City of Las Vegas

Agenda Item No. 147

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-3758 AND SUP-4009 - PUBLIC HEARING - **SDR-3759 - APPLICANT: FRED LESSMAN - OWNER: SHADOWS HILLS PLAZA, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR A PROPOSED MINI-WAREHOUSE FACILITY on 3.57 acres on the west side of Shady Timber Street, 900 feet north of Cheyenne Avenue (APN: portions of 137-12-801-001 and 137-12-401-022), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] Under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

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

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

MOTION:
BROWN – APPROVED subject to conditions and amending Condition 3 as follows:

3. **The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reduce the total number of storage units to 600. *On the front tower closest to Shady Timber, the maximum height shall be 28 feet with the southern face illuminated and the eastern face unlit. On the back tower, the western face will be illuminated and the northern face unlit.***

- UNANIMOUS

MINUTES:
NOTE: See Item 145 [MOD-3758] for related discussion.

(2:08 – 2:16)

CITY COUNCIL MEETING OF APRIL 7, 2004
Planning and Development Department
Item 147 – SDR-3759

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. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reduce the total number of storage units to 600 and to redesign on-site signage to conform to Code.

4. 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.

5. The landscape plan shall ensure that all plantings on exterior perimeter of the site are located 20 feet on-center with a minimum of four five-gallon shrubs for each tree within provided planters, and 30 feet on-center on interior perimeters. These plantings must conform with the species noted in Appendix B (Plant Palette) to the Lone Mountain Master Development Plan.

6. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation along the north and east perimeters of the site.

7. 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.]

8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

CONDITIONS - Continued:

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

15. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

16. 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.

Public Works

17. Coordinate with the City Surveyor to determine whether a Parcel Map or other map is necessary; if such map is required, it shall record prior to the issuance of any permits for this site.

18. Dedicate 30 feet of right-of-way adjacent to this site for Shady Timber Street and an additional 5 feet of right-of-way for a total radius of 25 feet on the northwest corner of Cheyenne Avenue and Shady Timber Street. In addition, grant a traffic chord easement on the northwest corner of Cheyenne Avenue and Shady Timber Street. Additional right-of-way dedications per Standard Drawing #201.1 and #234 shall be provided, unless specifically not required by the update to the Traffic Impact Analysis.

CONDITIONS - Continued:

19. Construct half-street improvements including appropriate overpaving on Shady Timber Street adjacent to the entire parcel of which this site is a part concurrent with the first phase of development anywhere on this site. Construct all incomplete half-street improvements on Cheyenne Avenue adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Coordinate with Clark County Public Works for all improvements within the Cheyenne Avenue/I-215 Beltway interchange right-of-way.

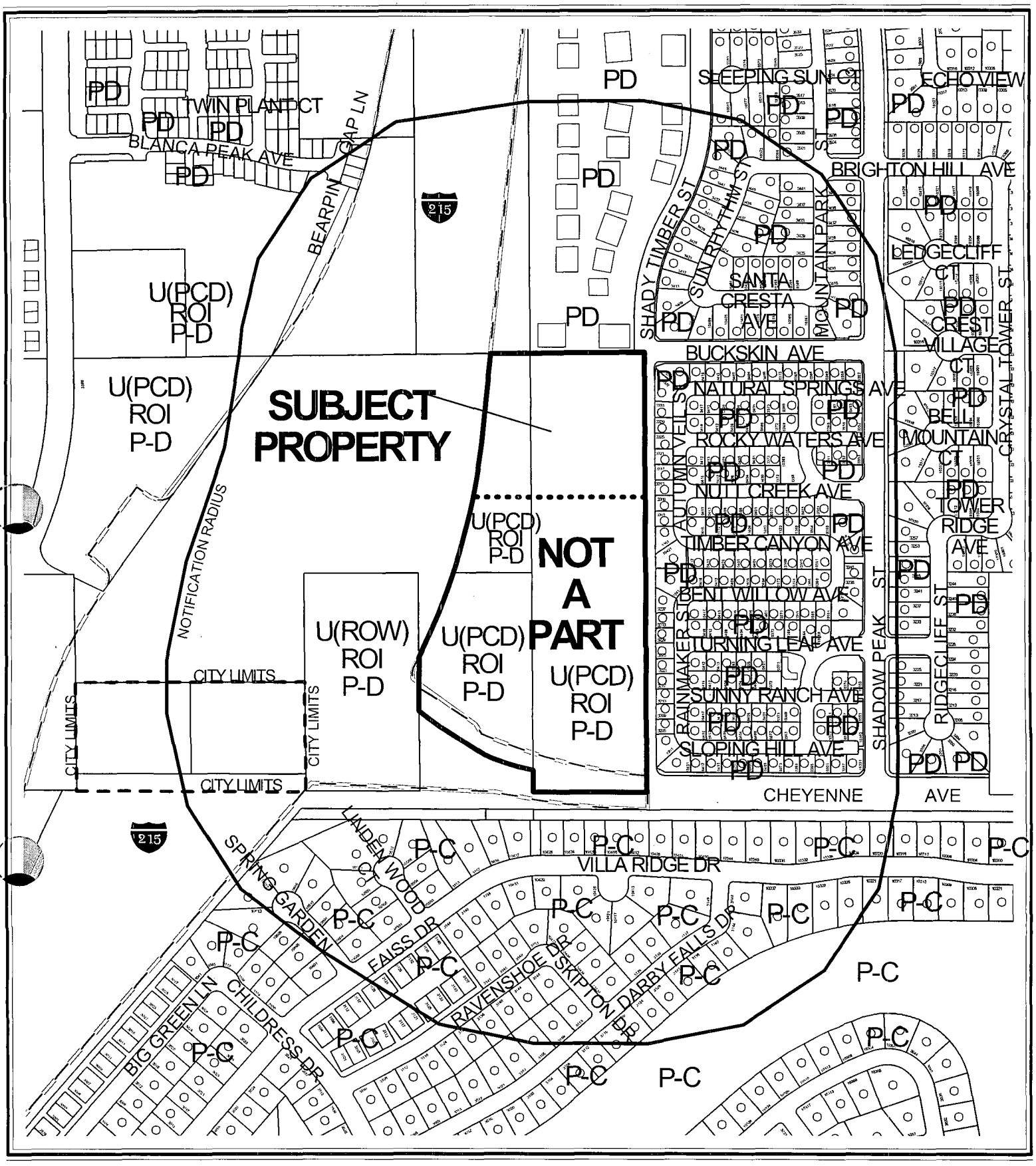
20. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. All proposed driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

21. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Shady Timber Street to the south edge of this site at a location and depth acceptable to the City Engineer.

22. A Master Streetlight Plan must be submitted and approved prior to the submittal of any construction drawings for this site.

23. 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.

24. Site development to comply with all applicable conditions of approval for rezoning application Z-33-97, the Lone Mountain Development Master Plan, and all other applicable site-related actions.



0 200 400 Feet

N

CASE: **SDR-3759**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) LONE MOUNTAIN SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3759 - APPLICANT: FRED LESSMAN - OWNER: SHADOWS HILLS PLAZA, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. This Site Development Plan Review shall expire two years from 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. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reduce the total number of storage units to 600 and to redesign on-site signage to conform to Code.

4. 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.

5. The landscape plan shall ensure that all plantings on exterior perimeter of the site are located 20 feet on-center with a minimum of four five-gallon shrubs for each tree within provided planters, and 30 feet on-center on interior perimeters. These plantings must conform with the species noted in Appendix B (Plant Palette) to the Lone Mountain Master Development Plan.

6. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation along the north and east perimeters of the site.

7. 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.]

8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

15. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

16. 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.

Public Works

17. Coordinate with the City Surveyor to determine whether a Parcel Map or other map is necessary; if such map is required, it shall record prior to the issuance of any permits for this site.

18. Dedicate 30 feet of right-of-way adjacent to this site for Shady Timber Street and an additional 5 feet of right-of-way for a total radius of 25 feet on the northwest corner of Cheyenne Avenue and Shady Timber Street. In addition, grant a traffic chord easement on the northwest corner of Cheyenne Avenue and Shady Timber Street. Additional right-of-way dedications per Standard Drawing #201.1 and #234 shall be provided, unless specifically not required by the update to the Traffic Impact Analysis.

19. Construct half-street improvements including appropriate overpaving on Shady Timber Street adjacent to the entire parcel of which this site is a part concurrent with the first phase of development anywhere on this site. Construct all incomplete half-street improvements on Cheyenne Avenue adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Coordinate with Clark County Public Works for all improvements within the Cheyenne Avenue/I-215 Beltway interchange right-of-way.

20. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. 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. All proposed driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

21. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Shady Timber Street to the south edge of this site at a location and depth acceptable to the City Engineer.

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23. 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.

24. Site development to comply with all applicable conditions of approval for rezoning application Z-33-97, the Lone Mountain Development Master Plan, and all other applicable site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Site Development Plan Review and a reduction in the amount of perimeter landscaping and a waiver of maximum wall height and maximum number of wall signs for a 97,750 square-foot Mini-Warehouse Facility on the west side of Shady Timber Street approximately 900 feet north of Cheyenne Avenue. The applicant is concurrently submitting applications for a Major Modification (MOD-3758) to the Lone Mountain Master Development Plan, to add "Mini-Warehouse Facility" to the VC (Village Commercial) special land use designation, and a Special Use Permit (SUP-4009) for a "Mini-Warehouse Facility" use on the site.

B) Applicant's Justification

The applicant has justified this request by stating that storage facilities with this design are located around the Las Vegas valley, and that their unique design and color scheme ensures that they blend with adjacent commercial and residential structures.

BACKGROUND INFORMATION

A) Previous Actions

06/23/97 The City Council approved a request for Rezoning (Z-0033-97) on property generally located on the north side of Cheyenne Avenue, east and west of Hualapai Way, including the subject site, from C-V (Civic), N-U (Non-Urban) and N-U (Non-Urban) under Resolution of Intent to R-CL (Single Family Compact Lot) and R-PD9 (Residential Planned Development - 9 Units per Acre). The Planning Commission and staff recommended approval on 06/12/97.

09/07/94 The City Council approved a request to annex (A-0006-94) approximately 203 acres of land to the city, including the subject parcel. The Planning Commission recommended approval on 06/09/94. The effective date of this annexation was 09/16/94.

02/12/04 The Planning Commission recommended approval of a request for a Site Development Plan Review (SDR-3751) and a Waiver of the foundation landscaping buffer for a proposed 87,790 square-foot retail center, and for a Special Use Permit (SUP-3653) to allow a Liquor Establishment (Off Premise Consumption) in conjunction with a Wal-Mart Neighborhood Market, on 11.73 acres adjacent to the northwest corner of Cheyenne Avenue and Shady Timber Street, directly south of the subject site. Staff had recommended approval of both requests. These requests will be considered at the 03/17/04 meeting of the City Council.

03/11/04 The Planning Commission recommended approval of related items: a Special Use Permit (SUP-4009) and a Site Development Plan Review (SDR-3759) for a 97,750 square-foot Mini-Storage Facility on a site on the west side of Shady Timber Street approximately 900 feet north of Cheyenne Avenue. Staff has recommended approval.

B) Pre-Application Meeting

01/13/04 At the pre-application meeting, the applicant was advised that the Major Modification to allow the use with Special Use Permit status would be required. Design issues related to the site plan application included the appearance and design of perimeter walls of the development, the proposed advertising signs on the site, the need to address the requirement by Clark County to the Beltway lands to the west of the site, the waivers of landscape setback standards based on the proposed site plan and the need for response to Public Works issues through a drainage study and required half-street improvements.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.57

B) Existing Land Use

Subject Property:	Undeveloped
North:	Apartments
South:	Undeveloped (proposed for Shopping Center)
East:	Single Family Dwellings
West:	Beltway

C) Planned Land Use

Subject Property:	PCD (Planned Community Development) [VC (Village Commercial) Lone Mountain Special Land Use Designation]
North:	PCD (Planned Community Development) [M (Multi-Family Medium) Lone Mountain Special Land Use Designation]
South:	PCD (Planned Community Development) [VC (Village Commercial) Lone Mountain Special Land Use Designation]
East:	PCD (Planned Community Development) [MLA (Medium-Low Attached) Lone Mountain Special Land Use Designation]
West:	Beltway (Clark County)

D) Existing Zoning

Subject Property:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
North:	U (Undeveloped) and PD (Planned Development)
South:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
East:	PD (Planned Development)
West:	Beltway (Clark County)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) land use designation, which allows a mix of residential uses with a density of two to eight units per acre, and which allows commercial projects as buffers. The site is also within the Lone Mountain Master Development Plan, and has a VC (Village Commercial) special land use designation. The VC designation does not allow Mini-Warehouse Facilities, but if companion Major Modification (MOD-3758) is approved, this use will be allowed subject to the approval of a Special Use Permit. Companion application SUP-4009 addresses this latter requirement.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Lone Mountain	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 Area Plan

The subject site is located within the Lone Mountain Master Plan area with a VC (Village Commercial) land use designation. The Village Commercial category address projects on parcels of not more than 20 acres and with a Floor Area Ratio of less than 30% gross coverage. Village Commercial allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and does not include more intense general commercial characteristics. Village Commercial is typically located on the periphery of residential neighborhoods and is confined to the intersections of major arterials and major freeways.

PROJECT DESCRIPTION

The Mini-Warehouse Facility as proposed includes two two-story buildings (each with a total of 41,700 square feet on two levels) on the central portion of the 3.57-acre site. These buildings are

85 feet in width and 250 feet in length, with an overall height of 23' 4", with architectural elements that extend to 34 feet in two tower details. The north and east perimeters of the site will contain two lower metal construction storage buildings (6,000 square feet and 6,967 square feet) with stucco walls on the outsides of the perimeters. Due to site grade differences, this site will be three to five feet lower than the site to the north, necessitating a low retaining wall along this boundary. A total of 67 covered RV parking spaces are located at the west edge of the site. A gated entrance to the southeastern corner of the site is provided to Shady Timber Street. A landscaped buffer that meets Code requirements is provided along the eastern boundary of the site, where adjacent to single-family development; however, the applicant has requested a waiver of the buffering and landscaping standards along the other three perimeters of the site.

Initially, Clark County had required a 20-foot wide access road through the site to provide access to lands to the west within the Beltway right-of-way; however, a letter from Clark County Public Works dated 01/14/04 indicates this requirement is no longer necessary.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.050, Development Standards for PD-zoned lands must comply with the Master Development Plan for the area. The Lone Mountain Plan does not provide specific development standards for this type of use, and the site plan can therefore be used to identify the standards that will apply to the subject proposal:

Standards	Required
Lot Size	3.57 acres
Lot Width	344 Feet
Setbacks • Front • Side • Rear	 20 Feet none none
Max. Lot Coverage	36 %
Max. Building Height	2 Stories / 34 Feet
Trash Enclosure	Y
Loading Zone	Not indicated

The proposed development standards are acceptable, with the following exception:

- The applicant is proposing an eight-foot solid wall with a three-foot wrought-iron component on top, for a total wall height along the Beltway of 11 feet. This exceeds Code standards, and the applicant has requested a waiver of these standards. While security may be an issue, the applicant needs to redesign this wall with appropriate security measures within the maximum eight-foot height limit.

A2) Residential Adjacency Standards

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

a) Proximity slope.

The proposed one-story, 24-foot office tower component of the overall structure is set back approximately 94 feet from the west property line of the residentially zoned tract on the east side of Shady Timber Street. At this distance a 3:1 slope would intersect a building at a height of 31 feet. The proposed 24-foot building falls below the proximity slope, other than the two 34-foot tower details, which are non-habitable and are considered architectural features, and therefore meet Residential Adjacency Standards.

b) Building setback

The building setback requirements do not apply, as the site is not directly contiguous with residential land that meets the criteria for this portion of the Code.

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
Mini-Warehouse Facility	97,749 s.f.	1 space/50 storage units +5 spaces outside the security fence	17 spaces (limits development to 600 storage units)	1 space	17 spaces	1 space

The project meets the parking standards of the Code, with the exception that the site plan shows a total of 613 units, which slightly exceeds the requirements of the Code. A condition of approval will limit the overall total number of units to 600 units.

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	3 trees	3 trees
Buffer:			
• Min. Trees	1 tree/20 linear feet along street (300 feet) + 1 tree/ 30 linear feet along interior edges	15 trees 15 trees along north boundary	15 trees none, due to waiver request
• Min. Zone Width	15 feet along external perimeters + 8 feet along interior perimeters		20 feet external + zero, due to waiver request
• Wall height	8 feet		11 feet

The exterior parking lot and front setback landscaping is satisfactory, and in fact with 36" box trees proposed, exceeds the minimum tree size of 24" box, with four or five shrubs per tree to be planted. All the tree and plant species proposed comply with the species noted in Appendix B (Plant Palette) to the Lone Mountain Master Development Plan.

As previously noted, the proposed 11-foot western wall height must be reduced to meet the eight-foot maximum prescribed by Code.

A5) Sign Standards

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

Freestanding Signs: PD zoning district

Standards	Allowed	Provided
Maximum Number	1 / development or 1/street frontage where the street is greater than 80 feet in width 1 total	None
Maximum Area	48 s.f.	None
Maximum Height	12 Feet	None
Minimum Setback	5 Feet	None
Illumination	Internal/External allowed more than 200 feet from residential i.e. cannot face north	None

Monument Signs: PD zoning district

Standards	Allowed	Provided
Maximum Number	1 / street frontage 2 total	None
Maximum Area	60 SF /sign	None
Maximum Height	8 Feet	None
Minimum Setback	5 Feet	None
Illumination	Direct/Internal	None

Wall Signs: PD zoning district

Standards	Allowed	Provided
Maximum Number	1 / street frontage 2 total	3 total
Maximum Area	50 SF / sign	Not indicated
Maximum Projection	2 Feet	Not indicated
Illumination	Internal/External allowed more than 200 feet from residential i.e. cannot face east	Two facing west and south comply, east facing sign is not illuminated

The proposed signage does not conform to PD district signage standards as follows:

- There are three proposed wall signs, one on the northwest tower and two on the southeast tower. The Code limits the total number of wall signs to one per frontage, or a total of two signs. The applicant has requested a waiver to allow the third, non-illuminated sign, which will face east on the southeast tower. As no compelling reason has been provided, it is recommended that the number of signs be limited to the two illuminated signs.

A condition of approval will require that on-site signage be revised to conform to Code prior to the issuance of any building permits.

B) General Analysis and Discussion

- Zoning

The site is zoned U (Undeveloped) and is under Resolution of Intent to PD (Planned Development) within the Lone Mountain Master Development Plan area. The PD (Planned Development) zoning district is consistent with the PCD General Plan designation, but the PD zoning district does not directly address the propose Mini-Warehouse use; instead, the Lone Mountain VC (Village Commercial) special land use designation is being amended through MOD-3758 to add this use to the VC category, with the approval of a Special Use Permit.

- Site Plan

The site plan needs to be revised in the following respects:

i. reduce the total number of storage units to 600;
ii. redesign on-site signage to conform to Code; and
iii. reduce all perimeter wall heights (that are not a building exterior) to a maximum height of eight feet.

Condition's of approval address these matters.

- Waivers

The applicant has requested a waiver of perimeter buffering and planting requirements along the southern, western and northern perimeters of the site. The request for the waiver along the southern and western perimeters are acceptable. Although the northern property line directly abuts existing apartment development, the lower grade of the subject site means that the overall wall height of the development will only protrude four or five feet over the existing perimeter wall of the apartment complex, and then only where higher architectural details exist on the building. Accordingly, it is recommended that all of the requested buffering waivers be approved.

The applicant has also requested a waiver of maximum wall height along the western wall, to allow an 11-foot high wall for security reasons along the Beltway. As adequate security measures can be incorporated into an eight-foot wall that meets Code requirements, it is recommended that this waiver request be denied.

The applicant has also requested a waiver of the maximum number of wall signs, from a total of two to a total or three signs, one of which will be non-illuminated. Since no compelling reason has been provided to justify the third, non-illuminated sign which faces single-family development, it is recommended that this waiver request be denied.

- Landscape Plan

The landscape plan proposes to place eighteen 36" box Mondel Pine trees along the eastern setback area of the site. These trees will be supplanted with Desert Cassia, Fraser Photinia and Chaparral Sage, and with decomposed granite in all planting areas. The landscaping plan as presented meets and exceeds Code requirements.

- Elevation

The elevations depict two two-story buildings that are 85 feet in width and 250 feet in length, with an overall height of 23' 4". The main building with the office has a tower feature with a low-angle pitched roof that has an overall height of 33' 8". The main portions of the buildings have flat roofs and are finished in painted CMU block with painted metal bands at the parapet and at the second floor. The main office and the perimeter walls will have a stucco finish with architectural pop-outs and arch details every 50 feet. Along the Beltway perimeter, the applicant has proposed an eight-foot decorative block wall with three feet of wrought iron on top, which exceeds Code wall height maximums and is the subject of a waiver request. Other structures on site, such as canopies for RV spaces, will be of fabricated metal construction.

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;"**

   If the companion Major Modification (MOD-3758) is approved, the proposed Mini-Warehouse Facility will be within the range of allowable uses in a Village Commercial designated parcel in the Lone Mountain Master Development Plan area. The proposed development and uses can be operated in a manner that is compatible with the existing land uses in the vicinity of this site, provided the proposed wall along the western boundary of the site, and the proposed signage, are revised to comply with Code requirements.

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 development will be consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and the Lone Mountain Master Plan, subject to the requested waivers (two of which are recommended for denial) and with site plan changes as outlined in the conditions of approval.

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

   Access is provided via a driveway from Shady Timber Road, a 60-foot collector street on the Master Plan of Streets and Highways. Although this street is adequate in size to meet the requirements of the proposed use and will not negatively impact neighborhood traffic, there are street section standards in the Lone Mountain Plan (Fig 7 on pg 24) that call for a five-foot (minimum) sidewalk with a three-foot amenity zone on either side of the sidewalk, on one side of the street, and calls for the other side to have a six-foot amenity zone with no sidewalk. One of the Public Works' conditions of approval addresses the need for the site plan to reflect this standard.

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

   The proposed building is an aesthetically appropriate structure for a Mini-Warehouse and landscape materials as proposed are appropriate for this project.

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

   The building elevations and design characteristics of the proposed Mini-Warehouse Facility are aesthetically appealing. The proposal exceeds residential adjacency standards, and all trash enclosures and mechanical equipment will be screened from view.

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

The subject site will be subject to City Business License requirements and periodic City inspections for code compliance, and will therefore not compromise the public health, safety and welfare.

NOTICES MAILED 340 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3759 APN: 137-12-801-001

Name of Property Owner: _____

Name of Applicant: SILVER STATE SELF STORAGE 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: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Philip H. Davis

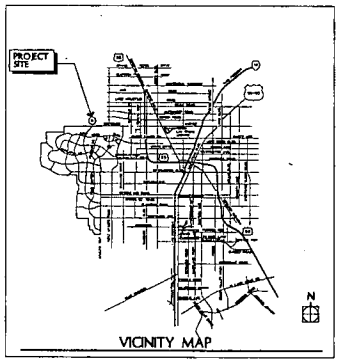
Subscribed and sworn before me

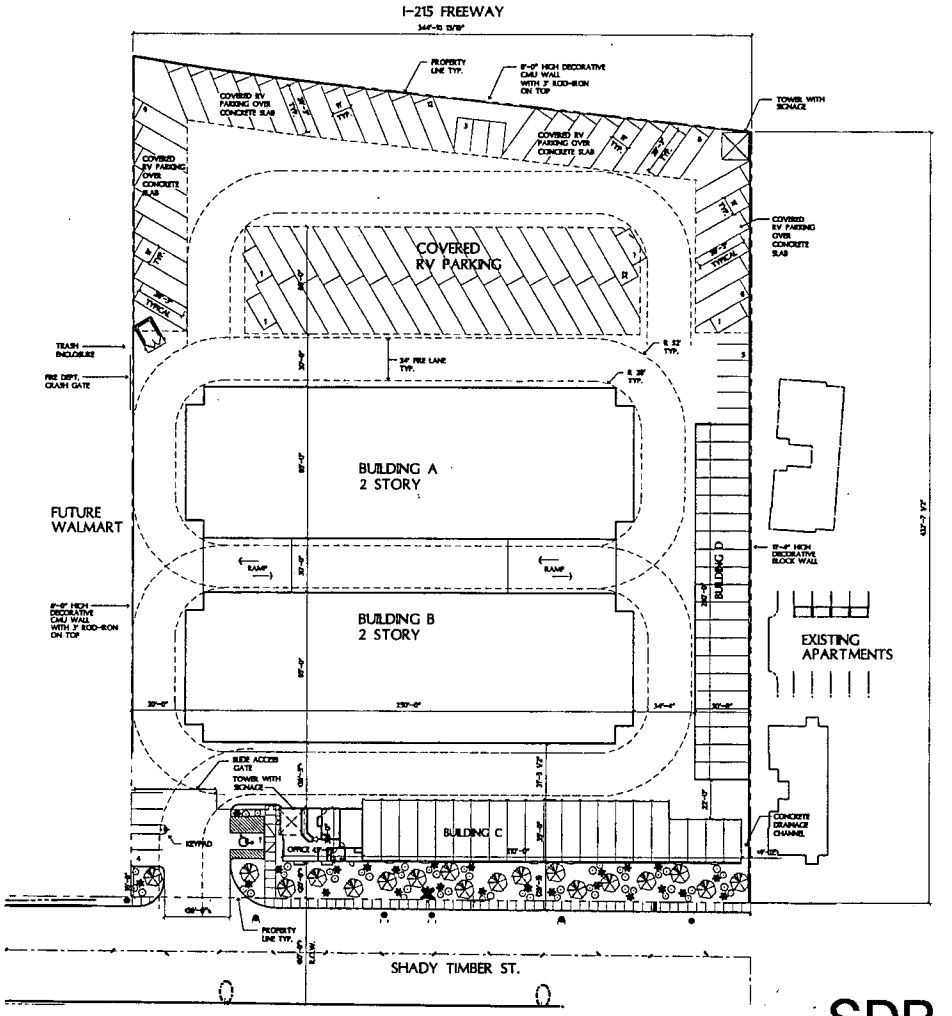
This 22nd day of December, 2003

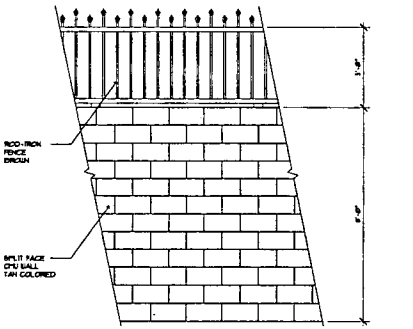
_____

Notary Public in and for said County and State

JODIE LYNNE CRUM
Notary Public State of Nevada
No. 99-51690-1
My appt. exp. Feb. 17, 2007







SITE DATA

SITE AREA	155,707 S.F. 3.57 ACRES
BUILDING A	
1st FLOOR	20,850 S.F.
2nd FLOOR	20,850 S.F.
TOTAL	41,700 S.F.
BUILDING B	
1st FLOOR	20,850 S.F.
2nd FLOOR	20,850 S.F.
TOTAL	41,700 S.F.
BUILDING C	6,967 S.F.
OFFICE	1,382 S.F.
BUILDING D	6,000 S.F.
TOTAL STORAGE	97,749 S.F.

PARKING REQUIRED	15 SPACES
PARKING PROVIDED	17 SPACES
RV PARKING (OPEN)	67 SPACES
SITE COVERAGE	36.0%

SDR-3759

03-11-04 PC

N

SCOTT L. BAKER,
ARCHITECT, INC.

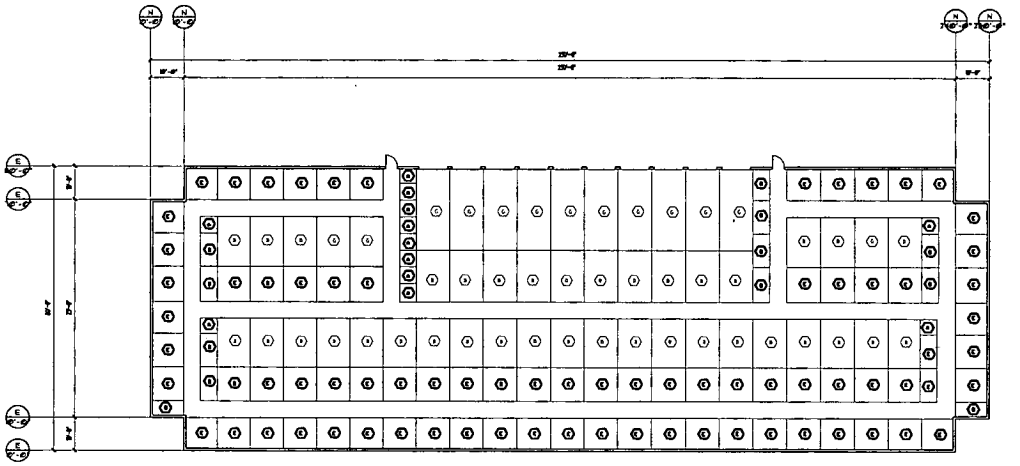
SILVERADO SELF STORAGE 4

SITE PLAN

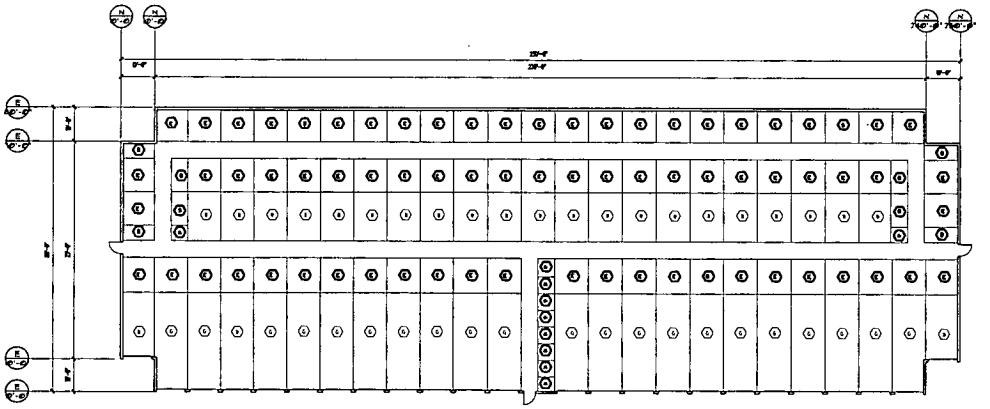
PROJECT NO. 03-179 SCALE = 1" = 30'-0" 1. 26. 04.

0 30' 60' 120' SITE PLAN

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BUILDING A SECOND FLOOR



BUILDING A FIRST FLOOR

UNIT TABULATION

TYPE	SIZE (WIDTH)	TOTAL	1 ST FLR. (UNIT)	1 ST FLR. (TOTAL)	2 ND FLR. (UNIT)	2 ND FLR. (TOTAL)	NET TOTALS (SQ. FT.)
BUILDING A							
A	5 x 5	33	30		3		825
B	5 x 10	31	8		23		1,860
C	10 x 10	148	72		76		14,800
D	10 x 5	93	71	1	49		5,580
D	10 x 20	32		32		10	5,440
TOTAL UNIT		286	181	34	141	10	30,460
BUILDING B							
A	5 x 5	33	30		3		825
B	5 x 10	31	8		23		1,860
C	10 x 10	148	72		76		14,800
D	10 x 5	93	71	1	49		5,580
D	10 x 20	32		32		10	5,440
TOTAL UNIT		286	181	34	141	10	30,460
BUILDING C							
F	10 x 25	4		4			1,000
H	10 x 20	71		71			9,230
TOTAL UNIT		31		31			4,230
BUILDING D							
G	10 x 40	20		20			5,800
TOTAL UNIT		20		20			5,800
TOTAL UNIT		613					83,860
BUILDING A GROSS SQ. FT.							47,040
BUILDING B GROSS SQ. FT.							47,040
BUILDING C GROSS SQ. FT.		1 (1,680 SQ. FT. OFFICE)					9,910
BUILDING D GROSS SQ. FT.							5,800
TOTAL GROSS SQ. FT.							109,790
113.5 SF. PER UNIT							

OCCUPANT LOAD		TOTAL OCCUPANT LOAD	EXITS REQUIRED (PER TABLE 1004.1.1)	EXITS PROVIDED
OFFICE	1,680 sf / 1 : 300sf =	5.60 ~ 6	1 EXIT	1 EXIT
1ST FLOOR STORAGE BLD "A"	36,260sf sf / 1 : 300sf =	120.87 ~ 121	1 EXIT	3 EXITS
2ND FLOOR STORAGE BLD "A"	36,260sf sf / 1 : 300sf =	120.87 ~ 121	1 EXIT	3 EXITS
1ST FLOOR STORAGE BLD "B"	36,260sf sf / 1 : 300sf =	120.87 ~ 121	1 EXIT	3 EXITS
2ND FLOOR STORAGE BLD "B"	36,260sf sf / 1 : 300sf =	120.87 ~ 121	1 EXIT	3 EXITS
Total Building Storage	84,180 sf	= 280.60 ~ 281	5 EXITS	15 EXITS

SDR-3759

03-11-04 PC

SCOTT L. BAKER, ARCHITECT, INC.

SILVERADO SELF STORAGE 4

BUILDING "A" EXTERIOR ELEVATIONS - "B" SIMILAR

PROJECT NO. 03-179

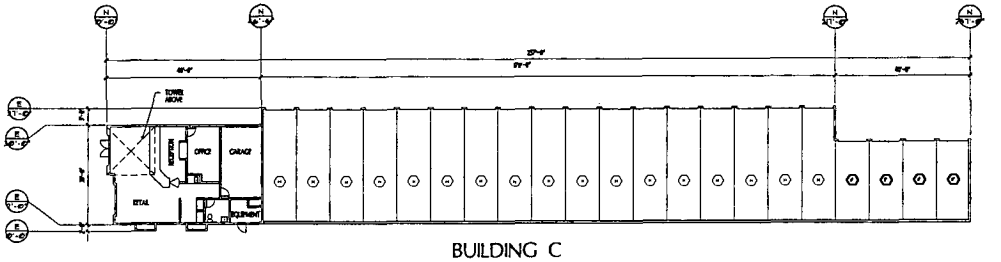
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0' 8' 16' 32' 64'

1. 26. 04.

BUILDING A ELEVATIONS

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BUILDING C

SDR-3759
03-11-04 PC

SCOTT L. BAKER,
ARCHITECT, INC.

SILVERADO SELF STORAGE 4

BUILDING "C" FLOOR PLAN

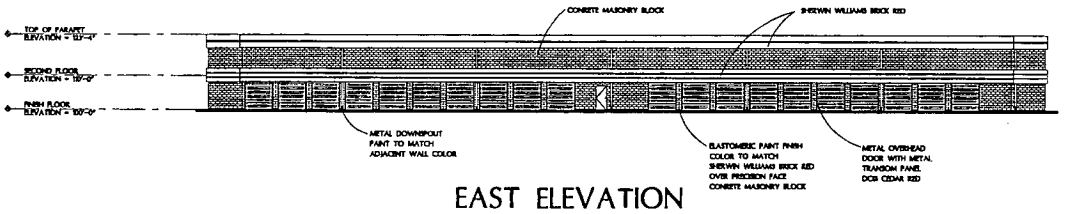
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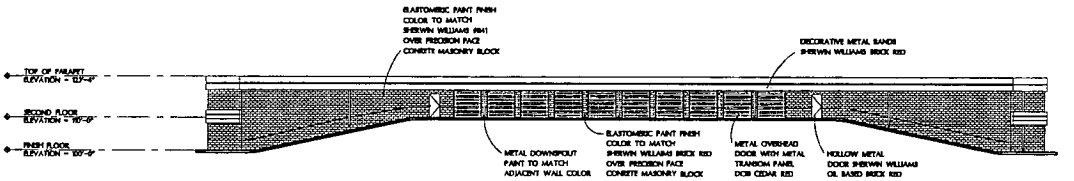
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BUILDING C
FLOOR PLAN

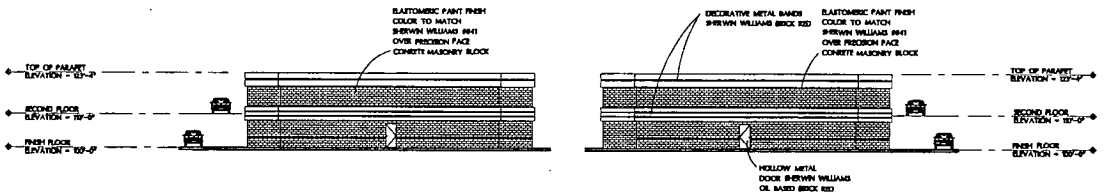
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EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

SDR-3759
03-11-04 PC

SCOTT L. BAKER,
ARCHITECT, INC.

SILVERADO SELF STORAGE 4

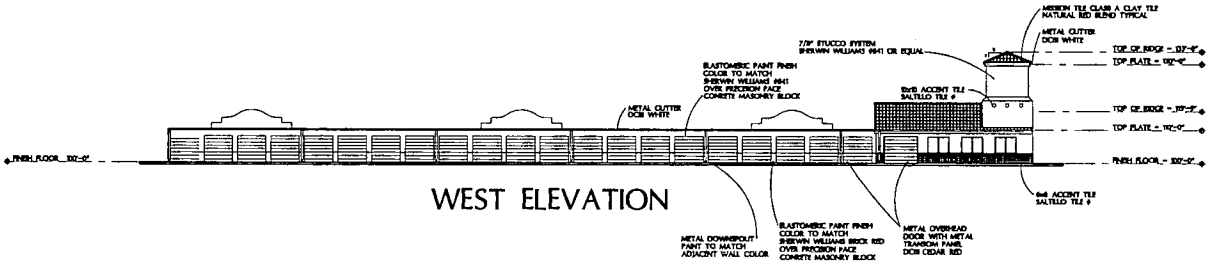
BUILDING "A" EXTERIOR ELEVATIONS - "B" SIMILAR

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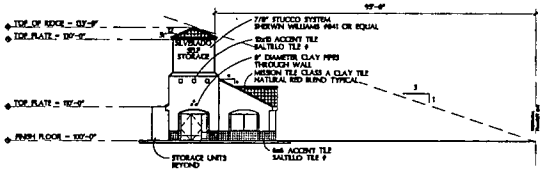
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BUILDING A ELEVATIONS

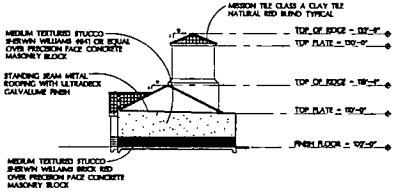
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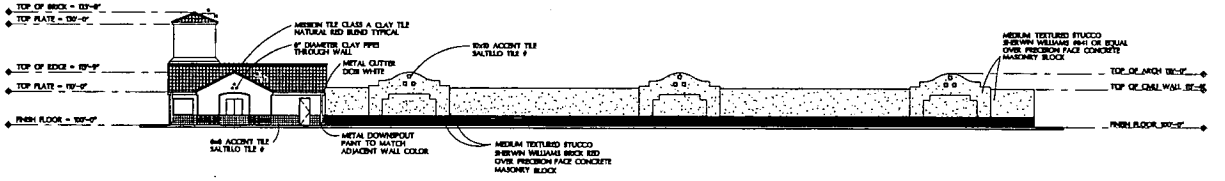
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

SDR-3759

03-11-04 PC

SCOTT L. BAKER,
ARCHITECT, INC.

SILVERADO SELF STORAGE 4

BLDG. C ELEVATIONS

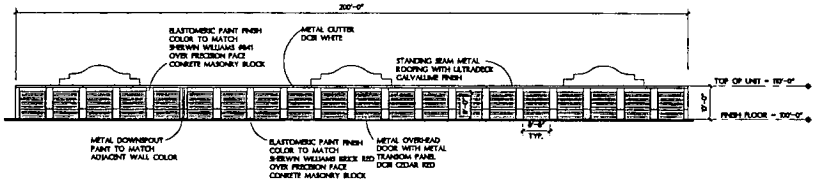
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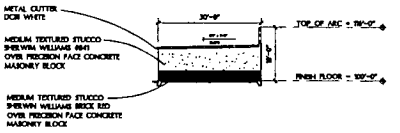
PROJECT NO. 03-179 1. 26. 04.

BUILDING C
ELEVATIONS

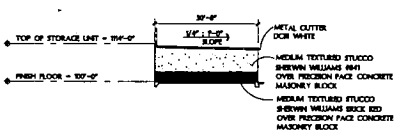
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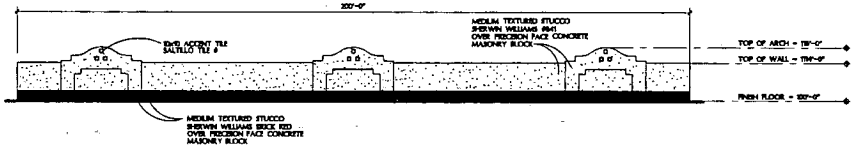
WEST ELEVATION



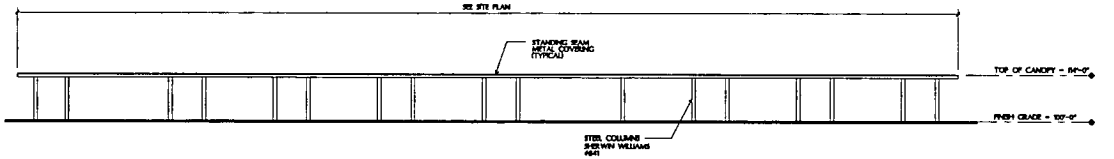
NORTH ELEVATION



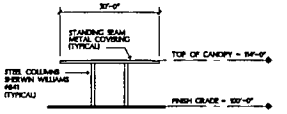
SOUTH ELEVATION



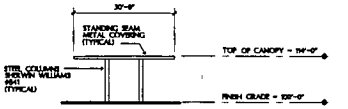
EAST ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

SDR-3759

03-11-04 PC

SCOTT L. BAKER, ARCHITECT, INC.

SILVERADO SELF STORAGE 4

BLDG. D & CANOPY ELEVATIONS

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

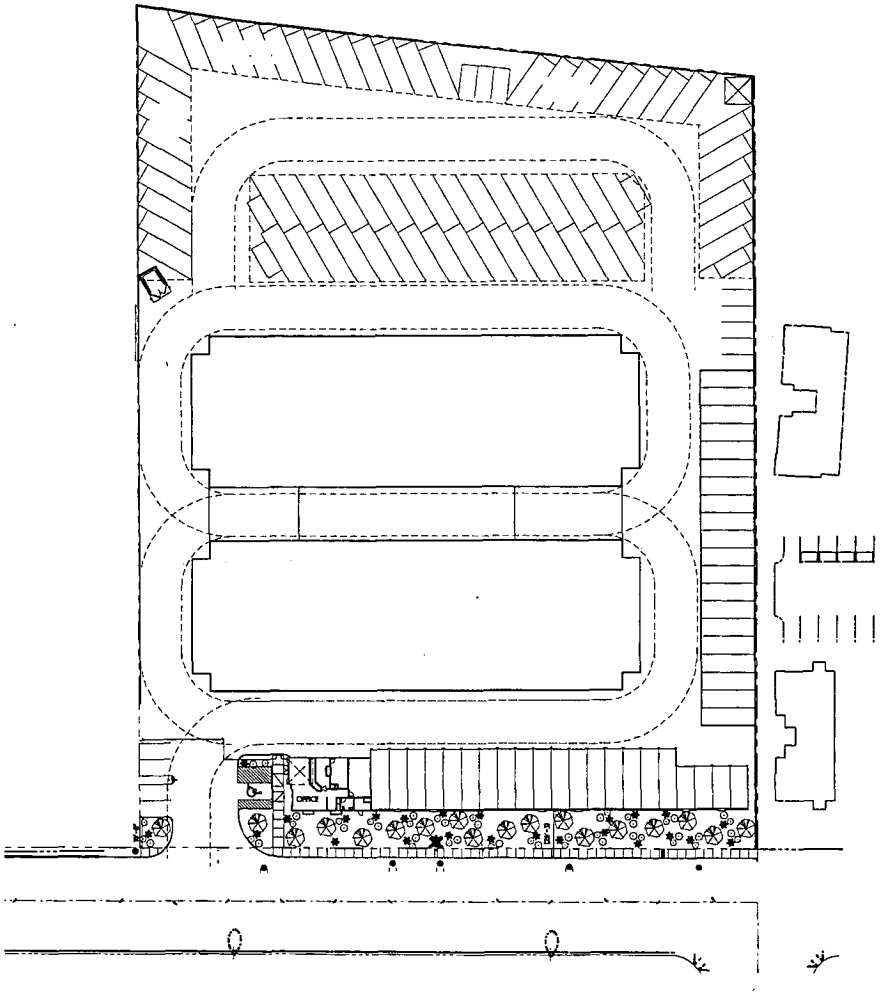
0' 8' 16' 32' 64'

PROJECT NO. 03-179 1. 26. 04.

BUILDING B & CANOPY ELEVATIONS

DRAWINGS ARE NOT FINAL AND SUBJECT TO CHANGE

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LANDSCAPE S.F. 6,417
4.1%

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
TREE				
	PINUS ELDARICA	MONDEL PINE	18	36" BOX
SHRUBS				
⊙	CASSIA NEMOPHILA	DESERT CASSIA	24	9 GAL
⊙	PHOTINIA FRASERI	FRASER PHTINIA	23	5 GAL
✱	SALVIA CLEVELAND	CHAPARRAL SAGE	24	5 GAL

GROUNDCOVERS

DECOMPOSED GRANITE IN ALL PLANTING AREA'S, 2" DEPTH TYPICAL
SIZE TO BE 3/4" SCREENED

SDR-3759
03-11-04 PC

N

SCOTT L. BAKER,
ARCHITECT, INC.

SILVERADO SELF STORAGE 4

LANDSCAPE PLAN

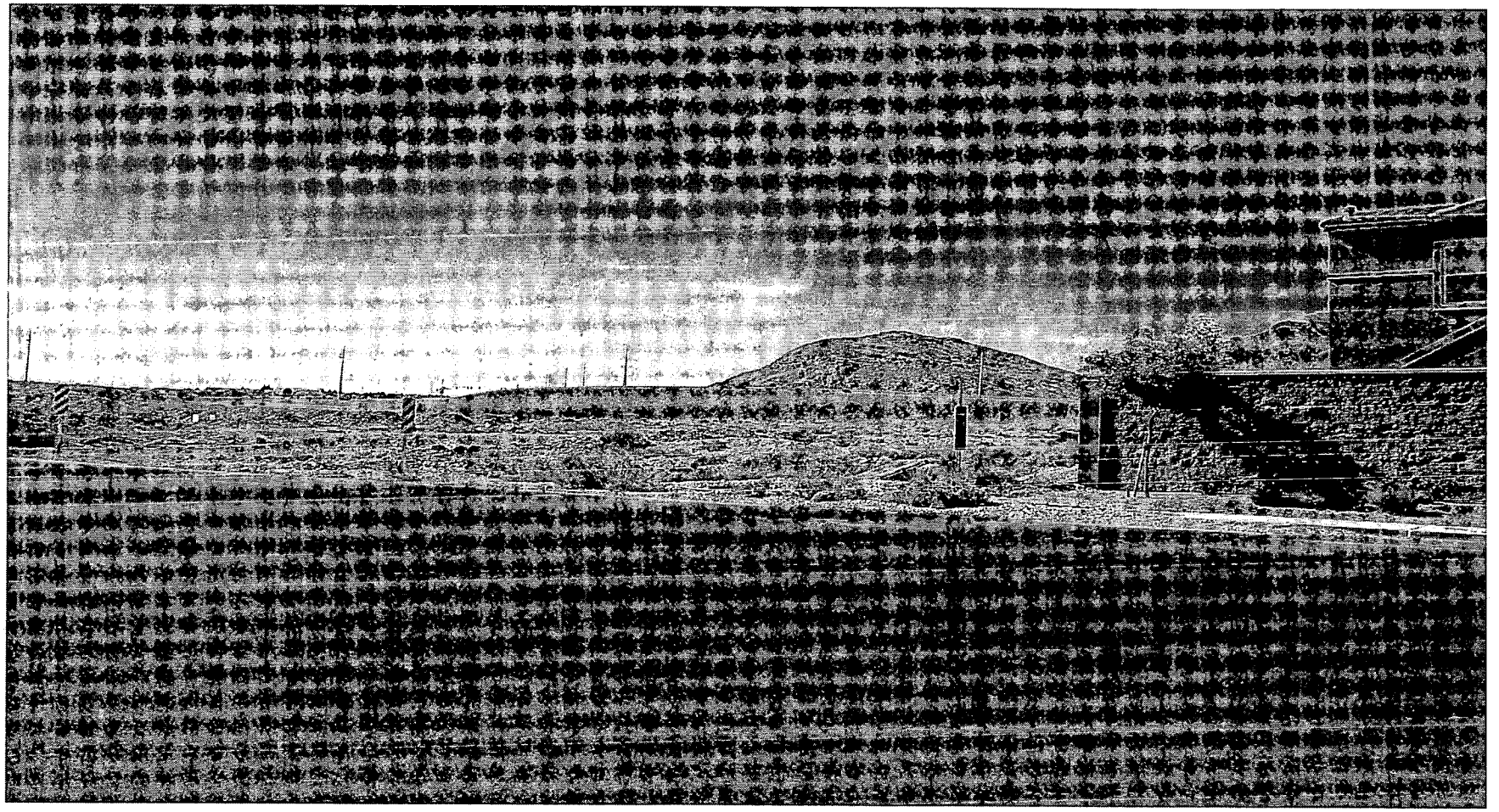
PROJECT NO. 03-179 SCALE = 1" = 30'-0"

0 30' 60' 120'

L 26. 04.

LANDSCAPE PLAN

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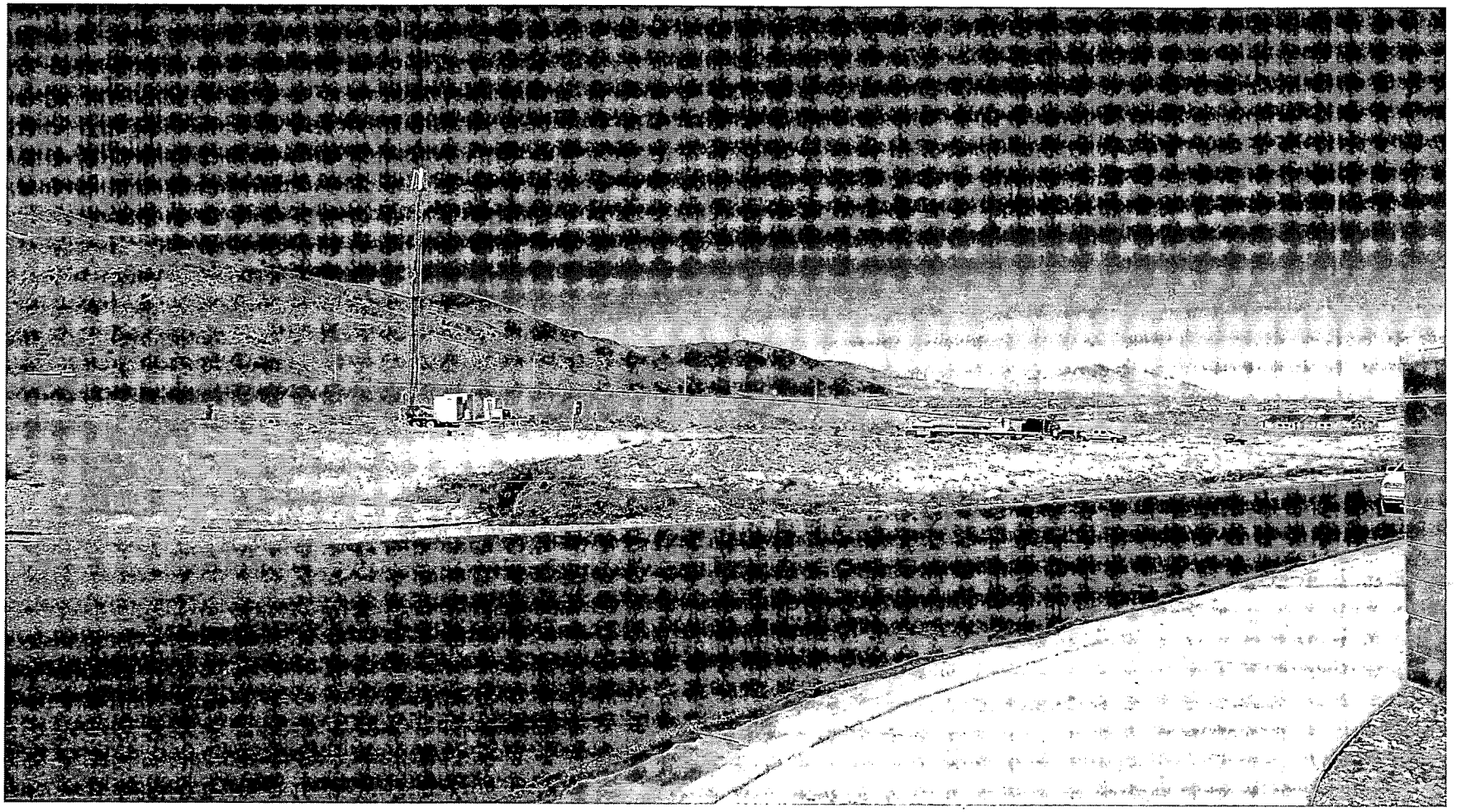


SDR-3759 - APPLICANT: FRED LESSMAN - OWNER: SHADOWS HILLS PLAZA, LIMITED LIABILITY COMPANY

WEST SIDE OF SHADY TIMBER STREET, 900 FEET NORTH OF CHEYENNE AVENUE

MARCH 11, 2004 PLANNING COMMISSION

02/19/04



SDR-3759 - APPLICANT: FRED LESSMAN - OWNER: SHADOWS HILLS PLAZA, LIMITED LIABILITY COMPANY
WEST SIDE OF SHADY TIMBER STREET, 900 FEET NORTH OF CHEYENNE AVENUE
MARCH 11, 2004 PLANNING COMMISSION

02/19/04

City of Las Vegas

Agenda Item No. 148

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
VACATION - PUBLIC HEARING - **VAC-3664 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY** - Request for a Petition to vacate all of Maverick Street, between Meisenheimer Avenue and Racel Street, Ward 6 (Mack). The Planning Commission (4-0-2 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (4-0-2 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public Hearing open on Item 148 [VAC-3664], Item 149 [TMP-3639] and Item 150 [VAC-3707].

LORA DREJA, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with staff recommendations and conditions with the exception of Condition 8 of Item 149 [TMP-3639]. She stated that Public Works modified this condition and requested it be read into the record. GINA VENGLASS, Public Works Department read the revisions as requested.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 148 [VAC-3664], Item 149 [TMP-3639] and Item 150 [VAC-3707].

NOTE: All discussion for Item 148 [VAC-3664], Item 149 [TMP-3639] and Item 150 [VAC-3707] was held under Item 148 [VAC-3664].

(2:16 – 2:19)

CITY COUNCIL MEETING OF APRIL 7, 2004
Planning and Development Department
Item 148 – VAC-3664

CONDITIONS:

1. The boundaries of this Petition of Vacation shall be the full width of Maverick Street between the north right-of-way line of Racel Street and the south right-of-way line of Meisenheimer Avenue, including radius corners.

2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required with TMP-3639 may be used to satisfy this condition provided that it covers the area to be vacated.

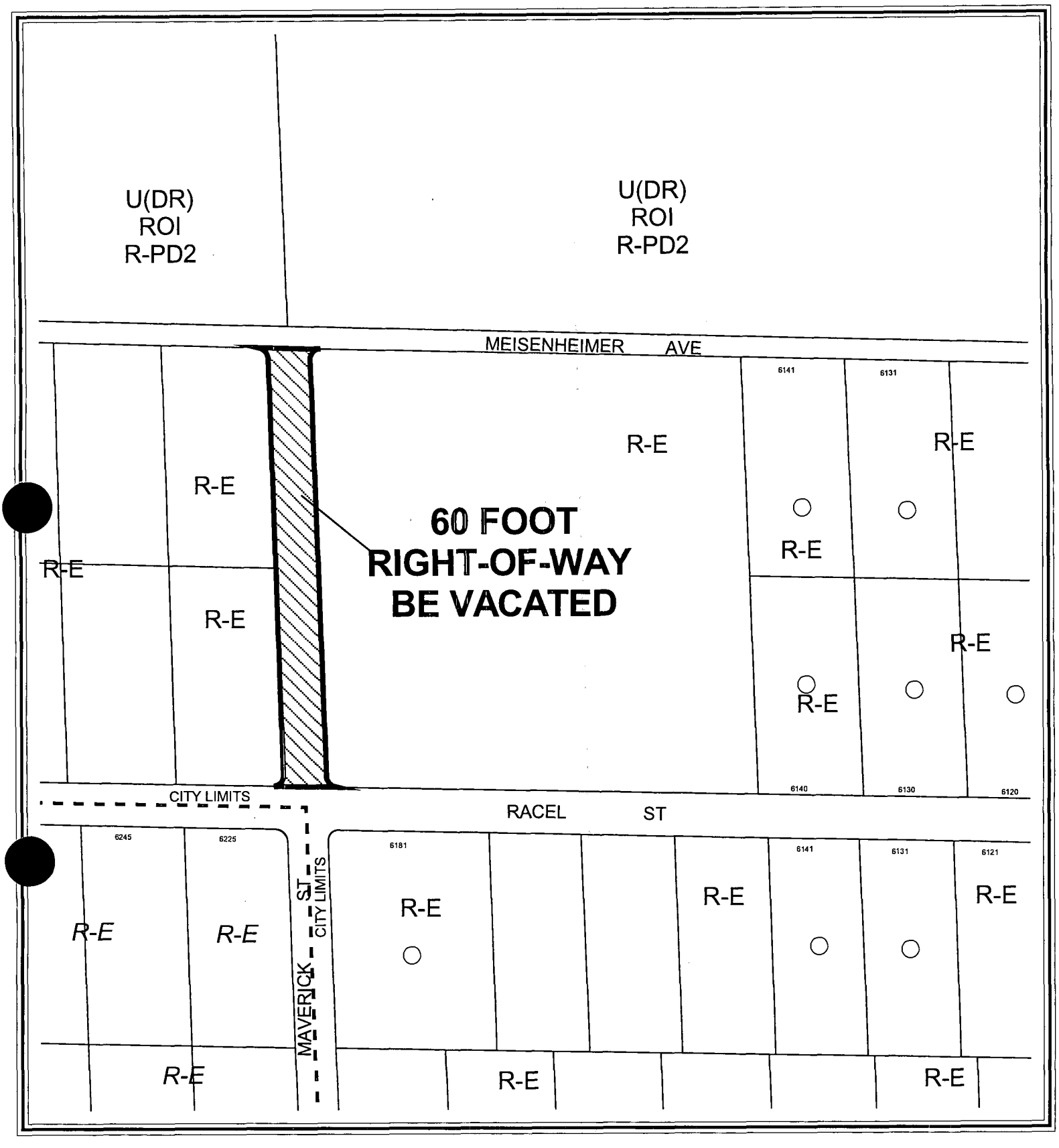
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

5. All development shall be in conformance with code requirements and design standards of all City departments.

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

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



CASE: VAC-3664

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

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-3664 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY

** CONDITIONS **

The Planning Commission (4-0-2 vote) and staff recommend APPROVAL, subject to:

1. The boundaries of this Petition of Vacation shall be the full width of Maverick Street between the north right-of-way line of Racel Street and the south right-of-way line of Meisenheimer Avenue, including radius corners.

2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required with TMP-3639 may be used to satisfy this condition provided that it covers the area to be vacated.

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4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

5. All development shall be in conformance with code requirements and design standards of all City departments.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate Maverick Street, between Meisenheimer Avenue and Racel Street. A Tentative Map application (TMP-3639) for a 17 lot residential subdivision on this site was filed as a companion item

B) Applicant's Justification

The applicant's justification letter indicates the public right-of-way for Maverick Street is not necessary and this vacation will allow for development of the single-family subdivision to the east.

BACKGROUND INFORMATION

A) Previous Actions

02/04/04 The City Council approved a Special Use Permit (SUP-3359) for private streets for a proposed single-family subdivision to the east of this right-of-way. The Planning Commission recommended approval on January 08, 2004. The Planning and Development Department recommendation was for approval.

02/26/04 The Planning Commission approved a related Tentative Map (TMP-3639). The approval and conditions have been appealed to the City Council.

02/26/04 The Planning Commission voted 4-0-2 to recommend APPROVAL (PC Agenda Item #37).

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate public right-of-way located in the North Half (N½) of the Southeast Quarter (SE¼) of Section 11, Township 19 South, and Range 60 East.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing public right-of-way because it is no longer needed in its current configuration and it will allow for development of the single-family subdivision to the east. This request is appropriate, as the subject right-of-way is not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street right of ways:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? Uniform.

B. From a traffic-handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the street does not currently exist.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is being requested in the hope that the same owner will develop both sides of Maverick Street and the right-of-way will be incorporated into the subsequent subdivision.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, TMP-3639, Quarterhorse Estates Unit 1.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No, since the adjacent parcels can still get access from Meisenheimer Avenue or Racel Street.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

NOTICES MAILED 8 by City Clerk

APPROVALS 0

PROTESTS 0

Vacation

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-3664 APN: 125-11-704-001

Name of Property Owner: Quarterhorse Falls Estates LLC

Name of Applicant: Sterling S. Development

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: John Michael Stratton

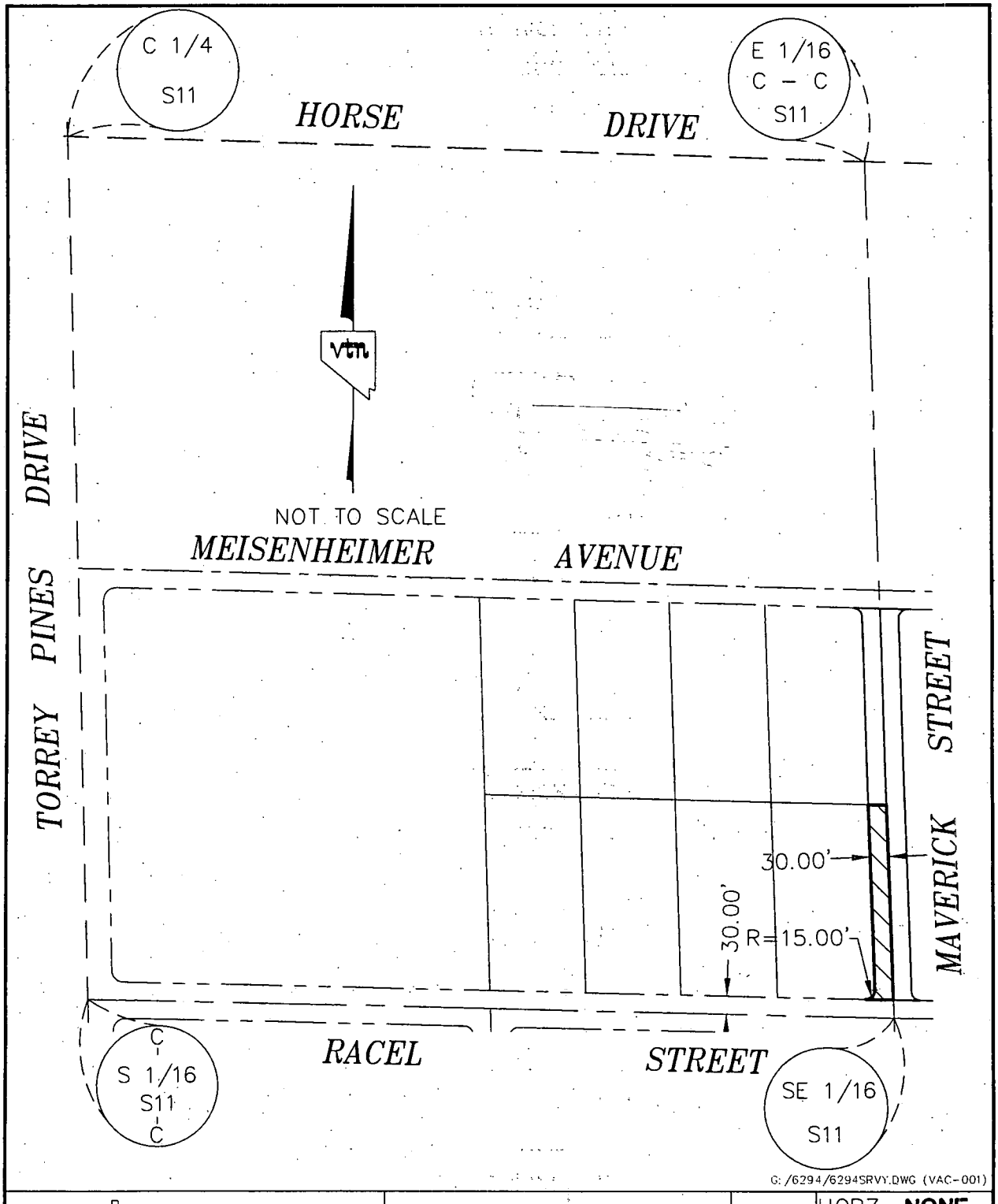
Print Name: John Michael Stratton

Subscribed and sworn before me

This 8th day of December, 2003

Notary Public in and for said County and State

MARY E. SMITH
Notary Public - Nevada
No. 96-2142-1
My appt. exp. Mar. 15, 2004

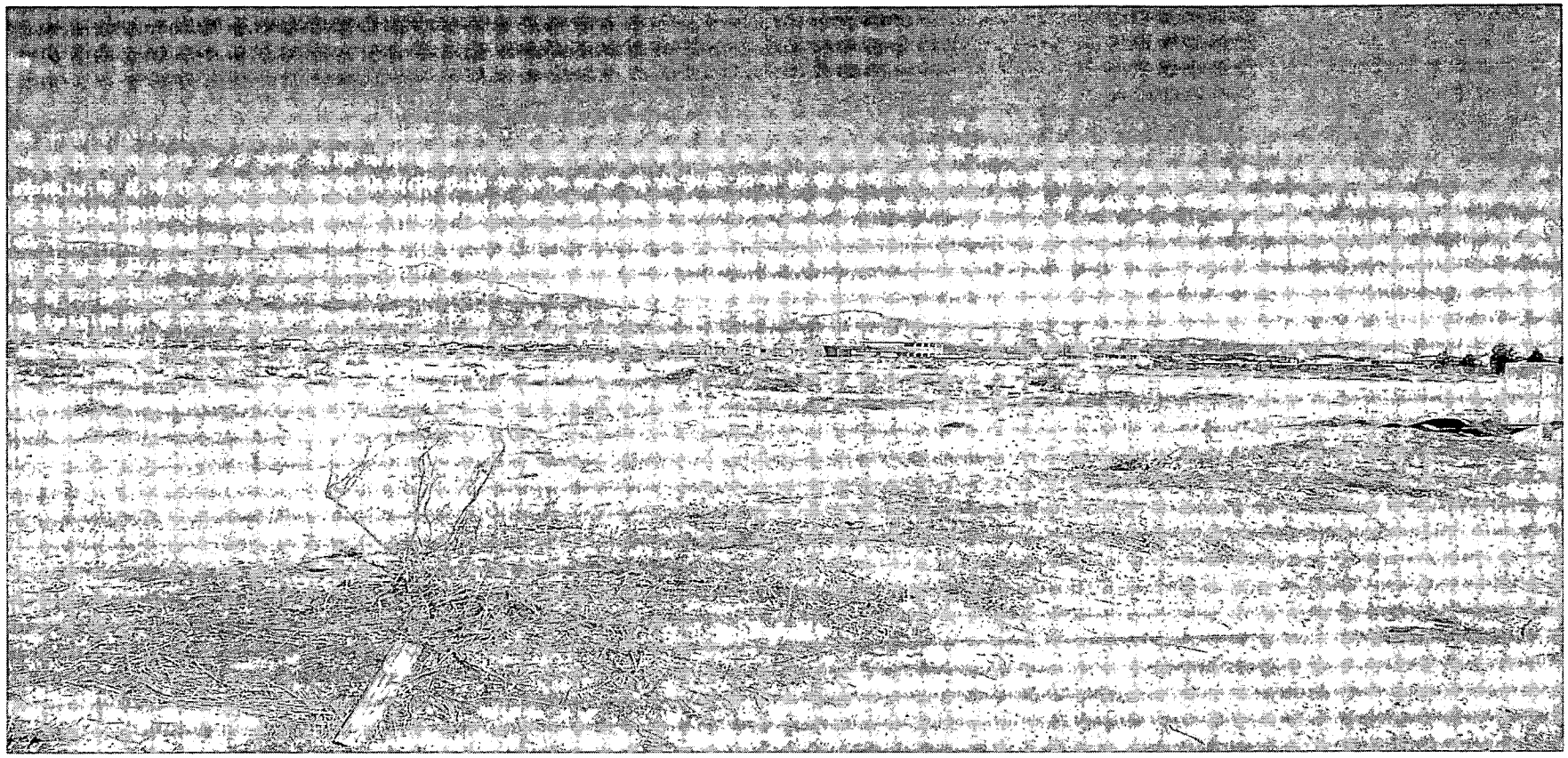


G:/6294/6294SRVY.DWG (VAC-001)

vtn nevada 2727 S. RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148	**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION**	SCALE	HORZ. **NONE** VERT. **NA**
		W.O. NO.	**6294**
		DRAWN BY:	VCL
	MAVERICK STREET VACATION	DATE:	**12/28/03**
		SHEET 1 OF 1	

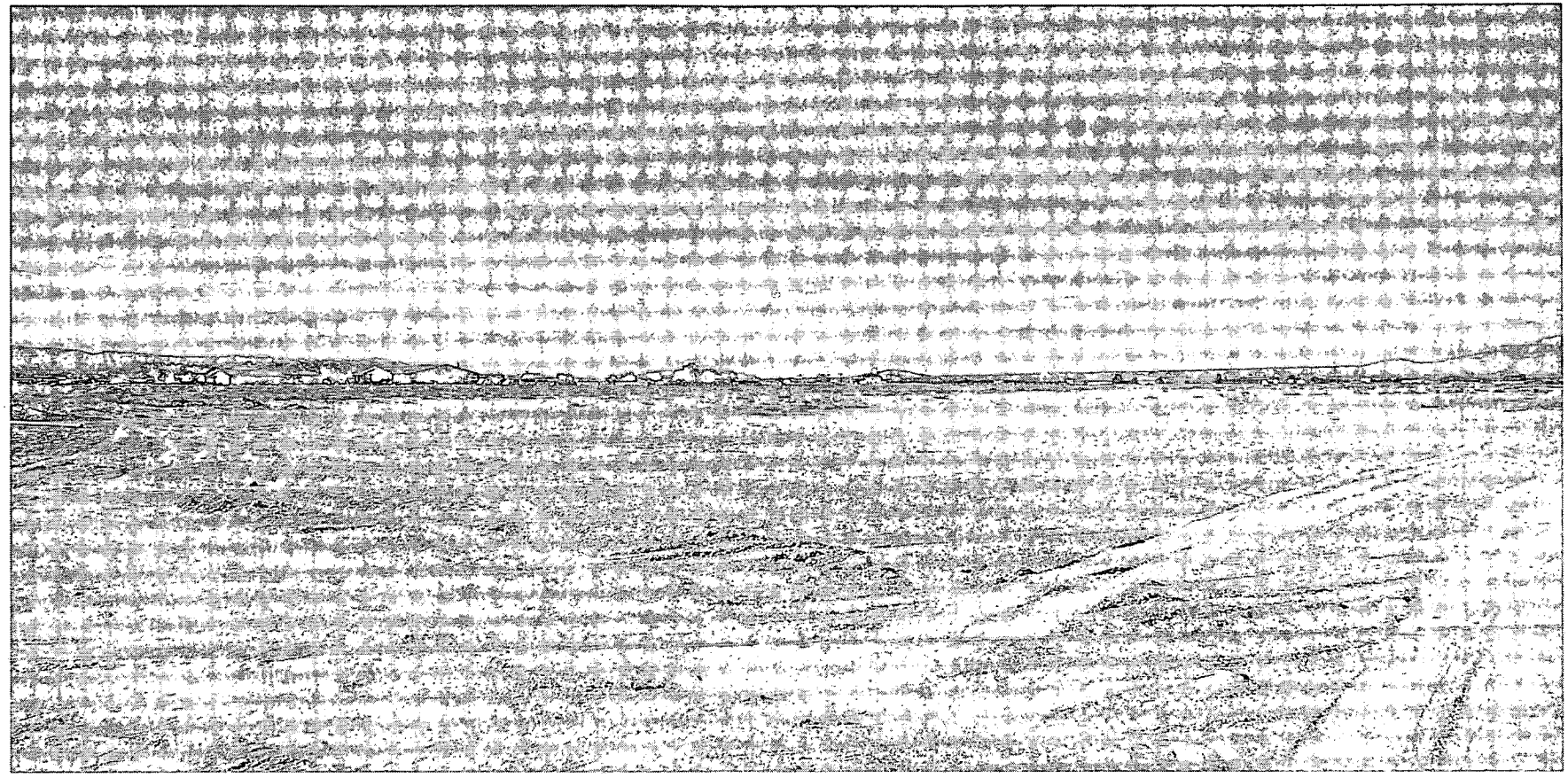
VAC-3664

2-26-04 PC



VAC-3664 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
MAVERICK STREET, BETWEEN MEISENHEIMER AVENUE AND RACEL STREET
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



VAC-3664 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
MAVERICK STREET, BETWEEN MEISENHEIMER AVENUE AND RACEL STREET
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

City of Las Vegas

Agenda Item No. 149

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:

TENTATIVE MAP RELATED TO VAC-3664 - **TMP-3639 - QUARTERHORSE ESTATES UNIT 1 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY** - Appeal filed by the applicant from the approval of the Planning Commission of a request for a Tentative Map FOR A 17 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 9.76 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). The Planning Commission (4-0-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

RECOMMENDATION:

The Planning Commission (4-0-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal letter filed by VTN Nevada
5. Back up referenced from the 2/26/2004 Planning Commission meeting Item 38

MOTION:

MACK – APPROVED subject to conditions and amending Condition 8 as follows:

8. **Construct rural improvements on Racel Street and Meisenheimer Avenue adjacent to this site concurrent with development of this site. Rural improvements shall consist of a total street width of 39-feet, being 34-feet of asphalt, centered if possible on the centerline of Racel Street and Meisenheimer Avenue; and 30-inch rolled curb on *the development side* of the street. The exterior street lighting will be stubbed out for later use, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; the streetlight poles shall be consistent with the type used in the Iron Mountain Ranch development to the west. Alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Racel Street and Meisenheimer Avenue. Extend all required underground utilities for future traffic signals, other electrical, telephone, etc., located**

CITY COUNCIL MEETING OF APRIL 7, 2004
Planning and Development Department
Item 149 – TMP-3639

MOTION – Continued:

within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.

– UNANIMOUS

MINUTES:

NOTE: See Item 148 [VAC-3664] for related discussion.

(2:16 – 2:19)

3-2875

CONDITIONS:

Planning and Development

1. The six foot wide perimeter landscape planter area shall be carried north on both sides of the subdivision entry street and shall terminate at the sidewalk returns.

2. The retaining walls along Racel Street and Meisenheimer Avenue shall be stepped to the back of sidewalk and be constructed of decorative materials.

3. Perimeter block walls shall consist of decorative block with 20% contrasting material and cap; shall be limited to eight feet vertical wall face; and grade changes requiring retaining walls to exceed eight feet vertical wall face must include terracing with a minimum of four feet clear horizontal separation between walls.

4. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

5. Street names must be provided in accord with the City's Street Naming Regulations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. All rights-of-way in conflict with this site, such as those shown on VAC-3664, shall be vacated prior to the recordation of a Final Map abutting or overlying such right-of-way.

CONDITIONS - Continued:

8. Construct rural improvements on Racel Street and Meisenheimer Avenue adjacent to this site concurrent with development of this site. Rural improvements shall consist of a total street width of 39-feet, being 34-feet of asphalt, centered if possible on the centerline of Racel Street and Meisenheimer Avenue; and 30-inch rolled curb on both sides of the street. The exterior street lighting will be stubbed out for later use, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; the streetlight poles shall be consistent with the type used in the Iron Mountain Ranch development to the west. Alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Racel Street and Meisenheimer Avenue. Extend all required underground utilities for future traffic signals, other electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.

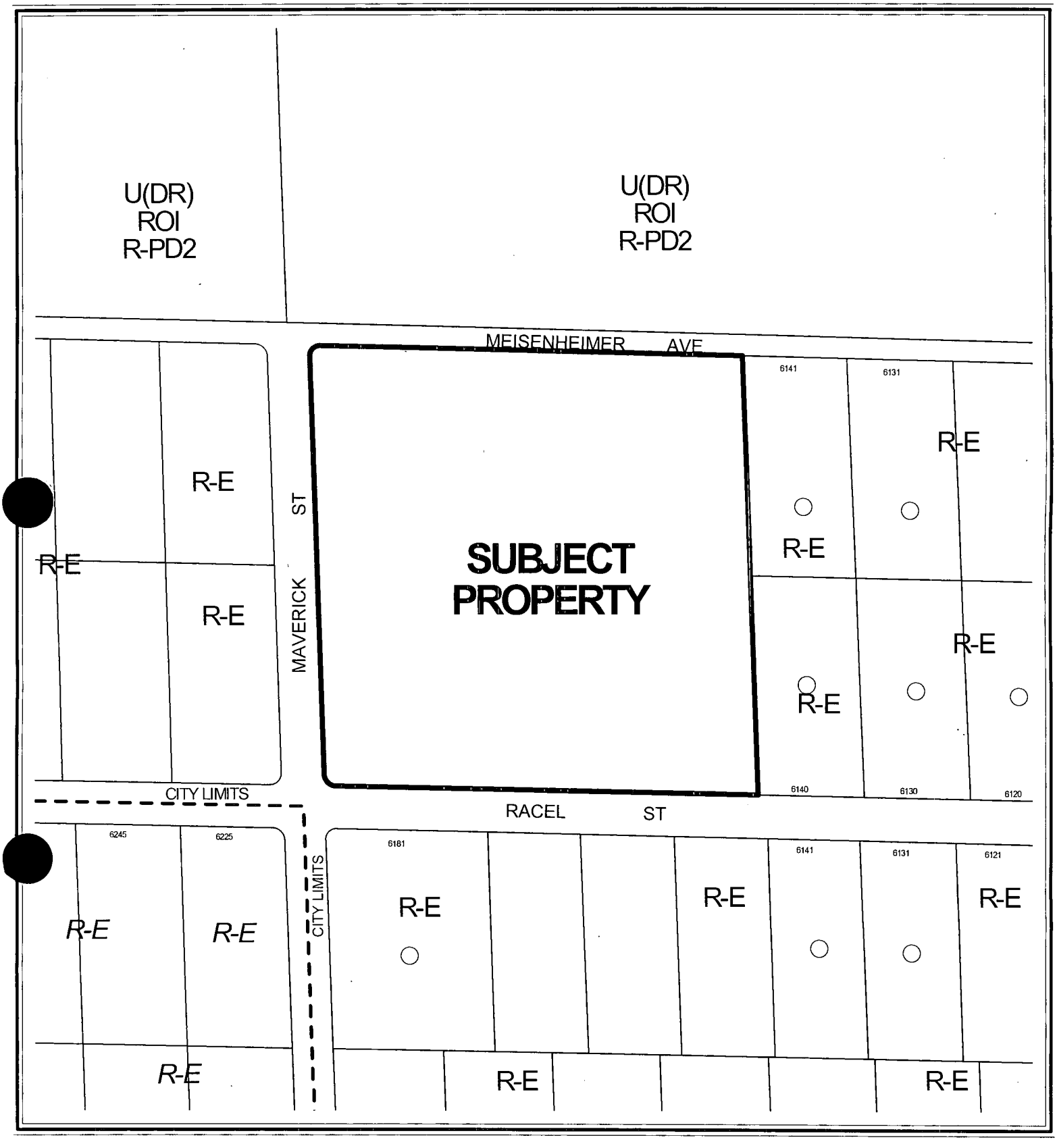
9. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Racel Street to the west edge of this site at a location and depth acceptable to the City Engineer. In addition, if the 18-inch public sanitary sewer line required in Jones Boulevard has not been constructed at the time of development of this site, construction of this line is required concurrent with development. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

10. 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.

CITY COUNCIL MEETING OF APRIL 7, 2004
Planning and Development Department
Item 149 – TMP-3639

CONDITIONS - Continued:

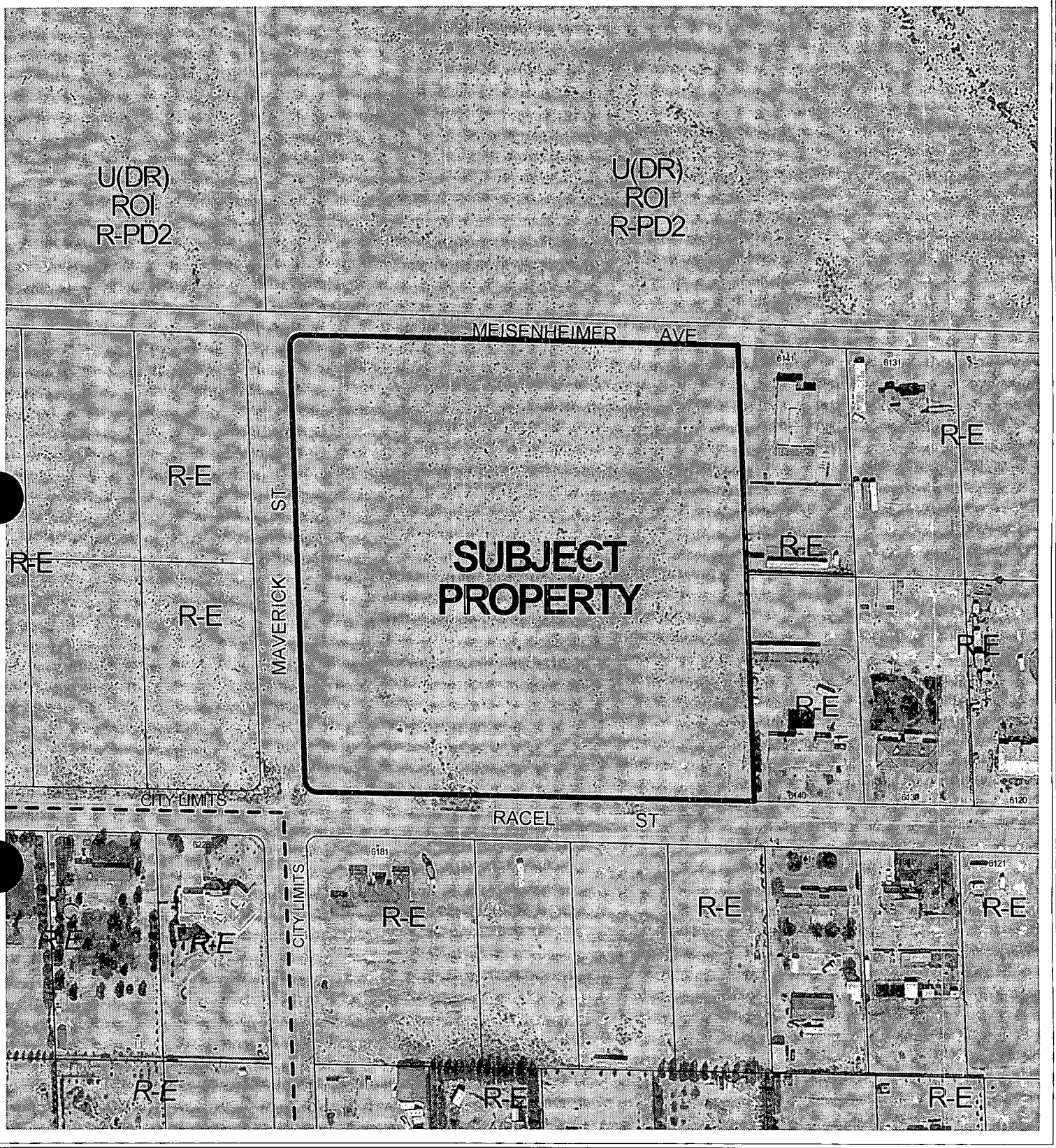
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



0 100 200 Feet

CASE: TMP-3639

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

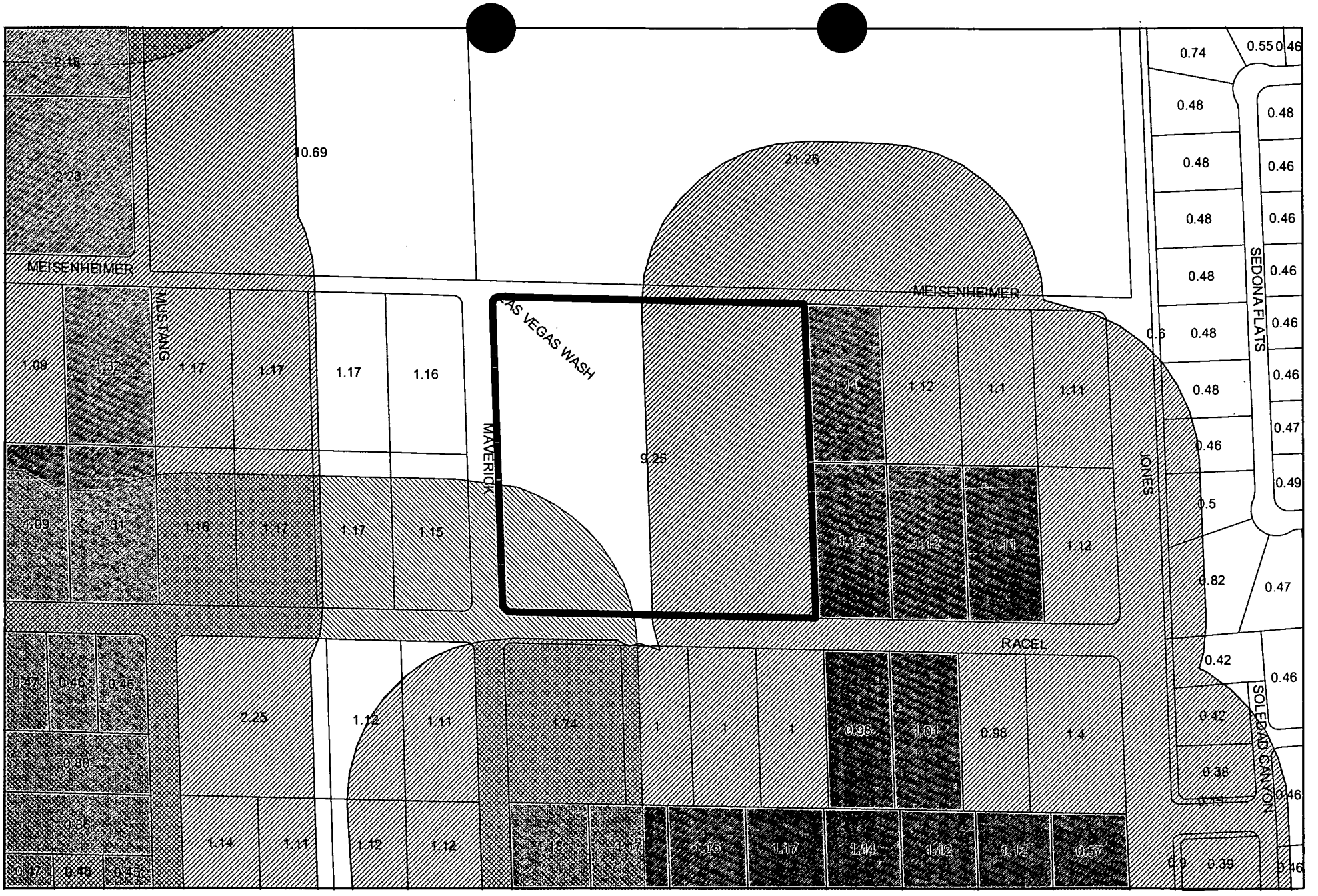


0 100 200 Feet

CASE: TMP-3639

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

N



Case: TMP-3639

Rural Preservation Site Map

City of L.V. RPN Buffer

City of L.V. RPN Parcel

330 Buffer from Major Street

0.48 Parcel Size in Net Acres

Clark County RPN Buffer

Clark County RPN Parcel

Subject Area

9.25 Total Subject Area

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3639 - QUARTERHORSE ESTATES UNIT 1 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY

** CONDITIONS **

Staff recommended APPROVAL. The Planning Commission (4-0-2 vote) APPROVED, subject to:

Planning and Development

1. The six foot wide perimeter landscape planter area shall be carried north on both sides of the subdivision entry street and shall terminate at the sidewalk returns.

2. The retaining walls along Racel Street and Meisenheimer Avenue shall be stepped to the back of sidewalk and be constructed of decorative materials.

3. Perimeter block walls shall consist of decorative block with 20% contrasting material and cap; shall be limited to eight feet vertical wall face; and grade changes requiring retaining walls to exceed eight feet vertical wall face must include terracing with a minimum of four feet clear horizontal separation between walls.

4. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

5. Street names must be provided in accord with the City's Street Naming Regulations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. All rights-of-way in conflict with this site, such as those shown on VAC-3664, shall be vacated prior to the recordation of a Final Map abutting or overlying such right-of-way.

8. Construct rural improvements on Racel Street and Meisenheimer Avenue adjacent to this site concurrent with development of this site. Rural improvements shall consist of a total street width of 39-feet, being 34-feet of asphalt, centered if possible on the centerline of Racel Street and Meisenheimer Avenue; and 30-inch rolled curb on both sides of the street. The exterior street lighting will be stubbed out for later use, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; the streetlight poles shall be consistent with the type

used in the Iron Mountain Ranch development to the west. Alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Racel Street and Meisenheimer Avenue. Extend all required underground utilities for future traffic signals, other electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.

9. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Racel Street to the west edge of this site at a location and depth acceptable to the City Engineer. In addition, if the 18-inch public sanitary sewer line required in Jones Boulevard has not been constructed at the time of development of this site, construction of this line is required concurrent with development. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

10. 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.

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is an Appeal filed by the applicant from the Approval of the Planning Commission of a request for a Tentative Map titled Quarterhorse Estates Unit 1, a 17-lot single-family residential subdivision on 9.32 acres adjacent to the northeast corner of Racel Street and Maverick Street. A Vacation application (VAC-3664) for Maverick Street between Meisenheimer Avenue and Racel Street was filed as a companion item to this request.

B) Applicant's Justification

A justification letter is not a required component of the Tentative Map application packet.

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 recommended approval of a related Vacation (VAC-3664).

02/26/04 The Planning Commission voted 4-0-2 to APPROVE (PC Agenda Item #38/pb).

03/25/04 The Planning Commission will hear a request for a variance to allow reduced front and rear setbacks for this project. (VAR-3762). This variance will not affect the lay-out of this subdivision.

B) Pre-Application Meeting

12/10/03 The applicant was advised that if the Vacation of Maverick Street were not approved, the lots would no longer meet the minimum lot size for R-E (Residence Estates) of 20,000 square feet. Discussion was made regarding the perimeter block walls, and the applicant was advised to revise overall perimeter wall heights to 8 feet of vertical wall face.

12/12/03 The applicant was informed that a Vacation application would need to accompany this Tentative Map application.

12/23/03 The applicant agreed to hold this Tentative Map application until the February 26, 2004 meeting to be heard concurrent with the Vacation of Maverick Street.

DETAILS OF APPLICATION REQUEST

A) Site Area

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

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) Existing Zoning

Subject Property: R-E (Residence Estates)
North: R-E (Residence Estates) 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)

D) 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 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

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.

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	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]	30 Feet[2]	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	35 Feet	35 Feet	Y
Max. Building Height	2 Stories / 35 Feet		Y/N
Number of Lots	N/A	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] 25-foot setback allowed on cul-de-sac bulbs and knuckles per Title 19.08.040.

Provided that the Vacation (VAC-3664) is approved, the proposed subdivision will comply with all city standards of development. If the Vacation (VAC-3664) were denied, the site would need to be redesigned to meet city standards.

B) General Analysis Discussion

- General information (Residential)

The proposed 17-lot single family residential subdivision takes access off of Racel Street, a 60 foot wide local collector, and provides access to the lots from 39 foot wide private streets with rolled curb approved by Special Use Permit (SUP-3359). Perimeter landscaping will be provided within 6-foot wide common lots along Meisenheimer Avenue and Racel Street, with a recommended condition requiring the continuation of the perimeter landscaping within the subdivision entry street to present a cohesive entry statement for the site. Another condition requires all wall faces along the street perimeters to be limited to 8 feet, with terracing provided to the back of sidewalk for any walls necessitated by grade changes.

- Cross Section

The cross-sections have been provided and depict maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with a natural slope of between 0% to 2%, such as this development, is allowed a maximum 4-foot retaining wall. The retaining walls depicted on the western perimeter of this site totaling 6 feet in height exceeds this standard, however the walls are not in a single plane and are separated by landscaping and therefore a public hearing is not necessary. A condition addressing the design of the walls and minimum landscape requirement is included above.

- Trails

The Interlocal Joint Use Planning Area Trails Plan does not indicate any trails adjacent to or within the subject site.

PLANNING COMMISSION ACTION

There was considerable discussion regarding this matter at the Planning Commission hearing. The applicant requested urban improvements delaying streetlights and sidewalks. Because the other projects in the area have rural improvements, that is staff's recommendation.

NOTICES MAILED N/A

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3639 APN: 125-11-704-001

Name of Property Owner: Quarterhorse Falls Estates LLC

Name of Applicant: Sterling S. Development

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: John Michael Stratton

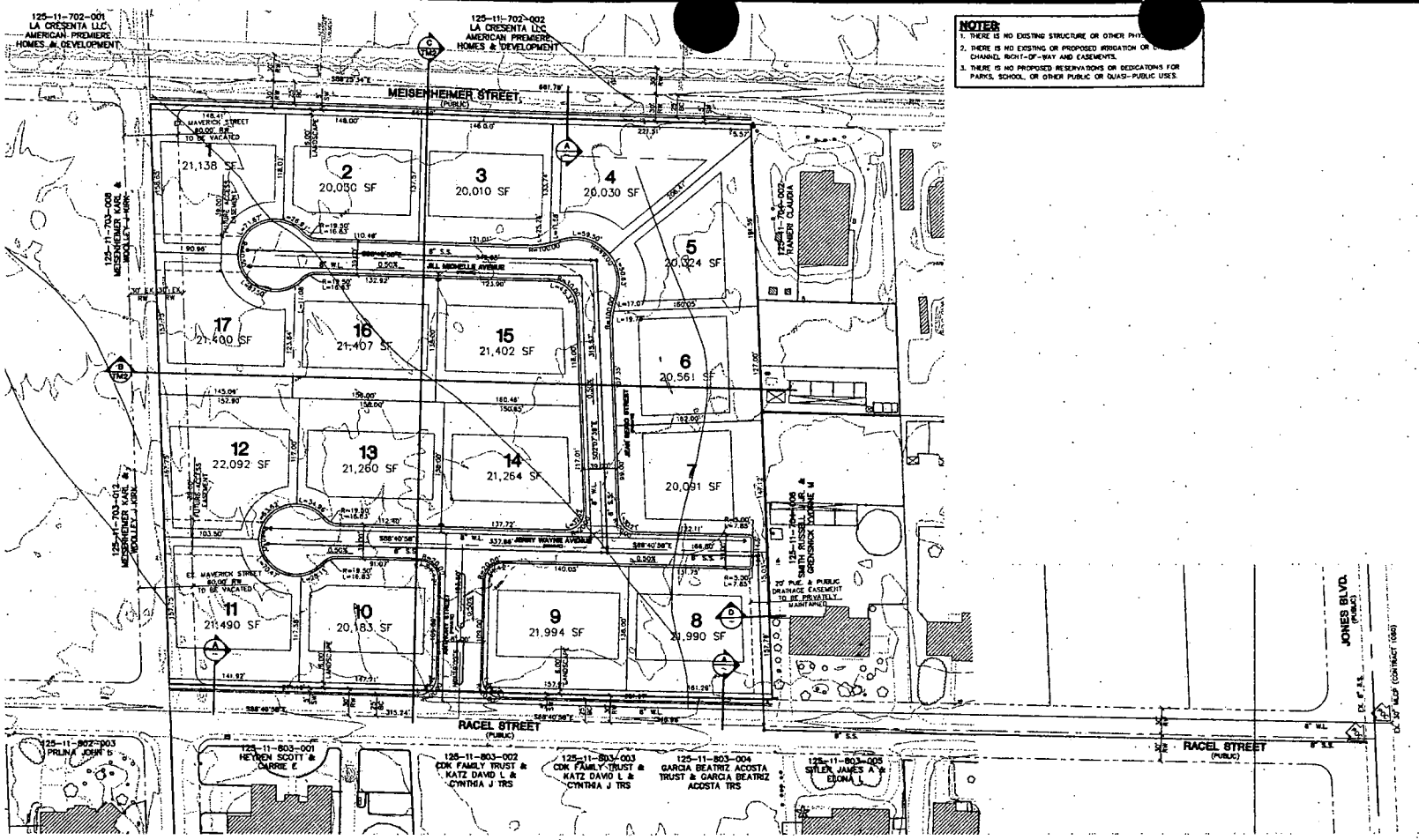
Print Name: John Michael Stratton

Subscribed and sworn before me

This 8th day of December, 2003

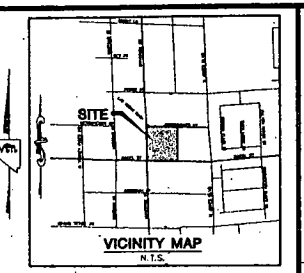
Notary Public in and for said County and State

MARY E. SMITH
Notary Public - Nevada
No. 98-2142-1
My appt. exp. Mar. 15, 2004



NOTES:

1. THERE IS NO EXISTING STRUCTURE OR OTHER PHYS
2. THERE IS NO EXISTING OR PROPOSED IRRIGATION OR D CHANNEL RIGHT-OF-WAY AND EASEMENTS.
3. THERE IS NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOL, OR OTHER PUBLIC OR QUASI-PUBLIC USES.



GRAPHIC SCALE

1" = 60'

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CLARK COUNTY BENCHMARK: BL190:14NNE8
NAVD88 ELEVATION: 720.144 METERS (2362.67 FEET)

CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE PAD, +/- 120' EAST OF MAVERICK ST. NEAR 0181 ORANO TETON DR.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS SOUTH 00°09'45" EAST, BEING THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN FILE AT PAGE .

OWNER

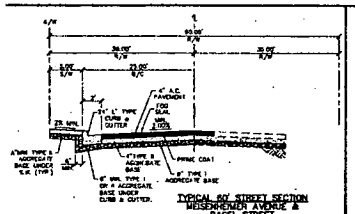
QUARTERHORSE FALLS ESTATES LLC
5365 SOUTH CAMERON STE #200
LAS VEGAS, NV 89118
(702) 871-0055
CONTACT: MICKEY STRATTON

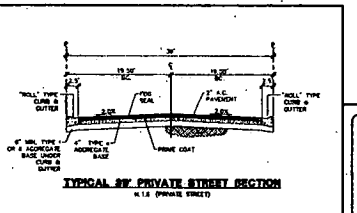
DEVELOPER

STERLING S. DEVELOPMENT
5365 SOUTH CAMERON STE #200
LAS VEGAS, NV 89119
(702) 871-0055
CONTACT: MICKEY STRATTON

GENERAL NOTES

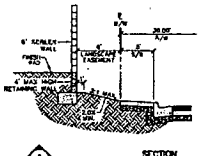
1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CITY OF LAS VEGAS, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS :
   WATER.....LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC.....NEVADA POWER COMPANY
   GAS.....SOUTHWEST GAS CORPORATION
   SEWER.....CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL.....SILVER STATE DISPOSAL SERVICE
   TELEPHONE.....SPRINT CENTRAL-NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION :
   AVERAGE FLOW = 0.0043
   PEAK FLOW = 0.0148
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA MAP #32003C0135 E.
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE PRIVATE 28' WIDE UNLESS OTHERWISE SHOWN.
11. ALL PROPERTY LINE RADIUS ARE 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE CC&R'S TO MAINTAIN LANDSCAPING & PRIVATE STREET UTILITIES IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. COMMON ELEMENTS AND LANDSCAPING PER TITLE 19.
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.

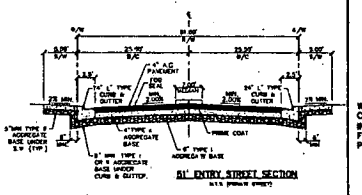




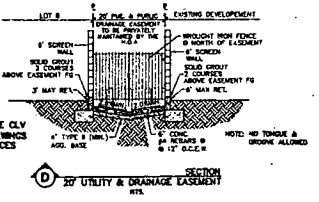
Call before you Dig 1-800-227-2600

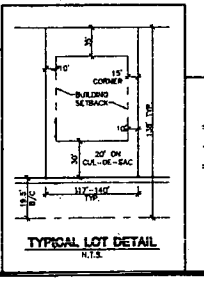
Call before you Overhead 1-702-593-6111

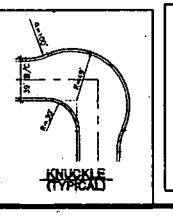




WROUGHT IRON NOTE:
CONTRACTOR TO PROVIDE CLV INSPECTOR W/SHOP DRAWINGS FOR WROUGHT IRON FENCES PRIOR TO CONTRUCTION.







SETBACKS

PROPOSED MINIMUM STANDARDS FOR THE RE-PORTION OF THE DEVELOPMENT.

FRONT = 30' BC & 20' ON CUL-DE-SAC
SIDE = 10'
CORNER = 15' BC
REAR = 10'
HEIGHT = 35'

TABULATION

ASSESSOR'S PARCEL NUMBERS
125-11-704-001

EXISTING ZONING ..... R-E
G.U.A. ..... 1.74 DU./AC
GROSS ACREAGE ..... 9.76± ACRES
TOTAL NO. LOTS 17
TOTAL NO. COMMON LOTS 3

OPEN SPACE SCHEDULE
OPEN SPACE REQUIRED ..... 0 S.F.
COMMON OPEN SPACE ..... 0 S.F.
OTHER OPEN SPACE ..... 0 S.F.
TOTAL OPEN SPACE ..... 0 S.F.

PARKING SCHEDULE
PARKING REQUIRED (2 SPACES/DU) ..... 34 SPACES
GUEST PARKING PROVIDED ..... 0 SPACES
TOTAL PARKING PROVIDED ..... 34 SPACES

LEGEND

- STREET CENTERLINE
- PARCEL BOUNDARY
- LOT LINE
- SETBACK LINE
- EX 8"S — EXISTING SEWER LINE AND MANHOLE
- EX 8"W — EXISTING WATER LINE
- 8"S — PROPOSED SEWER LINE AND MANHOLE
- 8"W — PROPOSED WATER LINE
- 20 — LOT NUMBER
- (1) — BLOCK NUMBER
- POC — POINT OF CONNECTION TO EXIST. UTILITIES
- 3.14% — RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE NOTED)
- 2875 — EXISTING CONTOUR LINE
- C.E. — COMMON ELEMENT AREA
- STREET LIGHT
- FIRE HYDRANT
- MB — PROPOSED MAIL BOXES PER USPS

NO.	DATE	REVISION
7		
6		
5		
4		
3		
2		
1		

STERLING S. DEVELOPMENT
5365 S. CAMERON, SUITE #200
LAS VEGAS, NEVADA 89118
(702) 871-0055

CITY OF LAS VEGAS

TENTATIVE MAP

QUARTERHORSE ESTATES
UNIT 1
A RESIDENTIAL SUBDIVISION

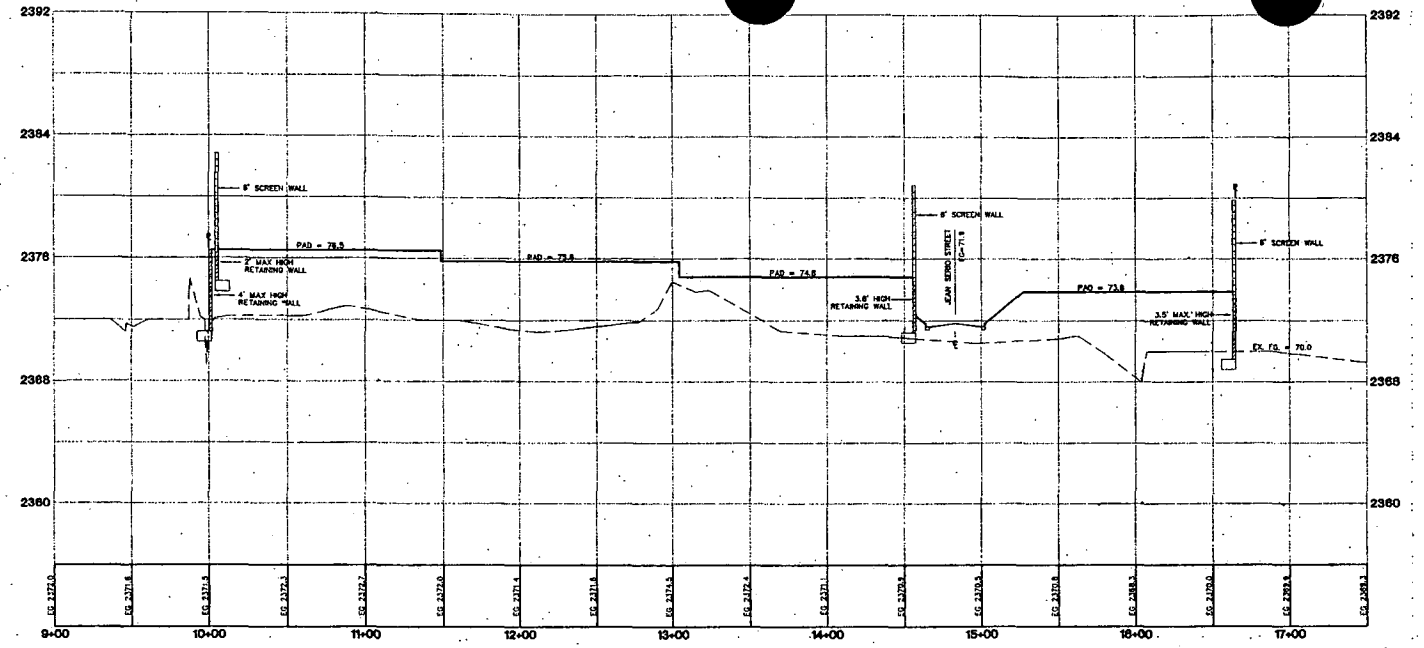
vtn nevada
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH: (702) 873-7500 FAX (702) 362-2987

DRAWN BY: MJD — OCT. 2003
DESIGNED BY: MJD — OCT. 2003
CHECKED BY: DRD — OCT. 2003
PROJECT NO: 4284
SCALE: 1"=60' VERIFY W/ SCALE

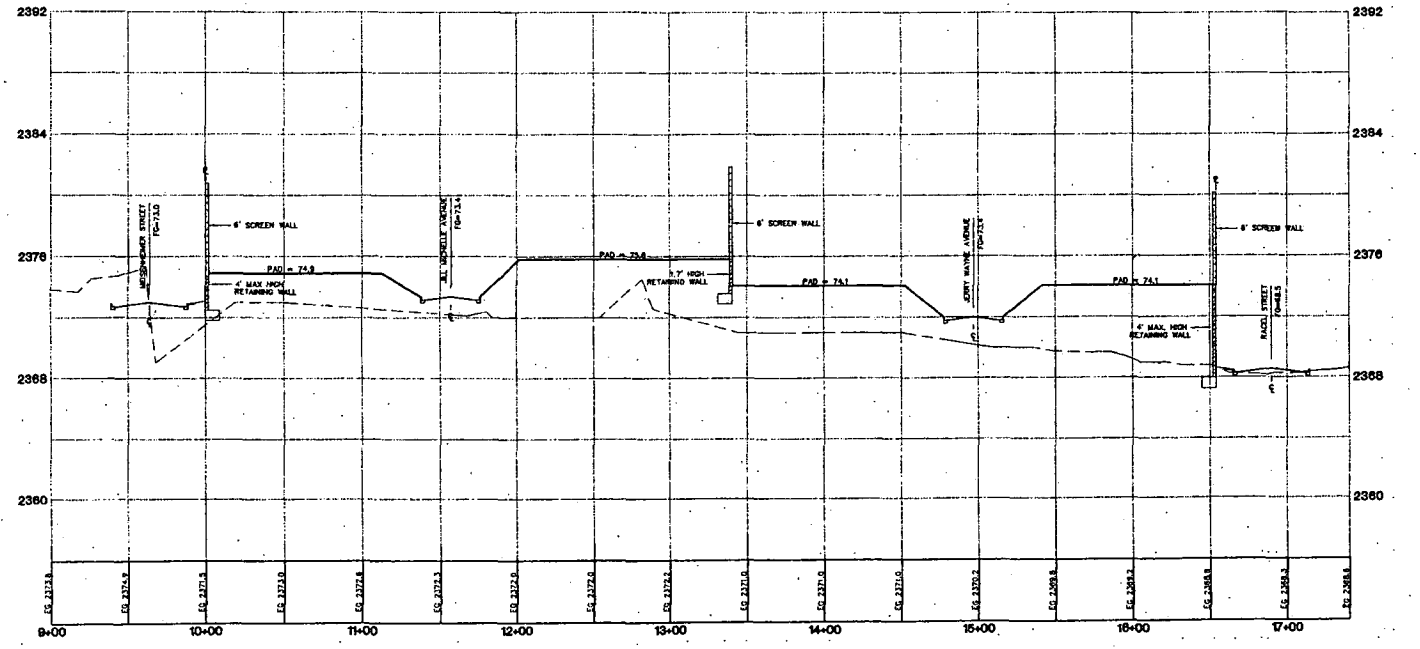
CHRISTOPHER R. DRD — No. 7896 — REGISTERED ENGINEER — STATE OF NEVADA
EXPIRES 06-30-05
12/22/03

SHEET
TM-1
1 OF 2 SHEETS
DRAWING NO.

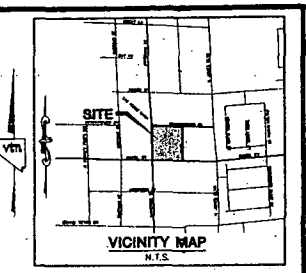
TMP-3639
2-26-04 PC



SECTION "B" WEST & EAST



SECTION "C" NORTH & SOUTH



GRAPHIC SCALE

1" = 40'

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CLARK COUNTY BENCHMARK: BLV90.144NNES
NAVD88 ELEVATION: 720.144 METERS (2362.67 FEET)

CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE PAD, +/- 120' EAST OF MAVERICK ST, NEAR 6TH GRAND TETON DR.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS SOUTH 88°09'45" EAST, BEING THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN FILE AT PAGE .

OWNER

QUARTERHORSE FALLS ESTATES LLC
3365 SOUTH CAMERON STE.#200
LAS VEGAS, NV 89118
(702) 871-0555
CONTACT: MICKEY STRATTON

DEVELOPER

STERLING S. DEVELOPMENT
3365 SOUTH CAMERON STE.#200
LAS VEGAS, NV 89119
(702) 871-0555
CONTACT: MICKEY STRATTON

NO.	DATE	REVISION
7		
6		
5		
4		
3		
2		
1		
REV	DATE	BY

STERLING S. DEVELOPMENT
3365 S. CAMERON SUITE #200
LAS VEGAS, NEVADA 89119
(702) 871- 0555

CITY OF LAS VEGAS

TENTATIVE MAP

QUARTERHORSE ESTATES UNIT 1
A RESIDENTAIL SUBDIVISION

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2597
nevada CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

DRAWN BY: LM — OCT. 2003
DESIGNED BY: MB — OCT. 2003
CHECKED BY: DRC — OCT. 2003
PROJECT NO: 0264 — SCALE: 1"=40' HORIZ. 1"=4' VERT.

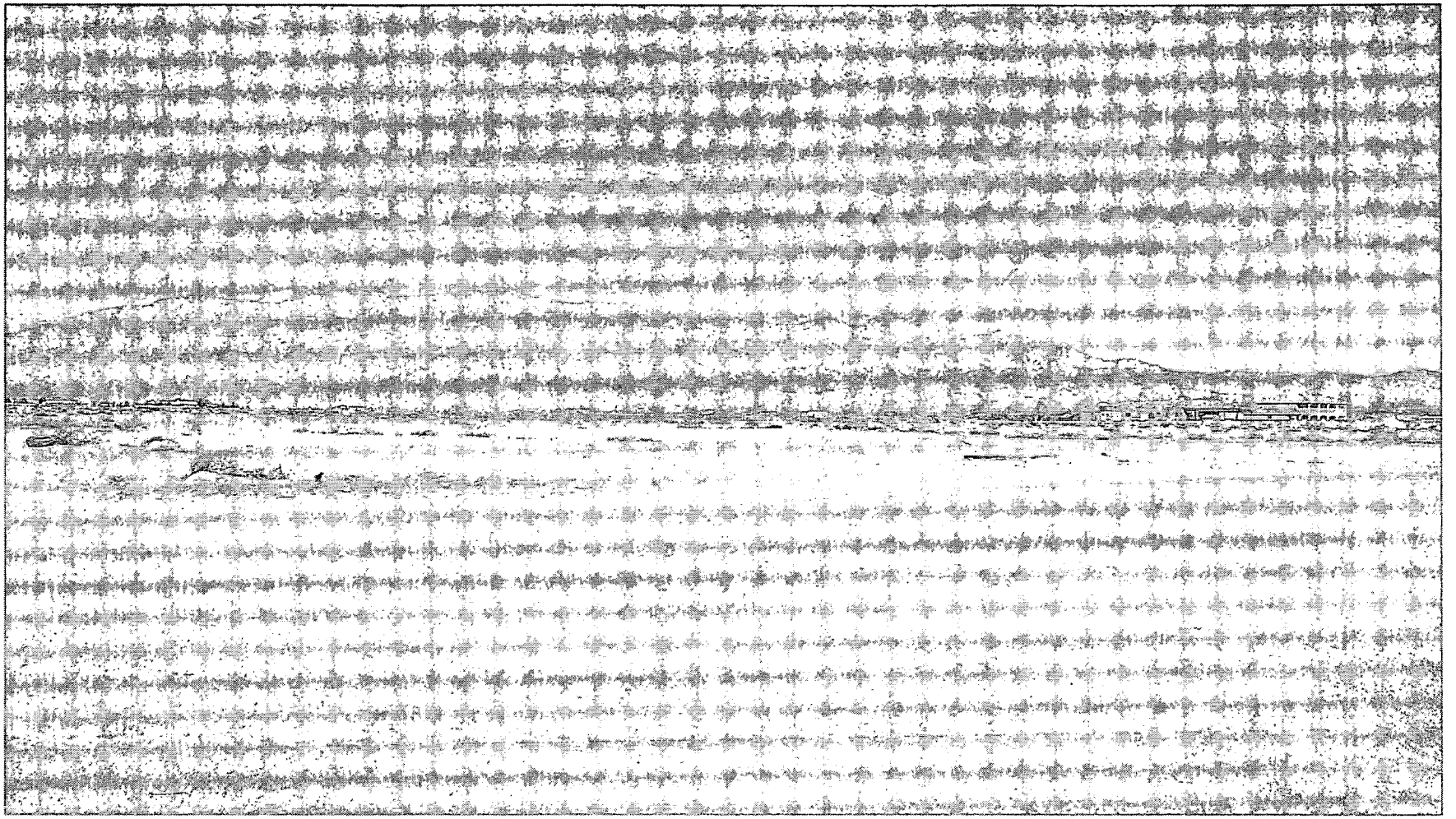
CHRISTOPHER R. CHANEY — REGISTERED PROFESSIONAL ENGINEER — No. 13986 — STATE OF NEVADA
EXPIRES 08-30-05
12/2/03

SHEET
TM-2
2 OF 2 SHEETS
DRAWING NO.

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-593-6111

TMP-3639
2-26-04 PC



TMP-3639 - QUARTERHORSE ESTATES UNIT 1 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES
NORTHEAST CORNER OF MAVERICK STREET AND RACEL STREET
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

VTN nevada
CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

February 27, 2004
WO# 6294

VIA FASCIMILIE: 382-4803

City of Las Vegas
City Clerk's Office
400 East Stewart Ave.
Las Vegas, NV 89101

RE: QUARTERHORSE ESTATES UNIT 1 – QUARTERHORSE FALLS ESTATES LLC, OWNER - APPEAL OF TMP-3639 APPROVAL

On behalf of the applicant and owner, VTN Nevada is appealing the Planning Commission's approval of TMP-3639. This item was heard at the Planning Commission's February 26, 2004 hearing (item #38). This item was a companion item to item 37, VAC-3664. The applicant wishes to file this appeal so that TMP-3639 is forwarded to the earliest possible City Council hearing. Should you have any questions please call me at 253-2466. Thank you for your attention in this matter.

Respectfully,
VTN Nevada

Brian J. Psioda, Associate
Planning Administrator

cc. Mickey Stratton, Sterling S Development
Chris Grubbs, VTN Nevada

RECEIVED
CITY CLERK
2004 FEB 27 P 4:59

2727 SOUTH RAINBOW BOULEVARD • LAS VEGAS, NEVADA 89146-5148

City of Las Vegas

Agenda Item No. 150

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
VACATION - PUBLIC HEARING - **VAC-3707 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS II, LIMITED LIABILITY COMPANY** - Request for a Petition to vacate public sewer and drainage easements generally located south of Log Cabin Way, west of El Capitan Way, Ward 6 (Mack). The Planning Commission (4-0-2 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (4-0-2 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:
NOTE: See Item 148 [VAC-3664] for related discussion.

(2:16 – 2:19)

3-2875

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

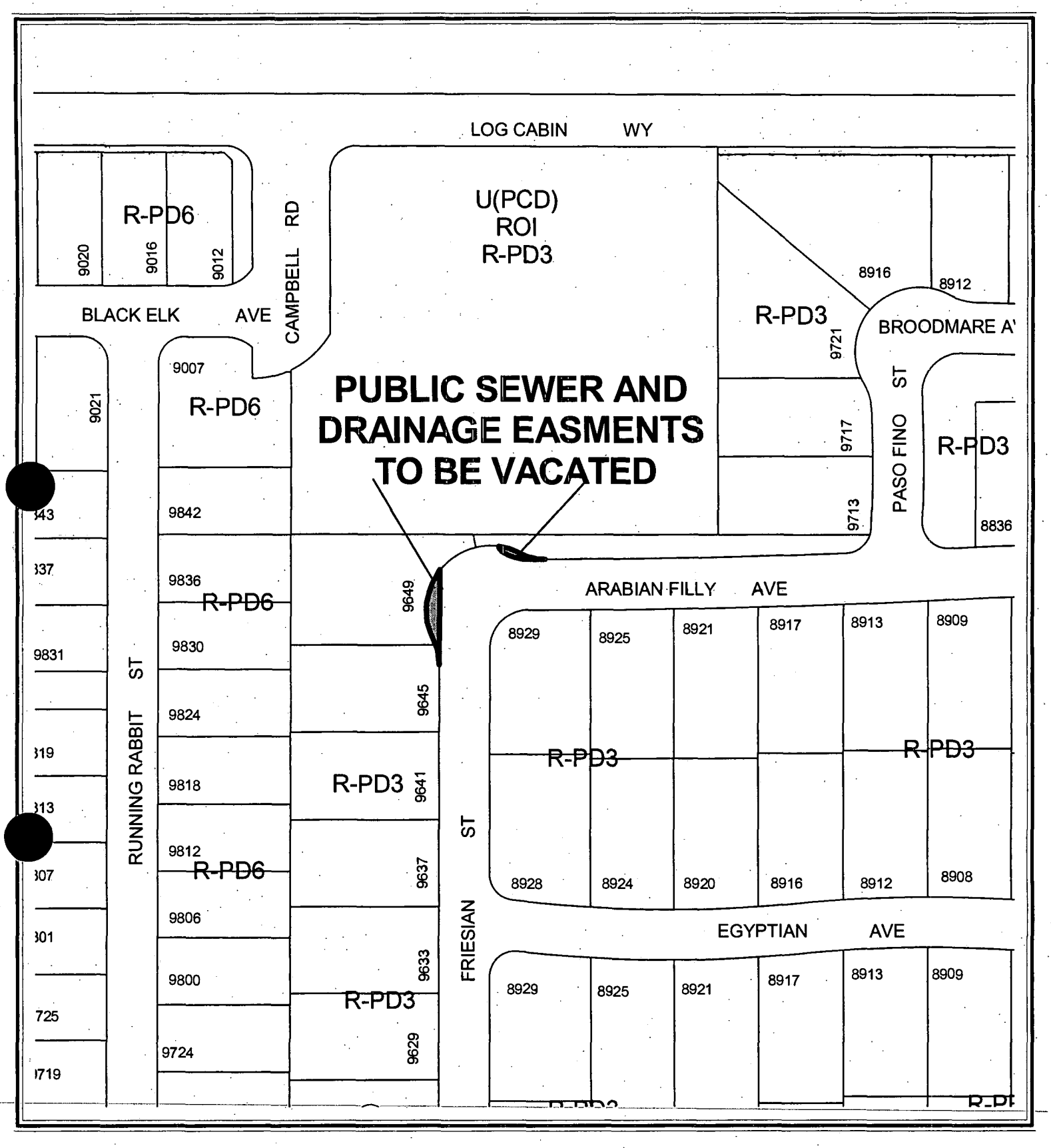
2. All development shall be in conformance with code requirements and design standards of all City departments.

CITY COUNCIL MEETING OF APRIL 7, 2004
Planning and Development Department
Item 150 – VAC-3707-3639

CONDITIONS - Continued:

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

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



CASE: VAC-3707

ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

150

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-3707 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS II, LIMITED LIABILITY COMPANY

** CONDITIONS **

The Planning Commission (4-0-2 vote) and staff recommend APPROVAL, subject to:

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

2. All development shall be in conformance with code requirements and design standards of all City departments.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate public sewer and drainage easements generally located south of Log Cabin Way, west of El Capitan Way.

B) Applicant's Justification

The applicant's justification letter indicates the public sewer and drainage easements are no longer necessary and will be incorporated into the single-family residential development on this site.

BACKGROUND INFORMATION

A) Previous Actions

03/06/02 The City Council approved a Rezoning (Z-0104-01) to R-PD3 (Residential Planned Development – 3 Units Per Acre) and a Site Development Plan Review [Z-0104-01 (1)] for the 137-lot single-family residential development on this site. The Planning Commission and staff recommended approval on January 24, 2002.

03/28/02 The Planning Commission approved the Tentative Map for El Capitan/O'Hare (TM-0011-02) on this site. The Planning and Development Department recommendation was for approval.

08/06/02 The Planning and Development Department administratively approved the Final Map for El Capitan/O'Hare – Unit 2 (FM-0078-02), which was subsequently recorded.

02/26/04 The Planning Commission voted 4-0-2 to recommend APPROVAL (PC Agenda Item #16/mp).

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate public sewer and drainage easements located in the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section 5, Township 19 South, and Range 60 East.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing public sewer and drainage easements because they are no longer needed in their current configuration. This request is appropriate, as the subject reservations are not needed and will not result in reduced access traffic handling capability for the area

B) Public Works discussion

The following information is presented concerning this request to vacate certain public sewer and drainage easements:

This Vacation application proposes to only vacate City of Las Vegas sewer and drainage easements in order to provide a contiguous connection between El Capitan/O'Hare Units 2 and 3. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved; any utility company interests will not be affected.

A Drainage Plan/Study has been submitted to the Flood Control Section of the Department of Public Works for the El Capitan/O'Hare Unit 3 residential subdivision and addresses the area requested for vacation.

NOTICES MAILED 3 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-3707 APN: 125-05-313-005 & 006

Name of Property Owner: Quarterhorse Falls II LLC

Name of Applicant: Sterling S. Development

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: John Michael Strathon

Print Name: John Michael Strathon

Subscribed and sworn before me

This 7th day of January, 2004

Mary E. Smith

Notary Public in and for said County and State

MARY E. SMITH
Notary Public - Nevada
No. 96-2142-1
My appt. exp. Mar. 15, 2004

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	50.00'	22.72'	11.56'	26°01'48"
C2	49.00'	60.42'	34.73'	70°39'14"
C3	500.00'	64.80'	32.44'	7°25'30"
C4	20.00'	19.05'	10.31'	54°33'47"
C5	49.00'	9.46'	4.74'	11°03'34"
C6	50.00'	22.85'	11.63'	26°11'01"
C7	5961.00'	14.62'	7.31'	0°08'26"
C8	500.00'	23.30'	11.65'	2°40'14"
C9	20.00'	10.96'	5.62'	31°23'20"

RADIAL LINE TABLE		
LINE	BEARING	TYPE
R1	S64°06'28"W	PRC
R2	N45°07'34"W	
R3	N82°26'14"W	
R4	N15°13'44"E	
R5	S54°48'30"W	
R6	S26°17'18"W	PRC
R7	S00°14'43"W	PCC
R8	N79°46'01"W	
R9	S86°11'50"W	
R10	S89°51'45"E	
R11	S00°06'17"W	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°08'15"W	13.23'

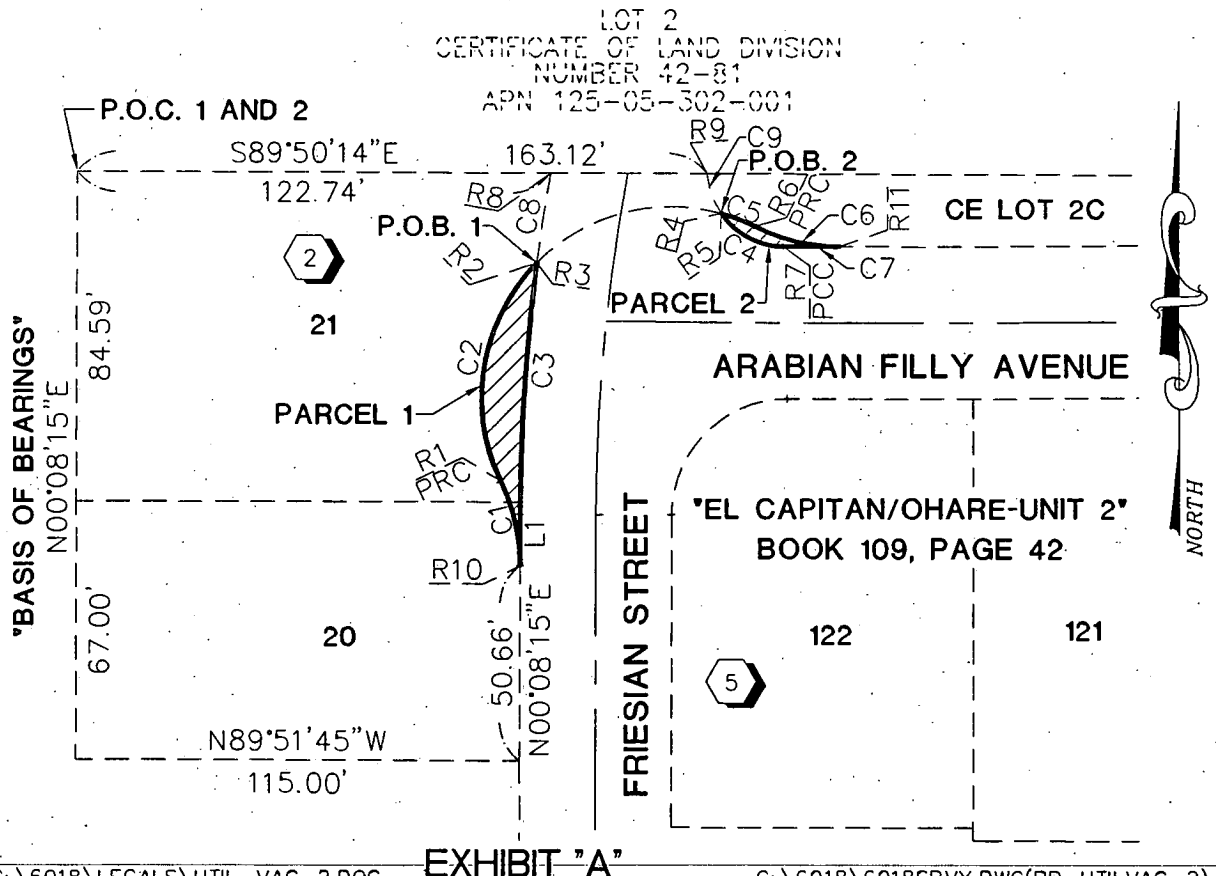


EXHIBIT "A"

G:\6018\LEGALS\UTIL-VAC-2.DOC

G:\6018\6018SRVY.DWG(BR-UTILVAC-2)

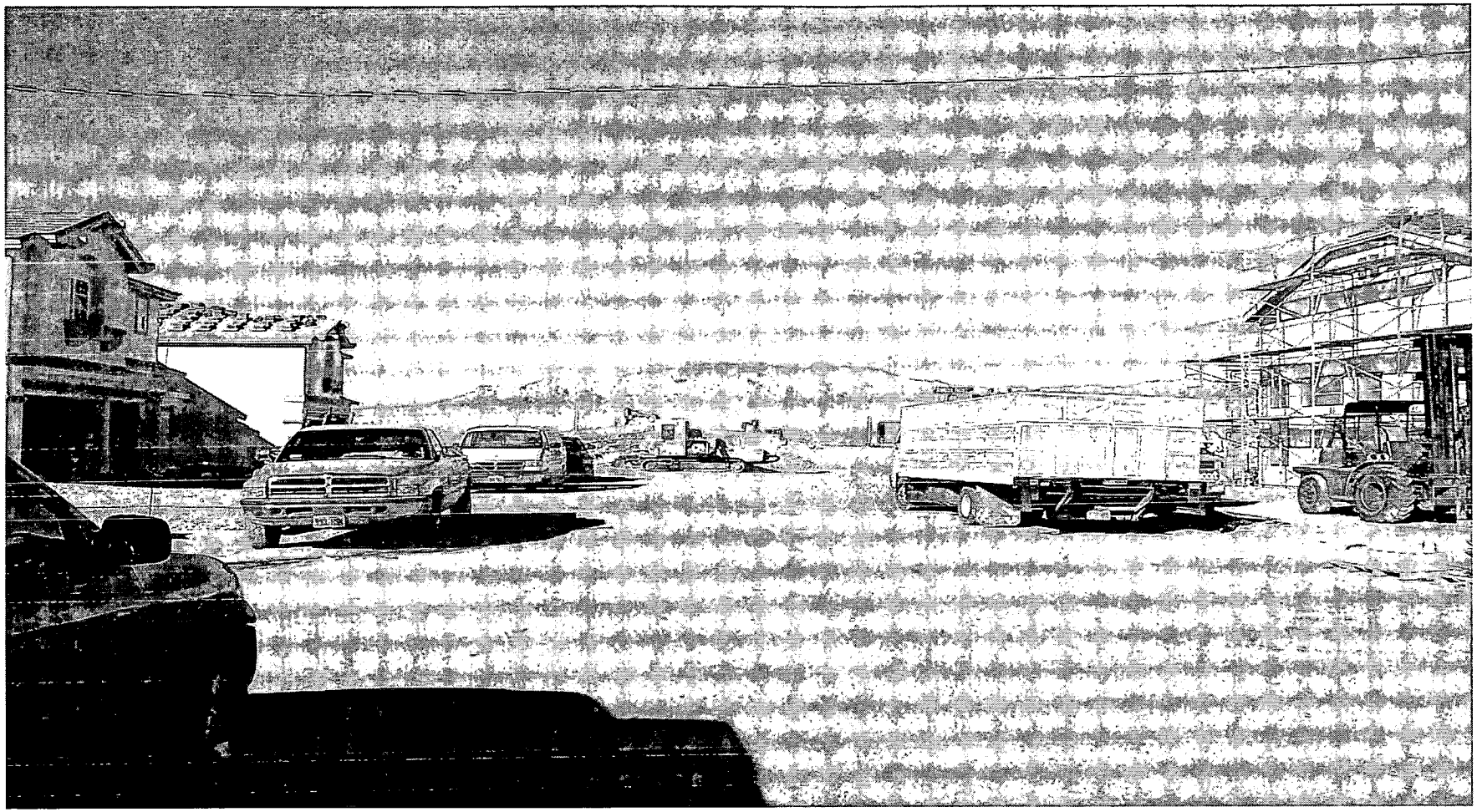
vtn nevada

2727 S. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION
EXHIBIT "A"

CITY OF LAS VEGAS
EASEMENT VACATIONS

SCALE	HORZ. 1" = 50'
	VERT. N/A
W.O. NO.	6018
DRAWN BY:	DRC
DATE:	01/06/04
SHEET	1 OF 1



VAC-3707 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS II, LIMITED LIABILITY COMPANY
SOUTH OF LOG CABIN WAY, WEST OF EL CAPITAN WAY
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

City of Las Vegas

Agenda Item No. 151

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
VACATION - PUBLIC HEARING - **VAC-3726 - APPLICANT: OLYMPUS GROUP, INC. - OWNER: O'BANNON-JONES, LIMITED LIABILITY COMPANY** - Request for a Petition to vacate public sewer and drainage easements; and U. S. Government Patent Reservations generally located north of O'Bannon Drive, east of Jones Boulevard, Ward 1 (Moncrief). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

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

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

MOTION:
MONCRIEF – APPROVED subject to conditions – UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public Hearing open.

KEN URLENGER, 4130 South Sand Hills, appeared on behalf of the applicant and concurred with staff conditions.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:19 – 2:20)

3-3062

CITY COUNCIL MEETING OF APRIL 7, 2004
Planning and Development Department
Item 151 – VAC-3726

CONDITIONS:

1. A sanitary sewer relocation/abandonment plan must be submitted and approved y the Department of Public Works prior to the recordation of the Order of Vacation, plan must maintain sewer service to upstream users. Alternate public sewer easements shall be recorded prior to or concurrent with the recordation of the Order of Vacation.

2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation or Relinquishment of Interest for these easements and U.S. Government Patent Reservations and easements. The vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works. The Drainage Study required by Zoning Reclassification ZON-3182 may be used to satisfy this condition.

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

4. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-3182, Site Development Plan Review SDR-3183 and all other subsequent site-related actions.

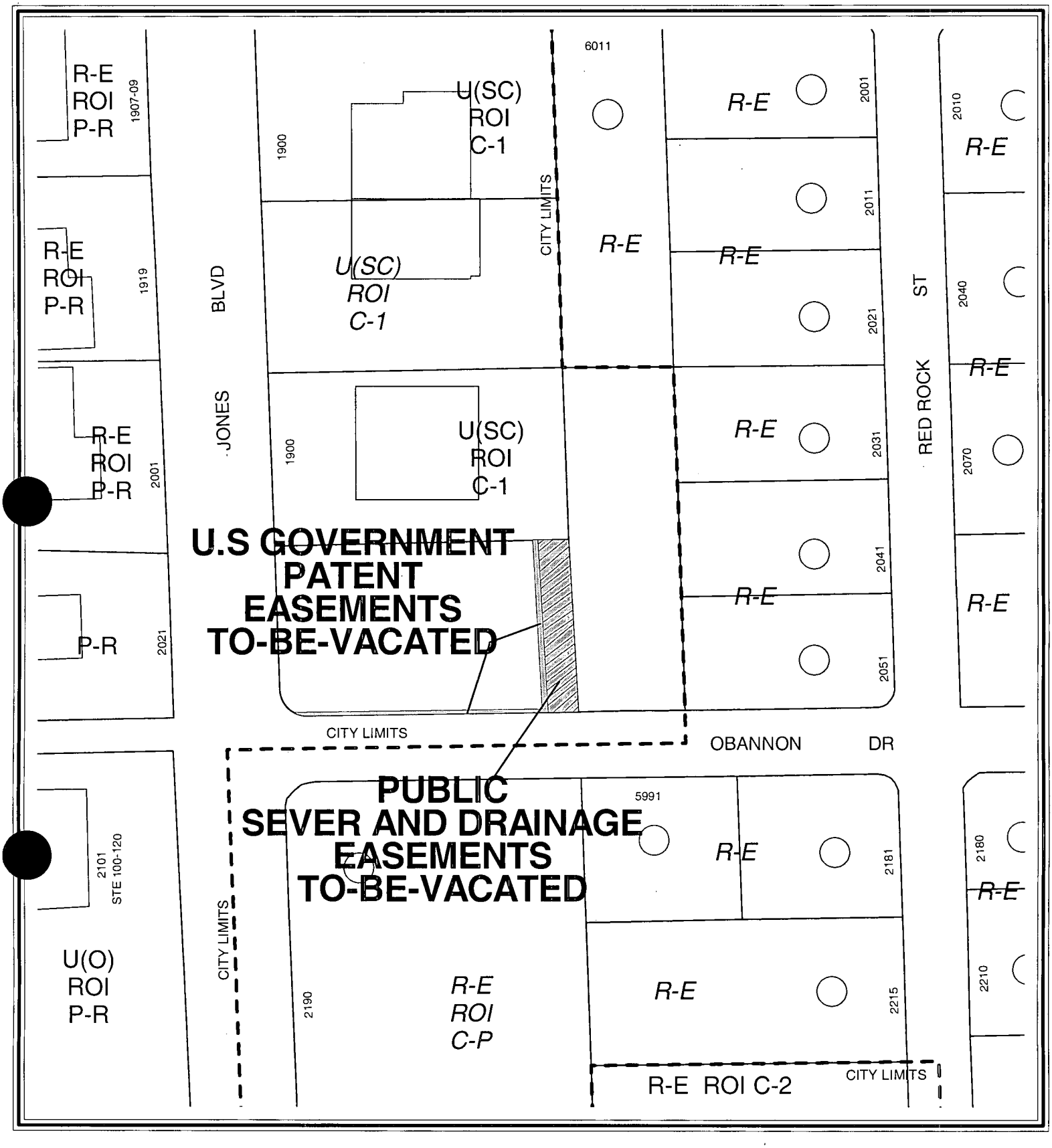
5. All development shall be in conformance with code requirements and design standards of all City departments.

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

CITY COUNCIL MEETING OF APRIL 7, 2004
Planning and Development Department
Item 151 – VAC-3726

CONDITIONS - Continued:

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



0 60 120 Feet

N

CASE: **VAC-3726**

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING) AND U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-3726 - APPLICANT: OLYMPUS GROUP, INC. - OWNER: O'BANNON-JONES, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

1. A sanitary sewer relocation/abandonment plan must be submitted and approved by the Department of Public Works prior to the recordation of the Order of Vacation, plan must maintain sewer service to upstream users. Alternate public sewer easements shall be recorded prior to or concurrent with the recordation of the Order of Vacation.

2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation or Relinquishment of Interest for these easements and U.S. Government Patent Reservations and easements. The vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works. The Drainage Study required by Zoning Reclassification ZON-3182 may be used to satisfy this condition.

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

4. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-3182, Site Development Plan Review SDR-3183 and all other subsequent site-related actions.

5. All development shall be in conformance with code requirements and design standards of all City departments.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate public sewer and drainage easements, and U. S. Government Patent Reservations generally located north of O'Bannon Drive, east of Jones Boulevard. A Tentative Map application (TMP-3722) for a one lot commercial subdivision on this site was filed as a companion item.

B) Applicant's Justification

The applicant's justification letter indicates the public sewer and drainage easements, and U. S. Government Patent Reservations are no longer necessary and will be incorporated into the proposed office/retail development on this site.

BACKGROUND INFORMATION

A) Previous Actions

01/22/97	The City Council approved a Rezoning (Z-123-96) to C-1 (Limited Commercial) on a portion of this property as part of a larger request. The Planning Commission and staff recommended approval on December 19, 1996.
12/17/03	The City Council approved a Rezoning (ZON-3182) to P-R (Professional Office and Parking) on the eastern portion of this site and a Site Development Plan Review (SDR-3183) for the proposed office/retail development on this site. The Planning Commission and staff recommended approval on November 20, 2003.
02/26/04	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #17/mp).

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate public sewer and drainage easements, and U. S. Government Patent Reservations located in the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section 1, Township 21 South, Range 60 East.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing public sewer and drainage easements, and U. S. Government Patent Reservations because they are no longer needed in their current configuration. This request is appropriate, as the subject reservations are not needed and will not result in reduced access traffic handling capability for the area

B) Public Works discussion

The Department of Public Works has no objection to the vacation application request to vacate U.S. Government Patent Reservations nor the public sewer and drainage easements generally located north of O'Bannon Drive, east of Jones Boulevard.

NOTICES MAILED 4 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-3726 APN: 163-01-304-013

Name of Property Owner: OBannon - Jones, LLC

Name of Applicant: Olympus Group, Inc

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

_____ Yes __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: JJ Thomson

Print Name: Jeff Thomson, Member

Subscribed and sworn before me

This 12th day of January, 2004

Melissa Gutierrez

Notary Public in and for said County and State

MELISSA GUTIERREZ
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 12-11-2007
Certificate No:03-85579-1



VAC-3726 - APPLICANT: OLYMPUS GROUP, INC. - OWNER: O'BANNON-JONES, LIMITED LIABILITY COMPANY
NORTH OF O'BANNON DRIVE, EAST OF JONES BOULEVARD
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

City of Las Vegas

Agenda Item No. 152

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
VACATION - PUBLIC HEARING - **VAC-3760 - APPLICANT: AMERICAN PREMIER HOMES - OWNER: GRAND VIEW APARTMENTS, LIMITED LIABILITY COMPANY** - Petition to Vacate U.S. Government Patent Easements generally located south of Grand Teton Drive, east of Grand Canyon Drive, Ward 6 (Mack). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

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

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

MOTION:
MACK – APPROVED subject to conditions – Unanimous with MONCRIEF not voting

MINUTES:
MAYOR GOODMAN declared the Public Hearing open.

The applicant was not present.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:20 – 2:21)

3-3105

CITY COUNCIL MEETING OF APRIL 7, 2004
Planning and Development Department
Item 152 – VAC-3760

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for Site Development Plan Review SDR-2928 may be used to satisfy this condition, provided that the area requested for vacation is addressed within that study.

2. Provide proof acceptable to the Department of Public Works that the Jo Marcy Drive alignment is no longer required to provide legal access to Assessor's Parcel Number 125-18-101-011 prior to the recordation of an Order of Relinquishment of Interest for this application.

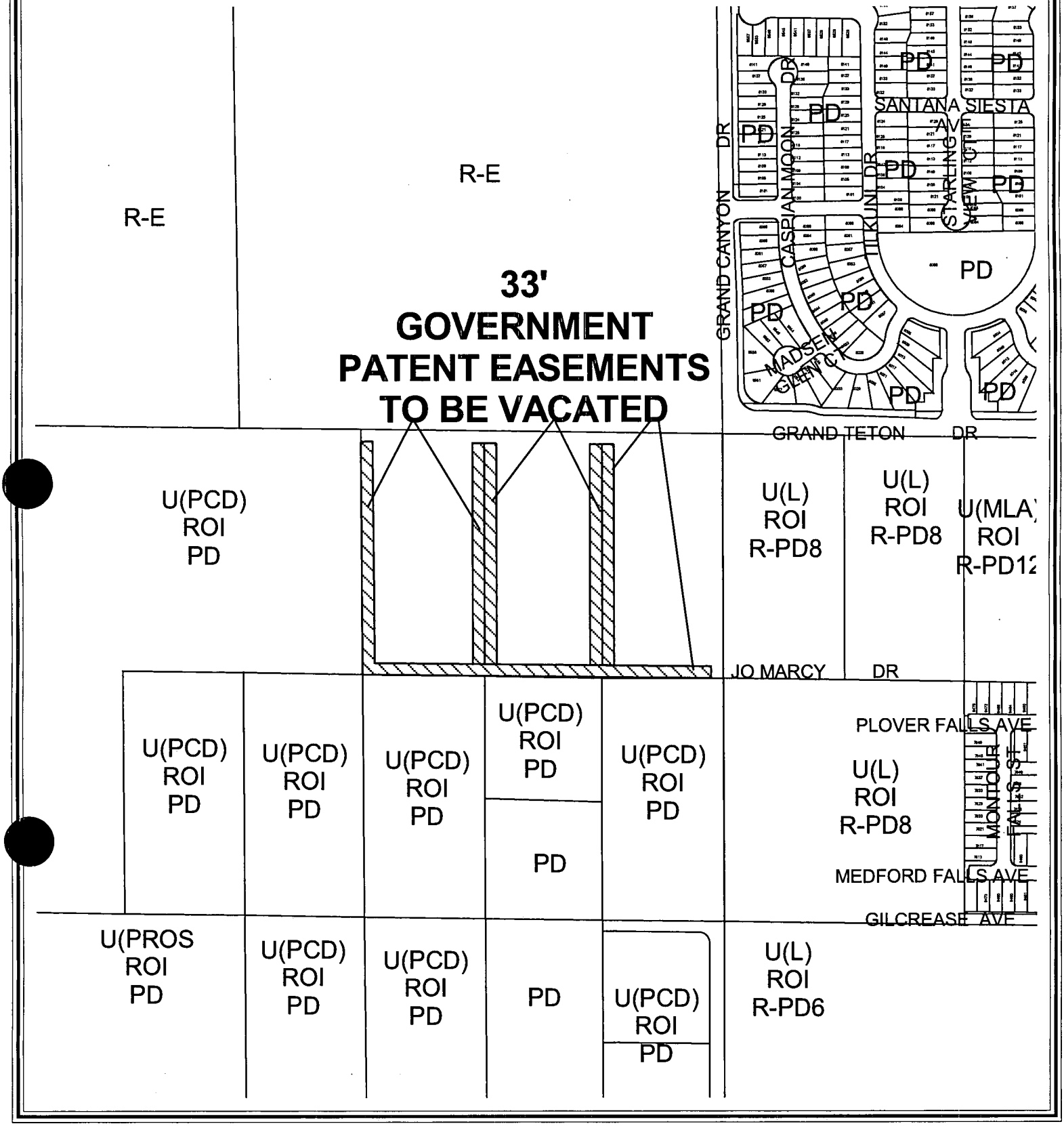
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

4. Development of these sites shall comply with all applicable conditions of approval for Site Development Plan Review SDR-2928 and all other applicable site-related actions.

5. All development shall be in conformance with Code requirements and design standards of all City Departments.

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

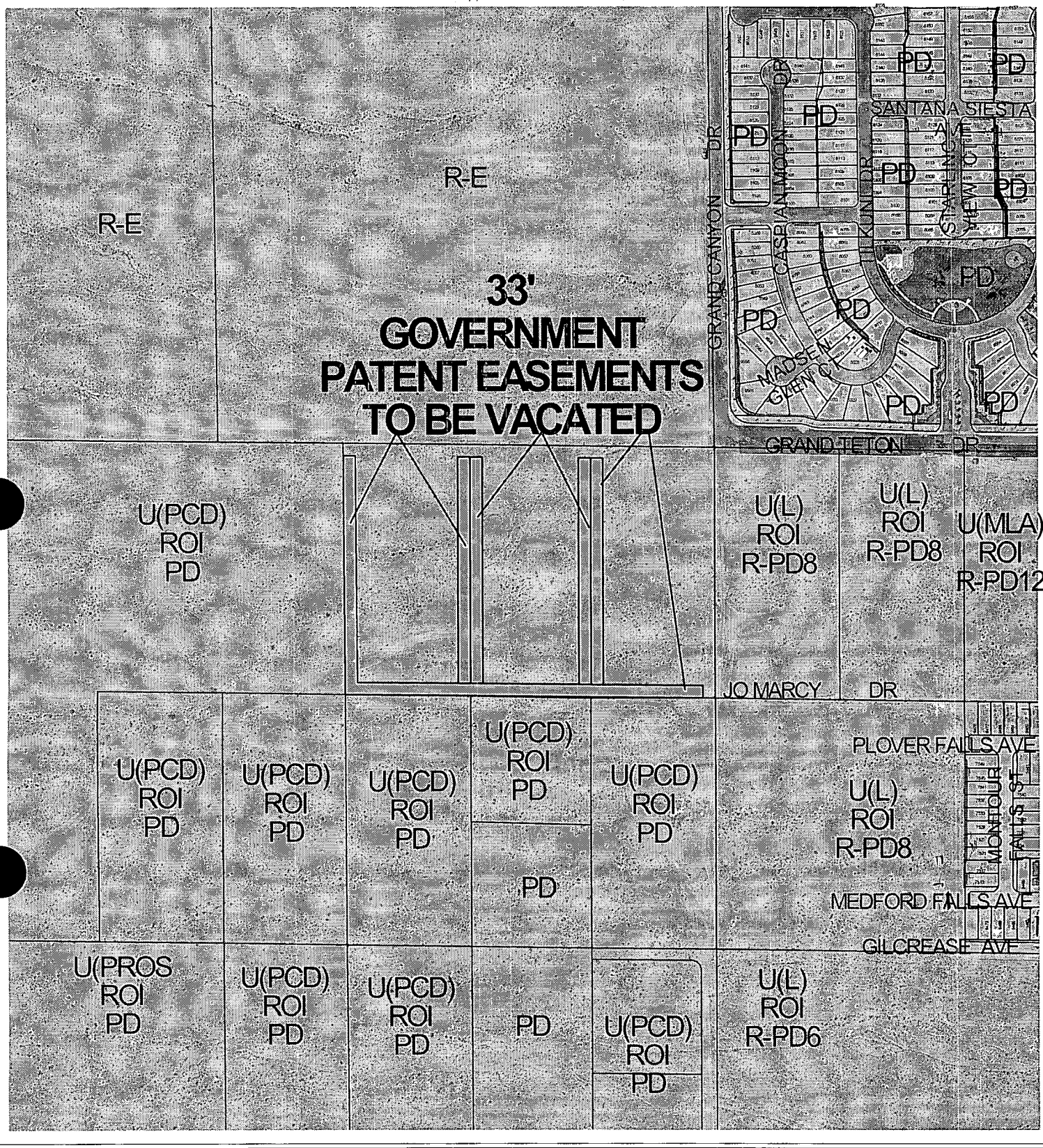
7. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



0 200 400 Feet

CASE: VAC-3760

N



0 200 400 Feet

CASE: VAC-3760

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-3760 - APPLICANT: AMERICAN PREMIER HOMES - OWNER: GRAND VIEW APARTMENTS, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for Site Development Plan Review SDR-2928 may be used to satisfy this condition, provided that the area requested for vacation is addressed within that study.

2. Provide proof acceptable to the Department of Public Works that the Jo Marcy Drive alignment is no longer required to provide legal access to Assessor's Parcel Number 125-18-101-011 prior to the recordation of an Order of Relinquishment of Interest for this application.

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

4. Development of these sites shall comply with all applicable conditions of approval for Site Development Plan Review SDR-2928 and all other applicable site-related actions.

5. All development shall be in conformance with Code requirements and design standards of all City Departments.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Petition to Vacate U.S. Government Patent Easements generally located south of Grand Teton Drive, east of Grand Canyon Drive.

B) Applicant's Justification

The applicant's justification letter indicates the U. S. Government Patent Reservations are no longer necessary and will be incorporated into the proposed single-family development on this site.

BACKGROUND INFORMATION

A) Previous Actions

09/04/02 The City Council approved a Rezoning (Z-0014-02) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on approximately 160 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive, including the subject site. The Planning Commission and staff recommended approval on May 25, 2002.

04/02/03 The City Council approved a Major Modification (MOD-1730) to the Grand Teton Village Master Plan to revise the standards regarding landscaping, trails, setbacks, parking and open space. The Planning Commission and staff recommended approval on February 27, 2003.

10/15/03 The City Council approved a Development Agreement (DIR-2863) for Grand Teton Village on approximately 160 acres generally located east of Hualapai Way and west of Grand Canyon Drive, between Farm Road and Grand Teton Drive, including the subject site. The Planning Commission and staff recommended approval on September 11, 2003.

03/11/04 The Planning Commission approved a Tentative Map (TMP-3792) request for a for a 336-unit condominium development on 15.54 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive. Staff recommends approval.

03/11/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #14/fs).

DETAILS OF APPLICATION REQUEST

This Vacation application is described as follows:

The subject Vacation proposes to vacate U. S. Government Patent Reservations located in the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section 18, Township 19 South, Range 60 East.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U. S. Government Patent Reservations because they are no longer needed in their current configuration. This request is appropriate, as the subject reservations are not needed and will not result in reduced access traffic handling capability for the area

B) Public Works discussion

The Department of Public Works has no objection to the vacation application request to vacate U.S. Government Patent Reservations generally located south of Alexander Road, West of Cliff Shadows Parkway.

NOTICES MAILED 6 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-3760 APN: 125-18-101-005

Name of Property Owner: Grand View Apartments LLC

Name of Applicant: American Premiere Homes

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: HAGAI RAPAPORT

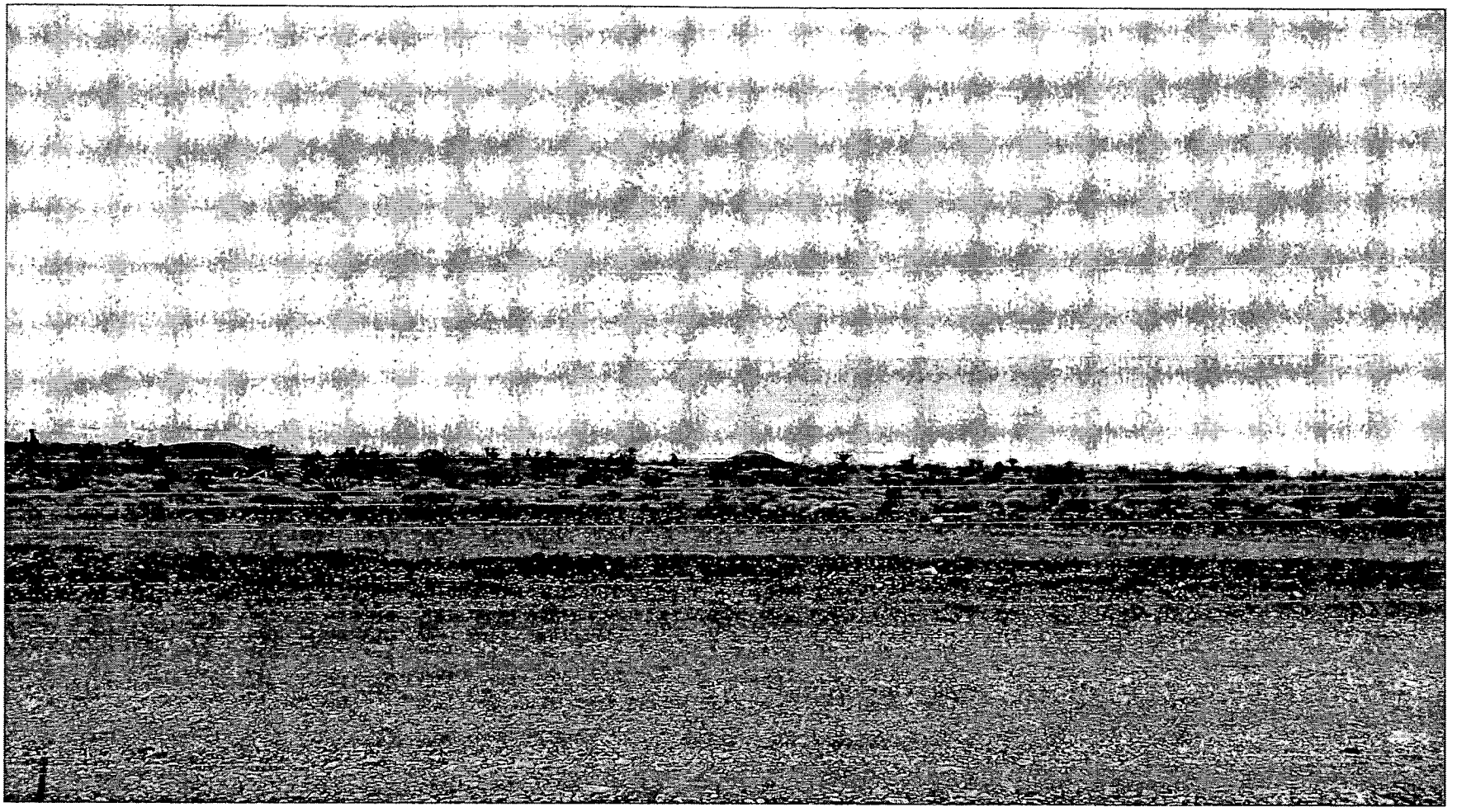
Subscribed and sworn before me

This 6th day of January, 2004

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY A. BYRD
No: 94-1856-1
My Appointment Expires June 16, 2006



VAC-3760 - GRANDVIEW CONDOMINIUMS - APPLICANT: AMERICAN PREMIERE HOMES - OWNER: GRAND VIEW APARTMENTS, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF GRAND TETON DRIVE AND GRAND CANYON DRIVE
MARCH 11, 2004 PLANNING COMMISSION

02/23/04

City of Las Vegas

Agenda Item No. 153

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
VACATION - PUBLIC HEARING - **VAC-3782 - APPLICANT/OWNER: CONCORDIA HOMES NEVADA, INC.** - Petition to Vacate U.S. Government Patent Easements generally located adjacent to the south side of Stange Avenue, east of Puli Road, Ward 4 (Brown). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

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

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

MOTION:
BROWN – APPROVED subject to conditions – Unanimous with MONCRIEF not voting

MINUTES:
MAYOR GOODMAN declared the Public Hearing open.

LORA DREJA, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with staff recommendations and conditions.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:21 – 2:22)

3-3154

CITY COUNCIL MEETING OF APRIL 7, 2004
Planning and Development Department
Item 153 – VAC-3782

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-1666 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within those studies.

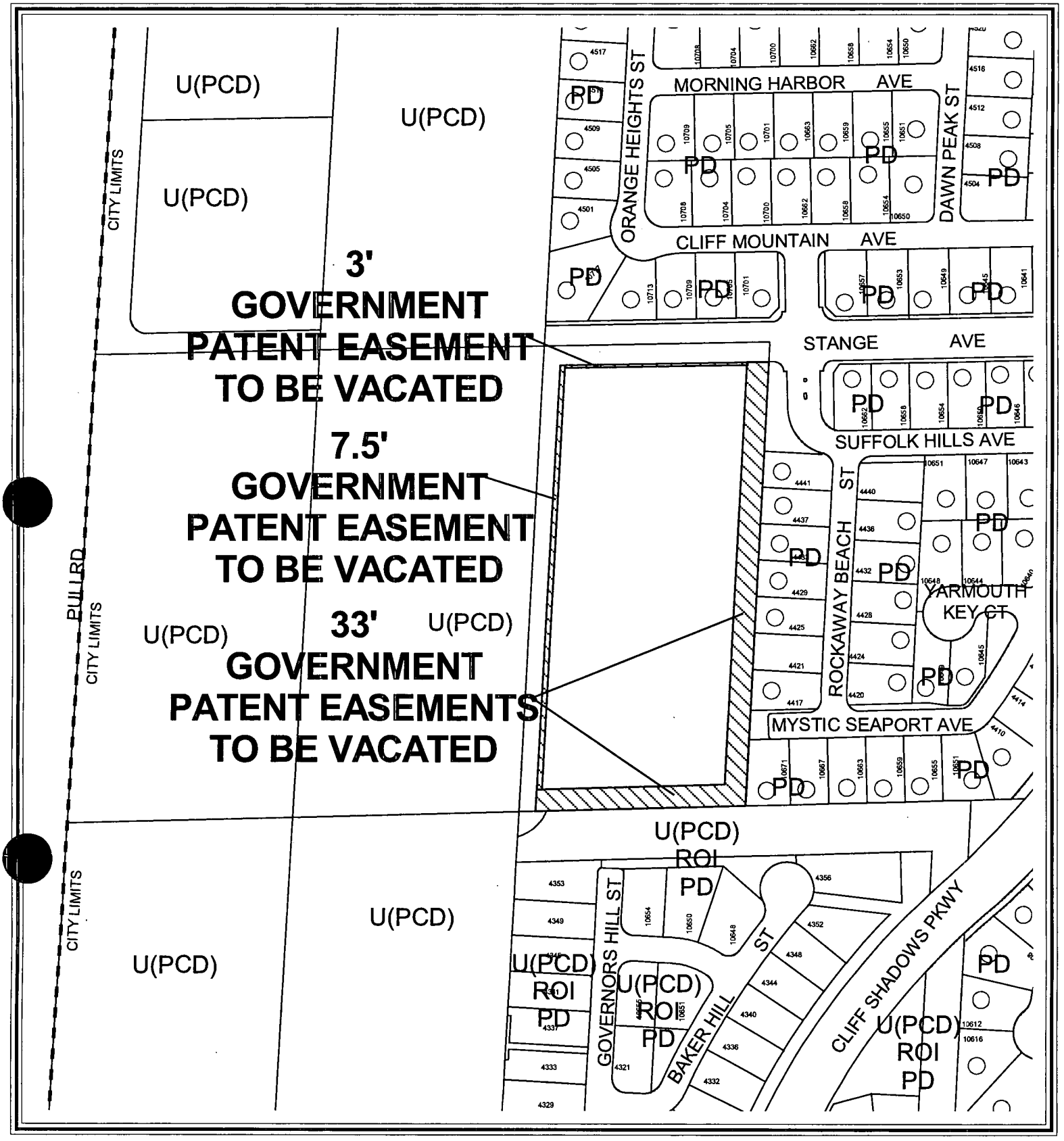
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

3. Development of these sites shall comply with all applicable conditions of approval of Rezoning application ZON-1666, Site Development Plan Review SDR-1667, and all other applicable site related actions.

4. All development shall be in conformance with code requirements and design standards of all City Departments.

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

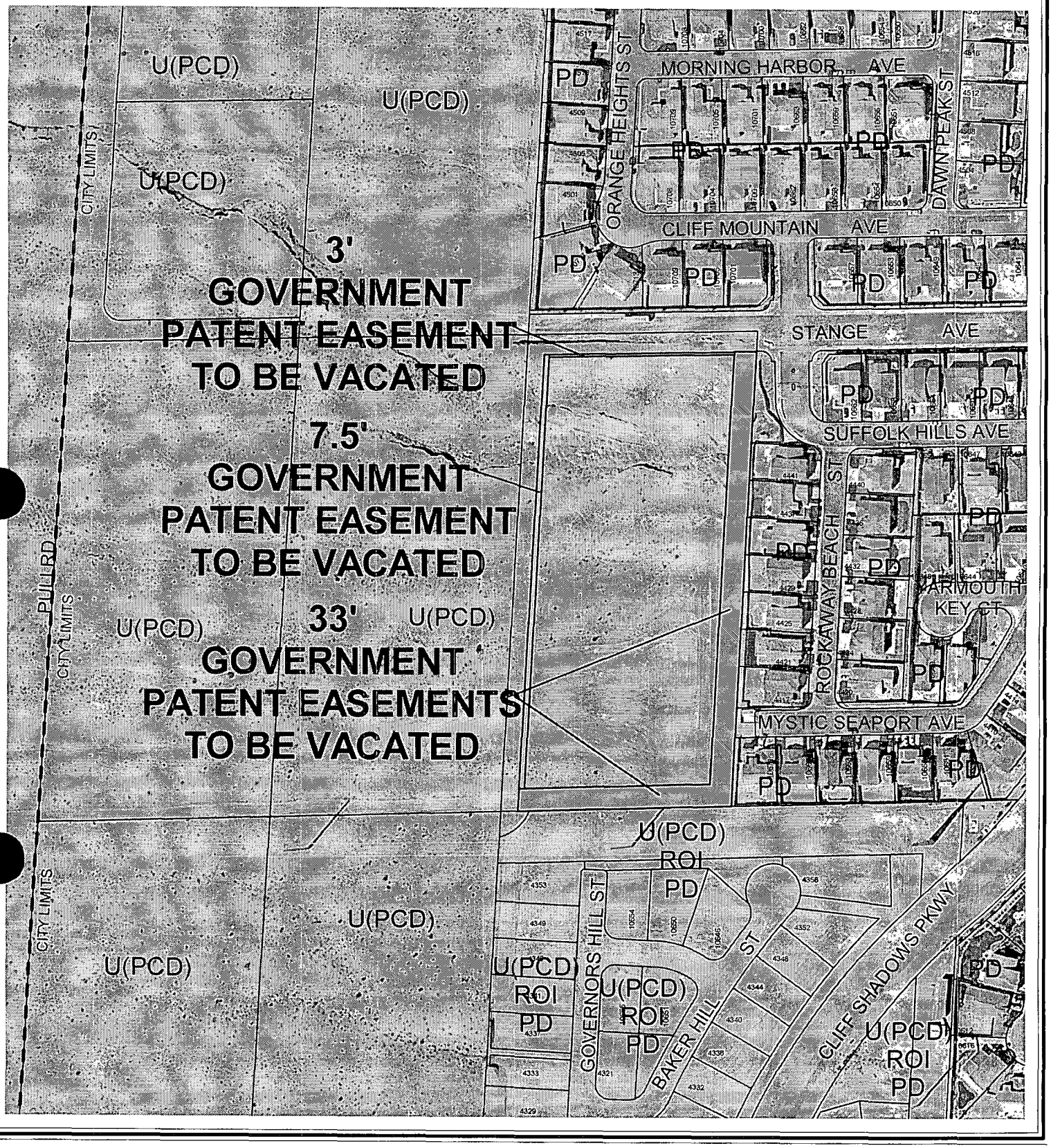
6. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



0 100 200 Feet

CASE: VAC-3782

N



0 100 200 Feet

CASE: VAC-3782

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-3782 - APPLICANT/OWNER: CONCORDIA HOMES NEVADA, INC.

** CONDITIONS **

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

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-1666 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within those studies.

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

3. Development of these sites shall comply with all applicable conditions of approval of Rezoning application ZON-1666, Site Development Plan Review SDR-1667, and all other applicable site related actions.

4. All development shall be in conformance with code requirements and design standards of all City Departments.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Petition to Vacate U.S. Government Patent Easements generally located adjacent to the south side of Stange Avenue, east of Puli Road.

B) Applicant's Justification

The applicant's justification letter indicates the U. S. Government Patent Reservations are no longer necessary and will be incorporated into the proposed single-family development on this site.

BACKGROUND INFORMATION

A) Previous Actions

02/27/03 The Planning and Development Department administratively approved a Minor Modification (MOD-1669) to the Lone Mountain West Master Plan to include this site in the plan area.

04/02/03 The City Council approved a Rezoning (ZON-1666) to PD (Planned Development) on this site. The Planning Commission and staff recommended approval on February 27, 2003.

04/16/03 The City Council approved a Site Development Plan Review (SDR-1667) for a 24 lot single-family residential development on this site. The Planning Commission and staff recommended approval on March 13, 2003.

02/18/04 The City Council approved a Title 18 Waiver (WVR-3430) to allow approximately 68 feet between street intersections where 220 feet is the minimum distance separation required. The Planning Commission and staff recommended approval on January 18, 2004.

03/11/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #15/fs).

DETAILS OF APPLICATION REQUEST

This Vacation application is described as follows:

The subject Vacation proposes to vacate U. S. Government Patent Reservations located in the Southeast Quarter (SW¼) of the Northwest Quarter (NW¼) of Section 01, Township 20 South, Range 59 East.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U. S. Government Patent Reservations because they are no longer needed in their current configuration. This request is appropriate, as the subject reservations are not needed and will not result in reduced access traffic handling capability for the area

B) Public Works discussion

The Department of Public Works has no objection to the vacation application request to vacate U.S. Government Patent Reservations generally located south of Alexander Road, West of Cliff Shadows Parkway.

NOTICES MAILED 16 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-3782 APN: 137-01-201-013

Name of Property Owner: Concordia Homes Nevada INC

Name of Applicant: Concordia Homes

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Roberta Hogan

Print Name: Roberta Hogan, Secretary

Subscribed and sworn before me

This 23 day of January, 2004

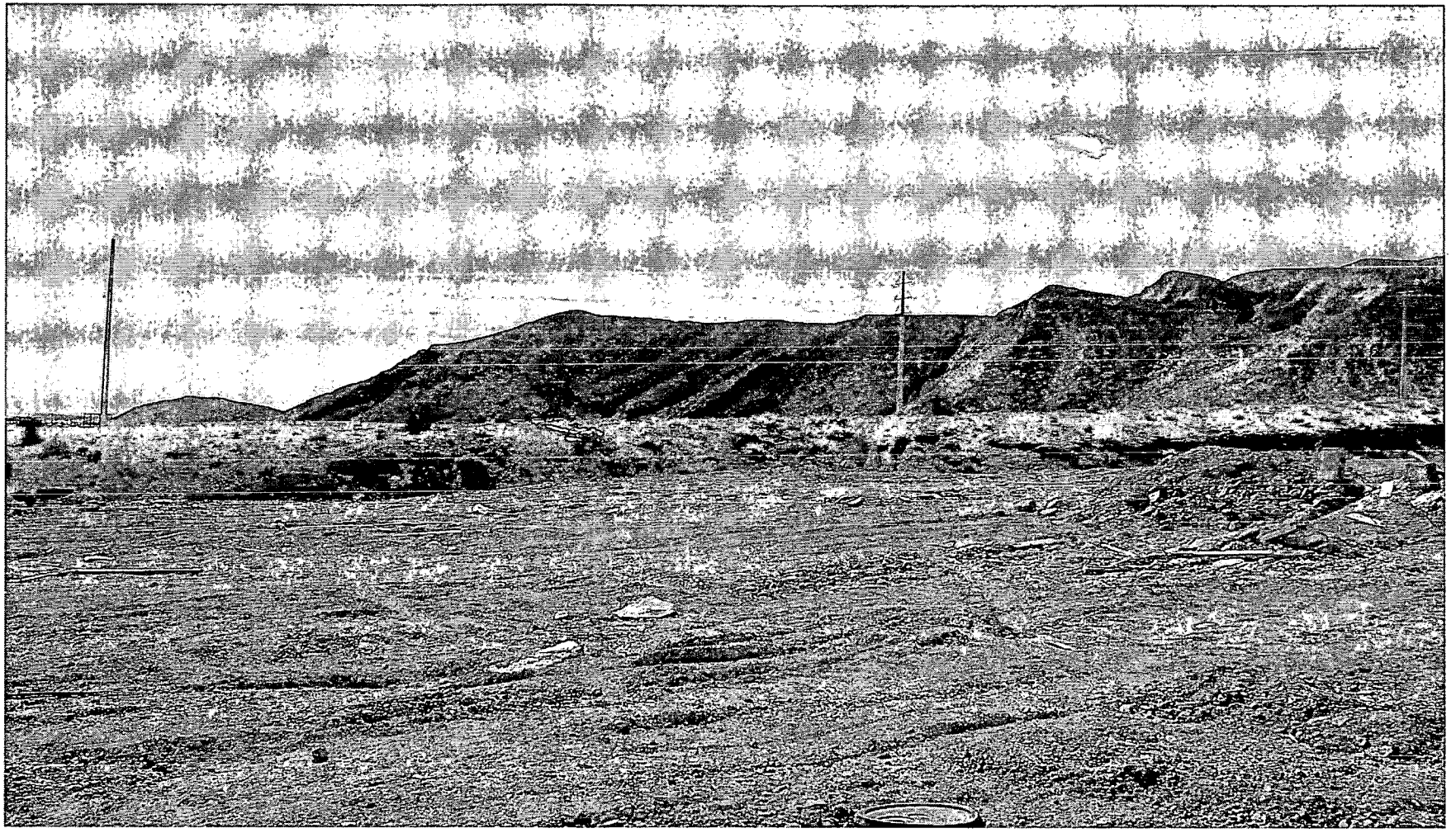
Michelle Valsvik

Notary Public in and for said County and State

MICHELLE VALSVIK
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 12-09-2005
Certificate No: 97-4761-1

Revised 2/12/02

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



VAC-3782 - APPLICANT/OWNER: CONCORDIA HOMES NEVADA, INC.
AJDACENT TO THE SOUTH SIDE OF STANGE AVENUE, EAST OF PULI ROAD
MARCH 11, 2004 PLANNING COMMISSION

02/19/04

City of Las Vegas

Agenda Item No. 154

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
VACATION - PUBLIC HEARING - **VAC-3802 - APPLICANT: TANEY ENGINEERING - OWNER: UNIVEST I, LIMITED LIABILITY COMPANY** - Petition to Vacate U.S. Government Patent Easements generally located north of Cheyenne Avenue, east of Hualapai Way, Ward 4 (Brown). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

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

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

MOTION:
BROWN – APPROVED subject to conditions – UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public Hearing open.

BRETT EGGET, Henderson, Nevada, appeared on behalf of the applicant and concurred with staff recommendations and conditions.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:27 – 2:28)

CITY COUNCIL MEETING OF APRIL 7, 2004
Planning and Development Department
Item 154 – VAC-3802

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Studies required for SDR-2612 and SDR-2853 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within those studies.

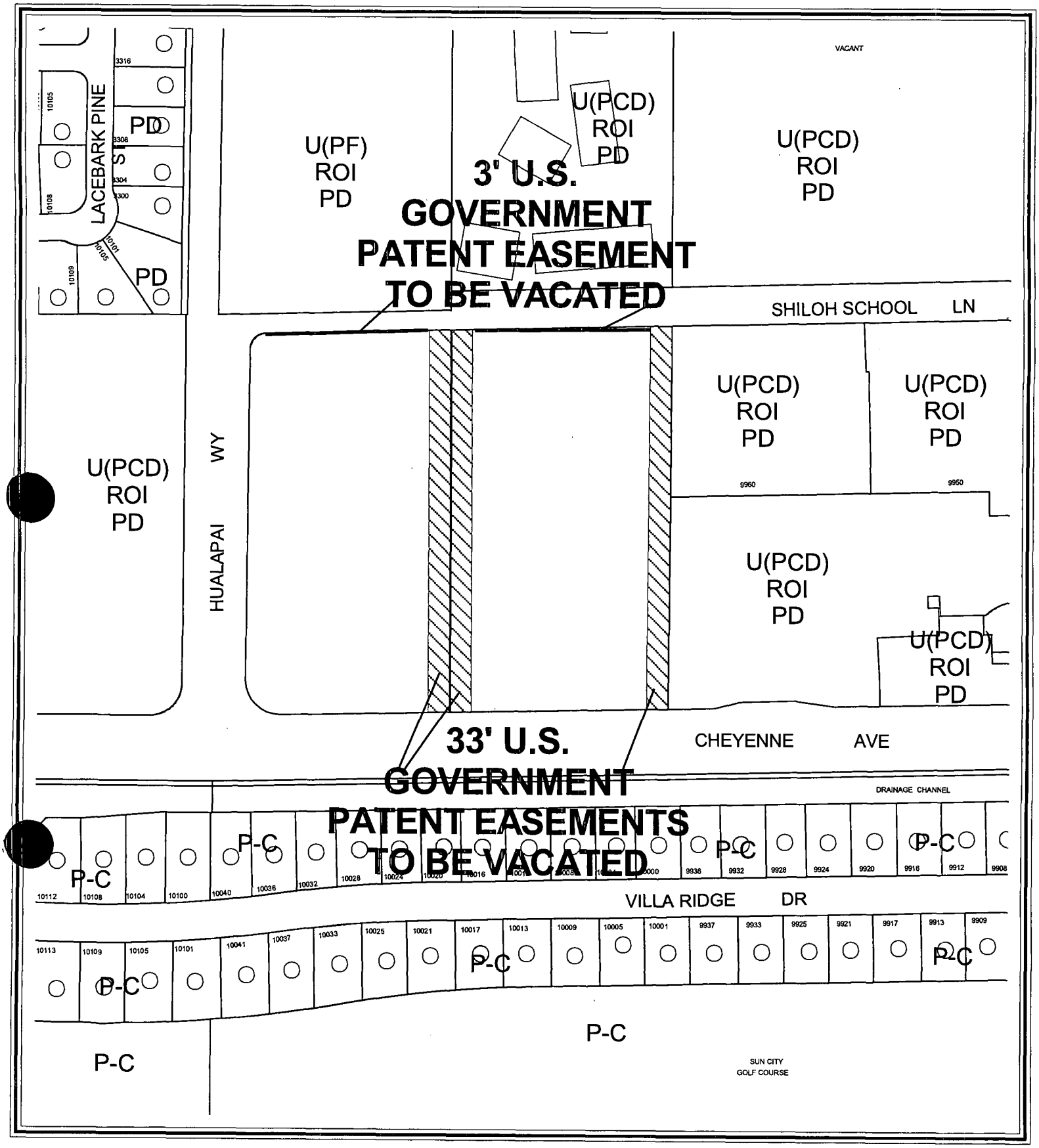
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

3. Development of these sites shall comply with all applicable conditions of approval of Site Development Plan Reviews SDR-2612, SDR-2853, and all other applicable site related actions.

4. All development shall be in conformance with Code requirements and design standards of all City Departments.

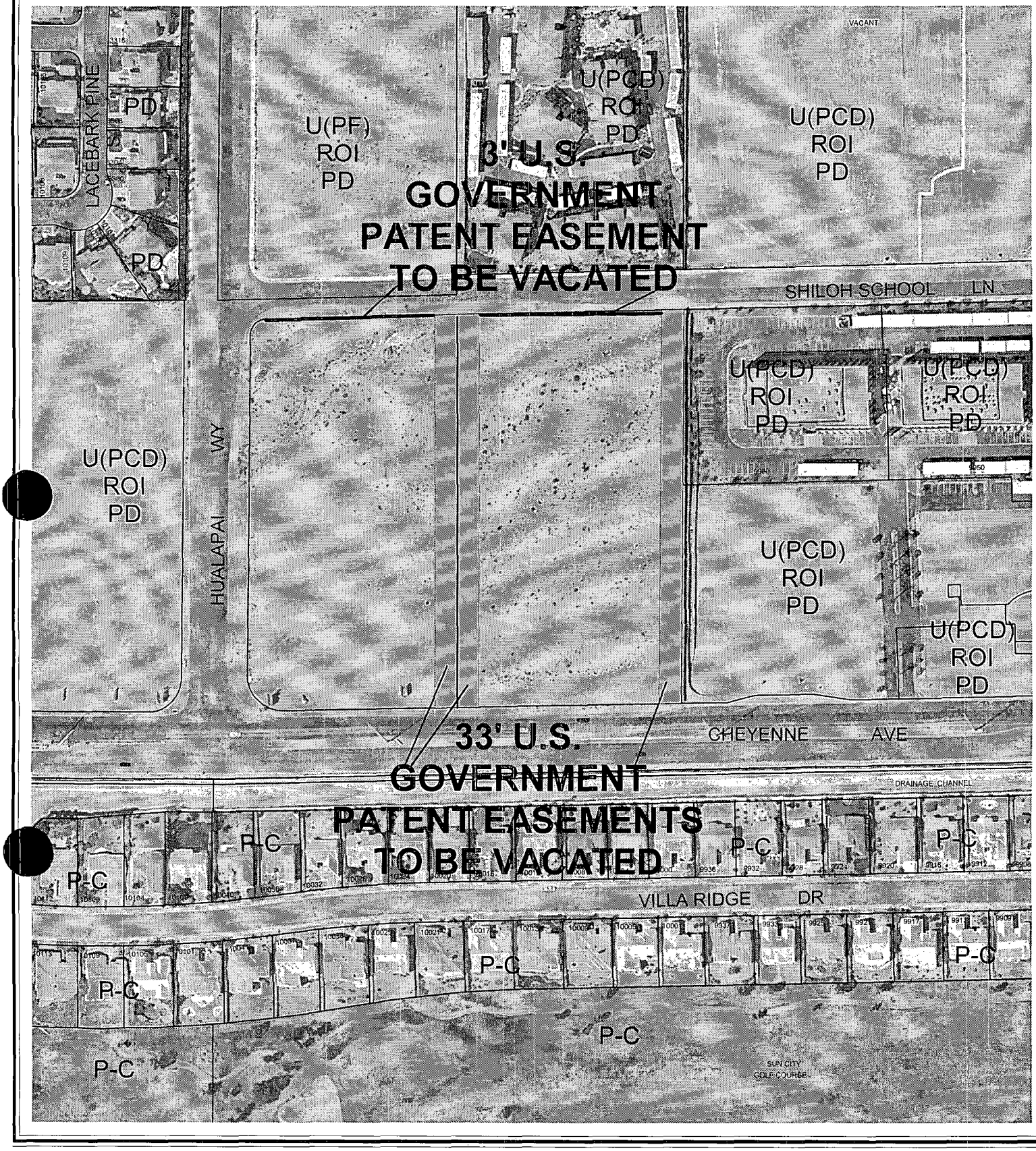
5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof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

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



CASE: **VAC-3802**

0 100 200 Feet



CASE: **VAC-3802**

0 100 200 Feet

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-3802 - APPLICANT: RL HOMES - OWNER: TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW

** CONDITIONS **

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

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Studies required for SDR-2612 and SDR-2853 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within those studies.

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

3. Development of these sites shall comply with all applicable conditions of approval of Site Development Plan Reviews SDR-2612, SDR-2853, and all other applicable site related actions.

4. All development shall be in conformance with Code requirements and design standards of all City Departments.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

Petition to Vacate U.S. Government Patent Easements generally located north of Cheyenne Avenue, east of Hualapai Way.

B) Applicant's Justification

The applicant's justification letter indicates the U. S. Government Patent Reservations are no longer necessary and will be incorporated into the proposed single-family development on this site.

BACKGROUND INFORMATION

A) Previous Actions

02/24/97 The City Council approved a request for a Rezoning (Z-0117-96) from N-U (Non-Urban) to R-2 (Medium Density Residential), for a proposed 384-bed convalescent care facility on 10.87 Acres. The Planning Commission recommended approval. That zoning was expunged by Z-0033-97.

06/23/97 The City Council approved a Rezoning (Z-0033-97) to PD (Planned Development) on this site as part of a larger request (Lone Mountain Master Plan Area). The Planning Commission recommended approval on 06/12/97.

04/29/98 The Planning and Development Department administratively approved a Site Development Plan Review [Z-0033-97(4)] for an assisted living facility, nursing home and convalescent care facility on this site. Condition #3 of (Z-0033-97) permitted this use on the subject site.

09/19/01 The City Council approved a request for a Site Development Plan Review [Z-0095-98(5)] for a proposed 65,700 square-foot office complex on a portion of 8.8 acres at the northwest corner of the intersection of Cheyenne Avenue and Conquistador Street. The Planning Commission and staff recommended approval on 08/23/01. This application was for the site to the east of the subject property.

06/02/03 A Parcel Map was submitted depicting two parcels to be split into two lots, which included the subject site.

08/14/03 The Planning Commission accepted a request to withdraw without prejudice a request for a Major Modification (MOD-2356) to the Lone Mountain Master Development Plan of the southern portion of the overall site from NC (Neighborhood Commercial) to VC (Village Commercial).

09/17/03 The City Council approved a Site Development Plan Review (SDR-2612) to allow a 38,800 square-foot office/retail center and Waivers of perimeter landscaping, building landscape buffers and parking lot landscaping on the site. The Planning Commission and staff recommended approval on 08/14/03.

10/29/03 The City Council Tabled a Variance (VAR-2864) to allow 11,303 square feet of open space where 23,430 square feet are required, and to allow relief from the on-site parking provisions of the Code. Site Development Plan Review (SDR-2853) was revised to depict the required open space areas and on-site parking requirements. The Planning Commission and staff recommended denial on 9/11/03.

10/29/03 The City Council approved a Major Modification (MOD-2851) to the Lone Mountain Master Development Plan from NC (Neighborhood Commercial) to MLA (Medium-Low Attached Density Residential), and to request a waiver of the provisions of Section 6.2.3.A.c. of the Plan, and a Site Development Plan Review (SDR-2853) for a proposed 71-lot Single-Family Residential Development on the subject site. The Planning Commission recommended approval on 9/11/03. The Planning and Development Department staff recommended denial.

03/11/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #16/fs).

DETAILS OF APPLICATION REQUEST

This Vacation application is described as follows:

The subject Vacation proposes to vacate U. S. Government Patent Reservations located in the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 07, Township 20 South, Range 60 East.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing U. S. Government Patent Reservations because they are no longer needed in their current configuration. This request is appropriate, as the subject reservations are not needed and will not result in reduced access traffic handling capability for the area

B) Public Works discussion

The Department of Public Works has no objection to the vacation application request to vacate U.S. Government Patent Reservations generally located south of Alexander Road, West of Cliff Shadows Parkway.

NOTICES MAILED 7 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-3802 APN: 138-07-401-003 & 004

Name of Property Owner: UNIVEST I LLC

Name of Applicant: TANEY ENGINEERING

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

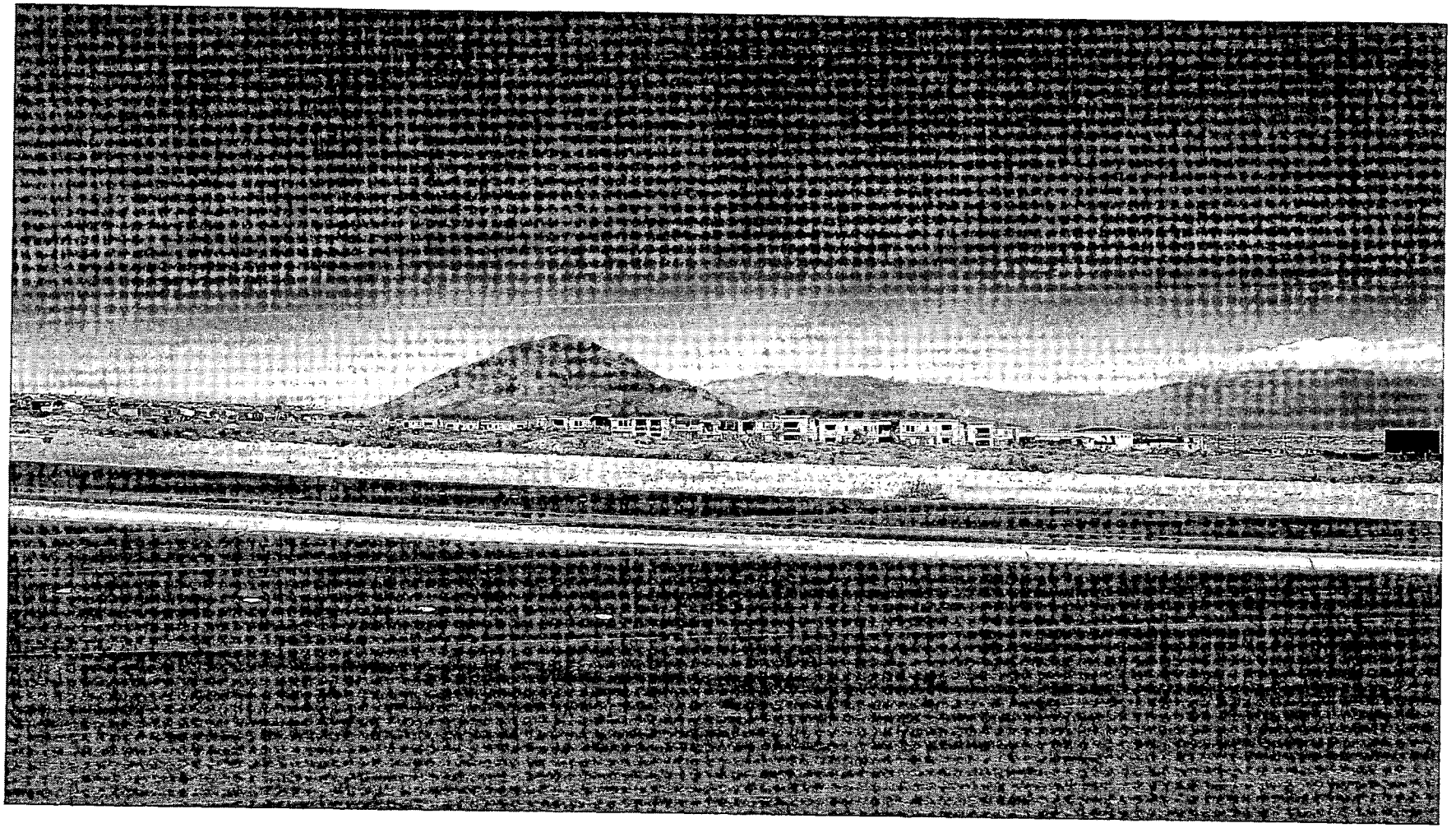
Print Name: Jerry Levy

Subscribed and sworn before me

This 22nd day of January, 2004

_____
Notary Public in and for said County and State

JENNIFER L. ROBERTS
Notary Public State of Nevada
No. 97-4318-1
My appt. exp. Sept. 23, 2005



VAC-3802 - APPLICANT: TANEY ENGINEERING - OWNER: UNIVEST I, LIMITED LIABILITY COMPANY
NORTH OF CHEYENNE AVENUE, EAST OF HUALAPAI WAY
MARCH 11, 2004 PLANNING COMMISSION

02/19/04

City of Las Vegas

Agenda Item No. 155

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
REQUIRED TWO YEAR REVIEW - VARIANCE - PUBLIC HEARING - **RQR-3685 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: JAMES AND LINDA SAPP** - Required Two Year Review of an Approved Variance (V-0112-96) WHICH ALLOWED AN EXISTING NON-CONFORMING 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO BE RELOCATED 513 FEET FROM ANOTHER OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 750 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 1109 Western Avenue (APN: 162-04-504-001), M (Industrial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

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

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

MOTION:
MONCRIEF – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining as persons in his law office are negotiating with a certain advertising company

NOTE: COUNCILMAN MACK disclosed that he is a consultant for SuperPawn which is owned by his brother, STEVEN MACK. He stated that Lamar Advertising has an unrelated contract with SuperPawn at another location in the County and did not believe this would have any affect on the subject billboard and would therefore vote on the item.

NOTE: COUNCILMAN BROWN disclosed that SCOTT NAFTZGER coaches one of his daughters in softball. He had not discussed this item with him and felt comfortable voting on this item.

CITY COUNCIL MEETING OF APRIL 7, 2004
Planning and Development Department
Item 155 – RQR-3685

MINUTES:
MAYOR PRO TEM REESE declared the Public Hearing open.

SCOTT NAFTZGER, Lamar Outdoor Advertising, 1863 Helm Drive, appeared on behalf of the applicant and concurred with all conditions.

TODD FARLOW, 240 North 19th Street, noted that at the Planning Commission, the applicant had requested a five-year review to which he disagreed.

JOHNNY VENTURA, 601 Raintree Lane, stated that he has always believed that advertising is a tool and he asked that the required review be approved.

MAYOR PRO TEM REESE declared the Public Hearing closed.
(2:23 – 2:25)
3-3256

CONDITIONS:
Planning and Development

1. The Variance shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 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.

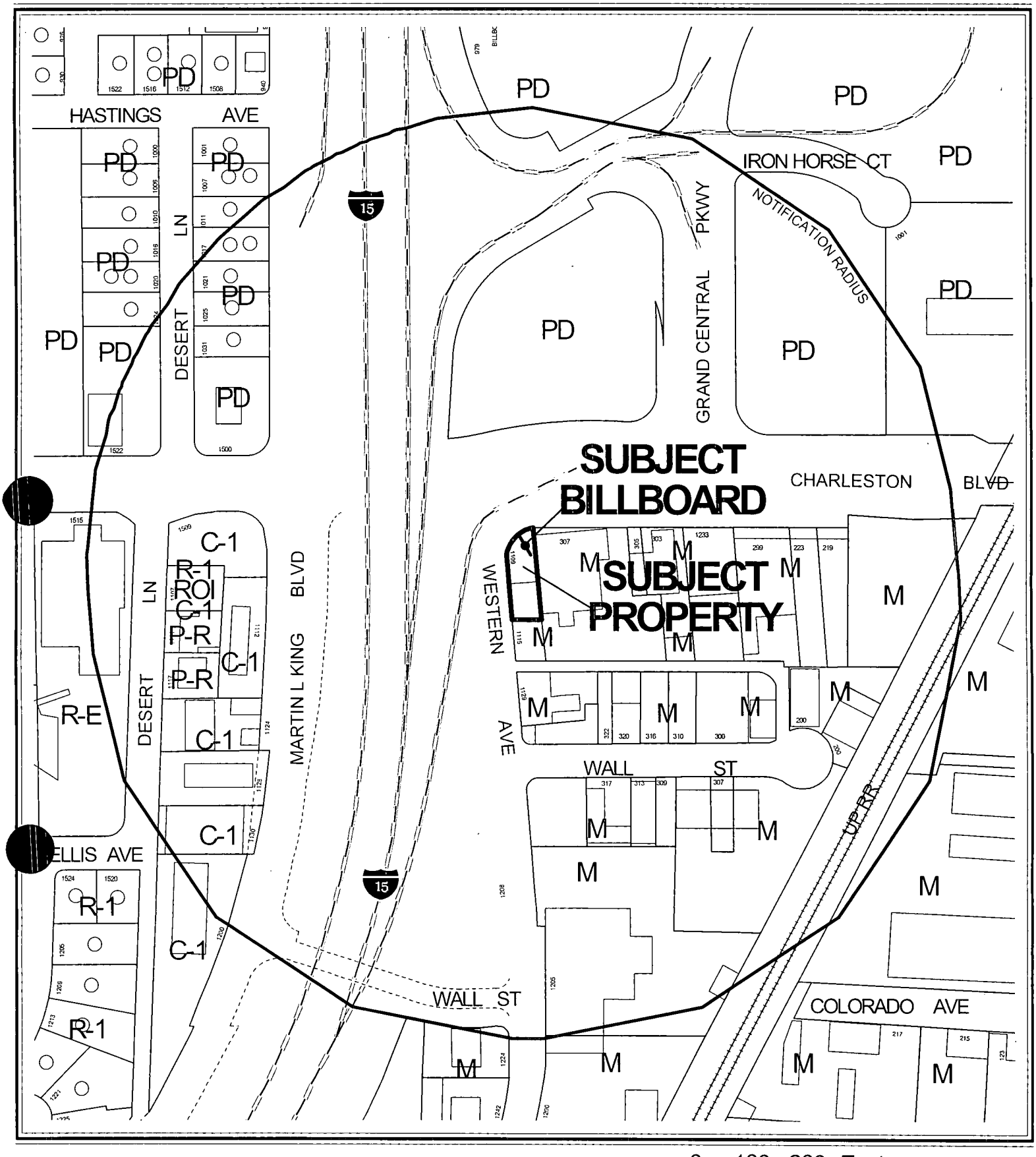
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

CITY COUNCIL MEETING OF APRIL 7, 2004
Planning and Development Department
Item 155 – RQR-3685

CONDITIONS - Continued:

4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.

5. All City Code requirements and design standards of all City Departments must be satisfied.



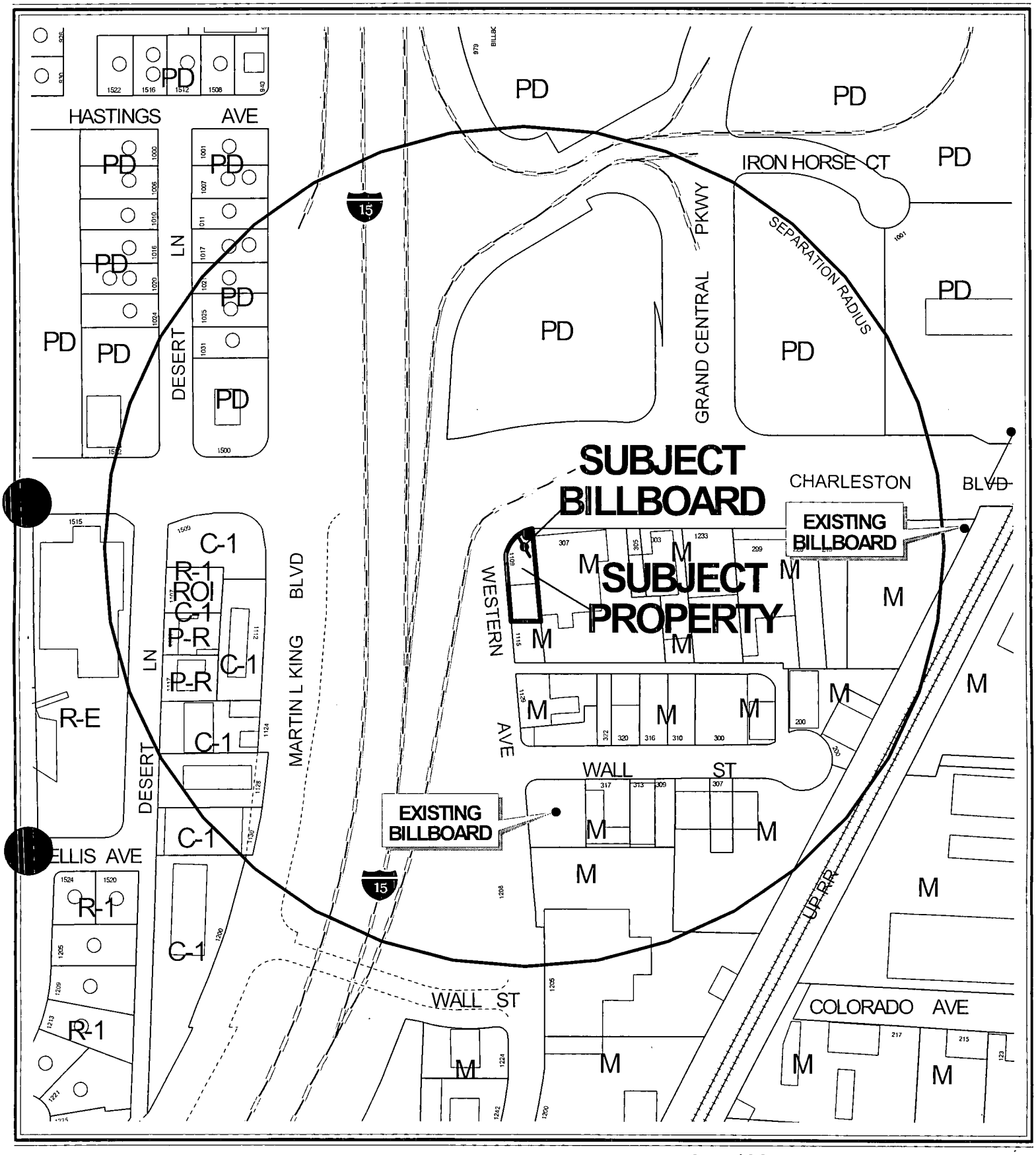
0 100 200 Feet

CASE: **RQR-3685**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



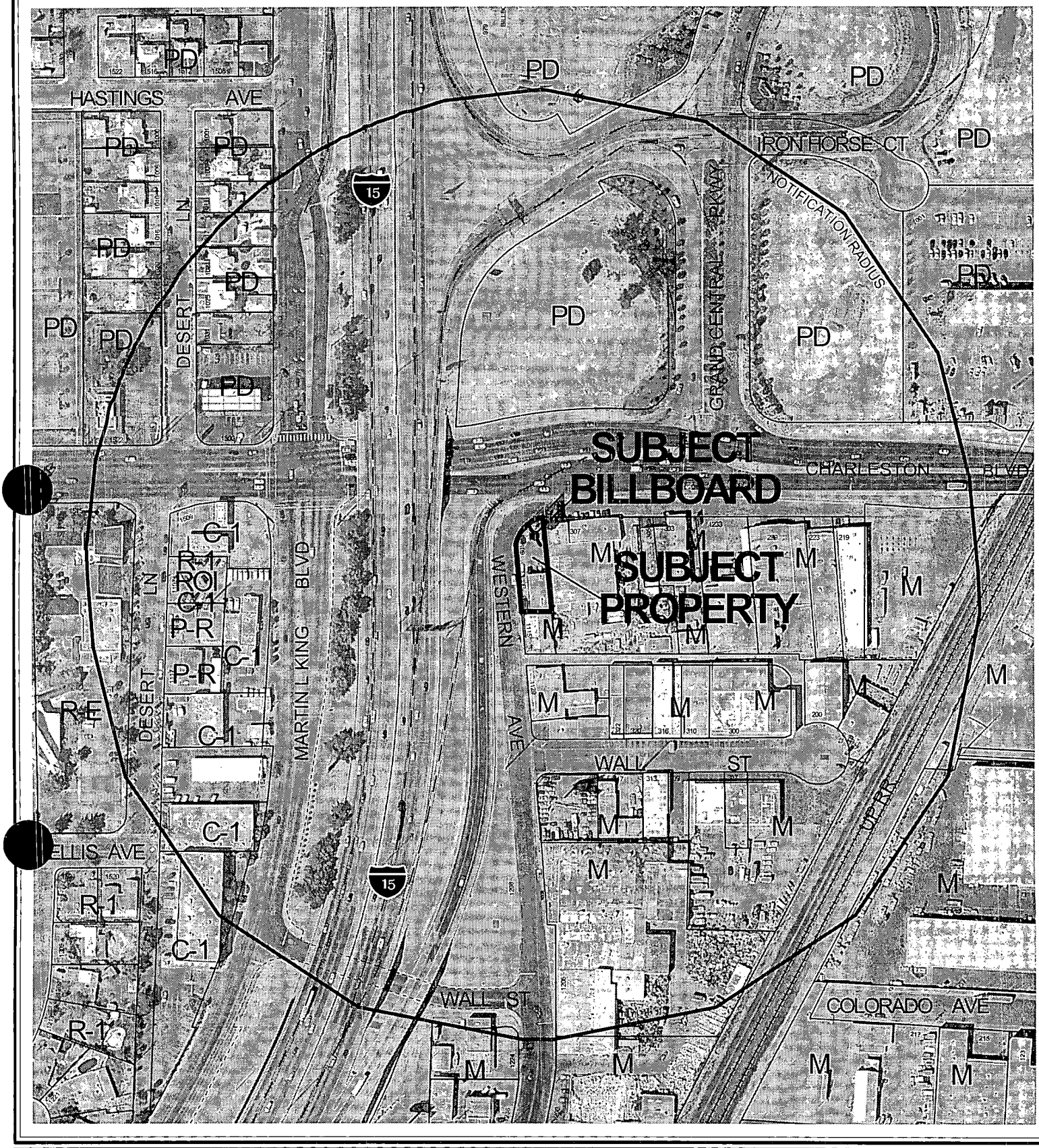
CASE: **RQR-3685**

0 100 200 Feet

SEPARATION RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



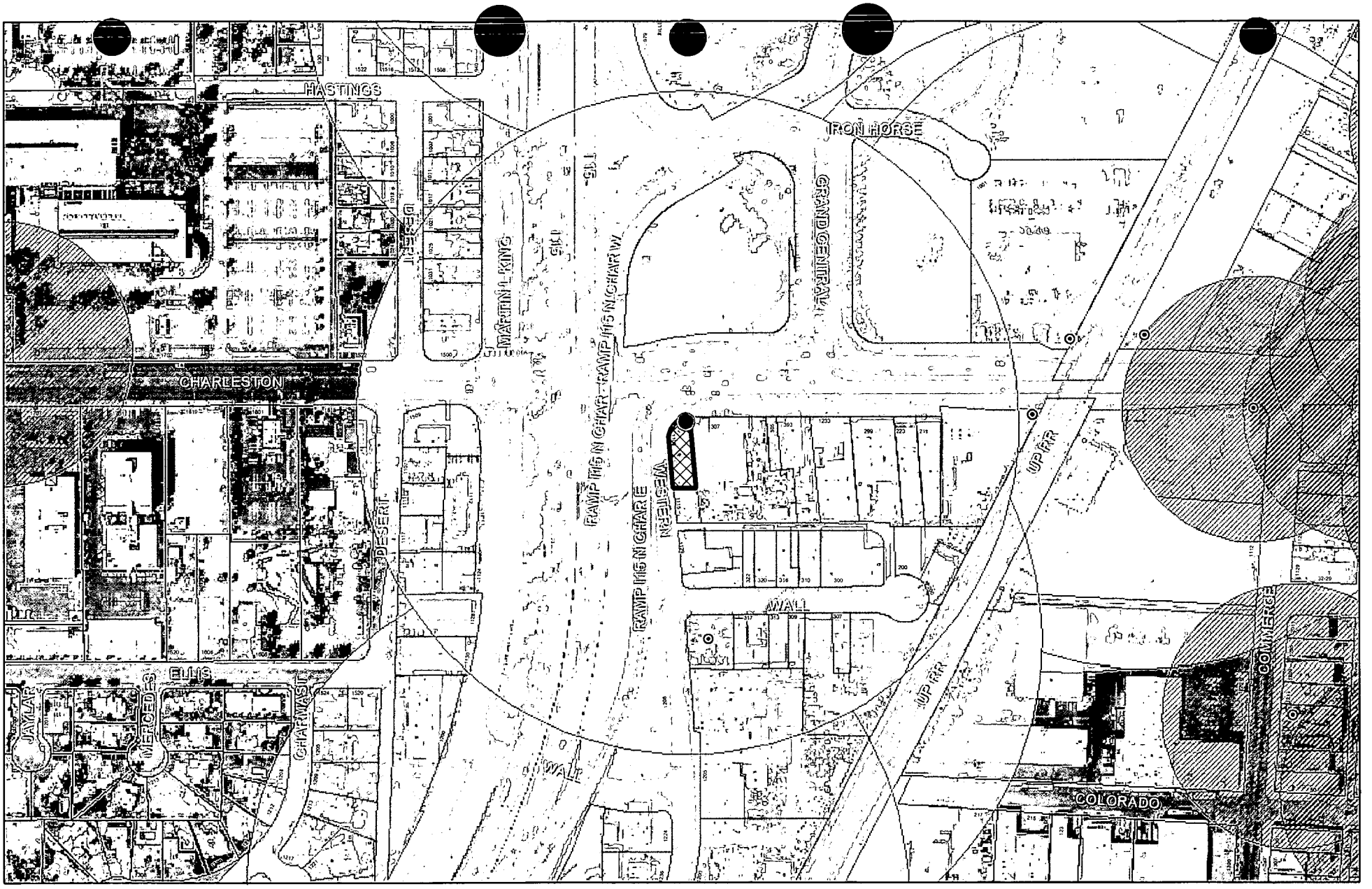
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CASE: **RQR-3685**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



RQR-3685

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-3685 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: JAMES AND LINDA SAPP

** CONDITIONS **

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

Planning and Development

1. The Variance shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 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.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.

5. 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 Required Two-Year Review for an approved Variance (V-0112-96), which allowed an existing non-conforming 14 foot by 48 foot off-premises advertising (billboard) sign to be relocated 513 feet from another off-premises advertising (billboard) sign where 750 feet is the minimum distance separation required at 1109 Western Avenue.

B) Applicant's Justification

A justification letter is not required for this review.

BACKGROUND INFORMATION

A) Previous Actions

10/16/96 The City Council approved a Variance (V-0112-96) to allow an existing legal non-conforming, double-sided 14-foot by 48-foot off-premise advertising (billboard) sign to be relocated approximately 513 feet from another off-premise sign, where 750 feet is the minimum separation distance required on this site, subject to a five-year review. The Board of Zoning Adjustment recommended approval on September 24, 1996. The Planning and Development Department recommendation was for approval.

09/20/00 The City Council approved a Review of Condition N^{o} 4 of the approved Variance [V-0112-96(1)] to allow a three-sided display of advertisement copy, where a two-sided display was the maximum previously allowed on this site. The Planning Commission recommended approval on August 10, 2000. The Planning and Development Department recommendation was for approval.

04/12/01 Planning and Development staff were notified that the applicant was denied a state permit by the Nevada Department of Transportation, since state regulations prohibit the display of advertisement copy on the third (southwest) face due to the proximity of another billboard adjacent to Interstate 15, south of the subject site.

03/20/02 The City Council approved a Required Five Year Review [V-0112-96(2)] of the approved Variance (V-0112-96) to allow an existing legal non-conforming, double-sided 14-foot by 48-foot off-premise advertising (billboard) sign to be relocated approximately 513 feet from another off-premises sign, where 750 feet is the minimum separation distance required on this site, subject to a two-year review. The Planning Commission and staff recommended approval on January 10, 2002.

02/26/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #12/mp).

B) Pre-Application Meeting

A pre-application meeting is not required for this review.

C) Neighborhood Meetings

A neighborhood meeting is not required for this review.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.18

B) Existing Land Use

Subject Property:	Parking Lot/Off-Premises Advertising (Billboard) Sign
North:	Undeveloped
South:	Commercial
East:	Commercial
West:	Interstate 15

C) Planned Land Use

Subject Property:	LI/R (Light Industry/Research)
North:	MXU (Mixed Use)
South:	LI/R (Light Industry/Research)
East:	LI/R (Light Industry/Research)
West:	ROW (Right-of-Way)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	PD (Planned Development)
South:	M (Industrial)
East:	M (Industrial)
West:	Interstate 15

E) General Plan Compliance

The site is designated LI/R (Light Industry/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**
County/North Las Vegas/HOA Notification		**X**
Development Impact Notification Assessment		**X**
Project of Regional Significance		**X**

Any special plan areas or districts do not affect this site.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	750 feet to another Off-Premises Sign visible from Interstate 15	N

An off-premise advertising (billboard) sign oriented toward the same highway cannot be closer that 750 feet in any direction to another off premise advertising (billboard) sign. In This case, there are other off-premises advertising (billboard) signs within 750 feet of the Off-Premise Sign under review. The City Council found, by approving the subject Variance (V-0112-96) to reduce the minimum distance separation requirement, that the off-premises advertising (billboard) sign is appropriate at this location.

B) General Analysis and Discussion

- Zoning

The existing off-premises advertising (billboard) sign is within the realm of permitted uses in the M (Industrial) zoning district with the approval of a Special Use Permit.

- Use

Title 19.14.010 allows the removal of an off-premise sign if conditions in the surrounding area have changed such that the off-premises advertising (billboard) sign no longer meets the standards for approval. There have been no changes to the conditions in the surrounding area. The off-premises advertising (billboard) sign under review continues to be an allowable use. A condition has been added requiring a review again in five years.

- Current Site Conditions

02/09/04 Site was visited and photos were taken. The off-premises advertising (billboard) sign is in good condition except for a small amount of graffiti at the base of the pole, as exhibited in the photos. Recommended Condition of Approval number 3 requires the off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. The applicant shall takes steps to remove the graffiti as soon as possible.

- The Conditions from V-0112-96:

1. The Board shall hold a public hearing to review this use in five years and at the same time may require the sign to be removed.

2. The applicant shall obtain an off premise sign certificate from the Planning and Development Department prior to the issuance of a building permit.

3. This approval shall be considered as approval of a special use permit.

4. The applicant shall construct a cover covering the back of the sign exposed between the V-shaped faces.

5. All development must be in conformance with the plot plan and elevations.

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

All of the conditions have been met.

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 off-premises advertising (billboard) sign use is consistent with the range of intense commercial and industrial uses allowable in the M (Industrial) zoning district along this portion of Western Avenue.

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

There are no physical constraints to the continuation of the off-premises advertising (billboard) sign use on this site.

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

   The continuation of the off-premises advertising (billboard) sign use will not affect existing public rights-of-way adjacent to this request.

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

   The off-premises advertising (billboard) sign use will not compromise the public health, safety, and welfare, as it will be subject to the provisions of the Sign Code and the Uniform Building Code.

PLANNING COMMISSION ACTION

The Planning Commission recommended a review in another two years, which is reflected in Condition #1.

NOTICES MAILED 37 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-3685 APN: 162-04-504-001

Name of Property Owner: James & Sandra Sapp

Name of Applicant: Lamar Outdoor Advertising

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: Scott Natfzger

Print Name: Scott Natfzger on behalf of owner

Subscribed and sworn before me

This 09 day of January, 2009

Stephanie B. Barrar

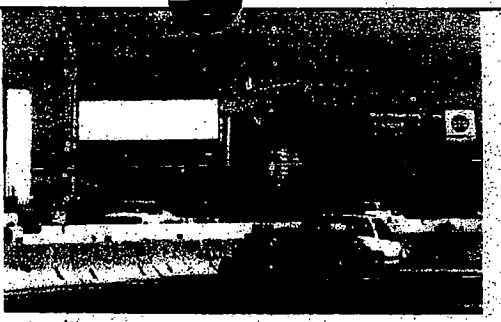
Notary Public in and for said County and State

STEPHANIE B. [illegible]
[illegible], State
Appointment No. [illegible]
My Appt. Expires Jan. [illegible]

CHARLESTON BLVD.

PLOT PLAN

SCALE: 30



* SOUTH BOUND ON I-15

EXISTING BILLBOARD DISPLAY 40' HIGH STATE PERMIT # 3316

APN: 162-04-504-002

APN: 162-04-504-001

PARKING LOT

APN: 162-04-504-010

ALLEY

I-15 R.O.W.

WESTERN AVE

672 SQ VSED DOUBLE FACE ILLUM. BILLBOARD

10-17-96 REVISION COVER BACK

I-15 FACE

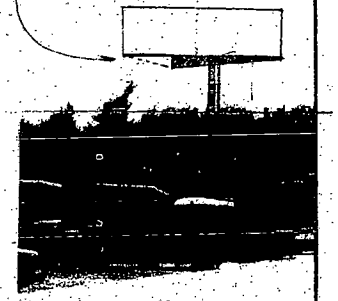
(BACK) COVER

CHARLESTON FACE

PROPOSED NEW POSITION OF REBUILT BILLBOARD.

NEW HEIGHT 60' 20' ABOVE I-15

POSITION OF EXISTING SIGN



* ART ALTERED PHOTO - WEST BOUND ON CHARLESTON

EXISTING BLDG

(1) 20 AMP CIRCUIT

10-21-96

COVER BACK

DETAIL

PROPOSED REBUILD LOCATION

STAFF ELEVATION

SCALE: 3/32"

RECEIVED
OCT 21 1996
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

APPROVED
BILLBOARD DEPT
10/21/96
PLANNING & DEVELOPMENT
City of Las Vegas

L4.04.96

RQR-3685
2-26-04 PC

MARTIN MEDIA
1605 North A Street
Las Vegas NV 89106
(702) 386-7445 • FAX (702) 386-7203

OWNER: JAMES SAPP
1109 WESTERN LV. NV. 89102

SCALE: NOTED	APPROVED BY:	DRAWN BY: LLL
DATE: 7-9-96		REVISED 10-17-96

LOCATION: S.E. CORNER WESTERN & CHARLESTON SHOWING TO I-15

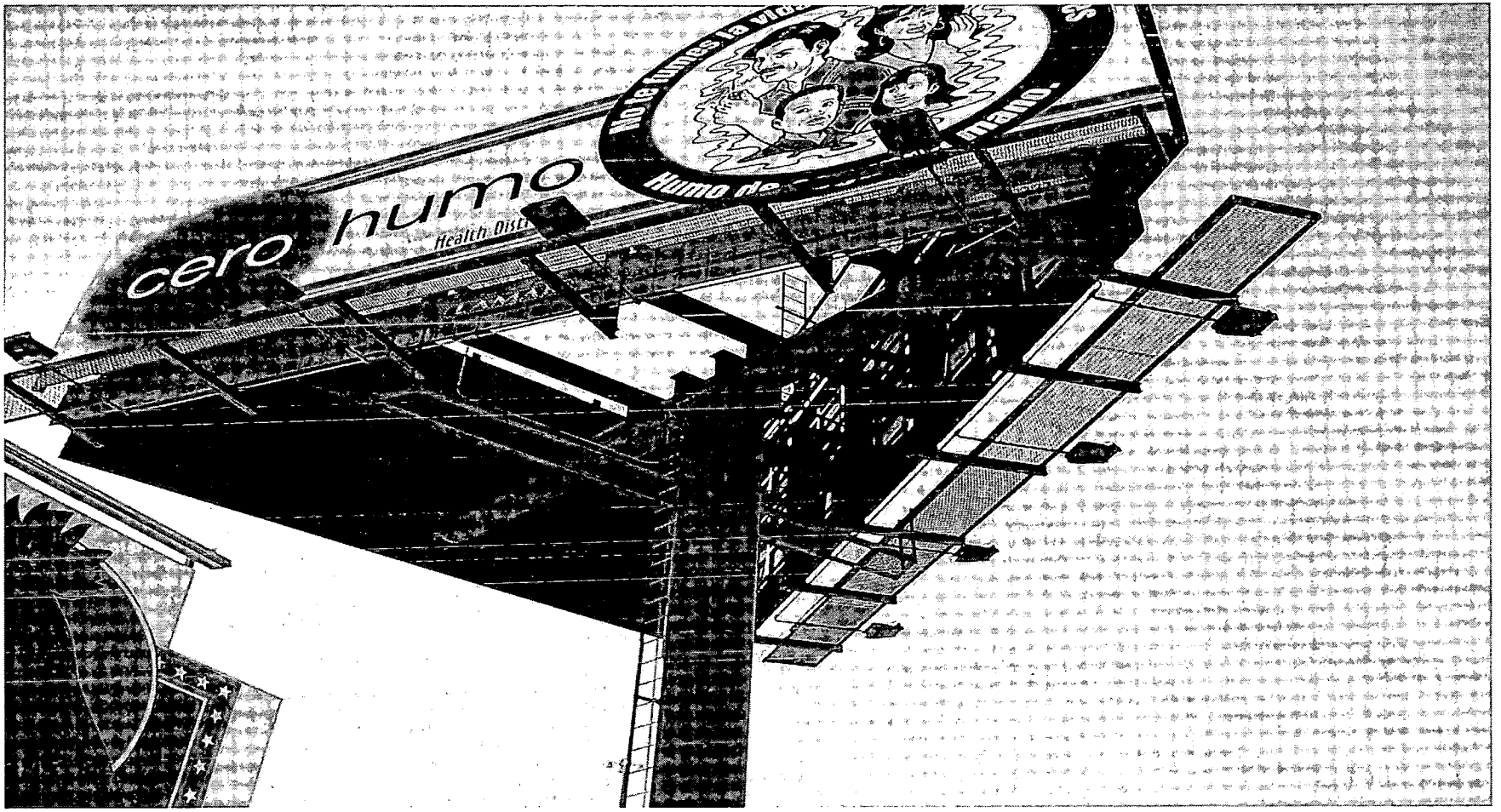
APN: 162-04-504-001 AND 002

DRAWING NUMBER: 699070-1



RQR-3685 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: JAMES AND LINDA SAPP
1109 WESTERN AVENUE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



RQR-3685 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: JAMES AND LINDA SAPP
1109 WESTERN AVENUE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



RQR-3685 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: JAMES AND LINDA SAPP
1109 WESTERN AVENUE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

City of Las Vegas

Agenda Item No. 156

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
REQUIRED TWO YEAR REVIEW - VARIANCE - PUBLIC HEARING - **RQR-3705 - APPLICANT: VIACOM OUTDOOR - OWNER: SAHARA RANCHO MEDICAL** - Required Two Year Review of an Approved Variance (V-0154-94) WHICH ALLOWED A 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2320 South Rancho Drive (APN: 162-04-401-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

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

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

MOTION:
MONCRIEF – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining as persons in his law office are negotiating with a certain advertising company

MINUTES:
MAYOR PRO TEM REESE declared the Public Hearing open.

RYAN ARNOLD, 3225B South Rainbow Boulevard, appeared on behalf of the applicant and concurred with staff recommendations and conditions.

TODD FARLOW, 240 North 19th Street, stated that this particular billboard should be upgraded like those located at the Chelsea Properties.

No one appeared in opposition.

MAYOR PRO TEM REESE declared the Public Hearing closed.

(2:25 – 2:27)

CITY COUNCIL MEETING OF APRIL 7, 2004
Planning and Development Department
Item 156 – RQR-3705

CONDITIONS:

Planning and Development

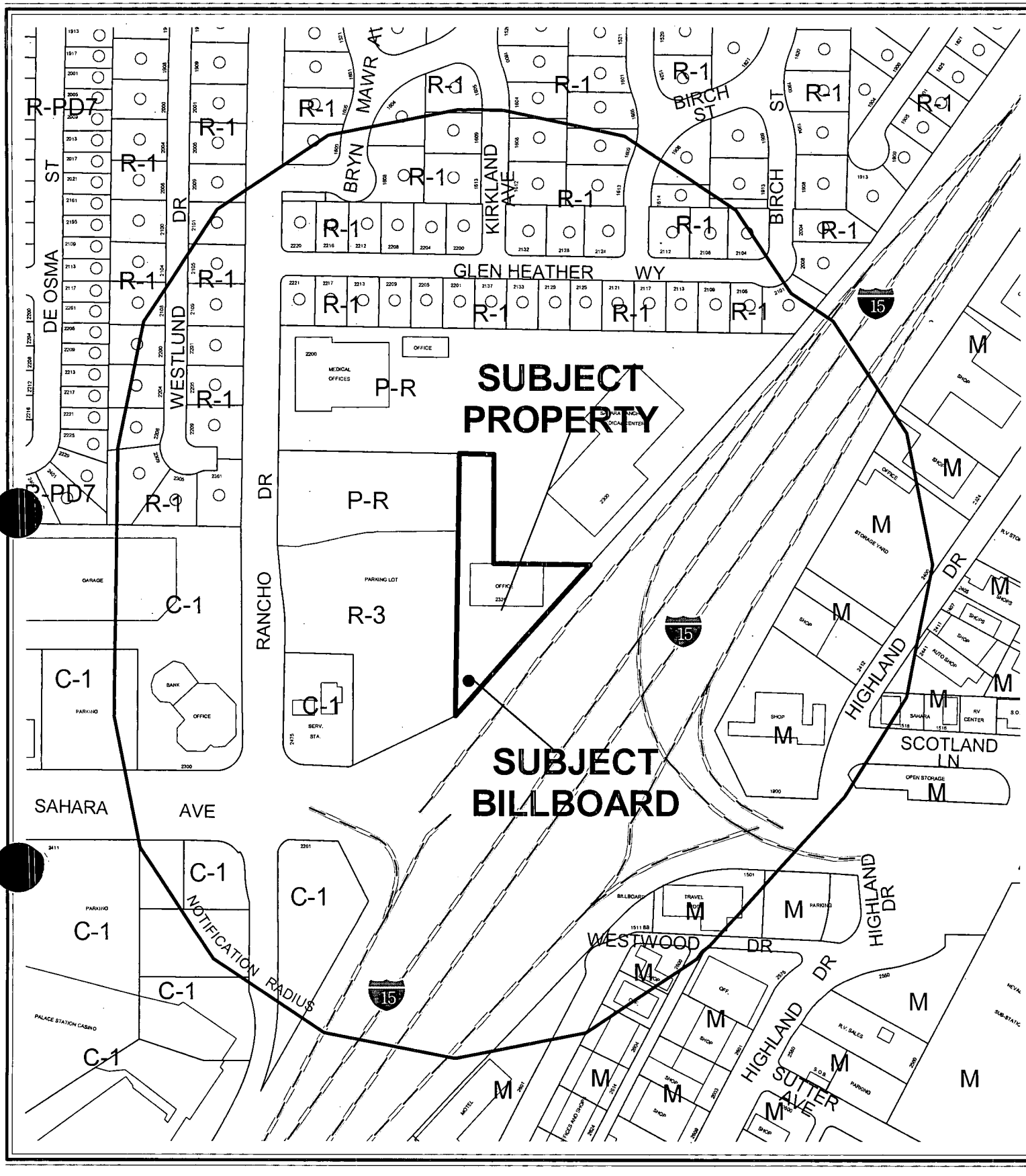
1. The Variance shall be reviewed in three years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 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.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.

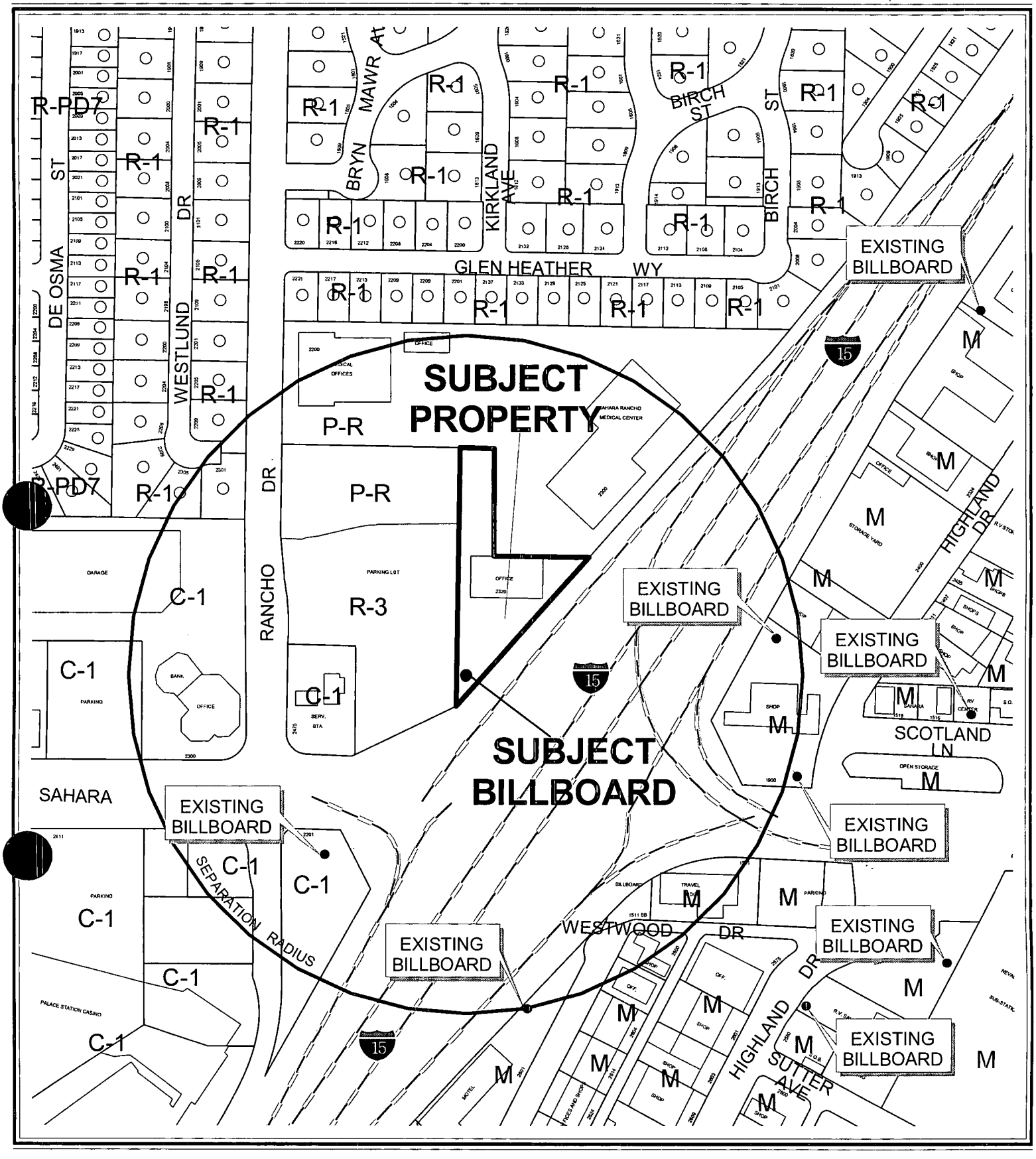
5. All City Code requirements and design standards of all City Departments must be satisfied.



CASE: **RQR-3705**

RADIUS: 750 FT

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



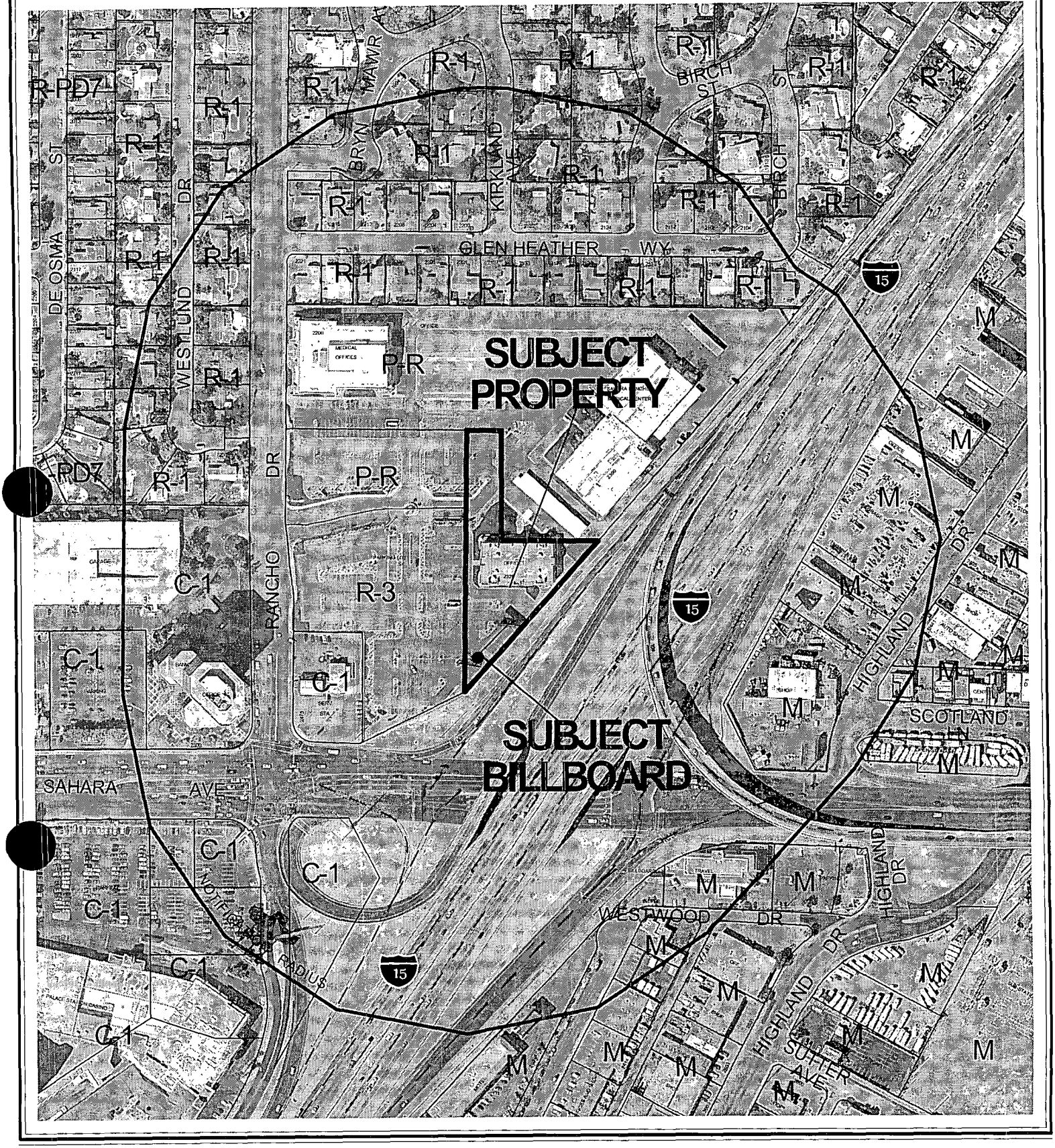
0 200 400 Feet

CASE: **RQR-3705**

SEPARATION RADIUS: 750 FT

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

N



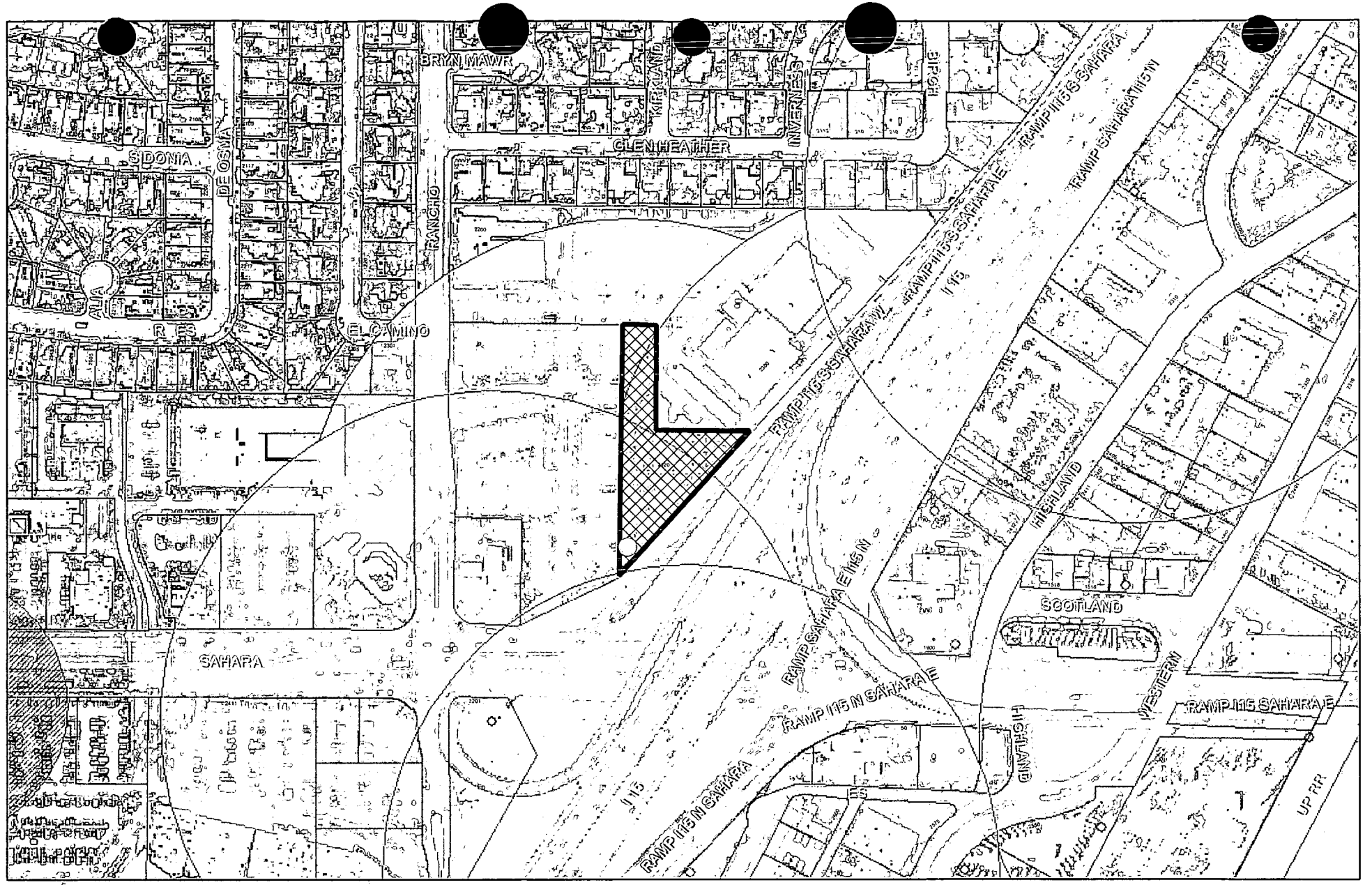
0 200 400 Feet

CASE: **RQR-3705**

RADIUS: 750 FT

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

N



RQR-3705

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-3705 - APPLICANT: VIACOM OUTDOOR - OWNER: SAHARA RANCHO MEDICAL

** CONDITIONS **

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

Planning and Development

1. The Variance shall be reviewed in three years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 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.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.

5. 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 Required Two-Year Review for an approved Variance (V-0154-94), which allowed a 14 foot by 48 foot off-premises advertising (billboard) sign at 2320 South Rancho Drive.

B) Applicant's Justification

A justification letter is not required for this review.

BACKGROUND INFORMATION

A) Previous Actions

04/25/73 The Board of City Commissioners approved a Rezoning (Z-0030-73) to C-1 (Limited Commercial) on this site as part of a larger request.

12/21/94 The City Council approved a Review of Condition [Z-0030-73(1)] of the approved Rezoning to modify Condition No. 5 to allow a billboard use where such use was prohibited by condition. Concurrently, the City Council considered a Variance (V-0154-94) to allow an off-premises advertising (billboard) sign to be 55 feet above an elevated freeway (Interstate 15) where 30 feet above the elevated freeway is the maximum height allowed. The height Variance was not approved, but the off-premises advertising (billboard) sign as a use was approved, thereby granting, in effect, a Special Use Permit for an off-premise advertising (billboard) sign on this site.

01/19/00 The City Council approved a Required Five Year Review [V-0154-94(1)] of the approved Variance (V-0154-94) to allow a 14 foot by 48 foot off-premises advertising (billboard) sign on this site, subject to a two-year review. The Planning Commission and staff recommended approval on December 7, 1999. The Planning and Development Department recommendation was for approval.

02/20/02 The City Council approved a Required Two Year Review [V-0154-94(2)] of the approved Variance (V-0154-94) to allow a 14 foot by 48 foot off-premises advertising (billboard) sign on this site, subject to a two-year review. The Planning Commission recommended approval on January 10, 2002. The Planning and Development Department recommendation was for approval.

02/26/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #15/mp).

B) Pre-Application Meeting

A pre-application meeting is not required for this review.

C) Neighborhood Meetings

A neighborhood meeting is not required for this review.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.52

B) Existing Land Use

Subject Property:	Office/Off-Premises Advertising (Billboard) Sign)
North:	Medical Office
South:	Interstate 15/Sahara Interchange
East:	Interstate 15
West:	Parking Lot

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	ROW (Right-of-Way)
East:	ROW (Right-of-Way)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	P-R (Professional Office and Parking)
South:	Interstate 15/Sahara Interchange
East:	Interstate 15
West:	R-3 (Medium Density Residential)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southeast Sector 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**

Any special plan areas or districts do not affect this site.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	750 feet to another Off-Premises Sign visible from Interstate 15	Yes

An off-premise advertising (billboard) sign oriented toward the same highway cannot be closer that 750 feet in any direction to another off premise advertising (billboard) sign. In This case, there are no other off-premises advertising (billboard) signs within 750 feet of the Off-Premise Sign under review.

B) General Analysis and Discussion

The existing off-premises advertising (billboard) sign is within the realm of permitted uses in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

Title 19.14.010 allows the removal of an off-premise sign if conditions in the surrounding area have changed such that the off-premises advertising (billboard) sign no longer meets the standards for approval. There have been no changes to the conditions in the surrounding area. The off-premises advertising (billboard) sign under review continues to be an allowable use. A condition has been added requiring a review again in three years.

- Current Site Conditions

02/09/04 Site was visited and photos were taken. The off-premises advertising (billboard) sign's good condition is exhibited in the photos. The sign is well kept and the pole retains its brown coloring, void of vandalism.

- The Conditions from V-0154-94:

1. This use shall be reviewed in five years at which time the Board may require that the sign be removed.

2. The applicant shall obtain an off-premise sign certificate from the Department of Community Planning and Development within 30 days of City Council approval of this request.

3. Conformance to the plot plan and elevations.

4. Satisfaction of City code requirements and design standards of all City departments.

These conditions have been met.

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 off-premises advertising (billboard) sign use is consistent with the range of commercial uses allowable in the C-1 (Limited Commercial) zoning district along this portion of Rancho Drive.

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

   There are no physical constraints to the continuation of the off-premises advertising (billboard) sign use on this site.

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

   The continuation of the off-premises advertising (billboard) sign use will not affect existing public rights-of-way adjacent to this request.

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

   The off-premises advertising (billboard) sign use will not compromise the public health, safety, and welfare, as it will be subject to the provisions of the Sign Code and the Uniform Building Code.

NOTICES MAILED 193 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-3705 APN: 162-04-401-004

Name of Property Owner: Sahara Rancho Medical

Name of Applicant: Viacom Outdoor

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: Melba J Buday

Print Name: MELBA J. BUDAY (PROPMGR)

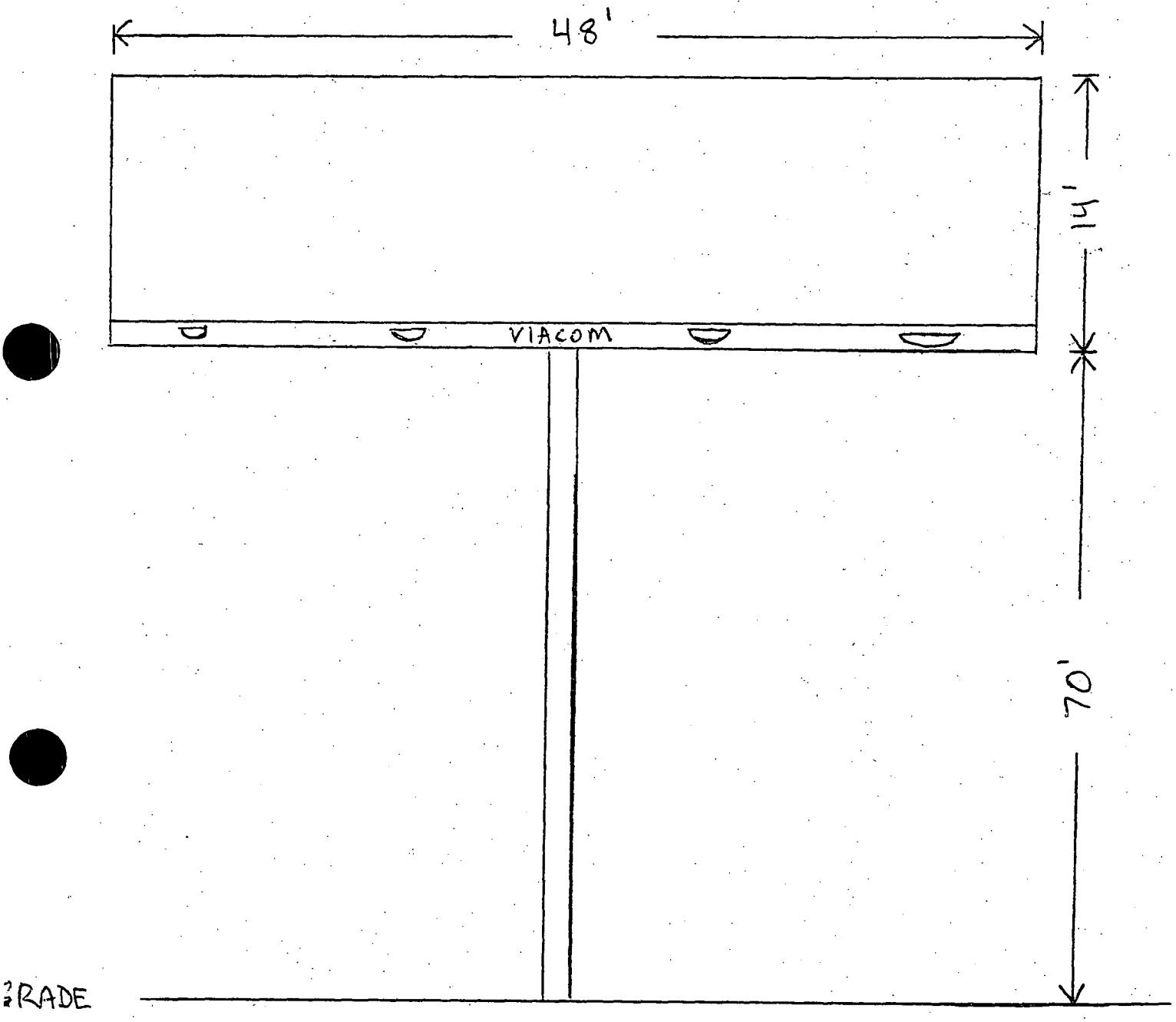
Subscribed and sworn before me

This 12th day of January, 2004

Notary Public in and for said County and State

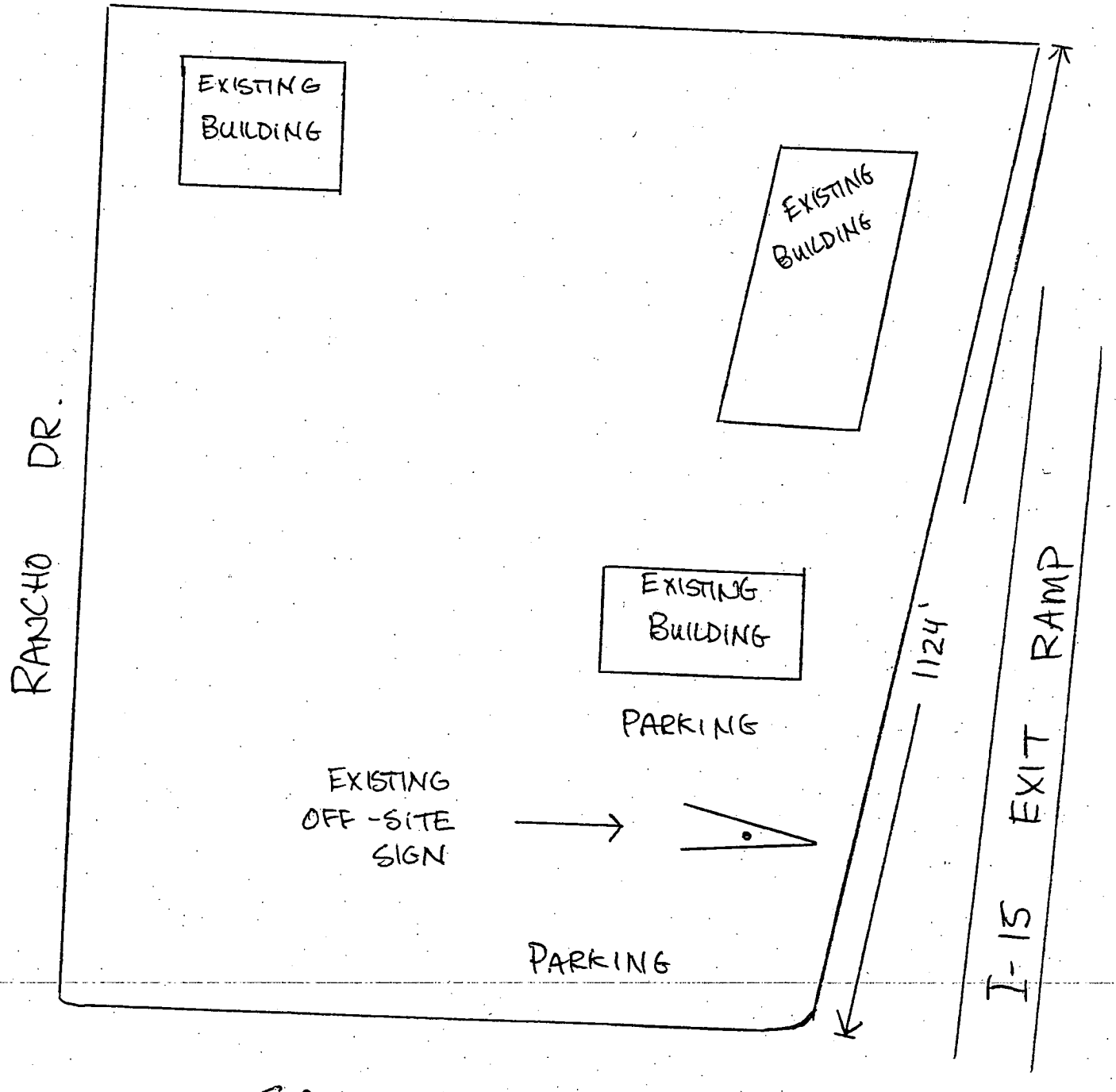
RYAN C. ARNOLD
Notary Public State of Nevada
No. 99-59021-1
My appt. exp. Oct. 20, 2007

SITE ELEVATION

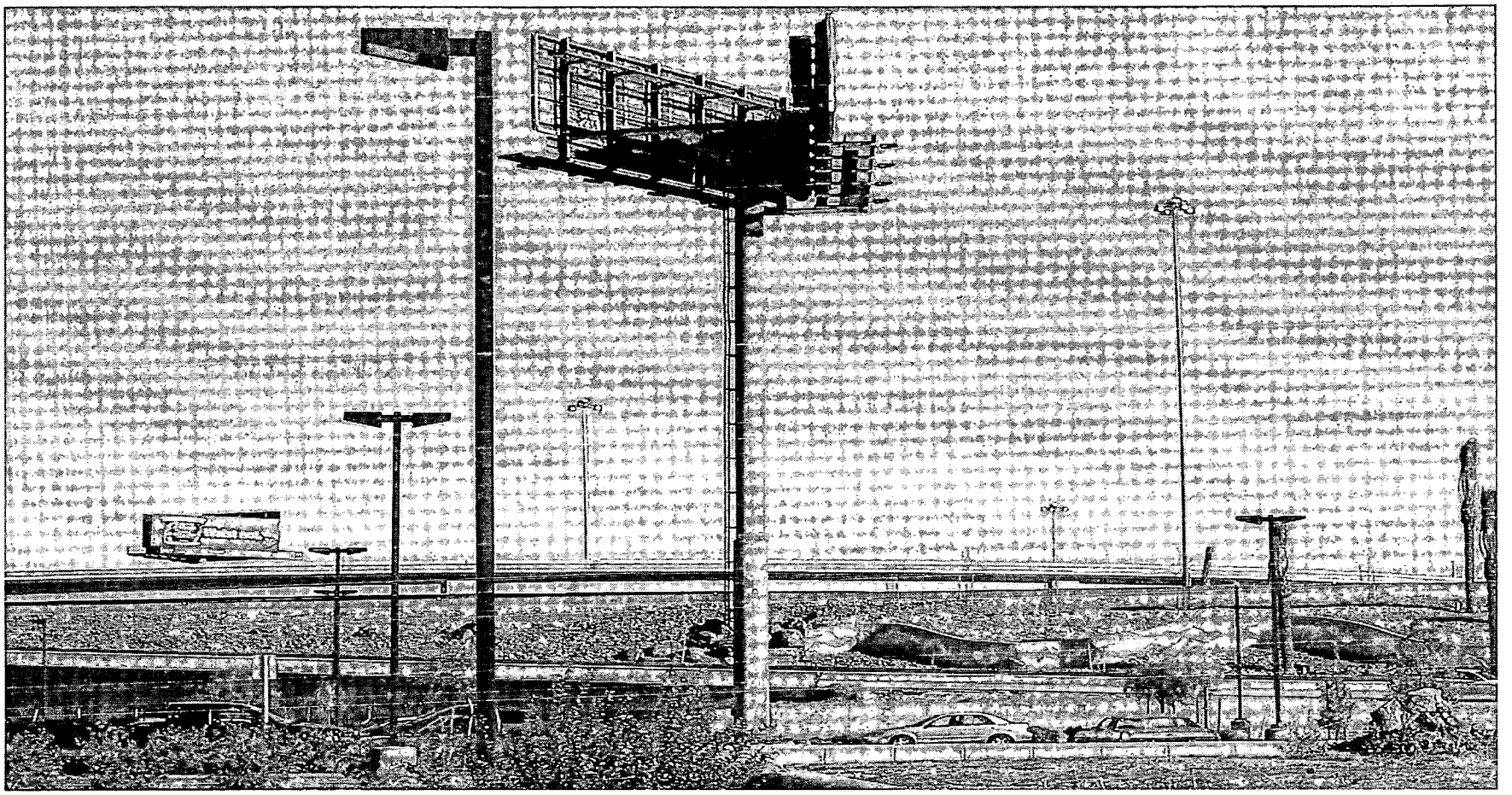


RQR-3705
2-26-04 PC

SITE MAP

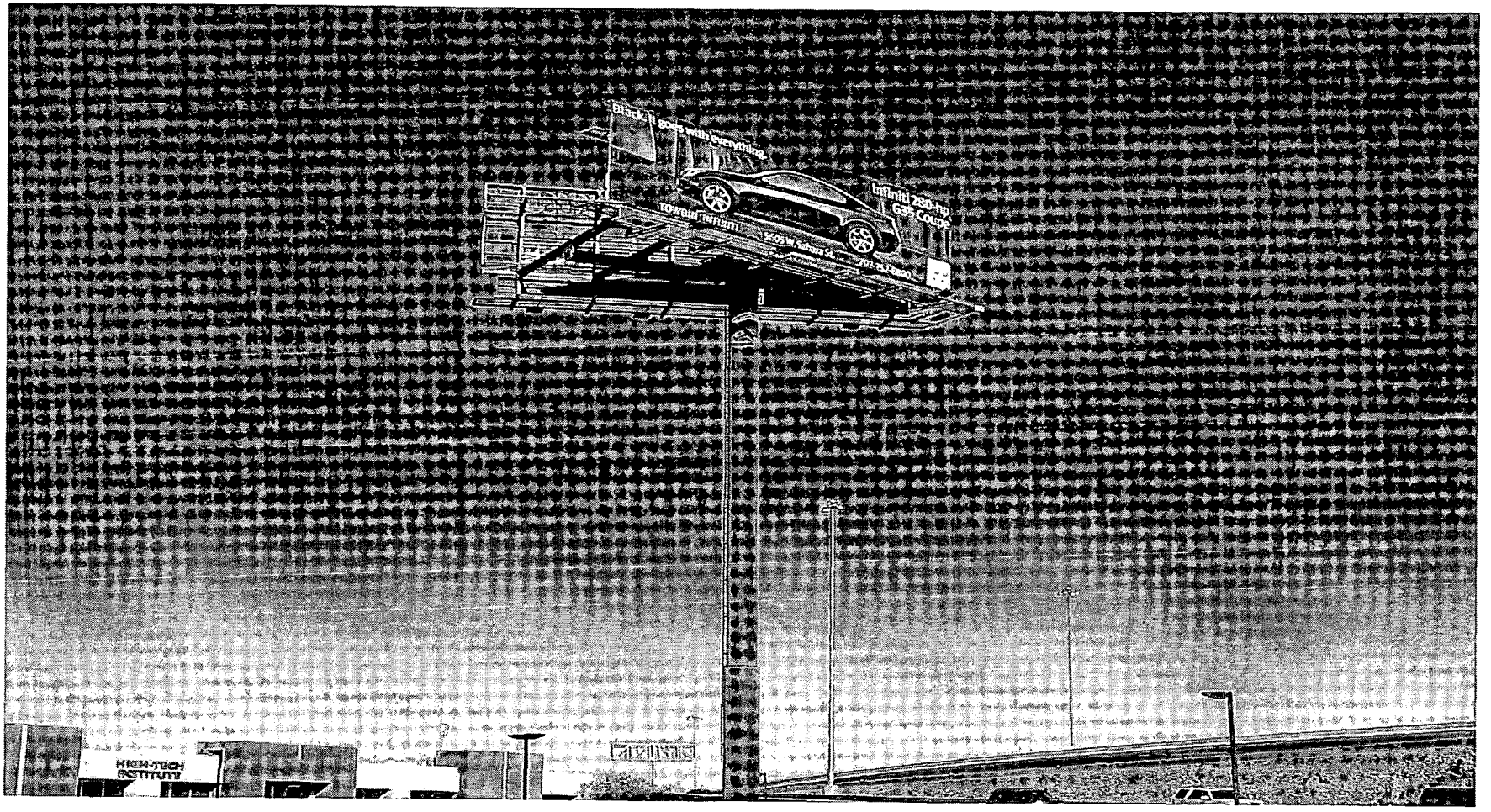


RQR-3705
2-26-04 PC



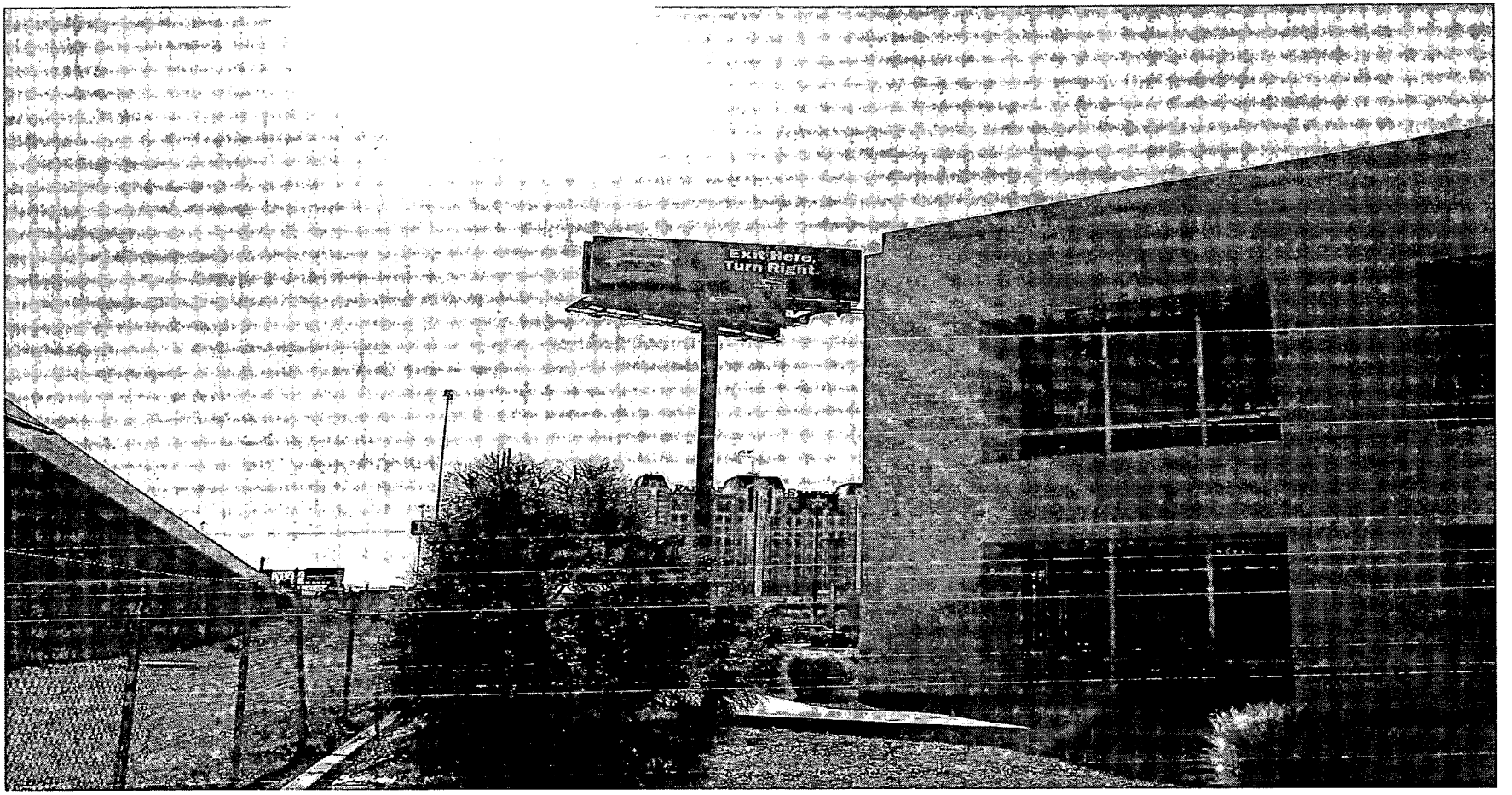
RQR-3705 - APPLICANT: VIACOM OUTDOOR - OWNER: SAHARA RANCHO MEDICAL
2320 SOUTH RANCHO DRIVE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



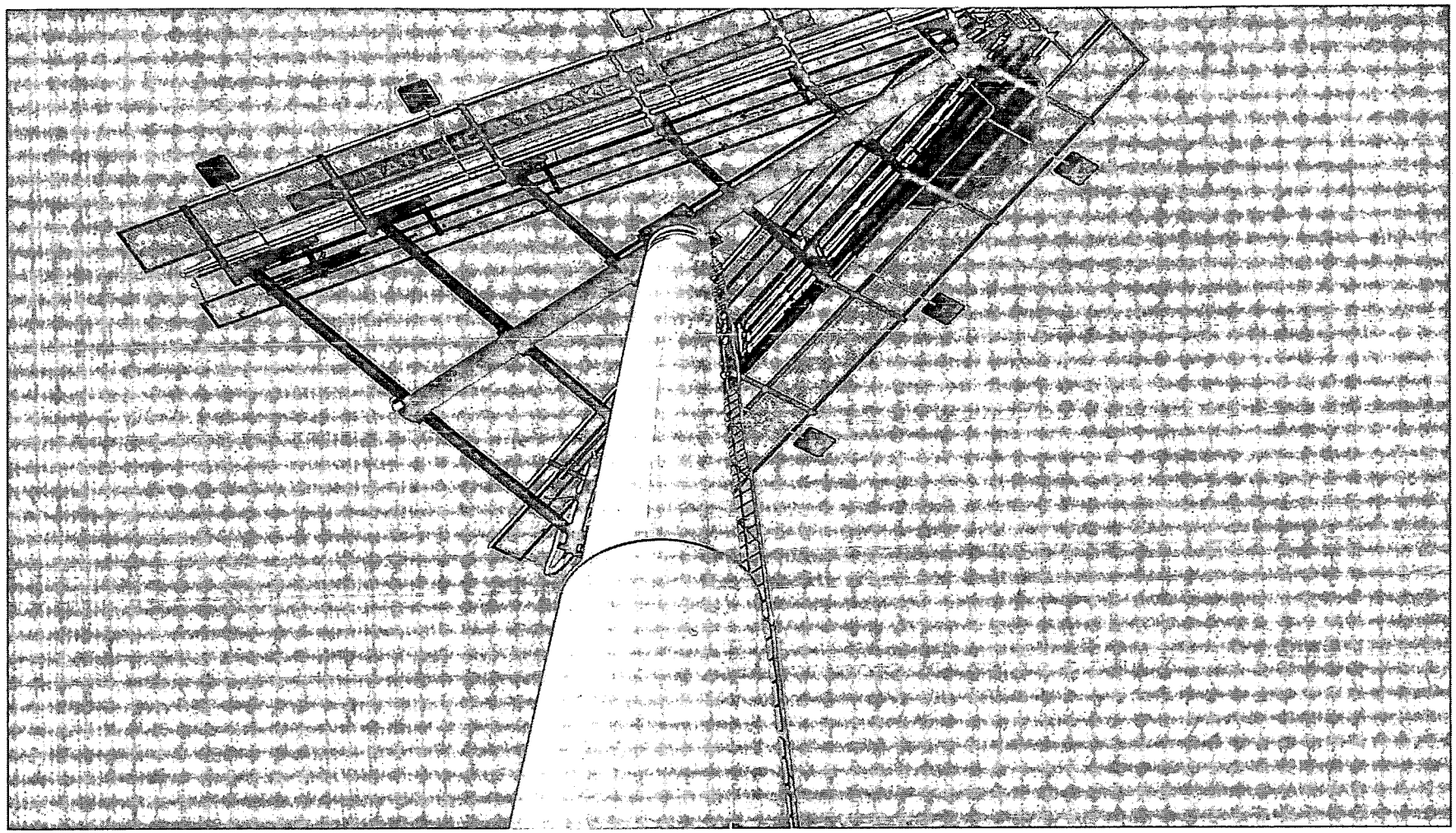
RQR-3705 - APPLICANT: VIACOM OUTDOOR - OWNER: SAHARA RANCHO MEDICAL
2320 SOUTH RANCHO DRIVE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



RQR-3705 - APPLICANT: VIACOM OUTDOOR - OWNER: SAHARA RANCHO MEDICAL
2320 SOUTH RANCHO DRIVE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



RQR-3705 - APPLICANT: VIACOM OUTDOOR - OWNER: SAHARA RANCHO MEDICAL
2320 SOUTH RANCHO DRIVE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

City of Las Vegas

Agenda Item No. 157

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
VARIANCE - PUBLIC HEARING - **VAR-3711 - APPLICANT: RANCHO POINTE - OWNER: TRISISON, LIMITED LIABILITY COMPANY AND HELEN SLAVIN BALDWIN** - Request for a Variance TO ALLOW 134 PARKING SPACES WHERE 199 SPACES ARE REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 2.55 acres adjacent to the east side of Rancho Drive, approximately 300 feet south of Alexander Road (APN: 138-12-110-011 and a portion of 138-12-102-001), C-2 (General Commercial) Zone, Ward 6 (Mack). The Planning Commission (4-2 vote) and staff recommend DENIAL

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

RECOMMENDATION:
The Planning Commission (4-2 vote) and staff recommend DENIAL.

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

MOTION:
MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public hearing open on Item 157 [VAR-3711] and Item 158 [SDR-3452].

ADRIAN JONES, 4750 West Flamingo Road, appeared on behalf of the applicant and concurred with all conditions. He clarified that the proposed project is not a retail center and would be utilized only as a showroom warehouse facility.

TODD FARLOW, 240 North 19th Street, stated that several issues were brought up at the Planning Commission meeting. There was concern regarding access into the center by large trailer trucks specifically because of the parking layout. MR. FARLOW noted that should this ever convert to retail, the parking would be inadequate and not meet the standards of the Code. He also stated that the parking would be additionally compromised since the requirement for handicap spaces is eight and the applicant is proposing only six.

CITY COUNCIL MEETING OF APRIL 7, 2004
Planning and Development Department
Item 157 – VAR-3711

MINUTES – Continued:
MR. FARLOW referenced comments made by COMMISSIONER NIGRO relative to flex parking. COUNCILMAN MACK concurred with COMMISSIONER NIGRO'S statements believing this project is not typical of retail.

MAYOR GOODMAN declared the Public hearing closed on Item 157 [VAR-3711] and Item 158 [SDR-3452].

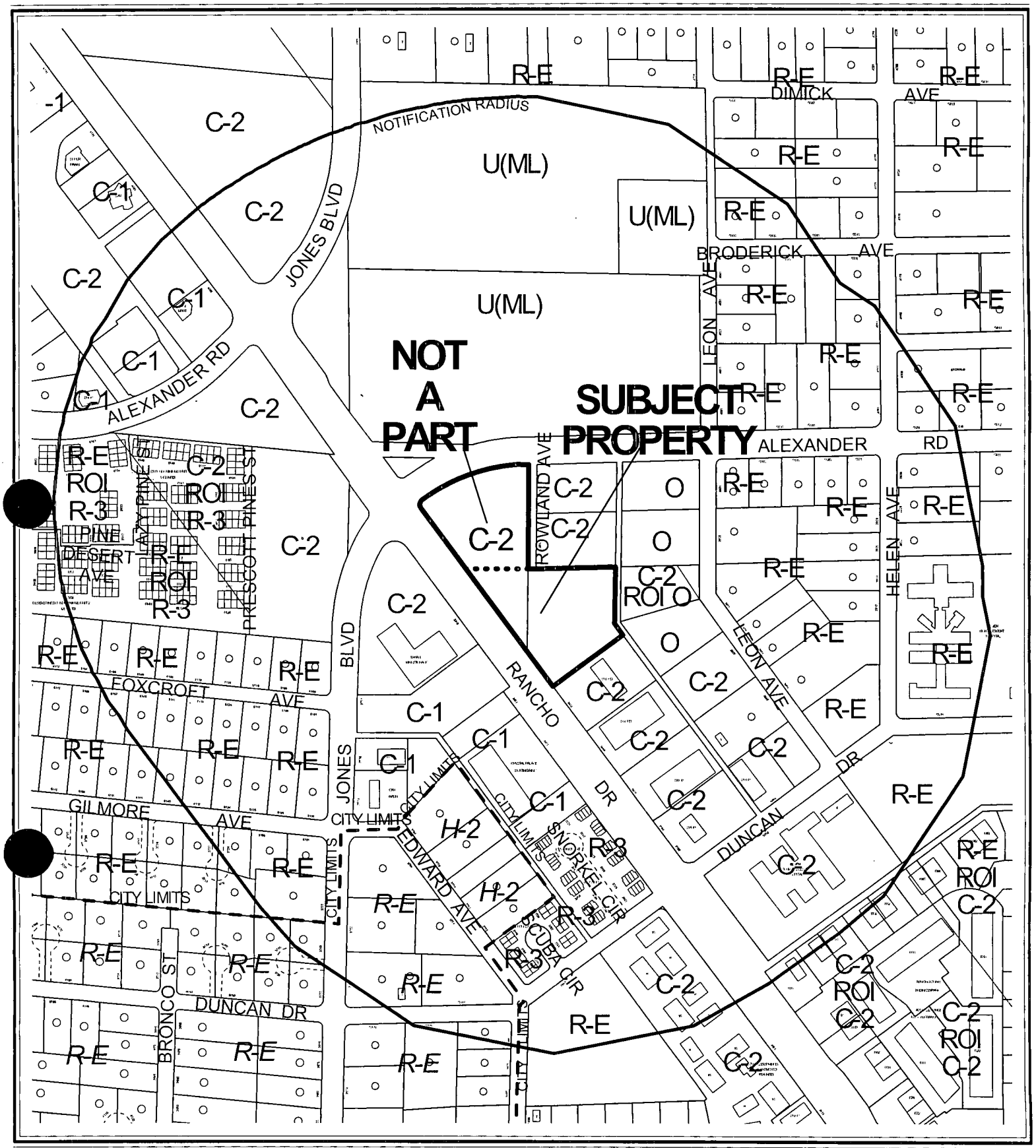
NOTE: All discussion for Item 157 [VAR-3711] and Item 158 [SDR-3452] was held under Item 157 [VAR-3711].

(2:27 – 2:31)
3-3503

CONDITIONS:
Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3452).

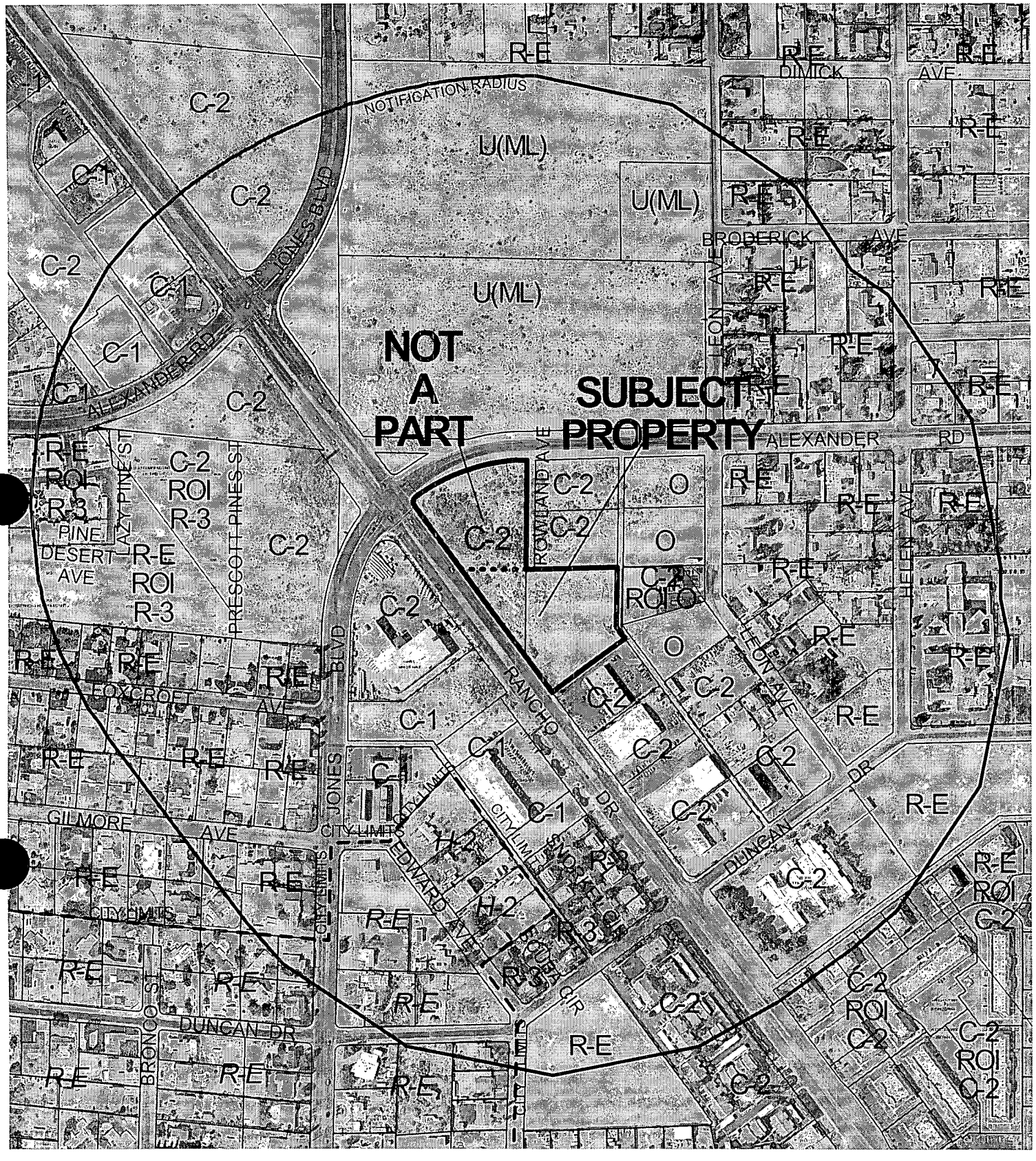
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.



CASE: **VAR-3711**

RADIUS: 1320 FT

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



0 300 600 Feet

CASE: **VAR-3711**

RADIUS: 1320 FT

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-3711 - APPLICANT: RANCHO POINTE - OWNER: TRISISON, LIMITED LIABILITY COMPANY AND HELEN SLAVIN BALDWIN

** CONDITIONS **

The Planning Commission (4-2 vote) and staff recommend Denial. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3452).

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 134 parking spaces where 199 parking spaces are required for a proposed commercial development on property adjacent to the east of Rancho Drive, approximately 300 south of Alexander Road. A Site Development Plan Review application (SDR-3542) for a 23,000 square foot commercial development on this site was filed as a companion item.

B) Applicant's Justification

The applicant's justification letter indicates the intended use of the retail buildings as Warehouse/Showroom for users requiring a small showroom area and a significantly larger area for project storage. Therefore, the application of the parking requirements for retail is not necessary for this development.

BACKGROUND INFORMATION

A) Previous Actions

12/15/97	The City Council approved a Special Use Permit (U-116-97) for a Tavern on this site. The Planning Commission and staff recommended approval on November 20, 1997.
04/02/03	The City Council approved a General Plan Amendment (GPA-1363) to GC (General Commercial) on this site as part of the Rancho Corridor Study Phase 1. The Planning Commission and staff recommended approval on February 27, 2003.
02/26/04	The City Council recommended denial of a related Site Development Plan Review (SDR-3452).
02/26/04	The Planning Commission voted 4-2 to recommend DENIAL (PC Agenda Item #25/mp).

B) Pre-Application Meeting

A pre-application meeting was not held specifically for this application. A pre-application meeting was held for the companion Site Development Plan Review application. Subsequent to the submittal of that application it was determined parking requirements were not satisfied. The applicant opted to submit this request for a Variance to allow for the reduction in amount of parking.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.55

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Commercial
East:	Undeveloped and Offices
West:	Undeveloped and Commercial

C) Planned Land Use

Subject Property:	GC (General Commercial)
North:	GC (General Commercial)
South:	SC (Service Commercial)
East:	O (Office)
West:	SC (Service Commercial)

D) Existing Zoning

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

E) General Plan Compliance

The site is designated GC (General Commercial) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The existing C-2 (General 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	
Rancho Corridor	X	
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

A 20 foot wide multi-use transportation trail is required along the east side of Rancho Drive adjacent to this development. Issues regarding the trail will be discussed with the companion Site Development Plan Review.

This site is located within the Rancho Corridor Study area. No change to the land use designation of this site is proposed as part of that study and therefore this study does not affect this Variance.

A) Zoning Code Compliance

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
Tavern	6,000 SF. (3,025 SF of public seating area, 2,475 SF of other GFA, 500 SF of outdoor area)	1 space for each 50 square feet of public seating and waiting area, including outdoor seating/eating areas, plus one space for each 200 square feet of the total remaining gross floor area	84			
Restaurant with Drive Through	3,500 SF	1 space per 100 square feet of gross floor area	35			
Retail	14,000 SF	1 space per 175 square feet of gross floor area	80			
Total			199	8	134	6

The parking provided does not meet the minimum requirements of the zoning code. Based on the uses on the site, a total 199 spaces are required where 134 spaces have been provided. This Variance application seeks to allow a reduction in the amount of required parking.

The Department of Public Works supports present City Code parking requirements, therefore they cannot support this Variance Request.

B) General Analysis and Discussion

The applicant is proposing to construct a retail commercial development with a mix of uses on this site. The uses include a tavern, fast food restaurant and retail buildings. A total of 199 parking spaces are required for the development where 134 spaces are provided. The amount of square footage and the intensity of use results in a parking deficiency. The applicant has indicated that the retail buildings are planned to be occupied by uses requiring less parking than typical retail. This substantially limits the types of retail uses that could occupy these buildings by future tenants and would not allow for retail uses other than a Wholesale Showroom Facility. Since future retail uses are likely, there is no hardship and alternative designs are possible, 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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship proposing a retail commercial development wherein the square footage and intensity of the uses of the development require more parking than can be provided on the site. Alternative designs, including reduction in the square overall footage, 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.

PLANNING COMMISSION ACTION

The two Planning Commission members who voted in favor of this Variance did so only because it is an odd-shaped lot and the belief that the parking provided will be adequate for the proposed uses.

NOTICES MAILED 235 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-3711 APN: 138 12 102001

Name of Property Owner: Helen Slavich Baldwin

Name of Applicant: _____

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: Helen Slavich Baldwin

Subscribed and sworn before me

This 13th day of January, 2004

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHRISTINA CELLER
Appt. No. 02-76614-1
My Appt. Expires July 22, 2006

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-3711 APN: 138-12-110-011

Name of Property Owner: Trisison LLC

Name of Applicant: _____

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: TRISISON, LLC Cheri G. Whalen, Manager

Subscribed and sworn before me

This 12th day of January, 2004

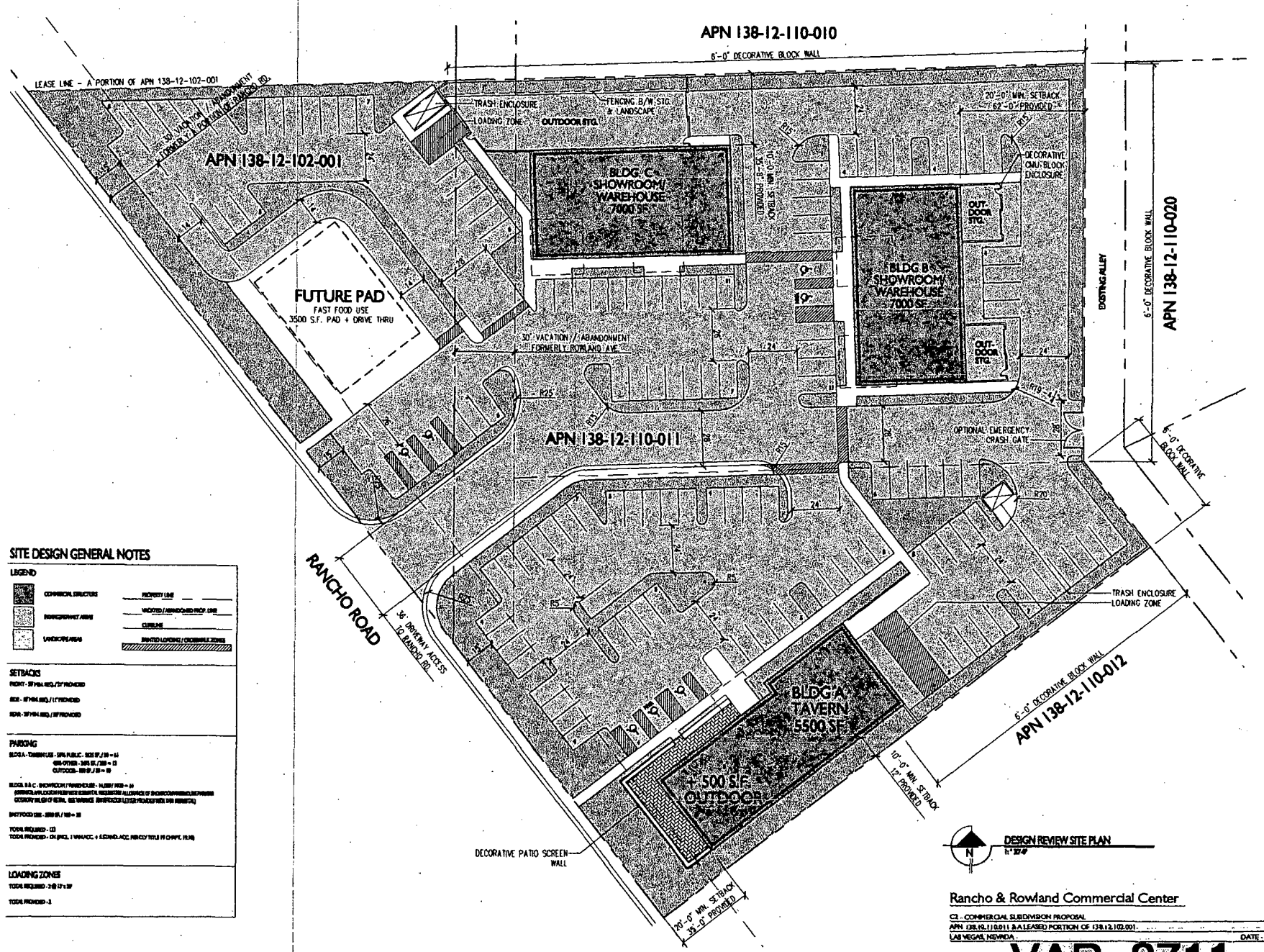
Sandra L. Thomas

Notary Public in and for said County and State

City AND County of Denver, State of Colorado

My Commission expires 03/16/2008

SANDRA L. THOMAS NOTARY PUBLIC STATE OF COLORADO



SITE DESIGN GENERAL NOTES

LEGEND

SETBACKS

PARKING

LOADING ZONES

DESIGN REVIEW SITE PLAN

jones greenwold architecture + interiors

d.velop

Rancho & Rowland Commercial Center

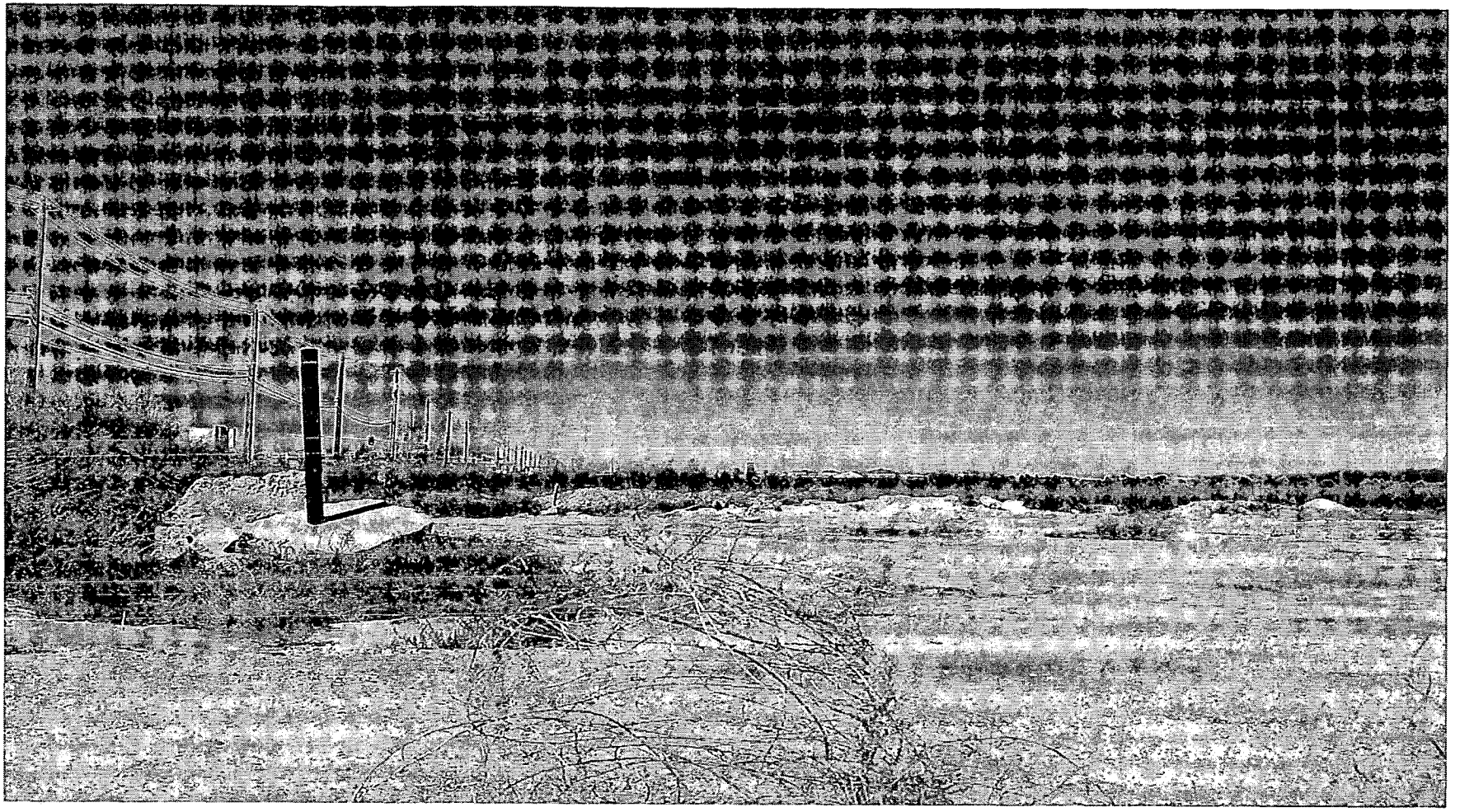
C1 - COMMERCIAL SUBDIVISION PROPOSAL — DES. REVIEW SUBMITTAL

APN 138.12.110.011 & A LEASED PORTION OF 138.12.102.001 — DRAWN BY: AL

LAS VEGAS, NEVADA — DATE: 11.10.03 / REVISED 11.09.03

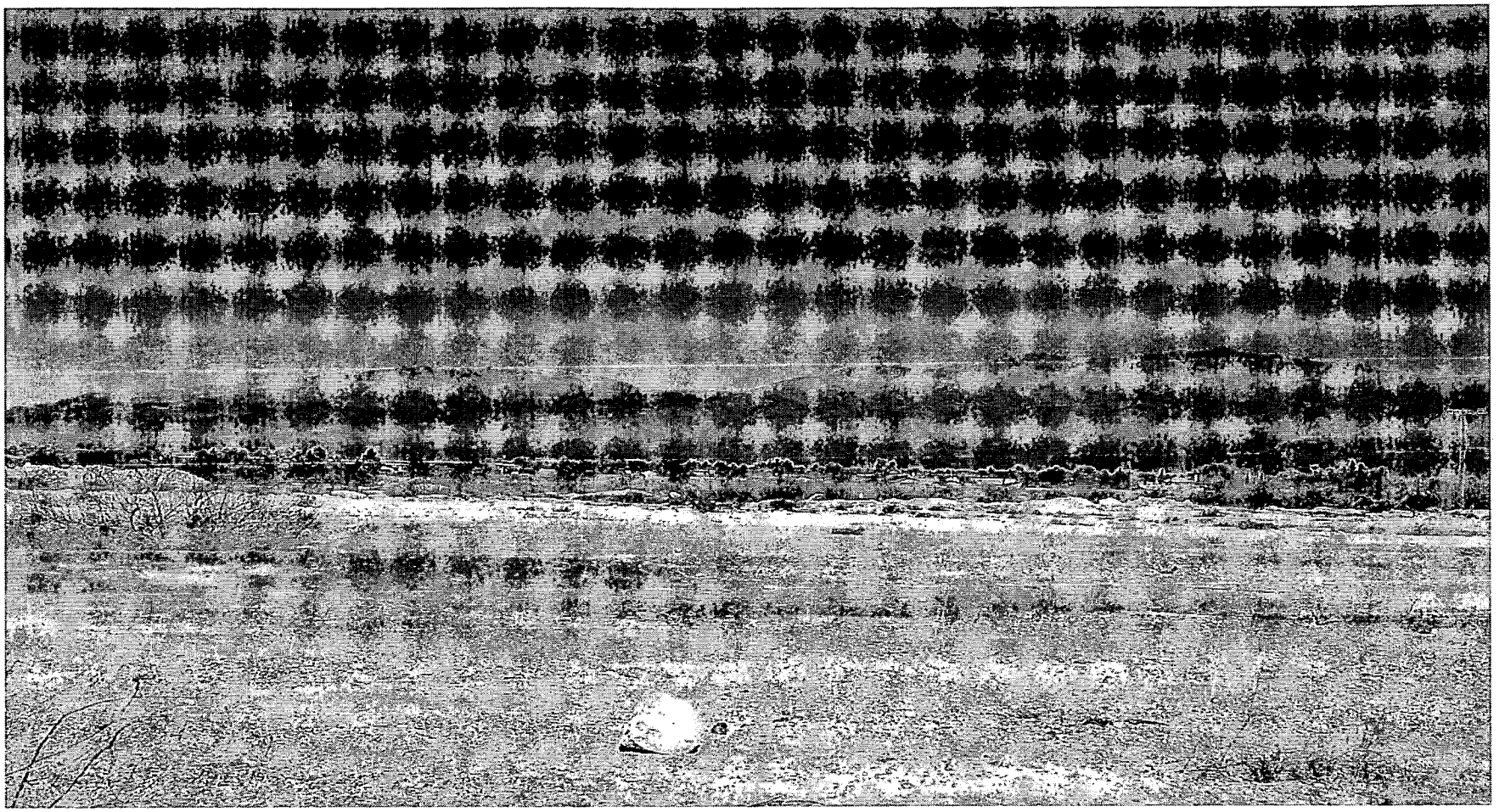
VAR-3711

2-26-04 PC



VAR-3711 - APPLICANT: RANCHO POINTE - OWNER: TRISISON, LIMITED LIABILITY COMPANY AND HELEN SLAVIN BALDWIN
EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 300 FEET SOUTH OF ALEXANDER ROAD
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



VAR-3711 - APPLICANT: RANCHO POINTE - OWNER: TRISISON, LIMITED LIABILITY COMPANY AND HELEN SLAVIN BALDWIN
EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 300 FEET SOUTH OF ALEXANDER ROAD
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

City of Las Vegas

Agenda Item No. 158

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3711 - PUBLIC HEARING - **SDR-3452 - APPLICANT: RANCHO POINTE AND J. MARIO SANCHEZ - OWNER: TRISISON, LIMITED LIABILITY COMPANY AND HELEN SLAVIN BALDWIN** - Request for a Site Development Plan Review FOR A 23,000 SQUARE FOOT COMMERCIAL DEVELOPMENT on 2.55 acres adjacent to the east side of Rancho Drive, approximately 300 feet south of Alexander Road (APN: 138-12-110-011 and a portion of 138-12-102-001), C-2 (General Commercial) Zone, Ward 6 (Mack). The Planning Commission (4-2 vote) and staff recommend DENIAL

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

RECOMMENDATION:
The Planning Commission (4-2 vote) and staff recommend DENIAL

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

MOTION:
MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:
NOTE: See Item 157 [VAR-3711] for related discussion.

(2:27 – 2:31)

3-3503

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 Variance (VAR-3711) to allow the amount of required parking to be reduced by the City Council prior to the approval of any permits for development on this site.

3. A 20-foot wide multi-use transportation trail shall be provided along Rancho Drive.

CONDITIONS – Continued:

4. All trash enclosures shall be properly screened and covered as required by the Commercial Development Standards.

5. The outdoor storage areas shall be screened form view of any public street or adjoining property by a device at least 8 feet in height.

6. 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.

7. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

8. 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.

9. 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.

10. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

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

12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.

Public Works

13. Dedicate a 54-foot radius at the southeast corner of Rancho Drive and Alexander Road prior to the issuance of any permits for this site.

14. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any permits for this site.

CONDITIONS – Continued:

15. Construct all incomplete half-street improvements on Rancho Drive and Alexander Road adjacent to this site concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.

16. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

17. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer from Duncan Drive via the existing alley to this site at a location and depth acceptable to the City Engineer.

18. 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 or submittal of any construction drawings, 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. We note that a portion of this site in within a FEMA Flood Zone "A".

19. Driveways shall be designed, located and constructed in accordance with Standard Drawings, also the proposed driveway accessing Rancho Drive shall receive approval from the Nevada Department of Transportation.

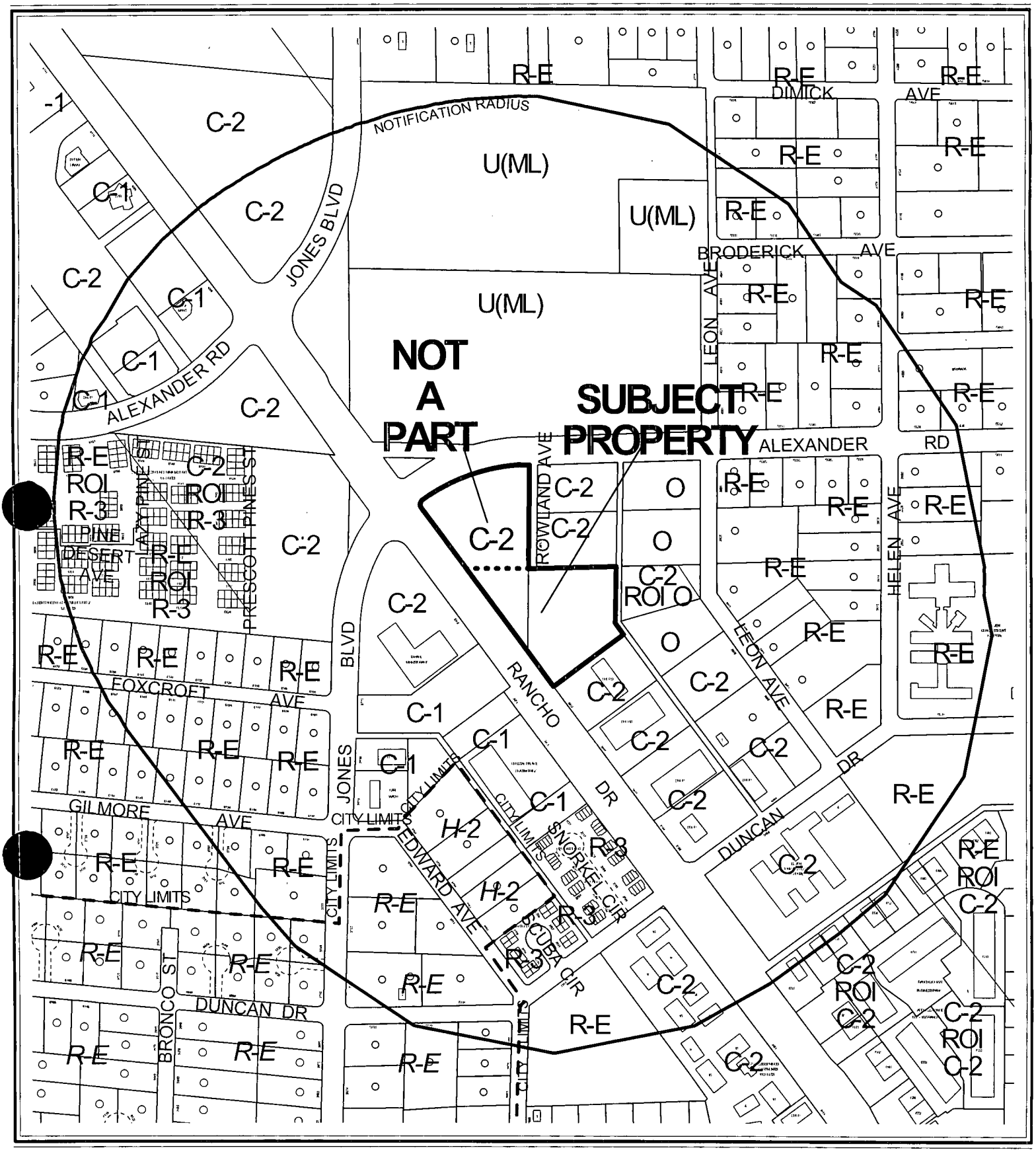
CONDITIONS – Continued:

20. 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 submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

21. Landscape and maintain all unimproved rights-of-way on Rancho Drive adjacent to this site.

22. Submit an application for an Occupancy Permit to the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.



0 300 600 Feet

CASE: **SDR-3452**

RADIUS: 1320 FT

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3452 - APPLICANT: RANCHO POINTE AND J. MARIO SANCHEZ - OWNER: TRISISON, LIMITED LIABILITY COMPANY AND HELEN SLAVIN BALDWIN

** CONDITIONS **

The Planning Commission (4-2 vote) and staff recommend DENIAL. If Approved, 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 Variance (VAR-3711) to allow the amount of required parking to be reduced by the City Council prior to the approval of any permits for development on this site.

3. A 20-foot wide multi-use transportation trail shall be provided along Rancho Drive.

4. All trash enclosures shall be properly screened and covered as required by the Commercial Development Standards.

5. The outdoor storage areas shall be screened form view of any public street or adjoining property by a device at least 8 feet in height.

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9. 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.

10. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

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

12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.

Public Works

13. Dedicate a 54-foot radius at the southeast corner of Rancho Drive and Alexander Road prior to the issuance of any permits for this site.

14. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any permits for this site.

15. Construct all incomplete half-street improvements on Rancho Drive and Alexander Road adjacent to this site concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.

16. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

17. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer from Duncan Drive via the existing alley to this site at a location and depth acceptable to the City Engineer.

18. 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 or submittal of any construction drawings, 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. We note that a portion of this site in within a FEMA Flood Zone "A".

19. Driveways shall be designed, located and constructed in accordance with Standard Drawings, also the proposed driveway accessing Rancho Drive shall receive approval from the Nevada Department of Transportation.

20. 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 submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

21. Landscape and maintain all unimproved rights-of-way on Rancho Drive adjacent to this site.

22. Submit an application for an Occupancy Permit to the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a 23,000 square foot commercial development on 2.55 acres adjacent to the east of Rancho Drive, approximately 300 south of Alexander Road. A Variance application (VAR-3711) to allow 134 parking spaces where 199 parking spaces are required for the proposed commercial development on this site was filed as a companion item.

B) Applicant's Justification

The applicant's justification letter indicates the proposed commercial development will consist of a mixed use retail, showroom and warehouse center with a tavern.

BACKGROUND INFORMATION

A) Previous Actions

12/15/97 The City Council approved a Special Use Permit (U-116-97) for a Tavern on this site. The Planning Commission and staff recommended approval on November 20, 1997.

04/02/03 The City Council approved a General Plan Amendment (GPA-1363) to GC (General Commercial) on this site as part of the Rancho Corridor Study Phase 1. The Planning Commission and staff recommended approval on February 27, 2003.

02/26/04 The Planning Commission recommended denial of a related Variance (VAR-3711). Staff recommended denial.

02/26/04 The Planning Commission voted 4-2 to recommend DENIAL (PC Agenda Item #26/mp).

B) Pre-Application Meeting

11/14/03 The applicant was advised of the requirements for a site a Site Development Plan Review application and of the requirements of the Commercial Development Standards.

C) Neighborhood Meeting

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.55

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Commercial
East:	Undeveloped and Offices
West:	Undeveloped and Commercial

C) Planned Land Use

Subject Property:	GC (General Commercial)
North:	GC (General Commercial)
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East:	O (Office)
West:	SC (Service Commercial)

D) Existing Zoning

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

E) General Plan Compliance

The site is designated GC (General Commercial) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The existing C-2 (General 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	
Rancho Corridor	X	
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

A 20 foot wide multi-use transportation trail is required along Rancho Drive. The submitted plans do not provide the required trail, therefore a condition has been added requiring the trail as part of this development.

This site is located within the Rancho Corridor Study area. No changes to the land use designation are proposed.

PROJECT DESCRIPTION

The submitted plans depict one building for a tavern, two showroom/warehouse buildings and a fast food pad site. Access to the site is provided by one driveway from Rancho Drive with parking located throughout the site. There will be a 500 square foot outdoor seating area for the tavern. There are outdoor storage areas adjacent to the two-warehouse/showroom buildings. Landscaping is provided in a 15 foot wide planter along Rancho Drive, in 8 foot wide planters around the perimeter, around the buildings and in the parking lot. The building elevations depict one-story buildings with painted masonry walls, stone veneer accents and predominantly flat roofs.

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 Feet	2.55 Acres	Y
Min. Lot Width	100 Feet	740 Feet	Y
Min. Setbacks			
• Front	20 Feet	30 Feet	Y
• Side	10 Feet	12 Feet	Y
• Corner	15 Feet	N/A	
• Rear	20 Feet	62 Feet	Y
Max. Lot Coverage	50%	21%	Y
Max. Building Height	None	1 Story/27 Feet	Y
Trash Enclosure	Must be screen and covered	Not shown	
Loading Zone	2	2	Y
Mech. Equipment	Must be screened from view	Not shown	

The proposed development meets the minimum code requirements with regards to lot size, building setbacks, building height and loading zones. The plans depict two trash enclosures on the site, however it is not shown that they will be covered as required by the Commercial Development Standards. Additionally, the elevations do not indicate the mechanical equipment will be properly screened. Conditions have been added requiring the proper screening for the project.

A2) Residential Adjacency Standards

There are no residential properties adjacent to this request. 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
Tavern	6,000 SF. (3,025 SF of public seating area, 2,475 SF of other GFA, 500 SF of outdoor area)	1 space for each 50 square feet of public seating and waiting area, including outdoor seating/eating areas, plus one space for each 200 square feet of the total remaining gross floor area	84			
Restaurant with Drive Through	3,500 SF	1 space per 100 square feet of gross floor area	35			
Retail	14,000 SF	1 space per 175 square feet of gross floor area	80			
Total			199	8	134	6

The parking provided does not meet the minimum requirements of the zoning code. Based on the uses on the site, a total 199 spaces are required where 134 spaces have been provided. The companion Variance application seeks to allow for the reduction in the amount of required parking.

The Department of Public Works supports present City Code parking requirements, therefore they cannot support the Variance Request.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Trees/6 Space	23 Trees	28 Trees
Buffer: • Min. Trees	1 Tree/ 20 Linear Feet along the street frontages; 1 Tree/ 30 Linear Feet along the remaining perimeter	52 Trees	52 Trees
• Min. Zone Width	15 Feet along street frontages and 8 feet around the remaining perimeter of the site		15 Feet along Rancho Drive and 8 feet around the remaining perimeter of the site

The proposed landscape plan meets the minimum requirements of the Commercial Development Standards as the appropriate landscaping is provided around the perimeter of the sit and in the parking lot area.

A5) Sign Standards

There are no on-premise signs proposed as part of this request. The building elevations depict the location of typical wall signage for each of the buildings. All signage installed on the site shall be subject to the requirements of Title 19.14.

B) General Analysis and Discussion

- Zoning

The proposed retail center is an allowed use in the C-2 (general Commercial) zoning district. A Special Use Permit (U-116-97) has been approved to allow for the tavern.

- Site Plan

The submitted plans depict one building for a tavern, two showroom/warehouse buildings and a fast food pad site. Access to the site is provided by one driveway from Rancho Drive with parking is located throughout the site. There will be a 500 square foot outdoor seating area for the tavern. There are outdoor storage areas adjacent to the two-warehouse/showroom buildings. Title 19.04.050 requires that all outdoor storage be screened form view of any public street or adjoining property by a device at least 8 feet in height. A condition has been added requiring the proper screening for the outdoor storage.

The parking provided does not meet the minimum requirements of the zoning code. Based on the uses on the site, a total 199 spaces are required where 134 spaces have been provided. The companion Variance application seeks to allow for the reduction in the amount of required parking.

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

- Landscape Plan

The proposed landscape plan meets the minimum requirements of the Commercial Development Standards as the appropriate landscaping is provided around the perimeter of the sit and in the parking lot area.

- Elevation

The building elevations depict one-story buildings with painted masonry walls, stone veneer accents and predominantly flat roofs. The submitted building elevations will demonstrate visual consistency with the surrounding developments along this segment of Rancho Drive

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;"**

   A retail development could be appropriate along this segment of Rancho Drive 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 providing required parking and the multi-use transportation trail along Rancho Drive. The recommendation for the companion Variance is denial, therefore denial of this request is also recommended. A condition has been added requiring the multi-use transportation trail.

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

The site will have access to Rancho Drive, a 125 foot wide primary arterial on the Master Plan of Streets and Highways, which are 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;"**

   The submitted building elevations and landscaping plan will demonstrate visual consistency with the surrounding developments along this segment of Rancho Drive.

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 developments, in that the submitted materials depict appropriate façade design. 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 230 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3452 APN: 138-120102-001

Name of Property Owner: Helen Slavin Baldwin

Name of Applicant: J. Mario Sanchez

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: Helen Slavin Baldwin

Subscribed and sworn before me

This 14th day of November, 2003

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHRISTINA CELLER
Appt. No. 02-76614-1
My Appt. Expires July 22, 2006

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3452 APN: 138-12-102-001

Name of Property Owner: Trisison, LLC, a Nevada limited liability company

Name of Applicant: J. Mario Sanchez

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Cheri A. Whalen

Trisison, LLC Cheri A. Whalen, Manager

Subscribed and sworn before me

This 12th day of November, 2003

Teresa R Christensen

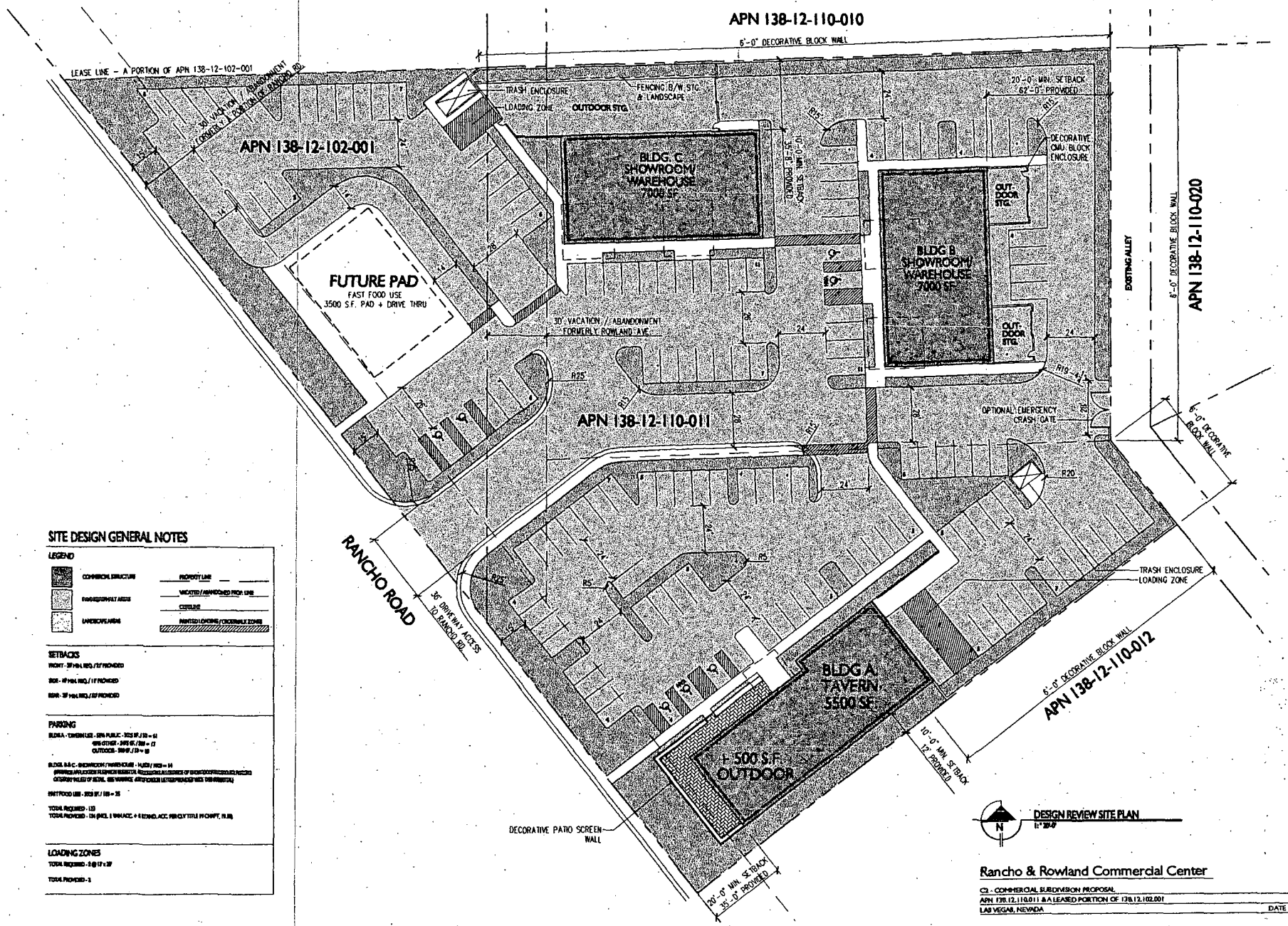
Notary Public in and for said County and State

Denver County, State of Colorado

TERESA R. CHRISTENSEN NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 3/16/2006

Nov 12 2003 12:37PM HP LASERJET 3330



SITE DESIGN GENERAL NOTES

LEGEND

COMMERCIAL STRUCTURE
PAVED/ASPHALT AREAS
LANDSCAPE AREAS
PROPERTY LINE
VACATED / ABANDONED PROP. LINE
CURB LINE
PAINTED LOADING / CROSSWALK ZONES

SETBACKS

FRONT - 20' MIN. REQ. / 62' PROVIDED

SIDE - 10' MIN. REQ. / 11' PROVIDED

REAR - 20' MIN. REQ. / 20' PROVIDED

PARKING

BLDG A - TAVERN USE - 50% PUBLIC - 3523 SF. / 50 = 61
40% OTHER - 2470 SF. / 300 = 17
OUTDOOR - 1500 SF. / 50 = 30

BLDG. B & C - SHOWROOM / WAREHOUSE - RATIO / 1000 = 14
(WAREHOUSE AREA EXCLUDES FURNISHED RESIDENTIAL, RESTAURANT & LOUNGES OF SHOWROOM/WAREHOUSE FACILITIES OCCUPANCY RATIO OF RETAIL, USES WARRANTING ARTIFICIALLY LIGHTED PARKING AREA, OVER RESIDENTIAL)

FAST FOOD USE - 3523 SF. / 100 = 35

TOTAL REQUIRED - 133
TOTAL PROVIDED - 134 (INCL. 3 HANDICAP. + 6 EXTEND. ACC. PER CITY TITLE 19 CHAPT. 19.18)

LOADING ZONES

TOTAL REQUIRED - 2 @ 12' x 35'

TOTAL PROVIDED - 2

DESIGN REVIEW SITE PLAN
1" = 20'-0"

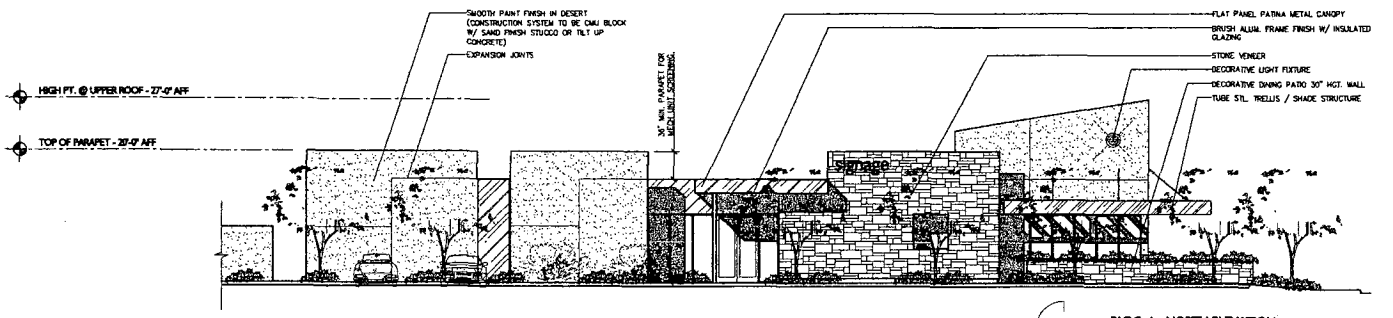
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Rancho & Rowland Commercial Center

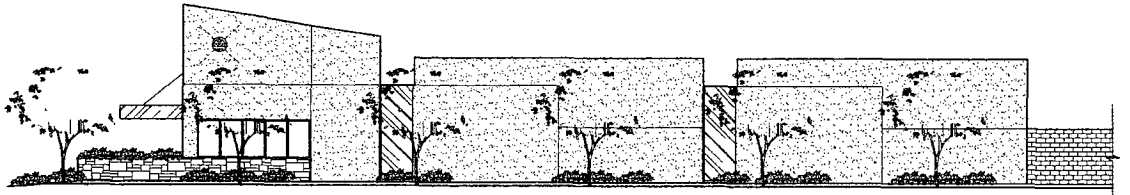
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APN 138.12.110.011 & A LEASED PORTION OF 138.12.102.001 — DRAWN BY: AJ
LAS VEGAS, NEVADA — DATE - 11.10.03 / REVISED 01.09.03

REVISED
1.12.04

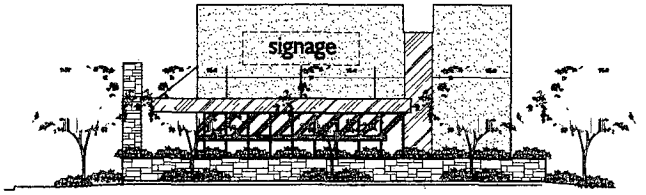
SDR-3452
2-26-04 PC



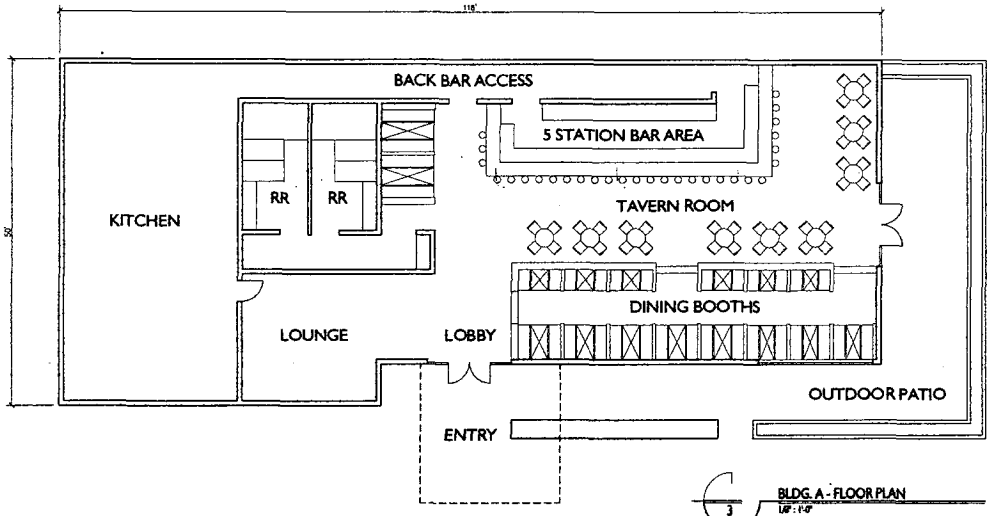
3 BLDG. A - NORTH ELEVATION
1/8" = 1'-0"



3 BLDG. A - SOUTH ELEVATION
1/8" = 1'-0"



3 BLDG. A - WEST ELEVATION
1/8" = 1'-0"



3 BLDG. A - FLOOR PLAN
1/8" = 1'-0"

jones greenwold architecture + interiors
415 w. nobles rd. # 181 las vegas, nevada 89119
www.jgarchitecture.com info@jgarchitecture.com
phone 702.733.1955 | fax 702.733.1255

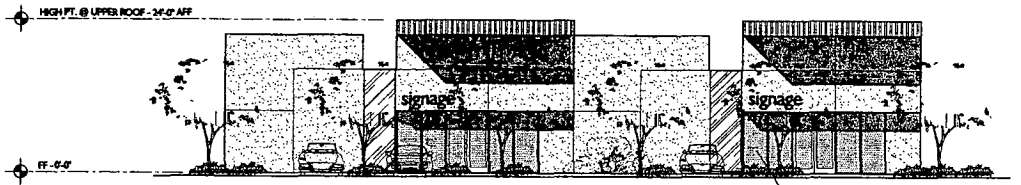
d.velop +

Rancho & Rowland Commercial Center

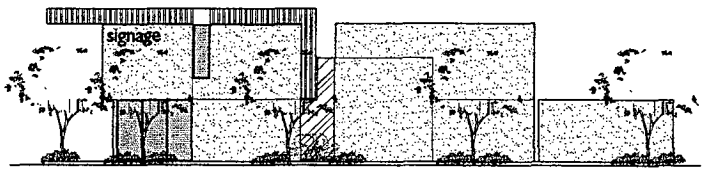
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C2 - COMMERCIAL SUBDIVISION PROPOSAL	DES. REVIEW SUBMITTAL
APN 138.12.110.011 & A LEASED PORTION OF 138.12.102.001	DRAWN BY AJ
LAS VEGAS, NEVADA	DATE - 11.10.03

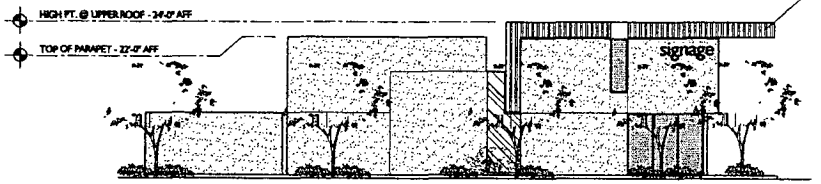
STAFF SDR-3452
1-22-04 PC



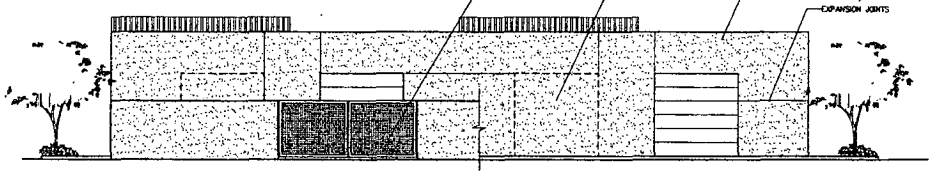
BLDG. B - WEST ELEVATION
1/8" = 1'-0"



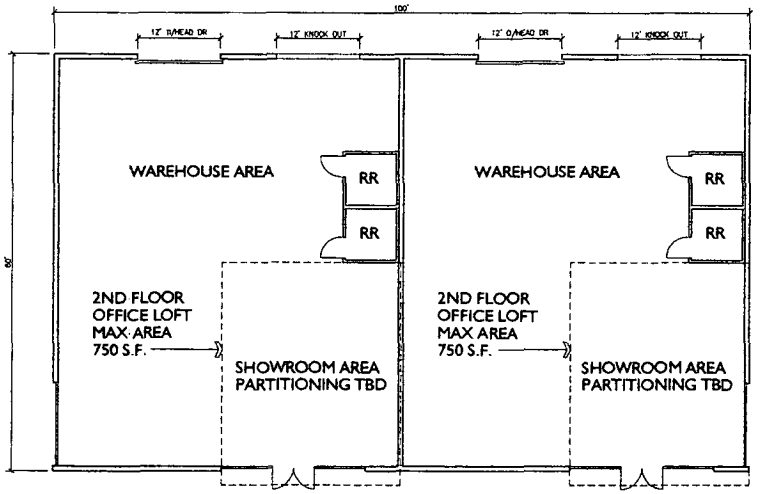
BLDG. B - SOUTH ELEVATION
1/8" = 1'-0"



BLDG. B - NORTH ELEVATION
1/8" = 1'-0"



BLDG. B - EAST ELEVATION
1/8" = 1'-0"



BLDG. B - FLOOR PLAN
1/8" = 1'-0"

BUILDING C FORMS AND FINISHES (NOT SHOWN) TO BE CONSIDERED SIMILAR TO FORMS AND FINISHES SHOWN HERE-IN FOR BUILDING B

jones • greenwold
architecture + interiors
4915 w. russell rd. #181 las vegas, nevada 89118
www.orcig.com | smalldesign@orcig.com
phone 702.733.1252 | fax 702.733.1253

d.velop +

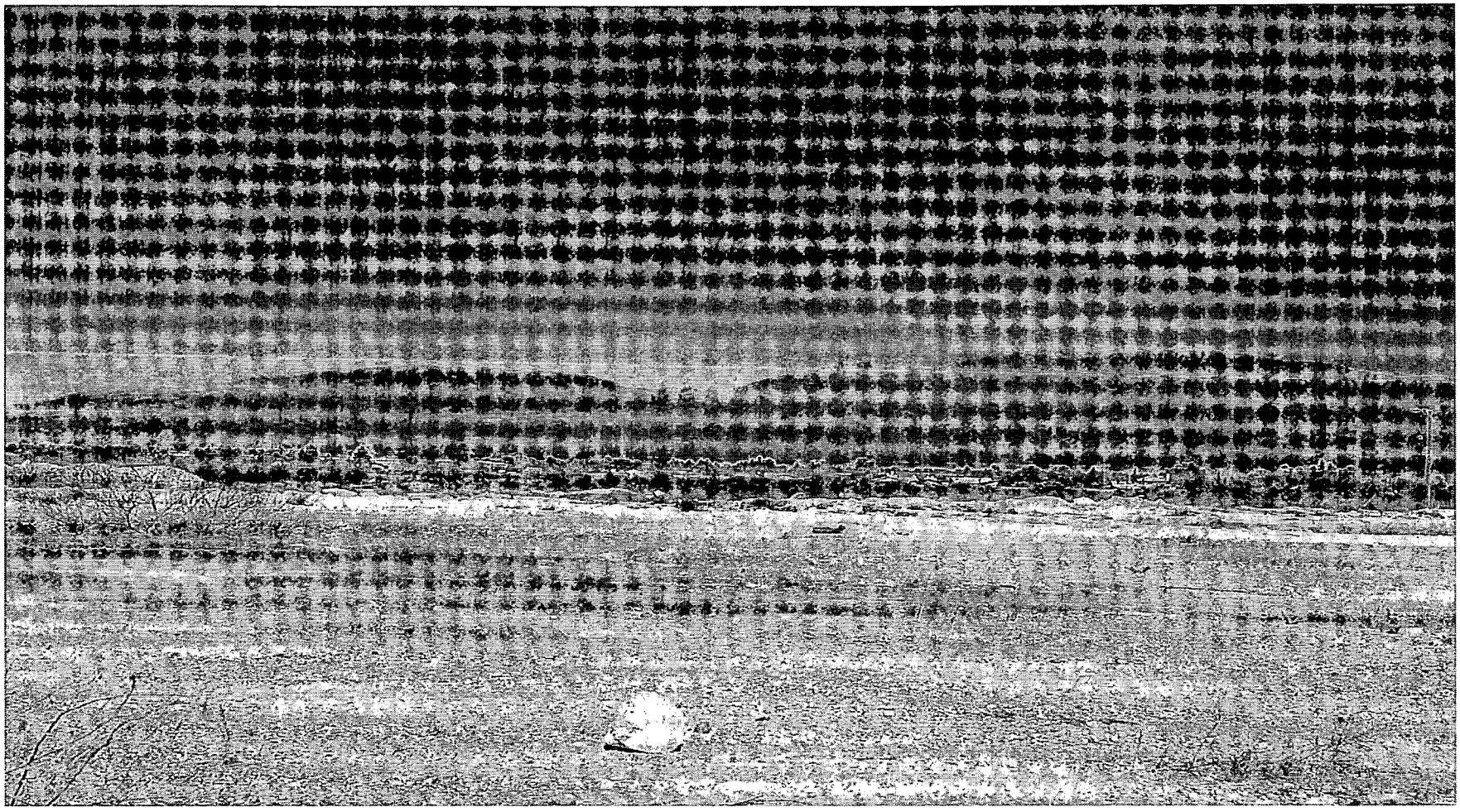
Rancho & Rowland Commercial Center

C2 - COMMERCIAL SUBDIVISION PROPOSAL
APN 138.12.110.011 & A LEASED PORTION OF 138.12.102.001
LAS VEGAS, NEVADA

DES. REVIEW SUBMITTAL
DRAWN BY AJ
DATE - 11.10.03

4

STAFF SDR-3452
1-22-04 PC



SDR-3452 - APPLICANT: RANCHO POINTE AND J. MARIO SANCHEZ - OWNER: TRISISON, LIMITED LIABILITY COMPANY AND HELEN SLAVIN BALDWIN
EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 300 FEET SOUTH OF ALEXANDER ROAD
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



SDR-3452 - APPLICANT: RANCHO POINTE AND J. MARIO SANCHEZ - OWNER: TRISISON, LIMITED LIABILITY COMPANY AND HELEN SLAVIN BALDWIN
EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 300 FEET SOUTH OF ALEXANDER ROAD
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

City of Las Vegas

Agenda Item No. 159

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
VARIANCE - PUBLIC HEARING - **VAR-3800 - APPLICANT/OWNER: RICHARD W. MINNEAR** - Request for a Variance TO ALLOW A 45-FOOT BUILDING HEIGHT WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED, TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED, AND TO ALLOW 50 PARKING SPACES WHERE 58 SPACES ARE REQUIRED on 0.34 acres located at 1711 Bearden Drive (APN: 139-33-402-014 & 015) PD (Planned Development) Zone [PO (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	7	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

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

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 3/11/2004 Planning Commission meeting Item 50

MOTION:
WEEKLY – APPROVED subject to conditions – UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public Hearing open on Item 159 [VAR-3800] and Item 160 [SDR-3799].

MARGARET McMILLAN and her husband DR. RICHARD MINNEAR, 5125 North Cimarron Road, represented their application. MS. McMILLAN explained that they have owned this property for over thirty years and are considering modernizing the existing building. She stated that they concur with staff's recommendations and agree to all conditions.

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, commended the applicants and agreed that the proposed project is just what the City desires for this area of the Medical District. JOHNNY VENTURA came forward and agreed with MR. FARLOW'S comments.

COUNCILMAN WEEKLY spoke of concerns expressed by some adjacent doctors with regard to parking; however, he stated that the applicants' proposal to construct underground parking would alleviate those concerns.

MAYOR GOODMAN declared the Public Hearing closed on Item 159 [VAR-3800] and Item 160 [SDR-3799].

NOTE: All discussion for Item 159 [VAR-3800] and Item 160 [SDR-3799] was held under Item 159 [VAR-3800].

(2:31 – 2:35)

4-54

CONDITIONS:

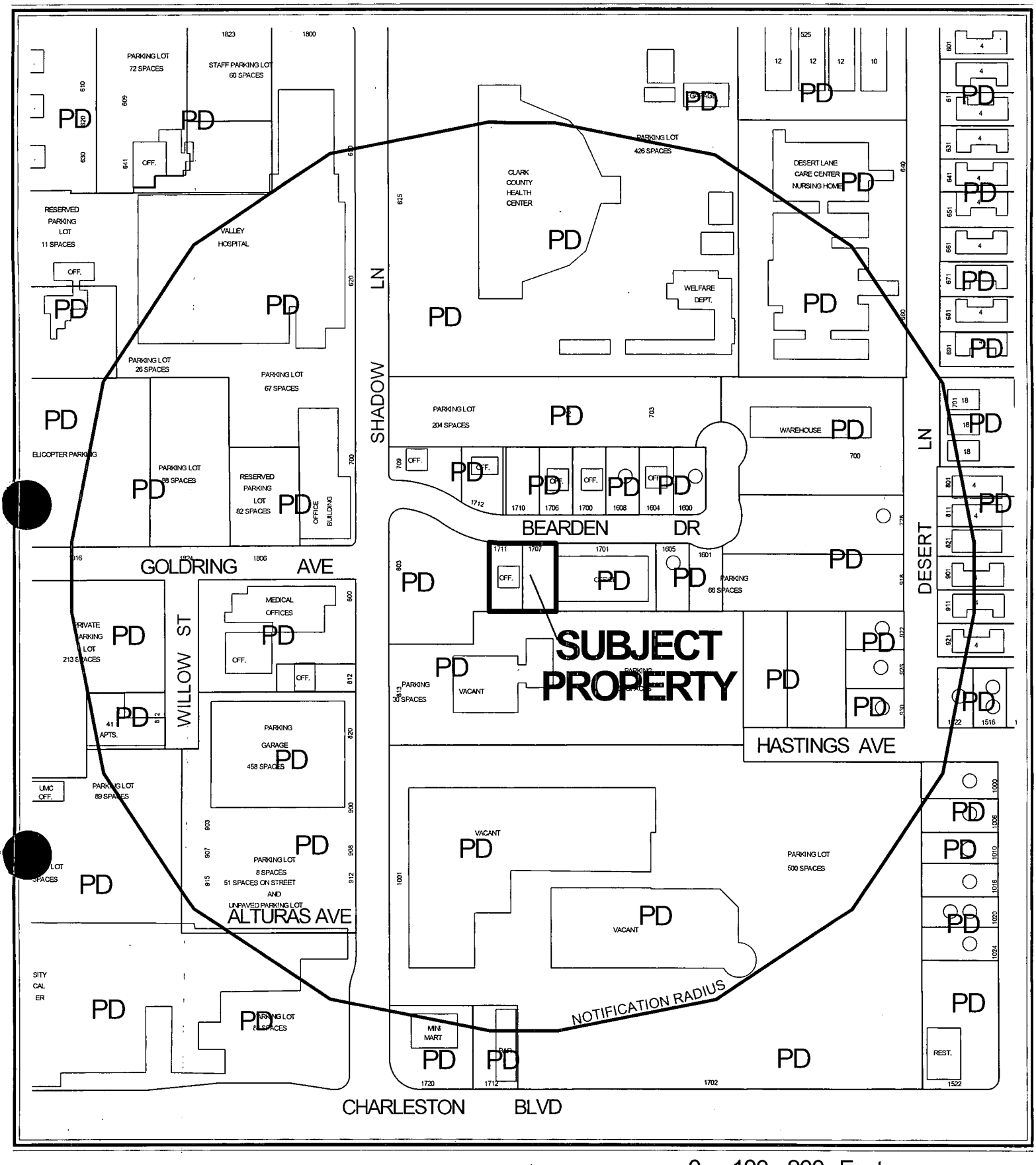
Planning and Development

1. Approval of a Variance is granted herein to the height and rear setback standards of the Medical Office District pursuant to submitted plan.

2. Approval of and conformance to Site Development Plan Review (SDR-3799) by the Planning Commission and City Council.

3. 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.

4. Conformance to all other development standards of the Medical Office District.

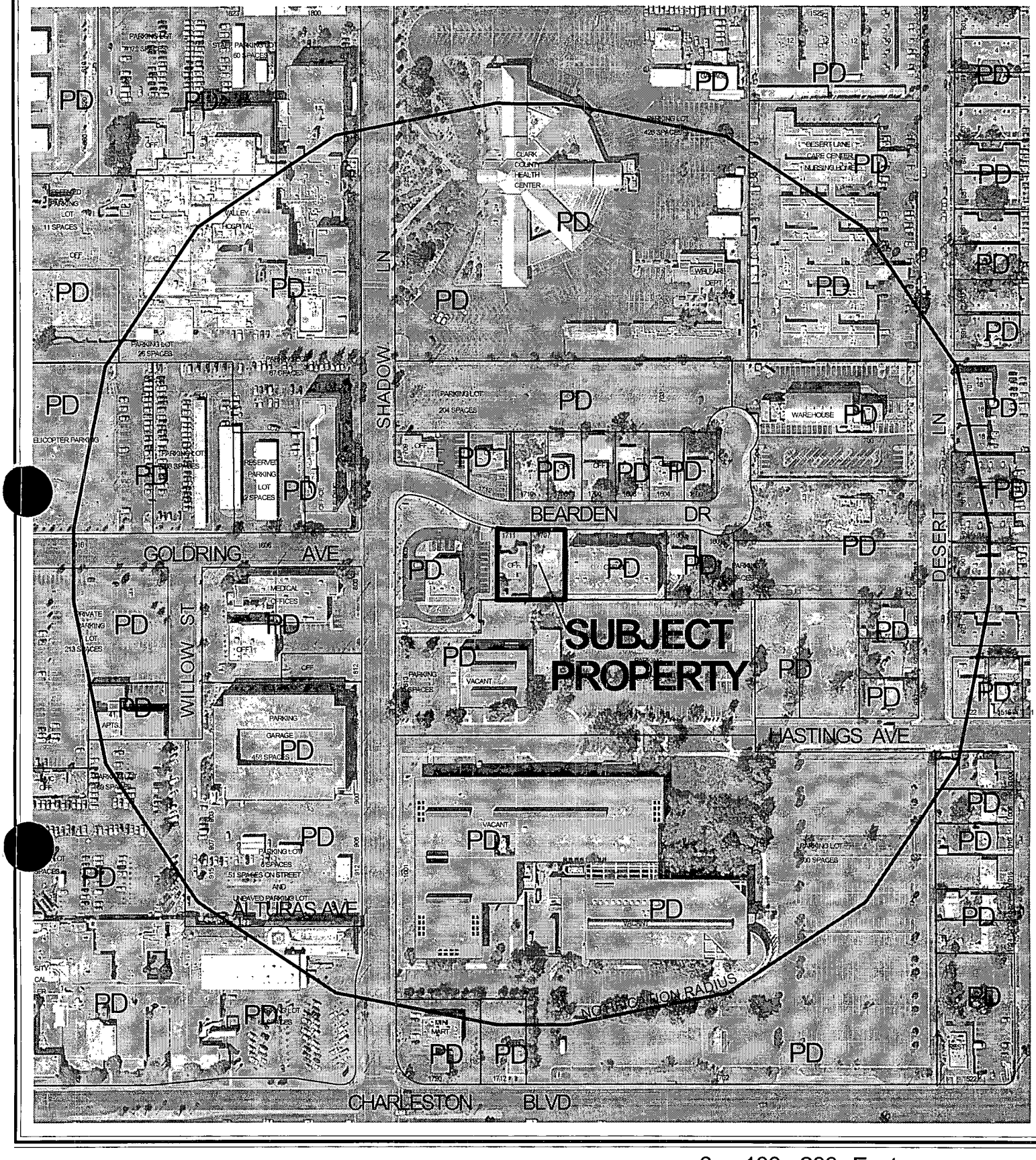


CASE: **VAR-3800**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [PO (PROFESSIONAL OFFICE) LAS VEGAS MEDICAL DISTRICT SPECIAL LAND USE DESIGNATION]



0 100 200 Feet

CASE: **VAR-3800**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [PO (PROFESSIONAL OFFICE) LAS VEGAS MEDICAL DISTRICT SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-3800 - APPLICANT/OWNER: RICHARD W. MINNEAR

** CONDITIONS **

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

Planning and Development

1. Approval of a Variance is granted herein to the height and rear setback standards of the Medical Office District pursuant to submitted plan.

2. Approval of and conformance to Site Development Plan Review (SDR-3799) by the Planning Commission and City Council.

3. 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.

4. Conformance to all other development standards of the Medical Office District.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for relief from three standards of the Las Vegas Medical District Neighborhood Plan:

1) To allow a 45-foot tall building where two stories or 35 feet, whichever is less, is the maximum building height permitted;
2) To allow a rear setback of 10 feet where 15 feet is the minimum required; and
3) To allow 50 parking spaces where 58 spaces are the minimum number of spaces required. In calculating the site plan as submitted, the relief requested should be to allow 50 spaces where 65 spaces are the minimum number of spaces required.

This would accommodate a proposed mixed residential/office project on a 14,805 square-foot site located at 1711 Bearden Drive.

B) Applicant's Justification

While no specific reasons are provided for granting the request, the applicant states approval will result in convenient living and professional office space to serve the heart of the Medical District area.

BACKGROUND INFORMATION

A) Previous Actions

05/27/97 The City Council approved a request for a Rezoning (Z-0020-97) of the entire area covered by the Medical District Plan from R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Downtown Apartment), R-E (Residence Estates), P-R Professional Office and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to PD (Planned Development). The Planning Commission and staff recommended approval on 04/24/97.

06/19/02 The City Council approved an update to the Las Vegas Medical District Plan [Z-0020-97 (33)]. The Planning Commission and staff recommended approval on 04/11/02.

03/11/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #50/dc).

B) Pre-Application Meeting

01/14/04 It was determined that a Variance to the height and setbacks standards of the Medical Office District would be needed to construct the project as presented. Type B streetscape would be required and the project will be exempt from providing pedestrian open space and the plaza requirement. The applicant was advised of the requirements for submitting Variance and Site Development Plan Review applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.34 (14,805 square feet)

B) Existing Land Use

Subject Property:	Office
North:	Office
South:	Office
East:	Office
West:	Financial Institution, General

C) Planned Land Use

Subject Property:	P-O	Professional Office
North:	P-O	Professional Office
South:	MD-1	Medical Support
East:	P-O	Professional Office
West:	P-O	Professional Office

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

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

The site lies within the Las Vegas Medical District Plan Area, adopted by the City Council on 06/19/02. The overall plan area is bounded by Charleston Boulevard on the south, Rancho Drive to the west, Alta Drive to the north and Martin L. King Boulevard to the east. The overall purpose of the Medical District is to provide a regional medical district, which provides a complete range of medically related services. Other compatible and supporting uses are also encouraged.

This particular site is designated P-O (Professional Office). This category is intended to allow the conversion of existing single-family residential structures to low intensity commercial uses, as well as administrative and professional offices.

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. Lot Size	None	14,805	Y
Min. Lot Width	Existing	120 Feet	Y
Min. Setbacks			
• Front	5-15 Feet	20 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	15 Feet	10 Feet	N
Max. Lot Coverage	50 %	49.3%	Y
Max. Building Height	2 Stories / 35 Feet	4 Stories/45 Feet	N
Trash Enclosure	Yes	Not indicated	N
Loading Zone	Yes	Not indicated	N

The proposal does not meet the rear setbacks for the Professional Office category. The purpose of this application is for relief from these standards. The locations of the trash enclosure and loading area are not clearly defined and will be required by condition of the Site Development Plan Review.

A2) Residential Adjacency Standards

Residential Adjacency Standards are not applicable.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Mixed Office/ Residential (Title 19 standard for Office, Medical and Dental)	6,800 square feet	1 space/200 s.f. up to 2,000 s.f. + 1 space/175 s.f for remainder	10 spaces 28 spaces			
Apartments	8 2-bdrm units 4 1-bdrm units 4 studio units Guest parking	1.75 spaces/unit 1.25 spaces/unit 1.25 spaces/unit 1 guest space/every 6 units total	14 spaces 5 spaces 5 spaces 3 spaces			
Totals			65 spaces	3 spaces	50 spaces	2 spaces

The proposal is 15 parking spaces and one handicap space short of meeting the standards of the Code. This Variance request includes relief from this standard.

A4) Landscape and Open Space Standards

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

Standards	Required Ratio	Required Trees	Provided
Parking Area	1 Tree/6 Spaces	9 Trees	Since all parking is enclosed, this standard does not apply
Buffer: • Min. Trees	1 Tree/ 20 Linear Feet exterior perimeter (120 Feet) 1 Tree/30 Linear Feet interior perimeter (367 Feet)	6 Trees 13 Trees	4 Trees 5 Trees

The plan as submitted does not meet the standards of the Code. The applicant has not requested any landscaping waivers. The site plan shows four 24-inch box Modesto Ash trees along Bearden Drive and four-24 inch box Mondel Pines along the south property line. The landscape plan as submitted does not meet the standards of the Code. A condition of site plan approval will require the addition of additional trees and shrubs to meet Code requirements.

B) General Analysis and Discussion

The applicant is proposing a mixed office/residential project on this site, which is strongly encouraged in the Medical District Office Plan. Objective 1.1 encourages the transition of former single-family areas to medical/commercial uses. Policy 1.2.1 encourages the provision of pedestrian scale uses. Goal 4 encourages the maintenance of a balance of land uses within the Plan area to protect the character of the area.

This proposal is exactly the type of development these goals, objectives and policies of the Plan encourages. Also, the area to the south is designated MD-1, which allows 45-foot tall structures. Based on the need to achieve the goals, objectives and policies of the plan, the minor deviation from standards and the overall development pattern, approval of the Variance can be recommended.

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."

In this instance, advancement and achievement of the goals, objectives and policies of the Medical Office District outweighs the need for strict conformance to Code standards. Therefore, the Variance is in the best interest of the overall health, safety and welfare of City residents.

PLANNING COMMISSION ACTION

At the Planning Commission hearing there were two speakers in opposition and one in favor.

NOTICES MAILED 39 by City Clerk

APPROVALS 1

PROTESTS 7

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-3800 APN: 139-33-402-015

Name of Property Owner: RICHARD MINNEAR

Name of Applicant: RICHARD MINNEAR.

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: Chad Vellinga

Print Name: CHAD VELLINGA

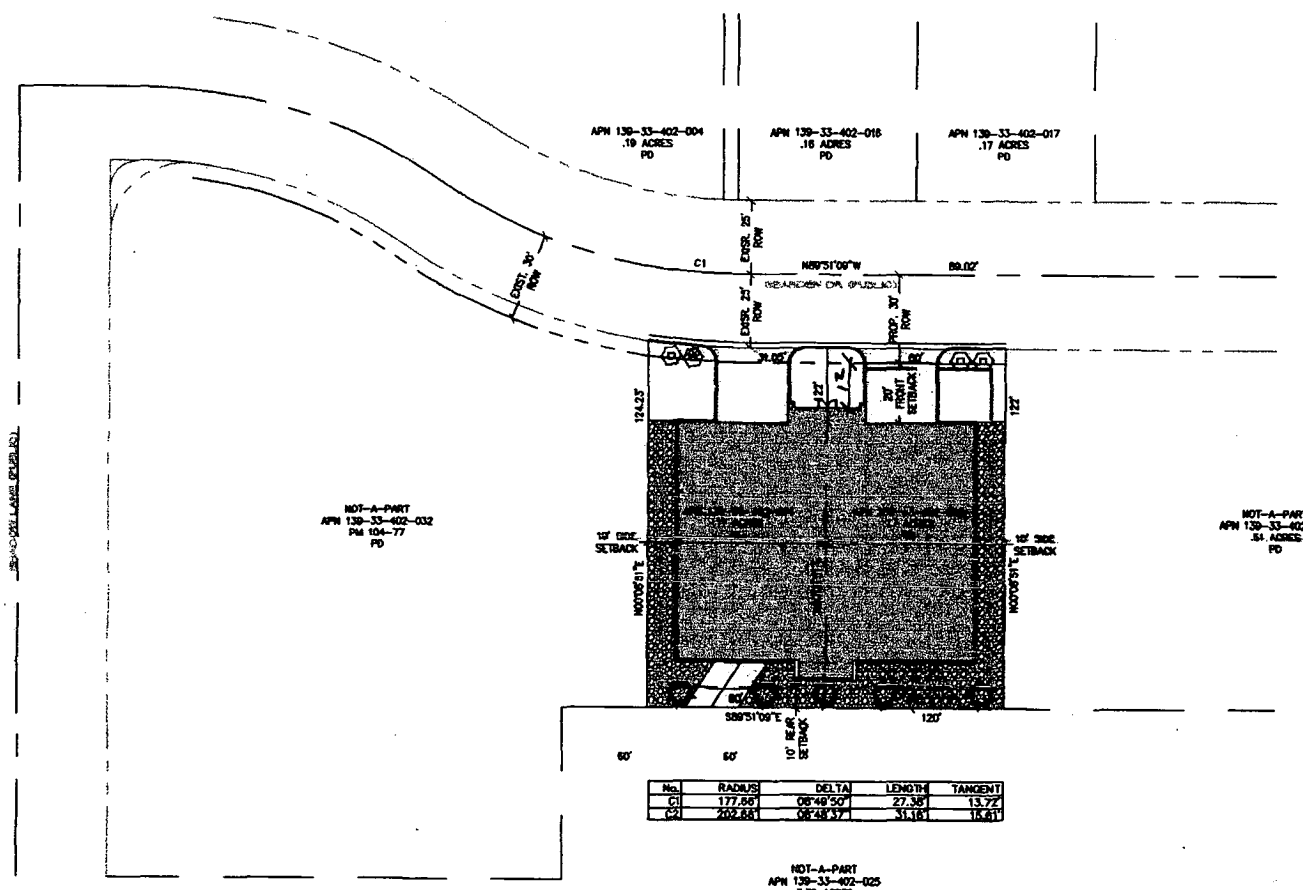
Subscribed and sworn before me

This 27th day of Jan, 2004

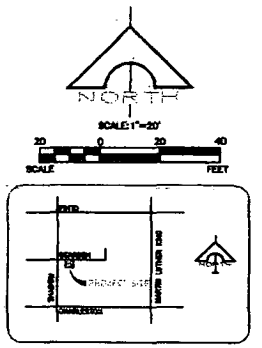
Carol S. Sullivan

Notary Public in and for said County and State

CAROL S. SULLIVAN
Notary Public - State of Nevada
Appointment Recorded in Clark County
My Appointment Expires Feb. 14, 2005
90-2347-1



No.	RADIUS	DELTA	LENGTH	TANGENT
C1	177.66'	08°48'50"	27.38'	13.72'
C2	202.66'	08°48'37"	31.16'	15.61'



VICINITY MAP

SITE INFORMATION

CURRENT ZONING: PD
JURISDICTION: CITY OF LAS VEGAS
APNs: 139-33-402-014 & 015

TOTAL SITE ACREAGE
GROSS: 0.41 ACRES
NET: 0.34 ACRES

PROPOSED USE: RESIDENTIAL/PROFESSIONAL OFFICE
BUILDING HEIGHT: 45 FEET
NUMBER OF APTS: 16
OFFICE SPACE: 6,800 SF

BUILDING SETBACKS:
FRONT: 20 FT. MIN.
SIDE: 8-FT. MIN. (0')
REAR: 10 FT. MIN.

REQUIRED OPEN SPACE
REQUIRED: NONE
PROVIDED: 3,788 SF

SYMBOL LEGEND

PLANTING LEGEND

NOTE: 3/4" SCREENED B.G. PINK COAT, 3" DEEP IN ALL SHRUB AREAS

THIS INFORMATION IS FOR CONCEPTUAL DISPLAY PURPOSES ONLY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.

DATE PREPARED: JAN. 2004

OWNER / DEVELOPER
BEARDEN DRIVE DEVELOPMENT, LLC

CHAD VELLINGA, P.E.
CIVIL ENGINEER L.L.C.
1311 S. RAINBOW, STE. 148
LAS VEGAS, NV 89146
(702) 645-8866
FAX (702) 645-8870

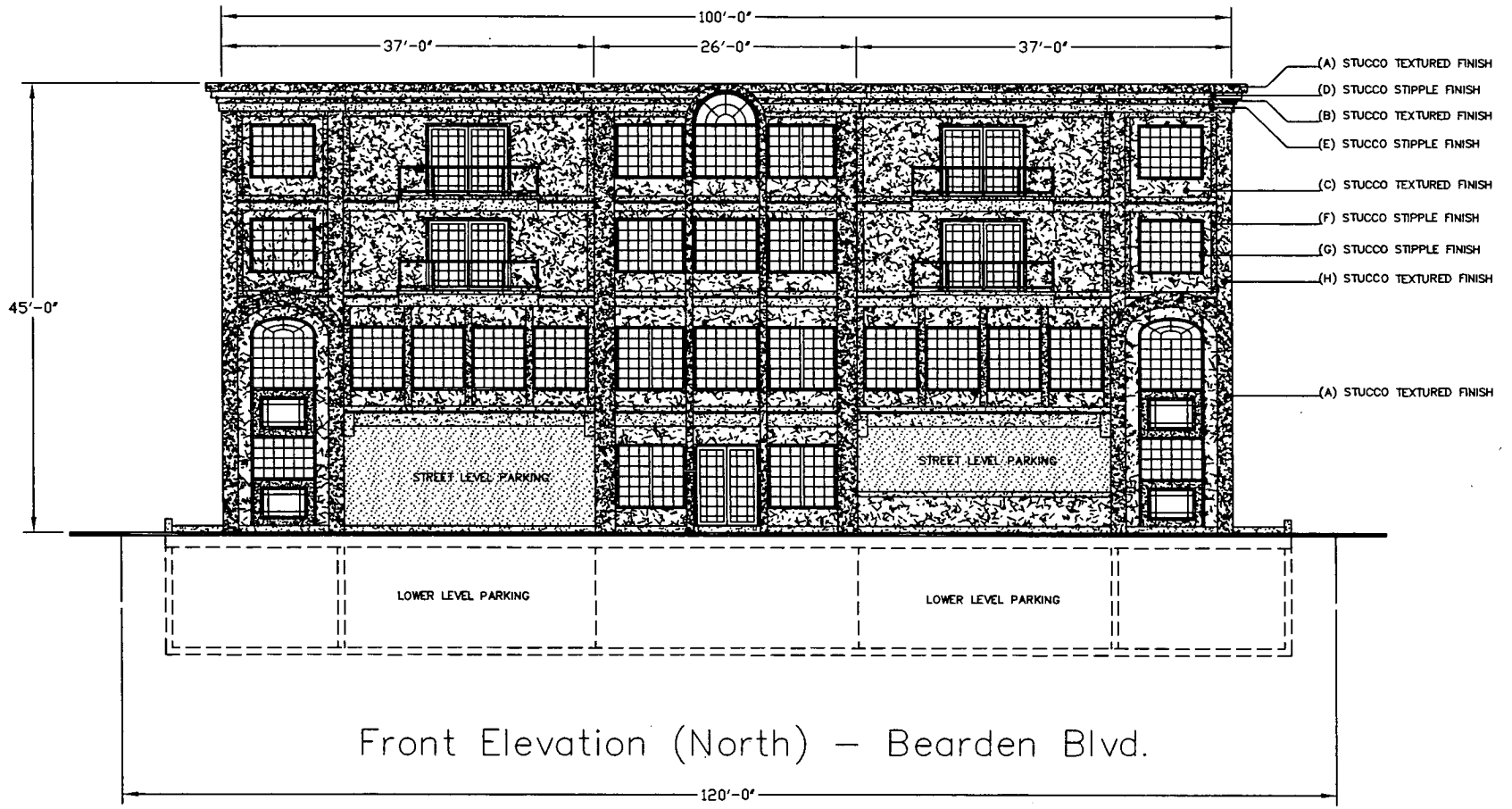
PROJECT: A COMMERCIAL DEVELOPMENT AT BEARDEN DR AND SHADOW LANE

DRAWING TITLE: SITE/LANDSCAPE PLAN

SCALE: 1" = 20'
JOB NO.: —
DRAWN BY: MPVA
CHECKED BY: CCV
SHEET NO.: 1 OF —

APPROVAL | DESCRIPTION | DATE | BY | REV'D

VAR-3800
03-11-04 PC
REVISED 02-17-04



Front Elevation (North) – Bearden Blvd.

120'-0"

SITE AREA 14,660 Sq.Ft.
BUILDING FOOTPRINT 7,218 Sq.Ft.
PROPOSED LOT COVERAGE 49.23%
MAX. LOT COVERAGE ALLOWED 50.00%

PROPOSED BUILDING HEIGHT 45'
MAXIMUM BUILDING HEIGHT ALLOWED 45'

VAR-3800
SDR-3799
03-11-04 PC

IOT Design Group
Custom Design Service
LARRY O. THRONDSEN
22830-88th Avenue West
Edmonds, WA. 98026-8232
Phone 425.640.8258 Cel. 425.478.4814

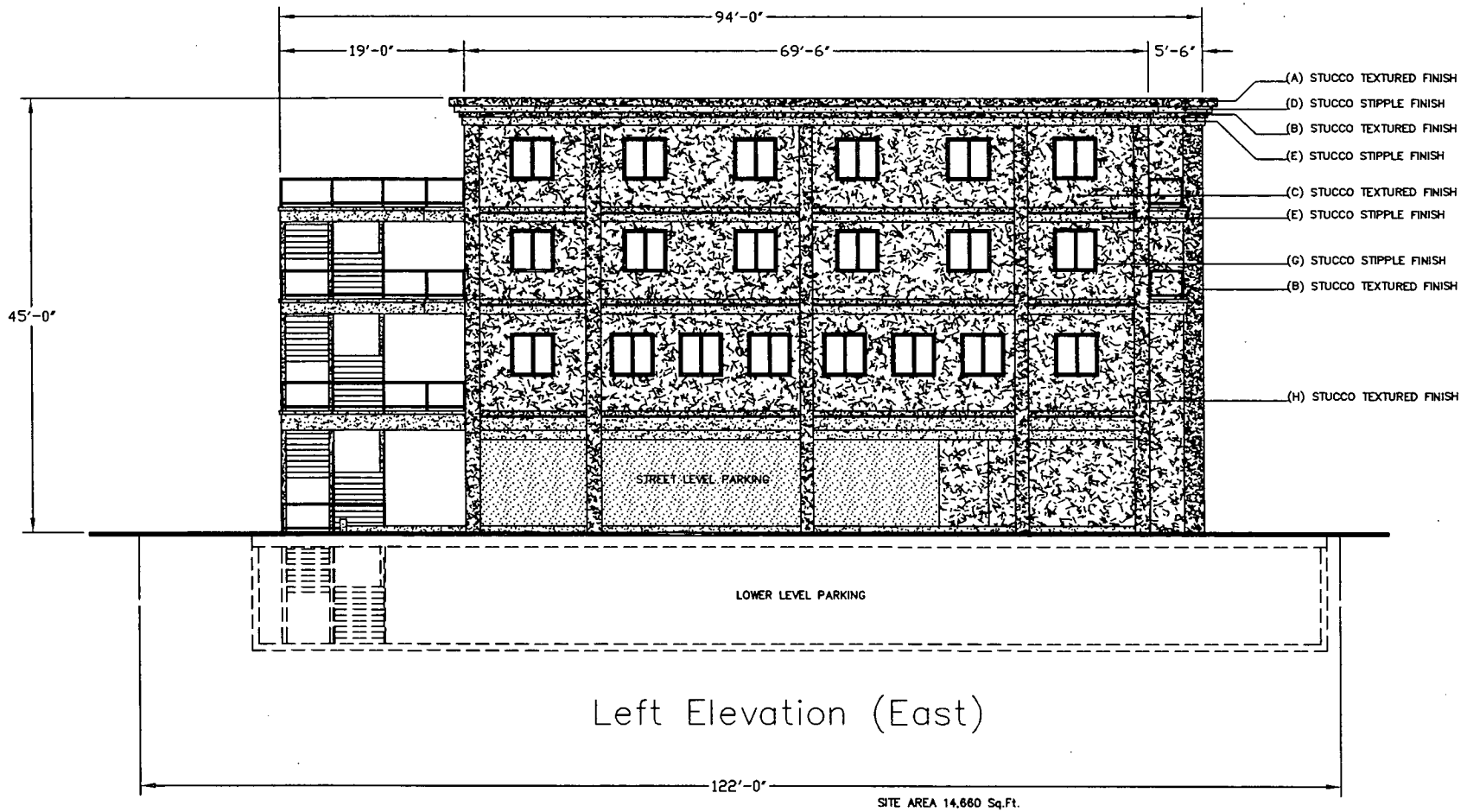
BEARDEN DRIVE
DEVELOPMENT LLC.
1253 AUTUMN WIND WAY
HENDERSON, NV 89052
702.897.3096

PROPOSED NEW BUILDING FOR:
HEALTH CARE OFFICES / CLINICS / PRACTITIONERS – APARTMENTS / CONDOMINIUMS
1707 – 1711 BEARDEN DRIVE
LAS VEGAS, NEVADA

CONTENTS
FRONT ELEVATION (NORTH)

DATE
1/26/2004

Drawing No.
A–1



Left Elevation (East)

SITE AREA 14,660 Sq.Ft.
BUILDING FOOTPRINT 7,218 Sq.Ft.
PROPOSED LOT COVERAGE 49.23%
MAX. LOT COVERAGE ALLOWED 50.00%

PROPOSED BUILDING HEIGHT 45'
MAXIMUM BUILDING HEIGHT ALLOWED 45'

VAR-3800
SDR-3799
03-11-04 PC

LOT Design Group
Custom Design Service
LARRY O. THRONDSEN
22630-86th Avenue West
Edmonds, WA. 98026-8232
Phone 425.640.8258 Cell 425.478.4814

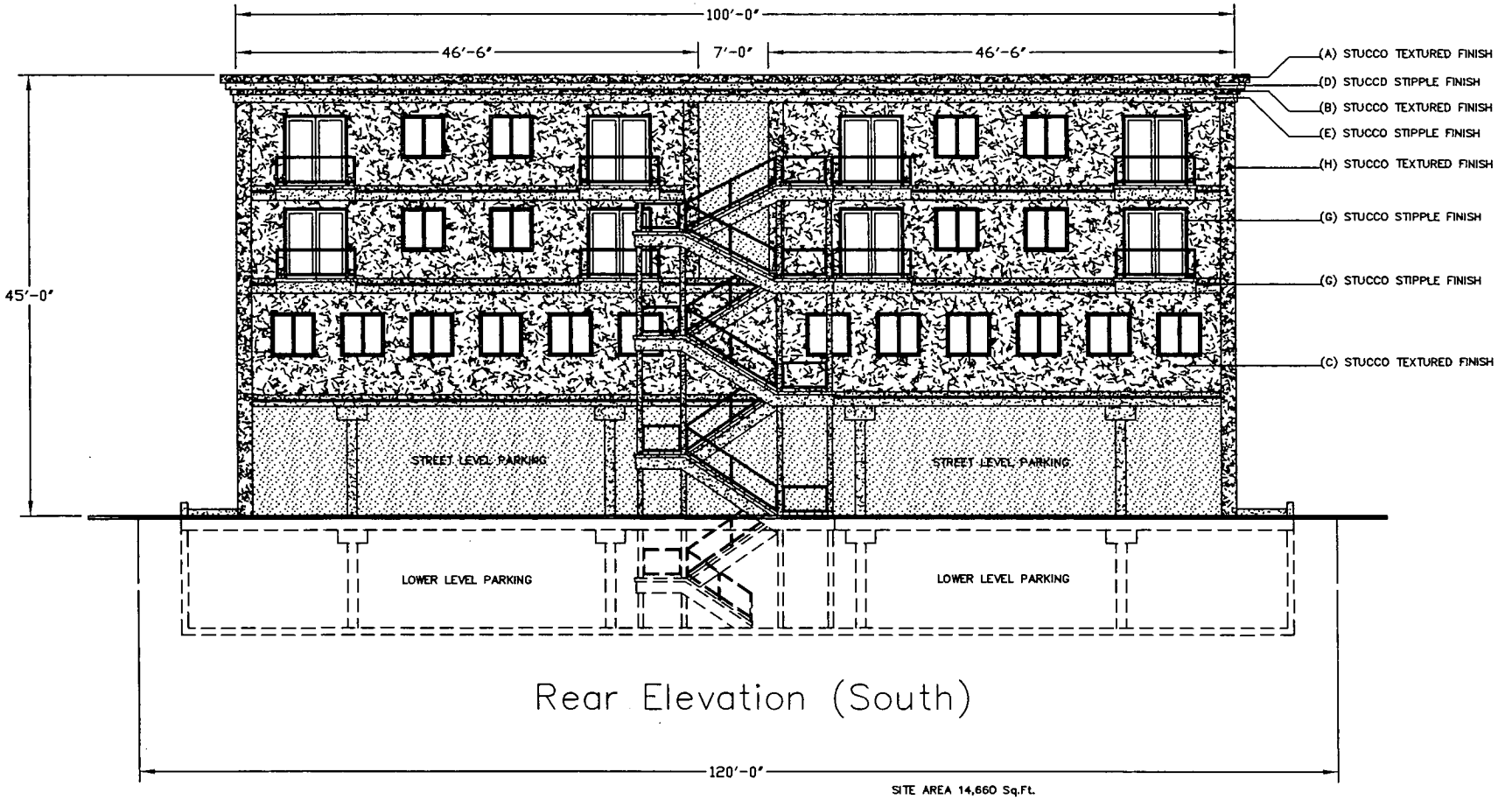
PROPOSED NEW BUILDING FOR:
HEALTH CARE OFFICES / CLINICS / PRACTITIONERS - APARTMENTS / CONDOMINIUMS
1707 - 1711 BEARDEN DRIVE
LAS VEGAS, NEVADA

BEARDEN DRIVE
DEVELOPMENT LLC.
1253 AUTUMN WIND WAY
HENDERSON, NV 89052
702.897.3096

CONTENTS
LEFT ELEVATION EAST

DATE
1/26/2004

Drawing No.
A-2



Rear Elevation (South)

SITE AREA 14,660 Sq.Ft.
BUILDING FOOTPRINT 7,218 Sq.Ft.
PROPOSED LOT COVERAGE 49.23%
MAX. LOT COVERAGE ALLOWED 50.00%

PROPOSED BUILDING HEIGHT 45'
MAXIMUM BUILDING HEIGHT ALLOWED 45'

VAR-3800
SDR-3799
03-11-04 PC

LOT Design Group
Custom Design Service
LARRY O. THRONDSEN
22838-88th Avenue West
Edmonds, Wa. 98026-8232
Phone 425.848.8258 Cell 425.478.4814

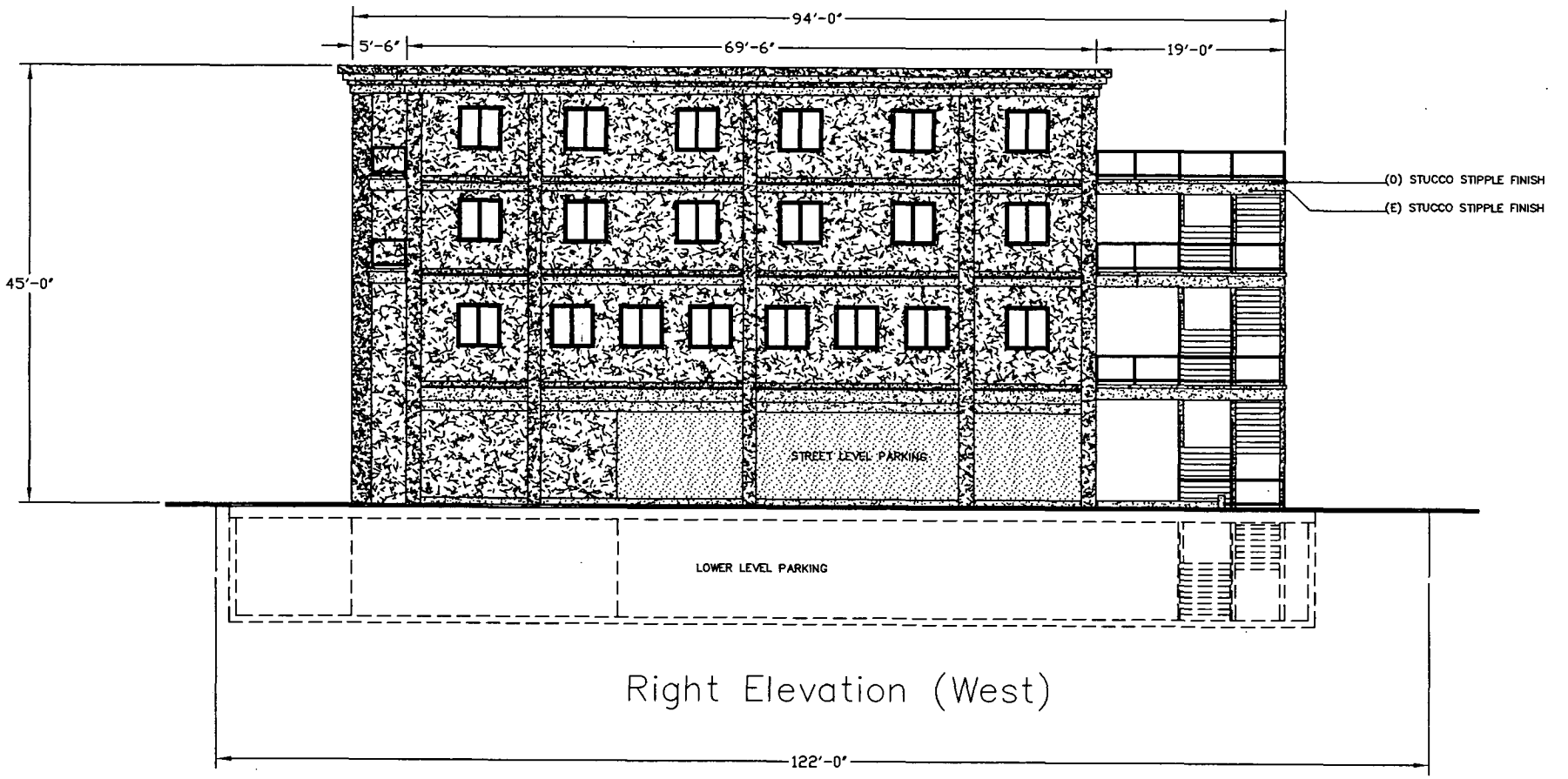
BEARDEN DRIVE
DEVELOPMENT LLC.
1253 AUTUMN WIND WAY
HENDERSON, NV 89052
702.897.3096

PROPOSED NEW BUILDING FOR:
HEALTH CARE OFFICES / CLINICS / PRACTITIONERS - APARTMENTS / CONDOMINIUMS
1707 - 1711 BEARDEN DRIVE
LAS VEGAS, NEVADA

CONTENTS
REAR ELEVATION SOUTH

DATE
1/26/2004

Drawing No.
A-3



Right Elevation (West)

SITE AREA 14,660 Sq.Ft.
BUILDING FOOTPRINT 7,218 Sq.Ft.
PROPOSED LOT COVERAGE 49.23%
MAX. LOT COVERAGE ALLOWED 50.00%

PROPOSED BUILDING HEIGHT 45'
MAXIMUM BUILDING HEIGHT ALLOWED 45'

VAR-3800
SDR-3799
03-11-04 PC

LOT Design Group
Custom Design Service
LARRY O. THRONDSEN
22630-88th Avenue West
Edmonds, WA. 98026-8232
Phone 425.640.8258 Cel. 425.478.4814

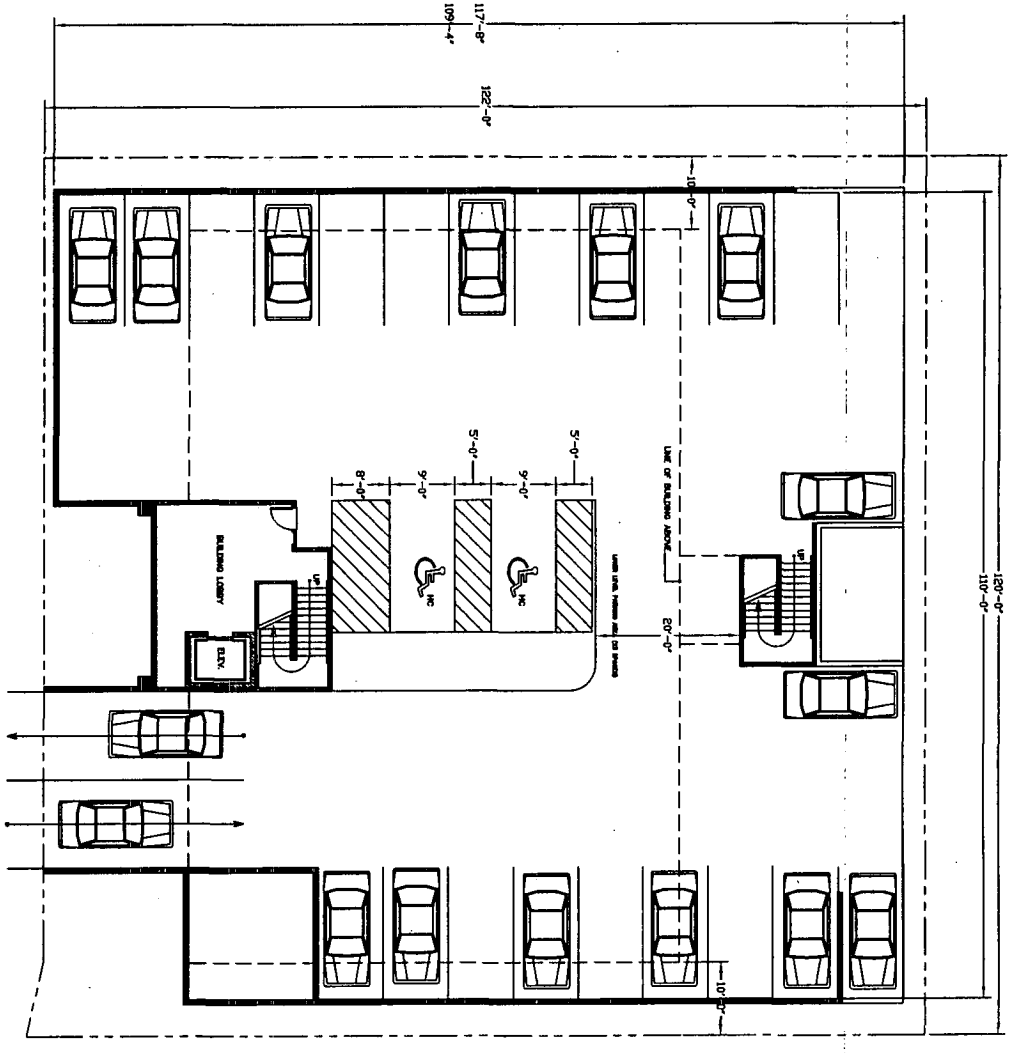
BEARDEN DRIVE
DEVELOPMENT LLC.
1253 AUTUMN WIND WAY
HENDERSON, NV 89052
702.897.3096

PROPOSED NEW BUILDING FOR:
HEALTH CARE OFFICES / CLINICS / PRACTITIONERS - APARTMENTS / CONDOMINIUMS
1707 - 1711 BEARDEN DRIVE
LAS VEGAS, NEVADA

CONTENTS
RIGHT ELEVATION WEST

DATE
1/26/2004

Drawing No.
A-4



Lower Level Parking

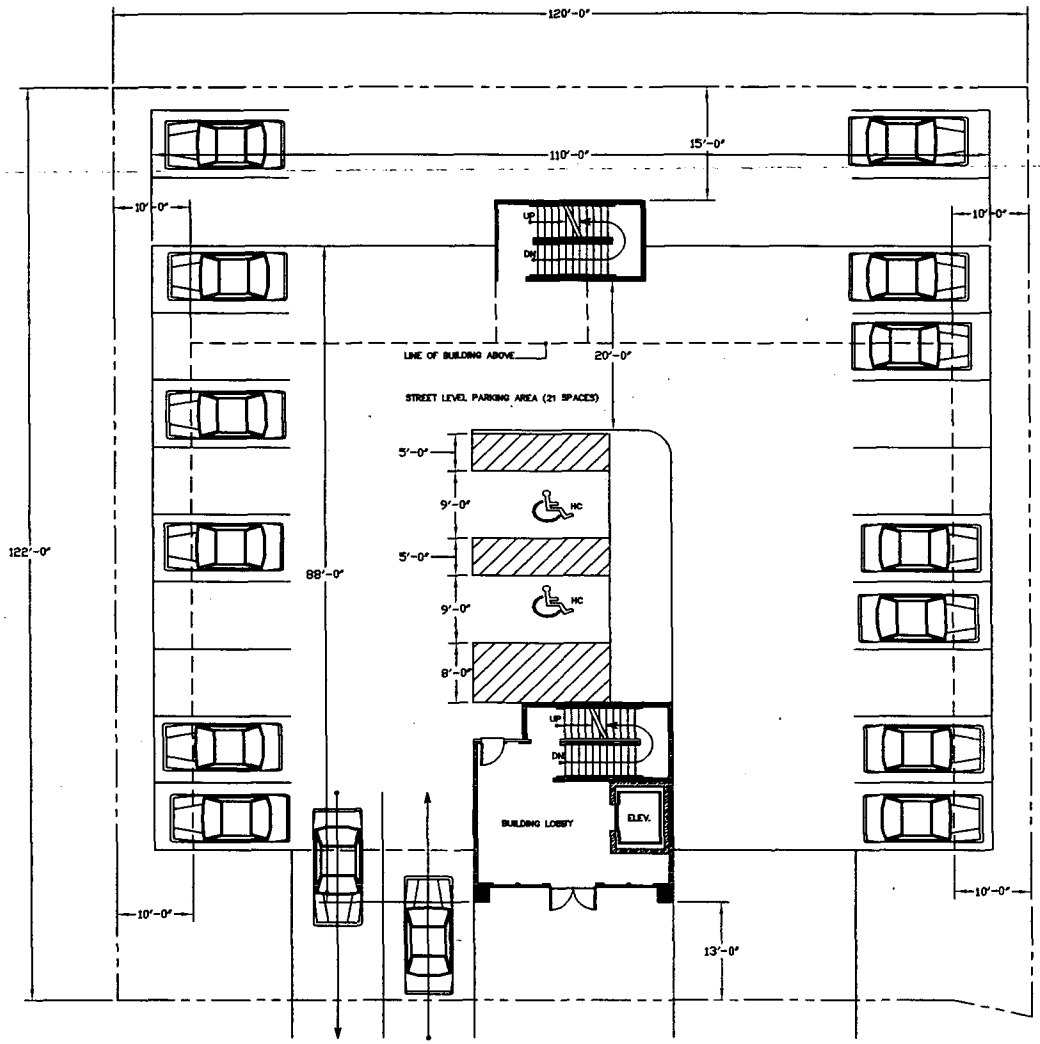
FRONT SETBACK 5-15 FEET
SIDE SETBACK 10 FEET
REAR SETBACK 15 FEET

SITE AREA 14,960 Sq.Ft.
BUILDING FOOTPRINT 7,210 Sq.Ft.
PROPOSED LOT COVERAGE 48.22%
MAX. LOT COVERAGE ALLOWED 50.00%

PROPOSED BUILDING HEIGHT 45'
MAXIMUM BUILDING HEIGHT ALLOWED 45'

VAR-3800
SDR-3799
03-11-04 PC

Drawing No. A-5	DATE 1/26/2004	CONTENTS LOWER LEVEL PARKING	PROPOSED NEW BUILDING FOR: HEALTH CARE OFFICES / CLINICS / PRACTITIONERS – APARTMENTS / CONDOMINIUMS 1707 – 1711 BEARDEN DRIVE LAS VEGAS, NEVADA	BEARDEN DRIVE DEVELOPMENT LLC. 1253 AUTUMN WIND WAY HENDERSON, NV 89052 702.897.3096	LOT Design Group Custom Design Service LARRY O. THRONDSEN 22630-88th Avenue West Edmonds, WA. 98026-8232 Phone 425.840.8258 Cel. 425.476.4814



Street Level Parking

FRONT SETBACK 5-15 FEET
BUILDING FRONT SETBACK 13 FEET
SIDE SETBACK 10 FEET
REAR SETBACK 15 FEET

SITE AREA 14,060 Sq.Ft.
BUILDING FOOTPRINT 7,218 Sq.Ft.
PROPOSED LOT COVERAGE 46.23%
MAX. LOT COVERAGE ALLOWED 50.00%

PROPOSED BUILDING HEIGHT 45'
MAXIMUM BUILDING HEIGHT ALLOWED 45'

Bearden Blvd.

VAR-3800
SDR-3799
03-11-04 PC

LOT Design Group
Custom Design Service
LARRY O. THRONDSEN
22430-66th Avenue West
Edmonds, WA. 98026-8232
Phone 425.648.8258 Cell 425.478.4814

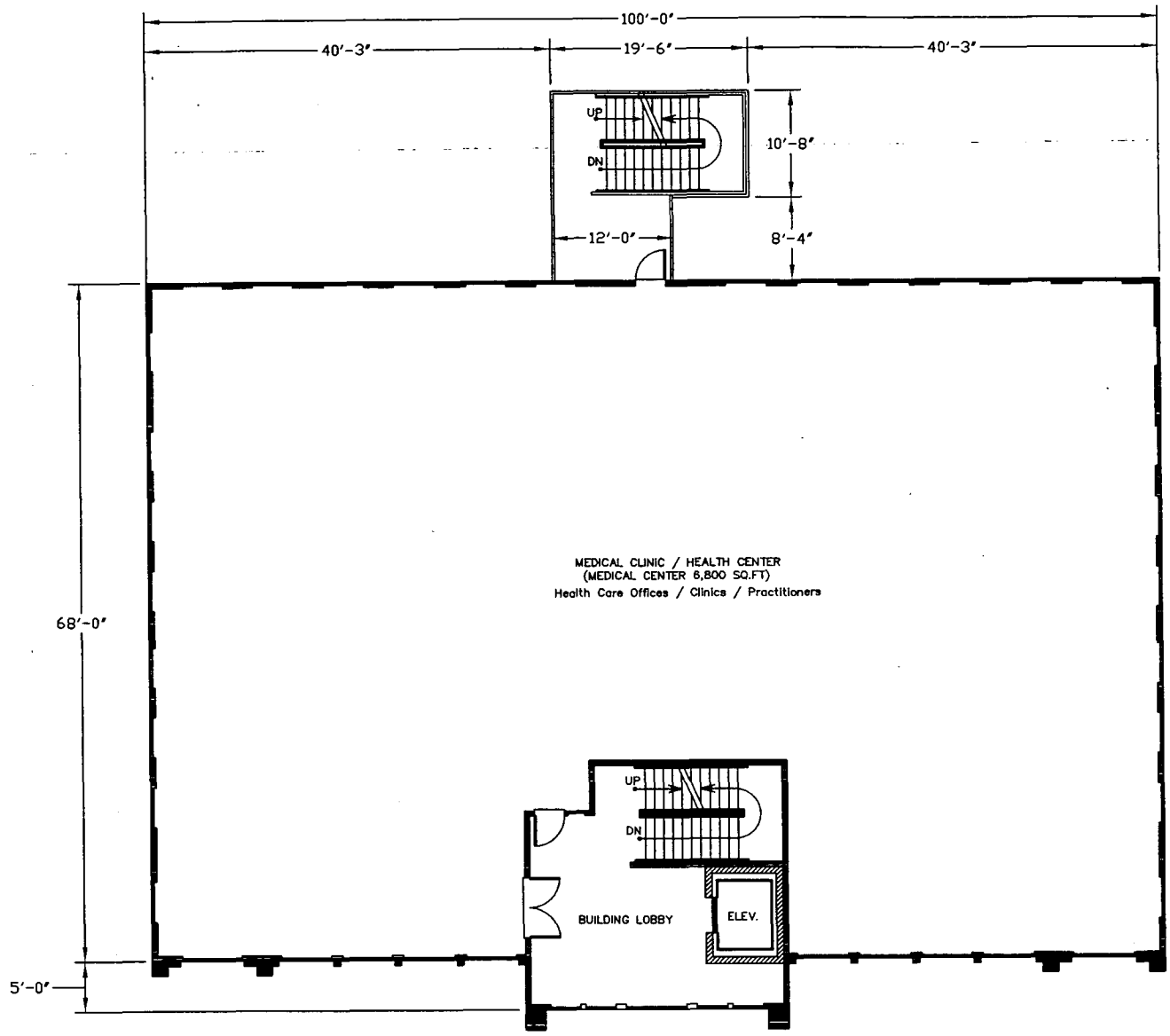
DAVID & DARLENE STERN
907 – 10TH ST.
MUKILTEO, WASHINGTON
425.265.0917

PROPOSED NEW RESIDENCE FOR:
DAVID & DARLENE STERN
SEASCAPE ESTATES -- LOT C .67 AC.
PARCEL NO. S6205-00-09007-1
WHIDBEY ISLAND, WASHINGTON.

CONTENTS
STREET LEVEL PARKING

DATE
1/26/2004

Drawing No.
A–6



SITE AREA 14,660 Sq.Ft.
BUILDING FOOTPRINT 7,218 Sq.Ft.
PROPOSED LOT COVERAGE 49.23%
MAX. LOT COVERAGE ALLOWED 50.00%

PROPOSED BUILDING HEIGHT 45'
MAXIMUM BUILDING HEIGHT ALLOWED 45'

VAR-3800
SDR-3799
03-11-04 PC

Medical Clinic / Health Center Second Floor

LT Design Group
Custom Design Service
LARRY O. THRONDSEN
22838-08th Avenue West
Edmonds, WA. 98026-4232
Phone 425.648.8258 Cel. 425.478.4814

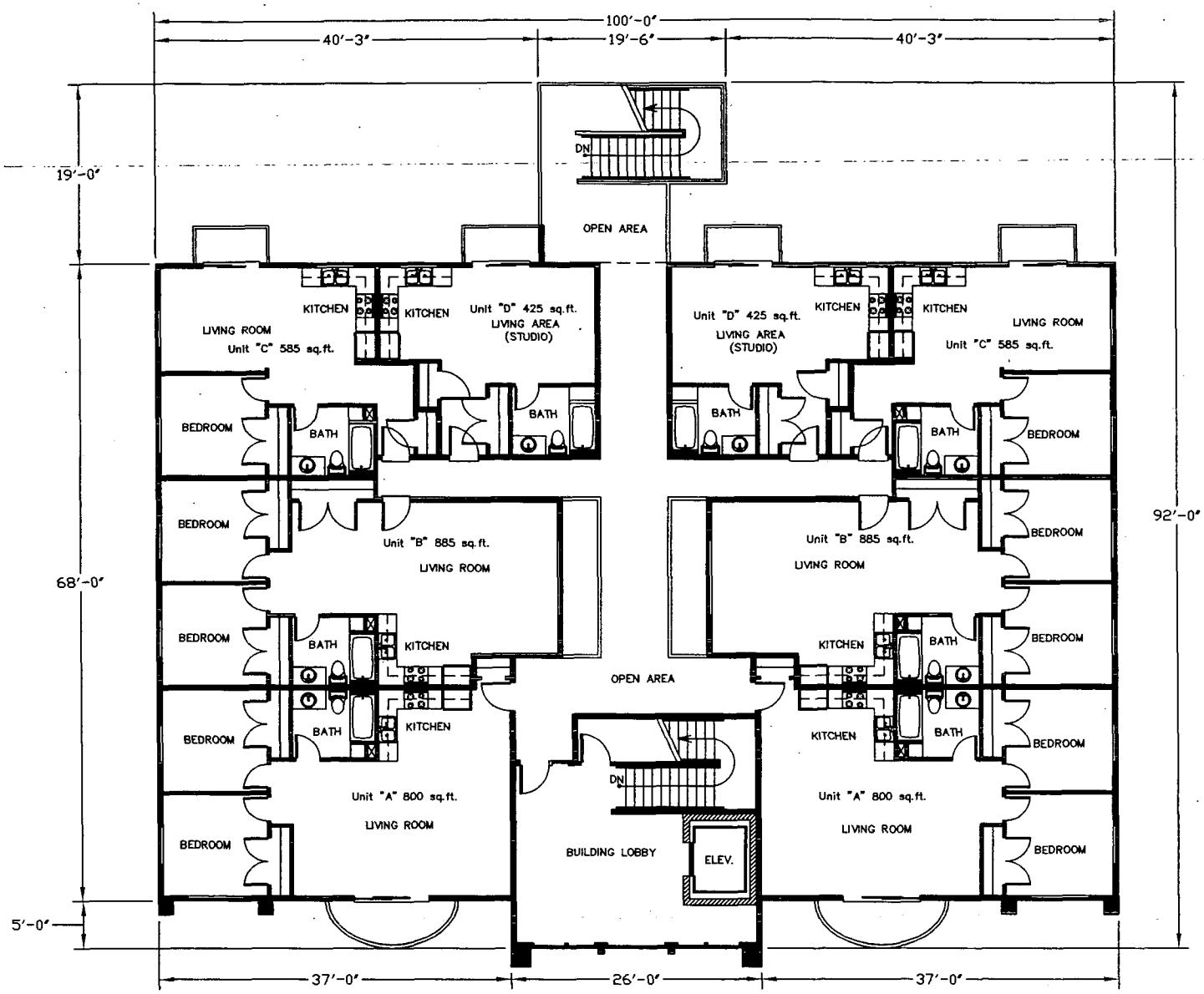
BEARDEN DRIVE
DEVELOPMENT LLC.
1253 AUTUMN WIND WAY
HENDERSON, NV 89052
702.897.3096

PROPOSED NEW BUILDING FOR:
HEALTH CARE OFFICES / CLINICS / PRACTITIONERS - APARTMENTS / CONDOMINIUMS
1707 - 1711 BEARDEN DRIVE
LAS VEGAS, NEVADA

CONTENTS
MEDICAL CLINIC / HEALTH CENTER

DATE
1/26/2004

Drawing No.
A-7



Living Units Third Floor

8 Living UnitsThird Floor
16 Living Units Total Building

SITE AREA 14,660 Sq.Ft.
BUILDING FOOTPRINT 7,218 Sq.Ft.
PRDPOSED LOT COVERAGE 49.23%
MAX. LOT COVERAGE ALLOWED 50.00%

PROPOSED BUILDING HEIGHT 45'
MAXIMUM BUILDING HEIGHT ALLOWED 45'

VAR-3800
SDR-3799
03-11-04 PC

IOT Design Group
Custom Design Service
LARRY O. THRONDSEN
22830-88th Avenue West
Edmonds, WA. 98026-8232
Phone 425.640.8258 Cell 425.478.4814

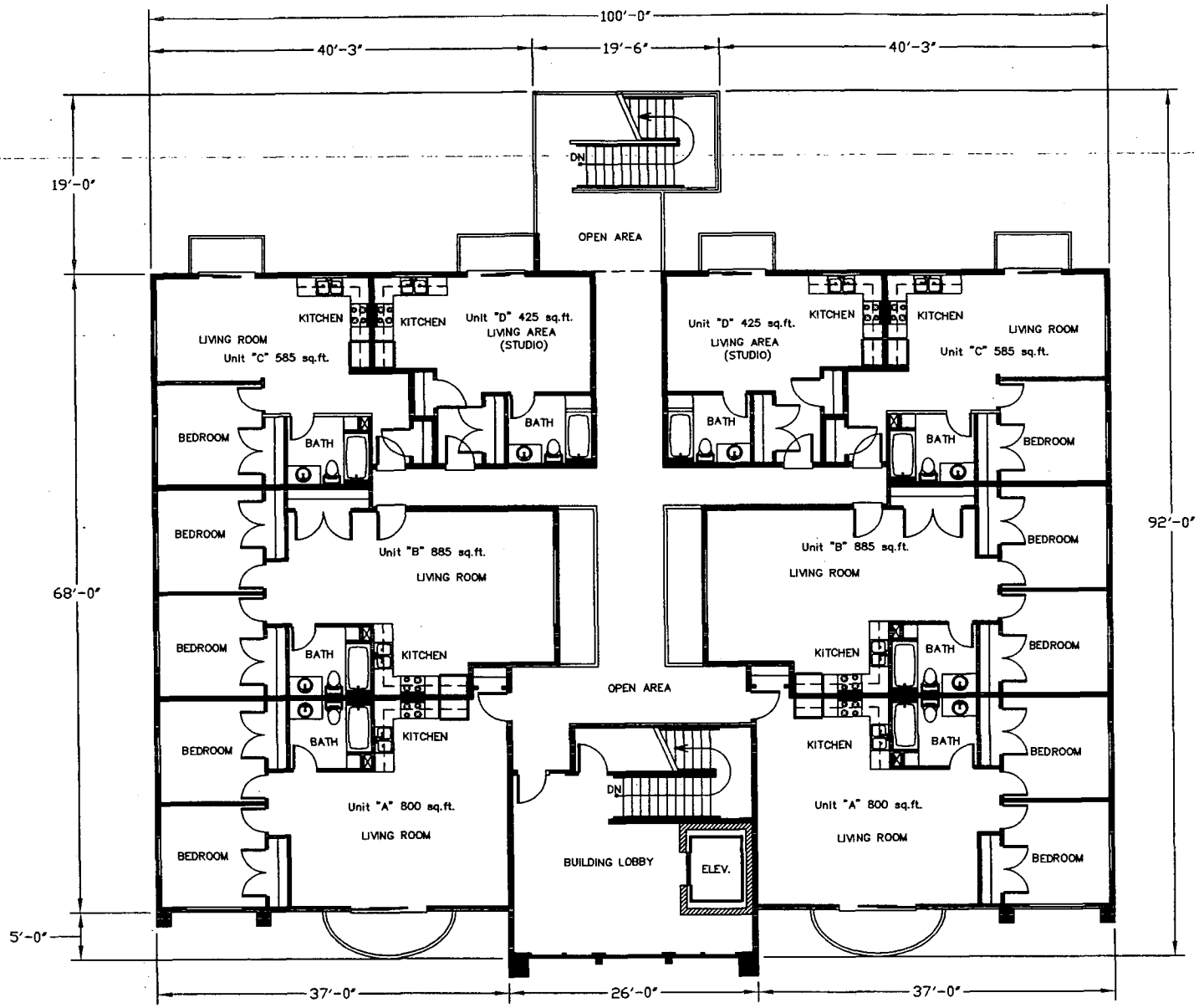
BEARDEN DRIVE
DEVELOPMENT LLC.
1253 AUTUMN WIND WAY
HENDERSON, NV 89052
702.897.3096

PROPOSED NEW BUILDING FOR:
HEALTH CARE OFFICES / CLINICS / PRACTITIONERS - APARTMENTS / CONDOMINIUMS
1707 - 1711 BEARDEN DRIVE
LAS VEGAS, NEVADA

CONTENTS
LIVING UNITS THIRD FLOOR

DATE
1/26/2004

Drawing No.
A-8



Living Units Fourth Floor

8 Living Units Fourth Floor
16 Living Units Total Building

SITE AREA 14,660 Sq.Ft.
BUILDING FOOTPRINT 7,218 Sq.Ft.
PROPOSED LOT COVERAGE 49.23%
MAX. LOT COVERAGE ALLOWED 50.00%

PROPOSED BUILDING HEIGHT 45'
MAXIMUM BUILDING HEIGHT ALLOWED 45'

VAR-3800
SDR-3799
03-11-04 PC

LDT Design Group
Custom Design Service
LARRY O. THRONDSEN
2836 48th Avenue West
Edmonds WA 98026-4232
Phone 425.640.8258 Cel. 425.478.4814

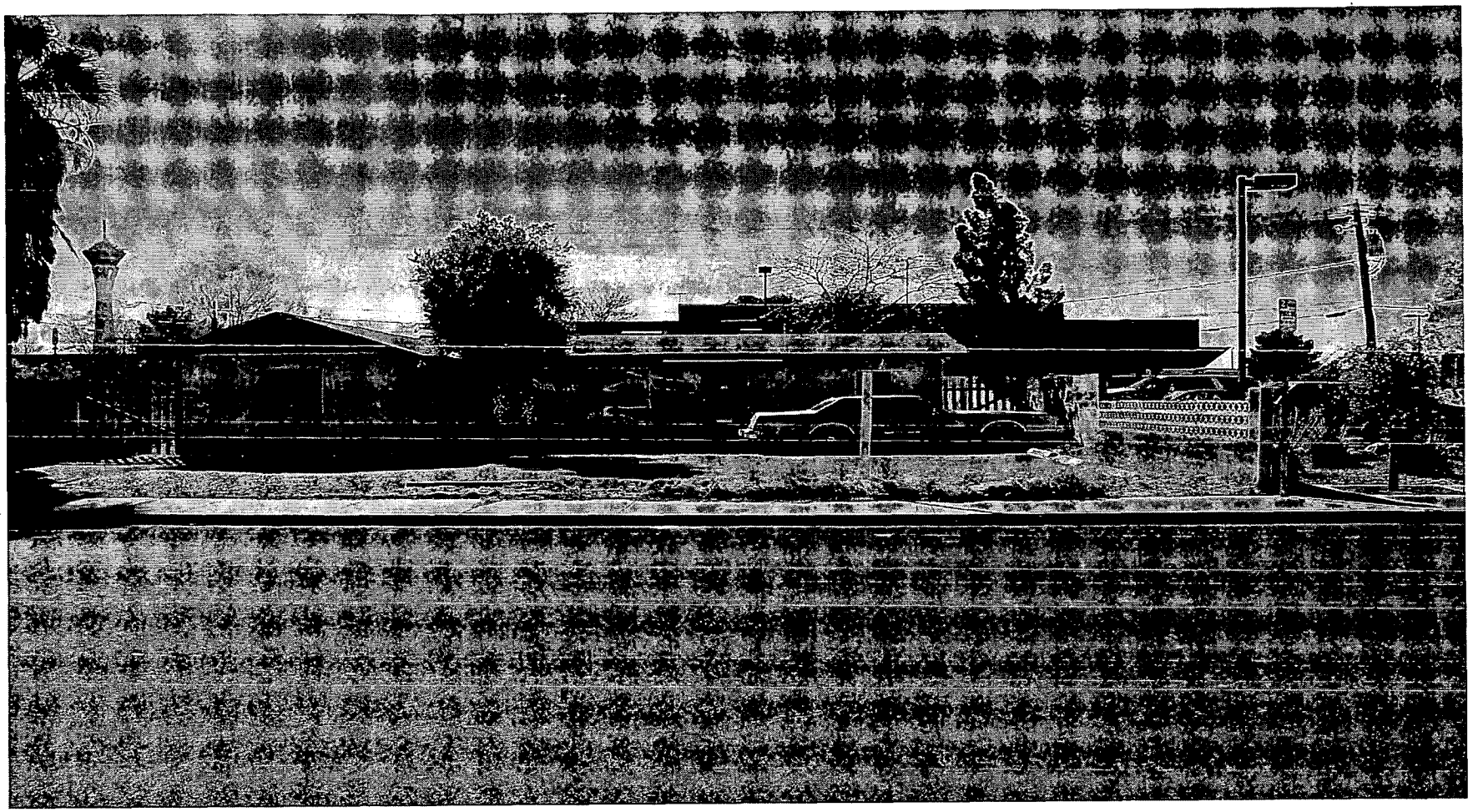
BEARDEN DRIVE
DEVELOPMENT LLC.
1253 AUTUMN WIND WAY
HENDERSON, NV 89052
702.897.3096

PROPOSED NEW BUILDING FOR:
HEALTH CARE OFFICES / CLINICS / PRACTITIONERS - APARTMENTS / CONDOMINIUMS
1707 - 1711 BEARDEN DRIVE
LAS VEGAS, NEVADA

CONTENTS
LIVING UNITS FOURTH FLOOR

DATE
1/26/2004

Drawing No.
A-9



VAR-3800 - APPLICANT/OWNER: RICHARD W. MINNEAR
1711 BEARDEN DRIVE
MARCH 11, 2004 PLANNING COMMISSION

02/19/04

City of Las Vegas

Agenda Item No. 160

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3800 - PUBLIC HEARING - **SDR-3799 - APPLICANT/OWNER: RICHARD W. MINNEAR** - Request for a Site Development Plan Review FOR A PROPOSED 20,400 SQUARE-FOOT MIXED-USE DEVELOPMENT consisting of 6,800 square feet of Medical Office space and 16 multi-family residential units on 0.34 acres at 1711 Bearden Drive (APN: 139-33-402-014 & 015) PD (Planned Development) Zone [PO (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	7	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

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

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 3/11/2004 Planning Commission meeting Item 51

MOTION:
WEEKLY – APPROVED subject to conditions – UNANIMOUS

MINUTES:
NOTE: See Item 159 [VAR-3800] for related discussion.

(2:31 – 2:35)

4-54

CONDITIONS:
Planning and Development

1. Approval of a Variance to the parking and height standards of the Medical District Plan.

2. Approval of a revised Site Development Plan by the Planning and Development Department, showing a covered trash enclosure and loading area as required by the Medical District Plan.

CONDITIONS – Continued:

3. 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.

4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees and a minimum of four five-gallon shrubs for each tree within provided planters, sufficient to meet Code requirements.

5. Landscaping and a permanent underground sprinkler system shall be installed and 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.

6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

7. All mechanical equipment, air conditioners and trash areas shall be fully screened from view from all abutting streets.

8. A fully operational fire protection system, including fire apparatus roads, hydrants and water supply, shall be installed and be functioning prior to construction of any combustible structures.

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

11. Conformance to all other standards of the Las Vegas Medical District Plan.

CITY COUNCIL MEETING OF APRIL 7, 2004
Planning and Development Department
Item 160 – SDR-3799

CONDITIONS – Continued:

Public Works

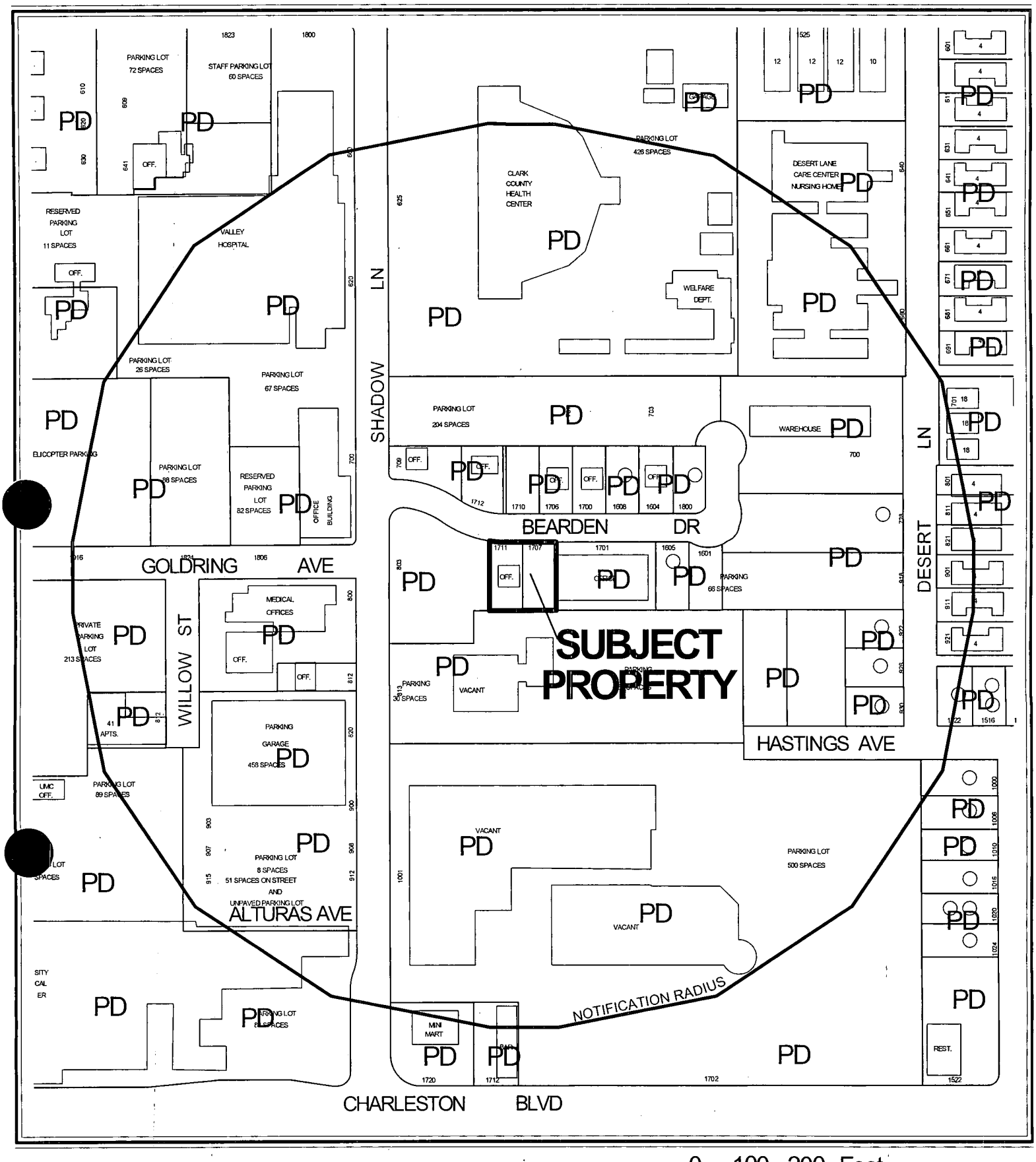
12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Medical District Neighborhood Plan Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

13. Grant pedestrian walkway easements for all public sidewalks not located within the public right-of-way.

14. 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.

15. Site development to comply with all applicable conditions of approval for Z-20-97, The City of Las Vegas Medical District Neighborhood Plan, and all other subsequent site-related actions.

16. Coordinate with the City Surveyor to determine if any mapping or joining is necessary; if a map or joining is required, it should record prior to the issuance of any permits for this site.

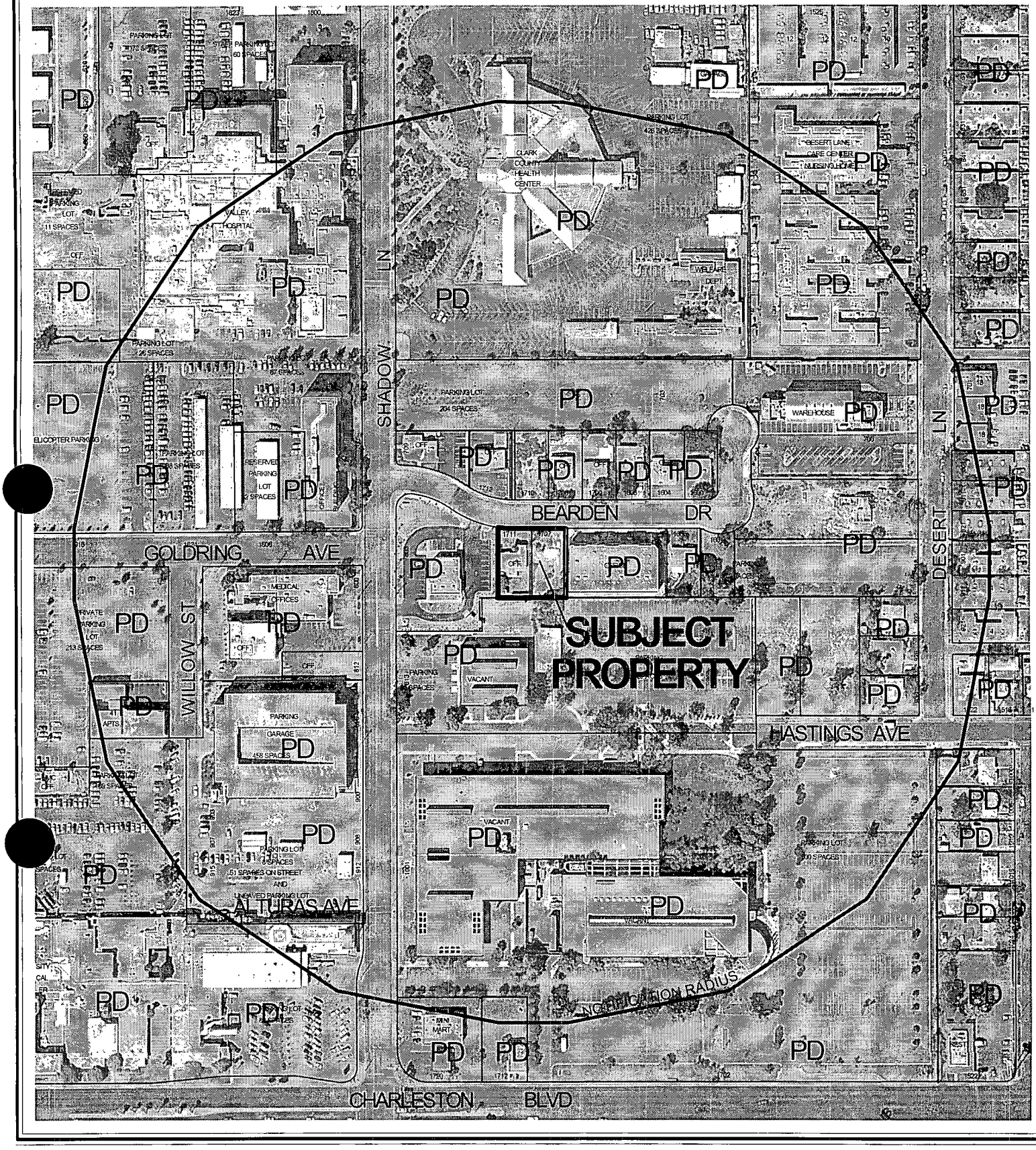


CASE: **SDR-3799**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [PO (PROFESSIONAL OFFICE) LAS VEGAS MEDICAL DISTRICT SPECIAL LAND USE DESIGNATION]



0 100 200 Feet

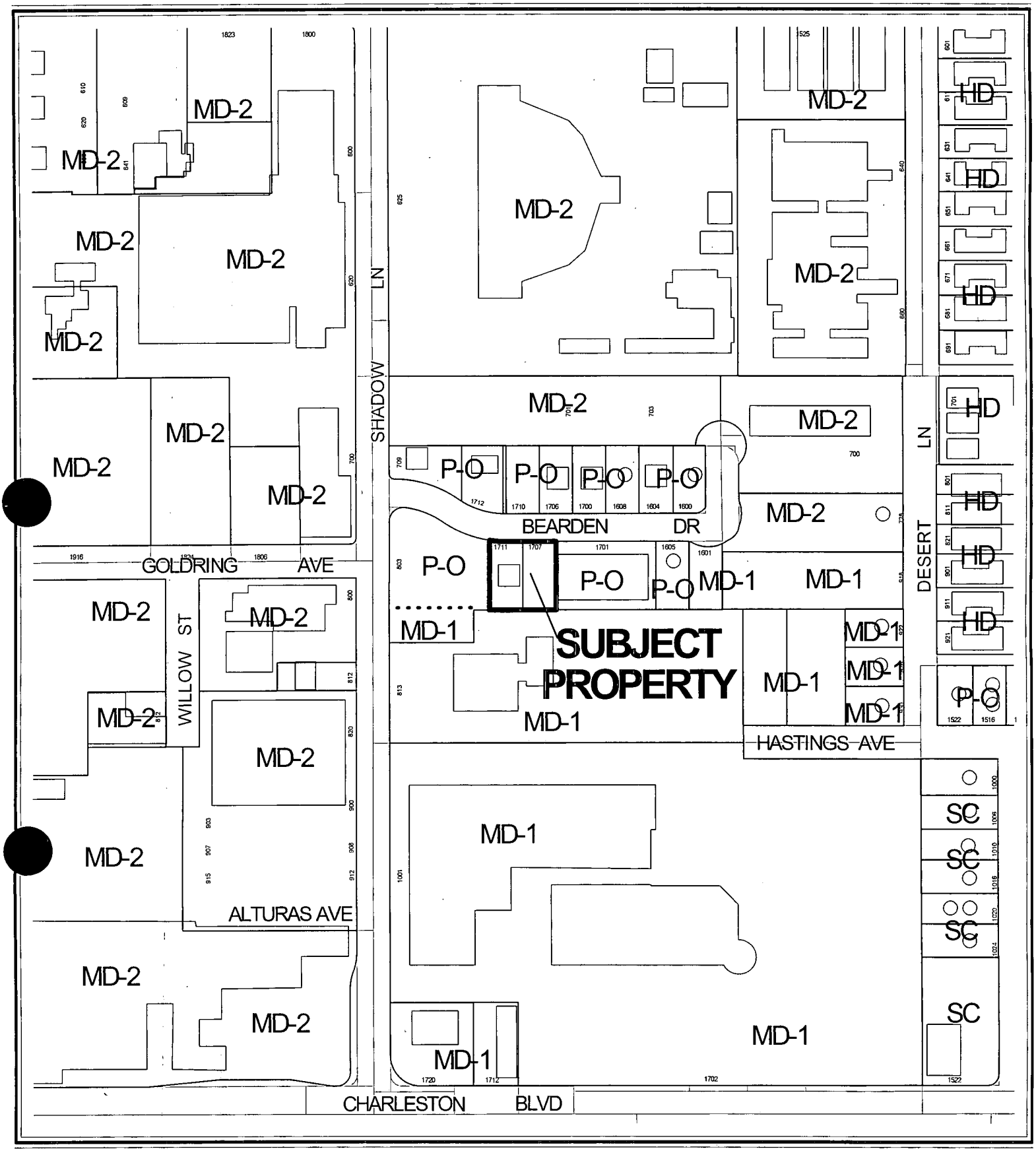
CASE: **SDR-3799**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [PO (PROFESSIONAL OFFICE) LAS VEGAS MEDICAL DISTRICT SPECIAL LAND USE DESIGNATION]

N



CASE: SDR-3799 VAR-3800

SPECIAL ZONING MAP

MEDICAL DISTRICT ZONING :

MD-1 - MEDICAL SUPPORT
MD-2 - MAJOR MEDICAL
PO - PROFESSIONAL OFFICE
HD - HIGH DENSITY RESIDENTIAL
SC - SERVICE COMMERCIAL

0 100 200 Feet

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3799 - APPLICANT/OWNER: RICHARD W. MINNEAR

** CONDITIONS **

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

Planning and Development

1. Approval of a Variance to the parking and height standards of the Medical District Plan.

2. Approval of a revised Site Development Plan by the Planning and Development Department, showing a covered trash enclosure and loading area as required by the Medical District Plan.

3. 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.

4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees and a minimum of four five-gallon shrubs for each tree within provided planters, sufficient to meet Code requirements.

5. Landscaping and a permanent underground sprinkler system shall be installed and 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.

6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

7. All mechanical equipment, air conditioners and trash areas shall be fully screened from view from all abutting streets.

8. A fully operational fire protection system, including fire apparatus roads, hydrants and water supply, shall be installed and be functioning prior to construction of any combustible structures.

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

11. Conformance to all other standards of the Las Vegas Medical District Plan.

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 Las Vegas Medical District Neighborhood Plan 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. Grant pedestrian walkway easements for all public sidewalks not located within the public right-of-way.

14. 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.

15. Site development to comply with all applicable conditions of approval for Z-20-97, The City of Las Vegas Medical District Neighborhood Plan, and all other subsequent site-related actions.

16. Coordinate with the City Surveyor to determine if any mapping or joining is necessary; if a map or joining is required, it should record prior to the issuance of any permits for this site.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Site Development Plan Review for a 20,400 square-foot mixed-use project on a 14,805 square-foot site, consisting of 6,800 square feet of medical offices, two levels of parking and 16 apartment units. An application for a Variance to the maximum height and minimum rear setback standards of the Medical District Plan regarding this project is also on this agenda.

B) Applicant's Justification

While no specific reasons are provided for granting the request, the applicant states approval will result in convenient living and professional office space to serve the heart of the Medical District area.

BACKGROUND INFORMATION

A) Previous Actions

05/27/97 The City Council approved a request for a Rezoning (Z-0020-97) of the entire area covered by the Medical District Plan from R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Downtown Apartment), R-E (Residence Estates), P-R Professional Office and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to PD (Planned Development). The Planning Commission and staff recommended approval on 04/24/97.

06/19/02 The City Council approved an update to the Las Vegas Medical District Plan [Z-0020-97(33)]. The Planning Commission and staff recommended approval on 04/11/02.

03/11/04 The Planning Commission recommended approval of a related Variance (VAR-3800).

03/11/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #dc/51).

B) Pre-Application Meeting

01/14/04 It was determined that a Variance to the height and setbacks standards of the Medical Office District would be needed to construct the project as presented. Type B streetscape would be required; the project will be exempt from providing pedestrian open space and the plaza requirement. The applicant was advised of the requirements for submitting a variance and site plan application.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site development Plan Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.34

B) Existing Land Use

Subject Property:	Office
North:	Office
South:	Office
East:	Office
West:	Financial Institution, General

C) Planned Land Use

Subject Property:	P-O	Professional Office
North:	P-O	Professional Office
South:	MD-1	Medical Support
East:	P-O	Professional Office
West:	P-O	Professional Office

D) Existing Zoning

Subject Property:	PD	Planned Development
North:	PD	Planned Development
South:	PD	Planned Development
East:	PD	Planned Development
West:	PD	Planned Development

PROJECT DESCRIPTION

The project will consist of a total of 20,400 square feet, on this 14,805 square-foot site. Access is via two driveways to Bearden Drive. A 20-foot wide front setback area is provided, with landscaping between the building and sidewalk. Ten-foot wide setbacks are provided on all other sites of the building. Decomposed granite is provided along the east, west and south sides of the building, with four 24-inch box trees provided along the south property line.

The floor plans show parking in the lower and street level, with the medical office on the second floor and multi-family units on the third and fourth floors. The building elevations depict a 45-foot high building, with stucco textured and stipple finish and a flat roof.

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	None	14,805	Y
Min. Lot Width	Existing	120 feet	Y
Min. Setbacks			
• Front	5-15 Feet	20	Y
• Side	10 Feet	10	Y
• Corner	15 Feet	N/A	N/A
• Rear	15 Feet	10	N
Max. Lot Coverage	50 %	49.23%	Y
Max. Building Height	2 Stories / 35 Feet	4 Stories/45 Feet	N
Trash Enclosure	Yes	Not Indicated	N
Loading Zone	Yes	Not Indicated	N

The applicant has requested a Variance from the parking and height standards of the P-O (Professional Office) land use category of the Las Vegas Medical District Plan. These deviations have been determined to be appropriate, based on findings that the project advances the goals, objectives and policies of the Medical District Plan.

A2) 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
Mixed Office/ Residential (Title 19 standard for Office, Medical and Dental)	6,800 square feet	1 space/200 s.f. up to 2,000 s.f. + 1 space/175 s.f for remainder	10 spaces 28 spaces			

Apartments	8 2-bdrm units 4 1-bdrm units 4 studio units Guest parking	1.75 spaces/unit 1.25 spaces/unit 1.25 spaces/unit 1 guest space/every 6 units total	14 spaces 5 spaces 5 spaces 3 spaces			
Totals			65 spaces	3 spaces	50 spaces	2 spaces

The proposal is 15 parking spaces and one handicap space short of meeting the standards of the Code. This Variance request includes relief from this standard.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Tree/6 Spaces	9 Trees	Since all parking is enclosed, this standard does not apply
Buffer: • Min. Trees	1 Tree/ 20 Linear Feet exterior perimeter (120 Feet) 1 Tree/30 Linear Feet interior perimeter (367 Feet)	6 Trees 13 Trees	4 Trees 5 Trees

The plan as submitted does not meet the standards of the Code. The applicant has not requested any landscaping waivers. The site plan shows four 24-inch box Modesto Ash trees along Bearden Drive and four-24 inch box Mondel Pines along the south property line. The landscape plan as submitted does not meet the standards of the Code. A condition of site plan approval will require the addition of additional trees and shrubs to meet Code requirements.

B) General Analysis and Discussion

- Zoning

The property is zoned PD (Planned Development), which is correct for properties located within a special planning area such as the Medical District. The property is designated P-O (Professional Office) in the Medical District Plan. This category allows mixed-use developments.

- Site Plan

  The site plan is an efficient layout for this type of project, which is strongly encouraged in the Medical District Plan. The traffic circulation pattern is adequate and the mixed-use concept will promote a pedestrian friendly environment as anticipated by the Plan.

- Waivers

  The applicant has requested Variances to the height and parking standards of the District. Both have been determined to be appropriate, since the mixed-use aspect of the building will reduce the need for parking. Also, advancement of the goals, objectives and policies of the Medical District Plan outweigh the need for strict enforcement of the standards.

- Landscape Plan

  Landscaping is inadequate based on Title 19 standards; a condition of approval will require improved landscaping to meet Code standards and set a benchmark for this area of the Medical District Plan.

- Elevation

  The buildings will be an attractive addition to this area of the Medical District Plan.

- Floor Plan

  The multi-family units range in size from 425 square-foot studio apartments to 885-square foot two-bedroom units. The layout of the parking floors and medical office is also efficient.

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 surrounding area is designated P-O Professional Office, which encourages the conversion of single family dwellings to professional offices. The mixed-use project is harmonious and compatible with the neighborhood.

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 project promotes the Goals, Objectives and Policies of the Las Vegas Medical District Plan area. It encourages pedestrian-friendly environments, which is promoted by this mixed-use building.

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

Direct access from the site is to Bearden Drive, a 60-foot wide local dead-end street, which in turn has access to Shadow Lane, a 60-foot local street. This access is sufficient to serve the proposed development.

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

The building design and proposed landscaping are in keeping with the design and landscaping prevalent in this area of the Medical District.

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 buildings will be an attractive addition to this area and will promote orderly growth.

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

The mixed-use building will be subject to permitting by the Building and Safety Department, which will ensure the maintenance of the health, safety and general welfare.

PLANNING COMMISSION ACTION

As there are two separate lots proper documents must be filed to ensure no structure is built over property lines.

NOTICES MAILED 37 by Planning Department

APPROVALS 1

PROTESTS 7

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3799 APN: 139-33-402-014

Name of Property Owner: RICHARD MINNEAR

Name of Applicant: RICHARD MINNEAR

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: Chad Vellinga

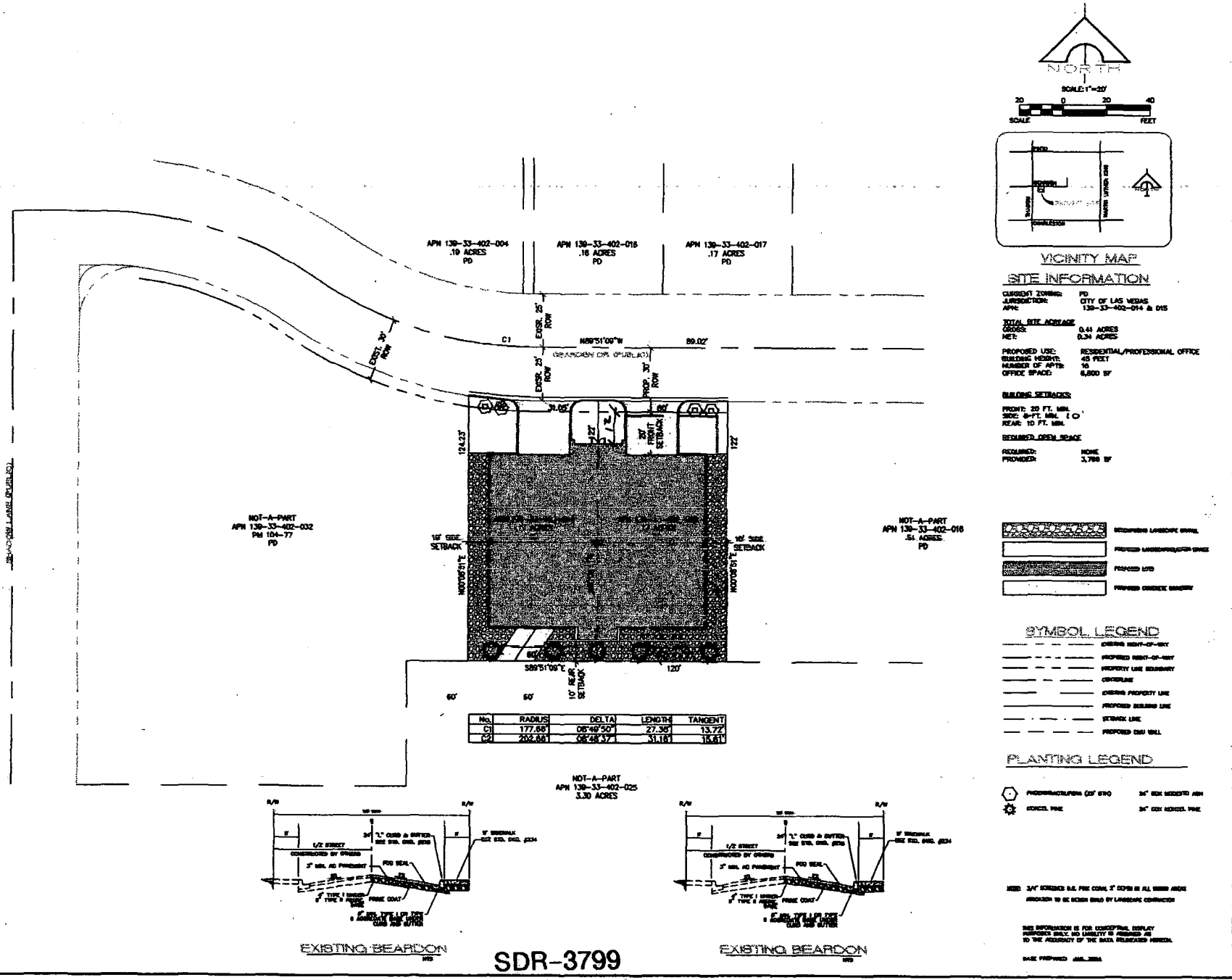
Print Name: CHAD VELLINGA

Subscribed and sworn before me

This 27th day of Jan, 2004

Carol S. Sullivan
Notary Public in and for said County and State

CAROL S. SULLIVAN
Notary Public - State of Nevada
Appointment Recorded in Clark County
My Appointment Expires Feb. 14, 2005
90-2347-1



No.	RADIUS	DELTA	LENGTH	TANGENT
C1	177.66'	08°49'50"	27.36'	13.72'
C2	202.66'	08°48'37"	31.16'	15.61'

SDR-3799
03-11-04 PC
REVISED 02-17-04

OWNER / DEVELOPER
BEARDEN DRIVE DEVELOPMENT, LLC

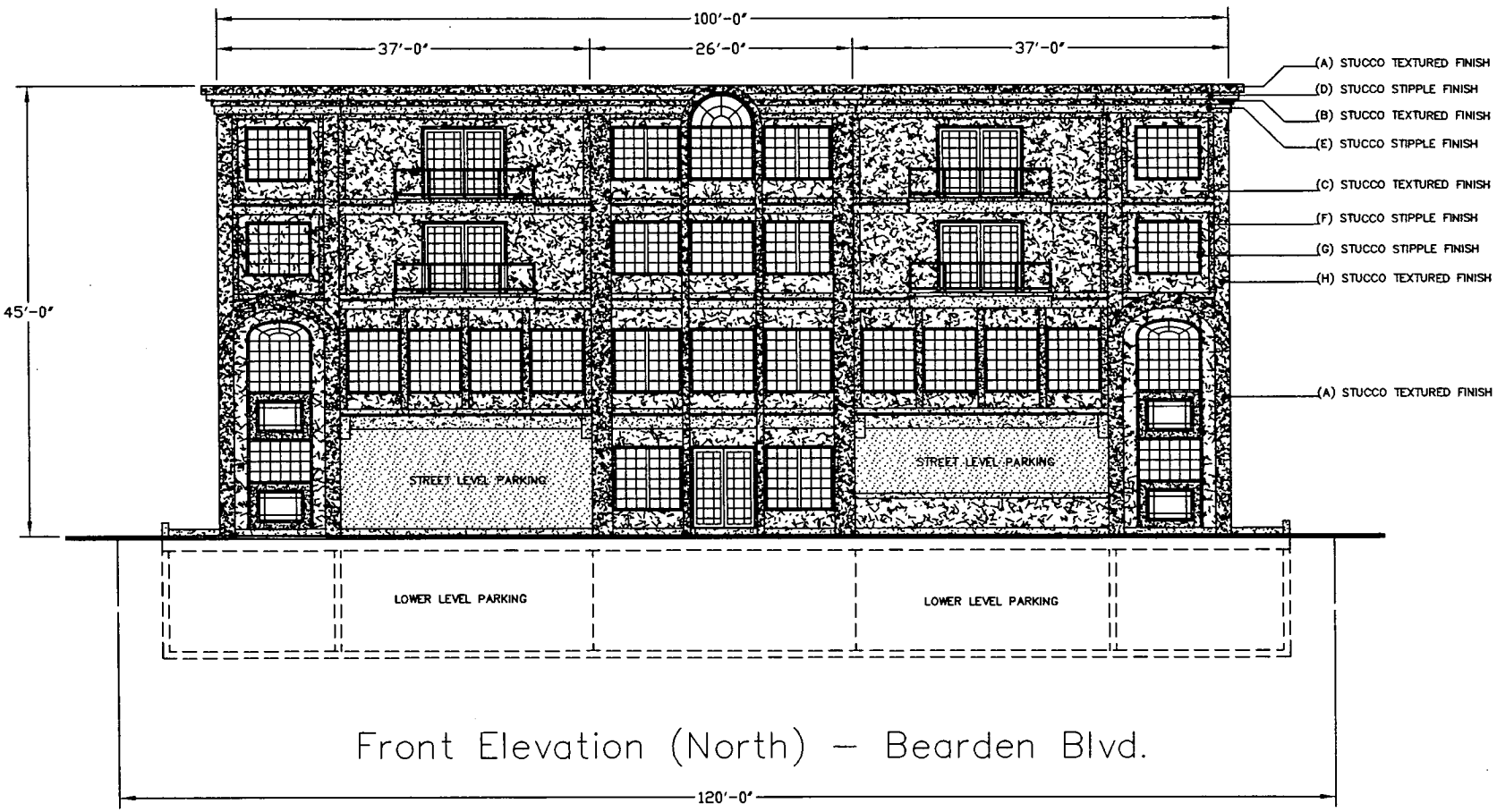
CHAD VELLINGA, P.E.
CIVIL ENGINEER, L.L.C.
1311 S. RAINBOW, STE. 148
LAS VEGAS, NV 89146
PH (702) 243-2995
FAX (702) 243-2931

PROJECT: A COMMERCIAL DEVELOPMENT AT BEARDEN DR AND SHADOW LANE

SHEET TITLE: SITE/LANDSCAPE PLAN

SCALE: 1" = 20'
JOB NO.:
DRAWN BY: MPM
CHECKED BY: CCV
SHEET NO.: 1 OF

NO.	BY	DATE	DESCRIPTION	APPROVAL



Front Elevation (North) – Bearden Blvd.

120'-0"

SITE AREA 14,660 Sq.Ft.
BUILDING FOOTPRINT 7,218 Sq.Ft.
PROPOSED LOT COVERAGE 49.23%
MAX. LOT COVERAGE ALLOWED 50.00%

PROPOSED BUILDING HEIGHT 45'
MAXIMUM BUILDING HEIGHT ALLOWED 45'

VAR-3800
SDR-3799
03-11-04 PC

LOT Design Group
Custom Design Service
LARRY O. THRONDSEN
22630-88th Avenue West
Edmonds, WA. 98026-8232
Phone 425.648.8256 Cell. 425.478.4814

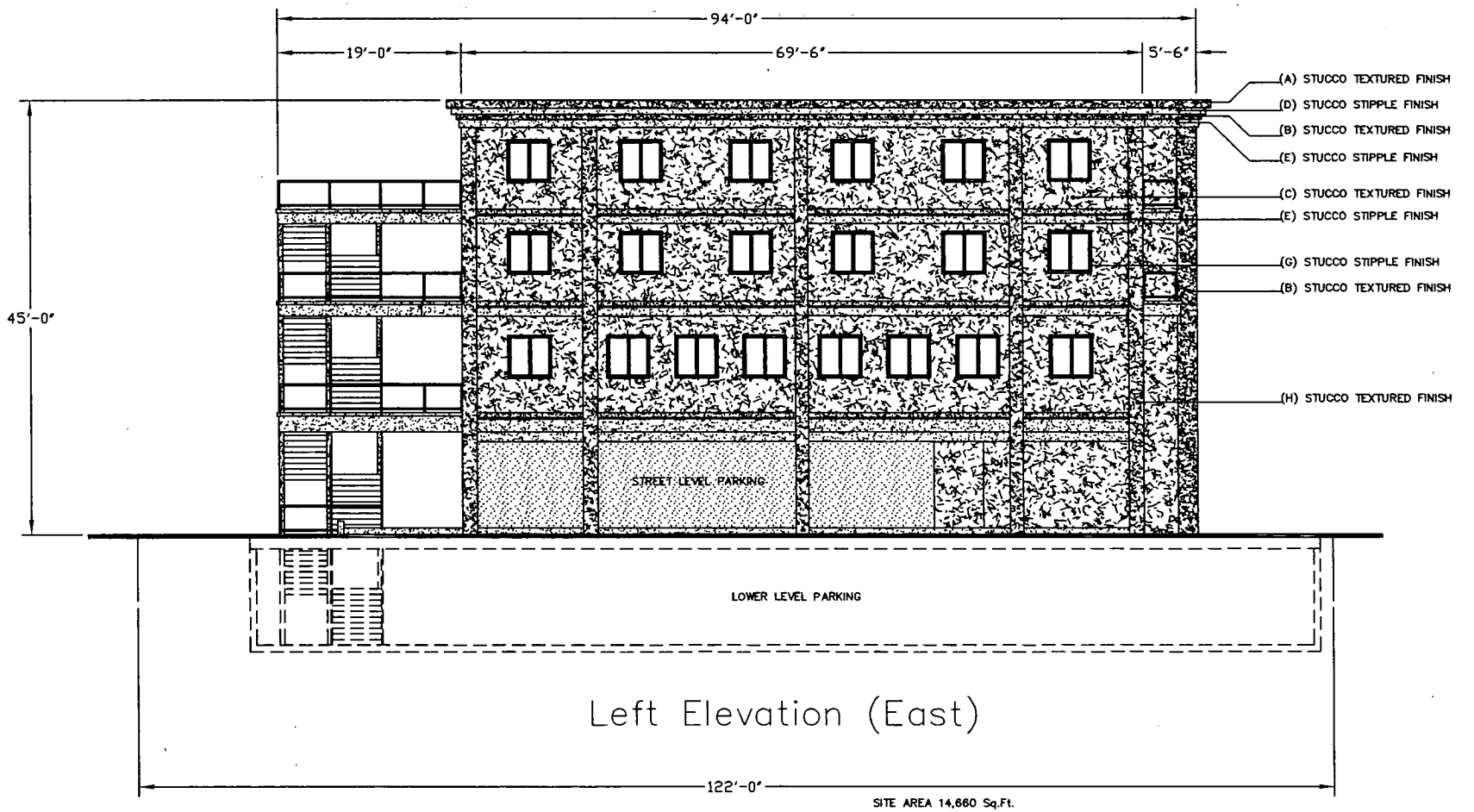
BEARDEN DRIVE
DEVELOPMENT LLC.
1253 AUTUMN WIND WAY
HENDERSON, NV 89052
702.897.3096

PROPOSED NEW BUILDING FOR:
HEALTH CARE OFFICES / CLINICS / PRACTITIONERS – APARTMENTS / CONDOMINIUMS
1707 – 1711 BEARDEN DRIVE
LAS VEGAS, NEVADA

CONTENTS
FRONT ELEVATION (NORTH)

DATE
1/26/2004

Drawing No.
A–1



Left Elevation (East)

SITE AREA 14,660 Sq.Ft.
BUILDING FOOTPRINT 7,218 Sq.Ft.
PROPOSED LOT COVERAGE 49.23%
MAX. LOT COVERAGE ALLOWED 50.00%

PROPOSED BUILDING HEIGHT 45'
MAXIMUM BUILDING HEIGHT ALLOWED 45'

VAR-3800
SDR-3799
03-11-04 PC

LQT Design Group
Custom Design Service
LARRY O. THRONDSEN
23630-68th Avenue West
Edmonds, WA. 98026-4232
Phone 425.640.8258 Cel. 425.478.4814

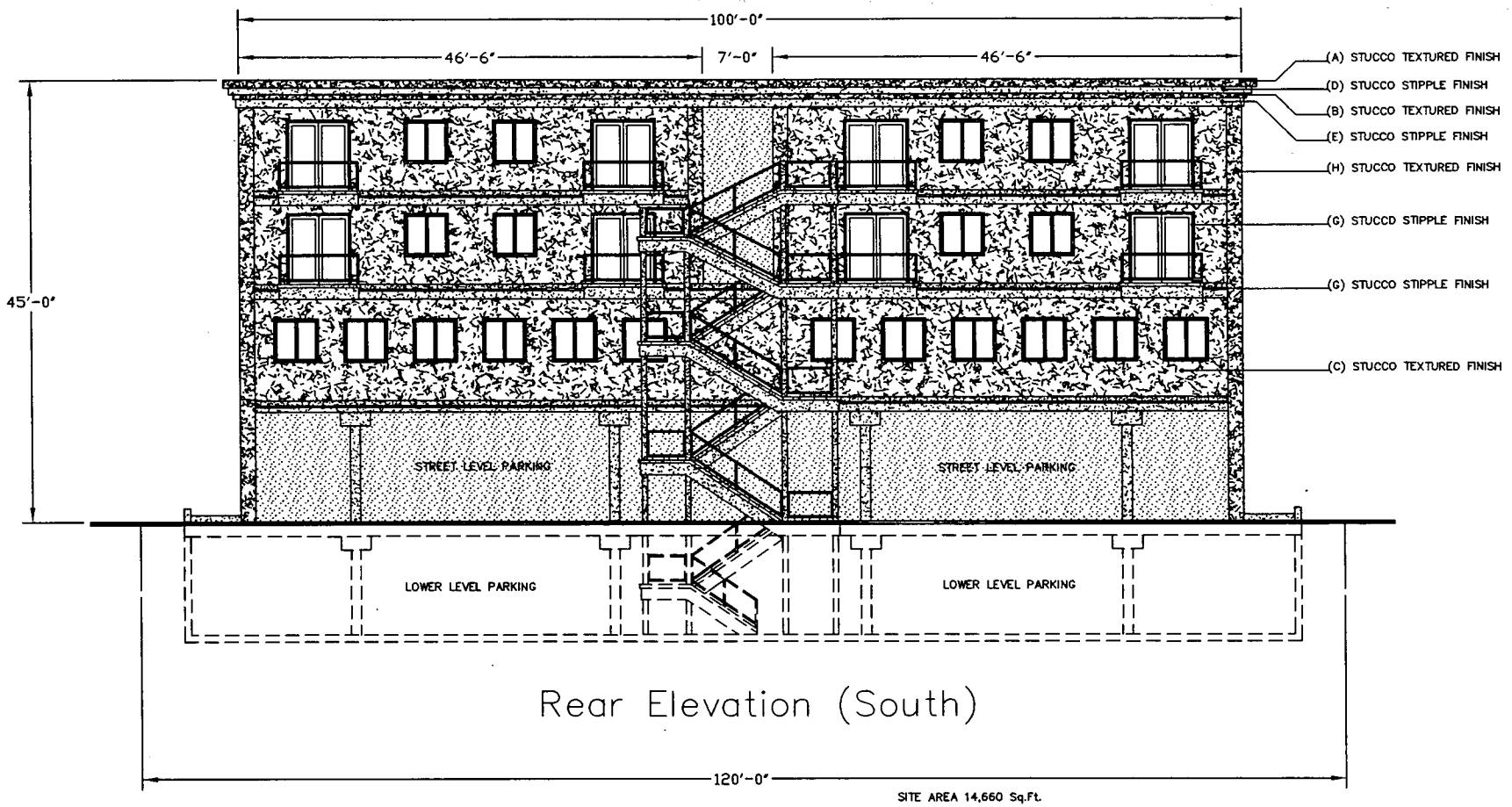
BEARDEN DRIVE
DEVELOPMENT LLC.
1253 AUTUMN WIND WAY
HENDERSON, NV 89052
702.897.3096

PROPOSED NEW BUILDING FOR:
HEALTH CARE OFFICES / CLINICS / PRACTITIONERS - APARTMENTS / CONDOMINIUMS
1707 - 1711 BEARDEN DRIVE
LAS VEGAS, NEVADA

CONTENTS
LEFT ELEVATION EAST

DATE
1/26/2004

Drawing No.
A-2



Rear Elevation (South)

SITE AREA 14,660 Sq.Ft.
BUILDING FOOTPRINT 7,218 Sq.Ft.
PROPOSED LOT COVERAGE 49.23%
MAX. LOT COVERAGE ALLOWED 50.00%

PROPOSED BUILDING HEIGHT 45'
MAXIMUM BUILDING HEIGHT ALLOWED 45'

VAR-3800
SDR-3799
03-11-04 PC

LOT Design Group
Custom Design Service
LARRY O. THRONDSEN
22630-88th Avenue West
Edmonds, WA. 98026-8232
Phone 425.648.8258 Cel. 425.478.4814

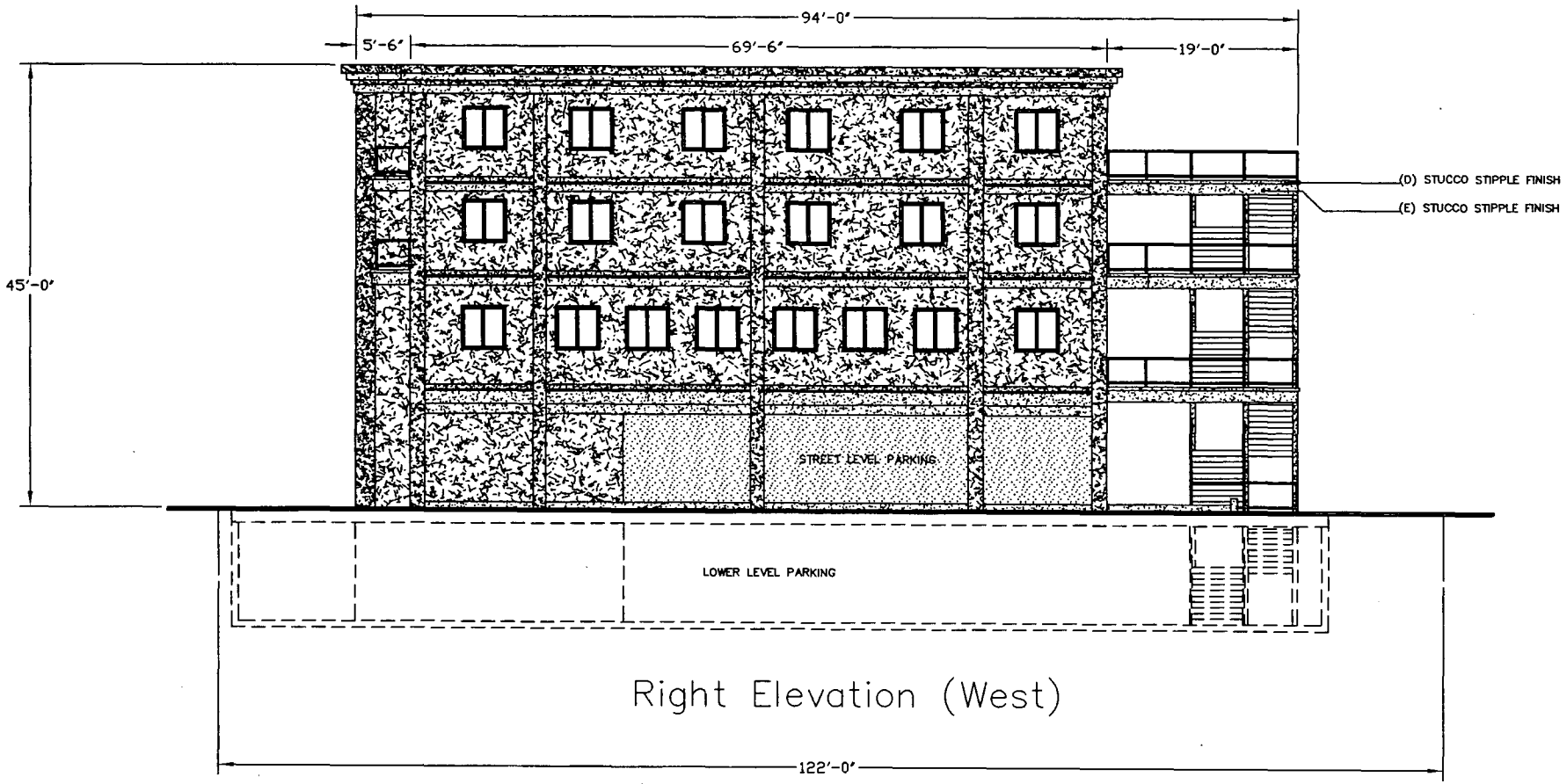
BEARDEN DRIVE
DEVELOPMENT LLC.
1253 AUTUMN WIND WAY
HENDERSON, NV 89052
702.897.3096

PROPOSED NEW BUILDING FOR:
HEALTH CARE OFFICES / CLINICS / PRACTITIONERS - APARTMENTS / CONDOMINIUMS
1707 - 1711 BEARDEN DRIVE
LAS VEGAS, NEVADA

CONTENTS
REAR ELEVATION SOUTH

DATE
1/26/2004

Drawing No.
A-3



Right Elevation (West)

SITE AREA 14,660 Sq.Ft.
BUILDING FOOTPRINT 7,218 Sq.Ft.
PROPOSED LOT COVERAGE 49.23%
MAX. LOT COVERAGE ALLOWED 50.00%

PROPOSED BUILDING HEIGHT 45'
MAXIMUM BUILDING HEIGHT ALLOWED 45'

VAR-3800
SDR-3799
03-11-04 PC

LT Design Group
Custom Design Service
LARRY O. THRONDSEN
22635 68th Avenue West
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Phone 425.640.8258 Cel. 425.470.4814

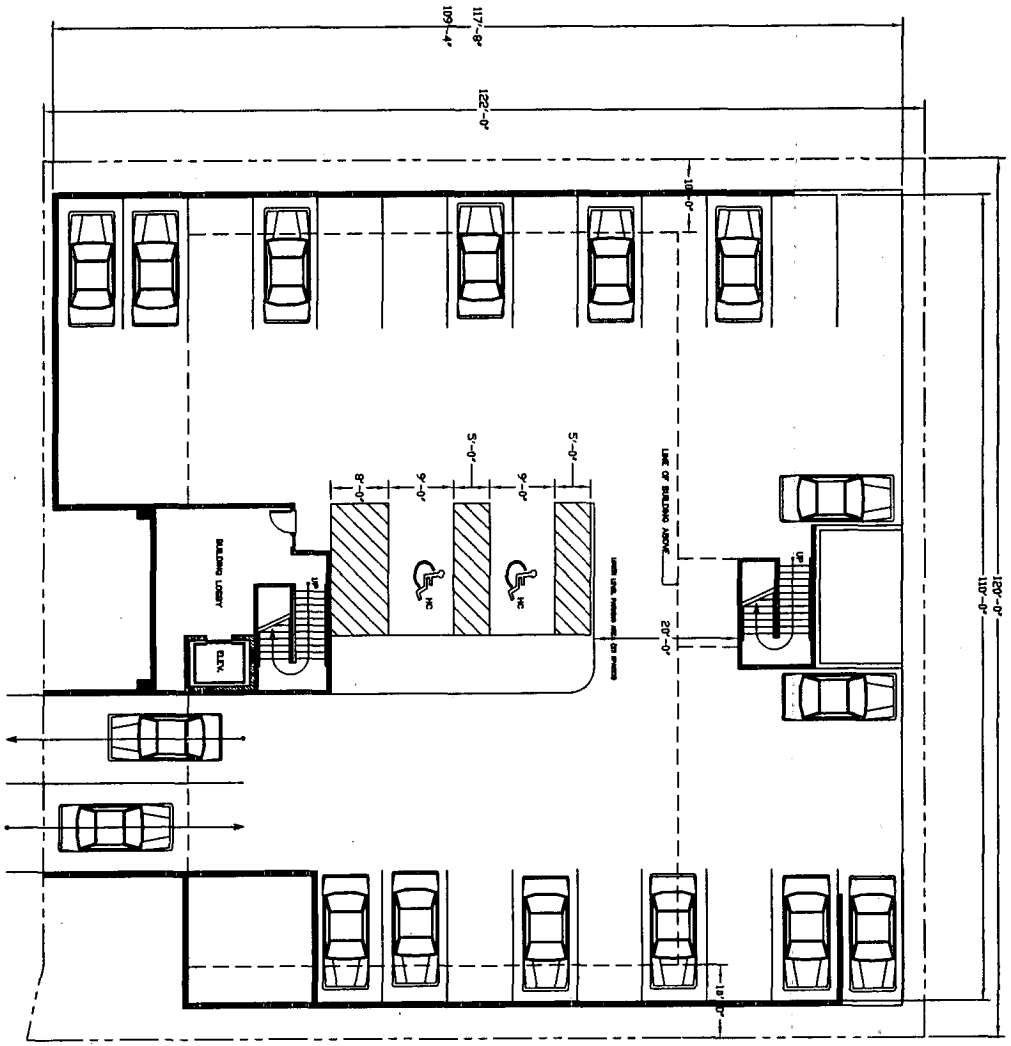
BEARDEN DRIVE
DEVELOPMENT LLC.
1253 AUTUMN WIND WAY
HENDERSON, NV 89052
702.897.3096

PROPOSED NEW BUILDING FOR:
HEALTH CARE OFFICES / CLINICS / PRACTITIONERS - APARTMENTS / CONDOMINIUMS
1707 - 1711 BEARDEN DRIVE
LAS VEGAS, NEVADA

CONTENTS
RIGHT ELEVATION
WEST

DATE
1/26/2004

Drawing No.
A-4



Lower Level Parking

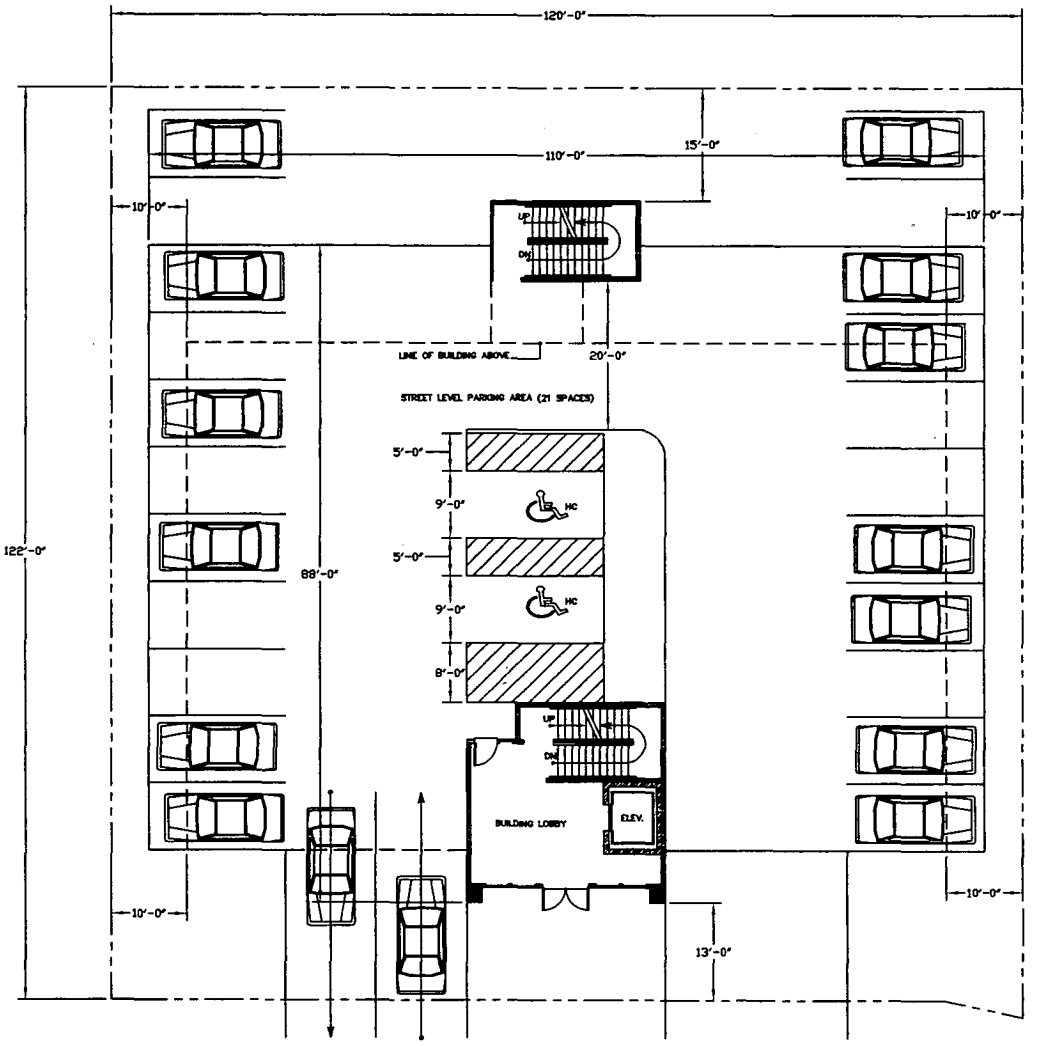
SITE AREA 14,980 SqFt.
BUILDING FOOTPRINT 7,220 SqFt.
PROPOSED COVERAGE 48.2%
MAX. LOT COVERAGE ALLOWED 50.00%

PROPOSED BUILDING HEIGHT 45'
MAXIMUM BUILDING HEIGHT ALLOWED 45'

FRONT SETBACK 6-19 FEET
DUELING FRONT SETBACK 13 FEET
SIDE SETBACK 10 FEET
REAR SETBACK 15 FEET

VAR-3800
SDR-3799
03-11-04 PC

Drawing No. A-5	DATE 1/26/2004	CONTENTS LOWER LEVEL PARKING	PROPOSED NEW BUILDING FOR: HEALTH CARE OFFICES / CLINICS / PRACTITIONERS – APARTMENTS / CONDOMINIUMS 1707 – 1711 BEARDEN DRIVE LAS VEGAS, NEVADA	BEARDEN DRIVE DEVELOPMENT LLC. 1253 AUTUMN WIND WAY HENDERSON, NV 89052 702.897.3096	LOT Design Group Custom Design Service LARRY O. THRONDSEN 22630-88th Avenue West Edmonds, WA. 98826-8232 Phone 425.640.8258 Cel. 425.478.4814



Street Level Parking

FRONT SETBACK 5-15 FEET
BUILDING FRONT SETBACK 13 FEET
SIDE SETBACK 10 FEET
REAR SETBACK 15 FEET

SITE AREA 14,000 Sq.Ft.
BUILDING FOOTPRINT 7,218 Sq.Ft.
PROPOSED LOT COVERAGE 49.23%
MAX. LOT COVERAGE ALLOWED 50.00%

PROPOSED BUILDING HEIGHT 45'
MAXIMUM BUILDING HEIGHT ALLOWED 45'

Bearden Blvd.

VAR-3800
SDR-3799
03-11-04 PC

LQT Design Group
Custom Design Service
LARRY O. THRONDSEN
22835-88th Avenue West
Edmonds, WA. 98026-8232
Phone 425.640.6258 Cel. 425.478.4814

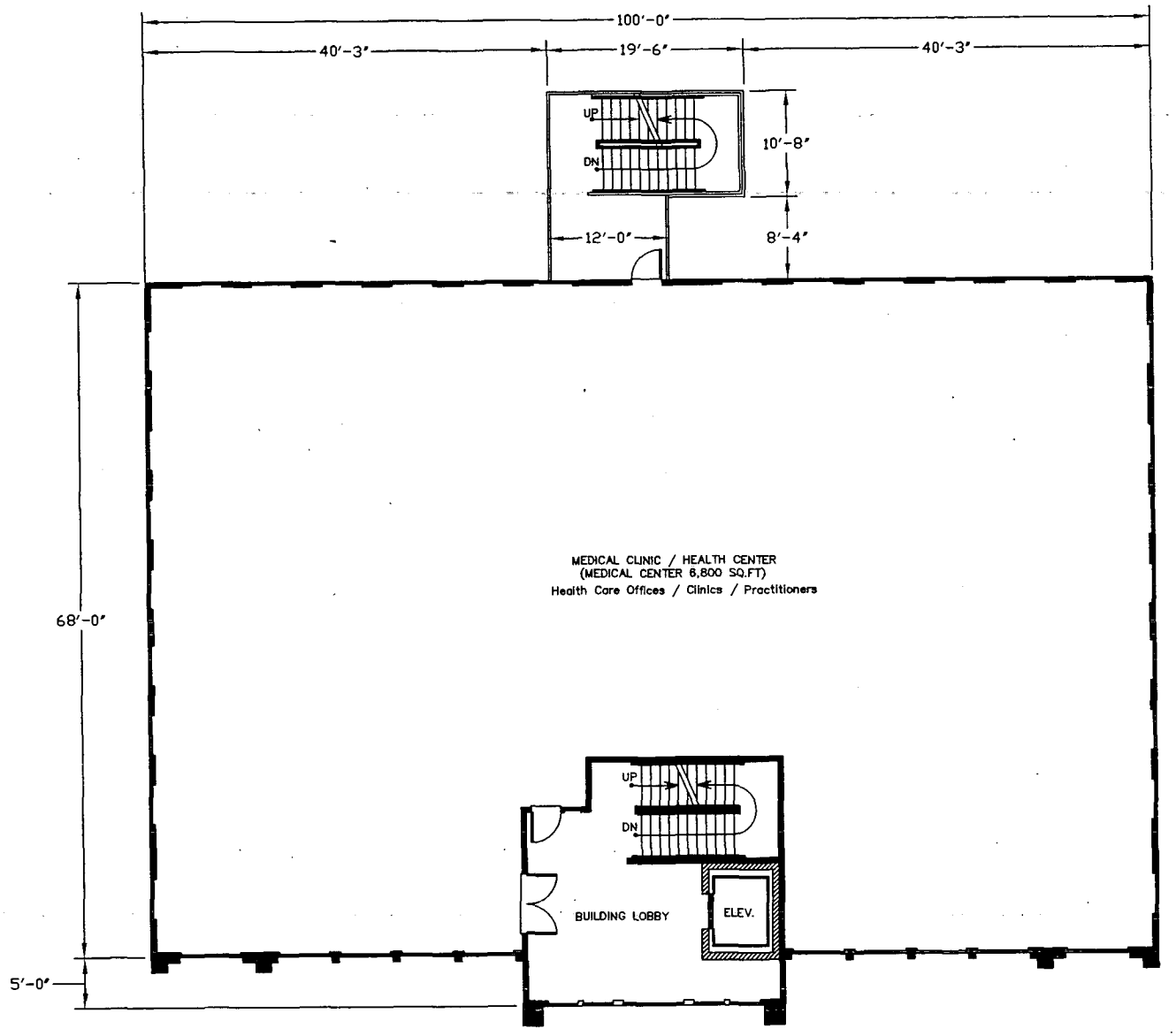
DAVID & DARLENE STERN
907 - 10TH ST.
MUKILTEO, WASHINGTON
425.265.0917

PROPOSED NEW RESIDENCE FOR:
DAVID & DARLENE STERN
SEASCAPE ESTATES - LOT C .67 AC.
PARCEL NO. S6205-00-09007-1
WHIDBEY ISLAND, WASHINGTON.

CONTENTS
STREET LEVEL PARKING

DATE
1/26/2004

Drawing No.
A-6



SITE AREA 14,660 Sq.Ft.
BUILDING FOOTPRINT 7,218 Sq.Ft.
PROPOSED LOT COVERAGE 49.23%
MAX. LOT COVERAGE ALLOWED 50.00%

PROPOSED BUILDING HEIGHT 45'
MAXIMUM BUILDING HEIGHT ALLOWED 45'

VAR-3800
SDR-3799
03-11-04 PC

Medical Clinic / Health Center Second Floor

LOT Design Group
Custom Design Service
LARRY O. THRONDSEN
22630-68th Avenue West
Edmonds, WA. 98026-8232
Phone 425.640.8258 Cell. 425.478.4814

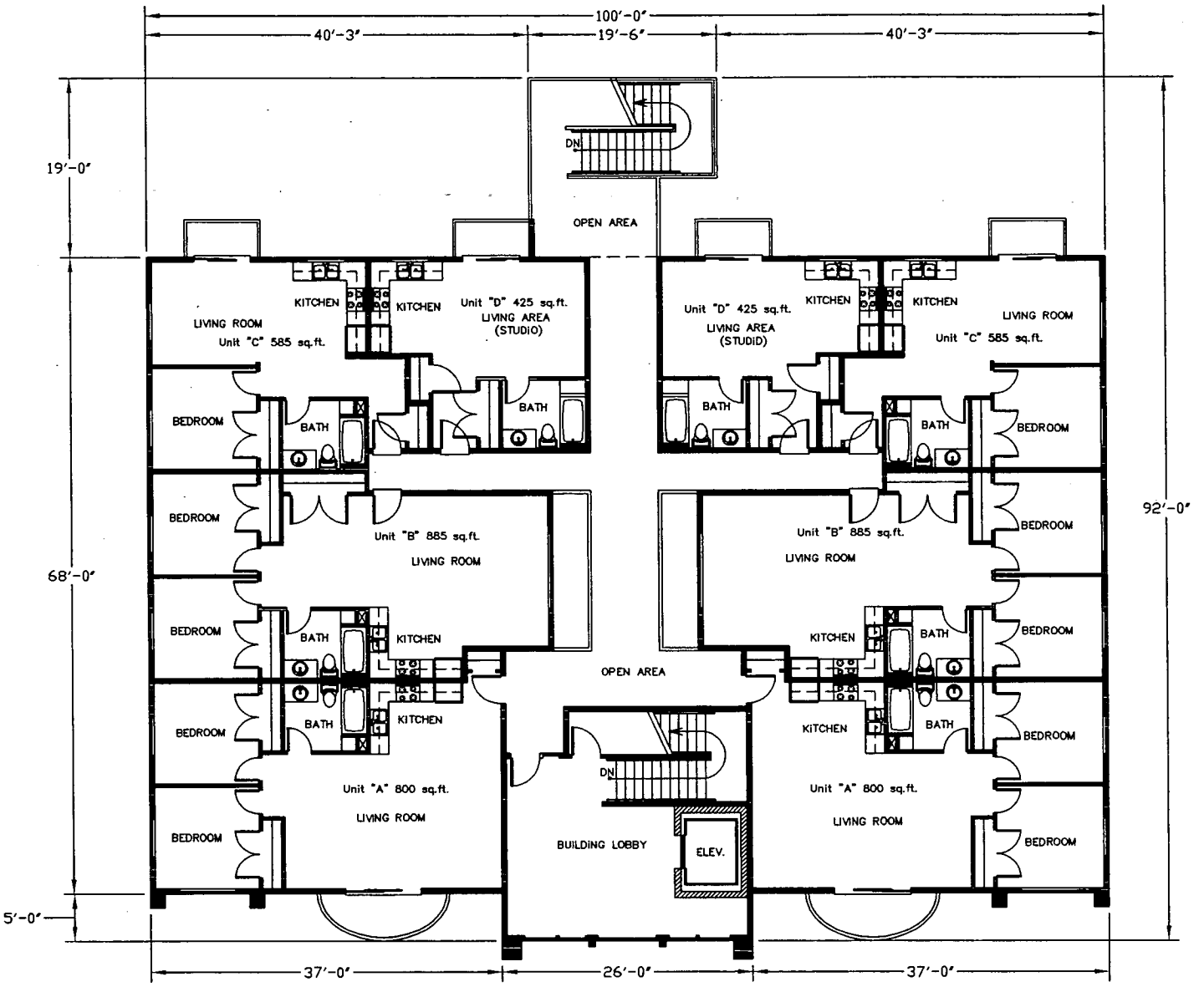
BEARDEN DRIVE
DEVELOPMENT LLC.
1253 AUTUMN WIND WAY
HENDERSON, NV 89052
702.897.3096

PROPOSED NEW BUILDING FOR:
HEALTH CARE OFFICES / CLINICS / PRACTITIONERS - APARTMENTS / CONDOMINIUMS
1707 - 1711 BEARDEN DRIVE
LAS VEGAS, NEVADA

CONTENTS
MEDICAL CLINIC / HEALTH CENTER

DATE
1/26/2004

Drawing No.
A-7



Living Units Third Floor

8 Living UnitsThird Floor
16 Living Units Total Building

SITE AREA 14,660 Sq.Ft.
BUILDING FOOTPRINT 7,218 Sq.Ft.
PROPOSED LOT COVERAGE 49.23%
MAX. LDT COVERAGE ALLOWED 50.00%

PROPOSED BUILDING HEIGHT 45'
MAXIMUM BUILDING HEIGHT ALLOWED 45'

VAR-3800
SDR-3799
03-11-04 PC

LDT Design Group
Custom Design Service
LARRY O. THRONDSEN
22830-88th Avenue West
Edmonds, WA. 98026-8232
Phone 425.640.8258 Cel. 425.478.4814

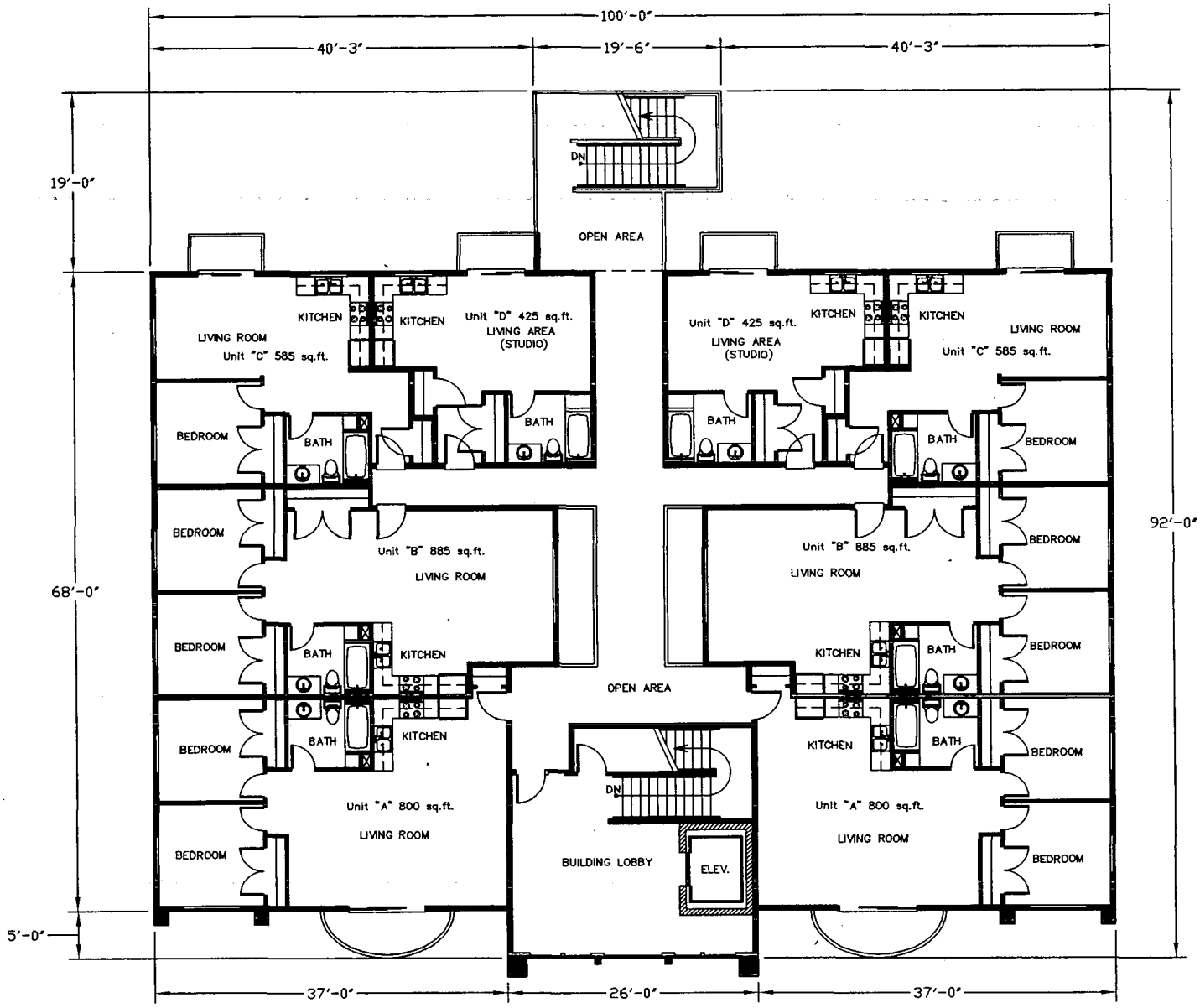
BEARDEN DRIVE
DEVELOPMENT LLC.
1253 AUTUMN WIND WAY
HENDERSON, NV 89052
702.897.3096

PROPOSED NEW BUILDING FOR:
HEALTH CARE OFFICES / CLINICS /
PRACTITIONERS - APARTMENTS /
CONDOMINIUMS
1707 - 1711 BEARDEN DRIVE
LAS VEGAS, NEVADA

CONTENTS
LIVING UNITS THIRD FLOOR

DATE
1/26/2004

Drawing No.
A-8



Living Units Fourth Floor

B Living Units Fourth Floor
16 Living Units Total Building

SITE AREA 14,660 Sq.Ft.
BUILDING FOOTPRINT 7,218 Sq.Ft.
PROPOSED LOT COVERAGE 49.23%
MAX. LOT COVERAGE ALLOWED 50.00%

PROPOSED BUILDING HEIGHT 45'
MAXIMUM BUILDING HEIGHT ALLOWED 45'

VAR-3800
SDR-3799
03-11-04 PC

LDT Design Group
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22630-86th Avenue West
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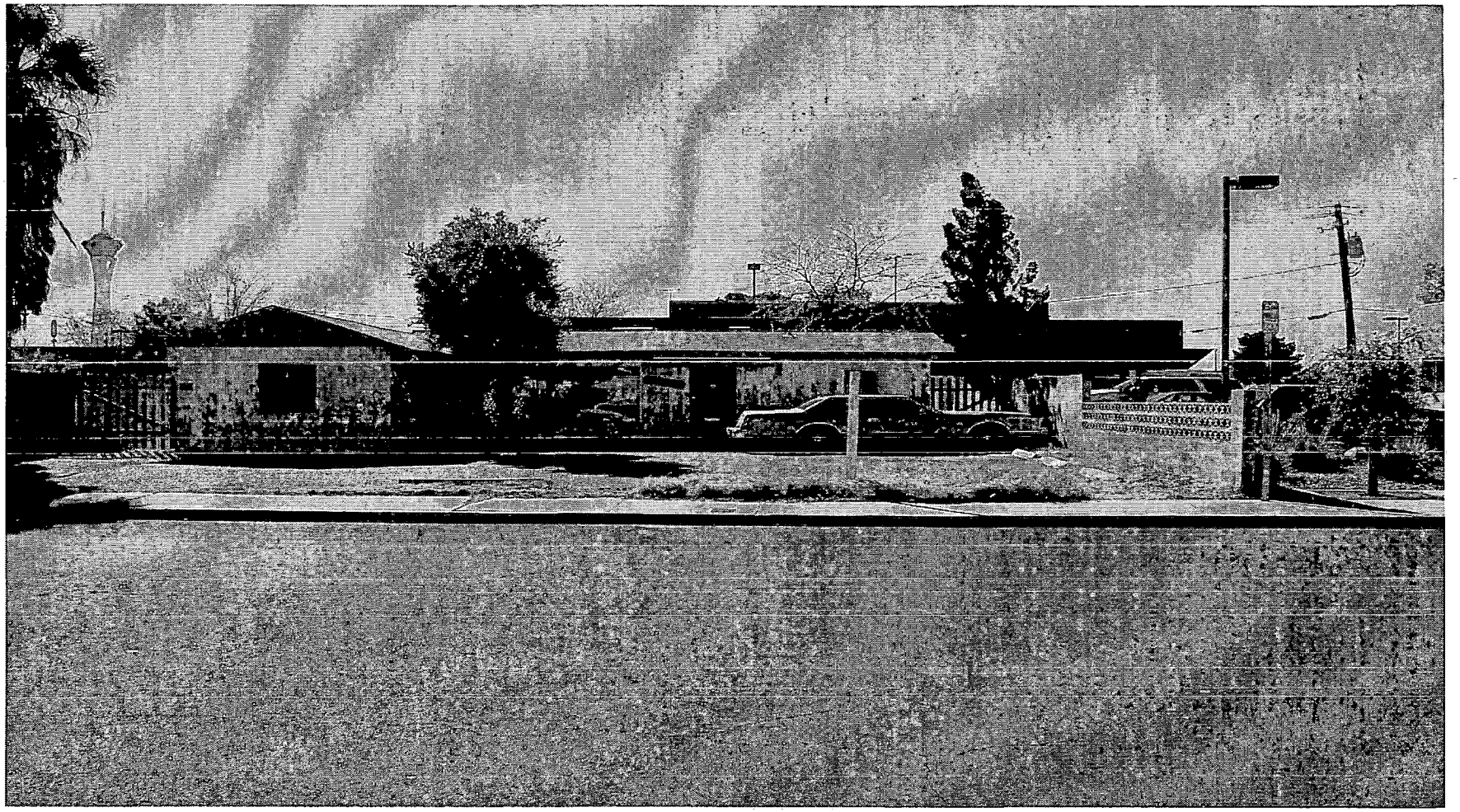
BEARDEN DRIVE
DEVELOPMENT LLC.
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HENDERSON, NV 89052
702.897.3096

PROPOSED NEW BUILDING FOR:
HEALTH CARE OFFICES / CLINICS / PRACTITIONERS - APARTMENTS / CONDOMINIUMS
1707 - 1711 BEARDEN DRIVE
LAS VEGAS, NEVADA

CONTENTS
LIVING UNITS FOURTH FLOOR

DATE
1/26/2004

Drawing No.
A-9



SDR-3799 - APPLICANT/OWNER: RICHARD W. MINNEAR
1711 BEARDEN DRIVE
MARCH 11, 2004 PLANNING COMMISSION

02/19/04

City of Las Vegas

Agenda Item No. 161

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
VARIANCE - PUBLIC HEARING - **VAR-3880 - APPLICANT/OWNER: ASIE JAH** - Request for a Variance TO ALLOW FIVE PARKING SPACES WHERE SIX ARE REQUIRED FOR A PROPOSED OFFICE on 0.18 acres at 2413 Maroney Avenue (APN: 162-02-410-096) R-2 (Medium-Low Density Residential) under Resolution of Intent to N-S (Neighborhood Service) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

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

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

MOTION:
REESE – ABEYANCE to 5/5/2004 – UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public hearing open on Item 161 [VAR-3880] and Item 162 [SDR-3710].

WILLIE LANGFORD, 1224 West Monroe Avenue, appeared on behalf of the applicant and concurred with all conditions.

TODD FARLOW, 240 North 19th Street, noted that at the Planning Commission, COMMISSIONER EVANS had requested this proposed project be similar to the adjacent property to the west.

MARGO WHEELER, Deputy Director, Planning and Development Department, referenced Condition 6 which concurs with COMMISSIONER EVANS' request.

COUNCILMAN REESE stated that after visiting the site, he was not comfortable with approving the variance and the site development plan and requested both applications be held in abeyance. He requested the applicant work further with staff.

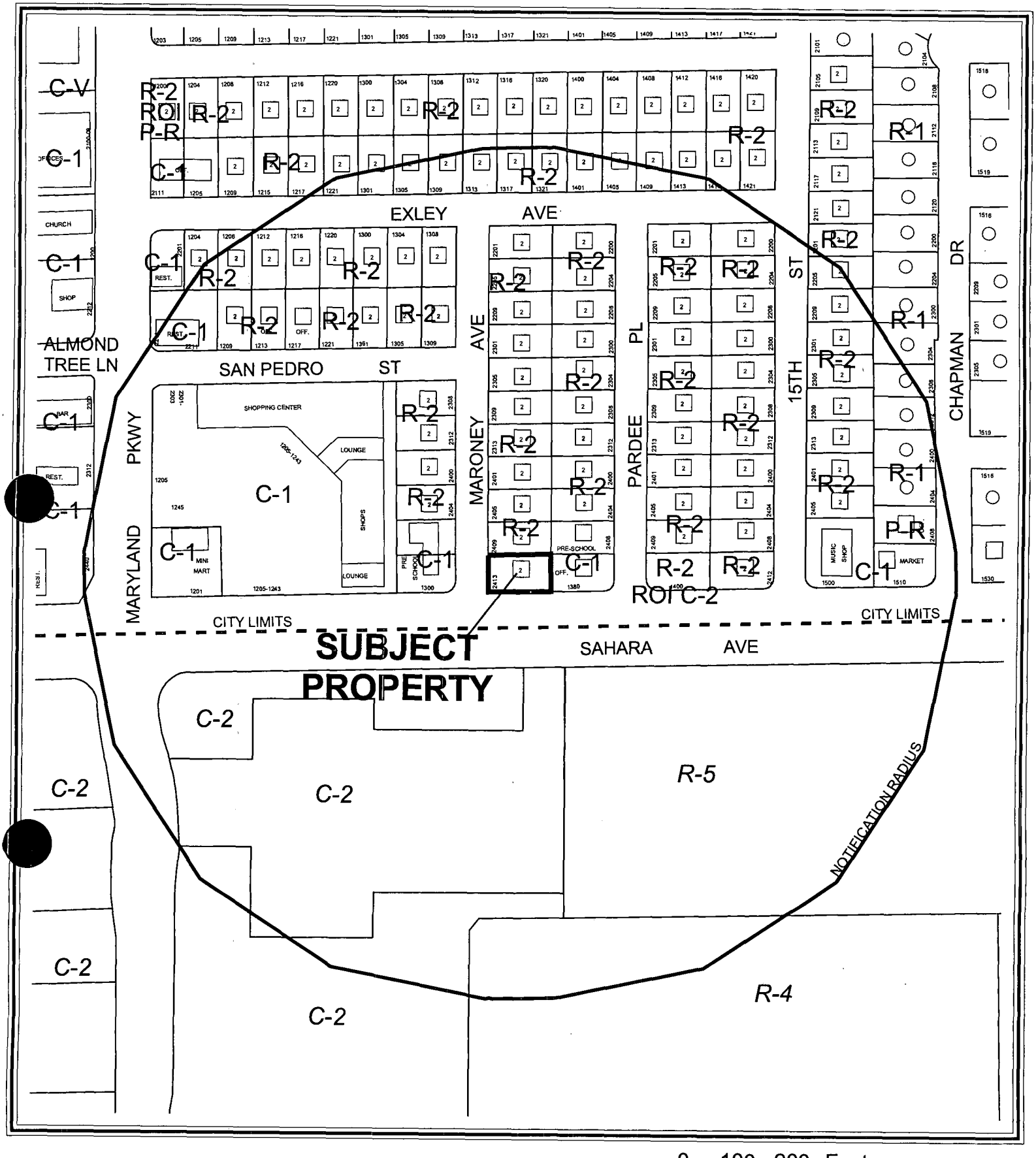
CITY COUNCIL MEETING OF APRIL 7, 2004
Planning and Development Department
Item 161 –VAR-3880

CONDITIONS – Continued:

MAYOR GOODMAN declared the Public hearing closed on Item 161 [VAR-3880] and Item 162 [SDR-3710].

NOTE: All discussion for Item 161 [VAR-3880] and Item 162 [SDR-3710] was held under Item 161 [VAR-3880].

(2:35 – 2:38)



CASE: **VAR-3880**

RADIUS: 750 FT

0 100 200 Feet

ZONING OF SUBJECT PROPERTY:

R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO N-S (NEIGHBORHOOD SERVICE)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-3880 - APPLICANT/OWNER: ASIE JAH

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3710).

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 five parking spaces where six are required for a proposed office located 2413 Maroney Street or the northeast corner of Maroney Street and Sahara Avenue. A site development plan review application (SDR-3710) was filed as a companion application.

B) Applicant's Justification

The proposed use is consistent with other uses along Sahara Avenue.

BACKGROUND INFORMATION

A) Previous Actions

02/16/00 The City Council approved a rezoning application (Z-0076-99), R-2 (Medium Low Density Residential) to C-1 (Limited Commercial) for the site.

05/15/02 The City Council approved an extension of time application [Z-0076-99(1)] for the site.

02/26/04 The Planning Commission recommended approval of a related Site Development Plan Review (SDR-3710).

02/26/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #34/kcw).

B) Pre-Application Meeting

01/29/04 The following was discussed during the pre-application conference with the applicant:

- The handicap parking should be located at the rear with employee parking.
- The front buffer may need to be reduced to three feet in width.
- Client parking should out front.
- The perimeter landscaping along the north side will need to be reduced to one foot in width.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.18

B) Existing Land Use

Subject Property:	Duplex residence
North:	Duplex residence
South:	Sahara Avenue
East:	Office
West:	Pre-school

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	O (Office)
South:	Sahara Avenue
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	R-2 (Medium –Low Density Residential) under resolution of intent to N-S (Neighborhood Service)
North:	R-2 (Medium –Low Density Residential)
South:	Sahara Avenue
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance: Southeast Sector Land Use Plan of the General Plan

The uses allowed the N-S (Neighborhood Service) zoning district are retail shopping, service, and professional offices principally serving neighborhood needs and is compatible in scale, character and intensity with adjacent residential development. N-S is consistent with the SC (Service Commercial) Land use of 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**

There are no special plans, studies, impact statements, or overlays that pertain to this location.

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. Lot Size	N/A	N/A	Y/N
Min. Lot Width	100 Feet	72	N
Min. Setbacks			
• Front	25 Feet	30 Feet	Y
• Side	10 Feet	17 Feet	Y
• Corner	15 Feet	17 Feet	Y
• Rear	25 Feet	32 Feet	Y
Max. Lot Coverage	30 %	16%	Y
Max. Building Height	2 Stories / 35 Feet	One Story	Y
Mech. Equipment	Yes		Not Shown

The proposal meets the requirement of the development standards of Title 19 except for lot width. The applicant is asking for a waiver of the 100-foot wide lot width, as the existing lot is only 72 feet.

A2) Residential Adjacency Standards

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

a) Proximity slope: The proposal meets the requirement.
b) Building setback: The proposal meets the requirement.

A3) Parking and Traffic Standards

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

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Office	1786 SF.	1/300 GFA	5	1	4	1

This request is justified because short of removing the building and building a smaller one it would be impossible for the design to increase the number the parking spaces more than the five shown.

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	0 Trees	0
Buffer: • Min. Trees	1 Trees/ 30Linear Feet	13 Trees	11
• Min. Zone Width	8 Feet		1 foot Rear, 3 foot side
• Wall height	6 Feet		6 foot wall

The applicant is asking for a waiver of the 15-foot front and the 8-foot side landscape buffer.

B) General Analysis and Discussion

The applicant proposes a two-unit office building. The front of the building faces south towards Sahara Avenue with a 10-foot landscape strip and the sidewalk separating the building from Sahara. There will be a single employee designated parking space and the handicap space in the backyard of the former residence. Three patron parking spaces are planned for the former front yard. Access to the handicap and employee spaces will be by a 14 drive along the north side of the building.

The configuration of the site is the result of Planning and Public Works staff working with the applicant to achieve the best design possible. After much study the best design resulted in a layout that could only offer five total parking spaces. Because of the work done by staff with the applicant the variance is supported as the best design could only achieve five spaces.

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."

Because of the constraints of the existing site layout the variance for parking is justified. It was found after working with the applicant on the design only five parking spaces could be achieved and still maintain setbacks and a minimal amount of landscaping around the building. The alternative would be to restrict the use to residential or demolition and reconstruction of a smaller building. That would deny the applicant development rights entitled by the N-S (Neighborhood Service) zoning district.

PLANNING COMMISSION ACTION

The Planning Commission concurred with staff that all possible parking is being provided and it is adequate for the proposed use.

NOTICES MAILED 99 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-3880 APN: _____

Name of Property Owner: ASIF JAH

Name of Applicant: ASIF JAH

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: ASIF JAH

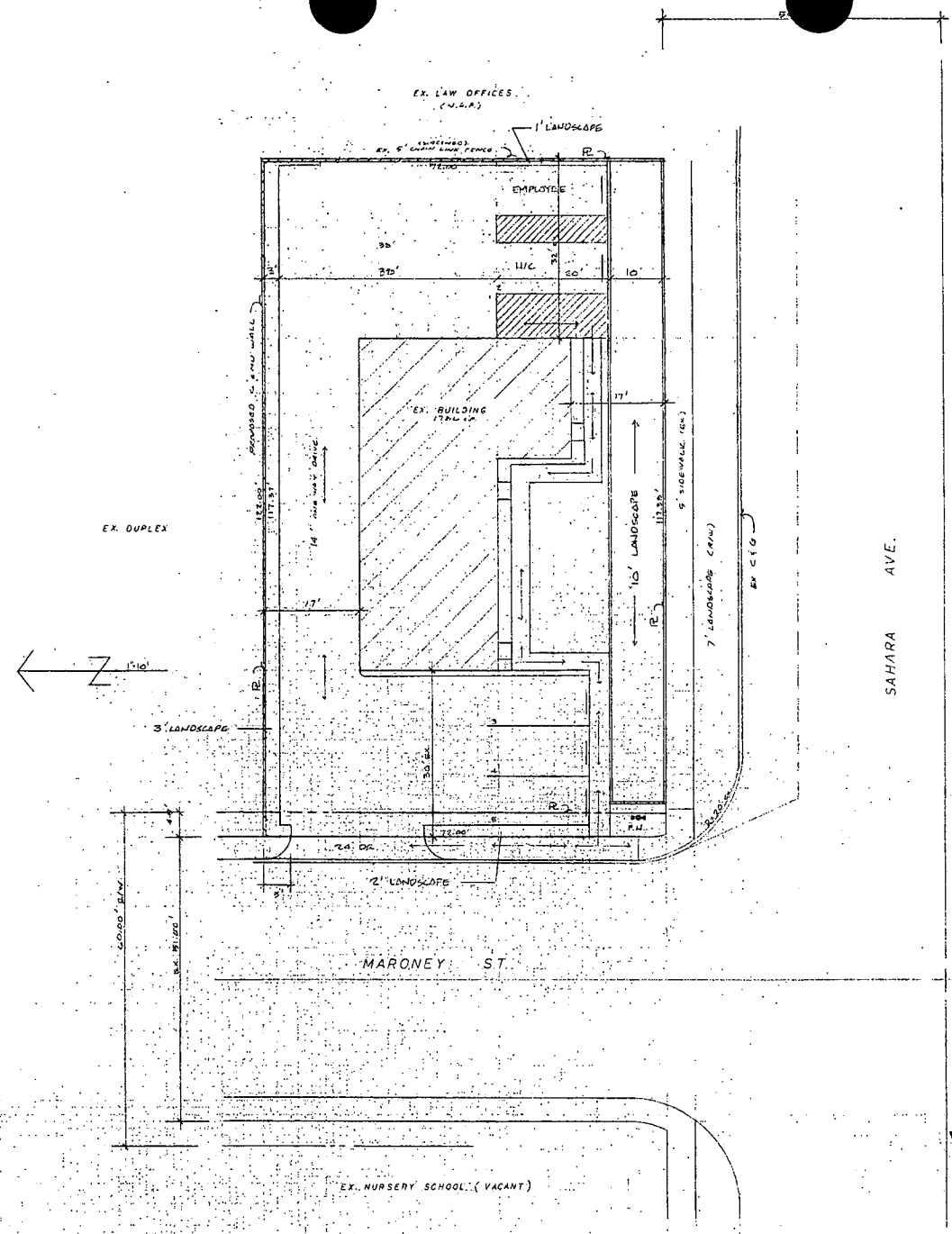
Subscribed and sworn before me

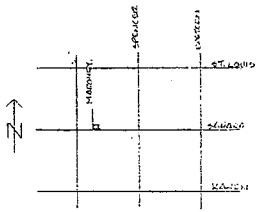
This 9th day of FEB, 2004

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
PETER LOWENSTEIN
No. 03-80709-1 My Appointment Expires Feb. 27, 2007





VICINITY MAP

APN. 162-02-410-056
BLOCK-6 LOT-11

PROPERTY SIZE 6784 s.f.

EX. BUILDING SIZE 1786 s.f.

PARKING ANALYSIS

1786 ÷ 300 = (6) SPACES

PROVIDED (5) SPACES TL.
+(1) SPACE H/C

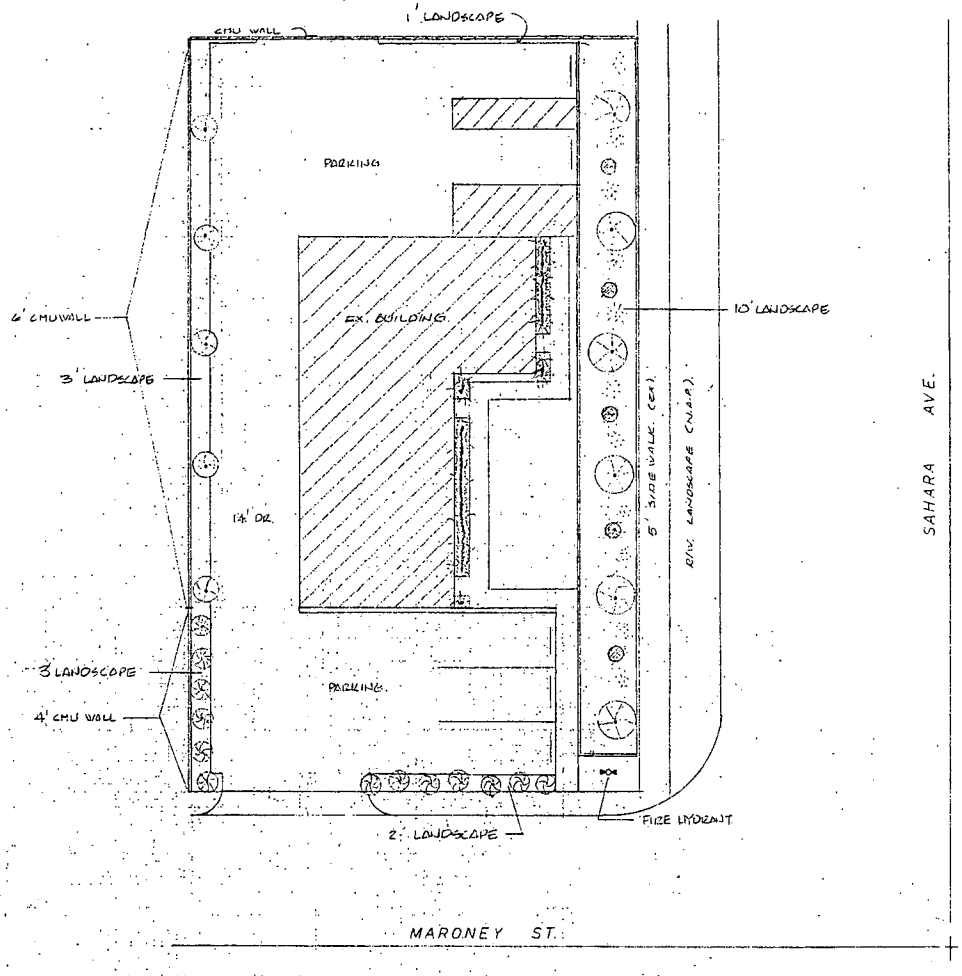
SITE PLAN 1"=10'

VAR-3880
2-26-04 PC

ASIF JAH
2413 MAROONEY ST.
L.V., NV.

REVISIONS

Date
Scale 1"=10'
Drawn
Job
Sheet 1
Of Sheets



1" = 10'

LEGEND

- MEXICAN FAN PALM. (24" BOX)
- MEDITERRANEAN FAN PALM. (5 GAL).
- JUNIPERS (5 GAL)
- JAPANESE BOXWOOD (5 GAL.)
- CRUSHED STONE 1/2" - 3/4"

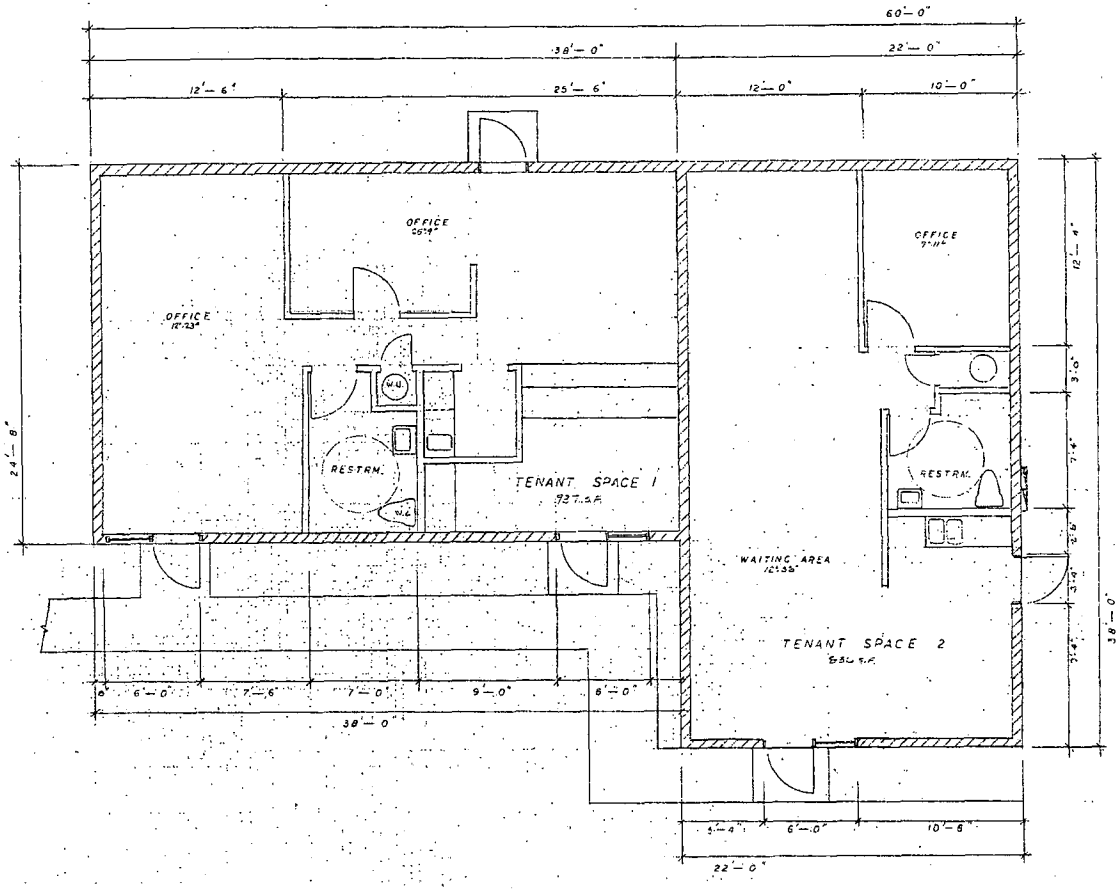
VAR-3880
2-26-04 PC

LANDSCAPE PLAN
1"=10'

REVISIONS

ASIF JAH
2413 MARONEY ST.
LV. NV.

Date
Scale 1"=10'
Drawn
Job
Sheet LD
Of Sheets



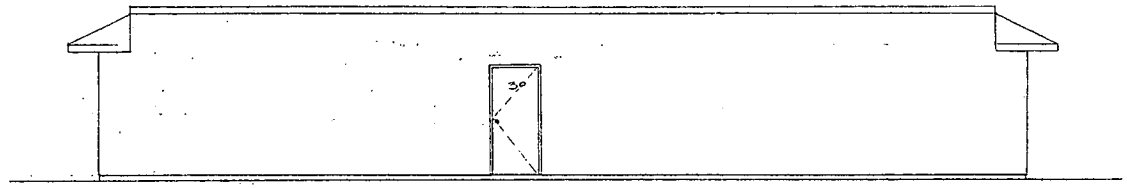
FLOOR PLAN

VAR-3880
2-26-04 PC

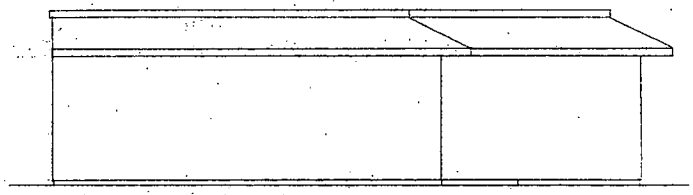
REVISIONS

ASIF JAH
2413 MARONEY ST.
LV NV.

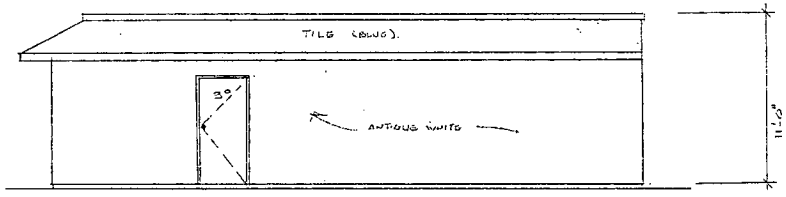
Date
Scale
Drawn
Job
Sheet 2
Of Sheets



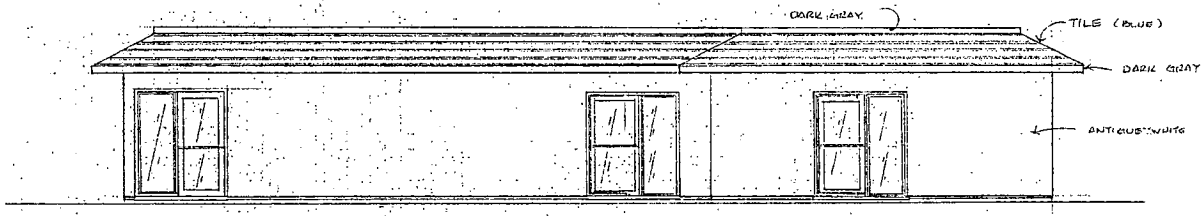
NORTH ELEV.



WEST ELEV.



EAST ELEV.



SOUTH ELEV.

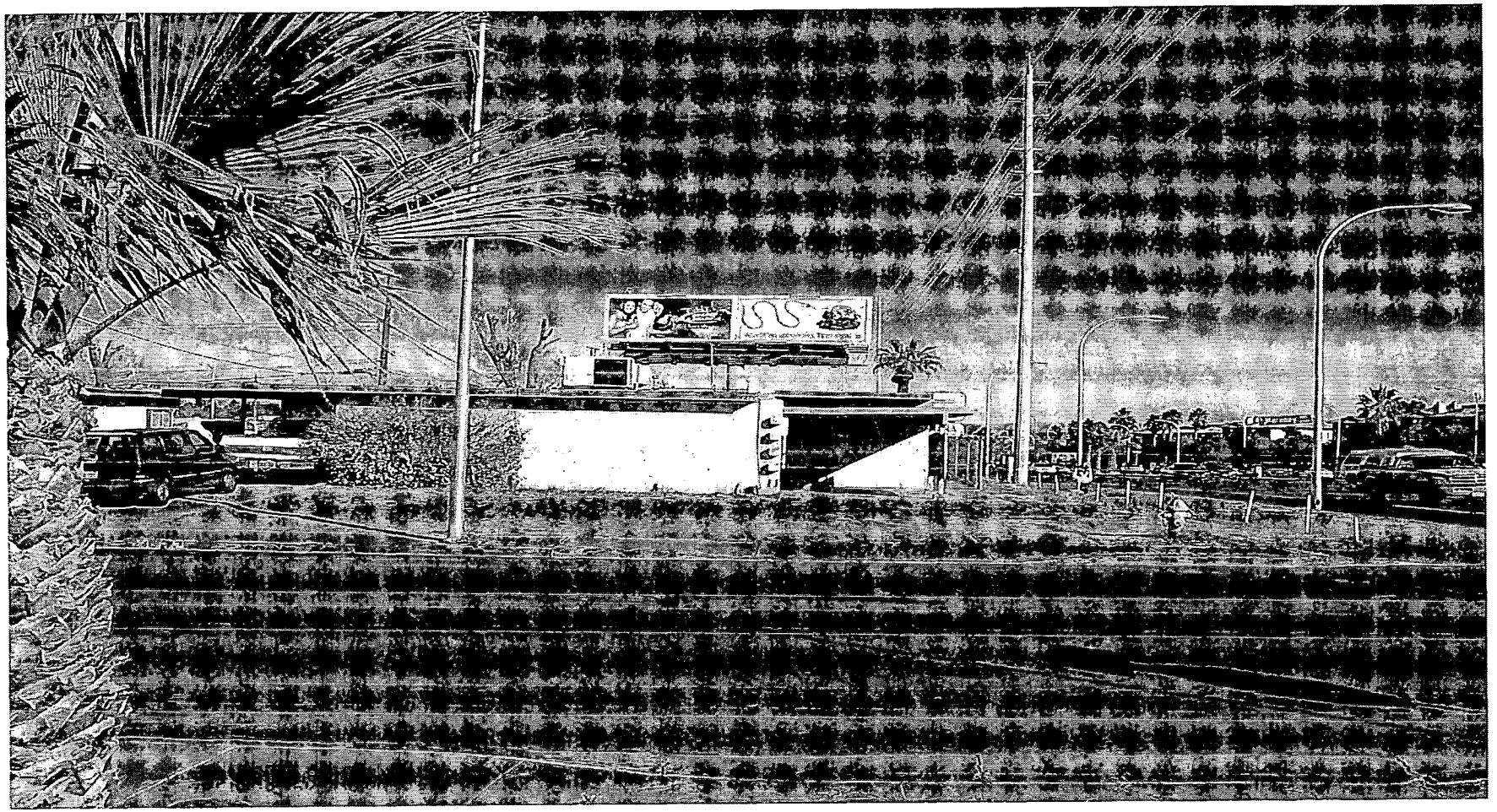
ELEVATIONS

VAR-3880
2-26-04 PC

REVISIONS

ASIF JAH
2413 MARONEY ST.
LV, NV.

Date
Scale 1/4"=1'-0"
Drawn
Job
Sheet 3
Of Sheets



VAR-3880 - APPLICANT/OWNER: ASIE JAH
2413 MARONEY AVENUE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

City of Las Vegas

Agenda Item No. 162

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3880 - PUBLIC HEARING - **SDR-3710 - APPLICANT/OWNER: ASIE JAH** - Request for a Site Development Review FOR A PROPOSED LAW OFFICE AND FOR A WAIVER OF THE PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS on 0.18 acres at 2413 Maroney Avenue (APN: 162-02-410-096) R-2 (Medium-Low Density Residential) under Resolution of Intent to N-S (Neighborhood Service) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

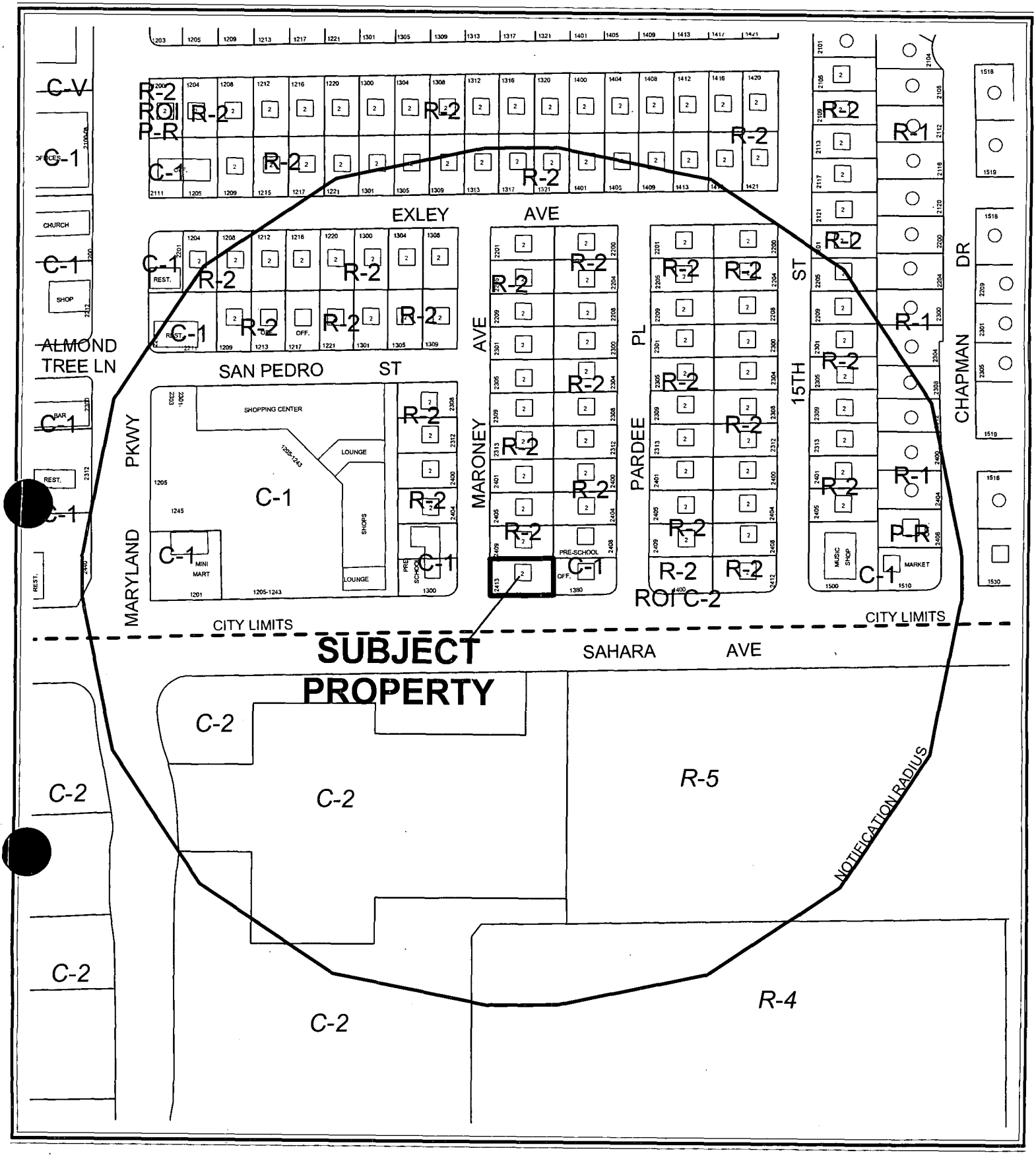
RECOMMENDATION:
The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
REESE – ABEYANCE to 5/5/2004 – UNANIMOUS

MINUTES:
NOTE: All discussion for Item 161 [VAR-3880] and Item 162 [SDR-3710] was held under Item 161 [VAR-3880].

(2:35 – 2:38)



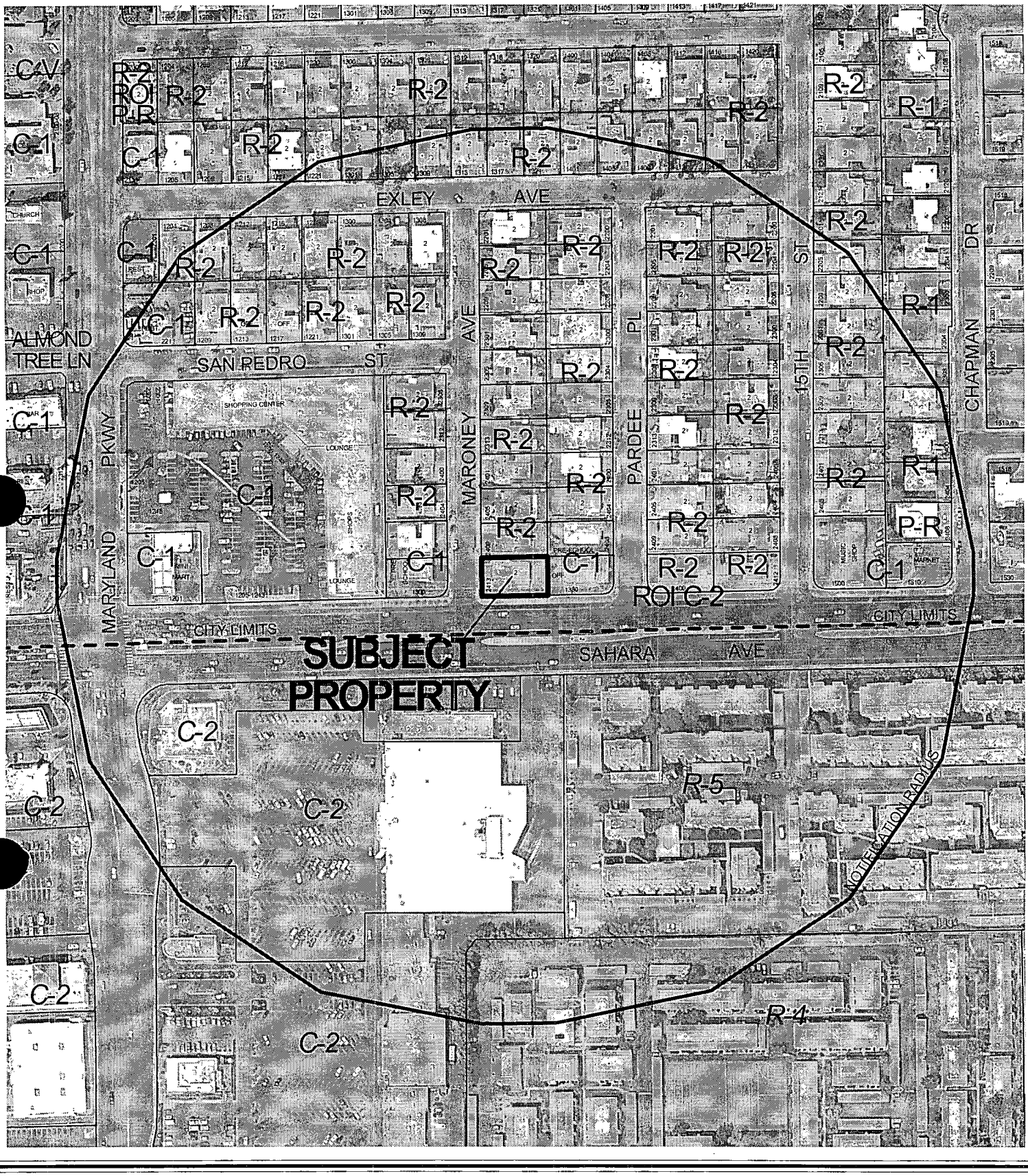
CASE: **SDR-3710**

RADIUS: 750 FT

0 100 200 Feet

ZONING OF SUBJECT PROPERTY:

R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO N-S (NEIGHBORHOOD SERVICE)



0 100 200 Feet

CASE: **SDR-3710**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO N-S (NEIGHBORHOOD SERVICE)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3710 - APPLICANT/OWNER: ASIE JAH

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend 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. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

3. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped February 18, 2004, except as amended by conditions herein.

4. 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.

5. 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 should be cause for revocation of a business license.]

6. A landscaping plan that shows the street buffer along Sahara Avenue to match the neighboring desert landscaping must be submitted prior to or at the same time application is made for a building permit.

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. 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.

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

12. The applicant shall meet with Planning and Development staff to develop an addressing plan prior to issue of permits.

Public Works

13. Meet with the Flood Control Section of the Department of Public Works for assistance with the existing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any permits, whichever may occur first. Provide and improve all drainageways as recommended.

14. Site development to comply with all applicable conditions of approval for Z-76-99 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review and a Waiver of Commercial Development and landscaping standards for a proposed 1,786 square foot office building on 0.18 acres at 2413 Maroney Street. A Variance application for parking (VAR-3880) will be considered as a companion agenda item.

B) Applicant's Justification

The proposed use is consistent with other uses along Sahara Avenue.

BACKGROUND INFORMATION

A) Previous Actions

2/16/00	The City Council approved a rezoning application (Z-0076-99), R-2 (Medium Low Density Residential) to C-1 (Limited Commercial) for the site.
5/15/02	The City Council approved an extension of time application [Z-0076-99(1)] for the site.
02/26/04	The Planning Commission recommended approval of a related Variance (VAR-3880). Staff recommended approval.
02/26/04	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #35/kcw).

B) Pre-Application Meeting

01/29/04 The following was discussed during the pre-application conference with the applicant:

- The handicap parking should be located at the rear with employee parking.
- The front buffer may need to be reduced to three feet in width.
- Client parking should out front.
- The perimeter landscaping along the north side will need to be reduced to one foot in width.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.18

B) Existing Land Use

Subject Property:	Duplex residence
North:	Duplex residence
South:	Sahara Avenue
East:	Office
West:	Pre-school

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	O (Office)
South:	Sahara Avenue
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	R-2 (Medium – Low Density Residential) under resolution of intent to N-S (Neighborhood Service)
North:	R-2 (Medium – Low Density Residential)
South:	Sahara Avenue
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance: Southeast Sector Land Use Plan of the General Plan

The uses allowed the N-S (Neighborhood Service) zoning district are retail shopping, service, and professional offices principally serving neighborhood needs and is compatible in scale, character and intensity with adjacent residential development. N-S (Neighborhood Service) is consistent with the SC (Service Commercial) Land use of 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**

PROJECT DESCRIPTION

The applicant proposes a two-unit office building. The front of the building faces south towards Sahara Avenue with a 10-foot landscape strip and the sidewalk separating the building from Sahara. There will be a single employee designated parking space and the handicap space in the backyard of the former residence. Three patron parking spaces are planned for the former front yard. Access to the handicap and employee spaces will be by a 14 drive along the north side of the building.

The configuration of the site is the result of Planning and Public Works staff working with the applicant to achieve the best design possible. After much study the best design resulted in a layout that could only offer five total parking spaces. Because of the work done by staff with the applicant the variance is supported as the best design could only achieve five spaces.

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. Lot Size	N/A	N/A	Y/N
Min. Lot Width	100 Feet	72	N
Min. Setbacks			
• Front	25 Feet	30 Feet	Y
• Side	10 Feet	17 Feet	Y
• Corner	15 Feet	17 Feet	Y
• Rear	25 Feet	32 Feet	Y
Max. Lot Coverage	30 %	16%	Y
Max. Building Height	2 Stories / 35 Feet	One Story	Y
Mech. Equipment	Yes		Not Shown

The proposal meets the requirement of the development standards of Title 19 except for lot width. The applicant is asking for a waiver of the 100-foot wide lot width, as the existing lot is only 72 feet.

A2) Residential Adjacency Standards

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

a) Proximity slope: The proposal meets the requirement.
b) Building setback: The proposal meets the requirement.

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	1786 SF.	1/300 GFA	5	1	4	1

This request is justified because short of removing the building and building a smaller one it would be impossible for the design to increase the number the parking spaces more than the five shown.

A4) Landscape and Open Space Standards

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

Standards	Required Ratio	Trees	Provided
Parking Area	1 Trees/6 Spaces	0 Trees	0
Buffer: • Min. Trees	1 Trees/ 30Linear Feet	13 Trees	11
• Min. Zone Width	8 Feet		1 foot Rear, 3 foot side
• Wall height	6 Feet		6 foot wall

The applicant is asking for a waiver of the 15-foot front and the 8-foot side landscape buffer.

A5) Sign Standards

Insufficient information was provided to be able to evaluate signage for the site. All signage will be evaluated through a separate application.

B) General Analysis and Discussion

- Zoning

The proposed use is a permitted use under Title 19.

- Site Plan

The applicant proposes a two-unit office building. The front of the building faces south towards Sahara Avenue with a 10-foot landscape strip and the sidewalk separating the building from Sahara. There will be a single employee designated parking space and the handicap space in the backyard of the former residence. Three patron parking spaces are planned for the former front yard. Access to the handicap and employee spaces will be by a 14 drive along the north side of the building.

- Waivers

The applicant requests waivers of the following:

- o 100-foot minimum lot width for a C-1 (Limited Commercial) zoned lot.
- o The 15-foot front landscaped buffer.
- o 8 foot landscaped perimeter buffer.

- Landscape Plan

The landscape plan shows a three-foot buffer along the north side, a one-foot strip along the east, and a 2-foot strip along Maroney Street. These conditions are the subject of two of the three requested waivers. A 10-foot landscape strip separates the building and the sidewalk along Sahara Avenue. Landscaping is also shown along the Sahara Side of the building foundation. Twenty four inch box trees are shown along the north property line and in the 10-foot strip that is along the south side of the building.

- Elevation

The elevation of the building is typical of the home to office/ business conversions along the north side of Sahara Avenue.

- Floor Plan

The floor plan shows the building divided into two separate tenant spaces. Both of the tenant spaces are accessed by two separate exterior doors and have separate restrooms.

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 development is appropriate with the adjacent land uses and the development of 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 office development will be consistent with Title 19, and with the intent of the Design Standards Manual, and the Landscape, Wall and Buffer Standards.

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

   The site is solely accessed Maroney Street. There are no site access and circulation concerns with the site plan.

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

   The proposed building materials and colors are compatible with the desert environment and are appropriate. The proposed landscape palette materials will provide an aesthetically pleasing environment

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

   The building elevations are appealing and are compatible with the development in the area, and will foster an aesthetic environment that is compatible with the nearby uses.

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

   The proposed development will be subject to permits and final inspection for a Certificate of Occupancy, and therefore will not compromise the health, safety and general welfare.

PLANNING COMMISSION ACTION

The Planning Commission amended Condition #6 as shown.

NOTICES MAILED 98 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3710 APN: 162-02-410-096

Name of Property Owner: ASIF JAH.

Name of Applicant: ASIF JAH

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: ASIF JAH

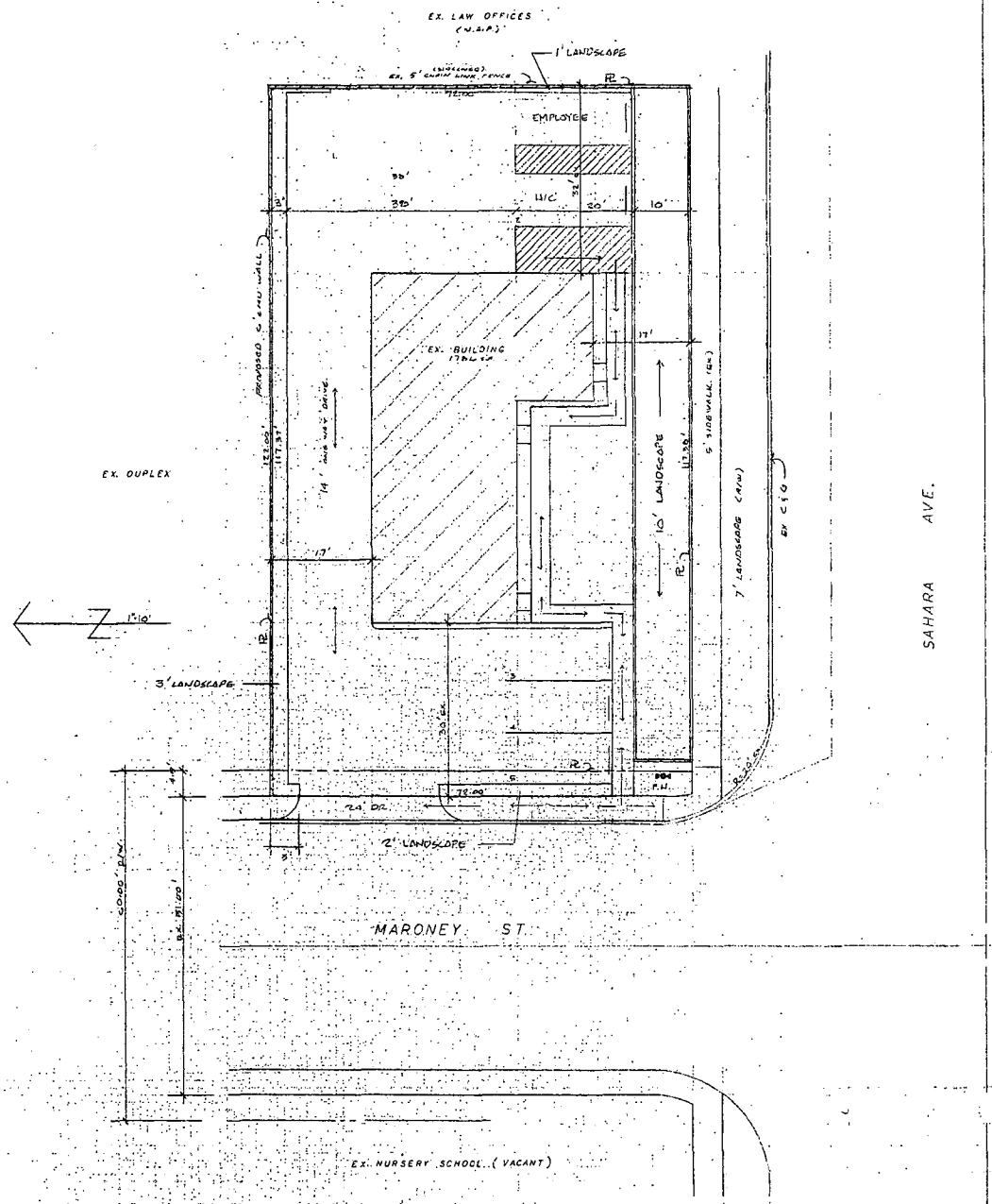
Subscribed and sworn before me

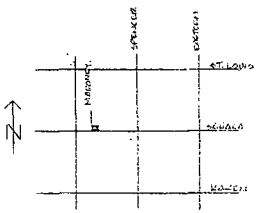
This 12th day of JANUARY, 2004

[signature]

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
PETER LOWENSTEIN
No. 03-80709-1 My Appointment Expires Feb. 27, 2007





VICINITY MAP

APN. 162-02-410-096
BLOCK-6 LOT-11

PROPERTY SIZE 8784 s.f.

EX. BUILDING SIZE 1786 s.f.

PARKING ANALYSIS

1786 ÷ 300 = (6) SPACES

PROVIDED (5) SPACES
+/(1) SPACE H/C

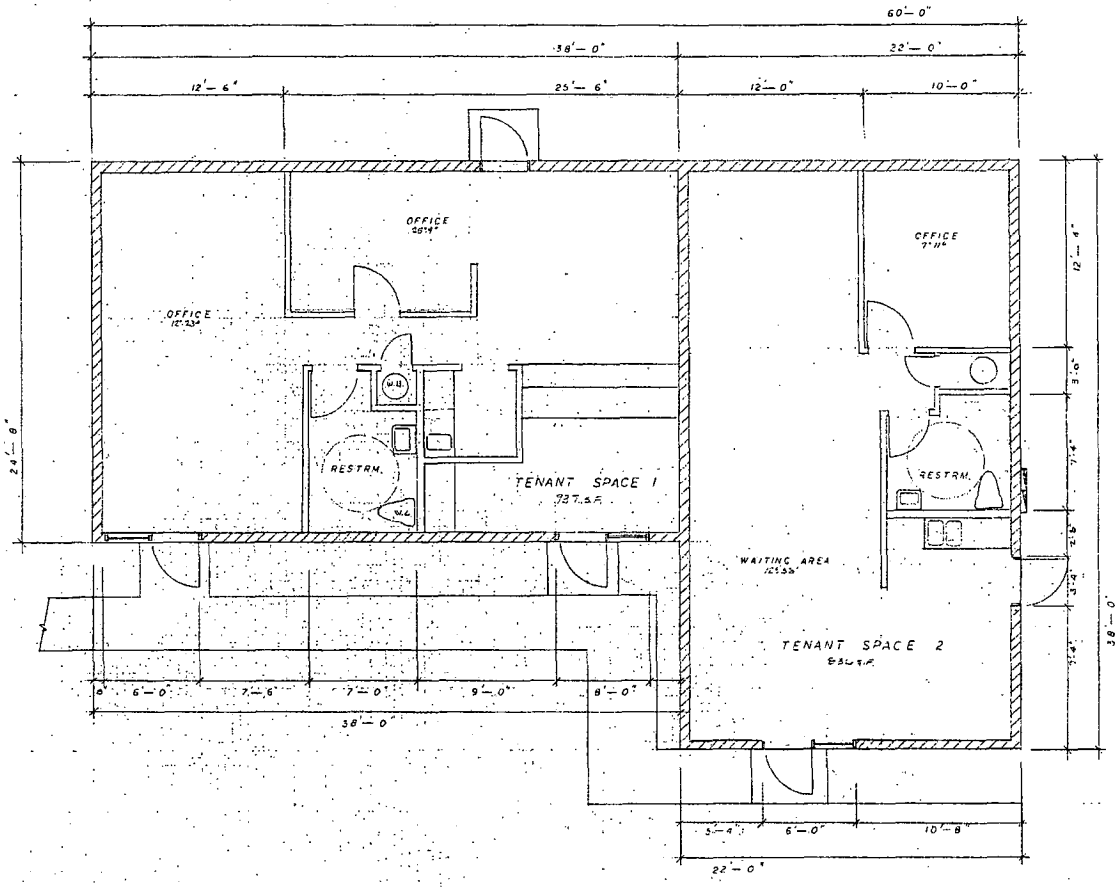
SITE PLAN 1"=10'

SDR-3710
2-26-04 PC

REVISIONS

ASIF JAH
2413 MARONEY ST.
LV, NV.

Date
Scale 1"=10'
Drawn
Job
Sheet 1
Of Sheets



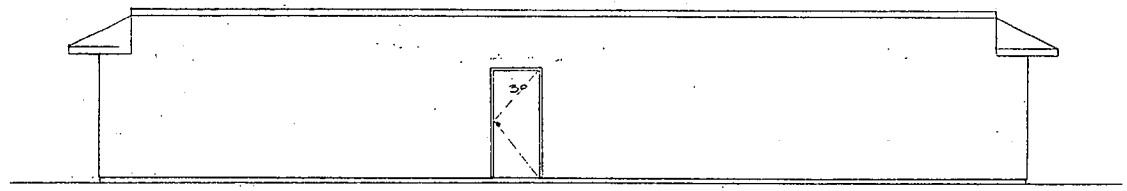
FLOOR PLAN

SDR-3710
2-26-04 PC

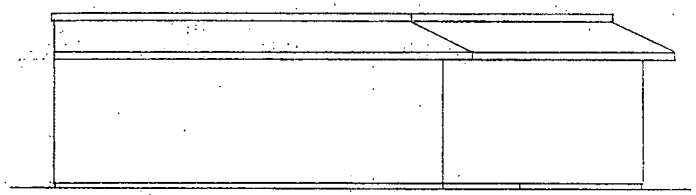
REVISIONS

ASIF JAH
2413 MARONEY ST.
LV. NV.

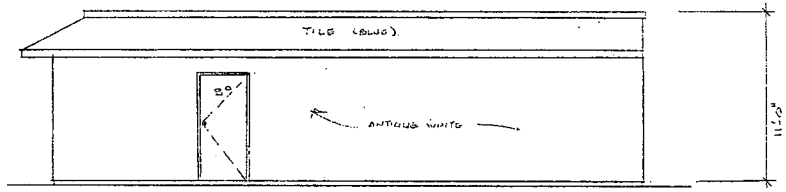
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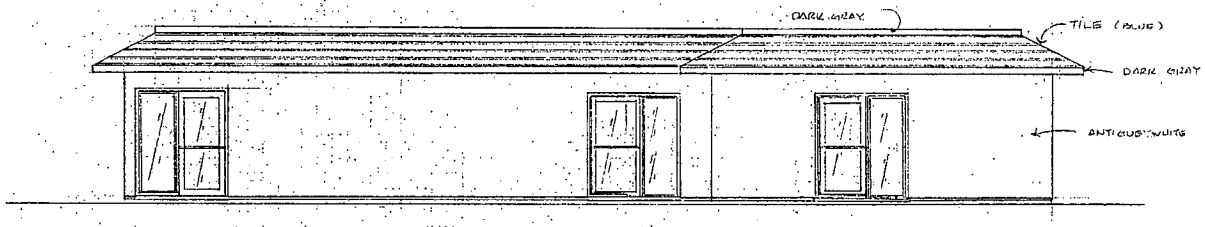
NORTH ELEV.



WEST ELEV.



EAST ELEV.



SOUTH ELEV.

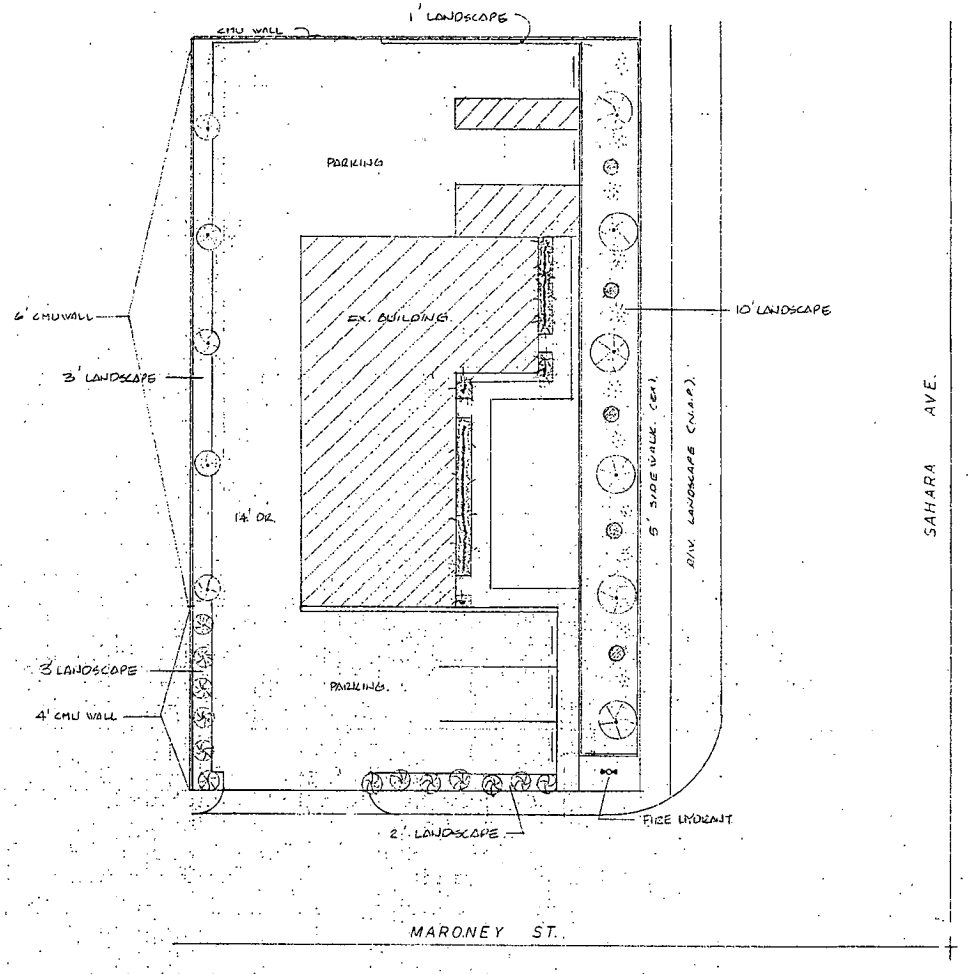
ELEVATIONS

SDR-3710
2-26-04 PC

REVISIONS

ASIF JAH
2413 MARONEY ST.
LV, NV.

Date
Scale 1/4"=1'-0"
Drawn
Job
Sheet 3
Of Sheets



1" = 10'

LEGEND

- MEXICAN FAN PALM. (24" BOX)
- MEDITERRANEAN FAN PALM. (15 GAL).
- JUNIPERS (5 GAL)
- JAPANESE BOXWOOD (5 GAL.)
- CRUSHED STONE 1/2" - 3/4"

SDR-3710

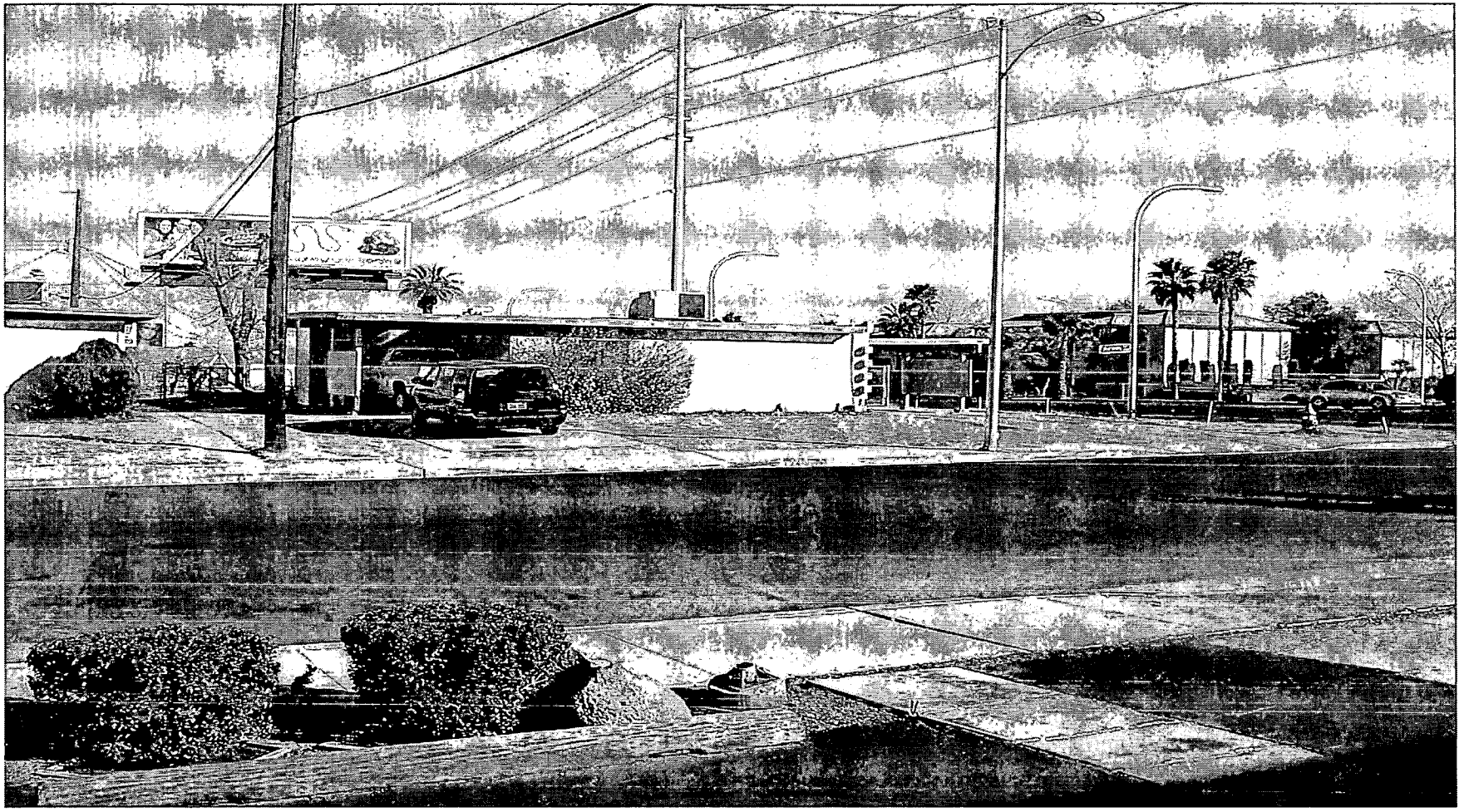
2-26-04 PC

LANDSCAPE PLAN
1"=10'

REVISIONS

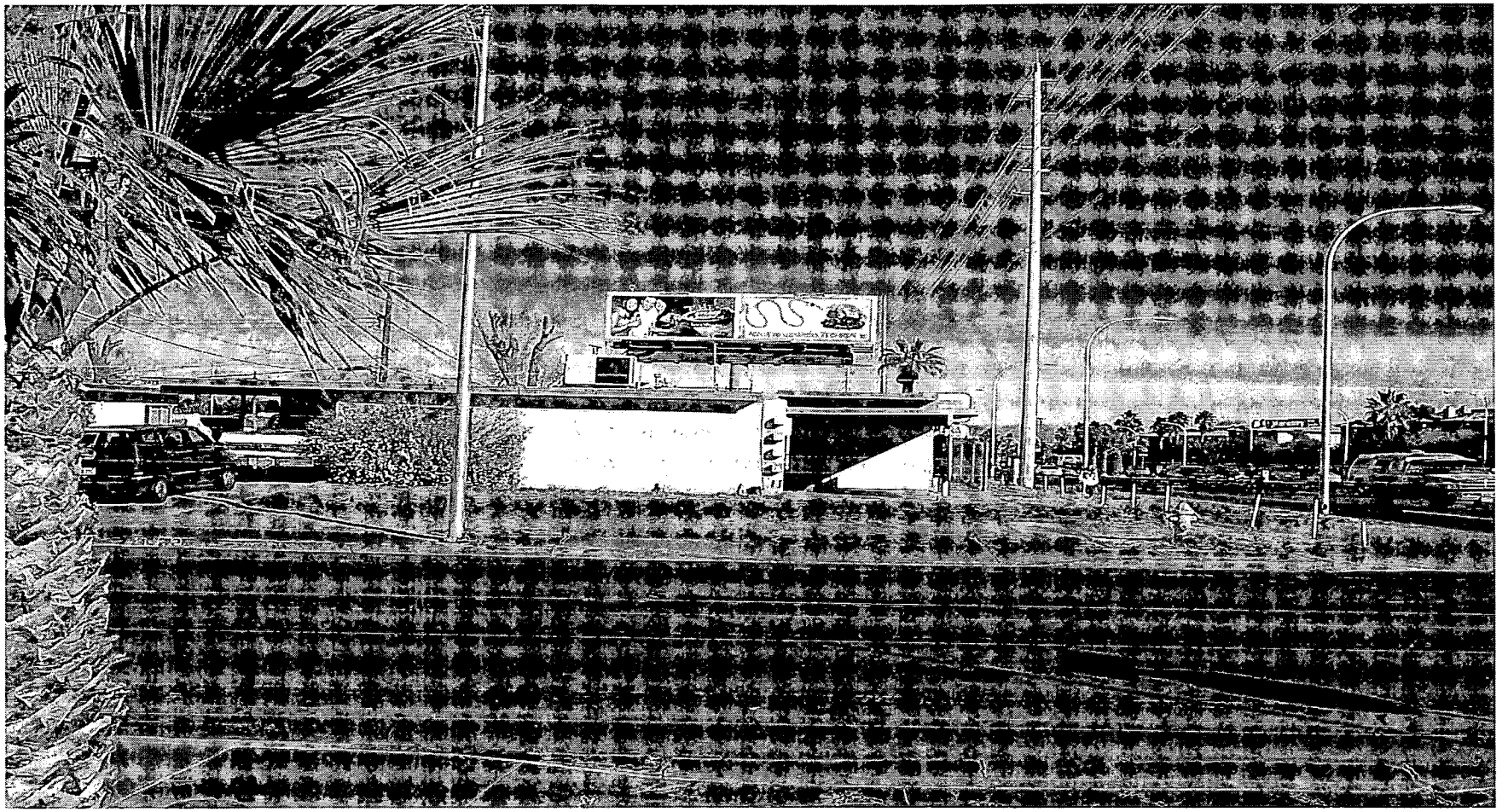
ASIF JAH
2413 MARONEY ST.
L.V. NV.

Date
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Drawn
Job
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Of Sheets



SDR-3710 - APPLICANT/OWNER: ASIE JAH
2413 MARONEY AVENUE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



SDR-3710 - APPLICANT/OWNER: ASIE JAH
2413 MARONEY AVENUE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

City of Las Vegas

Agenda Item No. 163

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - **SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT** - Appeal filed by Lamar Outdoor Advertising from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 40 FOOT TALL, 14 FOOT BY 48 FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2475 South Jones Boulevard (APN: 163-02-802-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (4-0 vote) and staff recommend DENIAL

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

RECOMMENDATION:

The Planning Commission (4-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal letter filed by Lamar Outdoor Advertising
5. Submitted after final agenda – Withdrawal Without Prejudice request from Lamar Outdoor Advertising Company

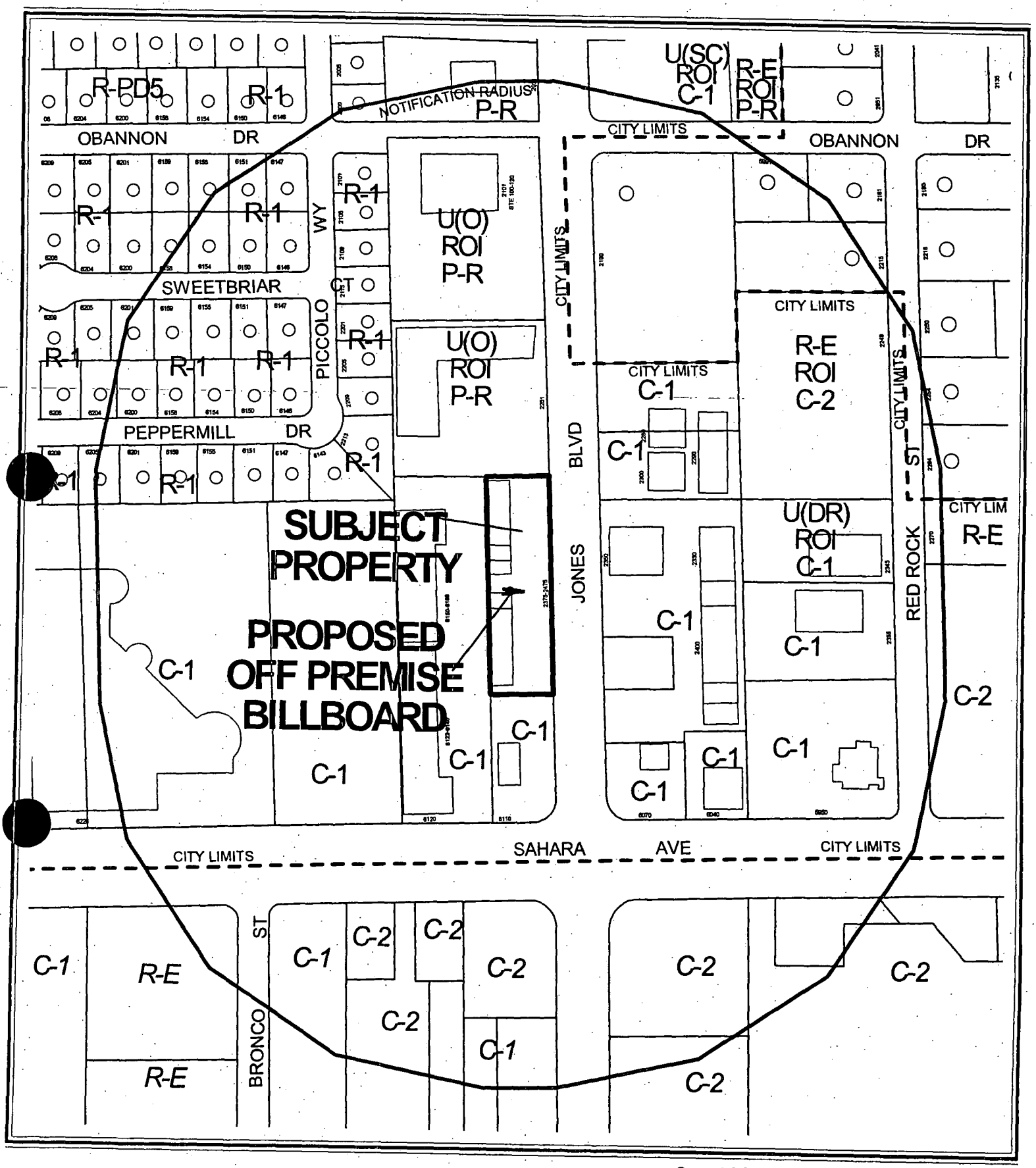
MOTION:

REESE – Motion to Accept the WITHDRAWAL Without Prejudice of Item 163 [SUP-3479] and HOLD IN ABEYANCE Item 181 [ZON-3919] and Item 182 [SDR-3920] to 5/5/2004 – UNANIMOUS with L. B. McDONALD excused

MINUTES:

There was no discussion.

(1:00 – 1:01)



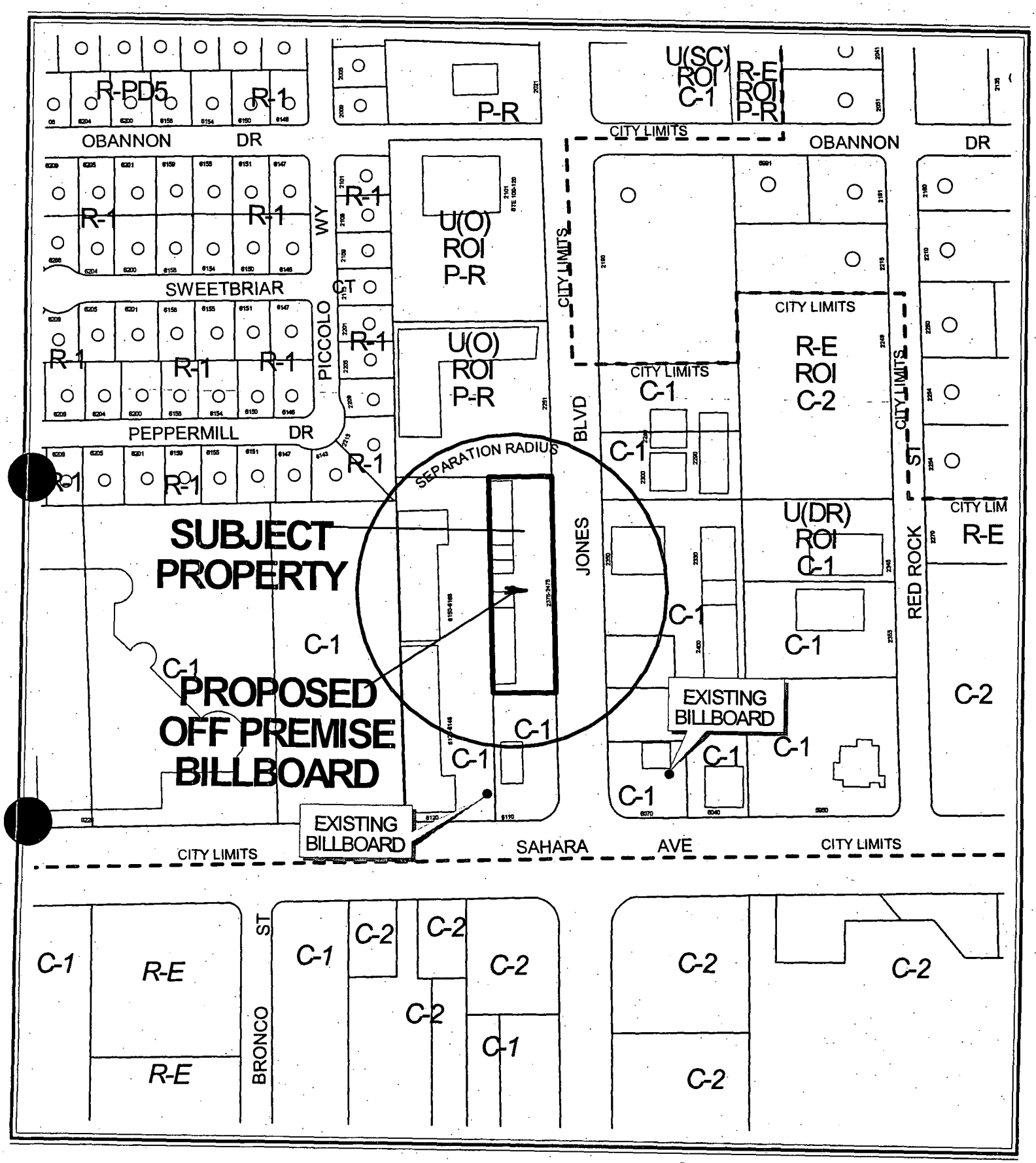
CASE: **SUP-3479**

RADIUS: 750 FT

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

0 100 200 Feet

N



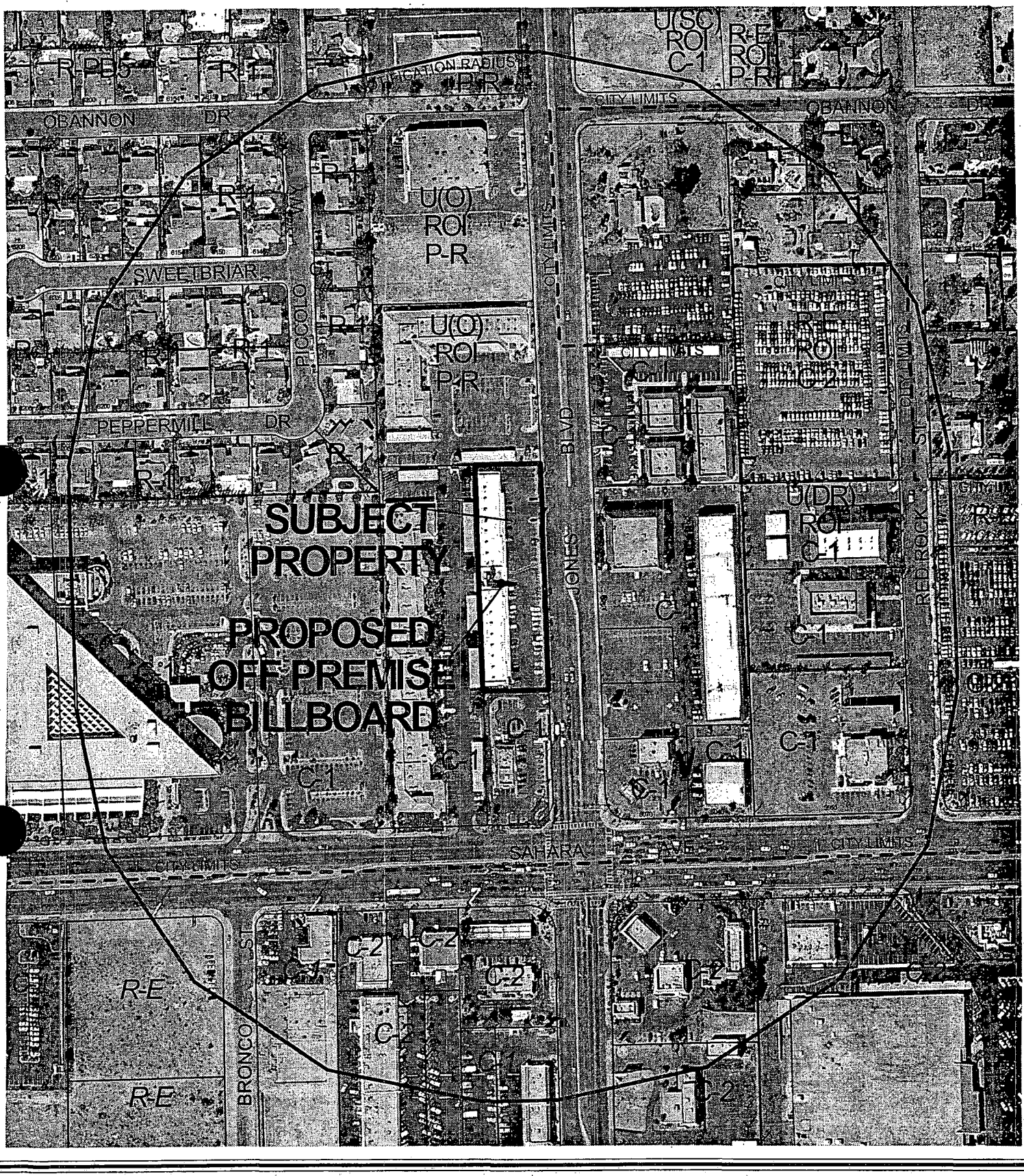
CASE: **SUP-3479**

SEPARATION RADIUS: 300 FT

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

0 100 200 Feet

N



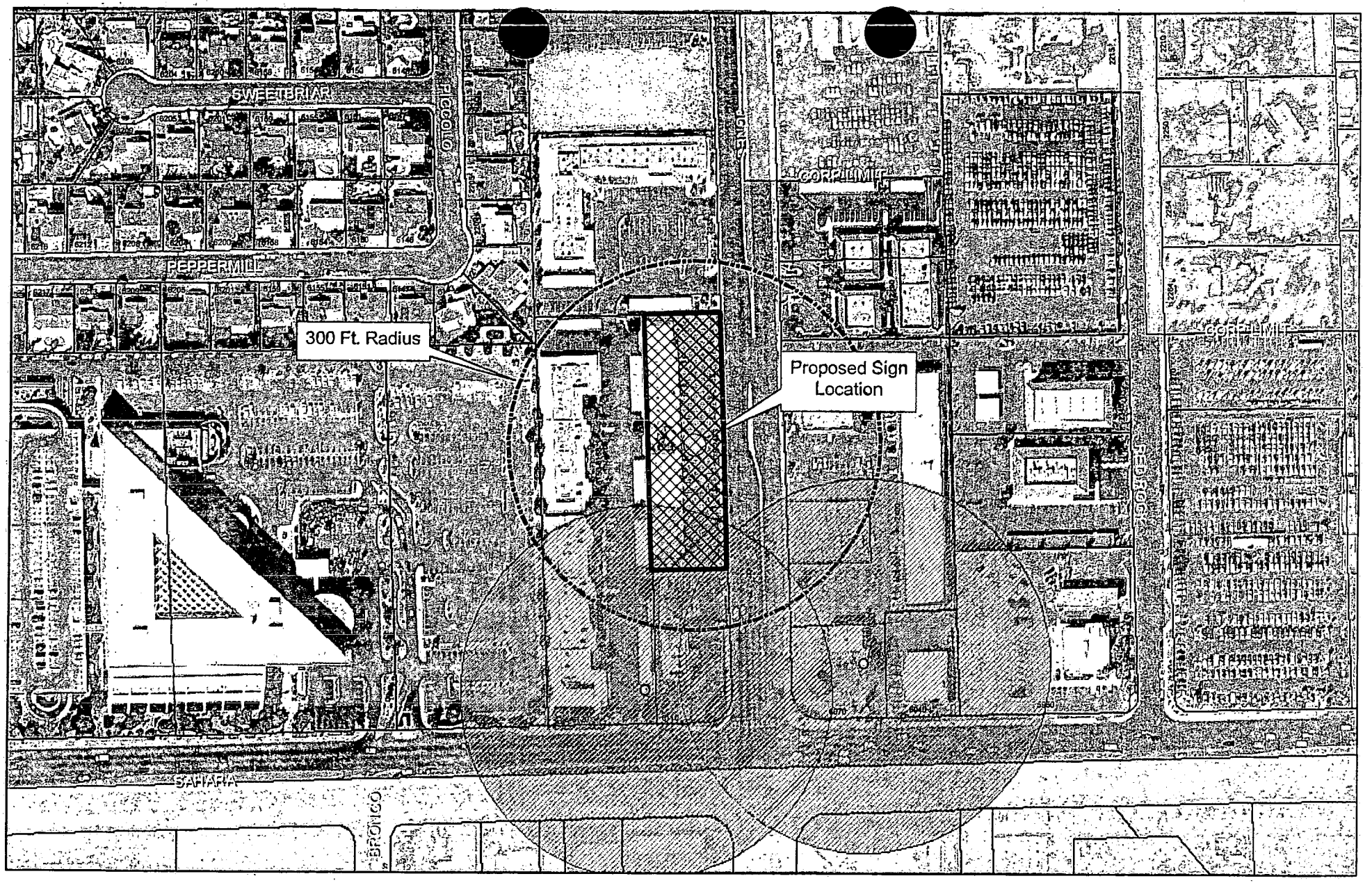
0 100 200 Feet

CASE: SUP-3479

RADIUS: 750 FT

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

N



SUP-3479

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT

THIS ITEM WAS HELD IN ABEYANCE FROM THE MARCH 3, 2004 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

** CONDITIONS **

The Planning Commission (4-0 vote) and staff recommended DENIAL. If Approved, subject to:

Planning and Development

1. 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 (billboard) sign be removed.

2. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premises Sign use and other applicable sign requirements.

3. The off-premises advertising (billboard) 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 (billboard) sign.

4. The off-premises advertising (billboard) sign support pole shall be redesigned to include finish materials to complement the existing on-site buildings.

5. Only one advertising sign is permitted per sign face.

6. The entire face-area of both sides of the off-premises advertising (billboard) 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.

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

Public Works

10. The proposed billboard 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 is an Appeal filed by Lamar Outdoor Advertising from the Denial by the Planning Commission of a request for a Special Use Permit to allow a proposed 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 2475 South Jones Boulevard.

B) Applicant's Justification

The applicant's justification letter states the site is an appropriate location for an off-premise sign.

BACKGROUND INFORMATION

A) Previous Actions

04/05/89 The City Council approved a Rezoning (Z-8-89) to C-1 (Limited Commercial on this site. The Planning Commission recommended approval on February 28, 1989. The Planning and Development Department recommendation was for approval.

01/22/04 The Planning Commission voted 4-0 to recommend DENIAL (PC Agenda Item #90/mp).

B) Pre-Application Meeting

11/06/03 The applicant was advised of the requirements of a Special Use Permit and that this applications is considered a project of regional significance and the appropriate forms must be filed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.18

B) Existing Land Use

Subject Property:	Commercial Retail Center
North:	Offices
South:	Restaurant
East:	Commercial Retail Center
West:	Offices

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	O (Office)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	U (Undeveloped) [O (Office) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking)
South:	C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
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 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	

This Special Use Permit is deemed to be a Project of Regional Significance because it is less that 500 feet from the boundary of unincorporated Clark County.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:

1) This is a Special Use Permit within 500 feet of unincorporated Clark County.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

To date, no comments have been received that would affect this application.

The Planning Commission considers the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal.

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 (Billboard) Sign is located approximately 310 feet from the "R" zoned property to the north and in excess of 300 feet from any other Off-Premises Advertising (Billboard) Sign; it therefore complies nominally with Zoning Code standards.

B) General Analysis and Discussion

- Zoning

An Off-Premises Advertising (Billboard) Sign is an allowed use within the C-1 (Limited Commercial) 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 support pole of Off-Premises Advertising (Billboard) is proposed in a courtyard area between the two existing on-site buildings. This will detract from the aesthetics of the existing building that

faces Jones Boulevard. Additionally, the billboard sign is located approximately 50 feet from the on-premises sign for the commercial development. Finally, there are no other billboard signs located along this segment of Jones Boulevard. This proposed billboard would add substantial visual clutter in this area of the City, that not appropriate at this location. Therefore, this use cannot be conducted in a manner that is harmonious and compatible with the surrounding development. 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 SC (Service Commercial) General Plan designation and in the C-1 (Limited Commercial) zoning district, existing on-premise signage is already located along this segment of Jones Boulevard. Approval of this billboard in this context will create an urban landscape that is not harmonious and compatible with the surrounding uses in this area

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

   The subject site is located in a commercial area and is adjacent to a major thoroughfare, which is one of the prerequisites to establish its suitability; however, the subject billboard sign is not appropriate along this segment of Jones Boulevard.

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

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 (Billboard) 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 72 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3479 APN: 163-02-802-006

Name of Property Owner: Robert Newberg - Newberg-Fiorello Dev.

Name of Applicant: Lamar Outdoor Advertising

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

_____ Yes _____ ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Scott Naftzger (on behalf of owner)

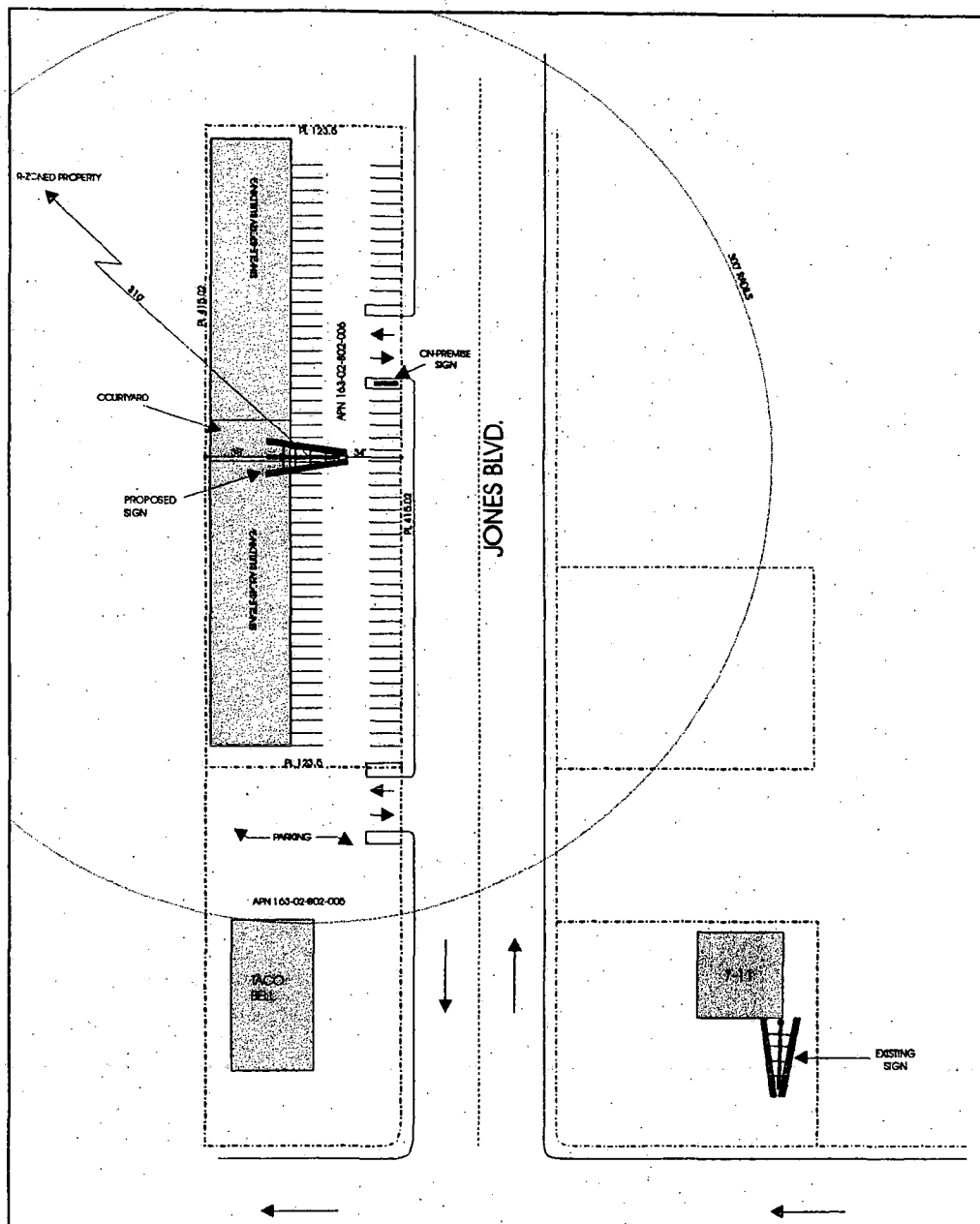
Subscribed and sworn before me

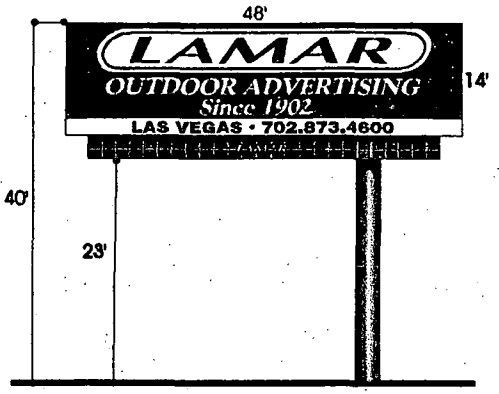
This 11th day of November, 2003

Deborah S. Barone

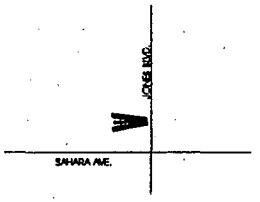
Notary Public in and for said County and State

DEBORAH S. BARONE
Notary Public, State of Nevada
Appointment No. 00608771
My Appt. Expires Jan. 15, 2004





ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)



DECLARATION

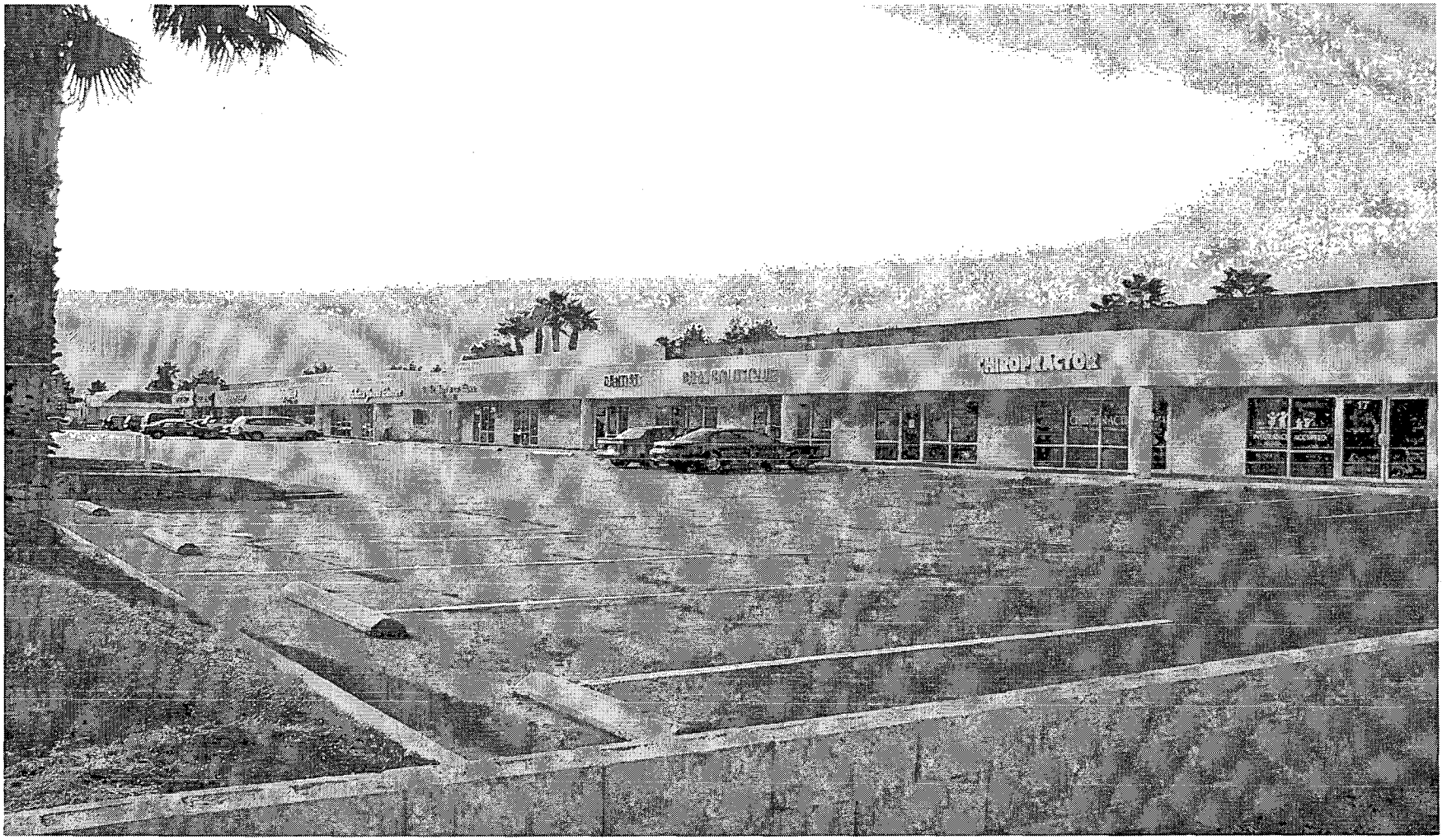
NO OFF-PREMISE SIGN WITHIN 300'
NOT WITHIN 300' OF RESIDENTIAL PROPERTY LINE
NOT LOCATED IN EXCLUSIONARY ZONE

STAFF

SUP-3479

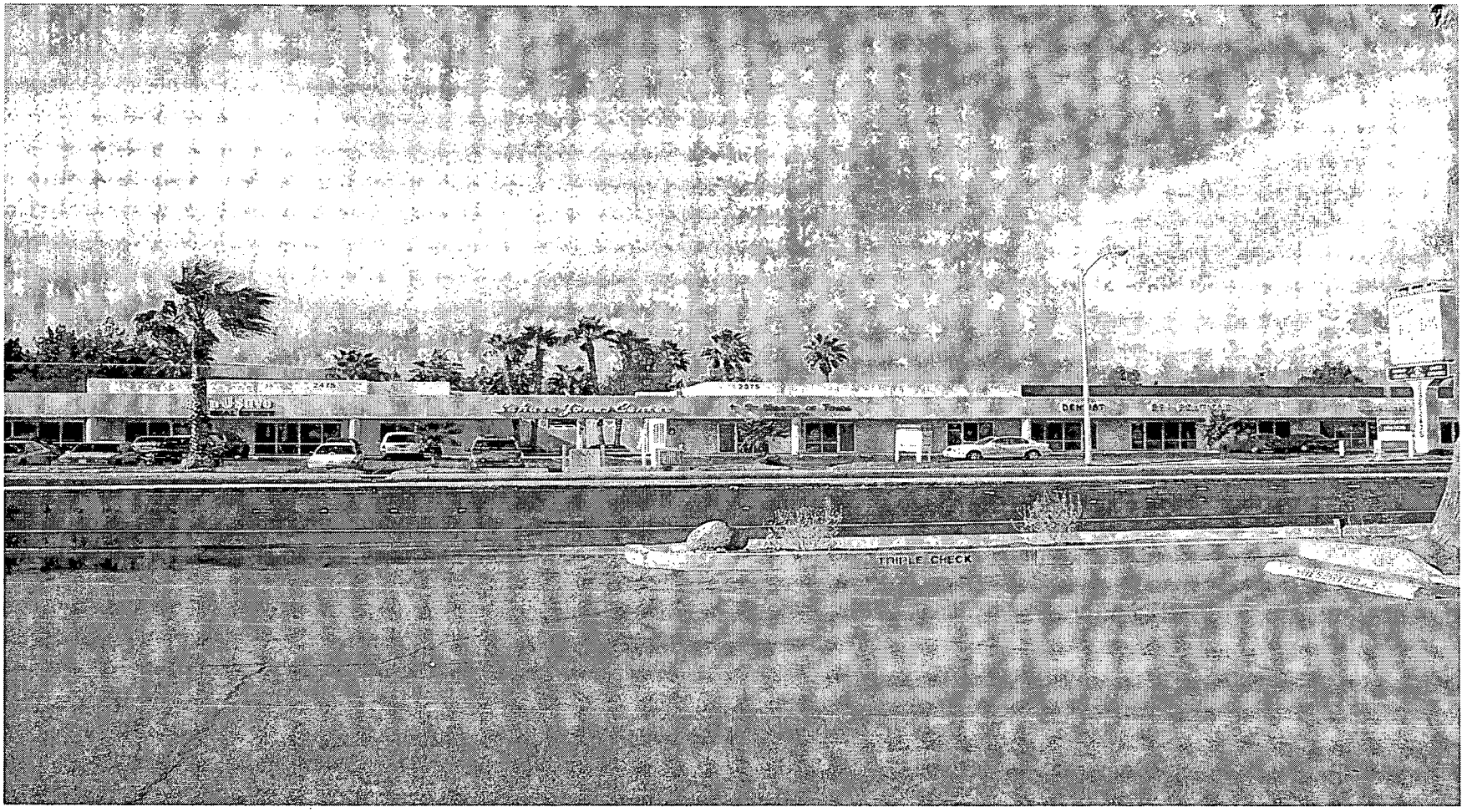
1-22-04 PC

LAMAR OUTDOOR ADVERTISING			
SCALE: 1"=50'	DATE: 09/11/03	DRAWN BY: S.NAFTZGER	
JONES SAHARA SIGN			
APN 163-02-802-006		DRAWING NUMBER:	



SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT
2475 SOUTH JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT
2475 SOUTH JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT
2475 SOUTH JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

LAMAR

Lamar of Las Vegas

RECEIVED
CITY CLERK

2004 JAN 26 P 3:27

January 23, 2004

Las Vegas City Clerk
400 E. Stewart Ave.
Las Vegas, NV 89101

Dear Sir or Madam:

Lamar Outdoor Advertising requests an appeal of the denial by the Planning Commission, at their January 23, 2004 meeting, for a special use permit (SUP-3479) for a billboard sign at 2475 S. Jones. We disagree with their conclusions and would like to have this item heard before the City Council.

Thank you for your consideration.

Sincerely,

Scott Naftzger
Project Coordinator, Lamar Outdoor Advertising

1863 Helm Drive • Las Vegas, Nevada 89119 | 702.873.4600 • Fax 702.873.4344

LAMAR

LAMAR ADVERTISING COMPANY

RECEIVED
CITY CLERK
2004 APR -7 A 8:49

April 7, 2004

Las Vegas City Clerk
400 Stewart Ave.
Las Vegas NV 89101

Dear Sir or Madam:

Lamar Advertising, with this letter, respectfully requests the withdrawal without prejudice of Special Use Permit application number SUP-3479, an application for an off-premise sign proposed at 2475 South Jones Blvd. Thank you for your attention in this matter.

Sincerely,

Scott Naftzger
Project Coordinator, Lamar Advertising

Submitted after final agenda
Date 4/7/04 Item # 163

1863 Helm Drive, Las Vegas, Nevada 89119
PH. (702) 873-4600 FAX (702) 873-4344

City of Las Vegas

Agenda Item No. 164

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - **SUP-3545 - APPLICANT: SHOW MEDIA - OWNER: NEVADA SPACE, INC.** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2798 Highland Drive (APN: 162-09-202-007), M (Industrial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

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

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 2/26/2004 Planning Commission meeting Item 10

MOTION:
MONCRIEF – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining as he is a partner with ATTORNEY BROWN on a piece of property located on Charleston Boulevard and also with the issue of billboards being discussed by his law partners and MACK abstaining as Treasures is a client of his company and is located within the notification area and because of the location, there would be a conflict

MINUTES:
MAYOR PRO TEM REESE declared the Public Hearing open.

ATTORNEY JAY BROWN, 520 South 4th Street, appeared on behalf of the applicant and concurred with staff recommendations and conditions.

TODD FARLOW, 240 North 19th Street, stated that the applicant did not want to do the required landscaping and he felt it was important and necessary for the applicant to do so.

MAYOR PRO TEM REESE declared the Public Hearing closed.

(2:38 – 2:41)

CITY COUNCIL MEETING OF APRIL 7, 2004
Planning and Development Department
Item 164 – SUP-3545

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.

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. The Special Use Permit shall be reviewed in two (2) years, at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.

4. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of 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-Premise Advertising (Billboard) Sign.

5. Only one advertising sign is permitted per sign face.

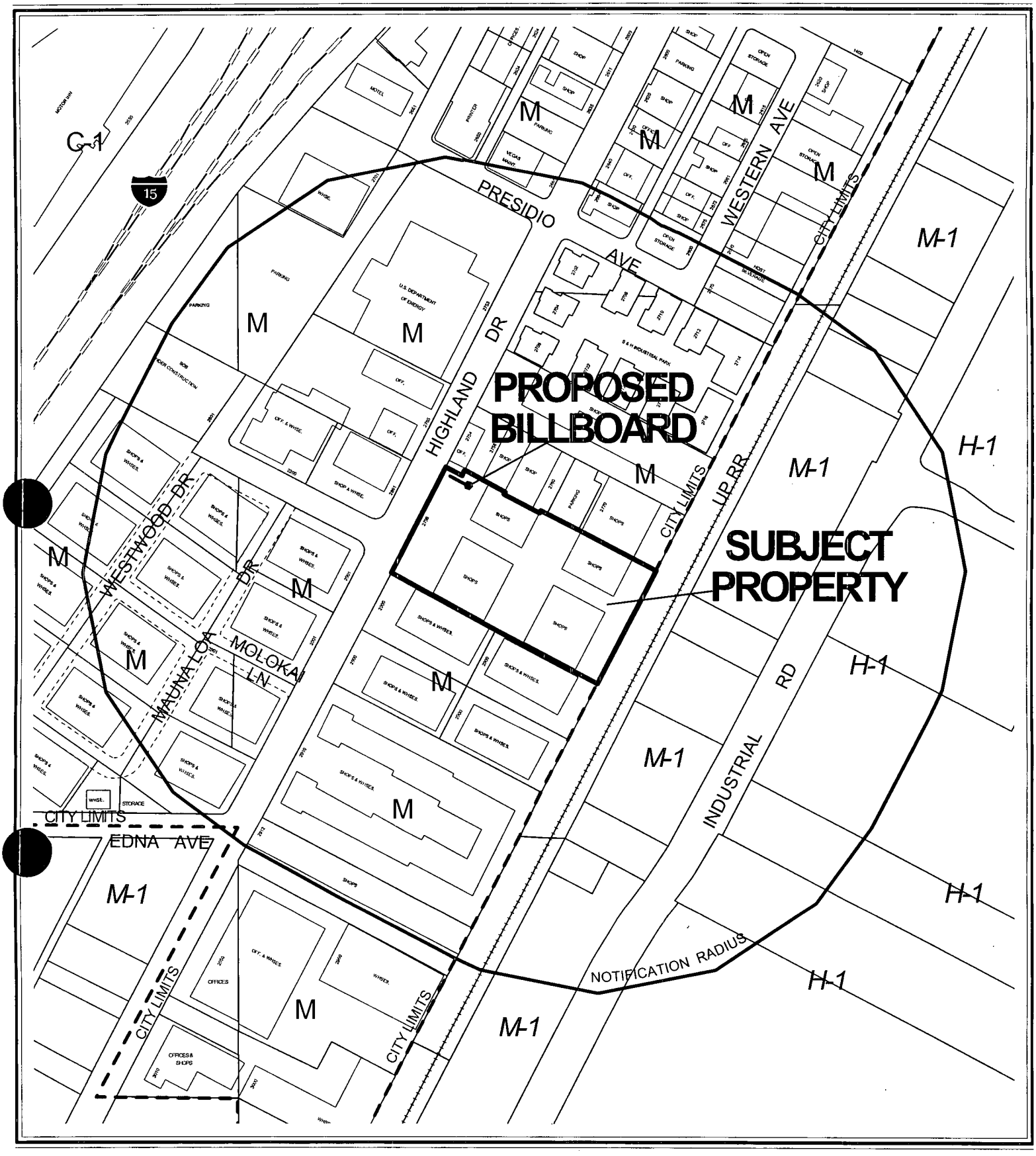
6. The entire face-area of both sides of the Off-Premise Advertising (Billboard) Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

7. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council; or (2) the location is in compliance with all applicable standards of Title 19 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. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

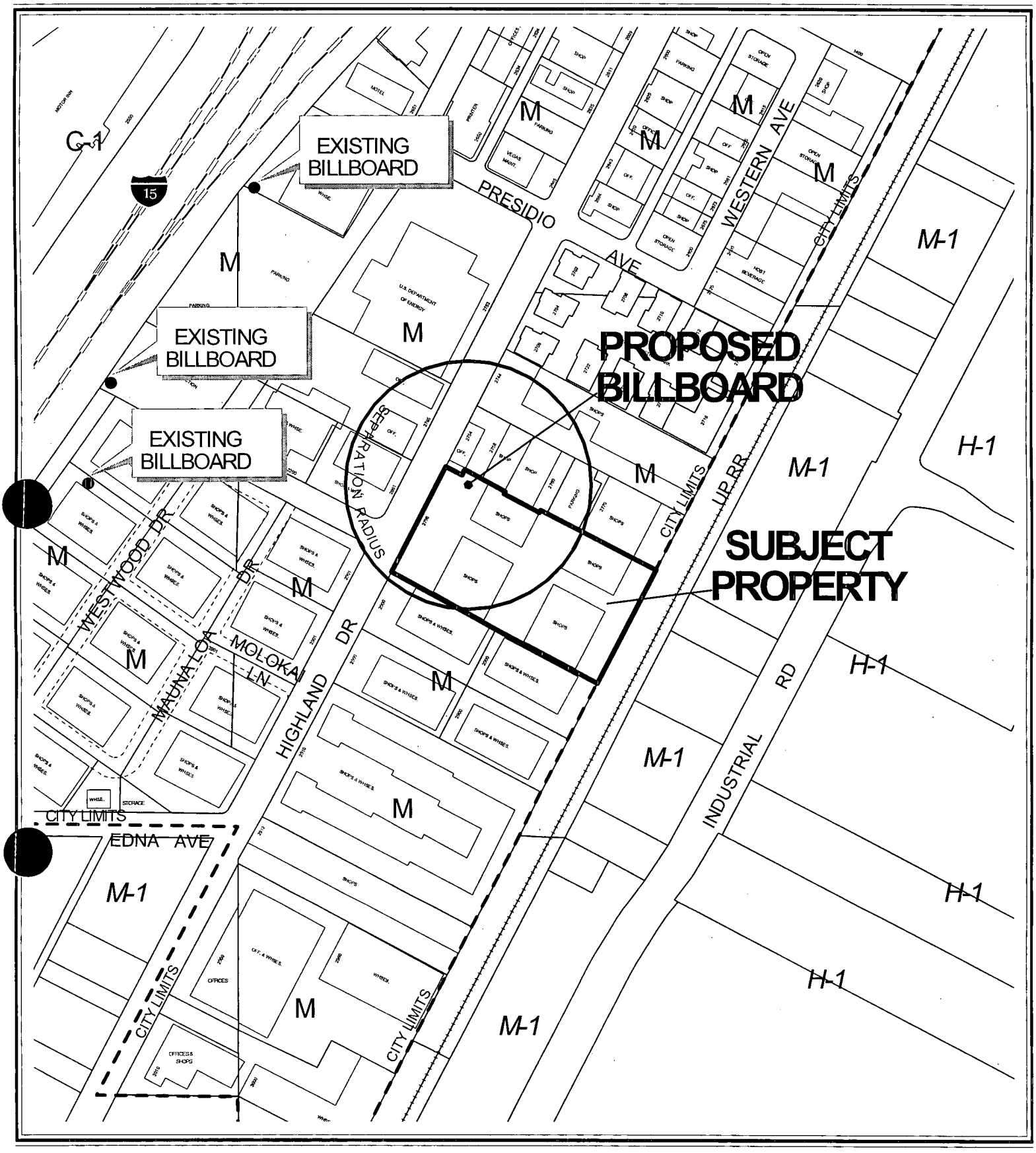
9. The proposed billboard shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.



CASE: **SUP-3545**

RADIUS: 750 FT

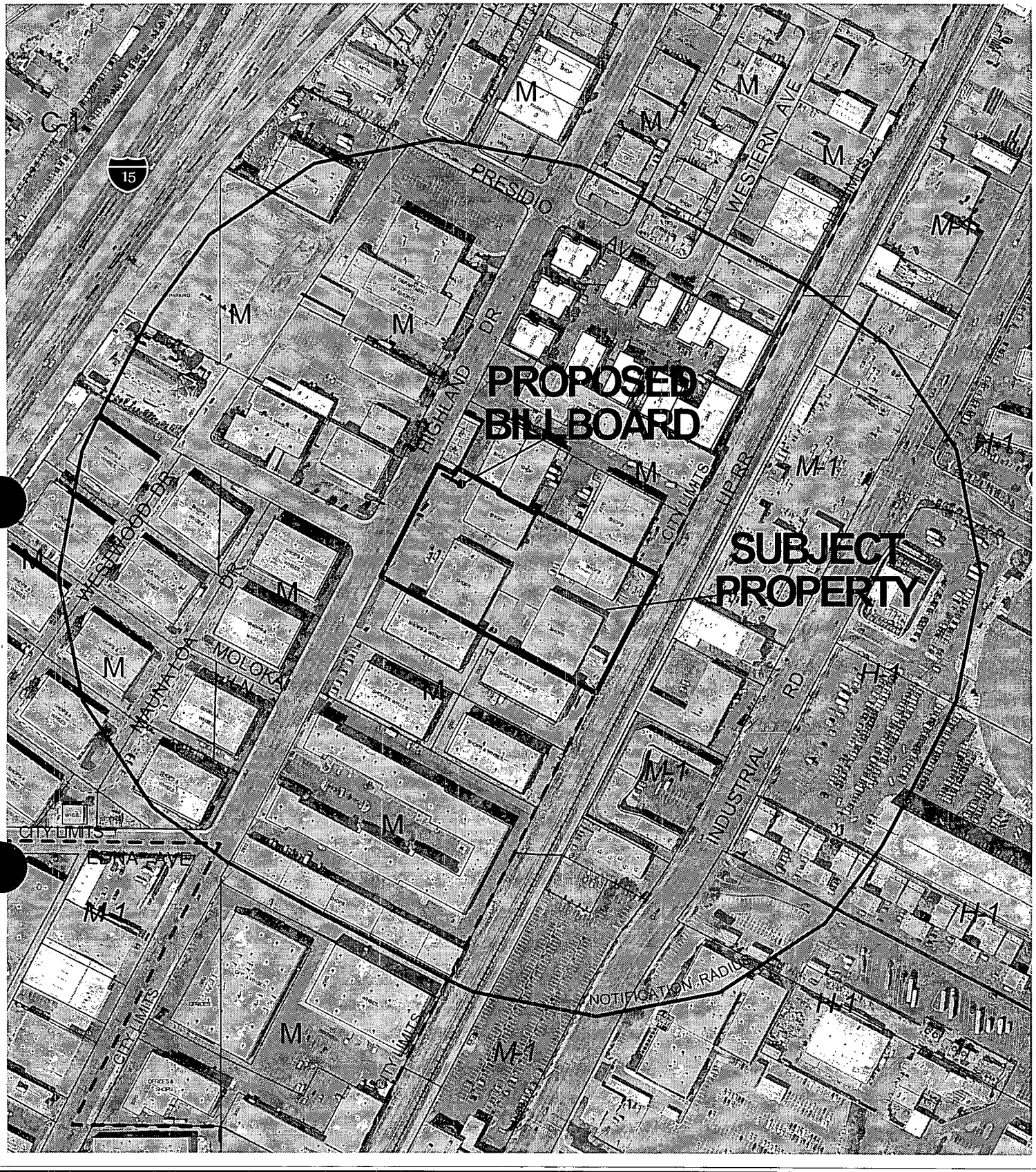
ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: **SUP-3545**

SEPARATION RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



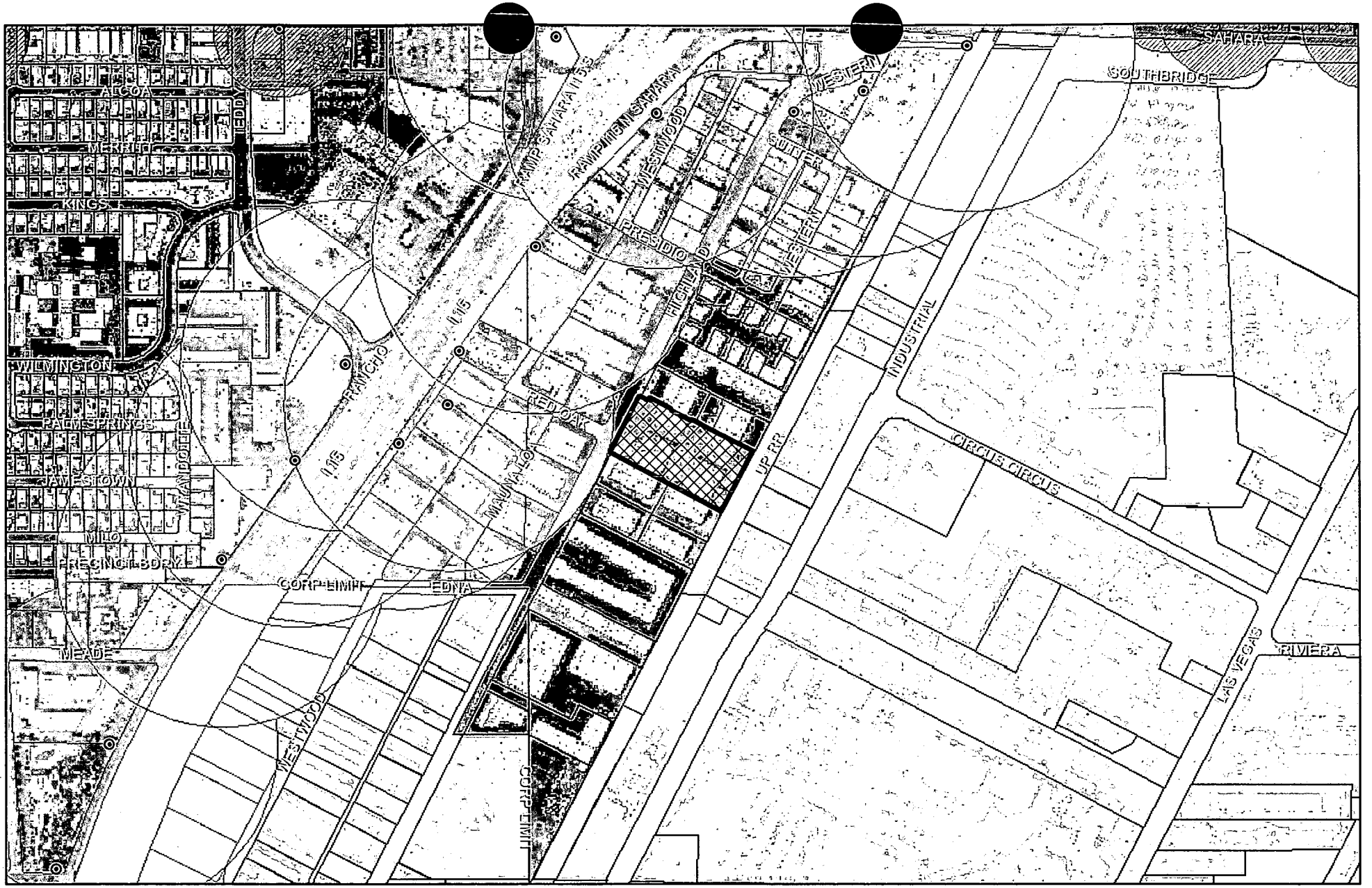
0 200 400 Feet

CASE: **SUP-3545**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



SUP-3545

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3545 - APPLICANT: SHOW MEDIA - OWNER: NEVADA SPACE, INC.

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.

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. The Special Use Permit shall be reviewed in two (2) years, at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.

4. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of 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-Premise Advertising (Billboard) Sign.

5. Only one advertising sign is permitted per sign face.

6. The entire face-area of both sides of the Off-Premise Advertising (Billboard) Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

7. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council; or (2) the location is in compliance with all applicable standards of Title 19 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. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

9. The proposed billboard 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 approval of a Special Use Permit for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign located at 2798 Highland Drive.

B) Applicant's Justification

The applicant's justification letter indicates that the proposed billboard structure is compatible with the industrial character of the surrounding area. The proposed billboard meets separation distance requirements. Similar billboards already exist along Highland Drive that have not created deleterious effects on neighboring properties.

BACKGROUND INFORMATION

A) Previous Actions

01/18/61 The Board of City Commissioners approved the Rezoning of this site to M-1 (Light Industry) as part of a larger request (Z-0062-60). The zoning was later changed to the current equivalent M (Industrial) designation. The Planning Commission and staff recommended approval on January 12, 1961.

10/20/93 The City Council approved a Special Use Permit (U-0202-93) for a Tavern in conjunction with a proposed Banquet Facility on the subject site. The Board of Zoning Adjustment and staff recommended approval on September 28, 1993.

06/15/94 The City Council approved a Special Use Permit (U-0107-94) for Open Air Vending/Transient Sales Lot (Two Hot Dog Carts) on the subject site. The Board of Zoning Adjustment and staff recommended approval on May 24, 1994. The Special Use Permit on this site has since expired.

02/14/04 This application was held in abeyance to the February 26, 2004 meeting at the request of the applicant.

02/26/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #10/ss).

B) Pre-Application Meeting

12/11/03 Special Use Permit submittal requirements were discussed including the completion of a Project of Regional Significance questionnaire. In addition, Off-Premise Advertising (Billboard) Sign design and separation requirements were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of a Special Use Permit application, nor was one held for this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 3.97

B) Existing Land Use

Subject Property:	Commercial Wholesale and Industrial Shops
North:	Commercial Wholesale and Industrial Shops
South:	Commercial Wholesale and Industrial Shops
East:	Commercial Wholesale and Industrial Shops
West:	Commercial Wholesale and Industrial Shops

C) Planned Land Use

Subject Property:	LI/R (Light Industry/Research)
North:	LI/R (Light Industry/Research)
South:	LI/R (Light Industry/Research)
East:	Clark County
West:	LI/R (Light Industry/Research)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial)
East:	M-1 (Light Industrial) – Clark County
West:	M (Industrial)

E) General Plan Compliance

The subject site is designated LI/R (Light Industry/Research) on the Southeast Sector Map of the General Plan. The M (Industrial) zoning designation, which is intended to provide for heavier manufacturing industries and warehouses in locations where they will be compatible with and not adversely impact adjacent land uses, is in compliance with the LI/R (Light Industry/ Research) category of 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		
Project of Regional Significance	X	

County Notification – Property located within the notification radius falls within a portion of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

Project of Regional Significance – An application for Special Use Permit concerning property within 500 feet of the City boundary with Clark County is deemed a Project of Regional Significance. The subject property abuts the Union Pacific Railroad right-of-way, which, in this area, serves as the divider between City and unincorporated Clark County property.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:

- Any Special Use Permit within 500 feet of unincorporated Clark County. In this case, County property is located on the east side of the Union Pacific Railroad right-of-way, which abuts this site.

A completed Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for review in the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

The Flood Control Division of Public Works had no comment. A drainage study will not be required for this project.

The Planning Commission is to consider the Environmental Impact Assessment and the proposed mitigation measures prior to making a decision on the proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The proposed Off Premise Advertising (Billboard) Sign will not create additional on-site parking demand, nor is the sign proposed to occupy any required on-site parking spaces; therefore, the subject Special Use Permit application does not affect parking requirements.

A2) 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)	300 Feet minimum from another off-premise sign; 300 Feet minimum from "U" or "R" zoning district	860 Feet from nearest off-premise sign; 1,460 Feet from R-4 Zoning District

The subject sign meets all distance separation requirements of the Zoning Code.

A3) Development Standards

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

Standards	Code Requirement	Proposed
Location	No Off-Premise Signs in the right-of-way	Sign is not in right-of-way
	Permitted only in C-1, C-2, C-M, M Zoning Districts	Sign is in M Zoning District
Off-premise sign area (max.)	672 SF	672 SF
Off-Premise Sign height (max.)	40 Feet, except 55 Feet for signs within 60 feet of ROW when significantly obscured	40 Feet
Setbacks (min.)	50 Feet from nearest ROW intersection	215 Feet

The subject sign meets all developmental requirements of the Zoning Code.

B) General Analysis and Discussion

- Zoning

The subject property is currently zoned M (Industrial). The Off-Premise Advertising (Billboard) Sign proposed for this site is within the range of uses permitted, with the approval of a Special Use Permit, in the M (Industrial) zoning district. The billboard would not be located within of the Off-Premise Sign Exclusionary Zone.

- Use

Because of the special characteristics of off-premise signs as compared to other types of land uses and structures, certain qualifications and requirements are set forth by the Zoning Code in connection with off-premise signs as a permitted use in certain zoning districts. The proposed Off-Premise Advertising (Billboard) Sign meets these requirements. The center of the proposed sign is located more than 300 feet from property having a "U" or "R" zoning designation. The nearest billboard is located 860 feet from the proposed site. The sign does not exceed the 40-foot maximum height restriction. The proposed sign will not interfere with sight visibility zones, impede traffic flow, or reduce the number of required on-site parking spaces. Given this and the data that support conformance to all applicable off-premise sign standards, there is no objection to the granting of a Special Use Permit for the proposed Off-Premise Advertising (Billboard) Sign use on this site, subject to the conditions outlined below.

- Conditions

In addition to the minimum distance separation conditions listed above, Title 19.14.100(D) specifies the following additional provisions applicable to the proposed Off-Premise Advertising (Billboard) Sign:

1. All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view. Display surface panels, which are removed for the purpose of changing the advertising message, shall be replaced within thirty days with display panels containing a new advertising message or uniformly painted blank panels.

2. All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.

3. No sign certificate shall be issued for an individual Off-Premise Sign unless and until a site plan for the lot on which the sign will be erected has been submitted to and approved by the Director. The site plan shall include the following:

    a. An accurate site plan of the lot, at the scale the Director requires;
    b. The location of buildings, parking lots, driveways and landscaped areas on the lot;
    c. An accurate indication of the location of all existing and proposed off-premise signs; and
    d. Drawings that allow the computation of the area and the height of any off-premise signs and which indicate any sign characteristics such as illumination, embellishment areas or moving parts.

4. The permittee or holder of a sign certificate shall notify the Director of any significant change in the characteristics of an off-premise sign, such as illumination, embellishment areas or moving parts, and provide any additional supplemental drawings as the Director may require.

A condition of approval of this Special Use Permit application recommends conformance to all minimum requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements, which includes the above conditions. Additional conditions have been recommended, if approved, to ensure the billboard and property is properly maintained.

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 Off-Premise Advertising (Billboard) Sign can be conducted in a manner that is harmonious and compatible with existing surrounding land uses. The subject property and surrounding properties are zoned M (Industrial), which is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. Furthermore, the General Plan designation of surrounding properties is LI/R (Light Industry/Research), which establishes that future land uses will remain industrial.

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

Currently, the subject site contains some industrial and commercial uses. The addition of the proposed Off-Premise Advertising (Billboard) Sign will not change the primary uses on the subject site. The sign will be located near the northwest corner of the property, about 20 feet south of a building on the adjacent property. In this location, erection of the sign would not reduce the number of required on-site parking spaces. In addition, the sign is proposed in an area that is outside of the minimum distance separation buffer from other Off-Premise Signs or residential zones. It also maintains minimum setback requirements from the right-of-way and from the nearest street intersection; therefore, the subject site is physically suitable for the type and intensity of land use proposed.

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

The subject site is located adjacent to Highland Drive, which is a fully-dedicated 80-foot wide right-of-way. The proposed use will not generate additional traffic demand.

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-Premise Sign would not be a threat to the public health, safety, and welfare, as its license would be subject to ongoing City inspection and enforcement.

NOTICES MAILED 45 by City Clerk

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3545 APN: 162-09-202-007

Name of Property Owner: NEVADA SPACE INC

Name of Applicant: Show Media, 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: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: William Luddecke

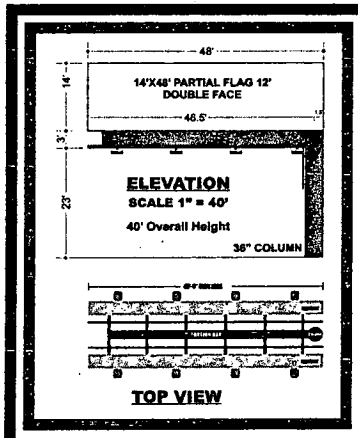
Subscribed and sworn before me

This 11th day of November, 2003

[signature]

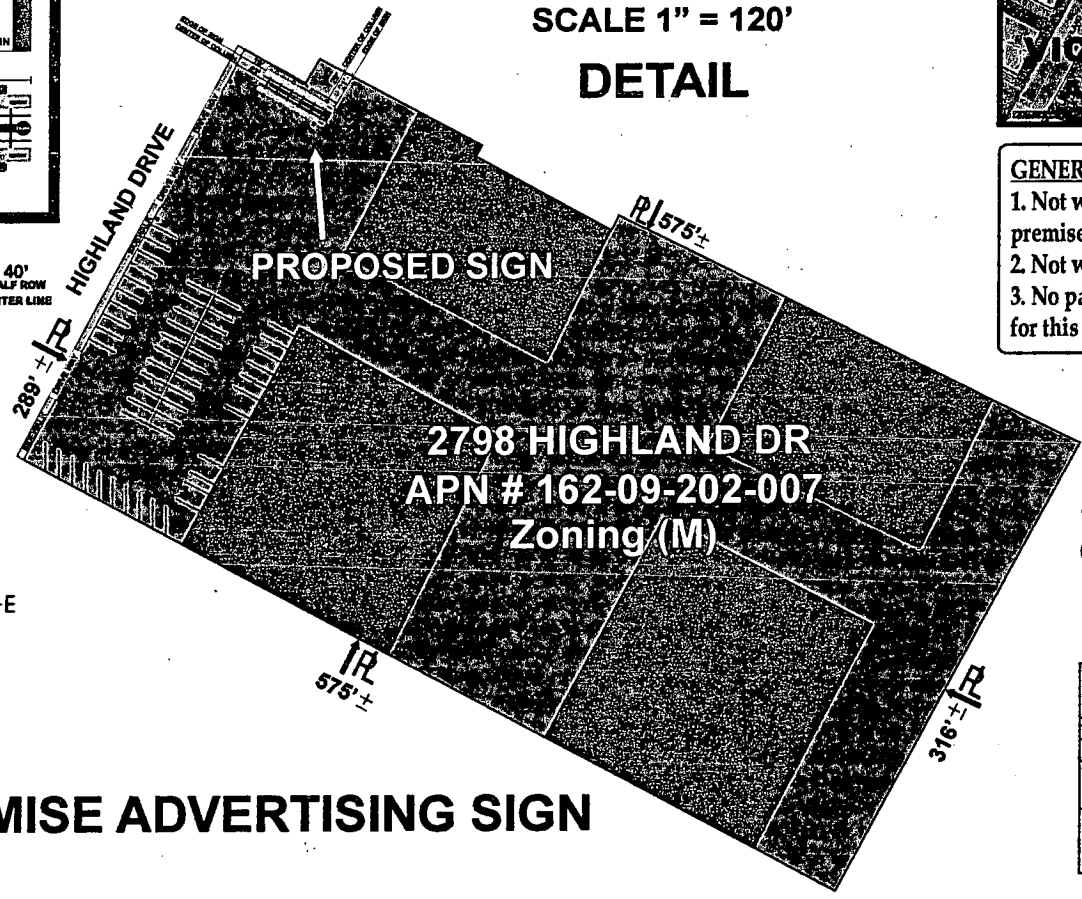
Notary Public in and for said County and State

IRENE HANDLEY
Notary Public State of Nevada
No. 02-74784-1
My appt. exp. Apr. 4, 2006



TOP VIEW
SCALE 1" = 120'

DETAIL





GENERAL NOTES
1. Not within 300 feet radius of another off-premise billboard.
2. Not within 300 feet of any R zone.
3. No parking spaces will be taken for this location.

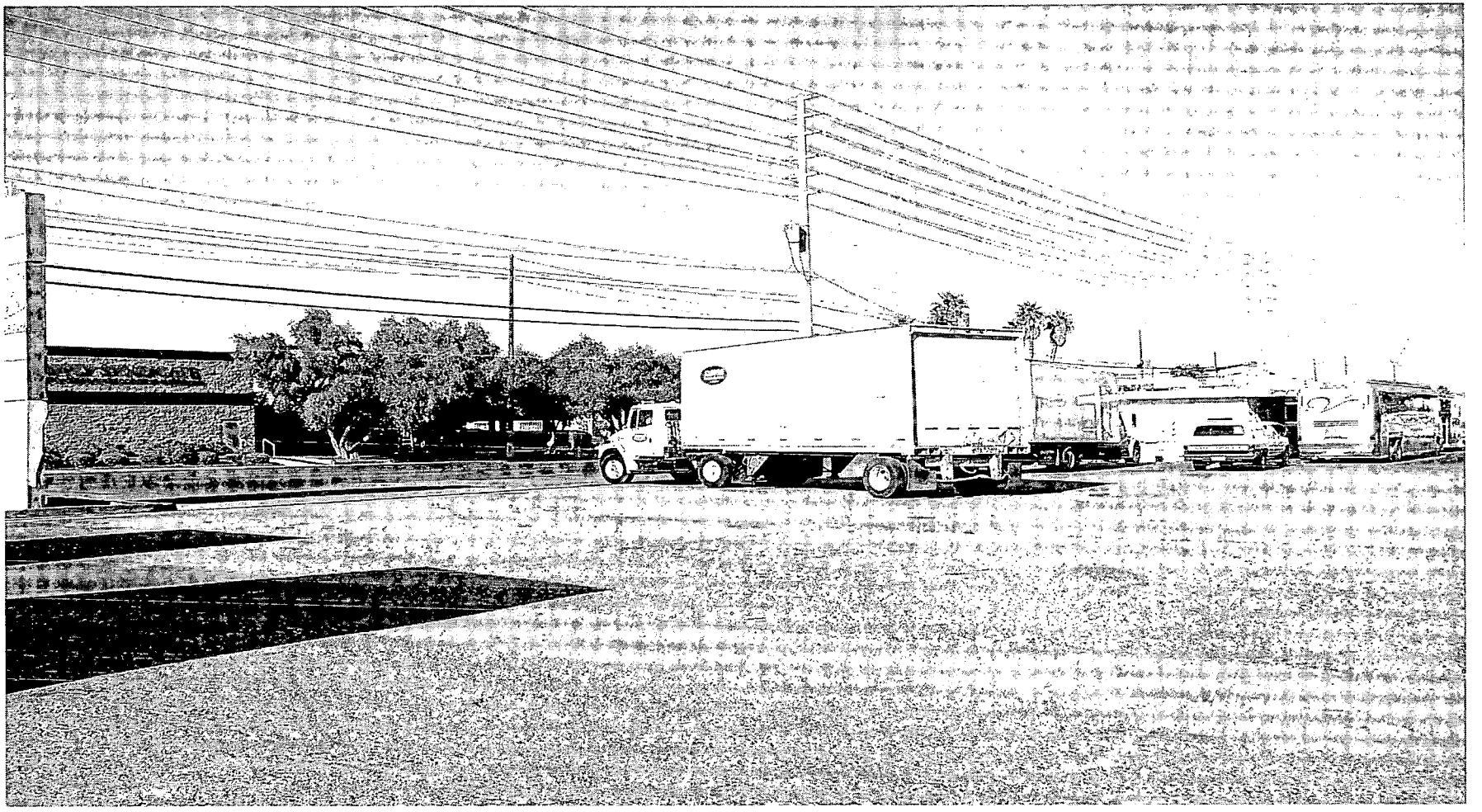
N
W E
S

SHOW MEDIA
CHRIS YERGENSEN
303 4688

OWNER: NEVADA SPACE INC			
SCALE: NOTED	APPROVED BY:	DRAWN BY: FF	
DATE: 12-03-03		REVISED:	
LOCATION: 2798 HIGHLAND DR			
APN# 162-09-202-007		DRAWING NUMBER: 12	

OFF-PREMISE ADVERTISING SIGN

SUP-3545
2-26-04 PC



SUP-3545 - APPLICANT: SHOW MEDIA - OWNER: NEVADA SPACE, INC.
2798 HIGHLAND DRIVE
FEBRUARY 26, 2004 PLANNING COMMISSION

01/26/04

City of Las Vegas

Agenda Item No. 165

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - **SUP-3716 - APPLICANT: AURELIO'S - OWNER: CHEYENNE INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR AND A WAIVER FROM THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH AND PARK at 7660 West Cheyenne Avenue, Suite #122 (APN: 138-09-821-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Protest petition representing 13 properties

MOTION:

BROWN – ABEYANCE to 4/21/2004 – Unanimous with MACK not voting

MINUTES:

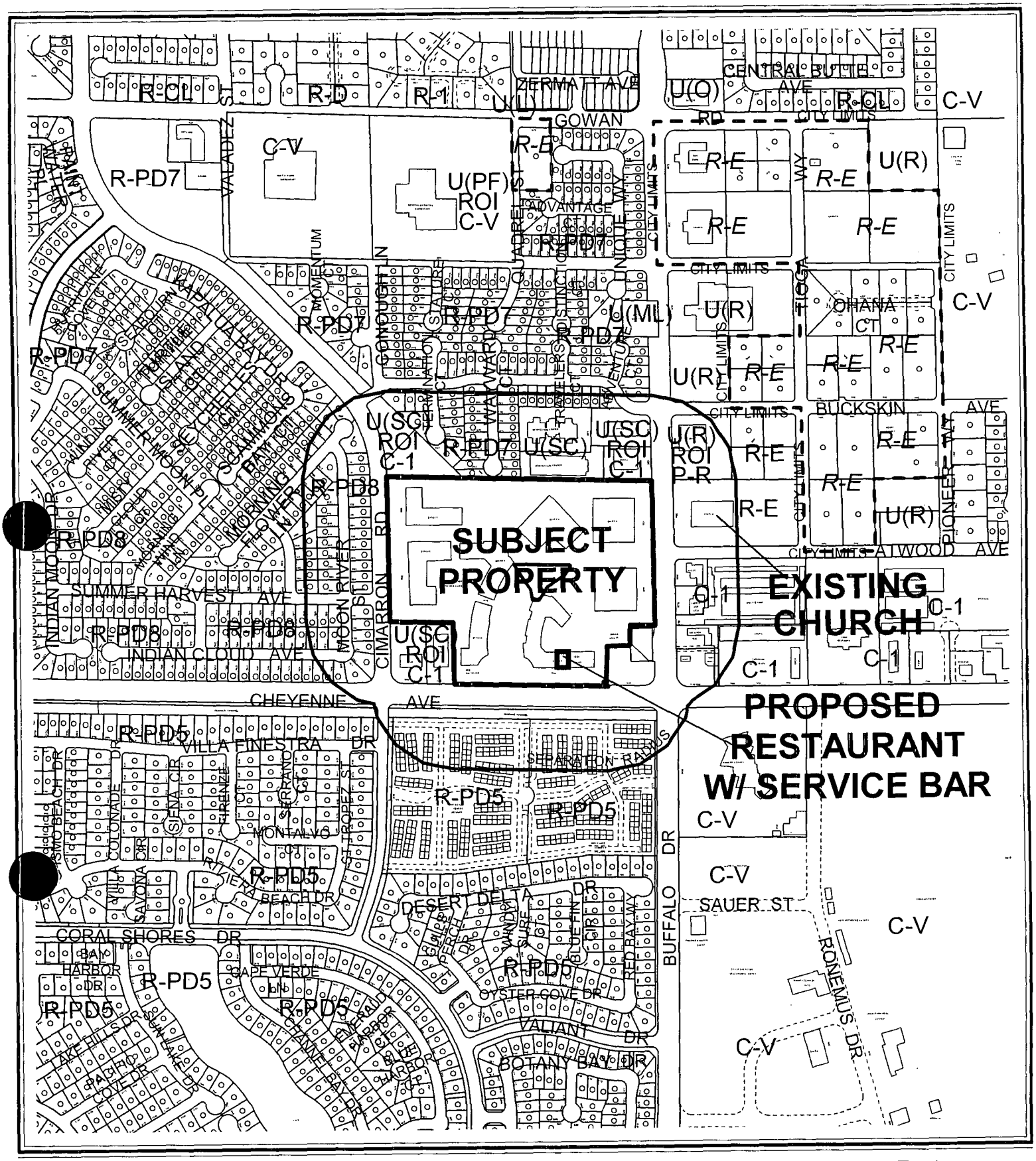
MAYOR GOODMAN declared the Public Hearing open.

The applicant was not present.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

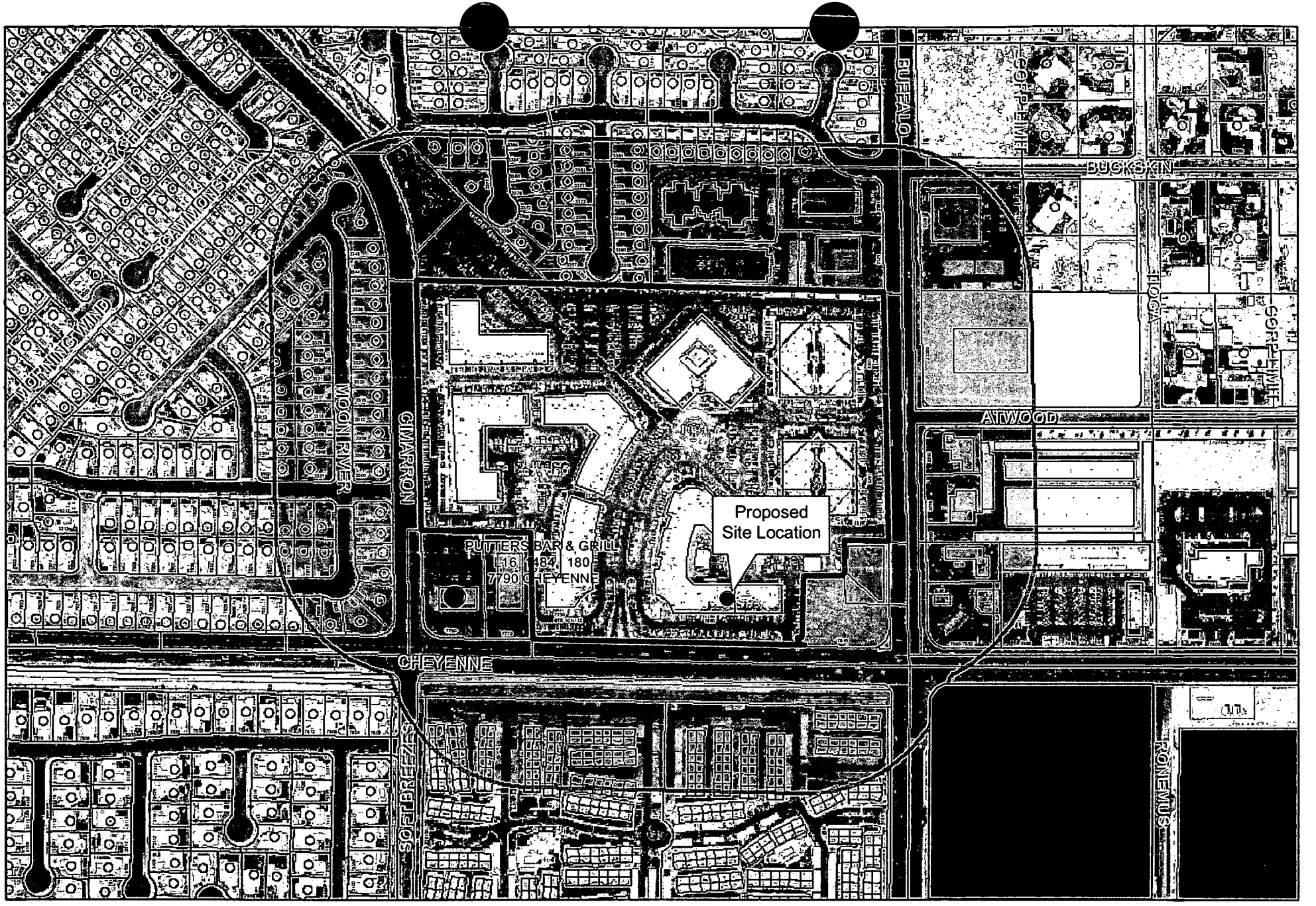
(2:41 – 2:42)



CASE: **SUP-3716**

SEPARATION RADIUS: 400 FT

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



SUP-3716

Protected Landuses

- Parks
- Schools
- Taverns
- Religious

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3716 - APPLICANT: AURELIO'S - OWNER: CHEYENNE INVESTMENTS, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Restaurant Service Bar.

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. A waiver is granted to permit the use within the 400-foot minimum distance separation requirement from protected uses.

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 Restaurant Service Bar and a waiver of minimum distance requirements from a Church and City Park, on a 24.8-acre site located at 7660 West Cheyenne Avenue, Suite #122.

B) Applicant's Justification

The applicant has justified this request by indicating that the use will consist only as a "table service" because of the non-existence of an actual bar on site. The requested waiver of the minimum distance separation from a Church is justified by virtue of the actual distance measured from the front door of the Restaurant Service Bar to that of the Church is greater than the required 400-foot separation distance. The applicant has not addressed the requested waiver of the minimum distance separation from a City Park.

BACKGROUND INFORMATION

A) Previous Actions

07/21/93 The City Council approved a rezoning (Z-0052-93) of 113 acres to R-PD8 (Residential Planned Development 8 Units Per Acre) Zone and C-1 (Limited Commercial) Zone. The Planning Commission and staff recommended approval.

07/28/97 On an adjacent site, the City Council approved an Extension of Time for a Special Use Permit [U-0029-95(2)] for a Tavern located at the Northeast Corner of Cimarron Road and Cheyenne Avenue. City council originally approved the Special Use Permit (U-0029-95) on June 21, 1995. The Board of Zoning Adjustment and staff recommended approval.

07/13/98 The City Council approved a Site Development Review [Z-0052-93(11)] for a proposed 178,510 square foot office complex, at the Northeast corner of Cheyenne Avenue and Cimarron Road. The Planning Commission and staff recommended approval.

01/06/98 The Board of Zoning Adjustments approved a Variance (V-0104-97) to allow a 104-foot setback from the side property line where 156 feet is the minimum setback. Staff recommended denial.

09/14/98 The City Council approved a Site Development Review [Z-0052-93(12)] on property located on the Northwest corner of Buffalo Drive and Cheyenne Ave for a proposed 3,402 square foot restaurant. The Planning Commission and staff recommended approval.

03/09/02 Staff administratively approved a Site Development Review [Z-0052-93(13)] for a proposed 4,000 square foot Temporary Modular office.

02/26/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #32/pl).

B) Pre-Application Meeting

12/22/03 The waiver of the minimum distance requirement from protected uses was discussed. The applicant addressed this issue in regard to the church located at 3300 North Buffalo Drive in their justification letter.

C) Neighborhood Meetings

A neighborhood meeting is not required with respect to a Special Use Permit application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 24.8

B) Existing Land Use

Subject Property:	Commercial Office Complex
North:	Residential Subdivision
	Adult Group Home & Day Care
	Withdrawal Management Facility
South:	Apartments
Southeast:	Public Library
	Public Park
East:	Retail Commercial Center
	Mini Warehouse
	Church
West:	Residential Subdivision

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
	ML (Medium Low Density Residential)
South:	M (Medium Density Residential)
Southeast:	PF (Public Facility)
East:	SC (Service Commercial)
	R (Rural density residential)
West:	ML (Medium Low Density Residential)

D) Existing Zoning

Subject Property:	U (SC) (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)
North:	U (SC) (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)
	U (SC) (Undeveloped) [SC (Service Commercial) General Plan Designation]
	R-PD7 (Residential Planned Development - 7 Units Per Gross Acre)
South:	R-PD5 (Residential Planned Development - 5 Units Per Gross Acre)
Southeast:	C-V (Civic)
East:	C-1 (Limited Commercial)
	R-E (Residence Estates)
West:	R-PD8 (Residential Planned Development - 8 Units Per Gross Acre)

E) General Plan Compliance

- Centennial Hills General Plan

This site is located within a SC (Service Commercial) land use designation within the Centennial Hills Sector Plan of the General Plan. The proposed use is in compliance with the Centennial Hills Sector 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

The subject Special Use Permit for a Restaurant Service Bar is located within the 330-foot Rural Preservation Neighborhood street buffer zone. However, there are no parcels indicated as part of the Rural Preservation Neighborhood, in proximity to the site, therefore this application has no affect on any property designated as such.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, any application for a Special Use Permit within 500 feet of Clark County or the City of North Las Vegas is deemed to be a "Project of Regional Significance". As the subject site does not fall within these parameters, the proposal is not deemed to be a Project of Regional Significance and is therefore not subject to an Environmental Impact Assessment and associated notification procedures.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Restaurant Service Bar	400 foot separation from protected uses	NO

Title 19 allows "Restaurant Service Bar" uses to be developed subject to a Special Use Permit. The primary condition to be satisfied for the issuance of such a Special Use Permit is a minimum separation distance. The minimum distance separation requirements of Title 19.04.050 stipulates that no restaurant service bar business use shall be located within four hundred feet of any church, synagogue, school, child care facility licensed for more than twelve children or City park.

RESTAURANT SERVICE BAR [N-S THROUGH M]

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 requiring that:

(1) No restaurant service bar business use shall be located within four hundred feet of any church, synagogue, school, child care facility licensed for more than twelve children or City park.

(2) Except as otherwise provided in Subsection (3) below, the minimum distances referred to in Subsection (1) shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed restaurant service bar 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 restaurant service bar. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
   (a) Any leasehold parcel; or
   (b) Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Subsection (1).

(3) In the case of a restaurant service bar proposed to be located on a parcel of at least eighty acres in size, the minimum distances referred to in Subsection (1) shall be measured in a straight line:

(a) From the nearest property line of the existing use to the nearest portion of the structure in which the restaurant service bar will be located, without regard to intervening obstacles; or
(b) In the case of a proposed restaurant service bar which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the restaurant service bar will be located, without regard to intervening obstacles.

(4) When considering a Special Use Permit application for a restaurant service bar which also requires a waiver of the distance limitation in Subsection (1), the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
(5) The minimum distance requirement in Subsection (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.
(6) In the O District, a restaurant service bar is permitted only as an accessory use. This provision cannot be waived.
(7) All businesses, which sell alcoholic beverages, shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code. This provision cannot be waived.

B) General Analysis and Discussion

- Zoning

The subject property is currently zoned U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial). The "Restaurant Service Bar" use is permitted in a C-1 (Limited Commercial) District with the approval of a Special Use Permit, which is the subject of this application.

- Use

The use of a portion of this development site as a "Restaurant Service Bar" is appropriate, give the nature of development in this site, which includes a variety of restaurants and office uses.

- Conditions

With approval of the requested waiver of the 400-foot minimum separation distance, the proposed Restaurant Service Bar use meets all conditions of approval of a Special Use Permit as outlined in Title 19.04.050 of the Zoning Code.

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 project is compatible with the General Plan land use designation but fails to satisfy the requirements of the Zoning Code with respect to minimum separation distance requirements. The project is located in a substantial commercial development at an intersection where two quadrants are occupied by major commercial developments, while the remaining corners are zoned for residential and civic uses. The proposed use can be expected to be compatible with, and mutually supportive of, these other commercial uses.

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

   There is no evidence of physical constraints to location of the proposed Restaurant Service Bar use on this site.

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

   The proposed Restaurant Service Bar will be accessed from Buffalo Drive and Cheyenne Ave, which are both identified on the Master Plan of Streets and Highways as a Primary (100-foot) Arterials. These roads have adequate capacity to serve the proposed development. Additional access will be provided by means of Cimarron Road, which is identified by the Master Plan of Streets and Highways as a Secondary (80-foot) Collector. This road has adequate capacity to serve the proposed development.

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 restaurant service bar use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 1,265 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3716 APN: 138-09-821-003

Name of Property Owner: Cheyenne Investments, LLC

Name of Applicant: Aurelio's

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: George K Connor

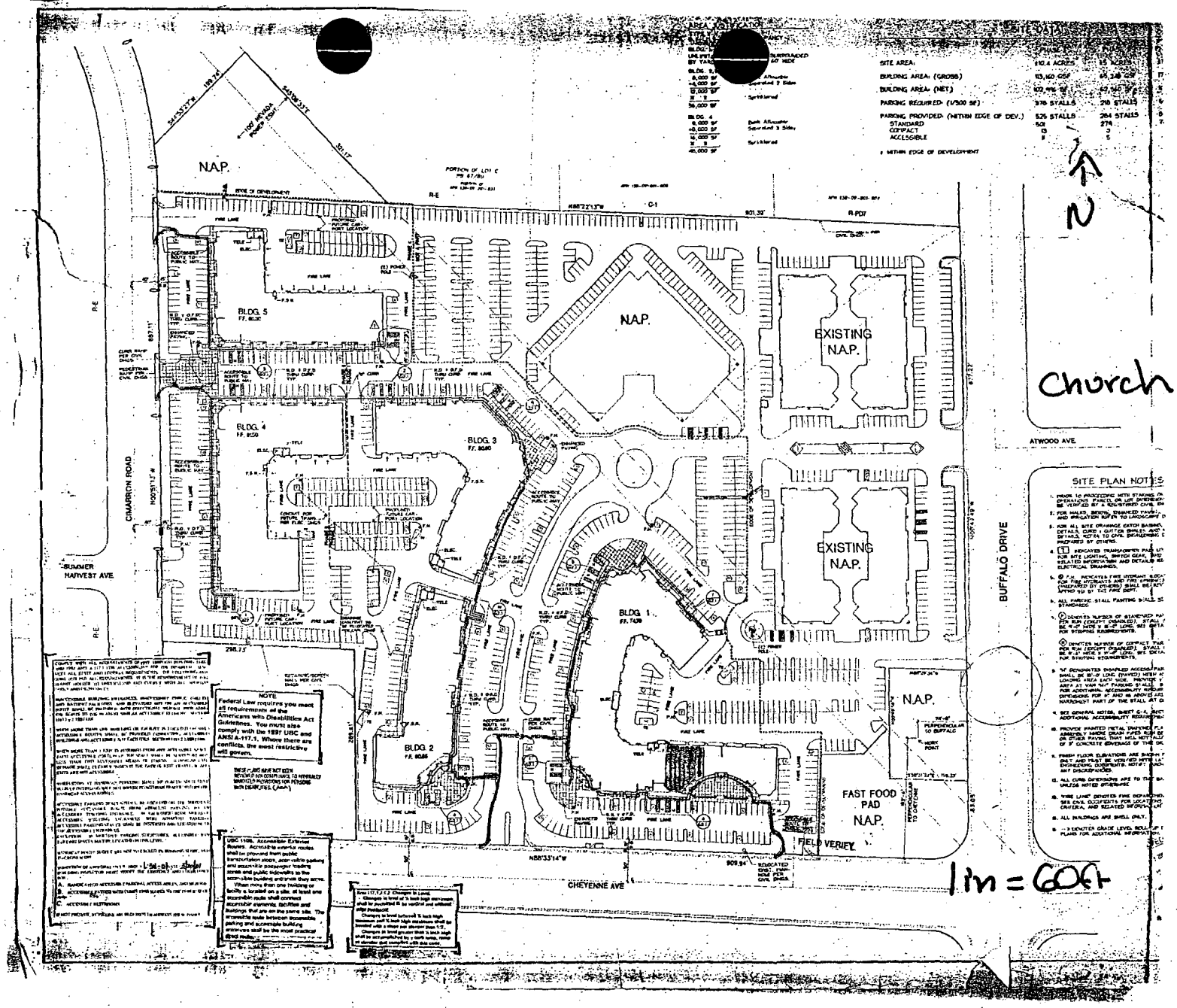
Print Name: George K Connor

Subscribed and sworn before me

This 8th day of January, 2004

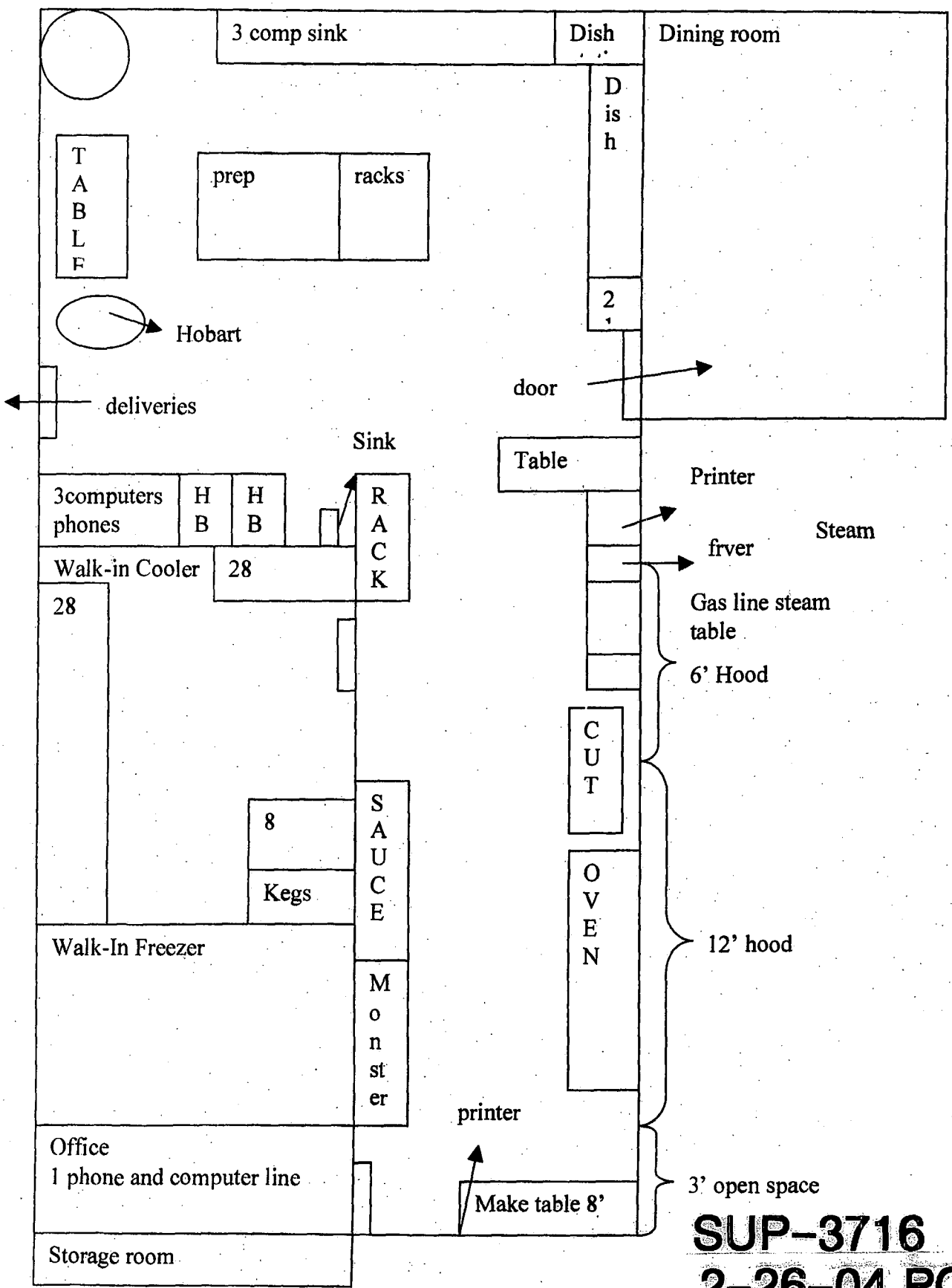
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KRISTEN SPENCER
No: 97-1121-1
My Appointment Expires April 1, 2005

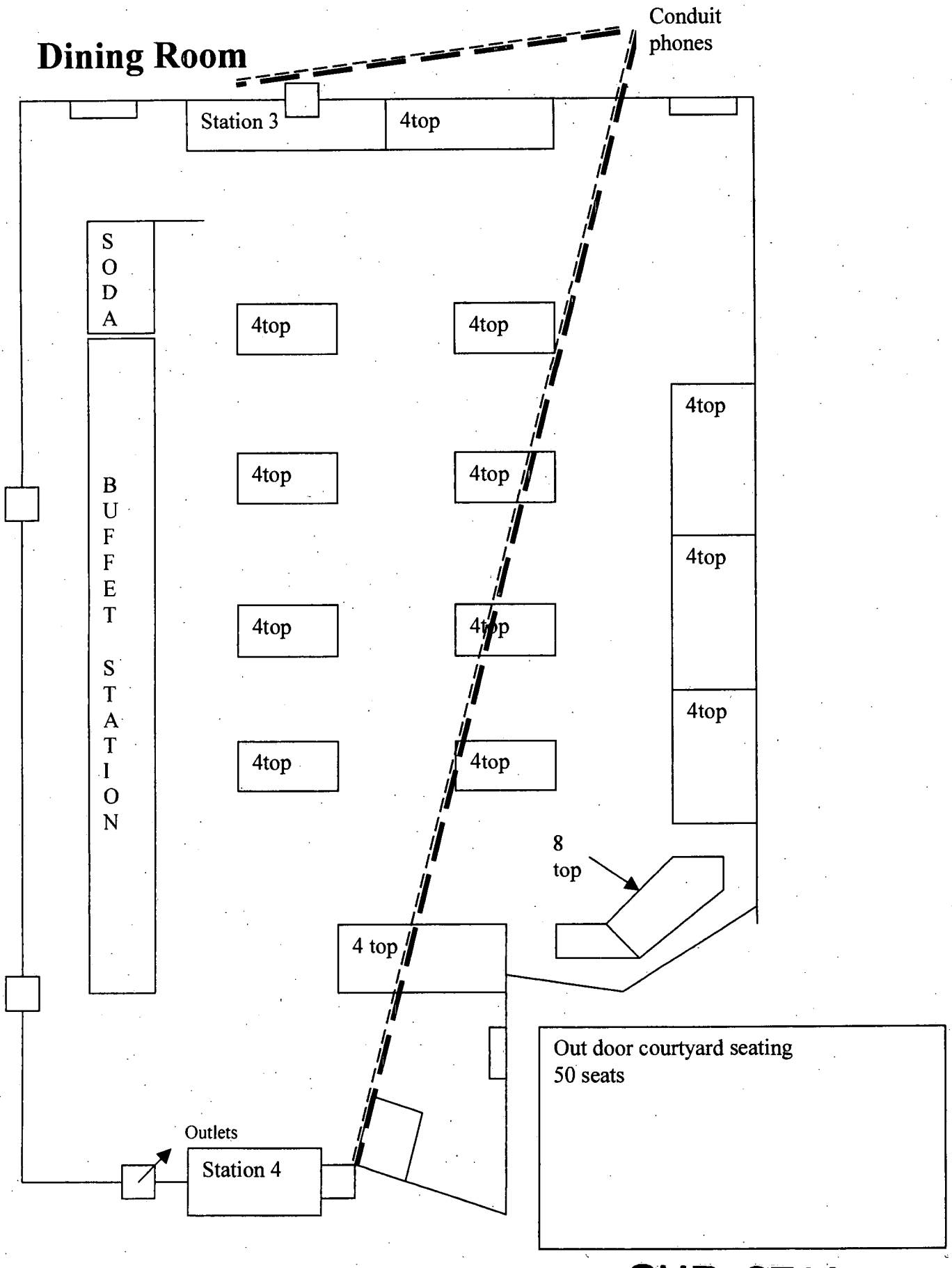


SUP-3716
2-26-04 PC

Kitchen Floor Plan



SUP-3716
2-26-04 PC



SUP-3716
2-26-04 PC

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CITY CLERK
2004 APR -6 P 2:16

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APR 5 9 08 AM '04
PLANNING AND DEVELOPMENT

March 30, 2004

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

Re: SUP-3716

To Whom It May Concern:

We object to the request for a special use permit for a restaurant service bar to be built near the existing church. We are members who attend services and activities at the existing church building, and live within the 1500ft radius of the subject property. We are concerned for the welfare of our families and friends, because the church building is a facility where activities are held throughout the week for thousands of people. These activities include young children, teenagers, young adults, and adults. Having a restaurant service bar increases the chances of friends and members of our families coming in contact with customers who are under the influence of alcohol.

Sincerely,

Protest

1. Cindy Anderson
7804 Morning Flower
X. Cindy Anderson

2. Susan Bowers
3208 Moon River St.
X. Susan Bowers

3. Wendy Egbert
7817 Summer Harvest
X. Wendy Egbert

4. Linda Lopez
8013 Summer Harvest
X. Linda L. Lopez

5. Tanya Lytle
7940 Indian Cloud Ave.
X. Tanya Lytle

6. PHIL Neuenswander
3336 Moon River St.
X. Phil Neuenswander

7. HILLARY Prince
3317 Winding River Ct.
X. Hillary Prince

8. RUSSELL M. Robison
3321 Morning Wind Ln.
X. Russell M. Robison

Submitted after final agenda
Date 4/6/04 Item #165

9. Michelle Rook
8048 Summer Moon
X. Michelle Rook

10. DIANNE Youngberg
3436 Kapalua Bay Dr.
X. Dianne Youngberg

11. Natalie Crosby
3469 Quicksilver
X. Natalie Crosby

12. MYRON DODSON
7600 ADVANTAGE CT
Myron Dodson

13. Annette Brown
7485 BUCKSKIN
Annette Brown