west and north) adjacent to the R-1 property, one (1) 24 inch box tree must be planted for every twenty (20) linear feet of planter, plus on additional 24 inch box tree. The spacing of the trees shall not exceed twenty feet on center. Wheel stops are not shown on the plan. Wheel stops must be shown on a revised plan for approval prior to issuance of a building permit to ensure compliance with Chapter 19.10.J.9 of the Las Vegas Zoning Code.

- Elevation

The materials and design of the proposed police sub station are appropriate for the area and consistent with the intent of the Urban Design Guidelines and Standards.

- Floor Plan

The floor plan depicts an orderly layout. The applicant has indicated that only 1,000 square feet of the building will be accessible to the public and the remaining area will be accessible only to employees.

FINDINGS

In order to approve a Site Development Plan application, per Las Vegas Municipal Code Section 19.18.050 the Planning Commission or City Council must affirm the following:

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

The proposed police sub station will be compatible with adjacent commercial and residential uses. The proposed site plan and reduction in the perimeter landscape requirements with the incorporation of the recommended conditions regarding the site and landscape plans will result in a site visually compatible with adjacent single-family residential and commercial development.

2. **"The proposed development is consistent with the general Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

The proposed development will be consistent with the General Plan and Title 19. The proposed police sub station does not comply with the perimeter landscaping requirements of the Urban Design Standards Manual but the applicant has requested a reduction in the size of the planter from eight-feet to five-feet. The reduction down to a five-foot planter is

SDR-1129 - Page Seven
December 18, 2002 City Council Meeting

acceptable since this will be in an area that will be restricted to the public and be used as a employee/fleet parking area. The plan only depicts shrubs to be planted within the five-foot planter. A condition of approval will be that trees will need to be planted within the five-foot planter along the side and rear property lines in accordance with the Urban Design Standards manual.

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

The proposed project will direct traffic onto Bonanza Road and Ninth Street, which will provide adequate access to the proposed police sub station.

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

The proposed building and landscape materials are appropriate for the site.

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;"**

This proposal will be compatible with adjacent residential and commercial development with the inclusion of conditions regarding the location of the trash enclosure and the placement of trees along the side and rear property lines.

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

The proposed police sub station will not compromise the public health, safety, or welfare because this use will be subject to additional review during the building permit issuance process and shall comply with the Uniform Building Code (UBC). This will be a police sub station that will add to the security of this facility.

NOTICES MAILED 166 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-1129

Case Number: _____ APN: 139-27-805-001

Name of Property Owner: City of Las Vegas

Name of Applicant: David Roark

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 X 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: _____

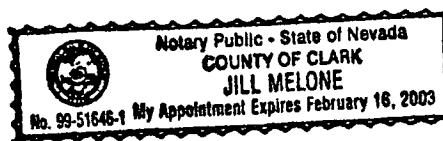
Signature of Property Owner/Authorized Agent: *David Roark*

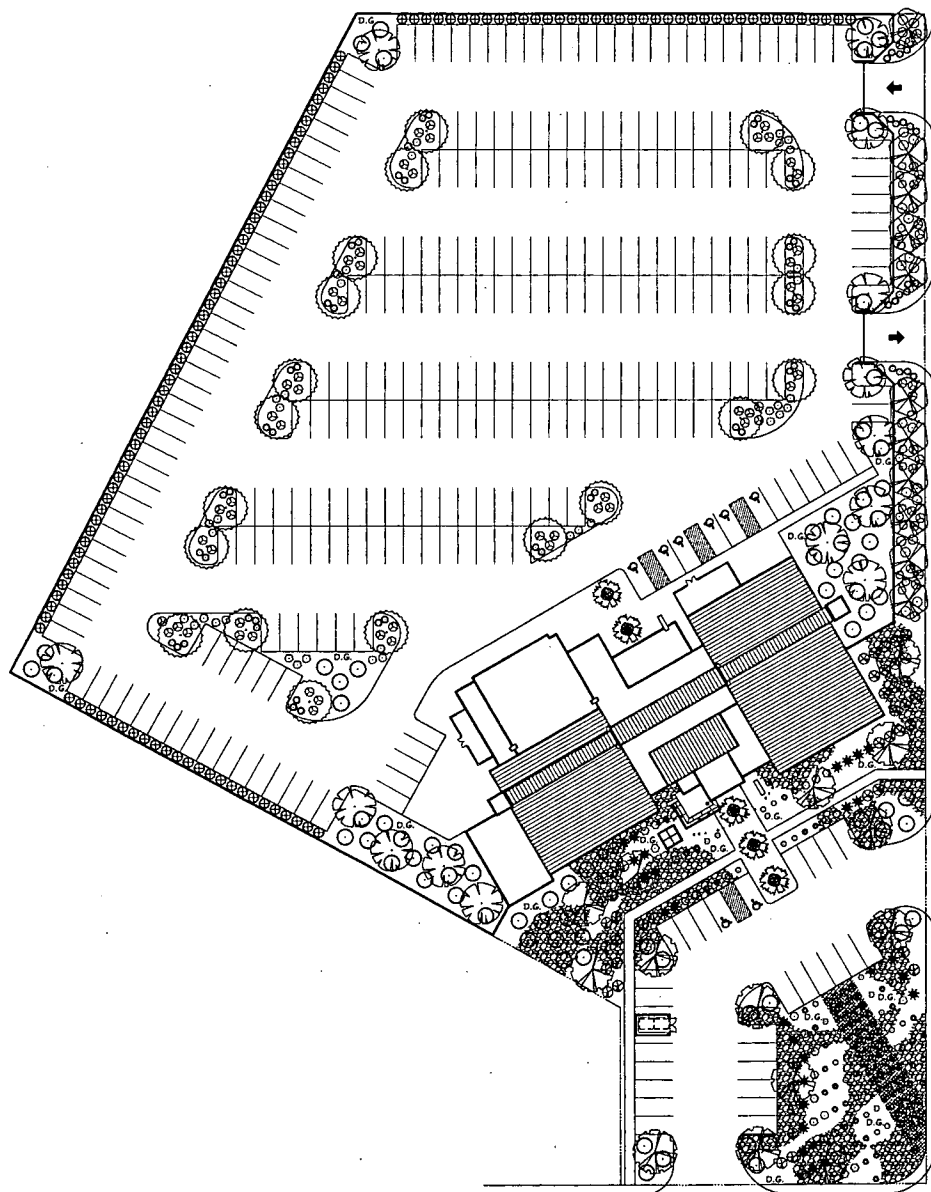
Print Name: David Roark

Subscribed and sworn before me

This 4th day of October, 2002

Jill Melone
Notary Public in and for said County and State





NINTH STREET

BONANZA ROAD

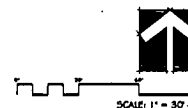
PLANTING LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QUANTITY
	CHITALPA TASHKENTENSIS CHITALPA	24" BOX	14
	FRAXINUS OXYCARPA 'RAYWOOD' RAYWOOD ASH	24" BOX	11
	GLEDTISIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER HONEY LOCUST	24" BOX	20
	PISTACIA CHINENSIS CHINESE PISTACHE	24" BOX	14
	WASHINGTONIA HYBRID HYBRID MEXICAN FAN PALM	VARIET 20'-30'	9
	ACACIA REDOLENS 'DESERT CANYON' DESERT CANYON PROSTRATE ACACIA	5 GALLON	70
	CASSIA PHYLODENDRA SILVER LEAF CASSIA	5 GALLON	49
	DALZIA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALZIA	1 GALLON	36
	HESPERALOE PARVIFLORA RED HESPERALOE	5 GALLON	30
	LEUCOPHYLLUM CANDIDUM 'THUNDERCLOUD' THUNDERCLOUD RANGER	5 GALLON	28
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	5 GALLON	116
	LEUCOPHYLLUM LAURIFOLIUM CHRISTIANIAN SAGE	5 GALLON	24
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST DEER GRASS	5 GALLON	62
	MYRTUS COMMUNIS 'COMPACTA' COMPACT GREEK MYRTLE	5 GALLON	85
	NOLINA MICROCARPA BEARGRASS	5 GALLON	27
	ROSMARINUS OFFICINALIS ROSEMARY	5 GALLON	76
	XYLOSMA CONGESTUM 'COMPACTA' COMPACT XYLOSMA	5 GALLON	54
	3/4" GRANITE COBBLE, 4" LAYER, COLOR TO MATCH DECOMPOSED GRANITE COLOR.	-	-
D.G.	3/4" SCREENED DECOMPOSED GRANITE, SEE NOTE #1 BELOW FOR COLOR AND DEPTH.	-	-
	8" 12" GRANITE COBBLE, 12" LAYER, COLOR TO MATCH DECOMPOSED GRANITE COLOR.	-	-

NOTES:

1) DECOMPOSED GRANITE (D.G.) - INSTALL A 2" LAYER OF 3/4" SCREENED APACHE BROWN DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. AVAILABLE THROUGH SALAMAZZO MATERIALS, INC. (702) 296-9133. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

STAFF



SDR-1129

11-21-02 PC

LVMFD
DOWNTOWN
AREA COMMAND
LAS VEGAS, NEVADA



KGA
ARCHITECTURE
KUTNELL GARAGE
AND ASSOCIATES, AIA
420 S. DELANEY BLVD. 3RD FL.
LAS VEGAS, NEVADA 89101-3414
PHONE: 702.337.1000
FAX: 702.337.1000

CONSULTING
CIVIL
PROFESSIONAL
DESIGN GROUP
PHONE 702.700.0100

LANDSCAPE
ARCHITECTS
PHONE 702.700.0100

STRUCTURAL
ENGINEERING
PHONE 702.700.0100

ELECTRICAL
ENGINEERING
PHONE 702.700.0100

Mechanical - Plumbing
ENGINEERING
PHONE 702.700.0100

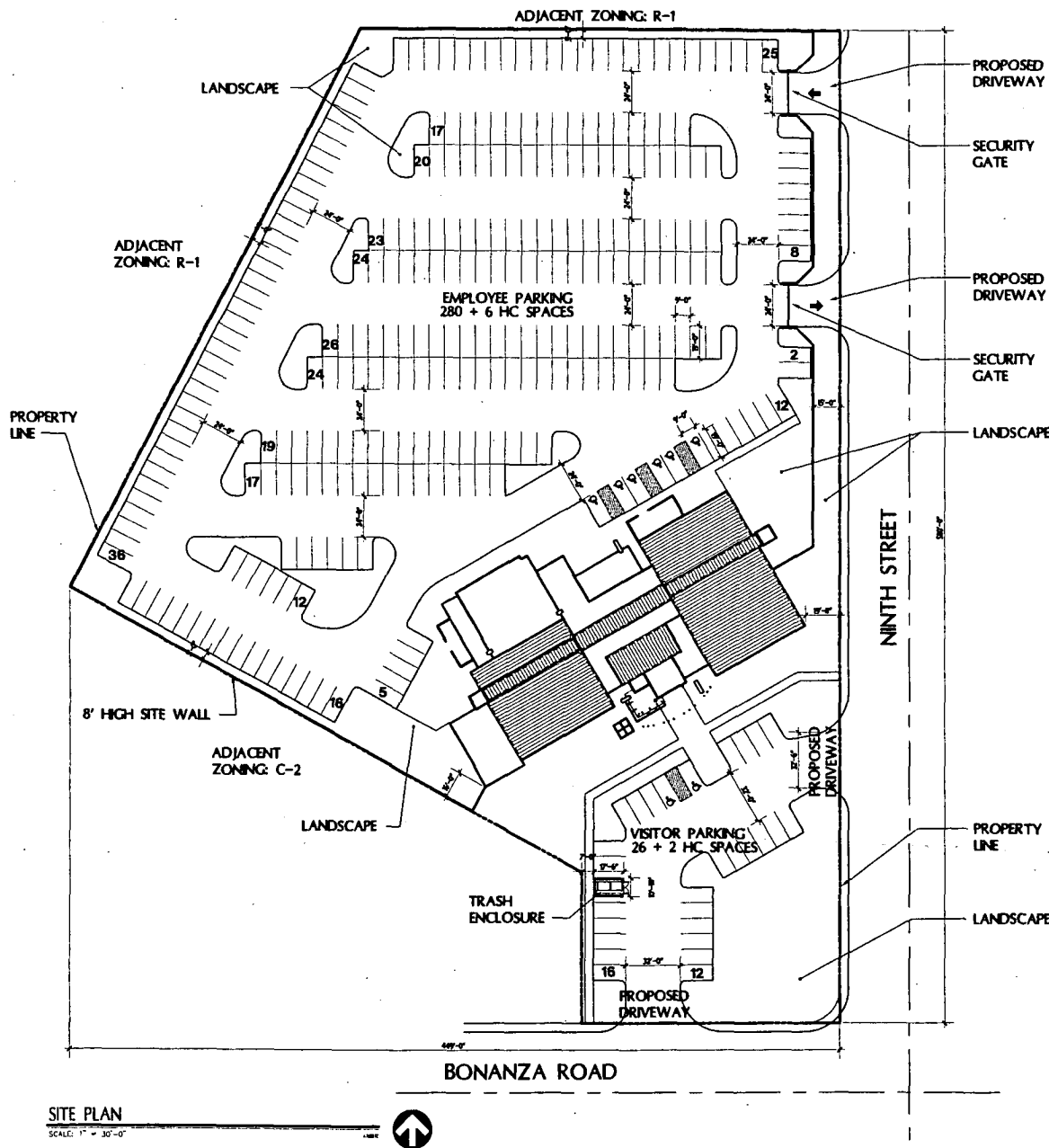
MECHANICAL
ENGINEERING
PHONE 702.700.0100

MECHANICAL
ENGINEERING
PHONE 702.700.0100

MECHANICAL
ENGINEERING
PHONE 702.700.0100

MECHANICAL
ENGINEERING
PHONE 702.700.0100

L1.01



PROPERTY OWNER

CITY OF LAS VEGAS
400 E. STEWART AVE, 4TH FLOOR
LAS VEGAS, NEVADA 89101

APPLICANT

LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 EAST STEWART AVE, 7TH FLOOR
LAS VEGAS, NEVADA 89101

REPRESENTATIVE

KGA ARCHITECTURE
4170 S. DECATUR BLVD. STE. B-5
LAS VEGAS, NEVADA 89103
702.367.6900

SITE ANALYSIS

SITE AREA: 4.60 ACRES GROSS

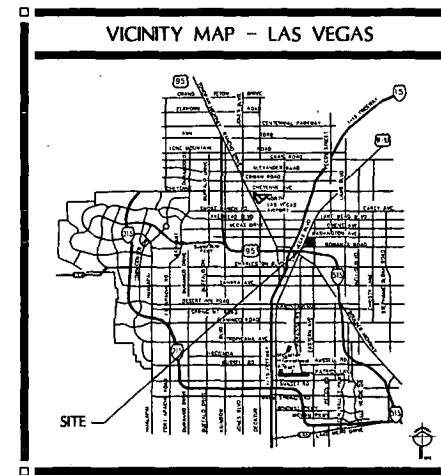
CURRENT ZONING: C-V
PROPOSED ZONING: C-V

PARKING REQUIRED (CLV): 62 + 7 HC SPACES
PARKING REQUIRED (LVMPD): 200
PARKING PROVIDED: 306 + 8 HC SPACES

A.P.N. 139-27-805-001
BUILDING AREA: 17,235 S.F. (GROSS)
LOT COVERAGE: 8.60%

LEGAL DESCRIPTION

SEE APPLICATION



SDR-1129

STAFF

11-21-02 PC

**LVMPD
DOWNTOWN
AREA COMMAND**
LAS VEGAS, NEVADA



KGA ARCHITECTURE
4170 S. DECATUR BLVD. STE. B-5
LAS VEGAS, NEVADA 89103
702.367.6900

OWNER:
CITY OF LAS VEGAS
400 E. STEWART AVE, 4TH FLOOR
LAS VEGAS, NEVADA 89101

APPLICANT:
LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 EAST STEWART AVE, 7TH FLOOR
LAS VEGAS, NEVADA 89101

ARCHITECT:
KGA ARCHITECTURE
4170 S. DECATUR BLVD. STE. B-5
LAS VEGAS, NEVADA 89103
702.367.6900

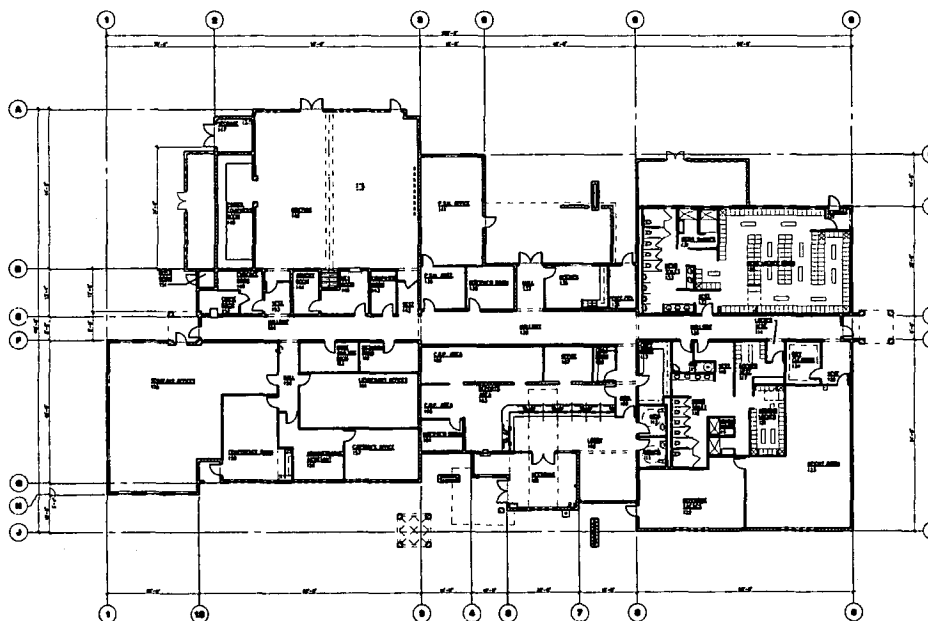
DATE:
11-21-02

**LVMPD
DOWNTOWN
AREA COMMAND**

DATE:
11-21-02

SDR-1129

FLOOR PLAN
SCALE: 1/16" = 1'-0"



STAFF

SDR-1129

11-21-02 PC

PLAN NOTES

DESCRIPTION
P1. STAINLESS STEEL TRANSACTION DRAWER WITH CASH TRAY AS MANUFACTURED BY C.B. LAURENCE OF NORTH AMERICA - CATALOG NO. FL1214AC.
P2. EVIDENCE DROP - SEE DETAIL 15/A8.025
P3. SEMI-RECESSED FIRE EXTINGUISHER CABINET - SEE DETAIL 8/A8.02
P4. ROOF DRAIN AND OVERFLOW ROOF DRAIN
P5. CORROSION FOUNTAIN - SEE PLUMBING PLANS
P6. PUBLIC TELEPHONE - SEE ELECTRICAL PLAN
P7. 2'-0" HIGH METALLIC COLOR CHALK WALL
P8. LINE OF STRUCTURE ABOVE
P9. SLOTT - SEE DETAIL 8/A8.02
P10. 40' FLAG POLE AND BASE - SEE DETAIL 2/A7.21
P11. HONEY FACE OF CHALK ON THIS SIDE OF WALL
P12. ROOF LADDER AND ACCESS HATCH - SEE DETAIL 8/A8.01
P13. CEILING MOUNTED PROJECTOR
P14. PROJECTOR SCREEN

LVMPD
DOWNTOWN
AREA COMMAND
LAS VEGAS, NEVADA



400 S. DOWNTOWN BLVD. STE. 8-9
LAS VEGAS, NEVADA 89101
WWW.LVMPD.NV.GOV
RECEPTION: TEL: 702-335-3000
FACSIMILE: TEL: 702-335-3000

ARCHITECTS

CHL
PROJECT/OWNER
DESIGN GROUP
1000 W. 10TH AVE.

LANDSCAPE ARCHITECTS

LANDSCAPE
LANDSCAPE ARCHITECTS
1000 W. 10TH AVE.

STRUCTURAL ENGINEERS

STRUCTURAL ENGINEERS
1000 W. 10TH AVE.

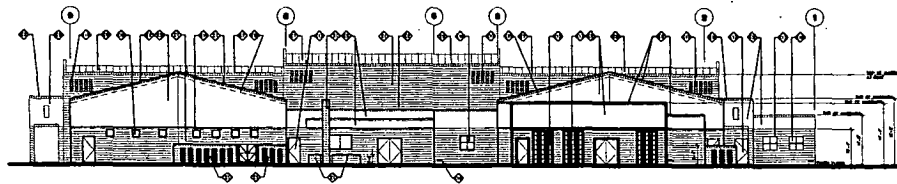
MECHANICAL ENGINEERS

MECHANICAL ENGINEERS
1000 W. 10TH AVE.

LVMPD
DOWNTOWN
AREA COMMAND
FLOOR PLAN

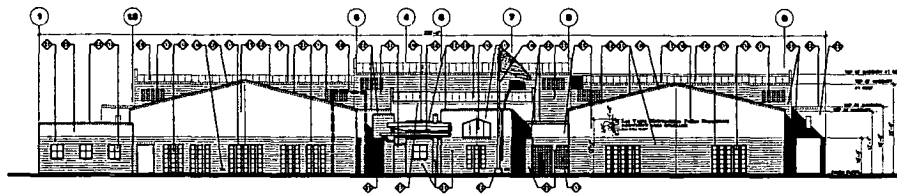
DATE
08 OCT 02
BY
07-078

A-02



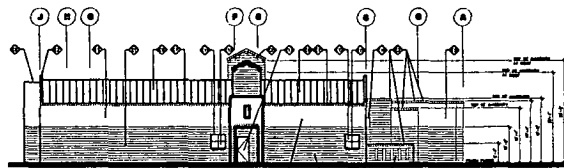
WEST ELEVATION

SCALE: 1/16" = 1'-0"



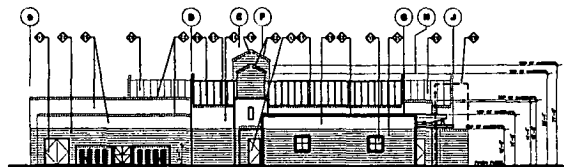
EAST ELEVATION

SCALE: 1/16" = 1'-0"



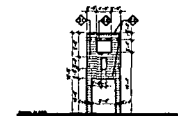
NORTH ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



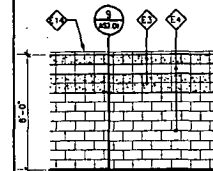
TYPICAL TOWER ELEVATION

SCALE: 1/16" = 1'-0"

EXTERIOR FINISH

MATERIAL AND COLOR

- E1 C.M.U. @ BUILDING
MANUFACTURER: C.S.R.
FINISH: FLUTED SPLIT-FACE
TO MATCH ADJACENT
BUILDING
COLOR: SPLIT-FACE GREY
SIZE: 8' x 8' x 16'
- E2 C.M.U. @ BUILDING
MANUFACTURER: C.S.R.
FINISH: SMOOTH
COLOR: BUCKSKIN
SIZE: 8' x 8' x 8'
- E3 C.M.U. @ SITE WALLS
MANUFACTURER: C.S.R.
FINISH: SMOOTH-FACE
COLOR: BUCKSKIN
SIZE: 8' x 8' x 16'
- E4 C.M.U. @ SITE WALLS
MANUFACTURER: C.S.R.
FINISH: SPLIT-FACE
COLOR: GREY
SIZE: 8' x 8' x 16'
- E5 E.I.F.S.
MANUFACTURER: SMOOTH
FINISH: COLOR EQUAL TO
FRAIZE 7773M
COLOR: DESERT SUNSET
- E6 ENTRANCE TOWER IN FOREGROUND - SEE
ELEVATIONS 5/AX-01'S
- E7 METAL FLASHING
COLOR: FRAIZE 8344M
SANTIC FE BROWN
- E8 TUBE STEEL @ TRELLIS
FINISH: SMOOTH
COLOR: FRAIZE 8776N
BLACKSMITH
- E9 STANDING SEAM METAL ROOF
MANUFACTURER: TBC TOWEN BUILDING
COMPONENTS, INC.
COLOR: COPPER
SIZE: 22 1/2" WIDE BATTEN
PROFILES
1 7/8" WIDE X 1 7/8"
HIGH BATTEN
- E10 STAINLESS STEEL @ METAL ENTRANCE CANOPY
PANELS
MANUFACTURER: ARCHITECTURAL SPECIALTY
PRODUCTS
TYPE: SERIES 500
FINISH: SEALED
COLOR: CLEAR
- E11 HOLLOW METAL WINDOW FRAMES
COLOR: FRAIZE 8776N
BLACKSMITH
- E12 1" INSULATING GLAZING
COLOR: EXTERIOR/CLEAR INTERIOR
MANUFACTURER: PPG AZULITE
- E13 HOLLOW METAL DOORS AND FRAMES
COLOR: FRAIZE 8776N
BLACKSMITH
- E14 C.M.U. CAP BLOCK @ PERIMETER WALLS
MANUFACTURER: C.S.R.
FINISH: SMOOTH-FACE, SOLID
COLOR: WHITE (#)
SIZE: 7' x 8' x 16"
- E15 ALUMINUM LETTERS - BLACK ANODIZED
- E16 TRANSLUCENT PANEL
SKYLIGHT SYSTEM
- E17 GLASS BLOCK - PPG "ARGUS"
- E18 ROOF DRAIN
COVER PLATE
- E19 FLAGPOLE
- E20 STEEL PIPE GUARD RAIL, FENCES, AND
GATES
FINISH: SMOOTH
COLOR: FRAIZE 8776N
BLACKSMITH
- E21 ROOF LINE BEYOND
ALL EXPOSED CMU BELOW FINISH FLOOR
TO BE E1.



SITE WALL ELEV.

LVPD
DOWNTOWN
AREA COMMAND
LAS VEGAS, NEVADA



FOR A COMPLETE LIST OF
LAS VEGAS POLICE DEPT. AND
OTHER, SEE-ARCHITECT, CON-
SULTANT NO. 20, 20, 20, 20

CONSULTANTS
FOR
DESIGNER
DESIGN GROUP
ARCHITECT NO. 20, 20, 20, 20

ARCHITECT
DOWNTOWN
LANDSCAPE ARCHITECTS
ARCHITECT NO. 20, 20, 20, 20

STRUCTURAL
ENGINEER
DESIGNER
ARCHITECT NO. 20, 20, 20, 20

MECHANICAL
DESIGNER
ARCHITECT NO. 20, 20, 20, 20

ELECTRICAL
DESIGNER
ARCHITECT NO. 20, 20, 20, 20

MECHANICAL
DESIGNER
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ELECTRICAL
DESIGNER
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MECHANICAL
DESIGNER
ARCHITECT NO. 20, 20, 20, 20

ELECTRICAL
DESIGNER
ARCHITECT NO. 20, 20, 20, 20

MECHANICAL
DESIGNER
ARCHITECT NO. 20, 20, 20, 20

ELECTRICAL
DESIGNER
ARCHITECT NO. 20, 20, 20, 20

MECHANICAL
DESIGNER
ARCHITECT NO. 20, 20, 20, 20

ELECTRICAL
DESIGNER
ARCHITECT NO. 20, 20, 20, 20

MECHANICAL
DESIGNER
ARCHITECT NO. 20, 20, 20, 20

ELECTRICAL
DESIGNER
ARCHITECT NO. 20, 20, 20, 20

SDR-1129
11-21-02 PC

STAFF



SDR-1129 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METROPOLITAN POLICE DEPARTMENT
600 NORTH NINTH STREET
NOVEMBER 21, 2002 PLANNING COMMISSION

11/1/02



SDR-1129 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METROPOLITAN POLICE DEPARTMENT
600 NORTH NINTH STREET
NOVEMBER 21, 2002 PLANNING COMMISSION

11/1/02

City of Las Vegas

Agenda Item No. 133

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 18, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE ITEM - STREET NAME CHANGE - PUBLIC HEARING - SNC-0002-99(1) - MYSTIC VALLEY HOME OWNERS ASSOCIATION - Request for a Street Name Change FROM: Mike Andress Avenue TO: Mystic Valley Avenue located between Durango Drive and Desert Night Street, Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0
0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0
0

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:

MACK – APPROVED subject to conditions and adding a condition that the street name change shall not be recorded until a new name is in place at another location.

– UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

RICHARD PHILLIPS, Director of the Mystic Valley Homeowners Association, requested approval.

COUNCILMAN MACK indicated that Mike Andress Avenue was dedicated to the late MIKE ANDRESS. Out of respect to his family, he would like to work with Public Work staff to find an alternative street.

COUNCILMAN McDONALD disclosed that MR. ANDRESS was a close friend and concurred with COUNCILMAN MACK'S comments. MR. ANDRESS and his family have given a lot to the community.

City of Las Vegas

Agenda Item No. 133

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 133 – SNC-0002-99(1)

MINUTES – Continued:

BART ANDERSON, Public Works Department, explained that staff is currently working with developers to find new streets. He cannot predict how long that would take. If the Council wishes to have that street name change in hand before this item is approved, then this item should be tabled. ROBERT GENZER, Director, Planning and Development Department, suggested that the Council move forward today, approve this street name change and add a condition to not allow the street name change to record until a new name is in place at another location. This could be monitored since the City controls the recording.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

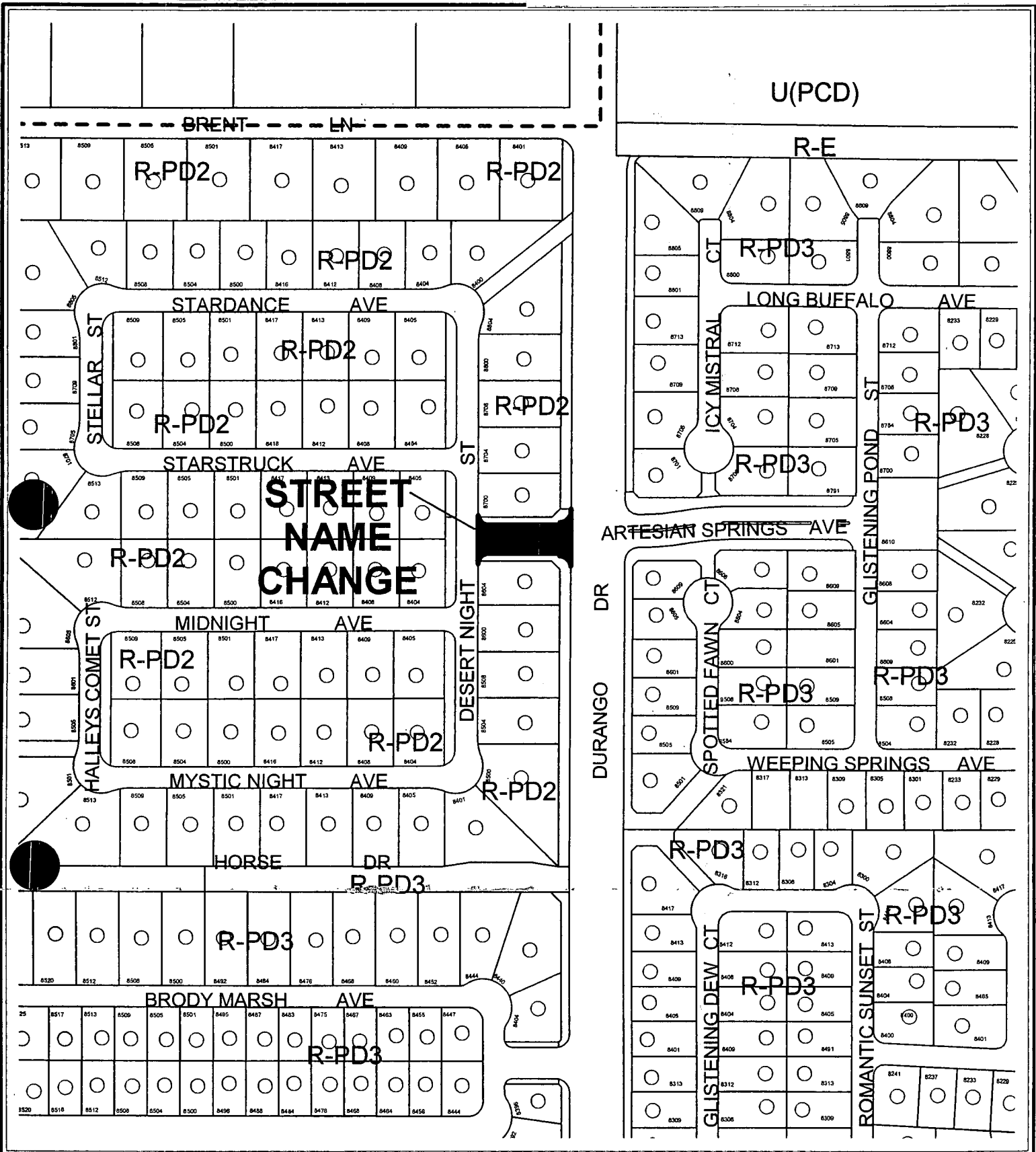
(1:44 – 1:48)

3-1208

CONDITIONS:

Planning and Development

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.
2. All City Code requirements and design standards of all City departments must be satisfied.

CASE: **SNC-0002-99(1)**

RADIUS: SPECIAL

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 18, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE ITEM - SNC-0002-99(1) - MYSTIC VALLEY
HOME OWNERS ASSOCIATION**

***THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 16, 2002 CITY
COUNCIL MEETING AT THE REQUEST OF COUNCILMAN MACK.***

**** CONDITIONS ****

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

Planning and Development

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.
2. All City Code requirements and design standards of all City departments must be satisfied.

SNC-0002-99(1) - Staff Report Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Street Name Change FROM: Mike Andress Avenue TO: Mystic Valley Avenue, located between Durango Drive and Desert Night Street in the Mystic Valley Phase 1 subdivision. The applicant's justification letter states that the developer previously changed the name of the street to Mike Andress Avenue. The Mystic Valley Homeowners' Association, which now has control of the development, would like to return the street-name to its former designation.

BACKGROUND DATA

- 02/09/98 The City Council approved a Rezoning (Z-0071-97) from U (Undeveloped) Zone, [PCD (Planned Community Development) General Plan Designation] to R-PD2 (Residential Planned Development - 2 Units Per Acre) on this site as part of larger request.
- 04/13/98 The City Council approved a Site Development Plan Review [Z-0071-97(1)] on this site as part of larger request.
- 10/22/98 The Planning Commission approved a Final Map (FM-0090-98) for Mystic Valley Phase One.
- 03/01/00 The City Council approved a Street Name Change of this subject private street from Mystic Valley Avenue to Mike Andress Avenue; the Planning Commission had recommended approval of the request.
- 09/12/02 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #64).

ANALYSIS & FINDINGS

This request to change the private street name, Mike Andress Avenue, to Mystic Valley Avenue is consistent with Chapter 28, Title 13 of the Las Vegas Municipal Code (City of Las Vegas Street Naming and Address Assignment Regulations). Therefore, staff recommends approval of this request.

NOTICES MAILED 5 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SNC-0002-99(1) APN: _____Name of Property Owner: Mystic Valley Home Owners AssociationName of Applicant: Mystic Valley Home Owner's Association

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.

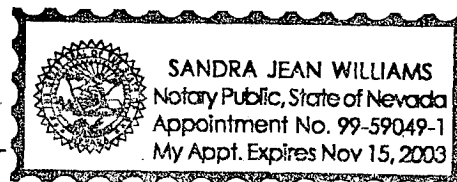
City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: Bonnie L. Mann 6/10/02Print Name: Bonnie L. Mann, President, MVHOA

Subscribed and sworn before me

This 10th day of June, 2002Sandra Jean Williams
Notary Public in and for said County and State

City of Las Vegas

Agenda Item No. 134

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 18, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

STREET NAME CHANGE - PUBLIC HEARING - SNC-0002-02 - MOUNTAIN SPA RESORT DEVELOPMENT LIMITED LIABILITY COMPANY ON BEHALF OF PULTE HOMES - Request for a Street Name Change, FROM: Mountain Spa Drive TO: Silverstone Ranch Drive located at the terminus of Buffalo Drive, approximately 800 feet north of Racel Street. The Planning Commission (7-0 vote) and staff recommend APPROVAL. [NOTE: The correct Ward designation is Ward 6 (Mack). This designation did not appear on previous notifications.]

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
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 (Not Applicable)
3. Staff Report

MOTION:

MACK – APPROVED subject to condition – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and stated that both street name changes relate to the Silverstone Ranch Development. This would allow changing a small portion of Buffalo Drive and what is currently Mountain Spa Drive to Silverstone Ranch Drive.

No one appeared in opposition.

There was no further discussion.

**Agenda Item No. 134**

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 134 – SNC-0002-02

MINUTES – Continued:

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All discussion pertaining to Item 134 [SNC-0002-02] and Item 135 {SNC-1109} was held under Item 134 [SNC-0002-02].

(1:48 – 1:50)

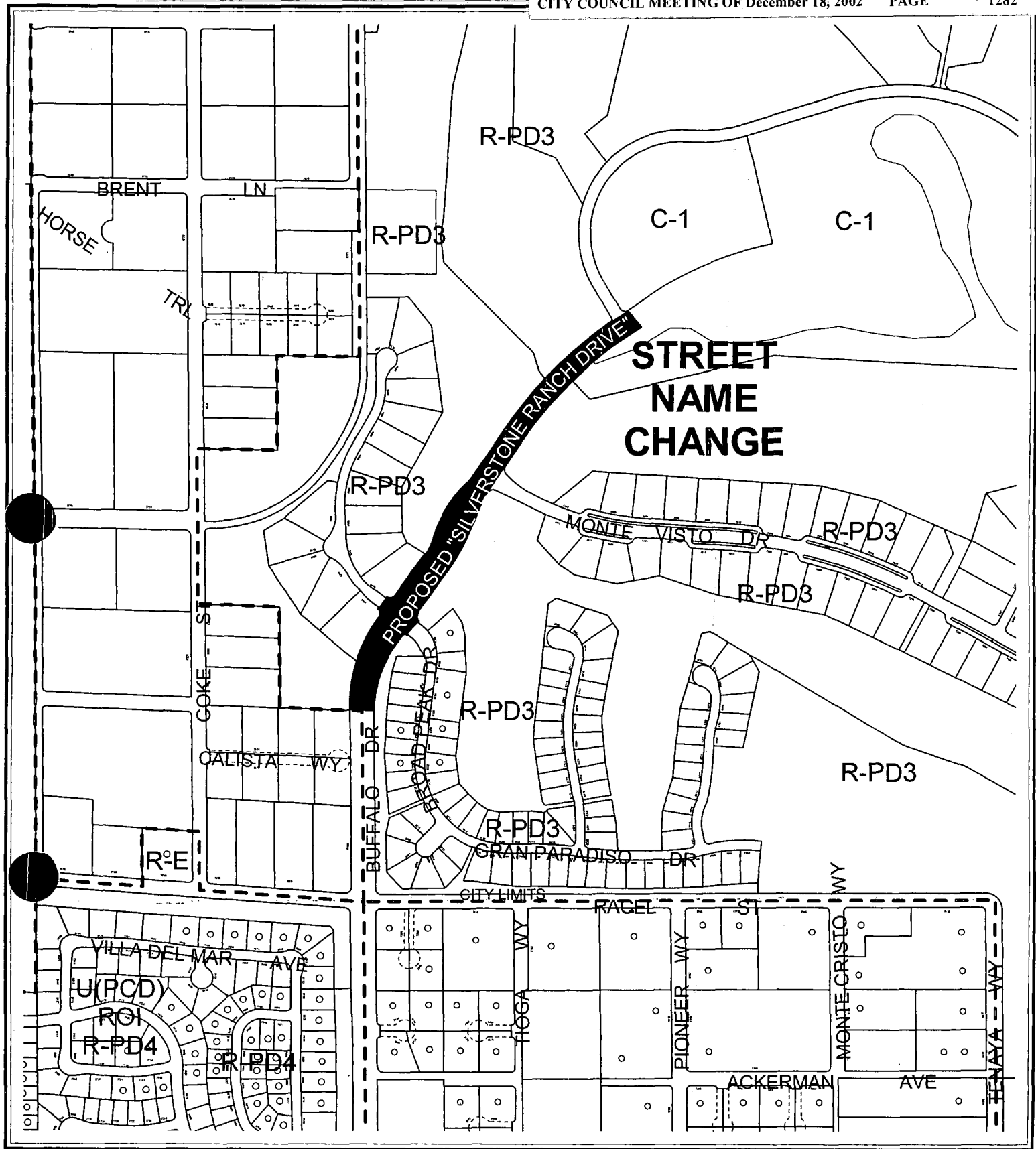
3-1359

CONDITIONS:

Public Works

A) Standard Conditions:

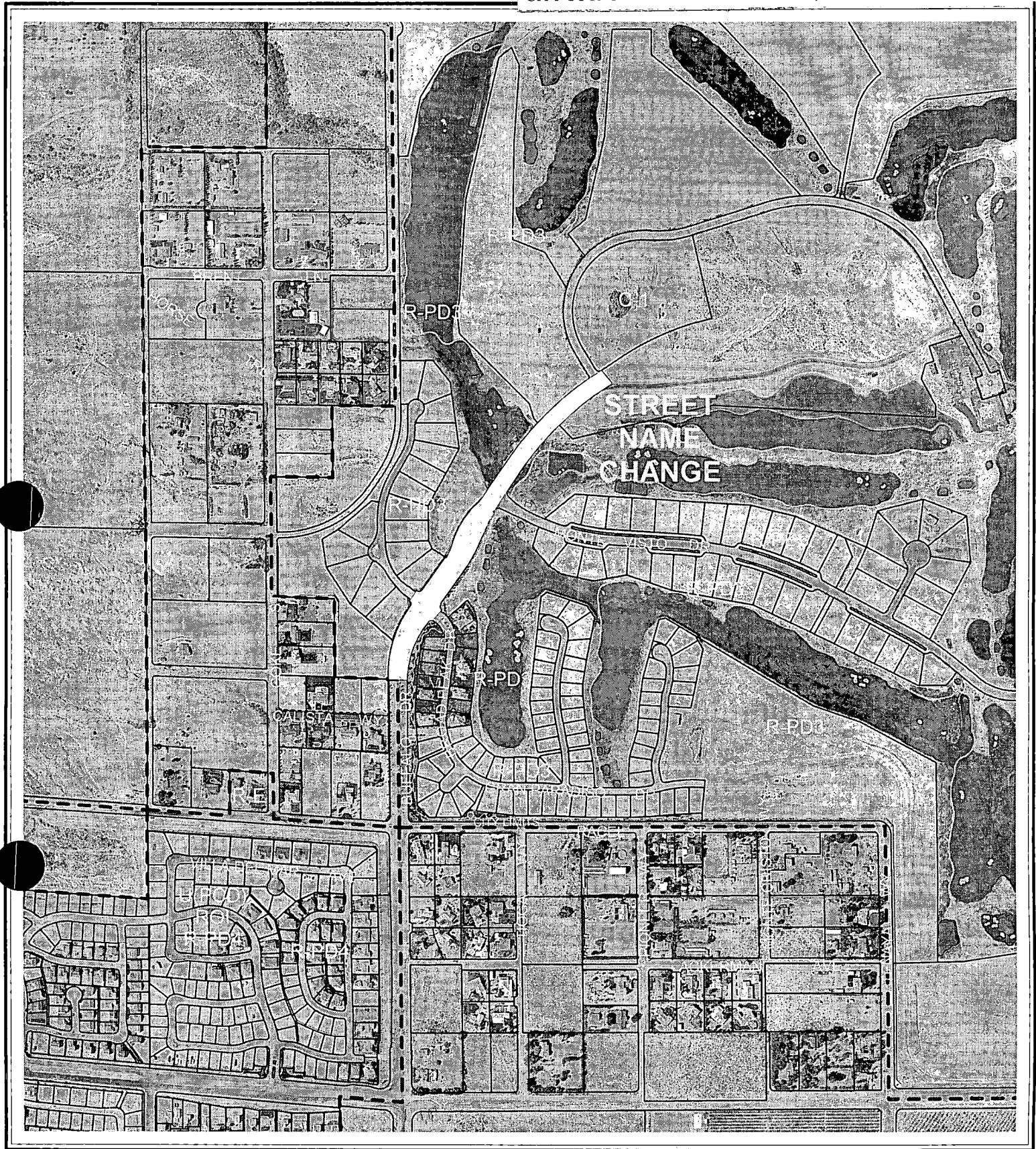
1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.



CASE: **SNC-0002-02**

RADIUS: SPECIAL





CASE: **SNC-0002-02**

RADIUS: SPECIAL

0 500 1000 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 18, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SNC-0002-02 - MOUNTAIN SPA RESORT DEVELOPMENT
LIMITED LIABILITY COMPANY ON BEHALF OF PULTE HOMES**

**** CONDITIONS ****

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

Public Works

A) Standard Conditions:

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

SNC-0002-02 - Page One
December 18, 2002 City Council Meeting

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

Request for a Street Name Change from Mountain Spa Drive, to Silverstone Ranch Drive, located at the terminus of Buffalo Drive, approximately 800 Feet north of Racel Street. This request was held in abeyance at the October 24, 2002 Planning Commission meeting to allow time for both street name change applications to be heard concurrently.

B) Applicant's Justification

The applicant's justification letter states that the project was formerly known as Mountain Spa. The projects name has now changed to Silverstone Ranch; therefore it is requested that Mountain Spa Drive be changed to Silverstone Ranch Drive.

BACKGROUND INFORMATION

A) Previous Actions

- 10/02/91 The City Council approved a Rezoning (Z-0075-91) from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units Per Acre) and C-1 (Limited Commercial). The Planning Commission recommended Approval on 09/12/91.

- 11/14/91 The City Council approved a Development Agreement (DA-0001-91) for the Mountain Spa Master Development Plan.

- 06/15/94 The City Council approved a Plot Plan and Building Elevation Review [Z-0075-91(4)] for a proposed hotel, condominiums, retail center, casitas, and golf and tennis club. The Planning Commission recommended Approval on 05/26/94.

- 12/07/98 The City Council approved a Site Development Plan Review [Z-0075-91(6)] for a proposed Ritz Carlton Hotel on a portion of this site. This item was direct to City Council.

- 08/12/99 The Planning Commission approved a Site Development Plan Review [Z-0075-91(8)] for a proposed 22,511 square foot golf course clubhouse.

SNC-0002-02 - Page Two
December 18, 2002 City Council Meeting

- 09/01/99 The City Council approved a Site Development Plan Review [Z-0075-91(7)] for a proposed golf course maintenance facility. The Planning Commission recommended Approval on 07/22/99.
- 04/03/02 The City Council approved a Review of Condition [Z-0075-91(12)] to delete condition #23 on an approved Rezoning (Z-0075-91) which required in the event the developer sells the property (Mountain Spa) or the property is developed by another party, the zoning for this property will revert to R-E (Residence Estates) unless approved by City Council on this site. This item was direct to City Council.
- 09/04/02 The City Council approved a Site Development Plan Review [Z-0075-91(13)] for a Revised Master Development Plan containing 1873 Lots on 635.80 acres (Silverstone Ranch), generally located between Grand Teton Road on the south, Iron Mountain Road on the north, Rainbow Boulevard on the east and Buffalo Drive on the west. The Planning Commission recommended Approval on 08/08/02.
- 10/24/02 This request was held in abeyance to allow the request to change the other portion of the street to be heard at the same meeting.
- 11/21/02 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #25).

B) *Pre-Application Meeting*
A pre-application meeting was not required for the Street Name Change.

C) *Neighborhood Meetings*
A neighborhood meeting was not required for the Street Name Change.

DETAILS OF APPLICATION REQUEST

- A) *Site Area***
- Gross Acres:

Net Acres:

N/A

N/A
- B) *Existing Zoning***
- Subject Property:

North:

South:

East:

West:

N/A

C-1 (Limited Commercial)

R-PD3 (Residential Planned Development – 3 Units Per Acre)

R-PD3 (Residential Planned Development – 3 Units Per Acre)

R-PD3 (Residential Planned Development – 3 Units Per Acre)

SNC-0002-02 - Page Three
December 18, 2002 City Council Meeting

C) General Plan Compliance

The site lies within the Centennial Hills Sector Plan of the General Plan. The street name change is not directly affected by this designation.

Special Districts/Zones	YES	NO
Special Area Plan		X
Special Overlay District		X
Study Area		X
Rural Preservation Neighborhood	X	
DINA		X
Project of Regional Significance		X

The subject Street Name Change is within a portion of the 330-foot Rural Preservation Neighborhood street buffer zone and located adjacent to parcels designated within the Rural Preservation Neighborhood parcel buffer zone. The Street Name Change does not affect any property designated as a Rural Preservation Neighborhood.

ANALYSIS

The request to change the street name from Mountain Spa Drive to Silverstone Ranch Drive is consistent with Title 13, Chapter 28 of the LVMC, City of Las Vegas Street Naming and Address Assignment Regulations. The Public Works Department has no objection to the street name change.

NOTICES MAILED 3 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SNL-0002-02 APN: 125-10-201-001

Name of Property Owner: Mountain Spa Residential Development, LLC.

Name of Applicant: Pulte 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?

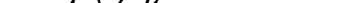
 Yes **X** No

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: _____

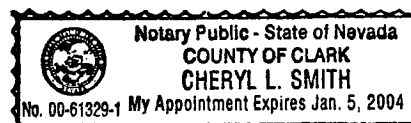
Signature of Property Owner/Authorized Agent: 

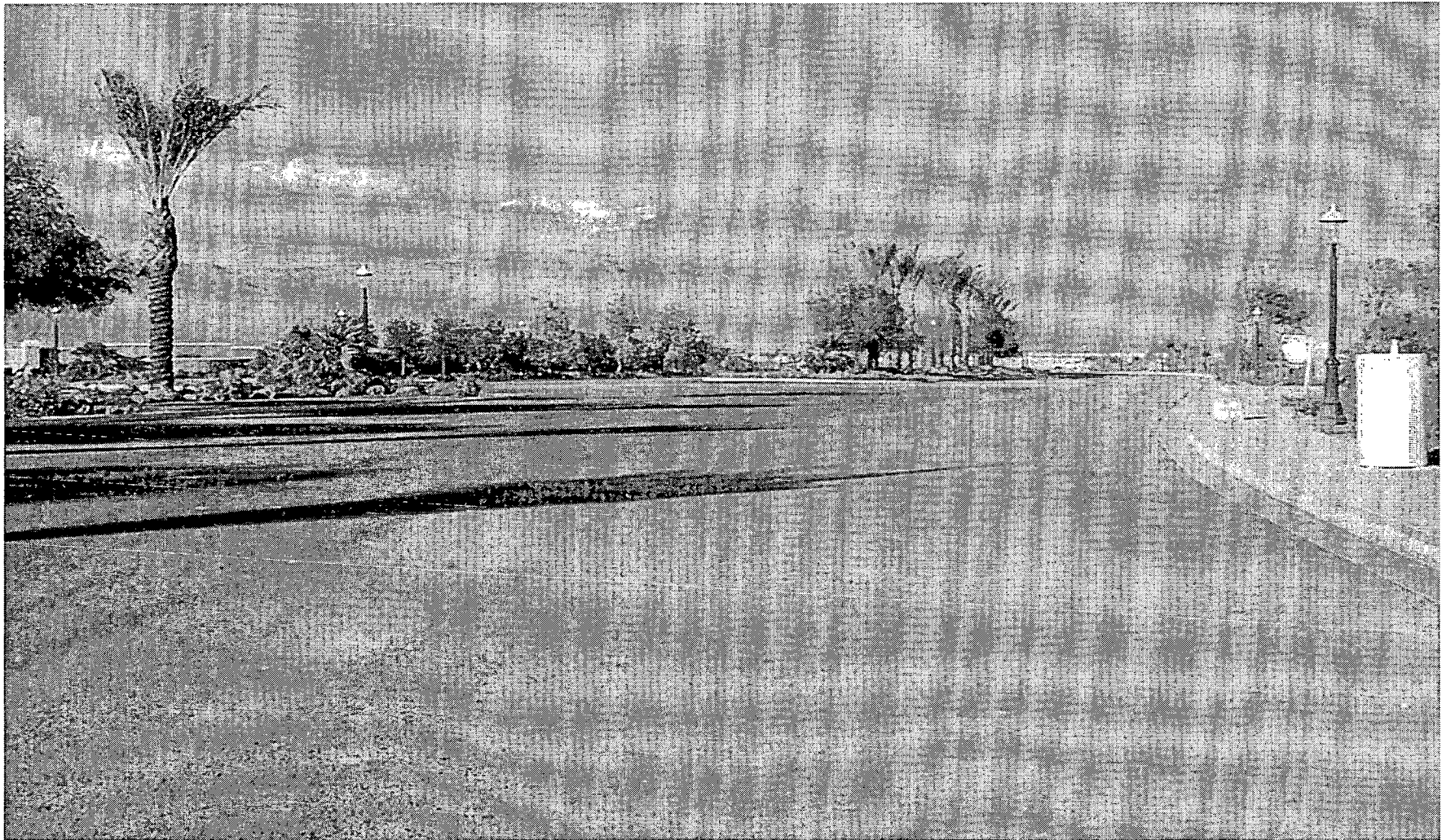
Print Name: Dawn Cica, Manager

Subscribed and sworn before me

This 21st day of May, 2002

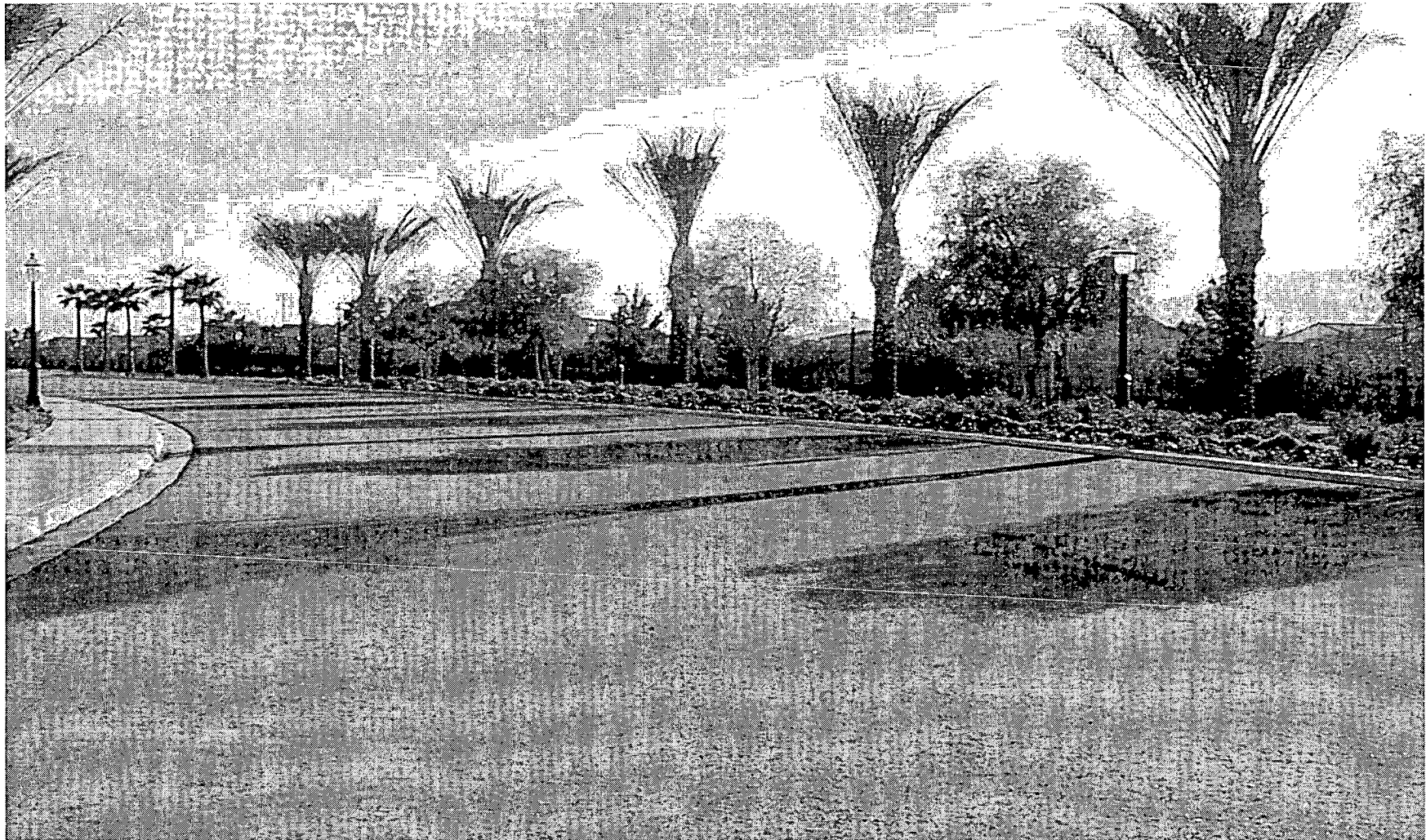
Cheryl L. Smith
Notary Public in and for said County and State





SNC-0002-02 - MOUNTAIN SPA RESORT DEVELOPMENT, LIMITED LIABILITY COMPANY ON BEHALF
OF PULTE HOMES
TERMINUS OF BUFFALO DRIVE, APPROXIMATELY 800 FEET NORTH OF RACEL STREET
NOVEMBER 21, 2002 PLANNING COMMISSION

10/23/02



SNC-0002-02 - MOUNTAIN SPA RESORT DEVELOPMENT, LIMITED LIABILITY COMPANY ON BEHALF
OF PULTE HOMES
TERMINUS OF BUFFALO DRIVE, APPROXIMATELY 800 FEET NORTH OF RACEL STREET.
NOVEMBER 21, 2002 PLANNING COMMISSION

10/23/02

City of Las Vegas

Agenda Item No. 135

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 18, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

STREET NAME CHANGE - PUBLIC HEARING - SNC-1109 - PN II, INC. - Request for a Street Name Change FROM: Buffalo Drive TO: Silverstone Ranch Drive, from Racel Street north approximately 800 feet, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
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:

MACK – APPROVED subject to condition – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: All discussion pertaining to Item 134 [SNC-0002-02] and Item 135 {SNC-1109} was held under Item 134 [SNC-0002-02].

(1:48 – 1:50)

3-1359



Agenda Item No. 135

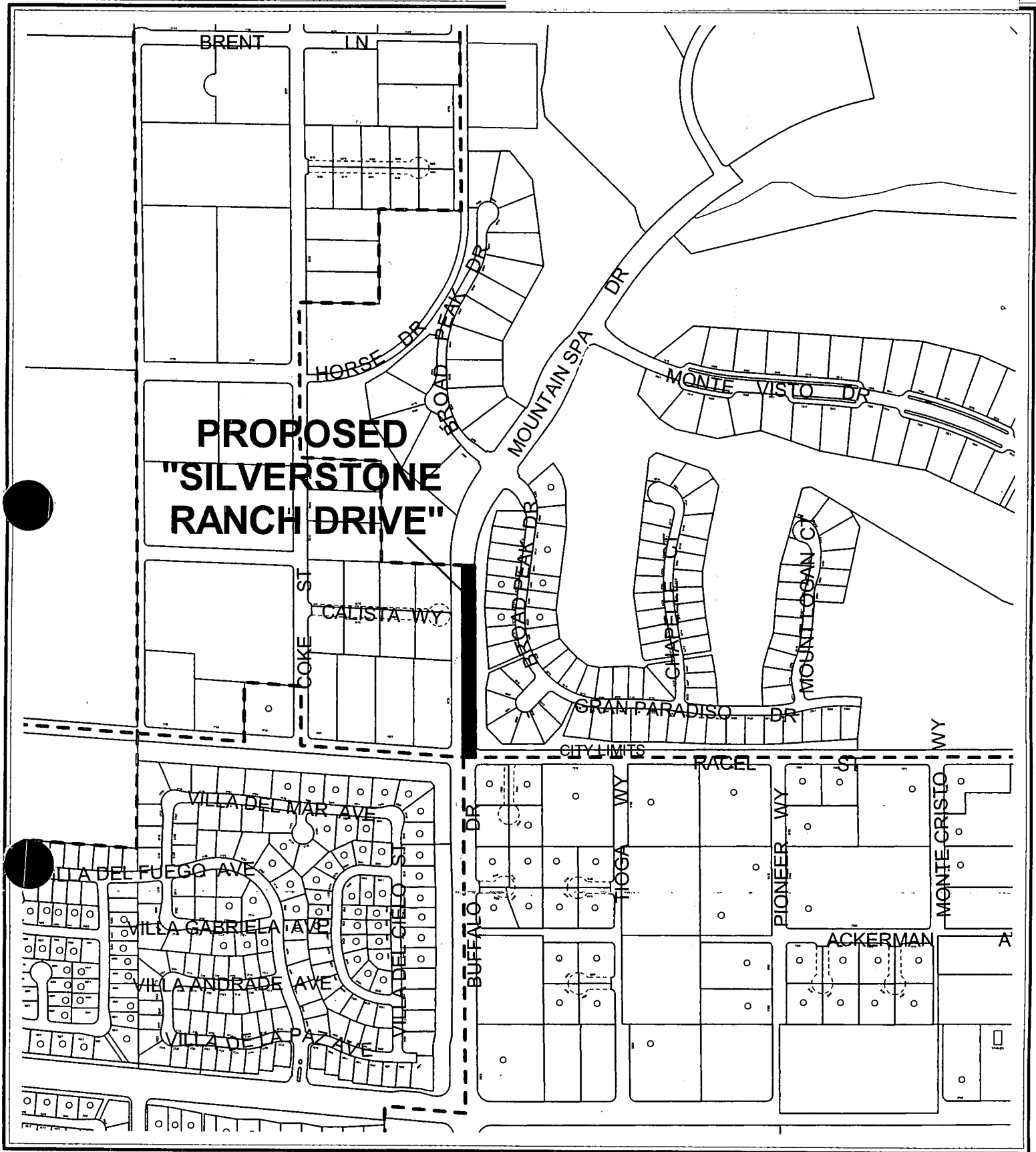
CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 135 – SNC-1109

CONDITIONS:

Public Works

A) Standard Conditions:

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.



CASE: **SNC-1109**

RADIUS: SPECIAL

0 400 800 Feet

135





CASE: **SNC-1109**
RADIUS: SPECIAL

0 500 1000 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: DECEMBER 18, 2002****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SNC-1109 - PN II, INC.**

**** CONDITIONS ****

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

Public Works**A) Standard Conditions:**

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

SNC-1109 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

Request for a Street Name Change from Buffalo Drive to Silverstone Ranch Drive from Racel Street extending northerly approximately 800 feet.

B) *Applicant's Justification*

The applicant's justification letter states that the project was formerly known as Mountain Spa. This portion of Buffalo Drive currently runs into what is currently named Mountain Spa Drive. The applicant has submitted a Street Name Change request (SNC-0002-02) for that portion of Mountain Spa Drive. Therefore, they are requesting this portion of Buffalo Drive to be renamed Silverstone Ranch Drive to coincide with the name of the development.

In addition, the applicant has stated that the western half of this portion of Buffalo Drive is under County jurisdiction. Therefore, they will also be submitting a Street Name Change through the county.

BACKGROUND INFORMATION

A) *Previous Actions*

- | | |
|----------|---|
| 10/02/91 | The City Council approved a Rezoning (Z-0075-91) from R-E (Residence Estates) to R-PD3 (Residential Planned Development - 3 Units Per Acre) and C-1 (Limited Commercial). The Planning Commission recommended Approval on 09/12/91. |
| 11/14/91 | The City Council approved a Development Agreement (DA-0001-91) for the Mountain Spa Master Development Plan. |
| 06/15/94 | The City Council approved a Plot Plan and Building Elevation Review [Z-0075-91(4)] for a proposed hotel, condominiums, retail center, casitas, and golf and tennis club. The Planning Commission recommended Approval on 05/26/94. |
| 12/07/98 | The City Council approved a Site Development Plan Review [Z-0075-91(6)] for a proposed Hotel on a portion of this site. This item was direct to City Council. |

SNC-1109 - Page Two
December 18, 2002 City Council Meeting

- 08/12/99 The Planning Commission approved a Site Development Plan Review [Z-0075-91(8)] for a proposed 22,511 square foot golf course clubhouse.
- 09/01/99 The City Council approved a Site Development Plan Review [Z-0075-91(7)] for a proposed golf course maintenance facility. The Planning Commission recommended Approval on 07/22/99.
- 04/03/02 The City Council approved a Review of Condition [Z-0075-91(12)] to delete condition #23 on an approved Rezoning (Z-0075-91) which required in the event the developer sells the property (Mountain Spa) or the property is developed by another party, the zoning for this property will revert to R-E (Residence Estates) unless approved by City Council on this site. This item was direct to City Council.
- 09/04/02 The City Council approved a Site Development Plan Review [Z-0075-91(13)] for a Revised Master Development Plan containing 1873 Lots on 635.80 acres (Silverstone Ranch), generally located between Grand Teton Road on the south, Iron Mountain Road on the north, Rainbow Boulevard on the east and Buffalo Drive on the west. The Planning Commission recommended Approval on 08/08/02.
- 11/21/02 The Planning Commission recommended approval of a Street Name Change Request (SNC-0002-02) from Mountain Spa Drive to Silverstone Ranch Drive a site within the Silverstone Ranch Master Plan Development.
- 11/21/02 The Planning Commission recommended approval of a companion Rezoning (ZON-1125) to R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning on a site within the Silverstone Ranch Master Plan Development.
- 11/21/02 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #77).

B) Pre-Application Meeting

A pre-application meeting was not required for the Street Name Change.

C) Neighborhood Meetings

No neighborhood meetings are required as a result of this request.

SNC-1109 - Page Three
December 18, 2002 City Council Meeting

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: N/A
Net Acres: N/A

B) Existing Zoning

Subject Property: N/A
North: R-PD3 (Residential Planned Development – 3 Units per Acre)
South: Unincorporated Clark County
East: R-PD3 (Residential Planned Development – 3 Units per Acre)
West: Unincorporated Clark County

C) General Plan Compliance

Centennial Hills General Plan

The site lies within the Centennial Hills Sector Plan of the General Plan. The Plan contains no relevant goals, objectives or policies for this application.

D) Special Districts/Zones

Special Area Plan: No
Special Overlay District: No
Study Area: No

E) Rural Preservation Neighborhood: Yes

The subject Street Name Change is within a portion of the 330-foot Rural Preservation Neighborhood street buffer zone and located adjacent to parcels designated within the Rural Preservation Neighborhood parcel buffer zone. However, the subject portion of the street name change is Buffalo Drive, which is a 100-foot right-of-way and therefore is exempt from the application of Rural Preservation Neighborhood standards. In addition, The Street Name Change does not affect any property designated as a Rural Preservation Neighborhood.

F) Development Impact Notification Assessment: No

G) Project of Regional Significance: No

SNC-1109 - Page Four
December 18, 2002 City Council Meeting

ANALYSIS

The request to change the street name from Mountain Spa Drive to Silverstone Ranch Drive is consistent with Title 13, Chapter 28 of the LVMC, City of Las Vegas Street Naming and Address Assignment Regulations. The Public Works Department has no objection to the street name change.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Pulte 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 X 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: _____

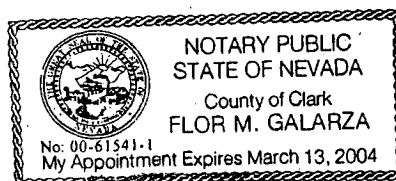
Signature of Property Owner/Authorized Agent:

Print Name: WON Koe Hwee

Subscribed and sworn before me

This 2 day of October, 2002

Alfonso M. Galaz
Notary Public in and for said County and State





SNC-1109 - PN II, INC.

SILVERSTONE RANCH DRIVE, FROM RACEL STREET NORTH APPROXIMATELY 800 FEET

NOVEMBER 21, 2002 PLANNING COMMISSION

11/4/02

City of Las Vegas

Agenda Item No. 136

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: DECEMBER 18, 2002****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VACATION PUBLIC HEARING - VAC-0063-02 - SCHOOL BOARD OF TRUSTEES -
 Petition to vacate a portion of Ninth Street located between Lewis Avenue and Clark Avenue,
 Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend DENIAL

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

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council meeting – Report about the Las Vegas Academy

MOTION:

WEEKLY – ABEYANCE to 1/22/2003 – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

MATT LACROIX, Clark County School District, 4212 Eucalyptus Annex, stated that this \$12 million project consists of a 750-seat theater that will be approximately 40,000 square feet. This would be supporting the academy, which is a magnet performing arts center. He presented a diagram and described the project. The existing facility located to the east and the vacation would accommodate an amphitheater in-between the two facilities. This addition will be a significant benefit to the downtown area and the Las Vegas community.

TODD FARLOW, 240 North 19th Street, liked the building, but mentioned that this project will break the traffic flow. He suggested an overpass be built, instead of closing the street.



Agenda Item No. 136

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 136 – VAC-0063-02

MINUTES – Continued:

COUNCILMAN WEEKLY indicated that when he visited the academy he watched the flow of the students from the academy, as well as the traffic, and questioned the purpose for the vacation. Once the downtown community center is complete, a number of seniors would be utilizing this area as well. He is concerned about the traffic flow off of Lewis Avenue and around the theater and coming back on to 9th Street. MR. LACROIX replied that traffic coming from the north to the south would head east to 10th Street and come back and have access through that direction. The main lobby and entries are from the south. Entry to both theaters that are side by side will come from Clark Avenue. There is a lot of pedestrian traffic and with the vacation and the creation of the amphitheater, both theaters can be combined utilizing a lot of the same components within the theater. He believes there is ample traffic flow to the east and west of the project. COUNCILMAN WEEKLY did not doubt the beauty of the project, but still questioned the purpose of the vacation. It will impact the grid system and affect the traffic flow.

FARLEY ALION appeared to represent a client from San Francisco who owns property that might be affected by this vacation. If the vacation were granted, his client would like to be reasonably compensated on his property. MAYOR GOODMAN clarified that his client's property is not being taken, but that the property's value might increase.

STEVE BIAGIOTTI, 5550 Lusanne Drive, Reno, Nevada, developer of the City Center Apartments on 8th Street, 9th Street and Bridger, expressed concern about 9th Street being partially vacated and the grid system being affected. This might create a barrier to new redevelopment on the north.

MAYOR GOODMAN mentioned that there had been some discussion about perhaps placing barriers that could be put up in the street only during a special event. MR. LACROIX replied that the vacation of 9th Street is a major component of this project. It lends to the functionality of both facilities side by side. There is ample pedestrian traffic going back and forth from classrooms back to the main facility. The vacation would allow the creation of an entire campus.

GENE CHARLES JANOU, 901 Lewis Avenue, stated that if the vacation is granted, the traffic flow would negatively impact this particular area.



Agenda Item No. 136

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 136 – VAC-0063-02

MINUTES – Continued:

TOM McGOWAN, Las Vegas resident, asked why staff recommended denial. ROBERT GENZER, Director, Planning and Development Department, responded that alternatives to completely vacating the street have not been effectively explored.

STEVE RANK, Architect, explained the reasons for the vacation of 9th Street. Some of the reasons go beyond just creating a pedestrian plaza, although that is a very important aspect to this project. The idea is to connect the existing campus, which is now bisected by 9th Street, to the other facility. Currently, through traffic students cross the street daily, creating a safety issue. Referring to a diagram, MR. LACROIX described where the students cross the street and how they propose to connect the campus with the project. In addition, the location of the theater has been explored in different areas. He pointed out that the athletic field, by State Statute, must remain an open area for public use. In addition, the National Historic Register protects portions of the campus. The parking area on the site includes over 100 spaces. In conjunction with another 105 spaces on the site already, they would meet the parking requirements for this size of theater. The site is fairly constricted, as far as its ability to contain the amount of parking necessary for this facility. In addition to that, a visual arts classroom is being located on this portion of the site to accommodate additional programs, such as international and language studies.

COUNCILMAN WEEKLY noted that he likes the vision of joining the campus together, but believes that it would affect the grid of the traffic system. He understands that the vacation would benefit the students during school hours, but is concerned about after-school hours or when no performances are being held. It would cause a major inconvenience to area residents and major traffic problems. He requested that further discussion be held to find an alternative solution. MR. LACROIX stated that he would be happy to work with staff, but believes that other members of the School District would not support building the project without the vacation. MAYOR GOODMAN requested something in writing from the School District to that effect.

COUNCILMAN WEEKLY pointed out that the City is a very good partner with the Clark County School District and always tries to be accommodating, but stressed that this vacation is not only in a historic neighborhood, but in a residential area as well. Therefore, he moved to hold the item in abeyance to seek an alternative solution. MAYOR GOODMAN said that he would like to be there when COUNCILMAN WEEKLY meets with the School District



Agenda Item No. 136

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 136 – VAC-0063-02

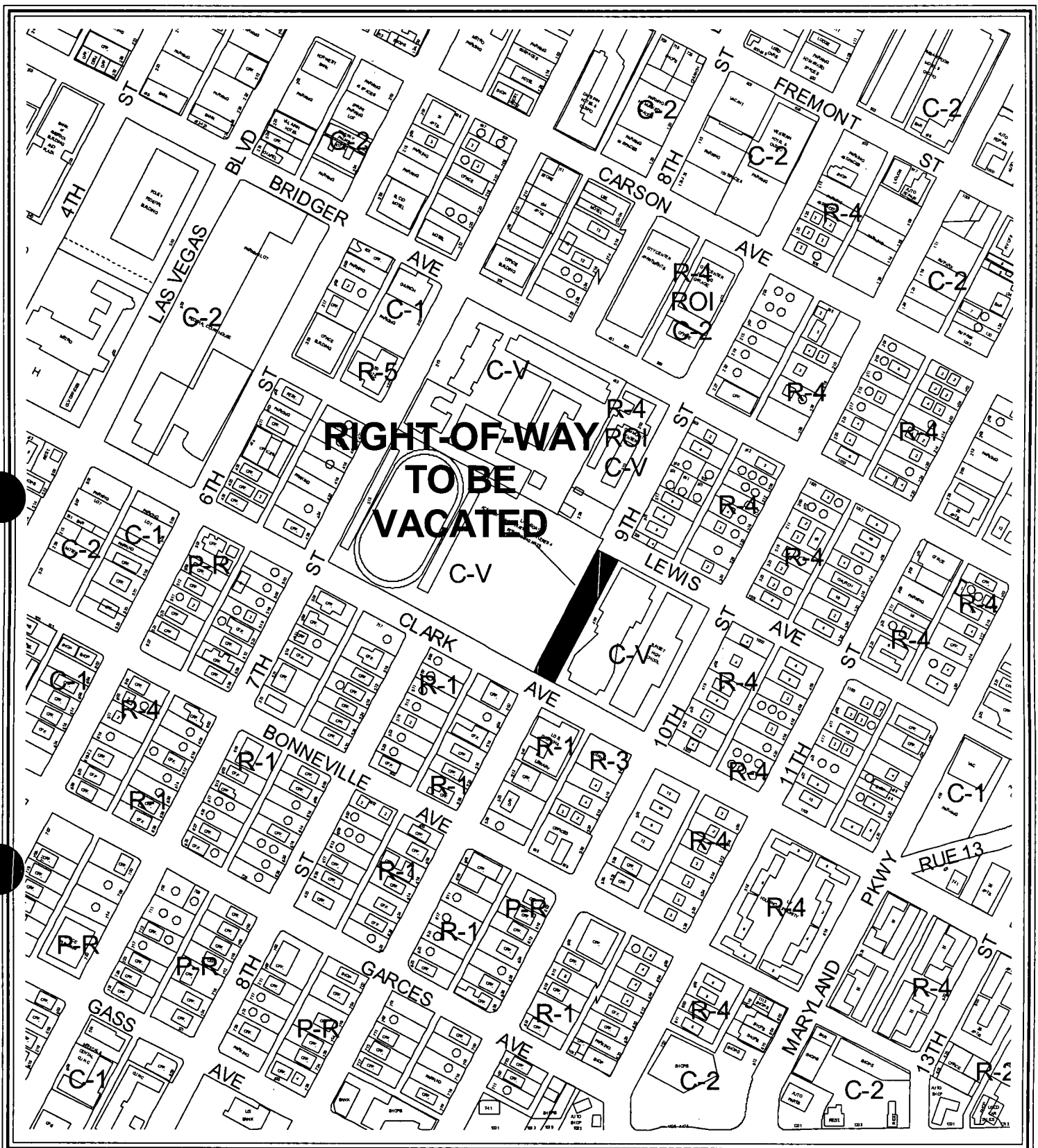
MINUTES – Continued:

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:53 – 2:08)

3-1555



CASE: **VAC-0063-02**

RADIUS: SPECIAL

0 300 600 Feet

136



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: DECEMBER 18, 2002****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-0063-02 - SCHOOL BOARD OF TRUSTEES**

**** CONDITIONS ****

The Planning Commission (6-0-1 vote) and staff recommend DENIAL. If Approved, subject to:

1. This Petition of Vacation shall be expanded to include those portions of the Ninth Street and Lewis Avenue intersection necessary to complete an elbow for this intersection.
2. Dedicate radii to match existing construction at the northwest corner of Clark Street and Tenth Street, the southwest corner of Lewis Avenue and Tenth Street, the southeast corner of Bridger Avenue and Seventh Street, and the northeast corner of Clark Avenue and Seventh Street. Coordinate with the Right-of-Way Section of Public Works for assistance in the preparation of the appropriate documents.
3. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
4. 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.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City departments.

VAC-0063-02 - Page Two
December 18, 2002 City Council Meeting

7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #4 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 or other easements that would/should cross any right-of-way being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

VAC-0063-02 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a petition to vacate a portion of Ninth Street located between Lewis Avenue and Clark Avenue. The justification letter indicates the Clark County School District currently owns property east and west of this segment of Ninth Street and is preparing the design for the theater addition to the existing Las Vegas Academy of Performing Arts. The letter continues to state that this addition will provide additional space for the existing facility and is considered a significant benefit to the downtown area and the Las Vegas community.

This item was held in abeyance at the 11/07/02 Planning Commission meeting to allow time for additional notices to be sent to additional property owners in this area of the City.

BACKGROUND DATA

- 01/28/99 The Planning Commission approved a Site Development Plan Review (SD-0026-98) on property located on the northwest corner of Clark Avenue and 10th Street for a proposed 12,957 square foot addition to an existing school.
- 09/12/02 The Planning Commission voted to table this application until a related application for an amendment to the Master Streets & Highways Plan is considered. Upon further review, it was determined the Master Streets & Highways Plan Amendment was not needed.
- 11/07/02 The Planning Commission held this application in abeyance to the 11/21/02 to allow time to notify abutting property owners of this Vacation application.
- 11/21/02 The Planning Commission voted 6-0-1 to recommend DENIAL (PC Agenda Item #26).

ANALYSIS & FINDINGS

The subject vacation request will vacate a seventy-foot wide portion of Ninth Street located between Lewis Avenue and Clark Avenue. The Planning and Development Department recommends denial since there is no adequate justification to this request and it will disrupt the downtown grid street pattern.

VAC-0063-02 - Page Two
December 18, 2002 City Council Meeting

The Department of Public Works review of this Vacation request includes the following:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A as it will eliminate a portion of Ninth Street, which will then be used by the Clark County School District.*
- B. From a traffic-handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since this portion of Ninth Street has had little use in the past.*
- C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to vacate a portion of Ninth Street for use by the Clark County School District.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the Clark County School District is proposing to expand their auditorium and this will extend out into the old Ninth Street alignment.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No.*

PLANNING COMMISSION ACTION

The Planning Commission concurred with staff's recommendation of denial believing that acceptable alternatives were available and that street closure at this time, with the City Center Apartments a block north, is inappropriate.

NOTICES MAILED 138 by City Clerk

APPROVALS 0

PROTESTS 1

City of Las Vegas

Agenda Item No. 137

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: DECEMBER 18, 2002****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VACATION PUBLIC HEARING - VAC-1004 - WILLIAM AND ROCHELLE HOCKETT - Petition to vacate a five foot wide public utility easement at 8408 Cinnamon Hill Avenue, Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ROCHELLE HOCKETT, 8408 Cinnamon Hill Avenue, requested approval.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:08)

3-2179

THE LAS VEGAS ACADEMY

****A PIONEER IN
DOWNTOWN
REDEVELOPMENT
SINCE 1993.**



Submitted at City Council

Date 12/18/02 Item #136

LAS VEGAS ACADEMY

- Founded 1993 at old LVHS site
- Magnet school for the arts and languages: most intensive training of any school in the Western U.S.
- Draws kids from all over city/county: 1435 students
- Top academic/performance program in state and country: Recognized as a leader in the entire USA
 - Performance on standardized tests above CCSD(75th %-tile)
 - U.S. Department of Education New American High School--2000--a school on the cutting edge of innovation and excellence
 - U.S. Department of Education Blue Ribbon School-2002



SUPPORTING A TOP SCHOOL

- Nevada Department of Education “High Achieving School” 2000 and 2002
- Governor’s Arts Award in Education--State of Nevada-2002/03
- Grammy Award Winner--1999, 2000 and 2001/excellence in Music Education/programs
- International Network of Performing and Visual Arts Schools--STAR School--one of 6/400 schools recognized for excellence
- Performed all over the world--White House(3); Germany, Italy, Netherlands
- Sister School exchanges: Korea, China, Ukraine, Russia, Germany, Sweden, France, England, Mexico



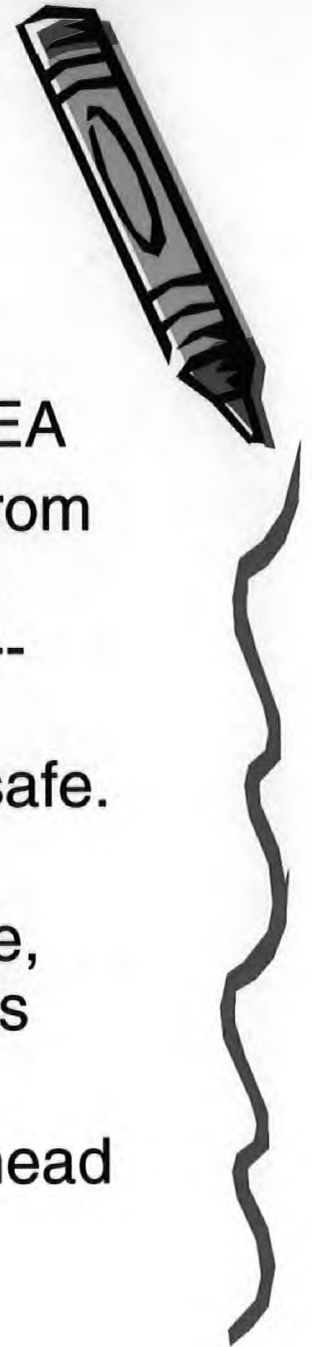
PHASE I--ACADEMY

1993-96

- Rehab. of current site
- Development of performing arts, visual arts, language program
- Buildings remodeled



- BENEFITS TO AREA
- 1) students come from all parts of city to a downtown location--parents see that downtown can be safe.
- 2) decrease in neighborhood crime, graffiti, disturbances
- 3) Arts brought to downtown area--ahead of any plans for a central arts area.



PHASE II--1996-2002

- Bond rehab to buildings
- Three new buildings added: **Blackbox theater; dance studios; band classroom**
- Development of arts programs drawing audiences from entire city
- BENEFITS TO AREA:
 - Additional classroom space
 - Additional arts space
 - Continued neighborhood benefits through decreased problems
 - Parental/community support of downtown location increases. Loyalty to downtown developed.



PHASE III--2002/2004

- Building of a new theater building--750 seats(154 nights of performance)
- New visual arts classroom space
- Revitalization of open space areas(old Butcher Field
- Rehab. Of building exteriors--stucco, paint-to restore to original state
- Arts Focus to downtown with addition of seats
- Complement to downtown arts district
- Exterior improvement of buildings
- Downtown "open space" for recreation for community.



BENEFITS OF 9TH STREET VACATION

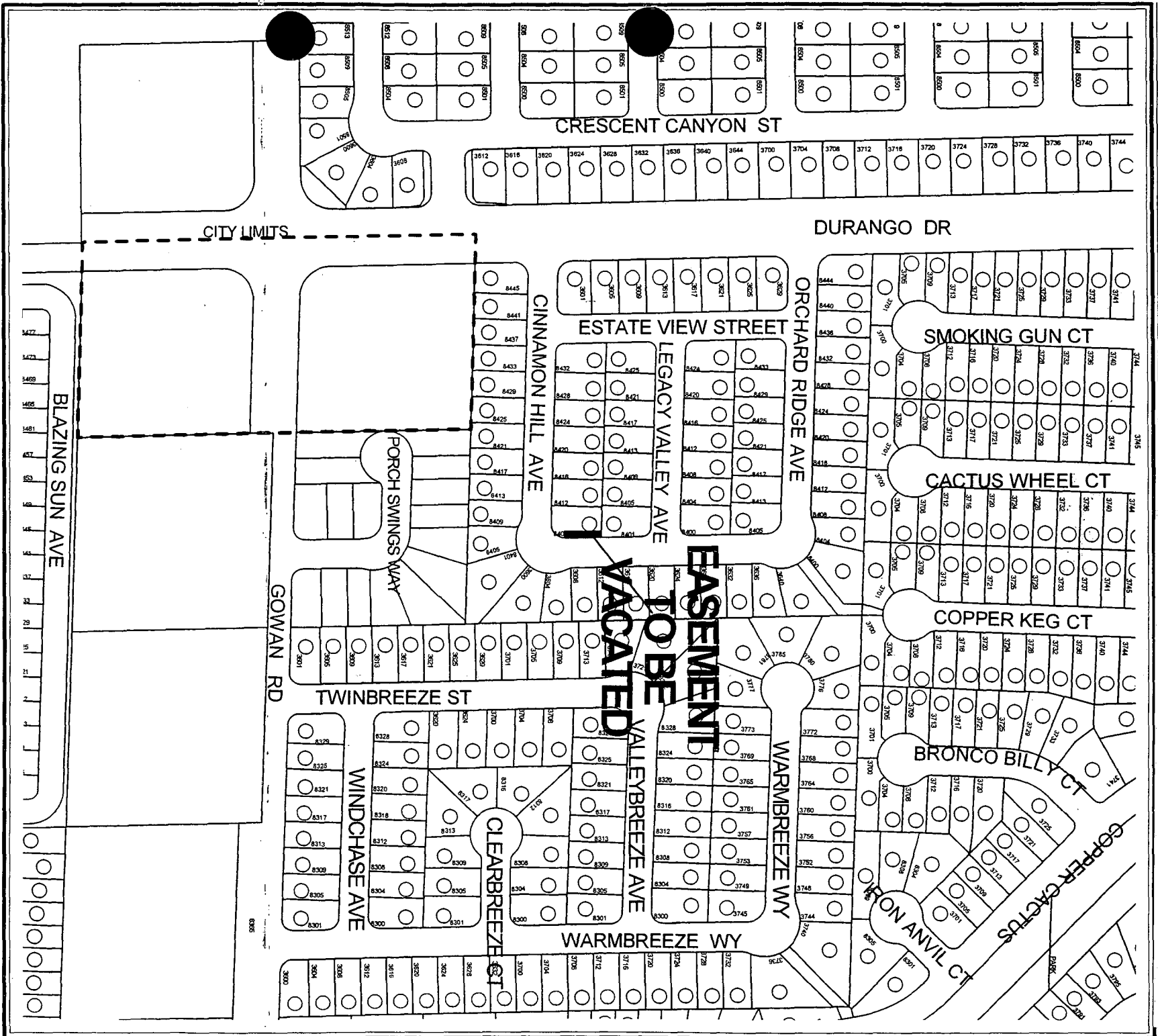
- SAFETY of students traversing from sides of campus
- Provides for a PEDESTRIAN MALL which will enhance the neighborhood for all residents
- Provides ADDITIONAL PERFORMANCE SPACE/SEATS for both school and community.
- Provides NEIGHBORHOOD BEAUTIFICATION/IMPROVEMENT



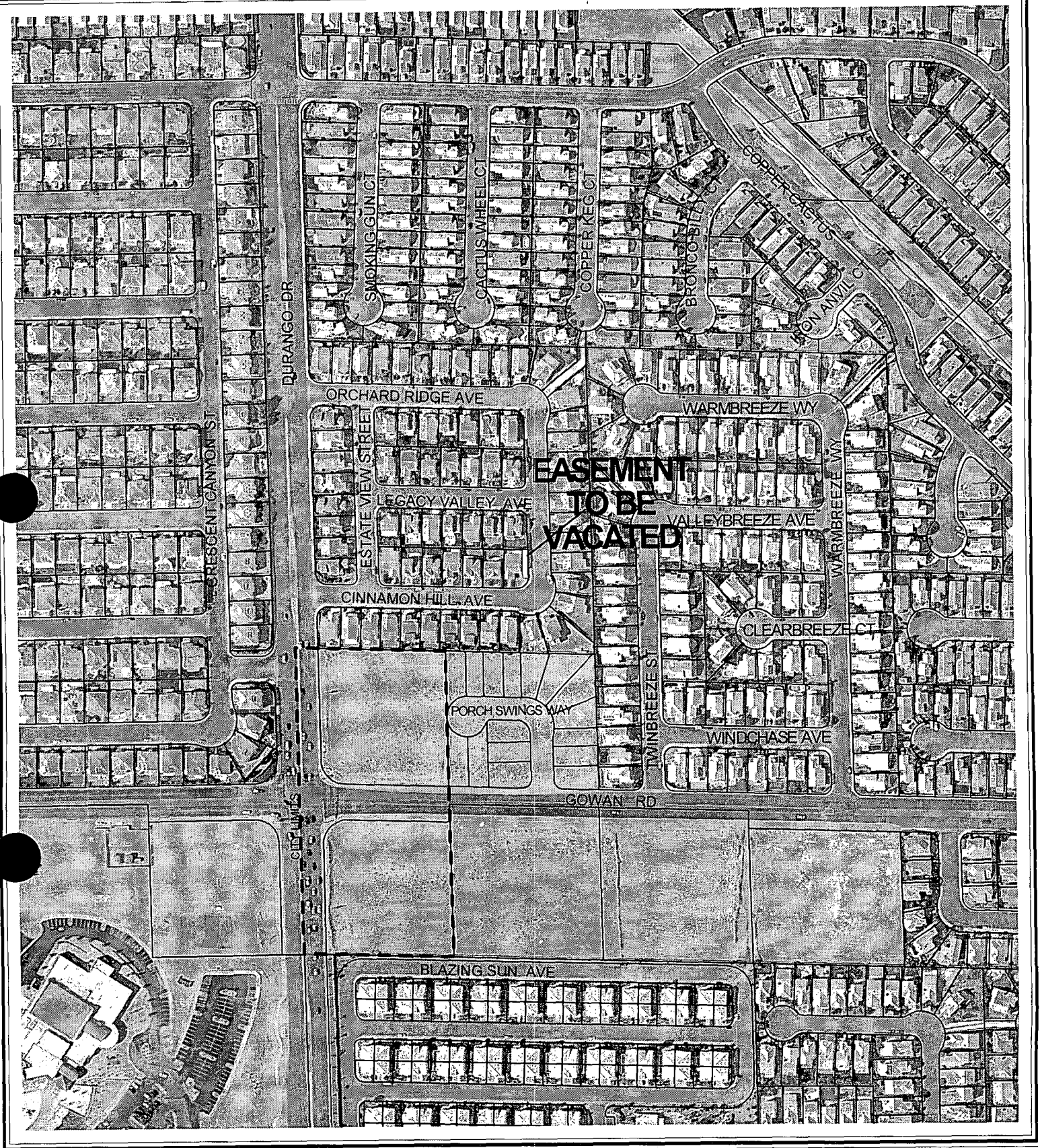
CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 137 – VAC-1004

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. The applicant shall provide the Planning and Development Department with copies of the recorded relinquishments of all utility easements from the affected utilities, prior to the recordation of this vacation.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation and Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
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 Director, then approval will terminate and a new petition must be submitted.



CASE: VAC-1004
RADIUS: SPECIAL



CASE: **VAC-1004**
RADIUS: SPECIAL

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: DECEMBER 18, 2002****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-1004 - WILLIAM AND ROCHELLE HOCKETT**

**** CONDITIONS ****

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

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. The applicant shall provide the Planning and Development Department with copies of the recorded relinquishments of all utility easements from the affected utilities, prior to the recordation of this vacation.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation and Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
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 Director, then approval will terminate and a new petition must be submitted.

VAC-1004 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Petition to Vacate a five-foot wide public utility easement located at 8404 Cinnamon Hill Avenue.

B) Applicant's Justification

The applicant's justification letter states that the easement is being vacated to allow a swimming pool to be constructed partially within the easement.

BACKGROUND INFORMATION

A) Previous Actions

- 1993 The Board of County Commissioners approved a Rezoning (ZC-1856-93) to R-CL (Single Family Compact-Lot) on this site as part of a larger request.
- 11/21/02 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #78).

DETAILS OF APPLICATION REQUEST

The applicant is proposing to vacate a five-foot wide utility corridor easement that runs along the side of the property. The applicant is proposing to construct a pool that will encroach approximately two feet into the easement. Therefore, the applicant has requested a petition to vacate the five-foot wide utility easement.

ANALYSIS

These easements were created as part of the recorded plats for Cinnamon Ridge Subdivision. The proposed vacation will not eliminate public access to any abutting parcels, that the sewer and drainage easement is deemed unnecessary by City staff.

This vacation does not remove any interest the affected utility companies may have on this parcel. The applicant will be responsible for ensuring that all of the affected utility companies do not have any interest in the proposed vacation.

VAC-1004 - Page Two
December 18, 2002 City Council Meeting

NOTICES MAILED 11 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-1004 APN: _____

Name of Property Owner: Will Hockett

Name of Applicant: Will Hockett

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

X 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: _____

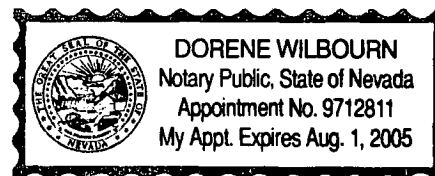
Signature of Property Owner/Authorized Agent: [Signature]

Print Name: Will Hockett

Subscribed and sworn before me

This 13th day of Sept, 2002

[Signature]
Notary Public in and for said County and State



Book 6 Page 49

JOHN L. SOTHELL
Acting Director of Community Planning and Development and Secretary of
the Planning Commission
CITY OF LAS VEGAS

2.3.95 DATE

THIS IS APPROVED BY THE CLARK COUNTY DISTRICT BOARD OF HEALTH
AND WATER SUPPLY FACILITIES AND IS RECOMMENDED UPON BEHALF FOR A PUBLIC
WATER SUPPLY AND A COMMUNITY SISTER OF SERVICE.

DIVISION OF WATER RESOURCES CERTIFICATE

1. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY FINANCIAL QUANTITIES THEY WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECOGNITION TO ASSURE THE INSTALLATION OF THE MONUMENTS.
2. FINAL APPROVAL.
3. THIS PLAN COMPLETES WITH THE EMPLOYEES STATE STATISTICS AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS

1. DORIS K. JEFFERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, AS AGENT FOR VAN NEVADA, CERTIFIES THAT:

2. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER AN
INDIRECT SUPERVISION AT THE INSTANCE OF DESEAN PINEAS ASSOCIATES, A
NEVADA GENERAL PARTNERSHIP.

3. THE PLATS SURVEYED LIE WITHIN A PORTION OF THE N 1/2 OF THE SE

SURVEYOR'S CERTIFICATE

QUARTER (NW 1/4)
NTY. NEVADA

56010

100

METHODS:

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 81° 02' 58" WEST, BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, T. 20 S., R. 66 E., AS SHOWN ON THE CERTIFICATE OF CORRECTION FOR PLAT NO. 10, COUNTY OF CLAY, NEVADA, AS SHOWN ON THE COUNTY RECORDS. CLAY COUNTY, NEVADA. IN FILE 78 OF PUBLIC MAPS, AT

ONLINE AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION:
 THENCE S. 67.30° E. 38.70', ALONG THE SAID EAST RIGHT-OF-WAY, 348.31 FEET;
 THENCE S. 67.30° E. 187.7', DEPARTING SAID EAST RIGHT-OF-WAY, 637.28 FEET;
 THENCE S. 01.00° E. 387.0', ALONG THE SAID WEST-OF-WAY, 1.12);
 887.13 FEET; THENCE N. 68.01° E. 12.7', DEPARTING SAID EAST LINE, 827.31
 FEET TO THE POINT OF BEGINNING.

[illegible]

CINCINNATI HOUSE

BEING A PORTION OF THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 12E, CITY OF KANSAS, CLAY COUNTY, KENTUCKY.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 9, TOWNSHIP 20 SOUTH, RANGE 12E, CITY OF KANSAS, CLAY COUNTY, KENTUCKY.

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 9 AND 9 OF SAID TOWNSHIP 20 SOUTH, RANGE 12E, 1/4 INCH ALUMINUM CO. STAKE, 7.5

LEGAL DESCRIPTION

1/24 N 1/4 Sec 36 T14N R10E S04E
CITY SUMMIT, LAS VEGAS, NEVADA

DATE

STAMP: CITY OF LAS VEGAS, NEVADA

1. RITA M. LUNOS CITY SURRENDER OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBMISSION MAP OF CINCINNATI R. ROAD, AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. DEPOSITED TO QUANTITIES THEREA SETTING ON OR BEFORE 1/15/79

CITY SURVEYOR'S CERTIFICATE

ALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST 1/4 OF SECTION 36, T4S, R12E, S4E, CLARK COUNTY, MISSOURI.

CINNAMON RIDGE

10-21-64 NEVADA POWER COMPANY - DEW ANN KIRK DATE

10-21-64 SPRINT CENTRAL TELEPHONE - NEVADA - DEAN T. WHITMAN DATE

DESIGNATED EASEMENTS.

383-4000 10-2-97

COMMUNITY CABLE T.V. INC. - TERESA PARKER

DATE

THE BIRTHDAY WAXED 12/11/11 BY BOSTONIAN ADVERTISING GROUP


 ROBERT L. JONES, JR.
 101 EAST 10TH AVE. SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 FAX (303) 733-1112
 WWW.FBI.DENVER.CO
 DENVER, CO 80202
 (303) 733-1111
 FAX (303) 733-1112
 WWW.FBI.DENVER.CO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 26
BY DAVID R. MERTZEL, PRESIDENT OF ASTAR HOMES, INC. AND
PARTNER OF DESERT PINES ASSOCIATES, A MEMPHIS GENERAL
COUNCILING PARTNERSHIP.

ACKNOWLEDGEMENT

TELEPHONE: 605. 578. 1100
CABLE: "CABLE T.V. LINES AND APPLIANCES, TOGETHER
WITH RIGHT OF INCREASES AND POWER THEREIN."
DESERT PLAINS ASSOCIATES, A NEVADA GENERAL PARTNERSHIP, BY:
DAVID M. MANTINI
MANAGING PARTNER OF DESERT PLAINS ASSOCIATES

CABLE "A," INC., AND TO THEIR SUCCESSORS AND ASSIGNS, A THREE FOOT CABLE ESSENTIAL ON ALL SIDE PROXIMITY LINES AND UNDERGROUND SERVICES TO REMAIN PERMANENTLY OPENED BY POWER COMPANY AND SHOWN CENTRAL TELEPHONE EXCHANGE, JOINTLY AND SEPARATELY, AND TO THE CITY OF LOS ANGELES, CALIFORNIA, AND TO THEIR SUCCESSORS AND ASSIGNS, A COMMUNITY CABLE "A," INC., AND TO THEIR SUCCESSORS AND ASSIGNS, A FIVE FOOT RISE ESSENTIAL ON ALL PROPERTY LINES ABUTTING PUBLIC STREETS, DRIVE CHORD TRANSFORMER PADS AND ANY ADDITIONAL POLE-NEEDED ABOVE TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT WAS WITHIN THE PLATED CLAMPS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL

THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE RECORDS OF THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF LOS ANGELES, CALIFORNIA, IN THE MATTER OF THE ESTATE OF JAMES EARL RAY, DECEASED, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE RECORDS OF THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF LOS ANGELES, CALIFORNIA, IN THE MATTER OF THE ESTATE OF JAMES EARL RAY, DECEASED.

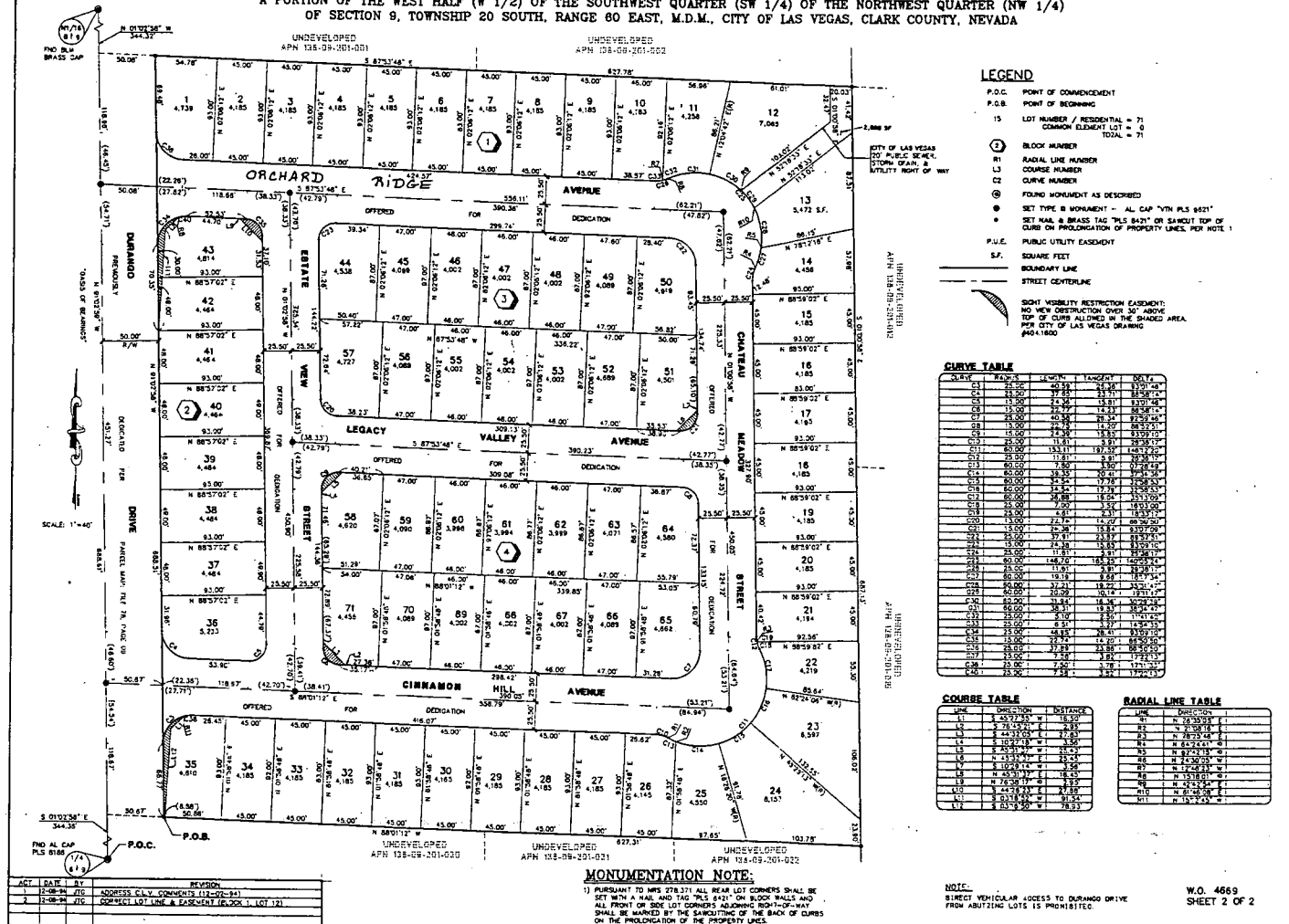
OWNER'S CERTIFICATE

A PORTION OF THE WEST
OF SECTION 9. T.

58

CINNAMON RIDGE

A PORTION OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4)
OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 80 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

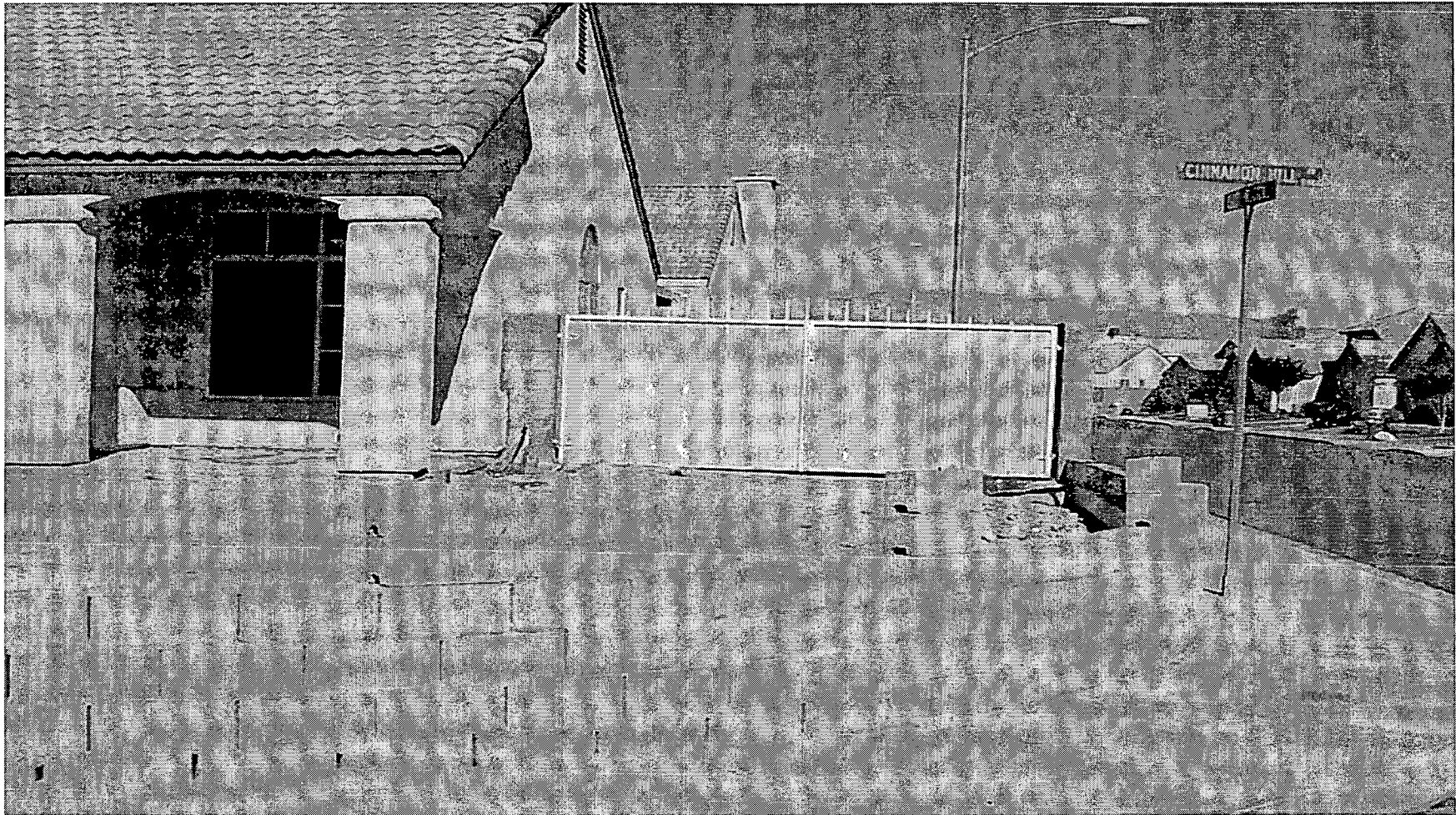


STAFF

VAC-1004

11-21-02 PC

Book 66 Page 49



VAC-1004 - WILLIAM AND ROCHELLE HOCKETT
8408 CINNAMON HILL AVENUE
NOVEMBER 21, 2002 PLANNING COMMISSION

11/4/02

City of Las Vegas

Agenda Item No. 138

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 18, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VACATION - PUBLIC HEARING - VAC-1098 - TALON JONES, LIMITED LIABILITY COMPANY - Petition to vacate a portion of Red Rock Street generally located east of Jones Boulevard, south of Charleston Boulevard, Ward 1 (M. McDonald). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

M. McDONALD – ABEYANCE to 1/08/2003 – UNANIMOUS

NOTE: A previous motion by McDONALD for abeyance to 1/22/2003 was subsequently amended by McDONALD to 1/8/2003, which passed unanimously.

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

JAMES SMITH, CSA Engineering, 5160 South Eastern Avenue, appeared on behalf of Talon Jones, Limited Liability Company and concurred with staff's conditions.

COUNCILMAN McDONALD requested that the item be held in abeyance for two weeks, as there has been some controversy due to approved developments in this particular area. He asked that the applicant contact DOUG RANKIN, City Council Liaison, to discuss these issues.

The item was recalled so that COUNCILMAN McDONALD could amend the abeyance date from January 22, 2003 to January 8, 2003. MAYOR GOODMAN asked COUNCILMAN McDONALD to advise the applicant of the change.

City of Las Vegas

Agenda Item No. 138

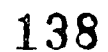
CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 138 – VAC-1098

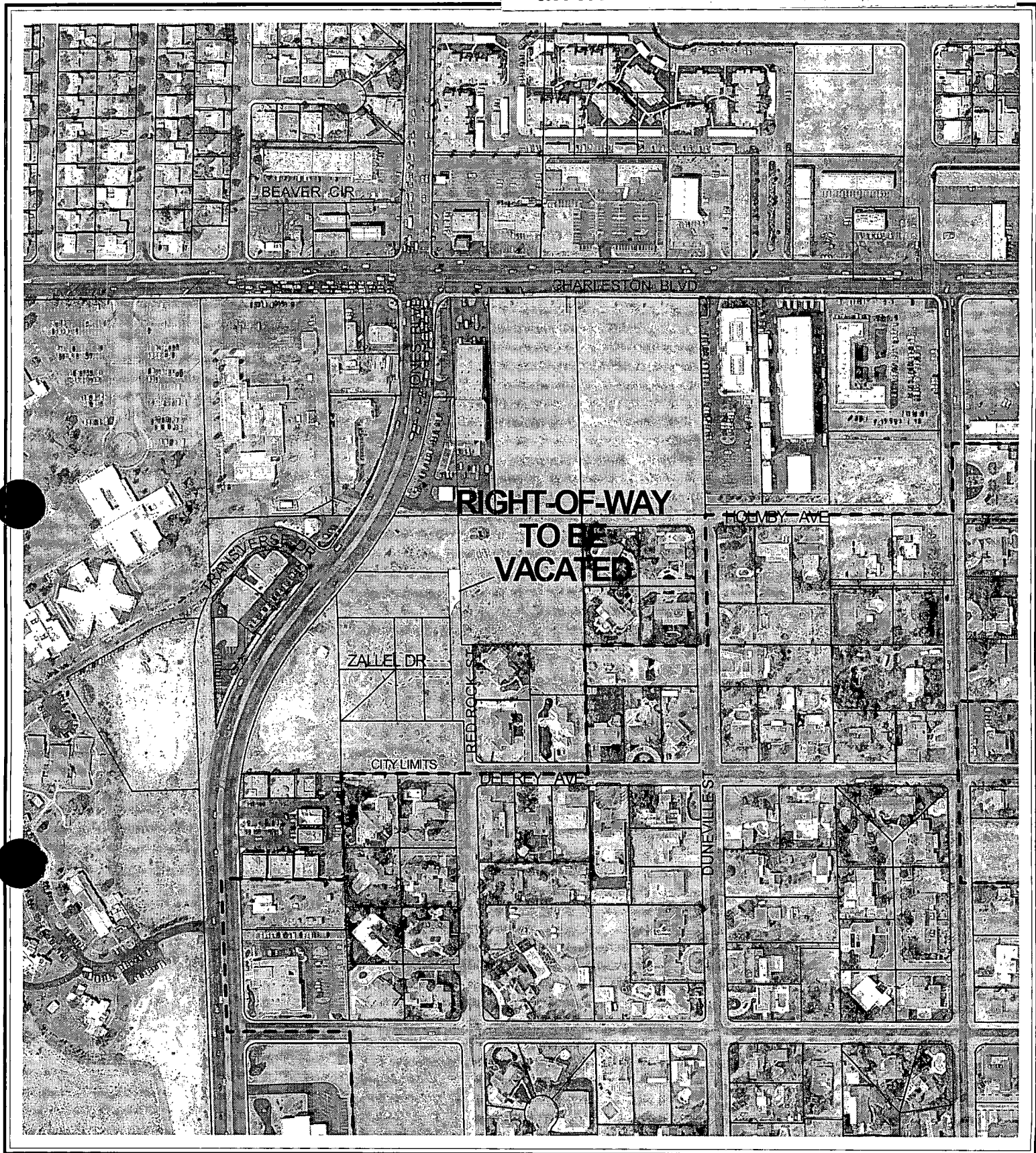
MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.
(2:08 – 2:10/2:31 2:32)
3-2212/3-3282





CASE: **VAC-1098**
RADIUS: SPECIAL

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: DECEMBER 18, 2002****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-1098 - TALON JONES, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

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

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and other easements or sight visibility that would/should cross any right-of-way being vacated must be retained.
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 Director, then approval will terminate and a new petition must be submitted.

VAC-1098 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

Petition of Vacation for a portion of Red Rock Street generally located east of Jones Boulevard, south of Charleston Boulevard.

B) *Applicant's Justification*

The applicant's justification letter states that this vacation application was required as a condition of approval on a tentative map on the adjacent property to the west.

BACKGROUND INFORMATION

A) *Previous Actions*

- 12/15/93 The City Council approved a General Plan Amendment (GPA-0033-93) to O (Office) and SC (Service Commercial), and a Rezoning (Z-0099-93) to P-R (Professional Office and Parking) and C-1 (Limited Commercial) on an adjacent site as part of a larger request. The Planning Commission recommended approval of both requests.
- 12/28/99 The Planning and Development Department administratively approved a Site Development Plan Review [Z-0099-93(6)] or a proposed 70,000 square foot professional office complex on an adjacent site.
- 01/16/02 The City Council approved an Extension of Time of an approved Rezoning [Z-0099-93(7)] on an adjacent site. The Planning commission recommended approval.
- 05/23/02 The Planning Commission approved the Talon Professional Commercial Subdivision (TM-0031-02) on an adjacent site. Condition #6 requires a vacation of Red Rock Street.
- 11/21/02 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #79).

DETAILS OF APPLICATION REQUEST

The applicant is proposing to vacate a portion of Red Rock Street and terminate the street with a cul-de-sac which will provide access to one parcel to the east of this site. This vacation was required as a condition of approval by the Public Works Department on their Tentative Map submittal.

VAC-1098 - Page Two
December 18, 2002 City Council Meeting

ANALYSIS

A) *Planning discussion*

The proposed vacation of the subject public rights-of-way will not eliminate public access to any abutting parcels, nor will the proposed vacation reduce the traffic handling capability of Red Rock Street as it is a 'dead end' street.

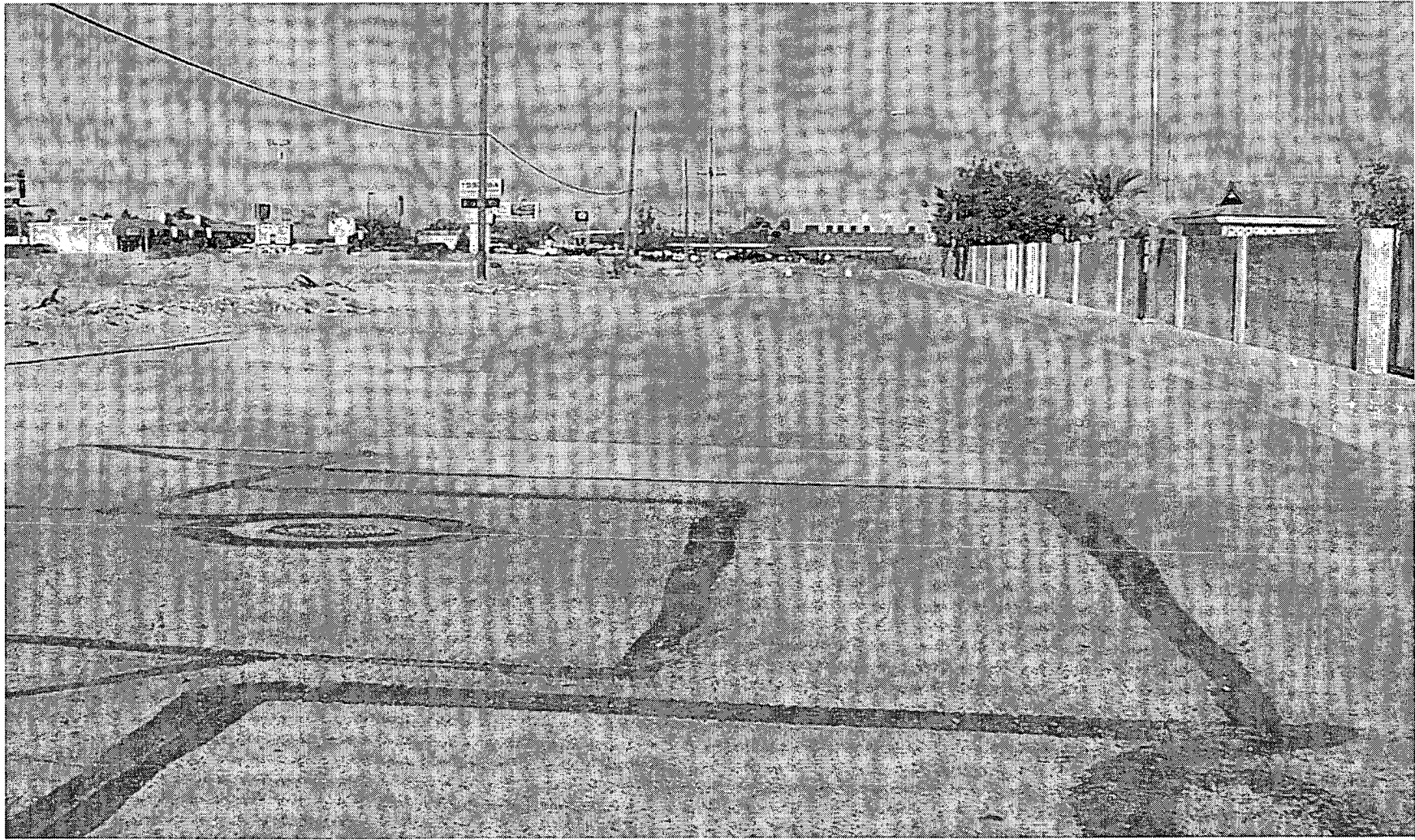
B) *Public Works discussion*

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *No, it is to terminate an unused portion of Red Rock Street.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, the only effected parcel will have access per a cul-de-sac bulb.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, TM-31-02 the Talon Professional Commercial Subdivision.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No, this complies with condition #6 of TM-31-02.*

NOTICES MAILED 7 by City Clerk

APPROVALS 0

PROTESTS 0



VAC-1098 - TALON JONES, LIMITED LIAIBILITY COMPANY
EAST OF JONES BOULEVARD, SOUTH OF CHARLESTON BOULEVARD
NOVEMBER 21, 2002 PLANNING COMMISSION

11/4/02



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 18, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ CONSENT ☒ DISCUSSION

SUBJECT:

ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - V-0062-02 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METRO POLICE DEPARTMENT - Request for a Variance TO ALLOW A 100-FOOT TALL TWO-WAY RADIO, TV, MICROWAVE COMMUNICATION TOWER A REAR SETBACK OF 244 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 300 FOOT REAR SETBACK at 1851 Stella Lake Street (APN: 139-21-416-005), C-PB (Planned Business Park) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	1
City Council Meeting	0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

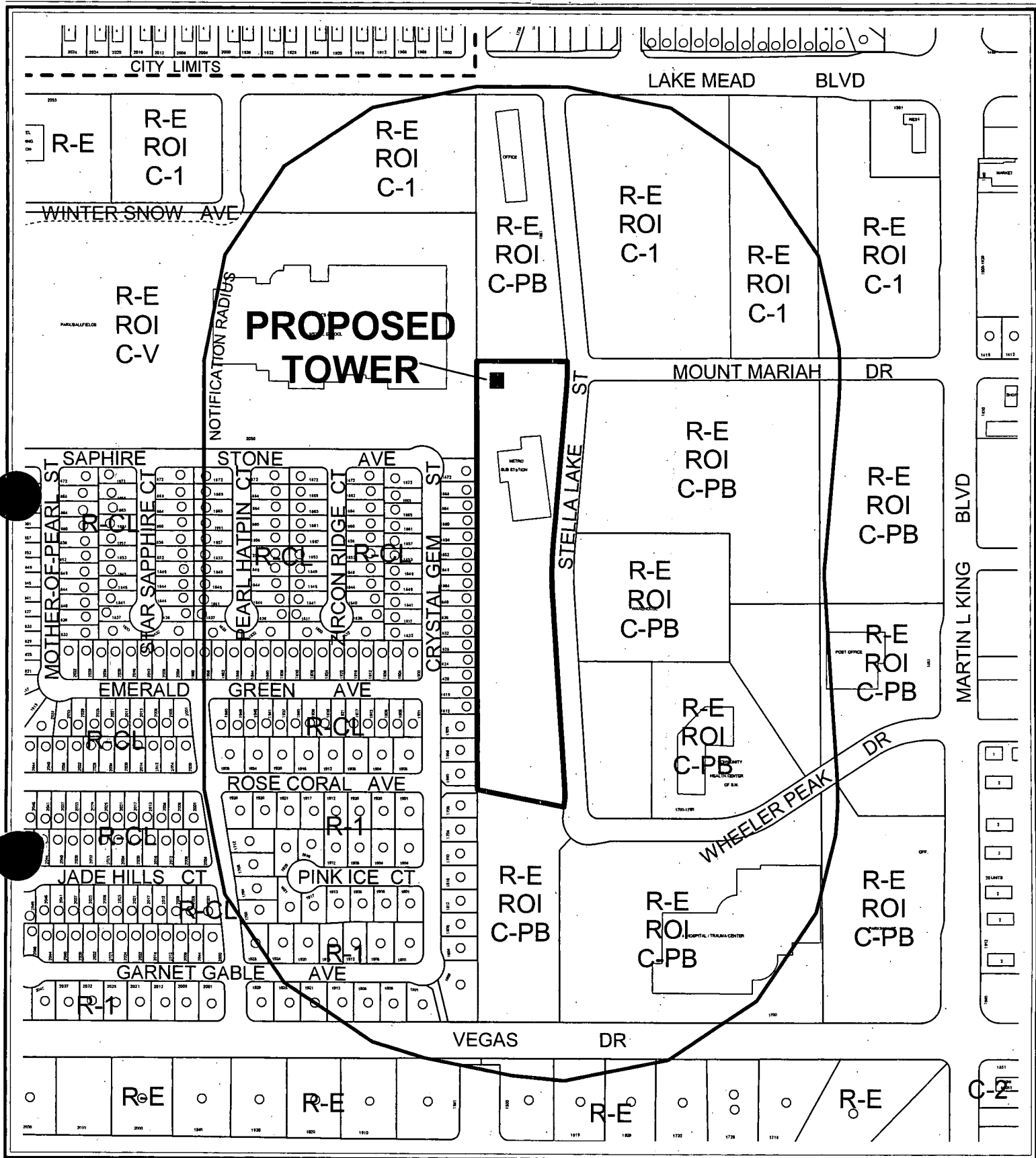
- 1. Location Map
- 2. Conditions For This Application
- 3. Staff Report
- 4. Submitted after final agenda – Letter from KGA Architecture requesting abeyance

MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 139 [V-0062-02], Item 140 [U-0116-02] and Item 142 [VAR-1121] to 1/22/2003, Item 162 [GPA-0035-02] and Item 163 [Z-0081-02] to 2/19/2003 – UNANIMOUS with BROWN excused

MINUTES:

There was no discussion.



CASE: V-0062-02

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)



*City of Las Vegas***AGENDA MEMO**

CITY COUNCIL MEETING DATE: DECEMBER 18, 2002
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - V-0062-02 - CITY OF LAS VEGAS
ON BEHALF OF LAS VEGAS METROPOLITAN POLICE DEPARTMENT

THIS ITEM WAS HELD IN ABEYANCE FROM THE DECEMBER 4, 2002 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

1. This Variance 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. Approval of and conformance to the Conditions of Approval for Special Use Permit (U-0116-02).

V-0062-02 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for approval of a Variance to allow a 100-foot tall Radio, TV, Microwave Communication Tower to be 244 feet from a residential property where the Residential Adjacency Standards require a setback of 300 feet located at 1851 Stella Lake Street for the Larry C. Bolden Area Command Substation. The applicant's justification letter states this request is necessary to ensure the proper communications required to facilitate public safety.

Since the October 10th Planning Commission, staff has met with the applicant regarding the special use permit and variance applications. Issues discussed at the meeting were the color and scale of the tower, its appearance the need to be placed at this location and possible effects on television and radio usage. The applicant explained that the lattice style structure was needed to prevent loss of signal; a monopole type facility could not be used. The 100 foot height is also needed to prevent loss of signal. This location was selected since it was an existing facility and there is equipment already on the premises. They did not believe that the tower operation would interfere with the television and radio signals of the surrounding area.

BACKGROUND DATA

- | | |
|----------|--|
| 12/21/94 | The City Council approved a Rezoning (Z-0136-94) from R-E (Residence Estates) to C-PB (Planned Business Park) on this site as part of a larger request. |
| 04/04/01 | The City Council approved a Site Development Plan Review [Z-0136-94(8)] for a proposed 17,235 square foot police substation on this site. |
| 09/26/02 | The Planning Commission considered this item and a companion application for a Special Use Permit (U-0116-02) for a Radio, TV, and Microwave Communication Tower on this site, and voted to hold both applications in abeyance to its regular meeting on 10/10/02, to allow the applicant an opportunity to submit elevations of the proposed tower. |
| 10/10/02 | The Planning Commission again considered this item and a companion application for a Special Use Permit (U-0116-02) for a Radio, TV, and Microwave Communication Tower on this site, and voted to hold both applications in abeyance to its regular meeting on 11/07/02, to allow the applicant to review the design, appearance and the potential impact on electronic equipment in nearby residential areas with City staff. |
| 11/07/02 | The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #10). |

V-0062-02 - Page Two
December 18, 2002 City Council Meeting

DETAILS OF APPLICATION REQUEST

Site Area:	6.19	Acres
Height of Tower	100	Feet
Required Separation from Residences:	300	Feet (Per Section 19A.08.060)
Proposed Separation from Residences:	244	Feet
Percent Encroachment:	18.67	%

The proposed communications tower will be located toward the northwest corner of the property directly adjacent to the parking lot and the property line wall. On the west side of the wall is the Charles West Middle School. The nearest residential property is approximately 244 feet to the south of the proposed communications tower.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-E (Residence Estates) under ROI to C-PB (Planned Business Park)	Office
South:	R-E (Residence Estates) under ROI to C-PB (Planned Business Park)	Undeveloped
East:	R-E (Residence Estates) under ROI to C-PB (Planned Business Park)	Office, Warehouse
West:	R-E (Residence Estates) under ROI to C-V (Civic) R-CL (Single Family Compact-Lot)	Middle School Single Family Res.

ANALYSIS & FINDINGS

In accordance with the provisions of subchapter 19.18.070B of the Las Vegas Municipal Code, Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance 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.

Additionally, subchapter 19.18.070.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 and 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.

V-0062-02 - Page Three
December 18, 2002 City Council Meeting

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."

Since the October 10th Planning Commission meeting, staff has met with the applicant to gather more information regarding the design, scope, height and need for this particular tower style at this particular location. As a result of this additional review, staff can no longer support this variance request. The size, scope and design of this cellular facility is extremely obtrusive to the abutting single family residential neighborhood. Unless it is substantially redesigned, it cannot be conducted in a manner that is harmonious and compatible with the surrounding area.

PLANNING COMMISSION ACTION

The Planning Commission denied the Variance as excessively high visually obtrusive in color and design and out of character for the location.

NOTICES MAILED 168 by City Clerk

APPROVALS 0

PROTESTS 1



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: LAS VEGAS METROPOLITAN POLICE DEPARTMENT

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

X 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: _____

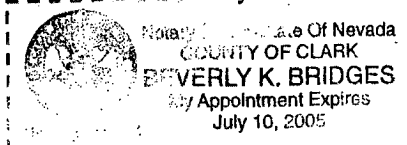
Signature of Property Owner/Authorized Agent:

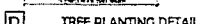
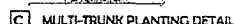
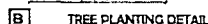
Print Name:

Subscribed and sworn before me

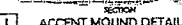
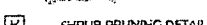
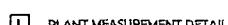
This 29th day of July, 20 02

Notary Public in and for said County and State.





F SOIL MIX NOTE



BOTANICAL NAME	COMMON NAME	QTY	SIZE (cm)	COND	DTL	REMARKS
1. <i>Acacia mangium</i>	AKAM	10	100	CON	100	
2. <i>Acacia mangium</i>	AKAM	10	100	CON	100	
3. <i>Acacia mangium</i>	AKAM	10	100	CON	100	
4. <i>Acacia mangium</i>	AKAM	10	100	CON	100	
5. <i>Acacia mangium</i>	AKAM	10	100	CON	100	
6. <i>Acacia mangium</i>	AKAM	10	100	CON	100	
7. <i>Acacia mangium</i>	AKAM	10	100	CON	100	
8. <i>Acacia mangium</i>	AKAM	10	100	CON	100	
9. <i>Acacia mangium</i>	AKAM	10	100	CON	100	
10. <i>Acacia mangium</i>	AKAM	10	100	CON	100	
11. <i>Acacia mangium</i>	AKAM	10	100	CON	100	
12. <i>Acacia mangium</i>	AKAM	10	100	CON	100	
13. <i>Acacia mangium</i>	AKAM	10	100	CON	100	
14. <i>Acacia mangium</i>	AKAM	10	100	CON	100	
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43. <i>Acacia mangium</i>	AKAM	10	100	CON	100	
44. <i>Acacia mangium</i>	AKAM	10	100	CON	100	
45. <i>Acacia mangium</i>	AKAM	10	100	CON	100	
46. <i>Acacia mangium</i>	AKAM	10	100	CON	100	
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63. <i>Acacia mangium</i>	AKAM	10	100	CON	100	
64. <i>Acacia mangium</i>	AKAM	10	100	CON	100	

PLANTING LEGEND

LVMFD
LARRY C. BOLDEN
AREA COMMAND SUBSTATION
87ELLA LAKE STREET, LAS VEGAS, NEVADA

1795 E. DECATUR BLVD. STE. 8-5
 LAS VEGAS, NEVADA 89102 USA
 WWW.ECA-PROJECTS.COM
 TELEPHONE 702.267.8900
 FACSIMILE 702.267.2843

COLUMBIA
INC.
LOUISIANA
BRIDGEPORT
PHONE 706-892-1111

LANSING
SOUTHWICK LANDSCAPE
ARCHITECT

Product Name
LCD-8A
Manufacturer
ALCANTARA S.p.A.

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-22-2001 BY 60322
UCBAW

LARRY C. BOLDEN
AREA COMMAND
SUBSTATION

DATE
FEBRUARY 8, 2001
JOB NO.
00-071

L3.01

CITY COUNCIL MEETING OF December 18, 2002 PAGE 10

1344

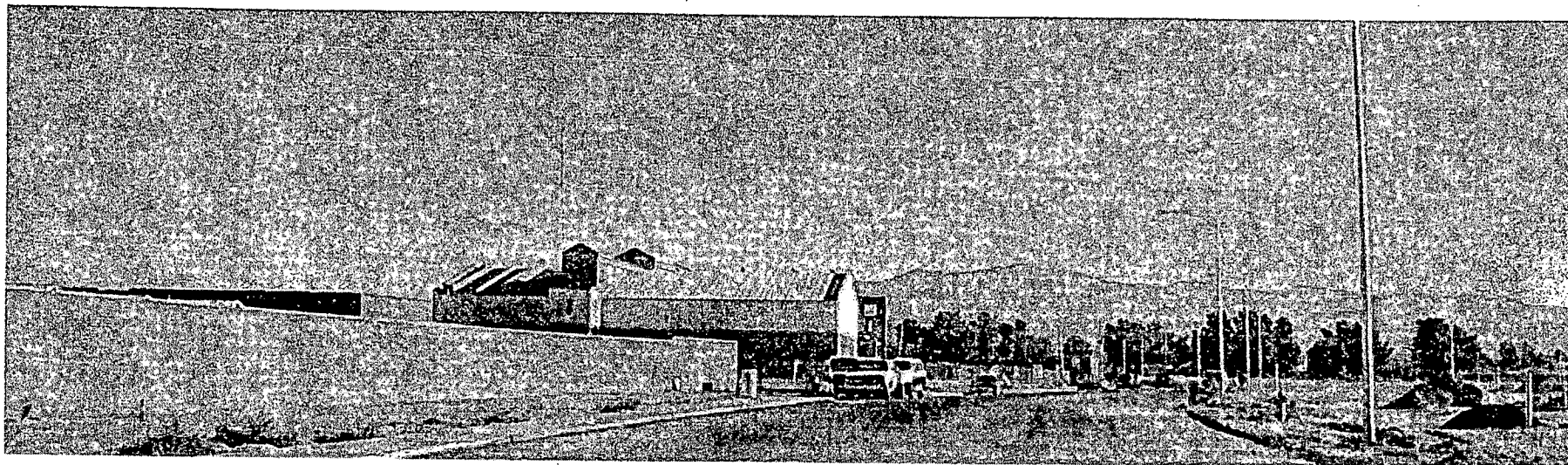
STAFF

V-00162-02

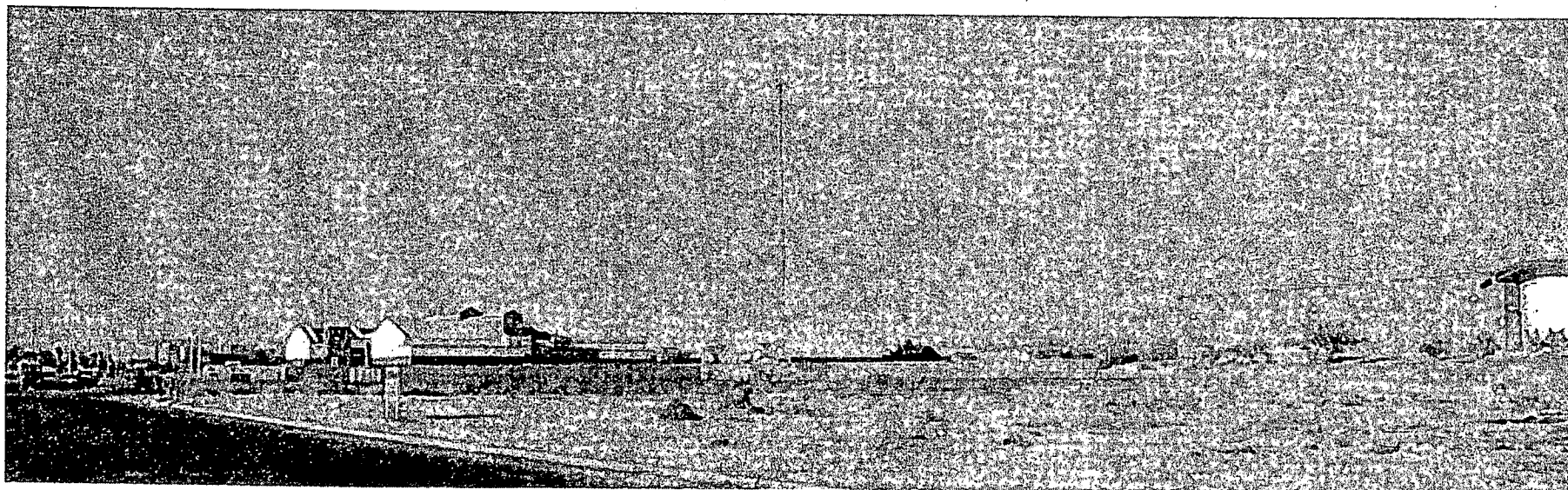
11-7-02 PC

L3.01





Stella Street Looking North



Stella Street Looking Southwest

V-0062-02

11-7-02 PC

S. J. M. I.

The Bolden Area Command tower is vital for the support of police radio transmission and reception within the Northwest and Downtown geographic areas. This tower provides for clear transmission and reception for both police radios and pagers. In the past, it was difficult for officers to transmit clearly within these areas. In many instances, officers were unable to transmit calls for help simply because there was no antenna facility nearby that could provide radio signal penetration in dense urban areas.

The Las Vegas Metropolitan Police Department has used certain radio frequencies in their day-to-day operations. For many years, these radio frequencies have been limited to the exclusive use of public safety. Similarly, the broadcast and transmission specifications require that certain types of equipment must be used in order to prevent interference with other commercial radio activities, ensure proper communication between the 9-1-1 center and assigned police officers, and as mentioned earlier provide for the clear transmission and reception of police business in an urban setting.

Unlike cellular telephones and other wireless services, the radio signals licensed to LVMPD by the Federal Communications Commission (FCC and referred to as VHF signals) have wavelengths 6 times greater than a cellular telephone. Thus, police radio operations require antennas 6 times larger than cellular services and they cannot be hidden or designed in some covert fashion. In order to penetrate large concrete buildings such as those found downtown, it is necessary to broadcast from the side rather than from above.

The proposed antenna accomplishes those objectives cited above and with the least amount of obtrusiveness to the surrounding community. In addition, the Federal Communications Commission recently required that all mountain top antennas must be "powered down" in an effort to preserve radio frequency usage by other surrounding communities. For example, a high-powered mountain top antenna on Sunrise Mountain must be powered down so that our radio frequencies can be used in surrounding Arizona communities. As a consequence of this federal mandate, LVMPD is required to use more "valley level" antenna sites.

In this instance, the elevation of the Oran Gragson Highway (US 95 and I 15 - aka the Spaghetti Bowl) in the direction of Downtown; as well as the rising elevation to the West, dictate that the proposed tower be no lower than 100 feet.

U-0116-02

CASE: V-0062-02
received NOV 20 2002
PC ADMIN. CC

for the 12-4-02 ce

U-0116-02
CASE: Y-0062-02
received
NOV 20 2002
PC ADMIN. CC
for the 12-408
CC

PROJECT OVERVIEW
Bolden Area Command Antenna Tower
Las Vegas Metropolitan Police Department

The *Bolden Area Command tower is vital* for the support of police radio transmission and reception within the Northwest and Downtown geographic areas. This tower provides for clear transmission and reception for both police radios and pagers. In the past, it was difficult for officers to transmit clearly within these areas. In many instances, officers were unable to transmit calls for help simply because there was no antenna facility nearby that could provide radio signal penetration in dense urban areas.

The Las Vegas Metropolitan Police Department has used certain radio frequencies in their day-to-day operations. For many years, these radio frequencies have been limited to the exclusive use of public safety. Similarly, the broadcast and transmission specifications require that certain types of equipment must be used in order to prevent interference with other commercial radio activities, ensure proper communication between the 9-1-1 center and assigned police officers, and as mentioned earlier provide for the clear transmission and reception of police business in an urban setting.

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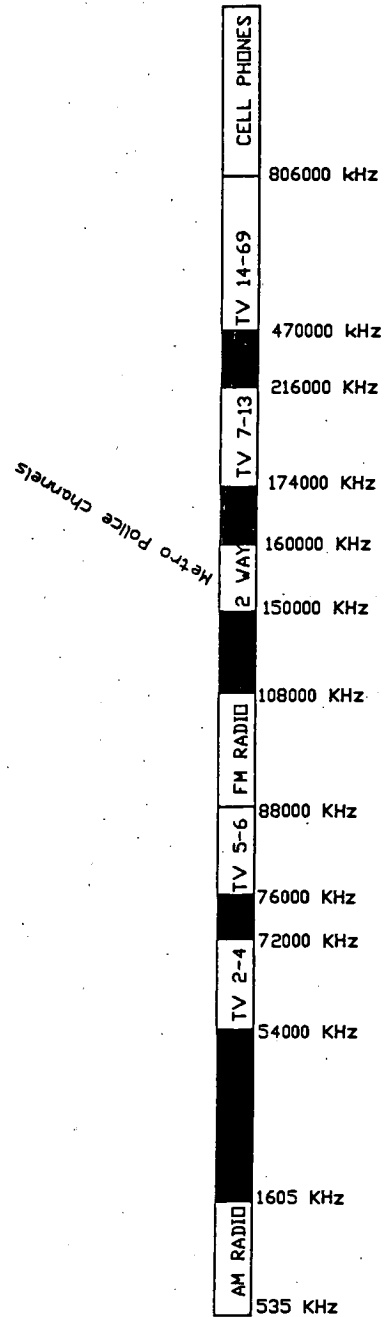
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Prepared For:

Las Vegas Metropolitan Police Department
400 Stewart Avenue
Las Vegas, NV.89101

Proposal Number: 03-2164-MPC

Date: 9/16/02

Reference: 100' S3TL / Police Department

Sizes are preliminary and may
change upon final design

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Diagonals					
Horizontals			NONE		
Internals			NONE		
Sub-Diagonals			NONE		
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Sub-Internals			NONE		
Diag. Bays / Section	4	4	4	4	4
Section Weight	1174	1001	883	883	883

-100'-

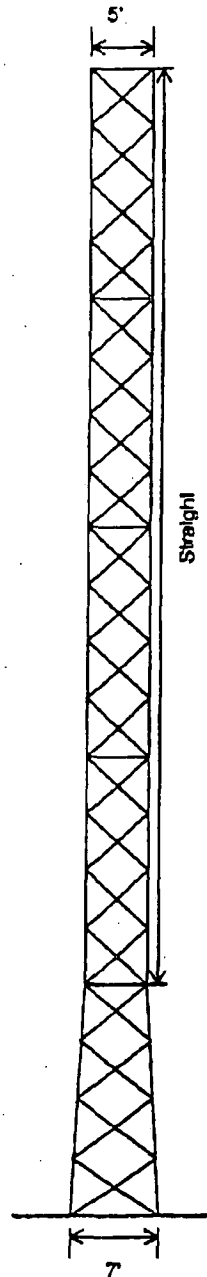
--80'--

-60'-

-40'-

-20'-

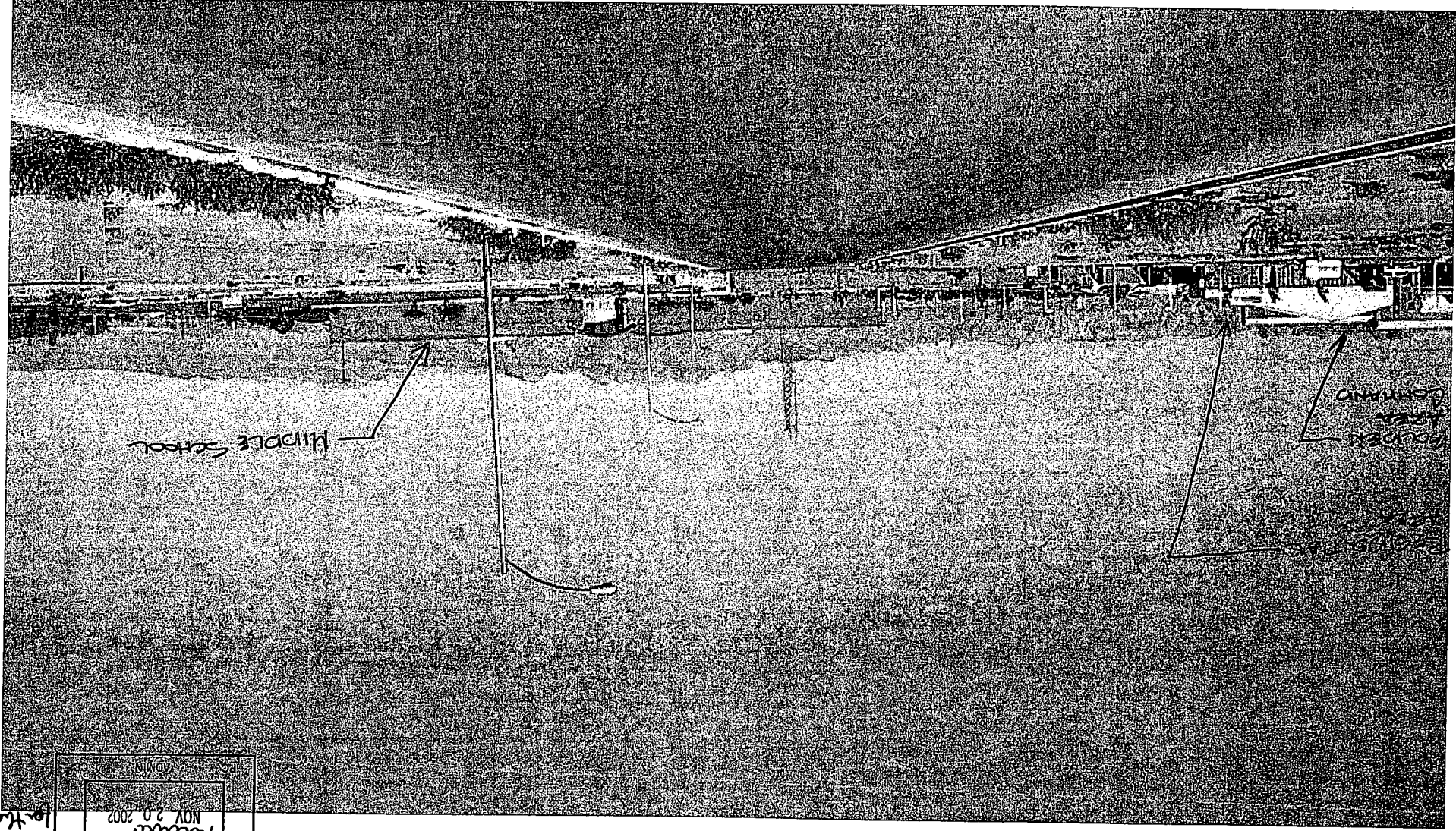
0'-

**NOTES**

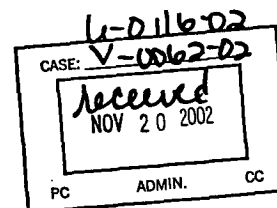
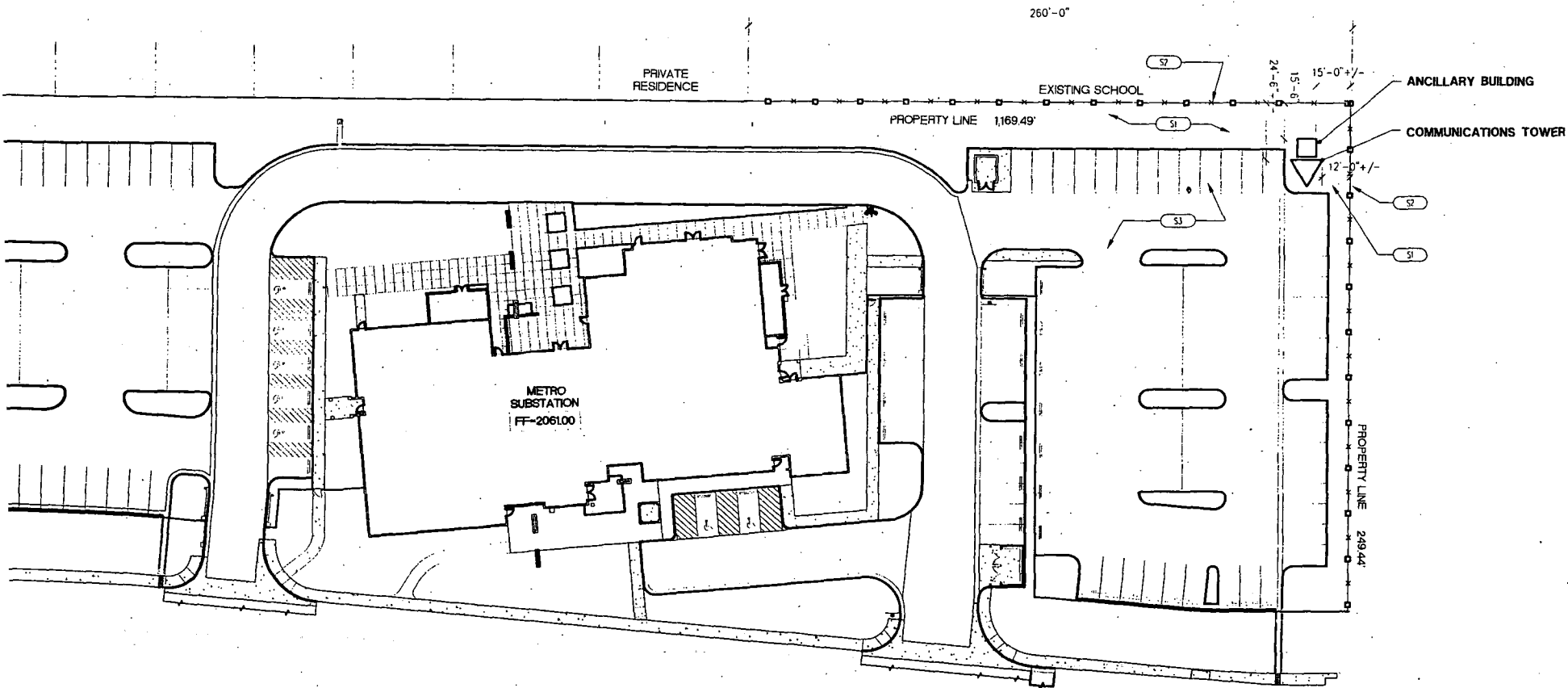
1. All legs are 50 ksi
2. All braces are 36 ksi
3. All bolts except anchor bolts are A325-X
4. Anchor bolts are A36, 60 ksi min. yield

BASE REACTIONS

Axial Load (kips): 5.53
Shear Per Leg (kips): 4.16
Total Shear (kips): 7.21
Uplift Per Leg (kips): 60.01
Comp. Per Leg (kips): 63.7
O.T. Moment (ft-kips): 374.97



14-011602
CASE: Y006202
NOV 20 2002
RECEIVED
ADMINISTRATIVE



for the 12-4-02CC

S11

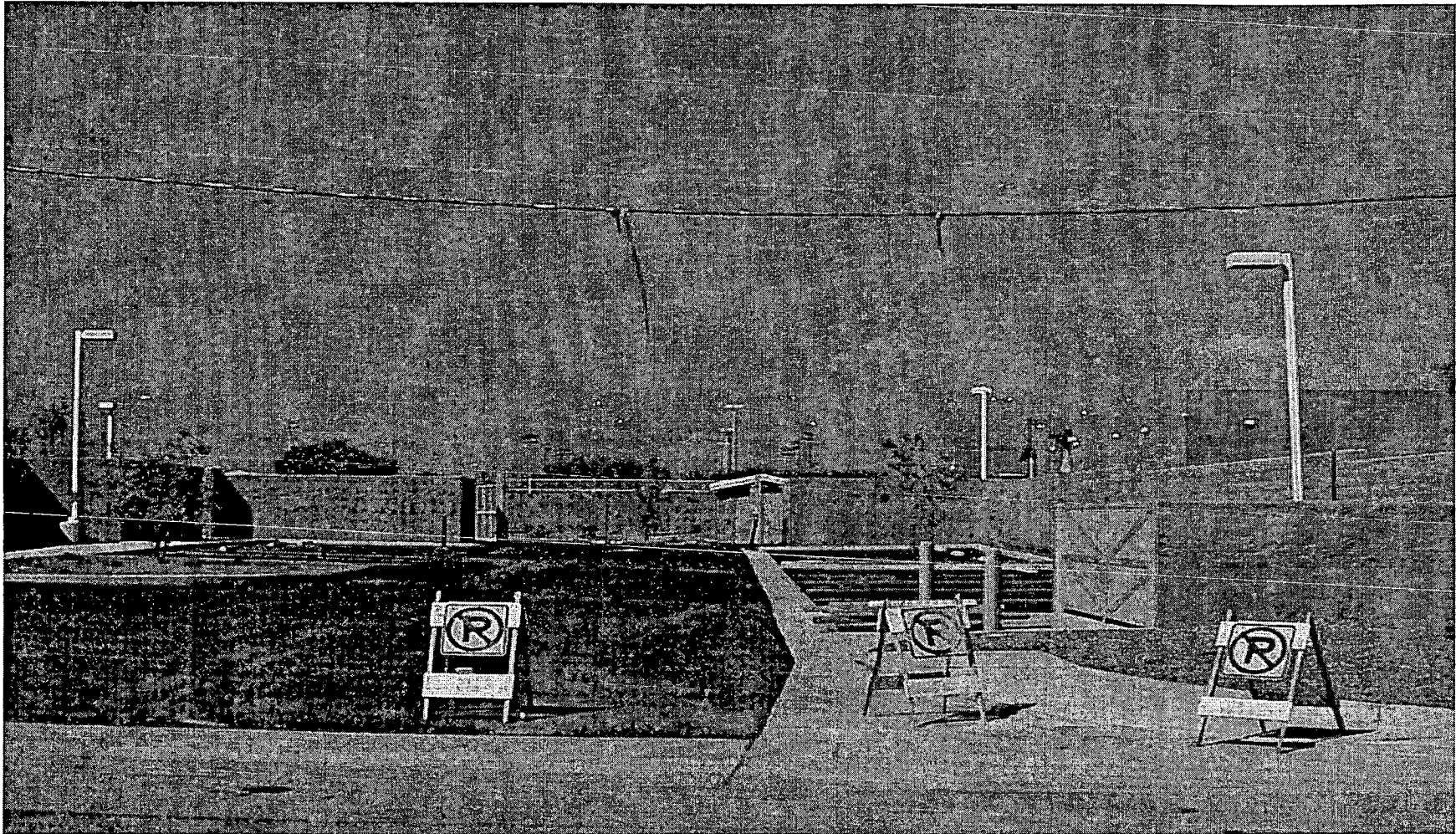
S1

S2

S3

VIC





ABEYANCE - V-0062-02 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METROPOLITAN POLICE
DEPARTMENT
1851 STELLA LAKE STREET
NOVEMBER 7, 2002 PLANNING COMMISSION

9/13/02



ARCHITECTURE

KITTRELL GARLOCK
AND ASSOCIATES, AIA

December 17, 2002

Ms. Barbara Jo Ronemus
City Clerk
City of Las Vegas
City Hall, First Floor
400 Stewart Street
Las Vegas, NV 89101

RE: LVMPD - Larry C. Bolden Area Command Substation, Project Number: 00-377
Communications Tower
U-0116-02 - SPECIAL USE PERMIT and V-0062-02 - VARIANCE

Dear Ms. Ronemus:

Do to my error I wrote down the wrong time for the meeting with Councilman Weekly and we were unable to meet with him and the representatives of the Planning Department. Because of this I respectfully request that the Special Use Permit (U-0116-02) and Variance (V-0062-02) be held in abeyance until your January 22, 2003 City Council Meeting to allow us to prepare additional documentation concerning the options available.

If you have any questions concerning our appeal or need any additional information please feel free to contact me.

Thank you for your help.

Cordially,

John Colton Sargent, NCARB
Architect

2002 DEC 18 A 9:38

RECEIVED
CITY CLERK

Submitted after final agenda

Date 12/18/02 Item #139 & 140

City of Las Vegas

Agenda Item No. 140

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 18, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE ITEM - SPECIAL USE PERMIT RELATED TO V-0062-02 - PUBLIC HEARING - U-0116-02 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METROPOLITAN POLICE DEPARTMENT - Appeal filed by KGA Architecture on behalf of the Las Vegas Metropolitan Police Department from the denial by the Planning Commission on a request for a Special Use Permit for a Radio, TV, Microwave, Communication Tower at 1851 Stella Lake Street (APN: 139-21-416-005), C-PB (Planned Business Park) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal letter filed by KGA Architecture
5. Submitted after final agenda – Letter from KGA Architecture requesting abeyance

MOTION:

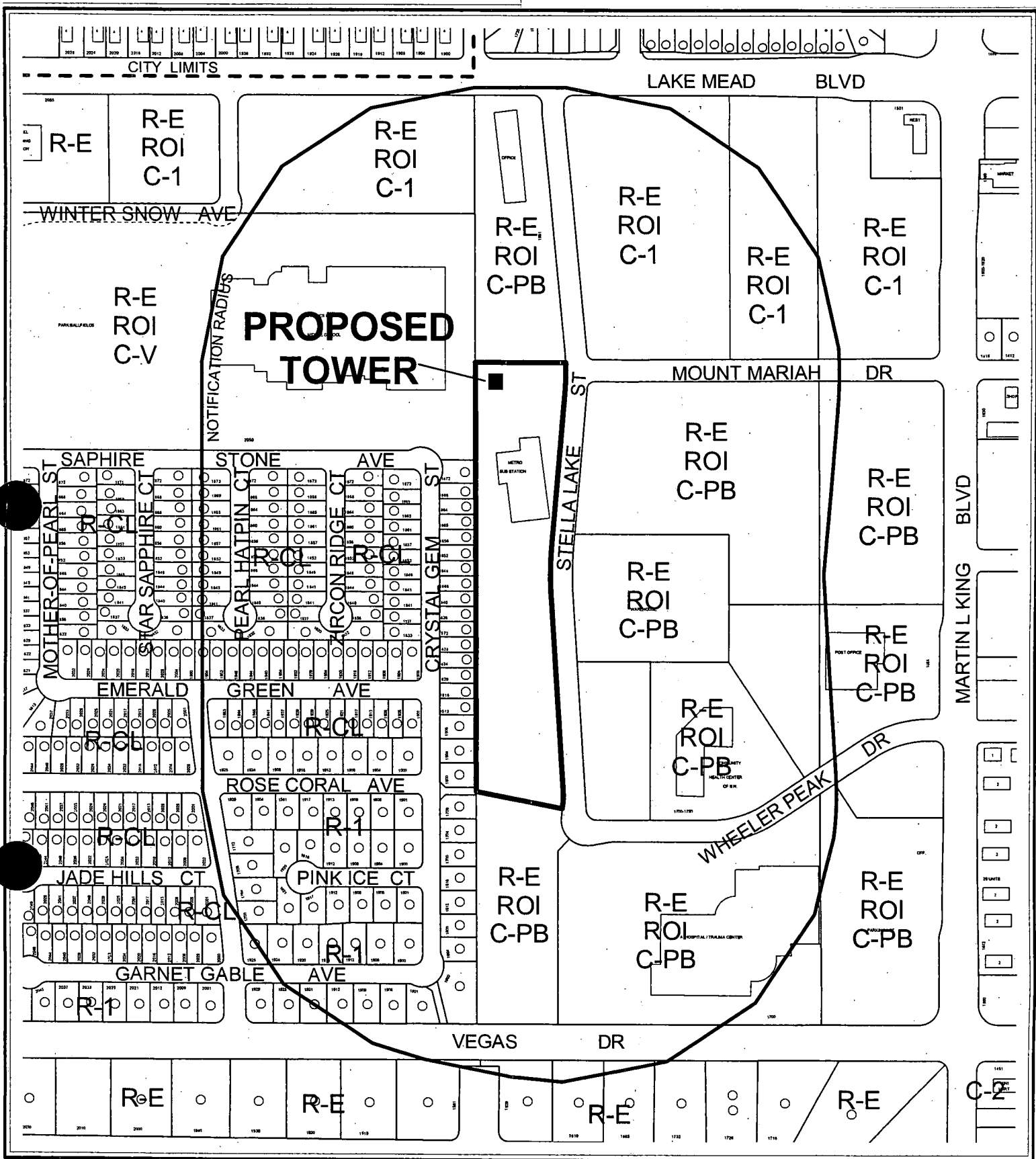
REESE – Motion to HOLD IN ABEYANCE Item 139 [V-0062-02], Item 140 [U-0116-02] and Item 142 [VAR-1121] to 1/22/2003, Item 162 [GPA-0035-02] and Item 163 [Z-0081-02] to 2/19/2003 – UNANIMOUS with BROWN excused

MINUTES:

There was no discussion.

(1:08 – 1:10)

3-1



CASE: U-0116-02

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 18, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE ITEM - U-0116-02 - CITY OF LAS VEGAS ON
BEHALF OF LAS VEGAS METROPOLITAN POLICE DEPARTMENT**

***THIS ITEM WAS HELD IN ABEYANCE FROM THE DECEMBER 4, 2002 CITY
COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.***

**** CONDITIONS ****

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

Planning and Development

1. This Special Use Permit 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. Approval of and conformance to the Conditions of Approval for Variance (V-0062-02).
3. The tower shall be redesigned to reduce the scale and visual impacts to the surrounding area.
4. All City Code requirements and design standards of all City departments must be satisfied.

U-0116-02 - Page One
December 18, 2002 City Council Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is an appeal filed by KGA Architecture on behalf of The Las Vegas Metropolitan Police Department from the denial by the Planning Commission on a request for approval of a Special Use Permit for a 100-foot tall Radio, TV, Microwave Communication Tower located at 1851 Stella Lake Street for the Larry C. Bolden Area Command Substation. The applicant's justification letter states this request is necessary to ensure the proper communications required to facilitate public safety.

Since the October 10th Planning Commission, staff has met with the applicant regarding the special use permit and variance applications. Issues discussed at the meeting were the color and scale of the tower, its appearance the need to be placed at this location and possible effects on television and radio usage. The applicant explained that the lattice style structure was needed to prevent loss of signal; a monopole type facility could not be used. The 100 foot height is also needed to prevent loss of signal. This location was selected since it was an existing facility and there is equipment already on the premises. They did not believe that the tower operation would interfere with the television and radio signals of the surrounding area.

BACKGROUND DATA

- | | |
|----------|--|
| 12/21/94 | The City Council approved a Rezoning (Z-0136-94) from R-E (Residence Estates) to C-PB (Planned Business Park) on this site as part of a larger request. |
| 04/04/01 | The City Council approved a Site Development Plan Review [Z-0136-94(8)] for a proposed 17,235 square foot police substation on this site. |
| 09/26/02 | The Planning Commission considered this item and a companion application for a Variance (V-0062-02) to allow a Radio, TV, Microwave Communication Tower 244 feet from a residential property where the Residential Adjacency Standards require a setback of 300 feet on this site, and voted to hold both applications in abeyance to its regular meeting on 10/10/02, to allow the applicant an opportunity to submit elevations of the proposed tower. |
| 10/10/02 | The Planning Commission again considered this item and a companion application for a Variance (V-0062-02) to allow a Radio, TV, Microwave Communication Tower 244 feet from a residential property where the Residential Adjacency Standards require a setback of 300 feet on this site, and voted to hold both applications in abeyance to its regular meeting on 11/07/02, to allow the applicant to review the design, appearance and the potential impact on electronic equipment in nearby residential areas with City staff. |

U-0116-02 - Page Two
December 18, 2002 City Council Meeting

- 11/07/02 The Planning Commission recommended denial of the related Variance (PC Agenda Item #10).
- 11/07/02 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #11).

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-E (Residence Estates) under ROI to C-PB (Planned Business Park)	Office
South:	R-E (Residence Estates) under ROI to C-PB (Planned Business Park)	Undeveloped
East:	R-E (Residence Estates) under ROI to C-PB (Planned Business Park)	Office, Warehouse
West:	R-E (Residence Estates) under ROI to C-V (Civic) R-CL (Single Family Compact-Lot)	Middle School Single Family Residential

ANALYSIS & FINDINGS

ZONING

The subject site is zoned R-E (Residence Estates) under Resolution of Intent to C-PB (Planned Business Park). The proposed 100-foot tall Communication Tower is a permitted use within the C-PB (Planned Business Park) Zoning District, with approval of a Special Use Permit. This application satisfies that requirement.

USE

Section 19.04.060 does not provide any standards for the development of a Radio, TV, Microwave Communication Tower. However, the visual appearance of the proposed tower remains a cause for concern. The height and design of the tower is obtrusive and not in keeping with the established single family residences. Staff does not have an objection to a cellular facility at this location if it is redesigned to reduce the visual impacts to this area of the City.

In addition, the tower falls within the minimum required separation distance from single-family residences, based on its proposed height of 100 feet. The submitted site plan indicates the tower is situated toward the northwest corner of the property. This location is directly adjacent to the Charles West Middle School, approximately 244 feet away from the nearest residential property. The companion Variance application will address the height and separation of the tower from the single-family residences.

U-0116-02 - Page Three
December 18, 2002 City Council Meeting

FINDINGS

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

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

The proposed communication tower, depending on the ultimate color, scale and electronic impact of the tower and its equipment, should be able to be conducted in a manner that is harmonious and compatible with the existing surrounding land uses if it redesigned and reduced in size.

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

The subject site is currently developed as a police substation and is physically suitable for the proposed communications tower.

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

The subject site is served by Stella Lake Street, which provides access to Lake Mead Boulevard and Martin L. King Boulevard. However, the proposed communications tower will not produce any additional traffic to the site.

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

The proposed communication tower will not be inconsistent with or compromise the public health, safety or welfare, in that the police substation will use the tower to help improve the public safety by allowing proper communications.

PLANNING COMMISSION ACTION

The Planning Commission voted unanimously to deny the location for this tower as being in too close proximity to residential uses and the lack of appropriate design.

NOTICES MAILED 334 by City Clerk

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: LAS VEGAS METROPOLITAN POLICE DEPARTMENT

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

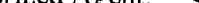
X No

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: _____

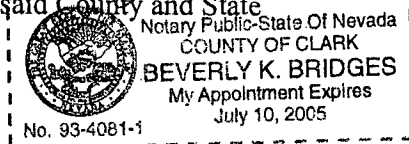
Signature of Property Owner/Authorized Agent: 

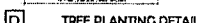
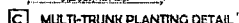
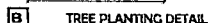
Print Name:

Subscribed and sworn before me

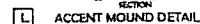
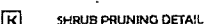
This 29th day of July, 2002

Notary Public in and for said County and State





SOIL MIX NOTE



PLANTING LEGEND

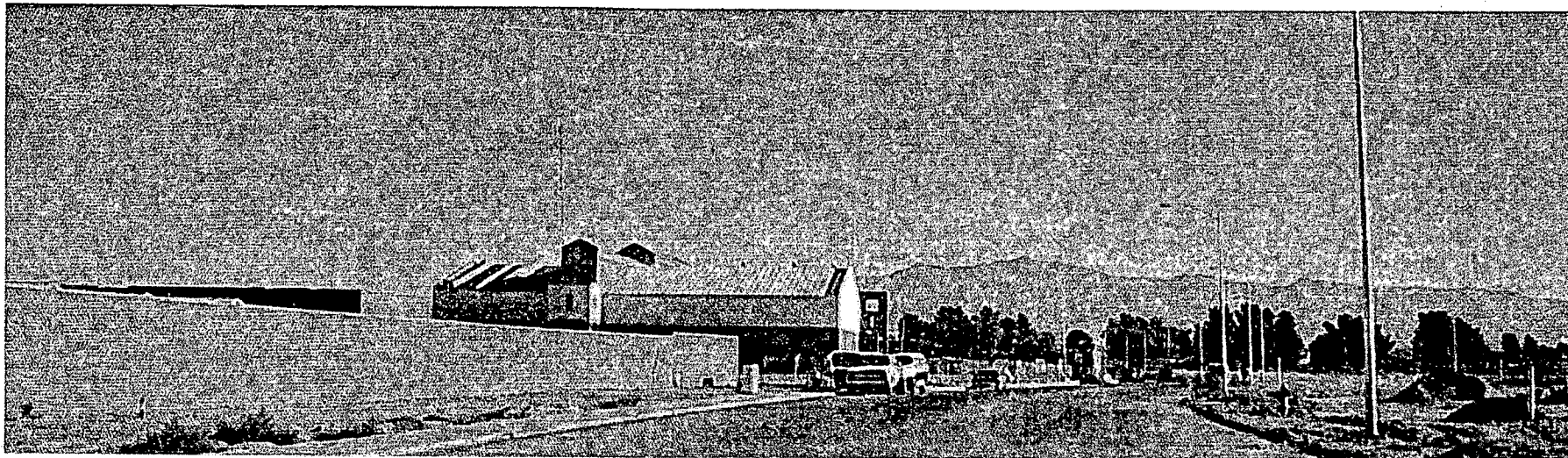
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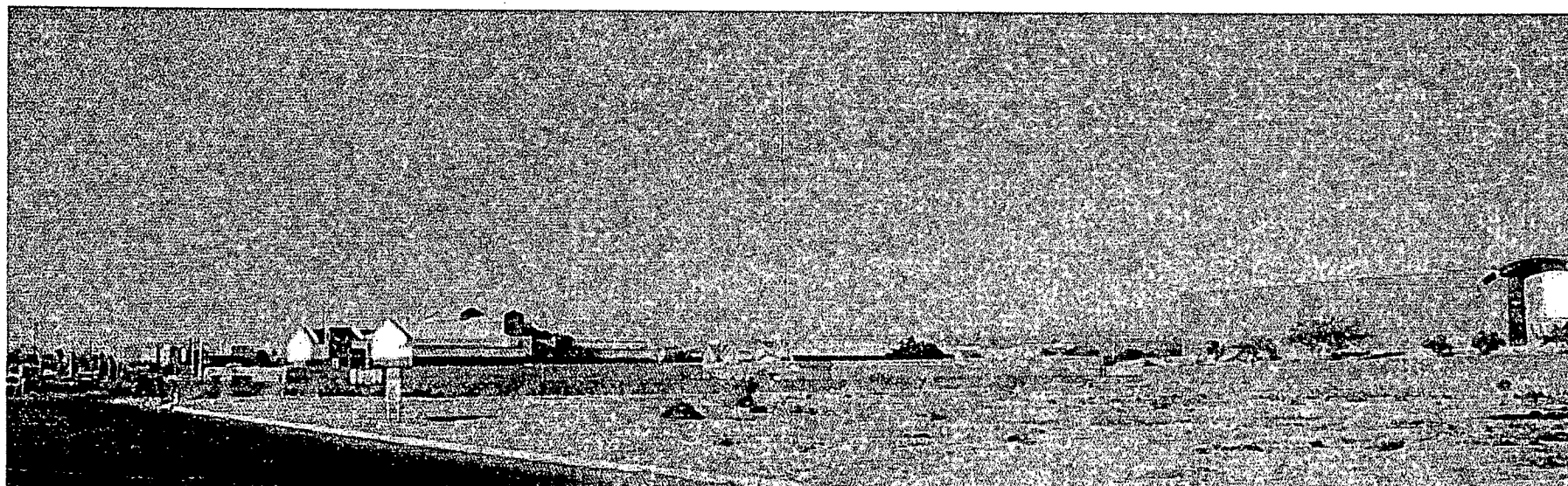
STAFF

11-7-02 PC

L3.01



Stella Street Looking North



Stella Street Looking Southwest

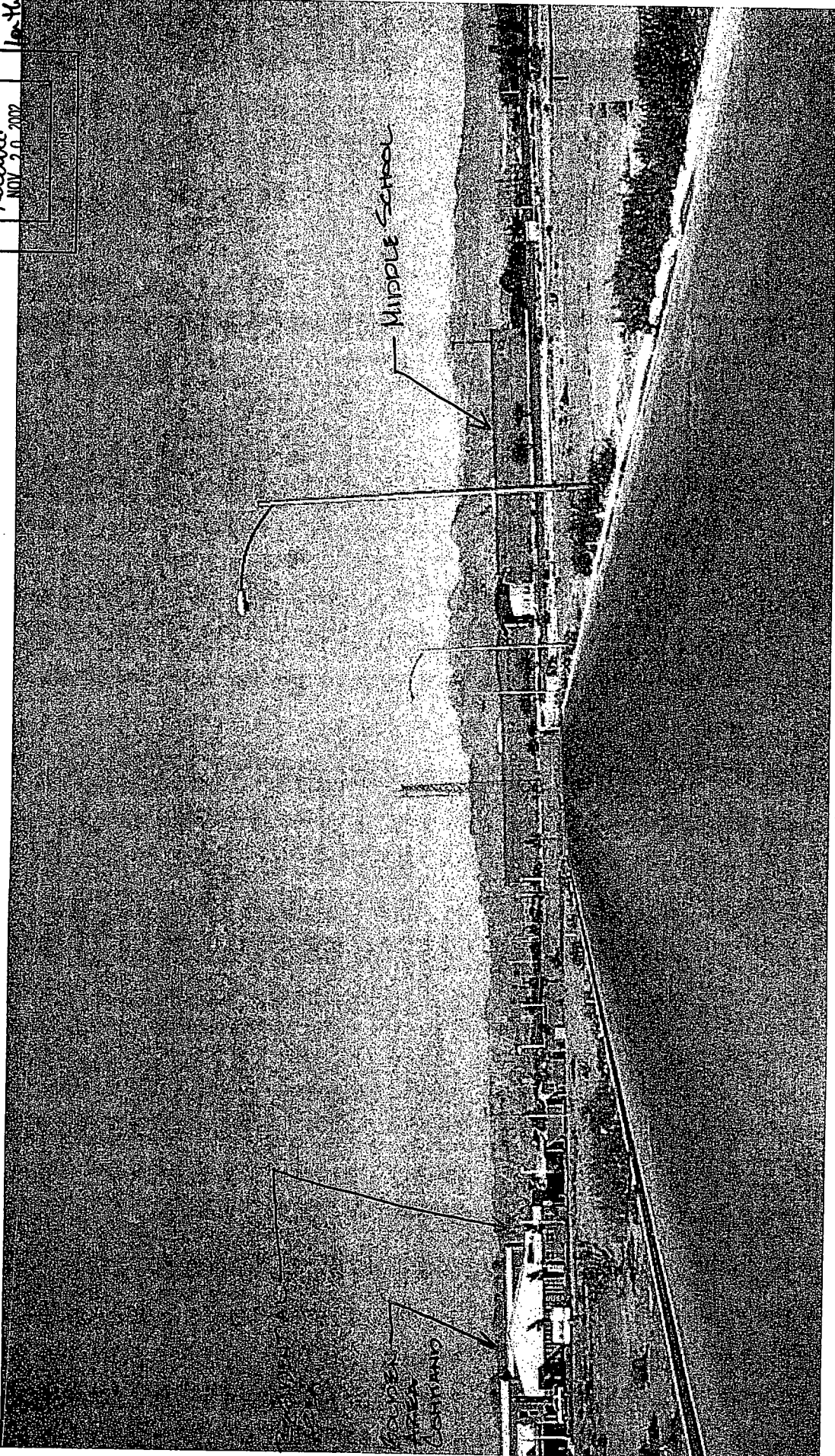
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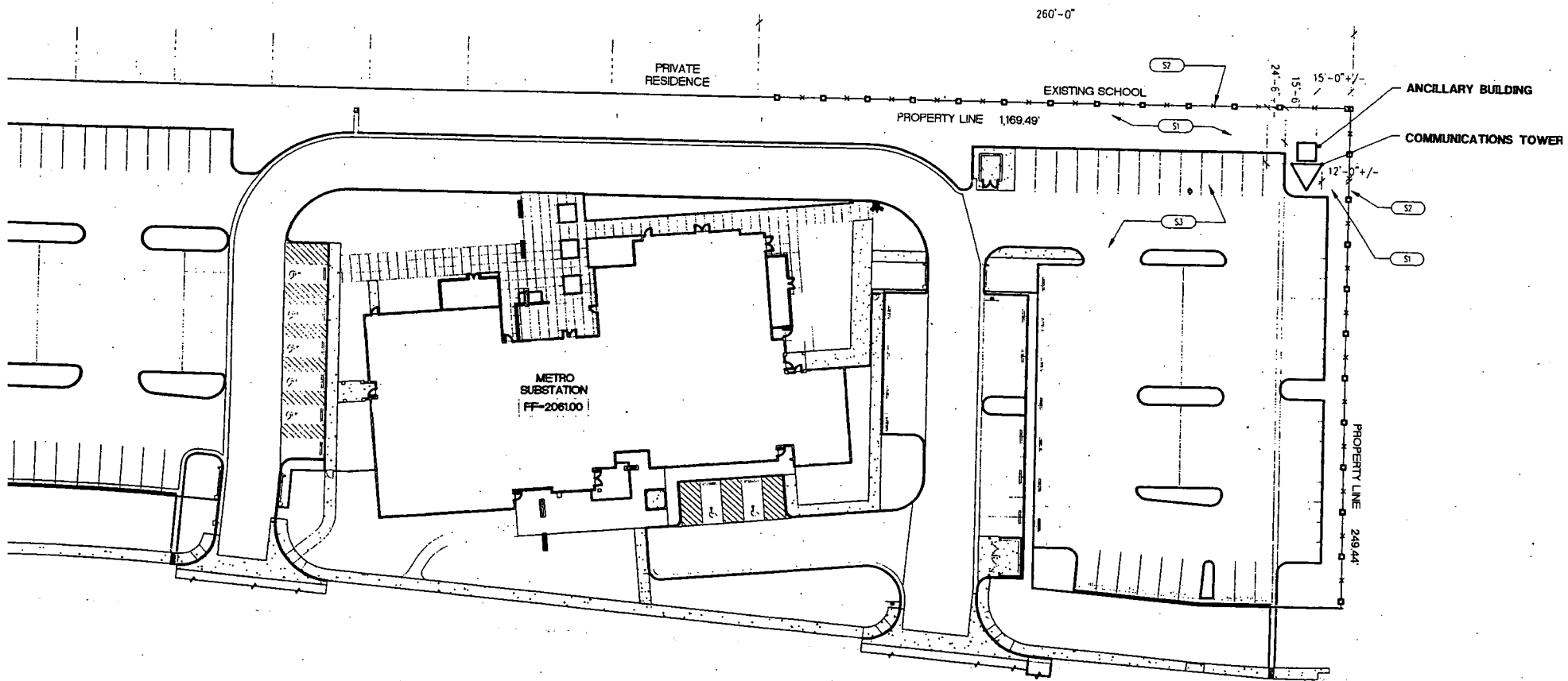
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11-7-02 PC

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Received
NOV 20 2002

10-14-02
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11-0116-02
 CASE: V-0062-02
 received
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 PC ADMIN. CC

for the 12-4-02cc



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PC ADMIN. CC

for the 12-4-02 ce

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PROJECT OVERVIEW
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Las Vegas Metropolitan Police Department

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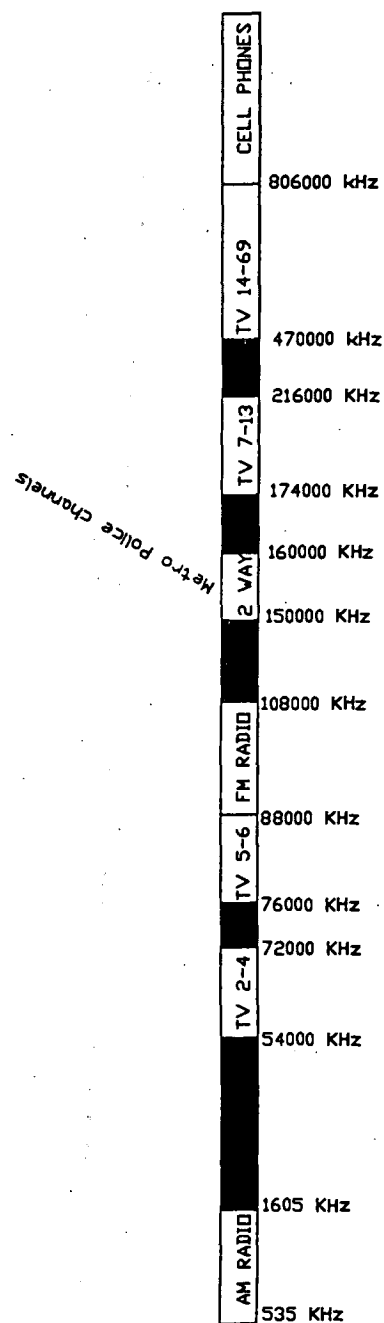
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Prepared For:

Las Vegas Metropolitan Police Department
400 Stewart Avenue
Las Vegas, NV 89101

Proposal Number: 03-2164-MPC

Date: 9/16/02

Reference: 100' S3TL / Police Department

Sizes are preliminary and may
change upon final design

Legs	3.5 OD X .216	2.875 OD X .276	2.875 OD X .203	
Diagonals				
Horizontals			L1.75X1.75X3/16	
Internals			NONE	
Sub-Diagonals			NONE	
Sub-Horizontals			NONE	
Sub-Internals			NONE	
Diag. Brays / Section	4	4	4	4
Section Weight	1174	1001	883	883

-100'-

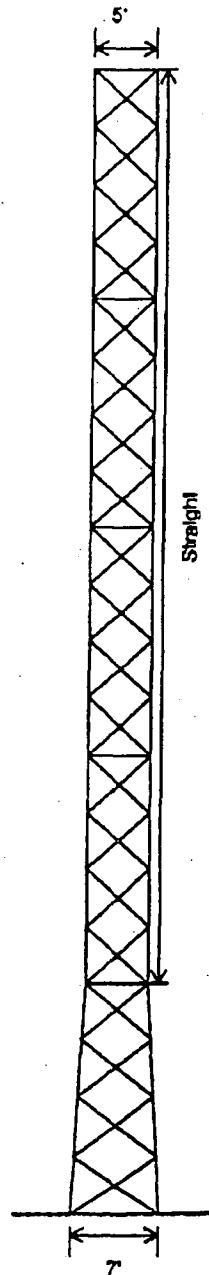
-80'-

-60'-

-40'-

-20'-

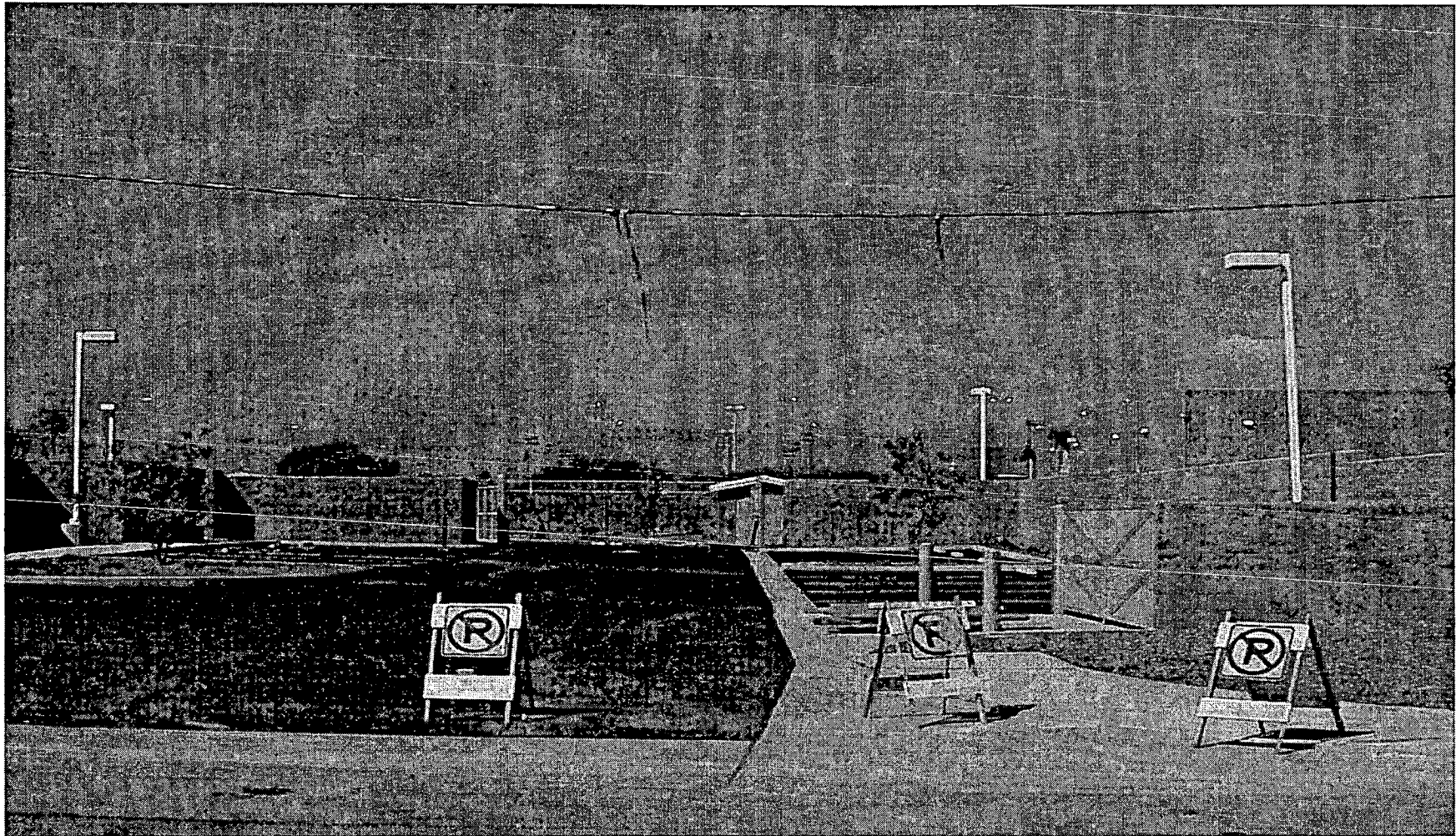
0'-

**NOTES**

1. All legs are 50 ksi
2. All braces are 36 ksi
3. All bolts except anchor bolts are A325-X
4. Anchor bolts are A36, 50 ksi min. yield

BASE REACTIONS

Axial Load (kips): 5.53
Shear Per Leg (kips): 4.16
Total Shear (kips): 7.21
Uplift Per Leg (kips): 60.01
Comp. Per Leg (kips): 63.7
O.T. Moment (ft-kips): 374.67



ABEYANCE - U-0116-02 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METROPOLITAN POLICE
DEPARTMENT
1851 STELLA LAKE STREET
NOVEMBER 7, 2002 PLANNING COMMISSION

9/13/02



RECEIVED
CITY CLERK

2002 NOV 15 P 12:38

November 13, 2002

Ms. Barbara Jo Ronemus
City Clerk
City of Las Vegas
City Hall, First Floor
400 Stewart Street
Las Vegas, NV 89101

RE: **LVMPD – Larry C. Bolden Area Command Substation, Project Number: 00-377**
Communications Tower
U-0116-02 – SPECIAL USE PERMIT

Dear Ms. Ronemus:

At their November 7, 2002 meeting the Planning Commission voted to deny the special use permit request "because the visual and aesthetic impact of the proposed tower on adjacent residential areas is unacceptable." On behalf of the Las Vegas Metropolitan Police Department we wish to appeal that denial.

Our reasons for the appeal are: 1. First and foremost, the communications tower is required to insure public safety not only in the neighborhood around the area command itself, but also in the downtown Las Vegas area. 2. The current radio technology used by Metro requires the tower, as it is currently proposed, to be able to broadcast into the downtown area. 3. The existing communications tower is located on a site not owned by the County. 4. The owner of the current tower site has increased the rent for the site from \$1 a year to several thousands of dollars a year and requested that the tower be moved.

If you have any questions concerning our appeal or need any additional information please feel free to contact me.

Thank you for your help.

Cordially,

John Colton Sargent, NCARB
Architect