

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING RELATED TO SDR-3911 - PUBLIC HEARING - ZON-3909 -
APPLICANT/OWNER: LEONARD KRYK - Request for a Rezoning FROM: R-1 (SINGLE
FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16
acres at 1007 Salem Drive (APN: 138-35-804-001), Ward 1 (Moncrief).

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

DAVENPORT – APPROVED subject to conditions – **UNANIMOUS** with **NIGRO**
abstaining as Andrew Kryk, brother of the applicant, is an investor of his firm.

To be heard by the City Council on 4/21/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 26 [ZON-3909] and Item
27 [SDR-3911].

MATT PINJUV, Planning and Development Department, explained that the proposed P-R
(Professional Office and Parking) is appropriate at this location and compatible with other
properties located along this segment of Charleston Boulevard. He stated that the applicant
proposes to convert a single-family residential structure to an office complex with minimal
changes to the exterior of the building. With regard to the landscaping, staff recommended the
applicant continue to work with them.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 26 – ZON-3909

MINUTES – Continued:

LEONARD KRYK, the applicant, 922 South Valley View Boulevard, concurred with staff recommendations and conditions.

TODD FARLOW, 240 North 19th Street, inquired as to what type of business would be conducted. He also wanted assurance that the landscaping and the parking would meet the requirements of the Code.

COMMISSIONER DAVENPORT asked if there is a block wall required between the R-1 and the P-R. MR. PINJUV replied affirmatively that it is a requirement of the Commercial Design Standards.

Because of the applicant's request for a waiver of the landscaping requirements, COMMISSIONER STEINMAN asked the applicant to specify exactly what he intends to provide in terms of landscaping. MR. PINJUV explained that the applicant has indicated shrubs and ground covers will be installed in order to improve the aesthetics of the site.

COMMISSIONER McSWAIN noticed that the roof of the garage structure is in disrepair. MR. KRYK replied that the garage will be torn down to accommodate the parking and the roof will be redone.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 26 [ZON-3909] and Item 27 [SDR-3911].

NOTE: All discussion for Item 26 [ZON-3909] and Item 27 [SDR-3911] was held under Item 26 [ZON-3909].

(7:04 – 7:14)

1-2250

CONDITIONS:

Planning and Development

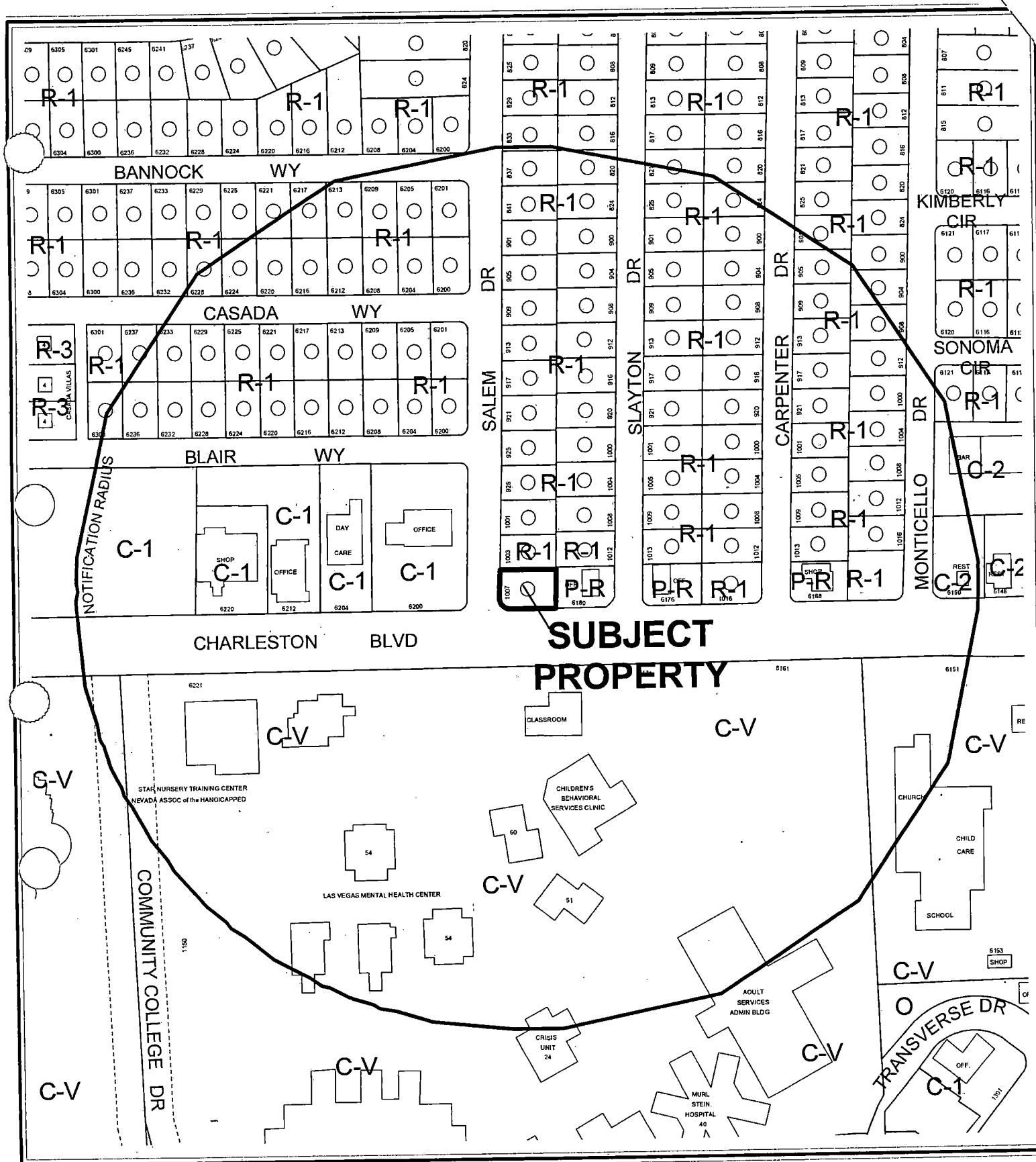
1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review (SDR-3911) by the Planning Commission and City Council prior to the conversion of the single family residence to an office.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 26 – ZON-3909

CONDITIONS– Continued:

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be meet the intent of Standard Drawing #222A.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.



0 100 200 Feet

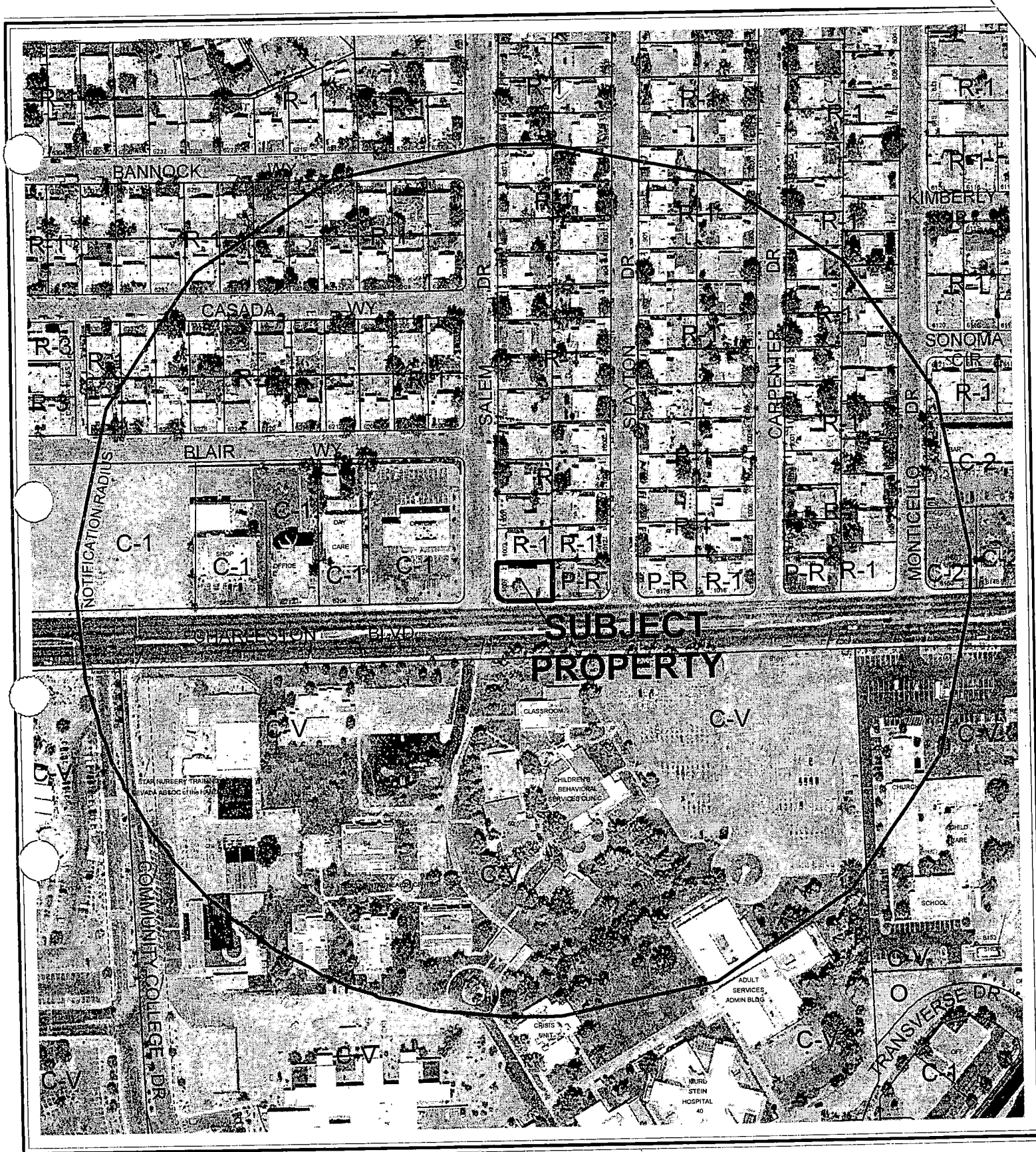


CASE: ZON-3909

RADIUS: 750 FT

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

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



0 100 200 Feet



CASE: **ZON-3909**

RADIUS: 750 FT

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

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

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: REZONING RELATED TO SDR-3911 - PUBLIC HEARING -
ZON-3909 - APPLICANT/OWNER: LEONARD KRYK

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review (SDR-3911) by the Planning Commission and City Council prior to the conversion of the single family residence to an office.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be meet the intent of Standard Drawing #222A.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on 0.16 acres 1007 Salem Drive. A Site Development Plan Review application (SDR-3911) to convert the existing single-family residence to an office was filed as a companion item.

B) Applicant's Justification

The applicant's justification letter indicates the proposed P-R (Professional Office and Parking) will allow for the conversion of the existing single-family residence to an office use.

BACKGROUND INFORMATION

A) Previous Actions

01/02/85 The City Council approved a rezoning to P-R (Professional Office and Parking) at 6168 West Charleston Boulevard. The Planning Commission and staff recommended approval (Z-0072-84).

06/19/91 The City Council approved a rezoning to P-r (Professional Office and Parking) at 6180 West Charleston Boulevard. The Planning Commission and staff recommended approval (Z-0042-91).

B) Pre-Application Meeting

12/23/03 The applicant was advised the P-R (Professional Offices and Parking) zoning would be in compliance with the General Plan and was given the requirements for a Rezoning application. Issues related to the design of the site were discussed with the Site Development Plan Review.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 0.16

B) *Existing Land Use*

Subject Property: Single Family Residence
 North: Single Family Residence
 South: Community College of Southern Nevada
 East: Office
 West: Office

C) *Planned Land Use*

Subject Property: SC (Service Commercial)
 North: L (Low Density Residential)
 South: PF (Public Facility)
 East: SC (Service Commercial)
 West: SC (Service Commercial)

D) *Existing Zoning*

Subject Property: R-1 (Single Family Residential)
 North: R-1 (Single Family Residential)
 South: C-V (Civic)
 East: P-R (Professional Office and Parking)
 West: C-1 (Limited Commercial)

E) *General Plan Compliance*

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) Zoning designation is in conformance with the General Plan.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

This site is not affected by any special plan areas or districts.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.16 Acres	Y
Min. Lot Width	60 Feet	70 Feet	Y

This site is in compliance with the minimum lot size requirements for P-R (Professional Office and Parking) zoning district set forth in the Commercial Development Standards. All other issues regarding the design of the site will be addressed with the companion Site Development Plan Review.

B) General Analysis and Discussion

The applicant is proposing the P-R (Professional Office and Parking) zoning in order to convert the existing single-family residence to an office on this site.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) Zoning designation is in conformance with the General Plan.

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

Other properties fronting on this segment of Charleston Boulevard have been rezoned to P-R (Professional Office and Parking) for the conversion of single-family residences to offices. The proposed P-R (Professional Office and Parking) zoning will be compatible with surrounding land uses and zoning districts.

ZON-3909 - Staff Report Page Four
March 25, 2004 - Planning Commission Meeting

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

The P-R (Professional Office and Parking) zoning on the subject site is an appropriate transition for the lots abutting Charleston Boulevard and the single-family residences to the north.

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

Access to this site is provided from Salem Drive, which connects to Charleston Boulevard a fully developed 100-foot-wide right-of-way. The proposed development of the site will be sufficiently served by existing roadway facilities.

NOTICES MAILED 119 [Mailed with SDR-3911]

APPROVALS 0

PROTESTS 0

MATT



STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-3909** APN: 138-35-804-001

Name of Property Owner: LEONARD KEVIN

Name of Applicant: LEONARD KRYK

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

 Yes ~~No~~

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

City Official: _____

Partner(s): _____

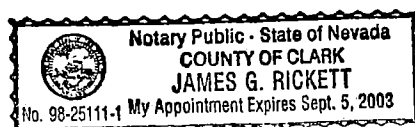
APN: _____

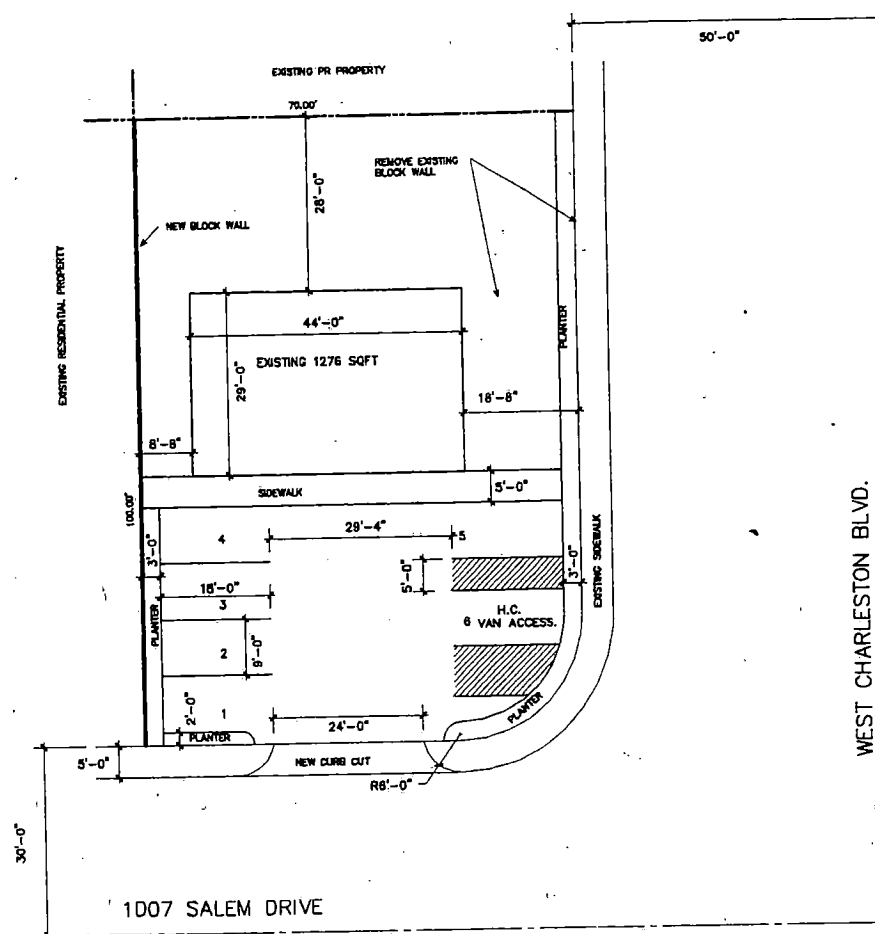
Signature of Property Owner/Authorized Agent: _____

Subscribed and sworn before me

This 10th day of February, 2024

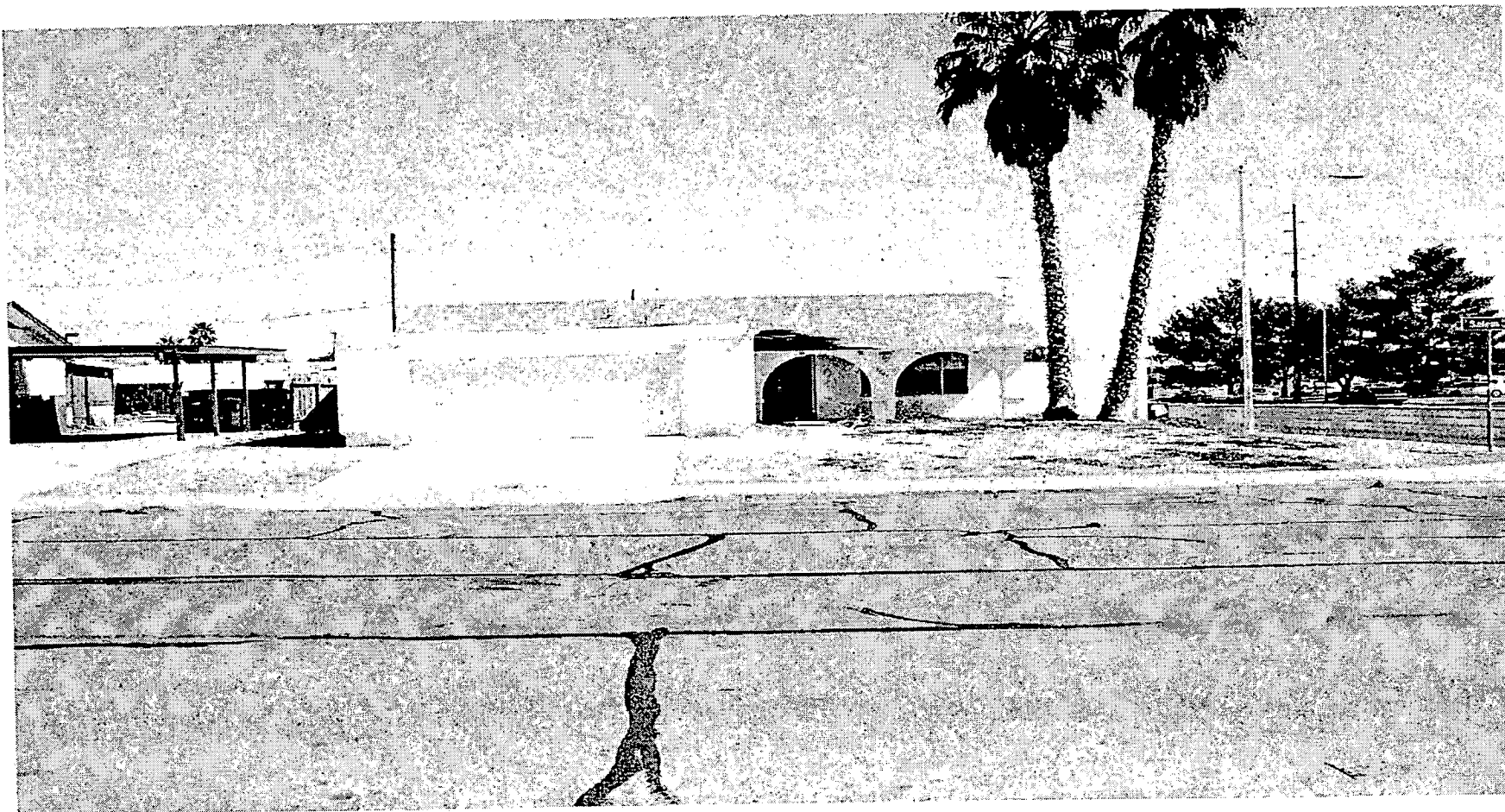
Notary Public in and for said County and State





STAFF

ZON-3909
SDR-3911
3-25-04 PC



ZON-3909 - APPLICANT/OWNER: LEONARD KRYK
1007 SALEM DRIVE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3909 - PUBLIC HEARING – SDR-3911 - APPLICANT/OWNER: LEONARD KRYK - Request for a Site Development Plan Review FOR A PROPOSED OFFICE AND A WAIVER OF LANDSCAPE STANDARDS on 0.16 acres at 1007 Salem Drive (APN: 138-35-804-001), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Moncrief).

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – APPROVED subject to conditions – **UNANIMOUS** with **NIGRO** abstaining as Andrew Kryk, brother of the applicant, is an investor of his firm.

To be heard by the City Council on 4/21/2004

MINUTES:

NOTE: See Item 26 [ZON-3909] for related discussion.

(7:04 – 7:14)

1-2250

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 27 – SDR-3911

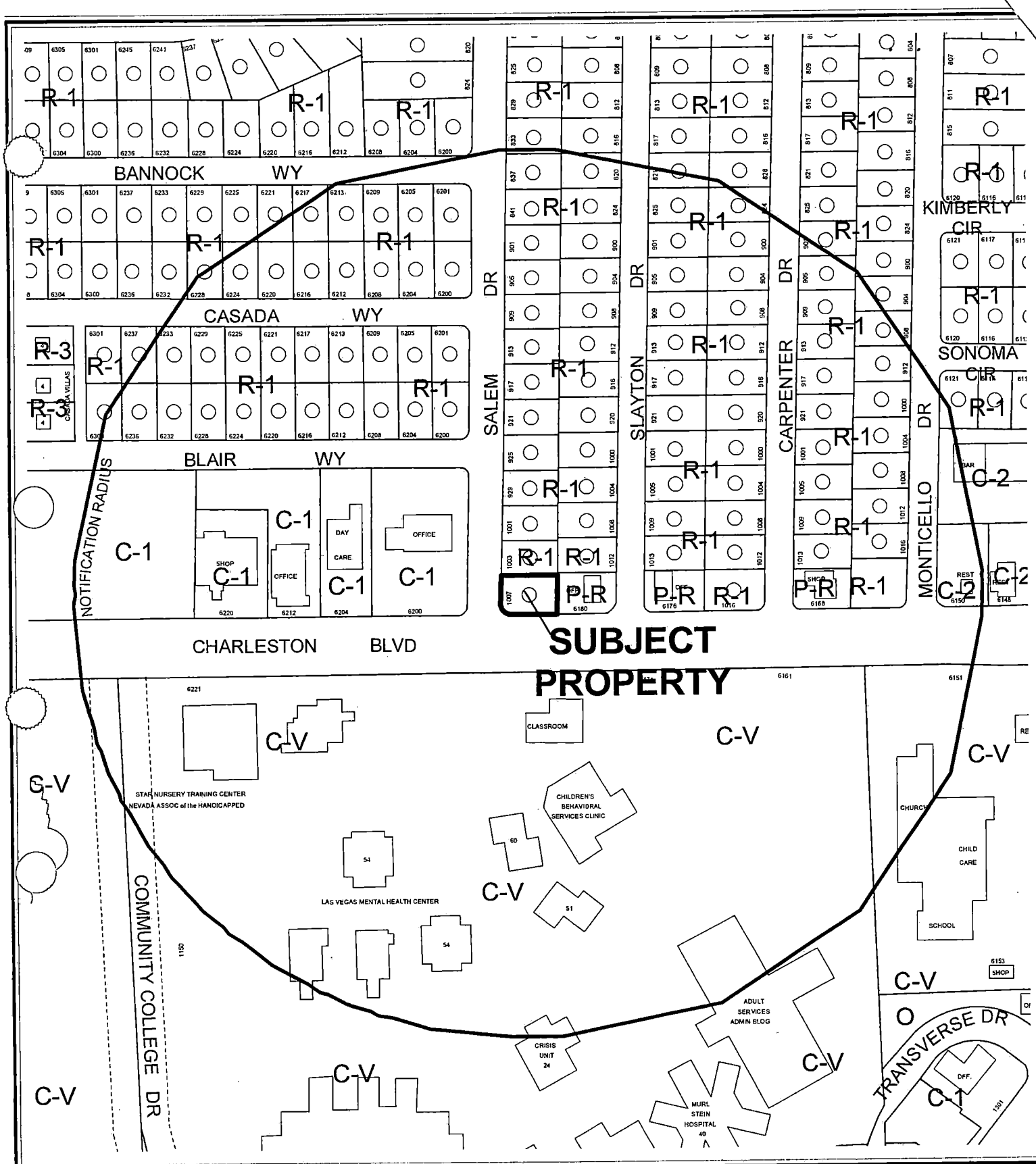
CONDITIONS:

Planning and Development

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. Approval of a Rezoning (ZON-3909) to P-R (Professional Office and Parking) by the City Council prior to the approval of any permits for development on this site.
3. The applicant shall meet with staff to submit a detailed landscape plan showing 24 inch box trees 20 feet on center in the existing yard area along Charleston Boulevard and along the north property line, 24 inch box trees 30 feet on center along the east property line and where possible increased landscaping in front of the building in the parking lot area. The revised plan shall be completed prior to the approval of any permits for development on this site.
4. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
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. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
8. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Site development to comply with all applicable conditions of approval for ZON-3909 and all other site-related actions.



CASE: SDR-3911

RADIUS: 750 FT

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

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

0 100 200 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW RELATED TO
ZON-3909 - PUBLIC HEARING - SDR-3911 - APPLICANT/OWNER: LEONARD
KRYK

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

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. Approval of a Rezoning (ZON-3909) to P-R (Professional Office and Parking) by the City Council prior to the approval of any permits for development on this site.
3. The applicant shall meet with staff to submit a detailed landscape plan showing 24 inch box trees 20 feet on center in the existing yard area along Charleston Boulevard and along the north property line, 24 inch box trees 30 feet on center along the east property line and where possible increased landscaping in front of the building in the parking lot area. The revised plan shall be completed prior to the approval of any permits for development on this site.
4. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
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. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
8. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

SDR-3911 - Conditions Page Two
March 25, 2004 - Planning Commission Meeting

9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Site development to comply with all applicable conditions of approval for ZON-3909 and all other site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a proposed office and a Waiver of Landscape Standards on 0.16 acres at 1007 Salem Avenue. A Rezoning application (ZON-3909) to change the zoning designation to P-R (Professional Office and Parking) was filed as a companion item.

B) Applicant's Justification

The applicant's justification letter indicates the existing single family residence is being converted in order to allow for use as an office. The waivers to the minimum landscape standards is being requested because there is not adequate room on the property to accommodate all of the requirements.

BACKGROUND INFORMATION

A) Previous Actions

There is no zoning case history on this site.

B) Pre-Application Meeting

12/23/03 The applicant was advised the P-R (Professional Offices and Parking) zoning would be in compliance with the General Plan and was given the requirements for a Rezoning application. Issues related to the design of the site were discussed with the Site Development Plan Review.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.16

B) Existing Land Use

Subject Property: Single Family Residence
North: Single Family Residence
South: Community College of Southern Nevada
East: Office
West: Office

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: L (Low Density Residential)
South: PF (Public Facility)
East: SC (Service Commercial)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: R-1 (Single Family Residential)
North: R-1 (Single Family Residential)
South: C-V (Civic)
East: P-R (Professional Office and Parking)
West: C-1 (Limited Commercial)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The proposed P-R (Professional Office and Parking) Zoning designation is in conformance with the General Plan.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

This site is not affected by any special plan areas or districts.

PROJECT DESCRIPTION

The applicant intends to convert the existing single family residence for use as an office. The plan shows the existing attached garage will be removed, which will make room for parking in front of the building. A total of six parking spaces are provided, with access from Salem Drive. An existing property line wall along the south side of the site adjacent to Charleston Boulevard will be removed providing a view of the rear yard. The building elevations depict minimal changes will be made to the exterior of the building.

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.16 Acres	Y
Min. Lot Width	60 Feet	70 Feet	Y
Min. Setbacks			
• Front	20 Feet		Y
• Side	5 Feet	8 Feet	Y
• Corner	15 Feet	18 Feet	Y
• Rear	15 Feet	28 Feet	Y
Max. Lot Coverage	50 %	18 %	Y
Max. Building Height	2 Stories / 35 Feet	1 Story / 15 Feet	Y

The proposed meets or exceeds the standards.

A2) Residential Adjacency Standards

The height of the existing building is 15 feet, which only requires the building to meet the setbacks of the adjacent property. In this case the building is setback 8 feet from the north property line, which exceeds the 5 feet required in the adjacent R-1 zoning district. Therefore the Residential Adjacency Standards do not apply.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Office	1,276 SF.	1 Space/300 GFA	5	1	6	1

The proposed office requires a total of 5 parking spaces, one of which must be handicap accessible. The site plan shows a total of 6 spaces with one handicap accessible and is in compliance with the code requirements.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	1 Tree	0
Buffer: • Min. Trees	1 Tree/ 20 Linear Feet along the street frontages and north property line; 1 Tree/ 30 Linear Feet along the east property line	18 Trees	0
• Min. Zone Width	15 Feet along street frontages and 8 feet around the remaining perimeter of the site		3 Feet along Charleston Boulevard, 2 and 3 feet along Salem Drive and minimum 8 feet along the north and east property lines

A detailed landscape plan was not submitted with this application. The site plan indicates there are areas provided for landscaping around the perimeter of the site. However, the required planter finger in the parking area is not provided. The applicant has requested a waiver to allow

for the reduction in planter widths and amount of landscaping along the street frontages. A condition has been added requiring the applicant to meet with staff and submit a detailed landscape plan showing 24 inch box trees 20 feet on center in the existing yard area along Charleston Boulevard and the north property line, 24 inch box trees 30 feet on center along the east property line and where possible increased landscaping in front of the building in the parking lot area.

A5) Sign Standards

There are no on-premises signs proposed as part of this request. All signage installed on the site shall be subject to the requirements of Title 19.14.

B) General Analysis and Discussion

- Zoning

The proposed office is an allowed use in the P-R (Professional Office and Parking) zoning district.

- Site Plan

The proposed development meets the minimum code requirements with regards to lot size, building setbacks, building height and parking.

- Waivers

The applicant's request for a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontages is appropriate due to the small size of the site. A condition has been added requiring the applicant to meet with staff to develop a detailed landscape plan that provides as much landscaping as possible on the site.

- Landscape Plan

A detailed landscape plan was not submitted with this application. The site plan indicates there are areas provided for landscaping around the perimeter of the site. However, the required planter finger in the parking area is not provided. The applicant has requested a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontages. A condition has been added requiring the applicant to meet with staff and submit a detailed landscape plan showing 24 inch box trees 20 feet on center in the existing yard area along Charleston Boulevard and the north property line, 24 inch box trees 30 feet on center along the east property line and where possible increased landscaping in front of the building in the parking lot area.

- Elevation

The building elevations depict minimal changes will be made to the exterior of the existing single family residence with the exception of the removal of the attached garage. This will allow the office to maintain a residential character, which will be compatible with the single family residences to the north.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

The proposed office is appropriate along this segment of Charleston Boulevard and is compatible with adjacent development in the area.

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 project is not consistent with the General Plan, Title 19 and the Commercial Development Standards with regards to required landscaping. The applicant's request for a waiver to allow for the reduction in planter widths and amount of landscaping along the street frontages is appropriate due to the small size of the site. A condition has been added requiring the applicant to meet with staff to develop a detailed landscape plan that provides as much landscaping as possible on the site.

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

The site will have access to Salem Drive and connects to Charleston Boulevard, a 100 foot wide primary arterial on the Master Plan of Streets and Highways, which is adequate to provide access to serve the proposed use. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

SDR-3911 - Staff Report Page Eight
March 25, 2004 - Planning Commission Meeting

The submitted building elevations will demonstrate visual consistency with the surrounding developments along this segment of Charleston Boulevard with the condition requiring the applicant to meet with staff and provide a detailed landscape.

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 submitted building elevations in that the submitted materials depict appropriate façade design and maintain a residential character. The development will be harmonious and compatible with development in the area.

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

The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 119 [Mailed with ZON-3909]

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: LEONARD KRYK

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?

 No

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

City Official: _____

Partner(s): _____

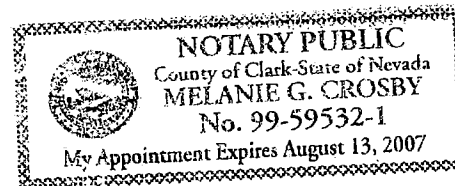
APN: _____

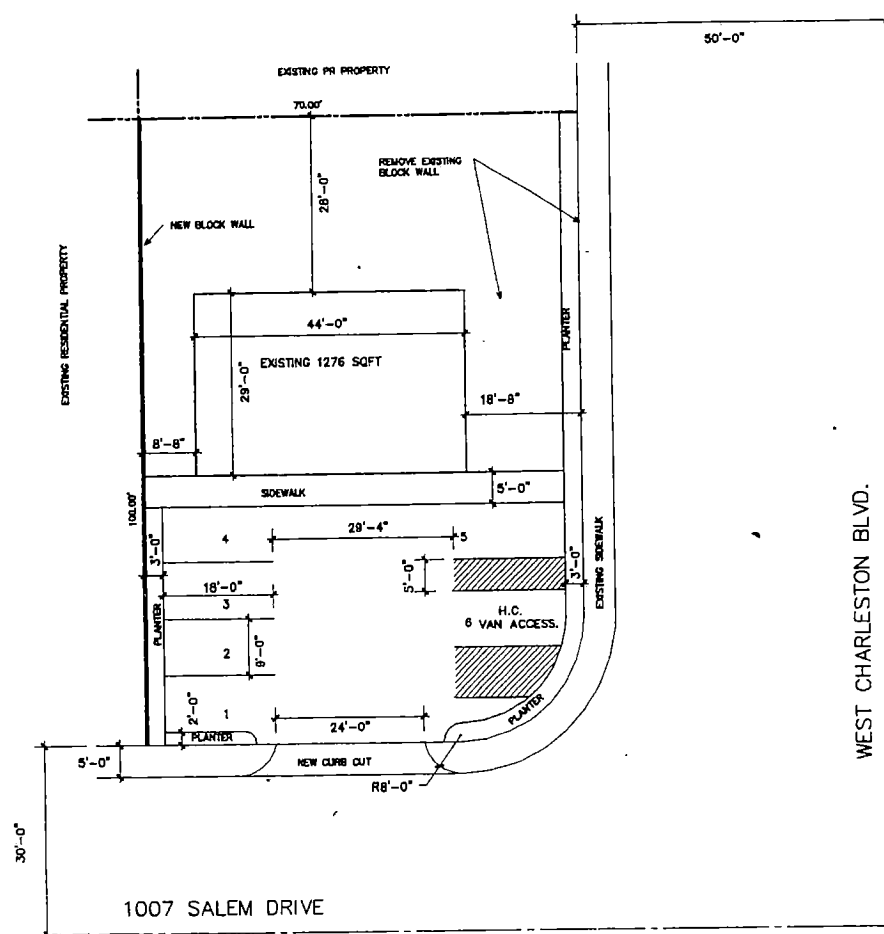
Signature of Property Owner/Authorized Agent:

Subscribed and sworn before me

This 10 day of February, 2004

Nelanie G. Crosby
Notary Public in and for said County and State





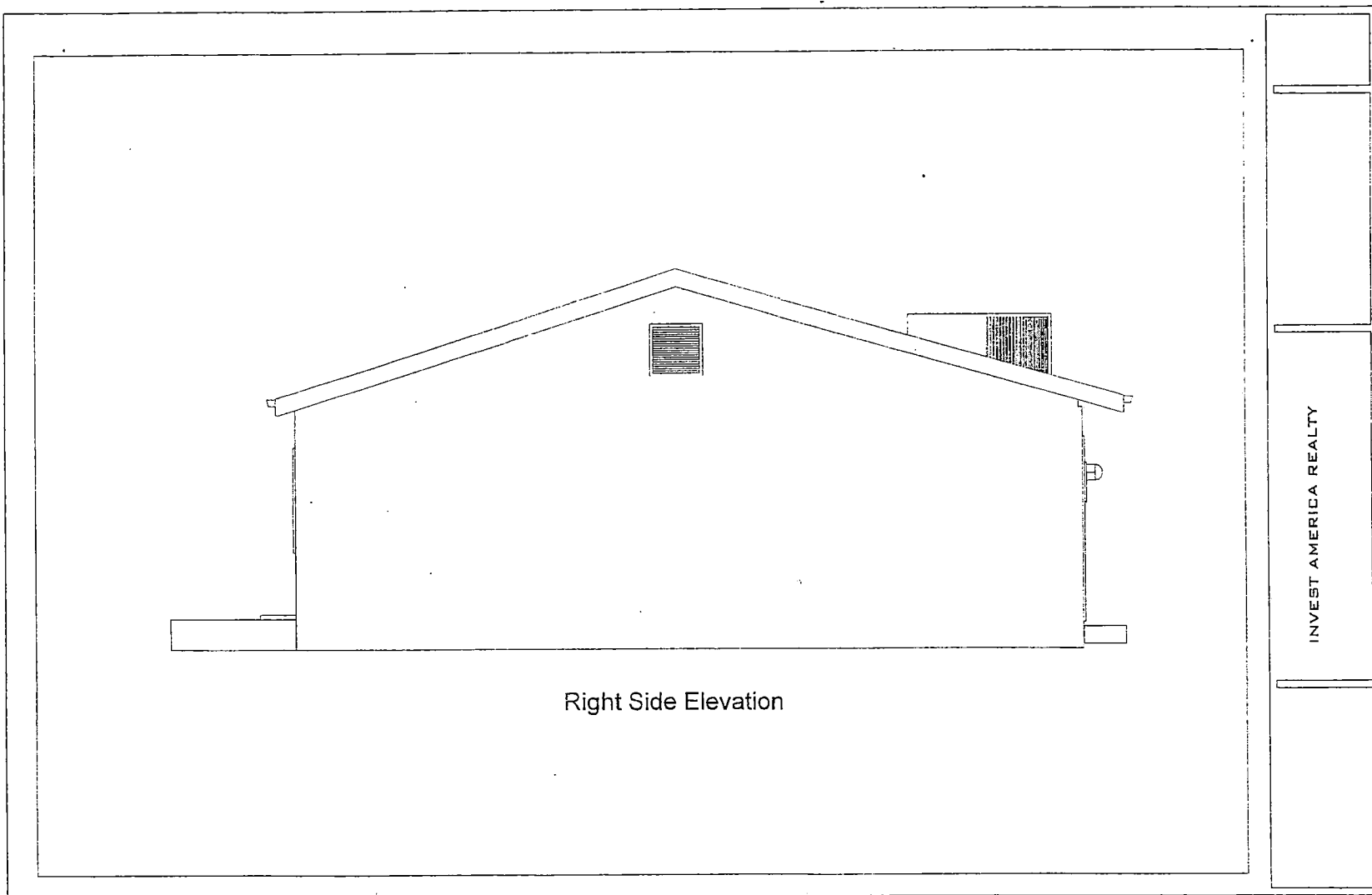
PROPOSED SITE PLAN #2

Scale 1" = 20'-0"

STAFF

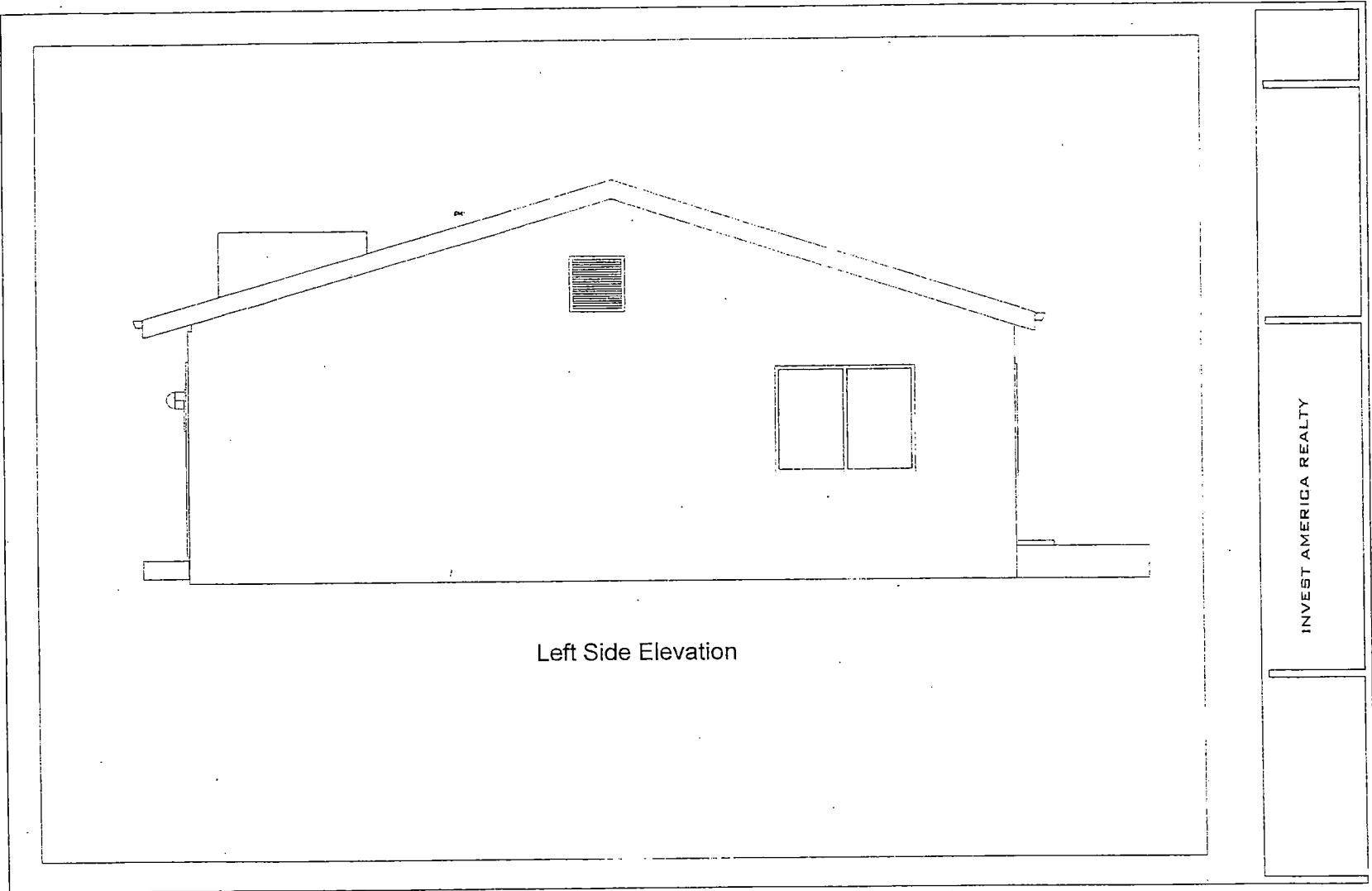
REVISED
3.3.04

ZON-3909
SDR-3911
3-25-04 PC



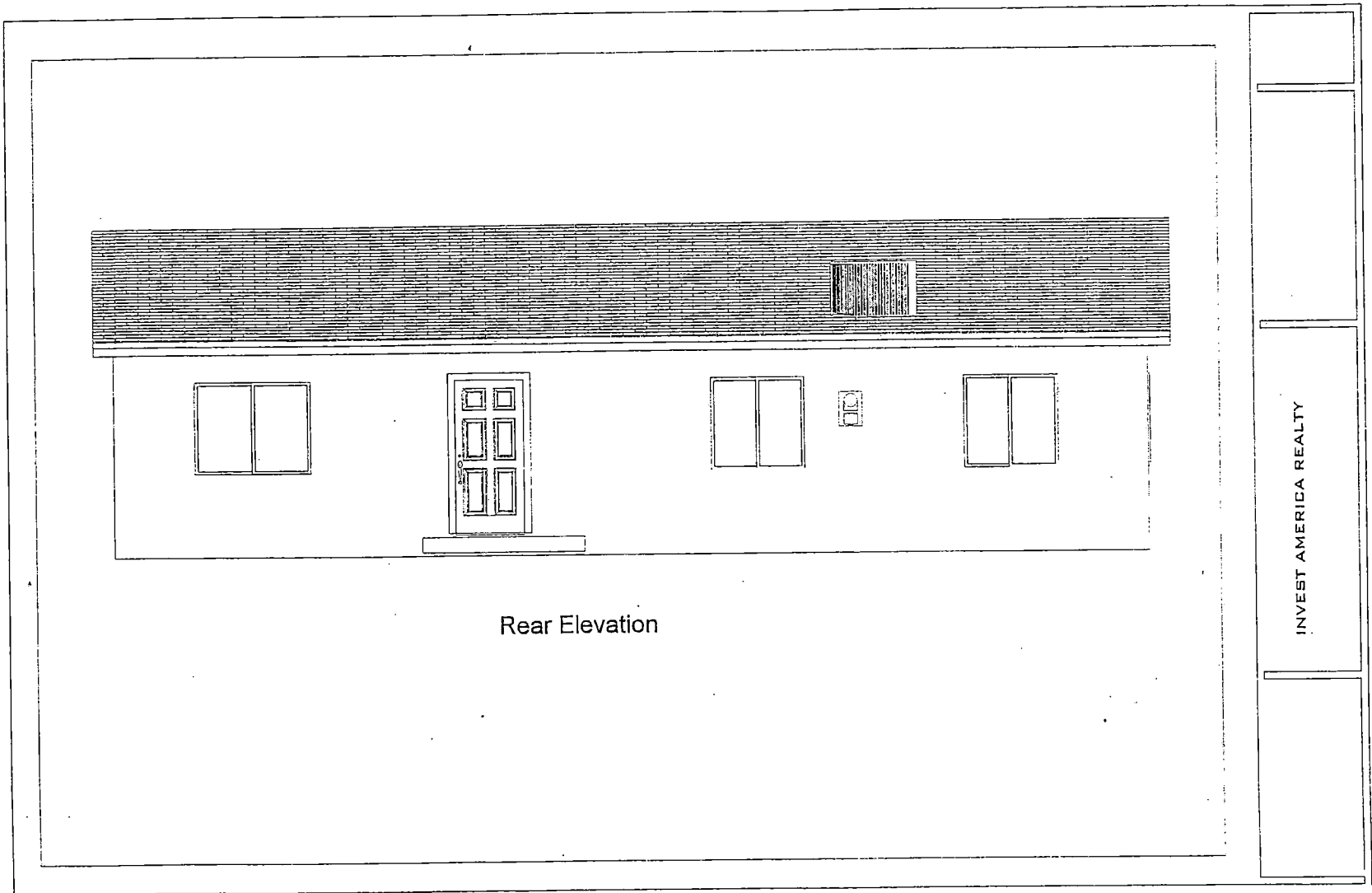
Right Side Elevation

SDR-3911
3-25-04 PC

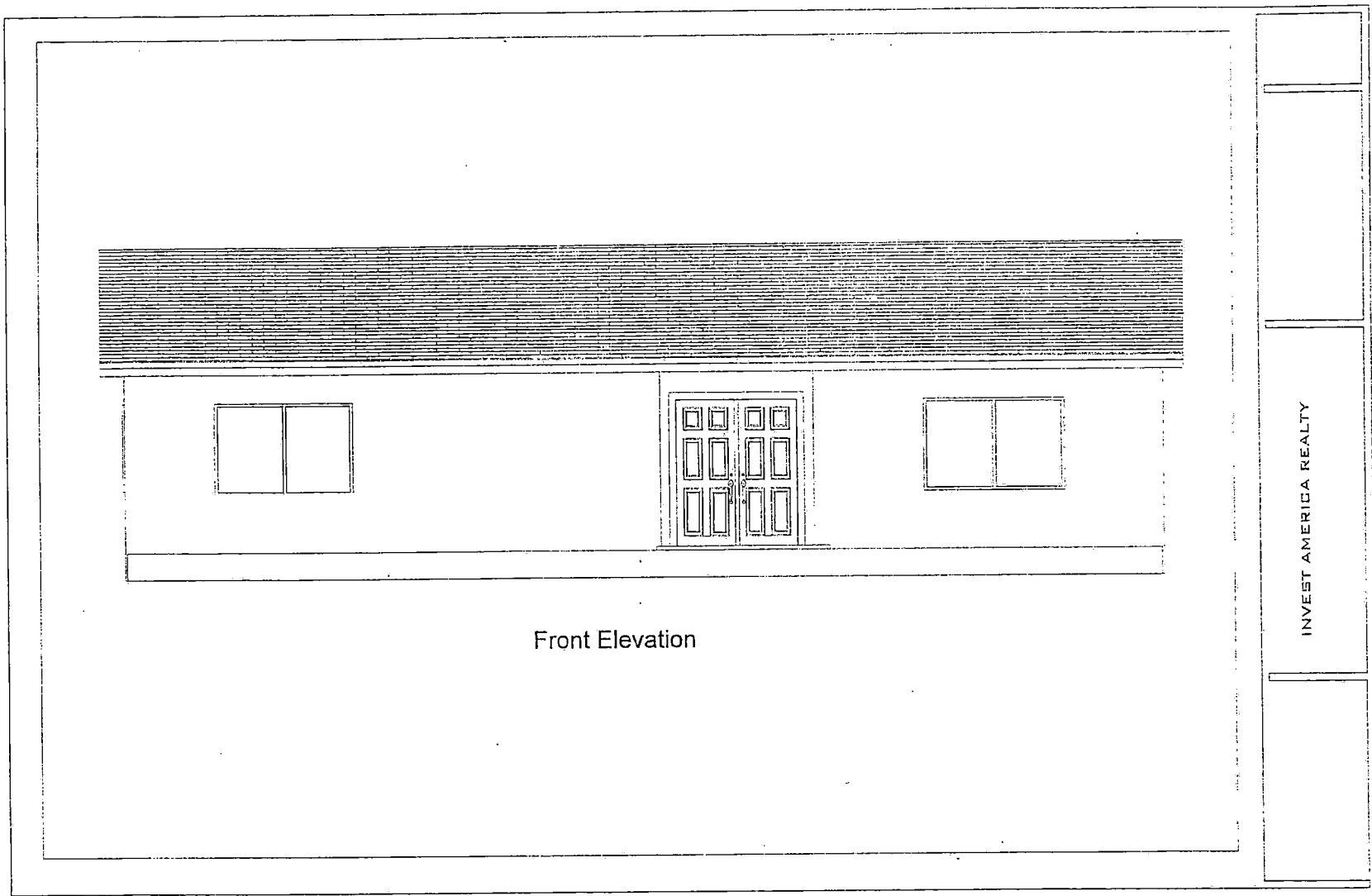


Left Side Elevation

SDR-3911
3-25-04 PC

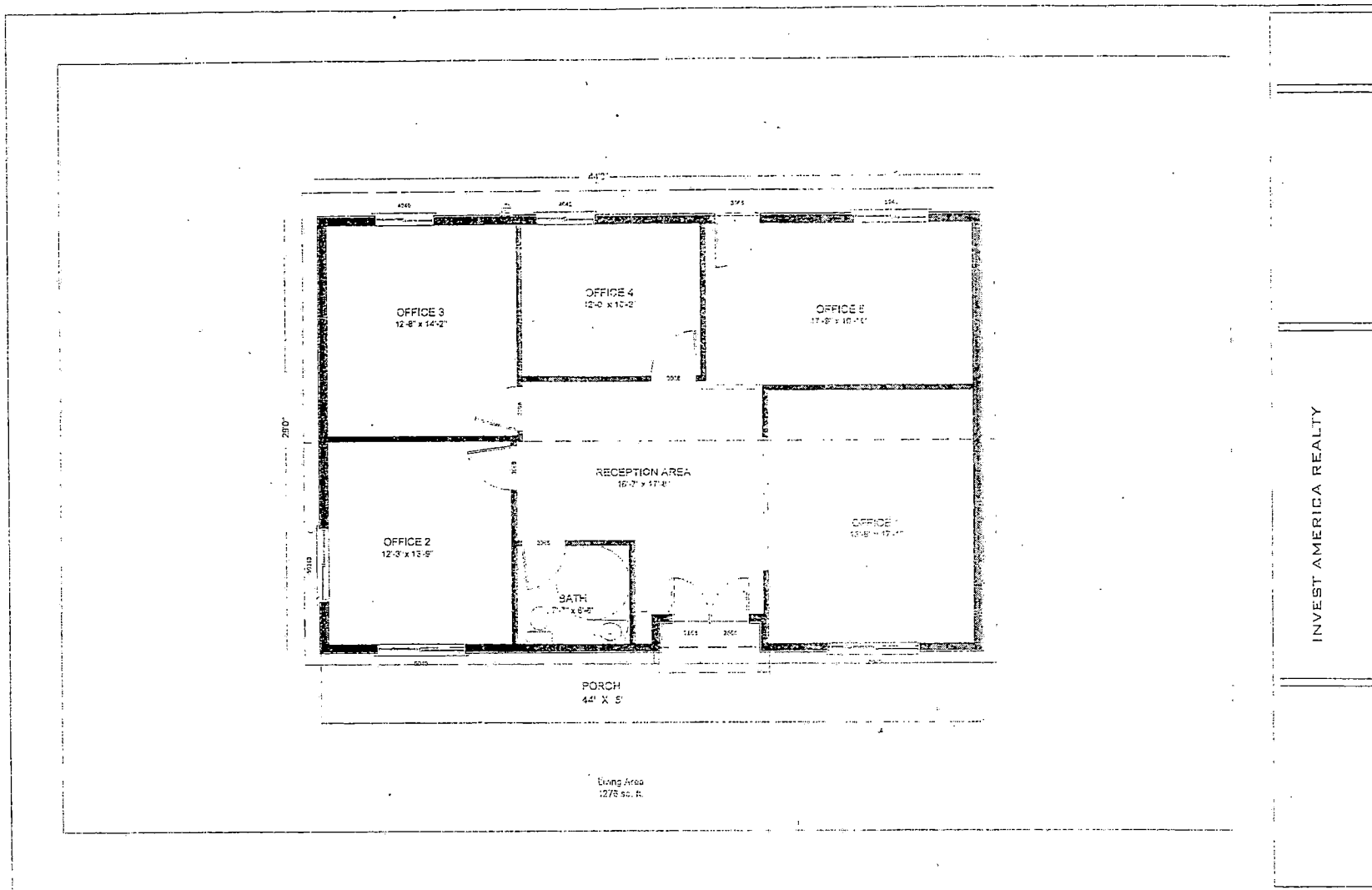


SDR-3911
3-25-04 PC

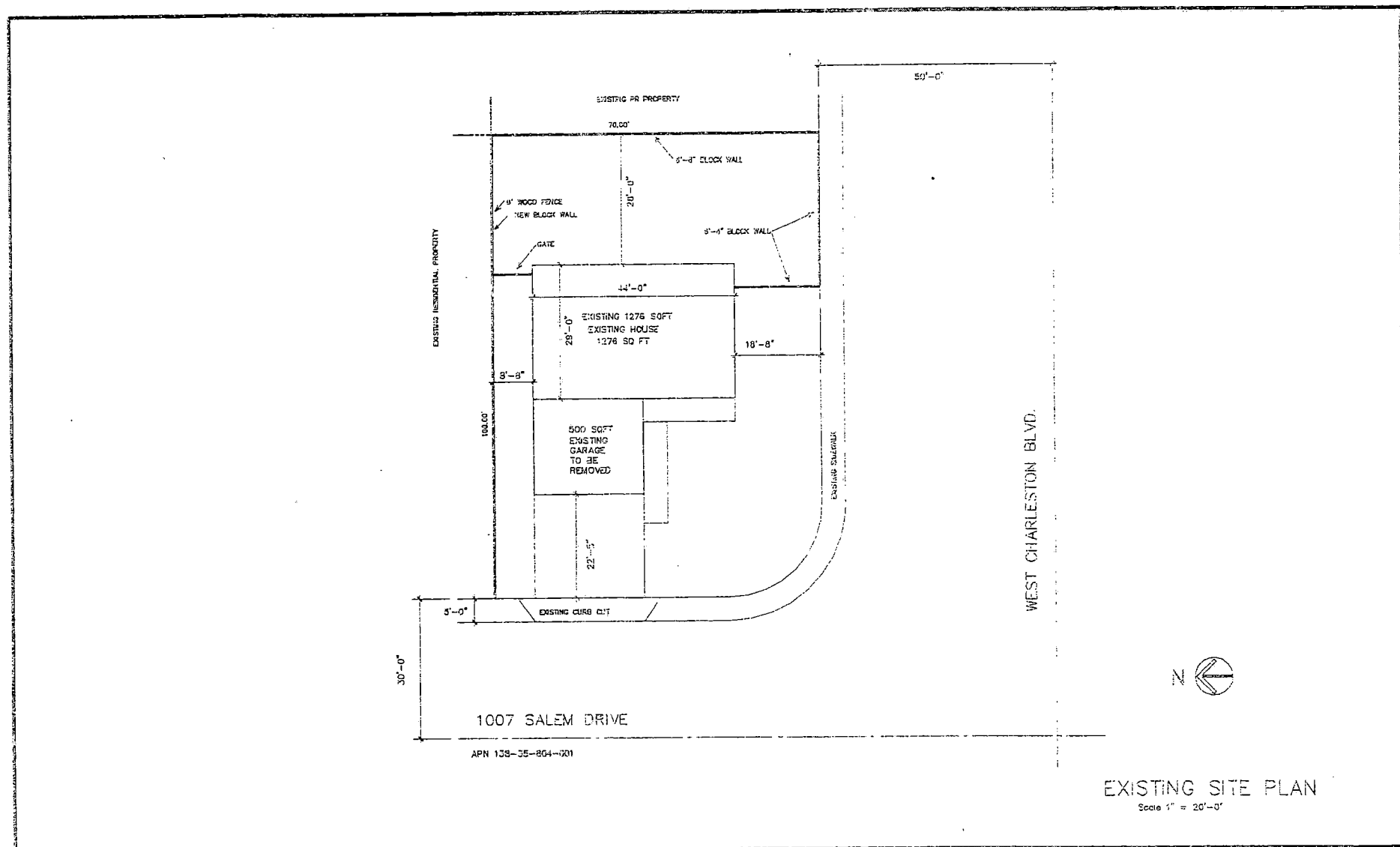


Front Elevation

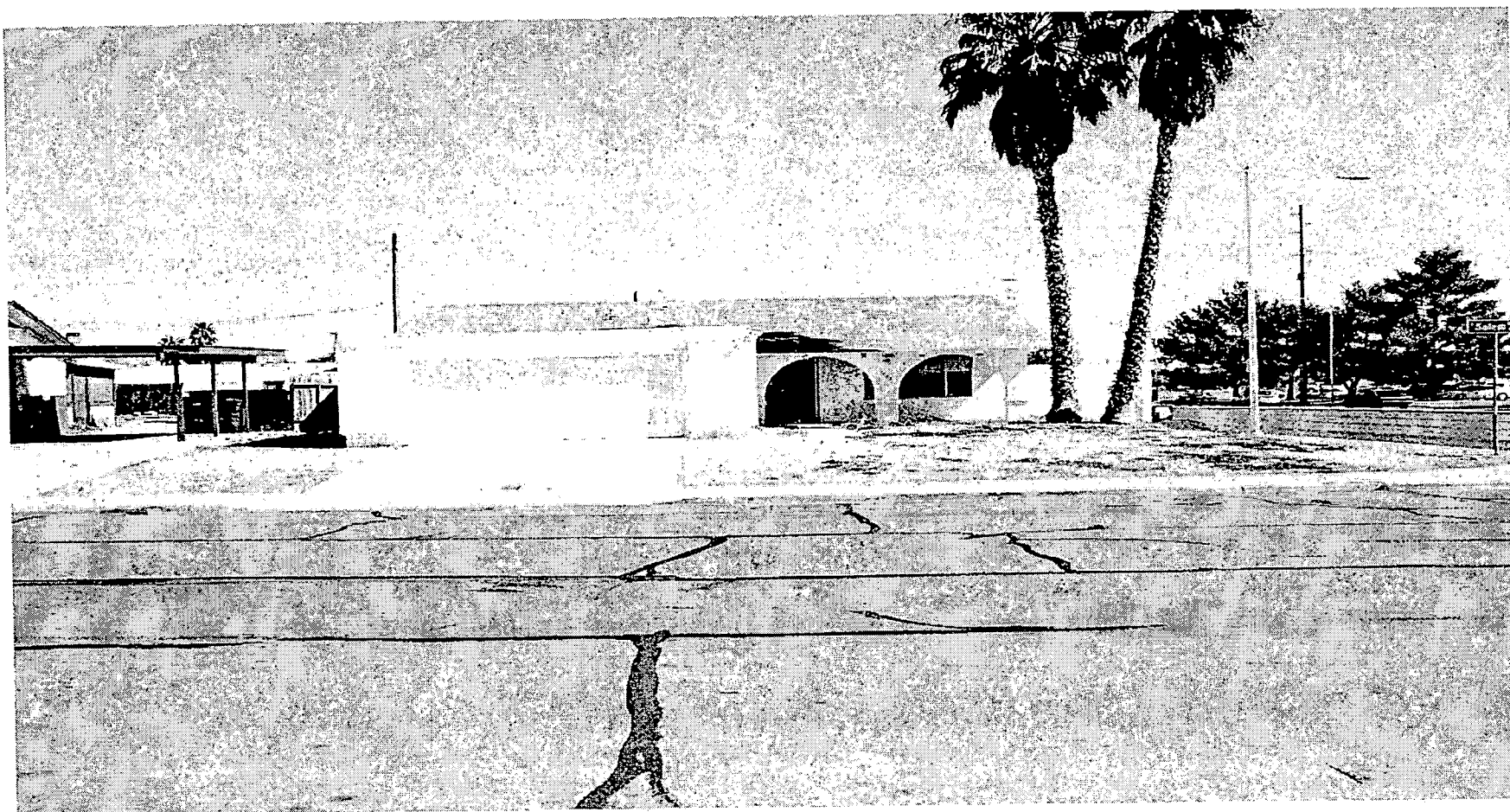
SDR-3911
3-25-04 PC



SDR-3911
3-25-04 PC



SDR-3911
3-25-04 PC



SDR-3911 - APPLICANT/OWNER: LEONARD KRYK
1007 SALEM DRIVE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REZONING - PUBLIC HEARING - ZON-3910 - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: U (UNDEVELOPED) [ROW (RIGHT OF WAY) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) on 10.0 acres on the northeast corner of Tenaya Way and Summerlin Parkway (a portion of APN: 138-27-301-019), Ward 2 (L.B. McDonald).

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following conditions:

- *A Site Development Plan Review application shall be filed by the applicant.*

– UNANIMOUS

To be heard by the City Council on 4/21/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MATT PINJUV, Planning and Development Department, explained that the C-V (Civic) zoning is in conformance with the General Plan.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 28 – ZON-3910

MINUTES – Continued:

STEVE FORD, Field Operations Division, 400 Stewart Avenue, explained that the zoning is required to accommodate a neighborhood non-programmable park that will be constructed this summer.

KYLE WALTON, Planning and Development Department, recommended the addition of a condition relating to the requirement of a Site Plan Review.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:14 – 7:16)

1-2708

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

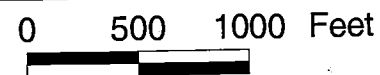
Public Works

2. Construct half-street improvements including appropriate overpaving, if legally able, on Tenaya Way adjacent to this site concurrent with development of this site.
3. 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 or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 28 – ZON-3910

CONDITIONS – Continued:

4. 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.



PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: REZONING - PUBLIC HEARING - ZON-3910 -

APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

Public Works

2. Construct half-street improvements including appropriate overpaving, if legally able, on Tenaya Way adjacent to this site concurrent with development of this site.
3. 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 or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
4. 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.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

Request for a Rezoning from U (Undeveloped) Zone [ROW (Right of Way) General Plan Designation] to C-V (Civic) on 10 acres adjacent to the northeast corner of Tenaya Way and Summerlin Parkway for a public park.

B) Applicant's Justification

This will be a passive park within in the excess right-of-way of Summerlin Parkway. The project will be designed and constructed by City of Las Vegas personnel. The park will address the growing demands for non-programmed recreational facilities within the City.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous actions on file that pertain to this location.

B) Pre-Application Meeting

01/28/04 Details of a site development plan review and the rezoning of the site were discussed with the applicant.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10

ZON-3910 - Staff Report Page Two
March 25, 2004 - Planning Commission Meeting

B) Existing Land Use

Subject Property: Vacant
North: Single Family detached dwellings
South: Summerlin Parkway
East: Summerlin Parkway/ US95 Interchange
West: Multi-family development

C) Planned Land Use

Subject Property: ROW (Right-of-way)
North: L (Low Density Residential)
South: ROW (Right-of-way)
East: ROW (Right-of-way)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: U (Undeveloped) [ROW (Right-of-Way) General Plan Designation]
North: R-1 (Low Density Residential)
South: U (Undeveloped) [ROW (Right-of-Way) General Plan Designation]
East: U (Undeveloped) [ROW (Right-of-Way) General Plan Designation]
West: R-PD20 (Residential Planned Development- 20 dwelling units per acre)

- General Plan Compliance: Southwest General Plan

The existing General Plan designation of the subject site is ROW (Right-of -Way). The proposed rezoning to C-V (Civic) is consistent with the current General Plan 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 proposed development is not subject to any special area plans, overlays, or specific reviews.

ZON-3910 - Staff Report Page Three
March 25, 2004 - Planning Commission Meeting

A) Zoning Code Compliance

A1) Development Standards

Title 19.06.020.E does not provide minimum standards for park development, specific to building setbacks or height, parking or landscaping. A Site Development Plan Review application will be submitted for public review after some design issues are resolved. Evaluation criteria such as parking and landscaping will be discussed in the staff report for the subsequent Site Development Plan Review.

A2) Parking and Traffic Standards

Pursuant to Title 19.06.020.E, minimum requirements for parking standards will be addressed in the pending Site Development Plan Review.

B) General Analysis and Discussion

The City of Las Vegas proposes to construct the Tenaya Neighborhood Park at the northwest corner of the US-95 / Summerlin Parkway interchange. This will be a passive park and include a ½ mile walking path, tot lots, open space areas, dog park, lighted parking lot, basketball courts, landscaping, security lighting, and a restroom. The park will also be designed to connect to the future regional trail system and be accessible to the future bridge over Summerlin Parkway that will be next to the park.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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

The current land use designation of the subject property is PF (Public Facility). The proposed Rezoning to the C-V (Civic) Zone is compatible with the PF (Public Facility) land use designation of the subject site.

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

The proposed C-V (Civic) Zone will allow a range of public and quasi-public uses on the site, uses that are generally compatible with the single-family residential uses.

ZON-3910 - Staff Report Page Four
March 25, 2004 - Planning Commission Meeting

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

The proposed facility will assist with the growing demands for non-program recreational facilities within the City.

The public uses allowable under the requested C-V (Civic) zoning district, such as the existing City park, will meet the need for recreational facilities in the area resulting from on-going population growth.

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

The public park has access to Tenaya Way, which is fully improved roadway infrastructure, adequate for traffic generated by the city park from the north. The park will be accessible to the neighborhoods to the south of Summerlin Parkway when Tenaya is extended south by a proposed bridge over Summerlin Parkway.

NOTICES MAILED 890

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: STEVE FORD

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 XX 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: _____

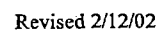
Signature of Property Owner/Authorized Agent: Steve Ford

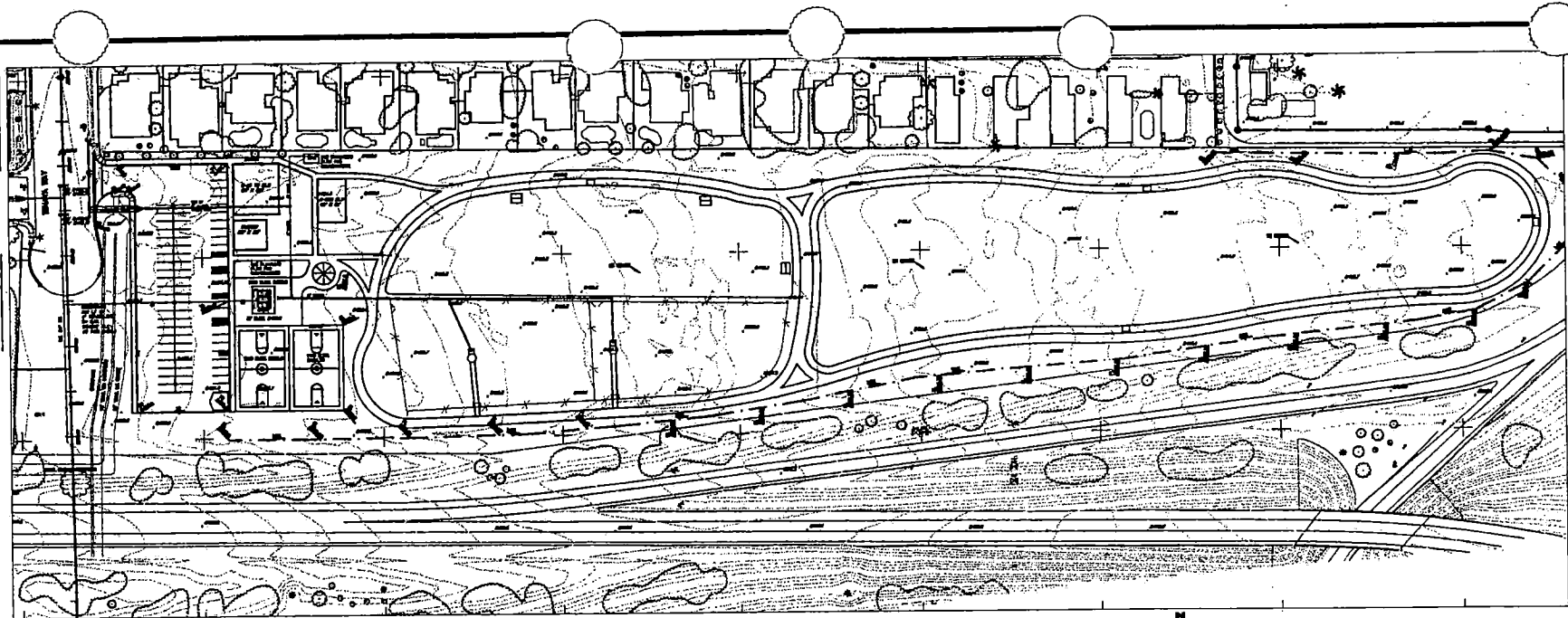
Print Name: STEVE FORD

Subscribed and sworn before me

This 9th day of February, 2004

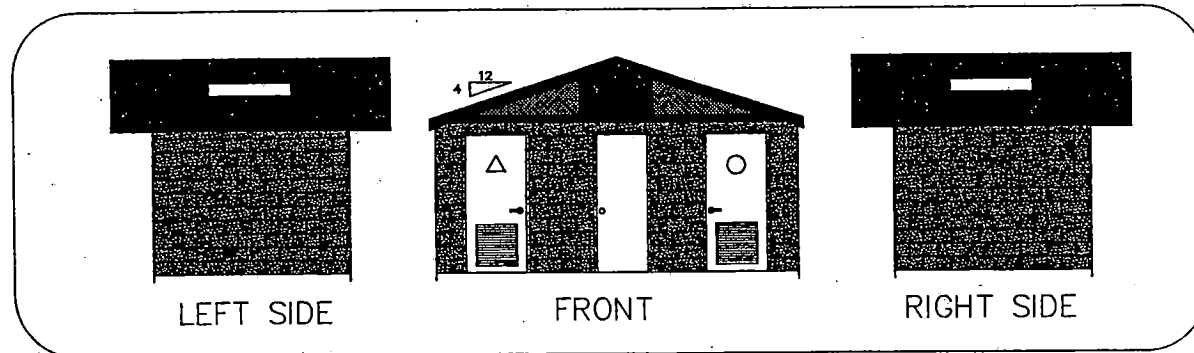
Syplira C. Romero
Notary Public in and for said County and State





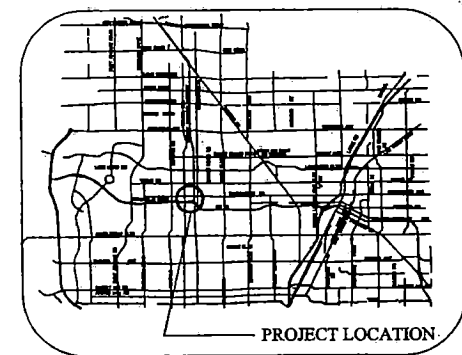
PROPOSED PARK SITE (APN #138-27-301-019)

SCALE: 1" = 125'



PROPOSED RESTROOM FACILITY

SCALE: NTS



VICINITY MAP

DEPARTMENT OF FIELD OPS	
STREETS AND SANITATION DIVISION	
DIVISION	STREETS AND SANITATION DIVISION
PROJECT NO.	138-27-301-019
DATE	7/9/04
DESIGNED BY	DATE
CHECKED BY	DATE
TITLE: TENAYA NEIGHBORHOOD PARK	
SUBJECT: CIVIL/UTILITY PLAN	
Sheet 2 of 2 12/10/04	

**ZON-3910
3-25-04 PC**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

**SPECIAL USE PERMIT RELATED TO VAR-4032 - PUBLIC HEARING - SUP-3907 -
APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED
LIABILITY COMPANY - Request for a Special Use Permit FOR AN OFF-PREMISE
ADVERTISING (BILLBOARD) SIGN at 2753 Highland Drive (APN: 162-09-102-003), M
(Industrial) Zone, Ward 1 (Moncrief).**

IF APPROVED: C.C.: 04/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – ABEYANCE to 4/8/2004 Planning Commission meeting – UNANIMOUS

NOTE: CHAIRMAN TRUESDELL disclosed that Mr. Creel is a friend of his and in the past has done real estate work for him. On previous actions, he has abstained on items located in the area of Mr. Creel's business and although he would vote on the abeyance, he would carefully review the applications when they come back to the Planning Commission.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 29 [SUP-3907] and Item 30 [VAR-4032].

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 29 – SUP-3907

MINUTES: Continued:

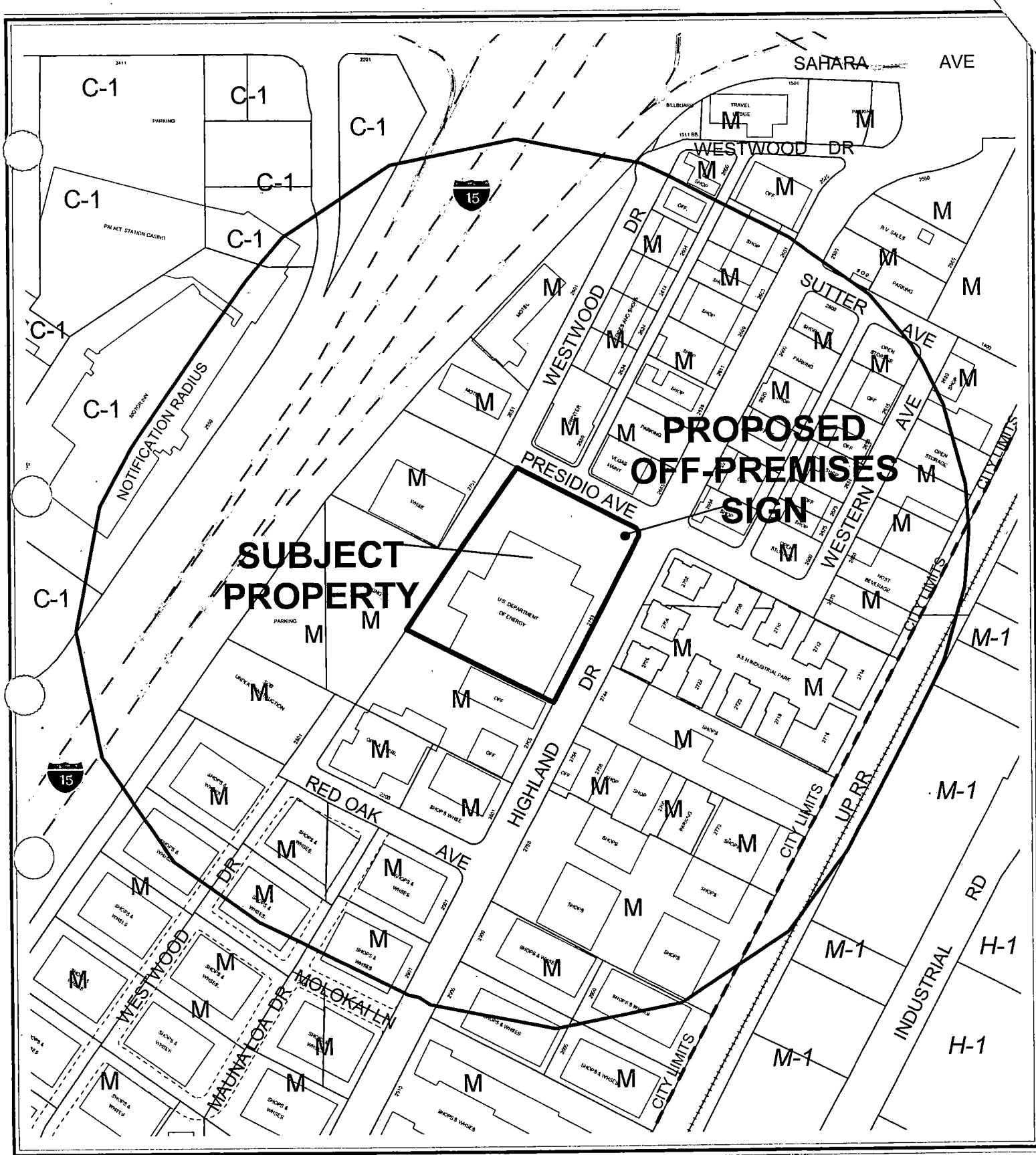
ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He stated that there is a technical issue that needs to be resolved and requested the abeyance of the Special Use Permit and the Variance requests to the 4/8/2004 Planning Commission meeting.

ATTORNEY JOE CAIN, Lionel Sawyer & Collins, 300 South 4th Street, appearing on behalf of Allen Creel, Creel Printing, stated that inasmuch as these applications may be held to the 4/8/2004 meeting, he would reserve his comments for that time.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 29 [SUP-3907] and Item 30 [VAR-4032].

NOTE: All discussion for Item 29 [SUP-3907] and Item 30 [VAR-4032] was held under Item 29 [SUP-3907].

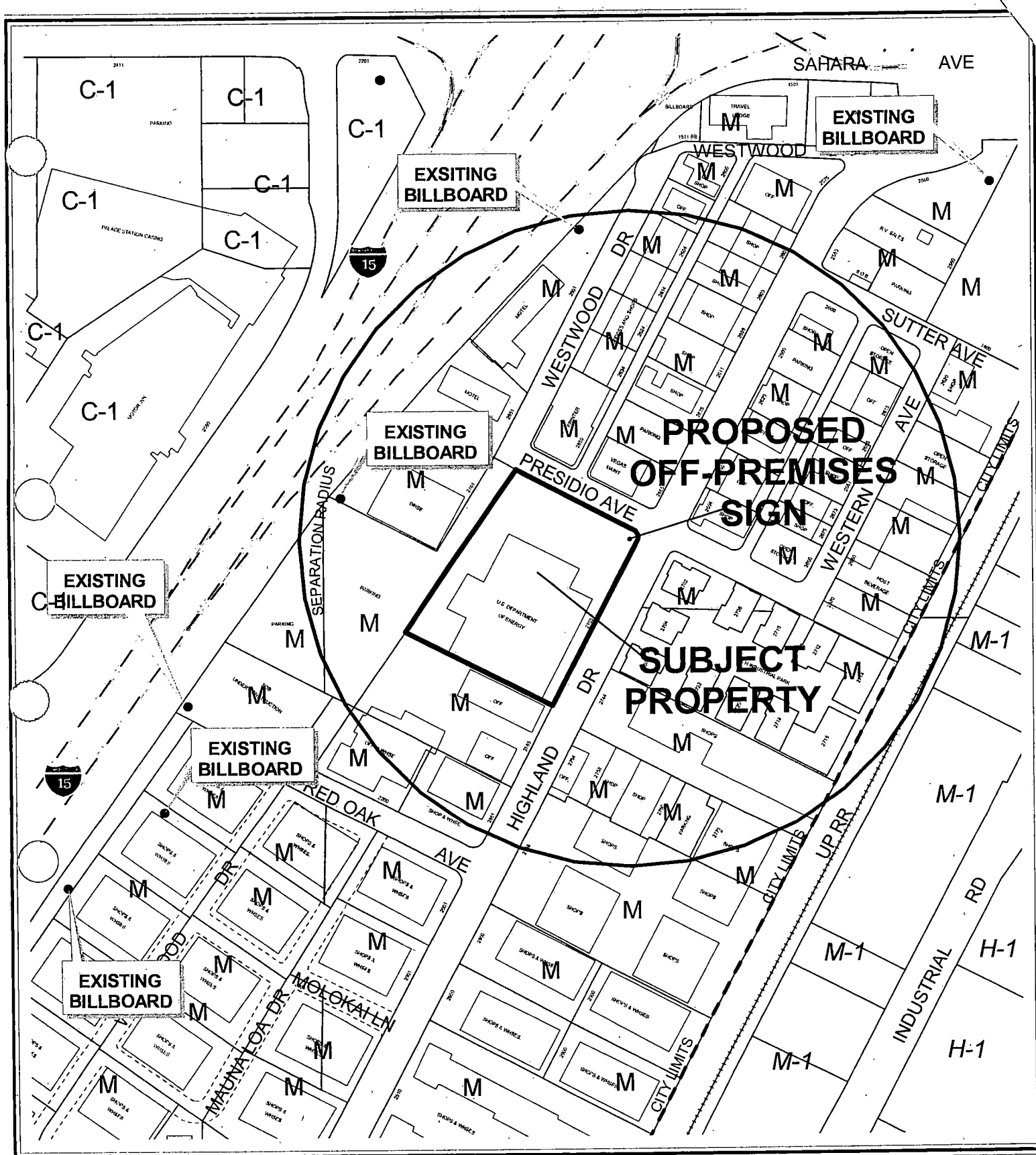
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1-249



CASE: SUP-3907

RADIUS: 750 FT

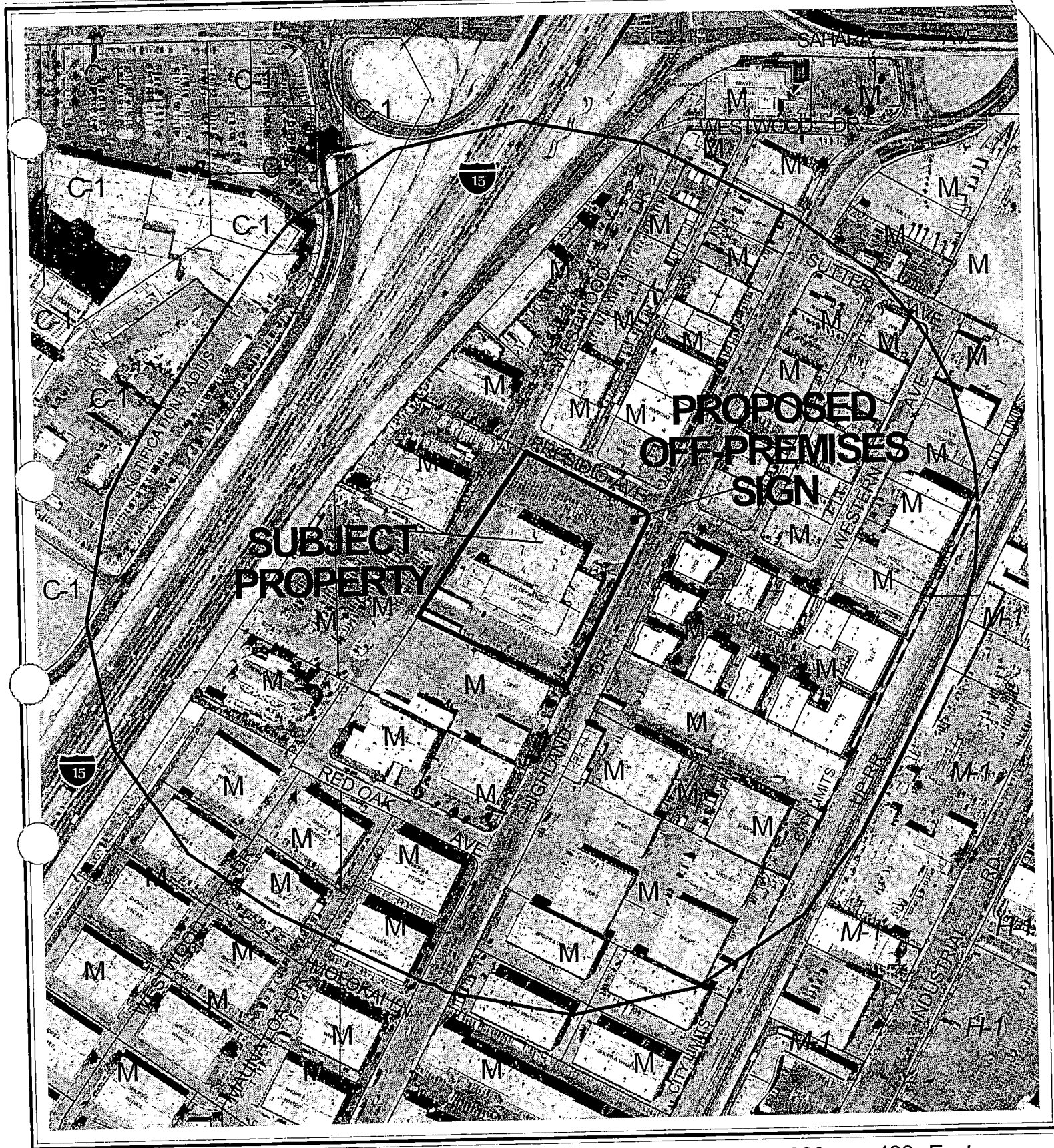
ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: SUP-3907

SEPARATION RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



0 200 400 Feet

CASE: SUP-3907

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)





SUP-3907

City of Las Vegas Billboard Data

 Subject Parcel	 300 Foot Buffer Around Billboard	 Outside City Boundary
 City of Las Vegas Billboard Location	 750 Foot Buffer Around Freeway Billboard	 Off Premise Sign Exclusion Area
		 Exempt - Off Premise Area Sign Area



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SPECIAL USE PERMIT RELATED TO VAR-4032 - PUBLIC
HEARING - SUP-3907 - APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D.
2753, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of a Variance (VAR-4032) to allow the off-premises sign to be 5 feet from the intersection of two public streets where a 50-foot setback is required.
2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premises sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premises advertising sign be removed.
3. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premises Sign use and other applicable sign requirements.
4. The off-premises advertising sign and its supporting structure shall be properly maintained and kept free of trash, weeds and graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premises advertising sign.
5. Only one advertising sign is permitted per sign face.
6. The entire face-area of both sides of the off-premises advertising sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
7. If the off-premises advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premises advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
8. 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.

SUP-3907 - Conditions Page Two
March 25, 2004 - Planning Commission Meeting

9. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

10. The proposed sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit for an Off-Premises Advertising Sign at 2753 Highland Drive. A Variance application (VAR-4032) to allow the sign to be 5 feet from the intersection of two public streets where a 50-foot minimum setback is required was filed as a companion item.

B) Applicant's Justification

The applicant's justification letter indicates this is not a typical off-premises advertising (billboard) Sign as it is designed more similar to an on-premises sign. Also, the purpose of the sign is to provide direction for customers to a business in this vicinity.

BACKGROUND INFORMATION

A) Previous Actions

03/20/02 The City Council accepted the applicant's request to withdraw without prejudice a Special Use Permit (U-0168-01) for a 24-Foot By 28-Foot Off-Premises Advertising (Billboard) sign on the property located at 2665 Highland, across Presidio Avenue from this site. The Planning Commission recommended denial on February 14, 2002. Staff recommendation was for approval.

07/24/03 The Planning Commission denied a Special Use Permit (SUP-2500) for a 40 Foot Tall, 14 Foot By 48 Foot Off-Premise Advertising (Billboard) Sign at 2664 Highland Drive northeast of this site. Staff recommendation was for approval.

B) Pre-Application Meeting

01/27/04 The applicant was advised of the requirements of a Special Use Permit.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 3.61

B) Existing Land Use

Subject Property: Office
North: Industrial
South: Office/Industrial
East: Industrial
West: Warehouse and Parking Lot

C) Planned Land Use

Subject Property: LI/R (Light Industrial/Research)
North: LI/R (Light Industrial/Research)
South: LI/R (Light Industrial/Research)
East: LI/R (Light Industrial/Research)
West: LI/R (Light Industrial/Research)

D) Existing Zoning

Subject Property: M (Industrial)
North: M (Industrial)
South: M (Industrial)
East: M (Industrial)
West: M (Industrial)

E) General Plan Compliance

The site is designated LI/R (Light Industrial/Research) on the Southeast Sector Land Use Plan Map of the General Plan. The existing M (Industrial) Zoning designation is in conformance with the General Plan.

SUP-3907 - Staff Report Page Three
March 25, 2004 - Planning Commission Meeting

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

This site is not affected by any special plan areas or districts.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

Pursuant to Title 19.14, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard): Minimum distance separation from "R" zoned property and any other Off-Premises Advertising (Billboard) Sign	300 Feet	No other Off-Premises Advertising (Billboard) Signs or residential properties are within 300 feet of this proposal

This proposed Off-Premise Advertising Sign is located in excess of 300 feet from any other Off-Premise Advertising (Billboard) Sign; it therefore complies nominally with Zoning Code standards. Additionally, there are no residential properties within 300 feet of the proposed sign.

B) General Analysis and Discussion

- Zoning

An Off-Premises Advertising Sign is an allowed use within the M (Industrial) zoning district with the approval of a Special Use Permit.

- Use

Title 19 establishes the criteria for the approval of Off-Premises Advertising (Billboard) Signs within the City. Title 19.14.100 limits the overall height of an Off-Premises Advertising Sign to 40 feet. The Code also requires Off-Premises Advertising (Billboard) Signs to be a minimum of 300 feet from residentially zoned properties and 300 feet from other off-premises signs. The proposed sign meets these Code requirements with regards to distance separation. However, the proposed sign is setback 5 feet from the intersection of Highland Drive and Presidio Avenue. Title 19.14.100 requires off-premises signs to be a minimum of 50 feet from the intersection of two public streets. The applicant has submitted a Variance (VAR-4032) to allow the sign to remain at the proposed location. Because this sign does not meet the setback requirement and the recommendation for the companion Variance is denial, the recommendation for the request is denial. If this application is approved, a condition has been added requiring the use be reviewed by the City Council in two years.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 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."**

Although this proposed use is allowed in the LI/R (Light Industrial/Research) General Plan designation and in the M (Industrial) zoning district, the sign does not meet the minimum 50-foot setback from the intersection of two public streets. Because this sign does not meet the setback requirement and the recommendation for the companion Variance is denial, the recommendation for the request is denial.

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

The subject site is located in a developed industrial and the proposed use is appropriate along this segment of Highland Drive subject to satisfying the requirements of the code.

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

This use does not generate traffic on the proposed site and will not negatively affect the surrounding roadways.

SUP-3907 - Staff Report Page Five
March 25, 2004 - Planning Commission 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 Off-Premises Advertising Sign would not be a threat to the public health, safety, and welfare, as its license is subject to ongoing City inspection and enforcement

NOTICES MAILED 51 [Mailed with VAR-4032]

APPROVALS 0

PROTESTS 2



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-3907** APN: _____

Name of Property Owner: D. 2753, LLC

Name of Applicant: _____

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): NA

APN: _____

Signature of Property Owner/Authorized Agent: [Signature]

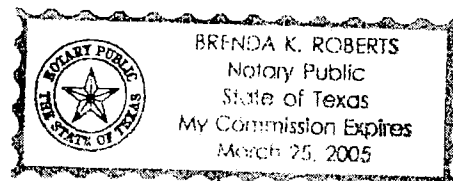
Print Name: Ali Davari, mgr of D. 2753, LLC

Subscribed and sworn before me

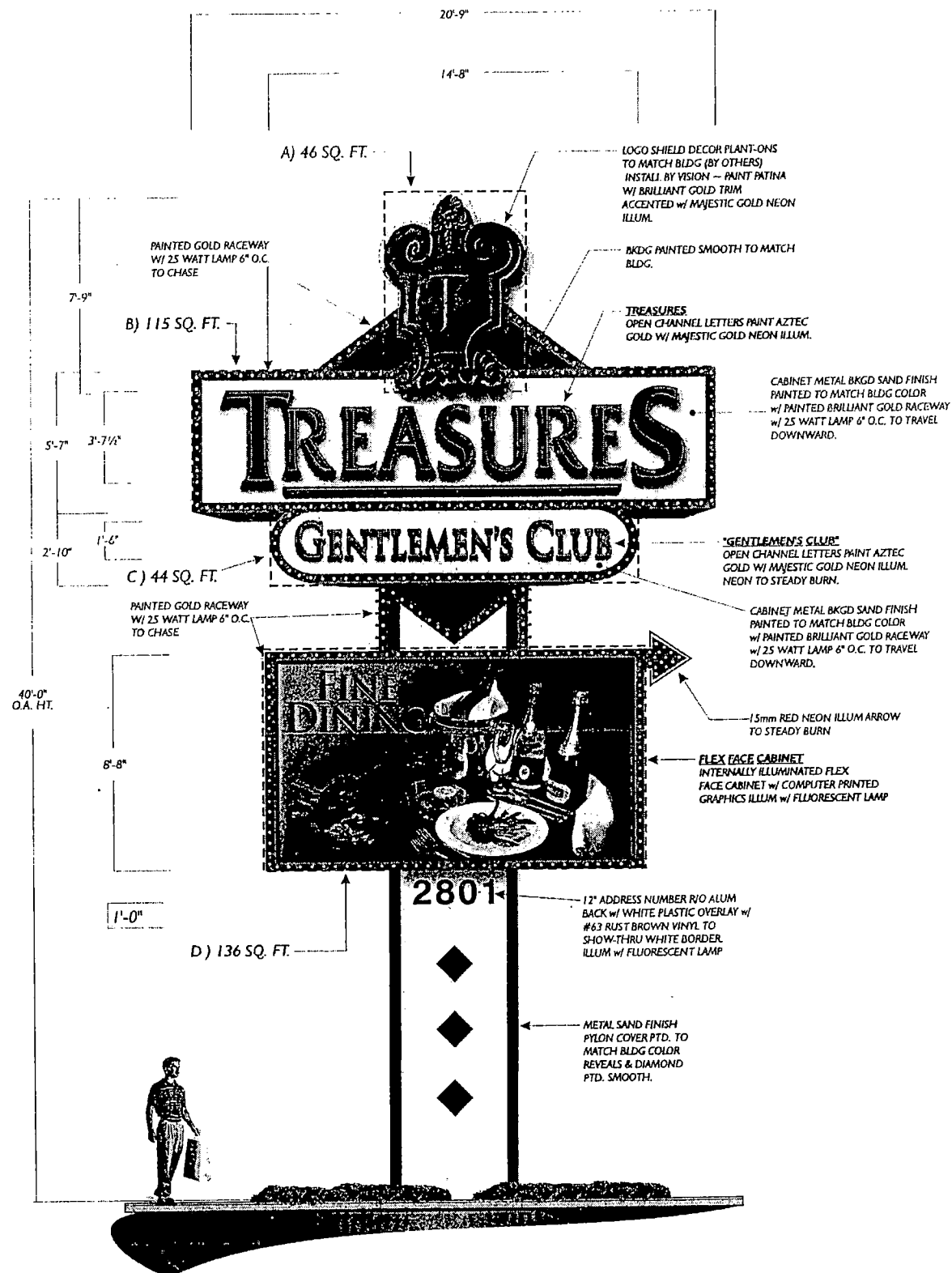
This 1st day of May, 2003

Brenda K. Roberts
Notary Public in and for said County and State

Revised 2/12/02



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



MFG. & INSTALL NEW 40' PYLON SIGN

1/4" = 1'-0"

SUP-3907 3-25-04 PC

PROJ NO	8029a
DATE	11-18-2003
DRAWN	DERICK
CHECK	SHOCK
APP'D BY	TGC-8029a.CDR
DATE	

TREASURES
GENTLEMEN'S CLUB

VISION SIGN
3025 N. Pecos Ave. Las Vegas, Nevada 89101

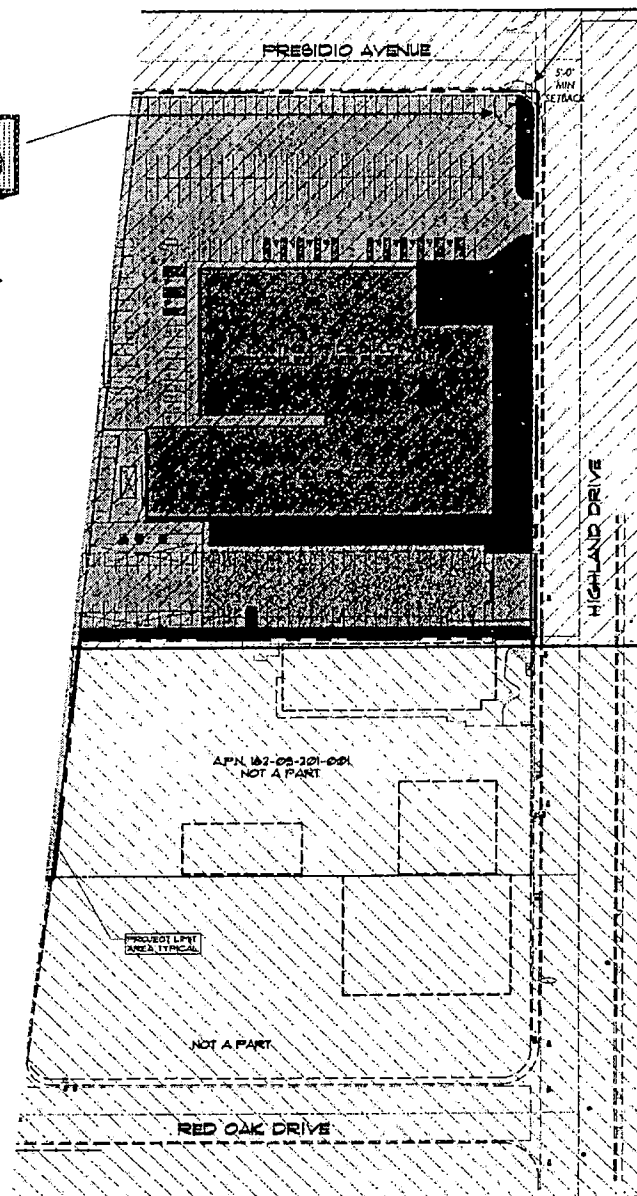
These plans are prepared and submitted by the contractor as an exemption to NRS 633.330 for work under contractor license category authorized under NRS 634.
NV CONTRACTOR LICENSE # 42776

DATE	BY	REVISION
3-18-04	DR	ADD SQ. FOOTAGE

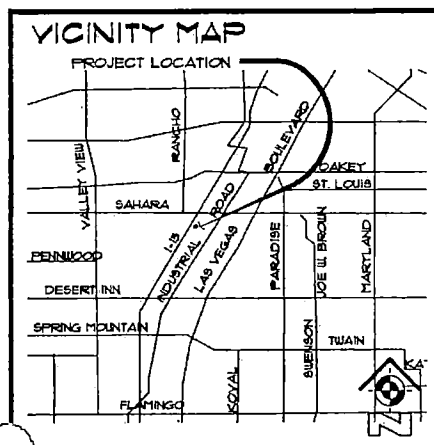
THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.



40' SIGN



OVERALL SITE PLAN
SCALE: 1"=100'



SUP-3907
3-25-04 PC

Sheet	8029a
Date	11-18-2003
Drawn	DERICK
Check	SHOCK
Scale	1/4"=10'-0"
Notes	1. See 8029a for details

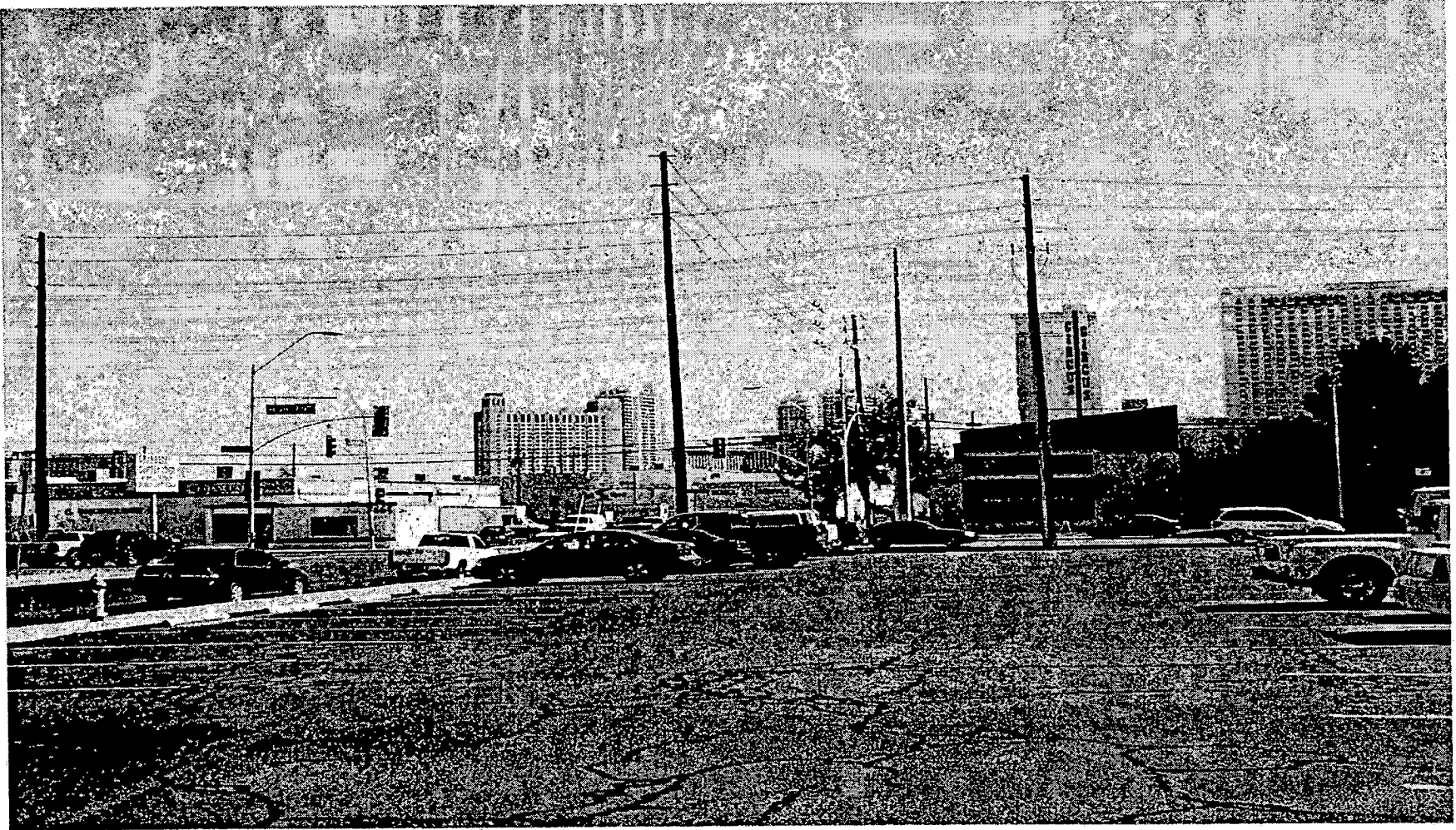
TREASURES
GENTLEMEN'S CLUB

VISION SIGN
3023 E. Polaris Ave. Las Vegas, Nevada 89113

These plans were prepared and submitted by the contractor as an exception to NRS 633.330 for work under contractor license category authorized under NRS 633.330. NV CONTRACTOR LICENSE # 42776

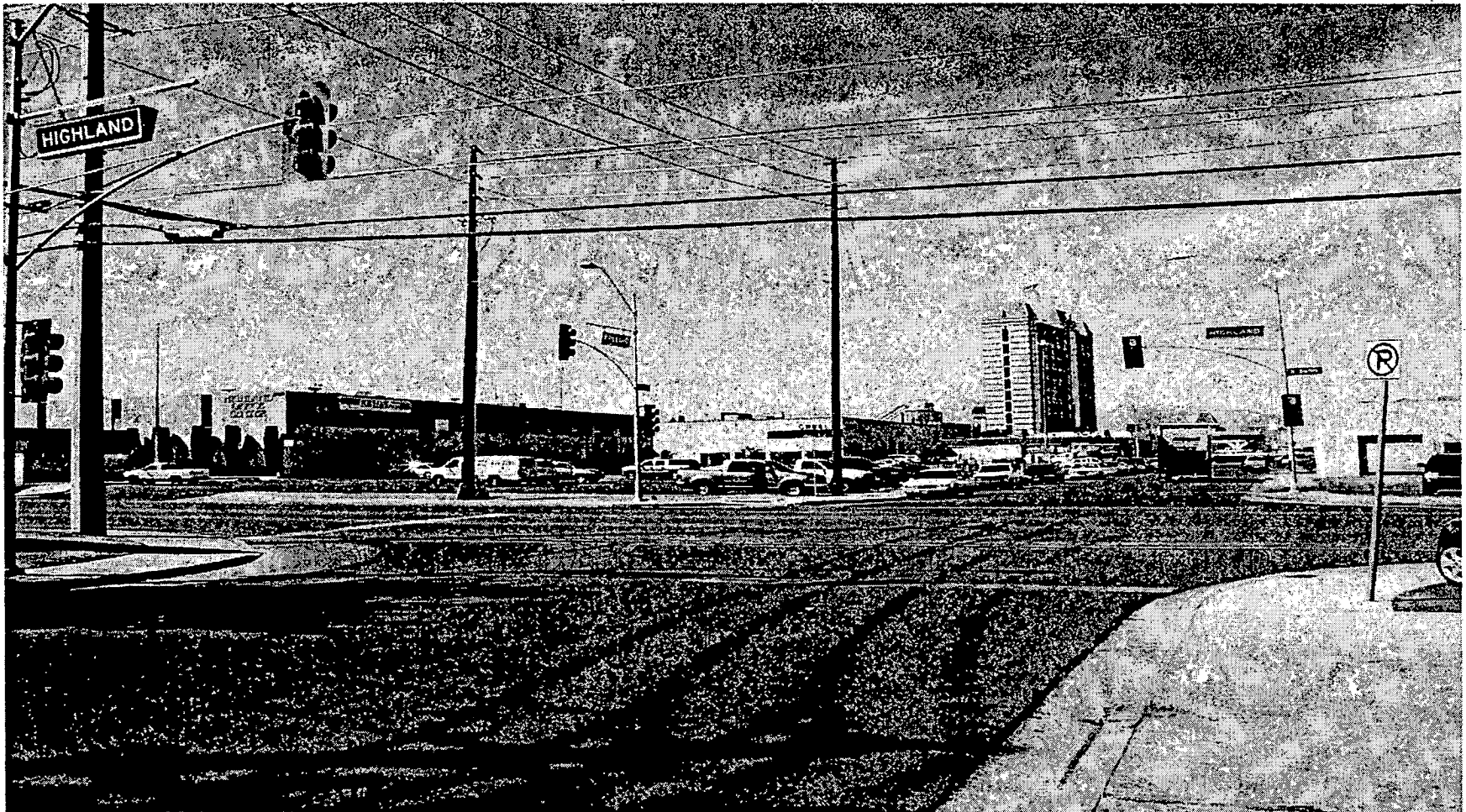
Sheet	8029a
Date	11-18-2003
Drawn	DERICK
Check	SHOCK
Scale	1/4"=10'-0"
Notes	1. See 8029a for details

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OR SALE, IN WHOLE OR PART IS PROHIBITED.



SUP-3907 - APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED LIABILITY
COMPANY
2753 HIGHLAND DRIVE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04



SUP-3907 - APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED LIABILITY
COMPANY
2753 HIGHLAND DRIVE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

16209201002 Case: SUP-3907
WESTERN SUPPLY HOLDINGS L L C
2200 RED OAK AVE
LAS VEGAS NV 89109-1017

MEETING: PLANNING COMMISSION
DATE: MARCH 25, 2004
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-3907

APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED LIABILITY COMPANY -
REQUEST FOR A SPECIAL USE PERMIT FOR AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN
AT 2753 HIGHLAND DRIVE (APN: 162-09-102-003), M (INDUSTRIAL) ZONE, WARD 1 (MONCRIEF).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF
(N $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 61
EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



I object to this.

RECEIVED

MAR 15

2004

John Longetti
JOHN LONGETTI
WESTERN SUPPLY LLC
2200 RED OAK AVE

KYLE C. WALTON, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

Telephone Protest/ Approval Log

Meeting Date:

3/25/04

Case Number:

SUP 3907
VAR-4032

Date:

3/18/04

Name:

Harold Earl

Address:

1403 S. 5th Place

WV WV 89104

Phone:

384-2825

☒

PROTEST

☐

APPROVE

Date:

Name:

Address:

Phone:

☐

PROTEST

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APPROVE

Date:

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Address:

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PROTEST

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APPROVE

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

**VARIANCE RELATED TO SUP-3907 - PUBLIC HEARING - VAR-4032 -
APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED
LIABILITY COMPANY - Request for a Variance TO ALLOW AN OFF-PREMISE
(BILLBOARD) ADVERTISING SIGN TO BE 5 FEET FROM THE INTERSECTION OF
TWO PUBLIC STREETS WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED at
2753 Highland Drive (APN: 162-09-102-003), M (Industrial) Zone, Ward 1 (Moncrief).**

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – ABEYANCE to 4/8/2004 Planning Commission meeting – UNANIMOUS

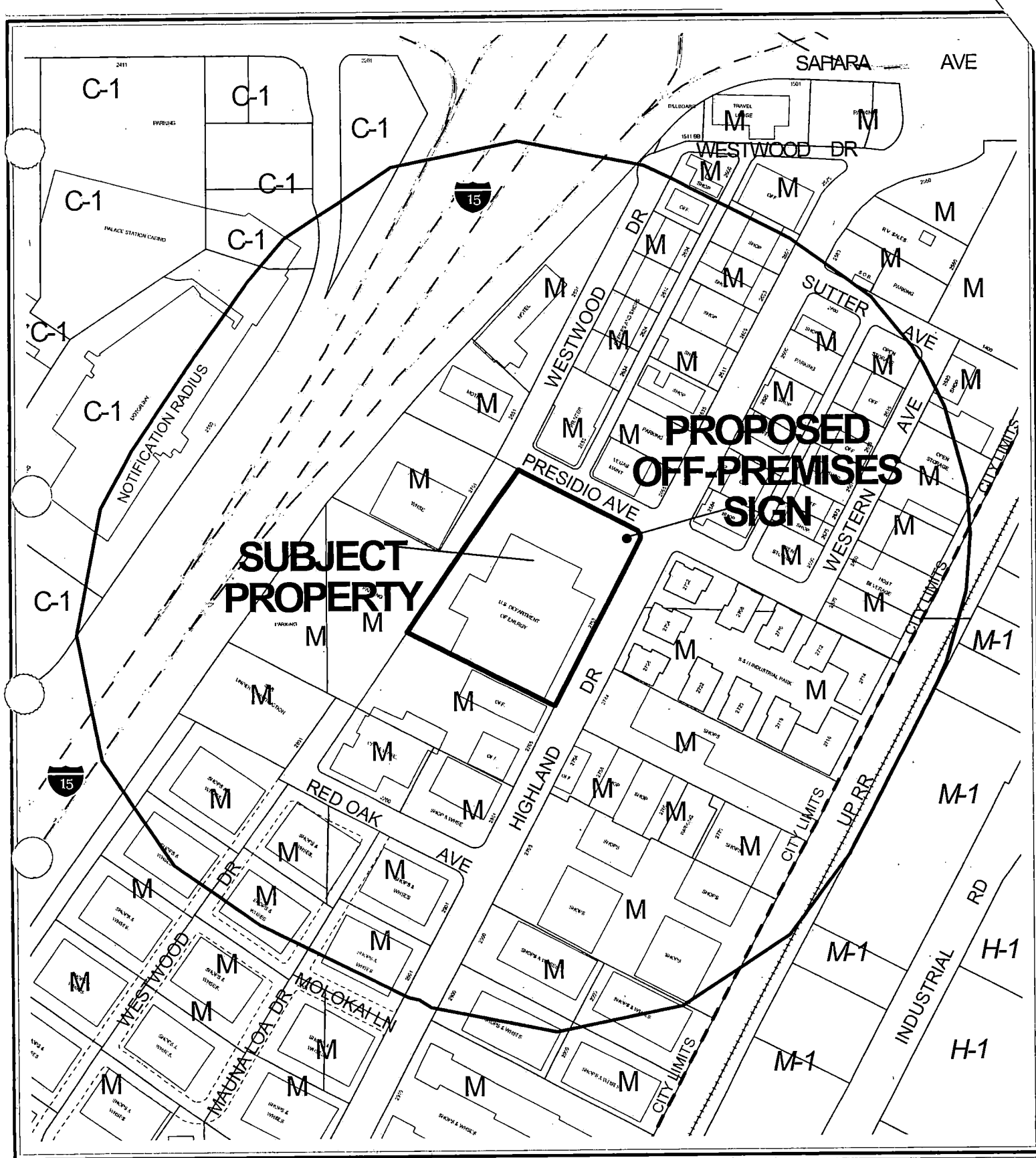
NOTE: CHAIRMAN TRUESDELL disclosed that Mr. Creel is a friend of his and in the past has done real estate work for him. On previous actions, he has abstained on items located in the area of Mr. Creel's business and although he would vote on the abeyance, he would carefully review the applications when they come back to the Planning Commission.

MINUTES:

NOTE: See Item 29 [SUP-3907] for related discussion.

(6:08 – 6:09)

1-249



CASE: VAR-4032

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VARIANCE RELATED TO SUP-3907 - PUBLIC HEARING -
VAR-4032 - APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED
LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-3907).
2. 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.
3. The proposed sign shall not be located within the Sight Visibility Restriction Zone as presented by Clark County Area Standard Drawing #201.2.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow an Off-Premises Advertising Sign to be 5 feet from the intersection of two public streets where a 50-foot setback is required at 2753 Highland Drive. A Special Use Permit application (SUP-3907) to allow the sign was filed as a companion item.

B) Applicant's Justification

The applicant's justification letter indicates this is not a typical off-premises advertising (billboard) Sign as it is designed more similar to an on-premises sign. Relocation of the sign 50 feet from the intersection would not achieve the intended purpose of the sign, which is to provide direction for customers to a business in this vicinity.

BACKGROUND INFORMATION

A) Previous Actions

03/20/02 The City Council accepted the applicant's request to withdraw without prejudice a Special Use Permit (U-0168-01) for a 24-Foot By 28-Foot Off-Premises Advertising (Billboard) sign on the property located at 2665 Highland, across Presidio Avenue from this site. The Planning Commission recommended denial on February 14, 2002. Staff recommendation was for approval.

07/24/03 The Planning Commission denied a Special Use Permit (SUP-2500) for a 40 Foot Tall, 14 Foot By 48 Foot Off-Premise Advertising (Billboard) Sign at 2664 Highland Drive northeast of this site. Staff recommendation was for approval.

B) Pre-Application Meeting

Subsequent to the submittal of the Special Use Permit, it was determined the proposed off-premises sign did not meet the setback requirements of the code. The applicant was notified of the requirements of the Variance. Therefore, a separate pre-application meeting was not necessary.

C) *Neighborhood Meetings*

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 3.61

B) *Existing Land Use*

Subject Property: Office
North: Industrial
South: Office/Industrial
East: Industrial
West: Warehouse and Parking Lot

C) *Planned Land Use*

Subject Property: LI/R (Light Industrial/Research)
North: LI/R (Light Industrial/Research)
South: LI/R (Light Industrial/Research)
East: LI/R (Light Industrial/Research)
West: LI/R (Light Industrial/Research)

D) *Existing Zoning*

Subject Property: M (Industrial)
North: M (Industrial)
South: M (Industrial)
East: M (Industrial)
West: M (Industrial)

E) *General Plan Compliance*

The site is designated LI/R (Light Industrial/Research) on the Southeast Sector Land Use Plan Map of the General Plan. The existing M (Industrial) Zoning designation is in conformance with the General Plan.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

This site is not affected by any special plan areas or districts.

ANALYSIS

General Analysis and Discussion

The applicant is proposing to place the off-premises sign 5 feet from the intersection of Highland Drive and Presidio Avenue. Title 19.14.100 requires off-premises signs to be a minimum of 50 feet from the intersection of two public streets. The applicant has not presented any unique or unusual circumstances that justify this Variance request. Alternative locations on this site are possible that would be in compliance with the code. Therefore, the recommendation for this request is denial.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), 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, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, 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."

FINDINGS

In accordance with the provisions of Title 19.18.070(B), 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;
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No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing R-E (Residence Estates) lots that are wider than the 100-foot minimum lot width, and are very close to the 20,000 square foot lot size minimum. Because the width is increased and the lot size is not, the depths of the lots are limited and do not accommodate the floor plans the applicant would like to offer in this development. Alternative home models would easily allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 35

APPROVALS 0

PROTESTS 2



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-4032** APN: _____

Name of Property Owner: D. 2753, LLC

Name of Applicant: _____

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): N/A

APN: _____

Signature of Property Owner/Authorized Agent: [Signature]

Print Name: Ali Davari, mgr. of D. 2753, LLC

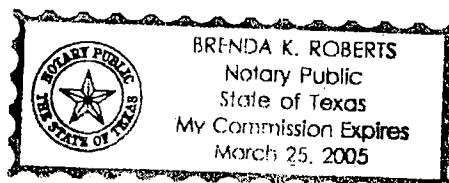
Subscribed and sworn before me

This 1st day of May, 2003

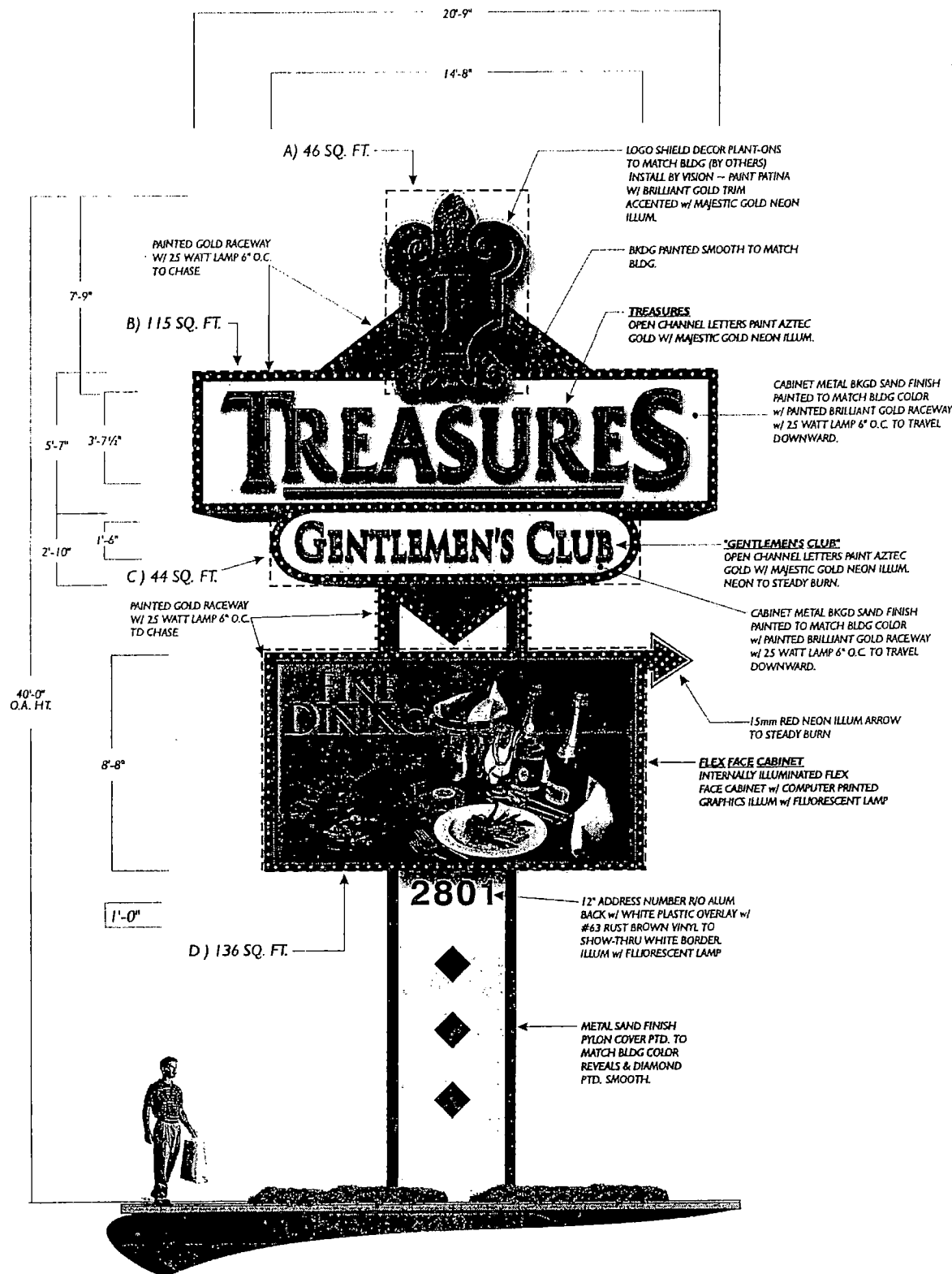
Brenda K. Roberts

Notary Public in and for said County and State

Revised 2/12/02



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



MFG. & INSTALL NEW 40' PYLON SIGN

1/4" = 1'-0"

VAR-4032 3-25-04 PC

JOB NO.	B029a
DATE	11-18-2003
DRAWN	DERBICK
CHECKED	SHOCK
FILED BY	TGC/2029a.CDS
PRINT	

TREASURES
GENTLEMEN'S CLUB

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103

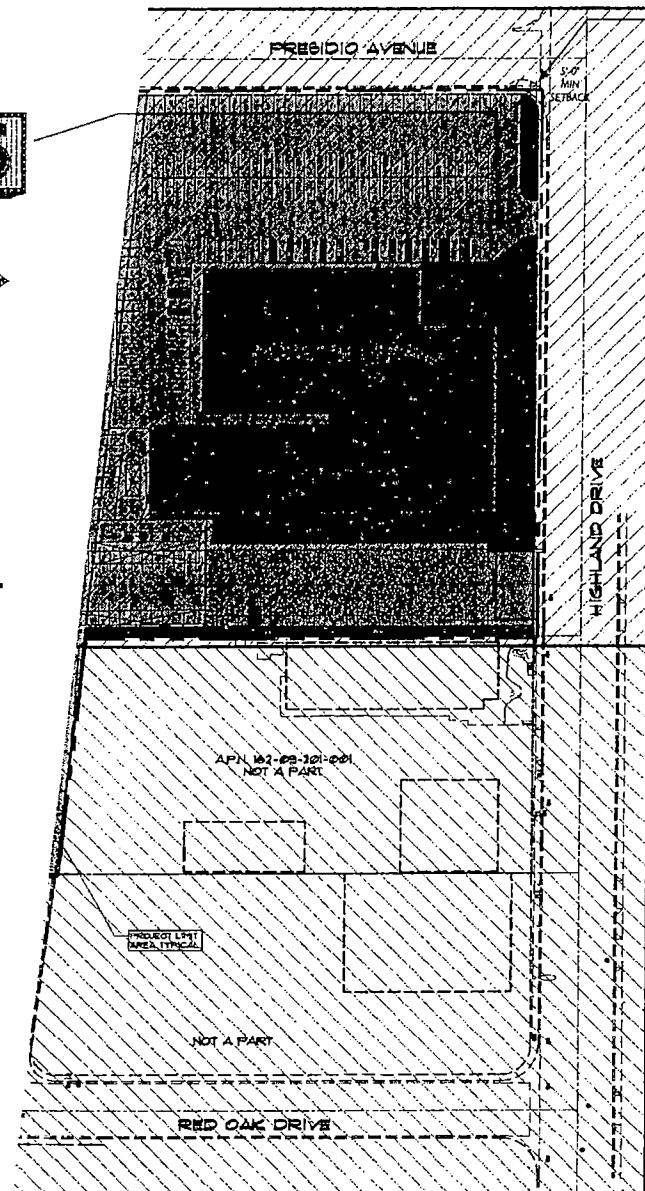
These plans are prepared and submitted by the contractor as an application to NRS 623.330 for work under contractor license category authorized under NRS 624. NV CONTRACTOR LICENSE #42776

DATE	01-18-04	OR	ADD SQ. FOOTAGE

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.



40' SIGN

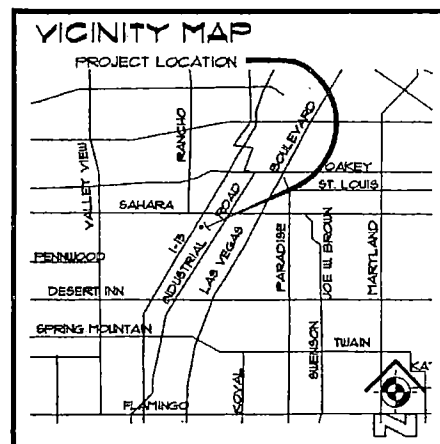


40' PYLON DISPLAY



OVERALL SITE PLAN

SCALE: 1"=100'



VAR-4032
3-25-04 PC

PROJECT	8029a
DATE	11-18-2003
DESIGNER	DERRICK
DATE	SHOCK
NAME	TGC8029a.CDR
FILE	

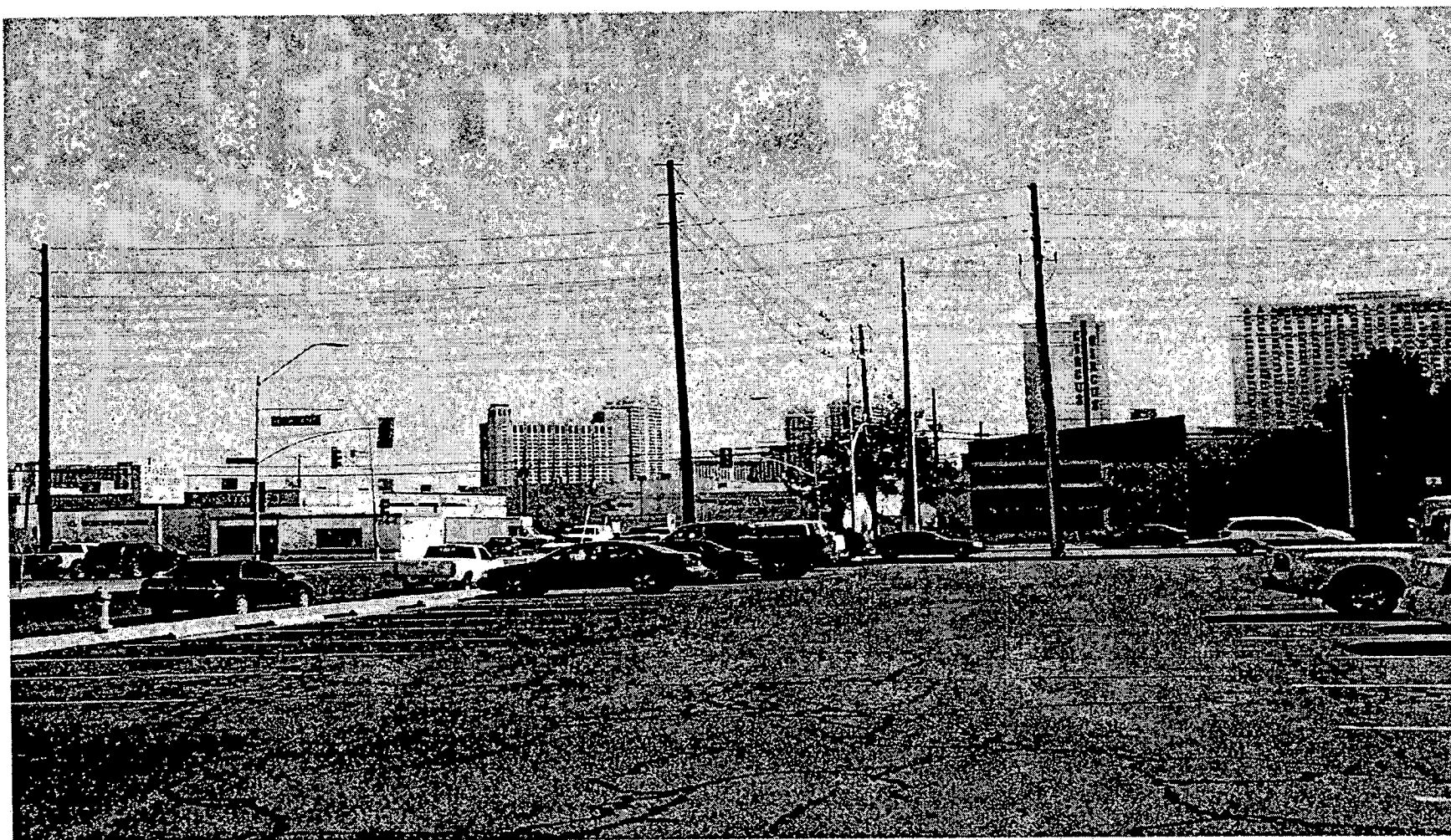
TREASURES
GENTLEMEN'S CLUB



These plans are prepared and submitted by the contractor as an application to NRS 633.330 for work under contractor license category authorized under NRS 626. NV CONTRACTOR LICENSE #41776

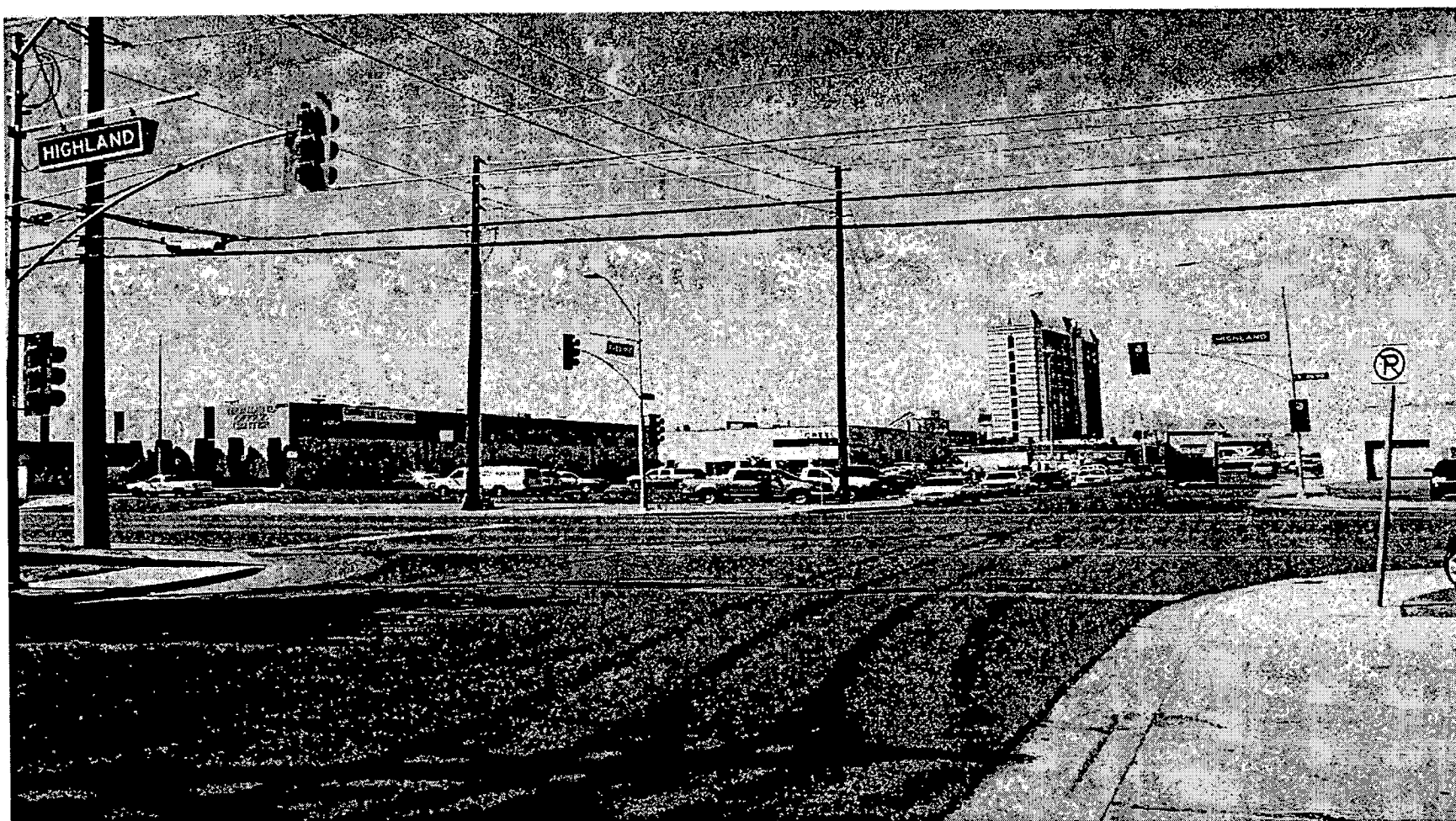
DATE	12-19-03
BY	DN

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VAR-4032 - APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED LIABILITY
COMPANY
2753 HIGHLAND DRIVE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04



VAR-4032 - APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED LIABILITY
COMPANY
2753 HIGHLAND DRIVE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: MARCH 25, 2004
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-4032

APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED LIABILITY COMPANY -
REQUEST FOR A VARIANCE TO ALLOW AN OFF-PREMISES ADVERTISING SIGN TO BE 5 FEET
FROM THE INTERSECTION OF TWO PUBLIC STREETS WHERE 50 FEET IS THE MINIMUM
SETBACK REQUIRED AT 2753 HIGHLAND DRIVE (APN: 162-09-102-003), M (INDUSTRIAL) ZONE,
WARD 1 (MONCRIEF).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF
(N $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 61
EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



SEE LOCATION MAP ON REVERSE SIDE

I object to this variance.

John Lonetti
JOHN LONETTI
7200 RED OAK AVE

KYLE C. WALTON, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

WESTERN SUPPLY HOLDINGS LLC

Telephone Protest/ Approval Log

Meeting Date: 3/25/04

Case Number: SUP 3907
VAR-4032

Date: 3/18/04
Name: Harold Earl
Address: 1403 S. 5th Place
LV NV 89104
Phone: 384-2825
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VARIANCE - PUBLIC HEARING - VAR-3762 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 25 FOOT FRONT SETBACKS WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW 30 FOOT REAR SETBACKS WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED on 9.32 acres adjacent to the northeast corner of Maverick Street and Racel Street (APN: 125-11-704-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

STEINMAN - DENIED – UNANIMOUS with NIGRO abstaining as his firm is currently in litigation with one of the principals of Sterling S. Development and McSWAIN abstaining as her firm is presently under contract with Sterling S. Development

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that there is no apparent hardship and that the applicant is overbuilding on these lots. Staff recommended denial.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 31 – VAR-3762

MINUTES – Continued:

LORA DREJA, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. She briefly described the project and stated that the square footage totals only 20 percent of lot coverage and therefore does not believe the applicant is overbuilding. She explained that the developer previously used these models on several small projects within the Valley. In speaking with prospective buyers, the developer learned that bay windows and front porches were desirable. Inasmuch as Title 19 does not allow such features to encroach into setbacks, the waiver was requested in order to accommodate the upgrades.

TODD FARLOW, 240 North 19th Street, was impressed with the applicant's proposal to offer bay windows and front porches.

COMMISSIONER EVANS questioned whether the footprint is too large for the lot. MR. WALTON answered that there are adjustments that could be made to the interiors of the homes to account for needed space on the exterior to accommodate the porches and bay windows.

COMMISSIONER DAVENPORT felt the size of the house pad relative to the overall size of the lot could be aligned in such a way to alleviate the need for any variance. He added that he could not support the requested variance simply because the applicant prefers a certain set of plans in order to cut costs but is not willing to make modifications to those plans in order to conform to the requirements of the Code.

CHAIRMAN TRUESDELL agreed that there is no reason to validate the requested variance.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

7:16 – 7:28

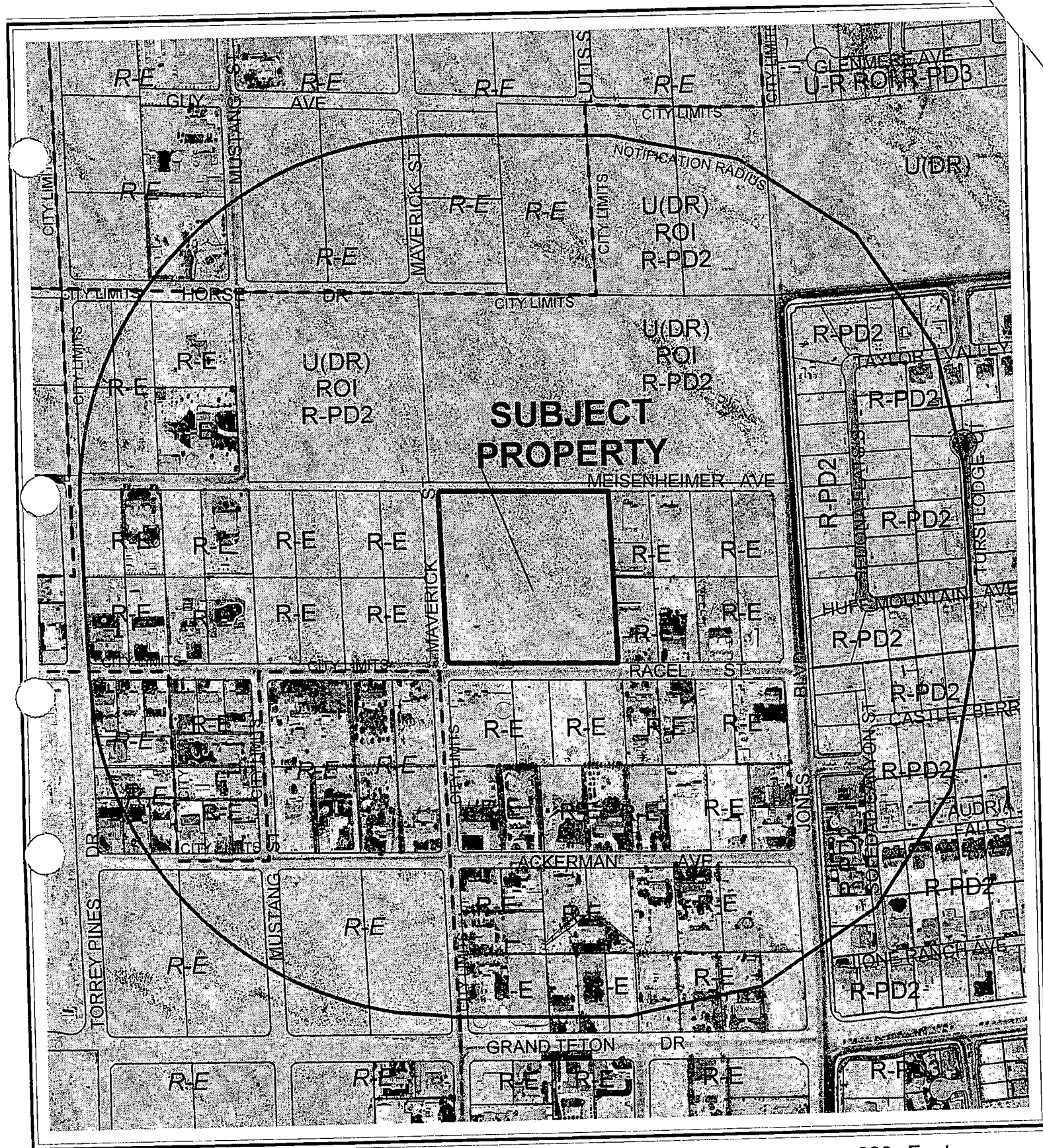
1-2846



RADIUS: 1320 FT

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





0 300 600 Feet

CASE: VAR-3762

RADIUS: 1320 FT

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VARIANCE - PUBLIC HEARING - VAR-3762 - APPLICANT:
STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES,
LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Tentative Map (TMP-3639).
2. 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.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow 25-foot front setbacks and 30-foot rear setbacks where 30 feet and 35 feet are required respectively for a residential subdivision titled Quarterhorse Estates Unit 1 consisting of 17 single-family lots on 9.32 acres adjacent to the northeast corner of Racel Street and Maverick Street.

B) Applicant's Justification

The applicant is requesting relief from the setback standards in order to allow a greater level of facade articulation due to the size of the homes proposed for the subject site.

BACKGROUND INFORMATION

A) Previous Actions

02/04/04 The City Council approved a Special Use Permit (SUP-3359) for Private Streets on the subject property. The Planning Commission and staff recommended approval.

02/26/04 The Planning Commission approved a Tentative Map (TMP-3639) titled Quarterhorse Estates Unit 1, a 17-lot single-family residential subdivision on the subject site. Staff recommended approval.

B) Pre-Application Meeting

01/23/04 The applicant was advised to request a setback standard for all lots that would provide enough relief for the worst possible condition. The applicant explained that 25-foot fronts and 30-foot rears would accommodate all floor plans on all lots.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.00
Net Acres: 9.32 (Approximately 9.5 acres if Maverick Street is vacated)

VAR-3762 - Staff Report Page Two
March 25, 2004 - Planning Commission Meeting

B) Existing Land Use

Subject Property: Undeveloped
 North: Single Family Dwellings (Under Construction)
 South: Single Family Dwellings, Undeveloped
 East: Single Family Dwellings
 West: Undeveloped

C) Planned Land Use

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

D) Existing Zoning

Subject Property: R-E (Residence Estates)
 North: U (DR) U (Undeveloped) [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
 South: R-E (Residence Estates)
 East: R-E (Residence Estates)
 West: R-E (Residence Estates)

E) General Plan Compliance

This site is designated DR (Desert Rural Residential) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The existing R-E (Residence Estates) Zoning designation is one of the two zoning districts consistent with the DR (Desert Rural Density Residential) residential category of the General Plan and therefore is in conformance with the General Plan.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood	X	
Development Impact Notification Assessment		X
Project of Regional Significance		X

VAR-3762 - Staff Report Page Three
March 25, 2004 - Planning Commission Meeting

Approximately two-thirds of the subject site falls within Rural Preservation Neighborhood 330-foot buffer zones. The eastern half of the site falls within a Rural Preservation Neighborhood buffer generated by the presence of a Rural Preservation Neighborhood immediately to the east of the subject site and located within the City of Las Vegas. The southwestern corner of the site is within a buffer generated by residential estates development located within unincorporated Clark County. Nevada Revised Statute 278 limits residential development within these 330-foot buffer zones to an average density of three residential dwelling units per acre. The development's proposed density of 1.5 dwelling units per acre is within the parameters of the Rural Preservation Neighborhood legislation.

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	20,000 Square Feet	20,010 – 22,092 S.F.	Y
Min. Lot Width	100 Feet ¹	100 Feet ¹	Y
Min. Setbacks			
• Front	30 Feet ²	25 Feet	N
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	35 Feet	30 Feet	N
Number of Lots	1	17	Y
Max. Density	2.0 D.U.A.	1.70 D.U.A	Y
Private/Public Street	N/A	Private	Y
Min. Street Width	39 feet	39 feet	Y

¹ 30-foot lot width allowed on cul-de-sac bulbs and knuckles per Title 19.08.040.

² A 25-foot setback is allowed on cul-de-sac bulbs and knuckles per Title 19.08.040.

The approved Tentative Map (TMP-3639) met all of the development standards of Title 19.08, however the applicant is now requesting to deviate from the setback standards with this Variance application.

B) General Analysis and Discussion

The applicant is proposing to reduce the front setback from 30 feet to 25 feet, a reduction of 17%; and to reduce the rear setback from 35 feet to 30 feet, a reduction of 14%. Relief for lots on the circular portion of cul-de-sacs or knuckles are already allowed in the form of a front setback reduction to 25 feet. Overall, the increase of buildable area for typical lots would be a minimum of 1,000 square feet, although lot coverage is still limited to 50% for each lot.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), 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, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, 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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing R-E (Residence Estates) lots that are wider than the 100-foot minimum lot width, and are very close to the 20,000 square foot lot size minimum. Because the width is increased and the lot size is not, the depths of the lots are limited and do not accommodate the optional façade articulations the applicant would like to offer on their homes. Alternative home models would easily allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

VAR-3762 - Staff Report Page Five
March 25, 2004 - Planning Commission Meeting

NOTICES MAILED 100

APPROVALS 0

PROTESTS 0



Case Number: **VAR-3762** APN: 125-11-704-001

Name of Property Owner: Quarterhorse Falls Estates LLC

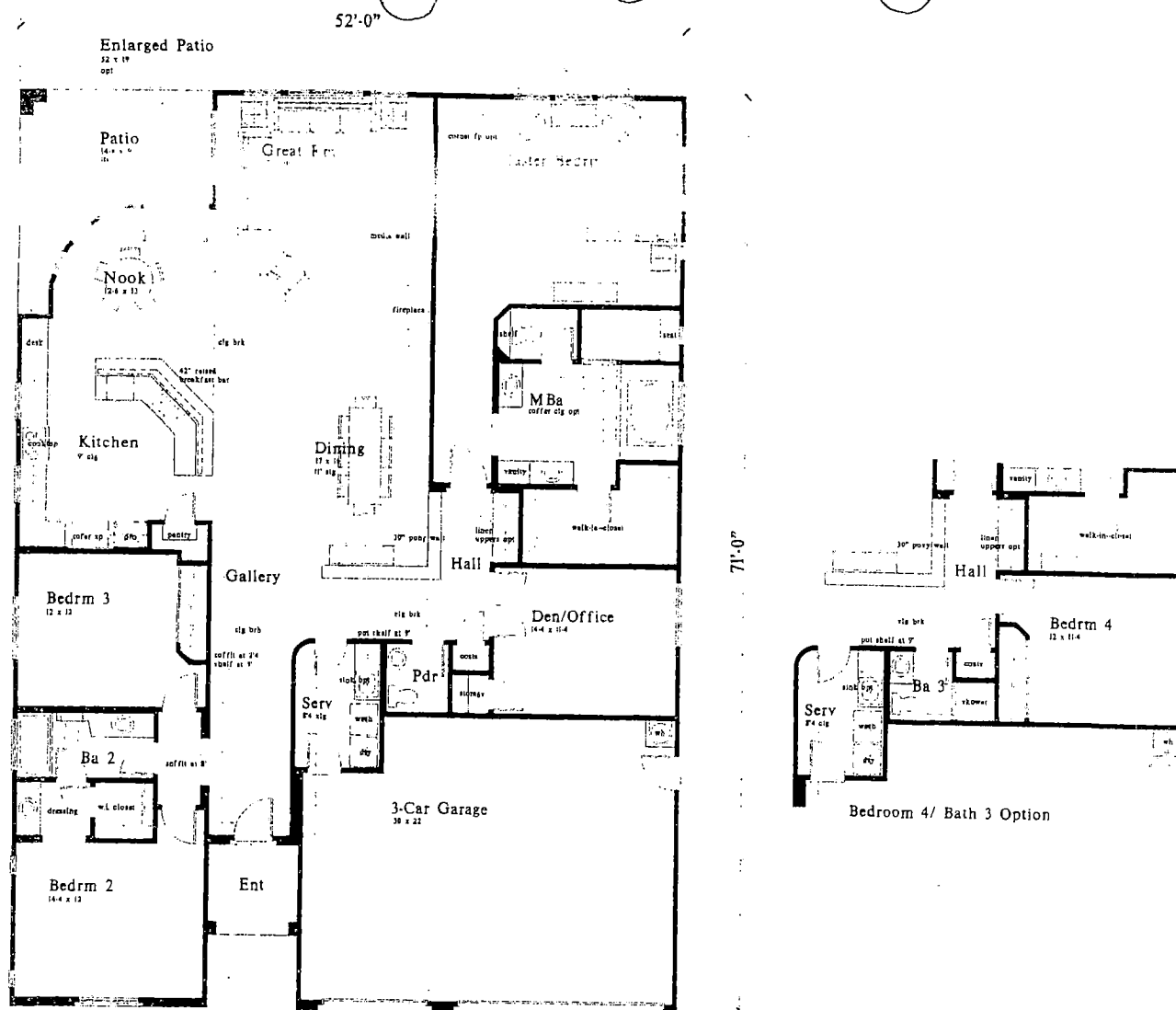
Name of Applicant: Sterling S. Development - Mickey Stratton

X No

APN: _____

Print Name: C. R. STRATTON PRES.

 ANNA HAWKINS
Notary Public State of Nevada
No. 94-1664-1
My appt. exp. Jan. 19, 2005



Sterling S

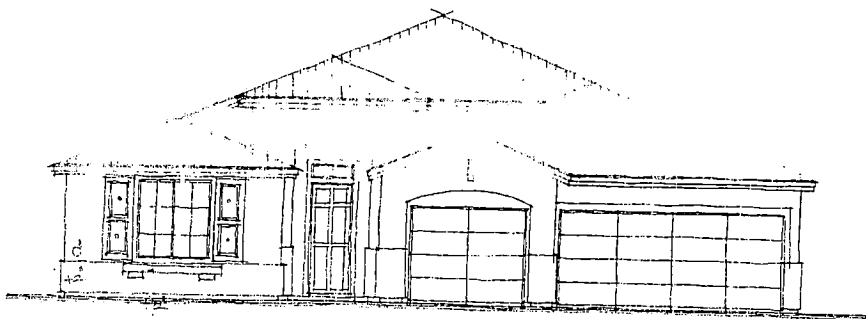
☐ KTG Y NO. 2003-757

Conceptual Floor Plan 2 - 2,801 sqft
Quarterhorse Estates I
Las Vegas, Nevada

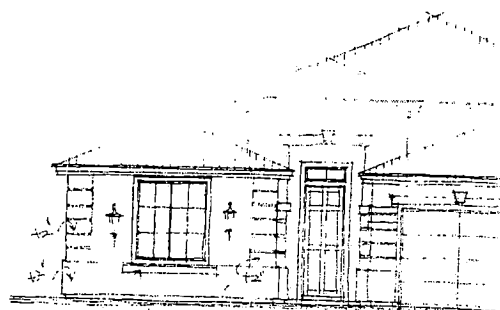


4 1/05/04

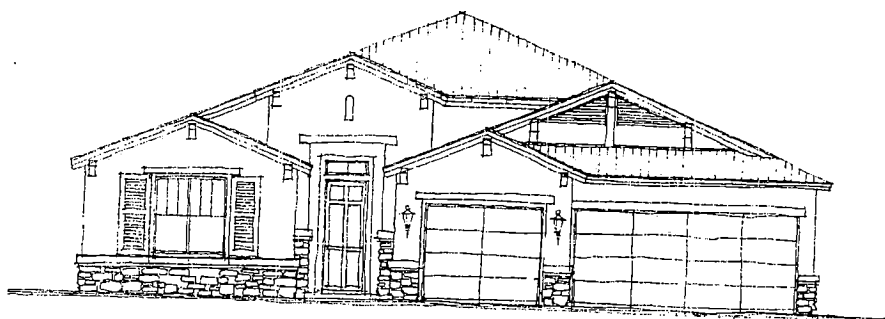
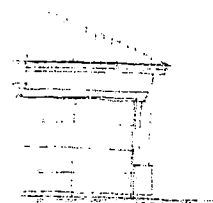
VAR-3762
3-25-04 PC



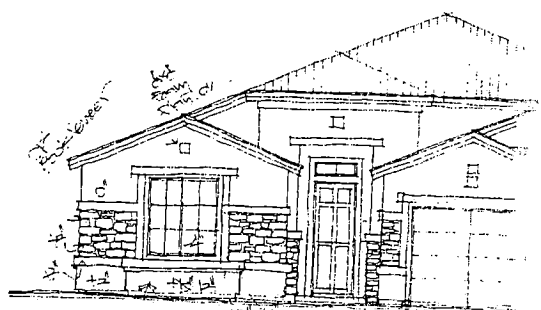
2A



2B



2C



2D



Sterling S

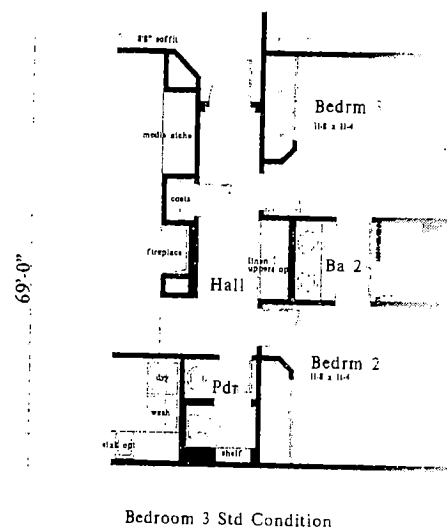
KTGY NO. 2003-757

Conceptual Front Elevations - Plan 2
Quarterhorse Estates I
Las Vegas, Nevada

KTGY GROUP, INC.
ARCHITECTURE
17445 WATCHELL BLVD.
IRVINE, CA 92614-4000
(949) 251-1111 FAX (949) 251-1111
WWW.KTGY.COM

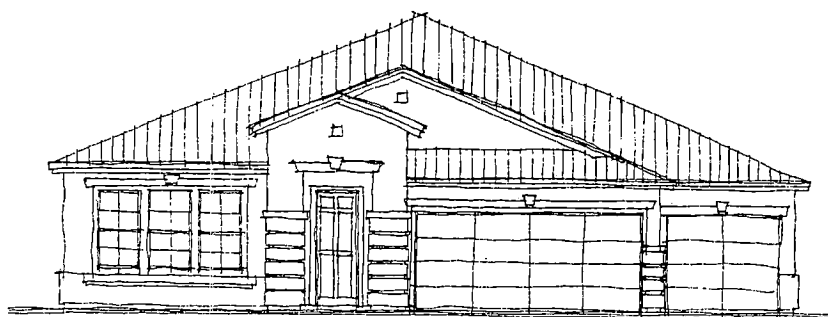
3 1/05/04

VAR-3762
3-25-04 PC

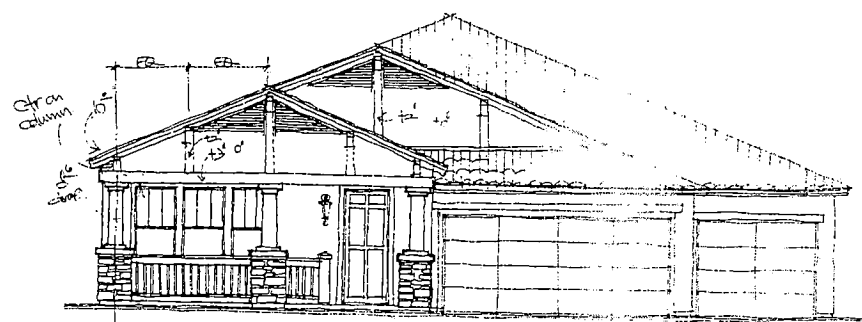


2 1/05/04

VAR-3762
3-25-04 PC



1B

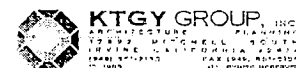


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Sterling S

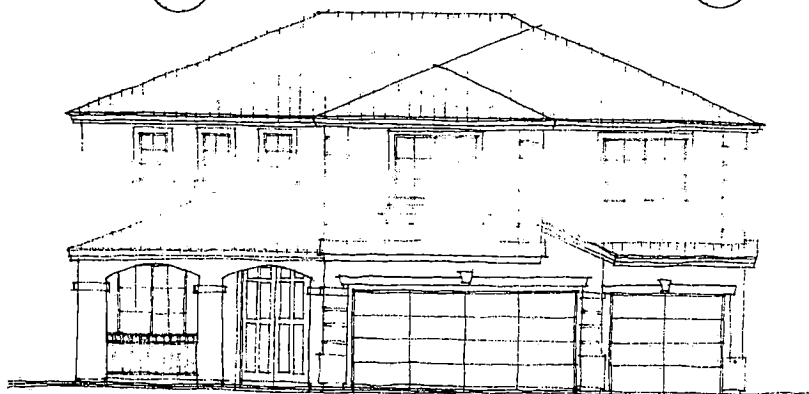
KTGY NO. 2003-757

Conceptual Front Elevations - Plan 1
 Quarterhorse Estates I
 Las Vegas, Nevada

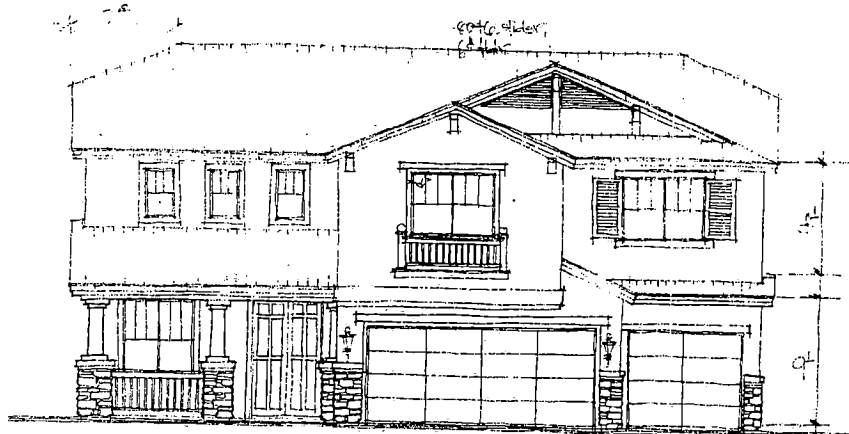


1 1/05/04

VAR-3762
3-25-04 PC



3B



3C



3D

Sterling S

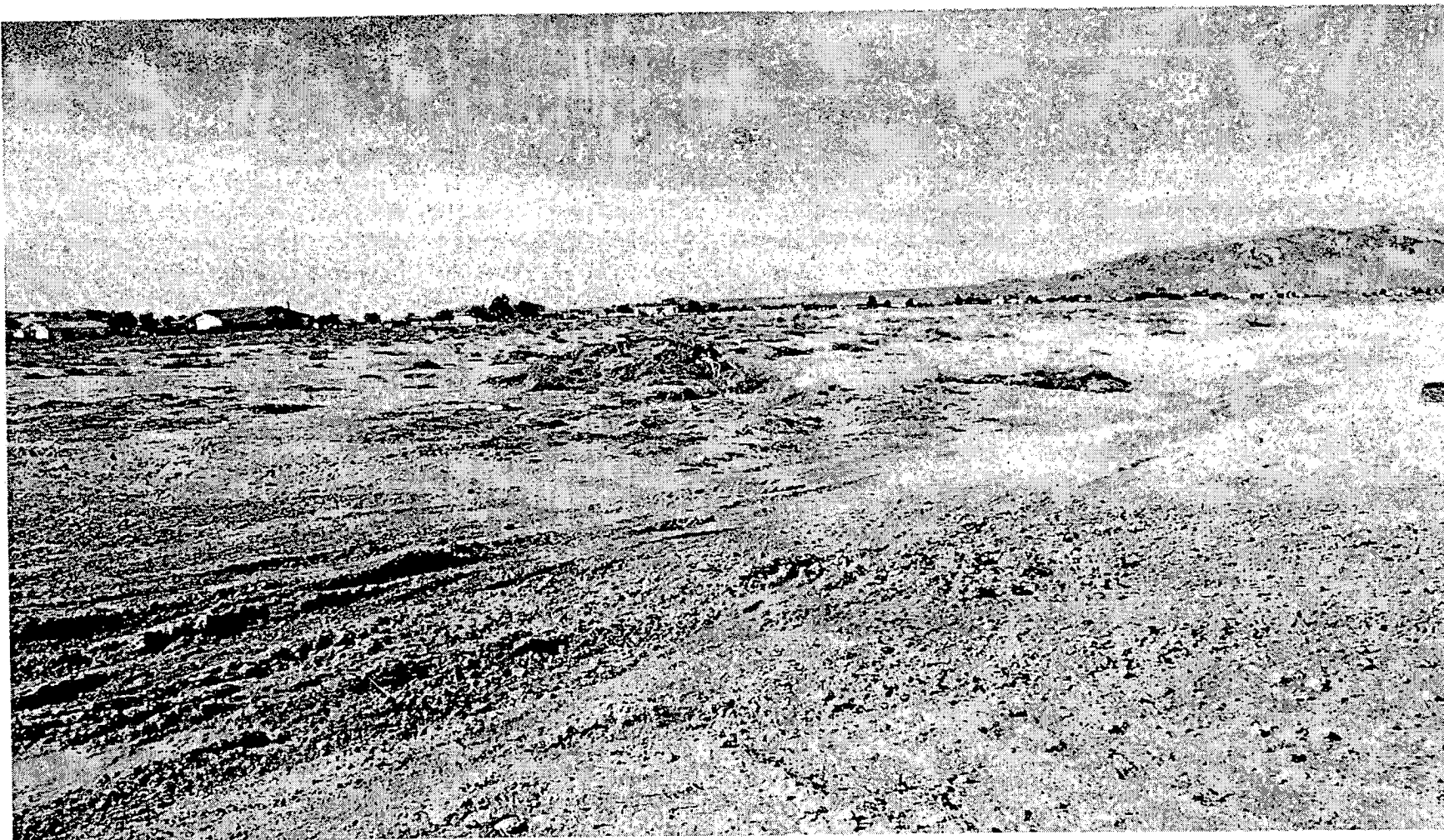
KTGY NO. 2003-757

Conceptual Front Elevations - Plan 3
 Quarterhorse Estates I
 Las Vegas, Nevada

KTGY GROUP, INC.
 ARCHITECTURE PLANNING
 1700 S. MOUNTAIN VIEW BLVD.
 SUITE 200 LAS VEGAS, NV 89102
 (702) 735-1111 FAX (702) 735-1111
 WWW.KTGY.COM

5 1/05/04

VAR-3762
 3-25-04 PC



VAR-3762 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES,
LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF MAVERICK STREET AND RACEL STREET
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VARIANCE - PUBLIC HEARING - VAR-3831 - APPLICANT/OWNER: ROBERT AND PATRICIA CHESS - Request for a Variance TO ALLOW A PROPOSED DETACHED ACCESSORY STRUCTURE TO BE THREE FEET FROM THE CORNER-SIDE YARD WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW THE PROPOSED STRUCTURE TO EXCEED THE HEIGHT OF THE MAIN DWELLING BY TWO FEET THREE INCHES on 0.47 acres at 6301 Jennifer Court (APN: 138-02-811-027), R-E (Residence Estates) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – APPROVED subject to conditions – Motion carried with EVANS voting No

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that the applicant is creating a self-imposed hardship. If the accessory structure were redesigned with the height and size reduced, there would be no need for a variance. Staff recommended denial of this application.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 32 – VAR-3831

MINUTES – Continued:

ROBERT CHESS, the applicant, 6301 Jennifer Court, explained that the Variance request pertains to the setback alone. For clarification, he stated that the detached accessory structure would not exceed the height of the main dwelling.

TODD FARLOW, 240 North 19th Street, asked staff to clarify the height restrictions for this particular neighborhood. MATT PINJUV, Planning and Development Department, explained that the height restrictions in an R-E Zone is two stories or 35 feet for the main dwelling or any single-family structure. In this case, the elevation of the garage exceeds the height of the house by two feet if both structures are on the same level of ground. MR. PINJUV acknowledged that the applicant intends to excavate the area of the new structure to ensure it is lower than the main dwelling.

MR. CHESS responding to comments by COMMISSIONER EVANS, replied that he has not received any objections from the adjoining neighbors. He added that the proposed structure is similar to others located in his neighborhood and, with regard to appearance, can be upgraded to conform with the look of his residence.

COMMISSIONER McSWAIN suggested to the applicant that if he resolved the height issue, she would support the application. COMMISSIONER STEINMAN stated a barn was not compatible with the area. CHAIRMAN TRUESDELL suggested a condition requiring the structure be stuccoed which COMMISSIONER McSWAIN could not support. She indicated her trust in the applicant regarding aesthetics.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

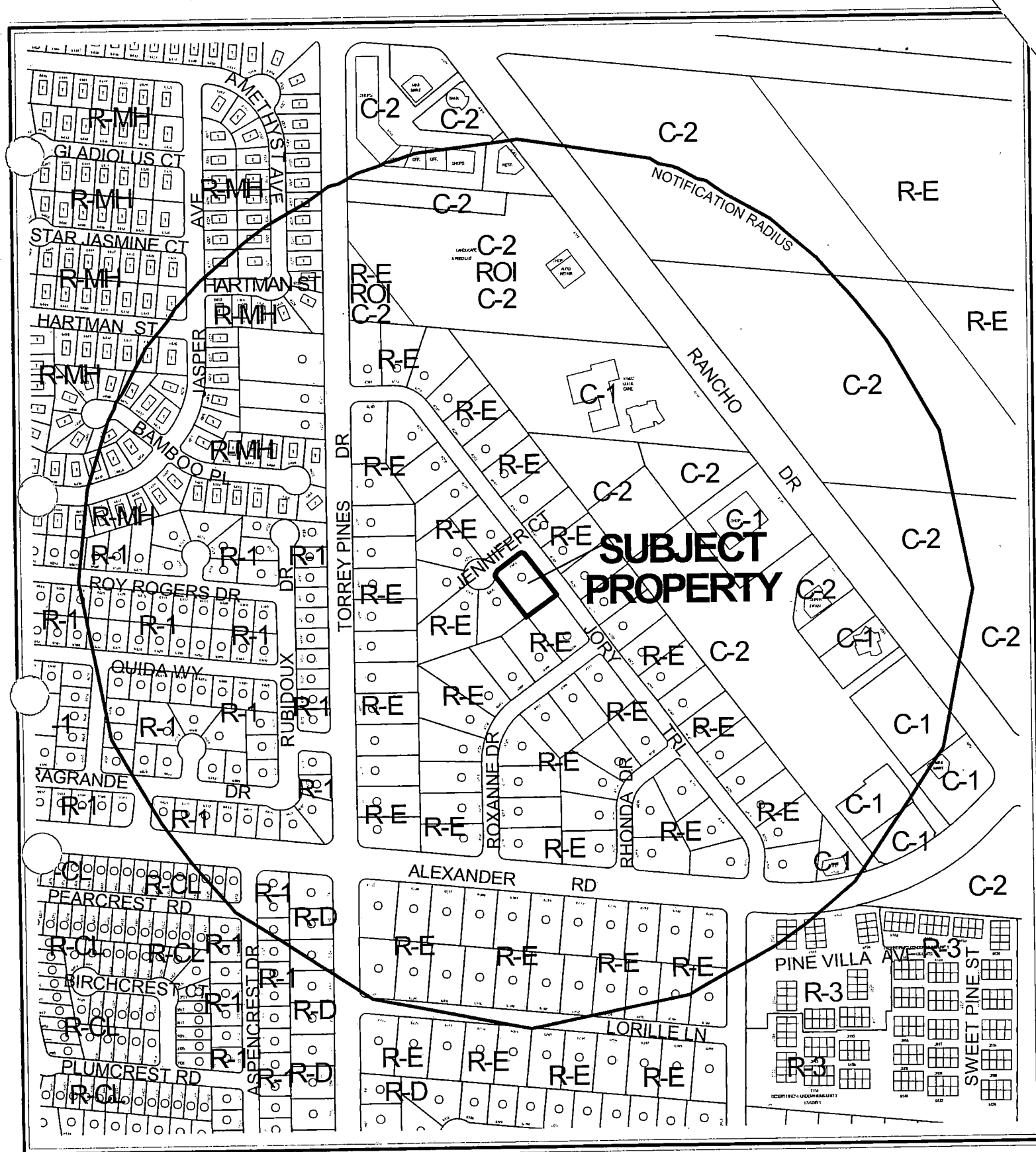
(7:28 – 7:42)

1-3457/2-1

CONDITIONS:

Planning and Development

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. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Secondary driveway to be approved by traffic engineer at time of plans submittal.
4. All City Code requirements and design standards of all City departments must be satisfied.



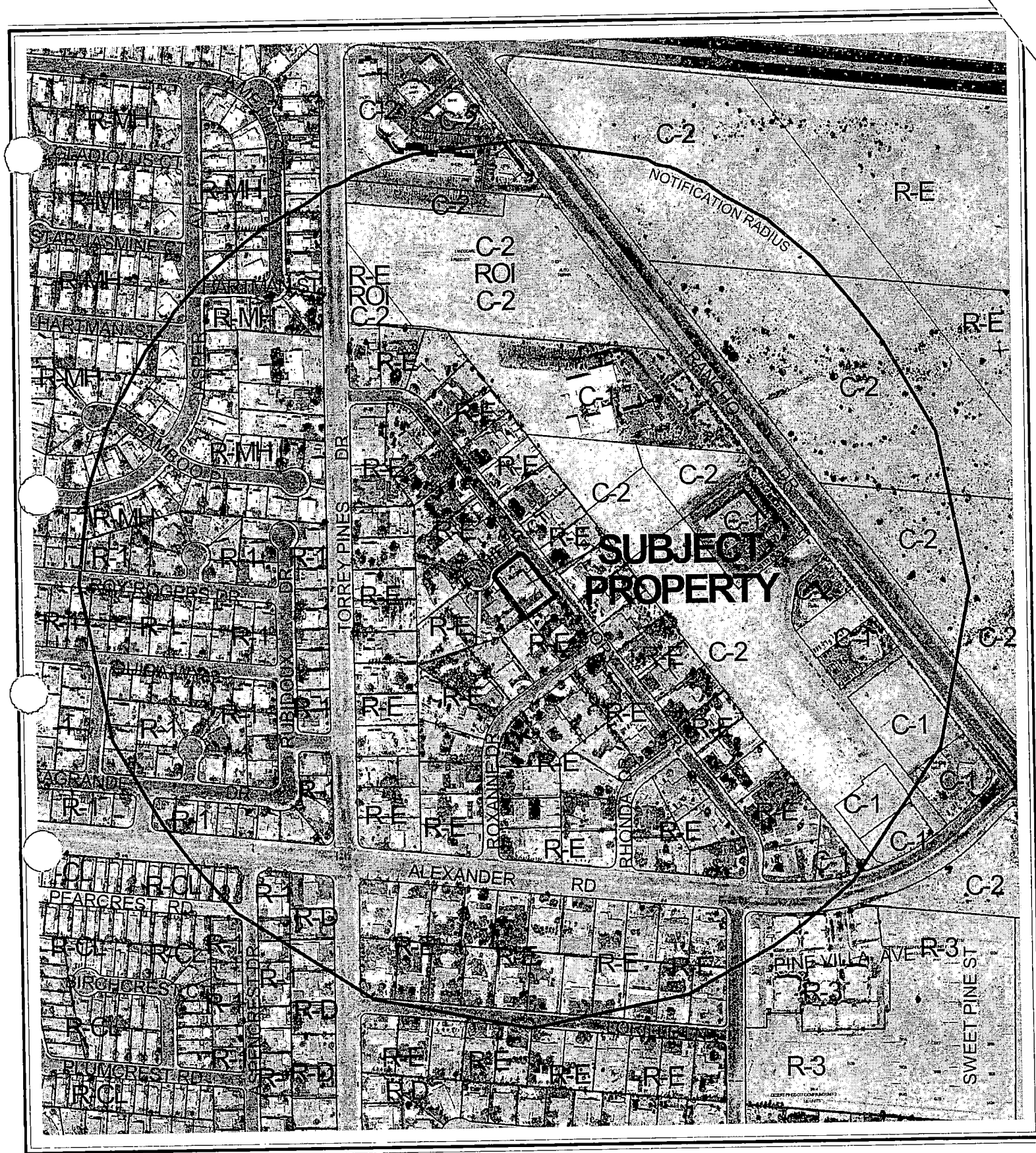
0 200 400 Feet

CASE: VAR-3831

RADIUS: 1320 FT

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





0 200 400 Feet

CASE: **VAR-3831**

RADIUS: 1320 FT

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VARIANCE - PUBLIC HEARING - VAR-3831 -

APPLICANT/OWNER: ROBERT AND PATRICIA CHESS

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

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. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Secondary driveway to be approved by traffic engineer at time of plans submittal.
4. All City Code requirements and design standards of all City departments must be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow a proposed detached accessory structure to be 3 feet from the corner side yard where 15 feet is the minimum setback required and to allow the proposed structure to exceed the height of the principal dwelling by two feet three inches.

B) Applicant's Justification

The applicant's justification letter states the intended setback reduction and height variance is to allow for an RV shelter. The applicant states that the shelter will be aesthetically pleasing and create no additional traffic along Jory Trail. In addition the applicant states that by creating the RV shelter it would allow for the RV to no longer be parked in the front driveway.

BACKGROUND INFORMATION

A) Previous Actions

03/21/73 The Board of City Commissioners approved a Rezoning (Z-0016-73) to allow the reclassification of property generally located 520 feet southwesterly and parallel with Tonopah Highway (U.S. 95) between Alexander Road and Hickman Avenue, from C-2 (General Commercial) to R-E (Residence Estates). The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

01/28/04 Variance regulations per Title 19 requirements were discussed in addition to submittal requirements and a review of the application packet. It was discussed that the applicant should present elevations illustrating grade differences between the house and garage pad. In addition, it was mentioned that a secondary driveway would require the approval from a traffic engineer.

C) Neighborhood Meetings

A Variance application does not require a neighborhood meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: .47

B) Existing Land Use

Subject Property: Single Family Residence
North: Single Family Residence
South: Single Family Residence
East: Single Family Residence
West: Single Family Residence

C) Planned Land Use

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

D) Existing Zoning

Subject Property: R-E (Residence Estates)
North: R-E (Residence Estates)
South: R-E (Residence Estates)
East: R-E (Residence Estates)
West: R-E (Residence Estates)

E) General Plan Compliance

The subject parcel is designated DR (Desert Rural) by way of the Centennial Hills Interlocal Land Use Plan within the Centennial Hills Sector Plan of the City of Las Vegas General. This category allows for the single family development at a density of up to 2.49 dwelling units per gross acre. The current zoning designation is in compliance with the DR (Desert Rural) General Plan designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood	X	
Development Impact Notification Assessment		X
Project of Regional Significance		X

VAR-3831 - Staff Report Page Three
March 25, 2004 - Planning Commission Meeting

The subject parcel is located in a Rural Preservation Neighborhood. The subject site is not located within 330 feet from an existing or proposed street or highway that is more than 99 feet wide.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Requested	Compliance
Min. Setbacks for Detached Accessory Structure			
• Distance from SFD	6 Feet	6 Feet	Y
• Side	3 Feet	N/A	Y
• Corner	15 Feet	3 Feet	N
• Rear	3 Feet	18 Feet	Y
Max. Lot Coverage (Rear)	50 % Max	10 %	Y
Max. Building Height	Not to exceed height of SFD	16 Feet (More than the height of SFD)	N

The applicant is proposing a 3 foot corner side yard setback where 15 feet is required and a 16 foot building, which exceeds the height of the principal dwelling by approximately two feet. Therefore, the structure does not meet the minimum corner side yard setback and building height requirements.

B) General Analysis and Discussion

Aerial photography shows that the amount of buildable space on site for such a structure is limited by the existence of a patio cover and swimming pool located in the rear of the property.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), 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."

VAR-3831 - Staff Report Page Four
March 25, 2004 - Planning Commission Meeting

Additionally, Title 19.18.070L states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, 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.”

No evidence of a unique or extraordinary circumstance has been presented. The applicant has created a self-imposed hardship by attempting to overbuild the single-family lot. Alternative designs would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 306

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-3831** APN: _____

Name of Property Owner: ROBERT AND PATRICIA CHES

Name of Applicant: ROBERT CHES

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): _____

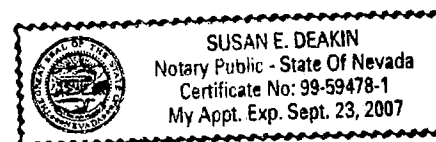
APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: ROBERT CHES

Subscribed and sworn before me

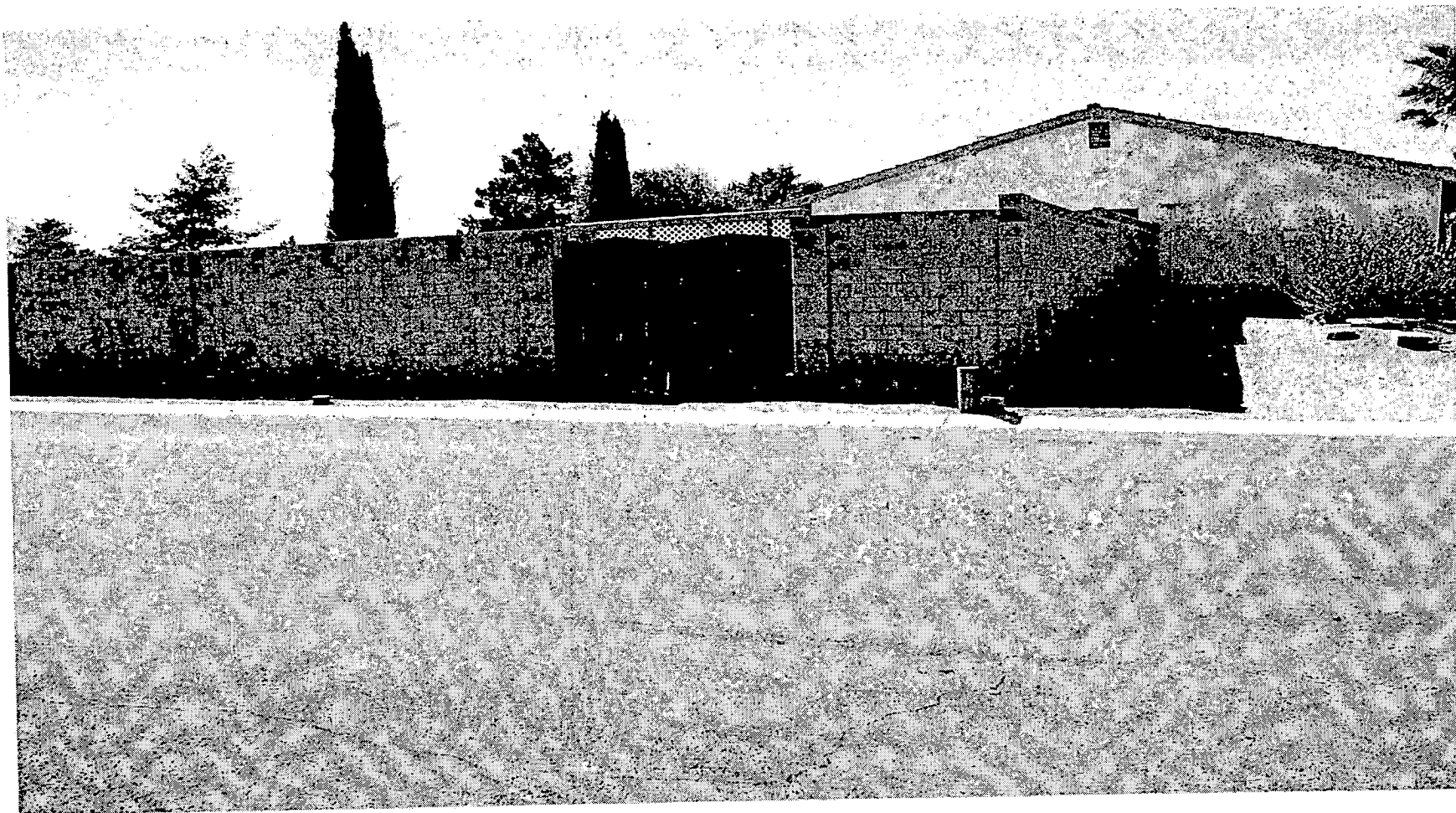
This 20th day of January, 2004
Susan E. Deakin
Notary Public in and for said County and State





VAR-3831 - APPLICANT/OWNER: ROBERT AND PATRICIA CHESS
6301 JENNIFER COURT
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

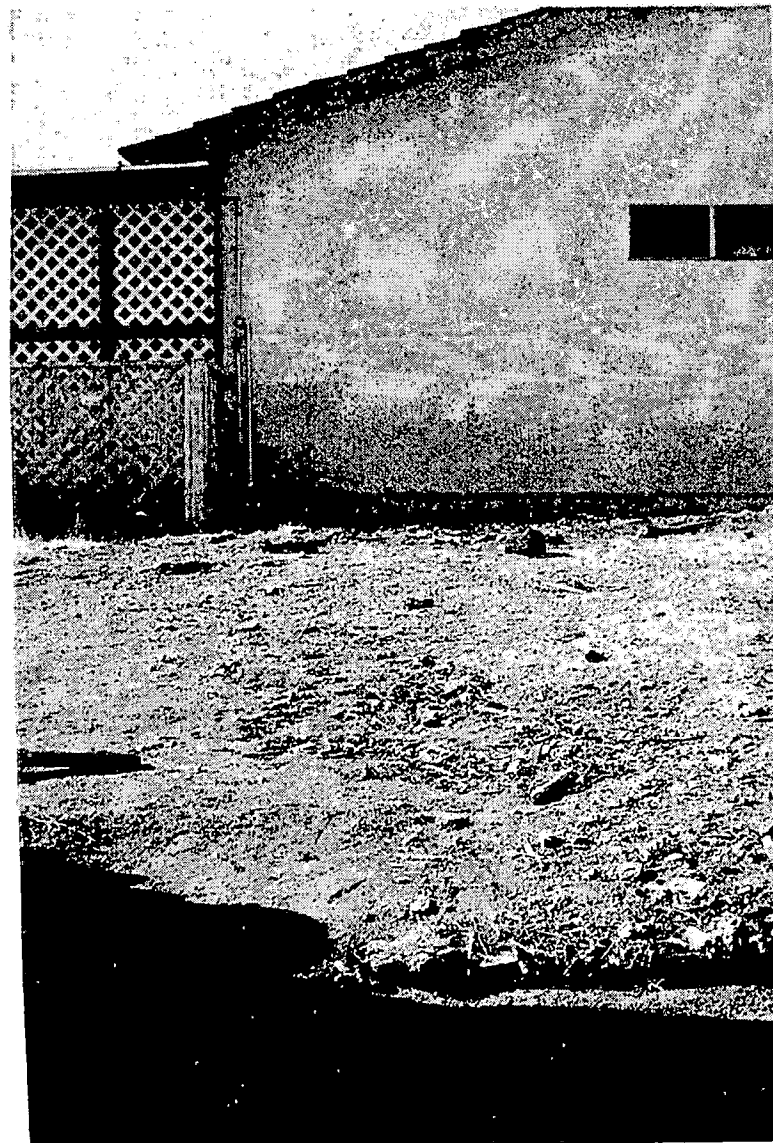


VAR-3831 - APPLICANT/OWNER: ROBERT AND PATRICIA CHESS
6301 JENNIFER COURT
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

6301 Jennifer Court

This photograph demonstrates the degree of elevation difference between the existing dwelling and the proposed site for the RV shelter. The elevation difference between the foundation of the existing dwelling and the lowest area for the RV shelter (yet to be excavated) is approximately 40".



VAR-3831
3-25-04 PC

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VARIANCE - PUBLIC HEARING - VAR-3902 - APPLICANT/OWNER: RICHARD AND JILL BURNS - Request for a Variance TO ALLOW 25 FOOT FRONT SETBACKS WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW 25 FOOT REAR SETBACKS WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED on 9.46 acres on the northwest corner of Maggie Avenue and Coke Street (APN: 125-09-501-002), R-E (Residence Estates) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

DAVENPORT – ABEYANCE to 4/22/2004 Planning Commission meeting – UNANIMOUS with TRUESELL abstaining as he is affiliated with another company that Attorney Babero is involved with.

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated that the applicant proposes to construct a house that is probably too large for the lot, thereby creating a self-imposed hardship. Staff determined that a slight redesign of the house will make it possible to fit on the lot and alleviate the need for a variance. Staff recommended denial.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 33 – VAR-3902

MINUTES – Continued:

ATTORNEY ANDRAS BABERO, Coke Maggie, LLC, 7550 West Alexander Road, briefly described the proposed project and stated that there is no self-imposed hardship. Noting the existence of 20-foot drainage easements to the west and east side of the property, ATTORNEY BABERO explained that the lot sizes had to be readjusted to ensure the houses fit on the lots. ATTORNEY BABERO emphasized that the proposed dwellings are specifically designed for this project and in order to make it fit, with particular consideration to the drainage easements, adjustments were required.

RON THOMAS, 7745 Maggie Avenue, asked for clarification that there will be a block wall inside of the drainage easement making the distance between the back of the house to that block wall five feet. He commented that the proposed project does not appear to be compatible with the rural concept of the area. ATTORNEY BABERO replied that the houses range from 3,294 square to approximately 5,000 square feet. With regard to the five feet, ATTORNEY BABERO remarked that looking at the drainage easements and the 25-foot setback, there is a definite need for the additional room, and this further justifies the need for a variance.

VICE CHAIRMAN NIGRO clarified that the variance relates to just the front and the rear yard setbacks. COMMISSIONER DAVENPORT stated that he could not support the variance because he felt that a house could fit on a 20,000 square foot lot with the proper modifications. VICE CHAIRMAN NIGRO asked the applicant to clarify the location of the backyard. MATT PINJUV, Planning and Development Department, replied that in this instance, the Code would define that area as the side yard as opposed to the rear yard and the applicant would be able to put the same walls up around it.

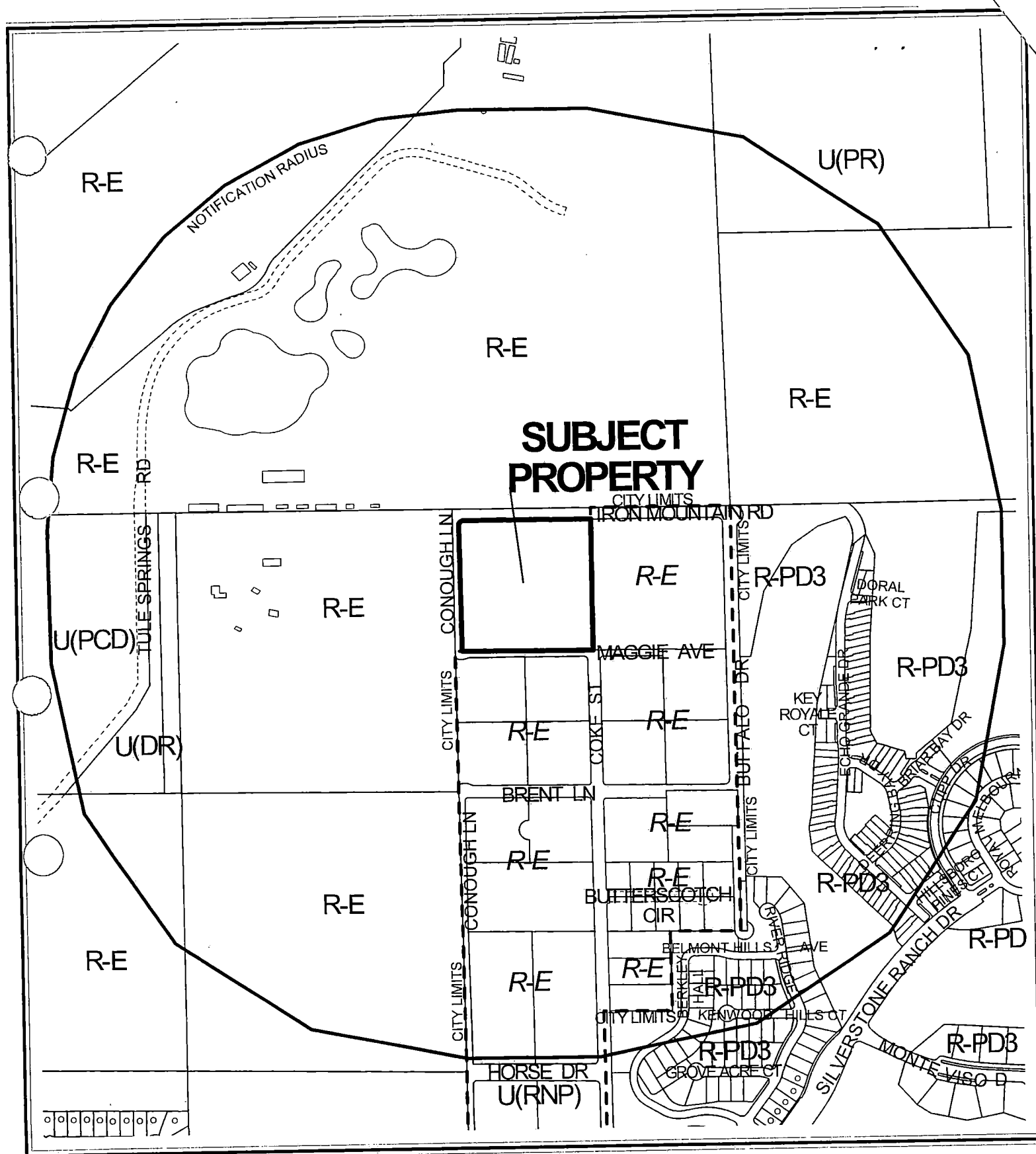
With further discussion relating to side yards functioning as backyards and the variation of floor plans, it appeared that in order to address the complexity, it would be feasible to hold this application in abeyance to the 4/22/2004 Planning Commission meeting in order for the applicant to do further refinements.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing open.

(7:42 – 8:05)

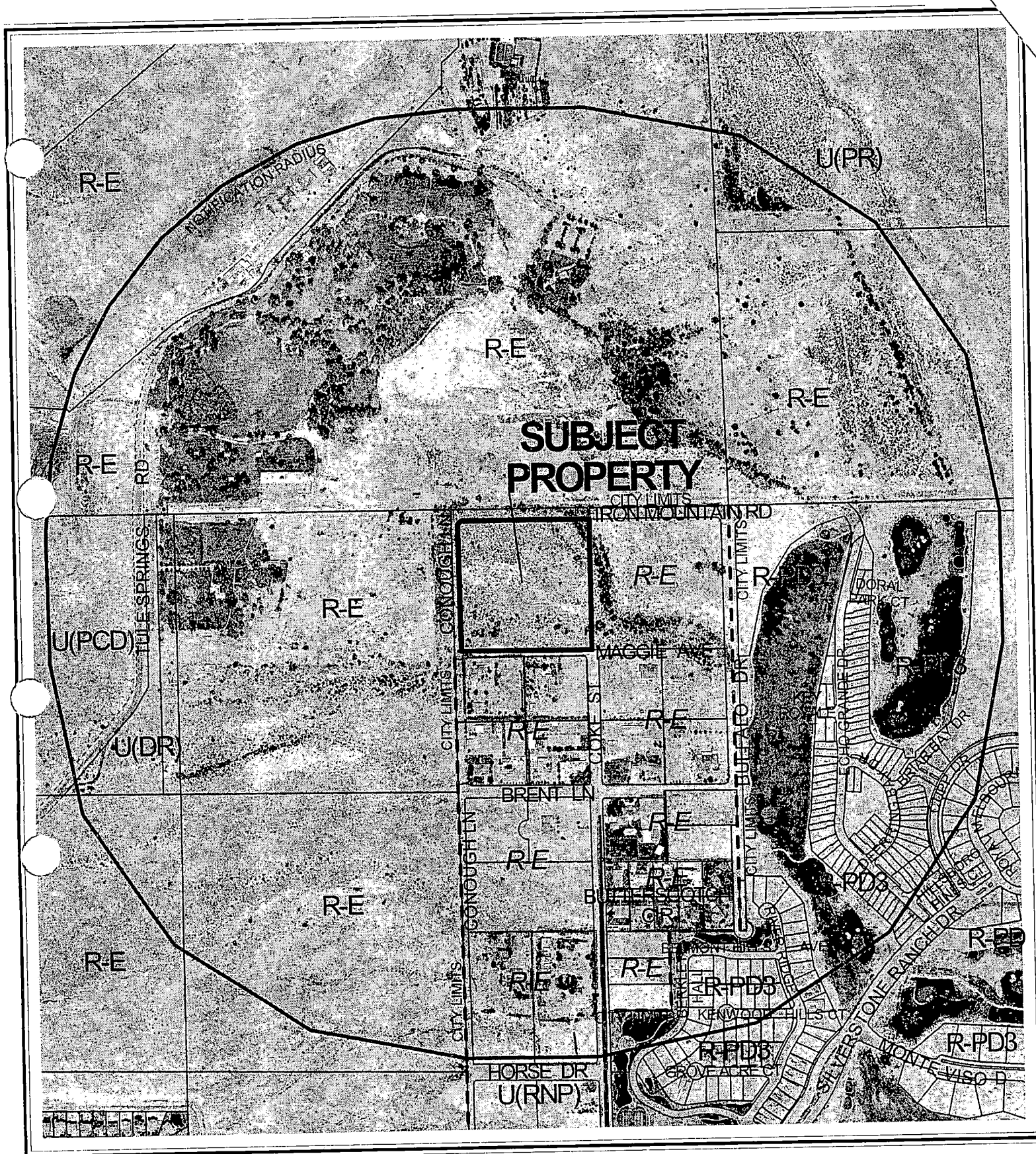
2-357



CASE: **VAR-3902**

RADIUS: 2000 FT

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



CASE: **VAR-3902**

RADIUS: 2000 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VARIANCE - PUBLIC HEARING - VAR-3902 -

APPLICANT/OWNER: RICHARD AND JILL BURNS

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Tentative Map (TMP-1179).
2. 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.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow 25-foot front setbacks and 25-foot rear setbacks where 30 feet and 35 feet are required respectively for a residential subdivision titled Coke and Conough consisting of 19 single-family lots on 10.72 acres adjacent to the southeast corner of Iron Mountain Road and Conough Lane.

B) Applicant's Justification

The applicant's justification letter states that due to the design of the lots wider than they are deep, the proposed home models will not fit on the lots.

BACKGROUND INFORMATION

A) Previous Actions

- 02/05/03 The City Council approved a Vacation (VAC-1177) and a Special Use Permit (SUP-1178) for private streets on the subject site.
- 02/27/03 The Planning Commission approved a Tentative Map (TMP-1179) for Coke and Conough, a 19-lot single family residential subdivision on the subject site. Staff recommended approval.
- 12/26/03 Planning and Development Staff administratively approved a Final Map Technical Review (FMP-3349) for Coke and Conough, a 19-lot single family residential subdivision on the subject site.

B) Pre-Application Meeting

- 01/22/04 The applicant was advised to request a setback standard for all lots that would provide enough relief for the worst possible condition. The applicant explained that 25-foot fronts and 25-foot rears would accommodate all floor plans on all lots.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 10.72
Net Acres: 9.04

B) *Existing Land Use*

Subject Property: Undeveloped
North: Floyd Lamb State Park
South: Single Family Dwellings
East: Undeveloped
West: Floyd Lamb State Park

C) *Planned Land Use*

Subject Property: DR (Desert Rural Density Residential)
North: DR (Desert Rural Density Residential)
South: Clark County
East: Clark County
West: DR (Desert Rural Density Residential)

D) *Existing Zoning*

Subject Property: R-E (Residence Estates)
North: R-E (Residence Estates)
South: Clark County
East: Clark County
West: R-E (Residence Estates)

E) *General Plan Compliance*

This site is designated DR (Desert Rural Residential) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The existing R-E (Residence Estates) Zoning designation is one of the two zoning districts consistent with the DR residential category of the General Plan and therefore is in conformance with the General Plan.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood	X	
Development Impact Notification Assessment		X
Project of Regional Significance		X

VAR-3902 - Staff Report Page Three
March 25, 2004 - Planning Commission Meeting

A portion of the subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels are located within Clark County, south of the subject site. Senate Bill 391 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. Because the current land use designation of DR (Desert Rural Density Residential) limits density to no more than 2 dwelling units per acre, the proposed development will comply with Senate Bill 391.

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	20,000 SF	20,009 SF	Y
Min. Lot Width	100 Feet ¹	100 Feet ¹	Y
Min. Setbacks			
• Front	30 Feet ²	25 Feet	N
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	35 Feet	25 Feet	N
Number of Lots	1	19	
Max. Density	2.0	1.8	Y
Private/Public Street	N/A	Private	Y
Min. Street Width	37 feet	37 feet	Y

¹ 30-foot lot width allowed on cul-de-sac bulbs and knuckles per Title 19.08.040.

² 25-foot setback allowed on cul-de-sac bulbs and knuckles per Title 19.08.040.

The approved Tentative Map (TMP-1179) met all of the development standards of Title 19.08, however the applicant is now requesting to deviate from the setback standards with this Variance application.

B) General Analysis and Discussion

The applicant is proposing to reduce the front setback from 30 feet to 25 feet, a reduction of 17%; and to reduce the rear setback from 35 feet to 25 feet, a reduction of 29%. Relief for lots on the circular portion of cul-de-sacs or knuckles are already allowed in the form of a front setback reduction to 25 feet. Overall, the increase of buildable area for typical lots would be a minimum of 1,500 square feet, although lot coverage is still limited to 50% for each lot.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), 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, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, 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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing R-E (Residence Estates) lots that are wider than the 100-foot minimum lot width, and are very close to the 20,000 square foot lot size minimum. Because the width is increased and the lot size is not, the depths of the lots are limited and do not accommodate the floor plans the applicant would like to offer in this development. Alternative home models would easily allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 35

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-3902** APN: 125-09-501-002

Name of Property Owner: COKE MAGGIE LLC

Name of Applicant: COKE MAGGIE 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): N/A

APN: N/A

Signature of Property Owner/Authorized Agent: *Paul Summer*

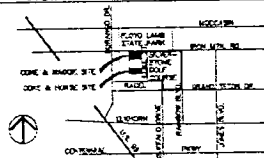
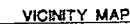
Print Name: PAUL SUMMER

Subscribed and sworn before me

This 9th day of February, 2004

Linda Moore
Notary Public in and for said County and State





LEGEND

- PROPERTY LINE
BUILDING SETBACK
DWELLING
BLOCK WALL
SEWER LINE
WATER LINE

LEGEND

PROPERTY SIZE 488,753.75 SF (10.72 ACRES)
F.A.R. .205
DENSITY 1 DOWELLING PER 24,369 SF (.004 ACRES)

REV.	DATE	BY	REVISION:
			the construction shall design and install and maintain and shall be responsible for the design and construction of the project. The design shall be in accordance with the design criteria and shall be subject to the review and approval of the design review committee. The design shall be subject to the review and approval of the design review committee. The design shall be subject to the review and approval of the design review committee.



Building the
American
Dream

Steve Dusterwald, P.E.
7550 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129
(702) 371-4790 -- (702) 870-4818 (FAX)

SITE PLAN

COKE STREET HOMES
NORTHWEST LAS VEGAS VALLEY
NORTH OF RACEL, WEST OF BUFFALO
LAS VEGAS, NEVADA

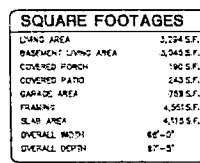
DESIGNED BY: E. B. LOVETT
DRAWN BY: E. B. LOVETT
CHECKED BY: E. B. LOVETT
DATE ISSUED: 07/05/04
JOB NUMBER: 2003-1001
SCALE: 1" = 40'

SCALE: 1" = 40'

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SHEET #
AS-1

VAR-3902
3-25-04 PC

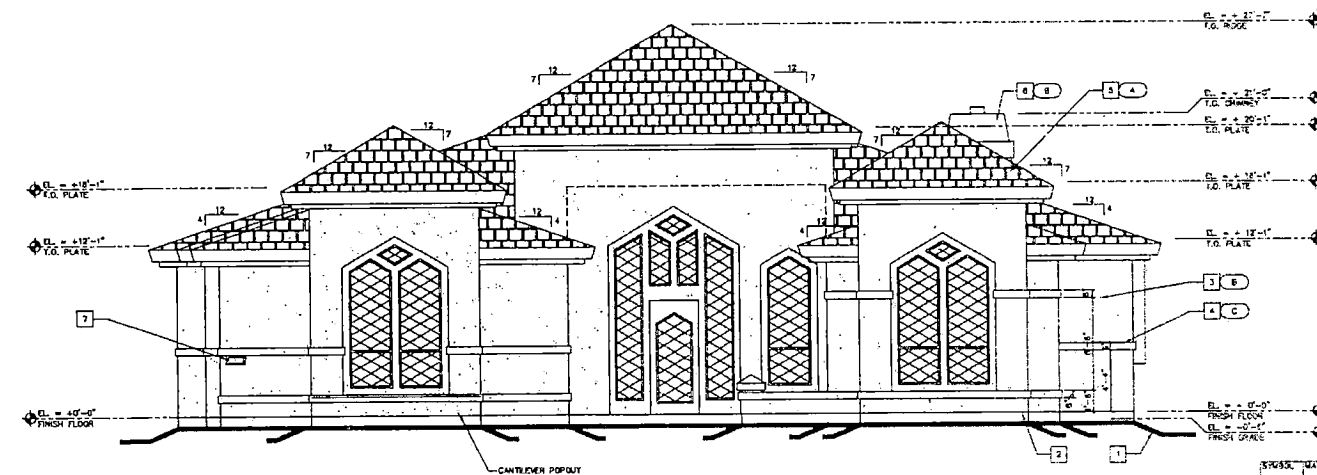
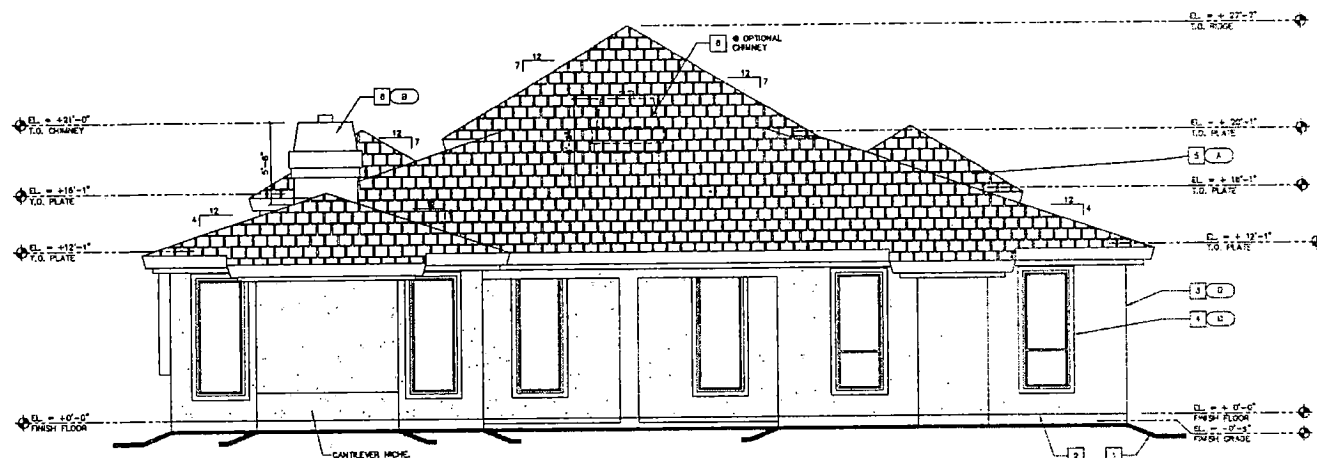


FLOOR PLAN
SCALE: 1/4" = 1'-0"
VAR-3902

3-25-04 PC

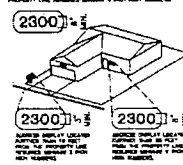
SHEET #
A1.0
PLAN 3294

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GENERAL NOTES

- A DOOR STOOP IS REQUIRED AT ALL EXTERIOR DOOR. STOOP MUST BE EQUAL TO THE WIDTH OF THE DOOR OPENING AND BE FINISHED IN THE DIRECTION OF TRAVEL.
- EXTERIOR DOORS SHALL BE PROVIDED WITH A SWITCHED LIGHT TO ILLUMINATE THE EXTERIOR ENTRY.
- ALL OVERHAULES TO BE A MIN. OF 3" HIGH W/ 1/2" MINIMUM RAIL. SHALL BE FINISHED WITH A FINISH GRADE.
- TWO LAYERS OF GRADE TO FINISH ARE REQUIRED OVER ONE OR TWO LAYERS OF ALL EXTERIOR WALLS FROM 1/2" MINIMUM OF METAL LATH OR 1/2" MINIMUM OF METAL LATH. THIS APPLIES TO ANY WOOD BASED PRODUCT.
- THE INTERIOR OF THE BUILDING SHALL BE SEPARATED FROM FLOW PLASTIC INSULATION BY USING A MINIMUM OF 1 1/2" FIBER BATT INSULATION. 1/4" PLYWOOD 1/2" GYPSUM BOARD OR OTHER APPROVED MATERIAL. THIS INCLUDES, BUT IS NOT LIMITED TO, LUNGE SPACE, CLOSET/STORAGE AND ATTIC SPACE.
- AT EXPOSED ATTIC SPACE (GABLE END) PROVIDE 1/4" COMPACTOR BOARD SHEETING FOR INSULATED FLOOR SYSTEM.
- STUCCO SHOULD BE A MINIMUM OF 1" ABOVE EARTH OR 2" ABOVE FINISH GRADE. STUCCO SHALL BE FINISHED WITH A FINISH GRADE.
- STUCCO OR OTHER FINISHES SHALL HAVE A MIN. NET DRAINAGE AREA OF 0.75 SQ. FT. PER 100 SQ. FT. OF FINISH AREA. STUCCO SHALL BE FINISHED WITH A FINISH GRADE.
- NO. 10 OR EQUIVALENT SHEET METAL MUST BE USED WITH A MINIMUM 1/4" VERTICAL STAKE. STAKE SHALL BE PLACED AT LEAST 2" ABOVE FINISH GRADE OR AT LEAST 4" ABOVE THE EXISTING FINISH GRADE. STAKE SHALL BE OF A TYPE THAT WILL ALLOW WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
- ALL EXTERIOR LIGHTS SHALL HAVE GFCI PROTECTION AND ALL EXTERIOR OUTLETS SHALL HAVE GFCI PROTECTION AND SHALL BE PROTECTED FROM WEATHER.
- ADDRESS DISPLAY REQUIREMENTS: SHALL BE PLACED AT LEAST ONCE ON THE RESIDENCE AND ON BOTH SIDES OF THE MAIN ENTRANCE. IF ONE EXISTING ON THE LEFT, PLACE ADDRESS ON THE RIGHT. FROM THE STREET IN BOTH DIRECTIONS. CONTRAST COLOR OF ADDRESS NUMBERS WITH THE COLOR OF THE BACKGROUND. SUMMARIZE THE ADDRESS DIRECTION OF TRAVEL TO THE STREET. ADDRESS SHALL BE AT LEAST ONE LOCATION ON THE BUILDING AND AT EACH ENTRANCE. PLACE ADDRESS CLEAR OF LANDSCAPE.
- ADDRESS SHALL BE PLACED WITHIN 6" OF THE STREET. THE ADDRESS SHALL BE PLACED WITHIN 6" OF THE STREET.



Elevation Key Notes

- FINISH GRADE.
- STUCCO SHOULD BE A MINIMUM OF 1" ABOVE EARTH OR 2" ABOVE FINISH GRADE. STUCCO SHALL BE FINISHED WITH A FINISH GRADE.
- EXTERIOR WALL COVERING: METAL LATH STUCCO SYSTEM LOCAL JOBS (OR APPROVED EQUAL) OF METAL LATH OF FIBER BOARD OR 2 LAYERS GRADE 1/2" BUILDING PAPER. FINISH TO BE CUSTOMER'S FINISH.
- STUCCO OR FIBER BOARD.
- ROOF TILE: CONC. ROOF TILE, FOR CONTRACT, 1/2" LAYER 3/4" FELT 1/2" OR 1/2" OR BOARD ROOF.
- CHIMNEY & CAP: FIREPLACE WHERE OCCURS. SEE DETAIL A/10. TOP OF CAP TO BE 2'-0" ABOVE ANY PORTION OF THE BUILDING WITHIN A 15'-0" RADIUS FOR THE ROOF.
- ADDRESS LIGHT - SEE GENERAL NOTES FOR REQUIREMENTS.

BLOCK FENCES VISIBLE FROM STREET TO BE PAINTED THE SAME COLOR AS HOUSE.

SPRINKLER MATERIAL	1	2
A ROOF TILE	SPRINKLER TILE (PVC)	SPRINKLER TILE (PVC)
B PART BODY	SPRINKLER BODY (PVC)	SPRINKLER BODY (PVC)
C PART ACCENT	SPRINKLER ACCENT (PVC)	SPRINKLER ACCENT (PVC)

REV.	DATE	BY	REVISION
1	02/05/04	E. B. LOVETT	ISSUED FOR PERMIT

Building the American Dream
Steve Dusterwald, P.E.
7650 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129
(702) 277-3290 - (702) 870-4818 (FAX)

EXTERIOR ELEVATIONS
COKE STREET HOMES - PLAN 3294
NORTHWEST LAS VEGAS VALLEY
NORTH OF RACEL WEST OF BUFFALO
LAS VEGAS, NEVADA

DESIGNED BY: E. B. LOVETT
DRAWN BY: E. B. LOVETT
CHECKED BY: E. B. LOVETT
DATE ISSUED: 02/05/04
JOB NUMBER: 2003-1001
SCALE: 1/4" = 1'-0"

SHEET #
A2.0
PLAN 3294

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VAR-3902
3-25-04 PC



VAR-3902 - APPLICANT/OWNER: RICHARD AND JILL BURNS
NORTHWEST CORNER OF MAGGIE AVENUE AND COKE STREET
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

Kyle C. Walton, Senior Planner

Re: Var-3902

Applicant Owner: Richard and Jill Burns

This Notice of Public Hearing leads you to believe an individual is asking for the variance. Coke Maggie LLC is owner on record. They are building a tract of houses, and knew the set backs the city requires when they bought the land.
Why should the standard be changed for them? WE VOTE NO!

Mr. & Mrs. M. R. Coke

8325 N. Coke St.

Las Vegas, NV. 89131

655-6449

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3748 - APPLICANT: CONTINENTAL CURRENCY OF NEVADA, INC. - OWNER: TONOPAH-CRAIG ROAD COMPANY, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED AND AUTO TITLE LOAN at 4458 North Rancho Drive (APN: 138-02-601-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 04/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

DAVENPORT – APPROVED subject to conditions –Motion carried with EVANS not voting

To be heard by the City Council on 4/21/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MATT PINJUV, Planning and Development Department, stated that only one other similar use exists. Staff recommended approval subject to conditions.

QUANG REGAN, 3280 East Tropicana Avenue, appeared on behalf of the applicant and concurred with staff recommendations and conditions.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 34 – SUP-3748

MINUTES – Continued:

TODD FARLOW, 240 North 19th Avenue, asked COMMISSIONER DAVENPORT for the status of his thesis related to financial institutions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

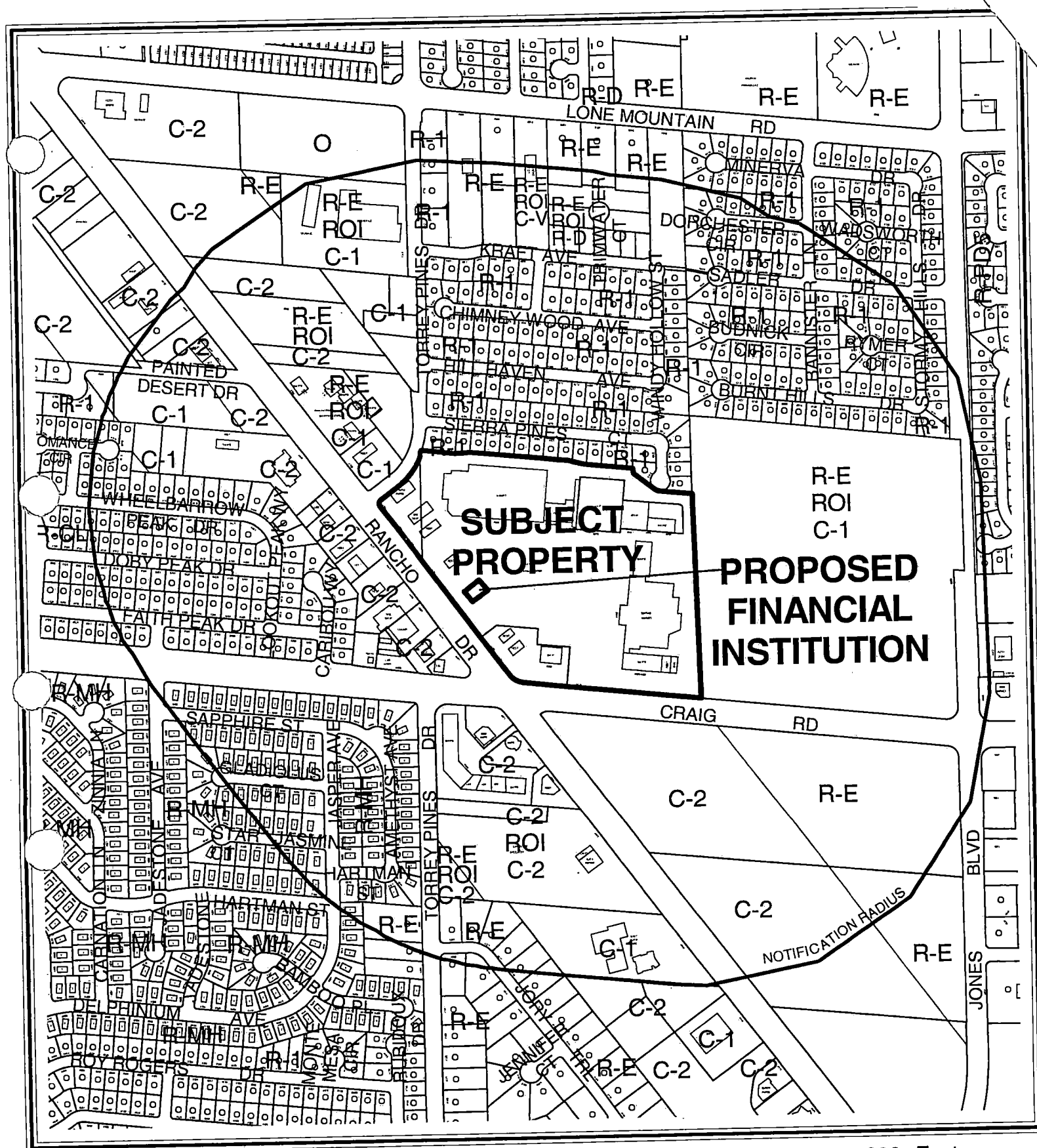
(8:05 – 8:07)

2-1109

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The use shall comply with all applicable requirements of LVMC Title 6.
3. Any proposed changes to the building design and color scheme shall be subject to review by the Planning and Development Department to ensure that it will be harmonious and compatible with the surrounding area.
4. No temporary signs (as described in LVMC Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a “grand opening” or that a business is “coming soon” may be approved administratively for a period not to exceed thirty days.
5. Window signs shall not cover more than twenty percent (20%) of the area of all exterior windows.
6. All City Code requirements and design standards of all City departments must be satisfied.

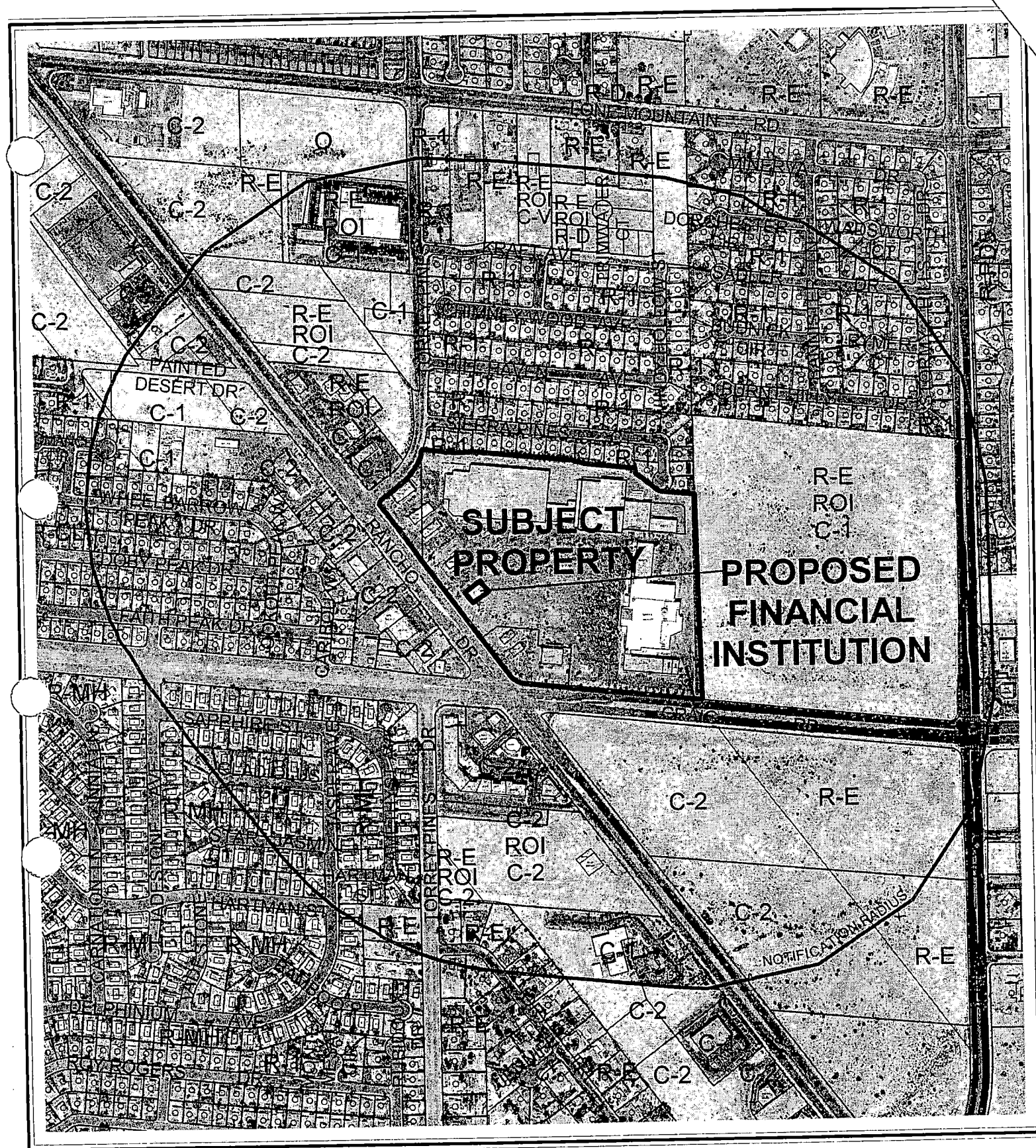


CASE: SUP-3748

RADIUS: 1320 FT

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





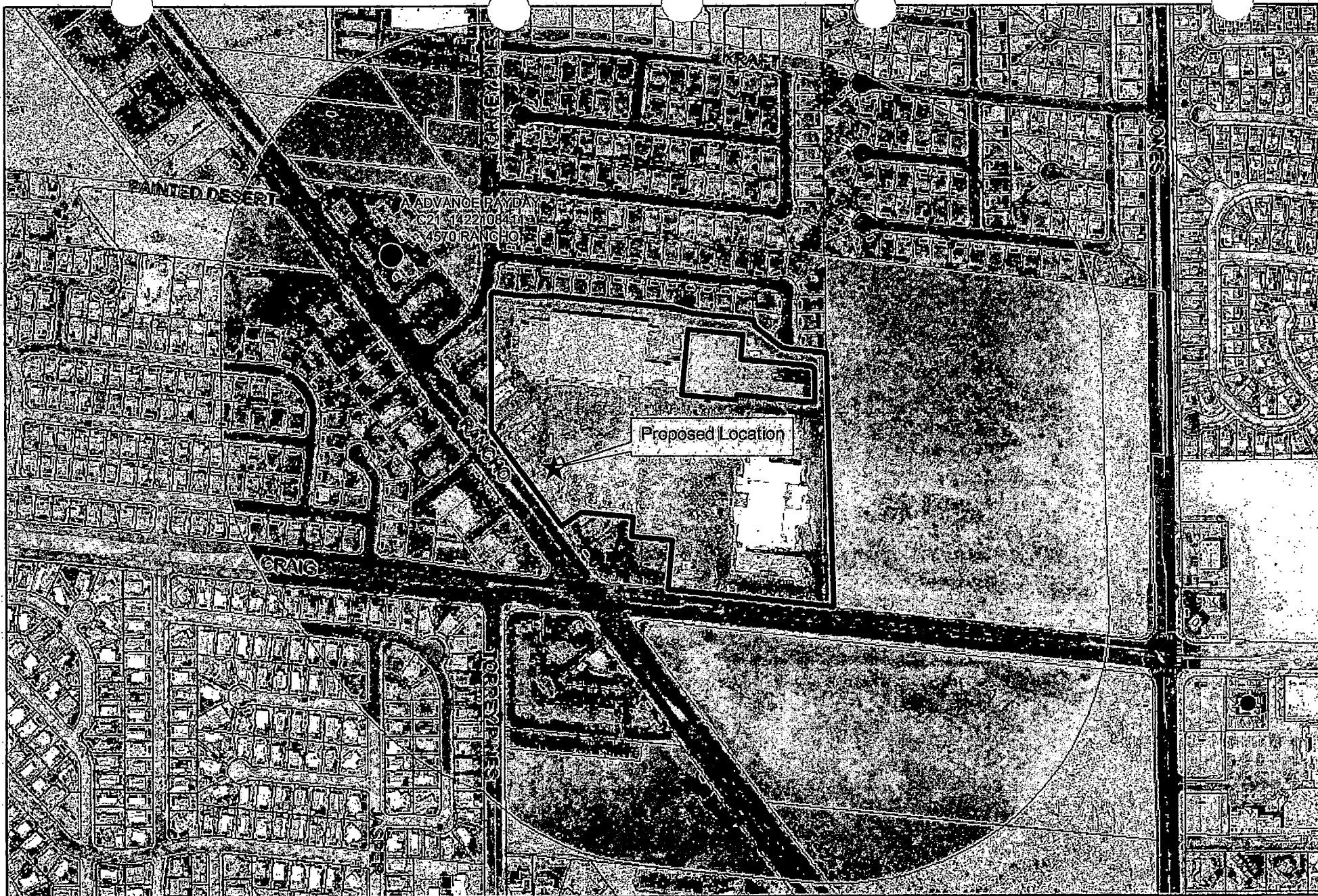
0 400 800 Feet

CASE: SUP-3748

RADIUS: 1320 FT

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





SUP-3748 Financial Business Locations

- Financial Institution, Specified
(Check Cashing Service)
- Finance Company
- Financial Institution, Specified
(Check Cashing Service with Gross)
- Automobile Title Loan

Subject Property

1000 foot buffer



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3748 -

APPLICANT: CONTINENTAL CURRENCY OF NEVADA, INC. - OWNER: TONOPAH-CRAIG ROAD COMPANY, LIMITED PARTNERSHIP

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The use shall comply with all applicable requirements of LVMC Title 6.
3. Any proposed changes to the building design and color scheme shall be subject to review by the Planning and Development Department to ensure that it will be harmonious and compatible with the surrounding area.
4. No temporary signs (as described in LVMC Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.
5. Window signs shall not cover more than twenty percent (20%) of the area of all exterior windows.
6. All City Code requirements and design standards of all City departments must be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit for a Financial Institution, Specified and Auto Title Loan at 4458 North Rancho Drive.

B) Applicant's Justification

The applicant's justification letter indicates the proposed use is compatible and harmonious since it is located in a major shopping area.

BACKGROUND INFORMATION

A) Previous Actions

01/18/89 The City Council approved C-1 (Limited Commercial) zoning for this site as part of a larger request (Z-109-88). The Planning Commission and staff recommended approval on December 20, 1988.

10/12/89 The Planning Commission approved a Plot Plan and Building Elevation Review for the retail shopping center on this site [Z-109-88(1)]. Staff recommended approval on October 12, 2003.

02/19/99 The Planning and Development Department administratively approved a Site Development Plan Review [Z-109-88(2)] for this pad site.

B) Pre-Application Meeting

01/22/04 The applicant was advised of the requirements of a Special Use Permit.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 22.74

B) Existing Land Use

Subject Property: Commercial Retail Center
North: Single Family Residences and Commercial
South: Undeveloped
East: Undeveloped
West: Commercial

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: L (Low Density Residential) and SC (Service Commercial)
South: SC (Service Commercial)
East: SC (Service Commercial)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
North: R-1 (Single Family Residential) and C-1 (Limited Commercial)
South: C-2 (General Commercial)
East: R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
West: C-2 General Commercial

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The existing C-1 (Limited Commercial) Zoning designation is in conformance with the General Plan.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The proposed use is located within an existing commercial shopping center and will not have an affect on the existing parking.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Financial Institution, Specified and Auto Title Loan uses. There are no similar approved uses within the 750' notification distance.

B) General Analysis and Discussion

- Zoning

The proposed Financial Institution, Specified and Auto Title Loan are within the realm of permitted uses in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

Financial Institution, Specified is defined by Title 19 as any business whose primary function is to lend money; to cash checks or other negotiable instruments for a fee, service charge or other consideration; or to provide funds in exchange for the acceptance of a check on a post-dated or deferred-deposit basis. The term includes without limitation a check cashing service, paycheck advance service, and any business primarily providing cash loans, installment loans or cash advances.

Auto Title Loan is defined by Title 19 as a business whose primary function is to lend money on the security of the title to a motor vehicle rather than on the security of the vehicle itself.

- Conditions

The following lists the minimum conditions from Title 19.04.050 for Financial Institution, Specified and Auto Title Loan:

1. The use shall comply with all applicable requirements of LVMC Title 6.

2. The building design and color scheme shall be subject to review by the Planning and Development Department to ensure that it will be harmonious and compatible with the surrounding area.
3. No temporary signs (as described in LVMC Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.
4. Window signs shall not cover more than twenty percent (20%) of the area of all exterior windows.
5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 8:00 p.m.

This application appears to meet these base conditions of approval.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 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 Financial Institution, Specified and Auto Title Loan uses will not adversely affect the current or future surrounding uses on this segment of Cheyenne Avenue.

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

The proposed use is located within an existing shopping center and will operate in a similar manner to other retail uses. Therefore, this site is physically suitable for this use.

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

The abutting street network will be adequate for the traffic generated by the use since it has access to Rancho Drive, a 125-foot wide primary arterial and Craig Road, a 120 foot wide primary arterial on the Master Plan of Streets and Highways.

SUP-3748 - Staff Report Page Five
March 25, 2004 - Planning Commission 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 use will be subject to periodic inspection by regulatory agencies for business licensing, and will therefore not compromise the public health, safety and welfare.

NOTICES MAILED 500

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-3748** APN: 138-02-601-001, 138-02-601-002,
138-02-204-001, 138-02-601-003

Name of Property Owner: TONOPAH CRAIG ROAD CO., a California Limited Partnership

Name of Applicant: CONTINENTAL CURRENCY OF NEVADA, INC. DBA: CASHLAND

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: _____

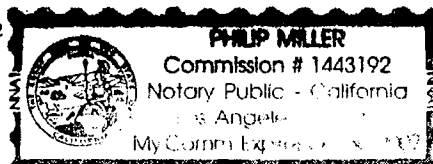
Signature of Property Owner/Authorized Agent: *[Signature]*

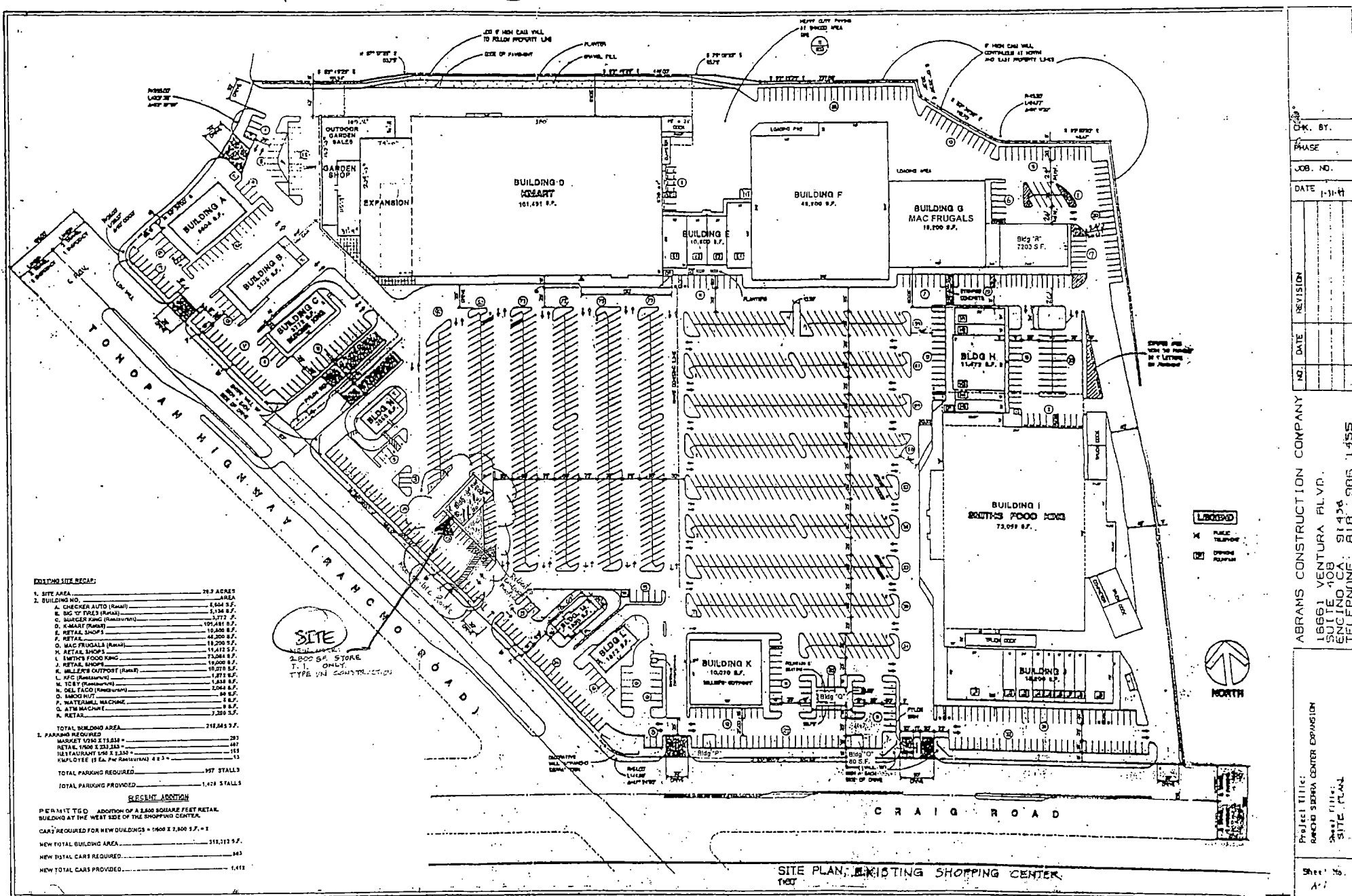
Print Name: MAURY ABRAMS

Subscribed and sworn before me

This 4TH day of DECEMBER, 2003

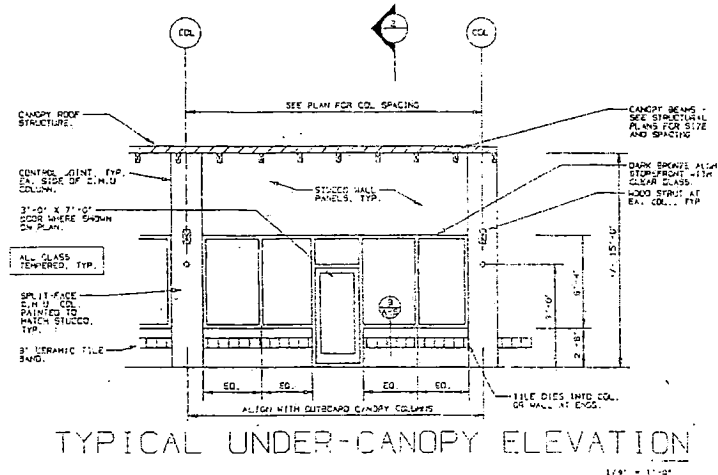
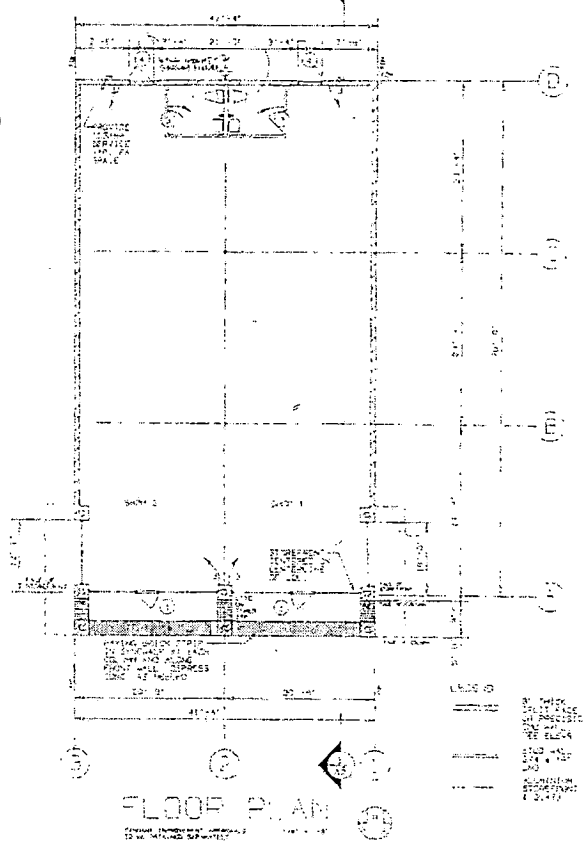
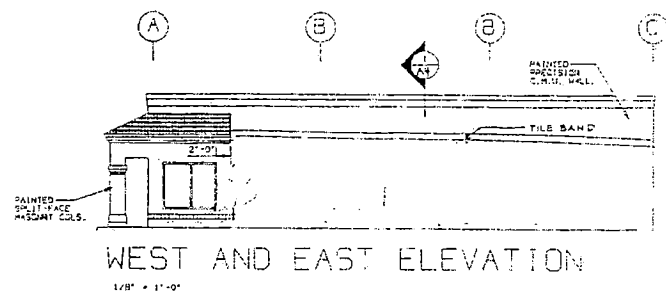
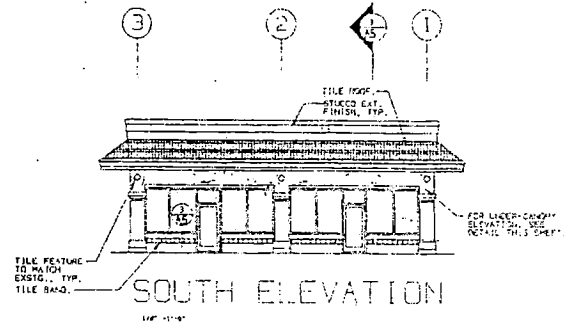
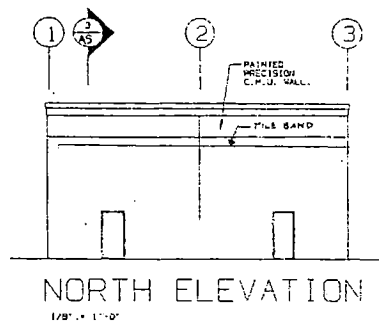
Notary Public in and for said County and State



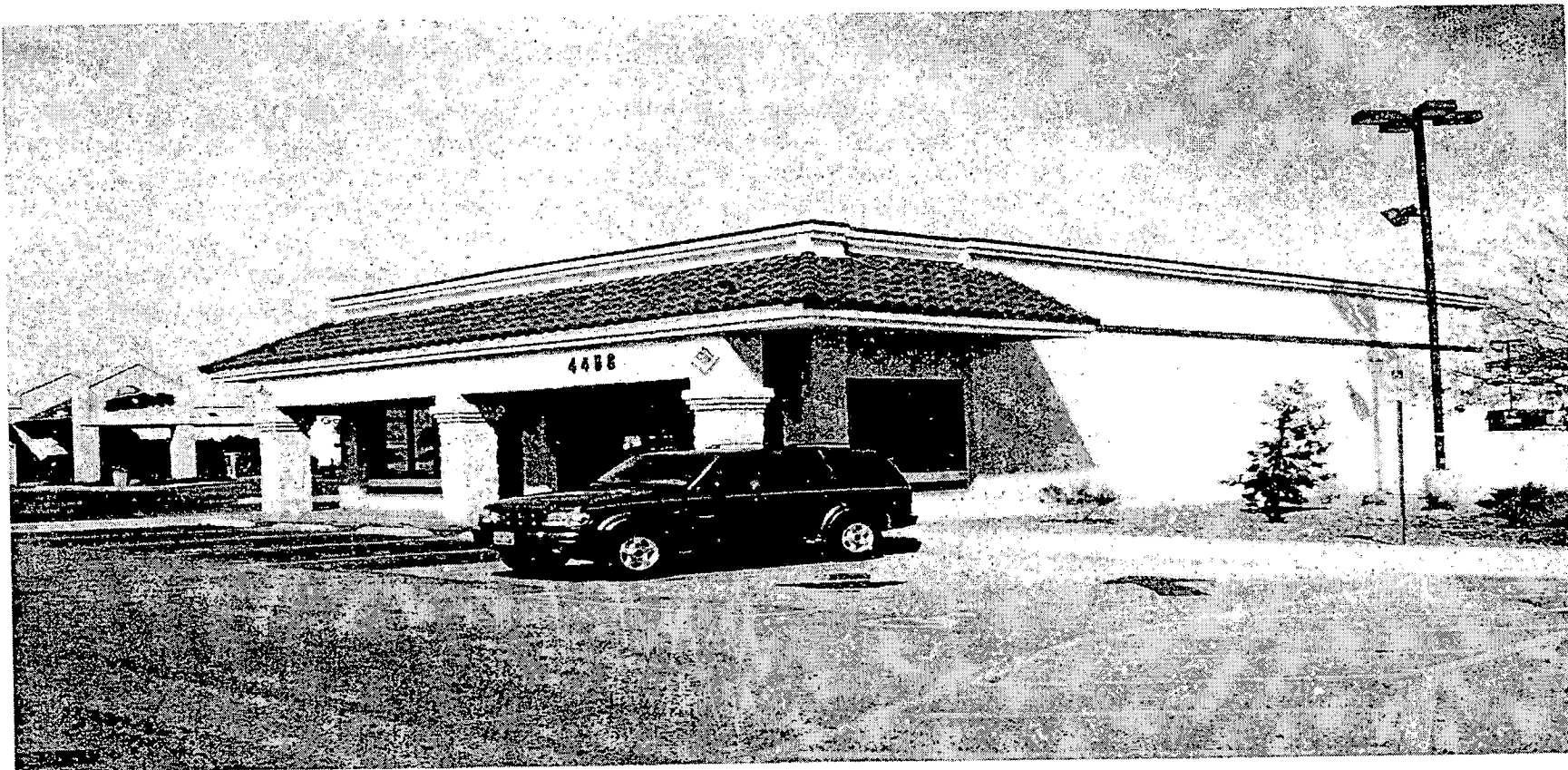


SUP-3748
3-25-04 PC

OK. BY.	
PHASE	
JOB. NO.	
DATE	1-31-04
NO.	
DATE	
REVISION	
ABRAMS CONSTRUCTION COMPANY 18861 VENTURA BLVD. SUITE 108 ENCINO, CA 91436 TELEPHONE: 818.986.1455	
Project Title: RANCHO SERRA CENTER EXPANSION Sheet Title: SITE PLAN	
Sheet No.	1

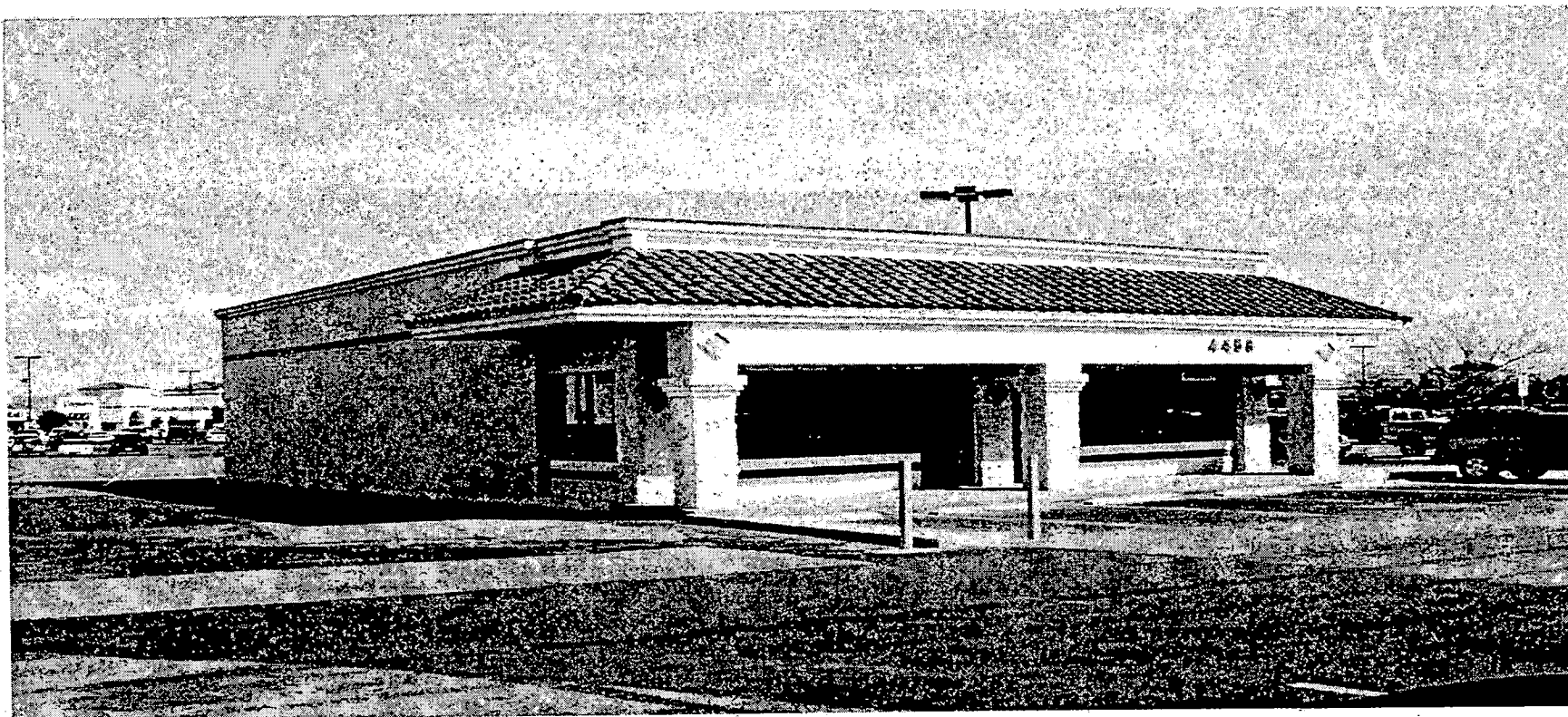


SUP-3748
3-25-04 PC



SUP-3748 - APPLICANT: CONTINENTAL CURRENCY OF NEVADA, INC. - OWNER: TONOPAH-CRAIG
ROAD COMPANY, LIMITED PARTNERSHIP
4458 NORTH RANCHO DRIVE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04



SUP-3748 - APPLICANT: CONTINENTAL CURRENCY OF NEVADA, INC. - OWNER: TONOPAH-CRAIG
ROAD COMPANY, LIMITED PARTNERSHIP
4458 NORTH RANCHO DRIVE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3875 - APPLICANT: HUGH CANADY - OWNER: CDS MEMBER, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR GASOLINE SALES IN CONJUNCTION WITH A 4,500 SQUARE FOOT CONVENIENCE STORE at 1600 North Martin L. King Boulevard (APN: 139-21-804-006), C-1 (Limited Commercial), Ward 5 (Weekly).

IF APPROVED: C.C.: 04/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 4/21/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MATT PINJUV, Planning and Development Department, explained that previously this site was approved for a gasoline sales use that has since expired. The convenience store building and the canopies for the gasoline islands remain. The use is appropriate for the location. Staff recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 35 – SUP-3875

MINUTES – Continued:

HUGH CANADY, owner, 7001 Via Laconda, asked staff to clarify Condition 8 relative to dedication of a 10-foot right-of-way on Martin Luther King Boulevard and whether there would be any costs incurred when Martin Luther King Boulevard is widened. DAVID GUERRA, Public Works Department, was unable to provide an answer without checking with the Special Improvement District and the Engineering Design Section of Public Works.

ROBERT GENZER, Director, Planning and Development Department, explained to the applicant that only the dedication is required but no improvements are needed at this time. MR. CANADY understood but was concerned about the costs if future improvements surface. MR. GENZER replied that there is no way to determine that at this time.

DEPUTY CITY ATTORNEY BRYAN SCOTT explained that if the City decides to do an SID, the City would put in the curbs, gutters and sidewalks and would in turn charge back the costs to the property owners who would benefit by those improvements. He clarified that if the property is developed and improvements made, the property owner would incur the costs.

MR. CANADY was adamant and asked whether the City Council could verify that he would not incur any expenses. DEPUTY CITY ATTORNEY SCOTT explained that would not be a certainty as they would not be able to look that far into the future to determine when Martin Luther King will be widened.

TODD FARLOW, 240 North 19th Street, remarked that if the gasoline tanks are steel, they may be oxidized and there might be a problem with leaks. As a safety precaution, he stated that the tanks need to be tested. CHAIRMAN TRUESDELL replied that would be done prior to filling the tanks with gas.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:07 – 8:16)

2-1204

CONDITIONS:

Planning and Development

1. If this Special Use Permit is not exercised within one year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
2. All City Code requirements and design standards of all City departments must be satisfied.

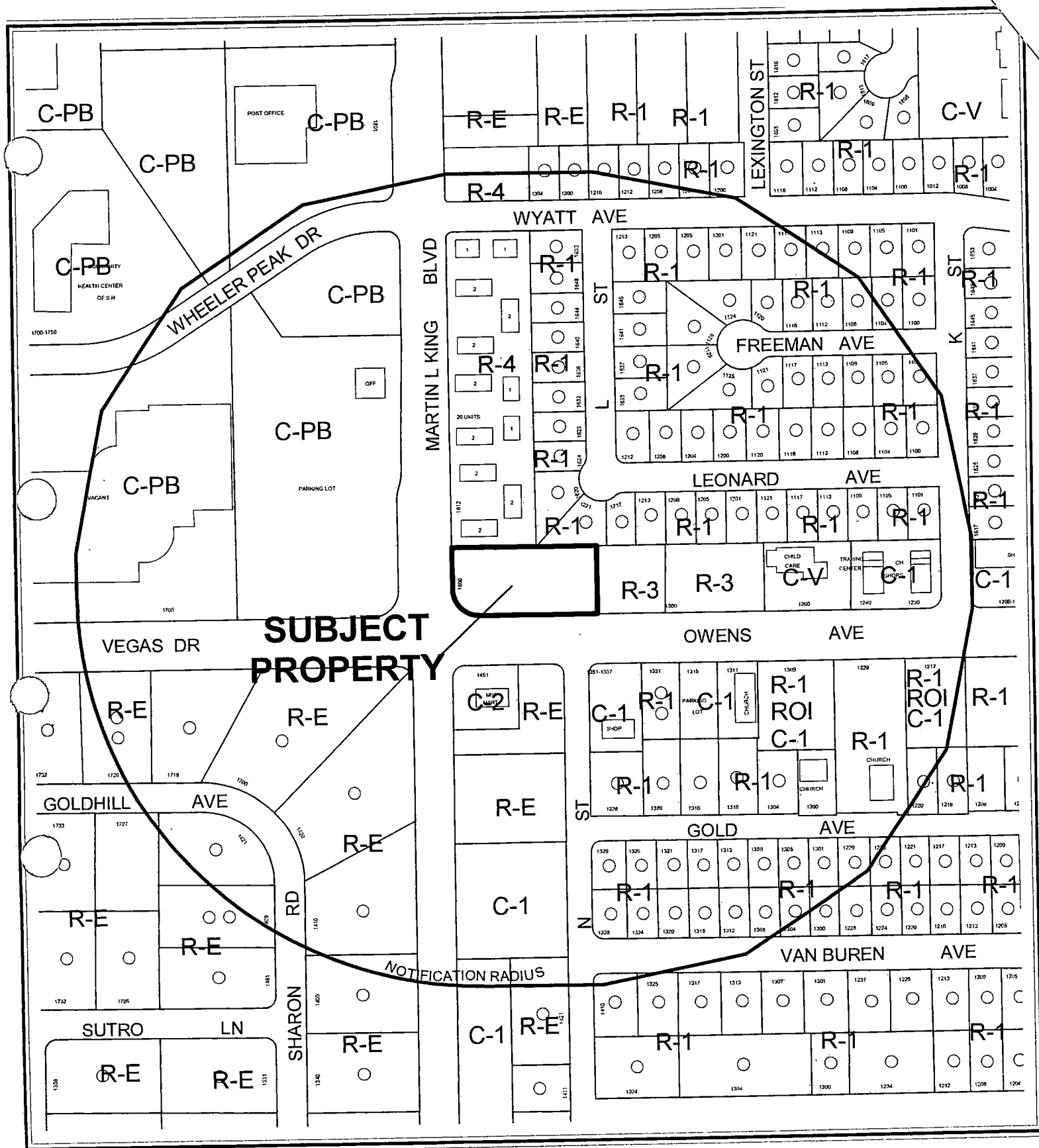
PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 35 – SUP-3875

CONDITIONS – Continued:

3. All activities and operations shall be conducted entirely within an enclosed structure, except the following:
 - The dispensing of petroleum products, water and air from pump islands.
 - The provision of emergency services of a minor nature.
 - The sale of items via vending machines, which shall be located next to the main structure.
4. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.
5. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure.
6. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
7. Pump islands shall be located a minimum of 20 feet from a street right-of-way line. A canopy or roof structure over a pump island may be located no closer than 10 feet from the street right-of-way line.

Public Works

8. Dedicate an additional 10 feet of right-of-way on Martin L. King Boulevard. Construction of these improvements is not required at this time. We note that the future Martin L. King Boulevard widening project may require additional right-of-way along Owens Avenue adjacent to this site.
9. Submit an Encroachment Agreement for all landscaping and private improvements in the Martin L King Boulevard public right-of-way adjacent to this site.
10. Landscape and maintain all unimproved right-of-way on Martin L King Boulevard adjacent to this site prior to occupancy of this site.
11. Site development to comply with all applicable conditions of approval for Rezoning Reclassification Z-0005-94 and all other subsequent site-related actions.



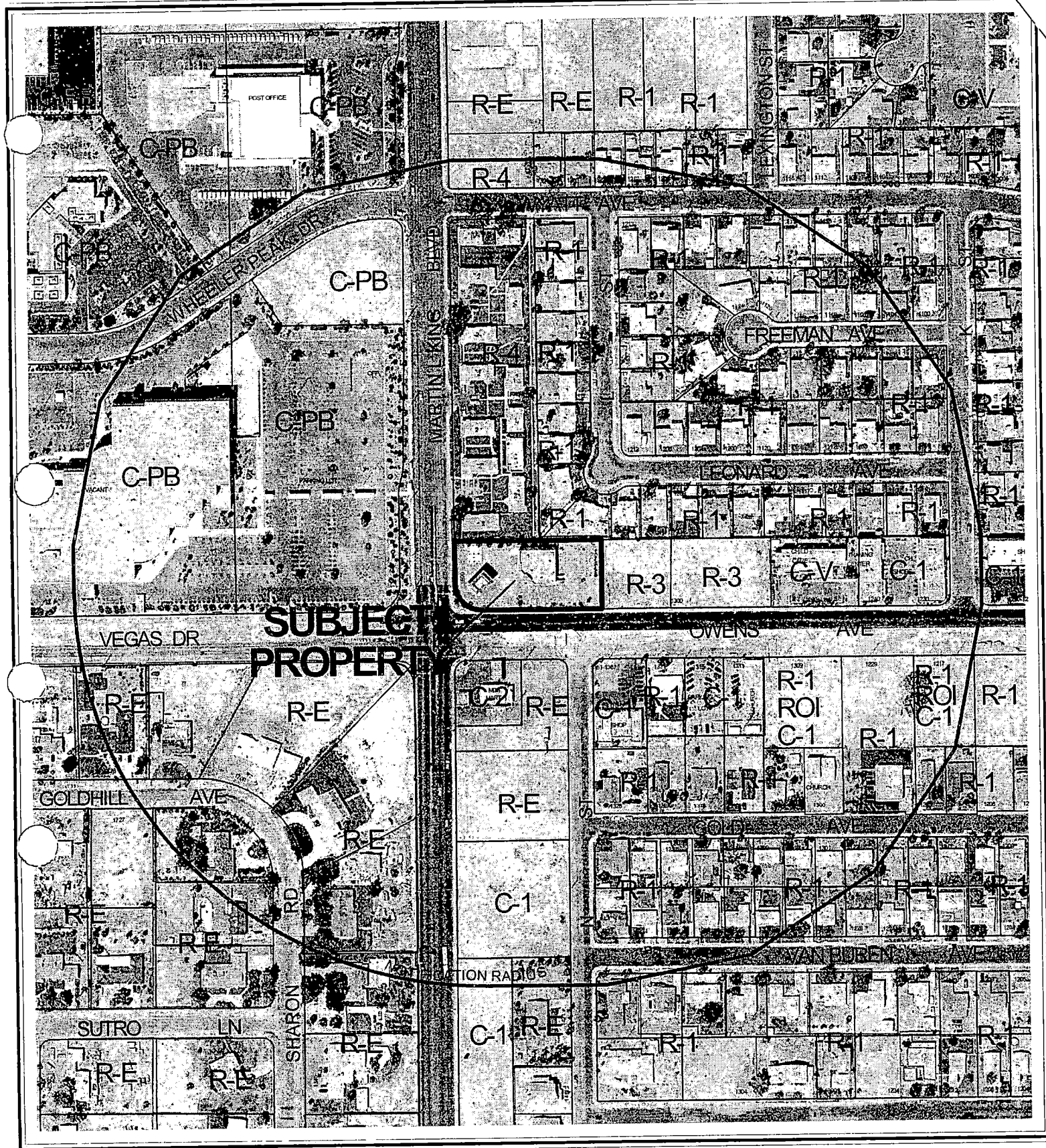
CASE: SUP-3875

RADIUS: 750 FT

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

0 200 400 Feet

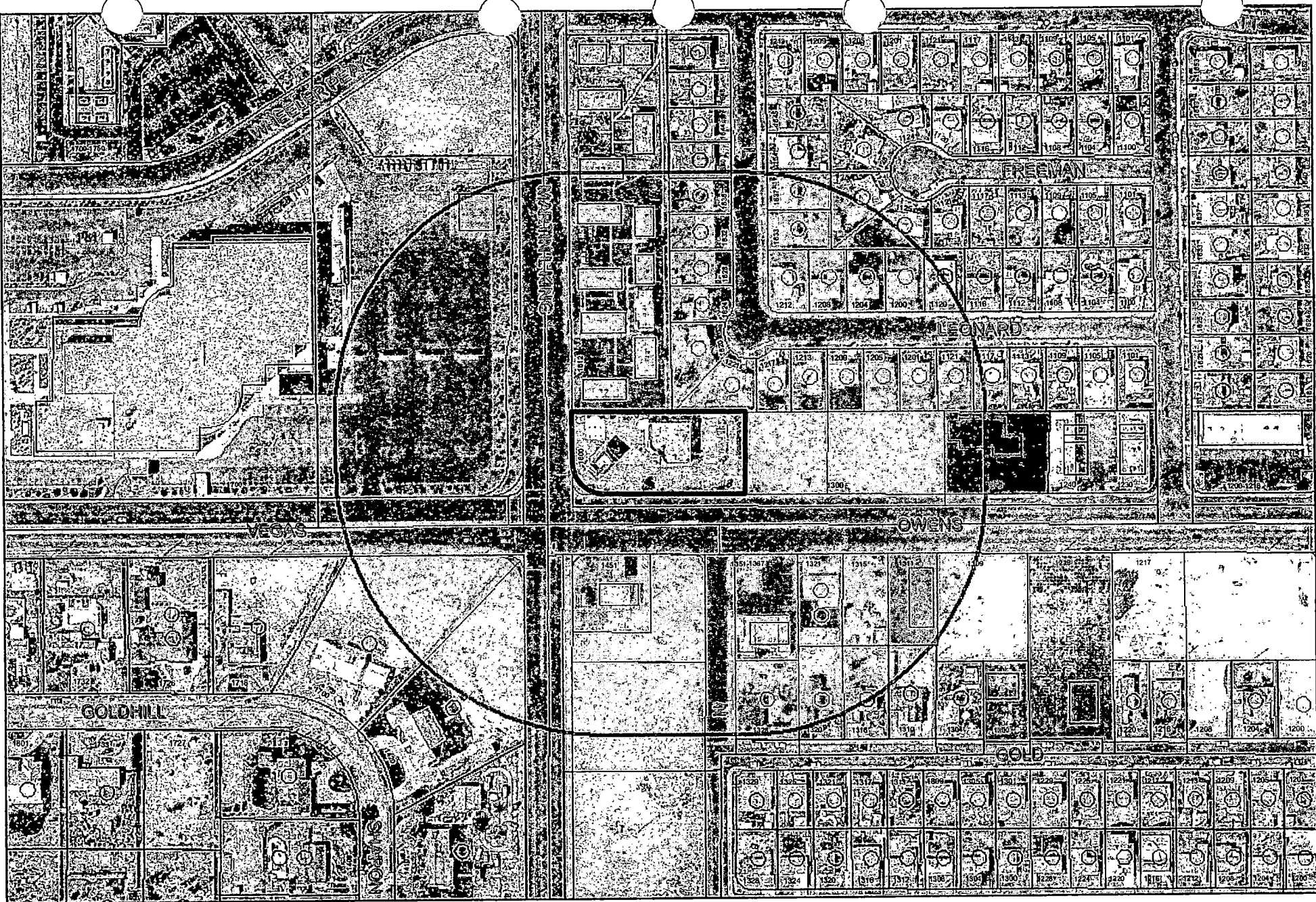




CASE: SUP-3875

RADIUS: 750 FT

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



SUP-3875

Package Liquor Sales

Business Licenses

- Package Liquor Sales ● Tavern ● Supper Club/
Restaurant Service Bar

- Religious Facility ■ Subject Property
■ School ● 400 foot buffer



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3875 -

APPLICANT: HUGH CANNADY - OWNER: CDS MEMBER, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within one year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. All activities and operations shall be conducted entirely within an enclosed structure, except the following:
 - The dispensing of petroleum products, water and air from pump islands.
 - The provision of emergency services of a minor nature.
 - The sale of items via vending machines, which shall be located next to the main structure.
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6. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
7. Pump islands shall be located a minimum of 20 feet from a street right-of-way line. A canopy or roof structure over a pump island may be located no closer than 10 feet from the street right-of-way line.

Public Works

8. Dedicate an additional 10 feet of right-of-way on Martin L. King Boulevard. Construction of these improvements is not required at this time. We note that the future Martin L. King Boulevard widening project may require additional right-of-way along Owens Avenue adjacent to this site.

SUP-3875 - Conditions Page Two
March 25, 2004 - Planning Commission Meeting

9. Submit an Encroachment Agreement for all landscaping and private improvements in the Martin L King Boulevard public right-of-way adjacent to this site.
10. Landscape and maintain all unimproved right-of-way on Martin L King Boulevard adjacent to this site prior to occupancy of this site.
11. Site development to comply with all applicable conditions of approval for Rezoning Reclassification Z-0005-94 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit on property located at 1600 North Martin L King Boulevard for gasoline sales (i.e.: a Service Station) in conjunction with an existing 4,422 square foot convenience store.

B) Applicant's Justification

The applicant currently owns two other similar convenience stores. One is located in Las Vegas and the other is in Henderson. The applicant states that he has two very successful locations and the necessary retail experience to make this new store a vital and successful business venture in the neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

05/18/94	The City Council approved a Rezoning from R-3 (Medium Density Residential) and R-4 (High Density Residential) to C-1 (Limited Commercial) on the subject property (Z-0005-94).
07/20/94	The City Council approved a Special Use Permit for beer/ wine/ gas sales (U-0080-94) in conjunction with a convenience store. The Board of Zoning Adjustment and staff recommended approval.
10/06/99	The City Council denied a Special Use Permit for gasoline sales (U-0073-99) in conjunction with a convenience store. The Special Use Permit was denied because the proposed operator informed the Council that he would not operate the convenience store without the ability to sell liquor. The Planning Commission and staff recommended approval.

SUP-3875 - Staff Report Page Two
March 25, 2004 - Planning Commission Meeting

- 10/06/99 The City Council denied a Special Use Permit for beer/ wine sales (U-0074-99) in conjunction with a convenience store. The SUP was denied because it was within 400 feet of a childcare and church.
- 10/01/03 The City Council amended the City of Las Vegas Downtown Development Plan Map (GPA-2497) (Map 9) of the Las Vegas Redevelopment Plan from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Street.

B) Pre-Application Meeting

- 01/20/04 The following was discussed:
- Using an existing store the applicant will be only seeking a Special Use Permit for gas sales.
 - A 10-foot dedication of right-of-way will be expected for Martin L. King Boulevard and Owens Avenue.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.92

B) Existing Land Use

Subject Property: Convenience store with gas pumps
North: Multi-family, Single family
South: Retail
East: Vacant
West: VA Hospital

C) Planned Land Use

Subject Property: DTR- C (Downtown Redevelopment Plan- Commercial)
North: DTR- MXU (Downtown Redevelopment Plan- Mixed Use)
South: DTR- C (Downtown Redevelopment Plan- Commercial)
East: DTR- C (Downtown Redevelopment Plan- Commercial)
West: DTR- I (Downtown Redevelopment Plan- Industrial)

SUP-3875 - Staff Report Page Three
March 25, 2004 - Planning Commission Meeting

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
North: R-4 (High Density Residential)
South: C-2 (General Commercial)
East: R-3 Medium density Residential
West: C-PB (Planned Business Park)

E) General Plan Compliance: Southeast General Plan

The subject site is located within the Downtown Redevelopment Area on the Southeast Sector Land Use General Plan and is designated as DTR-C on the DTR map. To stimulate revitalization of the City's historic, urban core, several special overlay districts have been adopted which contain unique standards for redevelopment.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
West Las Vegas Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X
Special Notification		X

This site is within the West Las Vegas Plan Area and the Downtown Redevelopment area, both Special Plan areas on the Southeast Sector Land Use Plan. Redevelopment efforts in this area are not limited to just physical improvements such as streetscape, water fountains, and the promotion of new private-sector construction but also include evaluation of existing and proposed uses to ensure these do not preclude, prevent, detract from or conflict with redevelopment efforts or with each other.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

SUP-3875 - Staff Report Page Four
March 25, 2004 - Planning Commission Meeting

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Service Station	4,422 SF.	1/250 of retail/commercial GFA	16	1	35	2

The proposal exceeds the requirement of Title 19 for parking. However, the site plan needs to be revised to address handicapped parking.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed gasoline use.

B) General Analysis and Discussion

- **Zoning**

A service station is permitted with approval of a Special Use Permit in a C-1 (Limited Commercial) zone.

- **Use**

Title 19.20 defines service station as any building, or premises used for the dispensing and sale of fuels or oils and accessories for the motor vehicle trade, together with any incidental minor automotive repair or automatic car wash facility.

- **Conditions**

The following base conditions exist for the approval of a service station in a C-1 (Limited Commercial) zone:

- All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
 - The dispensing of petroleum products, water and air from pump islands.
 - The provision of emergency service of a minor nature.

SUP-3875 - Staff Report Page Five
March 25, 2004 - Planning Commission Meeting

- c. The sale of items via vending machines that shall be located next to the main structure.
- ii. Pump islands shall be located a minimum of 20 feet from a street right-of-way line. A canopy or roof structure over a pump island may be located no closer than 10 feet from the street right-of-way line.
- iii. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.
- iv. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure.
- v. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
- vi. The installation of LPG tanks shall only be permitted as allowed in Section 19.04.060(B)

The pump islands and canopy currently exist on site, as the site previously operated as a service station.

The Department of Public Works plans to widen Martin L King Boulevard and as a condition of approval for this application calls for the dedication of an additional 10 feet of right-of-way along Martin L King Boulevard. Any future development should be designed to incorporate setbacks measured from the required right-of-way, including structure, drive aisles and parking spaces.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 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."**

Although the site was formerly operated as a Service Station, the use ceased approximately two years ago, future development compliance with the current Title 19 requirements are necessary. The proposed Service Station can be operated in a manner that is harmonious and compatible with existing surrounding land uses, as the proposed use is typical in commercial districts. The conditions of approval will negate typical adverse conditions associated with the proposed use.

SUP-3875 - Staff Report Page Six
March 25, 2004 - Planning Commission Meeting

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

Minimum conditions of approval have been added to ensure development progresses in a controlled manner consistent with the policies and goals of Title 19.

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.”**

Plans to widen Martin L King Boulevard are necessary to accommodate the current traffic flow. The traffic from the use will not burden the capacity of Owens Avenue and Martin L King Boulevard.

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

The proposed use will be subject to inspections for compliance to business licensing requirements. Approval of this special use permit will not compromise the public health, safety, and welfare.

NOTICES MAILED 127

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-3875** APN: 139-218-04006

Name of Property Owner: CDS member LLC - James Saxton

Name of Applicant: Hugh Cassidy

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: _____

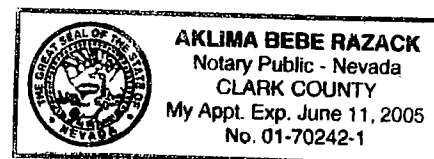
Signature of Property Owner/Authorized Agent: Michael Cassidy

Print Name: Hugh Canady

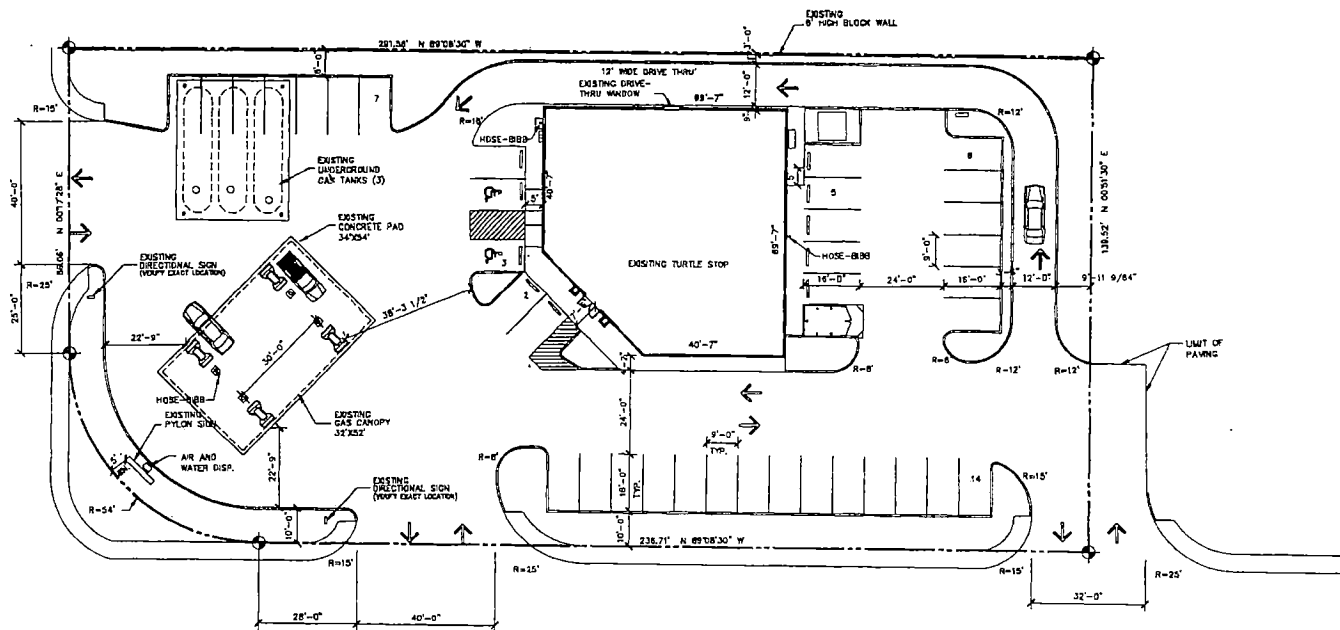
Subscribed and sworn before me

This 9 day of February, 2004

Notary Public in and for said County and State

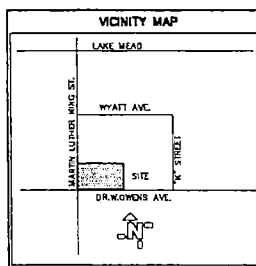


MARTIN LUTHER KING STREET



OWENS AVENUE

SITE PLAN
SCALE 1/16" = 1'-0"



PROJECT DATA

BUILDING CODE: U.S.C. 1991 EDITION
 ZONING: C-1
 OCCUPANCY: B - 2
 TYPE OF CONSTRUCTION: V - W
 FIRE PROTECTION: N/A (NOT APPLICABLE)
 LOT AREA: 35,871 S.F.
 BUILDING AREA: 4,422 S.F.
 FIRST FLOOR: 4,422 S.F.
 ALLOWABLE AREA: 9,000 S.F.
 MAXIMUM ALLOWABLE AREA: 1 STORY
 9,000 S.F. (1 + 32 X 2.5X) = 14,400 S.F.
 PERCENTAGE OF SITE COVERAGE: 6.04%
 PARKING REQUIRED = 17 SPACES
 PARKING PROVIDED = 35 SPACES

STATISTICS				
LOT	LOT AREA	BUILDING AREA	PARKING REQ'D	PARKING PROVIDED
A	35,871 S.F.	4,422 S.F.	1/250 S.F. = 17 SPACES	37 SPACES
TOTAL	35,871 S.F.	4,422 S.F.	TOTAL REQ'D = 17 SPACES	37 SPACES

PROJECT: THE TURTLE STOP (MLK & OWENS) CITY OF LAS VEGAS, NV OWNER: L.M.E.D.D. INC., 1000 W. WYATT AVE. LAS VEGAS, NV	SHEET NO. A1.1

SUP-3875
3-25-04 PC



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

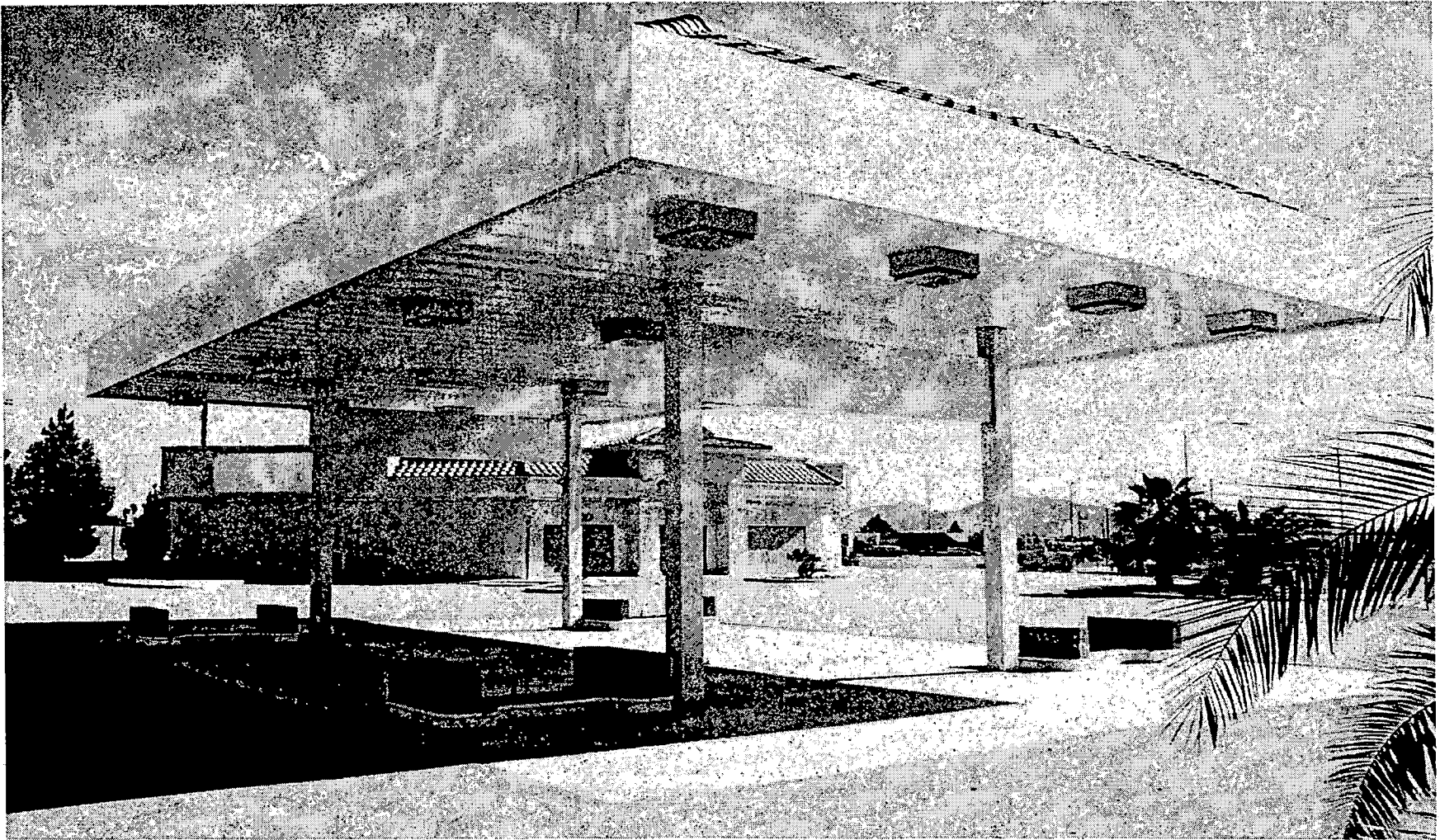
1. KITCHEN EQUIPMENT CONTRACTOR (K.E.C.) TO SUPPLY ALL LABOR, TOOLS, EQUIPMENT, MATERIALS AND TRANSPORTATION REQUIRED TO COMPLETE THE INSTALLATION OF ALL FOODSERVICE EQUIPMENT SHOWN ON THESE DRAWINGS, UNLESS OTHERWISE NOTED.
2. K.E.C. SHALL DELIVER ALL EQUIPMENT TO THE JOB SITE, UNCRATE, SET IN PLACE AND REMOVE ALL CRATING & PACKING.
3. ALL FINAL CONNECTIONS TO SERVICES (GAS, WATER, ELECTRICAL AND SEWAGE) SHALL BE MADE BY THE CITY OF PALO ALTO, CODED.
4. ONCE ALL EQUIPMENT IS CONNECTED TO SERVICES, K.E.C. SHALL SET EQUIPMENT IN PERMANENT LOCATIONS, AS PER DRAWINGS, AND SEAL TO WALLS WHERE APPLICABLE.
5. IT SHALL BE THE K.E.C.'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE INSTALLATION OF FOODSERVICE EQUIPMENT.

12.3
NEXT VOL.
A2.4

This design is the property of
Sundays Land and Buildings
Limited number 0007790
unauthorized use is strictly pro-
hibited. The 0007790 SUNDAYS

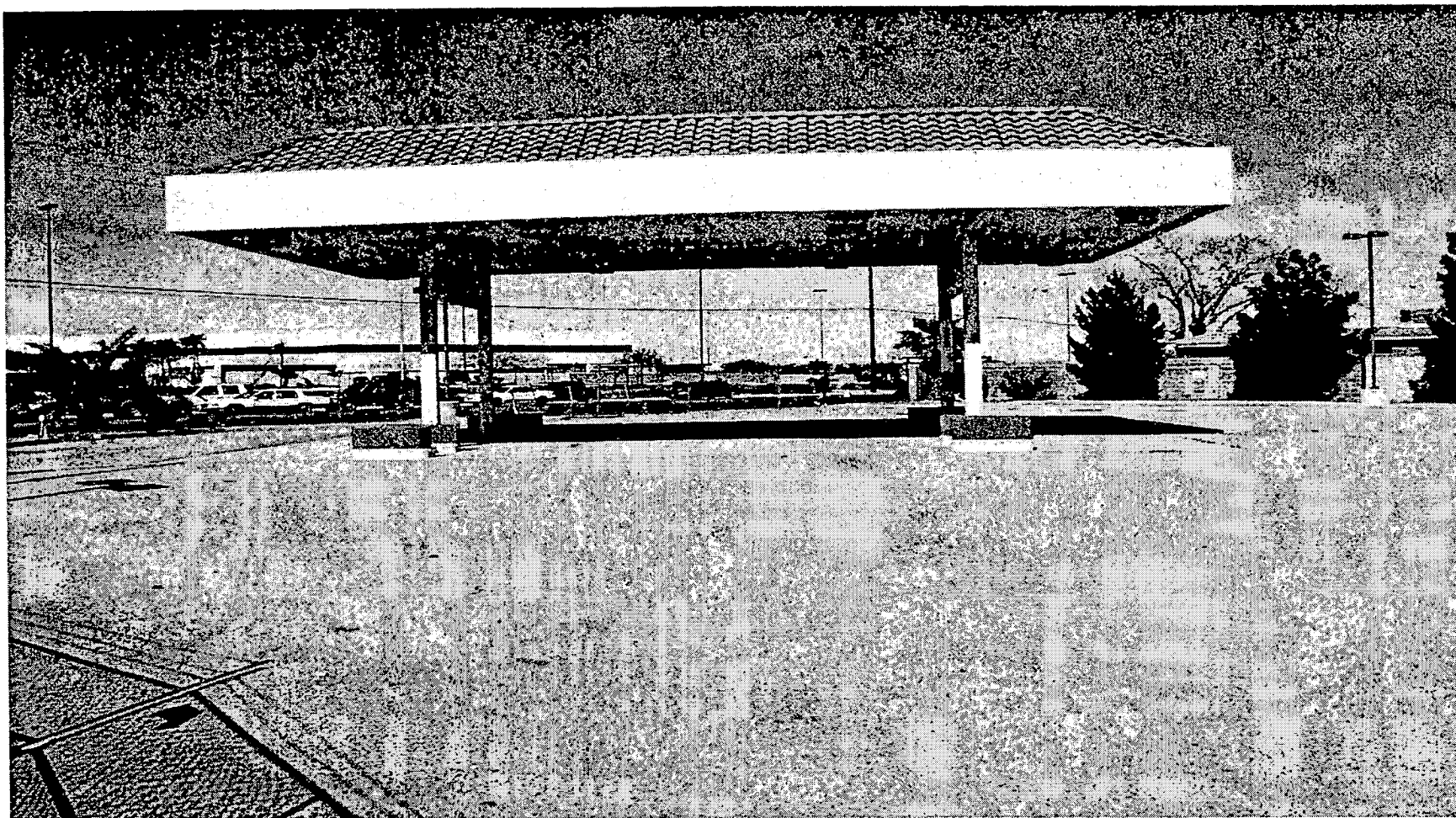
A2.4

SUP-3875
3-25-04 PC



SUP-3875 - APPLICANT: HUGH CANADY - OWNER: CDS MEMBER, LIMITED LIABILITY COMPANY
1600 NORTH MARTIN L. KING BOULEVARD
MARCH 25, 2004 PLANNING COMMISSION

3/4/04



SUP-3875 - APPLICANT: HUGH CANADY - OWNER: CDS MEMBER, LIMITED LIABILITY COMPANY
1600 NORTH MARTIN L. KING BOULEVARD
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3896 - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DONNA F. BEAM REVOCABLE TRUST - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER FROM THE 1,500 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING SCHOOL, CHURCH, AND CITY PARK adjacent to the northeast corner of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

IF APPROVED: C.C.: 04/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

26

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

11

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

STEINMAN – APPROVED subject to conditions – **UNANIMOUS** with **DAVENPORT** abstaining as he is a neighbor of one of the Becker Family members and **McSWAIN** abstaining as her firm is currently under contract with the Becker Family

To be heard by the City Council on 4/21/2004

NOTE: CHAIRMAN TRUESDELL disclosed that his office manages one of the areas located in the Tech Parks. Inasmuch as there are no conflicts or economic involvement, he felt it would be proper to vote on this application.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 36 – SUP-3896

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated that this use will be located within 1500 feet from a park, school and church and therefore is not considered harmonious with the surrounding area. Staff recommended denial.

ATTORNEY CHRIS KAEMPFER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He agreed that the proposed project is located in close proximity to the church, school and park; however, he stated that this location does not affect any of those facilities because the proposed establishment faces inward. ATTORNEY KAEMPFER stated that Cimarron Memorial School faces Tenaya Drive and only because the rear portion of the school property (soccer and football fields) extends so far back to the west, does it come within 1,500 feet of the subject property. He added that the Bettye Wilson Soccer Park adjoins the subject property; however, there are a countless number of existing establishments with alcohol uses that abut that park. Further, ATTORNEY KAEMPFER emphasized that this is not a tavern. It will be called the Becker Steakhouse and is designed to be a first-class dining restaurant. He explained that the Special Use Permit is required because of the alcohol use in a C-1 (Limited Commercial) zone. Finally, ATTORNEY KAEMPFER stated that the applicant has met with the neighbors and that a multitude of agreements were drawn up to ensure that all concerns were met.

TODD FARLOW, 240 North 19th Street, supported this project and stated it is a great idea for the area.

KATHY BEST, 7548 Holloran Court, appeared in opposition to the proposed project. She stated that she opposed having a bar so close to the High School, the Child Care Center and the Church. She felt this establishment does not fit the needs of the community and is not allowed according to the Standards of the Code. MS. BEST also challenged that proper notification was given since parents of the children who attend the high school and day care center and members of the adjacent church were unaware of the Public Hearing.

On the issue of notification, CHAIRMAN TRUESDELL stated that there is a requirement to post a sign on the property. MARGO WHEELER, Deputy Director, Planning and Development Department, clarified that a sign was indeed posted at the intersection of Buffalo Drive and Smoke Ranch Drive as noted by an Affidavit dated 3/13/2004. She confirmed that the posting distinctly states, Liquor Establishment (Tavern) and a Waiver from the 1500 foot Distance Separation Requirement from an existing school, church and City park.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 36 – SUP-3896

MINUTES - Continued:

COMMISSIONER NIGRO stated that in reading the staff backup, reference was made to a 100-foot waiver, and he asked what the intention was for that requirement. ROBERT GENZER, Director, Planning and Development Department, explained that sometime last year, there was a proposed tavern that would have been within 1500 feet, although on a different street, where a church was located. At that time it was determined that there would be circumstances that would arise in which a waiver could be considered.

COMMISSIONER STEINMAN asked whether any protests were received from the LDS Church. He also understood that the Child Care Center was actually outside of the 1500 feet. MR. WALTON informed that the petition on file appears to have been gathered by the residents themselves. There was no indication of any opposition from the Church. Staff confirmed that the Child Care Center is located right on the property line.

CHAIRMAN TRUESDELL asked for assurance that no tavern application for the south portion of the street would be forthcoming. ATTORNEY KAEMPFER affirmed that because of the proximity to the proposed project and the deed restriction with the neighbors, there would be no tavern uses on the south side. CHAIRMAN TRUESDELL stated that this Commission does not want to deal with any sign issues that would impact the neighborhood. ATTORNEY KAEMPFER stated that that particular issue was discussed with the neighbors and the applicant agreed that there would be no neon signs. Inasmuch as ATTORNEY KAEMPFER had referenced several of the agreements negotiated between applicant and residents, COMMISSIONER NIGRO suggested they be made a part of the final approval.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:16 – 8:42)

2-1551

CONDITIONS:

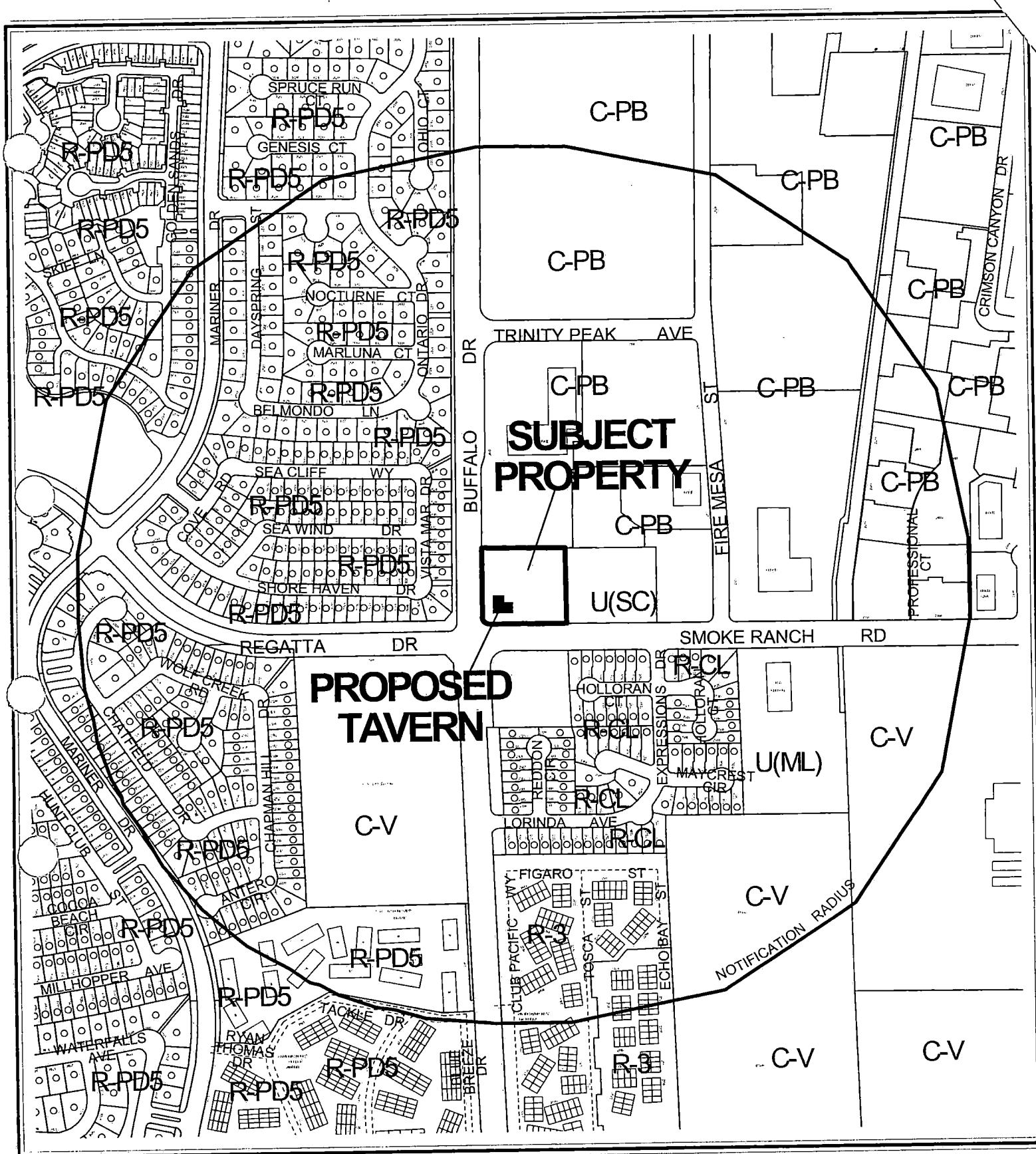
Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Liquor Establishment (Tavern).
2. 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.
3. Approval of a subsequent Rezoning (ZON-2457) and Site Development Plan Review (SDR-2458) by the Planning Commission and City Council.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 36 – SUP-3896

CONDITIONS – Continued:

4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



0 300 600 Feet

CASE: SUP-3896

RADIUS: 1500 FT

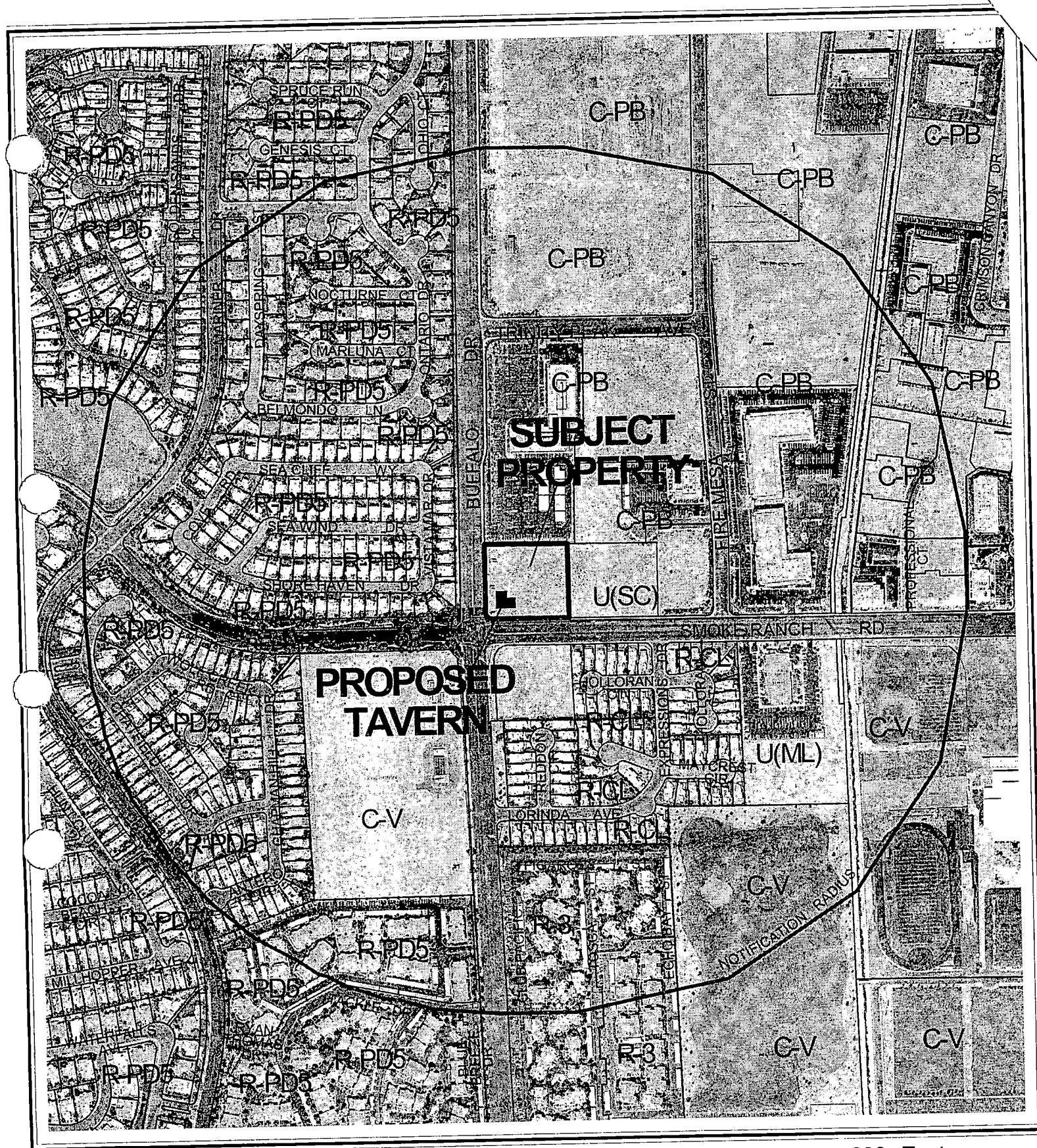
ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)





CASE: SUP-3896

RADIUS: 1500 FT

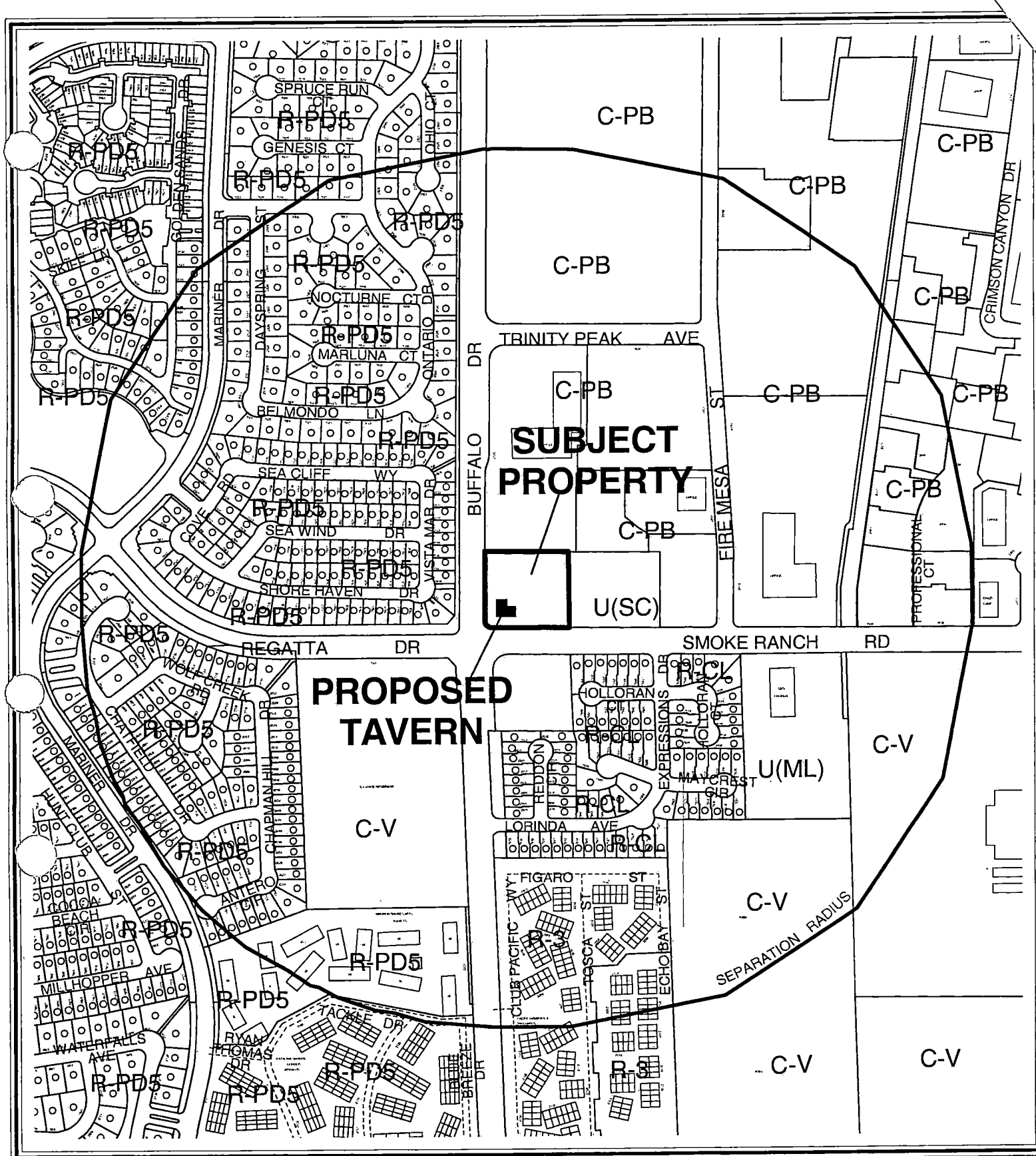
ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)





CASE: SUP-3896

SEPARATION RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

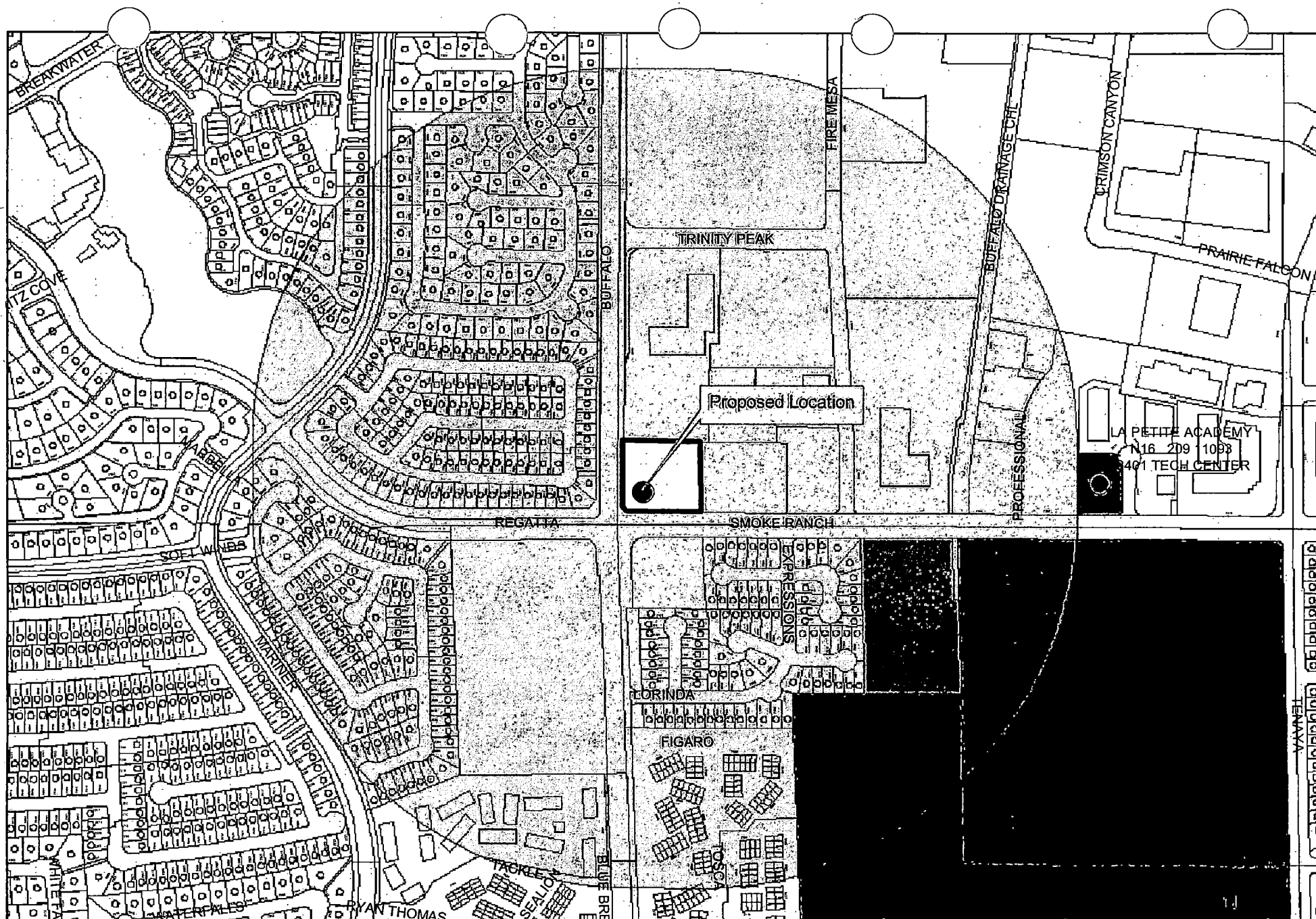
U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 300 600 Feet





SUP-3896

Protected Landuses

 Parks	 Taverns
 Schools	 Religious

Business Licenses

- | |
|--|
|  Tavern |
|  Child Care/
Children Facility |

 Subject Property

 1500 foot buffer

0 370 740 1,480 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3896 -

APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DONNA F. BEAM
REVOCABLE TRUST

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Liquor Establishment (Tavern).
2. 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.
3. Approval of a subsequent Rezoning (ZON-2457) and Site Development Plan Review (SDR-2458) by the Planning Commission and City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit to allow a Liquor Establishment (Tavern) and a waiver of the 1,500-foot minimum distance requirements from a Church, City Park and a school, on a 2.08-acre site located at the Northeast corner of the intersection of Buffalo Drive and Smoke Ranch Road. The subject application will be affected by companion items, ZON-2457 and SDR-2458, which are to be considered by City Council on the 04/21/04.

B) Applicant's Justification

The proposed single story commercial complex, in which the Tavern is a part, is compatible with the existing uses of similar localities. The school is within the 1,500-foot required separation but is separated by the 100-foot right-of-way of Smoke Ranch Road.

BACKGROUND INFORMATION

A) Previous Actions

- 10/03/84 The City Council approved a petition (A-0015-84) to annex 985 acres of land, including the subject parcels. The effective date was October 12, 1984.
- 05/10/99 The City Council accepted a request to withdraw without prejudice a request for Rezoning (Z-0006-99) from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on a site located at the northeast corner of Buffalo Drive and Smoke Ranch Road. The Planning Commission and staff recommended denial on March 11, 1999.
- 05/10/99 The City Council accepted a request to withdraw without prejudice a request for two Special Use Permits (U-0010-99 and U-0011-99) located at the northeast corner of Buffalo Drive and Smoke Ranch Road for the Off-Premise Sale of Beer and Wine and for a proposed Minor Auto Repair facility, Full Service Car Wash and Gasoline Sales in conjunction with a proposed Convenience Store/Car Wash. The Planning Commission and staff recommended denial of both applications on March 11, 1999.

B) Pre-Application Meeting

01/20/04 At the pre-application conference, definitions and requirements for supper clubs, restaurant service bars and taverns were discussed. The applicant decided to apply for a tavern with waivers of the distance requirements. The applicant has also supplied a letter from a licensed surveyor stating the distance from the proposed site to an existing childcare facility is greater than 1500 feet. DEVCO comments were addressed in ZON-2457 and SDR-2458.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.08

B) Existing Land Use

Subject Property: Undeveloped
North: Business Park uses
South: Undeveloped and Single Family Residential
East: Undeveloped
West: Single Family Residential and Water District facility

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: LI/R (Light Industrial/Research)
South: SC (Service Commercial) and ML (Medium Density Residential)
East: SC (Service Commercial)
West: ML (Medium Density Residential) and PF (Public Facilities)

D) Existing Zoning

Subject Property: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation]
North: C-PB (Planned Business Park)
South: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and R-CL (Residential - Compact Lot)
East: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation]
West: R-PD5 (Residential Planned Development – 5 Units per Acre) and C-V (Civic)

E) General Plan Compliance

The site is designated as SC (Service Commercial) on the Southwest Sector Map of the General Plan. The requested Rezoning to C-1 (Limited Commercial) and the proposed commercial development/use are consistent with this General Plan designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

There are no special area plans, special overlay districts or study areas that affect the subject sites, although the Las Vegas Technology Park abuts the northern edge of the northern parcel.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

SUP-3896 - Staff Report Page Four
March 25, 2004 - Planning Commission Meeting

Standards	Code Requirement	Provided
Liquor Establishment (Tavern)	1,500 from any church, synagogue, school, child care facility licensed for more than 12 children, or City Park *1,500 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or City Park and any other liquor establishment (tavern) and can request a waiver if separated from the existing use by a street with a minimum right-of-way width of 100 feet	City Park (Bettye Wilson Soccer Complex) located approximately 805 feet away. School (Cimarron Memorial High School) located approximately 1,035 feet away. Church located approximately 638 feet away. *Meets standard for City Park, School and Church.

B) General Analysis and Discussion

- Zoning

A Liquor Establishment (Tavern) is permitted in the C-1 (Limited Commercial) zone with approval of a Special Use Permit.

- Use

Title 19.20.020 defines a Liquor Establishment (Tavern) as a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold.

- Waiver

(5) The distance separation requirement set forth in Paragraph (1) may be waived in accordance with the provisions of Subsection 19.04.050(A) (4), but only in connection with a proposed liquor establishment (tavern) that:

(a) Will be located on a parcel within a C-V (Civic) District or the Downtown Casino Overlay District;

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March 25, 2004 - Planning Commission Meeting

- (b) Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as an historic property, historic building, or land mark; or
- (c) *Will be separated from the existing use by a street or highway with a minimum right-of-way width of one hundred feet.*

The following protected uses are located within 1,500 feet of the proposed use:

City Park (Bettye Wilson Soccer Complex) - 7353 Eugene Avenue
School (Cimarron Memorial High School) - 2301 N Tenaya Way
Church - 7401 Smoke Ranch Road

The proposed tavern location will be separated from the above mentioned protected uses by Smoke Rand Road, a right of way 100 feet or greater in width.

The amount of waivers requested for this site is considerable. In addition the proposed site is located in an area predominately populated by protected uses, i.e. the existence of City Parks to the north and south, as well as a number of schools (both high schools and elementary schools) located within the general area. Therefore, it is the position the Department to not support this application.

- Conditions

Listed are the applicable conditions as listed in Title 19.04.050 for a Liquor establishment (tavern):

- (1) Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum separation between liquor establishments (tavern), and a minimum separation between a liquor establishment (tavern) and certain other uses that should be protected from the impacts associated with a liquor establishment (tavern). Therefore, except as otherwise provided below, no liquor establishment (tavern) may be located within fifteen hundred feet of any other liquor establishment (tavern), church, synagogue, school, child care facility licensed for more than twelve children, or City park.
- (2) The distance separation referred to in Paragraph (1) shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment (tavern) which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed liquor establishment (tavern). The distance shall be measured in a straight line without regard to intervening obstacles.

SUP-3896 - Staff Report Page Seven
March 25, 2004 - Planning Commission Meeting

- (3) For the purpose of Paragraph (2), and for that purpose only:
 - (a) The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
 - (b) The "property line" of a liquor establishment (tavern) refers to:
 - (i) The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or...
- (4) The distance separation requirement set forth in Paragraph (1) does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of two hundred guest rooms after July 1, 1992.
- (5) The distance separation requirement set forth in Paragraph (1) may be waived in accordance with the provisions of Subsection 19.04.050(A)(4), but only in connection with a proposed liquor establishment (tavern) that:
 - (a) Will be located on a parcel within the C-V District or the Downtown Casino Overlay District;
 - (b) Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as historic property, historic building, or landmark; or
 - (c) Will be separated from the existing use by a street or highway with a minimum right-of-way width of one hundred feet.
- (6) The use shall conform to the provisions of LVMC Chapter 6.50.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 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."**

While the use is permitted the C-1 (Limited Commercial) zoning district as a special use, the proposal cannot be operated in a manner harmonious and compatible with the surrounding area, since it does not meet the 1,500 distance separation standards of the Code.

SUP-3896 - Staff Report Page Eight
March 25, 2004 - Planning Commission Meeting

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

The subject site is physically suitable for the proposed use.

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

This project is located on Buffalo Drive at the intersection with Smoke Ranch Road, both of which are identified as Primary (100-foot) Arterials on the Master Plan of Streets and Highways. These roads provide sufficient capacity for the intended development on the subject parcels.

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.”**

Approval of this request would not be consistent with the standards of Title 19. If the request is approved, it would be subject to other Codes to ensure health, safety and public welfare.

NOTICES MAILED 534

APPROVALS 1

PROTESTS 2



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-3896** APN: 138-15-402-001

Name of Property Owner: Donna F. Beam Rev. Trust

Name of Applicant: INVESTMENT EQUITY Builders

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

 Yes

~~Yes~~ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: Dorothy F. Bann

Print Name: Donna F. Beam

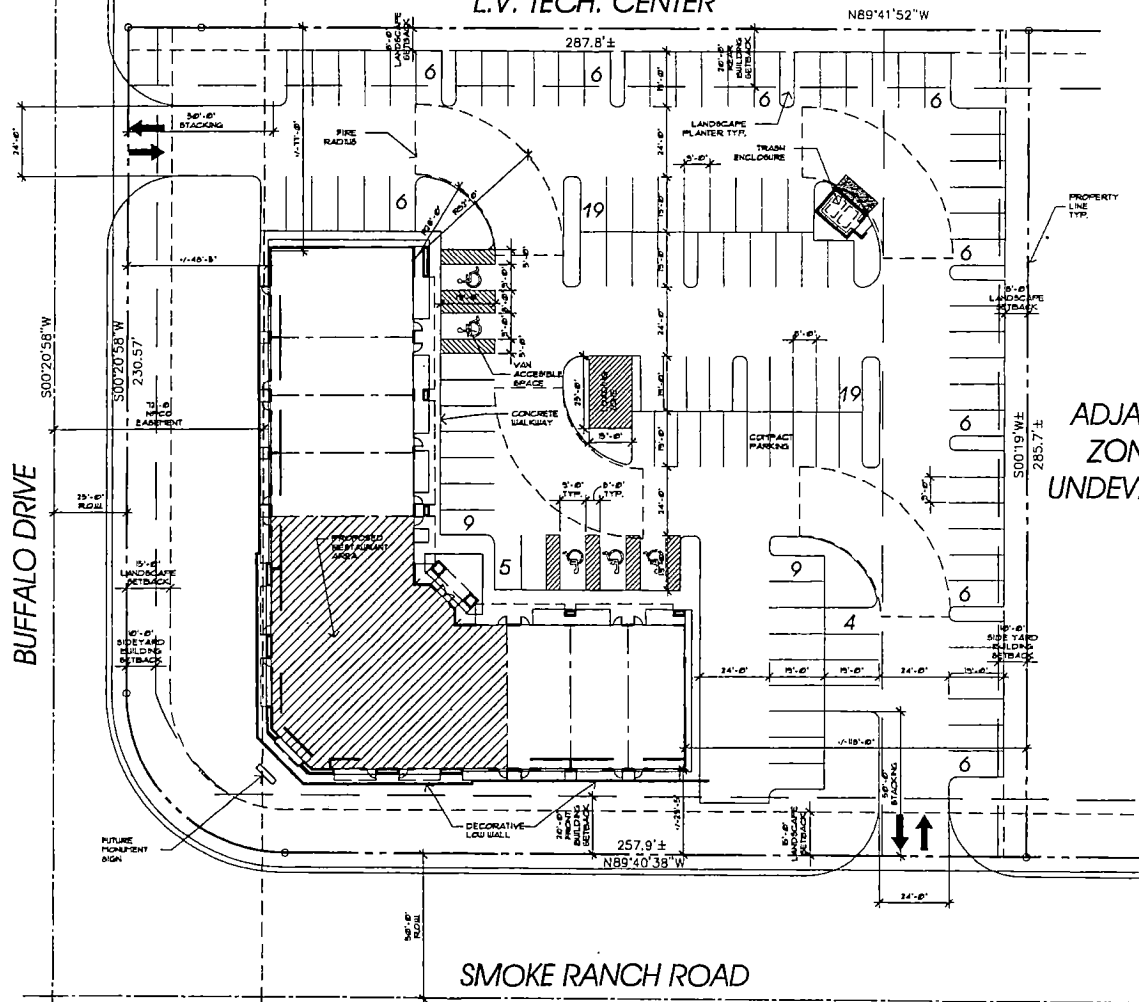
Subscribed and sworn before me

This 9 day of February, 2004

Notary Public in and for said County and State



ADJACENT ZONING - CPD L.V. TECH. CENTER



Site Data

ASSESSORS PARCEL NUMBER (APN) 138-15-402-001
CURRENT ZONING U
PROPOSED ZONING C-1

PARCEL AREA
SITE GROSS +/- 2.04 ACRES GROSS 88,716 S.F.
BUILDING AREA GROSS +/- 14,000 S.F.

BUILDING SITE COVERAGE 17 PERCENT

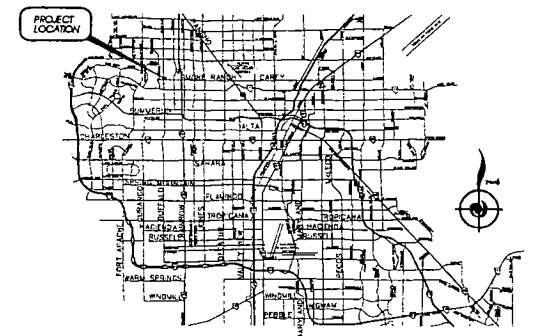
PARKING REQUIRED
RESTAURANT 2,498 SF (PUBLIC) 1/50 S.F. 50 SPACES
REMAINING RESTAURANT 3,630 SF 1/200 S.F. 18 SPACES
REMAINING RETAIL 7,872 SF 1/176 S.F. 45 SPACES
TOTAL PARKING REQUIRED 113 SPACES

PROVIDED 8.5/1000 S.F. 119 SPACES

Owner / Developer

INVESTMENT EQUITY BUILDERS
4560 S. DECATUR, SUITE 200
LAS VEGAS, NEVADA 89103
DAVID L. INMAN (702) 871-4545

Vicinity Map



Site Plan

Scale: 1" = 20'-0"



Tech Retail Center I

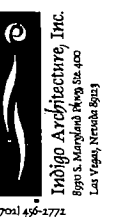
Schematic Design

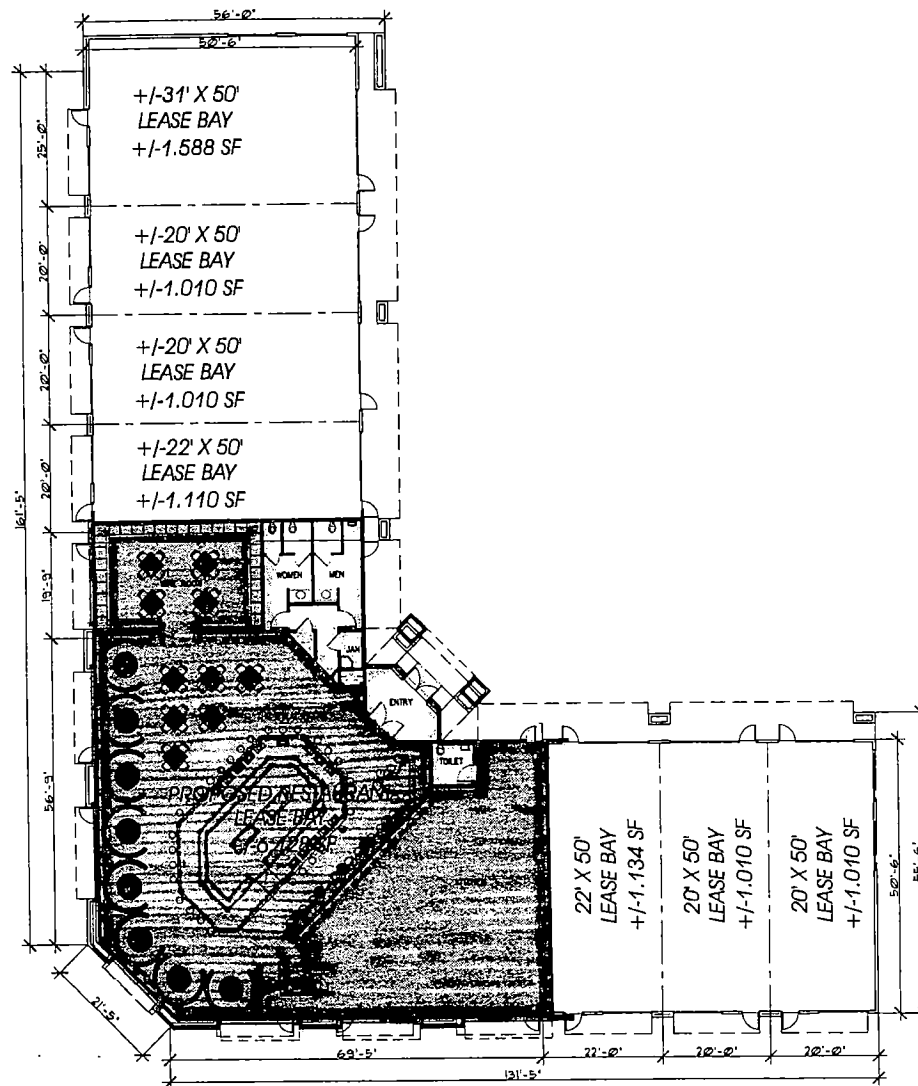
Copyright Indigo Architecture, Inc. 2004

Las Vegas, Nevada

SUP-3896
3-25-04 PC

Note: This plan is Conceptual in Nature and
No Guarantee of its accuracy is implied.





Area Calcs

KITCHEN	1500 S.F.
BAR	1080 S.F.
RESTAURANT	2800 S.F.
ENTRY/RESTROOMS	648 S.F.
TOTAL	6128 S.F.

Seating

RESTAURANT	88
BAR	42
TOTAL	130

Floor Plan

14,000 Gross SF

Scale: 3/32" = 1'-0"



Becker Steakhouse

Note: This plan is Conceptual in Nature and No Guarantee of its accuracy is implied.

February 9, 2004

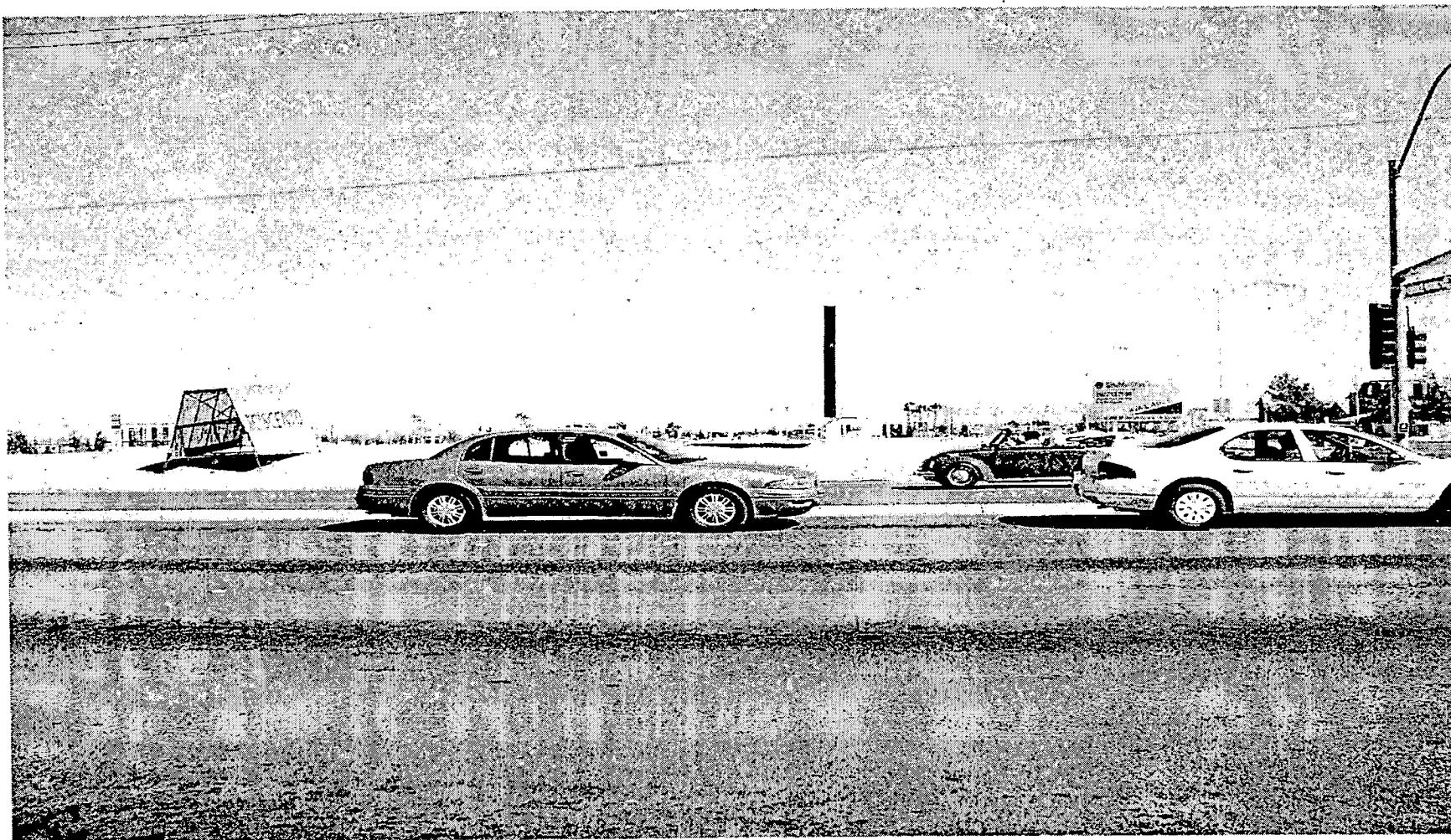
Schematic Design

Las Vegas, Nevada

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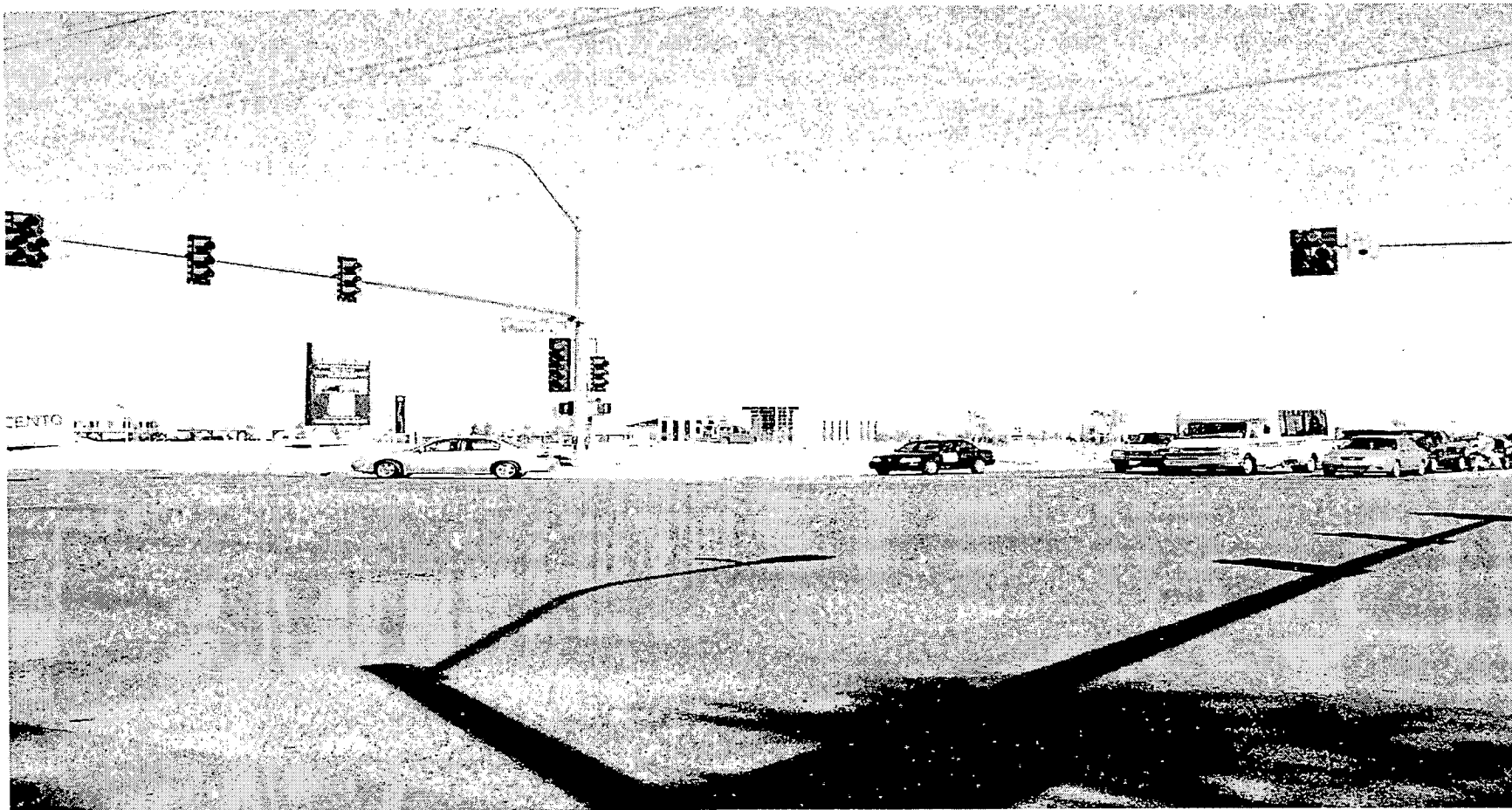
SUP-3896
3-25-04 PC

Indigo Architecture, Inc.
8990 S. Maryland Pkwy Ste. 400
Las Vegas, Nevada 89123
(702) 456-1771



SUP-3896 - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DONNA F. BEAM REVOCABLE TRUST
NORTHEAST CORNER OF SMOKE RANCH ROAD AND BUFFALO DRIVE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04



SUP-3896 - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DONNA F. BEAM REVOCABLE TRUST
NORTHEAST CORNER OF SMOKE RANCH ROAD AND BUFFALO DRIVE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

THOMAS & MACK Co.

A NEVADA LIMITED LIABILITY COMPANY

NEVADA FINANCIAL CENTER
300 WEST SAHARA AVENUE, BOX ONE
LAS VEGAS, NEVADA 89102
TELEPHONE (702) 920-2800
FACSIMILE (702) 920-2826

RECEIVED
MAR 18 AM 8:28
DEVELOPMENT

March 16, 2004

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Dear Sirs:

On behalf of the Las Vegas Tech Center II, Thomas & Mack Co., as developers and owners of the property and buildings to the north of the proposed "Beckers Steakhouse", we have reviewed the concept with developers and approve of the Becker's Steakhouse proposed location at the northeast corner of Smoke Ranch Road and Buffalo Drive.

Sincerely,



Thomas A. Thomas
Managing Partner

SUP-3896

Denied KATHY BEST
2548 HOLLORAN CT
89128
233-8873

SUP-3896

Carman Burney

○ From: Kyle Walton
Sent: Tuesday, March 23, 2004 8:00 AM
To: Carman Burney
Subject: FW: Special Use Permit - Case No. SUP-3896

Opposition letter to SUP-3896.

-----Original Message-----

From: leesaunders@cox.net [mailto:leesaunders@cox.net]
Sent: Monday, March 22, 2004 6:39 PM
To: k Walton@lasvegasnevada.gov
○ Cc: mparsons12@cox.net
Subject: Special Use Permit - Case No. SUP-3896

Re: Planning Commission Meeting on Thursday, March 25, 2004.
Donna F. Beam Revocable Trust

○ Due to a conflicting meeting in Desert Shores, I cannot attend this meeting on Thursday. This issue is important to my husband and myself as we own the property in Desert Shores directly across the street at the northwest corner of Buffalo and Smoke Ranch (Regatta in Desert Shores).

We are opposed to a tavern being built on the corner at this location as we already have a lot of traffic noise from this very busy intersection that was not a problem when we purchased our home ten years ago. As this land is zoned commercial, we would rather have office buildings located there that would not be open 24 hours as this tavern would be, or create the noise that this type of establishment usually causes.

It would also be close to a City Park and a church on Smoke Ranch and, therefore, should not qualify for a waiver from the 1,500 foot distance separation requirement. We certainly do not need another tavern in this area as there are quite a few here already.

Kindly consider our close proximity to this proposed establishment and veto this application.

Sincerely,

○ Lee and Lee Saunders
7601 Shore Haven Drive
Las Vegas, Nevada 89128
702-243-0293

Lee

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

**SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3817 -
APPLICANT: ADVANCED HOUSE CALLS - OWNER: GREGORY AND MARY
BRYAN - Request for a Site Development Plan Review FOR A PARKING LOT AND
WAIVERS OF PERIMETER LANDSCAPE BUFFER AND PARKING LOT LANDSCAPE
FINGERS on 0.34 acres adjacent to the east side of Jones Boulevard, approximately 300 feet
south of Upland Boulevard (APN: 138-36-112-005 and 006), R-1 (Single Family Residential)
Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (Moncrief).**

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 4/21/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated this lot was rezoned under a larger zoning application. The office uses are now compatible with the homes to the rear of them. The design matches the designs used along Jones. Staff recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 37 – SDR-3817

MINUTES - Continued:

MARY BRYAN, property owner, appeared perplexed by the multitude of conditions and asked if staff would be willing to review them with her. After a brief consultation, the applicant concurred with staff recommendations and conditions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:42 – 8:49/8:51 – 8:52)

2-2682/2-3154

CONDITIONS

Planning and Development

1. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
2. A revised site plan shall be submitted to the staff of the Planning and development Department that shows the handicap parking spaces with a minimum width of 9'-0" and the width of the front landscape buffer next to the trash enclosure to be a minimum of 15 feet. The plan shall be submitted prior to the application for a building permit or license or prior the occupancy, whichever occurs first.
3. A waiver of the building foundation landscaping and the 8-foot perimeter buffer is approved.
4. All onsite residential uses shall cease as each property is converted to professional use.
5. The street planter between the driveways shall be a minimum 10 feet wide and 48 inches in length.
6. A minimum of two 24-inch box tree trees, with four, 5 gallon and 1 gallon shrubs and ground cover per tree, shall be planted in the 10-foot planter adjacent to the public street.
7. No public address systems or outdoor loudspeakers shall be permitted.
8. All exterior lighting shall be directed away from the adjacent residential properties. All exterior lighting shall be of low-intensity and of a cut off variety.
9. Excluding single-family development, all mechanical equipment, air conditions and trash areas shall be screened from view front the abutting streets.

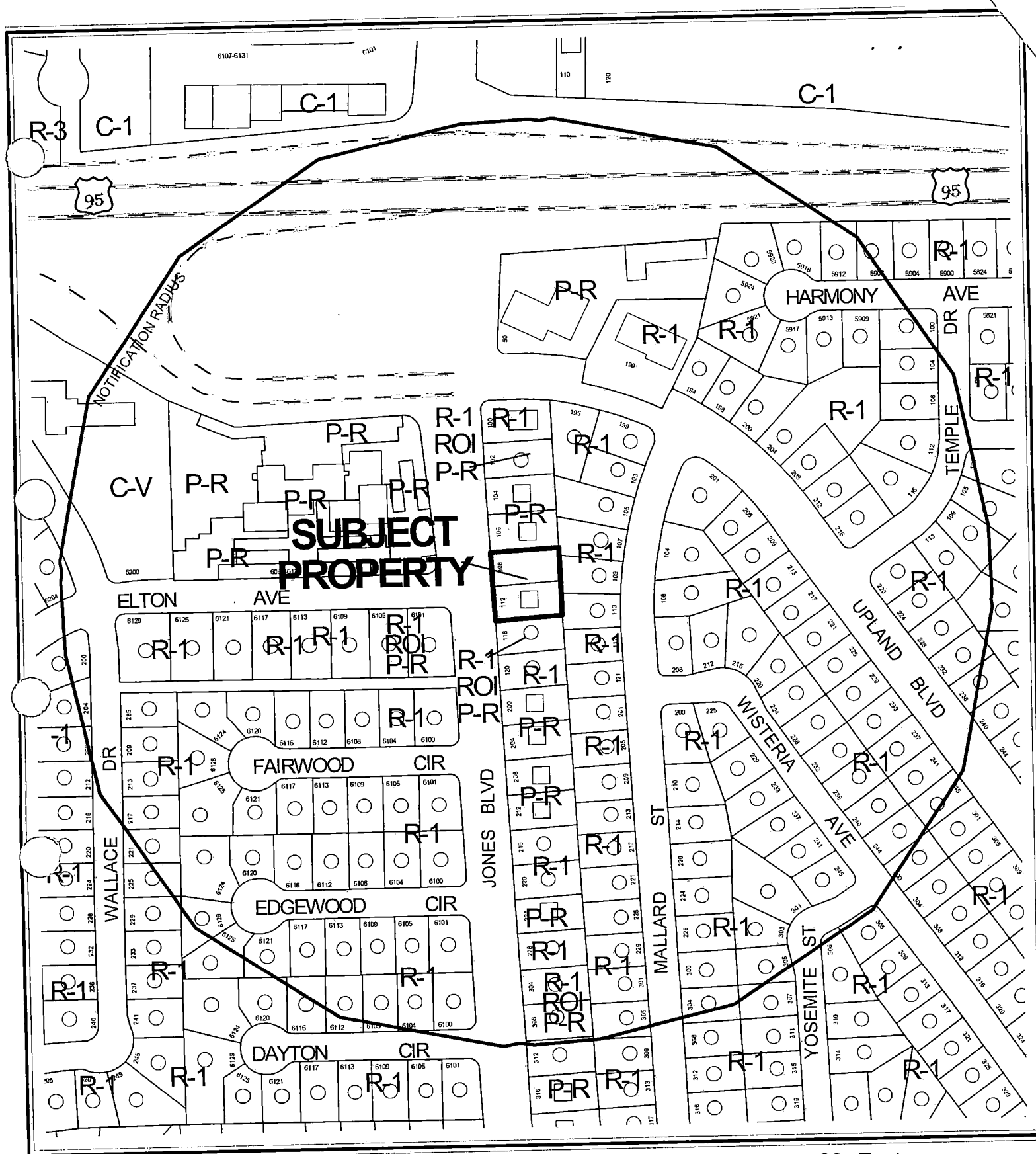
PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 37 – SDR-3817

CONDITIONS – Continued:

10. Install four, 5 gallon and 1 gallon shrubs for each 24" box and larger trees in the perimeter and street landscaped buffers
11. Parking lot lighting shall be no more than 20 feet in height and shall utilize shoebox fixtures and downward directed lights. Wallpack lighting shall utilize shoebox 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.

Public Works

12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. Landscape and maintain all unimproved right-of-way, if any exists, on Jones Boulevard adjacent to this site concurrent with development of this site. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Submit an application for an Occupancy Permit for all landscaping and private improvements in the public right-of-way adjacent to this site prior to the issuance of any permits.
15. Provide a copy of a recorded Joint Access Agreement between the parcels comprising this site prior to the issuance of any permits. Also this site shall provide a Joint Access Agreement to adjacent sites of compatible uses as required by the Department of Public Works.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
17. Site development to comply with all applicable conditions of approval for Z-26-91, all other subsequent site-related actions, and the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue.

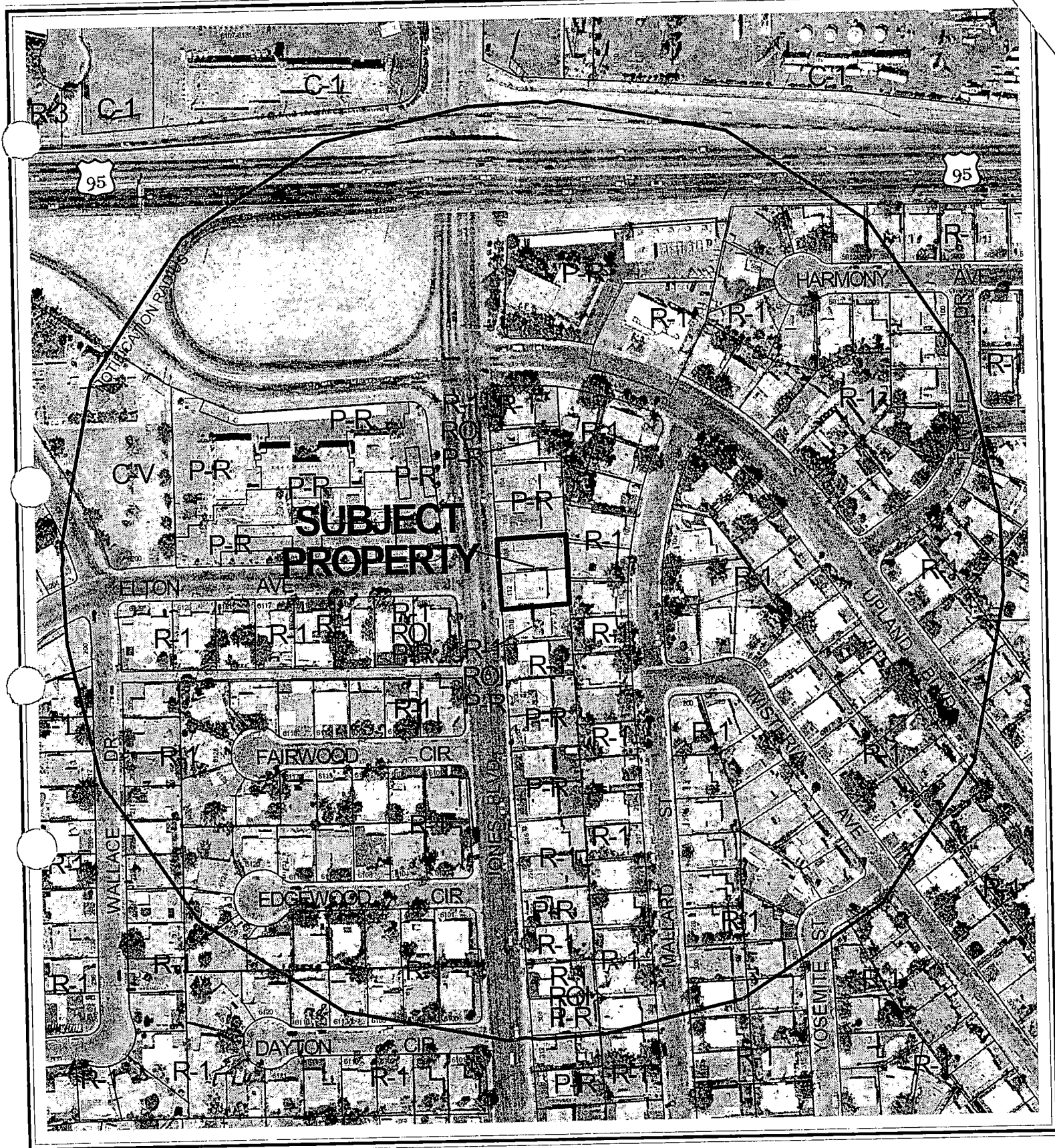


CASE: SDR-3817

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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



CASE: **SDR-3817**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
SDR-3817 - APPLICANT: ADVANCED HOUSE CALLS - OWNER: GREGORY AND
MARY BRYAN**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
2. A revised site plan shall be submitted to the staff of the Planning and development Department that shows the handicap parking spaces with a minimum width of 9'-0" and the width of the front landscape buffer next to the trash enclosure to be a minimum of 15 feet. The plan shall be submitted prior to the application for a building permit or license or prior the occupancy, whichever occurs first.
3. A waiver of the building foundation landscaping and the 8-foot perimeter buffer is approved.
4. All onsite residential uses shall cease as each property is converted to professional use.
5. The street planter between the driveways shall be a minimum 10 feet wide and 48 inches in length.
6. A minimum of two 24-inch box tree trees, with four, 5 gallon and 1 gallon shrubs and ground cover per tree, shall be planted in the 10-foot planter adjacent to the public street.
7. No public address systems or outdoor loudspeakers shall be permitted.
8. All exterior lighting shall be directed away from the adjacent residential properties. All exterior lighting shall be of low-intensity and of a cut off variety.
9. Excluding single-family development, all mechanical equipment, air conditions and trash areas shall be screened from view front the abutting streets.
10. Install four, 5 gallon and 1 gallon shrubs for each 24" box and larger trees in the perimeter and street landscaped buffers

SDR-3817 - Conditions Page Two
March 25, 2004 - Planning Commission Meeting

11. Parking lot lighting shall be no more than 20 feet in height and shall utilize shoebox fixtures and downward directed lights. Wallpack lighting shall utilize shoebox 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.

Public Works

12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. Landscape and maintain all unimproved right-of-way, if any exists, on Jones Boulevard adjacent to this site concurrent with development of this site. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Submit an application for an Occupancy Permit for all landscaping and private improvements in the public right-of-way adjacent to this site prior to the issuance of any permits.
15. Provide a copy of a recorded Joint Access Agreement between the parcels comprising this site prior to the issuance of any permits. Also this site shall provide a Joint Access Agreement to adjacent sites of compatible uses as required by the Department of Public Works.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
17. Site development to comply with all applicable conditions of approval for Z-26-91, all other subsequent site-related actions, and the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review of a proposed 2,495 square foot medical office building at 108- 112 South Jones Boulevard, and for a reduction in the amount of the landscaping buffer width and omission of the foundation landscaping.

B) Applicant's Justification

The applicant's justification letter states that a reduction in the amount of landscaping is necessary in order to provide parking.

BACKGROUND INFORMATION

A) Previous Actions

05/01/91	The City Council approved a general rezoning (Z-0026-91) of both sides of Jones Boulevard between Alta Drive and US-95 from R-1 (Single Family Residential) to P-R (Professional Office and Parking). The Planning Commission recommended approval.
09/20/00	The City Council approved a residential adjacency variance (V-0047-00) for a two-story office building. The Planning Commission recommended approval. Staff recommended denial.
09/20/00	The City Council approved a site development review request [Z-0026-91(13)] to add a second floor to an existing building. The Planning Commission recommended approval. Staff recommended denial.

B) Pre-Application Meeting

01/08/04	The following was discussed: • A 23-foot drive aisle is acceptable for circulation. • A 15-foot landscape buffer along street frontages. • No changes to the existing building. • Less than 8 feet will be available for the landscaping buffer. • The trash enclosure will be at the front of the site near the street. • No landscaping will be around the building.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 0.34

B) *Existing Land Use*

Subject Property: Office Building
North: Office Building
South: Single Family Residence
East: Single Family Residences
West: Office Building

C) *Planned Land Use*

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: SC (Service Commercial)
East: L (Low Density Residential)
West: SC (Service Commercial)

D) *Existing Zoning*

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

E) *General Plan Compliance: Southwest General Plan*

The proposed office use is within the range of permitted uses of the existing planned land use, SC (Service Commercial), of the Southwest Sector Plan.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

There are no Special Area Plans, notifications, or study areas that pertain to the site of this application.

PROJECT DESCRIPTION

Access to the site will be via a one-way driveway from Jones Boulevard along the south side of the property. Egress will be by a one-way driveway at the north of the site. Two parking spaces are shown in the west portion of the site (in front of the structure). A two-way drive aisle is proposed along the east side with three parking spaces parallel to the east property line. Along the north property line will be eight parking spaces, across from three van accessible along the north of the building. These parking spaces will be accessed by a 23-foot drive. The two parcels of the application share a common ownership.

The landscape plan depicts landscaping within a 15-foot wide planter along Jones Boulevard between the two street access drives. A 13-foot planter is shown at the northwest corner. A condition will be added to require that the planter width be increased to 15 feet. Additional landscaping is indicated along the north property line within a five-foot wide planter.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

SDR-3817 - Staff Report Page Four
March 25, 2004 - Planning Commission Meeting

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	14,518 Sq Ft	Y
Min. Lot Width	60 Feet	122 Feet	Y
Min. Setbacks			
• Front	20 Feet	26'-4"	Y
• Side	5 Feet	13 Feet	Y
• Corner	15 Feet	N/A	Y
• Rear	15 Feet	40 feet	Y
Max. Lot Coverage	50 %	18%	Y
Max. Building Height	2 Stories / 35Feet	Existing Building	Y
Trash Enclosure	Screened from View	Yes	Y
Mech. Equipment	Screened from View	Yes	Y
Other ...			

The proposal exceeds the requirements for setbacks and height.

A2) Residential Adjacency Standards

The Residential Adjacency Standards are satisfied with the approval of V-0047-00 that approved a two-story office building to be 19 feet from residentially zoned property, where 105 feet would be required.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Medical Office	2,495 SF.	1space /200 sq. ft to 2,000 sq. ft. GFA 1/175 sq. ft. for the balance	13	1	13	3

The proposal meets the requirements for onsite parking.

- Circulation and traffic issues.

A copy of a recorded Joint Access Agreement between the parcels comprising this site prior to the issuance of any permits shall be provided.

KCW

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March 25, 2004 - Planning Commission Meeting

The Site shall comply with all applicable conditions of approval for Z-26-91, all other subsequent site-related actions, and the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	6 Trees/Space	3 Trees	0
Buffer:			16
• Min. Trees	1 Trees/ 20Linear Feet	24 Trees	
• Min. Zone Width	8 Feet Perimeter, 15 feet Front		0, 15 feet
• Wall height	8 Feet		6feet

This application included a request to waive the landscaping requirements for the eight foot perimeter buffer and the landscaping around the foundation of the building.

A5) Sign Standards

Insufficient information was provided with this request to review the signage for the site. A separate application will need to be filed that will address on premise signs.

B) General Analysis and Discussion

- Zoning

The proposed office use is within the range of permitted uses of the existing P-R (Professional Office and Parking) zoning and the R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking).

- Site Plan

Access to the site will be via a one-way driveway from Jones Boulevard along the south side of the property. Egress will be by a one-way driveway at the north of the site. Two parking spaces are shown in the west portion of the site (in front of the structure). A two-way drive isle is proposed along the east side with three parking spaces parallel to the east property line. Along the north property line will be eight parking spaces, across from three van accessible along the north of the building. These parking spaces will be accessed by a 23-foot drive. The two parcels of the application share a common ownership.

KCW

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March 25, 2004 - Planning Commission Meeting

- **Waivers**

This application included a request waive the landscaping requirements for the eight foot perimeter buffer, the landscaping around the foundation of the building, and location of the trash enclosure near to the street.

- **Landscape Plan**

The landscape plan depicts landscaping within a 15-foot wide planter along Jones Boulevard between the two street access drives. A 13-foot planter is shown at the northwest corner. A condition will be added to require that the planter width be increased to 15 feet. Additional landscaping is indicated along the north property line within a five-foot wide planter.

- **Elevation**

The proposed building elevations will feature light beige stucco wall construction with contrasting dark beige fascia design. The building will feature a flat roof and will have a raised decorative feature over the entrance.

- **Floor Plan**

This application is a review of the site around the building in terms of setbacks, landscaping, circulation, and parking.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

In approving the original Rezoning, the City Council found that proposed office uses of the parcels along Jones Boulevard would be compatible with adjacent residential development.

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;"**

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March 25, 2004 - Planning Commission Meeting

The proposed development is not consistent with Title 19, the Design Standards Manual, the Landscape, wall and buffer standards. Waivers of standards are requested with this application but the waivers do not detract from the spirit of the good site design and harmonious development.

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

The City Council found, in approving the original Rezoning that proposed office uses of the parcels along Jones Boulevard would not negatively impact adjacent roadways or neighborhood traffic.

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

The materials that are planned for the site are consistent with the materials that have been required for the other home/ office conversions along Jones in this neighborhood.

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 design of the site and the building are harmonious with the neighboring office conversions along Alta and are compatible with adjacent residential.

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

The business within the proposed office will be subject to regular inspections for licensing, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 176

APPROVALS 0

PROTESTS 0

KCW



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: MARY SULLIVAN-BRYAN

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: _____

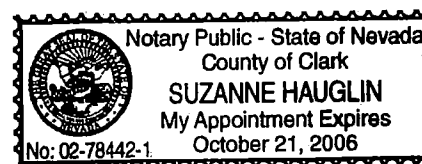
Signature of Property Owner/Authorized Agent: Mary Sullivan-Byron

Print Name: MARY SULLIVAN-BRYAN

Subscribed and sworn before me

This 26th day of January, 2004

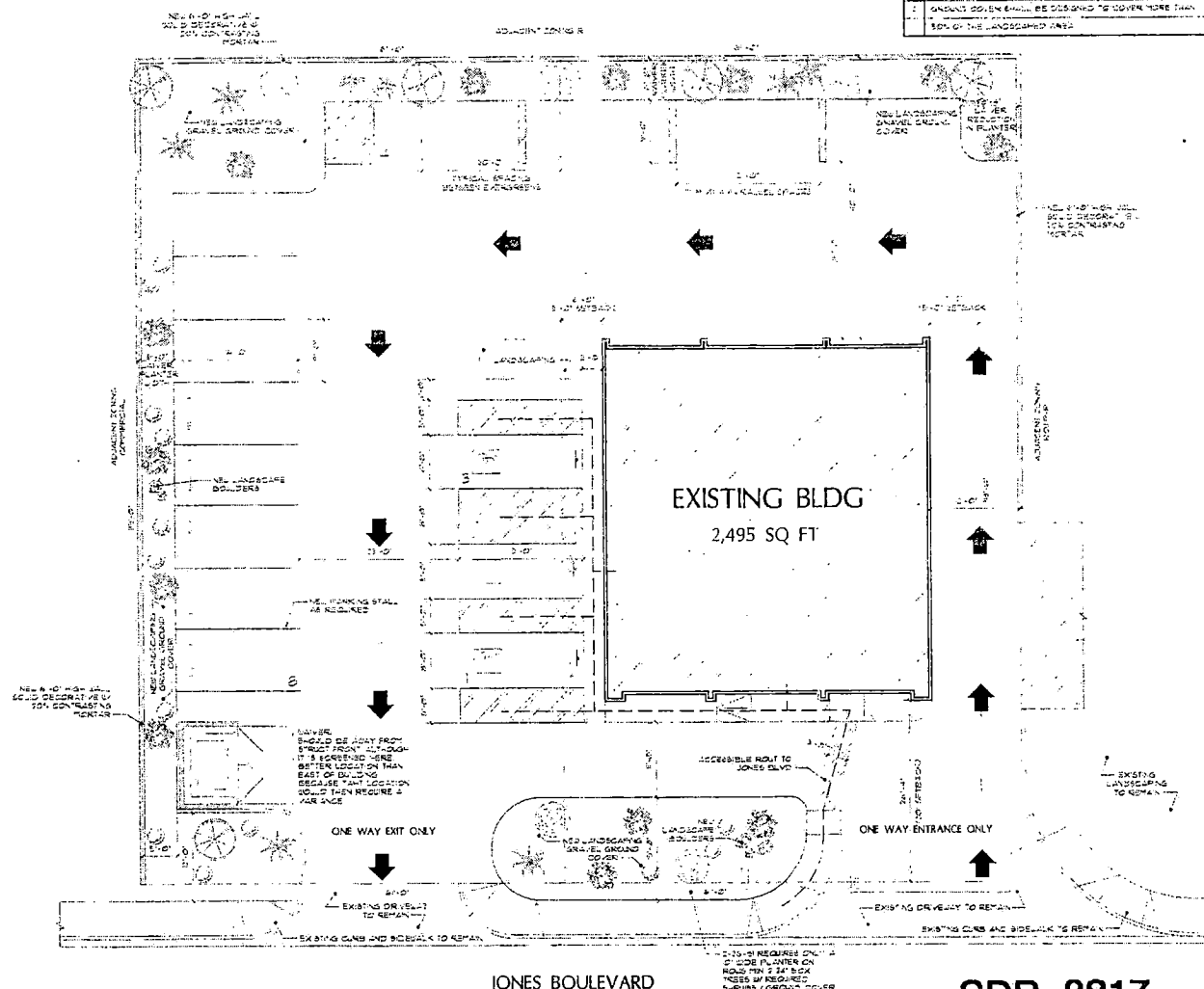
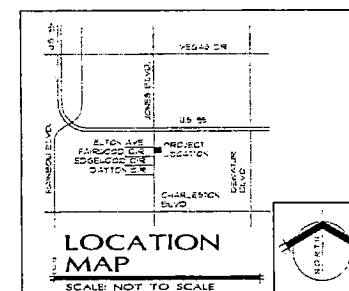
S. Hauglin
Notary Public in and for said County and State



GENERAL NOTES	
1	LANDSCAPE SHALL CONFORM TO THE LIST REQUIREMENTS
2	GRASSING COVER SHALL BE DESIGNED TO COVER MORE THAN 50% OF THE LANDSCAPED AREA

[illegible][illegible]

SHRUB, TREES AND GROUND COVER LEGEND				
ST-BED.	DESERT MOUNTAIN	3	3 1/2	SPACING
	WOODS A34	1	24"	SPACING
	WOODS A34	1	32"	SPACING
	WOODS A34	1	32"	SPACING
	WOODS A34	1	32"	SPACING
	WOODS A34	1	32"	SPACING
	WOODS A34	1	32"	SPACING



SITE PLAN

SCALE: 1"8" = 10'-0"

SDR-3817
3-25-04 PC

ADVANCED HOUSE CALLS

1112 South Jones Boulevard
Las Vegas, Nevada 89107

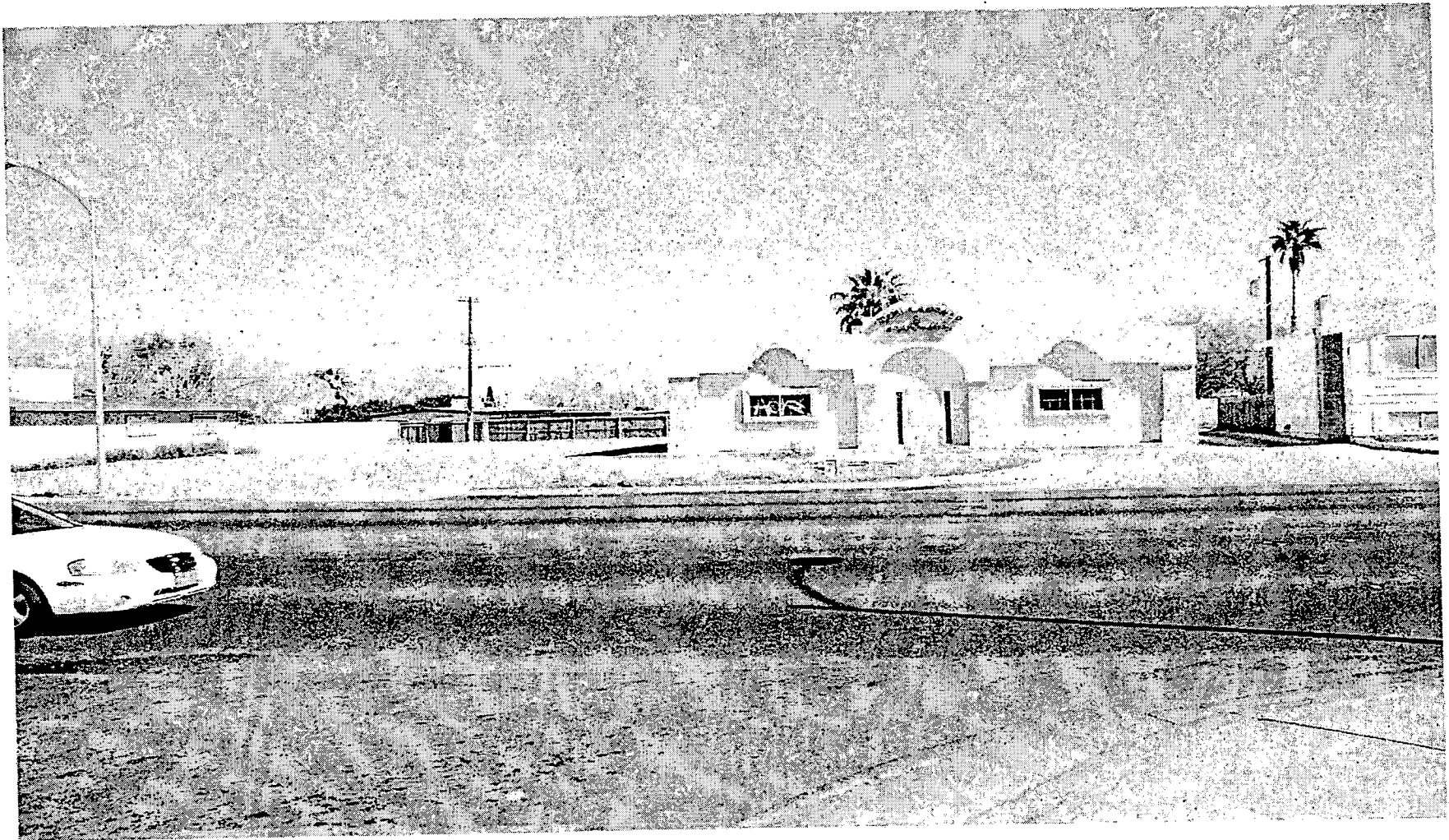
SITE PLAN

PROJECT: DUCT
DUG: AUG 12
DATE: 07/26/04
BY:

6-4521 CONTINUED

SWEET No. _____

A1.0



SDR-3817 - APPLICANT: ADVANCED HOUSE CALLS - OWNER: GREGORY AND MARY BRYAN
EAST SIDE OF JONES BOULEVARD, APPROXIMATELY 300 FEET SOUTH OF UPLAND BOULEVARD
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

**SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3898 -
APPLICANT/OWNER: LUZ MARIA MEDRANO** - Request for a Site Development Plan Review FOR A SEVEN UNIT MULTI FAMILY DEVELOPMENT AND WAIVERS OF THE 10 FOOT WIDE PERIMETER LANDSCAPE PLANTER on 0.29 acres at 1404 North 23rd Street (APN: 139-26-508-007), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – ABEYANCE to 4/22/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated that staff has recommended denial on this application and believes the site could be redesigned in order to meet the requirements of the Code. Staff believes the applicant is overbuilding the site.

LUZ MEDRANO, property owner, 1404 23rd Street, stated she plans to install a six-foot landscaping buffer around the building. She asked for approval of the waiver of the 10-foot wide perimeter landscaping but would be willing to work with staff.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 38 – SDR-3898

MINUTES – Continued:

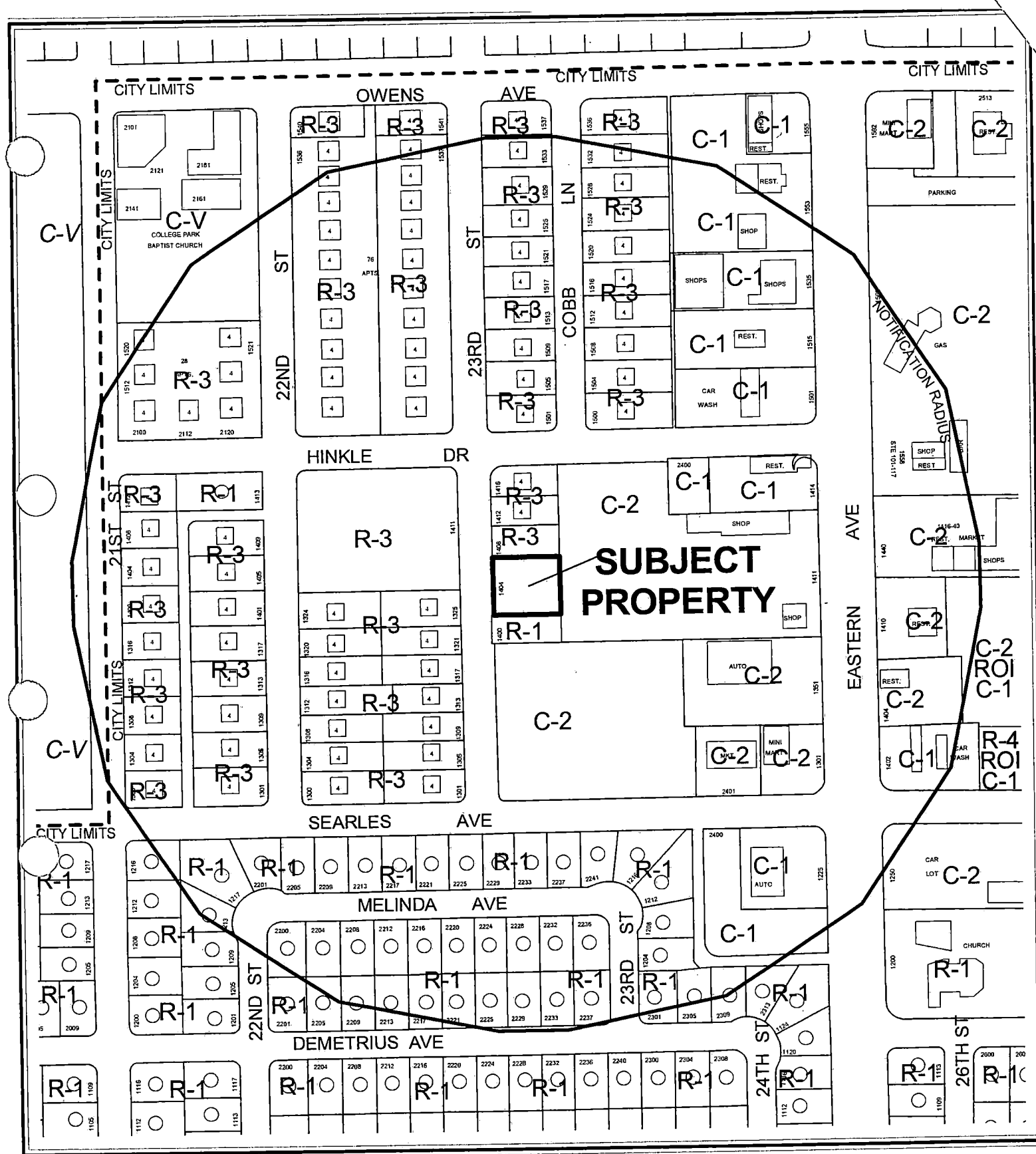
TODD FARLOW, 240 North 19th Street, agreed with staff's contention that the site is overbuilt.

With regard to the waivers, COMMISSIONER McSWAIN encouraged the applicant to work with staff in order to resolve some of the issues. MR. WALTON replied that staff would be willing to work with the applicant. MS. MEDRANO concurred

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:48 – 8:49)

2-2796



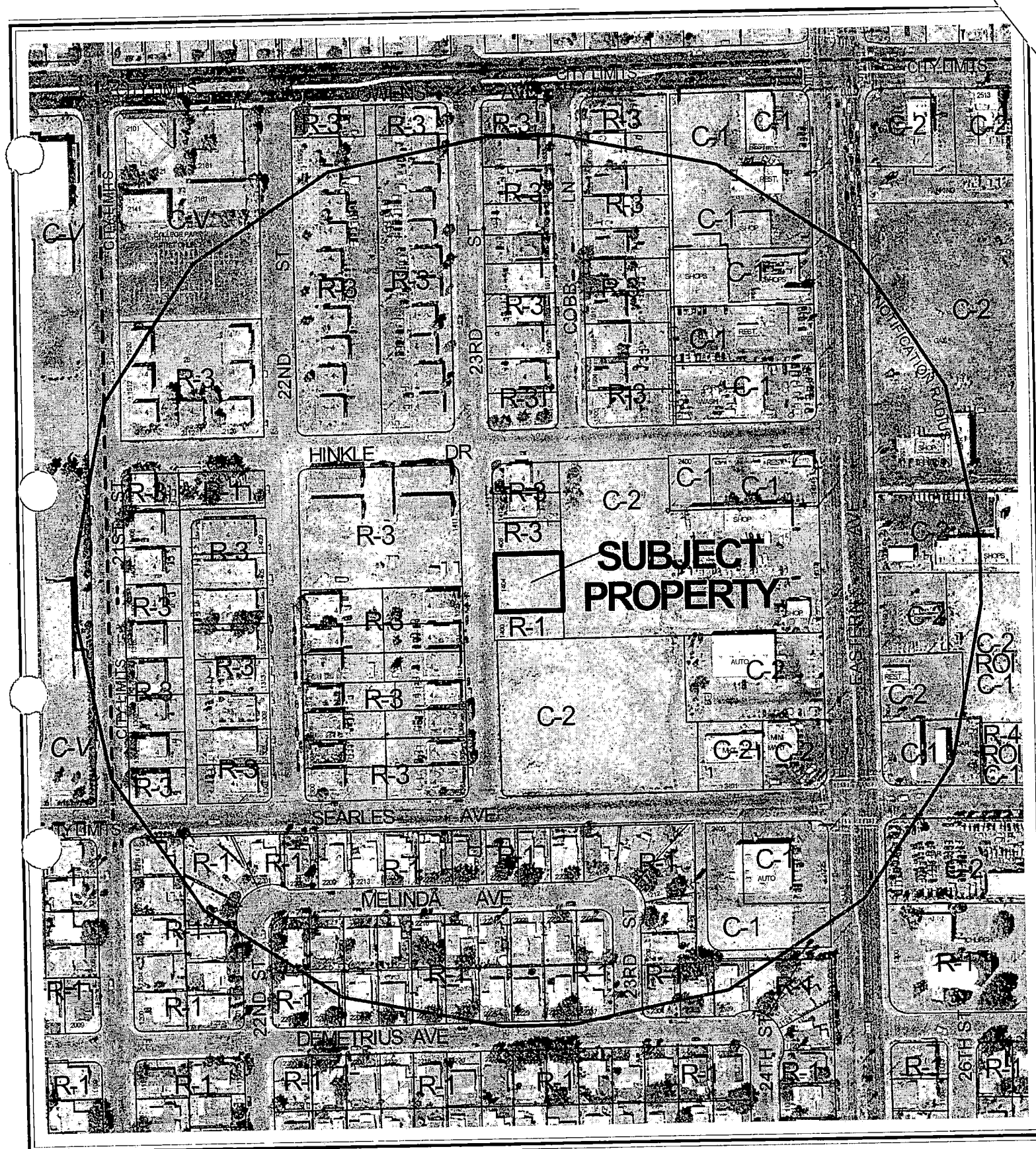
CASE: SDR-3898

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

0 100 200 Feet





CASE: SDR-3898

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -

SDR-3898 - APPLICANT/OWNER: LUZ MARIA MEDRANO

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A revised site plan that will show the location of one handicap parking space and a roofed and gated trash enclosure shall be submitted to the Planning and Development Department prior to issue of building permits.
2. A revised landscaping plan that will show 24-inch box trees in a six-foot wide buffer around the perimeter of the site along the north, rear and south sides, beginning and ending at the edge of the front parking lot. The area between and behind the buildings shall also be landscaped using similar materials as the perimeter. For each 24-inch box tree 4- 5 gallon and 4- 1 gallon shrubs are required.
3. 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.
4. All development shall be in conformance with the site plan and building elevations, date stamped April 22, 2004, except as amended by conditions herein.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 30 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.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

SDR-3898 - Conditions Page Two
March 25, 2004 - Planning Commission Meeting

9. Any interior property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Exterior walls can also use wrought iron panels with decorative pilasters. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. All City Code requirements and design standards of all City departments must be satisfied.
11. No turf shall be permitted in the non-recreational common areas, medians and amenity zones in this development.

Public Works

12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
13. Construct all incomplete half-street improvements on 23rd Street adjacent to this site concurrent with development of this site. Driveways shall meet the intent of Standard Drawing #222A.
14. Landscape and maintain all unimproved rights-of-way on 23rd Street adjacent to this site.
15. Submit an Encroachment Agreement for all landscaping and private improvements located in the 23rd Street public right-of-way adjacent to this site prior to occupancy of this site.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a two building, 7-unit multi-family development on 0.29 acres located at 1404 North 23rd Street. One building will have three units and the other will have four. The application includes a waiver of the 10-foot front landscaping buffer.

B) Applicant's Justification

The applicant believes the project will be a good enhancement for the area.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous zoning actions that pertain to the location of the development.

B) Pre-Application Meeting

Summary of meeting, including staff recommendations and issues discussed.

C) Neighborhood Meetings

11/14/03 The following was discussed:

- Keeping the seven units as the minimum will make the provision of parking and landscaping difficult.
- The sides along the building will be landscaped.
- Waivers will be asked for parking and perimeter landscaping.
- The correct setbacks need to be shown.
- A landscaping table listing types and quantity of plants and trees is required.
- A parking analysis is needed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.29

B) Existing Land Use

Subject Property: Vacant land
North: Vacant and multi-family
South: Vacant land
East: Vacant land and commercial
West: Multi-family

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: SC (Service Commercial)
East: SC (Service Commercial)
West: M (Medium Density Residential)

D) Existing Zoning

Subject Property: R-3 (Medium Density Residential)
North: R-3 (Medium Density Residential)
South: R-1 (Single Family Residential)
East: C-2 (General Commercial)
West: R-3 (Medium Density Residential)

E) General Plan Compliance: Southeast General Plan

The M (Medium Density Residential) zoning category falls under the M (Medium Density Residential) land use designation of the Southeast Sector Land Use Plan of the General Plan. The zoning and land use permits a maximum of 25 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. The zoning of the site is non-conforming in terms of land use as the land use is SC (Service Commercial).

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Clark County Notification		X
Project of Regional Significance		X

PROJECT DESCRIPTION

The proposed development will result in a density of 24 dwelling units per acre. The project consists of seven residential apartment units contained in two buildings on 0.29 acres of land, with three units in one building and four units in the other. Open, landscaped area surrounds the buildings and may include programmable open space. All of the units will contain two bedrooms, with 11 surface parking spaces. Handicap spaces are not shown. Vehicular access to the site is from 23rd Street. The proposed buildings have flat roofs and exterior stairwells. The proposed development is compatible with the existing multi-family development around the site but does not conform to the general plan designation. The land to the north and west is developed with multi-family projects. The land to the east is zoned C-2 (General Commercial).

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 sq ft	12,600 sq ft	Y
Dwelling Units per Gross Acre	13-25	25	Y
Min. Lot Width	N/A	N/A	N/A
Min. Setbacks			
• Front	20 Feet	47.25 ft	Y
• Side	5 Feet	5 ft	Y
• Corner	5 Feet	N/A	N/A
• Rear	20 Feet	20 ft	Y
Min. Distance Between Buildings	10 Feet	10 ft	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	2 Stories or 35 Feet	23 ft	Y
Trash Enclosure	Screened and roofed	Not shown	N
Mech. Equipment	Screened	Not shown	

The proposal meets the requirements for setbacks and building height. The site plan doesn't show a trash enclosure. A condition has been added to require a modified site plan that shows the location of a trash enclosure.

SDR-3898 - Staff Report Page Four
March 25, 2004 - Planning Commission Meeting

A2) Residential Adjacency Standards

The Residential Adjacency Standards do not apply to the subject proposal.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	Units	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Two Bedroom Multi-family	7	1-3/4 per unit plus one guest space per 6 units	14	1	15	0

The proposal meets the standards of Title 19 for parking except for the provision of handicap spaces. A condition has been added that will require a revised site plan that will show the location of one handicap parking space.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Trees/6 Space	1 Trees	0
Buffer:	1 Trees/ 30Linear Feet	8 Trees	0
• Min. Trees	6 Feet		5
• Min. Zone Width- Side	6 Feet		0
• Min. Zone Width- Rear	6 Feet		Waived
• Min. Zone Width- Front	6 feet		Not Shown
• Wall height			

The proposal is deficient in the provision of landscaping where landscaping can be done. A condition has been added to required revised landscaping plan that will show 24-inch box trees in a buffer around the perimeter of the site along the north rear and south sides, beginning and ending at the edge of the front parking lot. The area between and behind the buildings should also be landscaped using similar manner as the perimeter. For each 24-inch box tree 4- 5 gallon and 4- 1 gallon shrubs are required.

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March 25, 2004 - Planning Commission Meeting

A5) Sign Standards

Insufficient information has been provided to be able to review potential signage for the site. All signage will be reviewed under a separate review.

B) General Analysis and Discussion

• Zoning

The proposed development is consistent with the current R-3 zoning and is compatible with surrounding development.

• Site Plan

By repositioning of one stair the site plan can be modified to allow more landscaped areas in the front parking area, a location for the trash enclosure, and space for the required handicap parking space.

The four-plex should be replaced with a second triplex. This would allow for more landscaping, perhaps even eliminate the need for the waiver of the front landscaping.

• Waivers

The applicant requested that the front landscaping requirement of Title 19 be waived. The waiver cannot be supported as the site plan can be easily redesigned to accommodate the required landscaping.

• Landscape Plan

The landscape plan shows that the proposal is totally inadequate in terms providing the tenants of the buildings outdoor amenities that would make the complex a pleasant place to live.

• Elevation

The elevations are plain and unimaginative. The proposed elevations with exterior stairwells and little articulation do not meet the intent of Title 19's design standards. A few boxouts, shutters, contrasting material areas, stone or brick veneers, gables, hip roofs, etc. can be added to the buildings and would result in attractive places to live.

- **Floor Plan**

The floor plans show a typical design found in multi-family developments.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

The proposed multi-family development is compatible with existing multi-family units in the surrounding area.

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 consistent with R-3 (Medium Density Residential) zoning district. With relocation of a portion of the provided landscaping by redesigning of the plan and replacing the four-plex with the another tri-plex, the project will conform to landscaping standards. However, the project is also lacking the visual quality intended by the Title 19's design standards.

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

Site access will be via 23rd Street, a local street. The roadway network is deemed adequate to meet the traffic generated by the proposed development.

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

The proposed building materials are typical of multi-family developments in other parts of the city and are appropriate.

The plan submitted that shows landscaping is incomplete. There are areas on the plan that could/ should have landscaping but show nothing. A table of materials is not on the plan that would describe the little landscaping that is shown. A condition has been added that will require a completed landscaping plan be submitted to the Planning and Development Department.

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March 25, 2004 - Planning Commission Meeting

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

The proposed elevations are plain and un-imaginative; they do not meet the intent of Title 19's design standards.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 124

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: LUZ MARIA MEDRADO

 Yes No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: LUZ MARIA MEDRANO

Subscribed and sworn before me

This 9 day of February, 2004

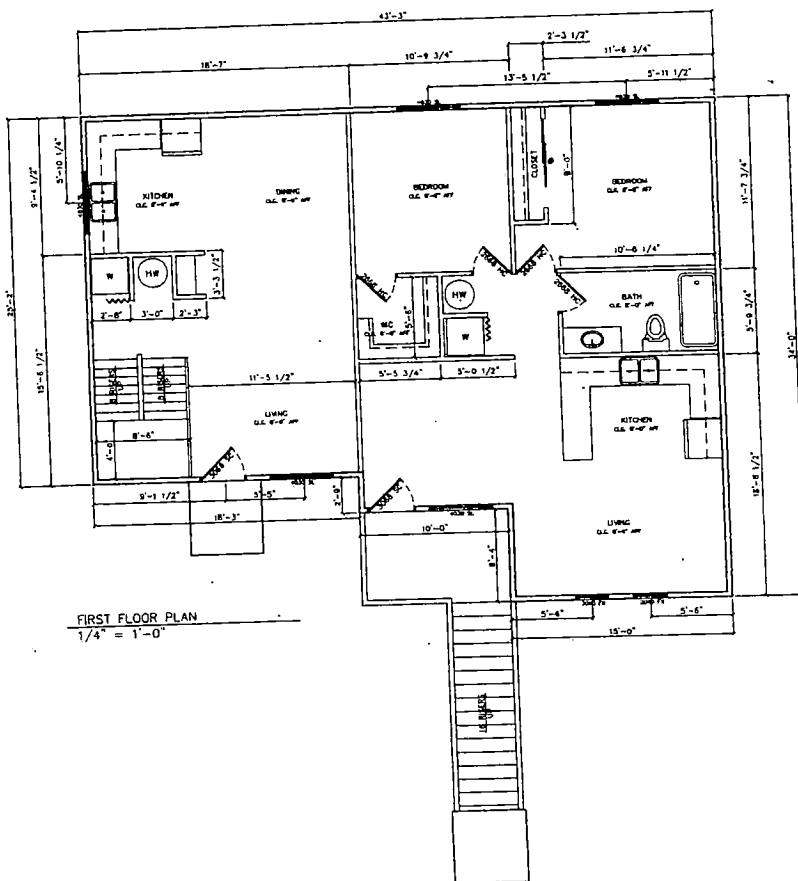
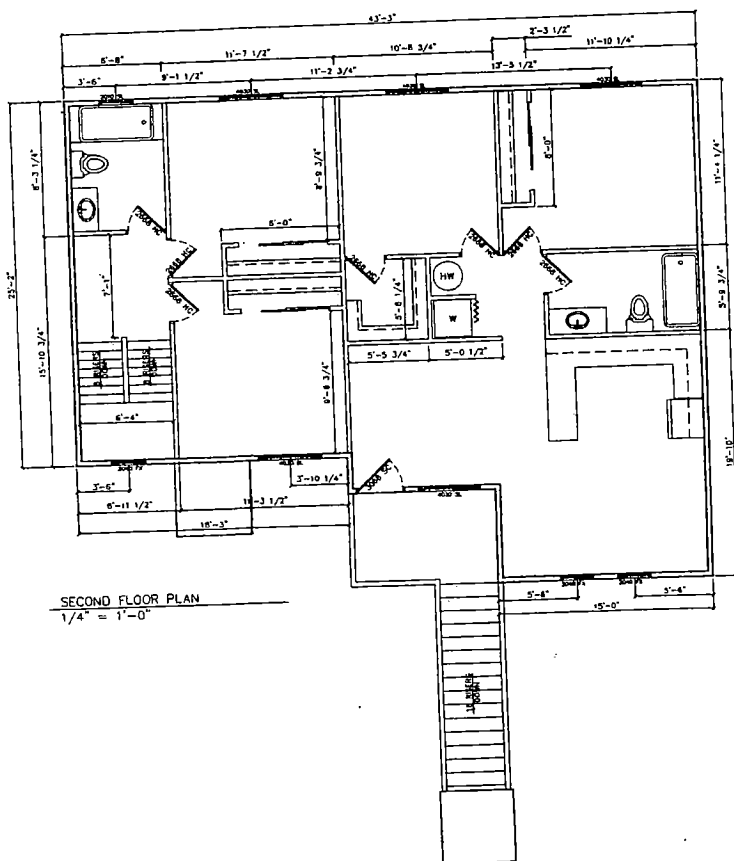
Sheryl D. Gamble
Notary Public in and for said County and State

STATE OF NV CLARK CO.
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9 DAY OF February 20 09.
BY Joy Marie Melamed
Shirley D. Gault
NOTARY PUBLIC



FLOOR PLAN NOTES

- 1 - ALL DIMENSIONS ARE GIVEN IN FEET AND INCHES (F'-INCHES).
- 2 - DIMENSIONS FOR WALLS AND DOORS ARE TO FACE UNLESS NOTED OTHERWISE.
- 3 - ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
- 4 - ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.
- 5 - ALL WINDOWS ARE 6'0" WIDE UNLESS NOTED OTHERWISE.
- 6 - ALL FLOORS ARE 4" THICK UNLESS NOTED OTHERWISE.
- 7 - ALL CEILING ARE 8'0" HIGH UNLESS NOTED OTHERWISE.
- 8 - ALL STAIRS ARE 10'0" WIDE UNLESS NOTED OTHERWISE.
- 9 - ALL STAIRS ARE TO BE CONFORMED TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 10 - ALL STAIRS ARE TO BE CONFORMED TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 11 - ALL STAIRS ARE TO BE CONFORMED TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
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- 17 - ALL STAIRS ARE TO BE CONFORMED TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 18 - ALL STAIRS ARE TO BE CONFORMED TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 19 - ALL STAIRS ARE TO BE CONFORMED TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 20 - ALL STAIRS ARE TO BE CONFORMED TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).



DRAWN BY:

PROPOSED 3-PLEX & 4-PLEX
3-PLEX FLOOR PLAN

DATE: AUGUST 21, 2003

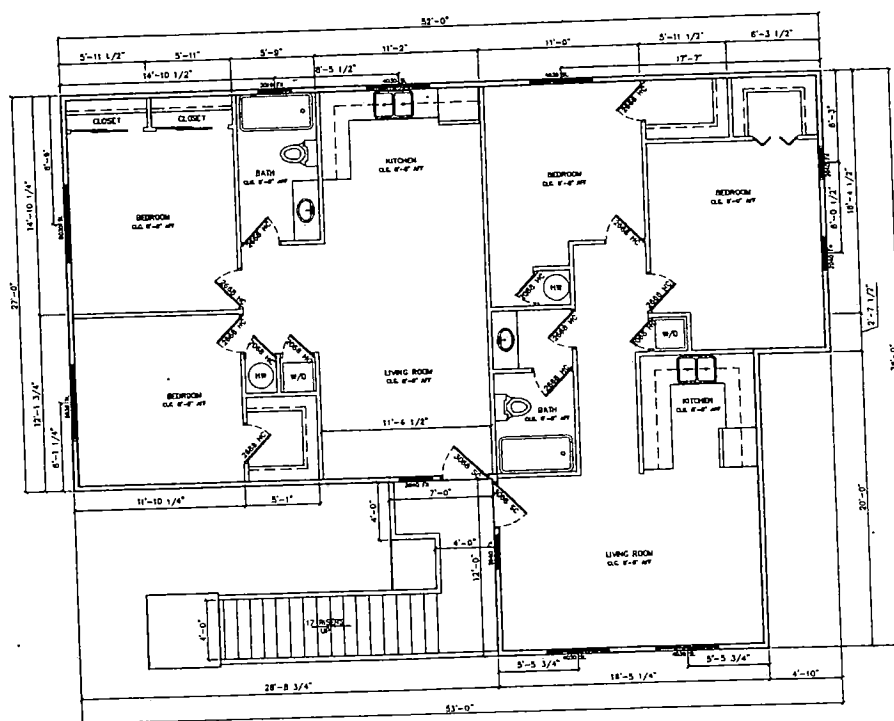
1404 23RD STREET
LAS VEGAS, NEVADA

SHEET #

4 OF 6

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

SDR-3898
3-25-04 PC

[illegible]

FIRST & SECOND FLOOR PLAN
1/4" = 1'-0"

PROPOSED 3-PIEX & 4-PIEX

4-PLEX FLOOR PLAN

DATE: AUGUST 21, 2003

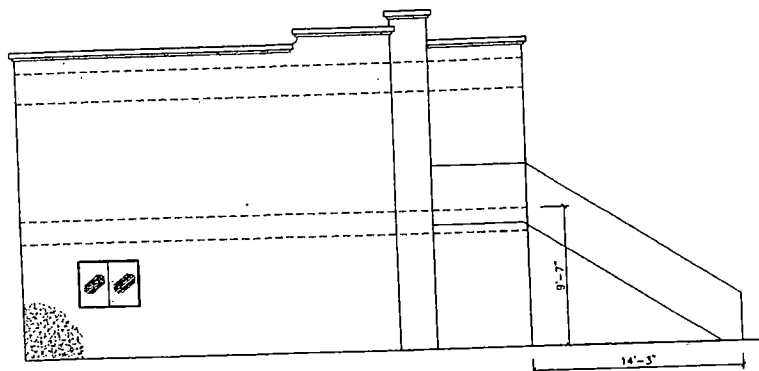
1404 23RD STREET
LAS VEGAS, NEVADA

SHEET 1

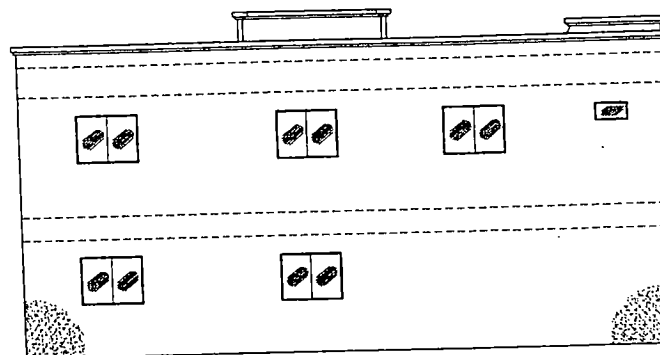
3 GF 6

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

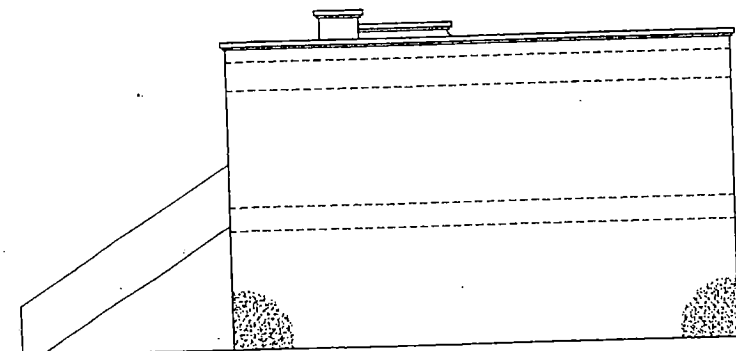
SDR-3898
3-25-04 PC



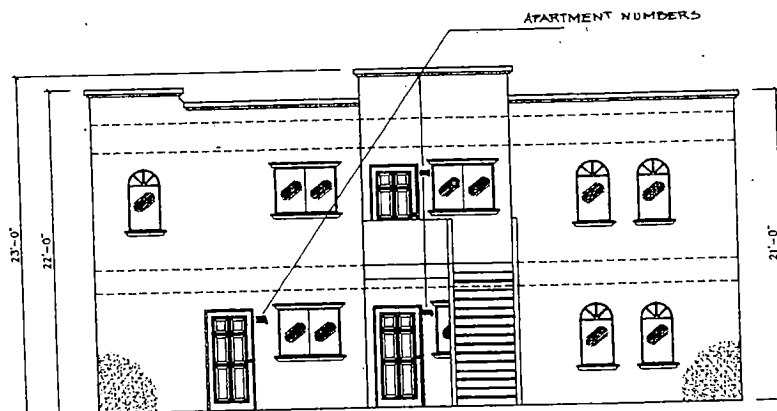
SOUTH ELEVATION
1/4" = 1'-0"



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



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



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

DRAWN BY:

PROPOSED 3-PLEX & 4-PLEX
3-PLEX FLOOR PLAN

DATE: AUGUST 21, 2003 REVISED:

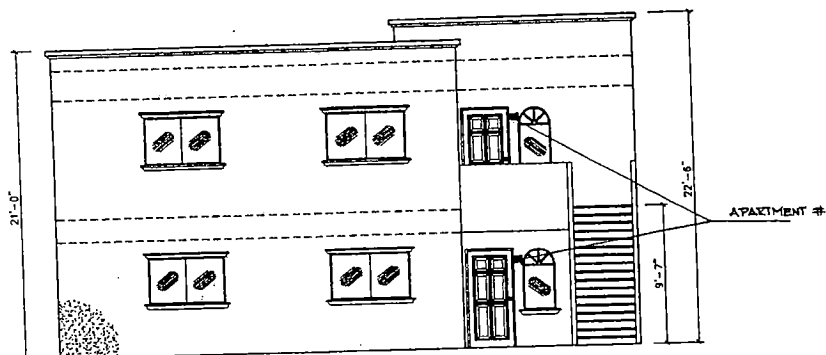
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LAS VEGAS, NEVADA

SHEET #

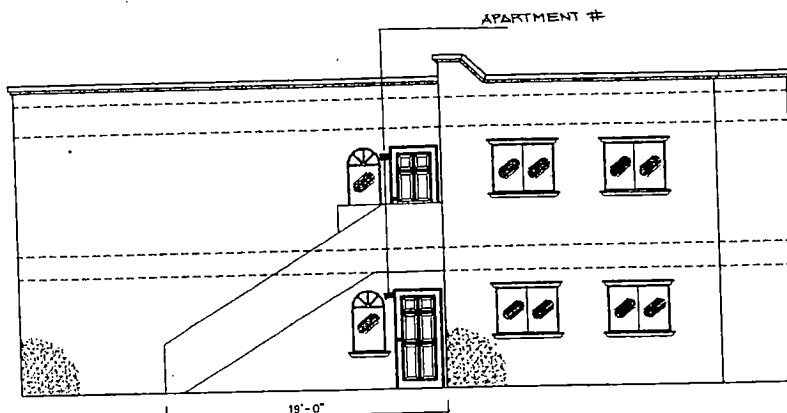
6 OF 6

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

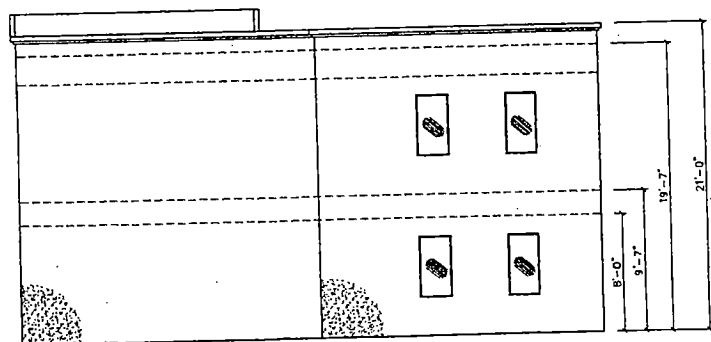
SDR-3898
3-25-04 PC



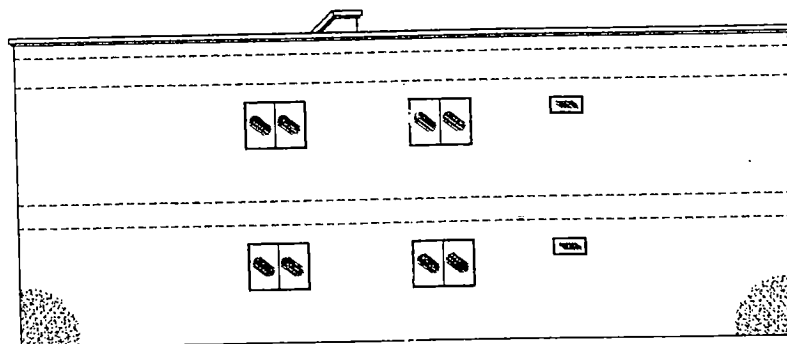
EAST ELEVATION
1/4" = 1'-0"



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



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



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

DRAWN BY:

PROPOSED 3-PLEX & 4-PLEX
3-PLEX FLOOR PLAN

DATE: AUGUST 21, 2003 REVISED:

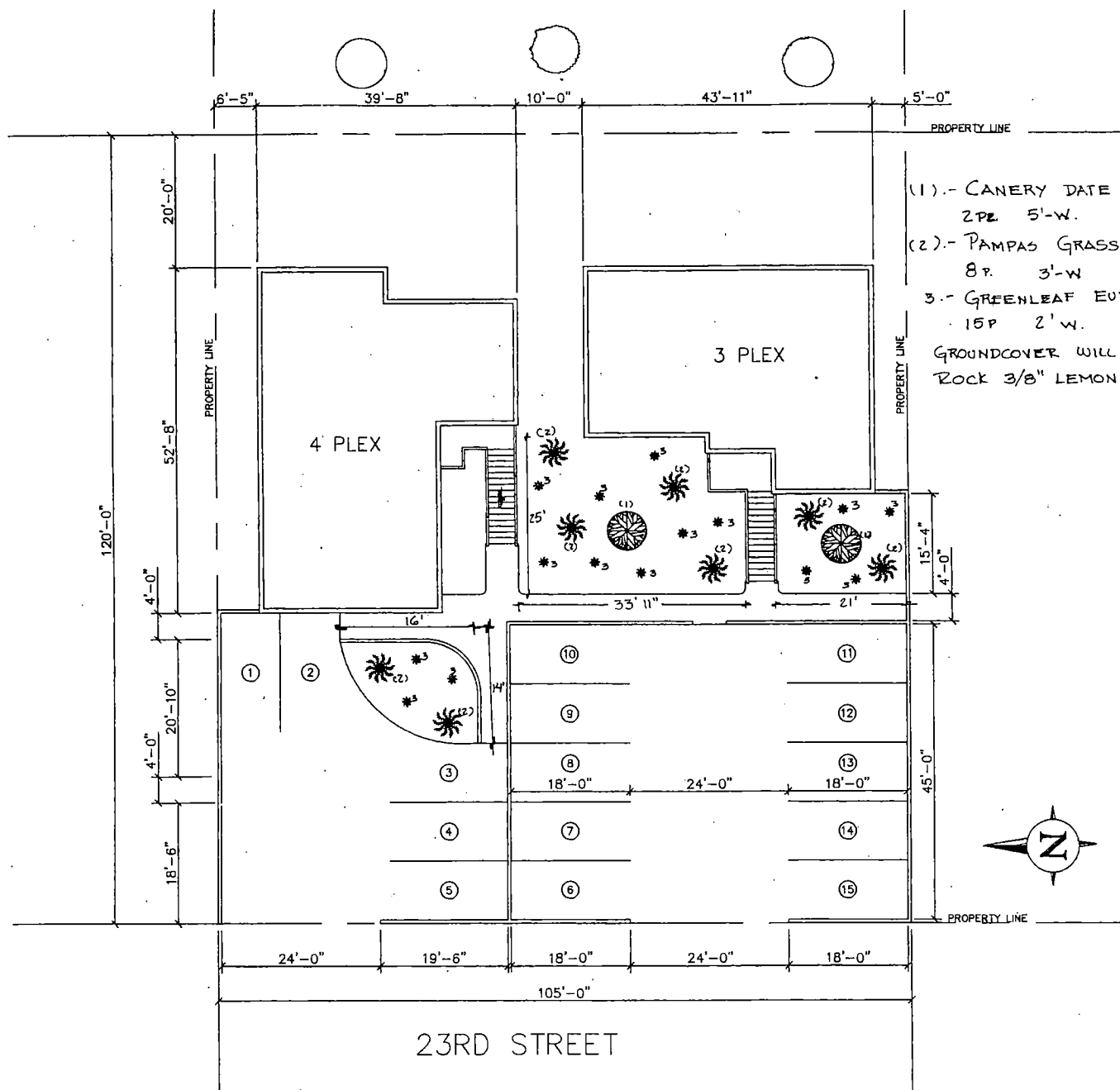
1404 23RD STREET
LAS VEGAS, NEVADA

SHEET #

5 OF 6

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

SDR-3898
3-25-04 PC



DRAWN BY:

PROPOSED 3-PLEX & 4-PLEX
SITE PLAN

DATE: AUGUST 21, 2003 REVISED:

1404 23RD STREET
LAS VEGAS, NEVADA

SHEET #

2 OF 6

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

SDR-3898
3-25-04 PC



SDR-3898 - APPLICANT/OWNER: LUZ MARIA MEDRANO
1404 NORTH 23RD STREET
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

**SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3923 -
APPLICANT/ OWNER: SANTA FE STATION, INC. - Request for a Site Development
Plan Review FOR A PROPOSED CASINO EXPANSION AND THEATER ADDITION on
34.1 acres at 4949 North Rancho Drive (APN: 125-34-801-001), C-2 (General Commercial)
Zone, Ward 6 (Mack).**

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	1
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 4/21/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated the proposed development is consistent with the C-2 along Rancho Drive and is compatible with the existing developments in the immediate vicinity. Staff recommended approval subject to conditions as this project meets all the base requirements of the Code.

GREG BORGEL, 300 South 4th Street, appeared on behalf of the applicant and concurred with staff recommendations and conditions.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 39 – SDR-3923

MINUTES – Continued:

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:49 – 8:50)

2-3050

CONDITIONS:

Planning and Development

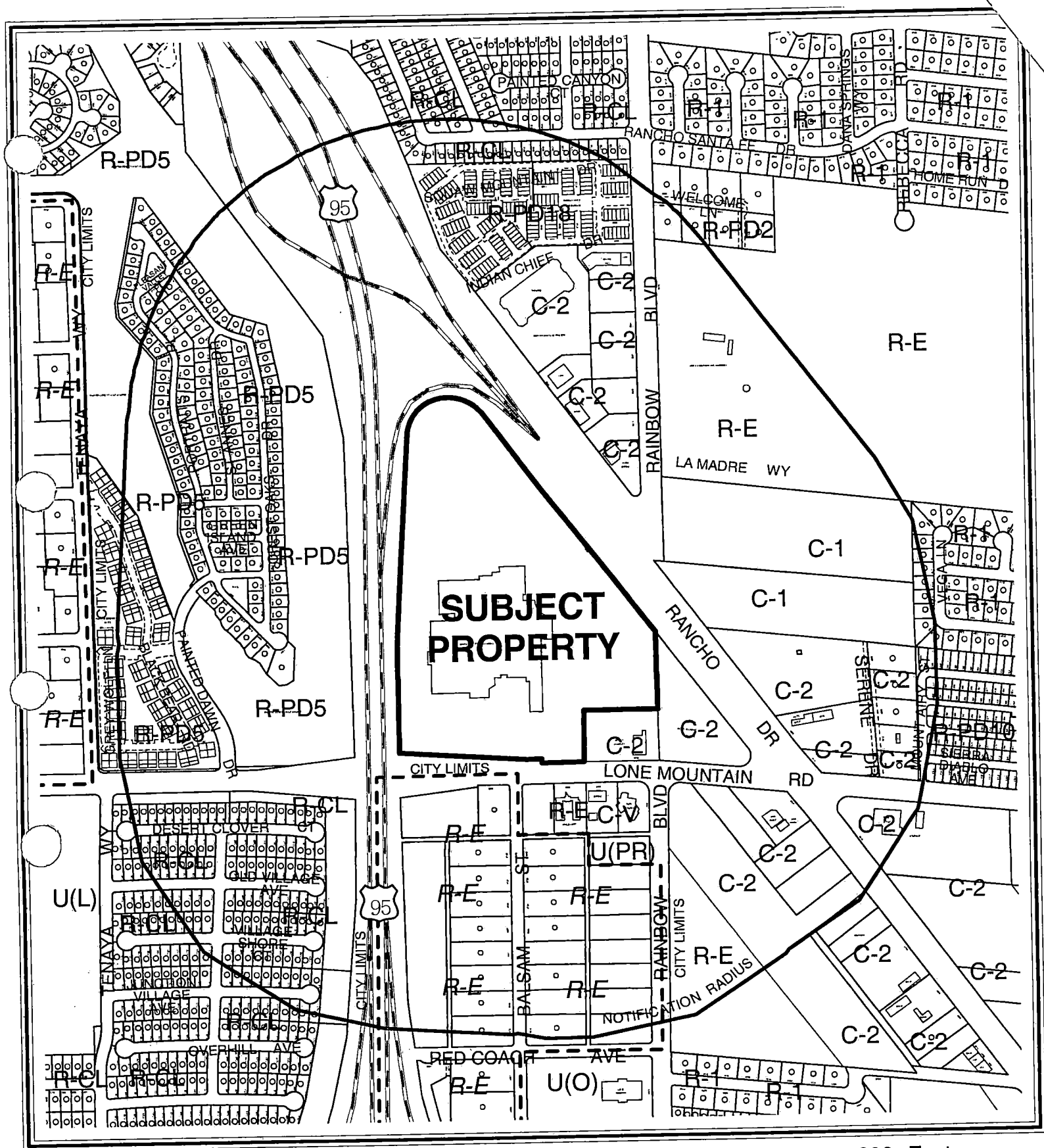
1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
4. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
5. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. All City Code requirements and design standards of all City departments must be satisfied.
8. All development shall be in conformance with the site plan and building elevations, date stamped April 22, 2004, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 39 – SDR-3923

CONDITIONS – Continued:

Public Works

9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the 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. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
10. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study. A portion of this site is located in a Federal Emergency Management Act (FEMA) Zone "AE" flood zone.
11. Site development to comply with all applicable conditions of approval for Z-32-85 and all other subsequent site-related actions.



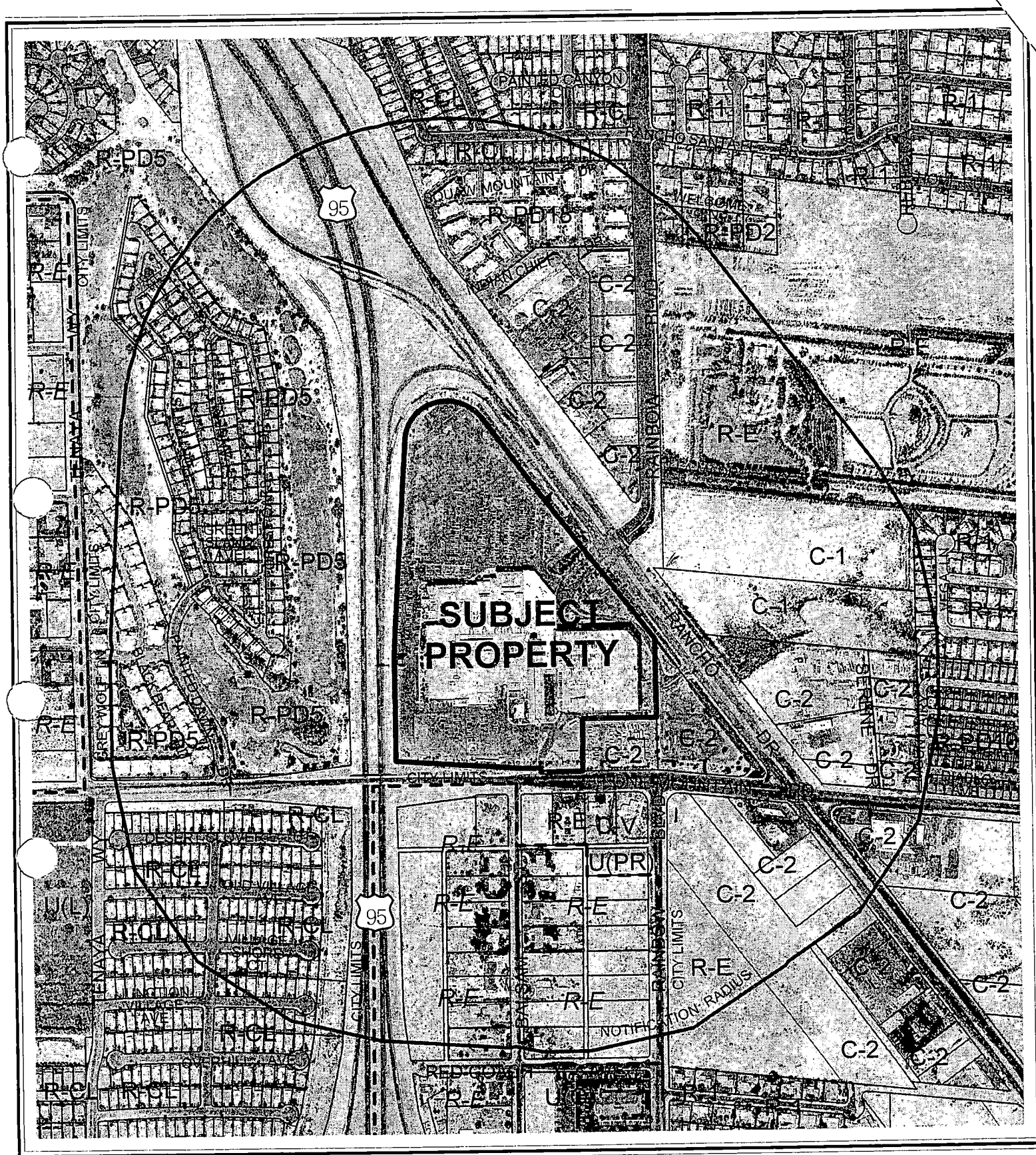
CASE: SDR-3923

RADIUS: 1320 FT

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

0 400 800 Feet





0 400 800 Feet

CASE: SDR-3923

RADIUS: 1320 FT

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



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -

SDR-3923 - APPLICANT/OWNER: SANTA FE STATION, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
4. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
5. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. All City Code requirements and design standards of all City departments must be satisfied.
8. All development shall be in conformance with the site plan and building elevations, date stamped April 22, 2004, except as amended by conditions herein.

Public Works

9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the 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. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
10. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study. A portion of this site is located in a Federal Emergency Management Act (FEMA) Zone "AE" flood zone.
11. Site development to comply with all applicable conditions of approval for Z-32-85 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is a Site Development Plan Review for a remodel of the Santa Fe Hotel Casino. The remodel encompasses the renovation of the existing bowling facility, the remodel of the existing Ice Rink into casino space, additional warehouse space, and the addition of a 16-screen movie theater.

B) Applicant's Justification

It is the applicant's contention that the proposed renovation and expansion is consistent with the City's policies and long-term goals, and will benefit the community.

BACKGROUND INFORMATION

A) Previous Actions

06/19/85	The City Council approved a Rezoning (Z-0032-85) request from R-E (Residence Estates) and C-2 (General Commercial) to C-2 (General Commercial). The Planning Commission recommended approval.
03/15/89	The City Council approved a Special Use Permit (U-0182-88) for a hotel and casino.
08/10/98	The City Council approved a Site Development Plan Review [Z-0032-85(9)] for a proposed 159,228 square foot, three-level parking garage. The Planning Commission recommended approval.
10/12/00	The Planning Commission approved a request for Site Development Plan Review [Z-0032-85(10)] for a 152,256 square foot, four-level parking garage.
12/07/00	The Planning Commission approved a request for a Site Development Plan Review [Z-0032-85(12)] for a temporary reduction in the amount of on-site landscaping and in the amount of on-site parking.

SDR-3923 - Staff Report Page Two
March 25, 2004 - Planning Commission Meeting

09/19/01 The City Council approved Review of Condition #3 of a Site Development Plan Review [Z-0032-85(14)] for signage on the northeast corner of the parking structure and a Master Sign Plan (MSP-0008-01) for an existing parking garage in conjunction with an existing hotel/casino. The Planning Commission recommended approval.

12/22/01 The Planning and Development Department administratively approved a Site Development Plan Review [Z-0032-85(13)] for a 27,300 square foot addition (which includes administrative offices, hotel, lobby, gift shops and restaurants) to the existing Santa Fe Station Hotel/Casino.

B) Pre-Application Meeting

01/28/04 The following was discussed:

- Expansion of the Santa Fe Hotel Casino- theaters and warehouse
- An overall parking analysis will be required.
- An overall site plan is required.
- Six foot planter around building.
- Any waivers must be addressed in justification letter..

C) Neighborhood Meetings

A neighborhood meeting is not needed for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 35.17 Acres

B) Existing Land Use

Subject Property: Hotel/Casino
North: Commercial Center and US 95 Interchange
South: Fire Station, Office Building, Child Care Facility, and Single Family Dwellings
East: Sexually Oriented Business, Auto Repair Garage and Undeveloped land
West: US 95

SDR-3923 - Staff Report Page Three
March 25, 2004 - Planning Commission Meeting

C) Planned Land Use

Subject Property: GC (General Commercial)
North: GC (General Commercial) and R.O.W. (Right of Way)
South: O (Office), PR (Parks/Recreation/Open Space), and PF (Public Facilities)
East: SC (Service Commercial)
West: R.O.W. (Right of Way)

D) Existing Zoning

Subject Property: C-2 (General Commercial)
North: C-2 (General Commercial)
South: C-V (Civic), R-E (Residence Estates), U (Undeveloped), and Clark County
East: C-2 (General Commercial)
West: US 95

E) General Plan Compliance

This property is designated GC (General Commercial) by the Centennial Hills Interlocal Land use Plan of the Centennial Hills Sector Plan. The GC (General Commercial) designation allows retail, service, wholesale, office, and other general business uses of an intense commercial character. The C-2 (General Commercial) zoning of the subject site is consistent with the GC land use.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

PROJECT DESCRIPTION

The remodel encompasses the renovation of the existing bowling facility, the remodel of the existing Ice Rink into casino space, additional warehouse space, and the addition of a 16-screen movie theater to the Santa Fe Hotel Casino.

SDR-3923 - Staff Report Page Four
March 25, 2004 - Planning Commission Meeting

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100 Feet	N/A	N/A
Min. Setbacks			
• Front	20 Feet	N/A	N/A
• Side	10 Feet	71'-10"	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	100'-0"	Y
Max. Lot Coverage	50 %		Y
Max. Building Height	None		Y

The proposal meets the requirements of Title 19 in terms of building setback.

A2) Residential Adjacency Standards

The Residential Adjacency Standards pursuant to Title 19.08 do not apply to the subject proposal.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

SDR-3923 - Staff Report Page Five
March 25, 2004 - Planning Commission Meeting

Uses	Factor	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Bowling Alley	60 Lanes	3 spaces per lane	180			
Hotel	200 rooms	1 space per room	200			
Casino	90,628 Sq Ft	1 space per 90 sq. ft.	1,007			
Movie Theater	3,394 seats- 20 Employees	1 space per 4 seats, 1 per employee	869			
Conference Center	5,995 Sq. Ft.	1 space per 100 Sq. Ft.	60			
Office	27,618 Sq. Ft.	1 per 300 Sq. Ft.	93			
Restaurant/ Lounge	49,996 Sq. Ft.	1 space per 50 sq. ft. 1 space per 200 sq. ft.	712			
Totals			3,226		3,582	

The proposal meets the standards of the Code.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Trees/ 6 spaces		38
Buffer:			156
• Min. Trees	1 Trees/ 303,970 L. F.	3,970 /30 =133 Trees	
• Min. Zone Width	8 Feet		8 Feet
• Wall height	8 feet		Not Shown

The proposal meets the requirements for the Title 19 landscaping standards.

KCW

SDR-3923 - Staff Report Page Six
March 25, 2004 - Planning Commission Meeting

A5) Sign Standards

The signage for the remodel will be a separate addendum to a previously Master Sign plan.

B) General Analysis and Discussion

- Zoning

The proposed development is consistent with the current C-2 (General Commercial) zoning and is compatible with surrounding development.

- Site Plan

The site plan shows a substantial remodel of the Hotel Casino while maintaining the facilities within the required setbacks.

- Waivers

There are no waivers requested by the applicant for the proposed development.

- Landscape Plan

The landscape plan shows an effective use of a wide variety of trees around the site as screening of the parking lot.

- Elevation

The elevations of the new addition blend well in design, articulation, and detail with the existing building.

- Floor Plan

The floor plan is typical of other Hotel casinos with similar amenities as a theater and the bowling center.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

KCW

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

The proposed development is compatible with existing development along Rancho Drive and the surrounding area.

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 consistent with C-2 (General Commercial) zoning district. The site design is well within standards and the landscaping plan shows an effective screen of the large parking lot.

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

Site access will be via Rancho Drive and Lone Mountain Road. The roadway network is adequate to meet the traffic generated by the proposed development.

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

The proposed building materials and landscaping materials are typical of developments in other parts of the city and the neighborhood and are appropriate.

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

The elevations of the new addition blend well in design, articulation, and detail with the existing building.

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

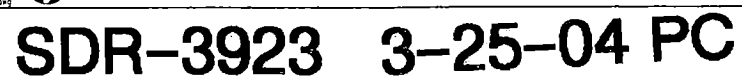
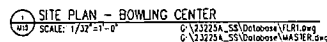
The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

SDR-3923 - Staff Report Page Eight
March 25, 2004 - Planning Commission Meeting

NOTICES MAILED 733

APPROVALS 0

PROTESTS 0



A100

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OWNER
STATION CASINOS, INC.
3311 Meade Avenue
Las Vegas, NV 89102-7800

PROJECT NAME
SANTA FE STATION
BOWLING CENTER
SANTA FE STATION
HOTEL & CASINO
4949 S. RANCHO DR.
LAS VEGAS, NV, 89130

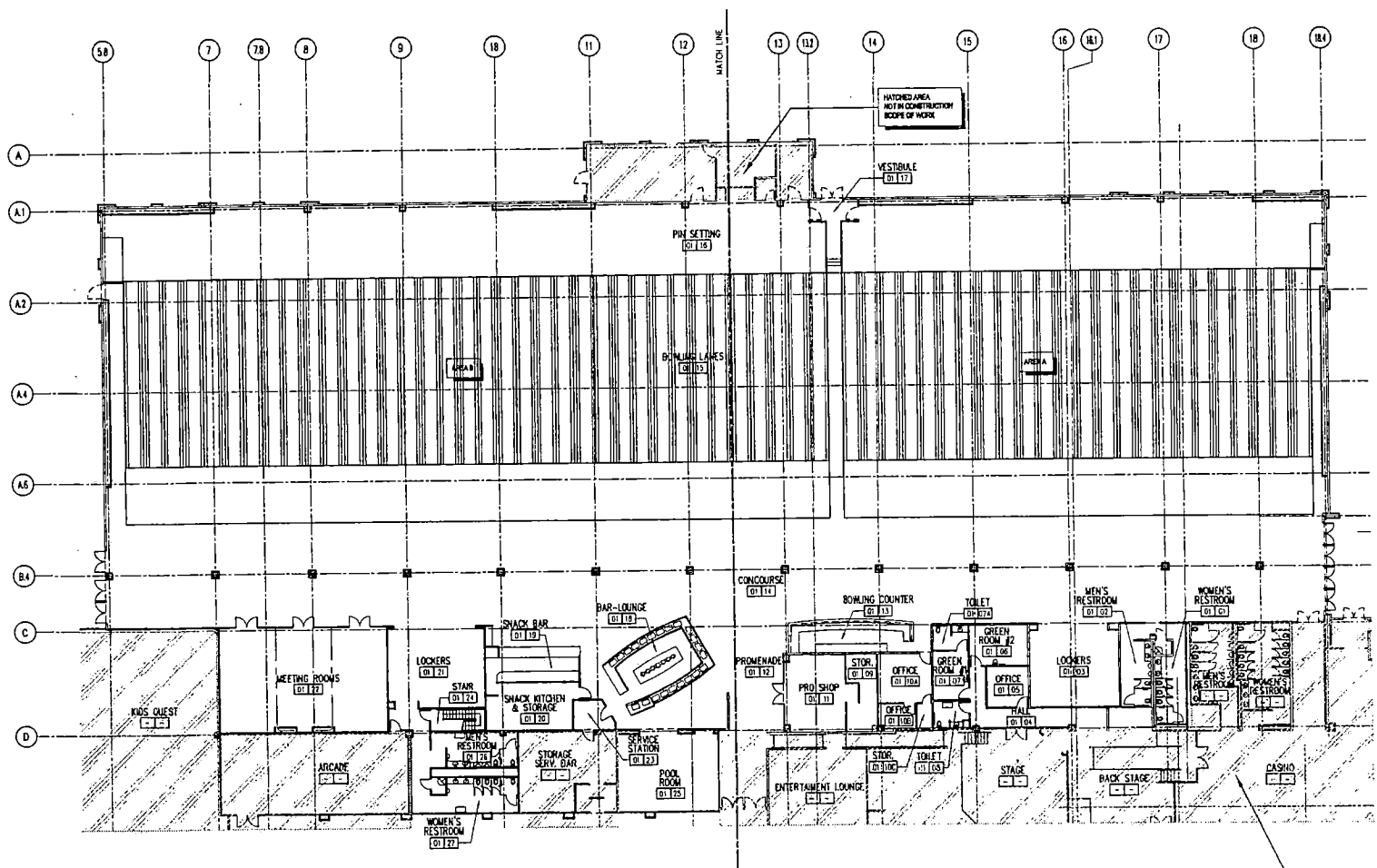
REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE
OVERALL
BOWLING CENTER
FLOOR PLAN

SCALE: AS NOTED JOB NO.: 2325A
DATE: 3/25/04
ISSUED FOR: _____
SHEET: _____

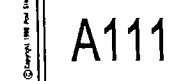
SDR-3923 3-25-04 PC A110



1 OVERALL BOWLING CENTER FLOOR PLAN
SCALE: 1/16"=1'-0"
G:\23225A_SS\Datobase\FLR1.dwg



HATCHED AREA
NOT IN CONSTRUCTION
WORK OF WORK.
REFER TO THE SOUTH
EXPANSION PACKAGE



SDR-3923
3-25-04 PC



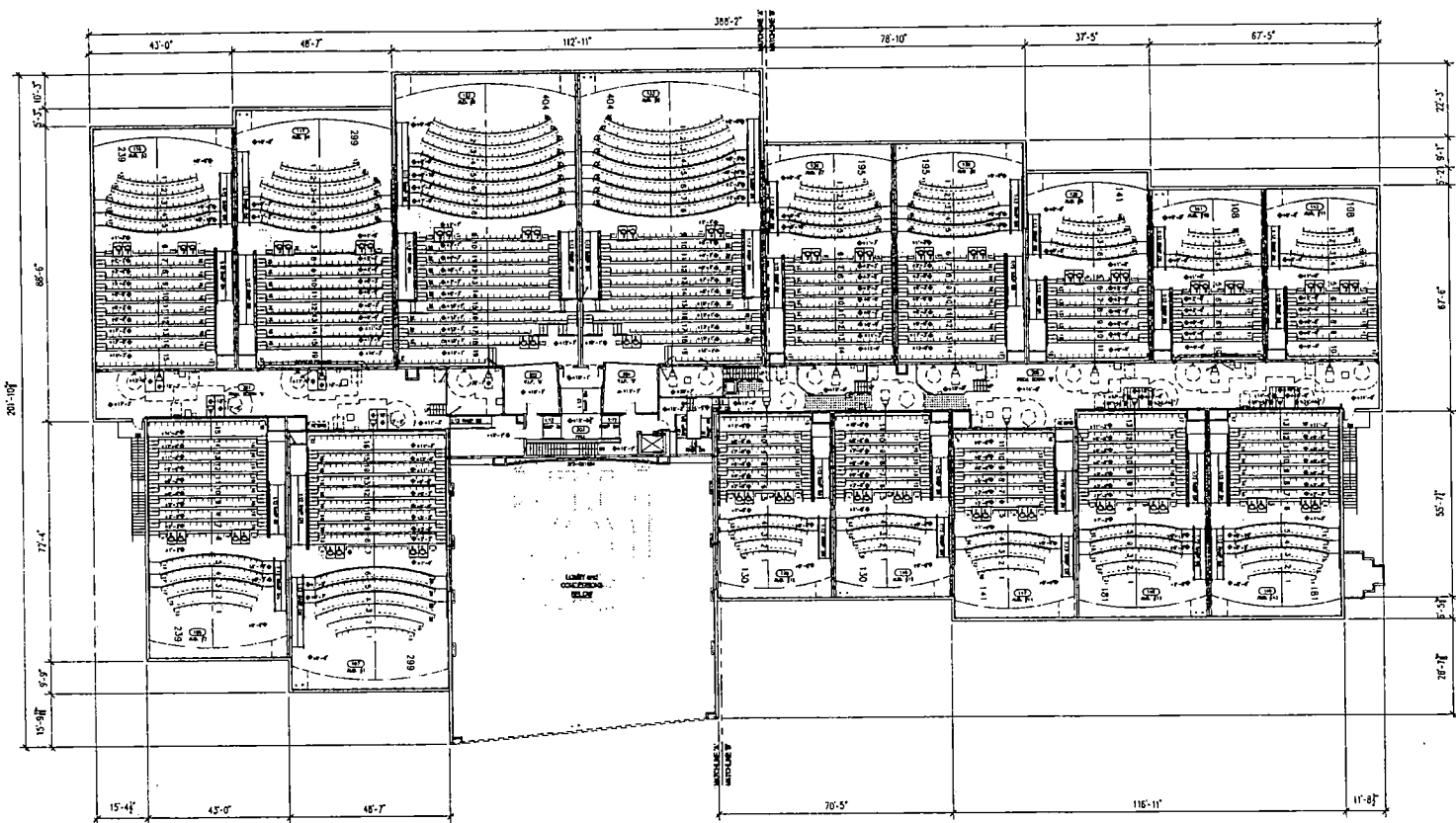
FEBRUARY 19, 2004

CENTURY
THEATRES

SDR-3923
3-25-04 PC

**FELLMAN
LIBARRE**
ARCHITECTURE
PLANNING

U.S. DEPARTMENT OF COMMERCE



0 8' 16' 32'
SCALE: 1/16" = 1'-0"



OVERALL MEZZANINE FLOOR PLAN

STATIONS CASINOS - SANTA FE STADIUM 16

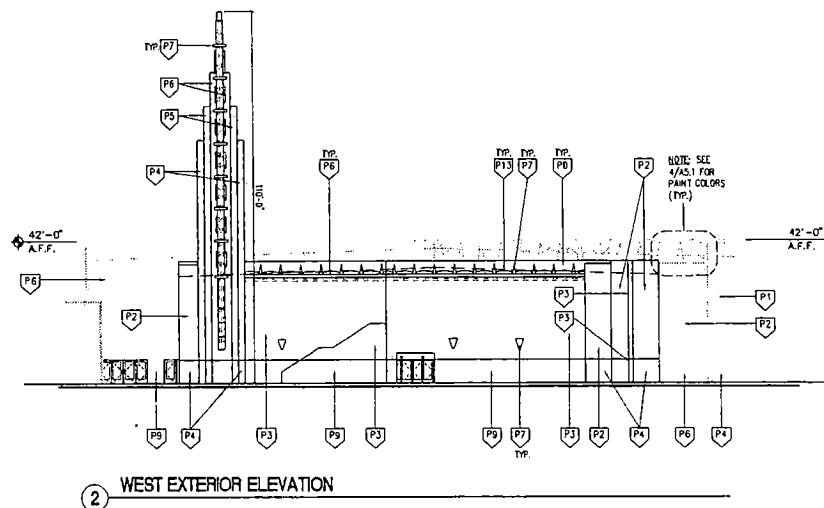
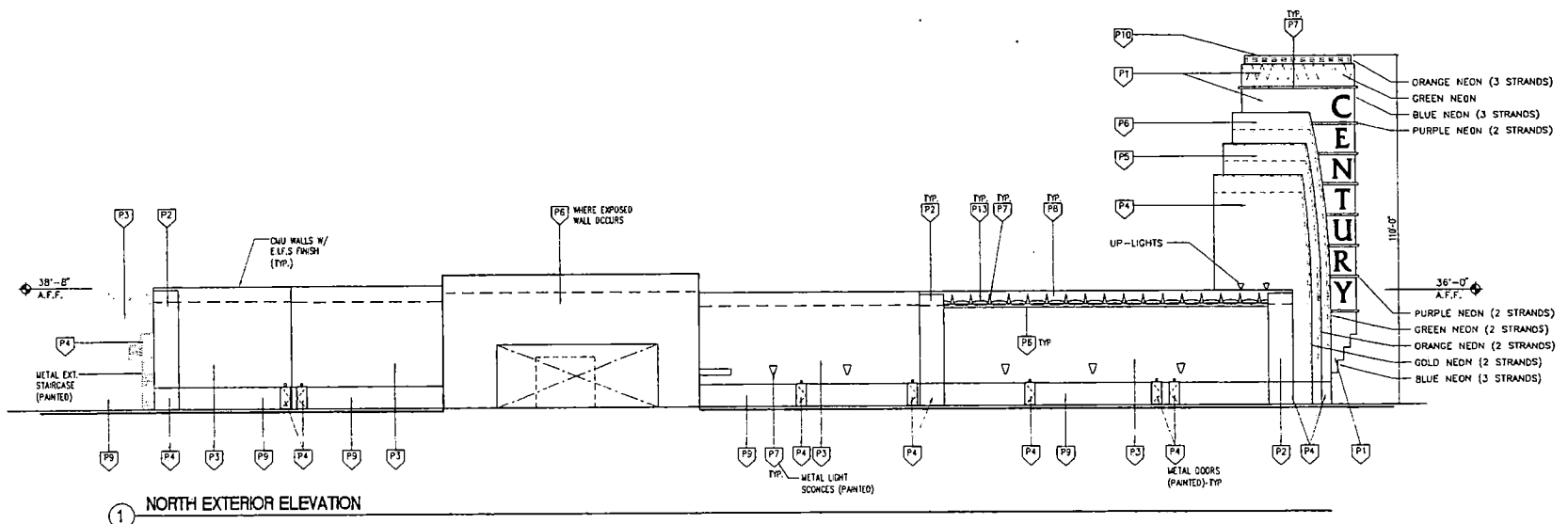
LAS VEGAS, NEVADA

FEBRUARY 12, 2004

CENTURY
THEATRES

SDR-3923
3-25-04 PC

FEHLMAN
ARCHITECTURE
PLANNING
432 Eighth Avenue
Suite 8
San Diego, CA 92101
Tel (619) 594-2799
Fax (619) 594-8138
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COLOR LEGEND

- P1 ONION SKIN TAN - ICI #421
- P2 SUGAR MAPLE - ICI #536
- P3 GOLDEN CHAMPAGNE - ICI #549
- P4 DEEP RUSSET - ICI #264
- P5 CLEMATIS VINE - ICI #1585
- P6 COPPER PENNY - ICI #363
- P7 PURPLE FIRE - ICI #1615
- P8 BLUE BLOOD - ICI #1523
- P9 ROSALIE - ICI #129
- P10 RIDING HOOD - ICI #166
- P11 PRELUDE BLUE - ICI #1519
- P12 GREENSWARD - ICI #1106
- P13 CARDIENE - ICI #402

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

EXTERIOR ELEVATIONS

STATIONS CASINOS - SANTA FE STADIUM 16
LAS VEGAS, NEVADA

CENTURY
THEATRES

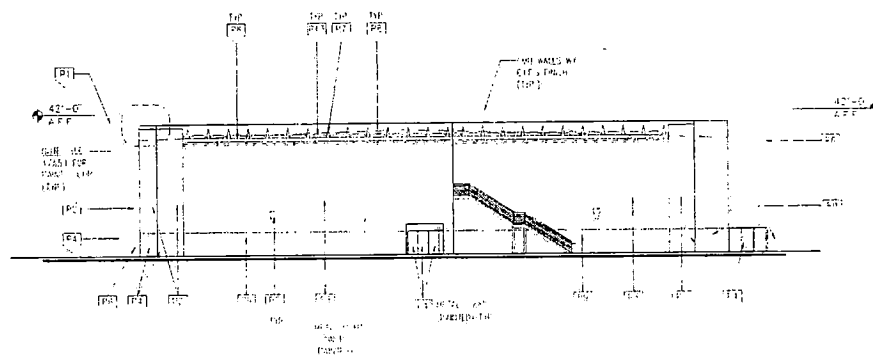
SDR-3923
3-25-04 PC

FENLIMAN
ARCHITECTURE
PLANNING

452 Capital Avenue
Suite 4
San Diego, CA 92101
Tel (619) 594-8098
Fax (619) 594-9136

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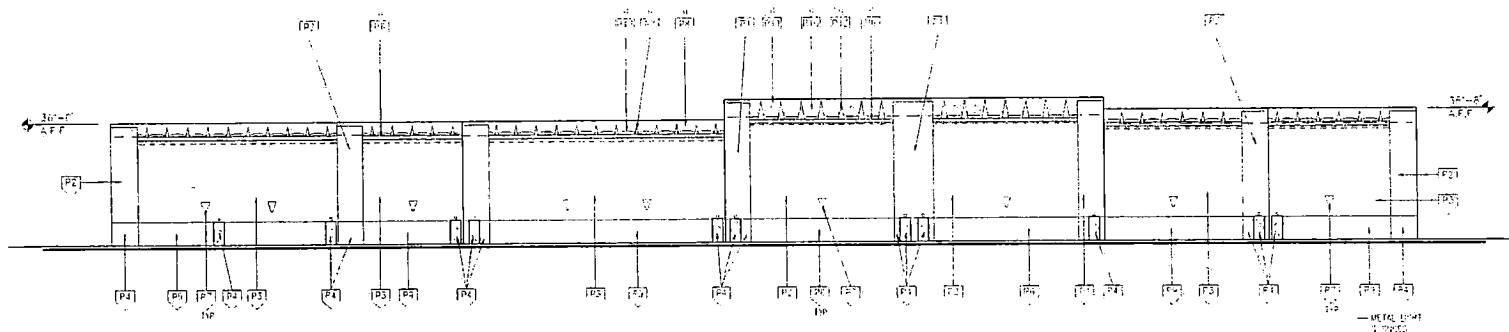
FEBRUARY 10, 2004



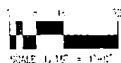
3 EAST EXTERIOR ELEVATION

COLOR LEGEND

- P1 CINQUE SAND TONE - WD #421
- P2 SUGAR MAPLE - WD #424
- P3 GOLDEN CHAMPAGNE - WD #349
- P4 DEEP PIGEON - WD #204
- P5 REMARKS WINE - WD #147
- P6 LUMBER REDDISH - WD #304
- P7 PURPLE RED - WD #147
- P8 BLUE BELL - WD #147
- P9 PURPLE #124
- P10 PURPLE #124
- P11 PURPLE #124
- P12 PURPLE #124
- P13 PURPLE #124
- P14 PURPLE #124
- P15 PURPLE #124
- P16 PURPLE #124
- P17 PURPLE #124
- P18 PURPLE #124
- P19 PURPLE #124
- P20 PURPLE #124



4 SOUTH EXTERIOR ELEVATION



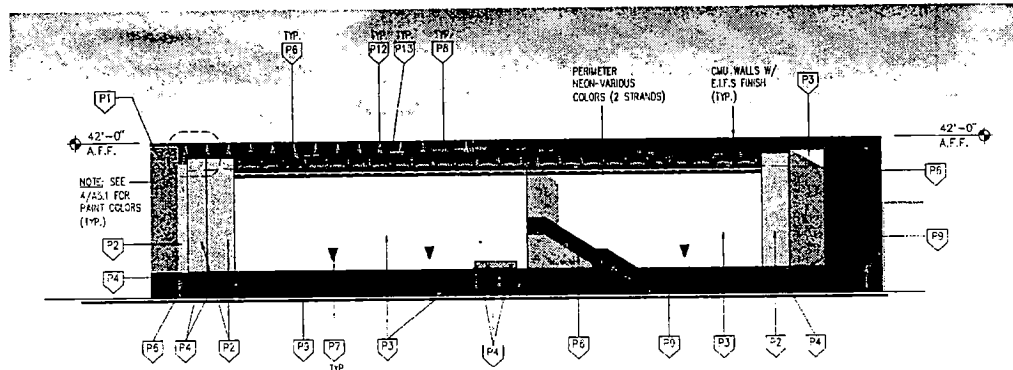
EXTERIOR ELEVATIONS

STATIONS CASINOS - SANTA FE STADIUM 16
LAS VEGAS, NEVADA

FEBRUARY 10, 2004

CENTURY
THEATRES

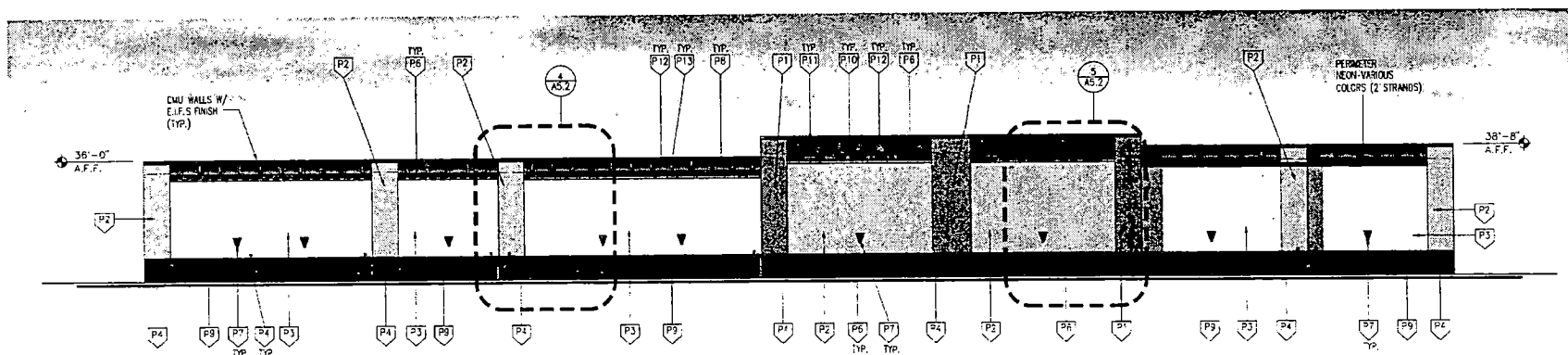
SDR-3923
3-25-04 PC



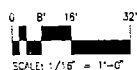
3 EAST EXTERIOR ELEVATION

COLOR LEGEND

- P1 ONION SKIN TAN - IC1 #421
- P2 SUGAR MAPLE - IC1 #536
- P3 GOLDEN CHAMPAGNE - IC1 #549
- P4 DEEP RUSSSET - IC1 #264
- P5 CLEMATIS VINE - IC1 #585
- P6 COPPER PENNY - IC1 #363
- P7 PURPLE FIRE - IC1 #1615
- P8 BLUE BLOOD - IC1 #1523
- P9 ROSAUE - IC1 #129
- HT10 RISING MOON - IC1 #166
- HT1 PRELUDE BLUE - IC1 #1519
- HT2 GREENSWARD - IC1 #1126
- HT3 CARGOTENE - IC1 #402



4 SOUTH EXTERIOR ELEVATION



EXTERIOR ELEVATIONS

STATIONS CASINOS - SANTA FE STADIUM 16
LAS VEGAS, NEVADA

CENTURY
THEATRES

SDR-3923
3-25-04 PC

FEHLMAN
LABARRE
ARCHITECTURE
PLANNING

450 Fifth Avenue
Suite A
San Diego, CA 92101
Tel (619) 234-0101
Fax (619) 234-0106

FEBRUARY 10, 2004



SDR-3923 - APPLICANT/OWNER: SANTA FE STATION, INC.
4949 NORTH RANCHO DRIVE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ROC-3901 – APPLICANT/OWNER: PERMA-BUILT HOMES - Request for a Review of Condition NO. 7 OF AN APPROVED TENTATIVE MAP FOR ELKHORN/GRAND CANYON UNIT TWO (TM-0034-02), WHICH REQUIRED PEDESTRIAN ACCESS AT THE END OF TWO CUL-DE-SACS adjacent to the southeast corner of Grand Canyon Drive and Severance Lane (APN: 125-18-897-004), R-1 (Single Family Residential) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

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:

STEINMAN –DENIED – UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, explained that staff determined that there was no justification for the applicant not to meet the requirements of Condition 7 of the approved Tentative Map that required pedestrian access at the end of two cul-de-sacs adjacent to the corner of Grand Canyon Drive and Severance Lane. Staff recommended denial.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 40 – ROC-3901

MINUTES – Continued:

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He described this project as a private, gated development having single story housing. He explained that the difference in elevations between Grand Canyon and the interior private streets was the result of constraints caused by water pressure.

MR. WILSON further explained that if pedestrian access were provided into the private gated neighborhood, it would present security issues. He stated that this development is geared toward a retirement community and the developer did not feel that amenity was necessary.

COMMISSIONER McSWAIN asked staff to explain why the condition was required. MR. WALTON responded that the access was for people who live within the subdivision. CHAIRMAN TRUESDELL stated that in the area of Town Center, this has been asked for in the past to enhance the pedestrian character.

Having heard MR. WILSON'S explanation that several gated communities have gates that are abandoned and pedestrian access areas have been vandalized, COMMISSIONER McSWAIN disagreed, stating that new developments that provide accessibility to the residents by way of access codes enhance the livability of the project.

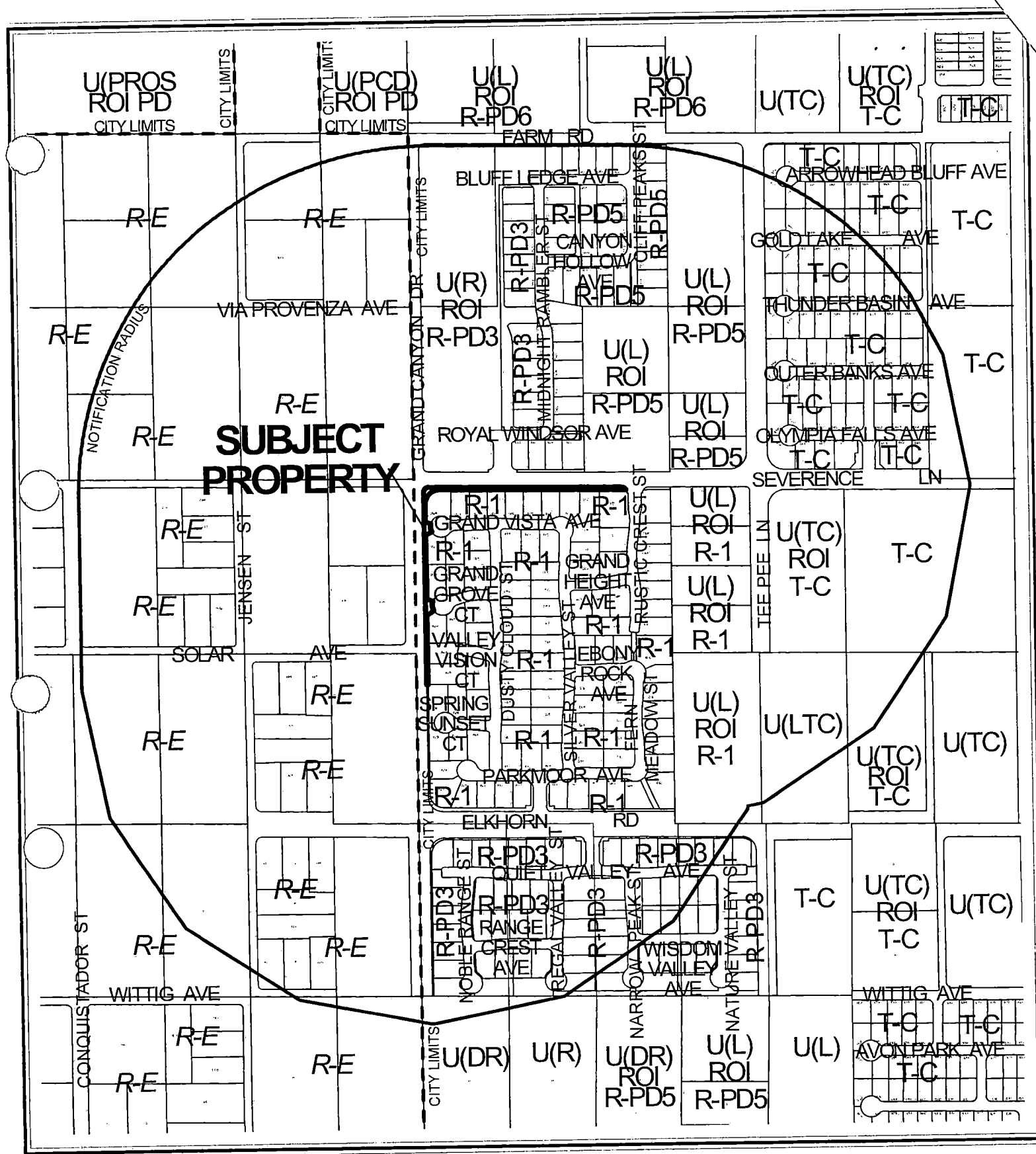
COMMISSIONER STEINMAN questioned the placement of the wrought iron gate that appears to block the sidewalk. DAVID GUERRA, Public Works Department, theorized that inasmuch as there is a steep incline at that point, the gate was probably put in temporarily until a final decision was made on the Review of Condition.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:52 – 8:57)

2-3194/3-1



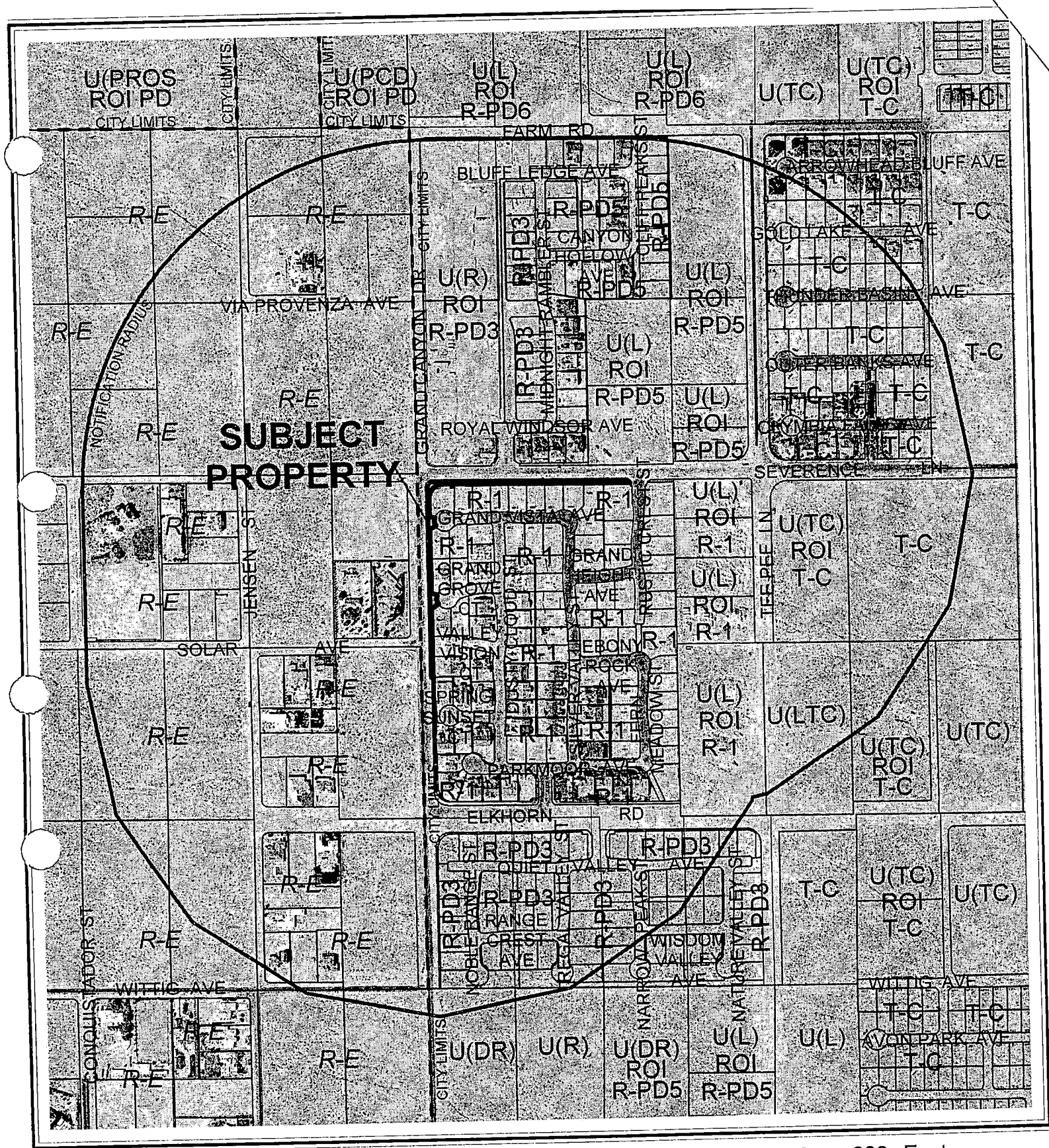
CASE: ROC-3901

RADIUS: 1320 FT

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

0 300 600 Feet





CASE: ROC-3901

RADIUS: 1320 FT

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

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-3901 – APPLICANT/OWNER: PERMA-BUILT HOMES

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Condition Number 7 of Tentative Map (TM-0034-02) shall be amended to read as follows:

Provide a gated pedestrian access to Grand Canyon Drive at the terminus of Grand Grove Court.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Review of Condition Number 7 of the approved Tentative Map titled Elkhorn/Grand Canyon Unit 2, consisting of 60 lots on 16.94 acres, located adjacent to the southeast corner of Grand Canyon Drive and Severence Lane. Condition Number 7 required a pedestrian access points to Grand Canyon Drive from one of two cul-de-sacs within the subdivision.

B) Applicant's Justification

The applicant's justification letter states that due to the severity of elevation differences between Grand Canyon Drive and the cul-de-sacs where pedestrian gates are required, a connection of these points would facilitate a pedestrian safety hazard. They are requesting that the condition be deleted in its entirety.

BACKGROUND INFORMATION

A) Previous Actions

04/04/01 The City Council approved a General Plan Amendment (GPA-0039-00), changing the General Plan Land Use category from DR (Desert Rural) to R (Rural) on a portion this site as part of a larger request. The Planning Commission and staff recommended approval.

03/20/02 The City Council approved the following in regard to this site: a Rezoning (Z-0004-02) from U (Undeveloped) to R-1 (Single Family Residential); a Variance (V-0002-02) to allow front setbacks of 18 feet where 20 feet is the minimum setback required, and to allow corner-side setbacks of 10 feet where 15 feet is the minimum required; a Special Use Permit (U-0005-02) for private streets in this development; and a Petition for Vacation (VAC-0005-02) of U.S. Government Patent Easements generally located adjacent to the northeast corner of Elkhorn Road and Grand Canyon Drive. The Planning Commission and staff recommended approval.

ROC-3901 - Staff Report Page Two
March 25, 2004 - Planning Commission Meeting

- 06/13/02 The Planning Commission approved a Tentative Map (TM-0034-02) titled Elkhorn/Grand Canyon Unit 2 consisting of 60 lots on the subject site. Staff recommended approval.
- 09/30/02 The Planning and Development Department administratively approved a Final Map (FM-0108-02) titled Elkhorn/Grand Canyon Unit 2 consisting of 60 lots on the subject site.
- 01/23/03 The Final Map for Elkhorn/Grand Canyon Unit 2 was recorded on book 108 page 70.
- 12/02/02 A revision to the approved Civil Improvement Plans indicated a single pedestrian access in the form of an eleven-step stairway connecting Grand Canyon with the cul-de-sac of Grand Vista Avenue.

B) Pre-Application Meeting

A pre-application meeting is not required prior to the submittal of a Review of Condition application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 16.94

B) Existing Land Use

Subject Property: Vacant (Elkhorn/ Grand Canyon Unit 2)
North: Vacant, Single Family Residential (under construction)
South: Vacant (Elkhorn/ Grand Canyon Unit 1)
East: Vacant (Elkhorn/ Grand Canyon Unit 4)
West: Vacant, Single Family Residential

C) Existing Zoning

Subject Property: R-1 (Single Family Residential)
North: U (Undeveloped) under R.O.I. to R-PD3 (Residential Planned Development – 3 Units Per Acre)
R-PD3 (Residential Planned Development – 3 Units Per Acre)
U (Undeveloped) under R.O.I. to R-PD5 (Residential Planned Development – 5 Units Per Acre)

ROC-3901 - Staff Report Page Three
March 25, 2004 - Planning Commission Meeting

South: R-1 (Single Family Residential)
East: U (Undeveloped) under R.O.I. to R-1 (Single Family Residential)
West: Clark County

D) General Plan Compliance

The subject site is designated as R (Rural Density Residential) by the Centennial Hills Sector of the General Plan, amended from DR (Desert Rural Density Residential) by General Plan Amendment (GPA-0039-00) as approved by the City Council. The approved R-1 (Single Family Residential) zoning is compatible with the R (Rural Density Residential) General Plan Designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The subject site is not a part of any special districts for zones.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The subject subdivision has been reviewed and approved by the Planning Commission at the tentative map stage; reviewed and approved by planning department staff at the final map stage; and has been found to comply with all of the development standards of Title 19.08.040.

B) General Analysis Discussion

- General information (Residential/Commercial)

To rectify the lack of pedestrian access from the approved subdivision to the perimeter streets and beyond, the following condition was added by planning and development staff to the tentative map (TM-0034-02):

SDR-3923 - Staff Report Page Eight
March 25, 2004 - Planning Commission Meeting

NOTICES MAILED 733

APPROVALS 1

PROTESTS 0

Paul T. McDermott
Adrienne M. McDermott
6354 Woodbury Road
Boca Raton, FL 33433
(561) 392-4540
mrmcboca@aol.com

March 15, 2004

Planning and Developing Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Case SDR-3923

Kyle C. Walton, Senior Planner;

We own a residence at 6804 Indian Chief Drive located approximately 700 feet North of the subject property (Santa Fe Station Inc).

This letter will serve as our written **APPROVAL** of the applicant's site development plan for a casino expansion and theater addition.

If you have any questions or need additional information please contact us.

Respectfully,

Paul T. McDermott

Paul T. McDermott

Adrienne M. McDermott

Adrienne M. McDermott



Case Number: **ROC-3901** APN: 125-18-897-004

Name of Property Owner: Subdivision Common Area (Elkhorn/Grand Canyon U2)

Name of Applicant: Perma-Bilt Homes

Yes _____ No X

City Official: _____

Partner(s): _____

APN: _____

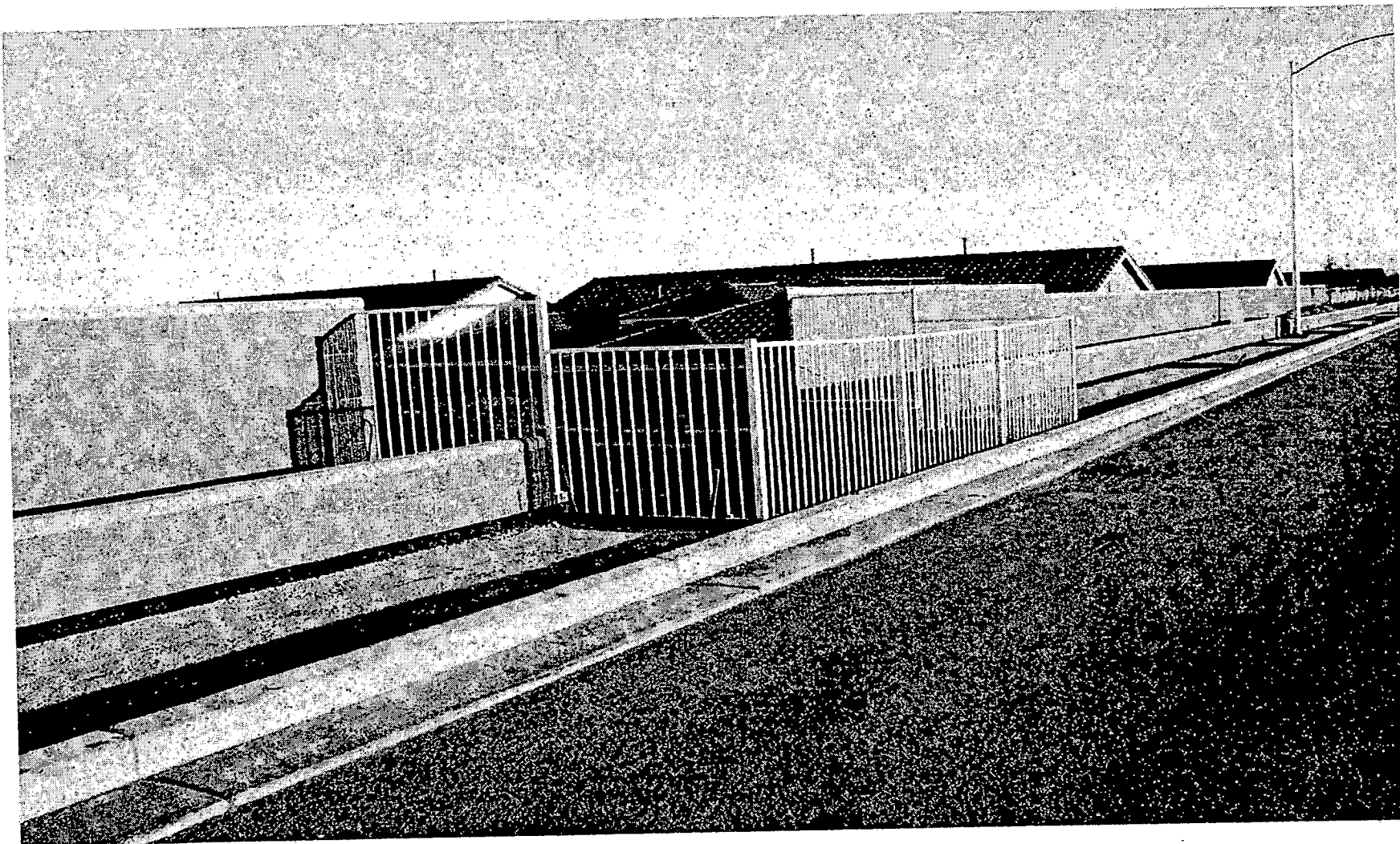
Signature of Property Owner/Authorized Agent:

Print Name: _____

Subscribed and sworn before me

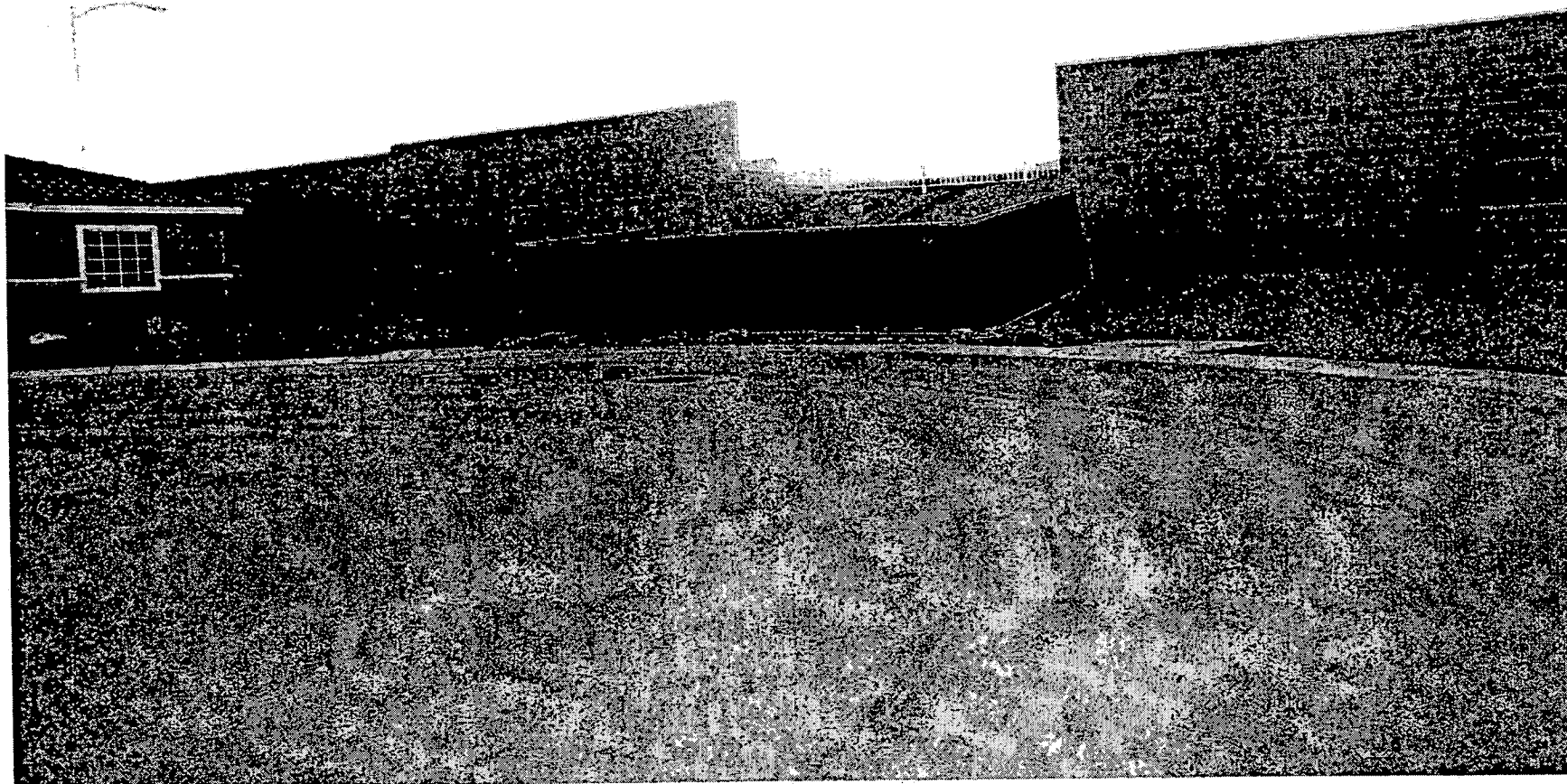
This 30 day of January, 2004

Carolyn K. Milnes
Notary Public in and for said County and State



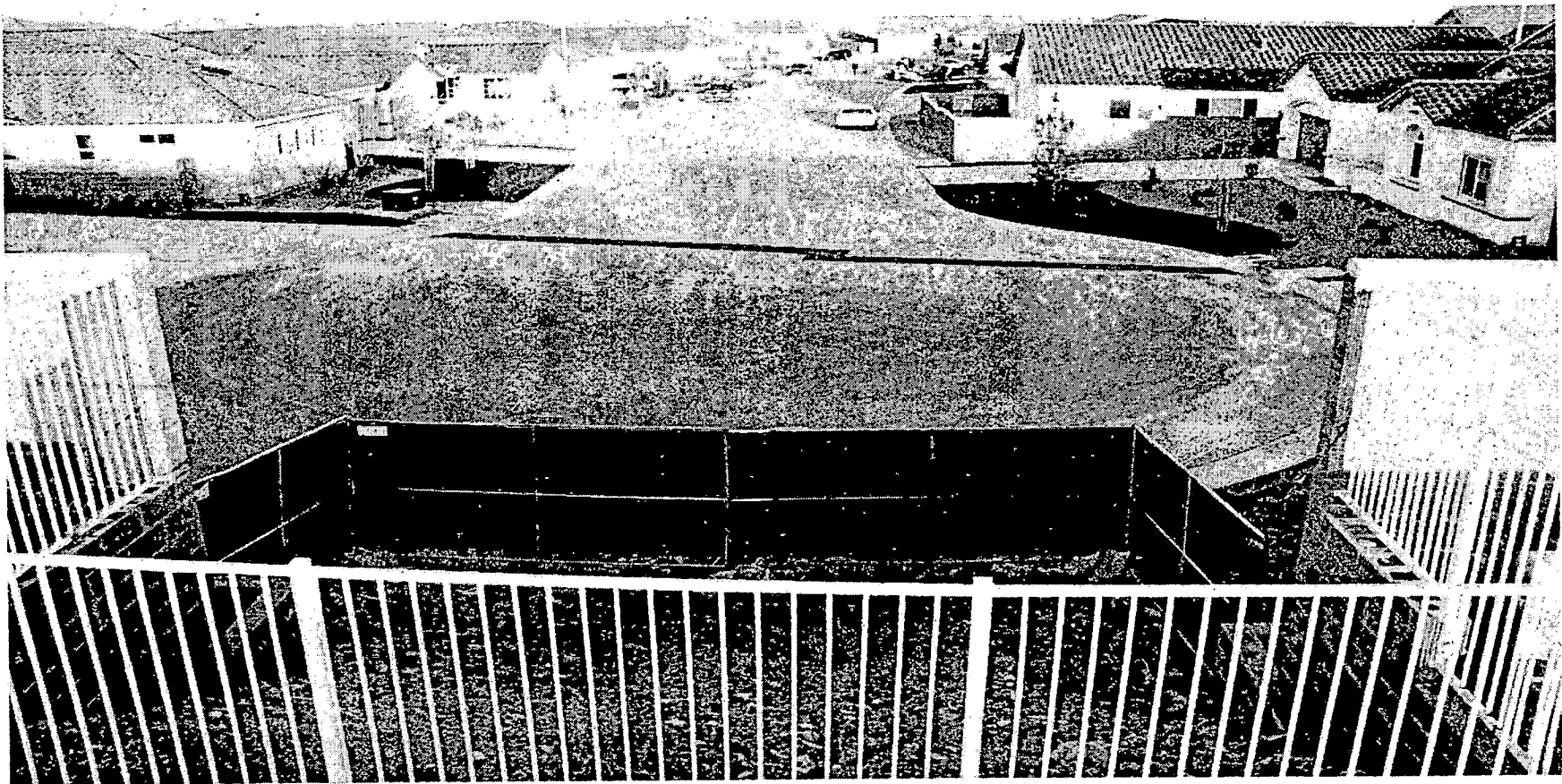
ROC-3901 - APPLICANT/OWNER: PERMA-BUILT HOMES
SOUTHEAST CORNER OF GRAND CANYON DRIVE AND SEVERANCE LANE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04



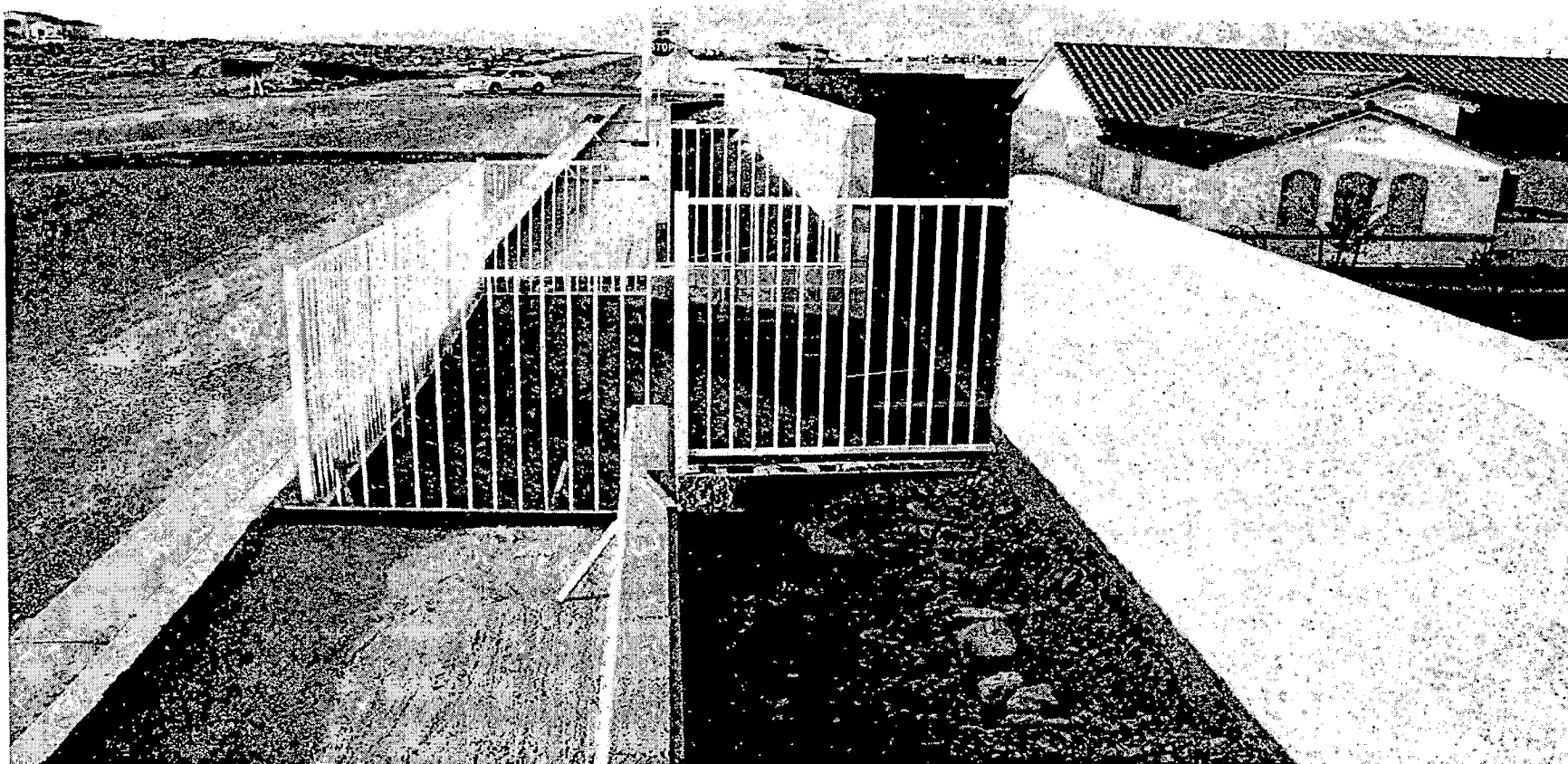
ROC-3901 - APPLICANT/OWNER: PERMA-BUILT HOMES
SOUTHEAST CORNER OF GRAND CANYON DRIVE AND SEVERANCE LANE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04



ROC-3901 - APPLICANT/OWNER: PERMA-BUILT HOMES
SOUTHEAST CORNER OF GRAND CANYON DRIVE AND SEVERANCE LANE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04



ROC-3901 - APPLICANT/OWNER: PERMA-BUILT HOMES
SOUTHEAST CORNER OF GRAND CANYON DRIVE AND SEVERANCE LANE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3900 - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: BUREAU OF LAND MANAGEMENT - Request for a Site Development Plan Review FOR A RESERVOIR AND PUMPING STATION on 20.0 acres at the northwest corner of the Elkhorn Road and Alpine Ridge Way alignments (APN: 126-13-401-014), P-D (Planned Development) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN — ABEYANCE TO 4/8/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

KYLE WALTON, Planning and Development Department, explained that this is a request for a proposed 27 million gallon Reservoir and a 11,000 square foot utility building as well as a 100-foot tall antenna that will serve as a communication device. The proposed use is compatible with the future uses that will be in the area and the design is appropriate for this use. Staff recommended approval of the Site Development Plan Review.

SUSAN LeCAVALIER, G.C. Wallace, 1555 South Rainbow Boulevard, appeared on behalf of the applicant and concurrent with staff recommendations and conditions.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 41 – SDR-3900

MINUTES: Continued:

COMMISSIONER McSWAIN recalled that at a previous meeting, a request for a 100-foot tower involved intense discussion regarding the height of the structure. She asked if there would be an alternative to creating a communication opportunity without having to resort to a 100-foot tower. MS. LeCAVALIER stated that there is no other way and the tower is needed to be able to communicate between the facilities.

ERICA MUDEN, Las Vegas Water District, 1001 South Valley View Boulevard, explained that because there are no other communication networks in the vicinity, the 100-foot tower is needed. MS. LeCAVALIER added that this was previously planned for within the Cliff's Edge Master planned area. COMMISSIONER McSWAIN stated that in this time and age, it would appear that there would be other mechanisms available that could be utilized to provide the communication needed for these facilities. She felt strongly that this would have an adverse affect on the community because of its location so close to a residential development.

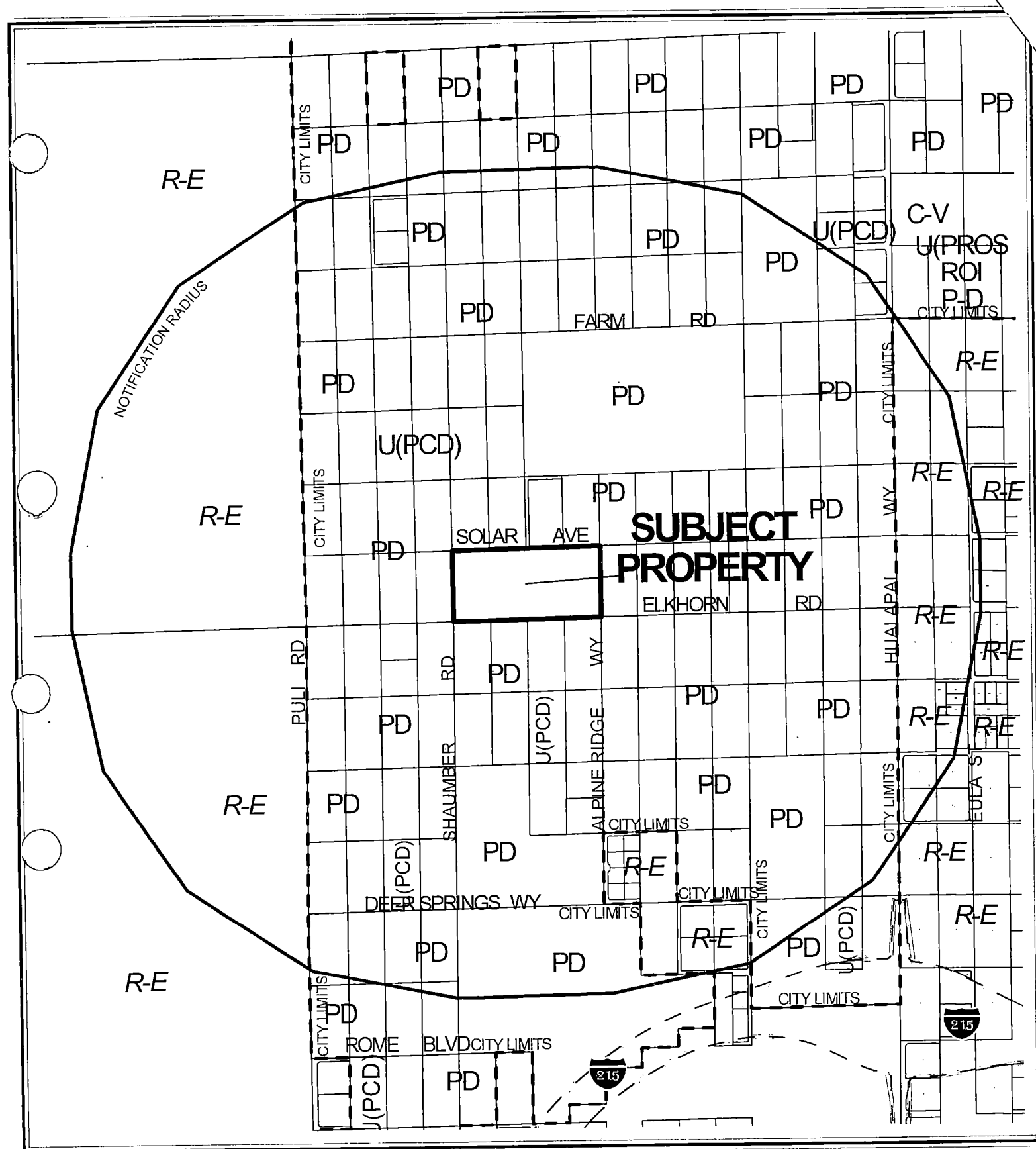
COMMISSIONER EVANS also recalled the Metro request for a communication tower and asked if the requests were similar. MR. WALTON explained that this request is for the exclusive use by the Las Vegas Water District. He noted that the area is remote and the applicant intends to construct this facility to make water available to develop Cliff's Edge. Staff determined it would be a compatible use and would meet the water needs of the area.

CHAIRMAN TRUESDELL stated that despite the remoteness of the area, the tower stands to be erected in the middle of a Master Planned Community. He stated that although he had no concerns with the design or the site development he could not support the tower.

MS. MUDEN asked whether the Commission would recommend a height limitation inasmuch as some type of communication device will be required to be able to remotely operate. CHAIRMAN TRUESDELL stated that he would prefer to see elevations before making any decision. COMMISSIONER McSWAIN suggested holding this application for two weeks and MS. LeCAVALIER agreed.

Responding to COMMISSIONER STEINMAN, MS. MUDEN replied that none of their facilities are currently controlled by satellite communication and, in this case, the applicant is looking at a fiber optic network which requires extensive underground work.

(6:14 – 6:19)



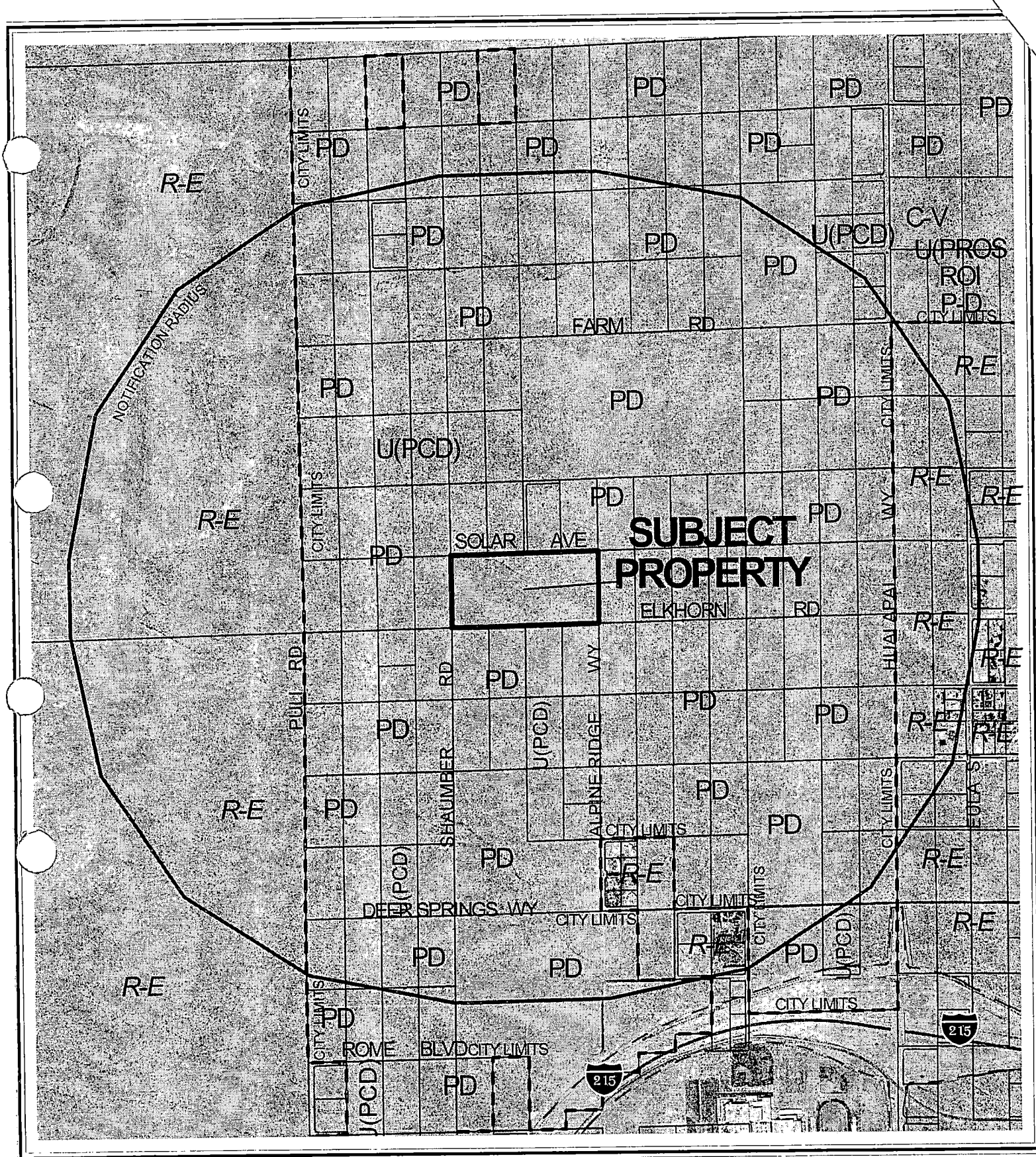
CASE: **SDR-3900**

RADIUS: 3500 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 700 1400 Feet





CASE: **SDR-3900**

RADIUS: 3500 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
SDR-3900 - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER:
BUREAU OF LAND MANAGEMENT

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

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. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. If not previously constructed by the Master Developer this site shall be responsible to construct half-street improvements including appropriate overpaving adjacent to Assessor Parcel Number 126-13-401-014 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. 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.
6. Coordinate with the Right of Way Section of the Department of Public Works and provide all necessary documentation required for submittal to the Bureau of Land Management (BLM) to obtain easements along the perimeter of Assessor Parcel Number 126-13-401-014 and any other parcels needed to enable access paving to Assessor Parcel Number 126-13-401-014. This documentation must be submitted prior to approval of construction drawings for this site.
7. Unless constructed or previously guaranteed by the master developer, provide paved, legal access to this site concurrent with development of this site.

SDR-3900 - Conditions Page Two
March 25, 2004 - Planning Commission Meeting

8. 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.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review of a proposed 27 million gallon reservoir basin, 11,300 square foot utility building and a 100-foot high antenna to be located at the northeast corner of Shaumber Road and Elkhorn Road.

B) Applicant's Justification

The applicant's justification letter indicates the reservoir basin expansion is needed to accommodate continued growth in the Cliff's Edge project area, which surrounds this site. The reservoir stores drinking water in order to provide for variations in demand, emergency storage and fire suppression storage.

BACKGROUND INFORMATION

A) Previous Actions

- 02/05/03 The City Council approved an annexation (A-0035-02) of over 1056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission recommended approval on September 26, 2002. The effective date of this annexation is February 14, 2003.
- 03/19/03 The City Council approved the "Cliff's Edge Master Development Plan" to regulate development and the provision of infrastructure in the area around the subject site. The Planning Commission and staff recommended approval.
- 07/16/03 The City Council approved a rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) zone for the Cliff's Edge Project area. The subject site is within the Cliff's Edge Project area. The Planning Commission and staff recommended approval.

SDR-3900 - Staff Report Page Two
March 25, 2004 - Planning Commission Meeting

B) Pre-Application Meeting

01/30/04 The following was discussed:

- Shaumber Road is classified as a Thematic Parkway in the Cliff's Edge Plan.
- All development is to be reviewed by Design Review Committee.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 20

B) Existing Land Use

Subject Property: Vacant land
North: Vacant land
South: Vacant land
East: Vacant land
West: Vacant land

C) Planned Land Use

Subject Property: PR-OS
North: PCD (Planned Community Development)
South: PCD (Planned Community Development)
East: PCD (Planned Community Development)
West: PCD (Planned Community Development)

D) Existing Zoning

Subject Property: PD (Planned Development)
North: PD (Planned Development)
South: PD (Planned Development)
East: PD (Planned Development)
West: PD (Planned Development)

E) General Plan Compliance: Centennial Hills Sector Plan

The site is designated PR-OS (Park, Recreation- Open Space) on the Centennial hills Interlocal Land Use Plan of the Centennial Hills sector Plan of the General Plan. The proposed public facility use is an allowed use in the PR-OS category. The existing PD (Planned Development) Zoning designation is in conformance with the General Plan.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Cliff's Edge Plan	X	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The provisions of the Centennial Hills Sector Plan require that a master plan be prepared for PCD (Planned Community Development) areas that exceed 80 acres in size. The applicant has previously prepared a master development plan entitled the "Cliff's Edge Master Development Plan and Design Guidelines", which was approved by City Council on March 19, 2003. This document will provide policy direction for future development within the overall plan area.

PROJECT DESCRIPTION

The proposed development consists of a new 27 million gallon reservoir basin, an 11,300 square foot utility building to support the reservoir, pumping station control and monitoring system. There also is a proposed 100-foot tall antenna to be used for remote monitoring and control of the reservoir/pumping station facility.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Development standards for permitted uses in the C-V (Civic) zoning district are established at the time of site development plan review. The conditions approved by this application serve to establish the standards for the proposed use.

SDR-3900 - Staff Report Page Four
March 25, 2004 - Planning Commission Meeting

A2) Residential Adjacency Standards

The Residential Adjacency Standards pursuant to Title 19.08 do not apply to the subject proposal.

A3) Parking and Traffic Standards

There are no specific standards in Title 19.10 for this type of use. Since this project is not open to the public and is only accessed by Las Vegas Valley Water District personnel, no on site parking is required except for the drive aisles that will provide access to the existing facility.

A4) Landscape and Open Space Standards

The proposal is subject to the streetscape requirements of the Thematic Parkway standards in the Cliff's Edge Plan.

A5) Sign Standards

Signage for the proposed use will be discussed under a subsequent application pursuant the standards of Title 19.14.

B) General Analysis and Discussion

- **Zoning**

The reservoir basin development is an allowed use in the PD (Planned Development) zoning district.

- **Site Plan**

The site plan depicts the new reservoir basin will be located in the center of the site. The new utility building and 100-foot high antenna are located to the east end of the new basin. The design of the site is appropriate for this type of use.

- **Waivers**

There are no waivers requested by the applicant.

SDR-3900 - Staff Report Page Five
March 25, 2004 - Planning Commission Meeting

- **Landscape Plan**

The landscape plan submitted by the applicant depicts the streetscapes that will affect two sides of the proposed development. According to the Cliff's Edge Plan the west side of the site will be Shaumber Road. Shaumber Road will have the features of the Themed streetscape and Elkhorn Road the Paseo streetscape of the Cliff's Edge Plan.

- **Elevation**

The building elevations depict the new utility building with a contemporary design. The design incorporates block walls of various textures and stylized gates that match the profile of the roof.

- **Floor Plan**

The floor plan shows the typical layout of the auxiliary buildings found with the water reservoirs around the valley.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

The proposed 27 million gallon reservoir basin is appropriate along this segment of Elkhorn Road and will be compatible with future, adjacent development in the area.

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 project is consistent with the General Plan and Title 19.

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

The site will have access to Elkhorn Road, a 100-foot wide Primary Arterial on the Master Plan of Streets and Highways, which is adequate to provide access to serve the proposed use.

SDR-3900 - Staff Report Page Six
March 25, 2004 - Planning Commission Meeting

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

The submitted building elevations and planned streetscapes are consistent with the Cliff's Edge Plan and will be compatible planned development in the neighborhood.

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 submitted building elevations and landscaping will demonstrate visual consistency with the surrounding development.

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

The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 35

APPROVALS 0

PROTESTS 0



Case Number: SDR-3900 APN: 126-13-401-014

Name of Property Owner: USA (LVVWD BLM R/W Grant)

Name of Applicant: Las Vegas Valley Water District

 Yes X No

City Official: _____

Partner(s): _____

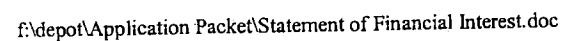
APN: _____

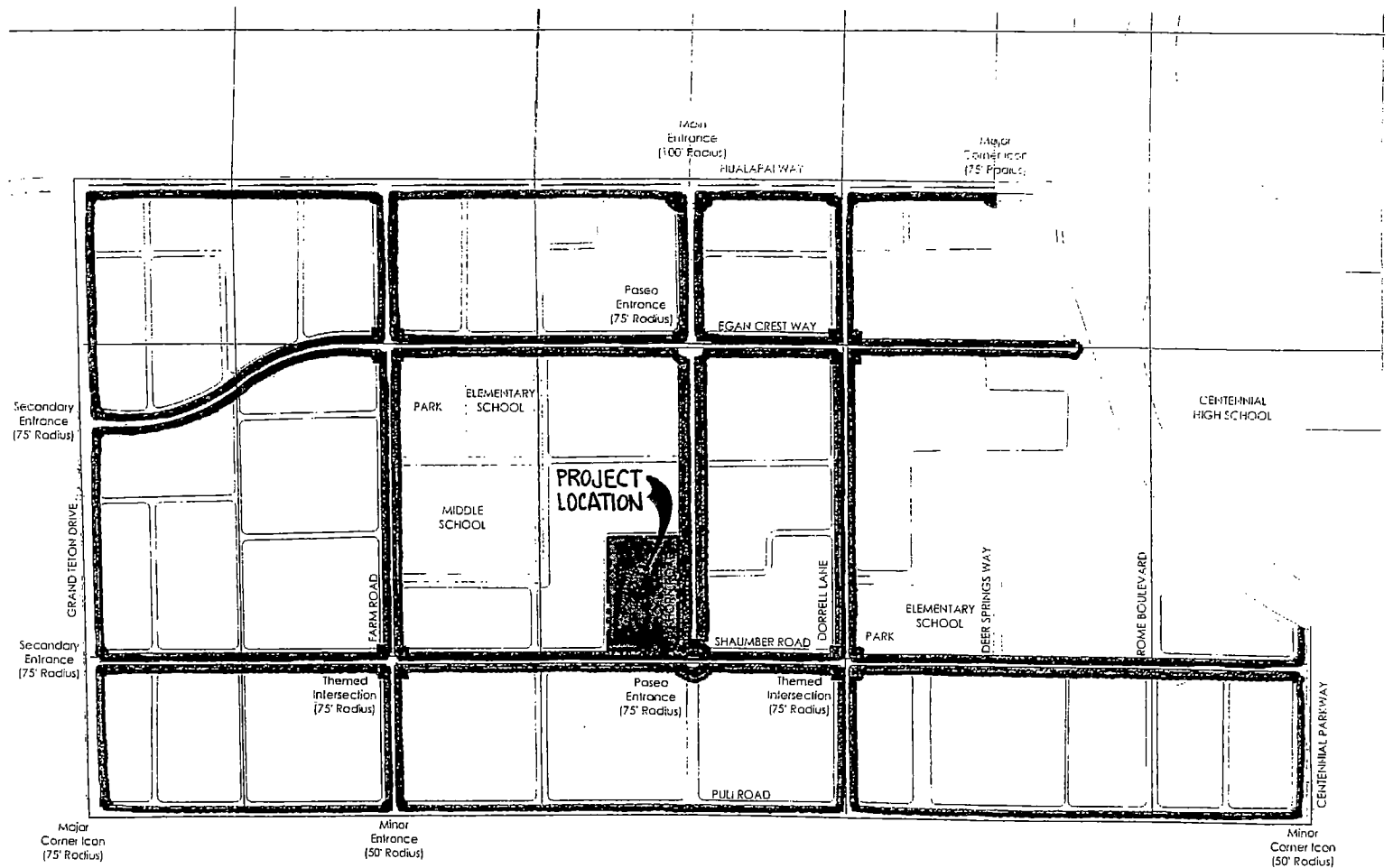
Signature of Property Owner/Authorized Agent: Thomas A. Minwegen
for Print Name: Patricia Mulroy

This 10th day of February, 2004

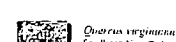
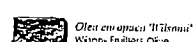
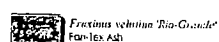
Maurine K. West

Notary Public in and for said County and State





PLANT MATERIALS LEGEND



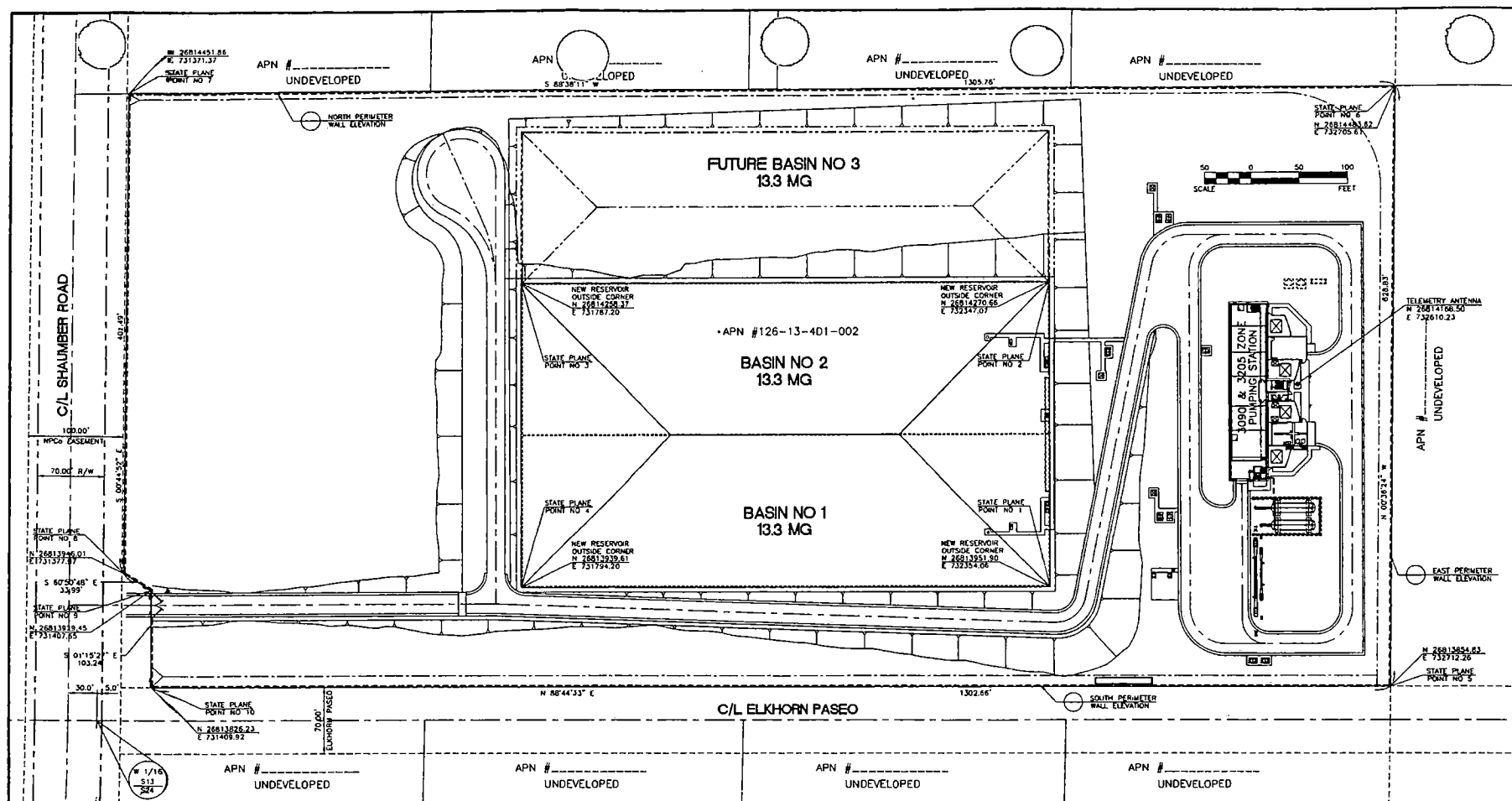
Cliffs Edge

Tree Master Plan

Scale: 1"=300'

SDR-3900
3-25-04 PC

LANDSCAPE ARCHITECT
GREEY | PICKETT
7507 E McDONALD DRIVE
SUITE B
SCOTTSDALE ARIZONA 85250
PHONE: 480.609.0009
FAX: 480.609.0068
January 2, 2004



BASIS OF BEARING

N 00°08'16" E BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA RECORDERS OFFICE IN FILE 123 AT PAGE 32.

PROJECT BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1986 (NAVD86)

CLARK COUNTY VERTICAL CONTROL: 1000-646 NAVD86 ELEVATION: 787.794 METERS (2584.92 FEET)

RIVET & SQUARE ALUMINUM PLATE IN 6" CONCRETE CILINDER, LOCATED 25' SOUTH AND 50' EAST OF GRAND CANYON DRIVE AND RED EPOCH AVENUE, 1' WEST OF ELECTRICAL VAULT.

STATE PLANE COORDINATES

POINT NO.	NORTHING	EASTING
1	731787.20	731787.20
2	731787.20	731787.20
3	731787.20	731787.20
4	731787.20	731787.20
5	731787.20	731787.20
6	731787.20	731787.20
7	731787.20	731787.20
8	731787.20	731787.20
9	731787.20	731787.20
10	731787.20	731787.20
11	731787.20	731787.20
12	731787.20	731787.20

STATE PLANE COORDINATE CONVERSION FACTORS:

MEAN RADIUS OF CURVATURE = 0.00006" CLOCKWISE FROM THIS PROJECT CARTESIAN COORDINATE SYSTEM TO THE STATE PLANE GRID SYSTEM.

MEAN SURFACE ELEVATION = 0.00006" CLOCKWISE FROM THIS PROJECT CARTESIAN COORDINATE SYSTEM TO THE STATE PLANE GRID SYSTEM.

MEAN ELEVATION FACTOR = 0.00006" CLOCKWISE FROM THIS PROJECT CARTESIAN COORDINATE SYSTEM TO THE STATE PLANE GRID SYSTEM.

MEAN SCALE FACTOR = 0.00006" CLOCKWISE FROM THIS PROJECT CARTESIAN COORDINATE SYSTEM TO THE STATE PLANE GRID SYSTEM.

COMBINED FACTOR = 0.00006" CLOCKWISE FROM THIS PROJECT CARTESIAN COORDINATE SYSTEM TO THE STATE PLANE GRID SYSTEM.

STATE PLANE COORDINATE NOTES

ALL STATE PLANE COORDINATES HEREON ARE BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM EAST ZONE (2701), NORTH AMERICAN DATUM OF 1983 EXPRESSED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE ACTUAL SURFACE DISTANCES AND SHOULD BE CONVERTED TO GRID BEFORE PERFORMING ANY OPERATIONS INVOLVING STATE PLANE COORDINATES.

A. TO CONVERT GROUND DISTANCES TO GRID EQUIVALENTS MULTIPLY BY THE MEAN PROJECT COMBINED FACTOR OF 0.99974537.

B. TO CONVERT GRID DISTANCES TO GROUND EQUIVALENTS MULTIPLY BY THE INVERSE MEAN PROJECT COMBINED FACTOR OF 1.00025463.

STATE PLANE COORDINATES ARE HEREON PROVIDED FOR USE BY THE AUTOMATED MAPPING/FACILITIES MANAGEMENT/GEOSPATIAL INFORMATION SYSTEMS ONLY. THE "PROJECT COORDINATES" ARE INTENDED FOR PROJECT IMPROVEMENT PURPOSES, NOT THE STATE PLANE COORDINATES.

CLV DWG #

CLV CML SH#

SDR-3900
3-25-04 PC

G.C. WALLACE, INC.
ENGINEERING PLANNING & SURVEYING
1035 SOUTH RAMPART AVE. SUITE 100, LAS VEGAS, NEVADA 89104
TELEPHONE: (702) 841-3000 FAX: (702) 841-3099

LAS VEGAS VALLEY WATER DISTRICT

ELKHORN 2975 ZONE RESERVOIR AND 3090 ZONE AND 3205 ZONE PUMPING STATIONS

SITE CONTROL PLAN

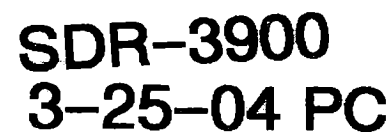
VERIFY SCALE
1" = 100' 1/2" = 50' 1/4" = 25'

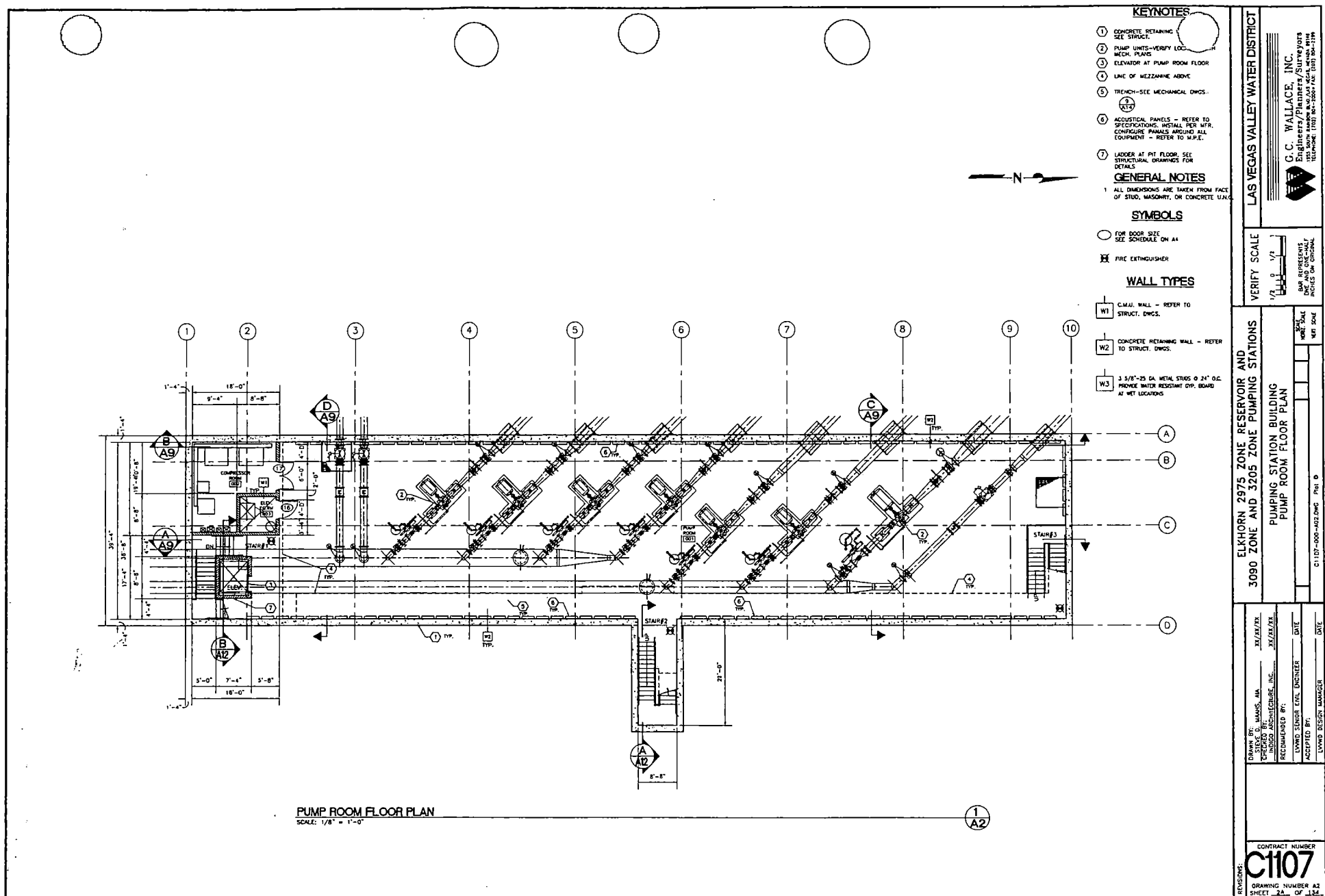
CONTRACT NUMBER
C1107

DRAWN BY: J. WALLACE
CHECKED BY: J. WALLACE
RECOMMENDED BY: J. WALLACE
DATE: 3/27/04
DESIGNED BY: J. WALLACE
DATE: 3/27/04
DESIGN MANAGER: J. WALLACE
DATE: 3/27/04

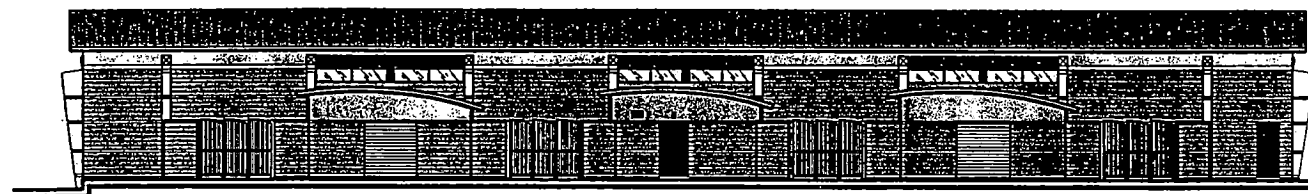
REVISIONS:

CLV DWG #
CLV CML SH#





SDR-3900
3-25-04 PC



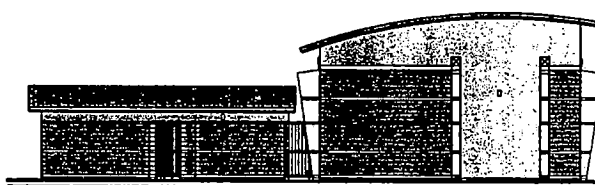
EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

4
AB
A1



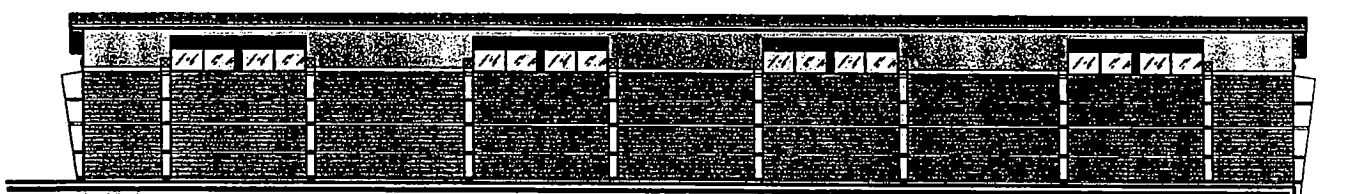
SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

2
AB
A1



NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

3
AB
A1

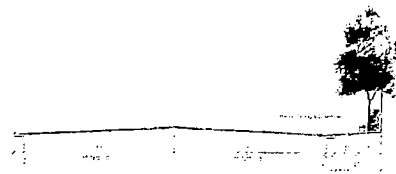
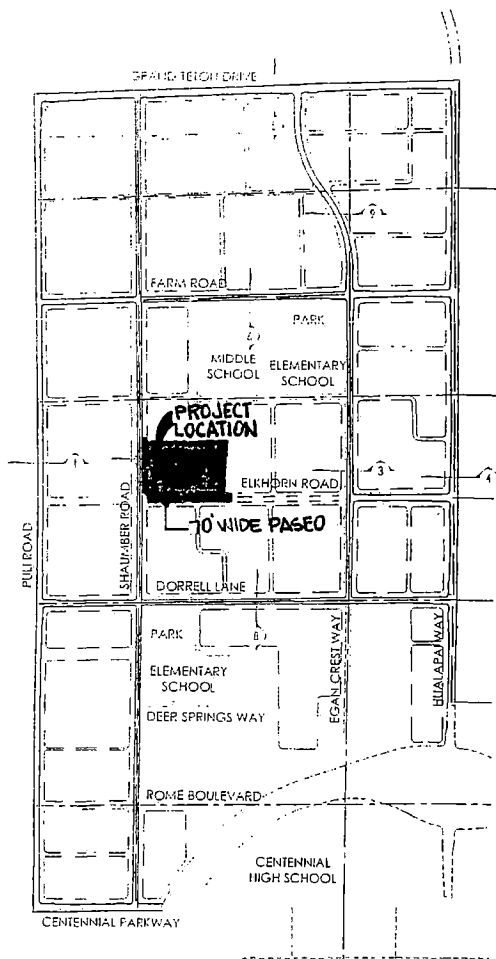


WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

1
AB
A1

ELKHORN 2975 ZONE RESERVOIR AND 3090/3205 DUAL ZONE PUMPING STATION PUMPING STATION BUILDING EXTERIOR ELEVATION		LAS VEGAS VALLEY WATER DISTRICT G.C. WALLACE, INC. ARCHITECTS/ENGINEERS 1000 S. MAIN STREET, SUITE 200 LAS VEGAS, NV 89101 PHONE: (702) 881-1001 FAX: (702) 881-1002
DESIGNED BY: WALLACE, INC. RECOMMENDED BY: WALLACE, INC. APPROVED BY: WALLACE, INC.	DATE: 3/25/04 DATE: 3/25/04 DATE: 3/25/04	CONTRACT NUMBER: C1107 SHEET NUMBER: 30 OF 138

SDR-3900
3-25-04 PC



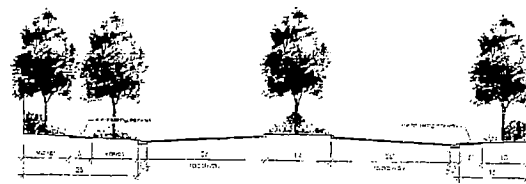
Puli Road Section

Scale: 1" = 10'-0"



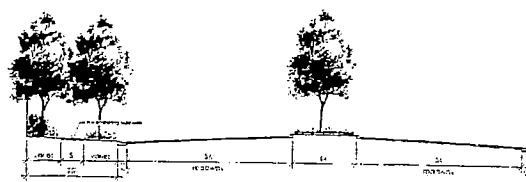
Schaumber Road Section

Scale: 1" = 10'-0"



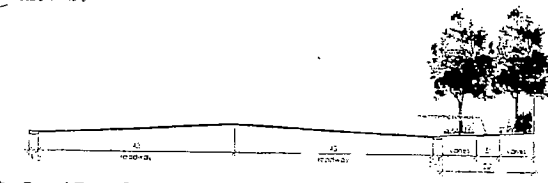
Egan Crest Way Section

Scale: 1" = 10'-0"



Hualapai Way Section

Scale: 1" = 10'-0"



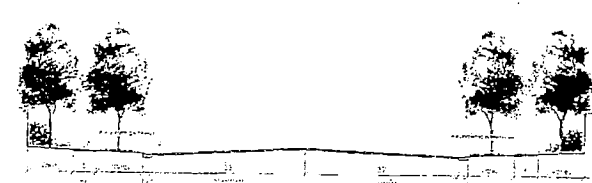
Grand Teton Drive Section

Scale: 1" = 10'-0"



Farm Road Section

Scale: 1" = 10'-0"



Dorrell Lane Section

Scale: 1" = 10'-0"



Dorrell Lane Section

Scale: 1" = 10'-0"



Egan Crest Way Section

Scale: 1" = 10'-0"

Cliffs Edge Road Sections

SDR-3900
3-25-04 PC



LANDSCAPE ARCHITECT
GREEY | PICKETT
7507 E McDONALD DRIVE
SUITE B
SCOTTSDALE ARIZONA 85250
PHONE: 480.609.0009
FAX: 480.609.0063

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

DIRECTOR'S BUSINESS - PUBLIC HEARING - DIR-3934 - APPLICANT/OWNER:
HOWARD HUGHES CORPORATION - Discussion and possible action to APPROVE A
REVISED DEVELOPMENT STANDARDS MANUAL FOR SUMMERLIN, Ward 2 (L.B.
McDonald) and Ward 4 (Brown).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN — ABEYANCE TO 4/22/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

FLINN FAGG, Planning and Development Department, briefly explained that the proposed manual replaces the previous version that was adopted in 1992. The majority of changes pertain to residential development within Summerlin. Despite the proposed changes, it does not modify the existing Development Agreement in terms of the number of units permitted or the amount of commercial square footage permitted at Summerlin. MR. FAGG added that there are minor changes to the list of permitted commercial uses, changes to height and setbacks for the single-family development types and an additional category called single-family special lot development.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 42 – DIR-3934

MINUTES: Continued:

MR. FAGG stated that there was an issue related to the language for casinos as it related to the special use permit process. Further research of the 1996 Development Agreement and the proposed changes revealed that the language has remained the same. MR. FAGG explained that the original Development Agreement designated two casino sites and specified that any casino proposed for those two sites will be required to obtain special use permit approval and go through the public hearing process if the structure is over 75 feet in height. If the building is less than five stories in height, greater than 1,500 feet from residential development and does not have more than 750 hotel rooms, it would be a permitted right.

With staff's recommendation for approval, MR. FAGG requested Condition 2 of DIR-3934 be stricken because it is consistent with the original Development Agreement approved in 1996.

GERALD ROBBINS, Howard Hughes Corporation, 10000 West Charleston Boulevard, and DIANA BOSSARD, 2920 North Green Valley Parkway, appeared on behalf of the applicant. They thanked staff for guiding them through the process and concurred with staff conditions.

CHUCK ARKELL, 158 Uccello Drive, appeared on behalf of Summerlin Residents for Responsible Growth. He asked for the opportunity to meet with the representatives of the Howard Hughes Corporation in order to discuss the condition related to special use permits for casinos. MR. ARKELL stated that several promises made, with regard to the Red Rock Casino, have not been fulfilled by the Howard Hughes Corporation and holding this item in abeyance would afford the residents that opportunity.

GABRIEL LITHRO, 10921 Marigold Avenue, stated that he too was involved in the discussions with the Howard Hughes Corporation. Because he did not fully understand staff's position on the matter, he felt it would be appropriate to meet with the applicants so they could explain exactly what is being proposed and give the residents an opportunity to decide whether the proposal would be good for their community.

COMMISSIONER McSWAIN was not comfortable with the proposed revisions. DEPUTY CITY ATTORNEY BRYAN SCOTT briefly explained the history of the Development Agreement and noted the section that related to casinos and the subparagraphs that address specific conditions. KYLE WALTON, Planning and Development Department, referenced the map that designates gaming enterprise districts and is referred to in Exhibits C and D of the Development Agreement. DEPUTY CITY ATTORNEY SCOTT further explained that the proposed changes do not affect the current casino enterprise districts nor what Summerlin is entitled to.

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 42 – DIR-3934

MINUTES – Continued:

ROBERT GENZER, Director, Planning and Development Department, clarified that no change to the Development Agreement is contemplated. This only affects modification of outdated standards by which most of the residential development within Summerlin is established and which staff uses to make internal administrative decisions. MR. GENZER stated that the recommendation to delete Condition 2 was based on the advice of the City Attorney. Referencing the map once again, MR. GENZER explained that the two designated casino sites were considered by the City of Las Vegas to be developed as resort type hotel/casinos.

COMMISSIONER EVANS stated his disappointment that the residents have not had the opportunity to be a part of any changes that are proposed to the Development Agreement. MR. ROBBINS reiterated that no changes to the Development Agreement are anticipated. MR. GENZER likened this process to the various text amendments that are brought before the Commission.

There was further discussion related to allowable uses.

COMMISSIONER STEINMAN pondered the possibility of future home construction encroaching within the 1500 feet of the casino. CHAIRMAN TRUESDELL stated that the original Master Plan allowed for intermingling of residential communities.

COMMISSIONER NIGRO acknowledged that because the same rules will continue to apply and no changes will occur to the Development Agreement itself, he understood staff's recommendation.

Inasmuch as the previous speakers had expressed desire to meet with the applicant, COMMISSIONER McSWAIN stated that holding this application for thirty days would give them ample time to meet.

In order to accomplish a more precise review, COMMISSIONERS McSWAIN and NIGRO requested copies of the Development Agreement be distributed to the Commission members.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:19 – 6:28)

1-851

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: DIRECTORS BUSINESS - PUBLIC HEARING - DIR-3934 -
APPLICANT/OWNER: HOWARD HUGHES CORPORATION

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The attached Summerlin Development Standards Manual, dated February 10, 2004, shall replace all previously adopted versions.
2. Table 2.1 shall be amended to require Special Use Permit approval for Casinos in the Employment Center, Town Center, and Village Center districts.

Public Works

3. Revise the "Revised Development Standards Manual for Summerlin" to provide a minimum distance of 18 feet of driveway length between the back of sidewalk (or curb, if no sidewalk is proposed) and the face of the garage, to allow vehicles to park completely outside the vehicular or pedestrian travel corridor or provide a maximum distance of 5 feet in length to prevent a vehicle from parking in the driveway. A setback less than 18 feet may be provided to the garage for side-loaded garages if 18 feet of full width driveway is provided beyond the back of sidewalk (or curb, if no sidewalk is proposed).

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request to approve a revised Development Standards Manual for Summerlin.

B) Applicant's Justification

The applicant has stated that the revised development standards will assist City staff in reviewing submittals within the Summerlin Planned Community in accordance with their current standards.

BACKGROUND INFORMATION

A) Previous Actions

- 06/03/87 A portion of the Summerlin property totaling 4,651 acres is reclassified from N-U to PC (Planned Community).
- 01/18/89 City Council approved the Summerlin Development Standards.
- 02/07/90 An additional 616 acres is reclassified to PC (Planned Community).
- 11/18/92 The revised Summerlin Development Standards are adopted by City Council.
- 06/02/93 Development Agreement DA-0001-93 is approved by City Council, which establishes the land use and development standards for Village 8.
- 02/16/94 Development Agreement DA-0002-93 is adopted by City Council, which establishes the land use and development standards for Villages 10, 11, 12 and 26.
- 01/27/97 City Council approved Development Agreement DA-0001-96, establishing the use and standards for 8,318.66 acres on the west side of the 215 beltway.
- 02/07/01 City Council approved a request for a review of a Development Agreement pertaining to a parcel of land located on the southeast corner of Village Center Circle and Trails Center Drive.

B) Pre-Application Meeting

01/27/04 At the pre-application conference, staff discussed changes to create greater continuity between Title 19 and the Summerlin Development Standards, including definitions, permitted uses, and development standards. In addition, concerns were raised relative to the review and approval process proposed for casinos within Summerlin. Fire Prevention Services objected to the reduced setbacks and street widths allowed under the new Special Lot Development Standards, unless residential sprinkler systems were to be required in all of the units developed under those standards.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF PROPOSED CHANGES

The most recent version of the Summerlin Development Standards Manual was adopted by the City in 1992. The Howard Hughes Corporation has made numerous internal changes to their development standards over the years, but those changes have not been formally adopted by the City. The following text summarizes the changes that are proposed to the 1992 Summerlin Development Standards Manual:

Section 1: Introduction

Land Use Hierarchy

- The Community Center designation has been removed.

Section 2: Development Standards

Permitted Uses—Commercial

- Alcoholic Beverage Sales eliminated
- Aggregate Processing allowed in all districts subject to specific standards listed on pages 2-10 through 2-12.
- Auto Body Repair Shops now allowed by Special Use Permit in Town Center.
- Auto Service Stations not permitted in Neighborhood Focus districts.
- Bail Bondsman use no longer listed as a permitted use.
- Bed & Breakfast Inn added to the list of permitted uses.
- Boat Dealerships and Boat Storage separated; Boat Dealerships now require Special Use Permit approval.

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March 25, 2004 - Planning Commission Meeting

- Building Materials use will now require a Special Use Permit in Village Center districts.
- Car Washes no longer permitted in Neighborhood Focus districts.
- Casinos no longer require Special Use Permit approval except under certain conditions and height limits.
- Cemeteries are now permitted in Employment Center District.
- Concrete/Asphaltic Concrete Batch Plants permitted in all districts subject to specific standards.
- Convenience Store (No Fuel Pumps) now permitted in Neighborhood Focus district.
- Day Care/Nursery School category created.
- Equipment rental removed from the list of permitted uses.
- Garage sales now permitted in Community Open Space district.
- Night Clubs now require Special Use Permit approval.
- Product Distribution/Storage category has been removed from the list of permitted uses.
- Recreational Vehicle Dealerships have now require Special Use Permit approval.
- Recreational Vehicle Storage has been created as a new use category.
- Second Hand Stores has been removed from the list of permitted uses.
- Special Care Facility has been added as a new use category.
- Thrift Stores will now require a Special Use Permit.
- Tire Stores have been added as a permitted use.
- Transient Open Lot Sales has been removed from the list of permitted uses.
- Video Rental (non-adult) has been added to the list of permitted uses.
- Wedding Chapels will now require Special Use Permit approval.

Permitted Uses—Housing Facilities

- Assisted Living Apartment added as a new use category.
- Catered Living Quarters and Extended Care Facilities have been removed from the list of permitted uses.
- Single Family Special Lot Development has been added to the list of permitted development types.

Permitted Uses—Public & Quasi-Public Uses

- Parking Lots/Structures will now required Special Use Permit approval in Neighborhood Focus districts.
- Wireless Communication Towers will be permitted in Neighborhood Focus districts upon Special Use Permit approval.

Permitted Uses—Community Support Uses

- Stadiums/Arenas will now require Special Use Permit approval.

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March 25, 2004 - Planning Commission Meeting

Uses Not Permitted

- Auto Title Loans and Check Cashing are special listed as non-permitted.

Specific Land Use Standards. Specific standards have been added or significantly modified for the following uses:

- Aggregate Processing/Asphaltic Concrete Batch Plants
- Boat and Recreational Vehicle Storage
- Casinos
- Crematories
- Clubs and Private Clubs
- Convenience Stores (with fuel pumps)
- Guest Houses/Casitas
- Home Occupation
- Any development not meeting the minimum standards must receive Special Use Permit approval through the standard process.

Property Development Standards

- The provisions for encroachments into required setbacks has been more specifically defined, including requirements for patio covers.
- Additional standards have been provided for detached accessory structures.
- New standards have been added for courtyard walls.
- Residential adjacency standards have been added.

Residential District Development Standards

- A new residential designation, Single Family Special Lot Development (SFSD) has been added to the permitted residential development types, and would allow up to 18 units per gross acre. Exhibits 2.2 through 2.9 provide typical graphic examples of the new development types.
- The density for Single Family Attached (SFA) has been increased from 14 units per gross acres to 18 units per gross acre.
- The side yard setback for Single Family Detached (SF2) has been decreased from six feet to five feet, and the height has been increased from 36 feet to 38 feet.
- The height of structures in the Single Family Detached (SF3) district has been increased from 36 feet to 45 feet.
- The height of structures in the Single Family Zero Lot Line (SFZL) district has been increased from 36 feet to 45 feet, and the front yard setback has been reduced from 18 feet to 10 feet.
- The height limit for the Low Density Multi-Family district has been increased from 36 feet to 45 feet; more stringent setback requirements have been established in conformance with the requirements for the MF2 and MF3 districts.
- Separate development standards for Retirement Residential uses are no longer provided.

Section 3: Parking Standards

Table 3.3 – Parking Standards

- The table of parking requirements has been expanded to match the list of permitted uses.

Parking Requirements

- The revised standards include parking alternatives and processes for parking-impaired developments such as are included in Title 19.

Section 4: Signage Standards

Permit Application

- Detailed submittal requirements have been added, noting that Summerlin approval is required prior to obtaining a permit from the City, and that a master signage plan is required for each development.

Signs Not Requiring a Building Permit and Sign Certificate

- Regulations have been added based on the requirements of Title 19 to allow certain signs without permits.

Prohibited Signs

- A list of prohibited signs has been added, and references signs not permitted by Title 19.

General Provisions

- The list of general signage provisions has been expanded to reference the City's Street Naming and Address Assignment Regulations, provide sight visibility line standards, and general aesthetic guidelines.

Section 5: Review Process

Administration

- Allows the Director to appoint a designee to perform the duties and functions provided in the development standards.

Table 5.1 – Land Use Category Comparison

- Adopts a Land Use Category Comparison which provides equivalent categories for standard City of Las Vegas zoning classifications.

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March 25, 2004 - Planning Commission Meeting

Section 6: Glossary

Glossary

- Additional definitions have been provided in order to assist in interpretations and application of zoning requirements.

ANALYSIS

The proposed revisions to the Development Standards Manual will assist staff in issuing permits for development in conformance with adopted standards.

Permitted Uses: The revisions to the list of permitted uses are generally consistent with comparable City zoning districts and existing land uses within the Summerlin planned community. The only objection to the proposed revisions is that Casinos do not require Special Use Permit approval unless there is a recorded subdivision within 1,500 feet of the site at the time of development, the Casino exceeds 75 feet in height, or the associated hotel exceeds 750 guest rooms. Therefore, staff would recommend that a Special Use Permit be required in all cases.

Residential District Development Standards: The revised standards would allow a two-foot increase in height in the SF2 district, and a nine-foot height increase in the SF3 district, the SFZL district, and the MF1 district. Minor changes have also been made to the setback requirements for most of the districts as noted above. The density for the SFA district has been increased from 14 units per gross acre to 18 units per acre; regardless of this increase in permitted density, the overall density and number of residential units is limited by the approved development agreements and infrastructure capacity.

In addition to revisions to the existing residential districts, the revised document includes a new category, the Single Family Special Lot Development (SFSD). This new development category permits a variety of small-lot housing configurations, including cluster development, "zipper" lots, and alley-loaded garage configurations. Fire Prevention Services has objected to the minimal setbacks and width of private drive aisles, but would allow the proposed development types if the residential units were to include fire sprinklers.

Public Works has stated concerns about the requirements regarding residential driveway lengths. In order to prevent vehicles parked over public sidewalks, driveway lengths should be less than five feet from the back of curb, or more than 18 feet. Minor revisions should be made to the language of the residential development standards to make this requirement clear.

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Parking Requirements: The proposed parking requirements are generally consistent with the parking requirements listed in Title 19, with the exception of the requirements for general retail uses. Title 19 requires one space per 175 square feet for commercial developments under 25,000 square feet, and one space per 250 square feet for developments with greater than 25,000 square feet; the Summerlin requirement is one space per 250 square feet regardless of the total square footage of the development. As this requirement is currently in place and no parking issues have arisen, there is no need for revisions to this standard.

Signage Standards: The additional verbiage relative to signage standards will assist staff in issuing permits for signage within the Summerlin planned community. No significant changes are proposed to the existing standards.

Review Process: No significant changes are proposed to the review process for development plans and building permits within Summerlin. Language has been added to allow the Planning and Development Director to appoint a designee to review applications and permits, which is consistent with department policy.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **DIR-3934** APN: _____

Name of Property Owner: The Howard Hughes Corporation

Name of Applicant: The Howard Hughes 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: N/A

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: *Gerald M. Robbins*

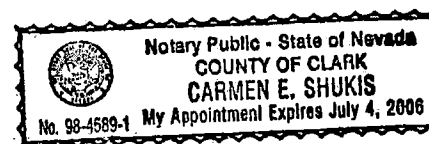
Print Name: Gerald M. Robbins

Subscribed and sworn before me

This 10th day of February, 2004

Carmen E. Shukis

Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

DIR-4106 - CITY OF LAS VEGAS - Appointment of Planning Commissioners to various Planning Commission sub-committees.

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – ABEYANCE to 4/8/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL recommended DIR-4106 be held for further review. MARGO WHEELER, Planning and Development Department, noted that this has been twice held in abeyance.

(9:02)

2-3775/3-77

CHARC - Centennial Hills Architectural Review Committee

Members

(Craig Galati)
Laura McSwain
Stephen Reilly
Steve Swisher
Lewis Brandon

Staff

Flinn Fagg
Kathy McDonald

Meetings 1st Tuesday of each month as necessary
12:00 - DSC Conf. Rm 2B

This is a public meeting
This Committee has final action unless appealed to PC or CC

Alternate Planning Commissioners:

1st Alternate: Todd Nigro
2nd Alternate: Byron Goynes

Ordinance # 5389 - Bill # 2001-100
Adopted 11/07/01

Two members who are also members of the Planning Commission who shall serve a term of one year.
(self appointed)
Three citizen members shall serve staggered terms of two years. (appointed by the Mayor)
Such members must be residents of Centennial Hills, and one such member must be a professional who
development (i.e. developer, urban planner, urban designer, civil engineer, architect, etc.)

HPC (Historic Preservation Commission)

Members

Bob Stoldal
Dorothy Wright
Bob Bellis
Dick Cuppett
Mary Hausch
Chuck Baker
Pat Klenk
Janet White
James Veltman
Felix de Herrera
Andrew Kirk

Staff

Margo Wheeler
Adrienne Low
Kathy McDonald

Meetings 4th Wednesday of each month
12:15 - DSC Conf. Rm 2B

This is a public meeting

Ordinance #3557 - Bill 90-39
Adopted on 2/20/91

HPC consists of 11 members (appointed by City Council)
Each member to serve a four year term, (no member to serve more than 2 consecutive terms, including
the unexpired portion of any term to which he/she is appointed to fill a vacancy).

DRC (Downtown Signage Review Committee)

Members

Steve Evans
Rick Truesdell
Sean Robertson
Steve van Gorp
Flinn Fagg

Staff

Margo Wheeler
Shelley DiNicola

First Thursday of the month as necessary

This is a public meeting

This Committee has final action unless appealed to PC or CC

Alternate Planning Commissioners:

1st Alternate: Laura McSwain
2nd Alternate: (Craig Galati)

Ordinance #5408 - Bill 2001-143
Adopted 1/2/02

Two members of the Planning Commission. (self appointed)
Two members of the Planning and Development Dept. (designated by the Director)
One member of the Office of Business Development

DIR-4106

PC-ARC (Parkway Center Architectural Review Committee)

<u>Members</u>	<u>Staff</u>	
Rick Truesdell	David Clapsaddle	This is a public meeting
(Craig Galati)	Shelley DiNicola	Staff forwards the Committee recommendation to PC
Flinn Fagg		Meetings are held on an as needed basis
Andy Reed		
Steve van Gorp		

Alternate Planning Commissioners:

1st Alternate: (Steve Quinn)

2nd Alternate: Byron Goynes

Parkway Center Development Standards adopted 1/2/02 by City Council

Five members appointed by the Mayor to include:

Two Planning Commissioners

Two members of Planning and Development staff

One member of Office of Business Development/Redevelopment Agency staff

DEOD-DRC (Downtown Entertainment Overlay District Design Review Committee)

<u>Members</u>	<u>Staff</u>	
		2nd Tuesday of the month as necessary.
Steve Quinn	Margo Wheeler	This is a public meeting.
(Craig Galati)	Teresa Morrell	This Committee has final action unless appealed to PC or CC
Flinn Fagg		
Steve van Gorp		
Jack Sommer	(George Kuntz -Alternate)	

Alternate Planning Commissioners:

1st Alternate: Laura McSwain

2nd Alternate: Rick Truesdell

Ordinance # 5521 - Bill # 2001-100

Adopted 10/02/02

Two members who are also members of the Planning Commission. (self appointed)

One member of the City Centre Development Corporation (designated by the Board)

One member of the Planning and Development Staff

One member of the Office of Business Development staff who is on the City of Las Vegas

Redevelopment Agency

If and when an owners' association is created that represents owners of property located within the District, two members from that owners' association to be designated to this committee by the governing board.

PC Design Subcommittee (Planning Commission Design Subcommittee)

Rick Truesdell

(Craig Galati)

City of Las Vegas

PLANNING COMMISSION AGENDA **PLANNING COMMISSION MEETING OF: MARCH 25, 2004**

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

TODD FARLOW, 240 North 19th Street, shared the upcoming meeting date and time for the Sustained Architecture Lecture. He encouraged the Commissioners to attend this last scheduled Lecture.

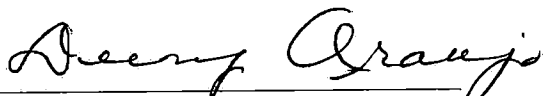
(9:02-9:03)

3-109

MEETING ADJOURNED AT 9:03 P.M.

Respectfully submitted:


VICKY DARLING, ASSISTANT DEPUTY CITY CLERK


DEENY ARAUJO, DEPUTY CITY CLERK