

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4196 -
APPLICANT: STORAGE ONE - OWNER: W J D, LIMITED LIABILITY COMPANY -
Request for a Site Development Plan Review and a reduction of the Required Perimeter Buffering FOR A PROPOSED MINI-WAREHOUSE AND RECREATIONAL VEHICLE STORAGE FACILITY on 2.85 acres adjacent to the west side of Rancho Drive between Lake Mead Boulevard and Coran Lane (APN: 139-19-611-003), C-2 (General Commercial) Zone, Ward 5 (Weekly). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 5/13/2004 Planning Commission meeting Item 56

MOTION:

WEEKLY - APPROVED subject to conditions - UNANIMOUS with Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

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

COUNCILMAN WEEKLY thanked the applicant and stated that he is pleased that Storage One will be located in the neighborhood.

MAYOR GOODMAN declared the Public Hearing closed.

(3:15 - 3:16)

5-1190

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 101 – SDR-4196

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 reflect a roofed trash enclosure.
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 shall be cause for revocation of a business license.]
6. A landscaping plan 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 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.
9. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 101 – SDR-4196

CONDITIONS – Continued:

11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
14. All City Code requirements and design standards of all City departments must be satisfied.

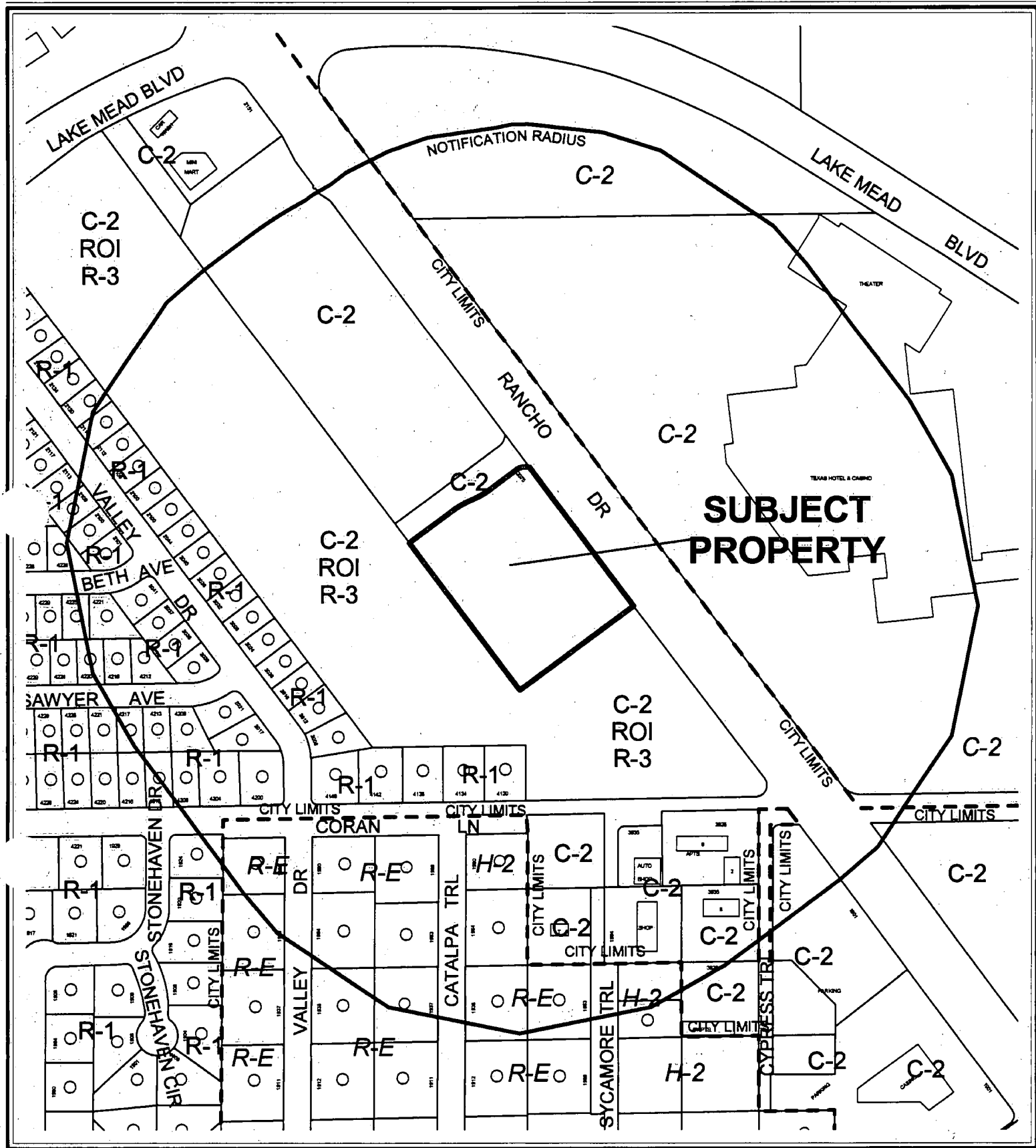
Public Works

15. Construct all incomplete half-street improvements, including the full-width driveway access on Rancho Drive adjacent to this site concurrent with the first phase of development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the northern and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
17. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
18. The proposed driveway accessing Rancho Drive shall be designed located and constructed in accordance with Standard Drawing #222A and shall also receive approval from the Nevada Department of Transportation.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 101 – SDR-4196

CONDITIONS – Continued:

19. The driveway serving this site aligns with the existing 3 leg signalized intersection serving the Texas Station Casino driveway on Rancho Drive. This intersection and the signal system must be modified to convert the existing 3 leg intersection into a 4 leg intersection and the signal be operating prior to any traffic, including construction traffic, utilizing this intersection for access to or from Rancho. The developer is responsible for all costs associated with this modification. These costs are separate from the area traffic mitigation contributions. The design of this intersection modification must be coordinated with the Nevada Department of Transportation (NDOT), LVACTS, the City of North Las Vegas and the City of Las Vegas Traffic Engineering Operations Section.
20. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
21. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer. This site is within a Fema Flood Zone "A".
22. Obtain an Occupancy Permit for all landscaping and private improvements in the Rancho Drive right-of-way adjacent to this site.
23. Landscape and maintain all unimproved right-of-way on Rancho Drive adjacent to this site.



CASE: SDR-4196

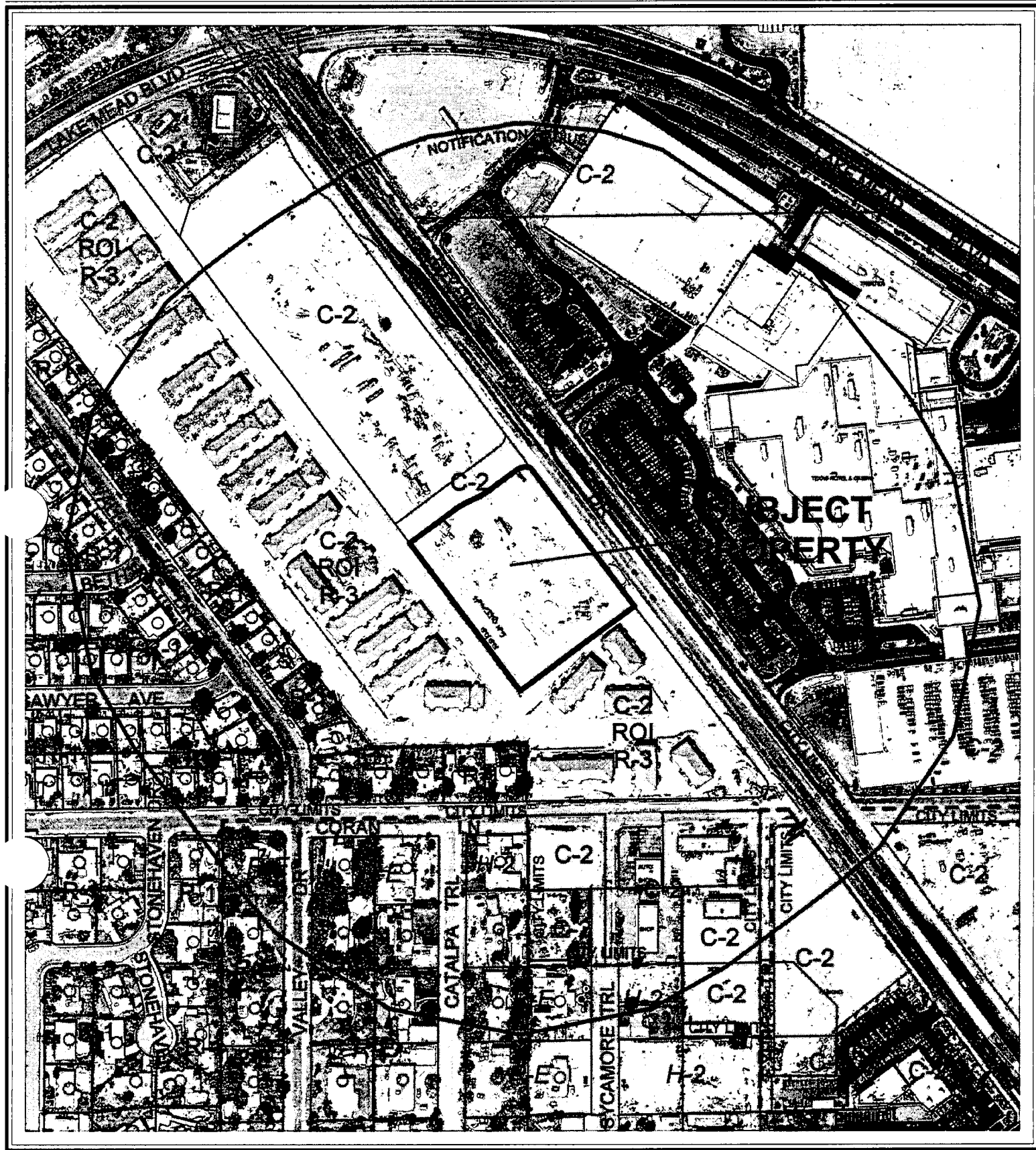
RADIUS: 750 FT

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

0 200 400 Feet

101





CASE: SDR-4196

RADIUS: 750 FT

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4196 - APPLICANT: STORAGE ONE - OWNER: W J D, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

The Planning Commission (6-0-1 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 reflect a roofed trash enclosure.
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 shall be cause for revocation of a business license.]
6. A landscaping plan 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 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.
9. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Construct all incomplete half-street improvements, including the full-width driveway access on Rancho Drive adjacent to this site concurrent with the first phase of development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the northern and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
17. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
18. The proposed driveway accessing Rancho Drive shall be designed located and constructed in accordance with Standard Drawing #222A and shall also receive approval from the Nevada Department of Transportation.
19. The driveway serving this site aligns with the existing 3 leg signalized intersection serving the Texas Station Casino driveway on Rancho Drive. This intersection and the signal system must be modified to convert the existing 3 leg intersection into a 4 leg intersection and the signal be operating prior to any traffic, including construction traffic, utilizing this intersection for access to or from Rancho. The developer is responsible for all costs associated with this modification. These costs are separate from the area traffic mitigation contributions. The design of this intersection modification must be coordinated with the Nevada Department of Transportation (NDOT), LVACTS, the City of North Las Vegas and the City of Las Vegas Traffic Engineering Operations Section.

20. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
21. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer. This site is within a Fema Flood Zone "A".
22. Obtain an Occupancy Permit for all landscaping and private improvements in the Rancho Drive right-of-way adjacent to this site.
23. Landscape and maintain all unimproved right-of-way on Rancho Drive adjacent to this site.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review for a Mini-warehouse Facility on 2.85 acres adjacent to the west side of Rancho Drive between Lake Mead Boulevard and Coran Lane.

B) Applicant's Justification

The plan abides by City of Las Vegas guidelines, and the unique color scheme blends the mini-storage in with the adjacent residential and commercial structures.

BACKGROUND INFORMATION

A) Previous Actions

07/18/01 The City Council approved a General Plan Amendment (GPA-0030-00) to amended a portion of the Southeast Sector of the General Plan from GC (General Commercial) to: M (Medium Density Residential). The Planning Commission and staff recommended denial on 4/26/01.

05/13/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #56).

B) Pre-Application Meeting

03/11/04 Issues discussed included the general scope of the project, Residential Adjacency standards, and other minor issues.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.84

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Multi-family Development
East: Texas Station Casino
West: Multi-family Development

C) *Planned Land Use*

Subject Property: GC (General Commercial)
North: GC (General Commercial)
South: M (Medium Density Residential)
East: Resort Commercial (North Las Vegas)
West: M (Medium Density Residential)

D) *Existing Zoning*

Subject Property: C-2 (General Commercial)
North: C-2 (General Commercial)
South: C-2 (General Commercial) Under Resolution of Intent to R-3
(Medium Density Residential)
East: C-2 (General Commercial)
West: C-2 (General Commercial) Under Resolution of Intent to R-3
(Medium Density Residential)

E) *General Plan Compliance*

The subject site is located within the Southeast Sector of the General Plan with a GC (General Commercial) land use designation, which allows for retail, service, wholesale, office and other general business uses of a more intense commercial character. The existing C-2 (General Commercial) zoning district is consistent with the General Plan, and the proposed Mini-warehouse Facility is a permitted use in the C-2 district.

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

The site is not located within any special districts or zones.

PROJECT DESCRIPTION

The site consists of a 97,250 square-foot Mini-warehouse Facility, a 900 square-foot office, a 1,200 square-foot manager's apartment, 34 RV parking spaces, and 21 regular parking spaces on 2.85 acres. Landscaping is adequate except for a planter adjacent to the north property line in which the buffer width is 10 feet where 15 is required. A waiver has been requested to provide relief from this requirement. The elevations depict a two-story structure with a flat roof and a tan exterior with red metal doors. The north portion of the building consists of the facility office and manager's apartment, which is also tan with black glazed windows.

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 Width	100 Feet	310 Feet	Y
Min. Setbacks			
• Front	20 Feet	45 Feet	Y
• Side	10 Feet	72 Feet	Y
• Corner	15 Feet	53 Feet	Y
• Rear	20 Feet	72 Feet	Y
Max. Lot Coverage	50 %	39%	Y
Trash Enclosure	Screened / Roofed	Screened	N

The site plan does not indicate a roofed trash enclosure. A condition of approval has been included to ensure compliance with this requirement. The proposal meets all other applicable Title 19 Development Standards.

A2) Residential Adjacency Standards

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

- a) Proximity slope. The west and south portions of the site adjacent to the multi-family development are affected by proximity slope requirements. Structures along these property lines are 24 feet in height, and would need to be setback 72 feet from the property line to meet the 3:1 proximity slope. The site is compliant with this requirement.
- b) Building setback. The setbacks along the west and south property lines are 72 feet, which is in compliance with Title 19 Residential Adjacency Standards.

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	97,250 SF.	1 per 50 units and 5 for customers outside the secured area	20	1	20	1

The proposal meets all applicable Title 19 parking requirements.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Buffer:			
• Min. Trees	1 Trees/ 20 Linear Feet	67 Trees	73 Trees
• Min. Zone Width	8 Feet		8 Feet
• Zone along Streets	15 Feet		10 Feet
• Wall height	8 Feet		8 Feet

The proposed site is deficient in the amount of buffer area located adjacent to a portion of the north property line. The proposed planter width is 10 feet where 15 feet is required, and a waiver has been requested to provide relief from this requirement.

A5) Sign Standards

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

Freestanding Signs: Storage One

Standards	Allowed	Provided
Maximum Number	1 / 200 Feet of Street Frontage	1 Total
Maximum Area	2 SF for every Foot of Street Frontage	80 feet
Maximum Height	40 Feet	30 Feet
Minimum Setback	5 Feet	5 Feet
Illumination	Internal	Internal

The proposal meets Title 19 Sign Standards.

B) General Analysis and Discussion

• **Zoning**

The C-2 District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 District is also appropriate along commercial corridors. The C-2 District is consistent with the General Commercial category of the General Plan.

- Site Plan

The site consists of a 97,250 square-foot Mini-warehouse Facility, a 900 square-foot office, a 1,200 square foot manager's apartment, 34 RV parking spaces, and 21 regular parking spaces on 2.85 acres. Access will be provided via a drive from a yet to be constructed street to the north. Internal circulation is provided by a 24-foot circular drive, and there are five parking spaces outside the secured area, and 16 within.

- Waivers

A waiver has been requested to allow a 10-foot planter along a portion the north property line where 15 feet is required. Within this area of reduced buffering, the landscape plan depicts street trees at one per every ten liner feet of planter where only one per every twenty feet is required. Although the planter width does not meet Title 19 requirements, the reduction is not a detriment to the site or the area, and the inclusion of additional street trees adequately compensates for this deficiency.

- Landscape Plan

The landscape plan depicts eight, ten, and fifteen foot perimeter buffer areas planted with 36-inch box Mondel Pines, nine-gallon Desert Cassias, and five gallon Fraser Phtinias and Chaparral Sages. Adjacent to a portion of the north property line, there is a 10-foot planter where 15 feet is minimum allowed, and a waiver has been requested for relief from this requirement. In the area of deficiency, the landscape plan depicts street trees at one per every ten liner feet instead of the required one per every twenty feet. The reduction is not a detriment to the site, and the inclusion of additional street trees compensates for the deficiency. An eight-foot screening wall is located along the perimeter of the site, and parking lot landscaping is not required.

- Elevation

The elevations depict a two-story mini-warehouse facility with a flat roof and a tan exterior with red metal roll up doors. The north portion of the building consists of the facility office and manager's apartment, which is also tan with black glazed windows and frames. Along the perimeter of the site there are 14-foot covered parking areas for recreational vehicles. The plans depict an aesthetically pleasing facility that blends in well with the residential and commercial nature of the area.

- Floor Plan

The office/manager's apartment consists of a 900 square-foot lower level office and a 1,200 square-foot apartment on the second floor. The remainder of the facility consists of storage units of varying sizes on both the first and second floors

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 located in a commercial area along Rancho Drive, a heavily traveled corridor. The site, which is adjacent to a multi-family development, meets all Residential Adjacency Standards and provides adequate screening and landscape buffering. The proposed development is compatible with both the commercial and multi-family residential 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;”**

With the inclusion of a minor landscape waiver, the proposed development is consistent with General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards

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

The proposed Mini-warehouse will generate minimal traffic, and will not negatively impact adjacent roadways or neighborhood traffic.

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

The building and landscape materials are typical of commercial development in the vicinity, and are appropriate and compatible for the area and the City.

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 depict an aesthetically pleasing structure that is not unsightly or obnoxious in appearance, and is harmonious and compatible with both the commercial and residential nature of the area.

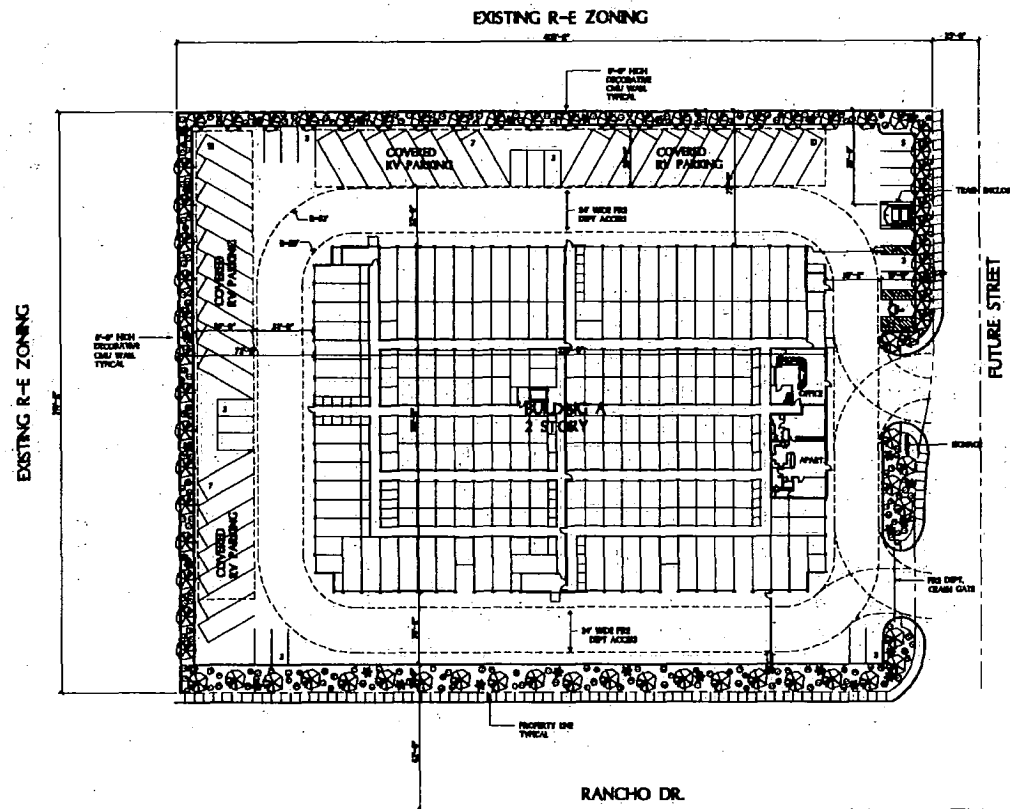
6. **“Appropriate measures are taken to secure and protect the public health, safety and general welfare.”**

The proposed Mini-warehouse Facility will be subject to regular inspections and will therefore not compromise the public health, safety and general welfare.

NOTICES MAILED 126 by Planning Department

APPROVALS 0

PROTESTS 1



SITE DATA

SITE AREA	124,057 S.F. 2.85 ACRES
BUILDING A	
1st FLOOR	48,625 S.F.
OFFICE 900 S.F.	
APART. 1,200 S.F.	
2nd FLOOR	48,625 S.F.
TOTAL	97,250 S.F.
PARKING REQUIRED	
STORAGE = 704 UNITS/50	14.1 SPACES
TOTAL	15 SPACES
PARKING PROVIDED	21 SPACES
RV PARKING (OPEN)	34 SPACES
SITE COVERAGE	39.2%



SCOTT L. BAKER,
ARCHITECT, INC.

RANCHO / LAKE MEAD MINI STORAGE

SITE PLAN



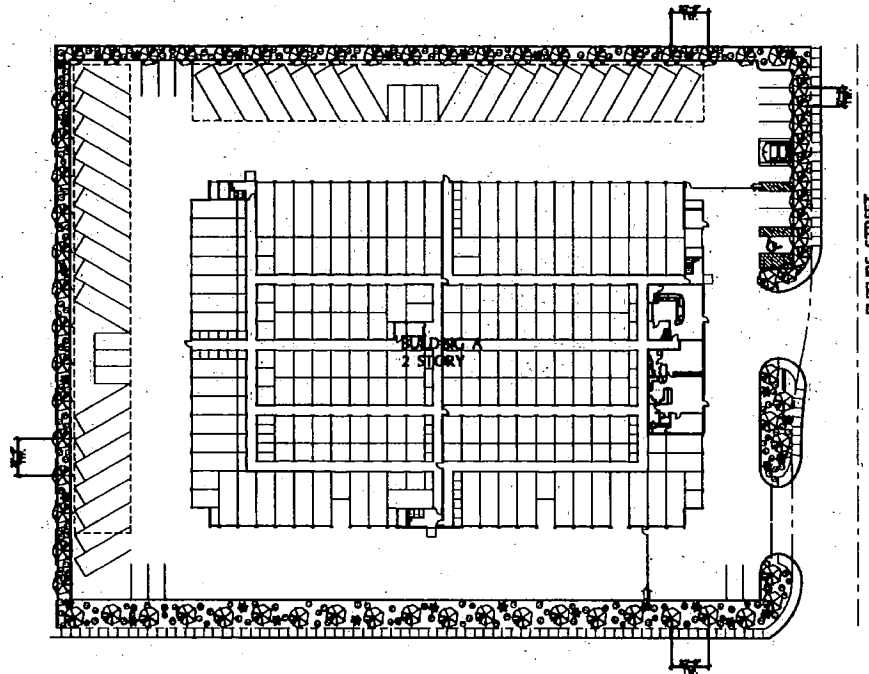
SDR-4196
05-13-04 PC

SCALE = 1" = 30'-0" PROJECT NO. 03-009 3.30.04
0 15 30 60 120 SITE PLAN

Nothing is published herein for the purpose of the City of Rancho. The City of Rancho is not responsible for the accuracy of the information provided herein. The City of Rancho is not responsible for the accuracy of the information provided herein. The City of Rancho is not responsible for the accuracy of the information provided herein.

EXISTING R-E ZONING

EXISTING R-E ZONING



RANCHO DR.

LANDSCAPE S.F. 13,493 S.F.
10.9%

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREE			
	Pinus ELDARICA	MONDEL PINE	36" BOX
SHRUBS			
	CASSIA NEMOPHILA	DESERT CASSIA	9 GAL
	PHYTILIA FRASERI	FRASER PHYTILIA	5 GAL
	SALVIA CLEVELAND	CHAPARRAL SAGE	5 GAL

GROUNDCOVERS

DG GROUNDCOVER - 'ADORE RED' OR 'MOHAVE GOLD'
DECOMPOSED GRANITE IN ALL PLANTING AREAS, 2" DEPTH TYPICAL
SIZE TO BE 3/4" SCREENED

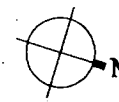
SDR-4196

05-13-04 PC



SCOTT L. BAKER,
ARCHITECT, INC.

RANCHO / LAKE MEAD MINI STORAGE
LANDSCAPE PLAN

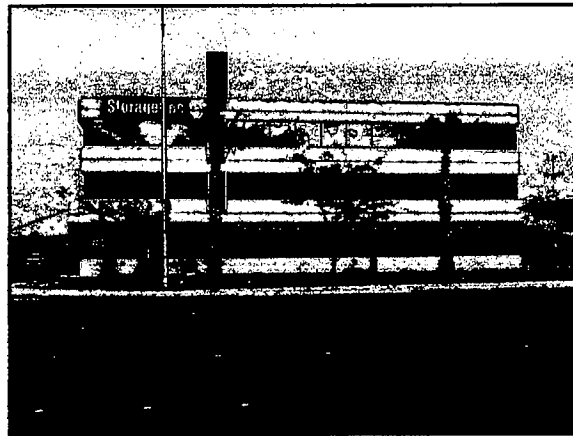


SCALE = 1" = 30'-0" PROJECT NO. 03-289 1.30.04

0 15 30 60 120 LANDSCAPE PLAN

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THIS PLAN IS THE PROPERTY OF SCOTT L. BAKER, ARCHITECT, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING.

RANCHO / LAKE MEAD MINI STORAGE

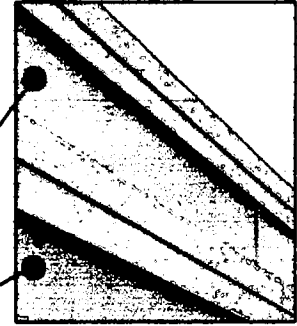


**OVERALL COLOR
THEME**



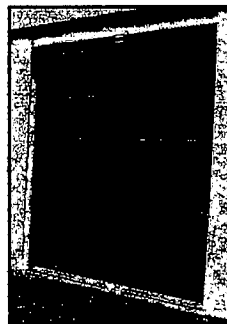
**STUCCO
METAL BANDS**

BASF 122T798
(BUCK TAN)
TYPICAL



**RIBBED METAL
PANEL**

BASF 122T798
(BUCK TAN)
TYPICAL



**METAL ROLL-UP
DOOR**

U.S. DOOR
GARNET RED
(TYPICAL)



**WINDOW
GLAZING**

PPG BLACK 1" INSULATED
GLAZING WITH BLACK
WINDOW FRAMING



**PERIMETER
BLOCK WALL
(TAN)**

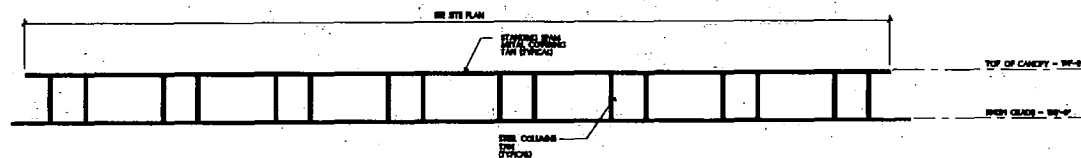


**SCOTT L. BAKER,
ARCHITECT, INC.**

7225 SOUTH BERMUDA ROAD, SUITE D, LAS VEGAS, NEVADA 89119 702.837.4221

SDR-4196

05-13-04 PC



TYPICAL FRONT ELEVATION



TYPICAL SIDE ELEVATION



SCOTT L. BAKER,
ARCHITECT, INC.

RANCHO / LAKE MEAD MINI STORAGE CANOPY ELEVATIONS

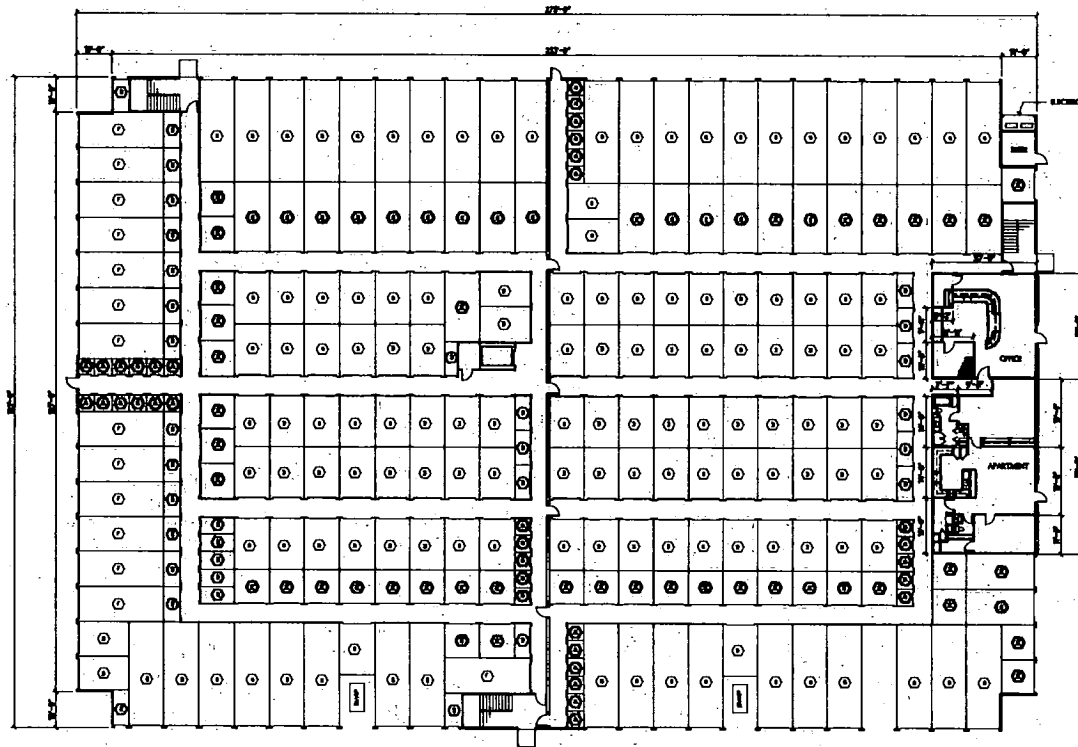
SDR-4196
05-13-04 PC

SCALE = 1/16" = 1'-0" PROJECT NO. 03-22 1.30.04

0 8 16 32 64

CANOPY
ELEVATIONS

Copyright of architectural plans is hereby acknowledged. No part of this drawing may be reproduced without the written permission of the architect. All rights reserved. This drawing is the property of the architect and is not to be used for any other project. SDR-4196-1



UNIT TABULATION					
BUILDING A					
TYPE	UNIT	TOTAL	1000 SQ. FT. (MIN.)	1000 SQ. FT. (MAX.)	UNIT PRICE
1	1000	10	1000	1000	1000
2	1000	10	1000	1000	1000
3	1000	10	1000	1000	1000
4	1000	10	1000	1000	1000
5	1000	10	1000	1000	1000
6	1000	10	1000	1000	1000
7	1000	10	1000	1000	1000
8	1000	10	1000	1000	1000
9	1000	10	1000	1000	1000
10	1000	10	1000	1000	1000
11	1000	10	1000	1000	1000
12	1000	10	1000	1000	1000
13	1000	10	1000	1000	1000
14	1000	10	1000	1000	1000
15	1000	10	1000	1000	1000
16	1000	10	1000	1000	1000
17	1000	10	1000	1000	1000
18	1000	10	1000	1000	1000
19	1000	10	1000	1000	1000
20	1000	10	1000	1000	1000
21	1000	10	1000	1000	1000
22	1000	10	1000	1000	1000
23	1000	10	1000	1000	1000
24	1000	10	1000	1000	1000
25	1000	10	1000	1000	1000
26	1000	10	1000	1000	1000
27	1000	10	1000	1000	1000
28	1000	10	1000	1000	1000
29	1000	10	1000	1000	1000
30	1000	10	1000	1000	1000
31	1000	10	1000	1000	1000
32	1000	10	1000	1000	1000
33	1000	10	1000	1000	1000
34	1000	10	1000	1000	1000
35	1000	10	1000	1000	1000
36	1000	10	1000	1000	1000
37	1000	10	1000	1000	1000
38	1000	10	1000	1000	1000
39	1000	10	1000	1000	1000
40	1000	10	1000	1000	1000
41	1000	10	1000	1000	1000
42	1000	10	1000	1000	1000
43	1000	10	1000	1000	1000
44	1000	10	1000	1000	1000
45	1000	10	1000	1000	1000
46	1000	10	1000	1000	1000
47	1000	10	1000	1000	1000
48	1000	10	1000	1000	1000
49	1000	10	1000	1000	1000
50	1000	10	1000	1000	1000
51	1000	10	1000	1000	1000
52	1000	10	1000	1000	1000
53	1000	10	1000	1000	1000
54	1000	10	1000	1000	1000
55	1000	10	1000	1000	1000
56	1000	10	1000	1000	1000
57	1000	10	1000	1000	1000
58	1000	10	1000	1000	1000
59	1000	10	1000	1000	1000
60	1000	10	1000	1000	1000
61	1000	10	1000	1000	1000
62	1000	10	1000	1000	1000
63	1000	10	1000	1000	1000
64	1000	10	1000	1000	1000
65	1000	10	1000	1000	1000
66	1000	10	1000	1000	1000
67	1000	10	1000	1000	1000
68	1000	10	1000	1000	1000
69	1000	10	1000	1000	1000
70	1000	10	1000	1000	1000
71	1000	10	1000	1000	1000
72	1000	10	1000	1000	1000
73	1000	10	1000	1000	1000
74	1000	10	1000	1000	1000
75	1000	10	1000	1000	1000
76	1000	10	1000	1000	1000
77	1000	10	1000	1000	1000
78	1000	10	1000	1000	1000
79	1000	10	1000	1000	1000
80	1000	10	1000	1000	1000
81	1000	10	1000	1000	1000
82	1000	10	1000	1000	1000
83	1000	10	1000	1000	1000
84	1000	10	1000	1000	1000
85	1000	10	1000	1000	1000
86	1000	10	1000	1000	1000
87	1000	10	1000	1000	1000
88	1000	10	1000	1000	1000
89	1000	10	1000	1000	1000
90	1000	10	1000	1000	1000
91	1000	10	1000	1000	1000
92	1000	10	1000	1000	1000
93	1000	10	1000	1000	1000
94	1000	10	1000	1000	1000
95	1000	10	1000	1000	1000
96	1000	10	1000	1000	1000
97	1000	10	1000	1000	1000
98	1000	10	1000	1000	1000
99	1000	10	1000	1000	1000
100	1000	10	1000	1000	1000

OCCUPANT LOAD		TOTAL		EXITS REQUIRED		EXITS PROVIDED	
		OCCUPANT LOAD		OCCUPANT LOAD		OCCUPANT LOAD	
OFFICE	1000	1000	1000	1000	1000	1000	1000
APARTMENT	1000	1000	1000	1000	1000	1000	1000
ST. FLOOR STORAGE BUILDING	1000	1000	1000	1000	1000	1000	1000
2ND FLOOR STORAGE BUILDING	1000	1000	1000	1000	1000	1000	1000
Total Building Storage	1000	1000	1000	1000	1000	1000	1000

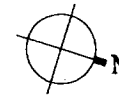
SDR-4196

05-13-04 PC



SCOTT L. BAKER,
ARCHITECT, INC.

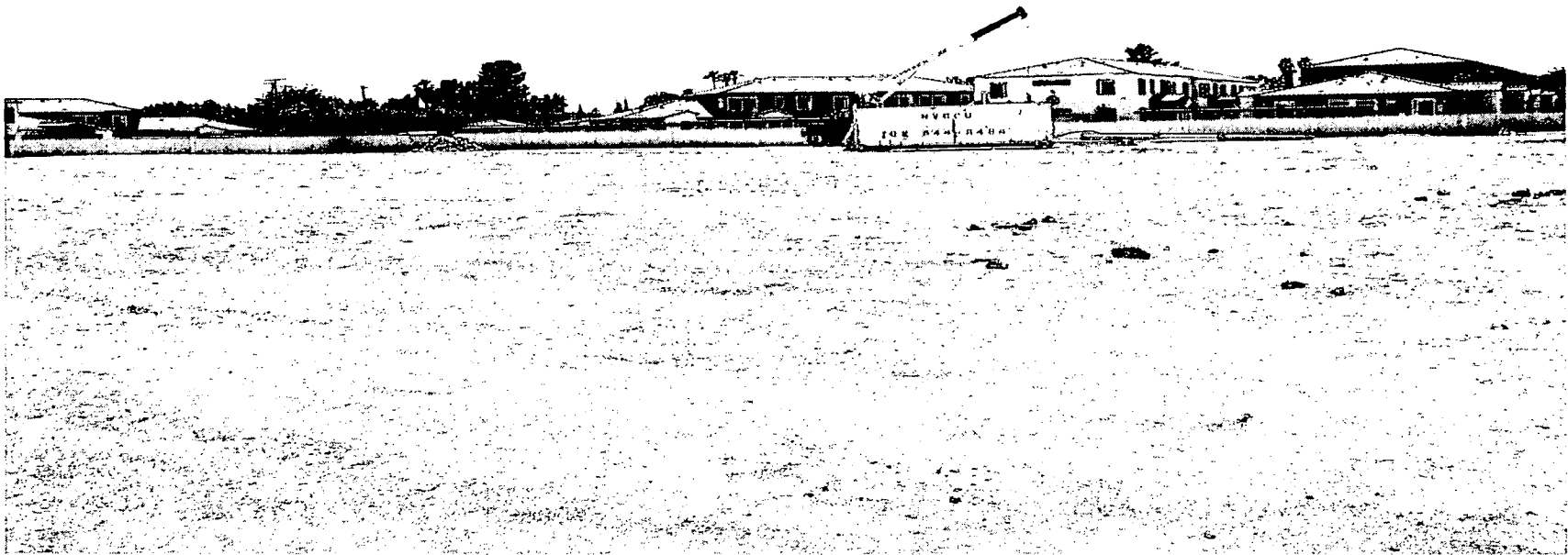
RANCHO / LAKE MEAD MINI STORAGE FIRST FLOOR PLAN



SCALE = 1/16" = 1'-0" PROJECT NO. 03-189 1.30.04

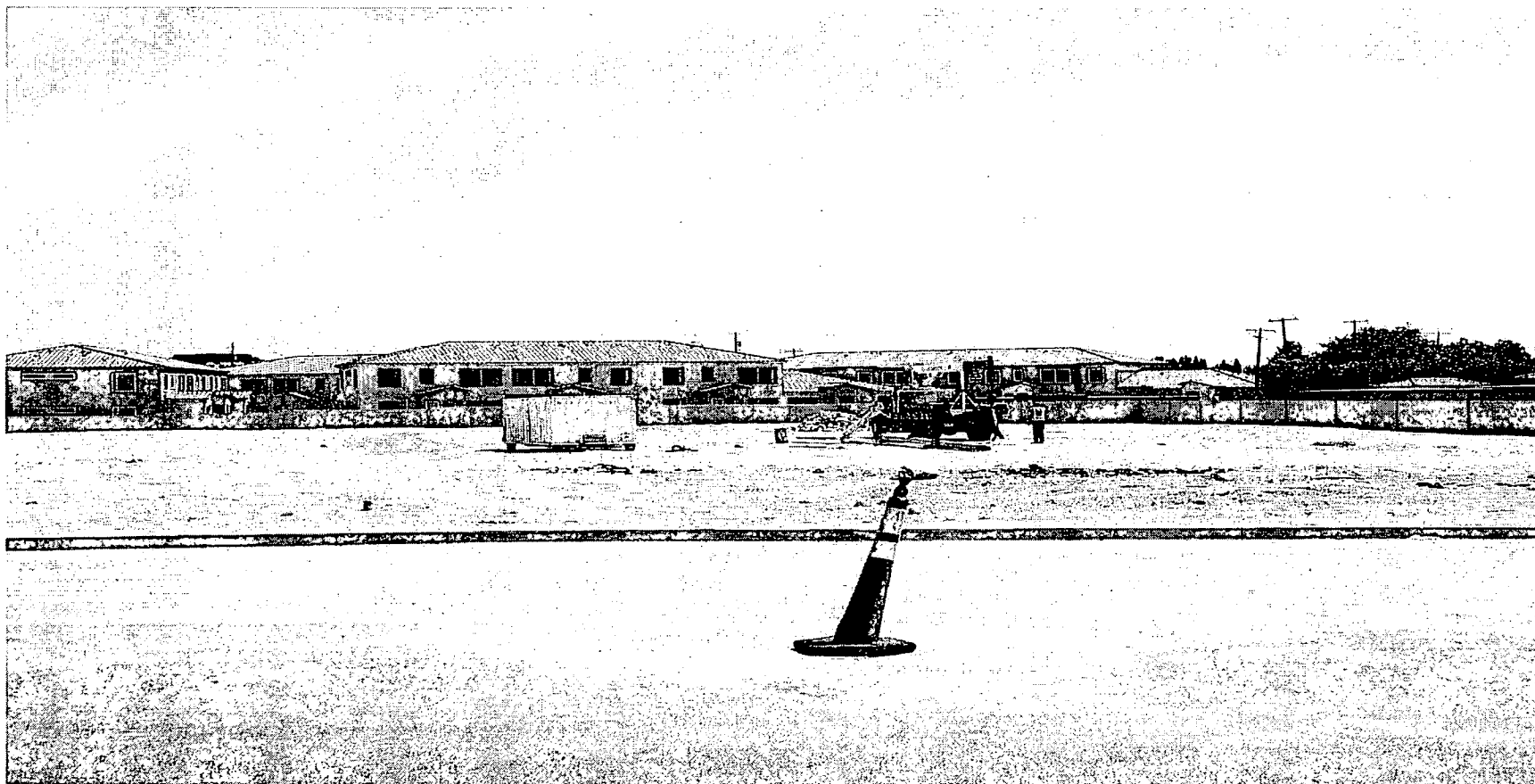
0' 8' 16' 32' 64' FIRST FLOOR PLAN

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM ALL SUCH CLAIMS. THE ARCHITECT'S FEES ARE BASED ON THE ASSUMPTIONS SET FORTH IN THE SCHEDULE OF FEES. THE CLIENT AGREES TO PAY THE ARCHITECT'S FEES IN ACCORDANCE WITH THE SCHEDULE OF FEES. THE ARCHITECT'S FEES DO NOT INCLUDE THE COST OF PERMITS, EXAMINER'S FEES, OR OTHER FEES. THE CLIENT AGREES TO PAY THE ARCHITECT'S FEES IN ACCORDANCE WITH THE SCHEDULE OF FEES. THE ARCHITECT'S FEES DO NOT INCLUDE THE COST OF PERMITS, EXAMINER'S FEES, OR OTHER FEES. THE CLIENT AGREES TO PAY THE ARCHITECT'S FEES IN ACCORDANCE WITH THE SCHEDULE OF FEES.



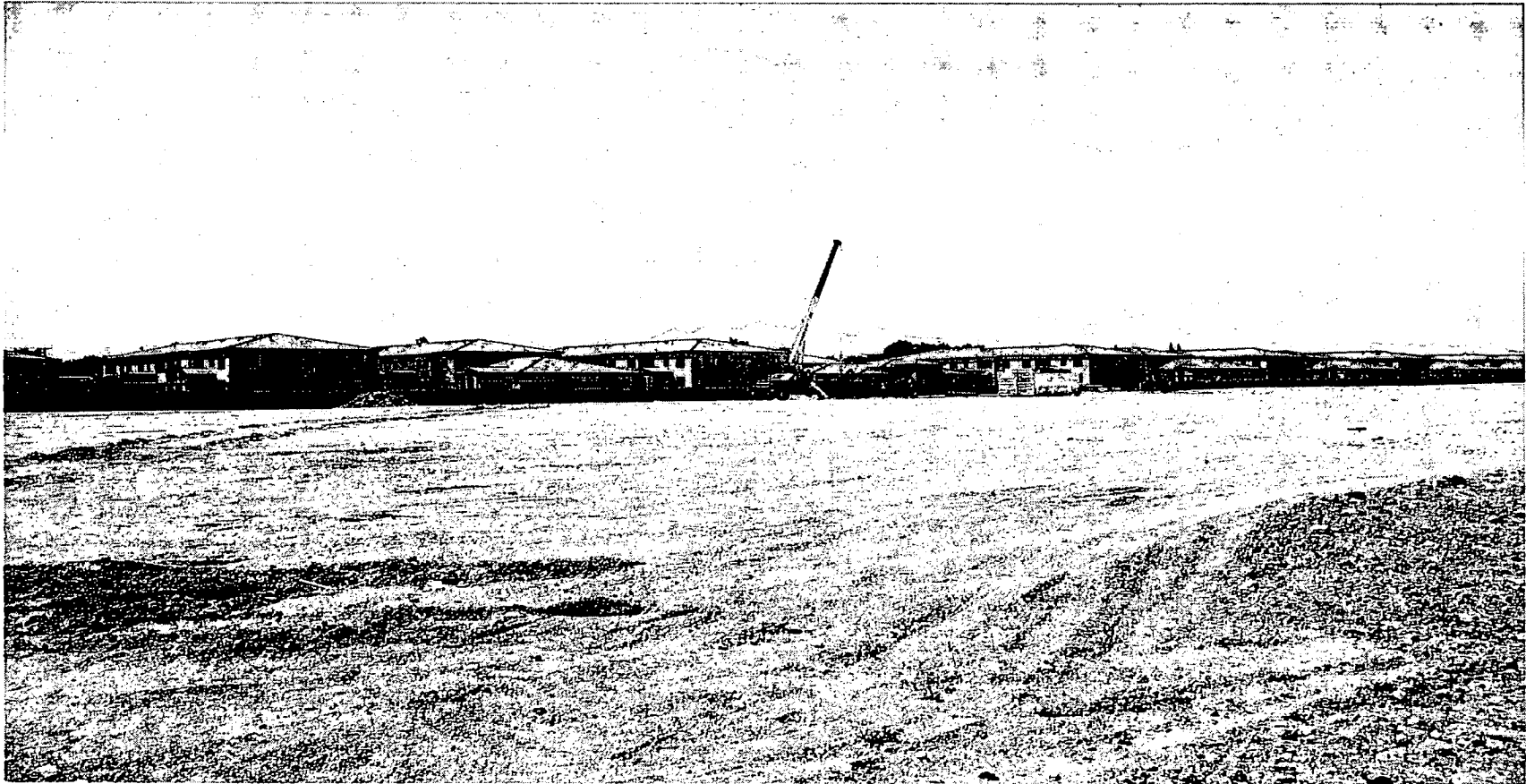
SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4196 - APPLICANT: STORAGE ONE
- OWNER: W J D, LIMITED LIABILITY COMPANY
ADJACENT TO THE WEST SIDE OF RANCHO DRIVE BETWEEN LAKE MEAD BOULEVARD AND CORAN
LANE
MAY 13, 2003 PLANNING COMMISSION

4/19/04



**SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4196 - APPLICANT: STORAGE ONE
- OWNER: W J D, LIMITED LIABILITY COMPANY
ADJACENT TO THE WEST SIDE OF RANCHO DRIVE BETWEEN LAKE MEAD BOULEVARD AND CORAN
LANE
MAY 13, 2003 PLANNING COMMISSION**

4/19/04



SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4196 - APPLICANT: STORAGE ONE
- OWNER: W J D, LIMITED LIABILITY COMPANY
ADJACENT TO THE WEST SIDE OF RANCHO DRIVE BETWEEN LAKE MEAD BOULEVARD AND CORAN
LANE
MAY 13, 2003 PLANNING COMMISSION

4/19/04



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4298 -
APPLICANT: STELLA LAKE PARTNERSHIP, LIMITED LIABILITY COMPANY -
OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review and
Waivers of Landscaping Requirements FOR A PROPOSED OFFICE BUILDING on 5.32 acres
adjacent to the southeast corner of Lake Mead Boulevard and Stella Lake Street (a portion of
APN: 139-21-313-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning
Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY - APPROVED subject to conditions - UNANIMOUS with Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

DON MARINO, South Eastern Avenue, appeared on behalf of the applicant. MR. MARINO
clarified for COUNCILMAN WEEKLY that the waiver of the landscaping is being requested
because the landscaping would reduce the amount of parking required for this small site. He
agreed to install nice trees.

MAYOR GOODMAN declared the Public Hearing closed.

(3:16 - 3:18)

5-1235

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 102 – SDR-4298

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 revised site plan, dated stamped May 18, 2004, and the building elevations, date stamped May 27, 2004, except as amended by conditions herein.
3. Parking spaces outside of the security gates shall be signed for 'visitor parking only.'
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 planted a maximum of 30 feet on-center in the perimeter buffer areas. In addition, the number of trees required in the parking lot landscape islands shall be one tree for every six uncovered parking spaces. A maximum of 12.5% of the buffer area may be landscaped with turf.
5. 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.
6. All mechanical equipment, air conditioners, and trash areas shall be fully screened from view from the adjacent streets. The trash enclosure shall be walled and roofed in accordance with the requirements of Title 19.08.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.
9. 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.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 102 – SDR-4298

CONDITIONS – Continued:

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

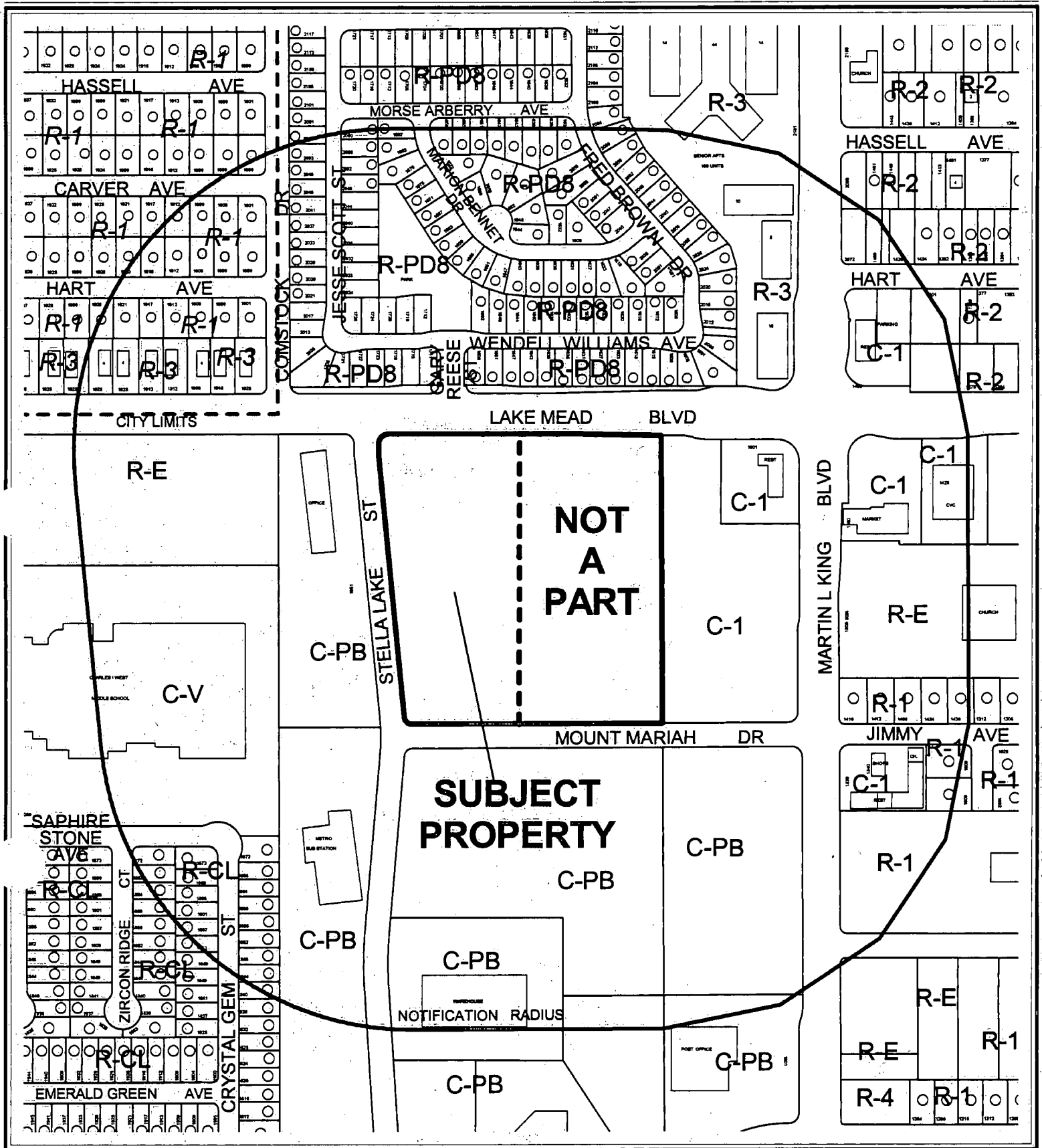
Public Works

11. Construct all incomplete half-street improvements on Stella Lake Street and Mount Mariah Drive adjacent to this site concurrent with development of this site. Also, if necessary and as required, remove all substandard public street improvements adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
15. 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 JUNE 16, 2004
Planning and Development Department
Item 102 – SDR-4298

CONDITIONS – Continued:

16. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-136-94, the Las Vegas Enterprise Park (commercial subdivision) and all other subsequent site-related actions.



CASE: SDR-4298

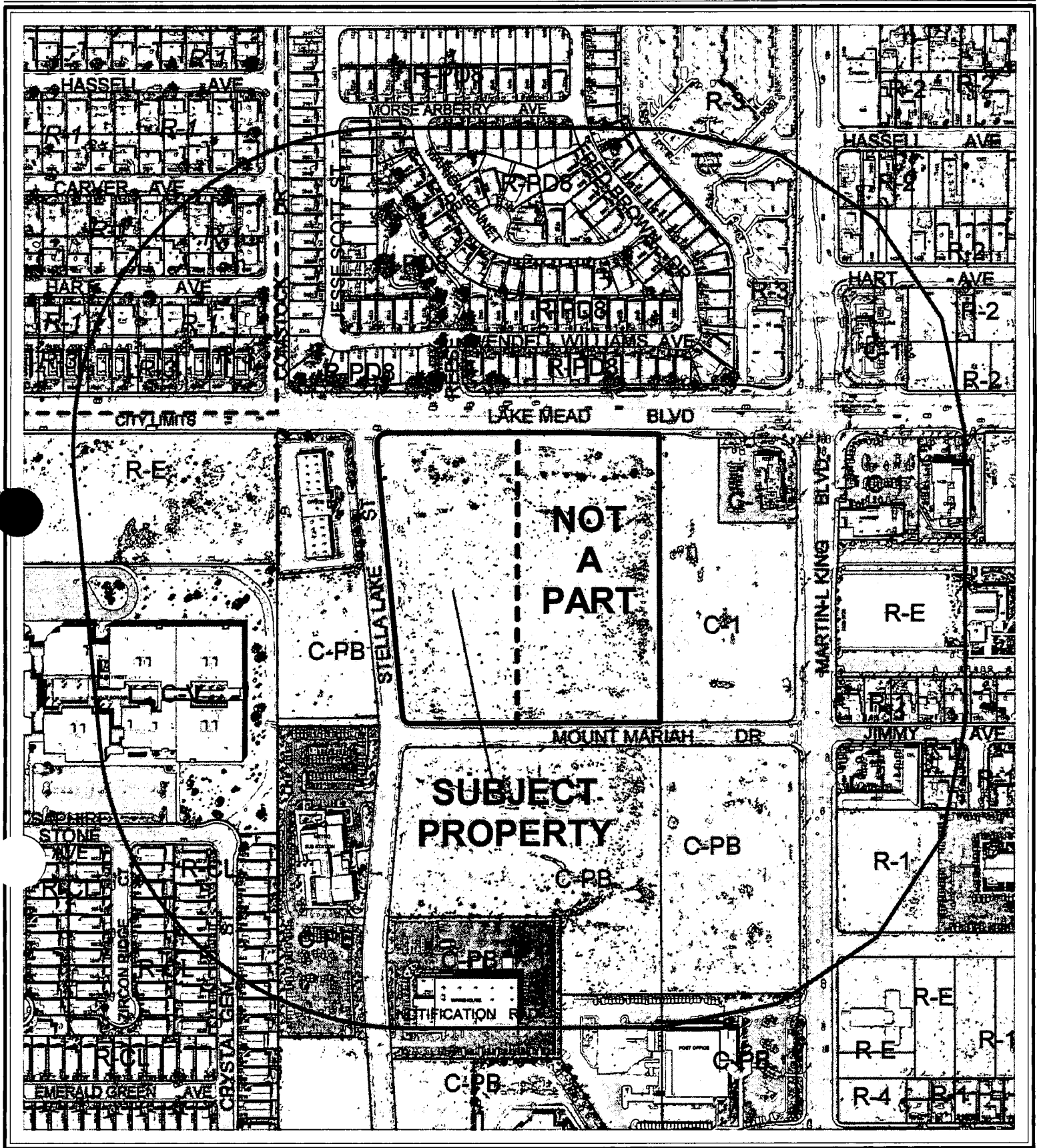
RADIUS: 750 FT

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

0 200 400 Feet

102





CASE: SDR-4298

RADIUS: 750 FT

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-4298 - APPLICANT: STELLA LAKE PARTNERSHIP,
LIMITED LIABILITY COMPANY - OWNER: CITY OF LAS VEGAS**

**** CONDITIONS ****

The Planning Commission (7-0 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 revised site plan, dated stamped May 18, 2004, and the building elevations, date stamped May 27, 2004, except as amended by conditions herein.
3. Parking spaces outside of the security gates shall be signed for 'visitor parking only.'
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 planted a maximum of 30 feet on-center in the perimeter buffer areas. In addition, the number of trees required in the parking lot landscape islands shall be one tree for every six uncovered parking spaces. A maximum of 12.5% of the buffer area may be landscaped with turf.
5. 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.
6. All mechanical equipment, air conditioners, and trash areas shall be fully screened from view from the adjacent streets. The trash enclosure shall be walled and roofed in accordance with the requirements of Title 19.08.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.

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

Public Works

11. Construct all incomplete half-street improvements on Stella Lake Street and Mount Mariah Drive adjacent to this site concurrent with development of this site. Also, if necessary and as required, remove all substandard public street improvements adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
15. 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.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-136-94, the Las Vegas Enterprise Park (commercial subdivision) and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for Site Development Plan Review and a waiver from parking lot landscaping requirements for a proposed 120,232 square foot office building on 5.32 acres adjacent to the southeast corner of Lake Mead Boulevard and Stella Lake Street.

B) Applicant's Justification

The applicant states that the project will be a positive addition to the Enterprise Park and the West Las Vegas area.

BACKGROUND INFORMATION

A) Previous Actions

12/21/94	The City Council approved a rezoning for this property from R-E (Residence Estates) to C-PB (Planned Business Park) as part of a larger overall request (Z-136-94).
10/03/95	The City Council approved a Plot Plan and Building Elevation Review for a 41-lot business park within this development [Z-136-94(1)].
04/06/04	The Architectural Review Committee for the Las Vegas Enterprise Park gave conditional approval to the subject development.
05/27/04	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #58/ff).

B) Pre-Application Meeting

04/06/04	At the pre-application conference, issues were discussed relative to landscape buffer requirements, building placement, and parking lot landscaping.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres:	5.32

B) Existing Land Use

Subject Property: Undeveloped
North: Single Family Homes
South: Undeveloped
East: Commercial, Undeveloped
West: Office, Undeveloped

C) Planned Land Use

Subject Property: LI/R (Light Industry/Research)
North: M (Medium Density Residential)
South: LI/R (Light Industry/Research)
East: LI/R (Light Industry/Research)
West: LI/R (Light Industry/Research)

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
North: R-PD8 (Residential Planned Development - 8 Dwelling Units Per Acre)
South: C-PB (Planned Business Park)
East: C-1 (Limited Commercial)
West: C-PB (Planned Business Park)

E) General Plan Compliance: Southeast General Plan

The subject site is currently designated LI/R (Light Industrial/Research) on the West Las Vegas Plan of Southwest Sector Plan of the General Plan. The C-1 (Limited Commercial) zoning of the site is consistent with and less intense than the LI/R General Plan designation. The proposed office use is consistent with the General Plan designation

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

The proposed development is consistent with the goals and policies of the West Las Vegas Plan and the Las Vegas Redevelopment Plan. The property is not subject to any other Special Overlay District or Study Area. The site is located within the Las Vegas Enterprise Park, and is subject to the development standards for the park; the Enterprise Park Architectural Review Committee has already reviewed and approved the plans.

PROJECT DESCRIPTION

The site plan depicts the proposed building oriented toward Stella Lake Street in the center of the parcel, with parking to each side and a parking structure to the south side of the building. Access to the site will be via a driveway off of Stella Lake Street, and a gated entrance on Mount Mariah Drive. Pedestrian access to the front entrance of the building will be provided from Stella Lake Street. The majority of the parking for this site will be behind security gates, with 21 open parking spaces for guests provided adjacent to the north side of the building. Landscaping is proposed with planters 15 to 25 feet in width along the Lake Mead, Stella Lake, and Mount Mariah frontages.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100 Feet	315 Feet	Y
Min. Setbacks			
• Front (Lake Mead)	20 Feet	222 Feet	Y
• Front (Mount Mariah)	20 Feet	25 Feet	Y
• Side	10 Feet	35 Feet	Y
• Corner	20 Feet	27 Feet	Y
• Rear	N/A	N/A	N/A
Max. Lot Coverage	50 %	27%	Y
Max. Building Height	N/A	58 Feet	N/A
Trash Enclosure	Walled and roofed	(Not indicated)	N/A
Mech. Equipment	Screened	Screened	Y

The proposed structure will conform to setback and lot coverage requirements. Mechanical equipment will be screened from view as required; insufficient information is provided relative to the construction of the trash enclosure.

A2) Residential Adjacency Standards

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

- Proximity slope. The proposed structure will not encroach the required proximity slope.
- Building setback. The proposed structure will conform with the setback requirements from the residential properties to the north.

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	120,232	1/300 GFA	401	9	401	9

The development will conform to minimum parking requirements.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	35 Trees	29 Trees
Buffer:			
• Min. Trees	1 Tree/30 Linear Feet	40 Trees	34 Trees
• Min. Zone Width (perimeter)	15 Feet		15 Feet
• Min. Zone Width (interior)	8 Feet		8 Feet

Additional trees will need to be added to the perimeter buffers and the parking lot landscape islands in order to conform to code requirements. The requirement for trees in the parking lot landscape areas is based on the number of uncovered parking spaces shown on the site plan.

A5) Sign Standards

No freestanding signage is proposed for the development; wall signage will be limited to 20 percent of the façade to which it is attached. All signage will be handled under a separate permit.

B) General Analysis and Discussion

- Zoning

The C-1 (Limited Commercial) zoning of this site permits the proposed office use.

- Site Plan

The proposed site plan meets all setback requirements for the C-1 (Limited Commercial) zoning district, and depicts an orderly site layout. More than adequate parking is provided throughout the site.

- Waivers

The applicant is requesting a waiver from the requirement for parking lot landscape islands, but will be required to provide the total number of trees required by code. The applicant has increased the depth of the buffers provided in the parking area in lieu of providing a landscape island for every six parking spaces.

- Landscape Plan

Several additional trees will be required in the perimeter buffers and the interior parking lot landscaping in order to conform to code requirements. The trees can be added without any modifications to the buffer areas.

- Elevations

The proposed elevations are of an attractive design with varied wall planes and materials that will be suitable for this use and compatible with the surrounding area.

- Floor Plan

The floor plans depict approximately 39,000 square feet of floor area on each level of the building, with an attached parking structure on the south side of the building.

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 will be compatible with adjacent development in the area.

2. **"The proposed development is consistent with the General Plan, Title 19, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

The proposed project is consistent with the General Plan and the development standards listed in Title 19. The applicant has requested a waiver from the parking lot landscaping requirements, but will provide an adequate number of shade trees in the parking lot and adjacent perimeter buffers.

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

Access to the site will adequately be provided on Stella Lake Street, which is a developed 60-foot wide street. Martin L. King Boulevard and Lake Mead Boulevard, the two major streets nearest this site, will adequately to serve the entire Enterprise Park area without negative effects.

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

The proposed landscaping will provide adequate visual buffering of the site from the adjacent single-family residential neighborhood to the north, and will enhance the overall appearance of the Enterprise Park. The building materials proposed are of high quality and are appropriate for the area and for the City.

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

The proposed elevations show adequate texturing and embellishment to create an attractive appearance, as well as a development that is compatible in design with the intent of development standards for the Enterprise Park area.

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

The proposed development will be subject to inspections for occupancy, and therefore will not compromise the public health, safety or welfare.

NOTICES MAILED 172 by Planning Department

APPROVALS 0

PROTESTS 0



The Stella Lake
Partnership,
LLC
Office Building

James M. Wright, AIA
Architect

Nevada Architect Certificate:
4933

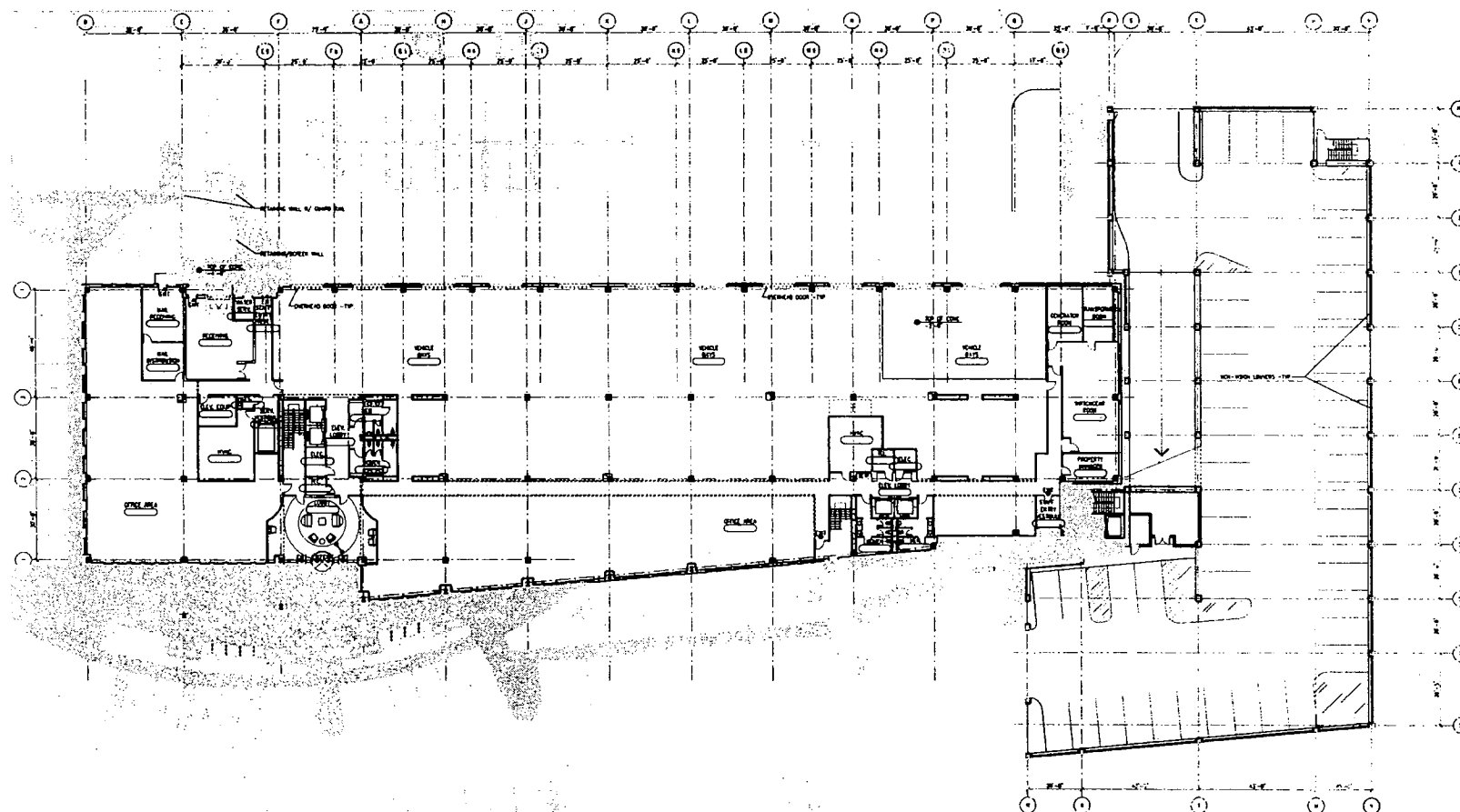
THIS INFORMATION IS
UNCLASSIFIED, BUT OF A
SENSITIVE NATURE. DO NOT
DUPLICATE THIS INFORMATION
WITHOUT AUTHORIZATION. DO
NOT SHARE THIS INFORMATION
WITH PARTIES UNASSOCIATED
WITH THE PROJECT. PLEASE
EXERCISE CARE IN THE HANDLING
OF THESE DOCUMENTS TO
PREVENT UNAUTHORIZED ACCESS.

3	REV DEVELOPMENT PLAN REVIEW	1/12/04
2	REVISED SHELL & CORE LAYOUT	1/12/04
1	SHELL & CORE LAYOUT DRAWING	1/12/04

LEVEL 1
FLOOR PLAN

DATE	1/12/04
BY	JMW
CHECKED BY	JMW
SCALE	AS SHOWN
NOTES	

A2-01



LEVEL 1:
MAXIMUM OCCUPANCY = 309.6

1 LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



SDR-4298
5-27-04 PC

**The Stella Lake
Partnership,
LLC
Office Building**

**James M. Wright, AIA
Architect**

Nevada Architect Certificate:
4933

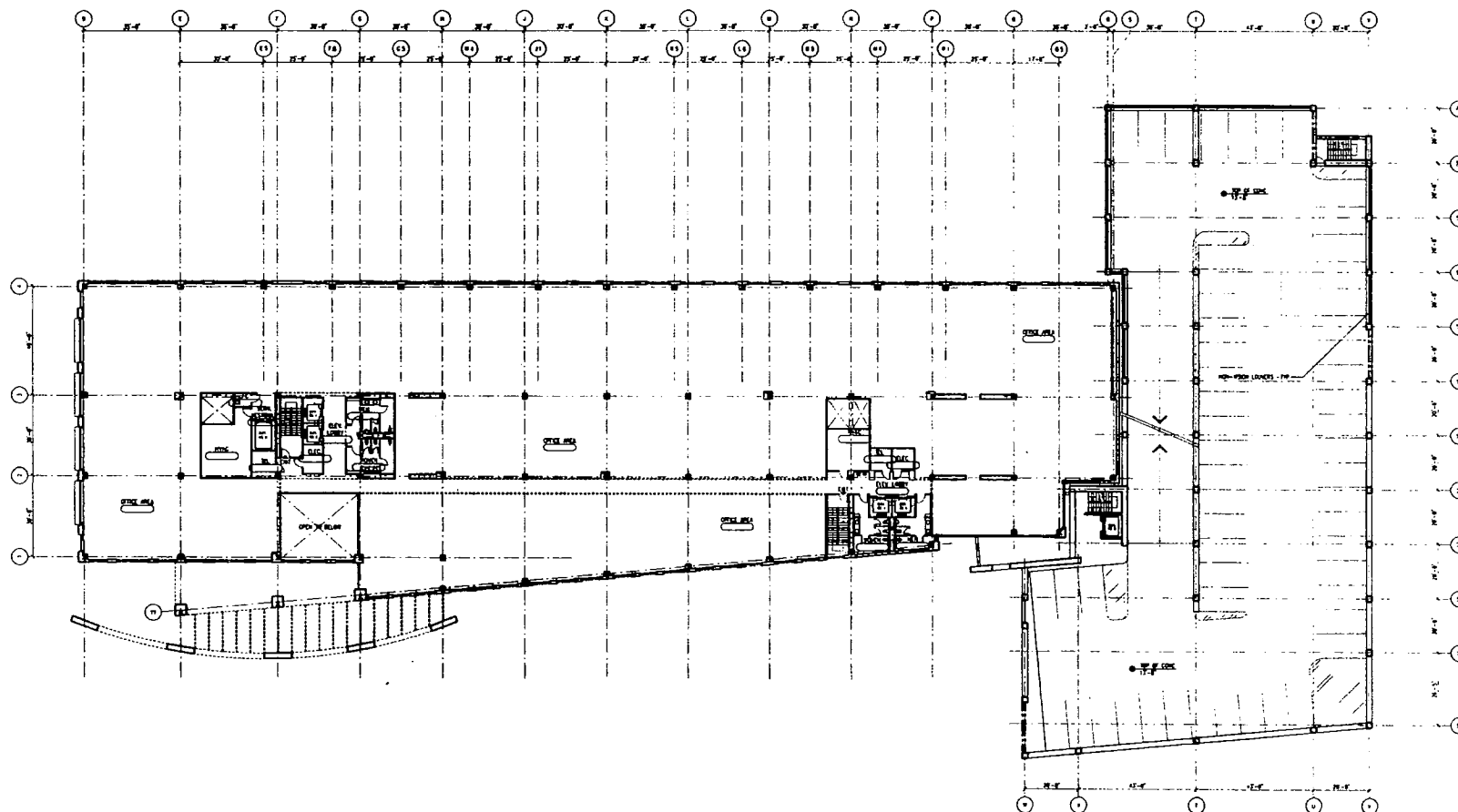
THIS INFORMATION IS
UNCLASSIFIED, BUT OF A
SENSITIVE NATURE. DO NOT
DUPLICATE THIS INFORMATION
WITHOUT AUTHORIZATION. DO
NOT SHARE THIS INFORMATION
WITH PARTIES UNASSOCIATED
WITH THE PROJECT. PLEASE
EXERCISE CARE IN THE HANDLING
OF THESE DOCUMENTS TO
PREVENT UNAUTHORIZED ACCESS.

3	SITE DEVELOPMENT PLAN REVIEW	4/12/04
2	REVIEW BOLL & CORE LAYOUT	4/12/04
1	BOLL & CORE LAYOUT DRAINAGE	3/15/04
REV	DESCRIPTION	DATE

**LEVEL 2
FLOOR PLAN**

DESIGN BY	JAC	DATE	10/20/02
DESIGNED BY	JAC	DATE	10/20/02

A2-02



LEVEL 2:
MAXIMUM OCCUPANCY = 367.3

1 LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"



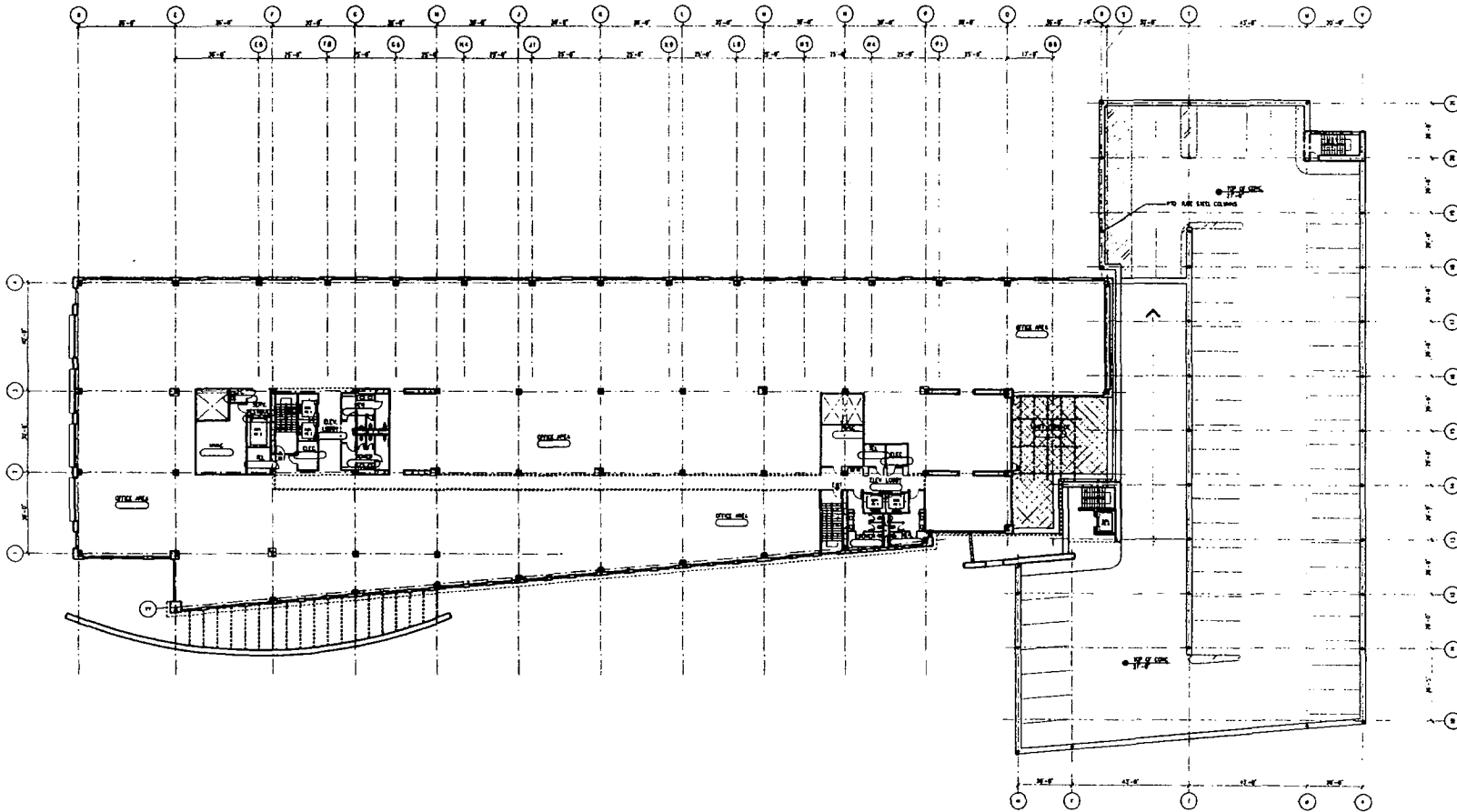
**SDR-4298
5-27-04 PC**

The Stella Lake
Partnership,
LLC
Office Building

James M. Wright, AIA
Architect

Nevada Architect Certificate:
4933

THIS INFORMATION IS
UNCLASSIFIED, BUT OF A
SENSITIVE NATURE. DO NOT
DUPLICATE THIS INFORMATION
WITHOUT AUTHORIZATION. DO
NOT SHARE THIS INFORMATION
WITH PARTIES UNASSOCIATED
WITH THE PROJECT. PLEASE
EXERCISE CARE IN THE HANDLING
OF THESE DOCUMENTS TO
PREVENT UNAUTHORIZED ACCESS



LEVEL 3:
MAXIMUM OCCUPANCY = 370.4

1 LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

3	REVISED SHELL & CORE LAYOUT	4/12/04
2	SHELL & CORE LAYOUT	4/12/04
1	SHELL & CORE LAYOUT	4/12/04

LEVEL 3
FLOOR PLAN

DATE	4/12/04
BY	JMC
CHECKED BY	JMC
DATE	4/12/04

A2-03

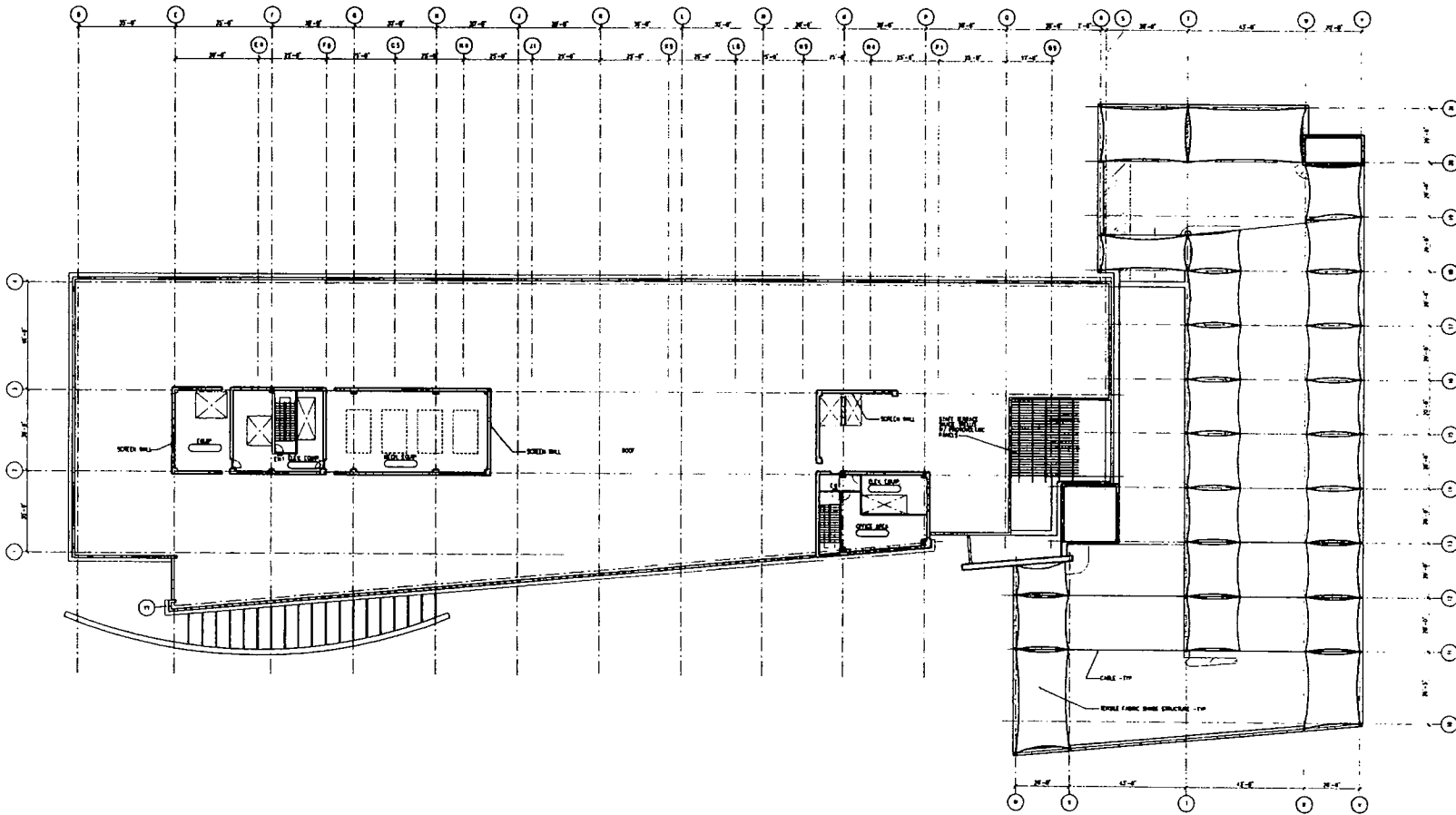
SDR-4298
5-27-04 PC

The Stella Lake
Partnership,
LLC
Office Building

James M. Wright, AIA
Architect

Navada Architect Certificate:
4933

THIS INFORMATION IS
UNCLASSIFIED, BUT OF A
SENSITIVE NATURE. DO NOT
DUPLICATE THIS INFORMATION
WITHOUT AUTHORIZATION. DO
NOT SHARE THIS INFORMATION
WITH PARTIES UNASSOCIATED
WITH THE PROJECT. PLEASE
EXERCISE CARE IN THE HANDLING
OF THESE DOCUMENTS TO
PREVENT UNAUTHORIZED ACCESS.



LEVEL 4:
MAXIMUM OCCUPANCY = 7.3

1 LEVEL 4 FLOOR PLAN
SCALE: 1/8" = 1'-0"
GRAPHIC SCALE
N

1	REV. DEVELOPMENT PLAN REVIEW	4/12/04
2	REVISED SHED & CORE LAYOUT	4/12/04
3	SHED & CORE LAYOUT DRAINAGE	4/12/04
4	REVISED SHED	4/12/04

LEVEL 4
FLOOR PLAN

DATE	4/12/04	BY	JMW
DATE	4/12/04	BY	JMW
DATE	4/12/04	BY	JMW

A2-04

SDR-4298
5-27-04 PC

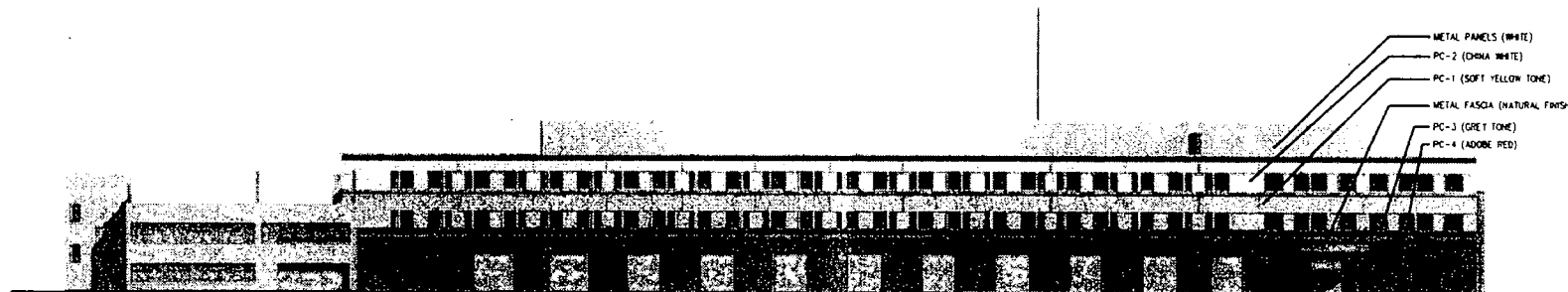
The Stella Lake
Partnership,
LLC
Office Building

James M. Wright, AIA
Architect

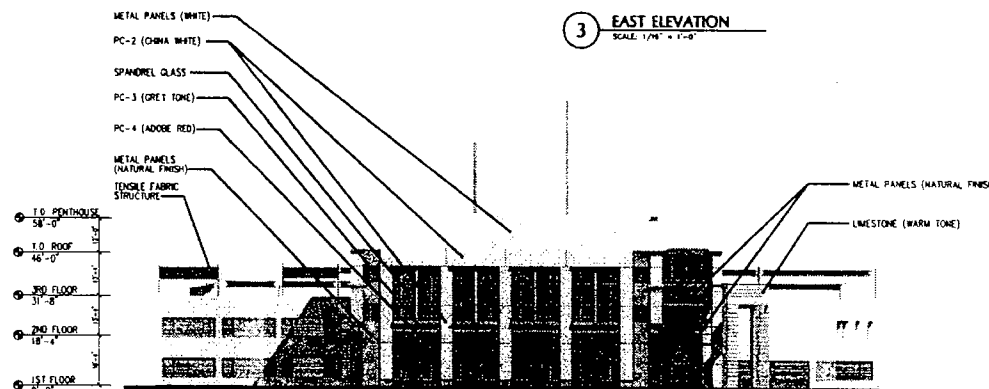
Nevada Architect Certificate:
4933

THIS INFORMATION IS
UNCLASSIFIED, BUT OF A
SENSITIVE NATURE. DO NOT
DUPLICATE THIS INFORMATION
WITHOUT AUTHORIZATION. DO
NOT SHARE THIS INFORMATION
WITH PARTIES UNASSOCIATED
WITH THE PROJECT. PLEASE
EXERCISE CARE IN THE HANDLING
OF THESE DOCUMENTS TO
PREVENT UNAUTHORIZED ACCESS.

1.0 PENTHOUSE
58'-0"
1.0 ROOF
45'-0"
3RD FLOOR
31'-8"
2ND FLOOR
18'-4"
1ST FLOOR
0'-0"



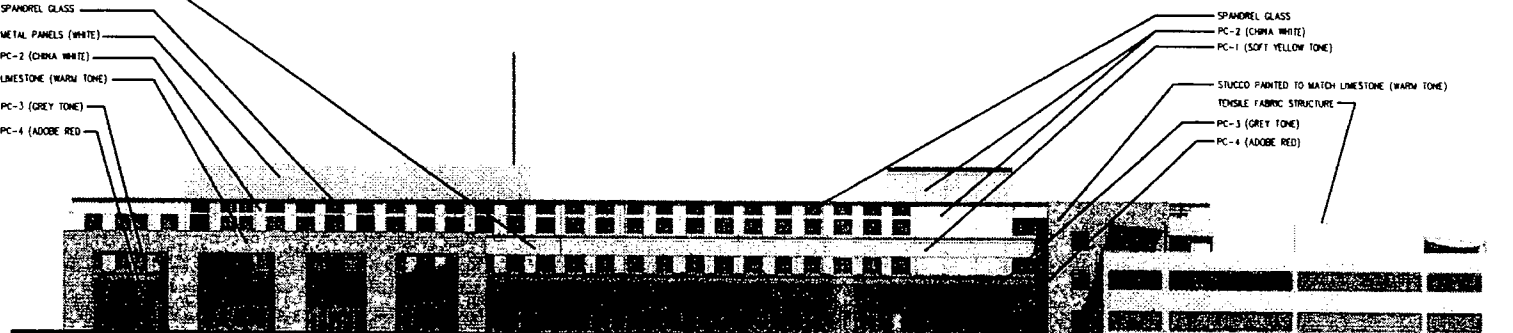
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



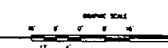
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PC-1 (SOFT YELLOW TONE)
SPANOREL GLASS
METAL PANELS (WHITE)
PC-2 (CHINA WHITE)
LIMESTONE (WARM TONE)
PC-3 (GREY TONE)
PC-4 (ADOBE RED)

1.0 PENTHOUSE
58'-0"
1.0 ROOF
45'-0"
3RD FLOOR
31'-8"
2ND FLOOR
18'-4"
1ST FLOOR
0'-0"



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



ELEVATIONS

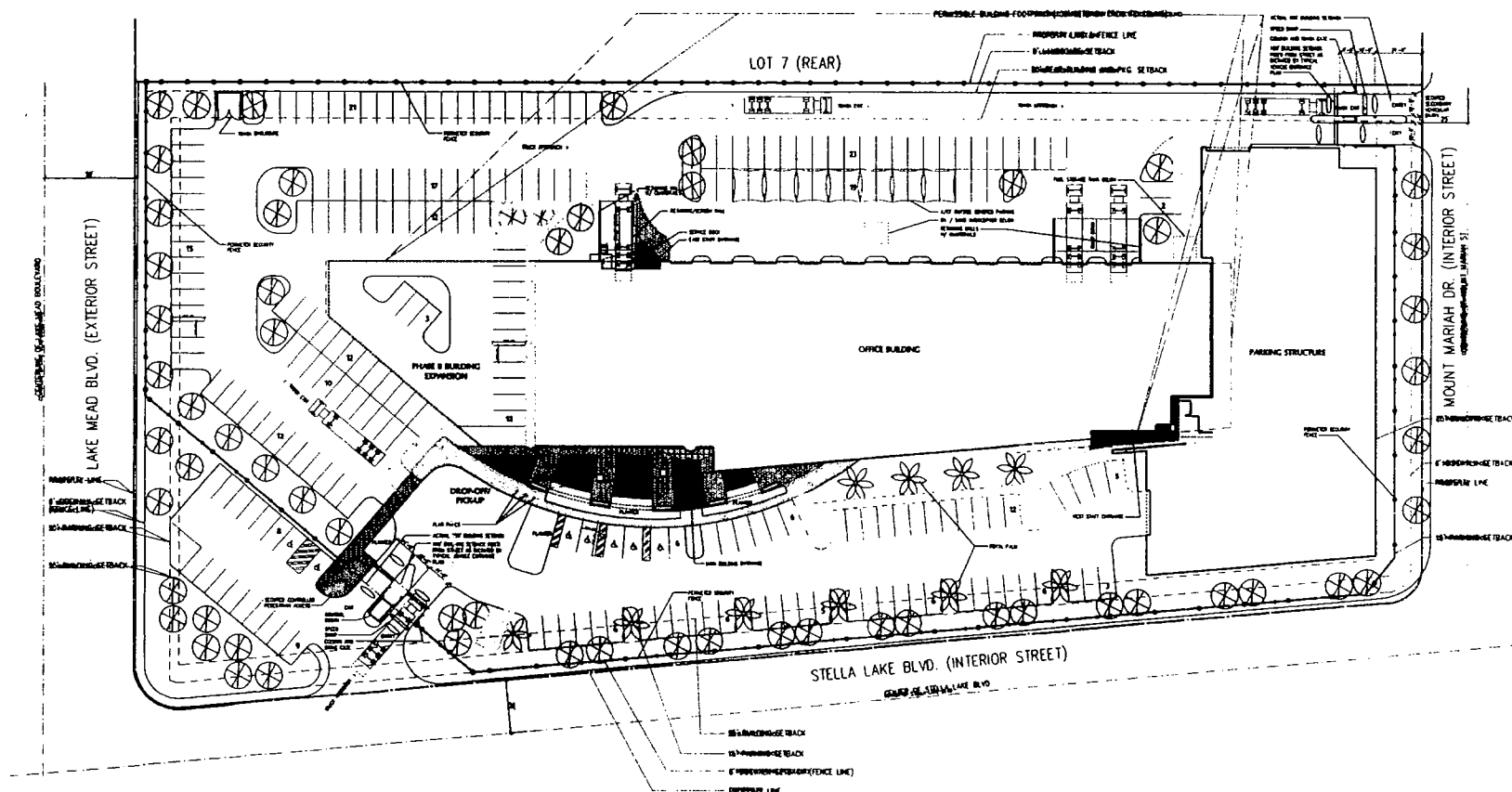
DATE	DATE	DATE
BY	BY	BY
CHECKED	CHECKED	CHECKED
DATE	DATE	DATE

A4-01

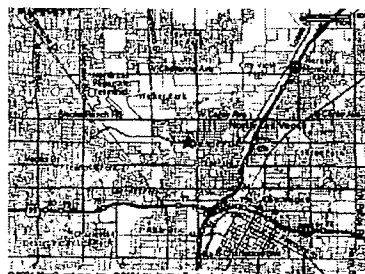
SDR-4298
5-27-04 PC

Nevada Architect Certificate
4933

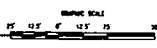
THIS INFORMATION IS UNCLASSIFIED, BUT OF A SENSITIVE NATURE. DO NOT DUPLICATE THIS INFORMATION WITHOUT AUTHORIZATION. DO NOT SHARE THIS INFORMATION WITH PARTIES UNASSOCIATED WITH THE PROJECT. PLEASE EXERCISE CARE IN THE HANDLING OF THESE DOCUMENTS TO PREVENT UNAUTHORIZED ACCESS.



VICINITY MAP:



1 SITE PLAN
SCALE: 1" = 25'



PARKING COUNT:

SITE SURFACE PARKING = 236 PLACES
SECURED OUTSIDE PARKING = 205 PLACES
SECURED OUTSIDE PARKING (COVERED) = 14
VISITOR PARKING = 17 PLACES

PARKING STRUCTURE ■ 157

LEVEL P1 = 48 (48 INSIDE SECURED PARKING)
LEVEL P2 = 55 (12 INSIDE SECURED PARKING)
LEVEL P3 = 54 (COVERED)

TOTAL PARKING = 393

PARKING DIMENSIONS:

TYPICAL PARKING SPACE = 9'-0" x 18'-6"
TYPICAL H.C. PARKING SPACE = 10'-0" x 18'-6"
W/ 4'-0" x 18'-6" LOADING STRIP

BUILDING GROSS AREA:

LEVEL 1	=	39,287 SF
LEVEL 2	=	39,479 SF
LEVEL 3	=	39,106 SF
LEVEL P	=	2,360 SF

GRAND TOTAL AREA:

120,232 SF

SITE INFORMATION:

ADJACENT LAND USES: BUSINESS PARK

PROPERTY SIZE: 231,724 S.F.

FAR: 52

DENSITY: C.1

A1-01

SDR-4298
5-27-04 PC



SDR-4298 - APPLICANT: STELLA LAKE PARTNERSHIP, LIMITED LIABILITY COMPANY - OWNER:
CITY OF LAS VEGAS
SOUTHEAST CORNER OF LAKE MEAD BOULEVARD AND STELLA LAKE STREET
MAY 27, 2004 PLANNING COMMISSION

4/30/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

MAJOR MODIFICATION TO THE LONE MOUNTAIN WEST MASTER PLAN - PUBLIC HEARING - **MOD-4178** - **APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Major Modification to the Lone Mountain West Master Plan TO CHANGE THE FUTURE LAND USE DESIGNATION FROM PUBLIC FACILITY TO PARK/SCHOOL/RECREATION/OPEN SPACE on 12.99 acres adjacent to the east side of Puli Drive, approximately 640' north of Cheyenne Avenue (APN: a portion of 137-12-401-001), Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS with Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 103 [MOD-4178] and Item 104 [ZON-4179].

DAVID ROARK, Manager, Real Estate and Asset Management Division, Public Works Department, concurred with all conditions.

MAYOR GOODMAN declared the Public Hearing closed on Item 103 [MOD-4178] and Item 104 [ZON-4179].

NOTE: All discussion for Item 103 [MOD-4178] and Item 104 [ZON-4179] was held under Item 103 [MOD-4178].

(3:18 – 3:20)

5-1305

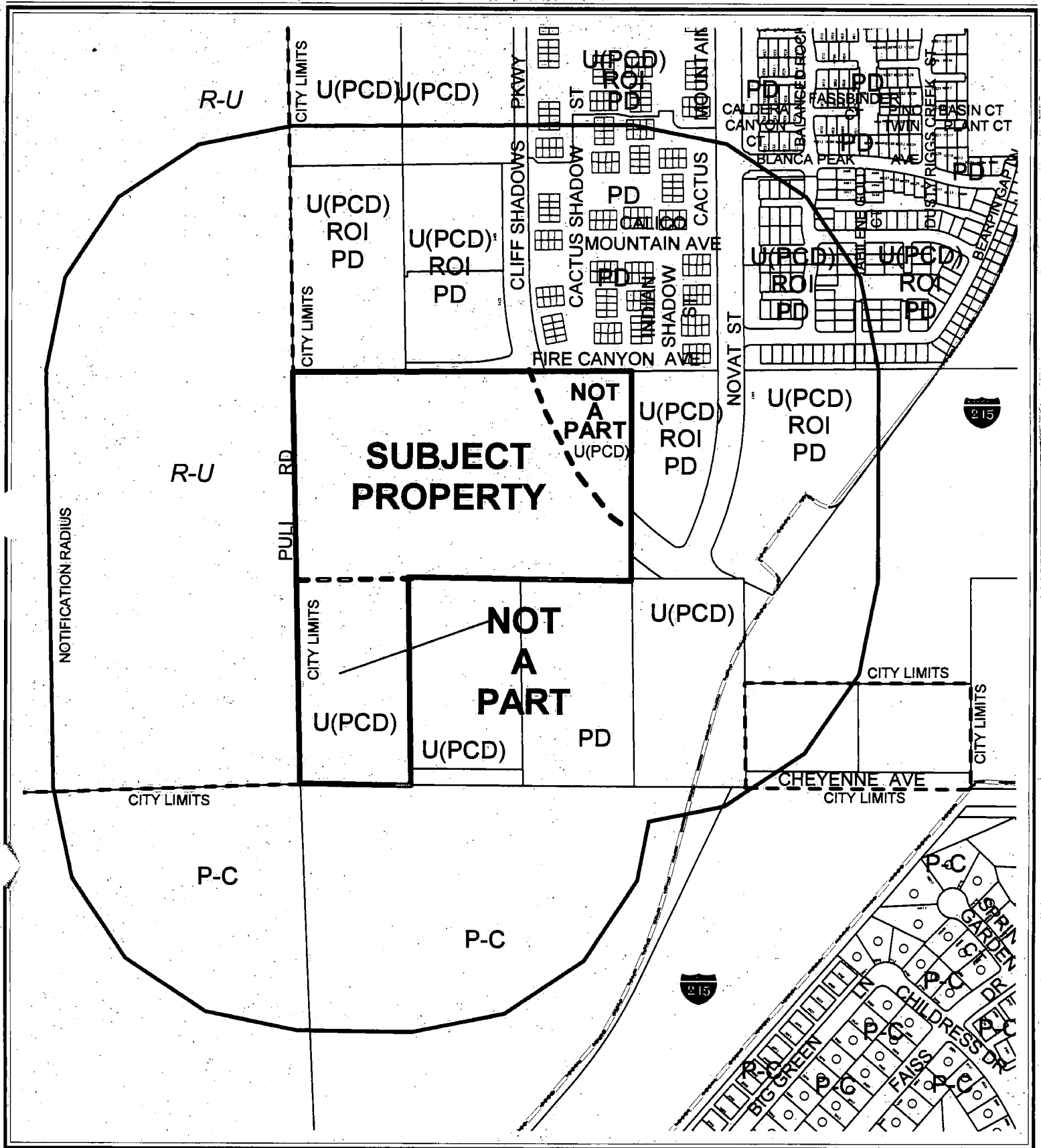
CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 103 – MOD-4178

CONDITIONS:

CONDITIONS:

Planning and Development

1. Approval of a Rezoning (ZON-4179) to C-V (Civic) by the City Council.
2. Conformance to the Lone Mountain West Master Development Plan, except as amended by this request.



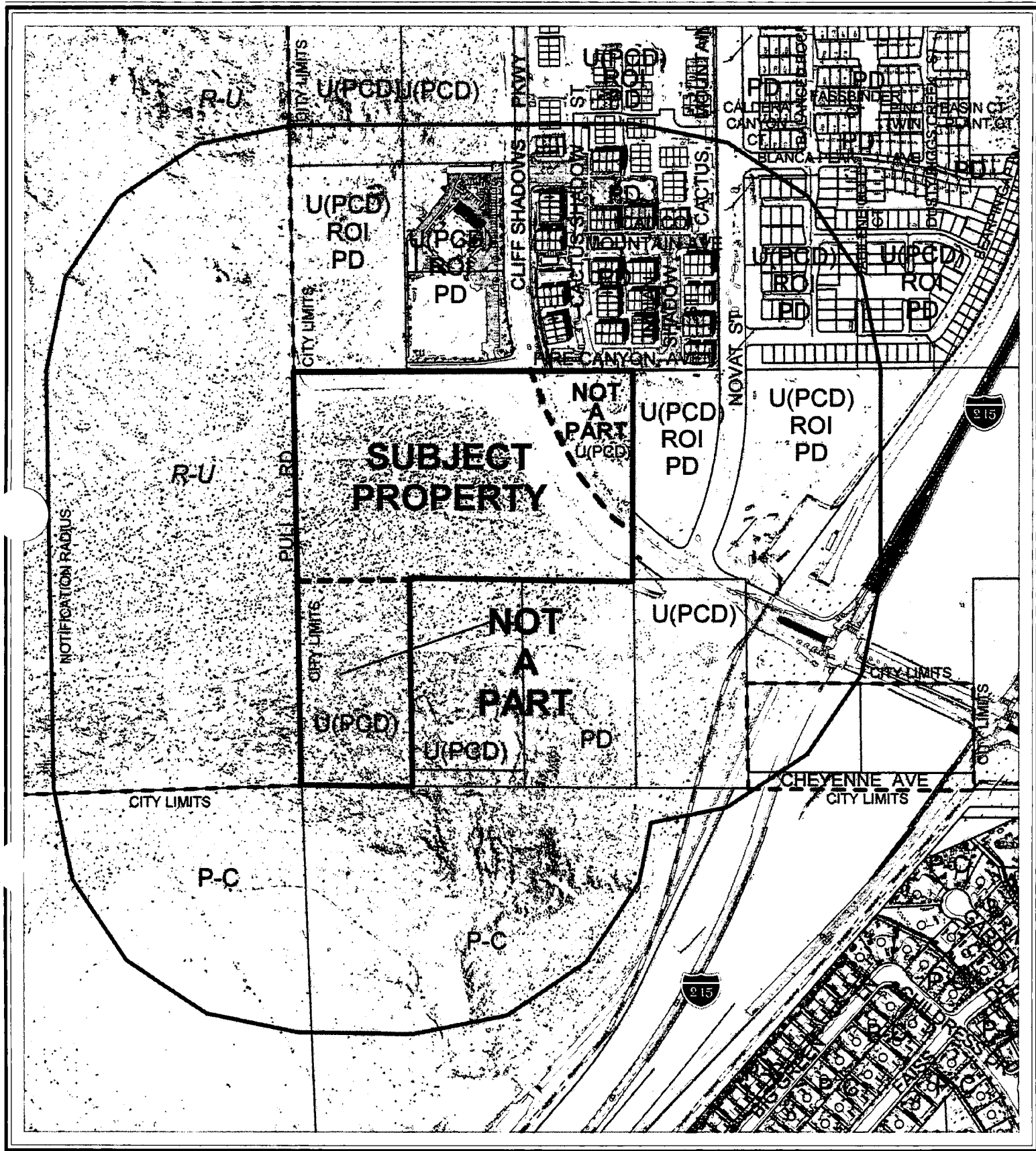
CASE: MOD-4178

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

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



CASE: MOD-4178

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

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

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: MOD-4178 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

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

Planning and Development

- 1 Approval of a Rezoning (ZON-4179) to C-V (Civic) by the City Council.
2. Conformance to the Lone Mountain West Master Development Plan, except as amended by this request.

**** STAFF REPORT ****

APPLICATION REQUEST:

A) Action Requested

This request is for two major modifications to the Lone Mountain West Master Development Plan: (1) to add 24.92 acres to the plan and (2) to change the future land use designation on 14.91 acres from PF (Public Facilities) to P (Park/School/Recreation/Open Space). The added acreage is located between the Cliff Shadows Parkway and Cheyenne Avenue interchange and the westerly city limits (Puli Drive alignment). The 14.91 acres is located south of Buckskin Avenue, generally west of Cliff Shadows Parkway and east of the westerly city limits.

The proposed use is a trailhead and park. A request to rezone the overall site (ZON-4179) from U (Undeveloped) to C-V (Civic) is to be considered concurrently with this application.

B) Applicant's Justification

The applicant has justified the request by stating:

"Once this park is built according to the plan of development submitted to BLM, they will patent the land to the City of Las Vegas. We would like to have the option to install wireless telecommunications sites within the park, just as we have at our other park sites. This particular area has limited ability for cell site locations and with the enhanced population in this area of the valley, the residents will require this type of service. Therefore, we request that the Major Modification allow for this type of use."

BACKGROUND INFORMATION:

A) Previous Actions

- 05/10/99 The City Council approved an annexation request (A-0009-99) for the subject property as part of a larger request. The Planning Commission and staff recommended approval on 3/15/99.
- 05/13/04 The Planning Commission recommended approval of a related Rezoning (ZON-4179).
- 05/13/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #24).

B) Pre-Application Meeting

- 03/15/04 Discussion addressed the need to submit this Major Modification to add the overall area to the Lone Mountain West Master Development Plan, redesignate a portion of the site to the Park/School/Recreation/Open Space land use classification, and to Rezone part of the site to a C-V (Civic) land use classification.

C) Neighborhood Meetings

No neighborhood meeting was required or held.

DETAILS OF APPLICATION REQUEST:

A) Site Area

Gross Acres: 24.92 (overall site area)

B) Existing Land Use

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

C) Planned Land Use of the Lone Mountain West Plan (General Plan designation – PCD)

Subject Property: Park/School/Recreation/Open Space and Public Facilities
North: Low Density Residential and Village Commercial
South: Low Density Residential
East: Low Density Residential and Medium Low Attached
West: Low Density Residential and undesignated (federal property in unincorporated Clark County)

D) Existing Zoning

Subject Property: U (Undeveloped)
North: U (Undeveloped); U (Undeveloped) – under a Resolution of Intent to PD (Planned Development); and PD (Planned Development)
South: U (Undeveloped); P-C (Planned Community); and PD (Planned Development)
East: U (Undeveloped) and U (Undeveloped) – under a Resolution of Intent to PD (Planned Development)
West: PD (Planned Development) and unzoned (federal property in unincorporated Clark County)

E) General Plan Compliance

This property is designated as PCD (Planned Community Development) in the Centennial Hills Sector Plan of the General Plan. The site is included within the proposed Lone Mountain West Master Development Plan area and is designated for Public Facilities in part and Park/School/Recreation/Open Space land use for the remaining part. An accompanying application (ZON-4179) has been submitted to rezone all of the property to C-V (Civic). The C-V designation and proposed trailhead and park development are consistent with the General Plan.

SPECIAL DISTRICTS/ZONES	Yes	No
<i>Special Area Plan</i>		
Lone Mountain West	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

A multi-use transportation trail is required along the Beltway and Cliff Shadows Parkway to a signalized intersection at Novat Street where it will cross Cliff Shadows Parkway to the north side to continue along the Beltway. The trail will also connect to the proposed trailhead proposed for construction on the site.

ANALYSIS:

A) Zoning Code Compliance

A related request (ZON-4179) has been submitted to rezone the site to C-V (Civic). If approved, the proposed trailhead and park would be an allowable use.

B) General Analysis and Discussion

The General Plan designation on the subject property is PCD (Planned Community Development) with the Lone Mountain West Master Development Plan special land use designations consisting of Public Facilities for part and Park/School/Recreation/Open Space for the remaining part. Part of this request is to amend the Public Facilities land use designation and bring the proposed use into compliance with that plan.

When the Lone Mountain West Master Development Plan was approved, the Public Facilities portion of the site was set aside for a school. With that no longer being a consideration, the City applied for funds from the Southern Nevada Public Lands Management Act to develop a trailhead and park on the site. The City was successful in obtaining \$4.29 million to construct the trailhead and park.

The trailhead and park will provide a transition between residential development proposed to the east and the federal conservation area immediately west and provide recreational facilities for residents in the immediate vicinity. Traffic generated by the trailhead and park will have minimal impact on surrounding roadways. Structures and hard surfacing will be kept to a minimum, and native trees and other plant materials will supplement the existing desert scrub vegetation.

NOTICES MAILED: 166 by Planning Department

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-4178 APN: 137-12-401-001 & 012

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: CITY OF LAS VEGAS

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

 Yes **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: DAVID ROARK

Partner(s): _____

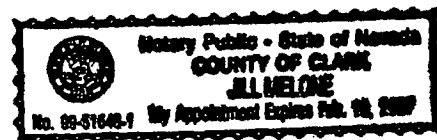
APN: _____

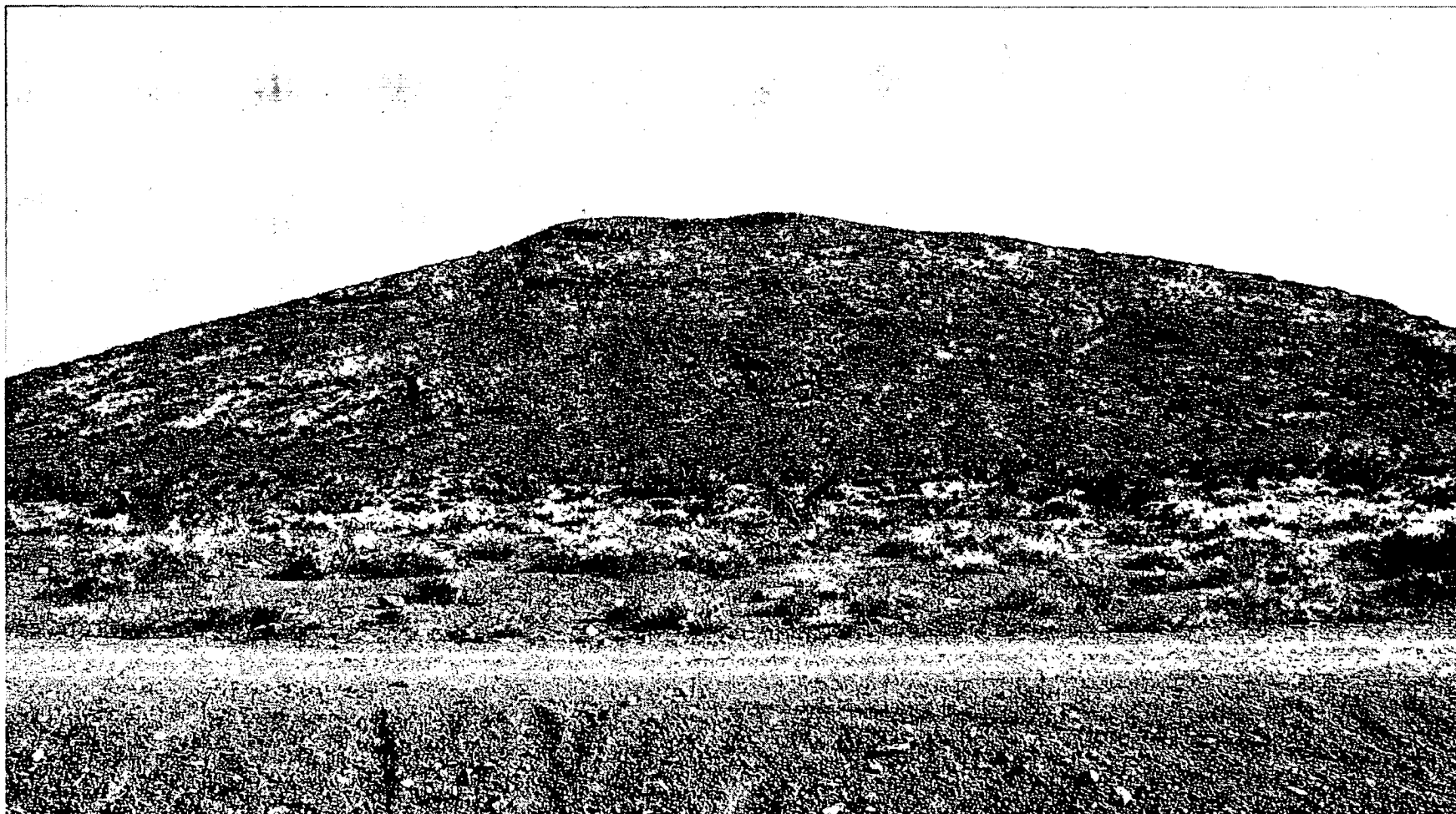
Signature of Property Owner/Authorized Agent: Van Hoar

Subscribed and sworn before me

This 6th day of March, 2004

Jill Melane
Notary Public in and for said County and State





MAJOR MODIFICATION - PUBLIC HEARING - MOD-4178 - APPLICANT/OWNER: CITY OF LAS VEGAS

ADJACENT TO THE EAST SIDE OF PULI DRIVE, APPROXIMATELY 640' NORTH OF CHEYENNE AVENUE
MAY 13, 2003 PLANNING COMMISSION

4/21/04



MAJOR MODIFICATION - PUBLIC HEARING - MOD-4178 - APPLICANT/OWNER: CITY OF LAS VEGAS

ADJACENT TO THE EAST SIDE OF PULI DRIVE, APPROXIMATELY 640' NORTH OF CHEYENNE AVENUE
MAY 13, 2003 PLANNING COMMISSION

4/21/04



MAJOR MODIFICATION - PUBLIC HEARING - MOD-4178 - APPLICANT/OWNER: CITY OF LAS VEGAS

**ADJACENT TO THE EAST SIDE OF PULI DRIVE, APPROXIMATELY 640' NORTH OF CHEYENNE AVENUE
MAY 13, 2003 PLANNING COMMISSION**

4/21/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING RELATED TO MOD-4178 - PUBLIC HEARING - ZON-4179 -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: U
(Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: C-V
(Civic) on 22.99 acres adjacent to the northeast corner of the alignments of Cheyenne Avenue
and Puli Drive (APN: a portion of 137-12-401-001 and 012), Ward 4 (Brown). The Planning
Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS with Ward 2 seat vacant

MINUTES:

NOTE: See Item 103 [MOD-4178] for all related discussion.

(3:18 – 3:20)

5-1305

CONDITIONS:

Planning and Development

1. A Major Modification (MOD-4178) approved by the Planning Commission and City Council prior to any site grading and development activity on the site.
2. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.

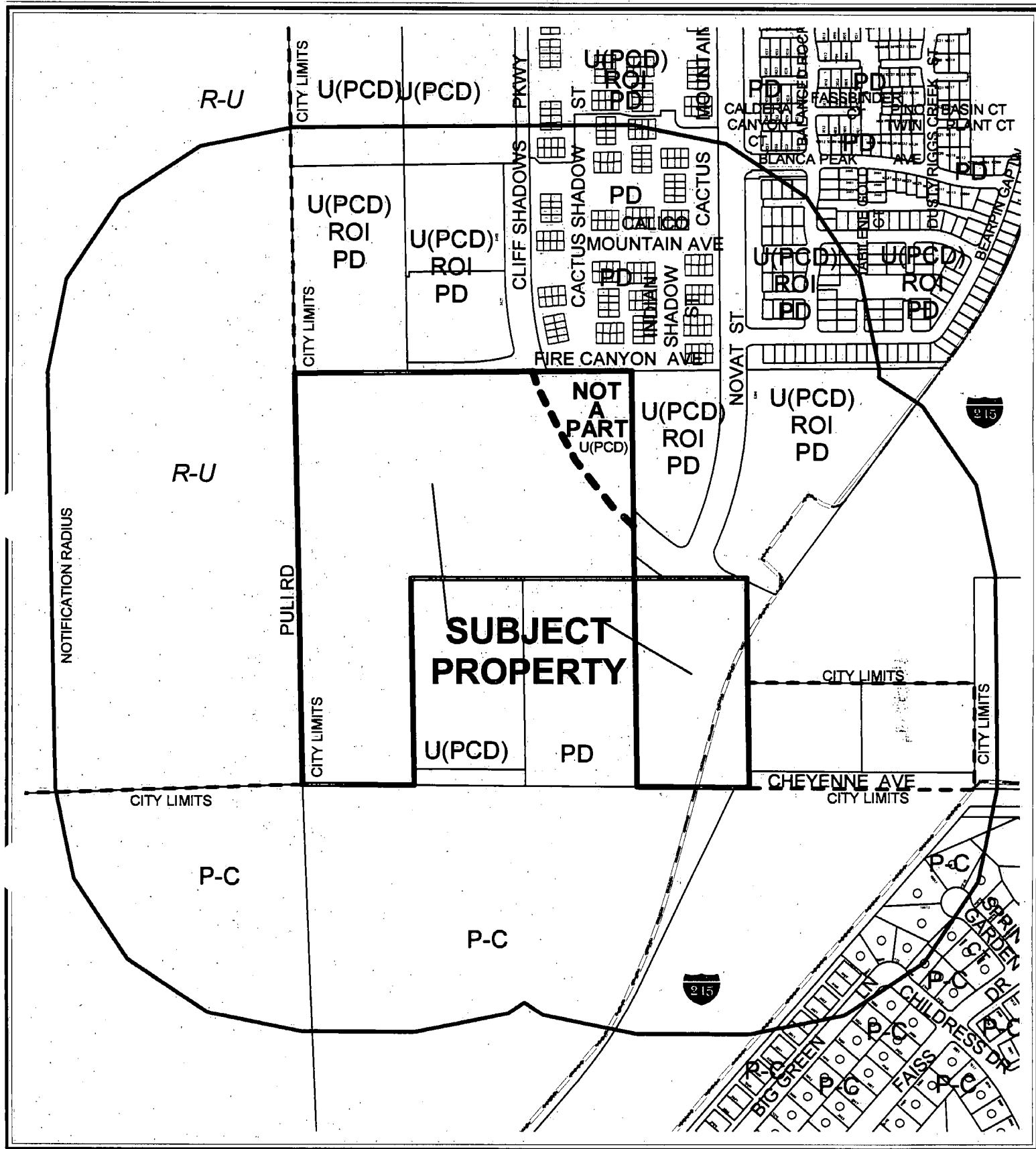
CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 104 – ZON-4179

CONDITIONS – Continued:

3. Development of multi-use transportation and equestrian trails in conformance with the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element.

Public Works

4. Coordinate with the Department of Public Works to address parcel access issues prior to submittal of construction drawings. Parcel access may require additional roadway right-of-way dedications or easement rights.
5. An update to the Lone Mountain West Master Traffic Impact Analysis or other acceptable information 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.
6. A Drainage Plan and Technical Drainage Study or other acceptable information 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 drainage ways recommended in the approved drainage plan/study.
7. Coordinate with the Collection Systems Planning section of the Department of Public Works to extend public sanitary sewer in the Novat Street alignment to the south edge of Assessor's Parcel Number 137-12-401-012 at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works.



CASE: ZON-4179

RADIUS: 750 FT

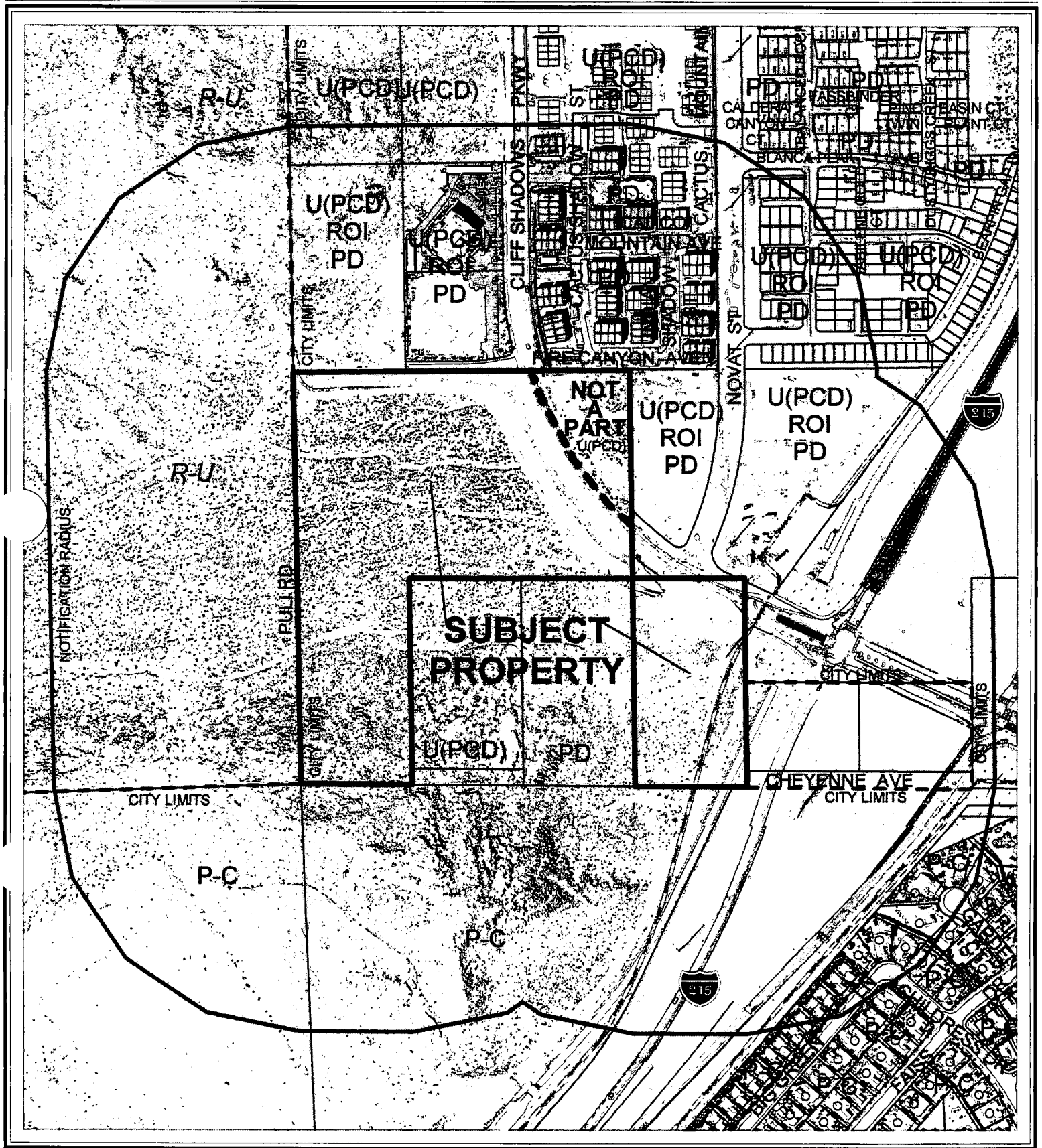
ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

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

0 300 600 Feet

104



CASE: ZON-4179

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

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

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-4179 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

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

Planning and Development

1. A Major Modification (MOD-4178) approved by the Planning Commission and City Council prior to any site grading and development activity on the site.
2. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.
3. Development of multi-use transportation and equestrian trails in conformance with the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element.

Public Works

4. Coordinate with the Department of Public Works to address parcel access issues prior to submittal of construction drawings. Parcel access may require additional roadway right-of-way dedications or easement rights.
5. An update to the Lone Mountain West Master Traffic Impact Analysis or other acceptable information 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.
6. A Drainage Plan and Technical Drainage Study or other acceptable information 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 drainage ways recommended in the approved drainage plan/study.
7. Coordinate with the Collection Systems Planning section of the Department of Public Works to extend public sanitary sewer in the Novat Street alignment to the south edge of Assessor's Parcel Number 137-12-401-012 at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works.

**** STAFF REPORT ****

APPLICATION REQUEST:

A) Action Requested

This is a request to rezone from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-V (Civic) on 24.92 acres located between the Cliff Shadows Parkway and Cheyenne Avenue interchange and the westerly city limits (Puli Drive alignment). A request for a Major Modification (MOD-4178) for this site is to be reviewed concurrently with this application.

B) Applicant's Justification

In a letter included with the application, the applicant states the following:

“As the City of Las Vegas continues to grow, increased demands are being placed upon the City to provide, plan and develop recreation facilities for existing and future residents. By the same token, a great deal of growth is occurring in and near the northwest areas of the City. It is imperative for the City to plan and develop parks and recreational facilities for the use of citizens of the City of Las Vegas.”

BACKGROUND INFORMATION:

A) Previous Actions

- 05/10/99 The City Council approved an annexation request (A-0009-99) for the subject property as part of a larger request. The Planning Commission and staff recommended approval on 3/15/99.
- 05/13/04 The Planning Commission recommended approval of a related Major Modification to the Lone Mountain West Master Plan (MOD-4178).
- 05/13/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #25).

B) Pre-Application Meeting

- 03/15/04 Discussion addressed the need to submit this Rezoning request and for a Major Modification to add the overall area to the Lone Mountain West Master Development Plan.

C) Neighborhood Meetings

No neighborhood meeting was required or held.

DETAILS OF APPLICATION REQUEST:

A) Site Area

Gross Acres: 24.92 (overall site area)

B) Existing Land Use

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

C) Planned Land Use of the Lone Mountain West Plan (General Plan designation – PCD)

Subject Property: Park/School/Recreation/Open Space and Public Facilities
North: Low Density Residential and Village Commercial
South: Low Density Residential
East: Low Density Residential and Medium Low Attached
West: Low Density Residential and undesignated (federal property in unincorporated Clark County)

D) Existing Zoning

Subject Property: U (Undeveloped)
North: U (Undeveloped); U (Undeveloped) – under a Resolution of Intent to PD (Planned Development); and PD (Planned Development)
South: U (Undeveloped); P-C (Planned Community); and PD (Planned Development)
East: U (Undeveloped) and U (Undeveloped) – under a Resolution of Intent to PD (Planned Development)
West: PD (Planned Development) and unzoned (federal property in unincorporated Clark County)

General Plan Compliance

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

This property is designated as PCD (Planned Community Development) in the Centennial Hills Sector Plan of the General Plan. The site is included within the proposed Lone Mountain West Master Development Plan area and is designated for Public Facilities in part and Park/School/Recreation/Open Space land use for the remaining part. The requested Rezoning to C-V (Civic) and the proposed trailhead and park development are consistent with the General Plan C-V designation.

A multi-use transportation trail is required along the Beltway and Cliff Shadows Parkway to a signalized intersection at Novat Street where it will cross Cliff Shadows Parkway to the north side to continue along the Beltway. The trail will also connect to the proposed trailhead proposed for construction on the site.

ANALYSIS:

A) Zoning Code Compliance

Pursuant to Title 19.08, there is no required minimum site area or other standards when rezoning to C-V (Civic).

B) General Analysis and Discussion

The subject 24.92-acre tract, composed of two parcels, is to be developed for a trailhead and park. The City was successful in securing \$4.29 million for development of the trailhead and park through the Southern Nevada Public Lands Management Act program. The park will provide a transition between residential development proposed to the east and the federal conservation area immediately west and provide recreational facilities for residents in the immediate vicinity. Traffic generated by the trailhead and park will have minimal impact on surrounding roadways. Structures and hard surfacing will be kept to a minimum and native trees and other plant materials will supplement the existing desert scrub vegetation.

FINDINGS:

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

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

The use of the property as a trailhead and park is in conformance with the land use designations stipulated by the Lone Mountain West Master Development Plan.

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

The low-intensity trailhead and park use will be compatible with the surrounding single-family residential area.

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

The build-out of the surrounding residential area will require recreational areas for residents.

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

Cliff Shadows Parkway and Buckskin Avenue will provide adequate access to the park upon its completion.

NOTICES MAILED: 166 by Planning Department

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-4179** APN: 137-12-401-001 & 137-12-401-012

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: CITY OF LAS VEGAS

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

 Yes 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: DAVID ROARK

Partner(s): _____

APN: _____

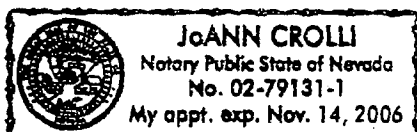
Signature of Property Owner/Authorized Agent:

Subscribed and sworn before me

This 26th day of March 2004

John C. Cilli
Notary Public in and for said County and State

Clark County
Nevada





REZONING RELATED TO MOD-4178 - PUBLIC HEARING - ZON-4179 - APPLICANT/OWNER: CITY
OF LAS VEGAS
ADJACENT TO THE NORTHEAST CORNER OF THE ALIGNMENTS OF CHEYENNE AVENUE AND PULI
DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/21/04



REZONING RELATED TO MOD-4178 - PUBLIC HEARING - ZON-4179 - APPLICANT/OWNER: CITY
OF LAS VEGAS
ADJACENT TO THE NORTHEAST CORNER OF THE ALIGNMENTS OF CHEYENNE AVENUE AND PULI
DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/21/04



REZONING RELATED TO MOD-4178 - PUBLIC HEARING - ZON-4179 - APPLICANT/OWNER: CITY
OF LAS VEGAS
ADJACENT TO THE NORTHEAST CORNER OF THE ALIGNMENTS OF CHEYENNE AVENUE AND PULI
DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/21/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

MAJOR MODIFICATION TO THE LONE MOUNTAIN WEST MASTER PLAN - PUBLIC HEARING - **MOD-4236** - **APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Major Modification to the Lone Mountain West Master Plan TO CHANGE THE FUTURE LAND USE DESIGNATION FROM PUBLIC FACILITY TO PARK/SCHOOL/RECREATION/OPEN SPACE on 5.00 acres adjacent to the southeast corner of Alexander Road and Puli Drive (APN: a portion of 137-12-101-008), Ward 4 (Brown). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL. **NOTE: The APN should reflect that it is the northern portion of 137-12-101-008**

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS with Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 105 [MOD-4236] and Item 106 [ZON-4234].

DAVID ROARK, Manager, Real Estate and Asset Management Division, Public Works Department, concurred with all conditions.

MAYOR GOODMAN declared the Public Hearing closed on Item 105 [MOD-4236] and Item 106 [ZON-4234].

NOTE: All discussion for Item 105 [MOD-4236] and Item 106 [ZON-4234] was held under Item 105 [MOD-4236].

(3:20 – 3:22)

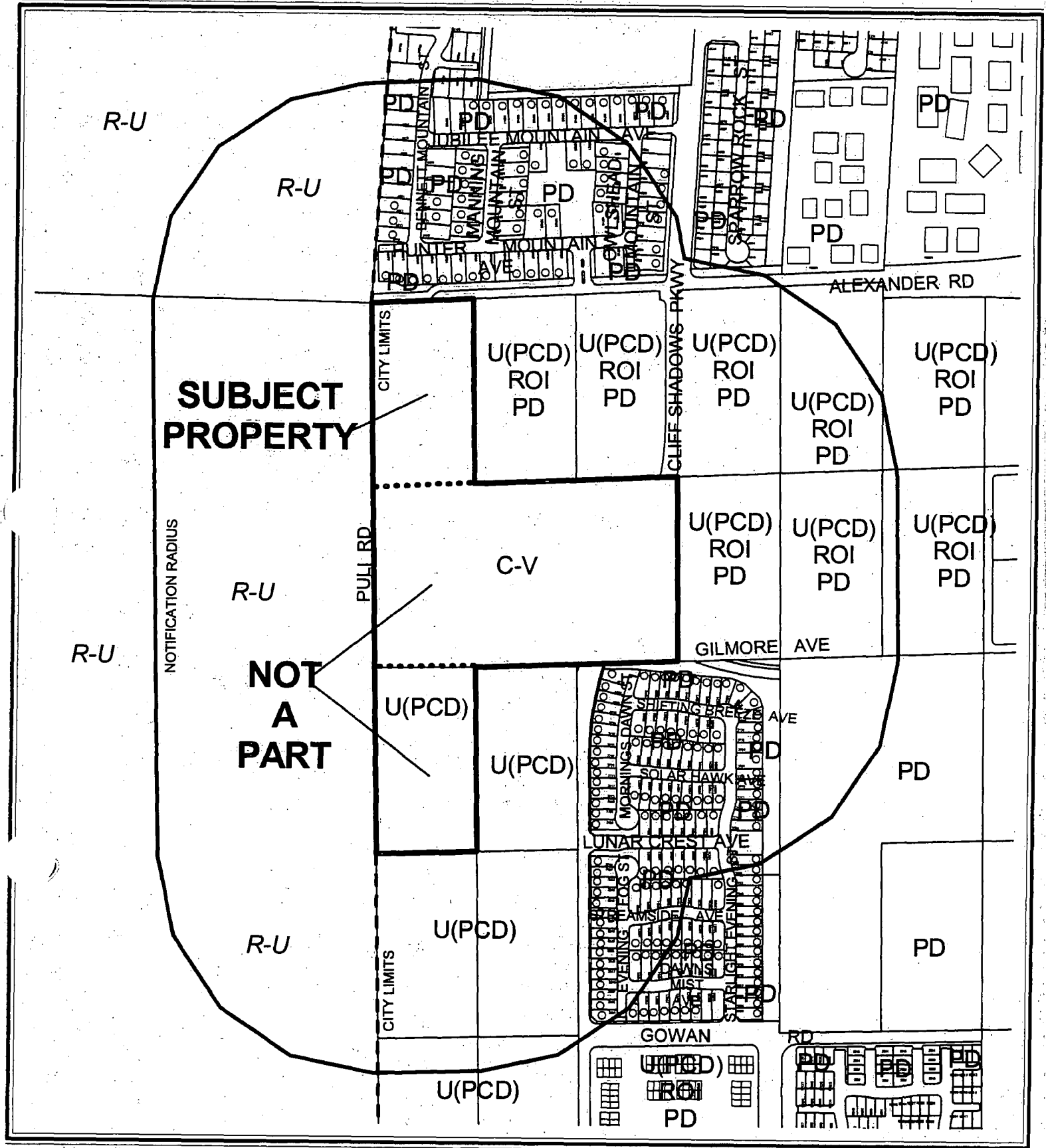
5-1367

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 105 – MOD-4236

CONDITIONS:

Planning and Development

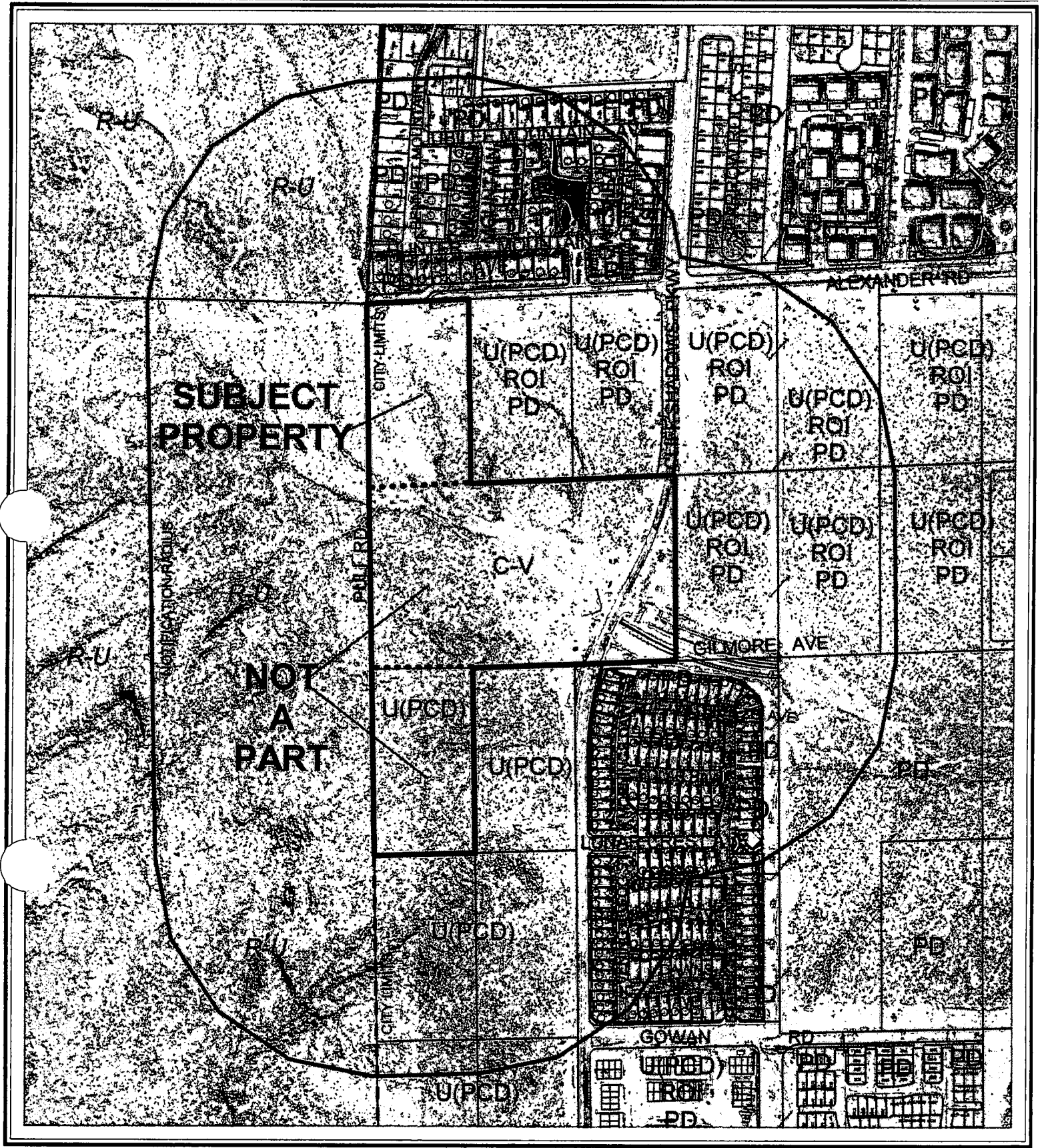
1. Approval of a Rezoning (ZON-4234) to C-V (Civic) by the City Council.
2. Conformance to the Lone Mountain Master Development Plan, except as amended by this request
3. Establishment of an equestrian trail extending south from the northwest corner of the subject property to Cliff Shadows Parkway.



CASE: MOD-4236

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



CASE: MOD-4236

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: MOD-4236 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

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

Planning and Development

1. Approval of a Rezoning (ZON-4234) to C-V (Civic) by the City Council.
2. Conformance to the Lone Mountain Master Development Plan, except as amended by this request
3. Establishment of an equestrian trail extending south from the northwest corner of the subject property to Cliff Shadows Parkway.

**** STAFF REPORT ****

APPLICATION REQUEST:

A) Action Requested

This request is for two major modifications to the Lone Mountain West Master Plan: (1) to add 25.41 acres to the plan and (2) to change the future land use designation of five acres from Public Facility to P (Park/School/Recreation/Open Space). The added acreage is located south of Alexander Road, east of the westerly city limits (Puli Drive alignment), and generally west of Cliff Shadows Parkway. The five acres is located at the southeast corner of Alexander Road and the westerly city limits.

The proposed use is a park and trailhead. A request to rezone a portion of the overall site from U (Undeveloped) to C-V (Civic) accompanies this application and is included on this agenda.

B) Applicant's Justification

The applicant has justified the request by stating:

"Once this park is built according to the plan of development submitted to BLM, they will patent the land to the City of Las Vegas. We would like to have the option to install wireless telecommunications sites within the park, just as we have at our other park sites. This particular area has limited ability for cell site locations and with the enhanced population in this area of the valley, the residents will require this type of service. Therefore, we request that the Major Modification allow for this type of use."

BACKGROUND INFORMATION:

A) Previous Actions

05/10/99	An Annexation request (A-0009-99) was approved by the City Council. The Planning Commission recommended approval of the application on 3/15/99.
06/14/99	The City Council approved the Lone Mountain West Master Development Plan and Design Standards. The Planning Commission recommended approval of the Plan on May 13, 1999.
05/13/04	The Planning Commission recommended approval of a related Rezoning (ZON-4234).
05/13/04	The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #26).

B) Pre-Application Meeting

03/15/05 Discussion addressed the need to submit a Major Modification (MOD-4236) to add the overall area of which the subject site is a part to the Lone Mountain West Master Plan and to rezone the subject site to a C-V (Civic) land use classification.

C) Neighborhood Meetings

No neighborhood meeting was required or held.

DETAILS OF APPLICATION REQUEST:

A) Site Area

Gross Acres: 25.41 acres for addition to the plan and five acres for a change in land use classification

B) Existing Land Use

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

C) Planned Land Use of the Lone Mountain West Plan (General Plan designation – PCD)

Subject Property: Park/School/Recreation/Open Space for part and Public Facility for part
North: Low Density Residential for part; Neighborhood Commercial for part; and Medium-Low Density Residential for part
South: Low Density Residential for part and Medium-Low Density Residential for part
East: Low Density Residential for part; Medium-Low Density Residential for part; and Village Commercial for part
West: Undeveloped – federal land in unincorporated Clark County

D) Existing Zoning

Subject Property: U (Undeveloped)
North: PD (Planned Development) and U (Undeveloped)
South: PD (Planned Development) and U (Undeveloped)
East: U (Undeveloped)
West: Unzoned (federal land in unincorporated Clark County)

E) General Plan Compliance

This property is designated as PCD (Planned Community Development) in the Centennial Hills Sector plan of the General Plan. The site is included within the proposed Lone Mountain West Master Development Plan area and is designated for the Park/School/Recreation/Open Space land uses in part and Public Facility in part. The requested rezoning to C-V (Civic) for a portion of the site and the proposed park development are consistent with the General Plan designation.

SPECIAL DISTRICTS/ZONES	Yes	No
<i>Special Area Plan</i>		
Lone Mountain West	X	
<i>Special Overlay District</i>		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

An equestrian trail that extends south from the northwest corner of the subject property to Cliff Shadows Parkway is required.

ANALYSIS:

A) Zoning Code Compliance

A related request (ZON-4234) has been submitted to rezone part of the site to C-V (Civic). If approved, the proposed park would be an allowable use.

B) General Analysis and Discussion

The General Plan designation on this property is PCD (Planned Community Development) with the Lone Mountain West Master Plan special land use designations consisting of Public Facility in part and Park/School/Recreation/Open Space for the remaining part. Part of this request is to amend the Public Facility land use designation and bring the proposed use into compliance with that plan.

The park will provide a transition between residential development proposed to the east and the federal conservation area immediately to the west and provide recreational facilities for residents in the immediate vicinity. Traffic generated by the park will have minimal impact on surrounding roadways. Structures and hard surfacing will be kept to a minimum, and native trees and other plant materials will supplement the existing desert scrub vegetation.

NOTICES MAILED: 197 by Planning Department

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MDD-4236 APN: 137-12-101-008

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: CITY OF LAS VEGAS

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

 Yes **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: DAVID ROARK

Partner(s): _____

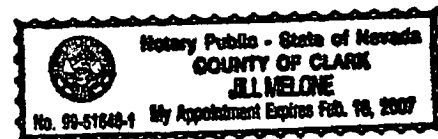
APN: _____

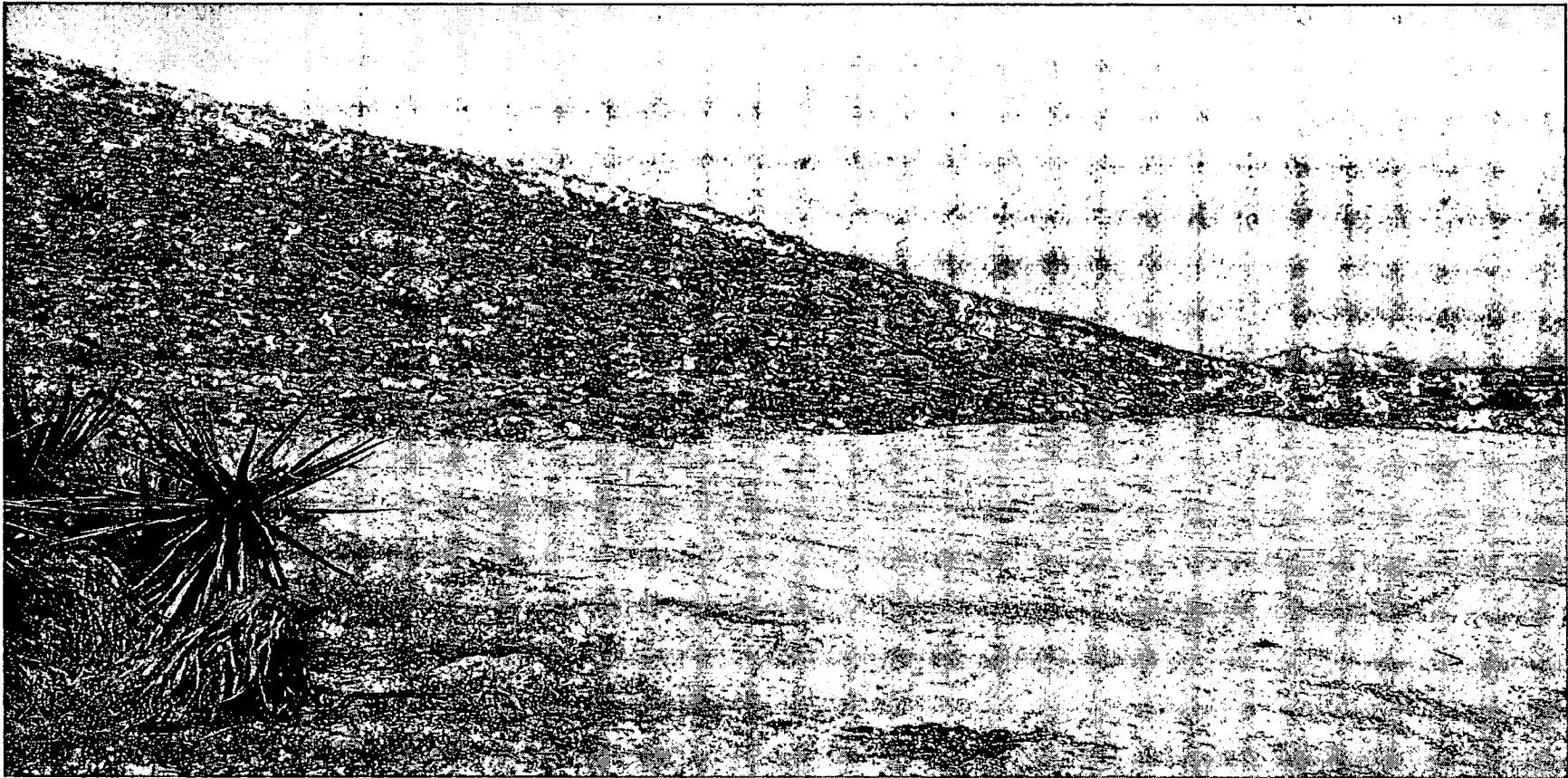
Signature of Property Owner/Authorized Agent: David Hawk

Subscribed and sworn before me

This 6th day of March, 2004

Joe Malone
Notary Public in and for said County and State

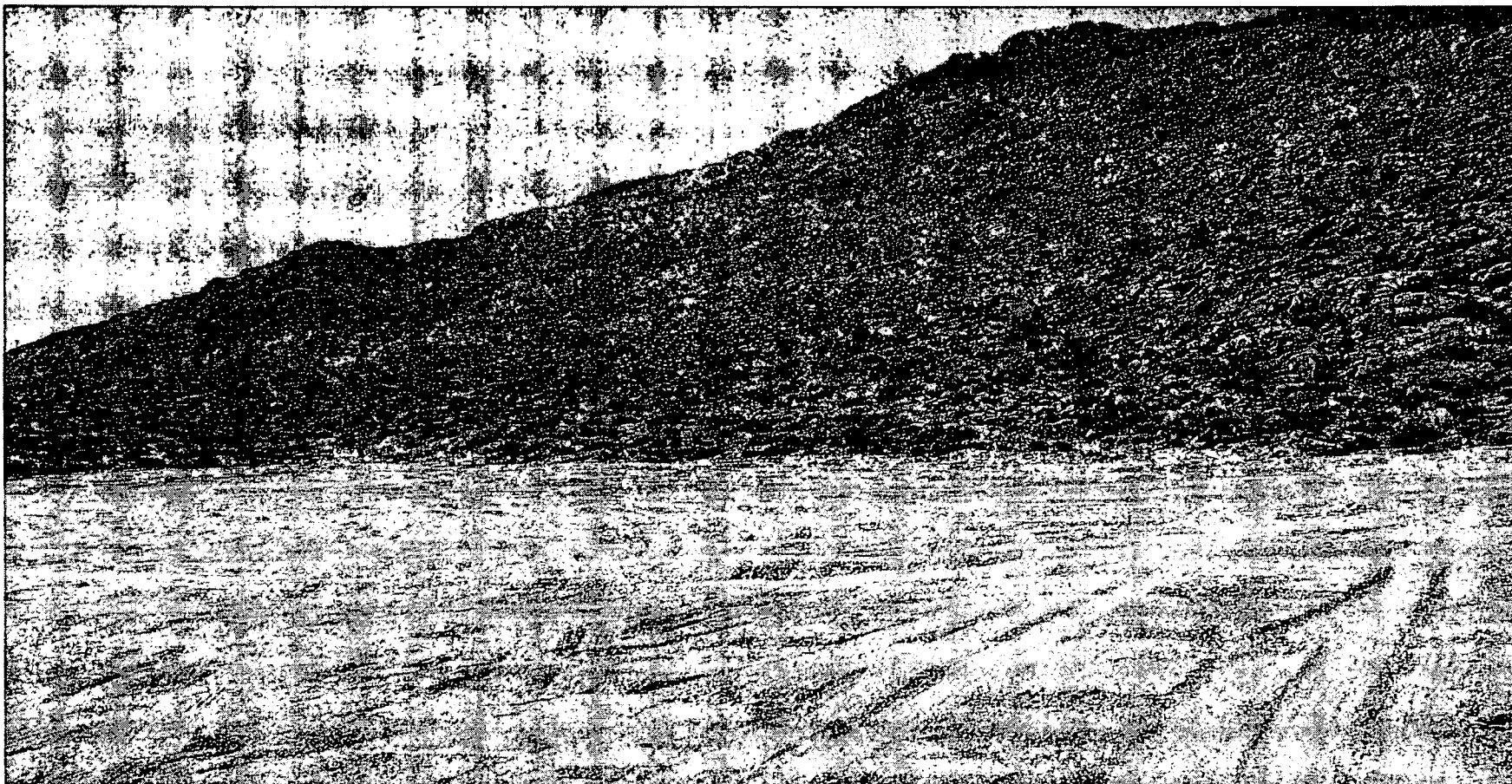




MAJOR MODIFICATION - PUBLIC HEARING - MOD-4236 - APPLICANT/OWNER: CITY OF LAS VEGAS

**ADJACENT TO THE SOUTHEAST CORNER OF ALEXANDER ROAD AND PULI DRIVE
MAY 13, 2003 PLANNING COMMISSION**

4/26/04



MAJOR MODIFICATION - PUBLIC HEARING - MOD-4236 - APPLICANT/OWNER: CITY OF LAS VEGAS
ADJACENT TO THE SOUTHEAST CORNER OF ALEXANDER ROAD AND PULI DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/26/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING RELATED TO MOD-4236 - PUBLIC HEARING - ZON-4234 -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: U
(Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: C-V
(Civic) on 5.00 acres adjacent to the southeast corner of the alignments of Gilmore Avenue and
Puli Drive (APN: portion of 137-12-101-008), Ward 4 (Brown). The Planning Commission (6-
0-1 vote) and staff recommend APPROVAL. NOTE: The APN should reflect that it is the
southern portion of 137-12-101-008

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS with Ward 2 seat vacant

MINUTES:

NOTE: See Item 105 [MOD-4236] for all related discussion.

(3:20 – 3:22)

5-1367

CONDITIONS:

Planning and Development

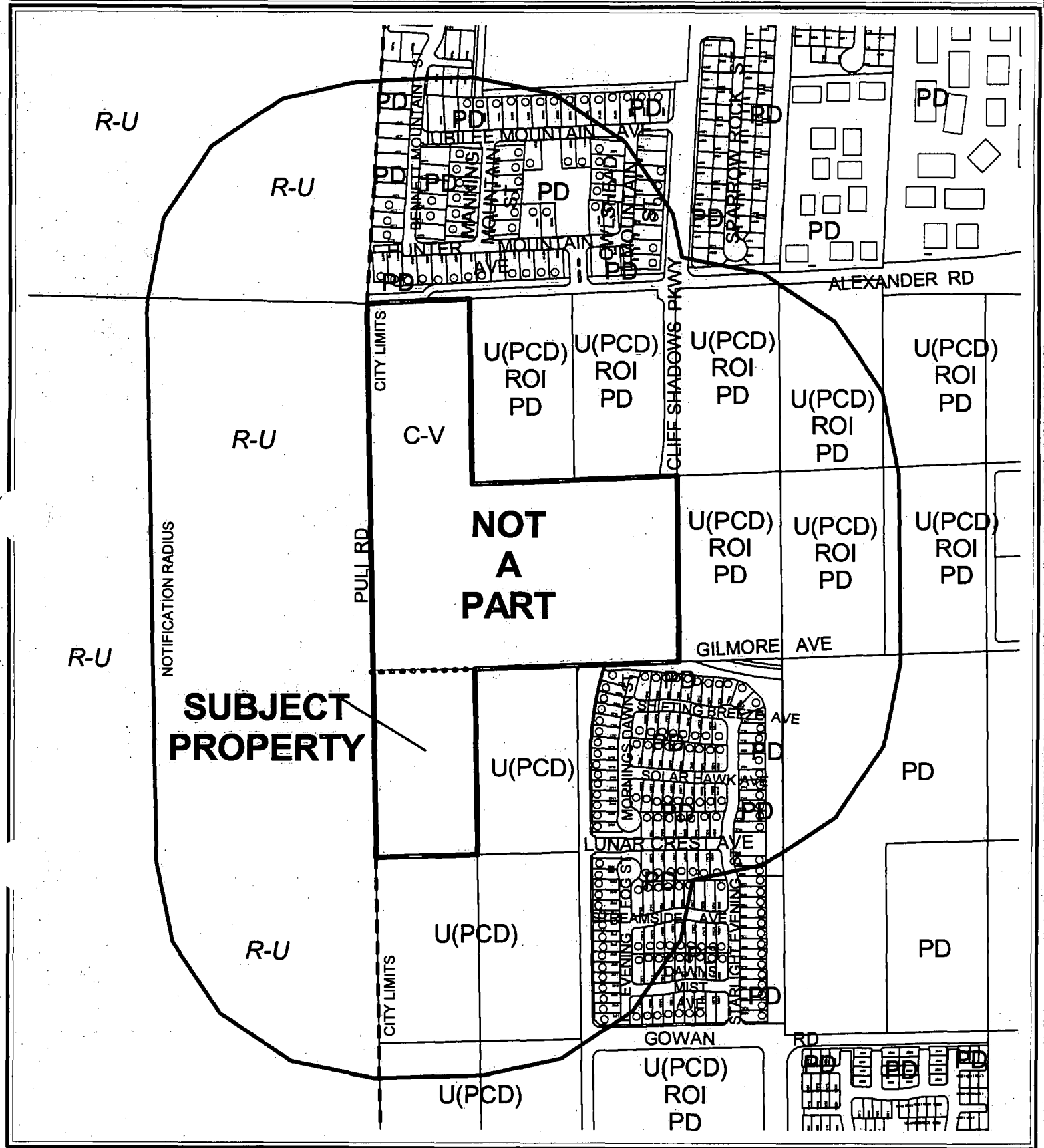
1. A Major Modification (MOD-4236) approved by the Planning Commission and City Council prior to any site grading and development activity on the site
2. A Resolution of Intent with a two-year time limit.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 106 – ZON-4234

CONDITIONS – Continued:

Public Works

3. An update to the Lone Mountain West Master Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings.
4. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study.



CASE: ZON-4234

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

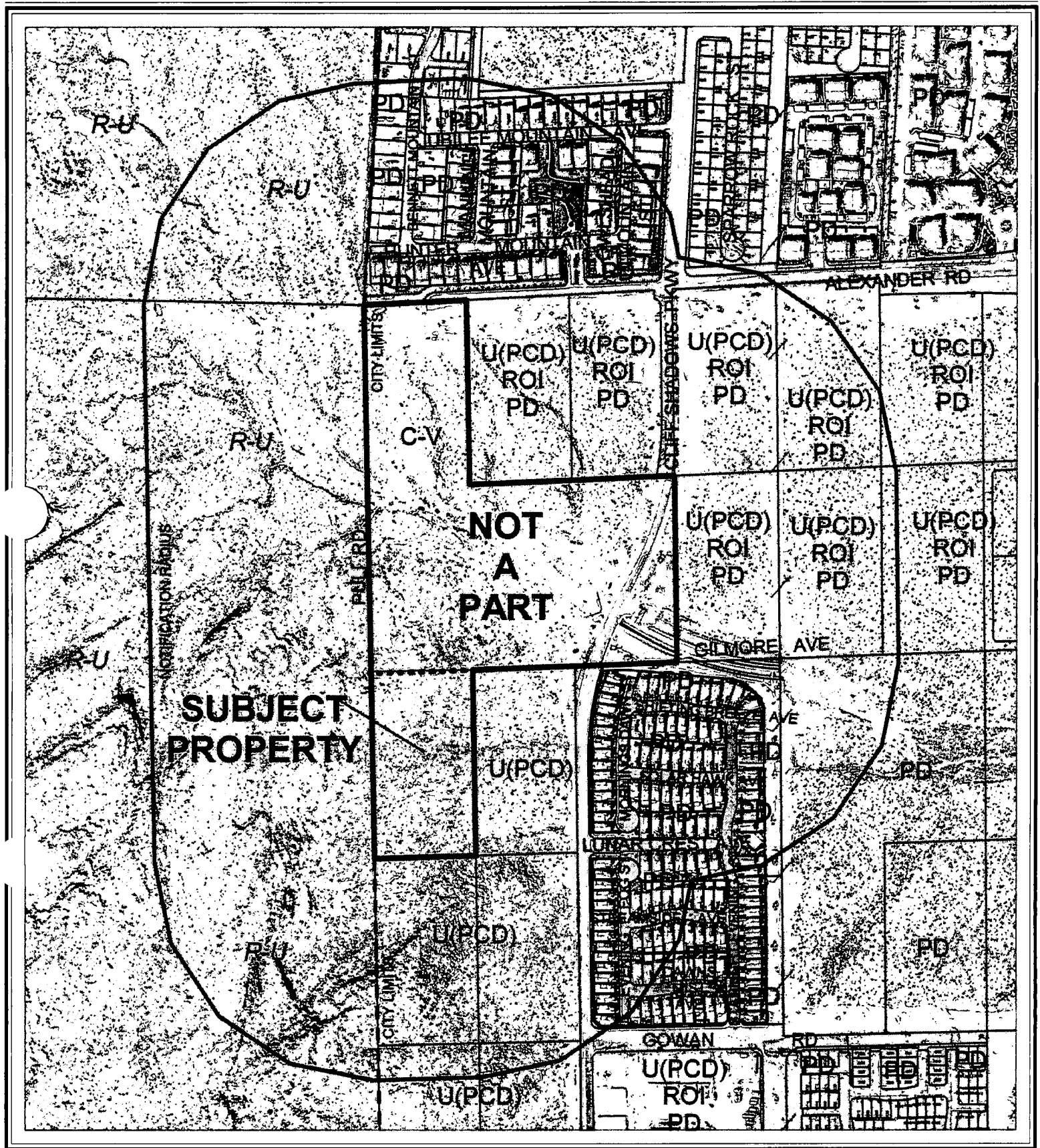
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

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

0 300 600 Feet

106





CASE: ZON-4234

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

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

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-4234 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

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

Planning and Development

1. A Major Modification (MOD-4236) approved by the Planning Commission and City Council prior to any site grading and development activity on the site
2. A Resolution of Intent with a two-year time limit.

Public Works

3. An update to the Lone Mountain West Master Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings.
4. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study.

**** STAFF REPORT ****

APPLICATION REQUEST:

A) Action Requested

This is a request to rezone from U (Undeveloped) to C-V (Civic) 5.00 acres located southeast of the extended alignments of Gilmore Avenue and Puli Drive (western city limits). A request for a Major Modification (MOD-4236) to add the overall site of which this is a part to the Lone Mountain West Master Plan is to be reviewed concurrently with this application.

B) Applicant's Justification

In a letter included with this application, the applicant states the following:

“Once this park is built according to the plan of development submitted to BLM they will patent the land to the City of Las Vegas. We would like to have the option to install wireless telecommunication sites within the park, just as we have at our other park sites. This particular area has limited ability for cell site locations and with the enhanced population in this area of the valley, the residents will require this type of service. Therefore, we request that the Major Modification allow for this type of use.”

BACKGROUND INFORMATION:

A) Previous Actions

06/14/99	The City Council approved the Lone Mountain West Master Development Plan and Design Standards
05/10/99	The City Council approved a request to annex the subject property (A-0009-99). The Planning Commission and staff recommended on 3/15/99, as did the staff.
05/13/04	The Planning Commission recommended approval of a related Major Modification to the Lone Mountain West Master Plan (MOD-4236).
05/13/04	The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #27).

B) Pre-Application Meeting

03/15/05	Discussion addressed the need to submit a Major Modification (MOD-4236) to add the overall area of which the subject site is a part to the Lone Mountain West Master Plan and to rezone the subject site to a C-V (Civic) land use classification.

C) Neighborhood Meetings

No public meeting is required for this request.

DETAILS OF APPLICATION REQUEST:

A) Site Area

Acres: 5.00

B) Existing Land Use

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

C) Planned Land Use of the Lone Mountain West Plan (General Plan designation – PCD)

Subject Property: Park/School/Recreation/Open Space
North: Park/School/Recreation/Open Space
South: Low Density Residential
East: Low Density Residential
West: Undeveloped (federal land in unincorporated Clark County)

D) Existing Zoning

Subject Property: U (Undeveloped)
North: PD (Planned Development) and U (Undeveloped)
South: PD (Planned Development) and U (Undeveloped)
East: U (Undeveloped)
West: Unzoned (federal land in unincorporated Clark County)

E) General Plan Compliance

This property is designated as PCD (Planned Community Development) in the Centennial Hills Sector plan of the General Plan. The site is included within the proposed Lone Mountain West Master Development Plan area and is designated the Park/School/Recreation/Open Space land use classification. The requested rezoning to C-V (Civic) and the proposed park development are consistent with the General Plan designation.

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

ANALYSIS:

A) Zoning Code Compliance

Pursuant to Title 19.08, there is no required minimum site area or other standards when rezoning to C-V (Civic).

B) General Analysis and Discussion

Including the subject five-acre parcel, the City and master developer of the Lone Mountain West development are proposing the establishment of an 18-acre park within the vicinity of Cliff Shadows Parkway and Alexander Road. The park will provide a transition between residential development proposed to the east and the conservation area immediately to the west and provide recreational facilities for residents in the immediate vicinity. Traffic generated by the park will have minimal impact on surrounding roadways. Structures and hard surfacing will be kept to a minimum, and native trees and other plant materials will supplement the existing desert scrub vegetation.

FINDINGS:

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

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

The use of the property as a park is in conformance with the land use designations stipulated by the Lone Mountain West Master Development Plan.

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

The low-intensity park use will be compatible with the surrounding single-family residential area.

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

The build-out of the surrounding residential area will require recreational areas for residents.

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

Alexander Road and Cliff Shadows Parkway will provide adequate access to the park upon completion.

NOTICES MAILED: 197 by Planning Department

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-4234 APN: 137-12-101-008

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: CITY OF LAS VEGAS.

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

_____ Yes

 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: **DAVID ROARK**

Partner(s): _____

APN: _____

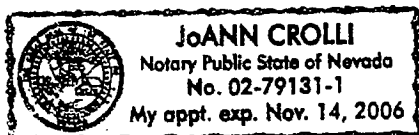
Signature of Property Owner/Authorized Agent:

Subscribed and sworn before me

This 26th day of March, 2004

Notary Public in and for said County and State

Clark County
Nevada.





REZONING RELATED TO MOD-4236 - PUBLIC HEARING - ZON-4234 - APPLICANT/OWNER: CITY
OF LAS VEGAS
ADJACENT TO THE SOUTHEAST CORNER OF THE ALIGNMENTS OF GILMORE AVENUE AND PULI
DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/26/04



REZONING RELATED TO MOD-4236 - PUBLIC HEARING - ZON-4234 - APPLICANT/OWNER: CITY
OF LAS VEGAS
ADJACENT TO THE SOUTHEAST CORNER OF THE ALIGNMENTS OF GILMORE AVENUE AND PULI
DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/26/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

MASTER PLAN OF STREETS AND HIGHWAYS AMENDMENT - PUBLIC HEARING -
MSH-4197 - **APPLICANT/OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY** - Request to Amend the Master Plan of Streets and Highways FOR THE ADDITION OF MAJOR ROADS WITHIN THE CLIFF'S EDGE MASTER PLAN generally located between Grand Teton Drive and Clark County 215, and between Puli Road and Hualapai Way, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS with Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with all conditions.

MAYOR GOODMAN declared the Public Hearing closed.

(3:22 - 3:23)

5-1428

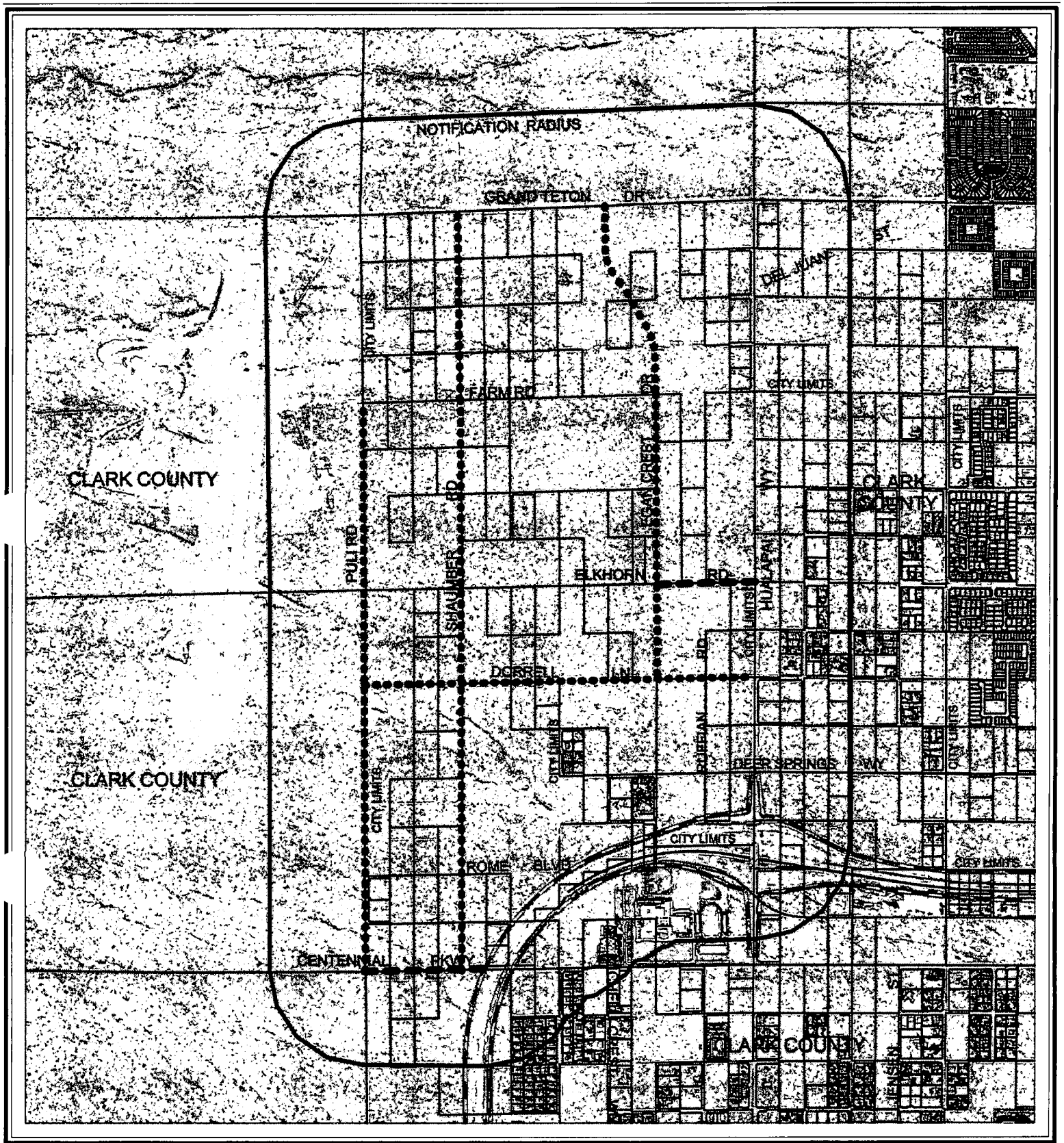
CONDITIONS:

1. Upon development, additional rights-of-way for dedicated right turn lanes, dual left turn lanes, and/or appropriate transition elements will be required if determined to be needed by the City of Las Vegas Traffic Engineer.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 107 – MSH-4197

CONDITIONS – Continued:

2. 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 of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is not changed.



CASE: MSH-4197

NOTIFICATION RADIUS: Special



CLARK COUNTY



PROPOSED 100-FOOT RIGHT-OF-WAY CORRIDOR



PROPOSED 80-FOOT RIGHT-OF-WAY CORRIDOR



0 1000 2000 Feet

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: MSH-4197 - APPLICANT/OWNER: CLIFF'S EDGE, LIMITED
LIABILITY COMPANY**

**** CONDITIONS ****

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

1. Upon development, additional rights-of-way for dedicated right turn lanes, dual left turn lanes, and/or appropriate transition elements will be required if determined to be needed by the City of Las Vegas Traffic Engineer.
2. 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 of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is not changed.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of an amendment to the Master Plan of Streets and Highways to add major roads within the Cliff's Edge Master Development Plan area, generally located between Grand Teton Drive and Clark County 215, and between Puli Road and Hualapai Way. The preparation and submission of this request was a condition of approval of the Cliff's Edge parent Tentative Map, as approved by the Planning Commission on March 11, 2004.

B) Applicant's Justification

The applicant has justified this request by stating that the amendment will ensure that the design of public roadways in the area is consistent with the roadway design contained in the approved Cliff's Edge Master Development Plan and the related parent Tentative Map.

BACKGROUND INFORMATION

A) Previous Actions

- 02/06/02 The City Council approved an Annexation (A-0026-01) of 95 acres in the northern portion of the Cliff's Edge Master Plan area, south of Grand Teton Drive. The Planning Commission and staff recommended approval on 05/10/01. The effective date of this annexation was 02/15/02.
- 02/06/02 The City Council approved an Annexation (A-0028-01) of 10 acres in the northern portion of the Master Plan area, south of Grand Teton Drive. The Planning Commission and staff recommended approval on 05/10/01. The effective date of this annexation was 02/15/02.
- 06/19/02 The City Council approved an Annexation (A-0027-01) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. The Planning Commission and staff recommended approval on 05/10/01. The effective date of this annexation was 06/28/02.
- 01/08/03 The City Council approved an Annexation (A-0030-02) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. The Planning Commission and staff recommended approval on 10/10/02. The effective date of this annexation was 01/17/03.
- 02/05/03 The City Council approved an Annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south. The Planning Commission and staff recommended approval on 09/26/02. The effective date of this annexation was 02/14/03.

- 04/16/03 The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval on 02/13/03.
- 07/16/03 The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval on 06/12/03.
- 12/04/03 A Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines was administratively approved by the Planning and Development Department, subject to a number of conditions.
- 12/17/03 The City Council approved an Annexation (ANX-3087) of 27.5 acres of land within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval on 10/23/03. The effective date of this annexation was 12/26/03.
- 02/18/04 The City Council approved a request for a Rezoning (ZON-3241) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 90 acres covering 20 separate parcels in the Cliff's Edge area. The Planning Commission and staff recommended approval on 01/08/04.
- 02/18/04 The City Council approved a Development Agreement between the City of Las Vegas and Cliff's Edge, Limited Liability Company, for the Cliff's Edge Master Planned Community. The Planning Commission and staff recommended approval on 01/08/04.
- 03/11/04 The Planning Commission approved a request for a parent Tentative Map (TMP-3798) for approximately 922 acres within the Cliff's Edge Master Development plan area. Staff recommended approval of this application.
- 04/08/04 The Planning Commission recommended approval of a Major Modification (MOD-3955) to the Cliff's Edge Master Development Plan to change land use designations from Village Commercial to Medium Low Density Residential and Medium Residential; from Medium Residential to Residential Small Lot; and from Medium Low Density Residential to Public Facilities; to modify Section 6.2.3 regarding retaining walls; and to modify Table 1 (Section 2.2) to reflect changes to the land use categories on 40 total acres within the Cliff's Edge Master Development Plan area. Staff recommended approval of this application. The City Council will consider this request on 05/05/04.

- 04/21/04 The City Council approved a request to Annex (ANX-3693) approximately 2.14 acres of land within the Cliff's Edge Master Development Plan area. The effective date was 04/30/04. The Planning Commission and staff recommended approval on 02/26/04.
- 05/13/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #57).

DETAILS OF APPLICATION REQUEST

The amendment proposes the following roadway changes:

- Add the following segment as a Primary (100-foot) Arterial:
 - Centennial Parkway from Puli Road to Hualapai Way.
- Add the following segments as full Secondary (80-foot) Collectors:
 - Puli Road between Farm Road and Centennial Parkway;
 - Elkhorn Road between Hualapai Way and Egan Crest Way; and
 - Shaumber Road between Dorrell Lane and Centennial Parkway.
- Add the following segments as Secondary (80-foot) Collectors with special design standards (i.e. a 70-foot back-of-curb to back-of-curb distance with offset sidewalk):
 - Shaumber Road from Dorrell Lane to Grand Teton Drive;
 - Egan Crest Way from Dorrell Lane to Grand Teton Drive; and
 - Dorrell Lane from Puli Road to Hualapai Way.
- Change the following segment from a full Secondary (80-foot) Collector to a Secondary (80-foot) Collector with special design standards (i.e. a 70-foot back-of-curb to back-of-curb distance with offset sidewalk):
 - Farm Road from Puli Road to Hualapai Way.

ANALYSIS

A) Planning discussion

The proposed amendments will add a number of minor arterials to the public road network proposed for the Cliff's Edge community. These amendments are consistent with the previously approved Cliff's Edge Master Development Plan and Design Guidelines, originally approved in March 2003 and amended several times since then. The proposed network is also consistent with the major roadway network identified in the recently approved parent Tentative Map (TMP-3798) for the Cliff's Edge community.

B) Public Works discussion

The developer of the Cliff's Edge planned development requests to update the current Master Plan of Streets and Highways to identify necessary arterial roadways to service the northwest area of the City of Las Vegas. This Amendment will serve to provide public notice to interested property owners of such necessary roadways, and establish the alignments and right-of-way widths thereof.

PLANNING COMMISSION ACTION

The Planning Commission amended Condition #1 as shown.

NOTICES MAILED 136 by City Clerk

APPROVALS 0

PROTESTS 3

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Cliff's Edge L.L.C.

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: _____

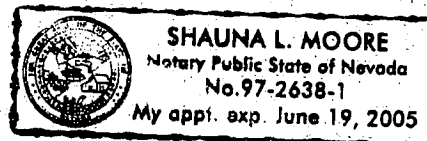
Signature of Property Owner/Authorized Agent:

Print Name: LARRY CROSS

Subscribed and sworn before me

This 30TH day of MARCH, 2004

Shauna L. Moore
Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VACATION - PUBLIC HEARING - VAC-4098 - APPLICANT/OWNER: PULTE HOMES - Petition to Vacate public sewer and drainage easements in Antibes Street, south of Monte Viso Drive, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS with Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

VALERIE POWERS, Stantec Consulting, 7251 West Charleston Boulevard, appeared on behalf of Pulte Homes, and concurred with staff conditions.

MAYOR GOODMAN declared the Public Hearing closed.

(3:23 - 3:24)

5-1465

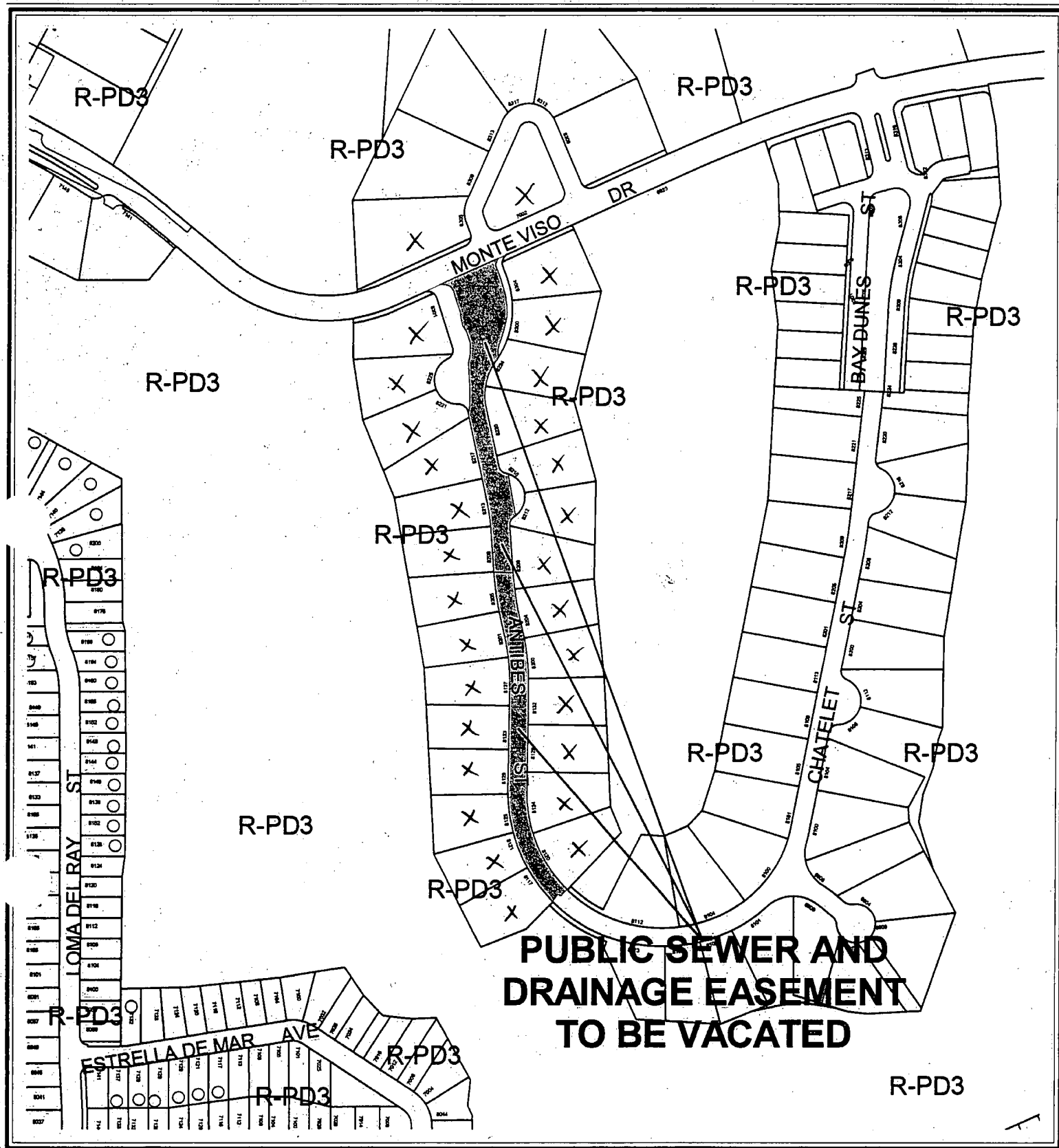
CONDITIONS:

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. Alternate public sewer easements shall be recorded prior to or concurrent with the recordation of the Order of Vacation.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 108 – VAC-4098

CONDITIONS – Continued:

2. Alternate drainage easements in accordance with approved Drainage Study shall be recorded prior to or concurrent with the recordation of the Order of Vacation.
3. Prior to the recordation of an Order of Vacation, all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require 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.
6. 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.

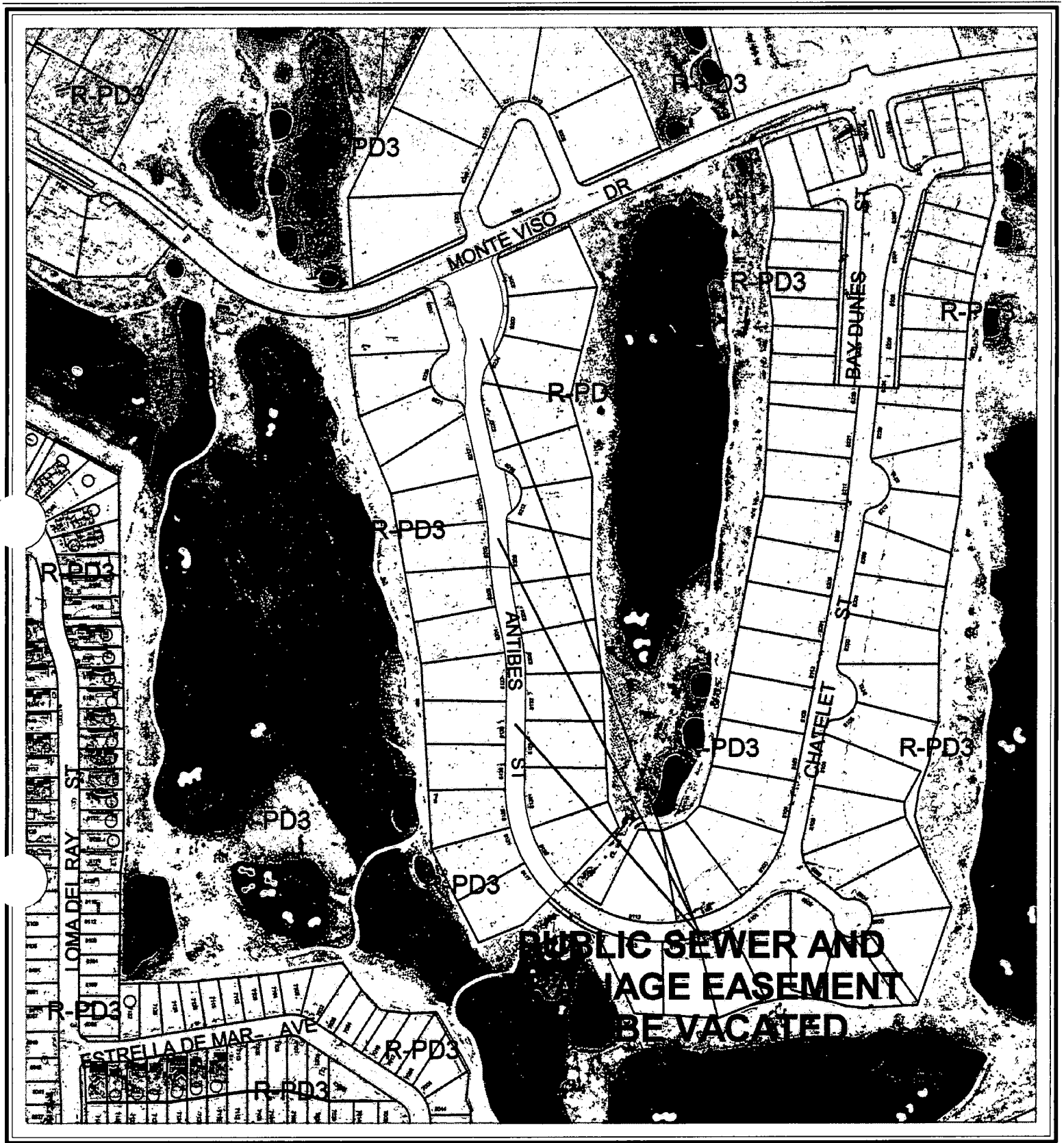


CASE: VAC-4098

ZONING OF SUBJECT PROPERTY:

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





0 200 400 Feet

CASE: VAC-4098

ZONING OF SUBJECT PROPERTY:

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-4098 - APPLICANT/OWNER: PULTE HOMES

**** CONDITIONS ****

The Planning Commission (6-0-1 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. Alternate public sewer easements shall be recorded prior to or concurrent with the recordation of the Order of Vacation.
2. Alternate drainage easements in accordance with approved Drainage Study shall be recorded prior to or concurrent with the recordation of the Order of Vacation.
3. Prior to the recordation of an Order of Vacation, all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require 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.
6. 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 is a Petition to Vacate public sewer and drainage easements in Antibes Street south of Monte Viso Drive.

B) Applicant's Justification

The applicant justifies this application by stating that the easements are no longer necessary in their current configurations. A new final subdivision map will reestablish the easements as necessary.

BACKGROUND INFORMATION

A) Previous Actions

- 10/02/91 The City Council approved a request for a Rezoning to R-PD3 (Residential Planned Development - 3 Units Per Acre) on this site as part of a larger request (Z-0075-91). The Planning Commission recommended approval on 09/12/91. Staff recommended approval.
- 12/03/98 The Planning Commission approved the Final Map for Mountain Spa - Parcel 7 (FM-0095-98), which was subsequently recorded. This Final Map created the public sewer and drainage easements in Antibes Street and Nige Street. Staff recommended approval.
- 10/29/03 The City Council approved a Petition to Vacate (VAC-2836) public sewer and drainage easements in Antibes Street and Nige Street, north and south of Monte Viso Drive; and south of Monte Viso Drive, west of Rainbow Boulevard. The Planning Commission and staff recommended approval on 09/11/03.
- 05/13/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #58).

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate public sewer and drainage easements located in the West Half (W½) of the Southeast Quarter (SE¼) of Section 10, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to incorporate the public sewer and drainage easements into the adjacent parcels for development. This request is appropriate, as the subject easements are not needed and will not result in reduced access traffic handling capability for the area.

Public utility easements in the remaining portions of Antibes Street were previously vacated as part of another request (VAC-2836).

B) Public Works discussion

This Vacation application proposes to only vacate a City of Las Vegas public sewer and drainage easement, as it is no longer required at this location. 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; it addresses new drainage easements within the area requested for vacation.

NOTICES MAILED 3 by City Clerk

APPROVALS 0

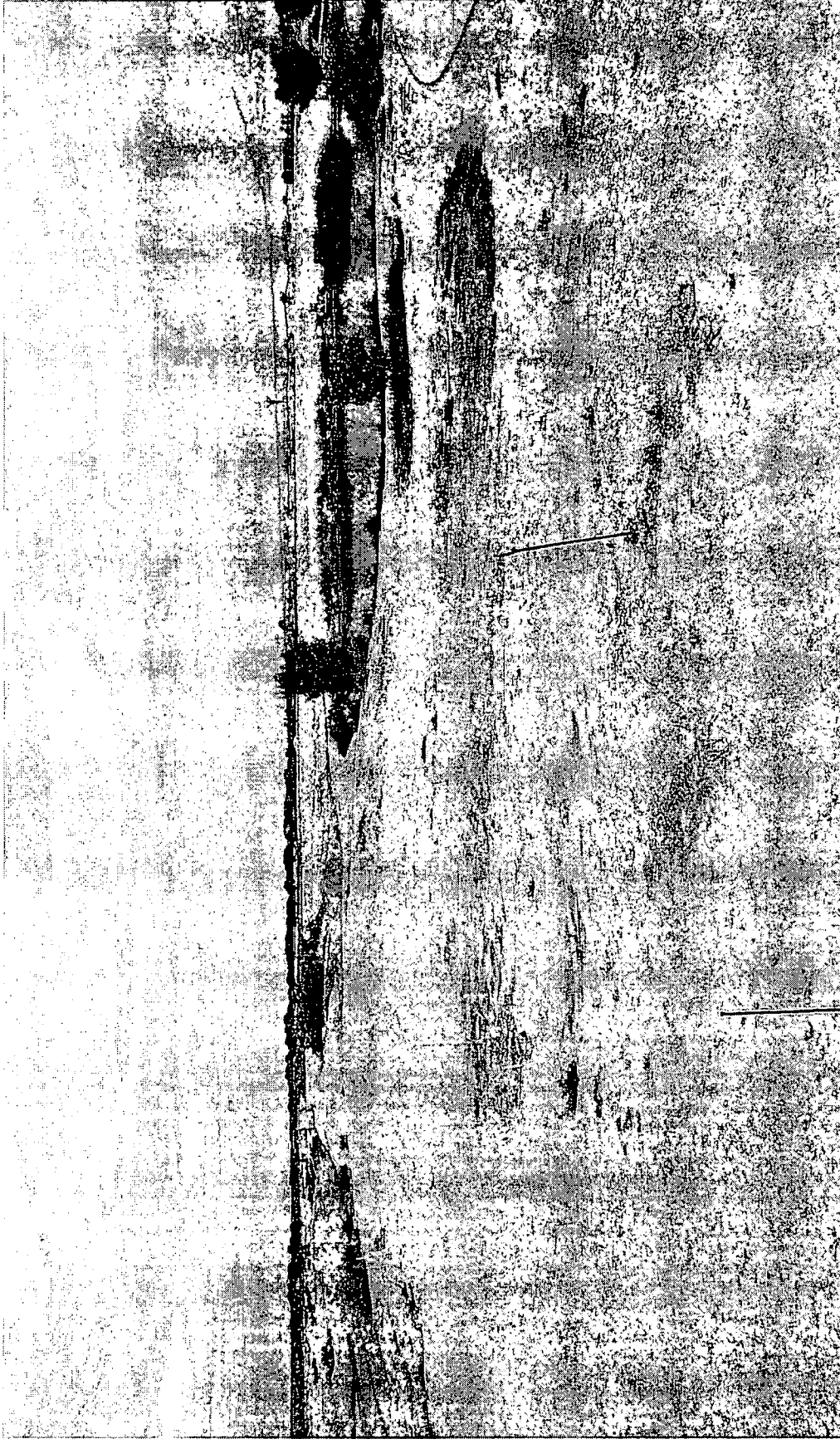
PROTESTS 0





VACATION - PUBLIC HEARING - VAC-4098 - APPLICANT/OWNER: PULTE HOMES
ANTIBES STREET, SOUTH OF MONTE VISO DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/29/04



VACATION - PUBLIC HEARING - VAC-4098 - APPLICANT/OWNER: PULTE HOMES
ANTIBES STREET, SOUTH OF MONTE VISO DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/29/04



VACATION - PUBLIC HEARING - VAC-4098 - APPLICANT/OWNER: PULTE HOMES
ANTIBES STREET, SOUTH OF MONTE VISO DRIVE
MAY 13, 2003 PLANNING COMMISSION

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VACATION - PUBLIC HEARING - VAC-4104 - APPLICANT: EVAN RANES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY -
Petition to Vacate a twenty-foot (20') wide public alley generally located west of Maryland Parkway and north of Carson Avenue, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS with Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

The applicant was not present and there was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:24 - 3:25)

5-1498

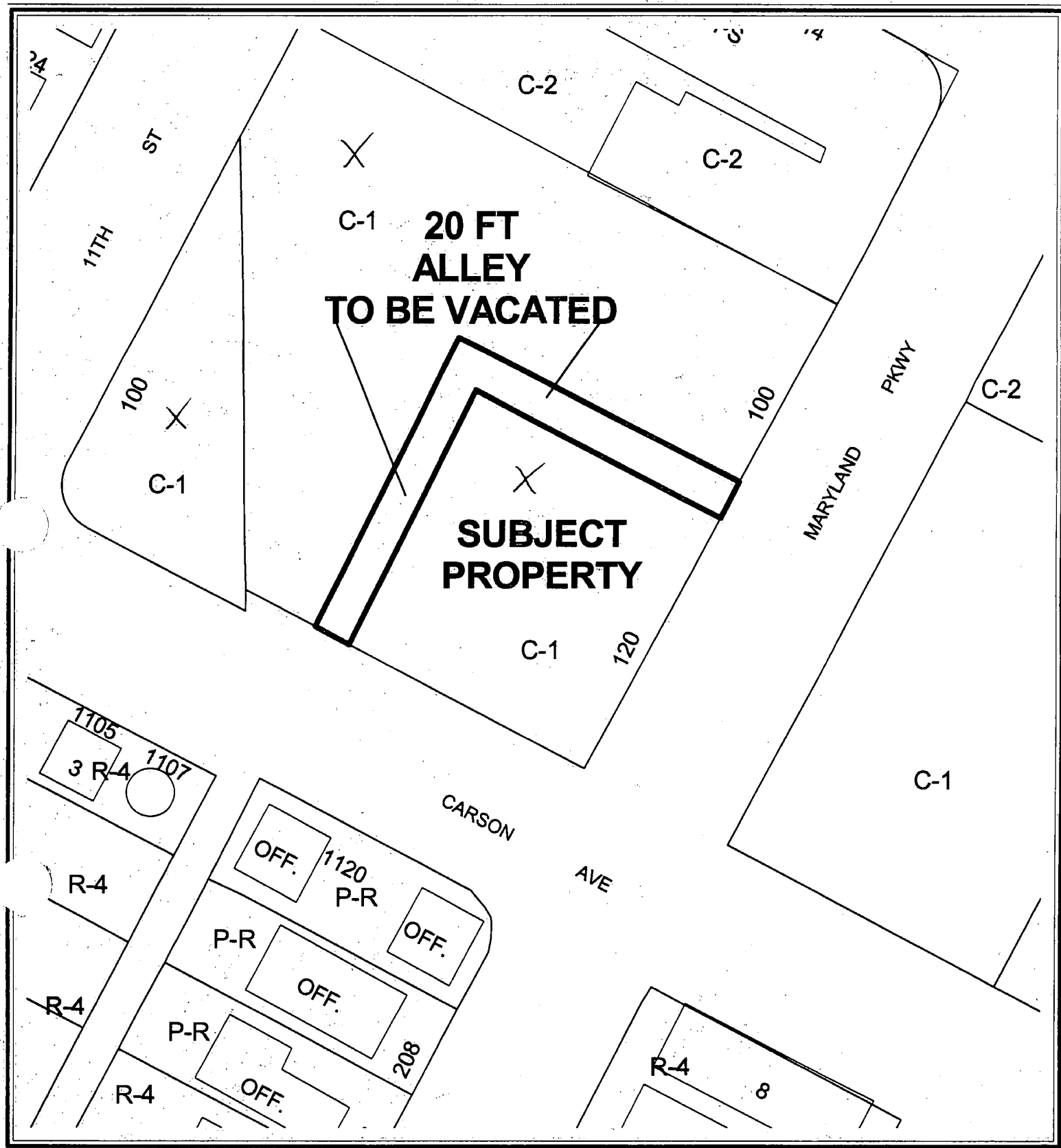
CONDITIONS:

1. A sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works and the relocation and/or abandonment must take place prior to the recordation of the Order of Vacation. Additional right-of-way or easements may be required if shown in the approved plan. Alternatively, appropriate public sewer easements shall be retained within the alley.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 109 – VAC-4104

CONDITIONS – Continued:

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 the Order of Vacation. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. Alternatively, a drainage easement shall be retained over the full width of the alley.
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 therefrom 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 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.

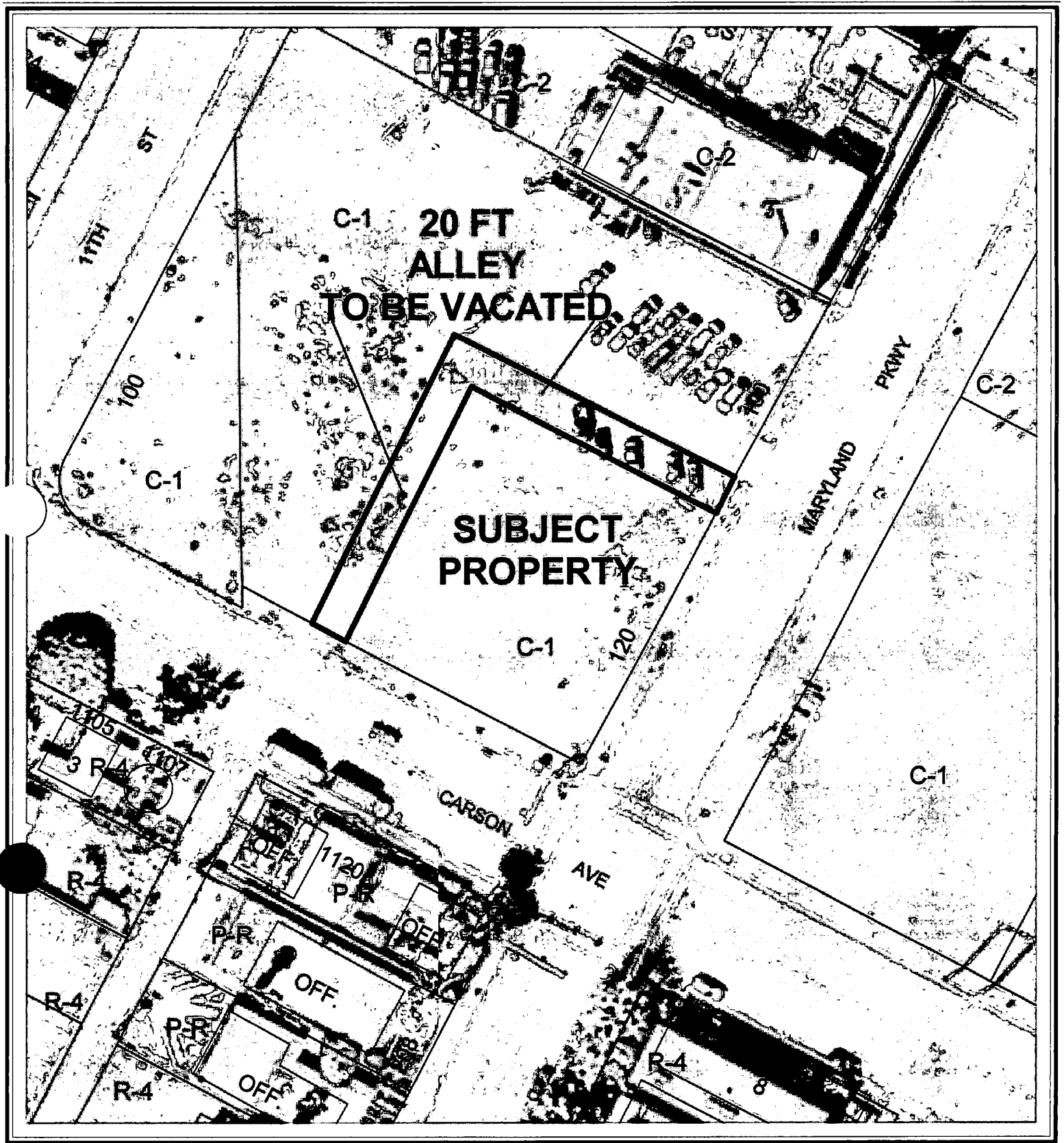


CASE: VAC-4104

0 50 100 Feet

109





CASE: VAC-4104

0 50 100 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAC-4104 - APPLICANT: EVAN RANES - OWNER:
MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

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

1. A sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works and the relocation and/or abandonment must take place prior to the recordation of the Order of Vacation. Additional right-of-way or easements may be required if shown in the approved plan. Alternatively, appropriate public sewer easements shall be retained within the alley.
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 the Order of Vacation. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. Alternatively, a drainage easement shall be retained over the full width of the alley.
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 therefrom 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 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 is a Petition to Vacate a 20-foot wide public alley generally located north of Carson Avenue and west of Maryland Parkway.

B) Applicant's Justification

The applicant justifies this request by stating that the public alley separates two parcels that will be developed for high-density residential and commercial uses. This portion of the site is needed to create an integrated development.

BACKGROUND INFORMATION

A) Previous Actions

- 03/05/80 The City Council adopted the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area. The subject site is within the boundaries of the Redevelopment Area.
- 06/06/01 The City Council approved a Special Use Permit (U-0035-01) for a 60-foot tall slim-line wireless communication monopole at 100 South Maryland Parkway. The Planning Commission and staff recommended approval on 04/26/01. A permit was issued for the monopole; however, no final inspection was conducted and the permit expired 06/22/02.
- 05/13/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #59).

DETAILS OF APPLICATION REQUEST

The subject Vacation is legally described as a Public Alley, twenty feet (20') wide, commencing at the west right-of-way line of Maryland Parkway, extending westerly approximately one hundred sixty feet (160'), then southerly approximately one hundred seventy feet (170') to the north right-of-way line of Carson Avenue; said property being a portion of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 35, Township 20 South, Range 61 East, M.D.M.

ANALYSIS

A) Planning discussion

The proposed vacation of public right-of-way will allow for the development of a proposed live/work complex on the C-1 (Limited Commercial) zoned portion of the site. The proposed alley vacation will not eliminate access to any abutting parcels or adversely affect any abutting properties.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street rights-of-way:

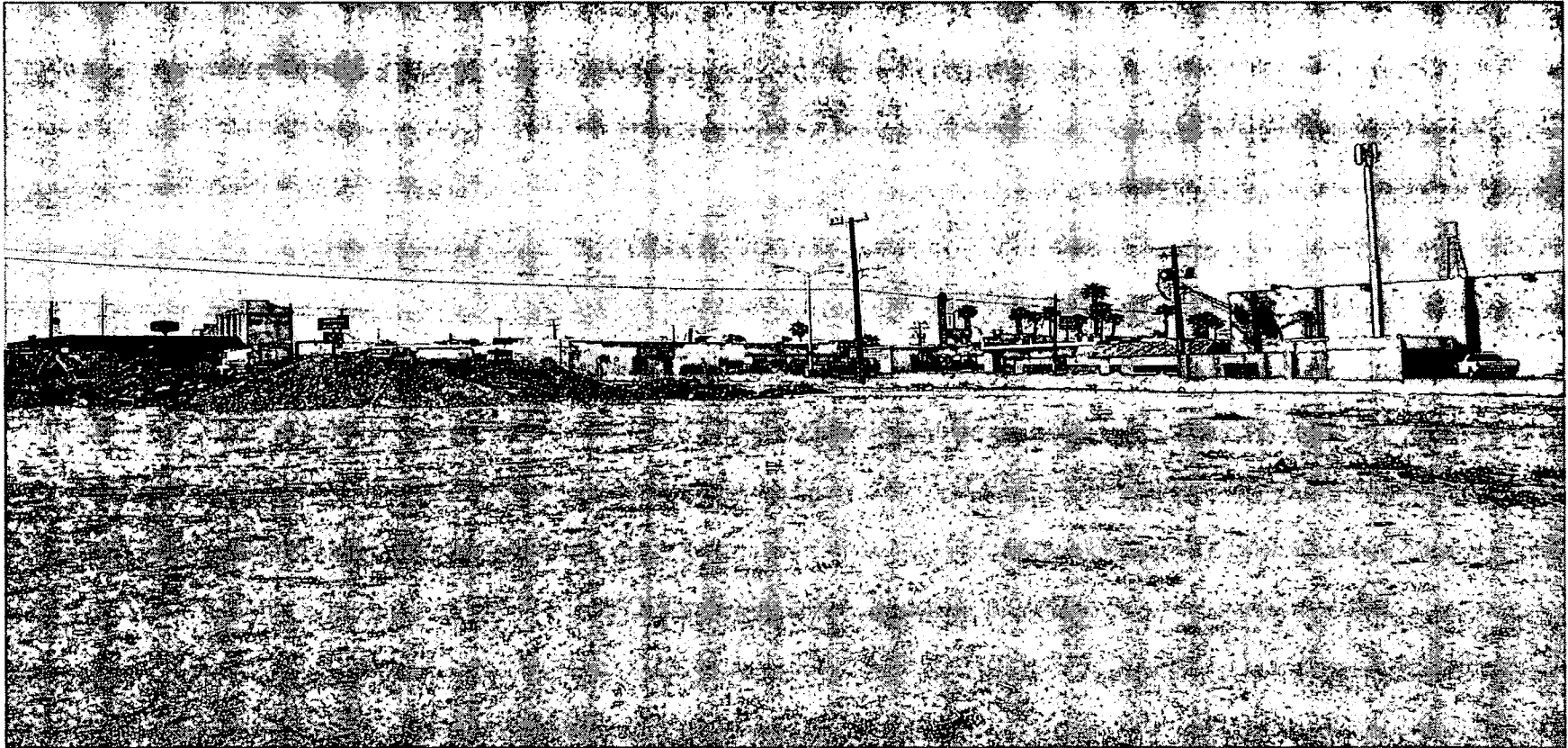
- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Not applicable, as it will eliminate an existing public alley.*
- B. From a traffic handling viewpoint, will this vacation request result in a reduced traffic handling capability? *No, since the alley is only used by the adjacent properties.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Not applicable, as it will eliminate an existing public alley.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No.*

NOTICES MAILED 3 by City Clerk

APPROVALS 0

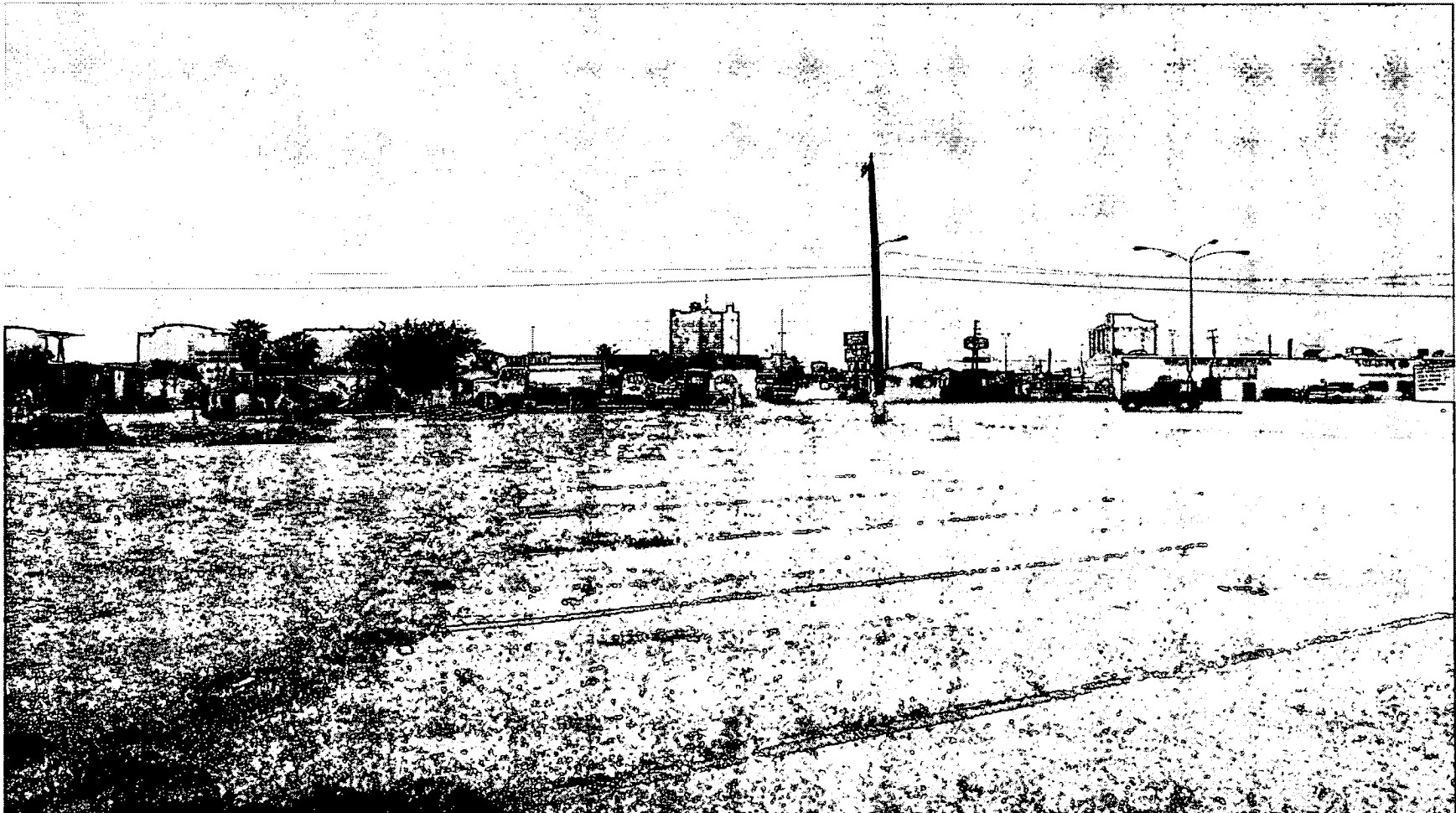
PROTESTS 0





VACATION - PUBLIC HEARING - VAC-4104 - APPLICANT: EVAN RANES - OWNER: MISSION
SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY
GENERALLY LOCATED WEST OF MARYLAND PARKWAY AND NORTH OF CARSON AVENUE
MAY 13, 2003 PLANNING COMMISSION

4/19/04



VACATION - PUBLIC HEARING - VAC-4104 - APPLICANT: EVAN RANES - OWNER: MISSION
SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY
GENERALLY LOCATED WEST OF MARYLAND PARKWAY AND NORTH OF CARSON AVENUE
MAY 13, 2003 PLANNING COMMISSION

4/19/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VACATION - PUBLIC HEARING - VAC-4158 - APPLICANT/OWNER: PULTE HOMES - Petition to Vacate spandrel portions of Monte Viso Drive west of Rainbow Boulevard, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS with Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

VALERIE POWERS, Stantec Consulting, 7251 West Charleston Boulevard, appeared on behalf of the applicant and concurred with conditions.

BART ANDERSON, Public Works Department, explained for MAYOR GOODMAN that the word “spandrel” refers to the cut portion of the curb within the 45-degree angle and the curve.

MAYOR GOODMAN declared the Public Hearing closed.

(3:25 – 3:26)

5-1524

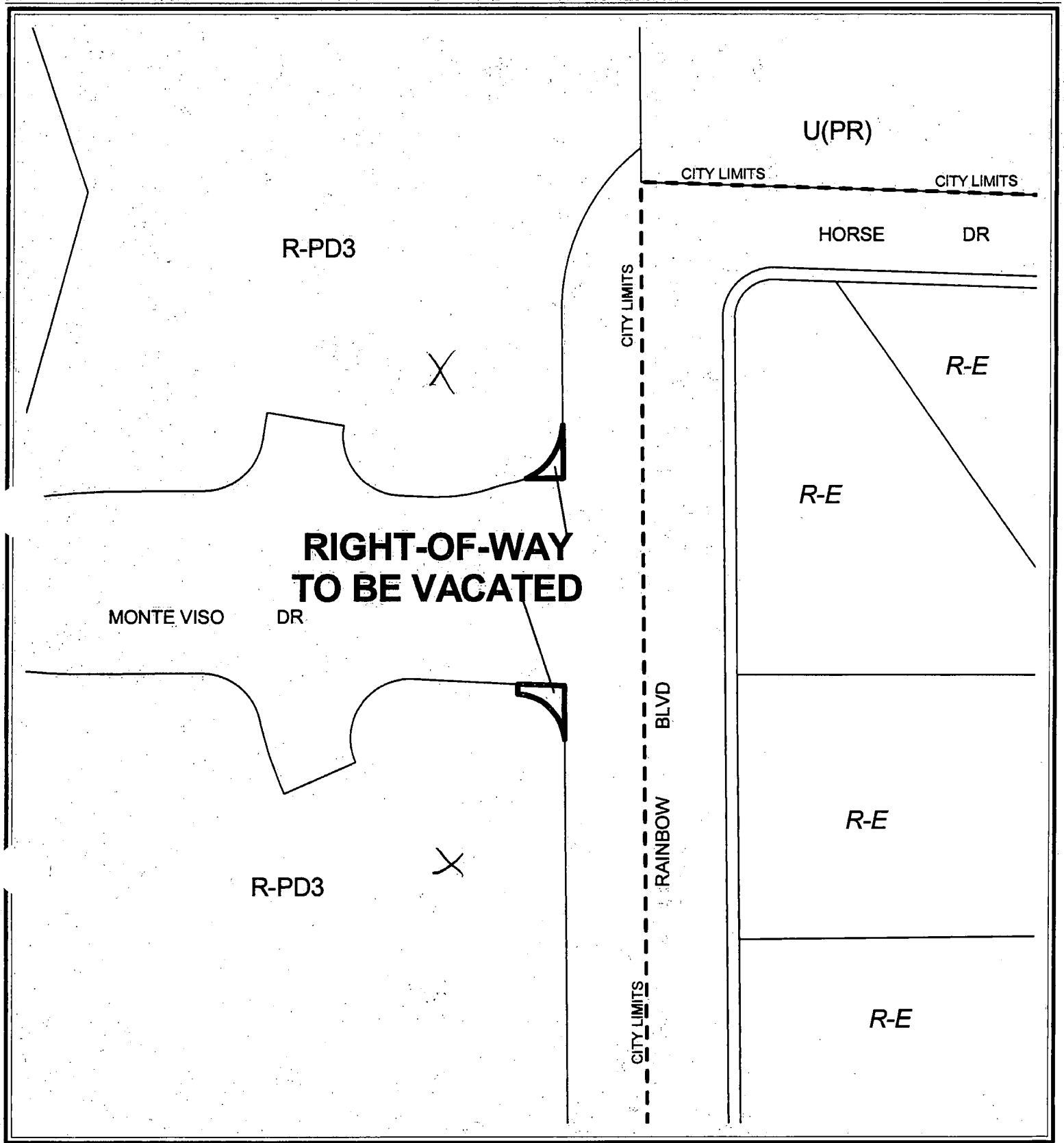
CONDITIONS:

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.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 110 – VAC-4158

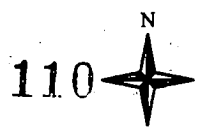
CONDITIONS – Continued:

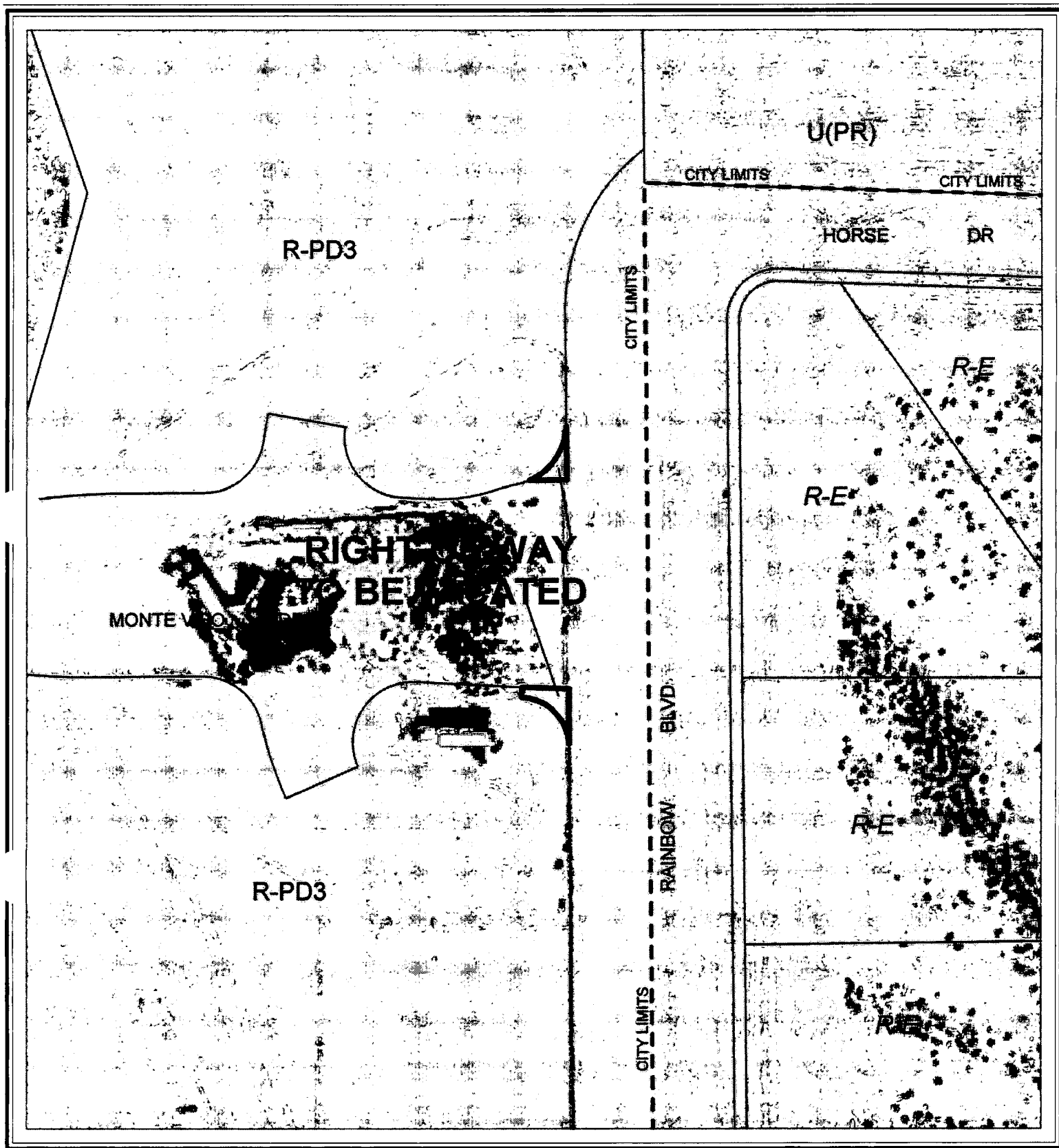
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation shall not be recorded until all of the 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.
5. 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-4158

0 50 100 Feet





CASE: VAC-4158

0 50 100 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-4158 - APPLICANT/OWNER: PULTE HOMES

**** CONDITIONS ****

The Planning Commission (6-0-1 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. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation shall not be recorded until all of the 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.
5. 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 is a Petition to Vacate spandrel portions of Monte Viso Drive, west of Rainbow Boulevard.

B) Applicant's Justification

The applicant justifies this request by stating that the right-of-way area proposed to be vacated is no longer necessary and will be incorporated into the adjacent parcels for development. Related drainage studies and civil plans for the proposed developments have already been approved.

BACKGROUND INFORMATION

A) Previous Actions

10/02/91	The City Council approved a request for a Rezoning to R-PD3 (Residential Planned Development - 3 Units Per Acre) on this site as part of a larger request (Z-0075-91). The Planning Commission and staff recommended approval on 09/12/91.
09/04/02	The City Council approved a request for a Site Development Plan Review [Z-0075-91(13)] for the revised Silverstone Ranch Master Development Plan, which includes the subject areas. The Planning Commission and staff recommended approval on 08/08/02.
11/06/03	The Planning Commission approved Tentative Maps for Silverstone Ranch Parcel 5 (TMP-3141) and Silverstone Ranch Parcel 6N and 6S (TMP-3142) that include the spandrel areas proposed for vacation. Staff recommended approval.
03/18/04	Planning and Development Department Staff administratively approved the Final Map Technical Review (FMP-3869) for Silverstone Ranch Parcel 5. This map has not yet been recorded.
04/14/04	The Final Map for Silverstone Ranch Parcel 6S (FMP-4301) was submitted to the Planning and Development Department for Technical Review.
05/13/04	The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #60).

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate public right-of-way located in a portion of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 10, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) *Planning discussion*

The applicant intends to vacate the public spandrel areas of Monte Viso Drive where they intersect the west side of Rainbow Boulevard. These rights-of-way will be incorporated into the adjacent parcels for development of two Silverstone Ranch subdivisions. The area is currently undeveloped. This request is appropriate, as the subject right-of-way is not needed for roadway purposes. Therefore, it will not result in reduced traffic handling capability for the area.

B) *Public Works discussion*

The following information is presented concerning this request to vacate certain public street rights-of-way:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *It would eliminate 2 spandrel areas no longer required with a private street.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, the street will remain the same dimensions, but be privately maintained.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes, leftover portions of spandrel areas.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, Silverstone Ranch Parcel 5 and Parcel 6S Subdivisions.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No.*

NOTICES MAILED 3 by City Clerk

APPROVALS 0

PROTESTS 0



Case Number: VAC-4158 APN: 125.10.611.005 & 125.10.712.008
Name of Property Owner: PN II, Inc a/b/a ~~var~~ Puente Homes
Name of Applicant: Puente Homes

Yes ☒ No ☐

City Official: _____

Partner(s): _____

APN: _____

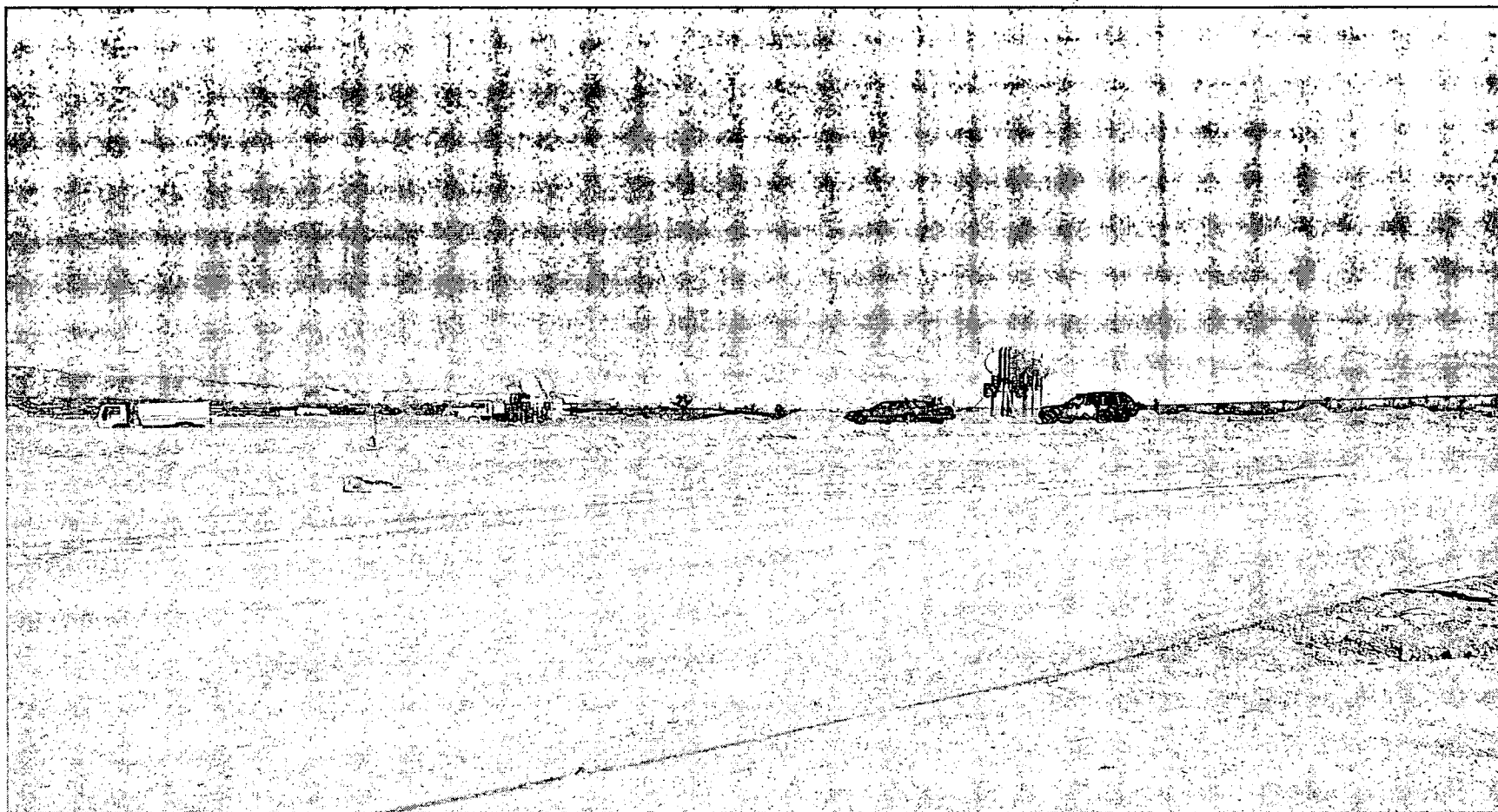
Signature of Property Owner/Authorized Agent: 

Print Name: Jeremy Fritz

Subscribed and sworn before me

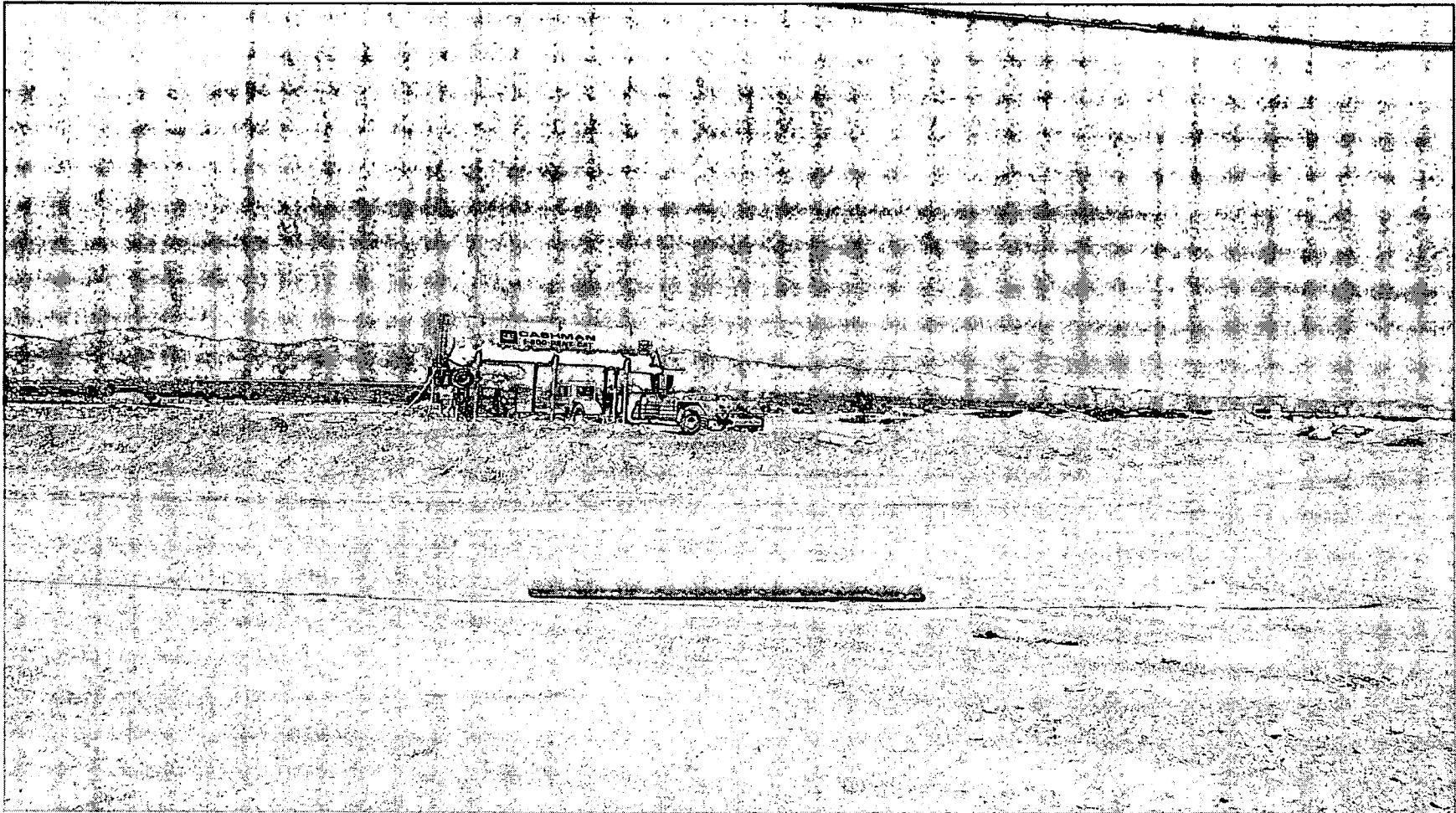
This 23rd day of March, 2004
Annette M. Harkin
 Notary Public in and for said County and State





VACATION - PUBLIC HEARING - VAC-4158 - APPLICANT/OWNER: PULTE HOMES
MONTE VISO DRIVE WEST OF RAINBOW BOULEVARD
MAY 13, 2003 PLANNING COMMISSION

4/29/04



VACATION - PUBLIC HEARING - VAC-4158 - APPLICANT/OWNER: PULTE HOMES
MONTE VISO DRIVE WEST OF RAINBOW BOULEVARD
MAY 13, 2003 PLANNING COMMISSION

4/29/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - VAR-3902 -
APPLICANT/OWNER: RICHARD AND JILL BURNS - A ppeal filed by the applicant from the Denial by the Planning Commission of a request for a Variance TO ALLOW 25 FOOT FRONT SETBACKS WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW 25 FOOT REAR SETBACKS WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED on 9.46 acres on the northwest corner of Maggie Avenue and Coke Street (APN: 125-09-501-002), R-E (Residence Estates) Zone, Ward 6 (Mack). The Planning Commission (5-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

5
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

12
0

RECOMMENDATION:

The Planning Commission (5-1 vote) and staff recommend DENIAL. If Approved, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal Letter filed by Andras F. Babero

MOTION:

MACK – APPROVED subject to conditions, amending Condition 1 as follows:

1. Conformance to the Conditions of Approval for Tentative Map (TMP-1179), *except as amended by conditions herein.*

And the following added conditions:

- *Submit an application and obtain City Council approval for a Review of Condition of Condition #8 of TMP-1179 "Coke and Conough" residential subdivision to allow the deferral of required sidewalk and streetlight improvements. Appropriate encroachment agreements and/or covenants for all deferred improvements will be required.*
- *A four-foot high white PVC rail fence shall be installed along the length of the northern and western drainage easement adjacent to the Floyd Lamb State Park.*

– UNANIMOUS with Ward 2 seat vacant

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 111 – VAR-3902

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY ANDRAS BABERO, 6741 West Alexander Road, thanked the City Council for granting the prior abeyance, as it gave him the opportunity to meet with the both City and County residents who reside adjacent to the proposed project. He concurred with all conditions.

COUNCILMAN MACK thanked ATTORNEY BABERO for taking the time to meet with City and County residents, as this was a contentious item. Most of the lots are wider than deep and the neighbors are concerned about the proposed sidewalks and streetlights.

BART ANDERSON, Public Works Department, read an added condition, as noted in the motion. COUNCILMAN MACK added another condition that a four-foot rail white PVC fence shall be installed along the length of the northern/western drainage easement adjacent to the Floyd Lamb State Park. He also requested that "except as amended by conditions herein" be added at the end of Condition 1. ATTORNEY BABERO concurred to both added conditions.

MAYOR GOODMAN declared the Public Hearing closed.

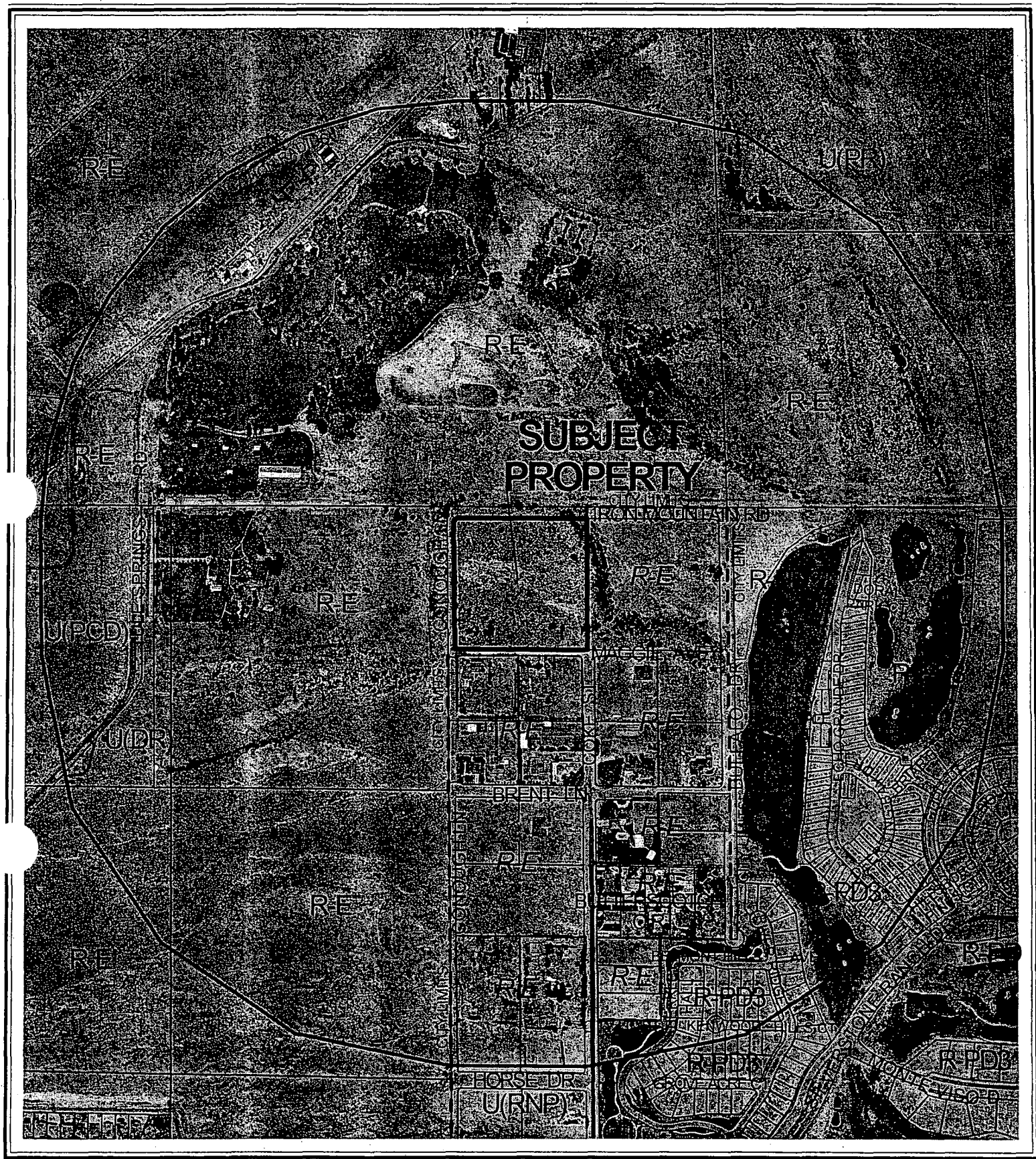
(1:31 – 1:35)

5-1585

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Tentative Map (TMP-1179).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.



CASE: VAR-3902

RADIUS: 2000 FT

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

0 400 800 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE ITEM - VARIANCE - VAR-3902 -

APPLICANT/OWNER: RICHARD AND JILL BURNS

THIS ITEM WAS HELD IN ABEYANCE FROM THE JUNE 2, 2004 CITY COUNCIL MEETING AT COUNCILMAN MACK'S REQUEST.

**** CONDITIONS ****

The Planning Commission (5-1 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Tentative Map (TMP-1179).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

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

B) *Applicant's Justification*

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

BACKGROUND INFORMATION

A) *Previous Actions*

- 02/05/03 The City Council approved a Vacation (VAC-1177) and a Special Use Permit (SUP-1178) for private streets on the subject site.
- 02/27/03 The Planning Commission approved a Tentative Map (TMP-1179) for Coke and Conough, a 19-lot single-family residential subdivision on the subject site. Staff recommended approval.
- 12/26/03 Planning and Development Staff administratively approved a Final Map Technical Review (FMP-3349) for Coke and Conough, a 19-lot single-family residential subdivision on the subject site.
- 04/22/04 The Planning Commission voted 5-1 to recommend DENIAL (PC Agenda Item # 22/pb)

B) *Pre-Application Meeting*

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

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 10.72
Net Acres: 9.04

B) *Existing Land Use*

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

C) *Planned Land Use*

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

D) *Existing Zoning*

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

E) *General Plan Compliance*

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

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

A portion of the subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels are located within Clark County, south of the subject site. Senate Bill 391 limits residential development within this 330-foot

buffer zone to an average density of three residential dwelling units per acre. Because the current land use designation of DR (Desert Rural Density Residential) limits density to no more than 2 dwelling units per acre, the proposed development will comply with Senate Bill 391.

A) Zoning Code Compliance

A1) Development Standards

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

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

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

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

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

B) General Analysis and Discussion

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

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

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

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

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

PLANNING COMMISSION ACTION

There were 5 speakers protesting this application at the Planning Commission hearing.

NOTICES MAILED 46 by City Clerk

APPROVALS 12

PROTESTS 5



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: COKE MAGGIE LLC

Name of Applicant: COKE MAGGIE LLC

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

 Yes

 X No

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

City Official: N/A

Partner(s): N/A

APN: N/A

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

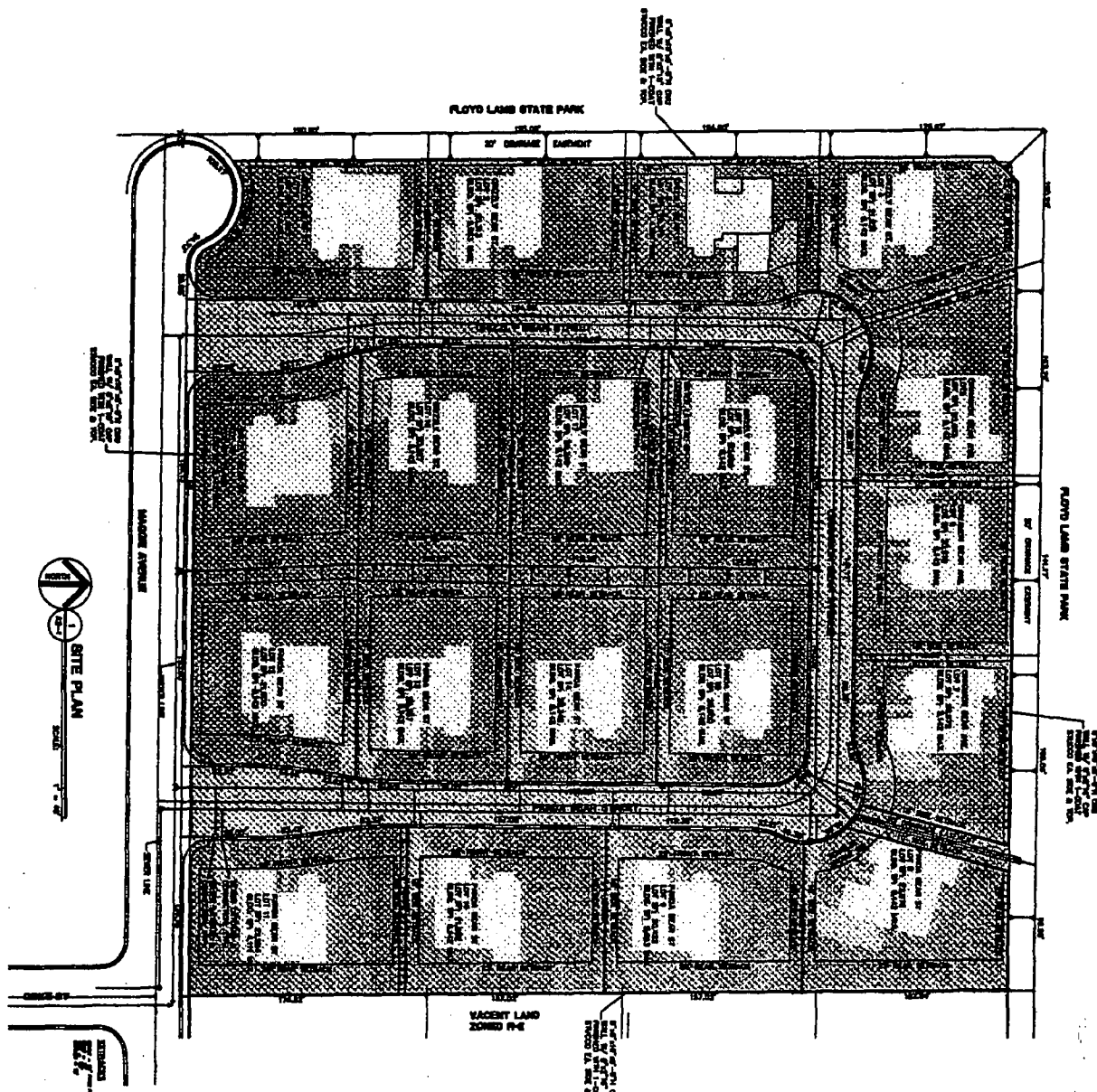
Print Name: PAUL HUMMER

Subscribed and sworn before me

This 9th day of February, 2004

Linda Moore
Notary Public in and for said County and State





VAR-3902

4-22-04 PC

LEGEND

- PROPERTY LINE
- EXISTING DRIVEWAY
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING LAND

LEGEND

- PROPERTY LINE
- EXISTING DRIVEWAY
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING LAND

PROPERTY MAP: 04/15/03 BY: E. B. LOVETT
 F.A.S. 200
 CREDIT: 1. BUILDING THE AMERICAN DREAM

SHEET 1

AS-1

SITE PLAN

DESIGNED BY: E. B. LOVETT
 DRAWN BY: E. B. LOVETT
 CHECKED BY: E. B. LOVETT
 DATE ISSUED: 02/05/04
 JOB NUMBER: 2003-1001
 SCALE: 1" = 40'

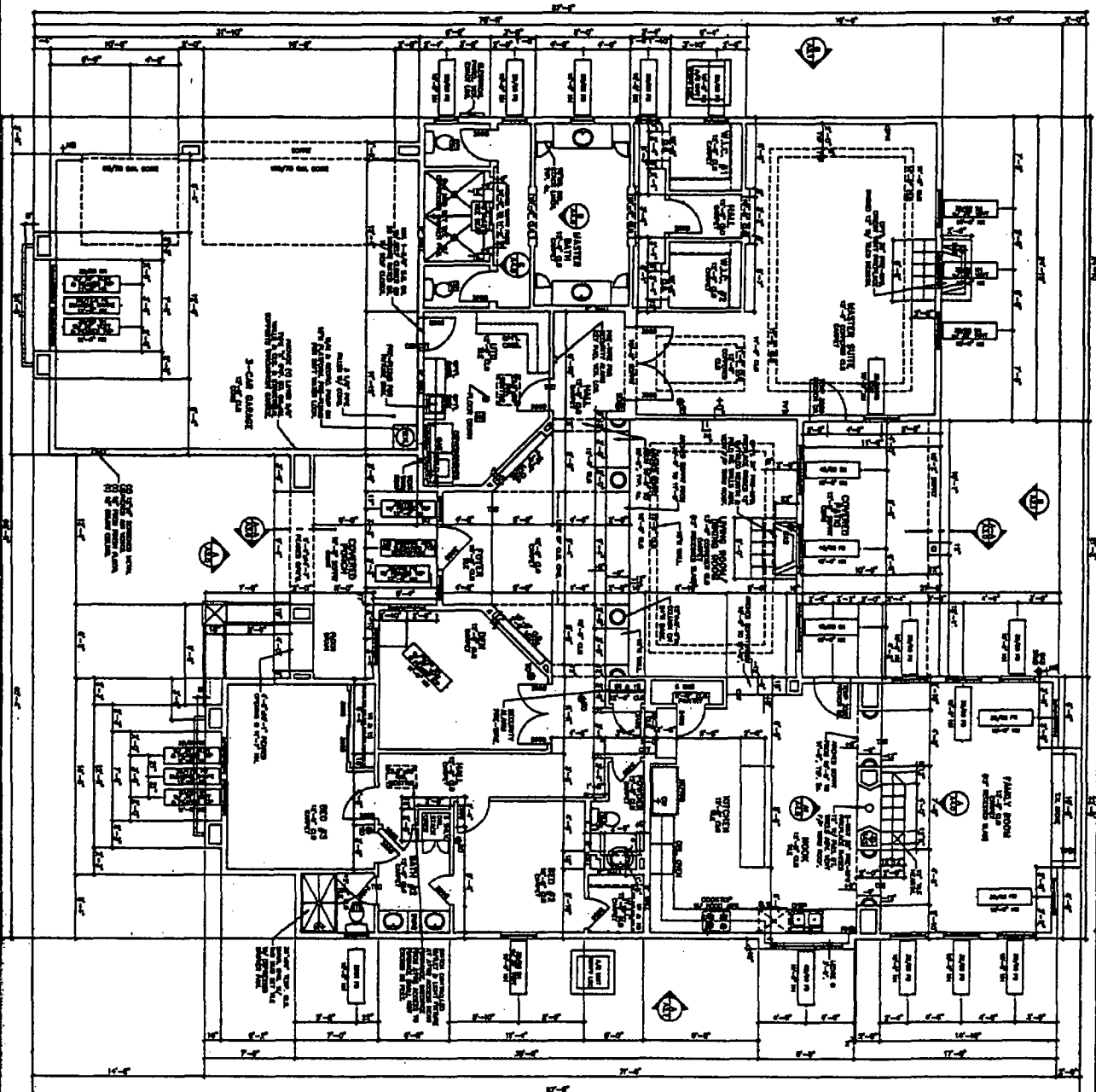
COKE STREET HOMES
 NORTHWEST LAS VEGAS VALLEY
 NORTH OF RACEL, WEST OF BUFFALO
 LAS VEGAS, NEVADA

Building the American Dream

Steve Dusterwald, P.E.
 7550 W. ALEXANDER ROAD
 LAS VEGAS, NEVADA 89129
 (702) 277-3290 - (702) 570-4818 (FAX)

REV.	DATE	BY	REVISION

© 2003 COPYRIGHT - BUILDING THE AMERICAN DREAM CORPORATION



4-22-04 PC

VAB-3902

FLOOR PLAN

1/2" = 1'-0"

1/2" = 1'-0"

SQUARE FOOTAGES	
Living Area	3,594 S.F.
Bedroom Living Area	2,004 S.F.
Conditioned Porch	790 S.F.
Conditioned P.D.B.	943 S.F.
Garage Area	788 S.F.
Paving	4,897 S.F.
2nd Area	4,115 S.F.
Original 2nd	86'-0"
Original 2nd	87'-0"

© 2003 COPYRIGHT - BUILDING THE AMERICAN DREAM CORPORATION

SHEET 1
A1.0
PLAT 3284

DESIGNED BY: E. B. LOWETT
DRAWN BY: E. B. LOWETT
CHECKED BY: E. B. LOWETT
DATE ISSUED: 02/05/04
JOB NUMBER: 2003-1001

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

FLOOR PLAN

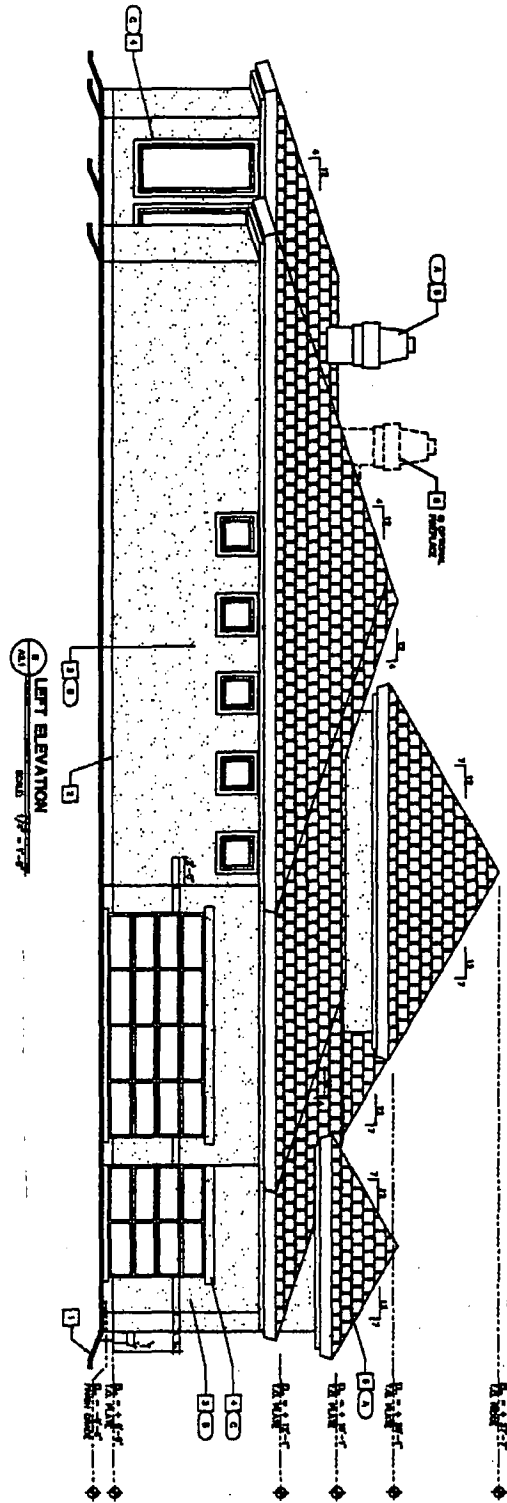
COKE STREET HOMES - PLAN 3294
NORTHWEST LAS VEGAS VALLEY
NORTH OF RACEL, WEST OF BUFFALO
LAS VEGAS, NEVADA

Building the American Dream

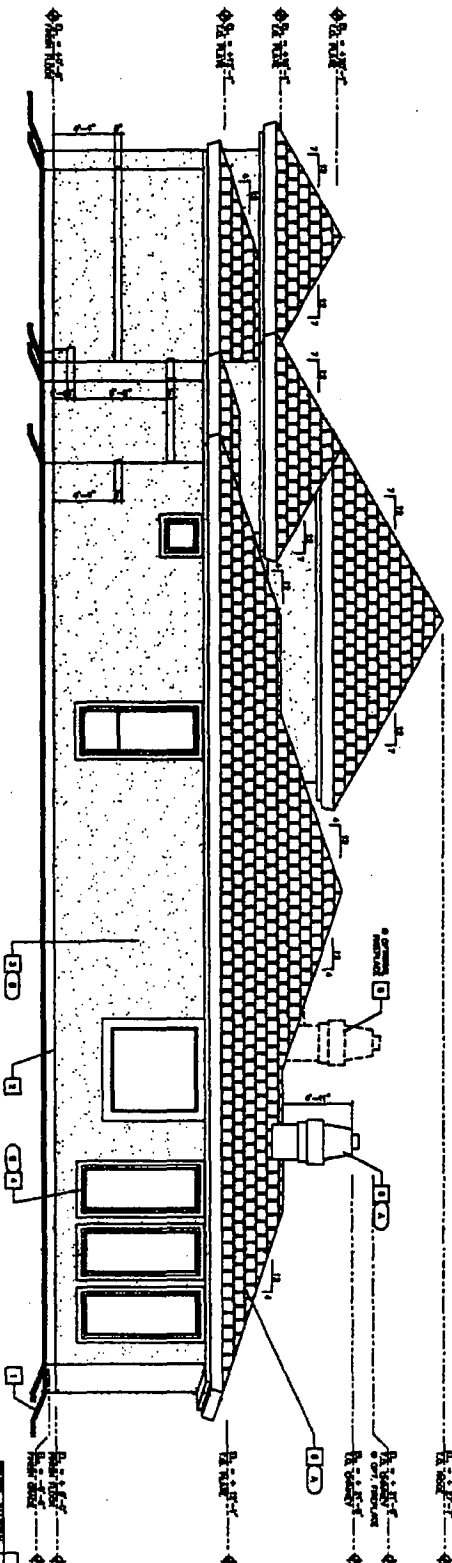


Steve Dusterwald, P.E.
7550 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129
(702) 277-3280 - (702) 870-4618 (FAX)

[illegible]



1 LEFT ELEVATION
SCALE 1/4" = 1'-0"



1 RIGHT ELEVATION
SCALE 1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE ALTERNATE DIMENSIONS.
2. FINISHES ARE TO BE AS SHOWN ON THE PLAN. FINISHES NOT SHOWN ARE TO BE AS SHOWN ON THE PLAN.
3. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
5. THE CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
6. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING.
8. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS.
9. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS.
10. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

Elevation Key Notes

1. FINISHES ARE TO BE AS SHOWN ON THE PLAN. FINISHES NOT SHOWN ARE TO BE AS SHOWN ON THE PLAN.
2. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.
3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
4. THE CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
5. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING.
7. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS.
8. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS.
9. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
10. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING.

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	02/05/04	E. B. LOVETT
2	REVISED PER COMMENTS	02/05/04	E. B. LOVETT
3	REVISED PER COMMENTS	02/05/04	E. B. LOVETT
4	REVISED PER COMMENTS	02/05/04	E. B. LOVETT

© 2003 COPYRIGHT - BUILDING THE AMERICAN DREAM CORPORATION

EXTERIOR ELEVATIONS

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

COKE STREET HOMES - PLAN 3284
 NORTHWEST LAS VEGAS VALLEY
 NORTH OF RACEL, WEST OF BUFFALO
 LAS VEGAS, NEVADA

Building the American Dream

Steve Dusterwald, P.E.
 7350 W. ALEXANDER ROAD
 LAS VEGAS, NEVADA 89128
 (702) 277-3250 - (702) 570-4818 (FAX)

REV.	DATE	BY	REVISION
1	02/05/04	E. B. LOVETT	ISSUED FOR PERMIT
2	02/05/04	E. B. LOVETT	REVISED PER COMMENTS
3	02/05/04	E. B. LOVETT	REVISED PER COMMENTS
4	02/05/04	E. B. LOVETT	REVISED PER COMMENTS

VAR-3902
 4-22-04 PC

SHEET #
 A2.1
 PLAN 3284

VAR-3902 4-22-04 PC

SHEET #
A2.0
PLAN 3294

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

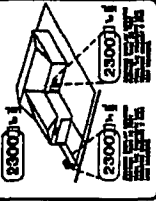
Building the
American
Dream
Steve Duskerwald, P.E.
7500 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129
(702) 377-3280 - (702) 820-4810 (FAX)

REV.	DATE	BY	REVISION

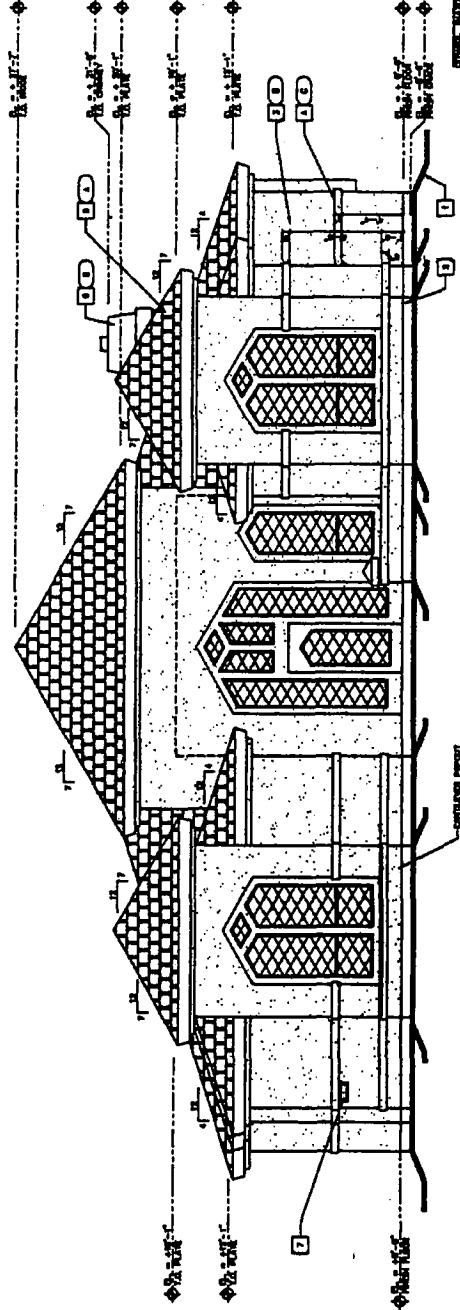
ITEM	DESCRIPTION	QUANTITY	UNIT
1	CEILING BRACKET	1	EA
2	CEILING BRACKET	1	EA
3	CEILING BRACKET	1	EA
4	CEILING BRACKET	1	EA
5	CEILING BRACKET	1	EA
6	CEILING BRACKET	1	EA
7	CEILING BRACKET	1	EA
8	CEILING BRACKET	1	EA
9	CEILING BRACKET	1	EA
10	CEILING BRACKET	1	EA

ALL DIMENSIONS ARE IN FEET AND INCHES
UNLESS OTHERWISE NOTED

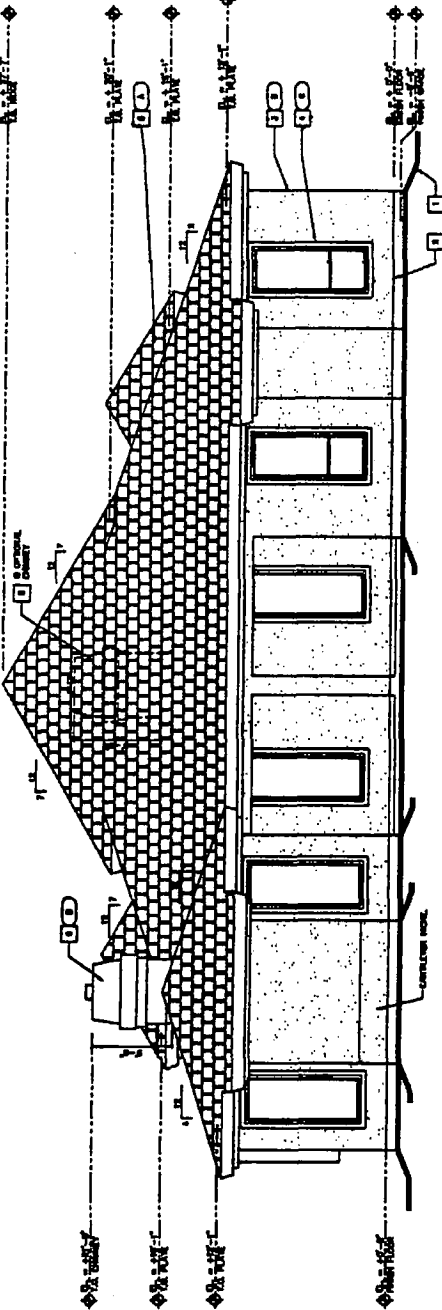
Elevation Key Notes
1. ELEVATION KEY
2. ELEVATION KEY
3. ELEVATION KEY
4. ELEVATION KEY
5. ELEVATION KEY
6. ELEVATION KEY
7. ELEVATION KEY
8. ELEVATION KEY
9. ELEVATION KEY
10. ELEVATION KEY



GENERAL NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES
UNLESS OTHERWISE NOTED
2. ALL DIMENSIONS ARE TO FACE
UNLESS OTHERWISE NOTED
3. ALL DIMENSIONS ARE TO FACE
UNLESS OTHERWISE NOTED
4. ALL DIMENSIONS ARE TO FACE
UNLESS OTHERWISE NOTED
5. ALL DIMENSIONS ARE TO FACE
UNLESS OTHERWISE NOTED
6. ALL DIMENSIONS ARE TO FACE
UNLESS OTHERWISE NOTED
7. ALL DIMENSIONS ARE TO FACE
UNLESS OTHERWISE NOTED
8. ALL DIMENSIONS ARE TO FACE
UNLESS OTHERWISE NOTED
9. ALL DIMENSIONS ARE TO FACE
UNLESS OTHERWISE NOTED
10. ALL DIMENSIONS ARE TO FACE
UNLESS OTHERWISE NOTED



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



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



VAR-3902 - APPLICANT/OWNER: RICHARD AND JILL BURNS
NORTHWEST CORNER OF MAGGIE AVENUE AND COKE STREET
APRIL 22, 2004 PLANNING COMMISSION

3/4/04

April 25, 2004

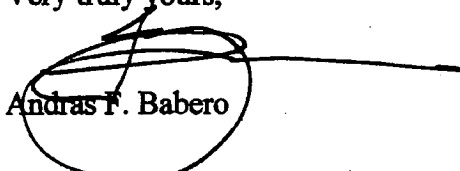
Barbara Jo Ronemus
Office of the City Clerk
City of Las Vegas
Department of Planning and Development
731 S. 4th Street
Las Vegas, Nevada 89101

Re: APN 125-09-501-002/ VAR-3902

Dear Ms. Ronemus:

This letter is written to formally request an appeal of the Planning Commission's denial of the above-entitled agenda item. I request this appeal be heard at the May 19, 2004 City Council meeting.

Very truly yours,


Andras F. Babero

RECEIVED
CITY CLERK

2004 APR 27 P 2:20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VARIANCE - PUBLIC HEARING - VAR-4193 - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: FARLEY ANDERSON, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 131 PARKING SPACES WHERE 161 SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT ON 2.27 ACRES adjacent to the north side of Lake Mead Boulevard approximately 200 feet West of Torrey Pines Drive (APN: 138-23-201-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to condition - UNANIMOUS with Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

RUDY STARKS, Perkowitz & Ruth Architects, 3980 Howard Hughes Parkway, Suite 450, appeared on behalf of Bullseye Commercial Real Estate and stated that 13 parking spaces on the adjacent lot are not part of this application, but are available for the applicant to use. The Planning Commission determined that the restaurants proposed at this location are not intense uses, thus not requiring that many parking spaces.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 112 – VAR-4193

MINUTES – Conditions:

COUNCILMAN MACK stated that many of the nearby residents will access this center by foot rather than automobile.

MAYOR GOODMAN declared the Public Hearing closed.

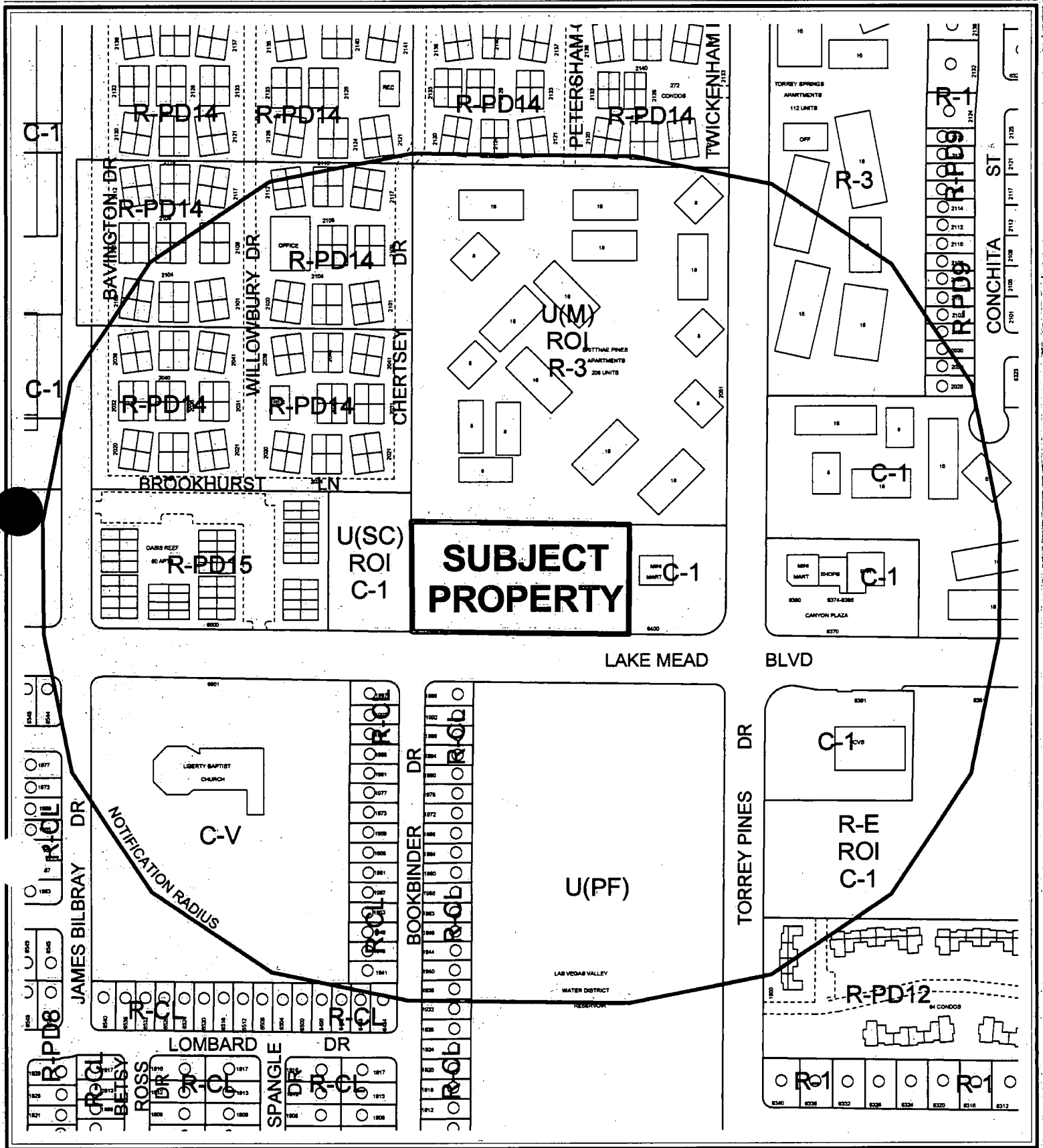
(3:30 – 3:33)

5-1711

CONDITIONS:

Planning and Development

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



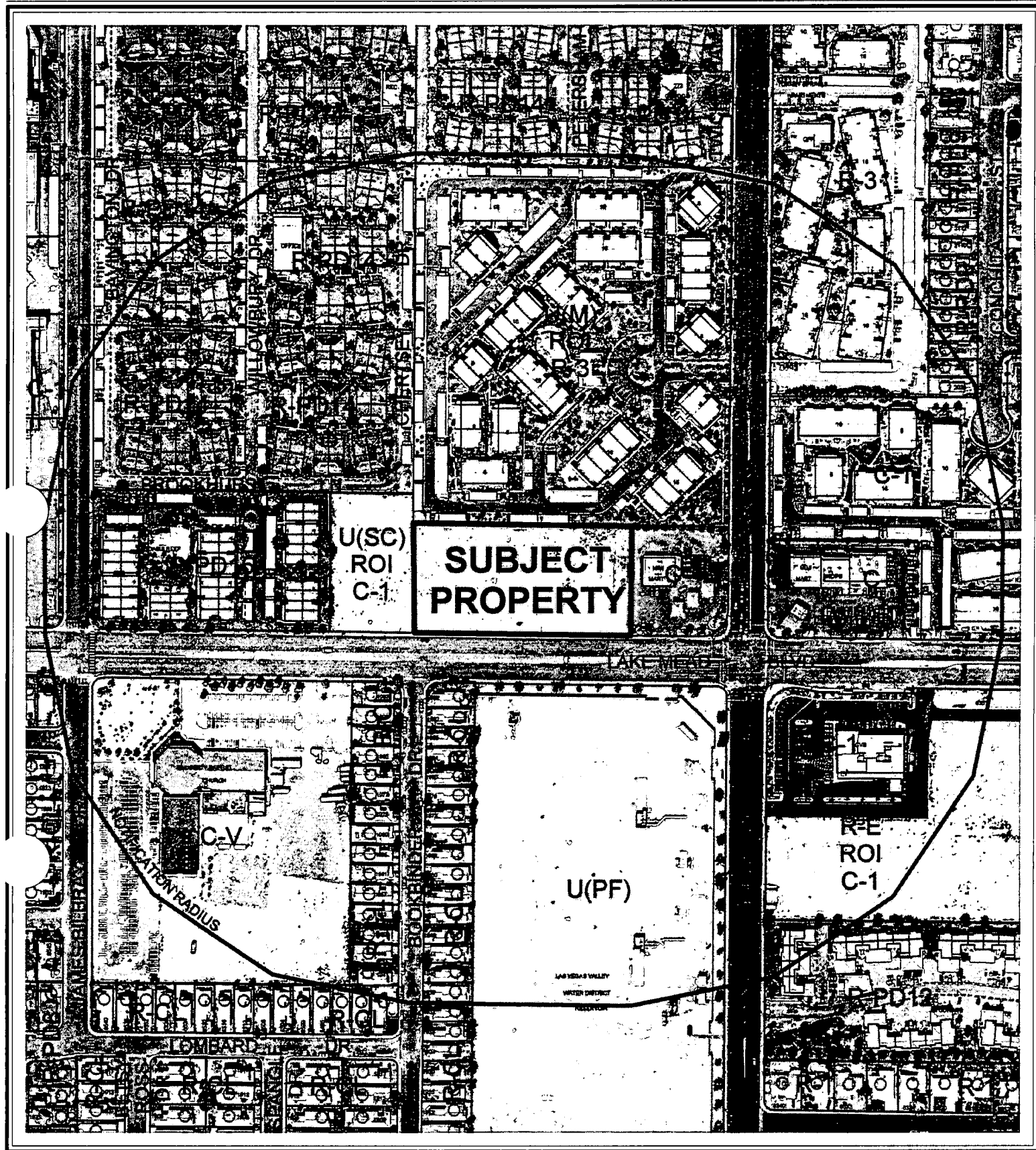
CASE: VAR-4193

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)





CASE: VAR-4193

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-4193 - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: FARLEY ANDERSON, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

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

Planning and Development

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow 131 parking spaces where 161 spaces is the minimum required for a proposed commercial development on 2.27 acres adjacent to the north side of Lake Mead Boulevard, approximately 200 feet west of Torrey Pines Drive.

B) Applicant's Justification

The applicant claims that the parking requirements are more stringent for smaller retail developments (1:175 rather than 1:250 for developments less than 25,000 square feet), and the subject development would have met the code for larger retail centers. In addition, the development plans to accommodate at least three restaurants in order to meet demand for this service by area residents. This parcel and the corner parcel to the east are jointly held by the same owner and a cross-access agreement exists between the two properties, allowing for additional parking if necessary. Finally, use of some of the retail area as office space would favorably affect the parking calculation so that fewer spaces would be required.

BACKGROUND INFORMATION

A) Previous Actions

11/19/03 The City Council approved a General Plan Amendment (GPA-3058) from M (Medium Density Residential) to SC (Service Commercial), a Rezoning (ZON-3060) from U (Undeveloped) [M (Medium Density Residential) and SC (Service Commercial) General Plan Designations] to C-1 (Limited Commercial), and a Site Development Plan Review (SDR-3062) and a Waiver of the parking lot landscaping requirements for a proposed 22,700 square foot retail development on the subject site. The Planning Commission and staff recommended approval on 10/23/03.

05/13/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #43).

B) Pre-Application Meeting

03/12/04 The applicant discussed ways to gain additional parking spaces on the site, including the removal of landscape fingers in the rear and converting up to 30 percent of the spaces to compact size. The applicant also wants to add a drive-through lane to the east side of the main retail building.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Variance application, nor was one held for this request.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 2.27

B) *Existing Land Use*

Subject Property: Undeveloped
North: Multi-Family Residential
South: Undeveloped
East: Convenience Store
West: Undeveloped

C) *Planned Land Use*

Subject Property: SC (Service Commercial)
North: M (Medium Density Residential)
South: PF (Public Facilities) and ML (Medium-Low Density Residential)
East: SC (Service Commercial)
West: SC (Service Commercial)

D) *Existing Zoning*

Subject Property: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)
North: U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-3 (Medium Density Residential)
South: U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] and R-CL (Single-Family Compact-Lot)
East: C-1 (Limited Commercial)
West: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)

E) *General Plan Compliance*

The subject site is currently designated SC (Service Commercial) on the Southwest Sector Map of the General Plan. This land use classification is intended to permit most retail, office, and commercial uses that do not contain more general commercial characteristics. The approved retail center for this site and the current C-1 (Limited Commercial) zoning district are in conformance with the SC (Service Commercial) category.

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

No special districts, zones, or studies are related to the subject site. It is noted that a Multi-Use Non-Equestrian Trail has been proposed for Lake Mead Boulevard in the vicinity of this development. At this time it has not been determined on which side the trail will be required. The developer will not be responsible for providing the trail at this time.

ANALYSIS

A) Zoning Code Compliance

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
General Retail	10,200 SF	1/175 SF GFA	58			
Restaurant without drive-thru	4,000 SF	1/50 SF customer seating area + 1/200 SF remaining floor area	44			
Restaurant with drive-thru	3,200 SF	1/100 SF GFA + 1 lane with stacking space for 6 vehicles	32			
Financial Institution	5,300 SF	1/200 SF GFA	27			
TOTAL	22,700 SF		155 (161 with HC)	6	126	5

The development is deficient 30 required parking spaces, a 19 percent deviation from the minimum standard, given the expected uses on the site.

B) General Analysis and Discussion

The applicant gained approval for a 22,700 square foot retail development in November 2003 showing 121 spaces on site and an additional 30 spaces on the corner convenience store parcel adjacent to the east. Although a cross-access and shared parking agreement existed between these two properties, the multi-tenant retail property remained underparked. Since the time of approval, the applicant began plans to attract several restaurants and an additional financial institution to the development, thereby raising the amount of required parking to 161 spaces. This application for a Variance would allow these more intense uses to locate within the development.

In order to fit additional spaces in the development, 39 spaces have been designated as compact eight-foot by 18-foot spaces. This arrangement is within the Zoning Code standard, which allows up to 30 percent of provided spaces to be designated as compact. Cross-access with the adjacent convenience store property will allow for more parking, but cannot be used in the required calculation and will be away from the uses they intend to serve. Although a Variance would help the site to accommodate more intense uses, Staff cannot support such a request because it would not have been needed if there were only retail uses on the site. The development will not be able to accommodate additional tenants with intense uses such as spas, taverns, or restaurants without the granting of another Variance.

The applicant was also able to gain additional spaces on the current site plan by removing six landscape fingers along the north edge of the property. A drive-through lane was also annexed to the east side of Building 'A'. An administrative Site Development Plan Review will be required for these changes since the original approval of November 19, 2003. A Waiver was granted for the parking lot landscape fingers, so it is acceptable for them to be removed.

FINDINGS

In accordance with the provisions of Title 19.18.070.B of the Las Vegas Municipal Code, the 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 19.18.070.L of the Las Vegas Municipal Code states:

"L. Determinations

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by inviting in more intense uses requiring additional parking that the site is not equipped to accommodate. The site can comply with Title 19 parking requirements if the uses remain retail and office-based. 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 Planning Commission believes that the reduction in parking is adequately mitigated by the proposed conditions.

NOTICES MAILED 362 by City Clerk

APPROVALS 0

PROTESTS 0

[illegible]

PROJECT: LAKE MEAD PROMENADE
SITE DESIGN
NWC / TORREY PINES & LAKE MEAD
LAS VEGAS, NEVADA

ISS DATE: 05-11-88
DESIGNED BY: PLOT DATE: 05-19-84
CHECKED BY: TERRY L. HARRIS
DRAWN BY: PETERSON
DATE PLOTTED: 05-11-88
PLOT NO: 000710

SA1

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VARIANCE - PUBLIC HEARING - VAR-4340 - APPLICANT: CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: DECATUR SHOPPING CENTER ASSOCIATES - Request for a Variance TO ALLOW A REDUCTION OF THE AMOUNT IN REQUIRED PARKING at 1401 North Decatur Boulevard, Suite #34 (APN: 138-25-503-007), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL (NOTE: This item will be stricken from the June 16, 2004 Council meeting and conducted on July 7, 2004 Council meeting to properly indicate the amount of parking spaces being requested which is 267 where 534 is required.)

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

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

BACKUP DOCUMENTATION:

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

MOTION:

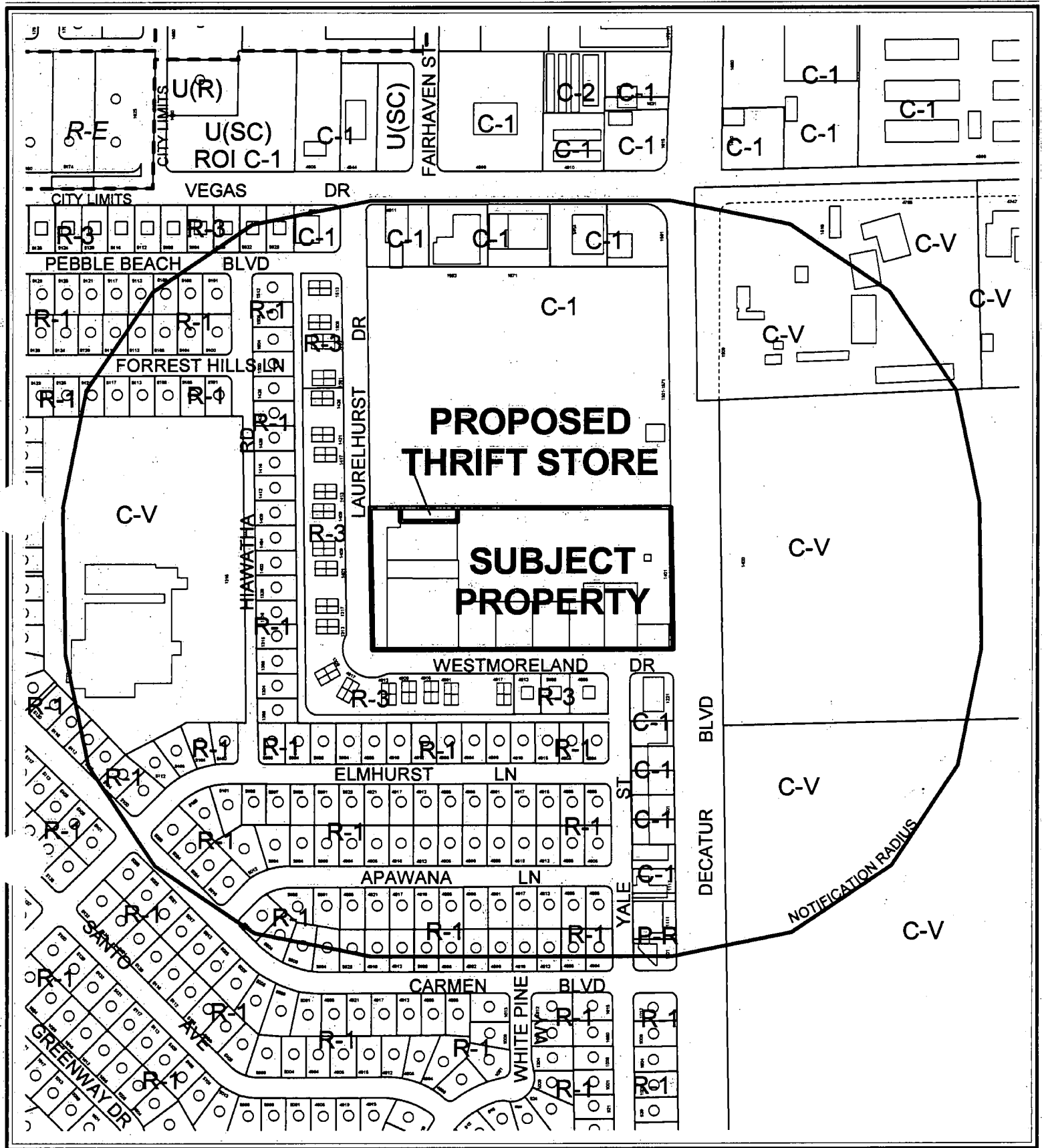
REESE - Motion to HOLD IN ABEYANCE Item 89 [6012 Iron Kettle Street], Item 117 [SUP-4137], Item 119 [SUP-4169] and Item 120 [SUP-4172] to 7/7/2004 and Item 90 [6318 West Sahara Avenue] to 9/15/2004, STRIKE Item 113 [VAR-4340] and Item 114 [SUP-4168] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 136 [GPA-3977], Item 137 [ZON-3981] and Item 138 [SDR-3982] - UNANIMOUS with Ward 2 seat vacant

MINUTES:

Regarding Items 113 [VAR-4340] and 114 [SUP-4168], COUNCILMAN BROWN disclosed that he was recently appointed to the Board of Catholic Charities of Southern Nevada. DEPUTY CITY ATTORNEY SCOTT advised him that since he serves in his personal capacity, he can vote on the abeyance but will have to abstain from voting when the items come back.

(2:41 - 2:46)

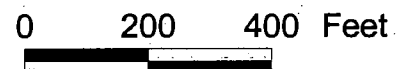
5-48



CASE: **VAR-4340**

RADIUS: 750 FT

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





AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-4340 - APPLICANT: CATHOLIC CHARITIES OF
SOUTHERN NEVADA - OWNER: DECATUR SHOPPING CENTER ASSOCIATES**

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval Special Use Permit (SUP-4168)
2. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The request is for a Variance to allow 276 parking spaces where 534 parking spaces are required for an existing shopping center located at 1401 North Decatur Boulevard. A companion Special Use Permit (SUP-4168) request will be considered concurrently with this application.

B) Applicant's Justification

No justification was provided.

BACKGROUND INFORMATION

A) Previous Actions

05/24/61	The Board of City Commissioners approved a Reclassification of Property (Z-0018-61) from R-1 (Single Family Residence) to R-4 (High Density Residential) and C-1 (Limited Commercial) for this site as a part of a larger request. The Planning Commission recommended approval on 05/11/61.
12/16/81	The Board of City Commissioners approved a Special Use Permit (U-0066-81) to allow a Class III Secondhand Dealership for the sale of used jewelry. The Board of Zoning Adjustment recommended approval on 11/23/81.
05/17/89	The City Council approved a Special Use Permit (U-52-89) to allow a Class III Secondhand Dealership for the sale of used books. The Board of Zoning Adjustment recommended approval on 04/27/89.
12/06/95	The City Council denied a request for a Special Use Permit (U-127-95) for the sale of beer and wine in conjunction with a proposed billiard parlor. The Board of Zoning Adjustment recommended approval on 10/24/95.
10/02/02	The City Council approved a request for a Special Use Permit (U-86-02) for a Banquet Facility. The Planning Commission and staff recommended approval on 08/08/02.
05/13/04	The Planning Commission recommended approval of a companion Special Use Permit (SUP-4168) for a proposed Non-profit Thrift Shop.
05/13/04	The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #48).

B) *Pre-Application Meeting*

A pre-application meeting was not held.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for Variance applications.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 5.86

B) *Existing Land Use*

Subject Property: Shopping Center
North: Undeveloped
South: Single Family Residence
East: Public Park / Golf Course
West: Single Family Residence

C) *Planned Land Use*

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

D) *Existing Zoning*

Subject Property: C-1 (Limited Commercial)
North: C-1 (Limited Commercial)
South: R-3 (Medium Density Residential)
East: R-3 (Medium Density Residential)
West: C-V (Civic District)

E) *General Plan Compliance*

The subject site is located within the Southwest Sector of the General Plan with a SC (Service Commercial) land use designation, which allows for low to medium intensity retail, office, or other commercial uses that serve primarily location area patrons, and that do not include more intense general commercial characteristics. The site is zoned C-1 (Limited Commercial) and is consistent 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

The site does not fall within any Special Districts or Zones.

A) Zoning Code Compliance

A1) 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		
Thrift Shop – Non-Profit	13,500 SF	1 / 250 GFA	43			
Retail	44,085 SF	1 / 250 GFA	174			
Church/House of Worship	20,906 SF.	1 / 100 GFA	209			
Office	7,550 SF	1 / 300 GFA	25			
Restaurant / Tavern	6,224 SF	1 / 200 GFA	31			
Banquet Facility	4,675 SF	1 / 90 GFA	52			
Total	96,940 SF		534	11	267	13

On site parking consists of 267 regular and 13 handicap spaces. 534 regular and 11 handicap parking spaces are required, which results in an excess of two handicap spaces and a deficiency of 267 regular spaces. A Variance has been requested to provide relief from Title 19 parking requirements.

B) General Analysis and Discussion

The request is for a Variance to allow 267 parking spaces where 534 are required, and is related to a concurrent Special Use Permit application for a Non-profit Thrift Shop. While this is a significant deficiency, Staff believes the request is justified for several reasons.

First, the parcel to the north is owned by the City of Las Vegas and was formerly a shopping center with a shared parking agreement with the subject site. During the shopping centers operating years, there was adequate parking onsite to accommodate the development on both parcels. The shopping center has since been demolished, and the City wishes to dissolve all agreements between the two parcels for future sale and redevelopment of the property. The City and the owner of the subject parcel are engaged in litigation regarding these matters, and a court date has been recently scheduled to resolve these issues. In addition to litigation, the City also has the option to condemn the property, which would also negate all agreements between the two parcels. In all likelihood, the reciprocal parking agreement will be dissolved in the near future, which will result in a deficiency of 267 parking spaces for the subject site. Given that these hardships are being imposed on the property owner by actions on behalf of the City, Staff feels that the Variance request is justifiable.

Second, there are five churches located within the shopping center that hold services on different days and at different times. This creates a unique situation in which there is a large parking requirement per Title 19, but due to the different worship schedules of the churches, the actual need and any given time is much less. A check of the gathering hours of the different congregations was conducted, and there were no major overlaps of services being held on any particular day.

Finally, the proposed Non-profit Thrift Shop accounts for only 54 parking spaces of the overall parking requirement. Without a Variance, vacant suites within the shopping center cannot be utilized by future tenants, as compliance with Title 19 parking requirements will not be possible. Given the on going litigation and the nature of the proposed and existing uses within the shopping center, Staff believes the Variance request is justified and recommends approval.

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."

Staff recommends the Variance as the current litigation has caused an undue hardship on the owner of the shopping center. The abatement of the joint parking agreement is imminent, and when nullified, will result in a deficiency of 267 parking spaces. Also, the hours and nature of the Church uses create a unique parking situation, which results in a surplus during non-service hours. Without a Variance, vacant suites within the shopping center cannot be utilized by future tenants, as compliance with Title 19 parking requirements will not be possible.

NOTICES MAILED 157 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR - 4340 APN: _____Name of Property Owner: Deventure Shopping Center Associates

Name of Applicant: _____

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

____ Yes

____ ☒ No

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

City Official: _____

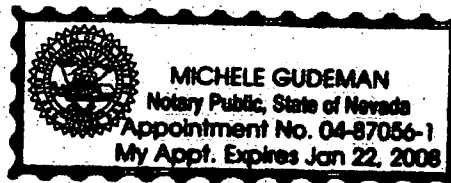
Partner(s): _____

APN: _____

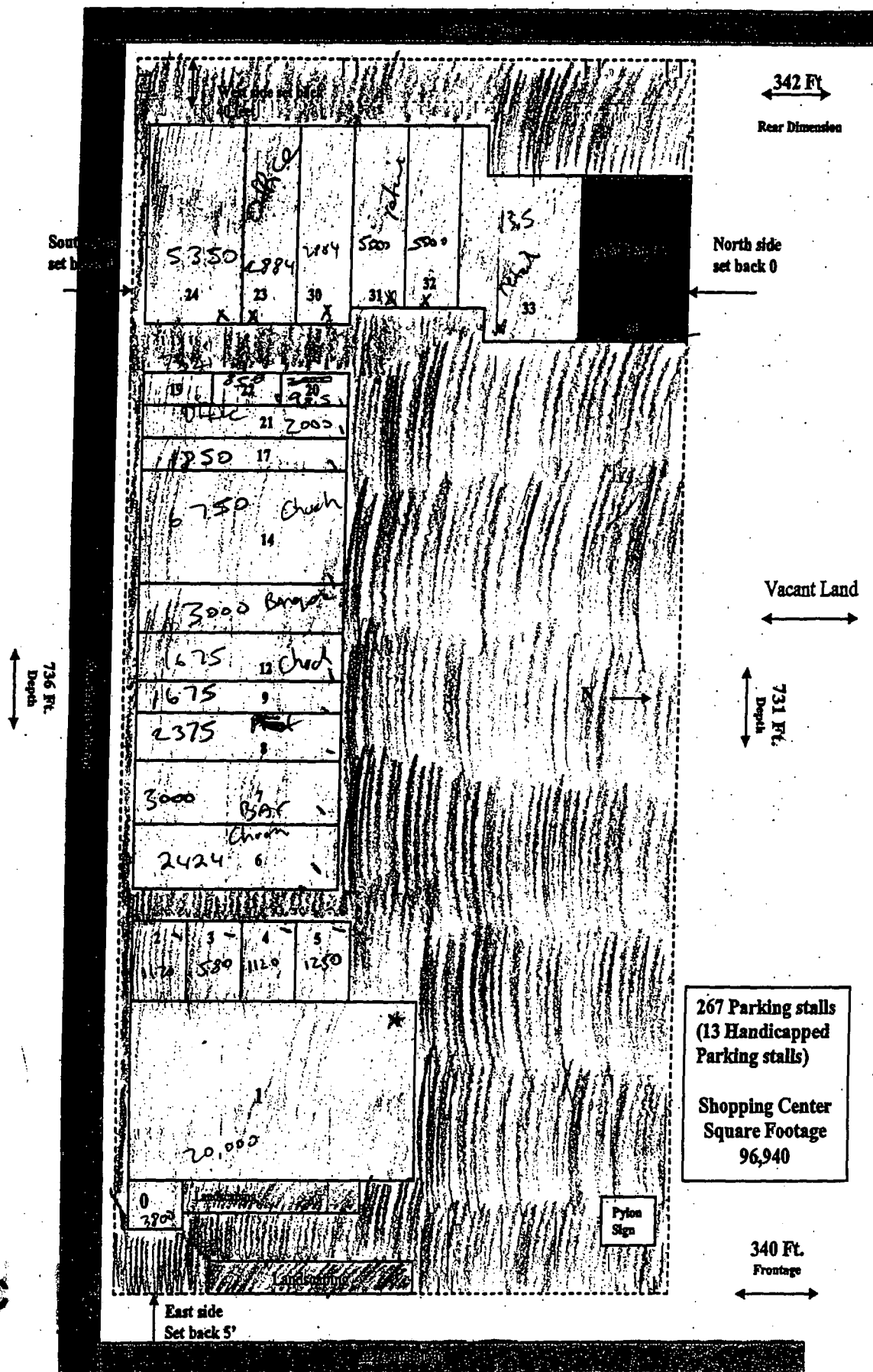
Signature of Property Owner/Authorized Agent: _____

Print Name: Gregory B. Picu

Subscribed and sworn before me

This 22 day of April, 2004Michele Gudeman
Notary Public in and for said County and State

VAR-4340
 SUP-4168
 5-13-04 PC



267 Parking stalls
 (13 Handicapped
 Parking stalls)
 Shopping Center
 Square Footage
 96,940

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT RELATED TO VAR-4340 - PUBLIC HEARING - SUP-4168 - APPLICANT: CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: DECATUR SHOPPING CENTER ASSOCIATES - Request for a Special Use Permit FOR A PROPOSED THRIFTSHOP, NON-PROFIT at 1401 North Decatur Boulevard, Suite 34 (APN: 138-25-503-007), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

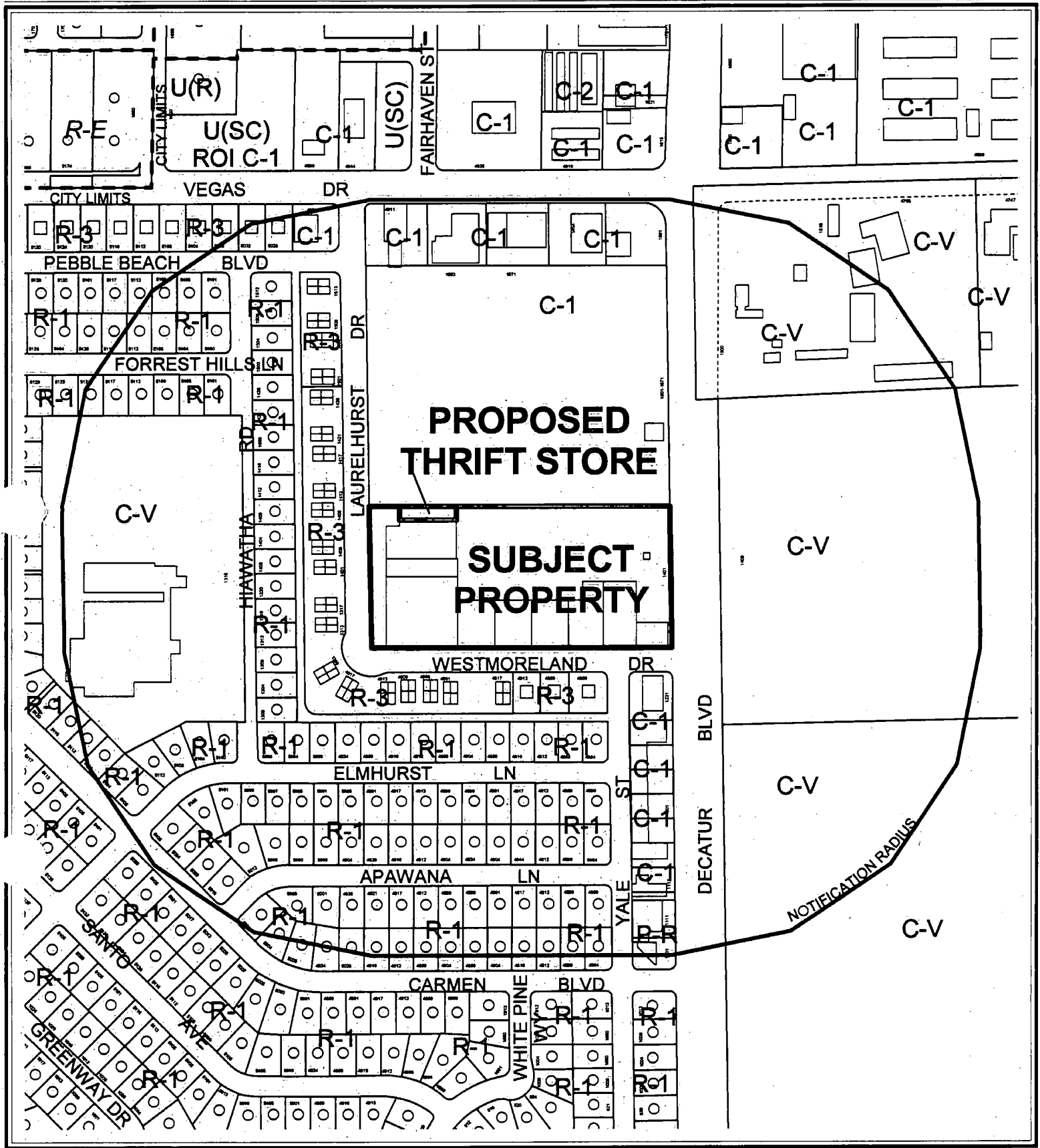
MOTION:

REESE - Motion to HOLD IN ABEYANCE Item 89 [6012 Iron Kettle Street], Item 117 [SUP-4137], Item 119 [SUP-4169] and Item 120 [SUP-4172] to 7/7/2004 and Item 90 [6318 West Sahara Avenue] to 9/15/2004, STRIKE Item 113 [VAR-4340] and Item 114 [SUP-4168] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 136 [GPA-3977], Item 137 [ZON-3981] and Item 138 [SDR-3982] - UNANIMOUS with Ward 2 seat vacant

MINUTES:

Regarding Items 113 [VAR-4340] and 114 [SUP-4168], COUNCILMAN BROWN disclosed that he was recently appointed to the Board of Catholic Charities of Southern Nevada. DEPUTY CITY ATTORNEY SCOTT advised him that since he serves in his personal capacity, he can vote on the abeyance but will have to abstain from voting when the items come back.

(2:41 - 2:46)



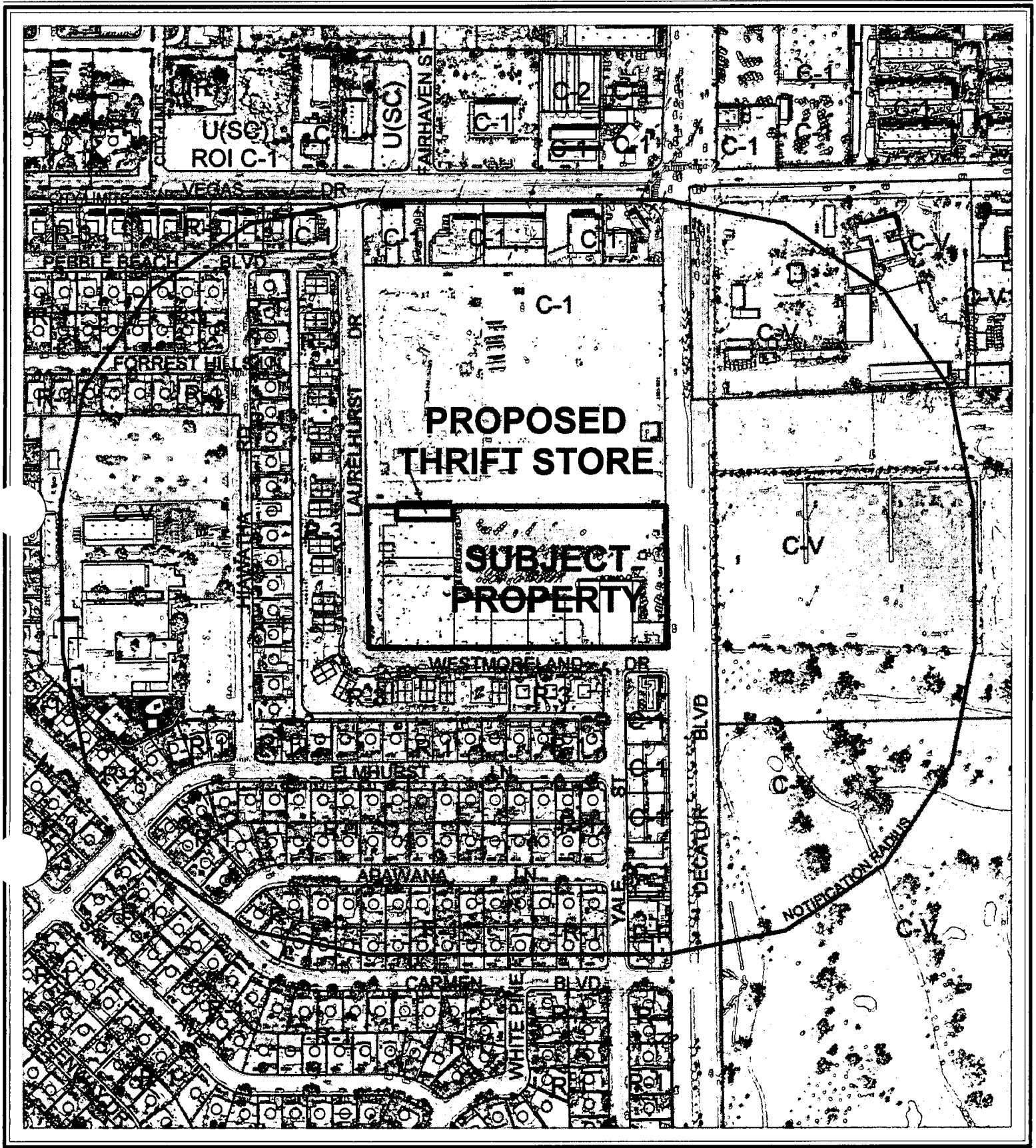
CASE: SUP-4168

RADIUS: 750 FT

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

0 200 400 Feet





CASE: SUP-4168

RADIUS: 750 FT

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-4168 - APPLICANT: CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: DECATUR SHOPPING CENTER ASSOCIATES

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Non-profit Thrift Shop use.
2. Approval of and conformance to the Conditions of Approval for VAR-4340.
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. The applicant shall remove all barbed wire from the fence surrounding the staging area to the rear of the building.
5. The staging area shall be screened in a manner to block it from public view.
6. The applicant shall ensure that the drop-off box is maintained and emptied daily in a manner to prevent unsightly materials from being left in view on or around the drop off box.
7. This Special Use Permit shall be subject to a one year review at a public hearing.
8. All City Code requirements and design standards of all City departments must be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The request is for a Special Use Permit for a 13,500 square-foot Non-profit Thrift Shop located at 1401 North Decatur Boulevard, Suite #34. A companion Variance (VAR-4340) request will be considered concurrently with this application.

B) Applicant's Justification

The Catholic Charities of Southern Nevada provides a wide range of community services, and the profits from the proposed thrift store will be used to offset the costs of these programs.

BACKGROUND INFORMATION

A) Previous Actions

05/24/61	The Board of City Commissioners approved a Reclassification of Property (Z-0018-61) from R-1 (Single Family Residence) to R-4 (High Density Residential) and C-1 (Limited Commercial) for this site as a part of a larger request. The Planning Commission recommended approval on 05/11/61.
12/16/81	The Board of City Commissioners approved a Special Use Permit (U-0066-81) to allow a Class III Secondhand Dealership for the sale of used jewelry. The Board of Zoning Adjustment recommended approval on 11/23/81.
05/17/89	The City Council approved a Special Use Permit (U-52-89) to allow a Class III Secondhand Dealership for the sale of used books. The Board of Zoning Adjustment recommended approval on 04/27/89.
12/06/95	The City Council denied a request for a Special Use Permit (U-127-95) for the sale of beer and wine in conjunction with a proposed billiard parlor. The Board of Zoning Adjustment recommended approval on 10/24/95.
10/02/02	The City Council approved a request for a Special Use Permit (U-86-02) for a Banquet Facility. The Planning Commission and staff recommended approval on 08/08/02.
05/13/04	The Planning Commission recommended approval of a companion Variance (VAR-4340) to allow 276 parking spaces where 534 parking spaces are required. Staff recommends approval.

05/13/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #49).

B) Pre-Application Meeting

03/17/04 No significant issues were identified during the pre-application meeting.

C) Neighborhood Meetings

A neighborhood meeting is not required for Special Use Permit applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.86

B) Existing Land Use

Subject Property: Shopping Center
North: Undeveloped
South: Single Family Residence
East: Public Park / Golf Course
West: Single Family Residence

C) Planned Land Use

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

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
North: C-1 (Limited Commercial)
South: R-3 (Medium Density Residential)
East: R-3 (Medium Density Residential)
West: C-V (Civic District)

E) General Plan Compliance

The subject site is located within the Southwest Sector of the General Plan with a SC (Service Commercial) land use designation, which allows for low to medium intensity retail, office, or other commercial uses that serve primarily location area patrons, and that do not include more intense general commercial characteristics. The site is zoned C-1 (Limited Commercial) and the proposed Non-profit Thrift Shop is a permitted use with the approval of a Special Use Permit.

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 site does not fall within any Special Districts or Zones.

ANALYSIS

A) Zoning Code Compliance

A1) 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
Thrift Shop – Non-Profit	13,500 SF	1 / 250 GFA	43	11	43	13
Retail	44,085 SF	1 / 250 GFA	174	0	174	0
Church/House of Worship	20,906 SF.	1 / 100 GFA	209	0	51	0
Office	7,550 SF	1 / 300 GFA	25	0	0	0
Restaurant / Tavern	6,224 SF	1 / 200 GFA	31	0	0	0
Banquet Facility	4,675 SF	1 / 90 GFA	52	0	0	0
Total	96,940 SF		534	11	267	13

On site parking consists of 267 regular and 13 handicap spaces. 534 regular and 11 handicap parking spaces are required, resulting in a deficiency of 267 regular spaces and an excess of two handicap spaces. A Variance has been requested to provide relief from Title 19 parking requirements.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Non-profit Thrift Shop use, and there are no similar approved uses within the 750-foot notification distance.

B) General Analysis and Discussion

- Zoning

The C-1 (Limited Commercial) District is intended to provide most retail shopping and personal services. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan. The Non-Profit Thrift Shop use is permitted in the C-1 (Limited Commercial) with the approval of a Special Use Permit.

- Use

A Non-Profit Thrift Shop is a shop operated by a charitable organization which sells donated used merchandise only. All such merchandise shall be displayed and/or stored in an enclosed building. The proposed 13,500 square-foot thrift shop will occupy a suite of an established shopping center located at 1401 North Decatur Boulevard

- Conditions

1. No outdoor display, sales or storage of any merchandise shall be permitted.
2. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.

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 subject site is located within an existing shopping center in a predominantly commercial area. Therefore, the proposed 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.

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

The subject site is deficient by 267 parking spaces, and a Variance has been requested to provide relief from Title 19 parking standards. With the approval of the requested Variance, the subject site will be physically suitable for the proposed Non-profit Thrift Shop use.

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

The site receives access from Decatur Boulevard, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways, and is adequate in size to meet the requirements of the proposed use.

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

The proposed Non-profit Thrift Shop will not be a threat to the public health, safety, and welfare, as its license is subject to ongoing City inspection and enforcement.

PLANNING COMMISSION ACTION

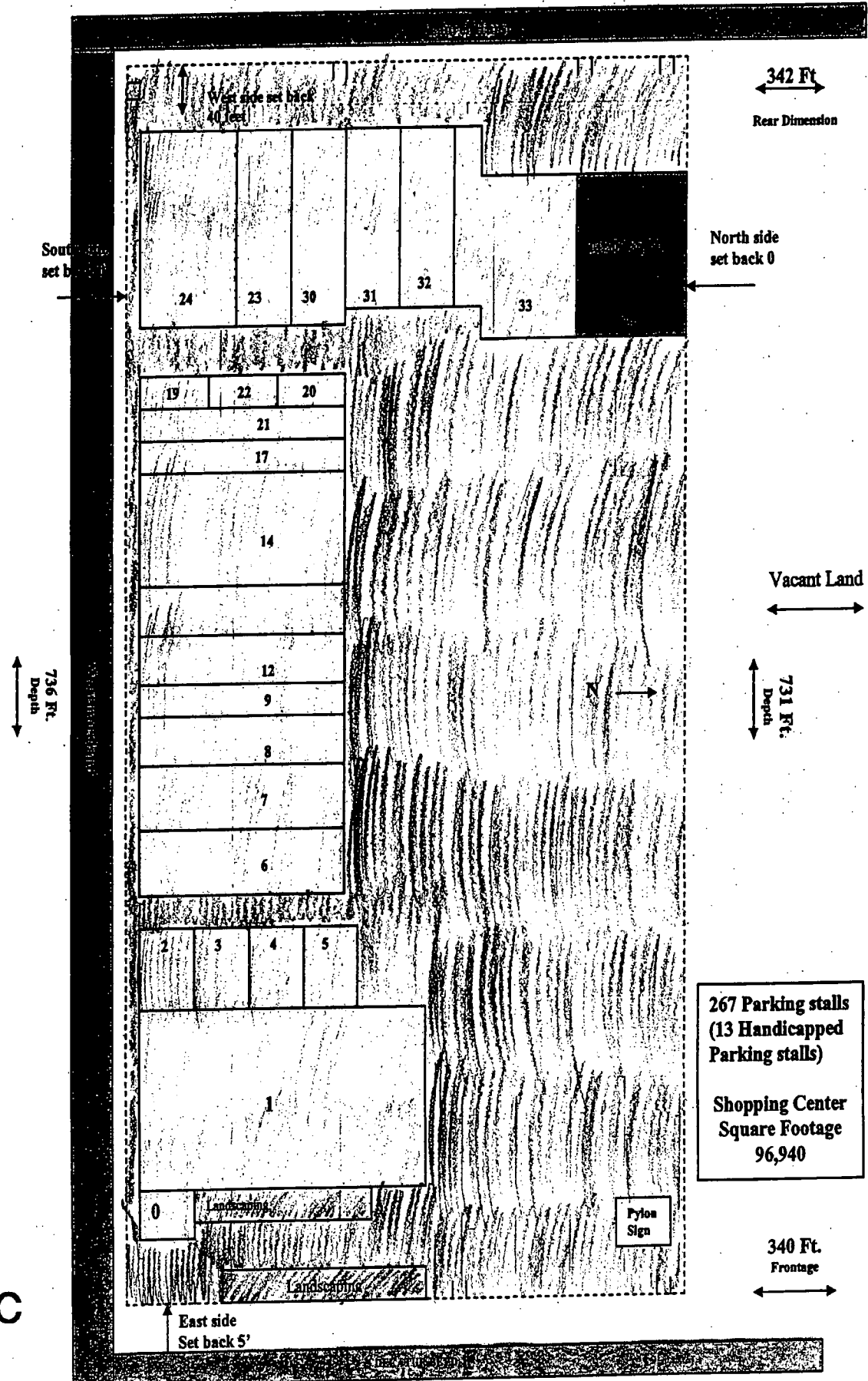
The Planning Commission added Conditions #4-7 as shown.

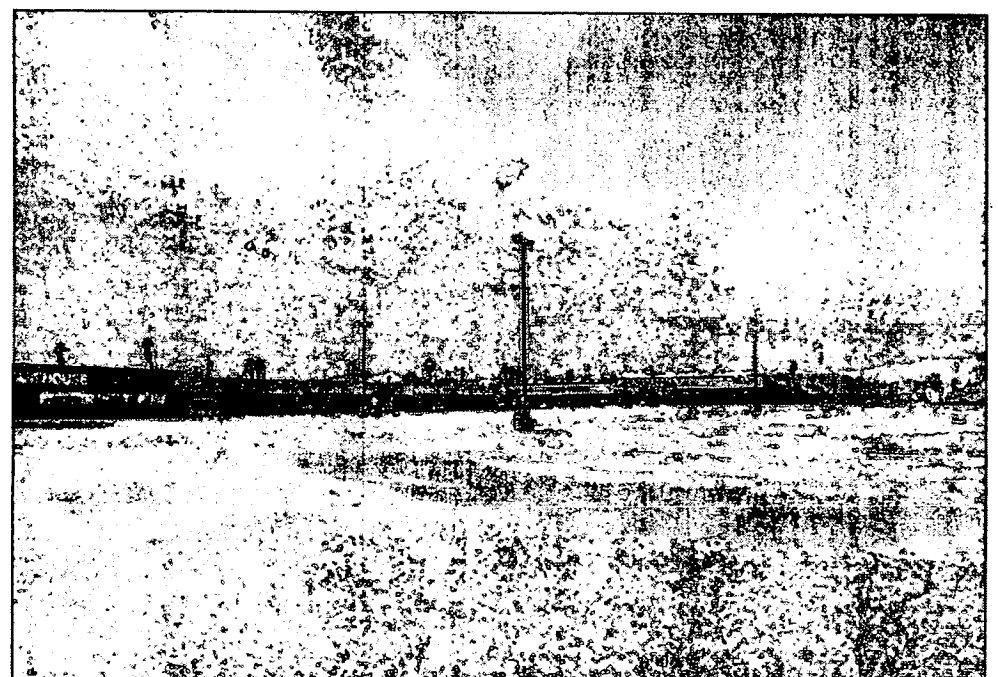
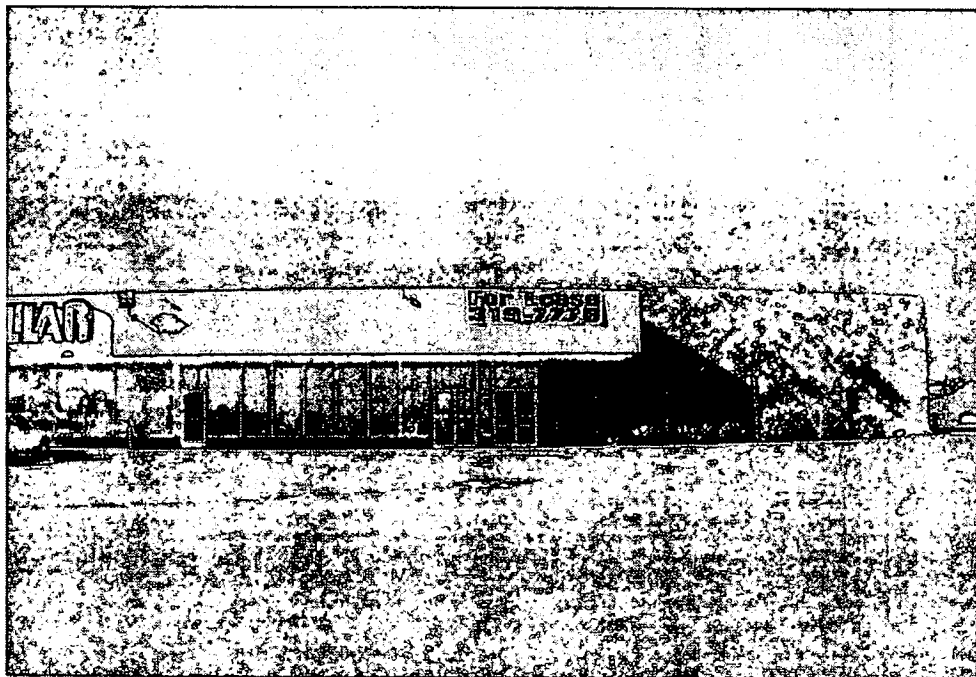
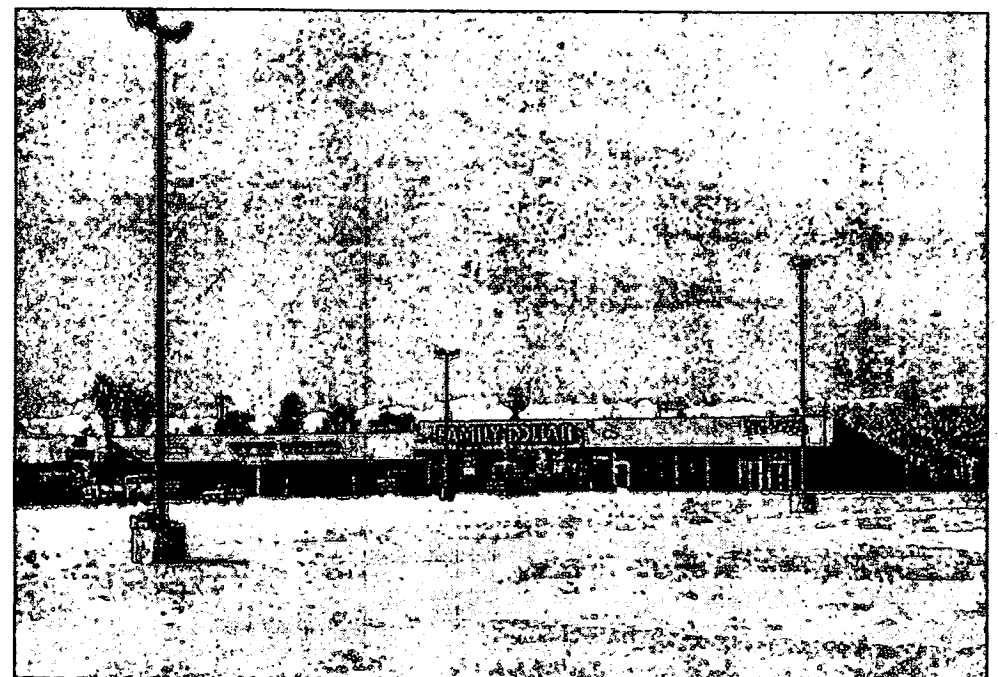
NOTICES MAILED 156 by City Clerk

APPROVALS 0

PROTESTS 0

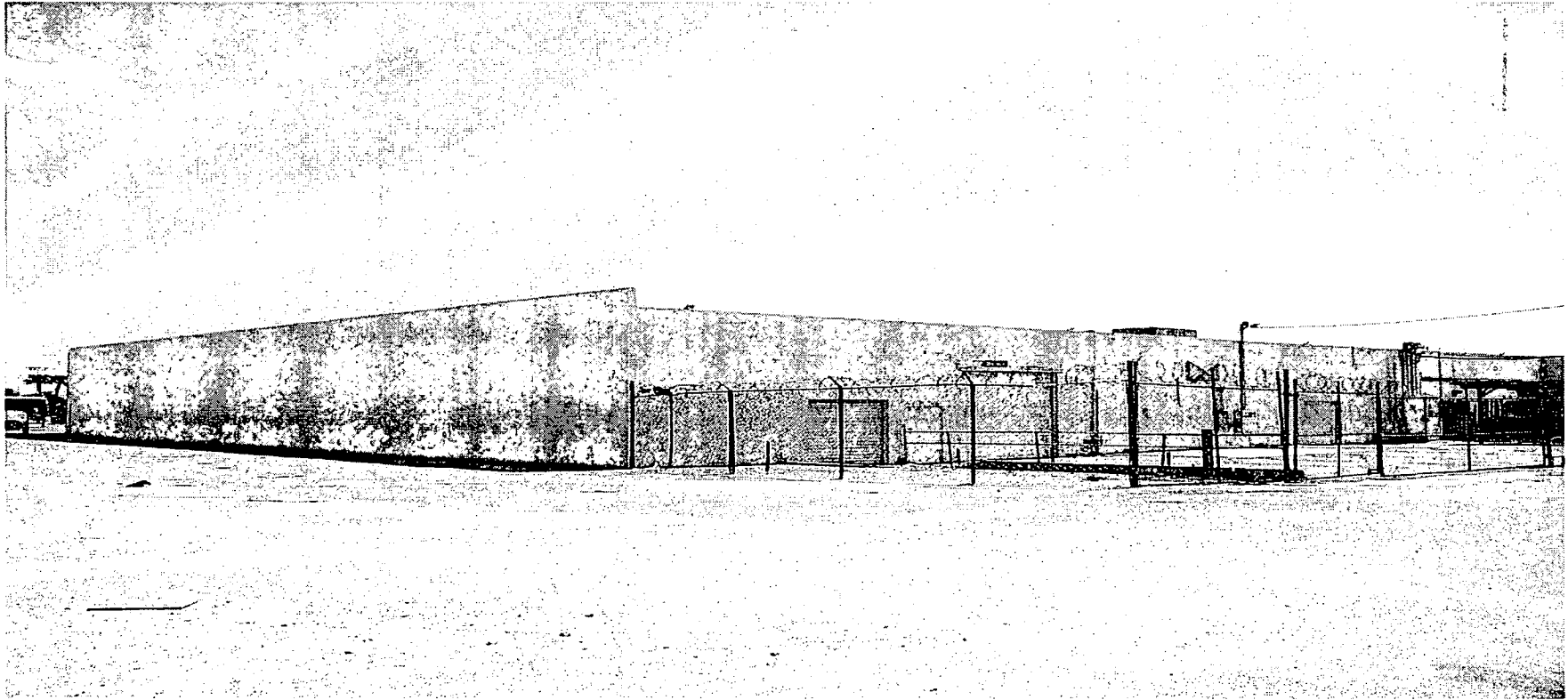
SUP-4168
05-13-04 PC





SUP-4168

05-13-04 PC



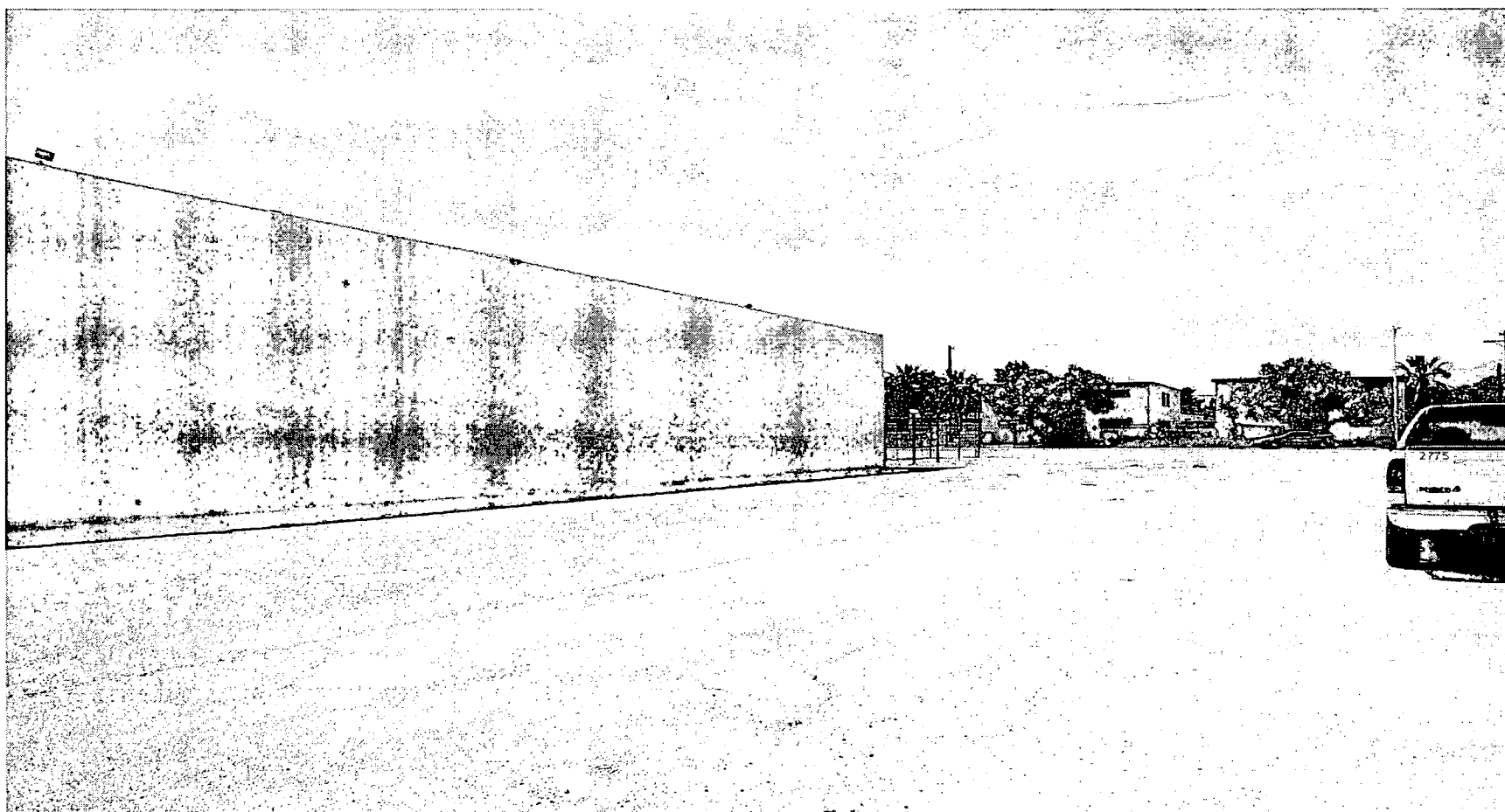
**SPECIAL USE PERMIT RELATED TO VAR-4340 - PUBLIC HEARING - SUP-4168 - APPLICANT:
CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: DECATUR SHOPPING CENTER ASSOCIATES
1401 NORTH DECATUR BOULEVARD, SUITE 34
MAY 13, 2003 PLANNING COMMISSION**

4/19/04



**SPECIAL USE PERMIT RELATED TO VAR-4340 - PUBLIC HEARING - SUP-4168 - APPLICANT:
CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: DECATUR SHOPPING CENTER ASSOCIATES
1401 NORTH DECATUR BOULEVARD, SUITE 34
MAY 13, 2003 PLANNING COMMISSION**

4/19/04



SPECIAL USE PERMIT RELATED TO VAR-4340 - PUBLIC HEARING - SUP-4168 - APPLICANT:
CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: DECATUR SHOPPING CENTER ASSOCIATES
1401 NORTH DECATUR BOULEVARD, SUITE 34
MAY 13, 2003 PLANNING COMMISSION

4/19/04



**SPECIAL USE PERMIT RELATED TO VAR-4340 - PUBLIC HEARING - SUP-4168 - APPLICANT:
CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: DECATUR SHOPPING CENTER ASSOCIATES
1401 NORTH DECATUR BOULEVARD, SUITE 34
MAY 13, 2003 PLANNING COMMISSION**

4/19/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REQUIRED TWO YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING -
RQR-4330 - APPLICANT/OWNER: FLOYD ARMSTRONG - Required Two Year
Review of an approved Special Use Permit (U-0024-00) WHICH ALLOWED A
SECONDHAND DEALER at 1228 South Main Street (APN: 162-03-110-097), C-M
(Commercial/Industrial) Zone, Ward 1 (Moncrief). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

**MONCRIEF – APPROVED subject to condition – UNANIMOUS with WEEKLY not
voting and Ward 2 seat vacant**

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

The applicant, FLOYD ARMSTRONG, 1228 South Main Street, was present.

MAYOR GOODMAN declared the Public Hearing closed.

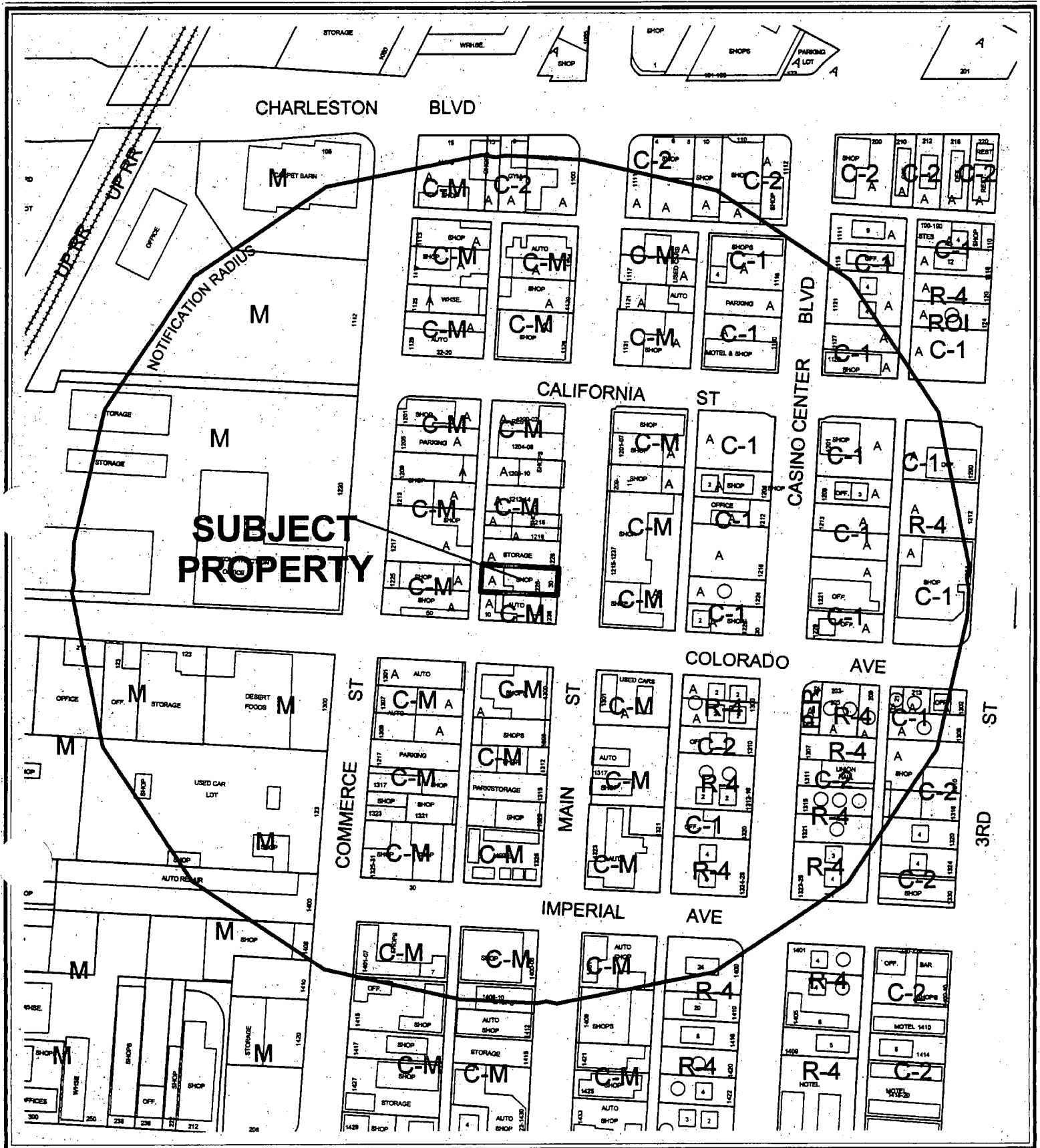
(3:33 – 3:34)

5-1801

CONDITION:

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permit U-0024-00.

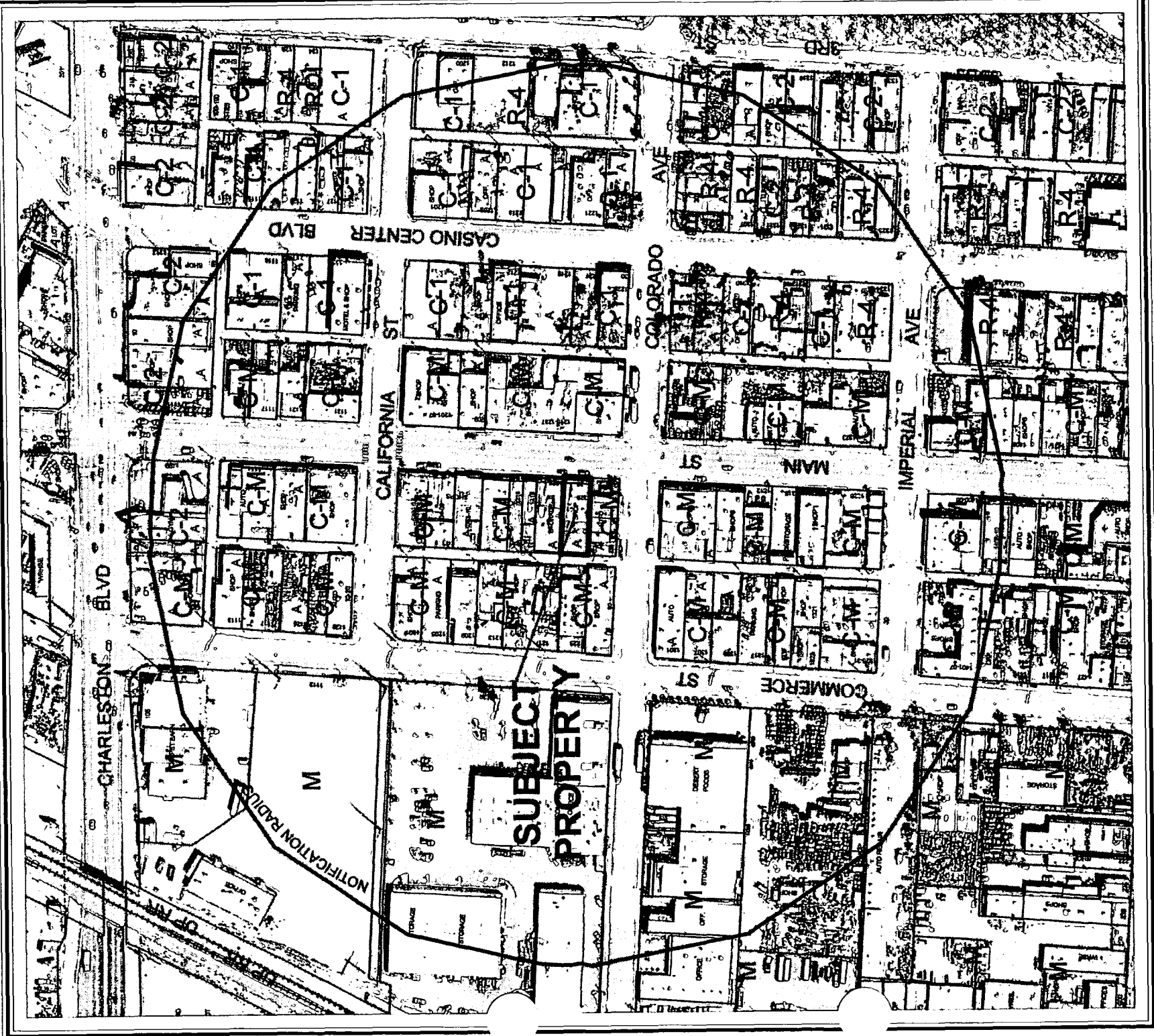


CASE: RQR-4330

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)





CASE: RQR-4330

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-4330 - APPLICANT/OWNER: FLOYD ARMSTRONG

**** CONDITIONS ****

Staff recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permit U-0024-00.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Required Two-Year Review of a Special Use Permit (U-0024-00), which allowed a Secondhand Dealer at 1228 South Main Street.

B) Applicant's Justification

A justification letter is not required for this application.

BACKGROUND INFORMATION

A) Previous Actions

- 05/17/00 The City Council approved a Special Use Permit (U-0024-00), which allowed a Secondhand Dealer on the subject site. The Planning Commission and staff recommended approval on April 13, 2000.
- 06/19/02 The City Council approved a Required Two-Year Review [U-0024-00(1)] for the Special Use Permit, which allowed a Secondhand Dealer on the subject site subject to another two-year review. The Planning Commission and staff recommended approval on May 23, 2002.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.16

B) Existing Land Use

Subject Property: Secondhand Dealer
North: Commercial
South: Commercial
East: Commercial
West: Commercial

C) Planned Land Use

Subject Property: DTR (Downtown Redevelopment)/C (Commercial)
North: DTR (Downtown Redevelopment)/C (Commercial)
South: DTR (Downtown Redevelopment)/C (Commercial)
East: DTR (Downtown Redevelopment)/C (Commercial)
West: DTR (Downtown Redevelopment)/C (Commercial)

D) Existing Zoning

Subject Property: C-M (Commercial/Industrial)
North: C-M (Commercial/Industrial)
South: C-M (Commercial/Industrial)
East: C-M (Commercial/Industrial)
West: C-M (Commercial/Industrial)

E) General Plan Compliance

The site is designated DTR (Downtown Redevelopment)/C (Commercial) on the Redevelopment Plan Map of the General Plan. The existing C-M (Commercial/Industrial) Zoning designation is in conformance with the Plan designation.

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

This site is in the area covered by the Redevelopment Plan and Downtown Centennial Plan areas. There are no special requirements that affect the continuation of the use at this location.

ANALYSIS

A) Zoning Code Compliance

Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the existing secondhand dealer use.

B) General Analysis and Discussion

- Zoning

The existing secondhand dealer is allowed in the C-M (Commercial/Industrial) zoning district with the approval of a Special Use Permit.

- Use

Section 19A.04.050 of the City of Las Vegas Zoning Code requires that secondhand-dealers shall conform to the following:

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

The use has been operated in conformance with the requirements set forth in the Las Vegas Zoning Code (Title 19A). Therefore, the recommendation is for approval with no further reviews.

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 secondhand dealer use can still be conducted in a manner that is harmonious and compatible with surrounding land uses. Therefore, the recommendation is for approval with no further reviews.

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

There are no physical constraints to the location of the secondhand dealer use.

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

The site is located adjacent to Main Street, a fully developed 80-foot wide right-of-way.

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 continuation of the secondhand dealer use will not compromise the public health, safety, and welfare or the overall objectives of the General Plan because it will be subject to ongoing City licensing and enforcement.

NOTICES MAILED 99 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-4330 U-0024-0061 APN: 162 03 110 097
Name of Property Owner: Floyd Armstrong
Name of Applicant: Floyd Armstrong

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): _____

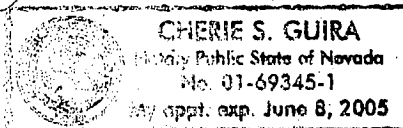
APN: _____

Signature of Property Owner/Authorized Agent: Floyd H. Armstrong

Print Name: Floyd H. Armstrong

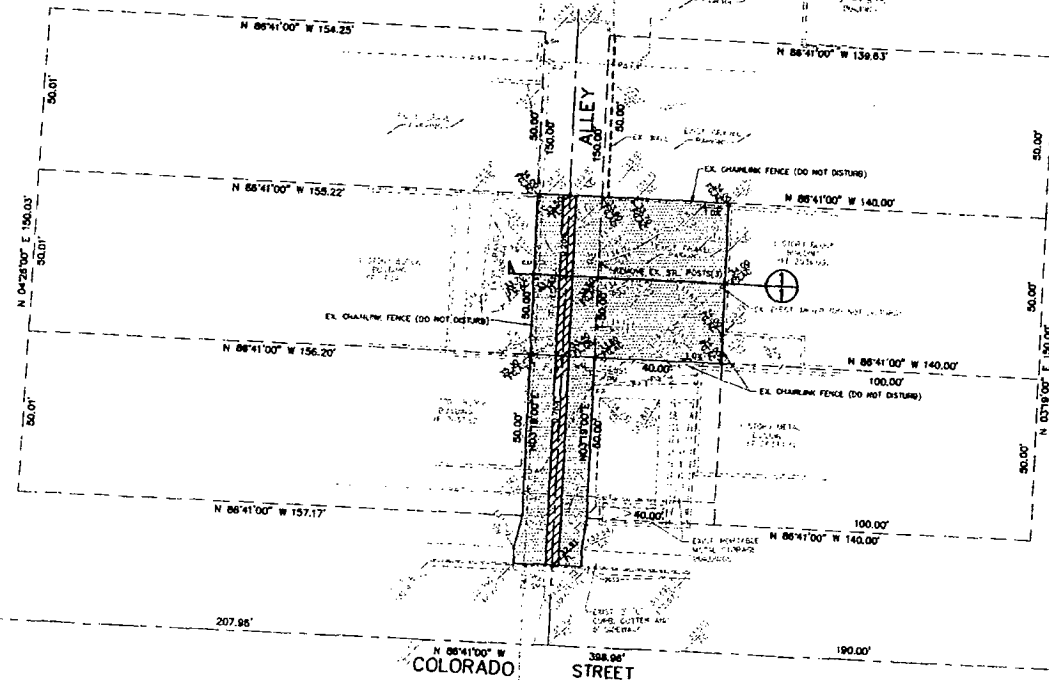
Subscribed and sworn before me

This 15th day of April, 2004



Cherie S. Guira Clark County, Nevada
Notary Public in and for said County and State

COMMERCE STREET
N 04°25'00" E

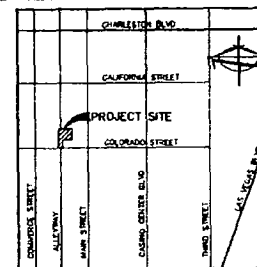


BASIS OF BEARINGS:

NORTH BEING WEST - THE CORNER OF COLORADO ST
SHOWN ON PLAT MAP "ROCKLAND ADDITION TO THE CITY OF
VEGAS" IN BOOK 1 OF PLATS, PAGE 52, CLARK COUNTY,
NEVADA.

BENCHMARK:

BEET AND PLATE BY TOP OF CLARK, SOUTHEAST CORNER, CHARLESTON
BLVD. AND MAIN ST.
ELEVATION = 619.401 METERS = 2032.17 FEET
MAD 55



VICINITY MAP
NOT TO SCALE

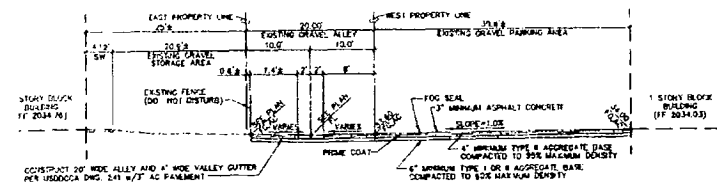


GRAPHIC SCALE



LEGEND:

- PROPERTY LINE
- STREET CENTERLINE
- EXIST. CONTOUR LINE (5'-PRIMARY)
- EXIST. CONTOUR LINE (1'-INTERMEDIATE)
- FRESH GRADE
- FG
- FL
- TC
- TOP CONCRETE SURFACE
- GRADE BREAK
- EDGE GRAVEL ROAD
- EAST ELEVATION
- DESIGN ELEVATION
- PROPOSED CONTOUR
- LOT NUMBER
- EXISTING FENCE
- EDGE EXIST. GRAVEL ROAD
- LIMITS OF PROPOSED AC PAVEMENT



TYPICAL SECTION
SCALE HORIZ. 1"=10'
SCALE VERT. 1"=10'

RQR-4330
06/16/04 CC

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNRECORDED AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

Call before you dig

1-800-227-2000

PROCEED WITH CARE

Call before you dig

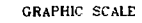
1-702-583-6111

PROCEED WITH CARE

DRAWN BY: NOVEMBER, 2001 DESIGNED BY: NOVEMBER, 2001 CHECKED BY:	GRADING PLAN	MR. FLOYD ARMSTRONG 1250 150TH AVE. S.W. #100 LYNN, WA 98035 BAUGHMAN & TURNER, INC.
TITLE: AC PAVEMENT OF EXISTING		
SHEET C-3 3 OF 3 SHEETS DRAWING NO.		

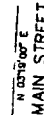
NORTH 86°41' WEST - THE CENTERLINE OF COLORADO ST
SHOWN ON PLAT MAP "BOULDER ADDITION TO THE CITY O
VEGAS" IN BOOK 1 OF PLATS, PAGE 52, CLARK COUNTY R
NEVADA.

ELEVATION = 819.4081 METERS = 2032.97 FEET
NAVD 83



→ PROPERTY LINE

PROPERTY LINE
STREET CENTERLINE
EXIST'G CURBLINE LINE (15')-PROPERTY
EXIST'G DRIVEWAY LINE (15')-PROPERTY
FRESH GRADE
FLOWLINE
TOP CONCRETE SURFACE
GRADE BREAK
EDGE GRAVEL ROAD
EXIST' ELEVATION
DESIGN ELEVATION
PROPOSED CONTOUR
LOT NUMBER
EXISTING FENCE
EDGE EXIST GRAVEL ROAD
LIMITS OF PROPOSED AC PAVEMENT



UTILITY LOCATIONS: SHOWN HEREON AND APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

Order your call now
before you
OVERHEAD
1-702-593-6115
MAGNETIC POWER CORPORATION
MAGNETIC POWER CORPORATION

SHEET
C-3
OF 3 SHEETS
DRAWING NO.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4120 - APPLICANT: VAL-U-CASH - OWNER: RAINBOW EXPRESS VILLAGE LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED at 1750 South Rainbow Boulevard, Suite 10 (APN: 163-02-212-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

Location Map

Conditions For This Application

Staff Report

Submitted at City Council – Written Opinion for Councilman Mack regarding abstentions for Items 78 and 116 filed under Item 78

MOTION:

MONCRIEF – DENIED – Motion carried with MACK abstaining because he is a consultant for SuperPawn owned by his brother, STEVEN MACK, who offers the same type of services, GOODMAN voting No, WEEKLY not voting, and Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

VALENTINE LOPEZ, 128 Macoby Run Street, stated that he provides tax and bookkeeping services at 1750 South Rainbow Boulevard, and would like to add the check cashing to assist his customers in cashing their tax refunds. This service is essential to his business because without it he will lose customers. Most banks do not cash a tax refund without having a bank account. Currently, there are six vacant stores in this area, and if he is not approved, he could be the next business shutting down.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 116 – SUP-4120

MINUTES – Continued:

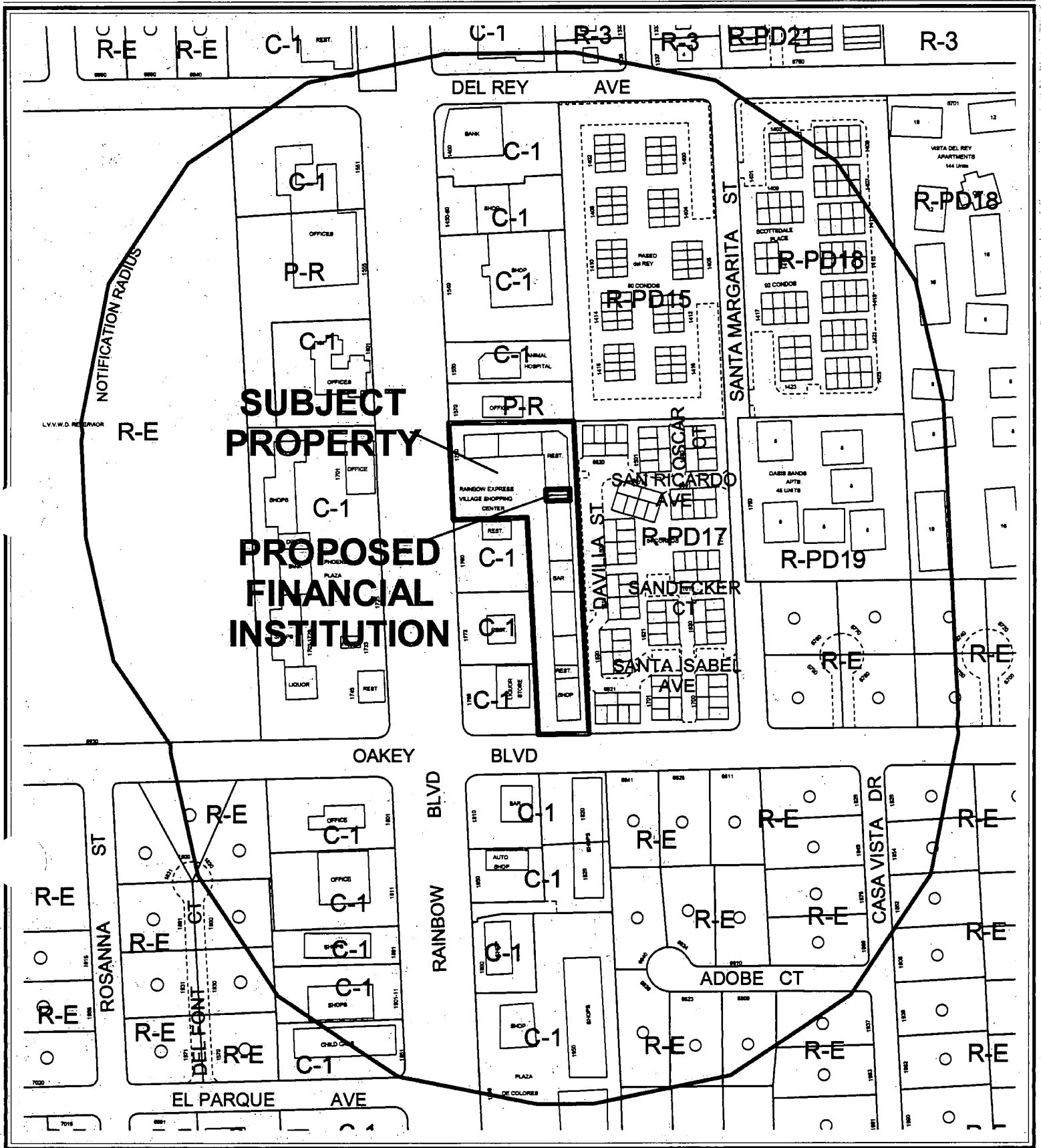
MAYOR GOODMAN verified with MR. LOPEZ that this use would provide an additional income for his company, but mostly would provide check-cashing services for his customers.

COUNCILWOMAN MONCRIEF indicated that on April 21, 2004 the City Council changed the zoning code and this application was submitted on March 31, 2004, prior to the adoption of that new ordinance. However, staff's recommendation for denial is due to the fact that two other check-cashing businesses are within 700 feet of this proposed request, which she feels is over saturated. Therefore, she moved for denial.

MAYOR GOODMAN declared the Public Hearing closed.

(3:34 – 3:36)

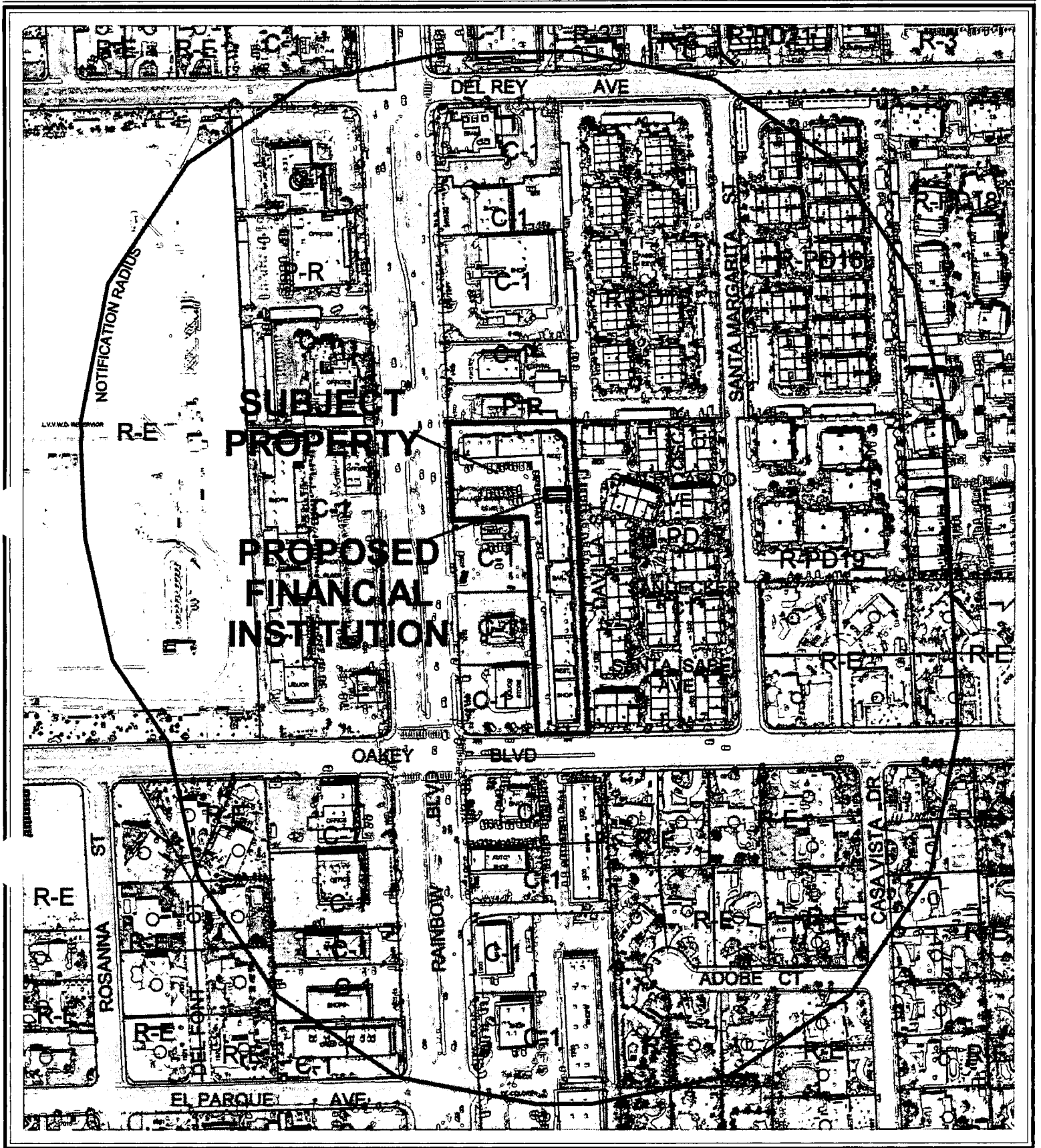
5-1843



CASE: SUP-4120

RADIUS: 750 FT

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



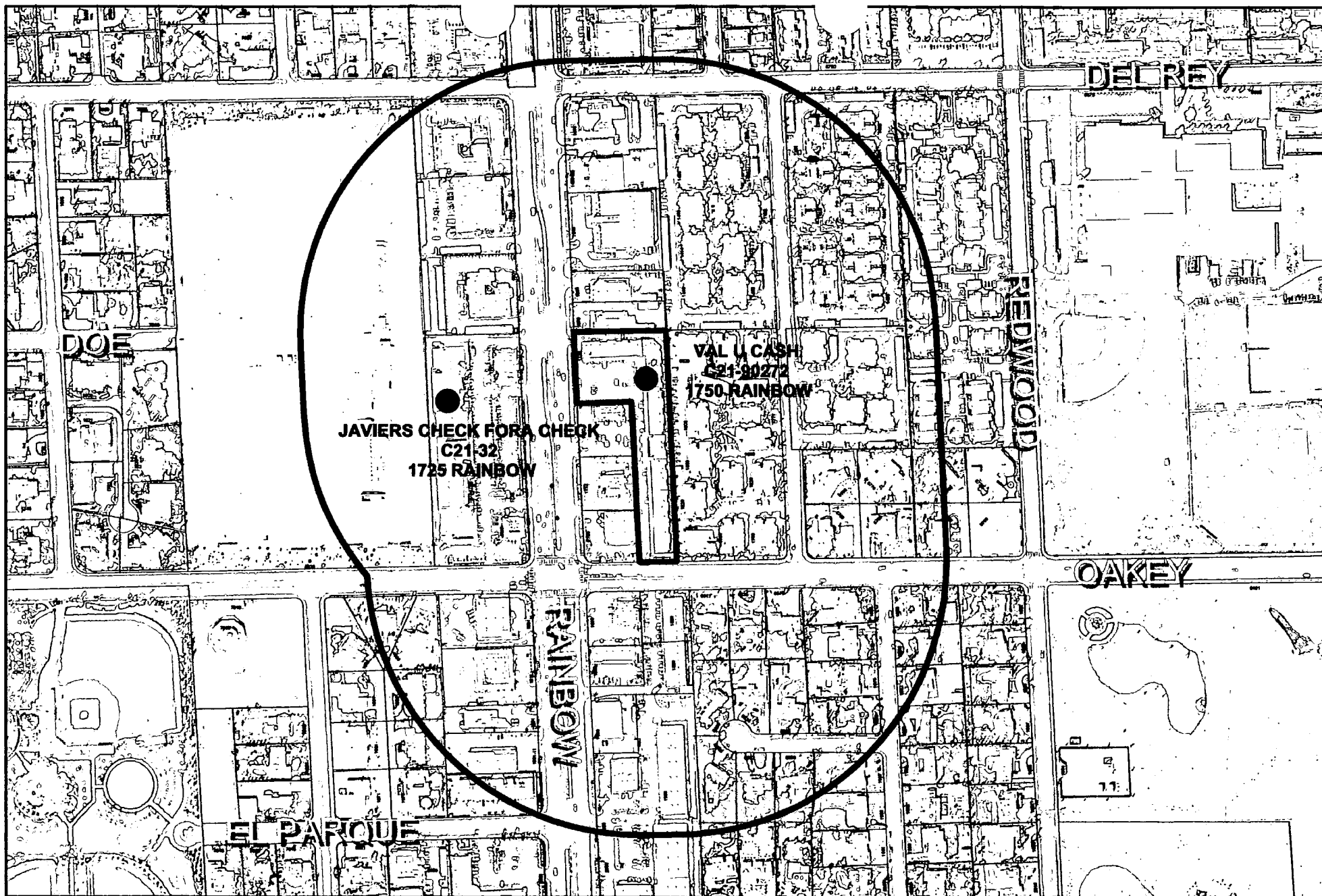
CASE: SUP-4120

RADIUS: 750 FT

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

0 200 400 Feet





SUP-4120 Financial Business Locations

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



Subject Property



750 foot buffer

0 312.5 625 1,250 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-4120 - APPLICANT: VAL-U-CASH - OWNER: RAINBOW EXPRESS VILLAGE LIMITED PARTNERSHIP

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL, subject to:

Planning and Development

1. Expiration of this Special Use Permit one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all City Code requirements and design standards of all city departments.
3. Conformance to all minimum requirements in Title 19.04.050 for a Financial Institution, Specified use, except for those physical limitations (building size and separation) required by new ordinance provisions.
4. A full parking analysis that shows compliance with the required number of parking spaces for the shopping center within which the proposed use would be located.

**** STAFF REPORT ****

APPLICATION REQUEST:

A) Action Requested

This request is for a Special Use Permit for a Financial Institution, Specified to be located in an existing building at 1750 South Rainbow Boulevard, Suite 10.

B) Applicant's Justification

The applicant indicates in a letter attached to this application the following:

"Bank branch on every corner is a thing of the past. It is difficult to find branches in the inner city. They are moving to the suburbs where the money is. With the increase in direct deposit, check-cashing companies are looking for a new profit centers...I strongly believed that the City of Las Vegas and in my location is the best place to start the business."

In a subsequent letter, the applicant states:

"I have the tax and bookkeeping services located at 1750 S. Rainbow Boulevard. I'm adding the Check Cashing service to help my customers cashing the tax refund they received. The check cashing service is detrimental to the success of my tax and bookkeeping services. I might be losing my customer if I will not be offering the Check Cashing service to them. I will not survive competing with a big Payday Loan franchise operators without the check cashing service because they are also start offering tax services now, that means that Big Companies is very hard to compete and we, the small business man like us can not compete with just tax services only."

BACKGROUND INFORMATION:

A) Previous Actions

03/19/86	The City Council approved an annexation request (A-0009-85).
04/17/91	The City Council approved a request for a Special Use Permit (U-0039-91) for the sale of beer and wine in conjunction with a restaurant. The Board of Zoning Adjustment recommended approval of the request on 03/28/91.
04/15/92	The City Council approved a request for a Special Use Permit (U-0043-92) for beer and wine sales in conjunction with a restaurant. The Board of Zoning Adjustment recommended approval of the request on 3/24/92.
05/13/04	The Planning Commission voted 5-2 to recommend APPROVAL (PC Agenda Item #46).

B) Pre-Application Meeting

03/08/04 Minor issues were discussed, including the need for a detailed parking analysis.

C) Neighborhood Meetings

A neighborhood meeting is not required for Special Use Permit applications.

DETAILS OF APPLICATION REQUEST:

A) Site Area

Gross Acres: 0.52

B) Existing Land Use

Subject Property: Shopping center
North: Shopping center
South: Shopping center
East: Shopping center
West: Across Rainbow Boulevard, shopping center

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: SC (Service Commercial)
East: SC (Service Commercial)
West: Across Rainbow Boulevard, SC (Service Commercial)

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
North: C-1 (Limited Commercial)
South: C-1 (Limited Commercial)
East: C-1 (Limited Commercial)
West: Across Rainbow Boulevard, C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is located within the SC (Service Commercial) land use category of the General Plan. The existing C-1 (Limited Commercial) zone is consistent with the SC (Service Commercial) land use, and the proposed Financial Institution is a permitted use with the approval of a Special Use Permit.

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

ANALYSIS:

A) Zoning Code Compliance

A1) 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
Financial Institution, Specified	889 SF	1 space per 200 GFA	4	1	4	1
Various	32,369 SF	Varies/use	107	6	93	2
Restaurants	5670 SF	1 space for each 50 sf of seating area and one for each of the remaining 200 of GFA	121	5	121	5

The existing building was constructed in 1991 as part of a shopping center development. The number of parking spaces required and provided is inconclusive from the information provided by the applicant. Based on the original size of the shopping center's floor area, the types of uses known to exist, and the number of parking spaces required, it appears that the shopping center is deficient in the required number of parking spaces. According to the staff's calculations, 232 regular parking spaces and 12 handicapped spaces are required, and 218 regular spaces and eight handicapped spaces have been provided.

A2) Minimum Distance Separation Requirements

By new Zoning Code regulations adopted 04/21/04, no Financial Institution, Specified use may be located within 200 feet from any parcel zoned for residential use nor closer than 1000 feet from any other specified financial institution use, auto title loan use or auto pawn use. Since this application was submitted on 03/31/04 and prior to the date of adoption of the ordinance, the new provisions are not subject to this case. Regardless, because there are two other check-cashing businesses within 750 feet of this site, and therefore it is recommended by staff that the use be denied.

B) General Analysis and Discussion

- **Zoning**

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

- **Use**

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

- **Conditions**

The following are the minimum conditions from Title 19.04.050 for a Financial Institution, Specified:

1. The use shall comply with all applicable requirements of LVMC Title 6.
2. The building design and color scheme shall be subject to review by the Planning and Development Department to ensure that it will be harmonious and compatible with the surrounding area.
3. No temporary signs (as described in LVMC Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.
4. Window signs shall not cover more than twenty percent (20%) of the area of all exterior windows.
5. Window signs shall not include flashing lights or neon lighting (adopted 03/31/04).

6. Window signs shall not include any text other than text that indicates the hours of operation and whether the business is open or closed (adopted 03/31/04).
7. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 8:00 p.m.
8. The building or portion thereof that is dedicated to the use shall have a minimum size of 1,000 square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks) (adopted 03/31/04).
9. No specified financial institution use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no specified financial institution use may be located closer than 1,000 feet from any other specified financial institution use, auto title loan use or auto pawn use. For purposes of this Paragraph, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles (adopted 03/31/04).

The proposed use does not comply with the conditions specified above. Since the use has 889 square feet, it has less than the 1,000 square of feet floor area required for the business (number 8 under conditions). In addition, the proposed use is located within 1000 feet of two other specified financial institutions, which is not permissible (number 9 under conditions). This application, however, was submitted prior to the date of adoption of these provisions (03/31/04). Therefore, the use is not restricted to these provisions. However, because of the over saturation of like uses within the same area, it is recommended that the use be denied.

FINDINGS:

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 land use cannot be conducted in a manner that is harmonious and compatible with the surrounding land uses. An analysis of the surrounding area found two other Financial Institutions, Specified within 1000 feet of the subject site. Adding this proposed use will contribute to the concentration of similar uses within the area and result in an over-saturation of these types of businesses.

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

The proposed location of the Financial Institution, Specified use is located in an existing shopping center. The proposed Financial Institution, Specified use will not have a negative impact on the subject site.

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

The proposed use will be located within an existing commercial center with access to Rainbow Boulevard, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. The street facilities are adequate in size to meet the requirements of the proposed use.

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

The proposed development will be subject to inspections and permitting, and therefore will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

A majority of the Planning Commission members believed this location was appropriate for the proposed use especially as it is part of a larger center wherein no other similar uses are located.

NOTICES MAILED: 320 by City Clerk

APPROVALS: 0

PROTESTS: 0

PLANNING &
DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **SUP-4120** APN: _____Name of Property Owner: Rainbow Express Village L.P.Name of Applicant: VAL-U-CASH

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

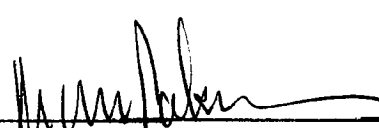
____ ☒ No

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.

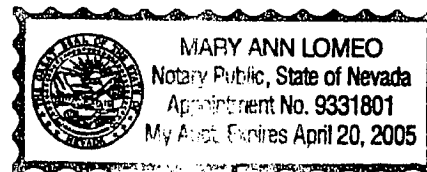
City Official: _____

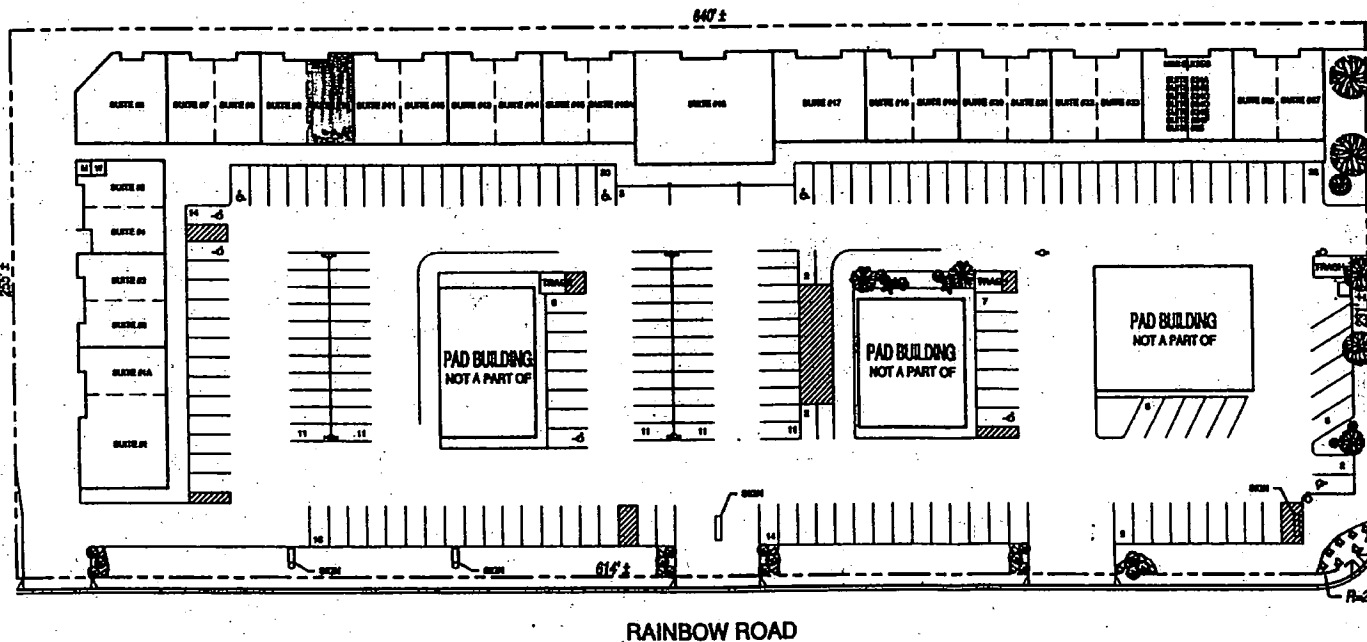
Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: Print Name: Norman Pokras

Subscribed and sworn before me

This 12 day of February, 2004
Mary Ann Lomeo
 Notary Public in and for said County and State




LEASING SITE PLAN
N.Y.A.

OCCUPANCY SCHEDULE:
INLINE STORES
#1750 S. RAINBOW BOULEVARD

SUITE # 1	1,956 SQ. FT.
SUITE # 1A	889 SQ. FT.
SUITE # 2	993 SQ. FT.
SUITE # 3	889 SQ. FT.
SUITE # 4	635 SQ. FT.
SUITE # 5	635 SQ. FT.
SUITE # 6	1,663 SQ. FT.
SUITE # 7	889 SQ. FT.
SUITE # 8	889 SQ. FT.
SUITE # 9	889 SQ. FT.
SUITE # 10	889 SQ. FT.
SUITE # 11	798 SQ. FT.
SUITE # 12	889 SQ. FT.
SUITE # 13	889 SQ. FT.
SUITE # 14	889 SQ. FT.
SUITE # 15	1,063 SQ. FT.
SUITE # 16A	606 SQ. FT.
SUITE # 16	2,652 SQ. FT.
SUITE # 17	2,652 SQ. FT.
SUITE # 18	889 SQ. FT.
SUITE # 19	889 SQ. FT.
SUITE # 20	889 SQ. FT.
SUITE # 21	889 SQ. FT.
SUITE # 22	889 SQ. FT.
SUITE # 23	889 SQ. FT.
SUITE # 24A	125 SQ. FT.
SUITE # 24B	158 SQ. FT.
SUITE # 24C	186 SQ. FT.
SUITE # 24D	285 SQ. FT.
SUITE # 24E	145 SQ. FT.
SUITE # 24F	240 SQ. FT.
SUITE # 25	158 SQ. FT.
SUITE # 26	889 SQ. FT.
SUITE # 27	811 SQ. FT.

TOTAL SQUARE FEET 30,251 SQ. FT.

TOTAL LEASEABLE AREA 30,251 SQ. FT.

TOTAL SPACES PROVIDED 184 STANDARD SPACES
 & HANDICAP
 TR TOTAL

OAKLEY BOULEVARD

RAINBOW ROAD

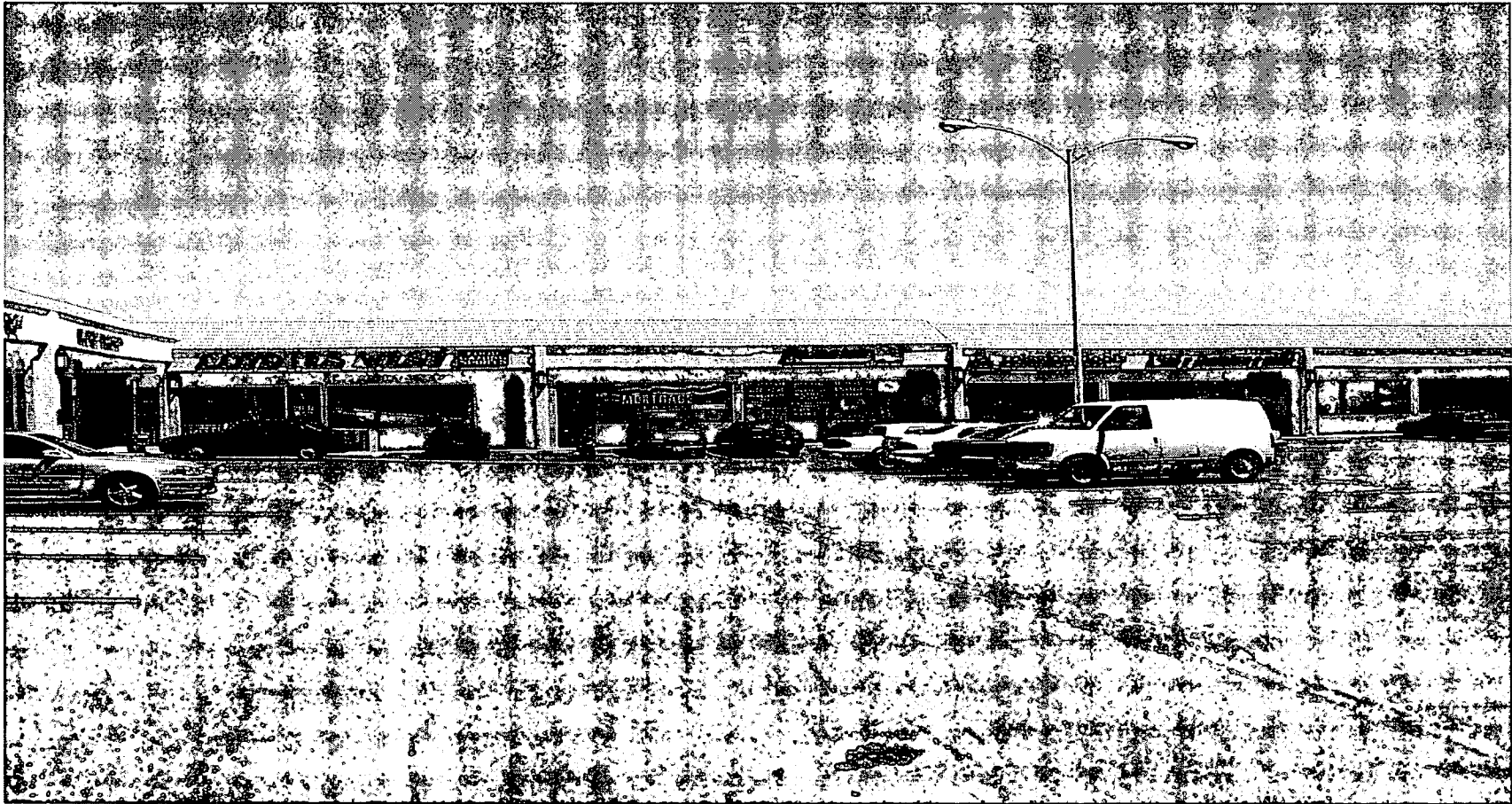
LEASING SITE PLAN
 LAS VEGAS, NEVADA

RAINBOW EXPRESS VILLAGE
 NE CORNER OF RAINBOW & OAKLEY
 LAS VEGAS, NEVADA

DATE: 8/15/90
 DRAWING: P.A.K.
 SCALE: AS SHOWN
 JOB No.: 88-114

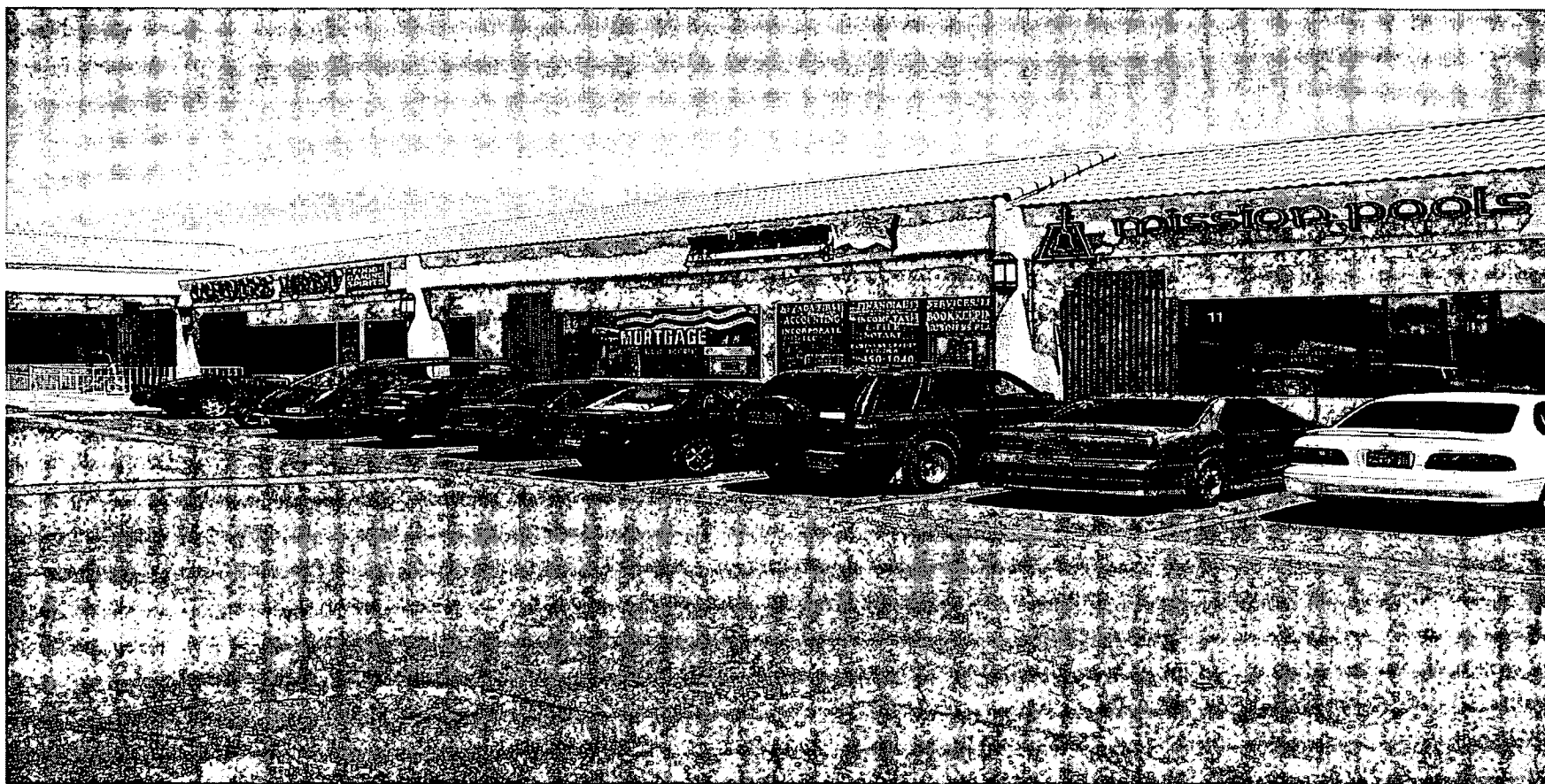
SHEET
 1
 1 OF 1

SUP-4120
5-13-04 PC



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4120 - APPLICANT: VAL-U-CASH - OWNER:
RAINBOW EXPRESS VILLAGE LIMITED PARTNERSHIP
1750 SOUTH RAINBOW BOULEVARD, SUITE
MAY 13, 2003 PLANNING COMMISSION

4/23/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4120 - APPLICANT: VAL-U-CASH - OWNER:
RAINBOW EXPRESS VILLAGE LIMITED PARTNERSHIP
1750 SOUTH RAINBOW BOULEVARD, SUITE
MAY 13, 2003 PLANNING COMMISSION

4/23/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4137 - APPLICANT: VINCENT YALDO - OWNER: THOMAS E. PATRICK, LIVING TRUST - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at 4921 Vegas Drive (APN: 138-25-502-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 5/13/2004 Planning Commission meeting Item 47
5. Submitted after final agenda - Protest letter from Mary Ewing
6. Submitted after final agenda - Revised plan submitted by staff

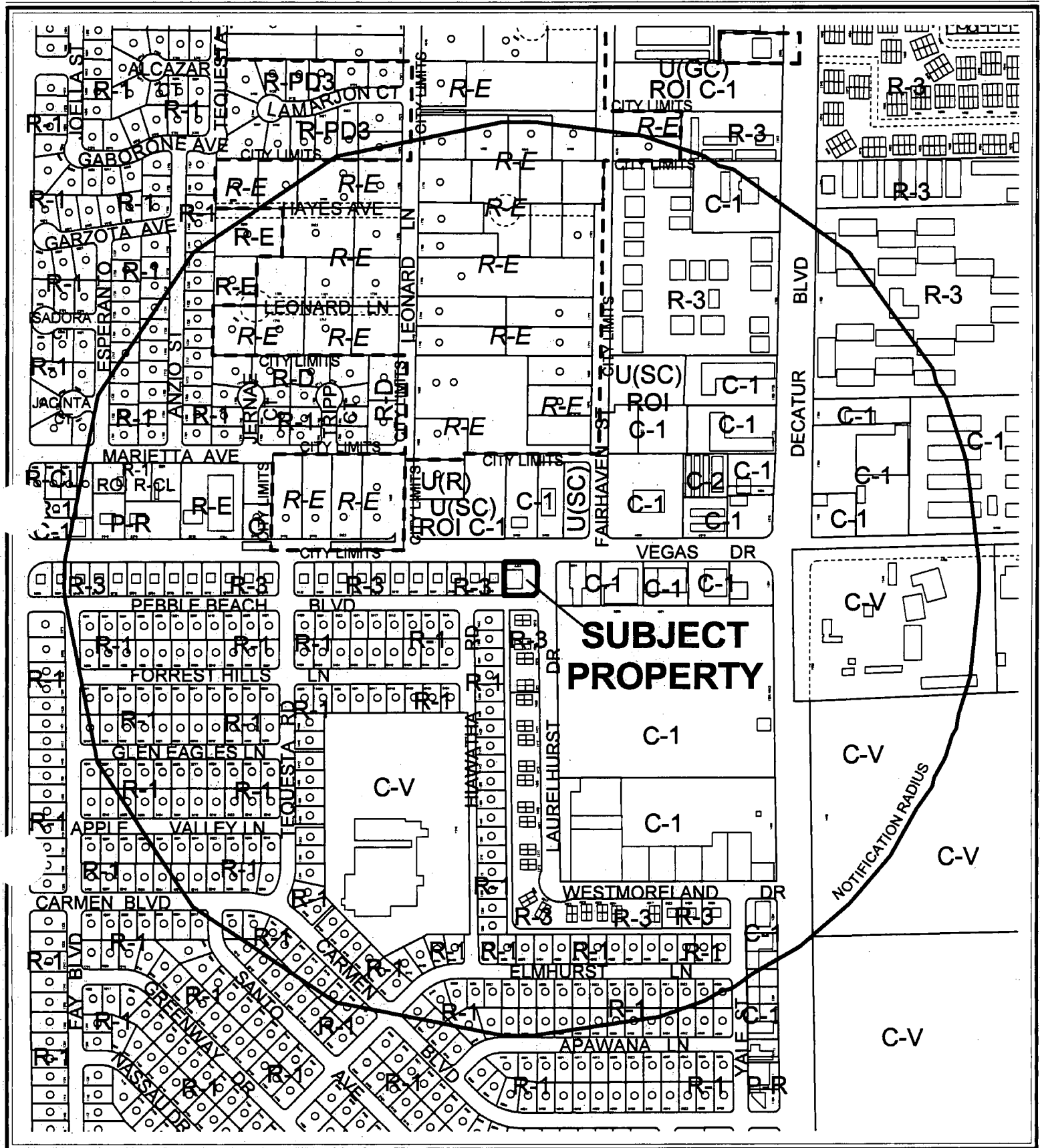
MOTION:

REESE - Motion to HOLD IN ABEYANCE Item 89 [6012 Iron Kettle Street], Item 117 [SUP-4137], Item 119 [SUP-4169] and Item 120 [SUP-4172] to 7/7/2004 and Item 90 [6318 West Sahara Avenue] to 9/15/2004, STRIKE Item 113 [VAR-4340] and Item 114 [SUP-4168] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 136 [GPA-3977], Item 137 [ZON-3981] and Item 138 [SDR-3982] - UNANIMOUS with Ward 2 seat vacant

MINUTES:

ASHLEY HALL, 8360 West Sahara Avenue, Suite 110, appeared together with VINNIE YALDO and requested that Item 117 [SUP-4137] be held in abeyance for two weeks to allow discussion to take place with a material individual that may impact this application. COUNCILWOMAN MONCRIEF did not object to the abeyance request.

(2:41 - 2:46)



CASE: SUP-4137

RADIUS: 1500 FT

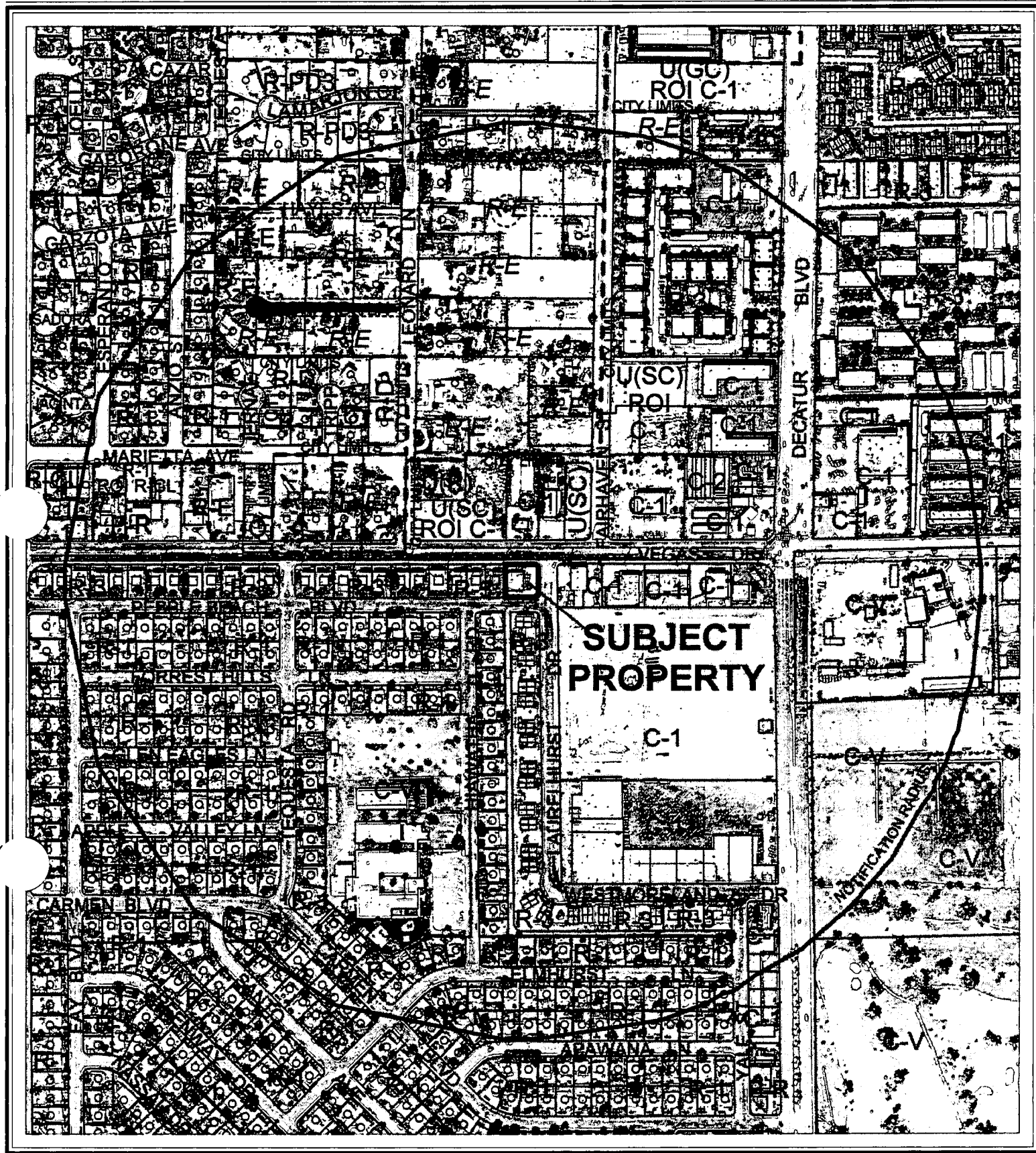
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 300 600 Feet



117





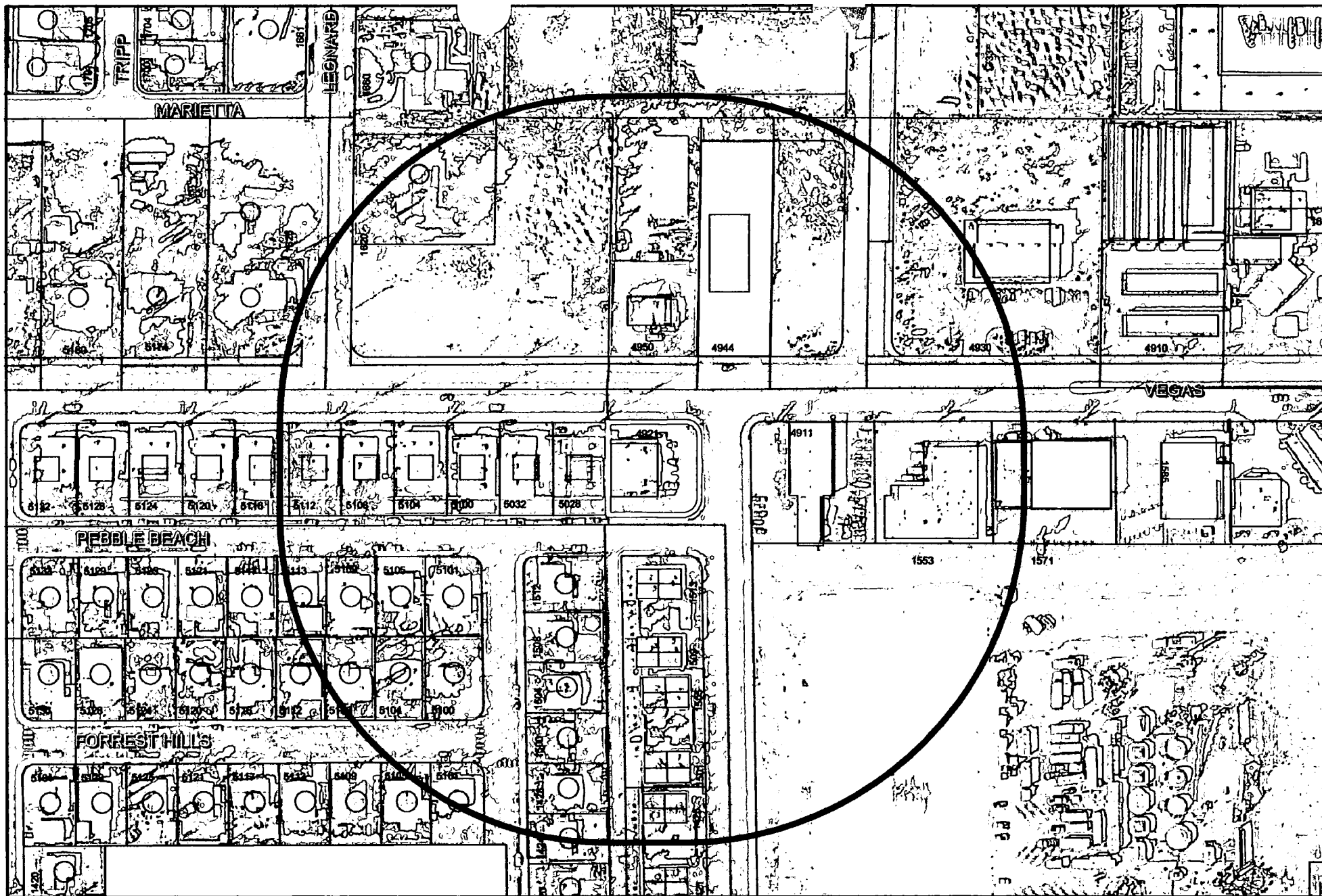
CASE: SUP-4137

RADIUS: 1500 FT

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

0 300 600 Feet





SUP-4137 Package Liquor Sales

Business Licenses

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

- Schools
- Religious

- Subject Property
- 400 foot buffer



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-4137 - APPLICANT: VINCENT YALDO - OWNER:
THOMAS E. PATRICK, LIVING TRUST**

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Liquor Establishment (Off-Premise Consumption) use.
2. Expiration of this Special Use Permit one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Conformance with all City Code requirements and design standards of all City departments.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This application being restricted to the sale of beer and wine only.
6. Prohibition of the sale of individual containers of any size of beer, wine coolers or screw cap wine containers. All such products shall remain in their original configurations as shipped by the manufacturer. No repackaging of containers into groups smaller than the original shipping container size shall be permitted. The portion of the structure dedicated to the sale of beer and wine shall be limited to a maximum of 5% of the total floor area.
7. Operation of this business being absolutely in conformance with Chapter 6.50 of the City of Las Vegas Municipal Code.
8. No seating if permitted on-site.
9. Submittal of a detailed site plan that illustrates compliance with the parking requirements and a dedicated landscaping plan that provides onsite amenities acceptable to the Department prior to City Council approval.
10. The Special Use Permit shall be subject to a one-year review at a public hearing.

**** STAFF REPORT ****

APPLICATION REQUEST:

A) Action Requested

This is a request for a Special Use Permit for a proposed Liquor Establishment (Off-Premise Consumption) at 4921 Vegas Drive.

B) Applicant's Justification

The applicant has submitted a letter with this application, stating:

This business will cater to local customers, primarily within walking distance from the store. Deli sandwiches are an essential element to the business as well; we will carry a small delicatessen for carryout, along with basic fruits and vegetables, we will also a line of groceries at low competitive prices. With regards to selling beer and wine, my interest in obtaining a special use permit to sell beer/wine for off premises consumption is to have this convenience available to the consumer. Needless to say, I would also like to mention that I have full knowledge and comprehension of the enforced laws, rules, and regulations that govern this type of license and will adhere to them obediently if given the opportunity.

BACKGROUND INFORMATION:

A) Previous Actions

- 11/22/61 The Board of City Commissioners approved a Rezoning request (Z-0054-61) to rezone the subject property from an R-1 (Single-Family Residence) zone to an R-3 (Limited Multiple Residence) zone.
- 09/11/63 The Board of City Commissioners approved a Rezoning request (Z-0113-63) to rezone the subject property from an R-3 (Limited Multiple Residence) zone to a C-1 (Limited Commercial) zone.
- 05/13/04 The Planning Commission voted 5-2 to recommend APPROVAL (PC Agenda Item #47).

B) Pre-Application Meeting

- 03/10/04 Submittal requirements for a Special Use Permit application were discussed, namely the need for the addition of a vicinity map to the site plan, the deed to the property, a signed application, a Project of Regional Significance questionnaire, and 10 total parking spaces. A day care center that did exist across the street is no longer in existence. There would be no seating in conjunction with the establishment.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application and one was not held.

DETAILS OF APPLICATION REQUEST:

A) Site Area

Net Acres: 0.30

B) Existing Land Use

Subject Property: Retail commercial

North: Across Vegas Drive, single-family residential

South: Across Pebble Beach Boulevard, multi-family residential

East: Across Laurelhurst Drive, retail commercial

West: Duplexes

C) Planned Land Use

Subject Property: M (Medium Density Residential)

North: Across Vegas Drive, SC (Service Commercial)

South: Across Pebble Beach Boulevard, M (Medium Density Residential)

East: Across Laurelhurst Drive, SC (Service Commercial)

West: M (Medium Density Residential)

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)

North: Across Vegas Drive, R-3 (Limited Multiple Residence)

South: Across Pebble Beach Boulevard, R-3 (Limited Multiple Residence)

East: Across Laurelhurst Drive, C-1 (Limited Commercial)

West: R-3 (Limited Multiple Residence)

E) General Plan Compliance

The subject property is designated M (Medium Density Residential) in the General Plan. The existing zoning, however, is C-1 (Limited Commercial), which is inconsistent with the General Plan. The zoning has been noncompliant with the General Plan since 1963, when the property was originally rezoned to a commercial classification. A number of different commercial uses have existed on the property since that time.

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 proposed convenience store with or without liquor sales continues the commercial use of this property. Consequently, the City should take the initiative to amend the General Plan during then next General Plan cycle to a land use classification consistent with the existing zoning. (The subject property could alternatively be rezoned to a district consistent with the land use classification, but any commercial use of the property would then be made nonconforming.)

No special districts, zones, or studies are related to the subject property. However, the property is within 500 feet of the city limits of North Las Vegas, which for a special use is a Project of Regional Significance. To date, no comments have been received from North Las Vegas officials.

ANALYSIS:

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The 2,400 square-foot retail establishment is required to have 10 parking spaces. A total of 10 spaces are shown on the site plan, although there is some question whether the parking space configuration will fit within the physical dimensions of the lot.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Liquor Establishment (Off-premise)	Shall not be located within 400 feet of any church, synagogue, school, child care facility, or City park	Greater than 400 feet from protected uses

Title 19.04.050 requires that a Liquor Establishment (Off-Premise Consumption) be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or a City park. None of these protected uses are within this 400-foot radius.

B) General Analysis and Discussion

• Zoning

The Liquor Establishment (Off-Premise Consumption) use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

Title 19.04.050 establishes the criteria for the approval of alcohol-related uses within the city. The Code requires this Liquor Establishment (Off-Premise Consumption) use to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children, or city park as measured from property line to property line. In this case, there are no protected uses within the required minimum 400-foot distance separation radius.

The use would be located in the immediate vicinity of multi-family and single-family dwellings to the south and west of the property. The staff has concerns about the proximity of a liquor establishment so close to residences. For this reason, it is recommended that the application be denied.

- Conditions

The following conditions are stipulated for the Liquor Establishment (Off-Premise Consumption) use within a C-1 zoning district. The conditions with asterisks are non-waivable:

- * 1. Except as otherwise provided in this Chapter, no liquor establishment (on-sale/off-sale/on-off-sale) use (hereinafter "liquor establishment") shall be located within four hundred feet of any church, synagogue, school, childcare facility licensed for more than twelve children, or city park.
- * 2. Except as otherwise provided in Subsection (3) below, the 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 liquor establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed liquor establishment. The 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 liquor establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Paragraph 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 liquor establishment will be located, without regard to intervening obstacles; or

- b. In the case of a proposed liquor establishment 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 liquor establishment will be located, without regard to intervening obstacles.
- 4. When considering a Special Use Permit application for a liquor establishment 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 requirements in Subsection (1) do not apply to:
 - a. An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
 - b. A proposed retail establishment having more than 50,000 square feet of retail floor space.
- * 6. All businesses, which sell alcoholic beverages, shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.
- 7. The minimum distance requirements set forth in Subsection (1), which are otherwise non-waivable under the provisions of this subdivision, may be waived:
 - a. In accordance with the provisions of Subsection 19.040.050(A)(4) for any liquor establishment, which is proposed to be located on a parcel within the Downtown Casino Overlay District;
 - b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any liquor establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan; or
 - c. In connection with a proposed retail establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10% of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or
 - d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right-of-way with a width of at least 100 feet.

The application as proposed appears to meet all the applicable conditions of Title 19.04.050.

FINDINGS:

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 Liquor Establishment (Off-Premise Consumption) use is located in the immediate vicinity of existing residential developments to the west and south. Severe incompatibility issues arise with the convergence of these types of land uses. Consequently, it is recommended that the special use permit be denied.

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

The subject site is barely suitable for the type and intensity of land use proposed, as the entire site would be consumed by the required amount of parking. Without a detailed site plan, it is questionable whether the required number of spaces will fit on the lot.

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."**

Access is proposed from Vegas Drive, Laurelhurst Drive and Pebble Beach Boulevard. According to the Master Plan of Streets and Highways, Vegas Drive is identified as a Secondary Collector street with an 80-foot wide right-of-way. Adequate access would be provided.

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 Liquor Establishment (Off-Premise Consumption) will be an accessory use to the proposed grocery store on this site that will be subject to periodic inspection by regulatory agencies for business licensing, and will therefore not compromise the public health, safety and welfare.

PLANNING COMMISSION ACTION

A majority of the Planning Commission members believed the use could be conditioned to adequately address all concerns. Conditions # 6 & 9 were modified as show and Condition #10 added.

NOTICES MAILED: 370 by City Clerk

APPROVALS: 0

PROTESTS: 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SVP-4137 APN: 138-25-502-001

Name of Property Owner: Thomas Patrick

Name of Applicant: VINCENT N. VALDO

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

 Yes

✓ No

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

City Official:

Partner(s): _____

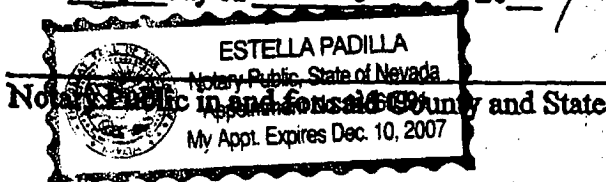
APN: _____

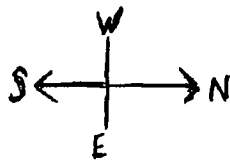
Signature of Property Owner/Authorized Agent:

Print Name:

Subscribed and sworn before me

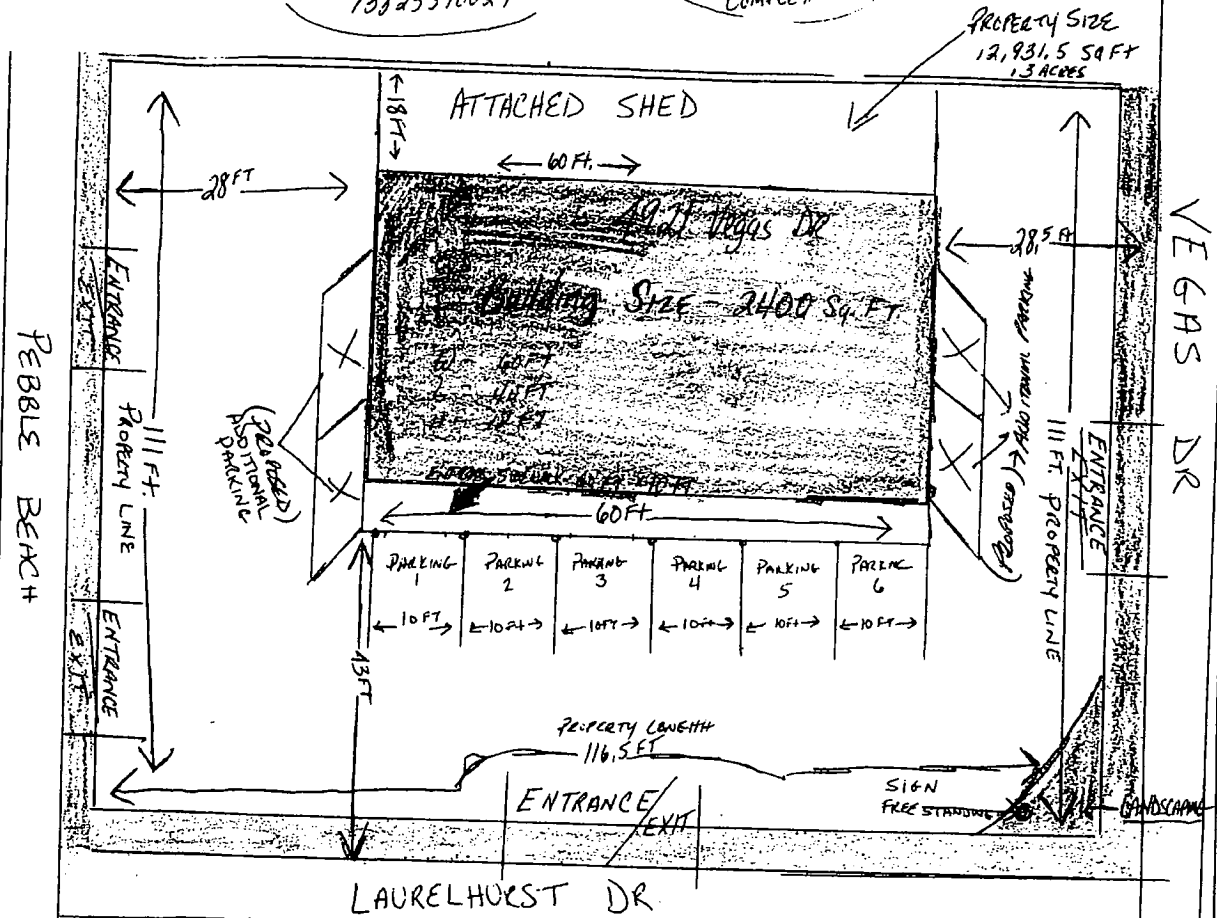
This 3 day of 18, 20 04



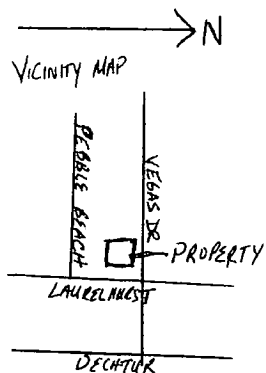


Parcel # 13825510024 ← APARTMENT COMPLEX

Condominium Complex
Parcel # 13825515000
MULTIPLE UNITS



COMMERCIAL PROPERTY Parcel # 13825503001

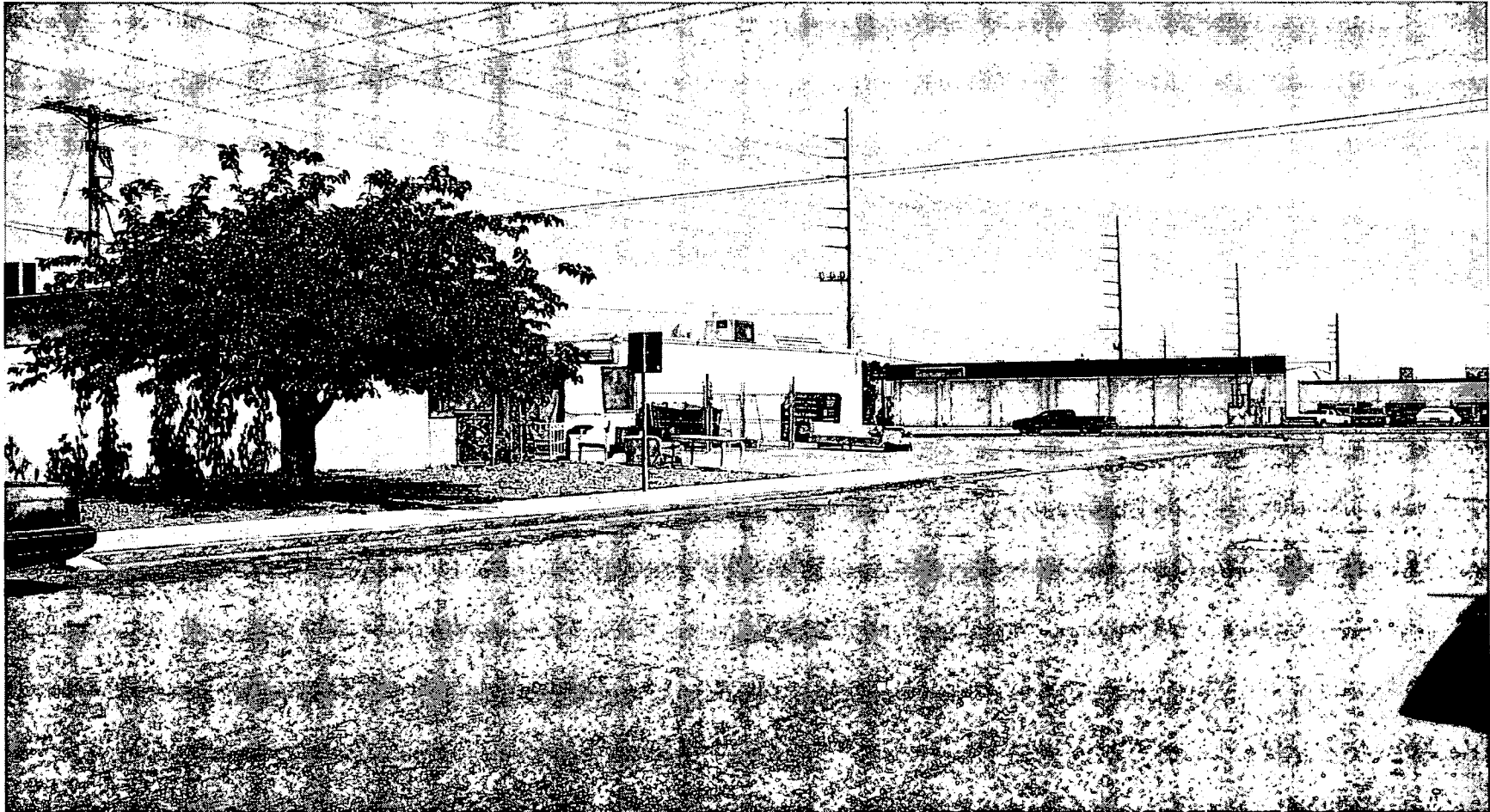


* RETAIL PARKING - 2400 sq ft / 1 Per 250 sq ft - 10 PARKING SPACES.

* SCALE - NTS

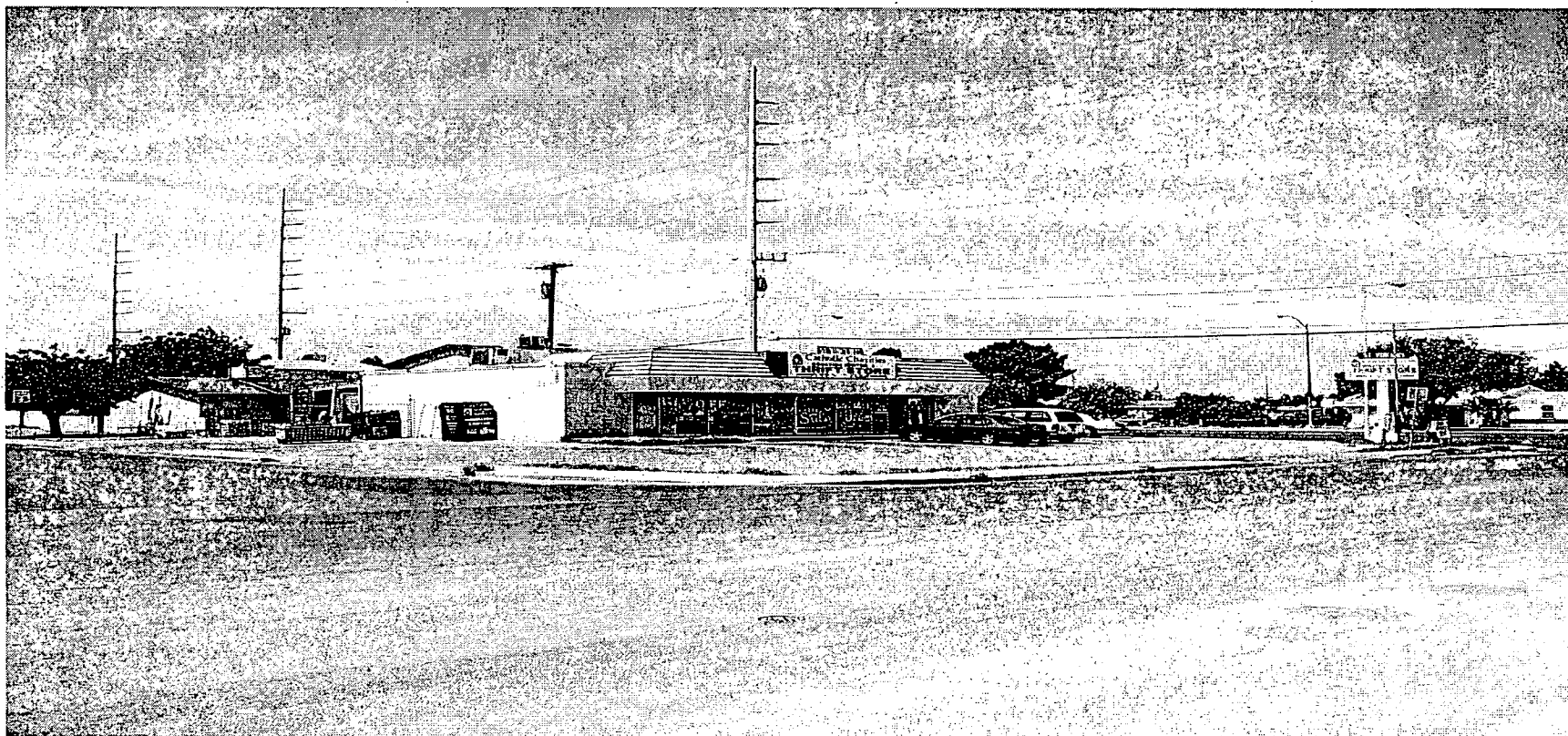
* LAND SIZE - 12,931 sq ft / APPROX 1.30 ACRES

SUP-4137
05-13-04 PC



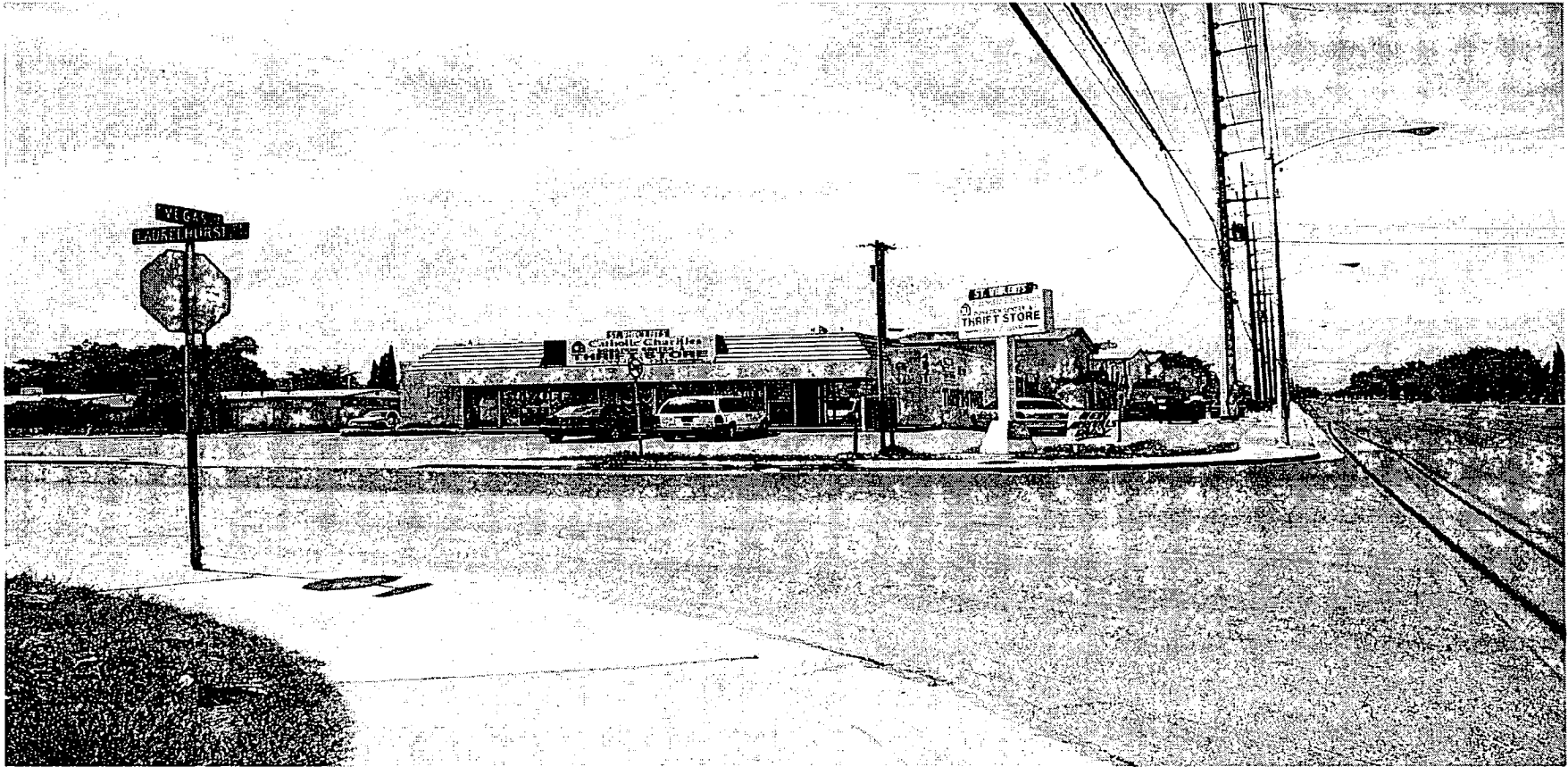
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4137 - APPLICANT: VINCENT YALDO -
OWNER: THOMAS E. PATRICK, LIVING TRUST
4921 VEGAS DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/19/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4137 - APPLICANT: VINCENT YALDO -
OWNER: THOMAS E. PATRICK, LIVING TRUST
4921 VEGAS DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/19/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4137 - APPLICANT: VINCENT YALDO -
OWNER: THOMAS E. PATRICK, LIVING TRUST
4921 VEGAS DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/19/04

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

6/2/04
I do not want
another liquor store
here

EWING MARY K
1750 LEONARD LN
LAS VEGAS NV 89108-2321

m. ewing

MEETING: CITY COUNCIL
DATE: JUNE 16, 2004
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-4137

Protest

APPLICANT: VINCENT YALDO - OWNER: THOMAS E. PATRICK, LIVING TRUST - REQUEST FOR A SPECIAL USE PERMIT FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE AT 4921 VEGAS DRIVE (APN: 138-25-502-001), C-1 (LIMITED COMMERCIAL) ZONE, WARD 1 (MONCRIEF).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



SEE LOCATION MAP ON REVERSE SIDE

BARBARA JO RONEMUS
CITY CLERK

Submitted after final agenda

Date *6/10/04* Item *#117*

RECEIVED
CITY CLERK
2004 JUN 10 A 9:35

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4140 - APPLICANT: NEVCORP - OWNER: GVIDAS NORTHRIDGE PLAZA LIMITED LIABILITY COMPANY -
Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT AND A WAIVER OF THE MINIMUM SEPARATION DISTANCE REQUIREMENT at 3900 North Rancho Drive, Suite 107 (APN: 138-12-110-012), C-2 (General Commercial) Zone, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS with WEEKLY not voting and Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

THOMAS WILSON, 2628 Ironside Drive, owns the proposed business, but not the property.

MAYOR GOODMAN declared the Public Hearing closed.

(3:36 – 3:38)

5-1988

CONDITIONS:

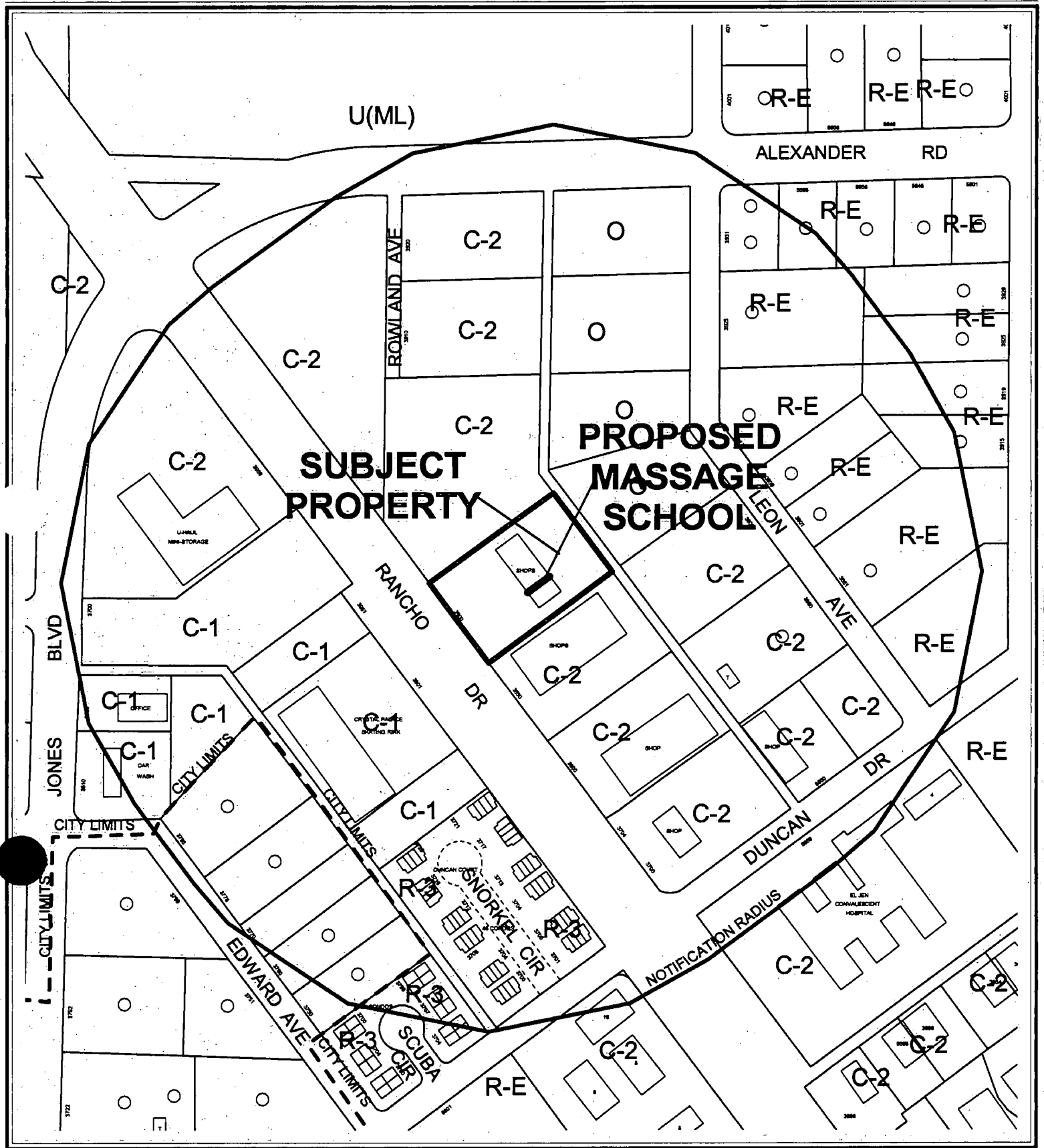
Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Massage Establishment use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 118 – SUP-4140

CONDITIONS – Continued:

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

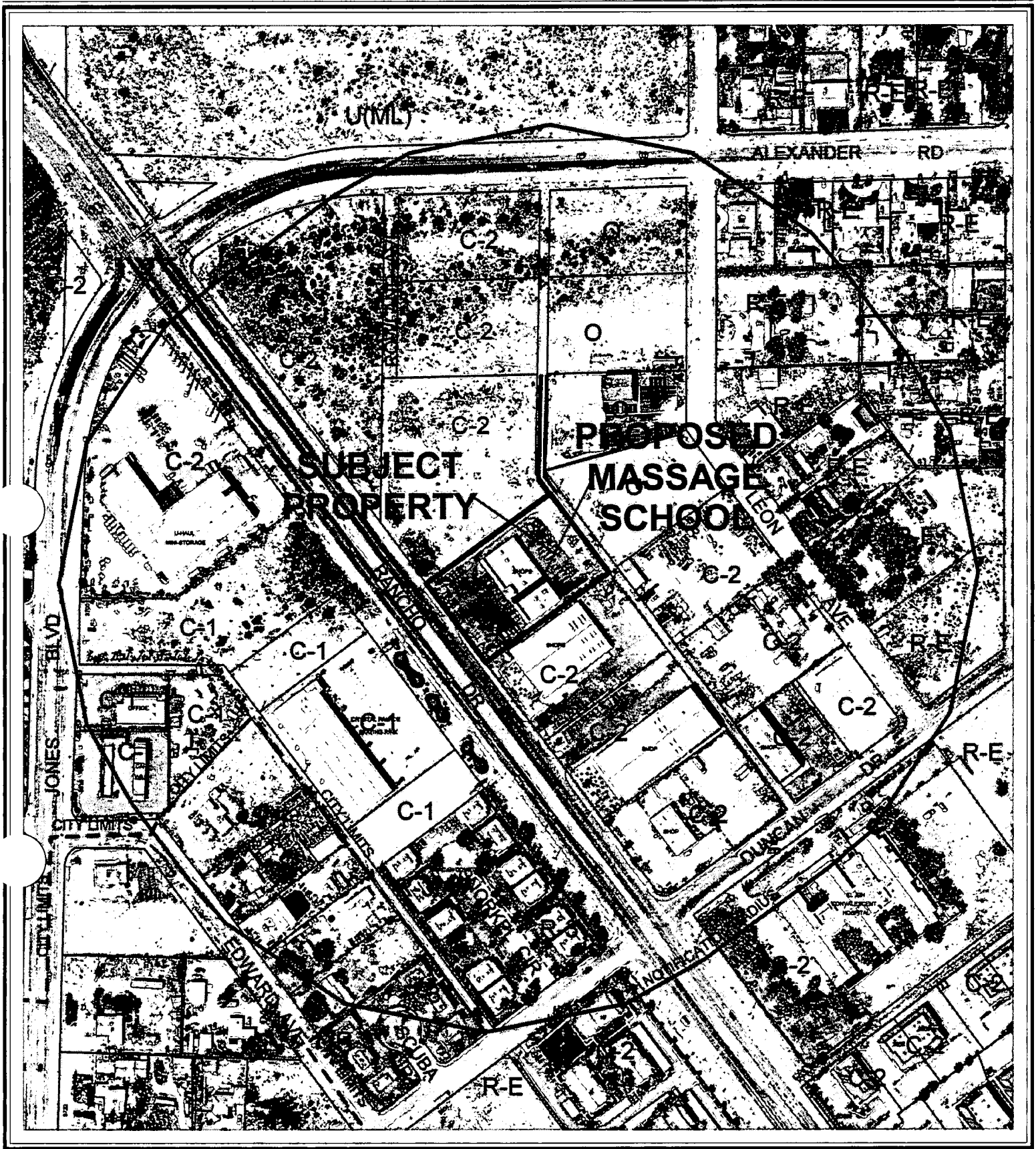


CASE: SUP-4140

RADIUS: 750 FT

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

0 200 400 Feet



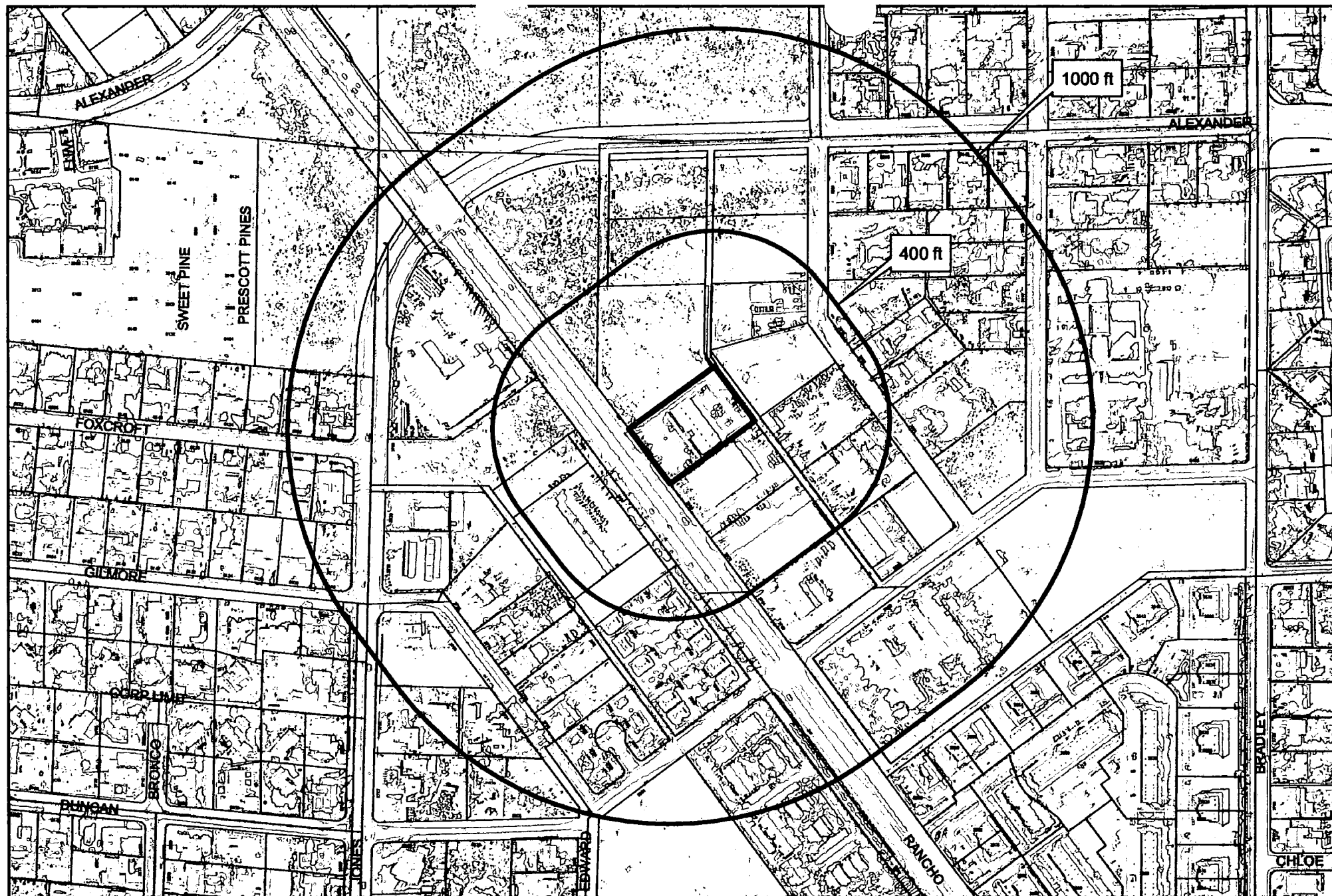
CASE: SUP-4140

RADIUS: 750 FT

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

0 200 400 Feet





SUP-4140

Protected Landuses



Business Licenses



 Subject Property

 Buffers



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-4140 - APPLICANT: NEVCORP - OWNER: GVIDAS
NORTHEDGE PLAZA LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Massage Establishment use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

The request is for a Special Use Permit for a Massage Establishment and a Waiver of Distance Separation Requirements at 3900 North Rancho Drive, Suite 107.

B) *Applicant's Justification*

The business will serve the needs of the people in the northwest area of Las Vegas, where there are presently few massage establishments. The business will comply with all requirements of Title 6 of the Las Vegas Municipal Code.

BACKGROUND INFORMATION

A) *Previous Actions*

There are no recent case histories.

05/13/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #6).

B) *Pre-Application Meeting*

03/12/04 Issues discussed included the requirement of a distance separation waiver from a residentially zoned parcel, and the acknowledgement that the project is within 500 feet of Clark County and is considered a Project of Regional Significance.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for Special Use Permit applications.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 1.44

B) *Existing Land Use*

Subject Property: Commercial / Retail Center
North: Undeveloped
South: Commercial / Retail Center
East: Undeveloped
West: Commercial / Retail Center

C) *Planned Land Use*

Subject Property: SC (Service 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: O (Office)
West: C-1 (Limited Commercial)

E) *General Plan Compliance*

The subject site is located within the Centennial Hills Sector of the General Plan with an SC (Service Commercial) land use designation, which allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not included more intense general commercial characteristics. The site is zoned C-2 (General Commercial), and a Massage Establishment is a permitted use with the approval of a Special Use Permit.

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

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:

- 1) Any Special Use Permit within 500' of unincorporated Clark County.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period and no significant issues were identified.

The Planning Commission shall consider the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal.

ANALYSIS

A) *Zoning Code Compliance*

A1) 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
Massage Establishment	1500 SF.	2 per Massage Table with a minimum of 6 spaces	14	1	14	2
Retail	10,500	1:250 GFA	42	2	53	2

The proposed site exceeds Title 19 parking requirements.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Massage Establishment	400 feet of any church, school, city park, or child care facility, or parcel zoned for residential use and 1000 feet from any other Massage Establishment	360 feet from a parcel zoned for residential use and over 1000 feet from any other Massage Establishment

The proposed use is within 400 feet of a parcel zoned for residential use, and a waiver has been requested to provide relief from this requirement. The subject site meets all other distance separation requirements.

B) *General Analysis and Discussion*

- Zoning

The C-2 District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 District is also appropriate along commercial corridors. The C-2 District is consistent with the General Commercial category of the General Plan.

- Use

A Massage Establishment is a facility that is occupied and used for the purpose of practicing massage therapy. The proposed Massage Establishment will occupy a suite within an existing retail center located at 3900 North Rancho Drive. The existing retail center is located in a commercial area along a major arterial and is an appropriate location for the proposed Massage Establishment use. The site is within 400 feet of a parcel zoned for a residential use, and a waiver has been requested to allow relief of this requirement. A waiver of the distance separation requirement will not have a detrimental effect on the residential parcel approximately 350 feet to the east, and is therefore justifiable.

- Conditions

1. The use shall comply with all applicable requirements of LVMC Title 6.
2. The use must be located on a secondary thoroughfare or larger.
3. The use may not be located within four hundred feet of any church, synagogue, school, City park, childcare facility, or any parcel zoned for residential use.
4. The use may not be located within one thousand feet of any other massage establishment.
5. The hours of operation shall be limited to the period between eight a.m. and nine p.m., unless further limited by the City Council on a case-by-case basis.

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."**

Despite the requested distance separation waiver, the proposed Massage Establishment 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 Master Plan.

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

The existing shopping center is located along a major arterial and is an ideal location for the proposed Massage Establishment. With the approval of the requested distance separation waiver, the subject site will be 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 site receives access via a drive from Rancho Drive, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways, which is adequate in size to meet the requirements of the Massage Establishment use.

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

The site will be subject to regular City and County inspections, and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 92 by City Clerk

APPROVALS 0

PROTESTS 0

FROM :

FAX NO. :

Mar. 03 2004 03:19PM P5



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4140 APN: 138121110012

Name of Property Owner: GVIDAS NORTHBRIDGE PLAZA LLC (GVIDAS SAKYS)

Name of Applicant: NEVCORP

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

~~Multiple choice~~ **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: _____

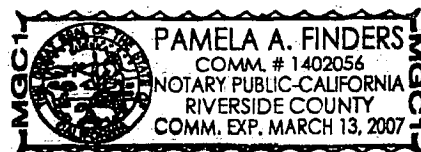
Signature of Property Owner/Authorized Agent: [Signature]

Print Name: GVIDAS SAKYS

Subscribed and sworn before me PAMELA A. FINDERS

This 4th day of MARCH, 2004

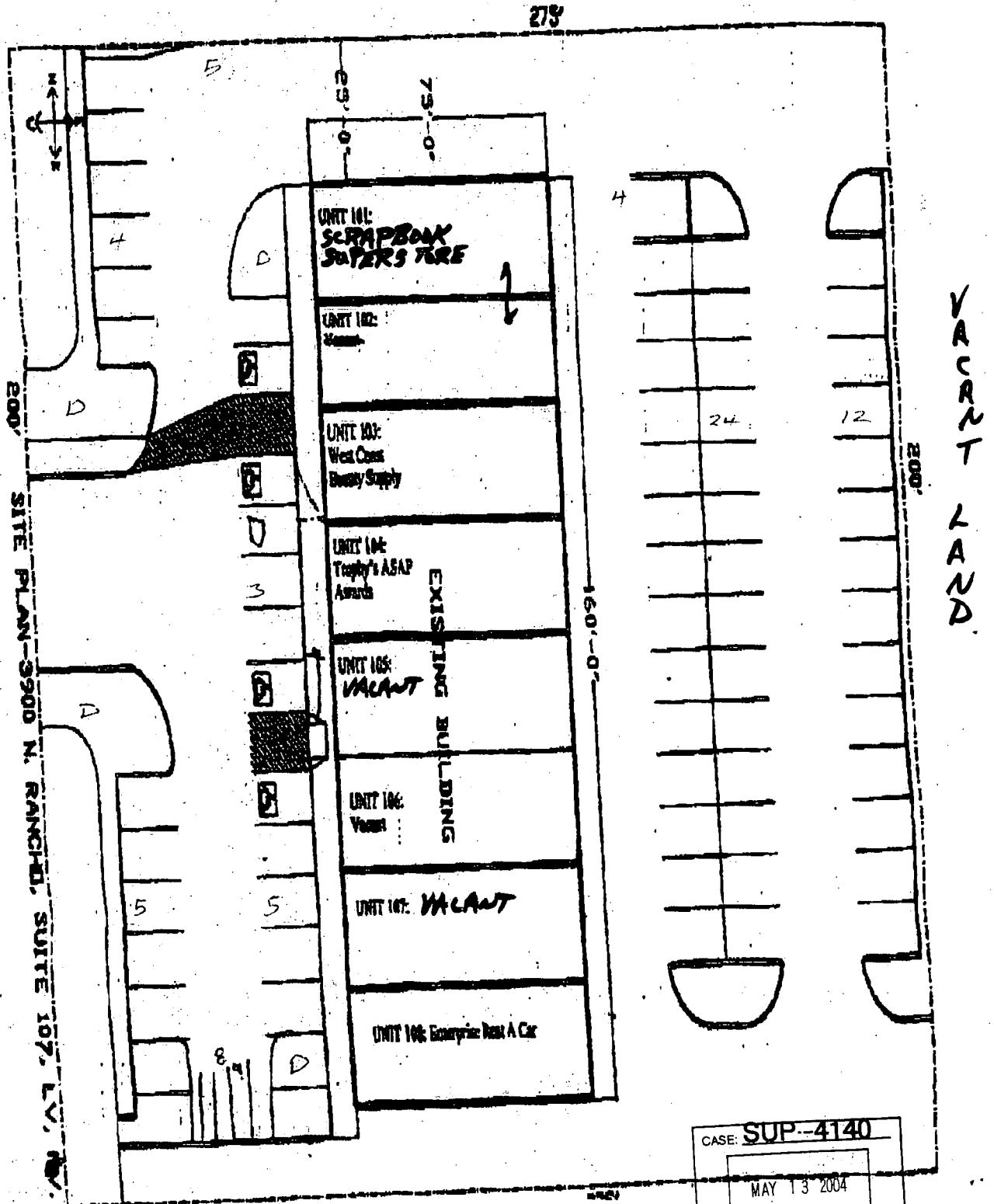
Notary Public in and for said County and State



D = DESERT LANDSCAPE
WITH PLANTS

NEV CORP
THOMAS E. WILSON
702) 401-7896

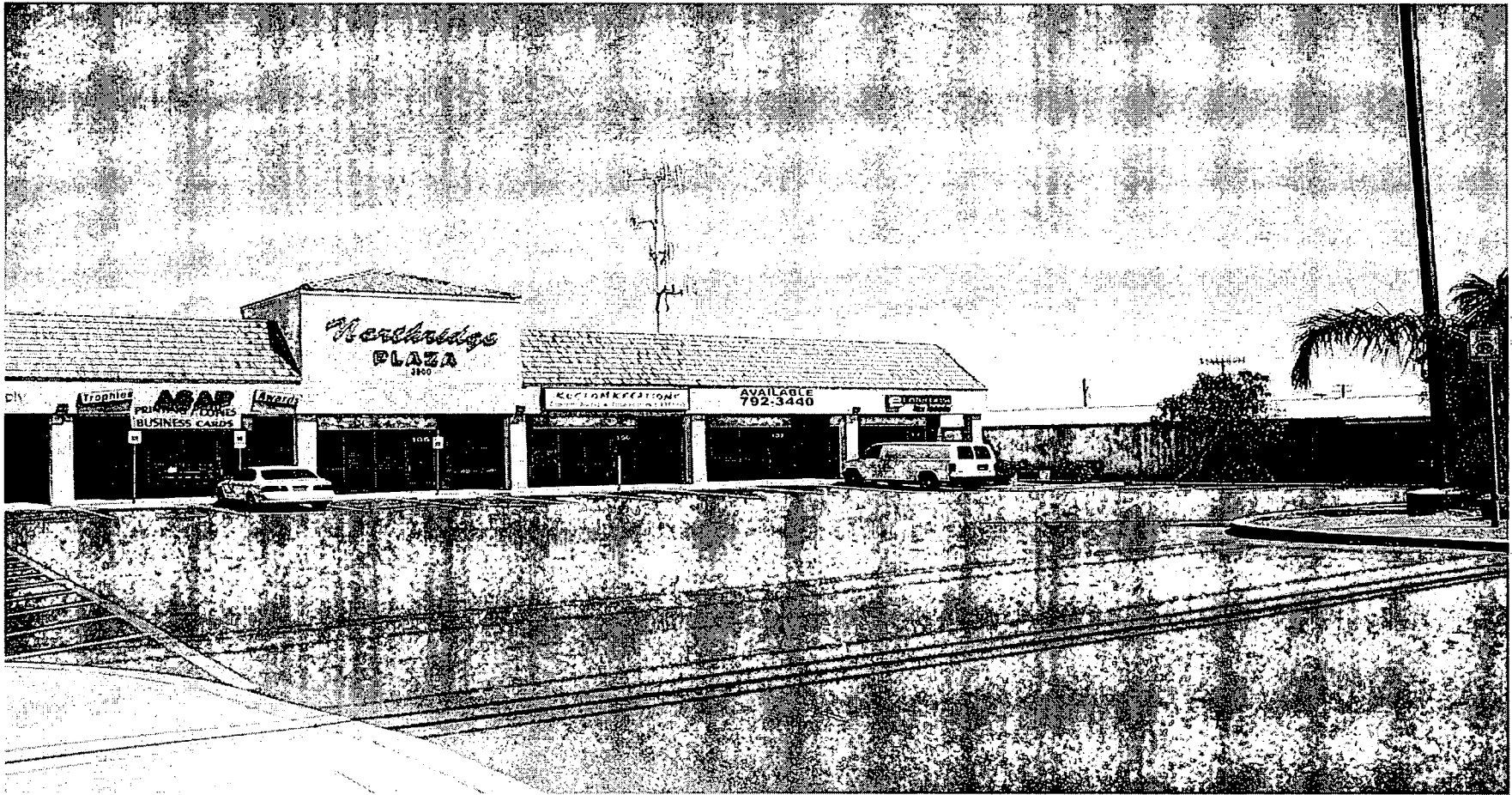
VACANT LAND



HONDA SHOP

CASE: SUP-4140
MAY 13 2004
PC ADMIN. HO

STAFF



**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4140 - APPLICANT: NEVCORP - OWNER: GVIDAS
NORTHRIDGE PLAZA LIMITED LIABILITY COMPANY
3900 NORTH RANCHO DRIVE, SUITE 107
MAY 13, 2003 PLANNING COMMISSION**

4/19/04



**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4140 - APPLICANT: NEVCORP - OWNER: GVIDAS
NORTHEDGE PLAZA LIMITED LIABILITY COMPANY
3900 NORTH RANCHO DRIVE, SUITE 107
MAY 13, 2003 PLANNING COMMISSION**

4/19/04



**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4140 - APPLICANT: NEVCORP - OWNER: GVIDAS
NORTHRIDGE PLAZA LIMITED LIABILITY COMPANY
3900 NORTH RANCHO DRIVE, SUITE 107
MAY 13, 2003 PLANNING COMMISSION**

4/19/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4169 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: MARK P. MILFORD AND LORILYN MILFORD TRUST -
 Appeal filed by the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1615 North Decatur Boulevard (APN: 138-24-804-013), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0
0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal letter filed by LAS Consulting, Inc.
5. Submitted after final agenda – Letter from Singer & Brown requesting an abeyance
6. Submitted at City Council – Written Opinion for Mayor Goodman regarding abstentions for Items 78, 119, and 120
7. Submitted at City Council – Supplemental Written Opinion for Mayor Goodman regarding abstentions for Items 78, 99, 119, and 120

MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 89 [6012 Iron Kettle Street], Item 117 [SUP-4137], Item 119 [SUP-4169] and Item 120 [SUP-4172] to 7/7/2004 and Item 90 [6318 West Sahara Avenue] to 9/15/2004, STRIKE Item 113 [VAR-4340] and Item 114 [SUP-4168] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 136 [GPA-3977], Item 137 [ZON-3981] and Item 138 [SDR-3982] – UNANIMOUS with Ward 2 seat vacant

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 119 – SUP-4169

MINUTES:

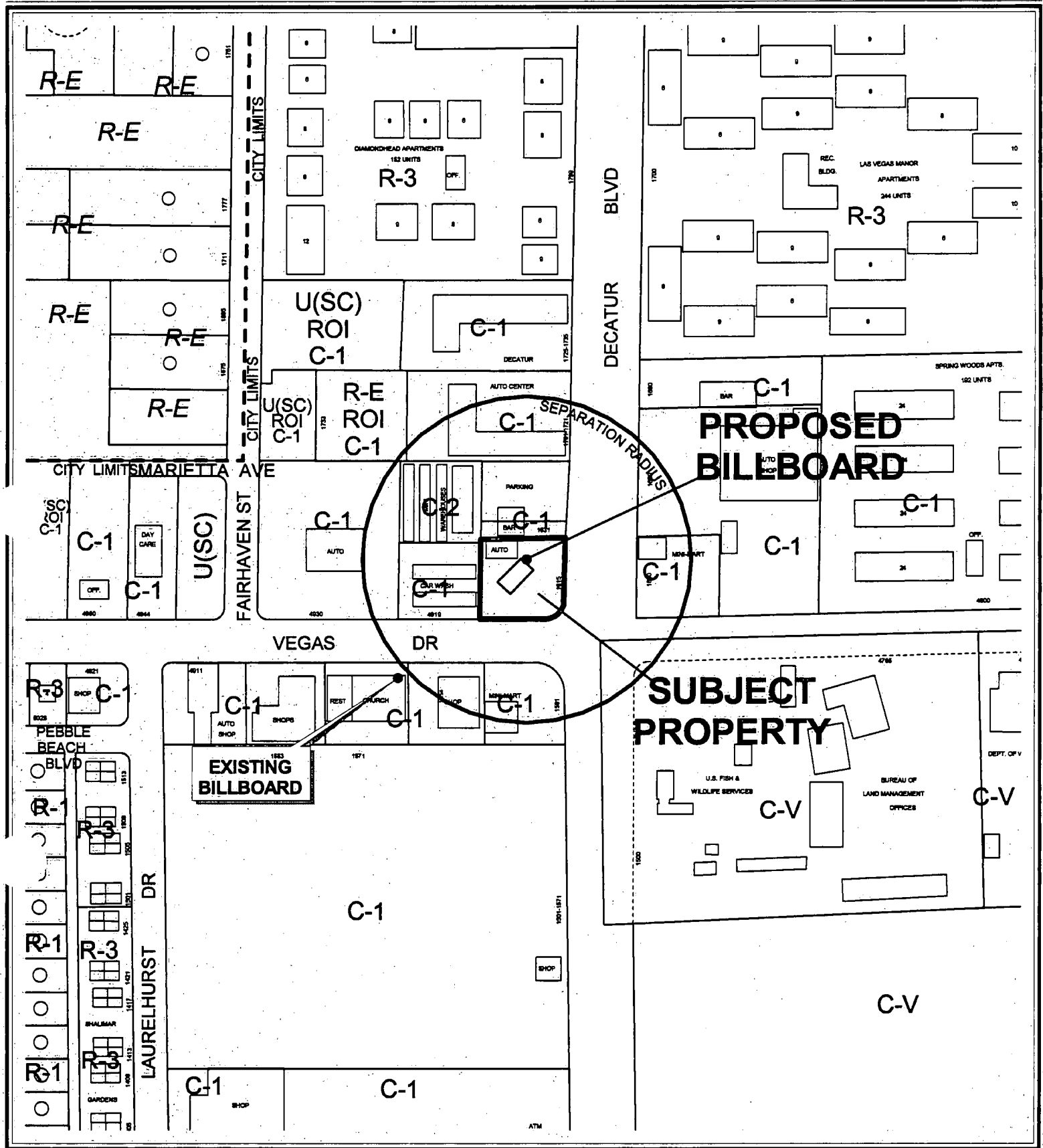
COUNCILMAN WEEKLY asked the reason for the abeyance request for Item 119 [SUP-4169]. MARGO WHEELER, Acting Deputy Director, Planning and Development Department, explained that a letter was received from the attorney representing the applicant indicating that he would be out of town. COUNCILMAN WEEKLY noted that he received numerous calls from his constituents regarding this application. He will support the abeyance request; however, he would not support the application when it comes back.

MAYOR GOODMAN disclosed that an Opinion Letter was submitted by the City Attorney's Office regarding him abstaining from voting on Items 119 [SUP-4169] and 120 [SUP-4172]; however, he verified with DEPUTY CITY ATTORNEY BRYAN SCOTT that he could vote on the abeyance.

(2:41 – 2:46)

5-48





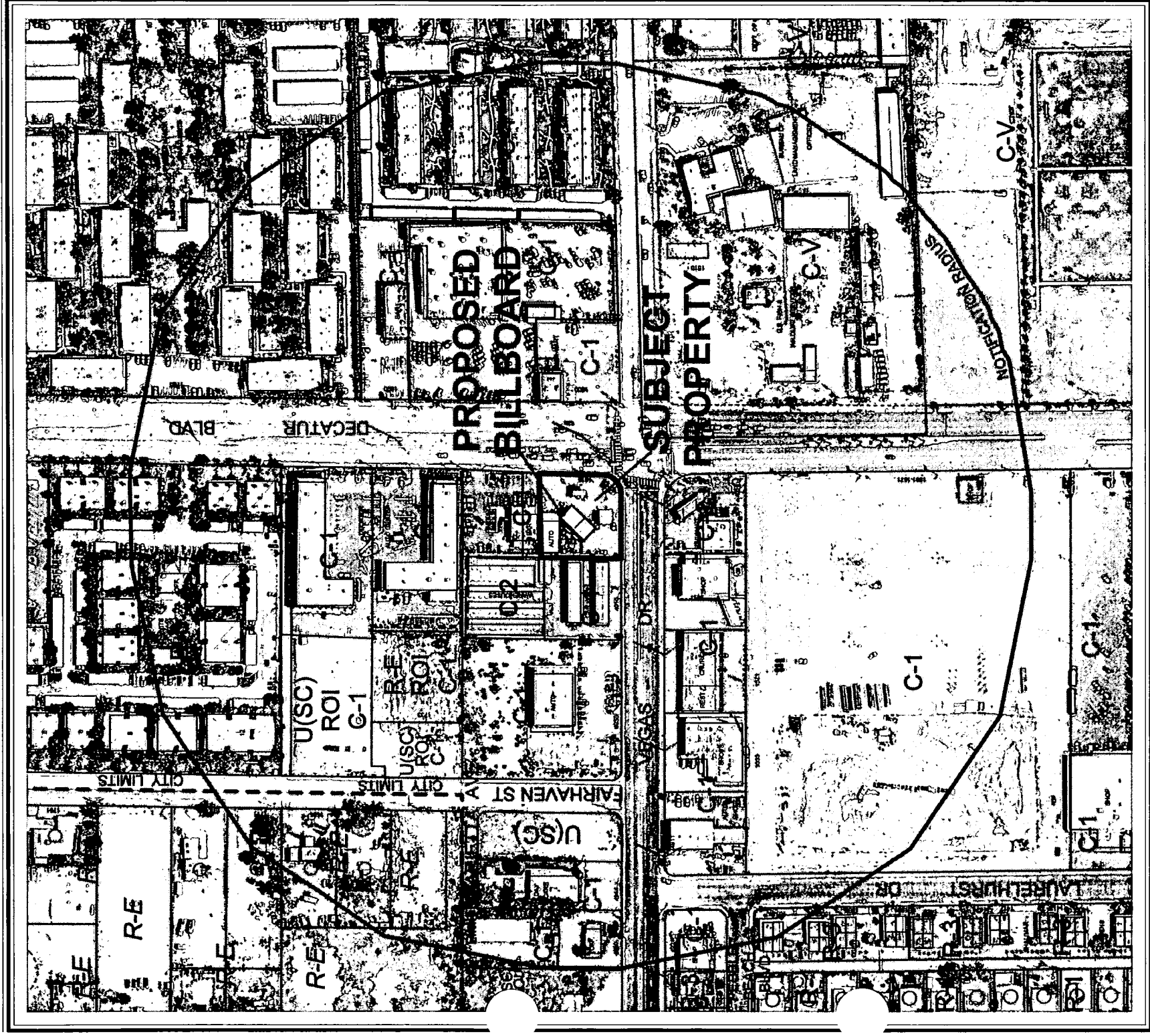
CASE: SUP-4169

SEPARATION RADIUS: 300 FT

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

0 100 200 Feet





CASE: SUP-4169

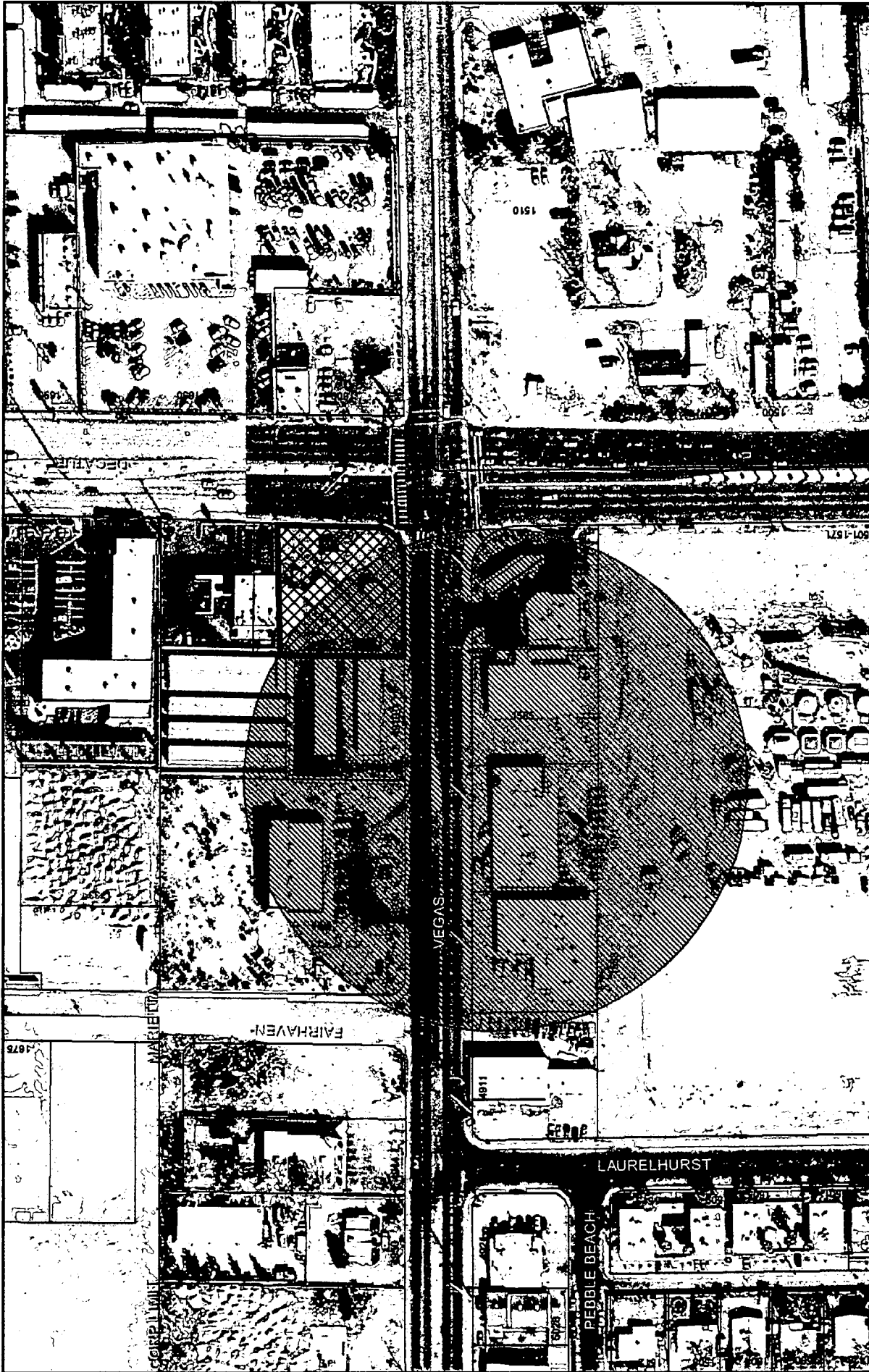
RADIUS: 750 FT

0 100 200 Feet



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





City of Las Vegas Billboard Data

SUP-4169

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

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-4169 - APPLICANT: LAS VEGAS BILLBOARDS -
OWNER: MARK P. MILFORD AND LORILYN MILFORD TRUST**

**** CONDITIONS ****

The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL, 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-Premise Advertising (Billboard) 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.
2. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. 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.
4. 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.
5. 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 (Billboard) Sign.
6. Only one advertising sign is permitted per sign face.
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 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. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

9. The proposed Off-premise Advertising (Billboard) Sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is an Appeal filed by the applicant from the Denial by the Planning Commission on a request for a Special Use Permit for an Off-Premise Advertising (Billboard) Sign located at 1615 North Decatur Boulevard.

B) Applicant's Justification

The proposed sign meets all distance separation requirements and is located within an established commercial area of the City.

BACKGROUND INFORMATION

A) Previous Actions

There are no recent case histories.

05/13/04 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #50).

B) Pre-Application Meeting

03/08/04 No significant issues were identified during the pre-application meeting.

C) Neighborhood Meetings

A Neighborhood Meeting is not required for Special Use Permit applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: .51

B) Existing Land Use

Subject Property: Commercial Building
North: Commercial Building
South: Convenience Store
East: Convenience Store
West: Commercial Building

C) Planned Land Use

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

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
North: C-1 (Limited Commercial)
South: C-1 (Limited Commercial)
East: C-1 (Limited Commercial)
West: C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is located within the Southwest Sector of the General Plan with a SC (Service Commercial) land use designation, which allows for low to medium intensity retail, office, or other commercial uses that serve primarily location area patrons, and that do not include more intense general commercial characteristics. The site is zoned C-1 (Limited Commercial) and the proposed sign is a permitted use with the approval of a Special Use Permit.

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 site does not fall within any Special Districts or Zones.

A2) 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)	300 Feet	300 Feet

The subject site meets all minimum distance separation requirements.

B) General Analysis and Discussion

- Zoning

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

- 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 (Billboard) 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.

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 subject site is located within a commercially developed area, and the proposed Off-Premise Advertising (Billboard) Sign is harmonious and compatible with the existing and future land uses in the area.

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

The subject is physically suitable for the proposed Off-Premise Advertising (Billboard) Sign. No waivers are requested, and the site allows for compliance with all distance separation requirements

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 (Billboard) Advertising Sign would not be a threat to the public health, safety, and welfare, as its license is subject to ongoing City inspection and enforcement.

PLANNING COMMISSION ACTION

The Planning Commission members unanimously believed this is an inappropriate location for a new billboard due to the site's proximity to residential uses and many on-site signs in the vicinity.

NOTICES MAILED 45 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SOP-4169 APN: 138-24-804-013

Name of Property Owner: mark milford

Name of Applicant: Las Vegas Billboards

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: _____

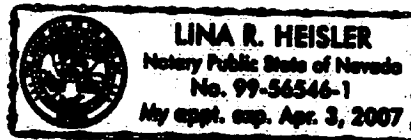
Signature of Property Owner/Authorized Agent: 

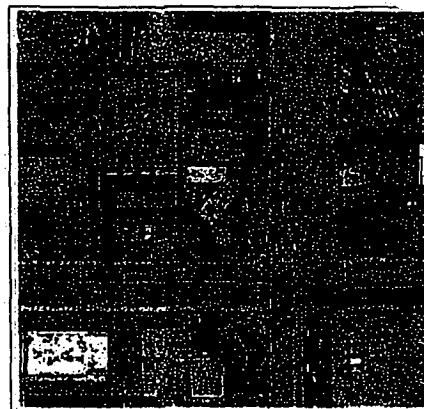
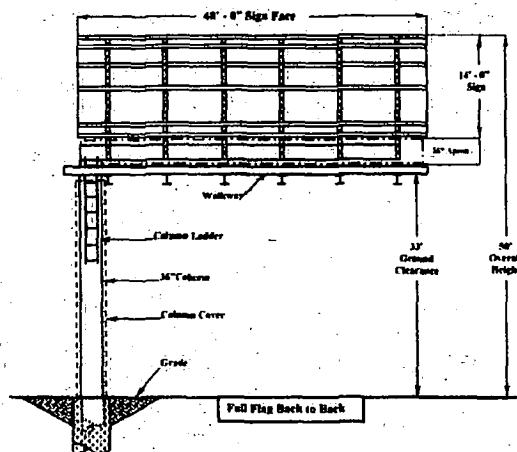
Print Name: MARK MITCHELL

Subscribed and sworn before me

This 17 day of February, 2004

Notary Public in and for said County and State





C-1
Zoning

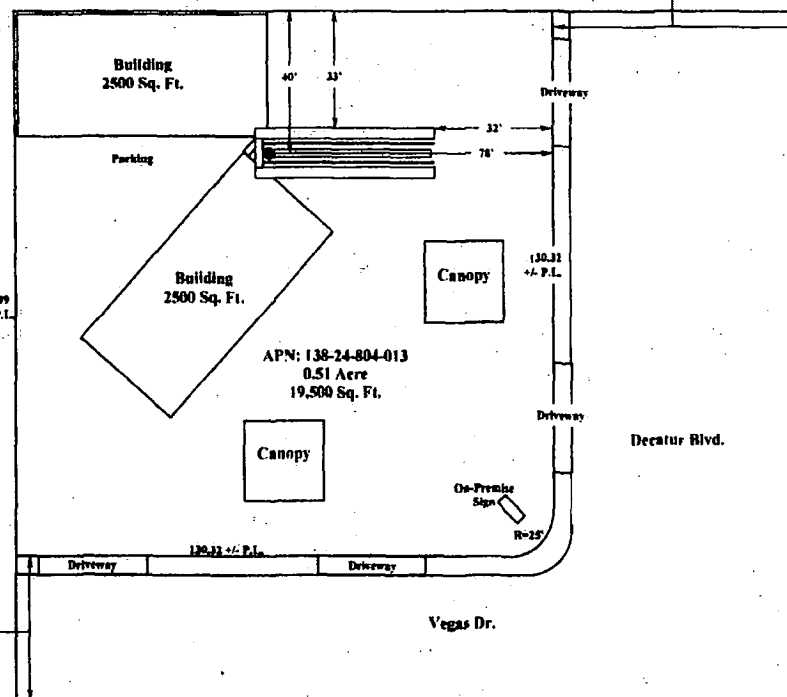
149.99 +/- P.L.

70.01' Property Line
to Center Line of
Decatur Blvd.

C-1
Zoning

149.99
+/- P.L.

40' Property Line
to Center Line of
Vegas Dr.



C-1
Zoning

PROPERTY OWNER: MARK & LORILYN MILFORD TRS.
1615 N. DECATUR BLVD.
LAS VEGAS, NV 89108-2292

PROPERTY ADDRESS: 1615 N. DECATUR BLVD.
LAS VEGAS, NV 89108

CONTACT: STEVE RANNEY &
LAS VEGAS BILLBOARDS
5665 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89118
837-7812

APN: 138-24-804-013

ZONED: C-1

14' x 48' FULL FLAG BACK TO BACK

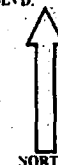
46' OVERALL HEIGHT

NO ADJACENT ON-PREMISE SIGN WITHIN 100'

NO ADJACENT OFF-PREMISE SIGN WITHIN 300'

NO R-E ZONE WITHIN 100'

SCALE: 1" = 20'



SIGN ANALYSIS TABLE

TYPE OF SIGN:	14' X 48' OFF-PREMISE SIGN
SIGN HEIGHT:	46' OVERALL HEIGHT
SIGN WIDTH:	48' OVERALL WIDTH
SIGN AREA:	672 SQUARE FT.
ILLUMINATION TYPE:	HALOGEN LIGHTING
ANIMATION:	NONE

LOCATION:

32' FRONT RETRACK FROM DECATUR BLVD. TO LEADING EDGE OF SIGN.
78' FRONT RETRACK FROM DECATUR BLVD. TO CENTER OF COLUMN.
13' SIDE RETRACK FROM NORTH PROPERTY LINE TO LEADING EDGE OF COLUMN.
40' SIDE RETRACK FROM NORTH PROPERTY LINE TO CENTER OF COLUMN.

SUP-4169

05-13-04 PC



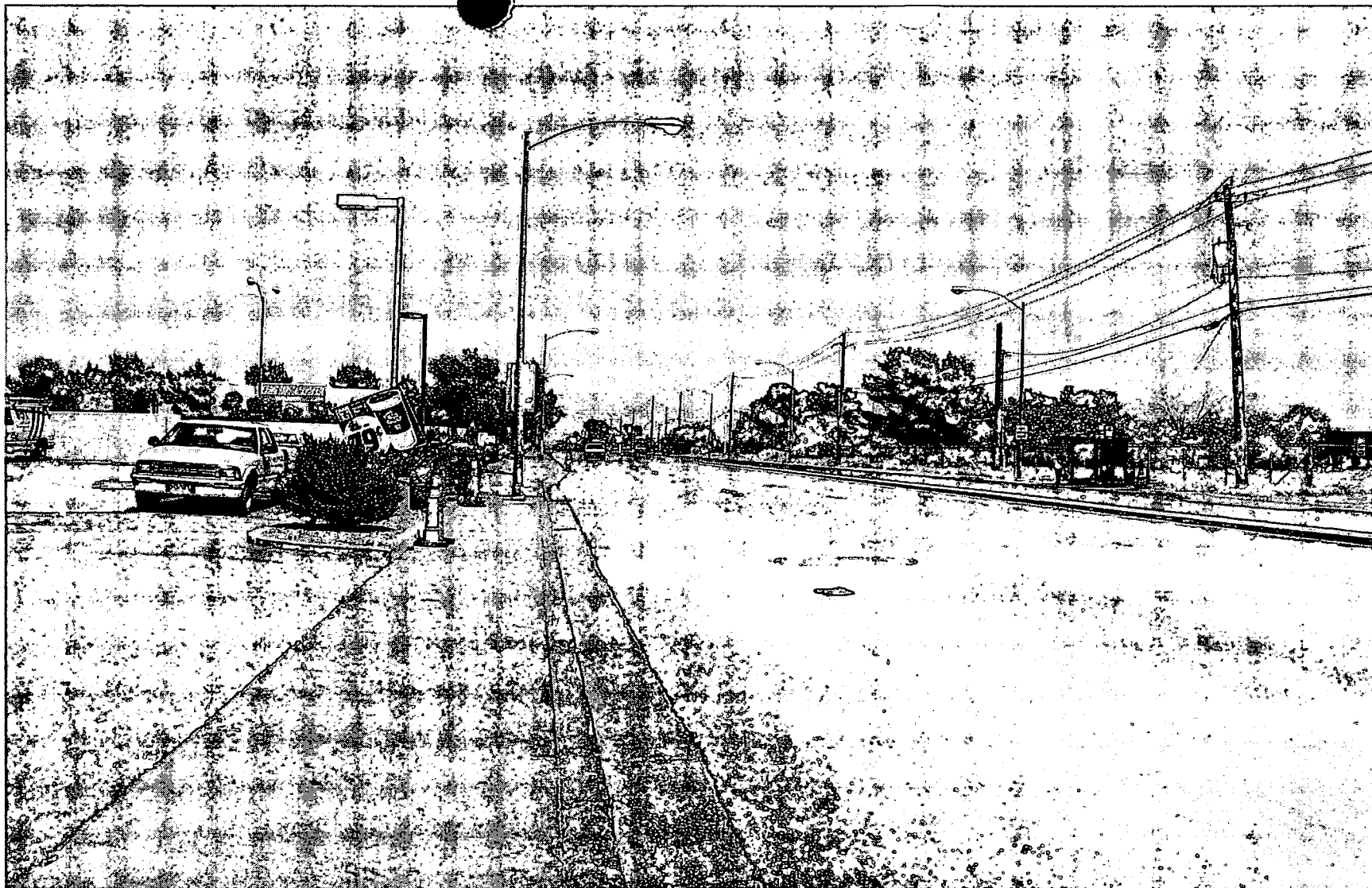
**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4169 - APPLICANT: LAS VEGAS BILLBOARDS -
OWNER: MARK P. MILFORD AND LORILYN MILFORD TRUST
1615 NORTH DECATUR BOULEVARD
MAY 13, 2003 PLANNING COMMISSION**

4/19/04



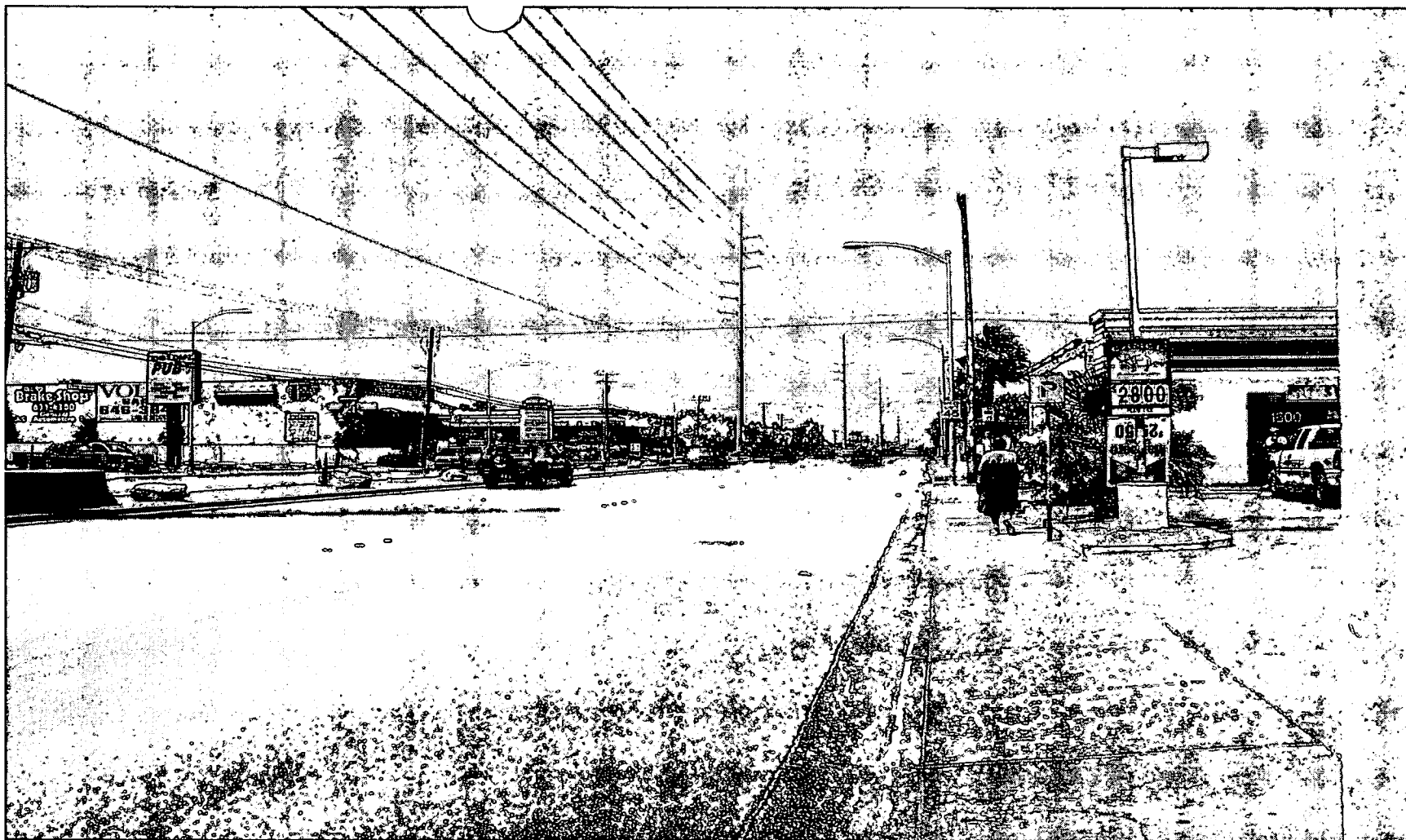
**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4169 - APPLICANT: LAS VEGAS BILLBOARDS -
OWNER: MARK P. MILFORD AND LORILYN MILFORD TRUST
1615 NORTH DECATUR BOULEVARD
MAY 13, 2003 PLANNING COMMISSION**

4/19/04



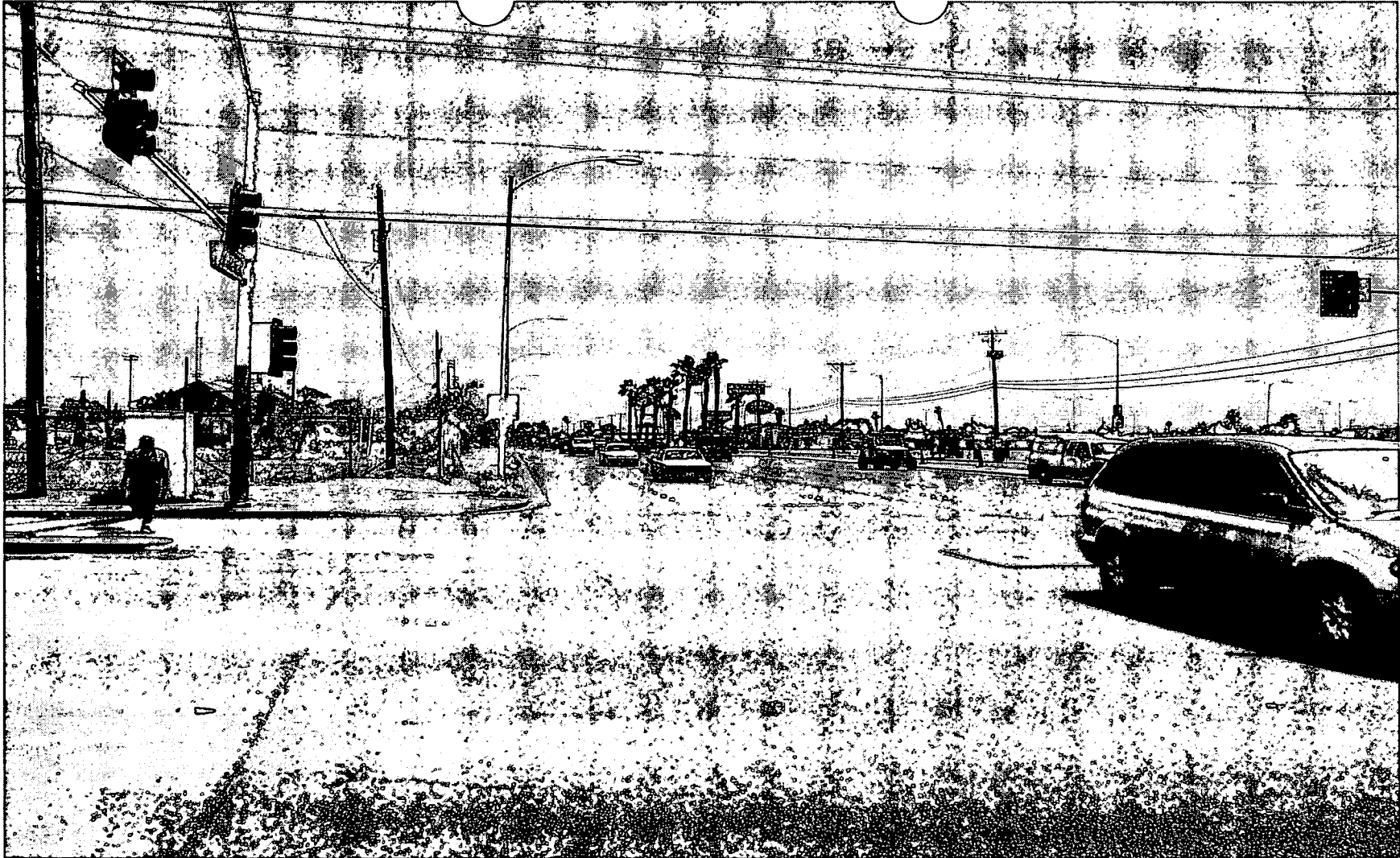
**SUP-4169 - APPLICANT: LAS VEGAS BILLBOARDS – OWNER: MARK P. MILFORD
AND LORILYN MILFORD TRUST
1615 North Decatur Boulevard
JUNE 16, 2004 CITY COUNCIL MEETING**

Picture taken 06/07/04



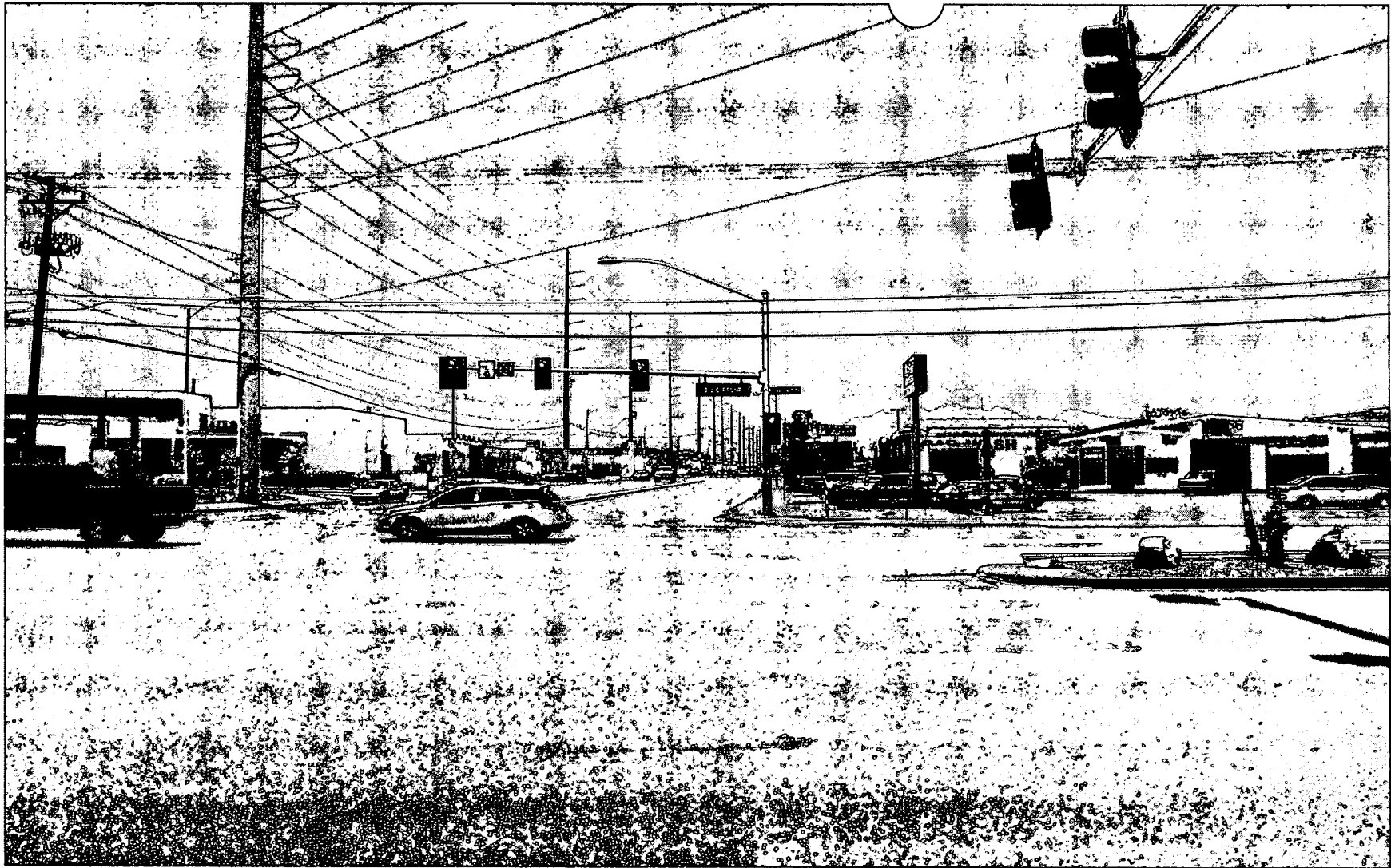
**SUP-4169 - APPLICANT: LAS VEGAS BILLBOARDS – OWNER: MARK P. MILFORD
AND LORILYN MILFORD TRUST
1615 North Decatur Boulevard
JUNE 16, 2004 CITY COUNCIL MEETING**

Picture taken 06/07/04



**SUP-4169 - APPLICANT: LAS VEGAS BILLBOARDS – OWNER: MARK P. MILFORD
AND LORILYN MILFORD TRUST
1615 North Decatur Boulevard
JUNE 16, 2004 CITY COUNCIL MEETING**

Picture taken 06/07/04



**SUP-4169 - APPLICANT: LAS VEGAS BILLBOARDS – OWNER: MARK P. MILFORD
AND LORILYN MILFORD TRUST
1615 North Decatur Boulevard
JUNE 16, 2004 CITY COUNCIL MEETING**

Picture taken 06/07/04

LAS Consulting, Inc.
856 E. Sahara #4
Las Vegas, NV 89104
(702) 889-2879-office
(702) 889-3122-fax

RECEIVED
CITY CLERK

2004 MAY 14 A 8:26

May 13, 2004

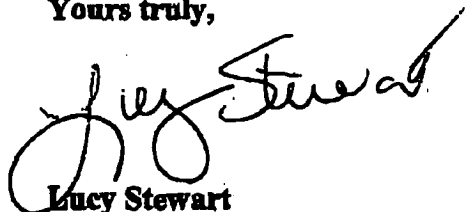
City Hall, First Floor
400 Stewart Avenue
Las Vegas, NV 89101
Phone: (702) 229-6311
Fax: (702) 382-4803

RE: Appeal from the 5/13/03 Planning Commission Meeting
No. 50 SUP-4169 and No. 51 SUP-4172

Dear Madam:

Please accept this letter as a request appeal the Planning Commission's denial of items No. 50 SUP-4169 (Milford) and SUP-4172 (Sheikan), respectively. These items were denied at the May 13, 2004 Planning Commission Meeting. I would like to appeal these special use permits to the City Council. I understand that should be the June 2 City Council meeting. Please advise me if that is a different date. Thank you for your consideration in this matter.

Yours truly,



Lucy Stewart
LAS Consulting, Inc.

Cc.

Jay Brown, 385-1023
Chad Harris LVBB, 837-7821

LAW OFFICES

Singer & Brown

A NEVADA LLC

MICHAEL H. SINGER
JAY H. BROWN

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6593

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
Brownltd@earthlink.net

June 14, 2004

City Clerk, First Floor
400 Stewart Avenue
Las Vegas, NV 89101
Phone: (702) 229-6311
Fax: (702) 382-4803

RE: Appeals- SUP-4169 & 51 SUP-4172, City Council June 16, 2004 Agenda
Items 119 & 120, respectively

Dear Madam:

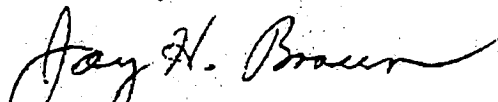
Please be advised that I represent the applicants for the applications referred to above.

Please accept this letter as a request to hold the appeals of the Planning Commission's denial of Items No. SUP-4169 (Milford) and SUP-4172 (Sheikan), respectively. These items were denied at the May 13, 2004 Planning Commission meeting and are scheduled for the June 16, 2004 City Council meeting.

I will be out of town for the June 16, 2004 City Council agenda, and I respectfully request these items be held until the July 7th City Council agenda.

Thank you for your consideration in this matter.

Yours truly,


Jay H. Brown

cc: Lucy Stewart, 889-3122
Chad Harris LVBB, 837-7821

2004 JUN 14 P 12:49

RECEIVED
CITY CLERK

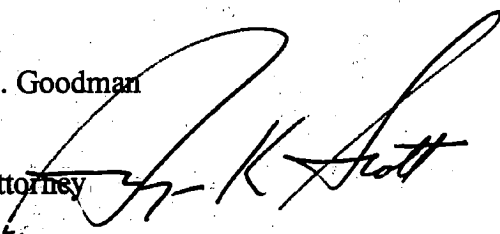
Submitted after final agenda

Date 6/14/04 Item # 119 + 120

Memorandum

City of Las Vegas Office of the City Attorney

To: Mayor Oscar B. Goodman

From: Bryan K. Scott
Deputy City Attorney 

CC: Bradford R. Jerbic
City Attorney

Date: June 14, 2004

Re: Request for Opinion on Abstentions for 6/16/04 City Council Meeting *(Supplement)*

This memorandum is written in response to your request for an opinion from the City Attorney's Office regarding whether you are required to abstain on items 78, 119 and 120 which are to be considered by the City Council at its June 16, 2004 meeting.

Item 78 involves a six-month review of a tavern license for Treasures, a sexually-oriented business, in Ward 1. You have informed me that your son, Ross Goodman, Esq. has been retained by Treasures to represent its interests in various legal issues, including the representation of several entertainers (dancers) at Treasures who have been charged with, among other things, solicitation of prostitution. The approval or denial of Treasures' tavern license will affect its business and possibly your son's business relationship with Treasures.

Item 99 involves a request for approval of a site development plan for an eight level parking structure at the intersection of Fourth and Bonneville. You have informed me that you are still owed \$24,000 from the sale of real property at the corner of Casino Center and Bonneville, which is within the notification area for this project. Since it is possible that you might be able to regain the Casino Center/Bonneville property, depending upon your sales agreement with the buyer, the Council's approval or disapproval of this Site Plan Review could effect your financial interests.

Items 119 and 120 involve Special Use Permits for off-premise advertising signs (billboards) at different locations within the City's jurisdiction. You have informed me that partners in your law firm (Goodman & Chesnoff) are negotiating with several off-premise billboard sign companies to perform legal work on their behalf. The approval of the billboards by the City Council may benefit your law partners financially, which in turn could benefit you financially, depending on your partnership agreement with the law firm.

NRS 281.501(2) provides:

In addition to the requirements of the code of ethical standards, a public officer shall not vote upon or advocate the passage or failure of . . . a matter with respect to which the independence of judgment of a reasonable person in his situation would be materially affected by (b) His pecuniary interests; or (c) His commitment in a private capacity to the interests of others.

Submitted at City Council:

Date 6/16/04 Item #99

NRS 281.501(8) defines "commitment in a private capacity to the interests of others" as a commitment to a person: (b) who is related to him by blood, adoption or marriage within the third degree of consanguinity or affinity; (d) with whom he has a substantial and continuing business relationship; or (e) any other commitment or relationship that is substantially similar to commitment or relationship described in this subsection.

In light of the above, it is the conclusion of the City Attorney that you should disclose the factual circumstances surrounding your potential conflicts on the record and abstain from the discussions and votes on the above-referenced items.

If any of the above-referenced items are abeyed, tabled or withdrawn at the June 16, 2004 Council meeting, you may vote on the motion to abey, table or withdraw the item as abeyance, withdrawal or tabling motions are not substantive motions. If any of the above-referenced items come back to the City Council for a hearing, you will again need to disclose your conflicts and abstain from the discussion and vote.

If you have any additional questions regarding any of the above, please feel free to contact me at ext. 6621.

BKS:b

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JUNE 16, 2004

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

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4172 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: SHAHRAM AND TAWNYA SHEIKHAN - Appeal filed by the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 300 South Decatur Boulevard (APN: 138-36-601-004), C-2 (General Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1
1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal letter filed by LAS Consulting, Inc.
5. Submitted after final agenda – Protest letter from George D. Kalb
6. Submitted after final agenda – Letter from Singer & Brown requesting an abeyance filed under #119
7. Back up referenced from the 5/13/2004 Planning Commission meeting Item 51
8. Submitted at City Council – Written Opinion for Mayor Goodman regarding abstentions for Items 78, 119, and 120
9. Submitted at City Council – Supplemental Opinion for Mayor Goodman regarding abstentions for Items 78, 99, 119, and 120

MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 89 [6012 Iron Kettle Street], Item 117 [SUP-4137], Item 119 [SUP-4169] and Item 120 [SUP-4172] to 7/7/2004 and Item 90 [6318 West Sahara Avenue] to 9/15/2004, STRIKE Item 113 [VAR-4340] and Item 114 [SUP-4168] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 136 [GPA-3977], Item 137 [ZON-3981] and Item 138 [SDR-3982] – UNANIMOUS with Ward 2 seat vacant

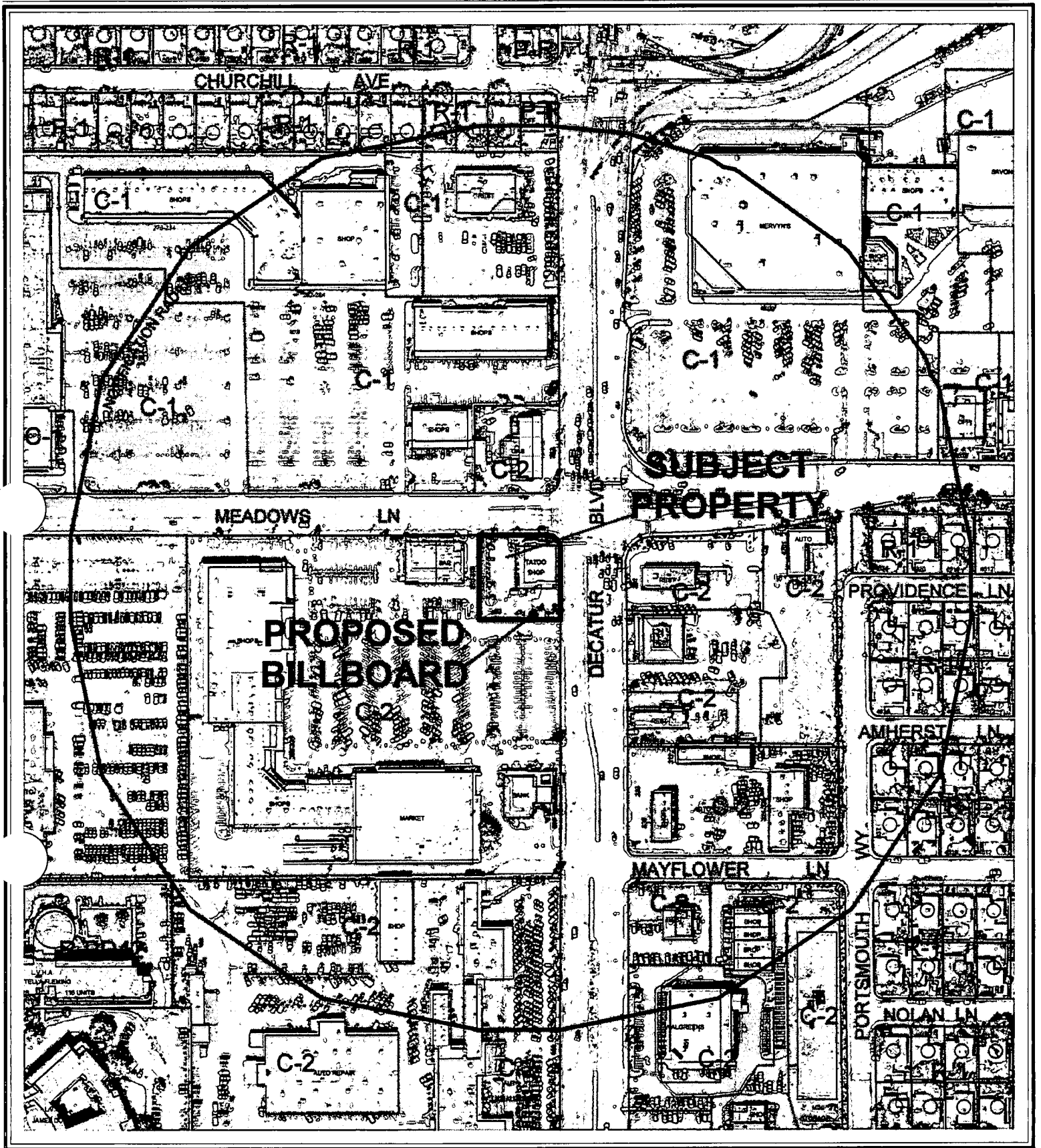
CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 120 – SUP-4172

MINUTES:

MAYOR GOODMAN disclosed that an Opinion Letter was submitted by the City Attorney's Office regarding him abstaining from voting on Items 119 [SUP-4169] and 120 [SUP-4172]; however, he verified with DEPUTY CITY ATTORNEY BRYAN SCOTT that he could vote on the abeyance.

(2:41 – 2:46)

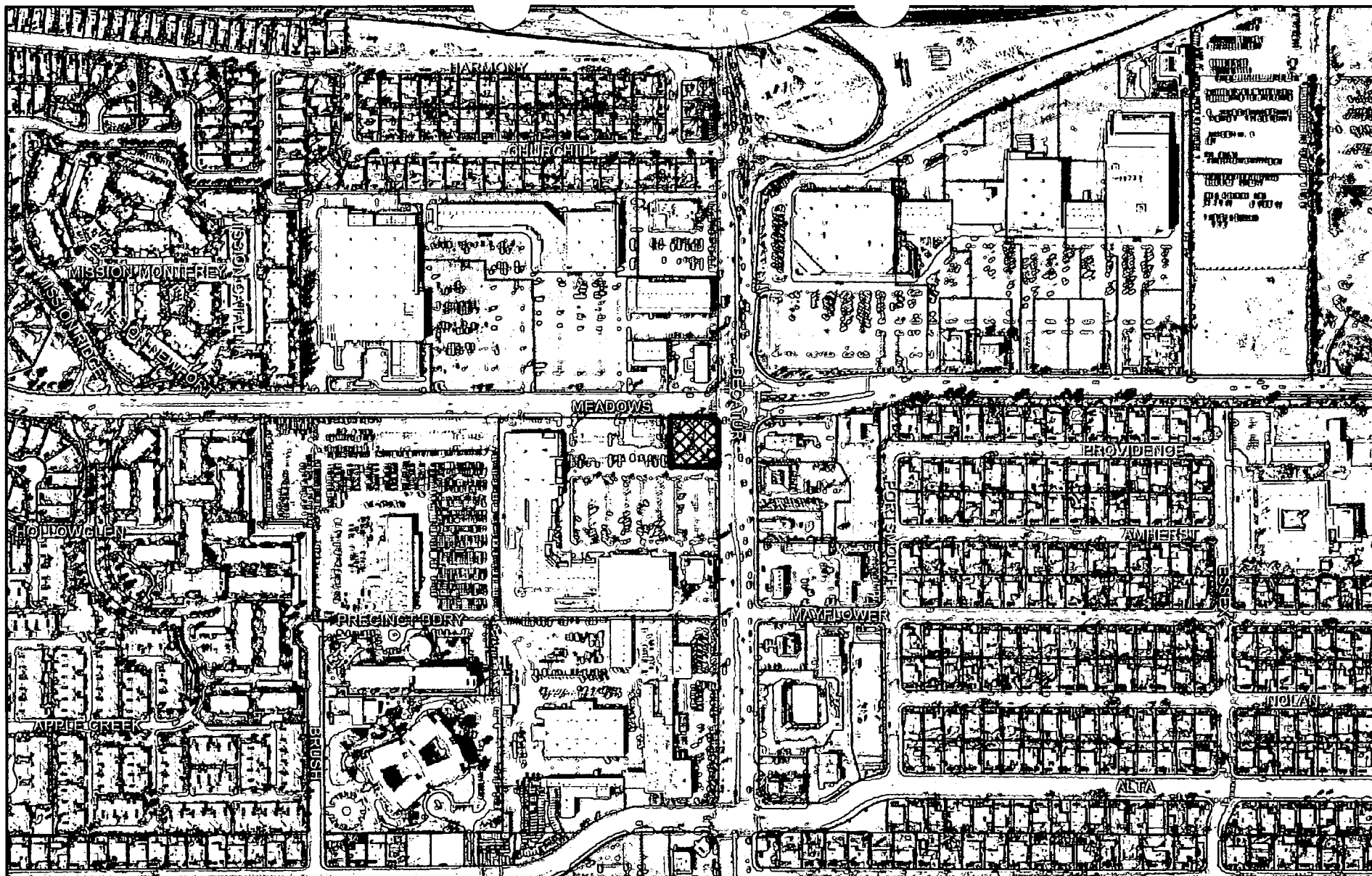
5-48



CASE: SUP-4172

RADIUS: 750 FT

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



SUP-4172

City of Las Vegas Billboard Data



Subject Parcel

● City of Las Vegas Billboard Location

● Clark County 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



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-4172 - APPLICANT: LAS VEGAS BILLBOARDS -
OWNER: SHAHRAM AND TAWNYA SHEIKHAN**

**** CONDITIONS ****

The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL, 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-Premise Advertising (Billboard) 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.
2. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. 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.
4. 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.
5. 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 (Billboard) Sign.
6. Only one advertising sign is permitted per sign face.
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 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. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

9. The proposed Off-Premise Advertising (Billboard) Sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This an Appeal filed by the applicant from the Denial by the Planning Commission on a request for a Special Use Permit for an Off-Premise Advertising (Billboard) Sign located at 300 South Decatur Boulevard.

B) Applicant's Justification

The proposed sign meets all distance separation requirements and is located within a commercial area.

BACKGROUND INFORMATION

A) Previous Actions

- 08/22/73 The Board of City Commissioners approved a Reclassification of Property (Z-0061-73) from R-1 (Single Family Residential District) to C-2 (General Commercial). The Planning Commission recommended approval on 8/09/73.
- 05/11/98 The City Council denied a Special Use Permit (U-0013-98) for a Pawnshop and Second-Hand Sales. The Planning Commission and staff recommended approval on 2/26/98.
- 05/13/04 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #51).

B) Pre-Application Meeting

- 03/08/04 No significant issues were identified during the pre-application meeting.

C) Neighborhood Meetings

A Neighborhood Meeting is not required for Special Use Permit applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.52

B) Existing Land Use

Subject Property: Commercial Building
North: Service Station
South: Shopping Center
East: Fast Food Restaurant
West: Shopping Center

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: SC (Service Commercial)
East: SC (Service Commercial)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: C-2 (General Commercial)
North: C-2 (General Commercial)
South: C-2 (General Commercial)
East: C-2 (General Commercial)
West: C-2 (General Commercial)

E) General Plan Compliance

The subject site is located within the Southwest Sector of the General Plan with a SC (Service Commercial) land use designation, which allows for low to medium intensity retail, office, or other commercial uses that serve primarily location area patrons, and that do not include more intense general commercial characteristics. The site is zoned C-2 (General Commercial) and the proposed sign is a permitted use with the approval of a Special Use Permit.

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 site does not fall within any Special Districts or Zones.

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)	300 feet	Over 300 feet

The subject site meets all minimum distance separation requirements.

B) General Analysis and Discussion

- Zoning

The C-2 (General Commercial) district is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character. An Off-Premises Advertising (Billboard) Sign is a permitted use in the C-2 (General 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 (Billboard) 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. The center of the proposed sign is located along the south property line, approximately 50 feet west of Decatur Boulevard.

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 subject site is located within a commercial shopping center, and the proposed Off-Premise Advertising (Billboard) Sign is harmonious and compatible with the existing and future land uses in the area.

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

The subject is physically suitable for the proposed Off-Premise Advertising (Billboard) Sign. No waivers are requested, and the site allows for compliance with all distance separation requirements.

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 (Billboard) Advertising Sign would not be a threat to the public health, safety, and welfare, as its license is subject to ongoing City inspection and enforcement.

PLANNING COMMISSION ACTION

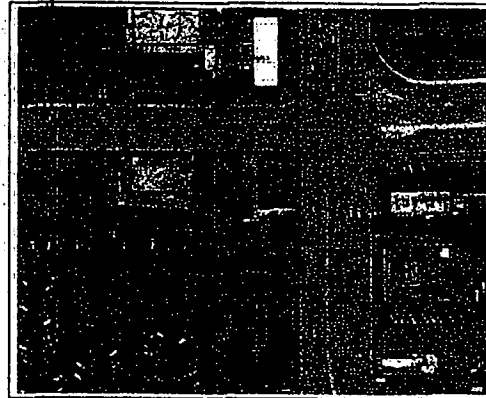
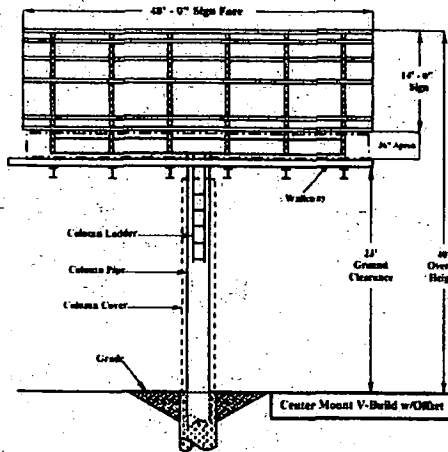
The Planning Commission members unanimously believed this to be an inappropriate billboard location.

NOTICES MAILED 43 by City Clerk

APPROVALS 0

PROTESTS 1





C-1 Zone

PROPERTY OWNER: SHAHRAM & TAWNYA SHEIKHAN
300 S. DECATUR BLVD.
LAS VEGAS, NV 89107

PROPERTY ADDRESS: 300 S. DECATUR BLVD.
LAS VEGAS, NV 89107

CONTACT: STEVE RANNEY @
LAS VEGAS BILLBOARDS
5665 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89118
837-7822

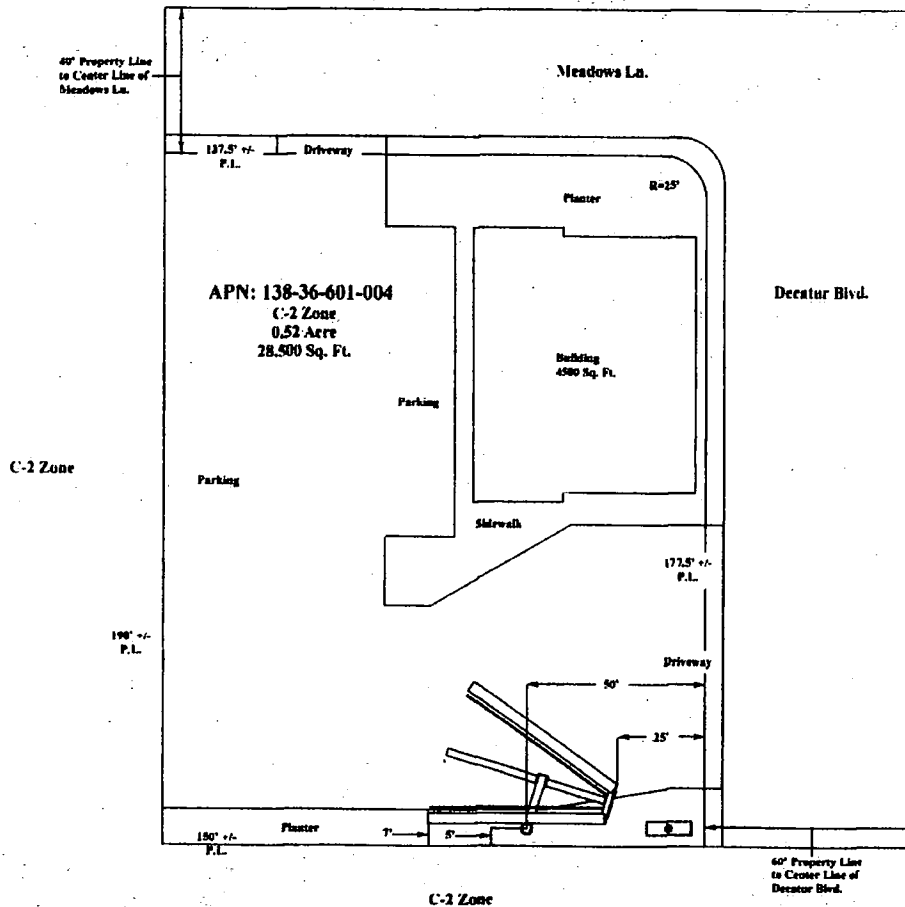
APN: 138-36-401-004
ZONED: C-2
14' x 48' CENTER MOUNT V-BUILD w/OFFSET
40' OVERALL HEIGHT
NO ADJACENT ON-PREMISE SIGN WITHIN 100'
NO ADJACENT OFF-PREMISE SIGN WITHIN 300'
NO R-E ZONE WITHIN 300'
SCALE 1" = 20'



SIGN ANALYSIS TABLE

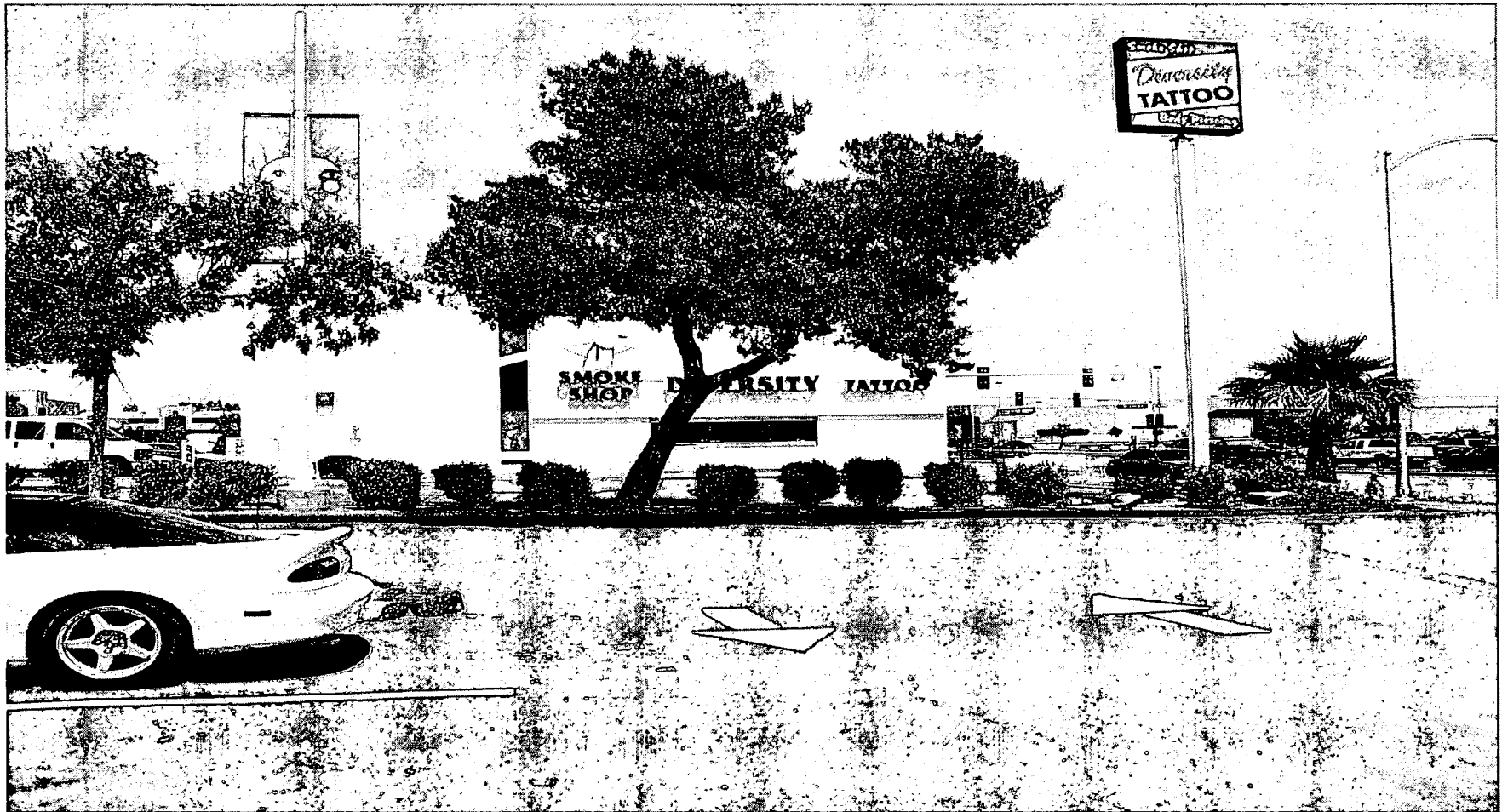
TYPE OF SIGN:	14' X 48' OFF-PREMISE SIGN
SIGN HEIGHT:	40' OVERALL HEIGHT
SIGN WIDTH:	48' OVERALL WIDTH
SIGN AREA:	672' SQUARE FT.
ILLUMINATION TYPE:	HALOGEN LIGHTING
ANIMATION:	NONE

LOCATION:
7' FRONT SETBACK FROM DECATUR BLVD. TO LEADING EDGE OF SIGN.
7' FRONT SETBACK FROM DECATUR BLVD. TO CENTER OF COLUMN.
25' SIDE SETBACK FROM SOUTH PROPERTY LINE TO LEADING EDGE OF COLUMN.
60' SIDE SETBACK FROM SOUTH PROPERTY LINE TO CENTER OF COLUMN.



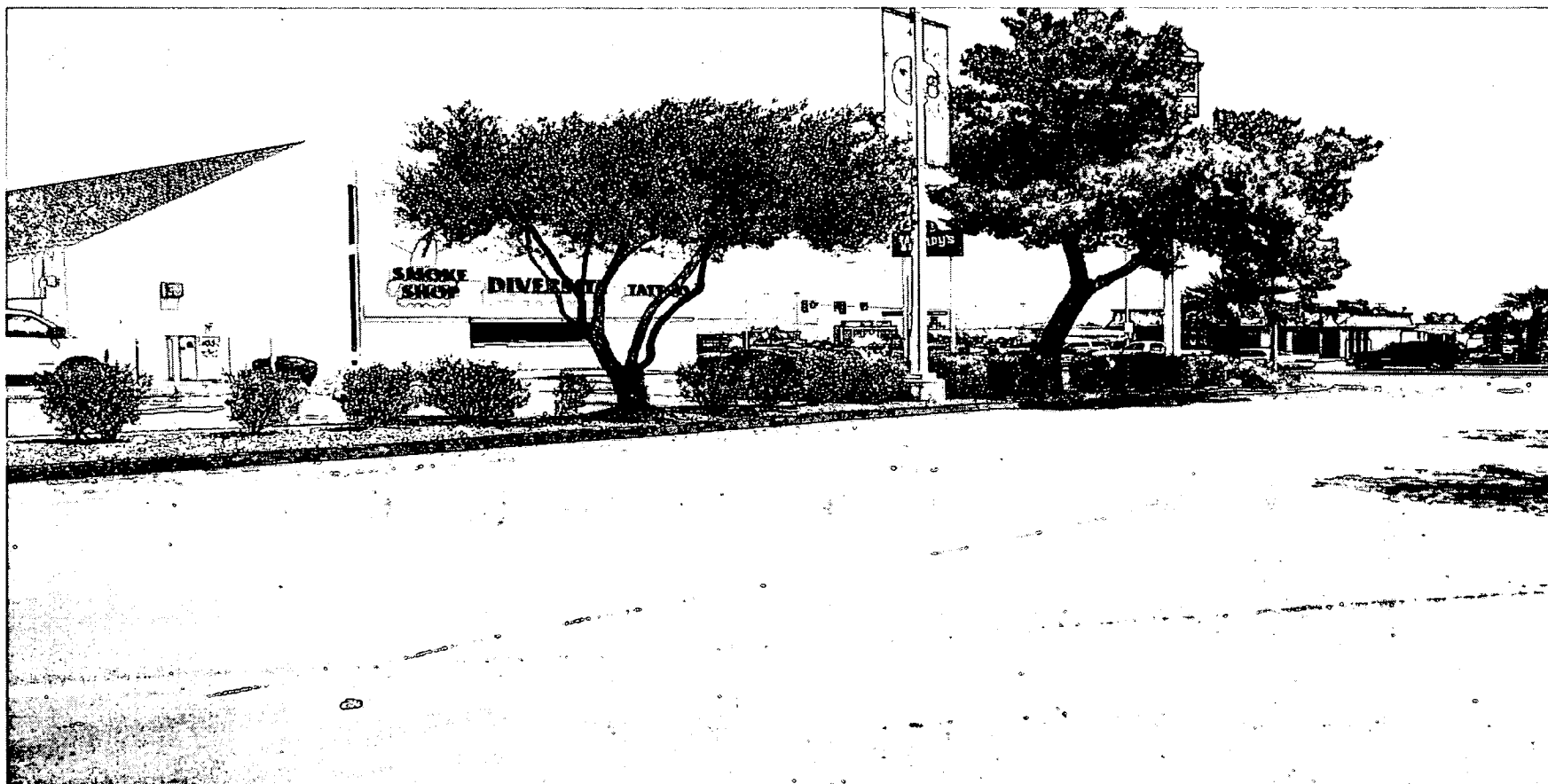
C-2 Zone

SUP-4172
05-13-04 PC



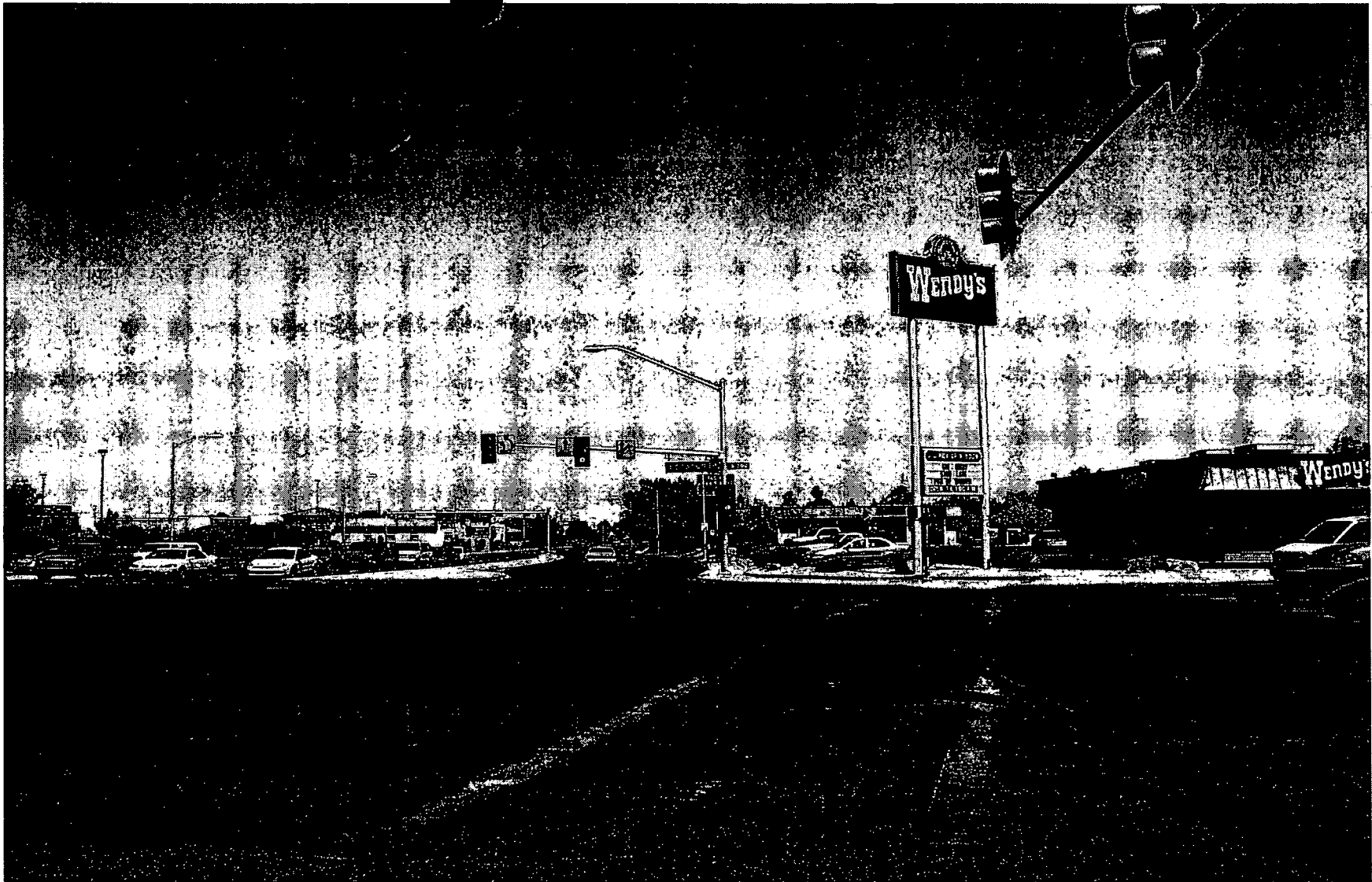
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4172 - APPLICANT: LAS VEGAS BILLBOARDS -
OWNER: SHAHRAM AND TAWNYA SHEIKHAN
300 SOUTH DECATUR BOULEVARD
MAY 13, 2003 PLANNING COMMISSION

4/19/04



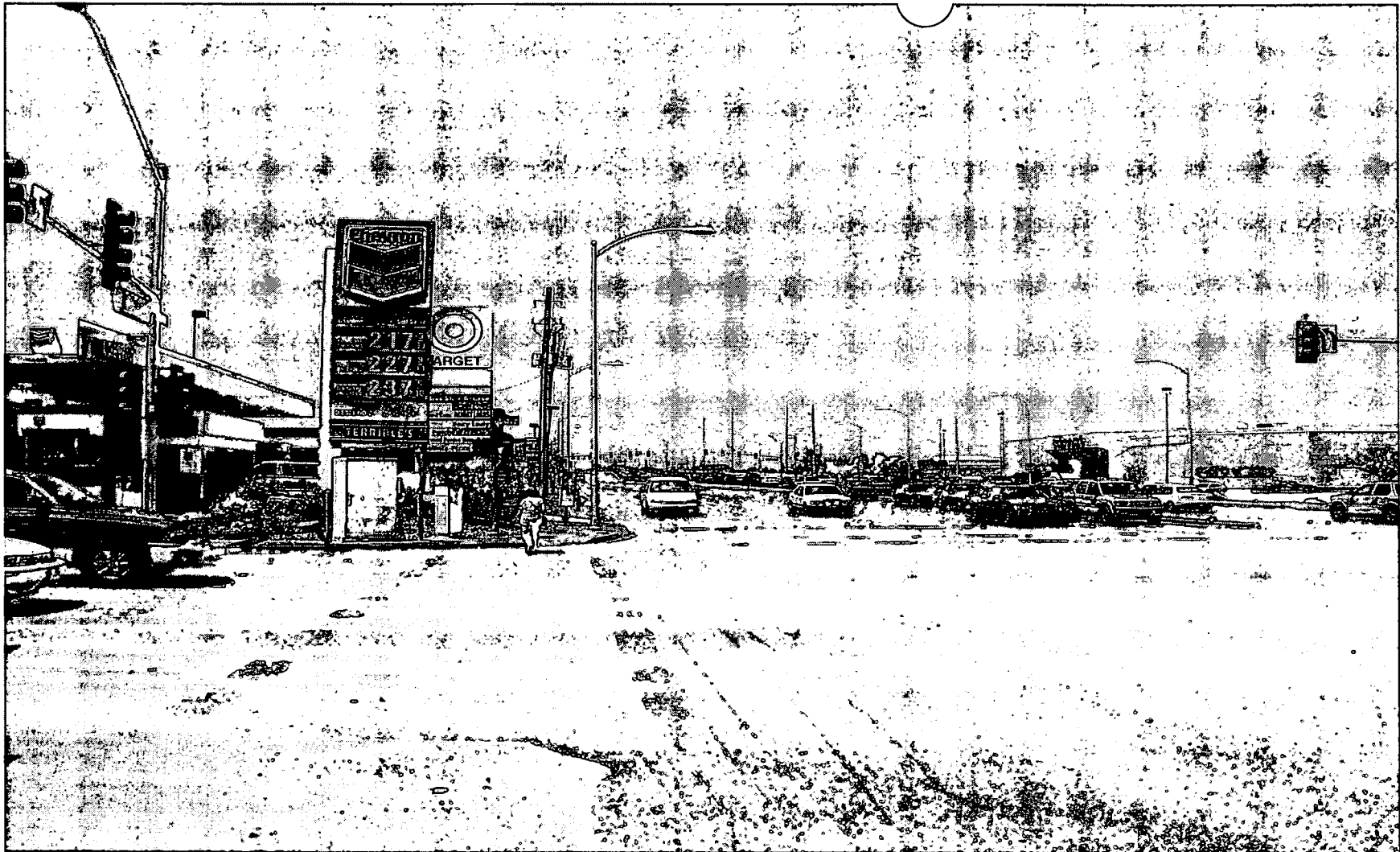
**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4172 - APPLICANT: LAS VEGAS BILLBOARDS -
OWNER: SHAHRAM AND TAWNYA SHEIKHAN
300 SOUTH DECATUR BOULEVARD
MAY 13, 2003 PLANNING COMMISSION**

4/19/04



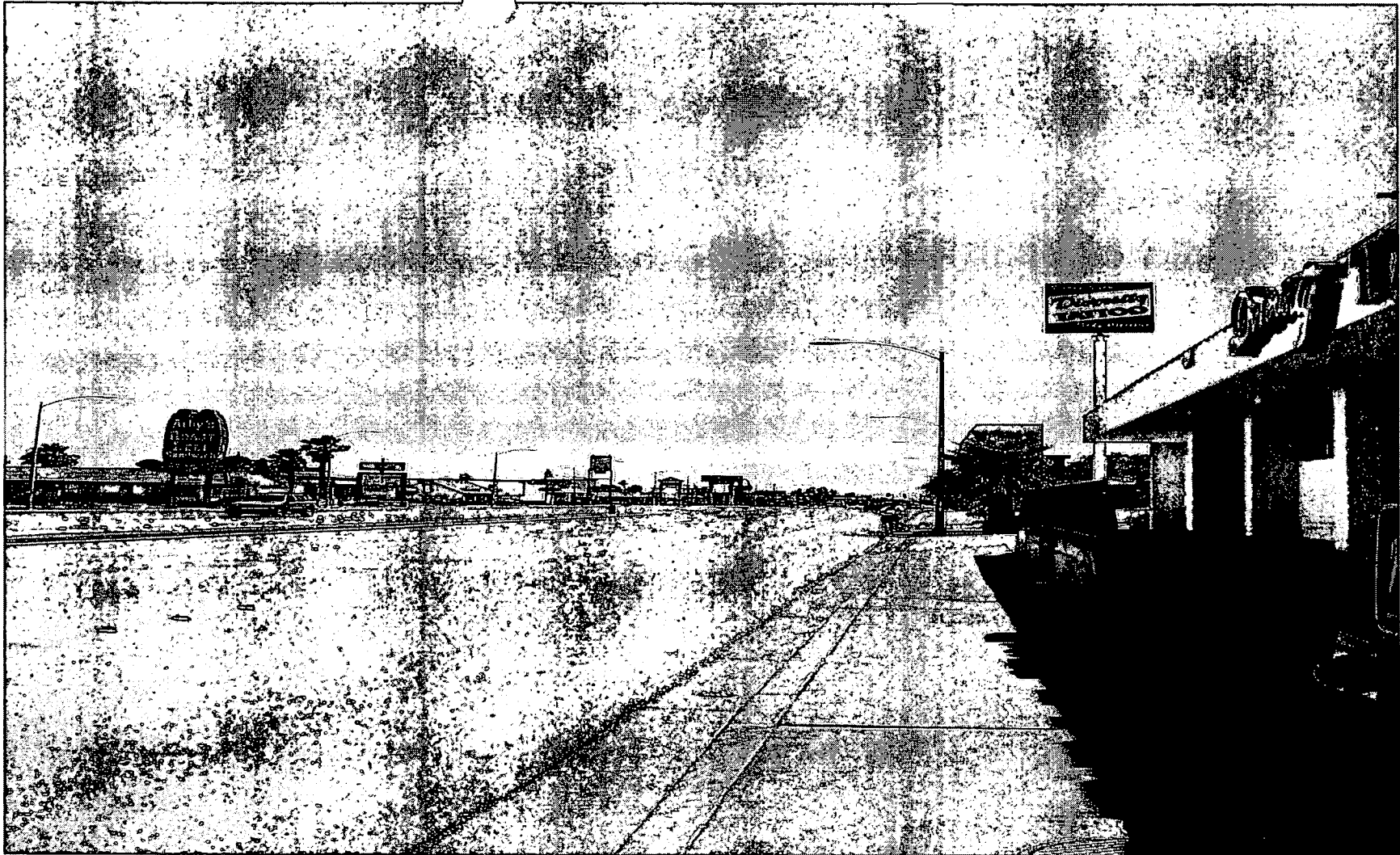
**SUP-4172 - APPLICANT: LAS VEGAS BILLBOARDS – OWNER: SHAHRAM AND
TAWNYA SHEIKHAN
300 South Decatur Boulevard
JUNE 16, 2004 CITY COUNCIL MEETING**

Picture taken 06/07/04



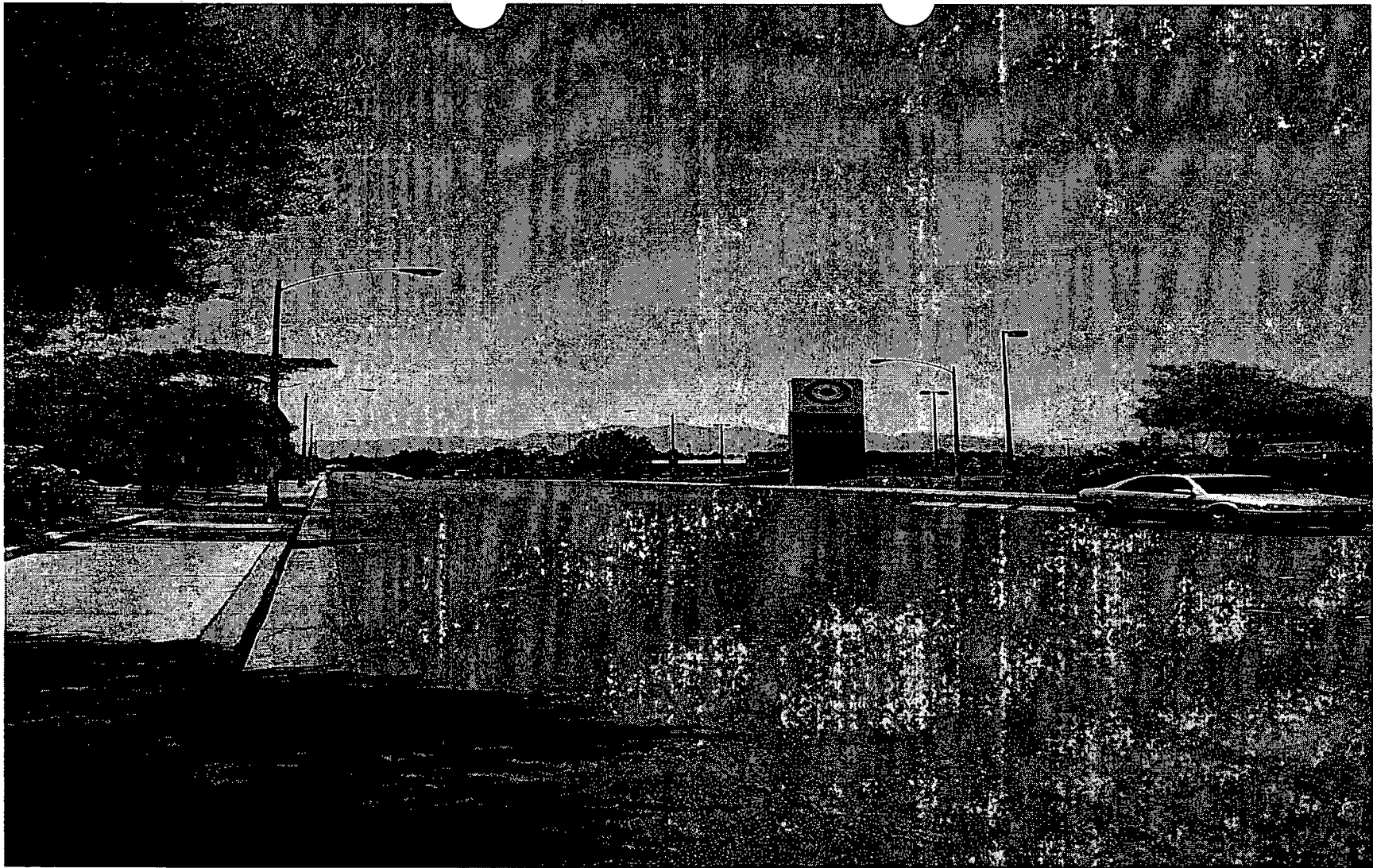
**SUP-4172 - APPLICANT: LAS VEGAS BILLBOARDS – OWNER: SHAHRAM AND
TAWNYA SHEIKHAN
300 South Decatur Boulevard
JUNE 16, 2004 CITY COUNCIL MEETING**

Picture taken 06/07/04



**SUP-4172 - APPLICANT: LAS VEGAS BILLBOARDS – OWNER: SHAHRAM AND
TAWNYA SHEIKHAN
300 South Decatur Boulevard
JUNE 16, 2004 CITY COUNCIL MEETING**

Picture taken 06/07/04



**SUP-4172 - APPLICANT: LAS VEGAS BILLBOARDS – OWNER: SHAHRAM AND
TAWNYA SHEIKHAN
300 South Decatur Boulevard
JUNE 16, 2004 CITY COUNCIL MEETING**

Picture taken 06/07/04

LAS Consulting, Inc.
856 E. Sahara #A
Las Vegas, NV 89104
(702) 889-2879-office
(702) 889-3122-fax

RECEIVED
CITY CLERK

2004 MAY 14 A 8:26

May 13, 2004

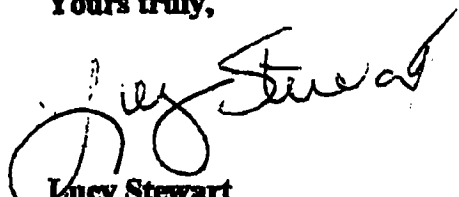
City Hall, First Floor
400 Stewart Avenue
Las Vegas, NV 89101
Phone: (702) 229-6311
Fax: (702) 382-4803

RE: Appeal from the 5/13/43 Planning Commission Meeting
No. 50 SUP-4169 and No. 51 SUP-4172

Dear Madam:

Please accept this letter as a request appeal the Planning Commission's denial of items No. 50 SUP-4169 (Milford) and SUP-4172 (Sheikan), respectively. These items were denied at the May 13, 2004 Planning Commission Meeting. I would like to appeal these special use permits to the City Council. I understand that should be the June 2 City Council meeting. Please advise me if that is a different date. Thank you for your consideration in this matter.

Yours truly,


Lucy Stewart
LAS Consulting, Inc.

Cc.
Jay Brown, 385-1023
Chad Harris LVBB, 837-7821

***Four K's Investment Co.
5670 Wynn Road
Las Vegas, NV 89118-2313***

RECEIVED
CITY CLERK

2004 JUN 10 A 9:35

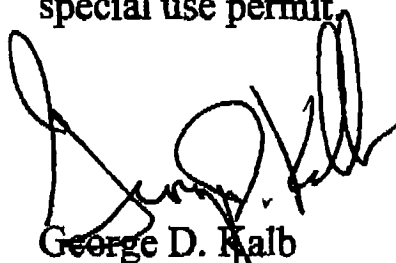
June 8, 2004

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

Protest

Reference: SUP-4172
300 S. Decatur Boulevard

As property owners in this area, we are still very opposed to this
special use permit.


George D. Kalb
Manager

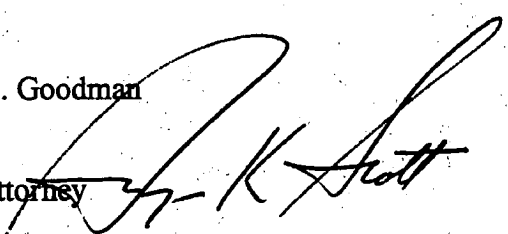
Submitted after final agenda

Date 6/10/04 Item #120

Memorandum

City of Las Vegas Office of the City Attorney

To: Mayor Oscar B. Goodman

From: Bryan K. Scott
Deputy City Attorney 

CC: Bradford R. Jerbic
City Attorney

Date: June 14, 2004

Re: Request for Opinion on Abstentions for 6/16/04 City Council Meeting *(Supplement)*

This memorandum is written in response to your request for an opinion from the City Attorney's Office regarding whether you are required to abstain on items 78, 119 and 120 which are to be considered by the City Council at its June 16, 2004 meeting.

Item 78 involves a six-month review of a tavern license for Treasures, a sexually-oriented business, in Ward 1. You have informed me that your son, Ross Goodman, Esq. has been retained by Treasures to represent its interests in various legal issues, including the representation of several entertainers (dancers) at Treasures who have been charged with, among other things, solicitation of prostitution. The approval or denial of Treasures' tavern license will affect its business and possibly your son's business relationship with Treasures.

Item 99 involves a request for approval of a site development plan for an eight level parking structure at the intersection of Fourth and Bonneville. You have informed me that you are still owed \$24,000 from the sale of real property at the corner of Casino Center and Bonneville, which is within the notification area for this project. Since it is possible that you might be able to regain the Casino Center/Bonneville property, depending upon your sales agreement with the buyer, the Council's approval or disapproval of this Site Plan Review could effect your financial interests.

Items 119 and 120 involve Special Use Permits for off-premise advertising signs (billboards) at different locations within the City's jurisdiction. You have informed me that partners in your law firm (Goodman & Chesnoff) are negotiating with several off-premise billboard sign companies to perform legal work on their behalf. The approval of the billboards by the City Council may benefit your law partners financially, which in turn could benefit you financially, depending on your partnership agreement with the law firm.

NRS 281.501(2) provides:

In addition to the requirements of the code of ethical standards, a public officer shall not vote upon or advocate the passage or failure of . . . a matter with respect to which the independence of judgment of a reasonable person in his situation would be materially affected by (b) His pecuniary interests; or (c) His commitment in a private capacity to the interests of others.

Submitted at City Council

Date *6/16/04* Item *#99*

NRS 281.501(8) defines "commitment in a private capacity to the interests of others" as a commitment to a person: (b) who is related to him by blood, adoption or marriage within the third degree of consanguinity or affinity; (d) with whom he has a substantial and continuing business relationship; or (e) any other commitment or relationship that is substantially similar to commitment or relationship described in this subsection.

In light of the above, it is the conclusion of the City Attorney that you should disclose the factual circumstances surrounding your potential conflicts on the record and abstain from the discussions and votes on the above-referenced items.

If any of the above-referenced items are abeyed, tabled or withdrawn at the June 16, 2004 Council meeting, you may vote on the motion to abey, table or withdraw the item as abeyance, withdrawal or tabling motions are not substantive motions. If any of the above-referenced items come back to the City Council for a hearing, you will again need to disclose your conflicts and abstain from the discussion and vote.

If you have any additional questions regarding any of the above, please feel free to contact me at ext. 6621.

BKS:b

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4176 - APPLICANT/OWNER:
2651 CRIMSON CANYON, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED WAREHOUSE/DISTRIBUTION CENTER at 2651 Crimson Canyon Drive (APN: 138-15-310-013), C-PB (Planned Business Park) Zone, Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

BROWN – APPROVED subject to conditions – **UNANIMOUS** with **WEEKLY** not voting and Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 121 [SUP-4176] and Item 122 [SDR-4174].

ALEX SALMONS, 2651 Crimson Canyon, LLC, concurred with staff conditions.

MAYOR GOODMAN declared the Public Hearing closed on Item 121 [SUP-4176 and Item 122 [SDR-4174].

NOTE: All discussion for Item 121 [SUP-4176] and Item 122 [SDR-4174] was held under Item 121 [SUP-4176].

(3:38 – 3:35)

5-2039

CONDITIONS:

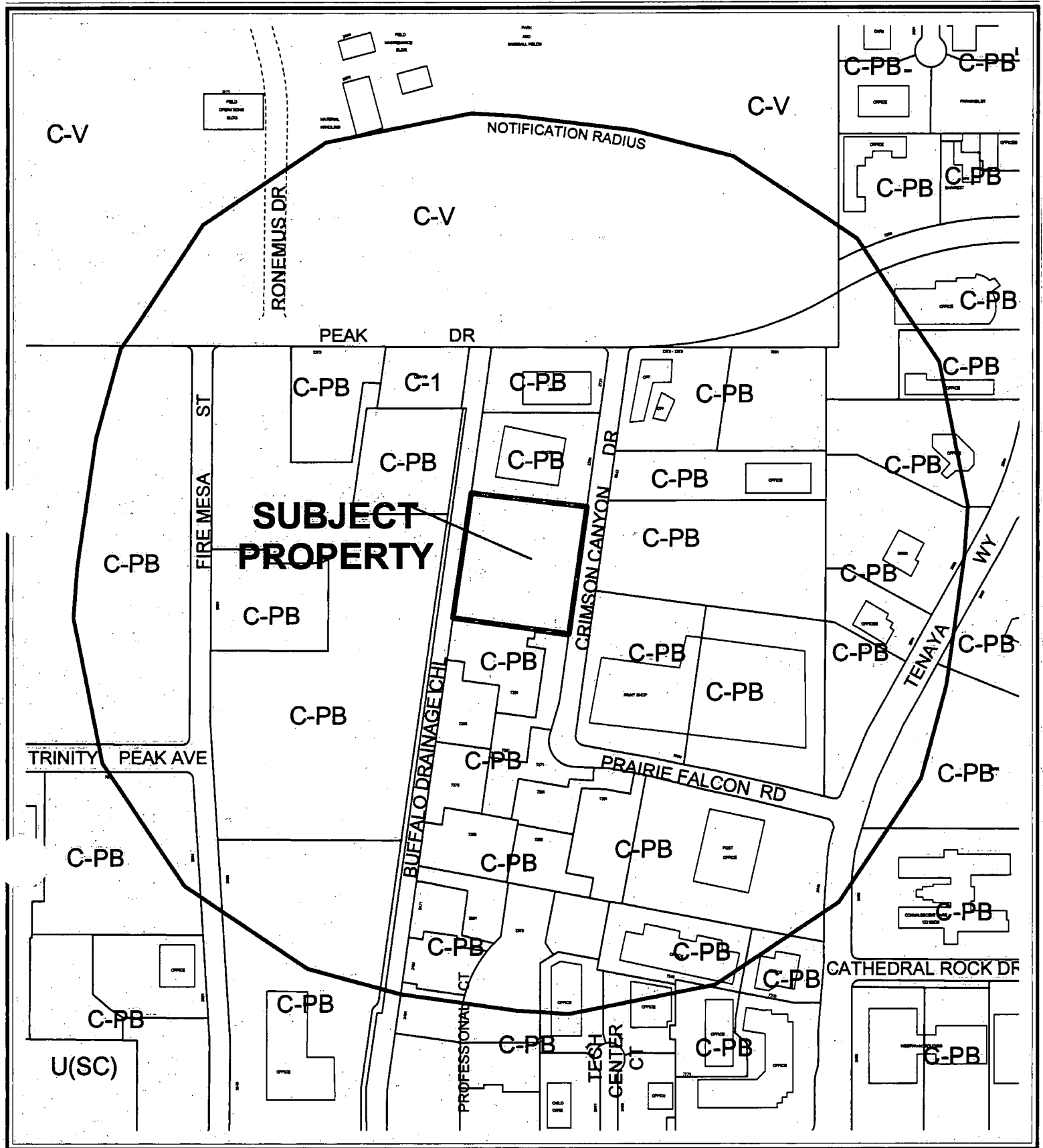
Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-4174).

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 121 – SUP-4176

CONDITIONS – Continued:

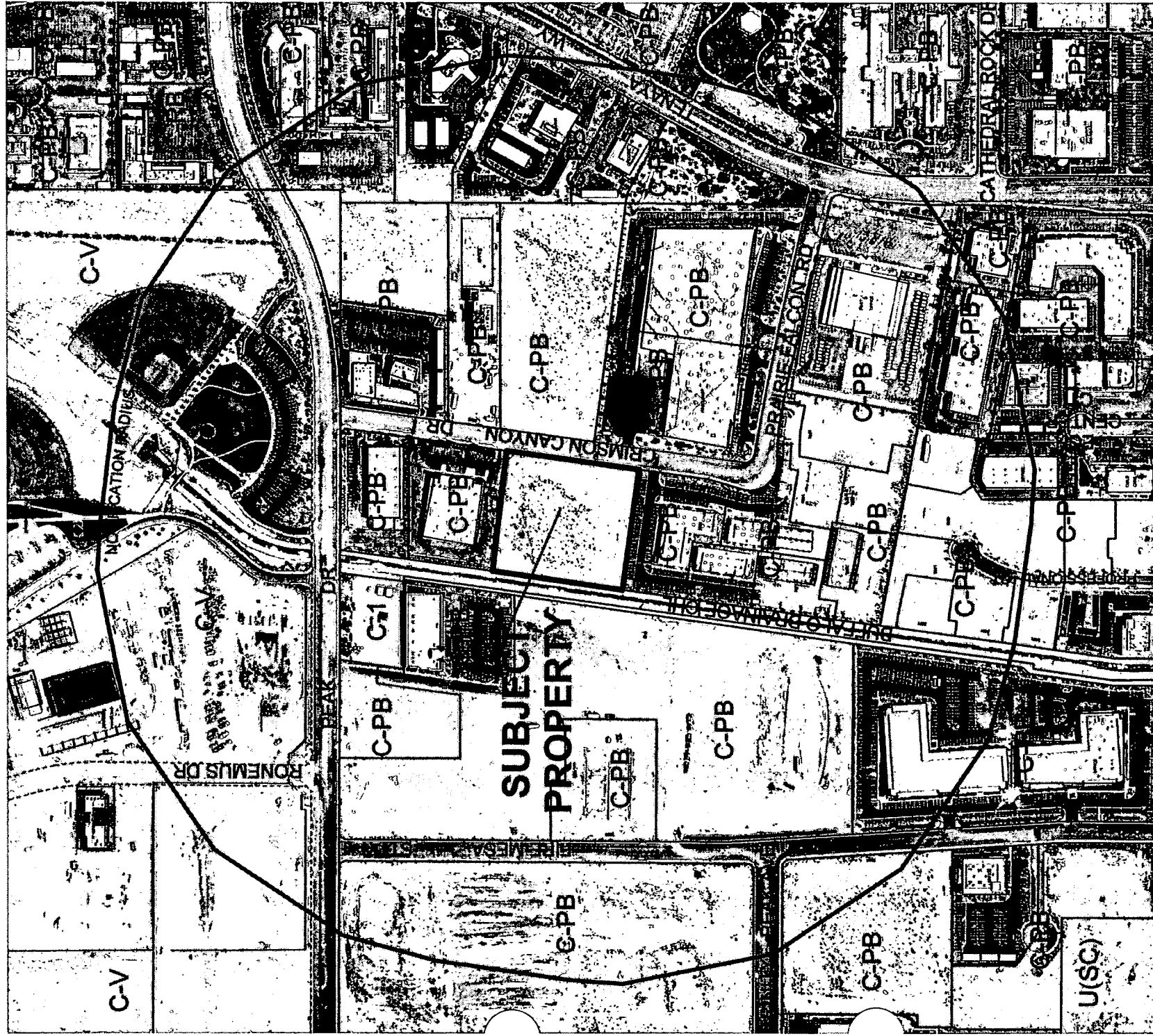
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.



CASE: SUP-4176

RADIUS: 1100 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)



CASE: SUP-4176

RADIUS: 1100 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-4176 - APPLICANT/OWNER: 2651 CRIMSON CANYON, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

The Planning Commission (7-0 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-4174).
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. All City Code requirements and design standards of all City departments must be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit for a proposed Warehouse/Distribution Center in a C-PB (Planned Business Park) zoning district, located at 2651 Crimson Canyon Drive in the Las Vegas Technology Park. The Planning Commission will also hear a related Site Development Plan Review request (SDR-4174) for a proposed Office and Furniture Warehouse/Distribution Center on the subject site.

B) Applicant's Justification

The applicant justifies this request by stating that the proposed development would be compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the City's policies and regulation.

BACKGROUND INFORMATION

A) Previous Actions

1984	The subject property was annexed into the City of Las Vegas as part of a larger request (A-0015-84).
11/20/85	The City Council approved a request for a Rezoning from N-U (Non-Urban) to C-PB (Planned Business Park) on the subject property as part of a larger request (Z-0068-85). The Planning Commission recommended approval on 10/22/85.
03/23/04	The Las Vegas Technology Center I Architectural Review Committee conditionally approved the site plan for a proposed Office and Warehouse/Distribution Center on the subject site.
05/13/04	The Planning Commission recommended approval of a companion item, a Site Development Plan Review, a Waiver of certain Commercial Development Standards, and a Reduction in the amount of required parking lot landscaping for a proposed Office and Warehouse/Distribution Center on the subject site (SDR-4174). Staff had recommended approval.
05/13/04	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #44).

B) Pre-Application Meeting

03/11/04 The applicant was informed that the Warehouse/Distribution use would require a Special Use Permit to be heard concurrently with the proposed Site Development Plan Review. Aspects of the plan for which waivers would need to be requested include the presence of parking in front of the building, use of mirrored glass, and the lack of some required parking lot landscaping fingers. A drainage study or update would need to be submitted for the site. Traffic Engineering asked that driveways on the east side of Crimson Canyon Drive be shown on the site plan so that they appear to be aligned.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application, nor was one held for this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.94

B) Existing Land Use

Subject Property: Undeveloped
North: Offices and Warehouse
South: Offices
East: Industrial Printing Facility and Undeveloped
West: Undeveloped

C) Planned Land Use

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

D) Existing Zoning

Subject Property: C-PB (Planned Business Park)
North: C-PB (Planned Business Park)
South: C-PB (Planned Business Park)
East: C-PB (Planned Business Park)
West: C-PB (Planned Business Park)

E) General Plan Compliance

The subject property is designated LI/R (Light Industry/Research) on the Southwest Sector Map of the General Plan. This category allows clean, low-intensity industrial uses. Warehousing and distribution are acceptable uses within the LI/R(Light Industry/Research) General Plan classification.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District	X	
Las Vegas Technology Center		
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 site is located within the Las Vegas Technology Center. The companion Site Development Plan Review (SDR-4174) has been reviewed and conditionally approved by the LVTC I Architectural Review Committee.

ANALYSIS

A) *Zoning Code Compliance*

A1) 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
Furniture Warehouse/ Distribution Center	32,200 SF	1/500 SF GFA floor display area + 1/2500 SF GFA of warehouse storage	17 (2,200 SF show-room, 30,000 SF warehouse)			
Office	18,600 SF	1/300 SF GFA	62			
TOTAL	50,800 SF		75 (79 total)	4	127	5

The proposed Office and Furniture Warehouse/Distribution Center far exceeds the number of parking spaces required by the Zoning Code.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Warehouse/Distribution Center use.

Pursuant to Title 19.08.045, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Trash Enclosure	Walled, gated, roofed to match theme of building	Walled, gated, roofed

It is unclear from the plans if the trash enclosure will contain a roof that matches the architectural theme of the proposed building.

B) General Analysis and Discussion

- Zoning

The property is zoned C-PB (Planned Business Park). The Warehouse/Distribution Center use is permitted within this district but requires an approved Special Use Permit prior to obtaining a business license for the use.

- Use

A two-story office building proposed, with a 2,200 square foot showroom and 30,000 square feet of warehouse space at the ground level. The office space is intended to be ancillary to the warehouse use; however, the applicant has indicated that some of the space will be available for use by prospective tenants. The Las Vegas Technology Park allows for such uses, the site is suitable for warehousing, and the street network should be able to handle the amount of expected traffic to and from the site.

- Conditions

There are no base conditions for approval of a Special Use Permit for a Warehouse/Distribution Center within a C-PB (Planned Business Park) zoning district. The applicant is expected to comply with the Conditions of Approval for the companion Site Development Plan Review (SDR-4174) on the site.

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 Warehouse/Distribution Center use is harmonious and compatible with the existing office and warehouse development to the north, office complex to the south, and the printing and publishing use to the east. Undeveloped parcels to the northeast and west should carry similar uses.

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

The proposed site will easily be able to accommodate the office, furniture showroom, and warehouse uses, as well as parking and loading zones. There are no physical constraints to the site.

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

Access to the site will be from Crimson Canyon Drive, a 60-foot right-of-way, which also accommodates similar existing facilities to the north and south of the proposed location. This street ties into Peak Avenue, the primary east-west collector within the Technology Center.

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."**

Routine licensing and building inspection will ensure that the public health, safety, and welfare is safeguarded.

NOTICES MAILED 41 by City Clerk

APPROVALS 0

PROTESTS 0



[illegible]

ON THE WEB MARKETING GROUP
2651 CRIMSON CANYON DRIVE
LAS VEGAS, NEVADA

ARCHITECT:
MORRIS F. THOMPSON, INC.
400 N. STEPHANIE
SUITE 249
DENVER, NEVADA 89004
TEL-(702) 208-8815
FAX-(702) 208-0625
CONTACT: JOHN DILACY

LANDSCAPE ARCHITECT:
RICHARD PRICE & ASSOCIATES
 27127 CALLE ARROYO COURT
 Suite 1905
 SAN JUAN CAPISTRANO, CA 92575
 TEL - (949) 248-7135
 FAX - (949) 248-4880
 CONTACT: RICHARD PRICE

SUP-4176
SDR-4174
05-13-04 PC

LAND AREA ± 128,124 S.F. (2.94 A.C.)
BLDG. AREA ± 50,805 S.F.

1. "GROSS AREA" DEFINED AS AREA WITHIN THE DRIPLINE OF THE ROOF (INCLUDES SOFFITS).
2. "NET AREA" DEFINED AS AREA WITHIN THE OUT-SIDE FACE OF WALLS AND GLASS (DOES NOT INCLUDE SOFFITS).

BUILDING AREA	GROSS	NET
1ST FLR.	40.856 S.F.	40.436 S.F.
2nd FLR.	9.949 S.F.	9.884 S.F.
TOTAL AREA	50.805 S.F.	50.320 S.F.

PARKING PROVIDED	132 CARS
PARKING RATIO	2.59 CARS/1000 S.F.
PARKING REQUIRED	96.4 CARS

± 2,200 S.F. SHOWROOM/500	± 4.4 CARS
± 18,600 S.F. OFFICE/300	± 62 CARS
± 30,000 S.F. WHSE/1,000	± 30 CARS

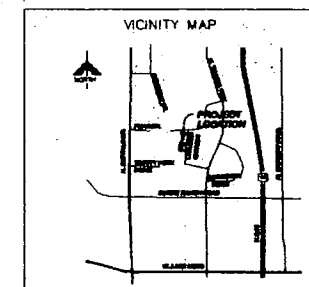
F.A.R.	31.9%
ZONING:	C - PB

NOTES:

1. PARKING STALLS SHALL BE 9' X 18'. "NY" DENOTES VAN ACCESSIBLE STALLS AND "H" DENOTES CAR ACCESSIBLE STALLS.

Q- LIGHT POLE
T.E. TRASH ENCLOSURE PER CITY'S STANDARDS
T TRANSFORMER PAD

← G.L. GRADE LEVEL TRUCK DOOR
← DOCK HIGH TRUCK DOOR
- - - - - DEWOTE'S A.D.A. PATH



SITE PLAN



400 E. Stephens, Suite 203
Henderson Nevada 89014
(702) 561-5170

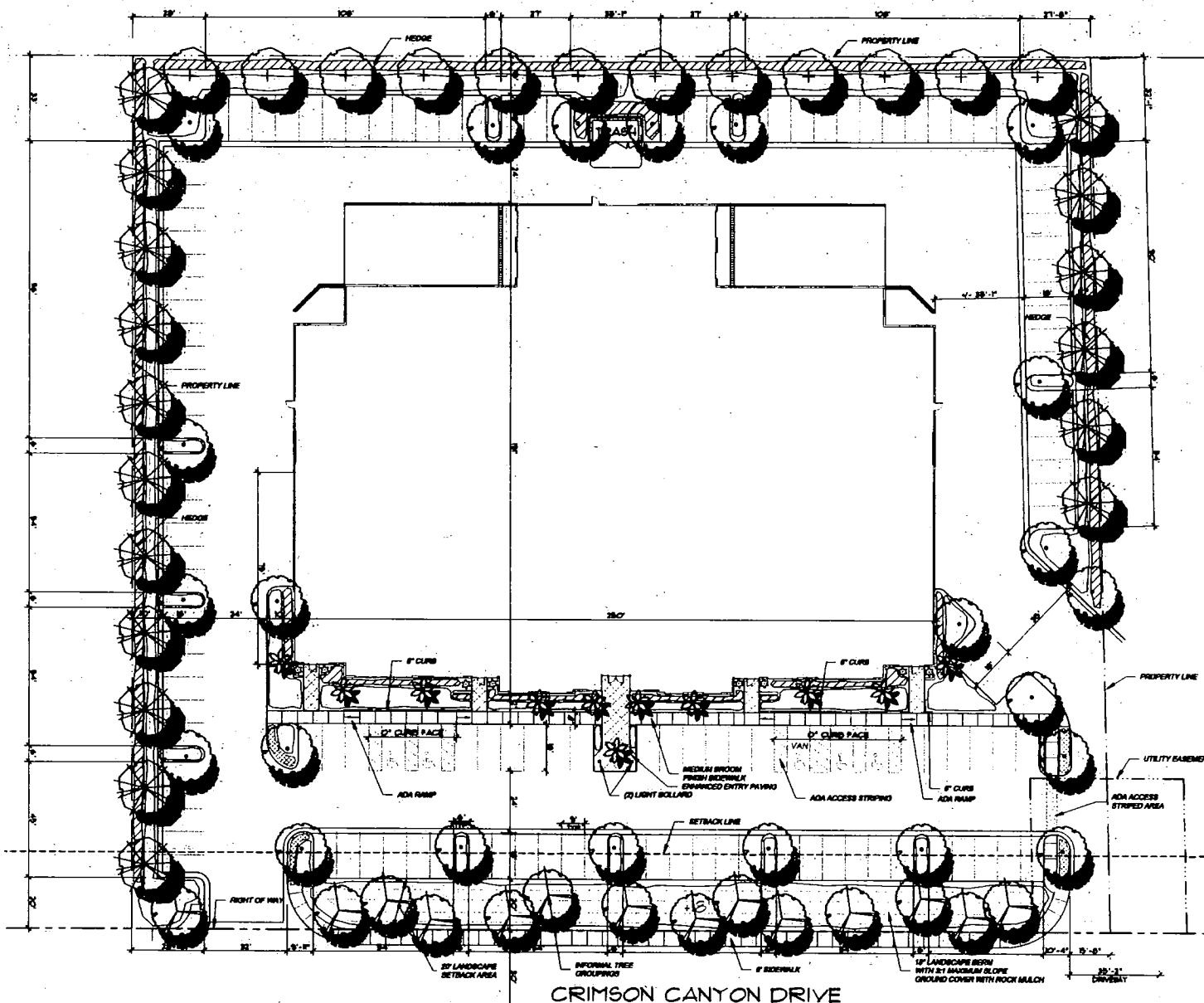
NORTH

SCALE: 1" = 30'-0"

0 30'

This is a technical specification plan only. The information and boundary locations shown have been compiled from sources believed to be reliable. However, their accuracy is not guaranteed and is subject to change. It is not intended and should not be construed that any entity, public or private, including the owner of this property has warranted itself to the implementation of this plan or to the development or construction of any element of this plan.

BUFFALO DRAINAGE CHANNEL



SYM.	BOTANICAL/COMMON NAME	SIZE	COUNT/NOTE
	ACACIA SPINOSYLLA BACSTONS ACACIA	34" BOD.	DOUBLE PLANT (D&J)
	PHOENIX V. TWO GRANDE PANTEX PALM	34" BOD.	(D&J)
	PHOENIX ELDERICA TOWER PALM	34" BOD.	(D&J)
	PHOENIX CHLOROPHYLLUM (THORNLESS) CHLOROPHYLLUM	34" BOD.	(D&J)
	SHAWNEE PALM NEOLAND PALM	30" BOD.	BOUNDED

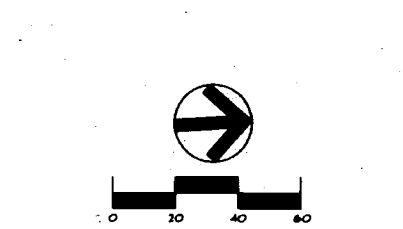
SYM.	BOTANICAL/COMMON NAME	SIZE	COUNT/NOTE
	CHAMPAGNE JASMINE PETERDWARF JASMINE	34" BOD.	AS SHOWN
	CASSIA NEROPHYLLA BAMBY GEMMA	9 GAL.	48" OC.
	DARTY BUSH DARTY BUSH	9 GAL.	30" OC.
	NEOPALMUS PALM RED TIGER	9 GAL.	36" OC.
	LEUCOPHYLLUM P. COMPACTA COMPACT TEXAS RANGER	9 GAL.	36" OC.
	LEUCOPHYLLUM GREEN CLOUD GREEN CLOUD TEXAS RANGER	9 GAL.	48" OC.
	YULIPIA PALM RED PALM	9 GAL.	30" OC.
	YULIPIA PALM RED PALM	9 GAL.	36" OC.
	YULIPIA PALM RED PALM	9 GAL.	36" OC.

SYM.	BOTANICAL/COMMON NAME	SIZE	COUNT/NOTE
	DALEA C. WENNA GOLD WENNA GOLD DALEA	1 GAL.	36" OC. PLANT 30" BACK OF CURB OR WALK
	ROSEMARY OFFICINALIS ROSEMARY	1 GAL.	30" OC. PLANT 30" BACK OF CURB OR WALK
	LANTANA NEW GOLD NEW GOLD LANTANA	1 GAL.	36" OC. PLANT 30" BACK OF CURB OR WALK

ROCK MULCH
APPLY A 2" DEEP LAYER OF 3/4" SIZE RED ROCK MULCH IN ALL PLANTING AREAS. THERE ARE TO BE NO DRIVE AREAS STRAIGHT ROCK MULCH TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING. ALL SLOPES GREATER THAN 3:1 SHALL HAVE 1" TO 4" ROCK TO MATCH THE RED ROCK MULCH.

IRRIGATION NOTE
ALL PLANTING AREAS SHALL RECEIVE WATER FROM A FULLY AUTOMATIC Drip Irrigation System OFF A SEPARATE IRRIGATION METER.

SITE REQUIREMENTS
1 TREE/30 L.F. - SIDE FRONT AND REAR PROPERTY LINE
1 TREE/6 PARKING STALLS
33 PARKING STALLS
22 TREES REQUIRED
22 TREES PROVIDED

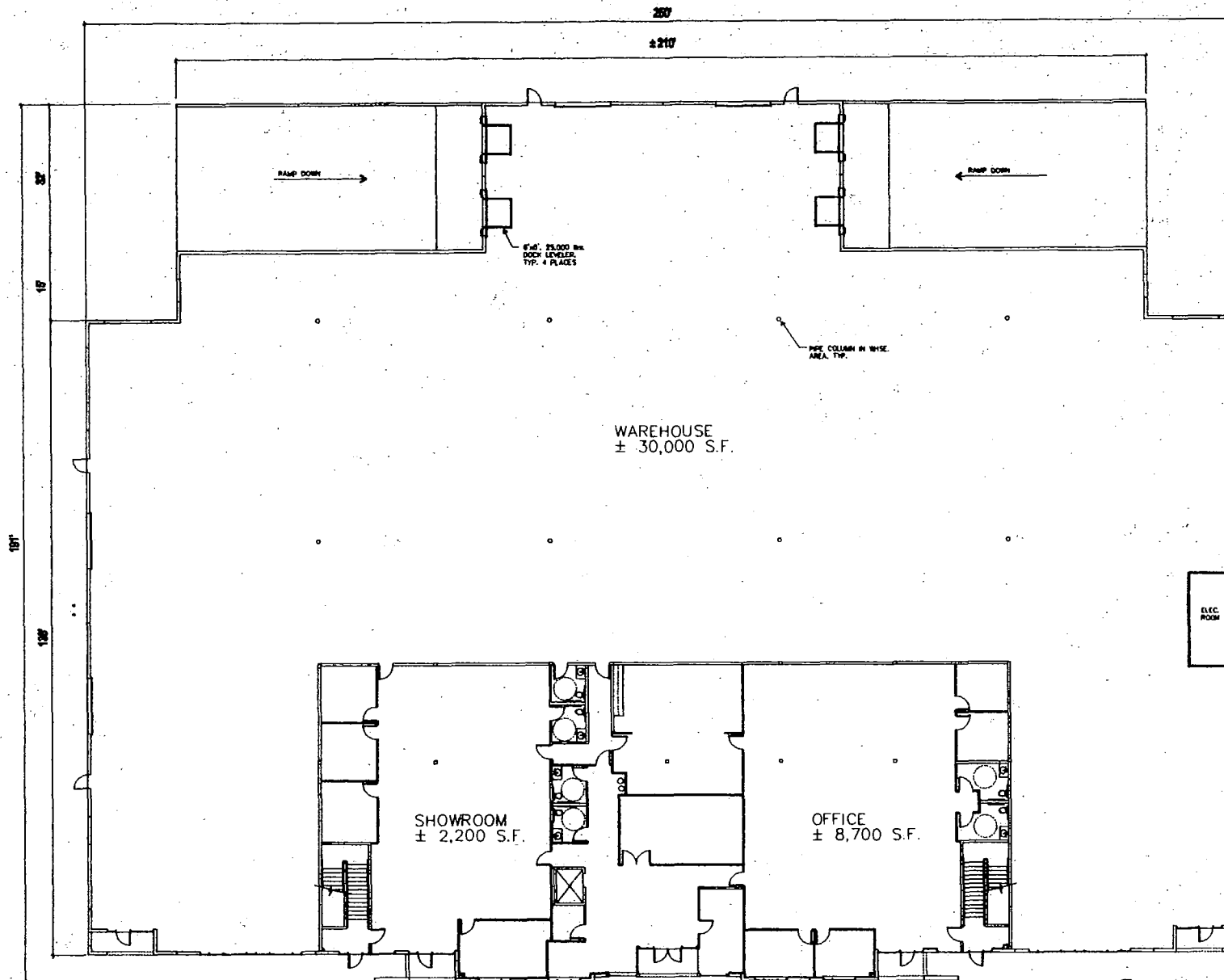


PRELIMINARY LANDSCAPE PLAN
ON THE WEB MARKETING GROUP
2651 CRIMSON DRIVE
LAS VEGAS, NEVADA

Richard Price & Associates, Inc.
Landscape Architects/Planners
27127 Calle Arroyo, Suite 1505
San Juan Capistrano, CA 92675
949-248-7135 Fax: 949-248-4880
CA License 1261
10120 S. Eastern Ave., Suite 200
Henderson, NV 89052
702-884-0850 Fax: 702-882-1297
NV License 118

2-11-04, 3-19-04 REVISED RPA #24109

SUP-4176
SDR-4174
05-13-04 PC



ON THE WEB
MARKETING GROUP
2651 CRIMSON CANYON DRIV
LAS VEGAS, NEVADA

FIRST FLOOR PLAN



ARMED & DANGEROUS, INC.
Architectural Firm/Engineer
200 N. Stephanie, Suite 200
Henderson, Nevada 89014
(702) 441-8000/(702) 441-8001

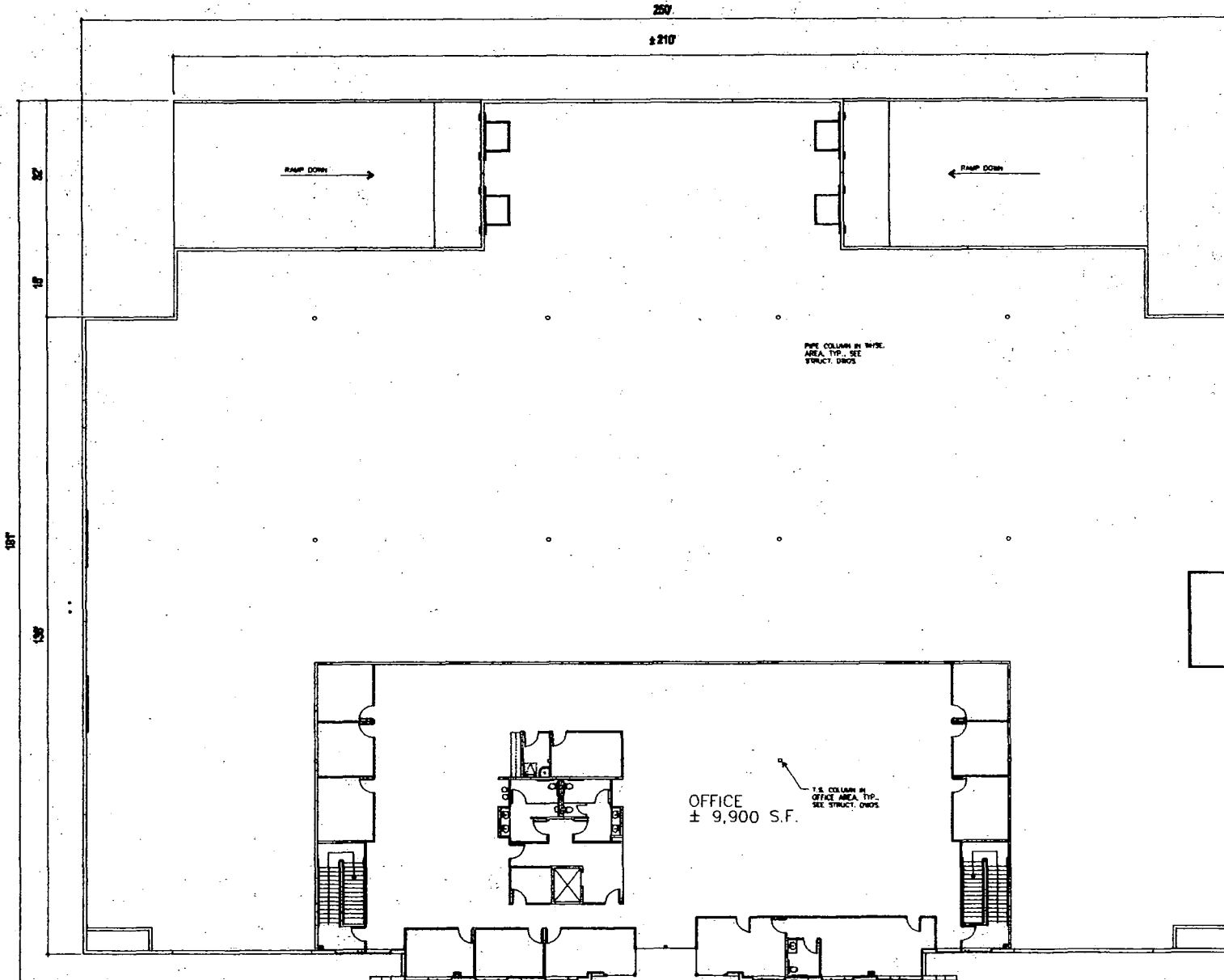


SCALE: 1" = 10'-0"

This is a schematic architectural plan only. The information and boundary location shown have been compiled from sources believed to be reliable. However, their accuracy is not guaranteed and is subject to change. It is not intended and should not be construed that any utility, public or private, including the owner of this property, has conducted field to the implementation of this plan or to the development or construction of any element of this plan.

PR/23-122-00-PR/011-SCHEMATIC FIRST FLOOR PLAN 3-23-2004

SUP-4176
SDR-4174
05-13-04 PC



ON THE WEB
MARKETING GROUP
2651 CRIMSON CANYON DRIVE
LAS VEGAS, NEVADA

SECOND FLOOR PLAN

HFA

JOHN F. HOFFMAN ASSOCIATES, INC.
Architects/Interior Designers

400 N. Stephanie, Suite 201
Henderson, Nevada 89014
(702) 565-5400 FAX (702) 565-5401

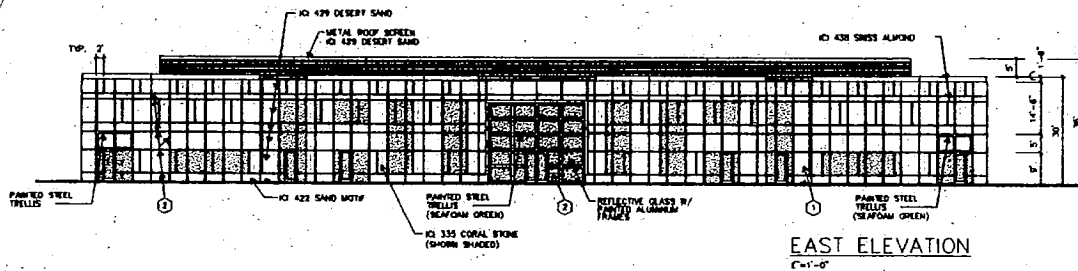
SCALE: 1" = 10'-0"

0 10' 20'

THIS IS A PRELIMINARY PLAN ONLY. THE INFORMATION AND BOUNDARY LOCATIONS SHOWN HAVE BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. HOWEVER, THE INFORMATION IS NOT GUARANTEED AND IS SUBJECT TO CHANGE. IT IS NOT INTENDED AND SHOULD NOT BE CONSIDERED THAT ANY PARTY, PUBLIC OR PRIVATE, INCLUDING THE OWNER OF THIS PROPERTY, HAS COMMITTED ITSELF TO THE IMPLEMENTATION OF THIS PLAN OR TO THE DEVELOPMENT OR CONSTRUCTION OF ANY PART OF THIS PLAN.

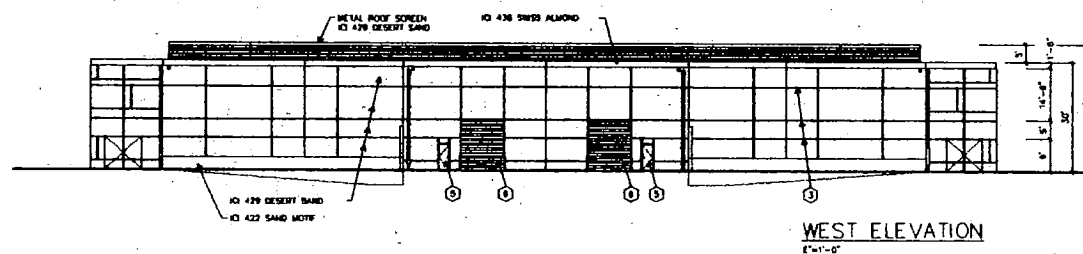
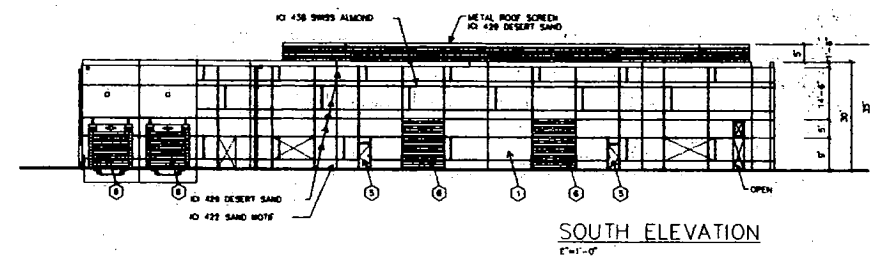
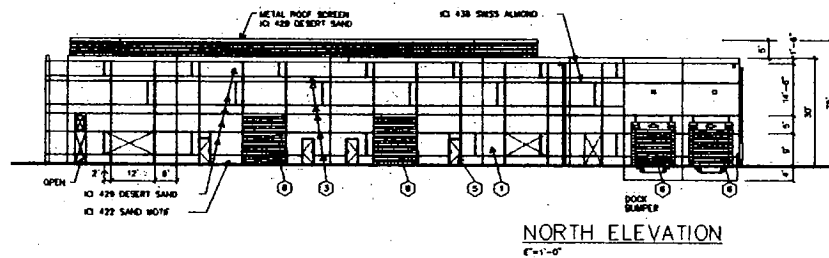
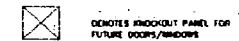
PR/23-122-00-00-001-000000 2ND-FLOOR.Dwg 3-23-2004

SUP-4176 3
SDR-4174
05-13-04 PC



MATERIAL LEGEND

- ① PAINTED CONCRETE TILT-UP PANELS
- ② PAINTED ALUMINUM STOREFRONT FRAME W/ HIGH PERFORMANCE GLAZING
- ③ TYPICAL RETEAL
- ④ PAINTED METAL MAIN DOOR (SEAFAM GREEN)
- ⑤ PAINTED METAL TRUCK DOOR (SEAFAM GREEN)



ON THE WEB
MARKETING GROUP
2651 CRIMSON CANYON DRIV
LAS VEGAS, NEVADA

ELEVATIONS



ANDREW F. HENDERSON, ARCHITECT, INC.
Architectural and Planning Services

440 N. SHARPS BLVD., SUITE 300
HENDERSON, NEVADA 89014
(702) 440-1000 / (702) 440-1001



SUP-4176
SDR-4174
05-13-04 PC

This is a schematic architectural drawing. The information and boundary locations shown have been compiled from sources believed to be reliable. However, their accuracy is not guaranteed and is subject to change. It is not intended and should not be construed that any utility, public or private, including the owner of this property has committed itself to the implementation of this plan or to the development or construction of any element of this plan.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4176 - PUBLIC HEARING - SDR-4174 - **APPLICANT/OWNER: 2651 CRIMSON CANYON, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED WAREHOUSE/DISTRIBUTION CENTER, A WAIVER OF COMMERCIAL DEVELOPMENT STANDARDS, AND A REDUCTION IN THE AMOUNT OF REQUIRED PARKING LOT LANDSCAPING on 2.91 acres at 2651 Crimson Canyon Drive (APN: 138-15-310-013), C-PB (Planned Business Park) Zone, Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS with WEEKLY not voting and Ward 2 seat vacant

MINUTES:

NOTE: See Item 121 [SUP-4176] for all related discussion.

(3:38 – 3:35)

5-2039

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.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 122 – SDR-4174

CONDITIONS – Continued:

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 reflect an additional loading zone in compliance with Title 19.10.020.
4. The trash enclosure shall contain a roof using materials similar to those in the primary building.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. 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 percent of the total landscaped area as turf.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along Crimson Canyon Drive.
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. All signage shall be shown to conform to the standards contained in Title 19.14.060 for the C-PB (Planned Business Park) zoning district prior to obtaining sign permits.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. 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.

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 122 – SDR-4174

CONDITIONS – Continued:

12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. [Residential or commercial subdivisions] The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

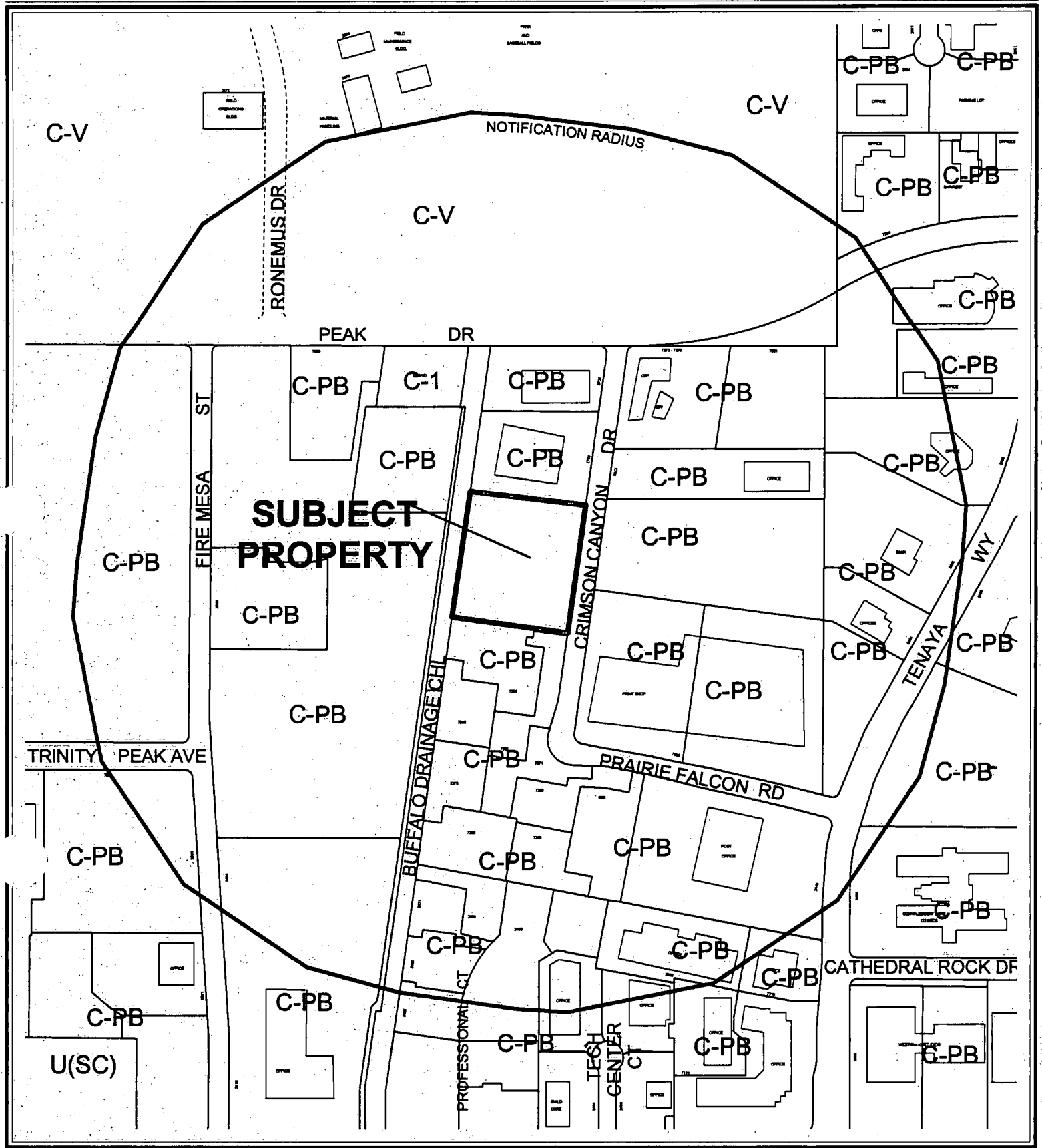
17. Construct all incomplete half-street improvements on Crimson Canyon Drive adjacent to this site concurrent with development of this site.
18. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
19. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
20. 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

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 122 – SDR-4174

CONDITIONS – Continued:

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, whichever may occur first, if allowed by the City Engineer.

21. Site development to comply with all applicable conditions of approval for Z-0068-85 and all other subsequent site-related actions.



CASE: **SDR-4174**

RADIUS: 1100 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4174 - APPLICANT/OWNER: 2651 CRIMSON CANYON, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

The Planning Commission (7-0 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 reflect an additional loading zone in compliance with Title 19.10.020.
4. The trash enclosure shall contain a roof using materials similar to those in the primary building.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. 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 percent of the total landscaped area as turf.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along Crimson Canyon Drive.
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. All signage shall be shown to conform to the standards contained in Title 19.14.060 for the C-PB (Planned Business Park) zoning district prior to obtaining sign permits.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. 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.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. [Residential or commercial subdivisions] The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Construct all incomplete half-street improvements on Crimson Canyon Drive adjacent to this site concurrent with development of this site.
18. 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.
19. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
20. 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, whichever may occur first, if allowed by the City Engineer.

21. Site development to comply with all applicable conditions of approval for Z-0068-85 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review, a Waiver of certain Commercial Development Standards, and a Reduction in the amount of required parking lot landscaping for a proposed Office and Warehouse/Distribution Center at 2651 Crimson Canyon Drive in the Las Vegas Technology Park. The Planning Commission will also hear a related Special Use Permit request (SUP-4176) for a proposed Warehouse/Distribution Center use in a C-PB (Planned Business Park) zoning district.

B) Applicant's Justification

The applicant justifies this request by stating that the proposed development would be compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the City's policies and regulation.

BACKGROUND INFORMATION

A) Previous Actions

1984	The subject property was annexed into the City of Las Vegas as part of a larger request (A-0015-84).
11/20/85	The City Council approved a request for a Rezoning from N-U (Non-Urban) to C-PB (Planned Business Park) on the subject property as part of a larger request (Z-0068-85). The Planning Commission recommended approval on 10/22/85.
03/23/04	The Las Vegas Technology Center I Architectural Review Committee conditionally approved the site plan for a proposed Office and Warehouse/Distribution Center on the subject site.
05/13/04	The Planning Commission recommended approval of a companion item, a Special Use Permit (SUP-4176) for a Warehouse/Distribution Center in a C-PB (Planned Business Park) zoning district on the subject site. Staff recommended approval.
05/13/04	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #45).

B) Pre-Application Meeting

03/11/04	The applicant was informed that the Warehouse/Distribution use would require a Special Use Permit to be heard concurrently with the proposed Site Development Plan Review. Aspects of the plan for which waivers would need to be requested include the presence of parking in front of the building, use of mirrored glass, and the lack of some required parking lot landscaping fingers. A drainage study or update would need to be submitted for the site. Traffic Engineering asked that driveways on the east side of Crimson Canyon Drive be shown on the site plan so that they appear to be aligned.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for a Site Development Plan Review application, nor was one held for this request.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 2.94

B) *Existing Land Use*

Subject Property: Undeveloped
North: Offices and Warehouse
South: Offices
East: Industrial Printing Facility and Undeveloped
West: Undeveloped, Buffalo Drainage Channel

C) *Planned Land Use*

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

D) *Existing Zoning*

Subject Property: C-PB (Planned Business Park)
North: C-PB (Planned Business Park)
South: C-PB (Planned Business Park)
East: C-PB (Planned Business Park)
West: C-PB (Planned Business Park)

E) *General Plan Compliance*

The subject property is designated LI/R (Light Industry/Research) on the Southwest Sector Map of the General Plan. This category allows clean, low-intensity industrial uses. Warehousing and Distribution as well as Offices are acceptable uses within the LI/R(Light Industry/Research) General Plan classification.

PROJECT DESCRIPTION

The proposal includes a 50,805 square foot building consisting of 30,000 square feet of warehousing space for furniture, 2,200 square feet of showroom area, and 18,600 square feet of office space on two levels. Access to the development will be from one dedicated driveway and one shared driveway on Crimson Canyon Drive. Vehicles will also be able to access the adjoining property to the north, which contains an existing office and warehouse building. The development provides 132 parking spaces; only 79 spaces are required by the Zoning Code. The building is situated in the middle of the property, creating a rectangular parking area around the entire perimeter of the building. Two ramped loading areas are depicted at the rear of the building. A trash enclosure is located at the rear of the property next to the loading zones.

Landscaping is provided within a 20-foot wide buffer along the east edge of the property, a 15-foot wide buffer along the west edge, and 10-foot wide buffers along the north and south property lines. Parking lot landscape fingers are provided with regularity throughout most of the parking area.

The elevations show a two-story structure of painted tilt-up concrete construction, with metal accents and trellis work. The entryway contains some reflective glass. The structure has a flat metal roof with a parapet screening element. Colors employ an earth-colored theme, with light green accents.

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	2.94 acres	N/A
Min. Lot Width	100 Feet	381 Feet	Y
Min. Setbacks			
• Front	20 Feet	92 Feet	Y
• Side	10 Feet	61 Feet	Y
• Corner	20 Feet	N/A	N/A
• Rear	15 Feet	57 Feet	Y
Max. Lot Coverage	50 %	32 %	Y
Max. Building Height	none	35 Feet	Y
Trash Enclosure	Walled, gated, roofed to match theme of building	Walled, gated, roofed	Y
Loading Zone	3 Spaces	2 Spaces	N
Mech. Equipment	Screened from view	Screened by landscaping	Y

All development code standards are met or exceeded except that the site is deficient one loading space, based on the requirements for the warehouse and showroom areas. A condition of approval addresses this requirement. Space is available on the site to provide an additional loading space to meet Code requirements. If the requirement cannot be met, the applicant must submit a Variance application justifying the reason(s) why the standard cannot be met.

A2) Residential Adjacency Standards

The proposed project meets the Residential Adjacency Standards, as the subject property is not adjacent to any protected properties.

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
Furniture Warehouse/ Distribution Center	32,200 SF	1/500 SF GFA floor display area + 1/2500 SF GFA of warehouse storage	17 (2,200 SF show-room, 30,000 SF warehouse)			
Office	18,600 SF	1/300 SF GFA	62			
TOTAL	50,800 SF		75 (79 total)	4	127	5

The proposed Office and Furniture Warehouse/Distribution Center far exceeds the number of parking spaces required by the Zoning Code.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	22 Trees	21 Trees
Buffer:			
• Min. Trees (Crimson Canyon Drive)	1 Tree/20 Linear Feet + 1 Tree	16 Trees	14 Trees
• Min. Trees (sides and rear)	1 Tree/30 Linear Feet + 1 Tree	36 Trees	30 Trees
• Min. Zone Width – ROW	15 Feet		20 Feet
• Min. Zone Width – sides and rear	8 Feet		10 Feet
• Wall height	Min. 6 Feet		Not provided

The parking lot and perimeter landscaped areas are deficient in the number of trees provided. Pursuant to the Landscape, Wall, and Buffer Standards, trees may be clustered as shown on the landscape plan along Crimson Canyon Drive; however, this arrangement is unacceptable if the number of trees does not exceed the number of trees required by at least one tree. The applicant has asked for a waiver to reduce the number of trees within the parking area, but not for the perimeter planter areas.

A condition of approval addresses the number of trees within the buffer area along Crimson Canyon Drive. Walls were not shown on the site plan. If perimeter walls are to be constructed, they shall be a maximum of six feet in height in accordance with Commercial Development Standards.

A5) Sign Standards

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

Monument Signs: [Front of site]

Standards	Allowed	Provided
Maximum Number	1 / Street frontage 1 total	1 total
Maximum Area	75 SF /sign	Not provided
Maximum Height	10 Feet	Not provided
Minimum Setback	5 Feet	8 Feet
Illumination	Direct External/Internal	Not provided

A monument sign is indicated on the site plan, but does not indicate dimensions or illumination type. Wall signs are not indicated on the building elevations. All signage will be subject to the standards contained in Title 19.14.060 for the C-PB zoning district and must be shown to comply to these standards prior to obtaining sign permits.

B) General Analysis and Discussion

- **Zoning**

The property is zoned C-PB (Planned Business Park). Office and Warehouse/Distribution uses are permitted uses within this zoning district. The Warehouse/Distribution Center use within this district requires an approved Special Use Permit prior to obtaining a business license for the use.

- **Site Plan**

The site plan presents an orderly development with adequate parking and circulation. The trash enclosure depicted along the north central edge of the property should contain a roof using materials similar to those for the main building. The warehousing and showroom uses in the building require the provision of three loading spaces. Because additional parking is available, an additional loading space per parking code requirements will be recommended as a condition of approval of this project.

- **Waivers**

The applicant has requested waivers to the following Commercial Development Standards:

Buildings located at the front of the site should locate all parking to the side or rear of the buildings and away from the street front. The applicant justifies the inclusion of parking in front by stating that it would maintain the design rhythm of buildings along the Crimson Canyon Drive street front that have parking oriented toward the street. Staff accepts this justification and recommends approval of the waiver.

Reflective glass at the pedestrian level is prohibited. Glass on the second floor and above shall not be greater than 22 percent reflectivity. No justification is given for this waiver request; however, the glass will only be used on panels near the front entrance on the east elevation of the building, and is used similarly on neighboring buildings. The building would be located in an area not heavily traveled by pedestrians. Furthermore, the Las Vegas Technology Center Architectural Review Committee has approved this project without comment about the reflective glass. Staff therefore finds the request acceptable.

The applicant's justification letter makes the assumption that the development contains an adequate number of trees within provided landscape planters, which it does not. The letter does, however, specifically request a waiver of the spacing of parking lot landscaping fingers (and therefore the trees that would be contained within these planters). It is reasonable to grant this waiver, as the number of parking spaces provided sufficiently exceeds the number of spaces required on the site, and the number of trees lacking is negligible. The full number of trees required in the perimeter planters still must be provided.

- Landscape Plan

The perimeter buffer planters depict 24-inch Chilean Mesquite and Fantex Ash along the east property line, Mondel Pine along the north and south property lines, and Shoestring Acacia along the west (rear) property line. Shrubs include 24-inch box Mediterranean Fan Palms and five-gallon Bush Senna, Desert Spoon, Red Yucca, Texas Ranger, Regal Mist, Deer Grass, and Texas Red Sage. Ground cover consists of one-gallon New Gold Lantana, Rosemary, and Sierra Gold Dalea in a two-inch deep layer of Rebel Red Rock mulch. With the required spacing of 20 feet on center along Crimson Canyon Drive and 30 feet on center along the side and rear edges of the property, the required number of trees can be planted in the buffer areas, which will provide adequate screening from abutting properties. A revised final landscaping plan must be submitted to the Department of Planning and Development prior to the issuance of building permits.

- Elevation

Materials and design of the building create a pleasing environment and are appropriate for the industrial character of the Technology Park.

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 Warehouse/Distribution Center use is harmonious and compatible with the existing office and warehouse development to the north, office complex to the south, and the printing and publishing use to the east. Undeveloped parcels to the northeast and west should carry similar uses.

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;"**

With approval of the requested waivers of landscaping and certain Commercial Design Standards, and the implementation of recommended conditions regarding site, the proposed Office and Warehouse/Distribution development will be in substantial compliance with all City codes and policies. In addition, the proposed project was approved by the Las Vegas Technology Park Architectural Review Committee.

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

Access to the site will be from Crimson Canyon Drive, a 60-foot right-of-way, which also accommodates similar existing facilities to the north and south of the proposed location. This street ties into Peak Avenue, the primary east-west collector within the Technology Center. These roadways should be able to handle traffic to and from the site without being overburdened. Circulation through the site is not confusing and will be adequate.

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

Building materials are typical of and are appropriate for an industrial-type development within the Las Vegas Technology Park. The site landscaping will provide appropriate buffering. A condition is recommended that all landscape materials meet the minimum spacing and planting requirements of the Las Vegas Urban Design Guidelines and Standards.

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

The elevations present an interesting and varied use of tilt-up painted concrete paneling and glass similar to other buildings in the Las Vegas Technology Park.

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

The building site will be subject to inspection, as will the businesses occupying the structure; therefore, the development will not compromise the public health, safety or welfare.

NOTICES MAILED 37 by Planning Department

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: 2651 Crimson Canyon, 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?

✓ 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.

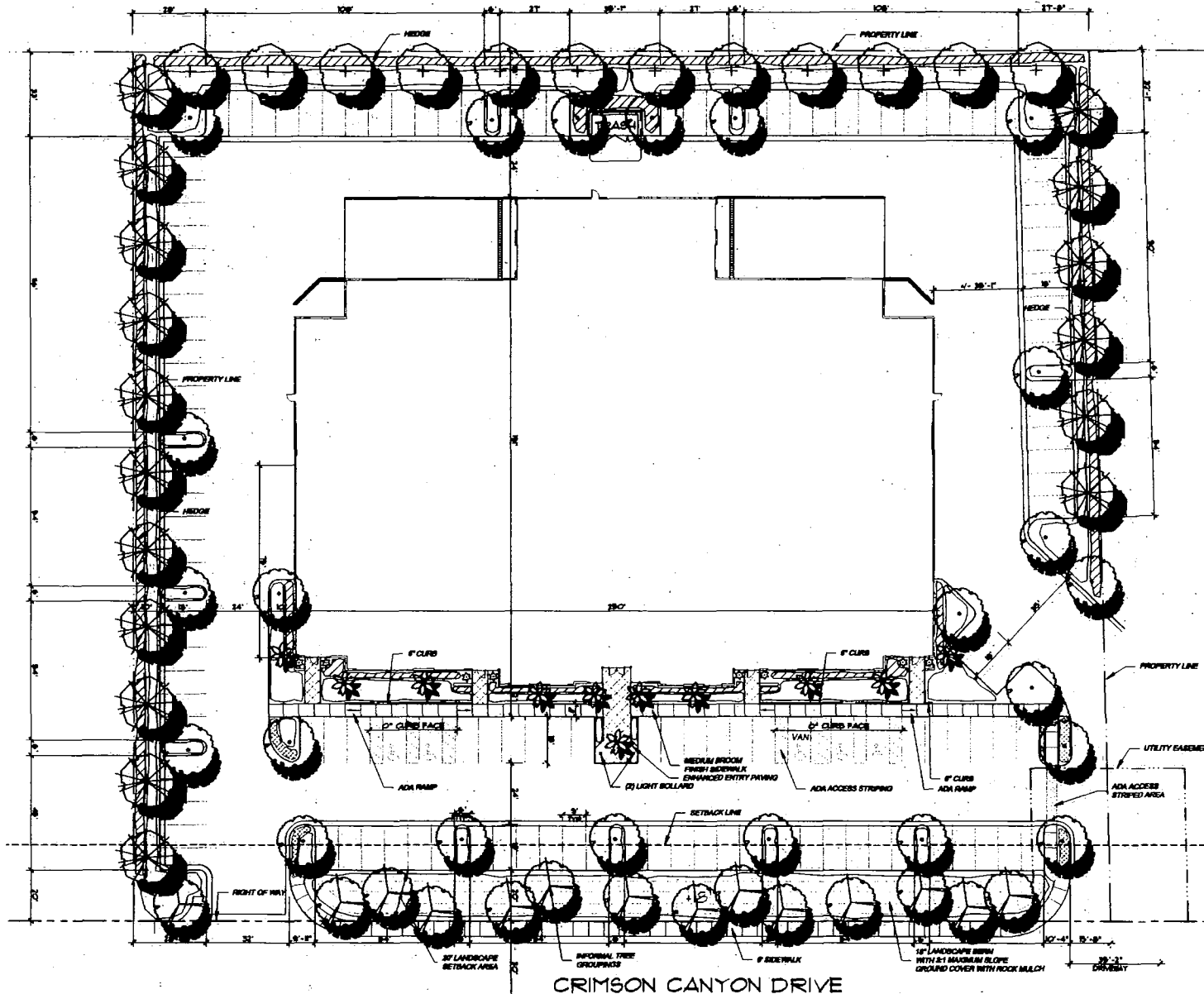
'APN: _____

Print Name: Douglas Selby

Subscribed and sworn before me

Charles C. Green
Notary Public in and for said County and State

BUFFALO DRAINAGE CHANNEL



SYM	Botanical/Scientific Name	SIZE	CONDITION
○	ACACIA STENOPTERYLLA	34" BOX	DOUBLE STAKE (D&J)
○	PROCEDES Y. VEO GRANDE	34" BOX	(D&J)
○	PRUNUS ELDMANICA	34" BOX	(D&J)
○	PROCEDES CHILBENS (THORNLESS)	34" BOX	(D&J)
○	CHILBENS (THORNLESS)	34" BOX	(D&J)
○	DIABOLUSIA RICHTERIA	30" DB	BONDED
○	TEXAN PINE PALM	30" DB	BONDED

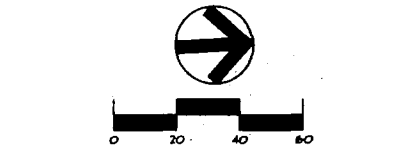
SYM	Botanical/Scientific Name	SIZE	CONDITION
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN

SYM	Botanical/Scientific Name	SIZE	CONDITION
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN
○	CHILBENS (THORNLESS)	34" BOX	AS SHOWN

ROCK MULCH
 APPLY A 2" DEEP LAYER OF 3/4" SIZE REDDISH RED ROCK MULCH IN ALL PLANTING AREAS. THERE ARE TO BE NO BARE AREAS WITHOUT ROCK MULCH. TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING. ALL SLOPES GREATER THAN 1:125 SHALL HAVE 1" TO 2" ROCK TO MATCH THE REDDISH RED ROCK MULCH.

IRRIGATION NOTE
 ALL PLANTING AREAS SHALL RECEIVE WATER FROM A FULLY AUTOMATIC Drip IRRIGATION SYSTEM OR A SEPARATE IRRIGATION SYSTEM.

SITE REQUIREMENTS
 1 TREE/30 L.F. - SIDE, FRONT AND REAR PROPERTY LINE
 1 TREE/6 PARKING STALLS
 50 PARKING STALLS
 20 TREES REQUIRED
 20 TREES PROVIDED



PRELIMINARY LANDSCAPE PLAN ON THE WEB MARKETING GROUP 2651 CRIMSON DRIVE LAS VEGAS, NEVADA

Richard Price & Associates, Inc.
 Landscape Architects/Planners
 27127 Calle Arroyo, Suite 1905
 San Jose Capistrano, CA 92675
 949-248-7135 Fax: 949-248-4980
 CA License 1381
 10120 S. Eastern Ave., Suite 200
 Henderson, NV 89052
 702-564-0980 Fax: 702-492-1297
 NV License 119

2-11-04, 3-19-04 REVISED RPA #24109

SUP-4176
 SDR-4174
 05-13-04 PC

[illegible]

LAND AREA ± 128,124 S.F. (2.94 A.C.)
BLDG. AREA ± 50,805 S.F.

1. "GROSS AREA" DEFINED AS AREA WITHIN THE DROPLINE OF THE ROOF (INCLUDES SOFFITS).
2. "NET AREA" DEFINED AS: AREA WITHIN THE OUT-SIDE FACE OF WALLS AND GLASS (DOES NOT INCLUDE SOFFITS).

BUILDING AREA	GROSS	NET
1ST FLR.	40,856 S.F.	40,438 S.F.
2nd FLR.	9,949 S.F.	9,884 S.F.
TOTAL AREA	50,805 S.F.	50,320 S.F.

PARKING PROVIDED 132 CARS
PARKING RATIO 2.59 CARS/1000 S.F..
PARKING REQUIRED 96.4 CARS

± 2,200 S.F. SHOWROOM/500 ± 4.4 CARS
± 18,600 S.F. OFFICE/300 ± 82 CARS
± 30,000 S.F. WHSE/1,000 ± 30 CARS

F.A.R. 31.9%
ZONING: C - PB

1. PARKING STALLS SHALL BE 8' x 15'. "HY" DENOTES VAN ACCESSIBLE STALLS AND "H" DENOTES CAR ACCESSIBLE STALLS.

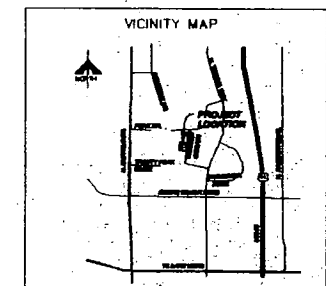
7.E. TRASH ENCLOSURE PER CITY'S STANDARDS

7 TRANSFORMER PAD

G.L. 1997, 1998, 1999, 2000

← CRACK LEVEL DOWN

← DOCK HIGH TRUCK DOOR



JOHN C. CAMPBELL ASSOCIATES, INC.
Architects/Engineers/Planners/Scientists

480 N. Shepherd, Suite 245
Hawthorne Avenue 92014
Orangeburg - 803/762-1200 ext. 225

This is a schematic representation/plan only. The information and boundary lines shown have been compiled from sources believed to be reliable. However, this document is not guaranteed and is subject to change. It is not intended and should not be construed that any entity, public or private, including the owner of this property has committed itself to the implementation of this plan or to the development or construction of any element of this plan.

98-123-00-98/01 80000-31400

03-22-2004

OWNER/DEVELOPER:
ALEX SALMONS
7340 SMOKE RANCH RD.
Suite A
LAS VEGAS, NEVADA 89128
TEL--(702) 304-0909
FAX--(702) 304-0910
CONTACT: ALEX SALMONS

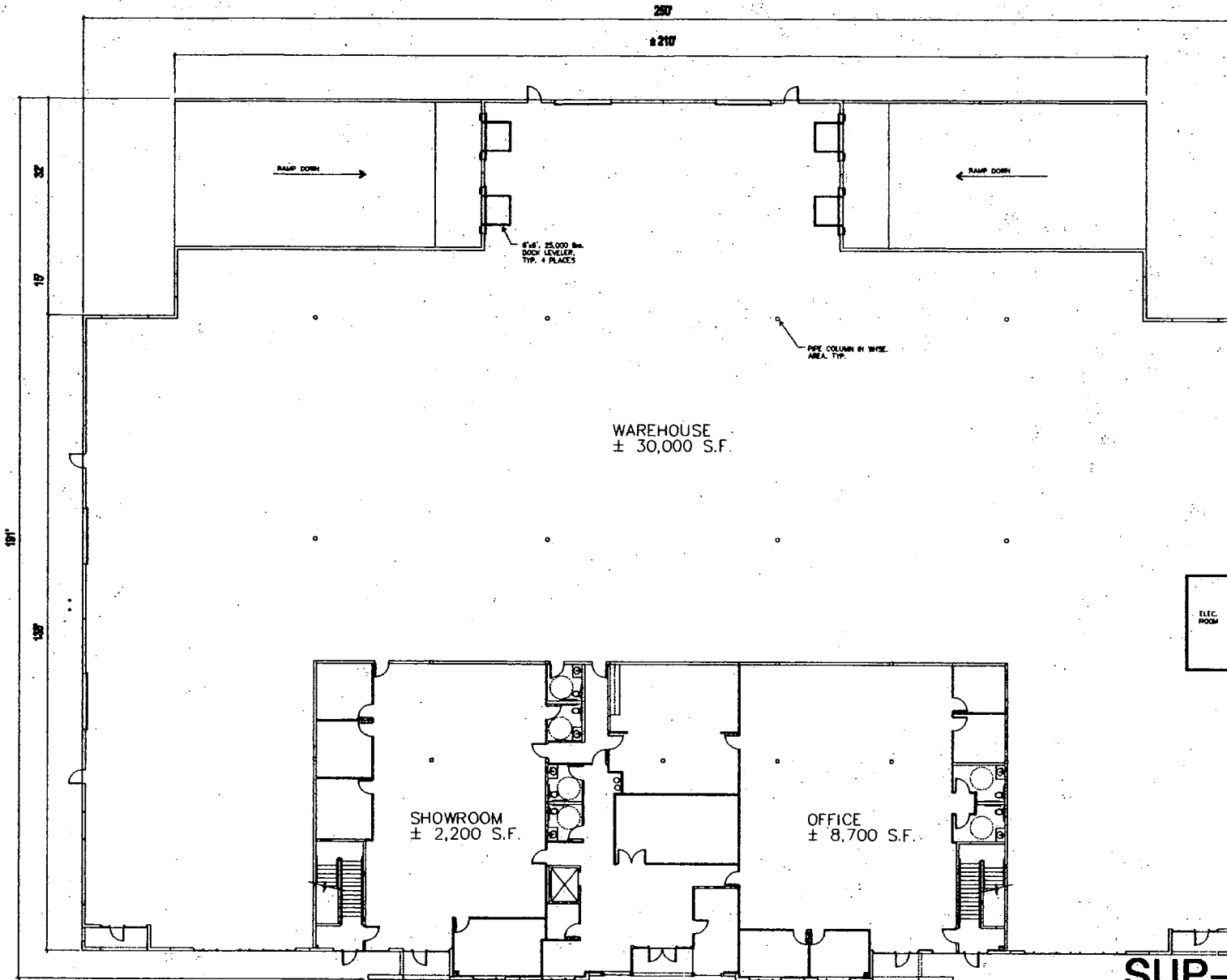
APPROTECT:
HOWARD F. THOMPSON, INC.
400 N. STEPHANIE
SUITE 245
HENDERSON, NEVADA 89014
TEL-(702) 266-8819
FAX-(702) 209-0875
CONTACT: JOHN DELACY

CIVIL ENGINEER:
THE FEITH COMPANY'S
444 WARM SPRINGS ROAD
SUITE 710
LAS VEGAS, NEVADA 89119
TEL-(702) 263-8206
FAX-(702) 263-8529
CONTACT: ALI SHAMAM

LANDSCAPE ARCHITECT
RICHARD PRICE & ASSOCIATES
 27127 CALLE ARROYO COLOR
 SUITE 1902
 SAN JUAN CAPISTRANO, CA 92675
 TEL--(949) 248-7130
 FAX--(949) 248-4980
 CONTACT: RICHARD PRICE

ON THE WEB MARKETING GROUP
2651 CRIMSON CANYON DRIVE
LAS VEGAS, NEVADA

SUP-4176
SDR-4174
05-13-04 PC



ON THE WEB
MARKETING GROUP
2651 CRIMSON CANYON DRIV
LAS VEGAS, NEVADA

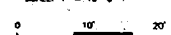
FIRST FLOOR PLAN



HARRIS F. HARRIS ASSOCIATES, INC.
Architectural/Engineering/Interior
400 R. Stephens, Suite 200
Henderson Nevada 89014
(702) 595-4000



SCALE: 1" = 10'-0"



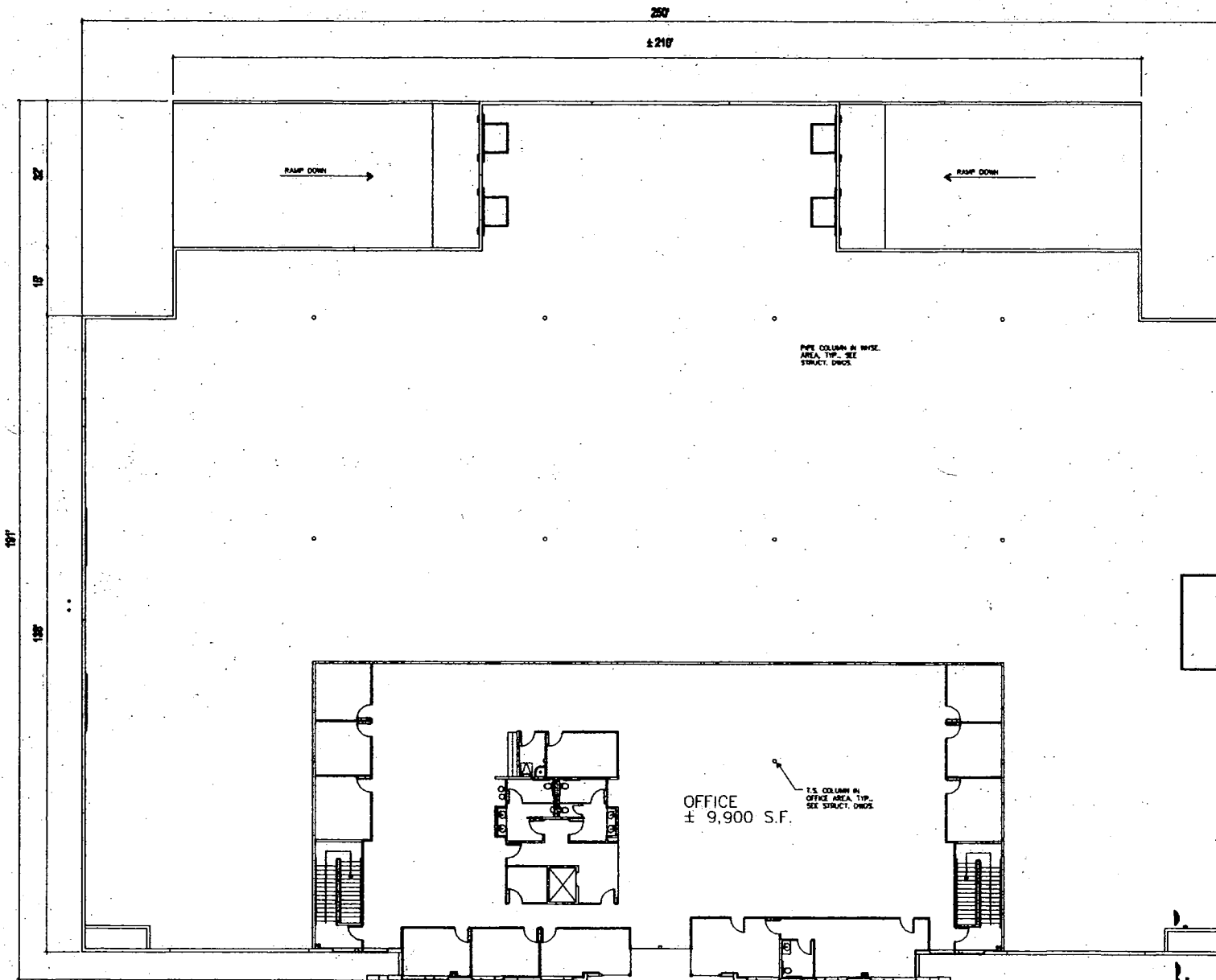
This is a schematic presentation only. The information and boundary locations shown have been compiled from sources believed to be reliable. However, they are not guaranteed and are subject to change. It is not intended and should not be construed that any utility, public or private, including the owner of this property, has committed itself to the implementation of this plan or to the development or construction of any element of this plan.

PR/75-122-00-PR/CIT-1-SUBMIT 101-TL/PLN/12/00 3-25-2004

SUP-4176

SDR-4174

05-13-04 PC



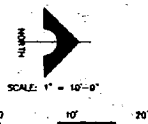
ON THE WEB
MARKETING GROUP
2651 CRIMSON CANYON DRIVE
LAS VEGAS, NEVADA

SECOND FLOOR PLAN

HFA

WILLIAM F. HARTMAN ARCHITECT, INC.
Architects/Interior Planning/Interior

400 N. Stephanie, Suite 202
Henderson, Nevada 89014
(702) 585-1111/(702) 585-1112



This is a schematic presentation only. The information and boundary locations shown have been verified from previous drawings to be correct. However, this drawing is not guaranteed and is subject to change. It is not intended and should not be construed that any entity, public or private, including the owner of this property has committed itself to the implementation of this plan or to the development or construction of any element of this plan.

PP-23-123-00-PP-0111-BUILDING 2ND-FLOOR PLAN 3-12-2004

SUP-4176 **3**
SDR-4174
05-13-04 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4180 - APPLICANT/OWNER: REVIVAL TEMPLE CHURCH - Request for a Special Use Permit FOR A PROPOSED CHILD CARE CENTER IN AN EXISTING BUILDING at 1603 North Tonopah Drive (APN: 139-20-802-009), U (Undeveloped) Zone [M (Medium-Low Density Residential) General Plan Designation], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY – APPROVED subject to conditions – UNANIMOUS with Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

The applicant was not present and there was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:35 – 3:36)

5-2123

CONDITIONS:

Planning and Development

1. A decorative wall or fence with a maximum height of four feet as measured from the elevation of the adjoining sidewalk shall be constructed on the eastern edge of the property. No more than two feet may be of solid construction per Residential District Development Standards.

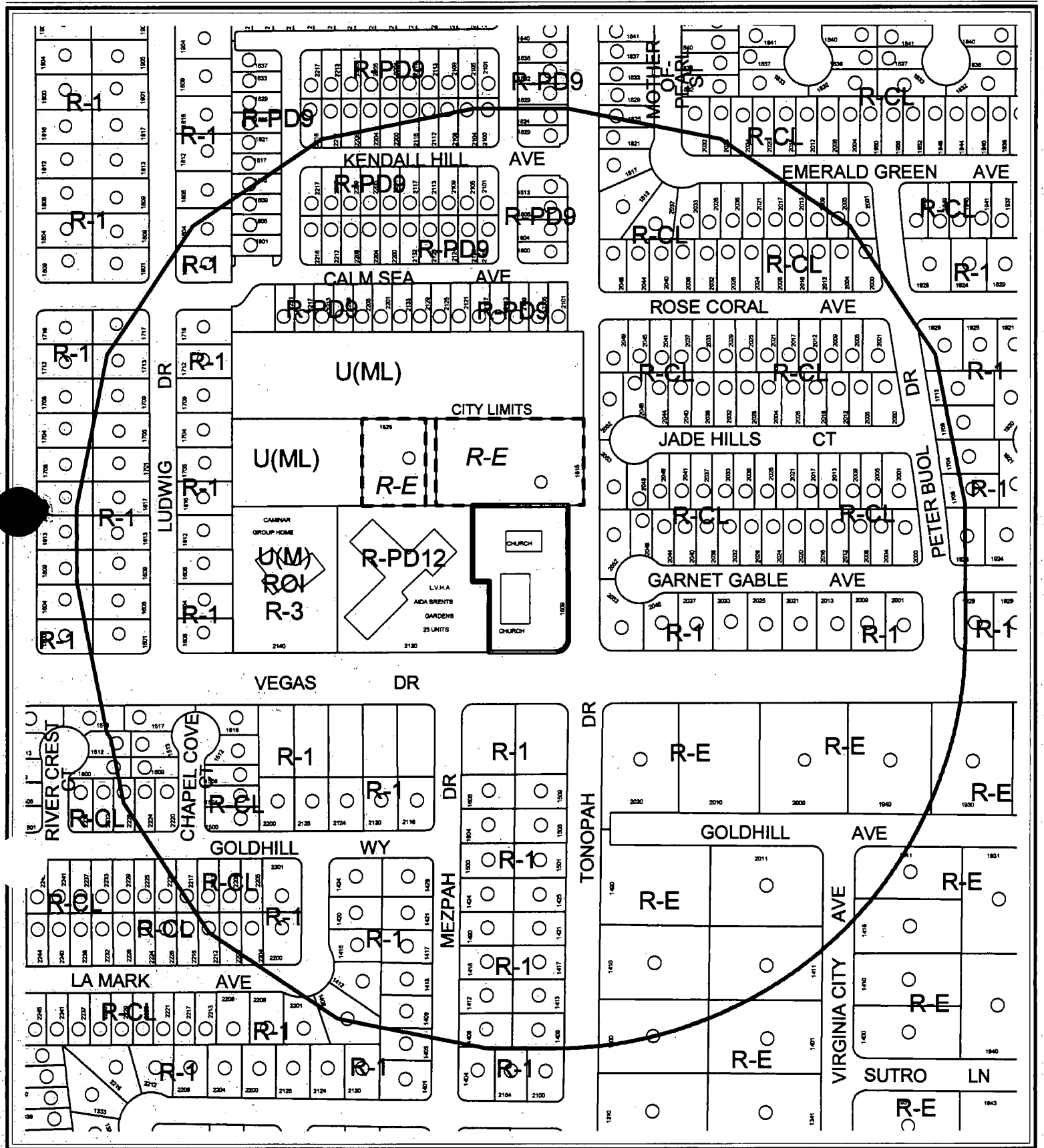
CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 123 – SUP-4180

CONDITIONS – Continued:

2. Outdoor play shall be limited to daylight hours.
3. Outdoor lighting shall be designed so as not to shine directly onto any abutting residential property.
4. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

6. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.



CASE: SUP-4180

RADIUS: 705 FT

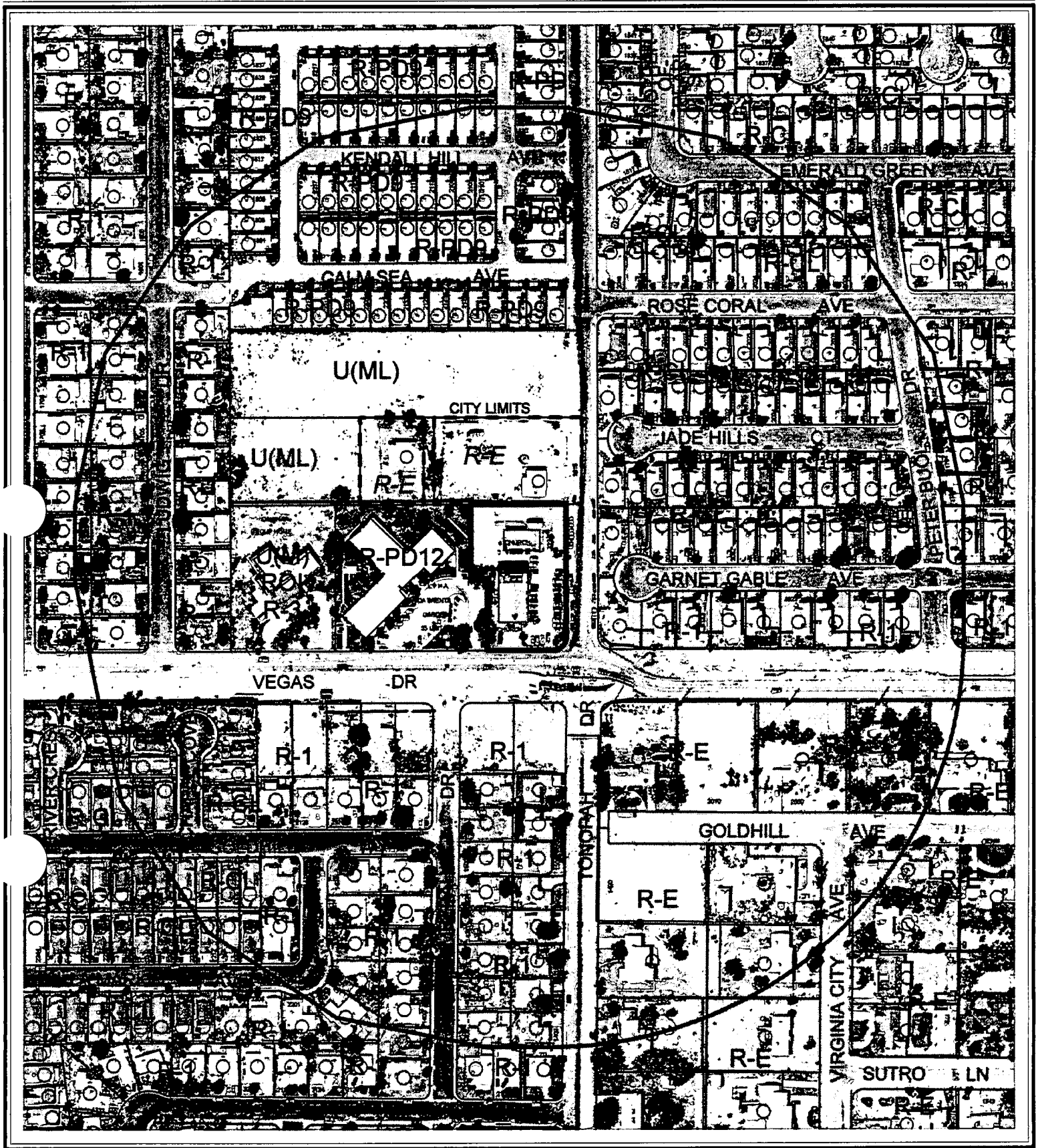
ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

123

0 200 400 Feet





CASE: SUP-4180

RADIUS: 705 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]



0 200 400 Feet

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-4180 - APPLICANT/OWNER: REVIVAL TEMPLE CHURCH

**** CONDITIONS ****

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

Planning and Development

1. A decorative wall or fence with a maximum height of four feet as measured from the elevation of the adjoining sidewalk shall be constructed on the eastern edge of the property. No more than two feet may be of solid construction per Residential District Development Standards.
2. Outdoor play shall be limited to daylight hours.
3. Outdoor lighting shall be designed so as not to shine directly onto any abutting residential property.
4. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

6. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit for a Child Care Center within an existing building at 1603 North Tonopah Drive. No changes to the exterior of the building are proposed.

B) Applicant's Justification

The applicant justifies this request by stating that the City requires a Special Use Permit for a Child Care Center in a "U" zoning district. The child care center will be an asset to the neighborhood, as parents will be able to bring their children to a safe building that is within walking distance from their homes. The project meets City parking requirements, which was an area of concern. Hours of operation will not conflict with church services or activities.

BACKGROUND INFORMATION

A) Previous Actions

- 07/25/95 The Board of Zoning Adjustment approved a request for a Special Use Permit (U-0089-95) for a Church with Bible study classes in the current building at 1603 North Tonopah Drive. Staff recommended approval.
- 05/03/01 The Planning and Development Department Staff administratively approved a request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter and Parking Lot Landscaping (SD-0022-01) for a proposed 6,500 square foot church building at 1601 North Tonopah Drive.
- 05/13/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #7).

B) Pre-Application Meeting

- 03/17/04 Submittal requirements for a Special Use Permit application were discussed. Parking on the site was a concern initially, as the applicant's plan indicated that the site could not accommodate the aggregate uses in both buildings. The suggested changes to the site plan were made, and the parking now complies with Title 19 and the approved Site Development Plan Review.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application, and one was not held for this request.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 1.07

B) *Existing Land Use*

Subject Property: Church/House of Worship
North: Single-Family Residential
South: Undeveloped
East: Single-Family Residential
West: Multi-Family Public Housing

C) *Planned Land Use*

Subject Property: M (Medium Density Residential)
North: ML (Medium-Low Density Residential)
South: L (Low Density Residential)
East: ML (Medium-Low Density Residential)
West: M (Medium Density Residential)

D) *Existing Zoning*

Subject Property: U (Undeveloped) [M (Medium Density Residential) General Plan Designation]
North: R-E (Rural Estates Residential – Clark County)
South: R-1 (Single-Family Residential)
East: R-1 (Single-Family Residential) and R-CL (Single-Family Compact-Lot)
West: R-PD12 (Residential Planned Development – 12 Units per Acre)

E) *General Plan Compliance*

The subject site is designated M (Medium Density Residential) on the Southeast Sector Map of the General Plan. In addition to multi-family uses with a gross density of up to 25 units per acre, this land use category allows supporting uses such as parks, schools, and churches. The uses on the subject site are appropriate for the M (Medium Density Residential) category.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
West Las Vegas Plan		
Special Overlay District	X	
Neighborhood Revitalization Area		
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 property is located within the West Las Vegas Plan area and has a future land use designation of M (Medium Density Residential). The area of the plan north of Vegas Drive and Tonopah Drive west to Rancho Drive, is primarily residential in character but does contain several churches and commercial properties. Several of the vacant areas in this district have filled in with residential development since the West Las Vegas Plan was adopted in 1994.

This area is also part of the Neighborhood Revitalization Area, identified by the Las Vegas Master Plan 2020 as neighborhoods where existing residential uses should be protected and proposed commercial development should be designed within the context of a walkable environment.

The proposed day care facility qualifies as a "Project of Regional Significance," triggered by the request for a Special Use Permit in an area close to parcels located within unincorporated Clark County. Clark County government was notified of the project. Information concerning possible impacts to public services are detailed below.

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

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. No comments were received from the various agencies.

ANALYSIS

A) Zoning Code Compliance

A1) 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
Child Care Center	N/A	One space per staff member + one space per 10 children	12 (Based on 7 employees and max. 45 children)			

Church/House of Worship	2,970 SF sanctuary	One space per 100 SF non-fixed seating in gathering area	30			
Offices	1,136 SF	One space per 300 SF	4			
TOTAL			44 (not including HC spaces)	2	49	3

The number of spaces provided on site, including those provided for the proposed Child Care Center, exceeds the standards of the Zoning Code. The design of additional parking spaces around the building to be used as a Child Care Center was approved by the Site Development Plan Review (SD-0022-01) for the adjacent church.

The Department of Public Works notes that this site will be subject to the traffic signal impact fee at the time permits are issued, as required by Ordinance No. 5644. This will be a condition of approval of this Special Use Permit request.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Child Care Center use, and there are no other Child Care Centers within the 750-foot notification distance.

B) General Analysis and Discussion

- Zoning

The subject property is zoned U (Undeveloped) with a General Plan land use designation of M (Medium Density Residential). A Child Care Center is a permitted use within the U (Undeveloped) zoning classification with the approval of a Special Use Permit, as is the case for all residential zones where this use is permitted.

- Use

A Child Care Center is any commercial facility in which day or overnight care is provided for more than 12 children. The applicant's justification letter indicates that the proposed Child Care Center will serve a maximum of 45 children. The hours of operation will be from 6:00 a.m. to 6:00 p.m. Monday through Saturday and will not overlap with church services and activities, which are held on Sundays and on Tuesdays and Fridays after the Child Care Center closes.

The Child Care Center is to be located within an existing 2,276 square foot building in the northern portion of the site. A playground area is proposed to the east of this building. The site meets current parking code standards and waivers for the reduction of landscaping within the parking lot were obtained with the approval of the church building. A significant increase in neighborhood traffic is not expected.

- **Conditions**

There are no base conditions that must be met for the approval of a Special Use Permit for the Child Care Center use in the U (Undeveloped) zoning district. Because the proposed Child Care Center will be located close to single-family residences, it is recommended that outdoor play be limited to daylight hours only and that outdoor lighting be designed so as to not shine directly onto any abutting residential property. As the play area is proposed to be in front of the building, a low wall with a maximum height of four feet should be constructed so as to separate the play area from the public sidewalk and street.

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 Child Care Center will be located within an existing building on the site. No changes will be made to the building exterior. The hours of operation (6:00 a.m. to 6:00 p.m. Monday through Saturday) and maximum number of children served (45) are suitable for a site that is surrounded by residential property.

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

The existing facilities are equipped to handle the demands of the Child Care Center use. The play area in front of the building should be enclosed out of concern for the safety of children.

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

The subject site is served by Vegas Drive, designated as a 100-foot Primary Arterial westward to Rancho Drive; and Tonopah Drive, a 60-foot right-of-way. These roadways have been adequate to meet the demands of the existing church on the site and should also sufficiently accommodate the proposed Child Care Center use.

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

The proposed Child Care Center will be subject to inspections for building and licensing, which will ensure that the public health, safety and general welfare will be safeguarded. The addition of a wall or fence will protect children from traffic along Tonopah Drive.

NOTICES MAILED 274 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-4180** APN: 139-20-802-009

Name of Property Owner: REVIVAL TEMPLE CHURCH OF GOD IN CHRIST

Name of Applicant: DE'AIRE SHANNON

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: _____

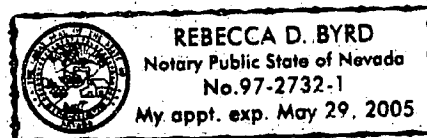
Signature of Property Owner/Authorized Agent: 

Print Name: DE'AIRE SHANNON

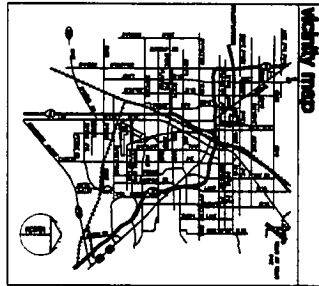
Subscribed and sworn before me

This 29th day of March, 2004

Rebecca N. Byrd
Notary Public in and for said County and State



VEGAS DRIVE



existing analysis

EXISTING	PROPOSED	TOTAL
LOT 1 OF 10	LOT 1 OF 10	LOT 1 OF 10
LOT 2 OF 10	LOT 2 OF 10	LOT 2 OF 10
LOT 3 OF 10	LOT 3 OF 10	LOT 3 OF 10
LOT 4 OF 10	LOT 4 OF 10	LOT 4 OF 10
LOT 5 OF 10	LOT 5 OF 10	LOT 5 OF 10
LOT 6 OF 10	LOT 6 OF 10	LOT 6 OF 10
LOT 7 OF 10	LOT 7 OF 10	LOT 7 OF 10
LOT 8 OF 10	LOT 8 OF 10	LOT 8 OF 10
LOT 9 OF 10	LOT 9 OF 10	LOT 9 OF 10
LOT 10 OF 10	LOT 10 OF 10	LOT 10 OF 10
TOTAL	TOTAL	TOTAL

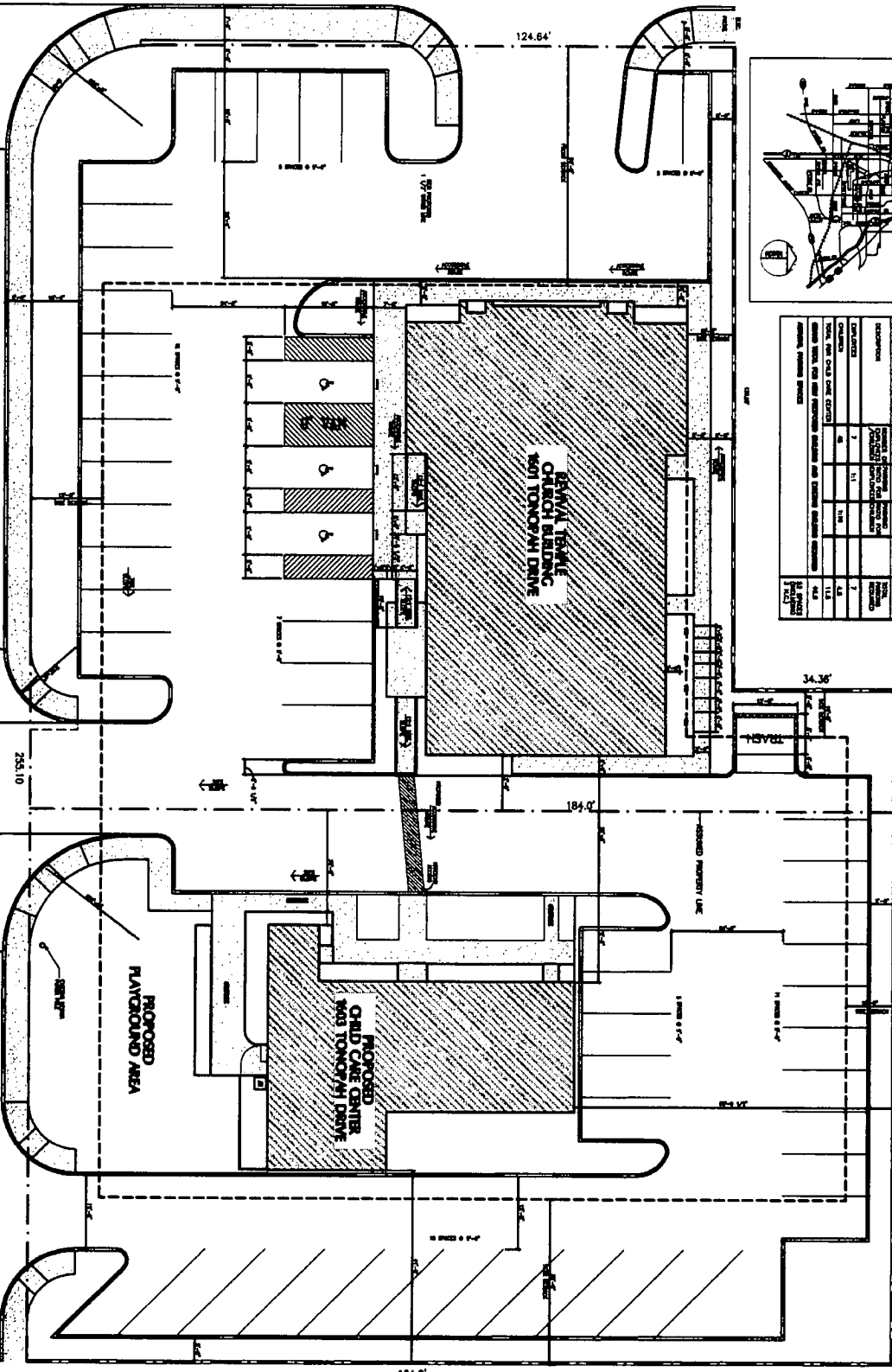
8,800
LVHA ADA
RENTS
CARRIERS
28 UNITS

code analysis

1. SITE	2. ZONING	3. SETBACKS	4. HEIGHT	5. AREA	6. LOT COVERAGE	7. PARKING	8. TRAVEL	9. UTILITIES	10. FLOODING	11. OTHER
1. SITE	2. ZONING	3. SETBACKS	4. HEIGHT	5. AREA	6. LOT COVERAGE	7. PARKING	8. TRAVEL	9. UTILITIES	10. FLOODING	11. OTHER

1 site plan proposed child care 2,276 sq. ft.
site 46,786 sq. ft.

SUP-4180
5-13-04 PC



UPAD
PRIVATE RESIDENCE

Revisions

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

REVIVAL TEMPLE CHILD CARE CENTER
FOR REVIVAL TEMPLE C.O.G.I.C.
LOCATION: LAS VEGAS, NEVADA
SITE PLAN

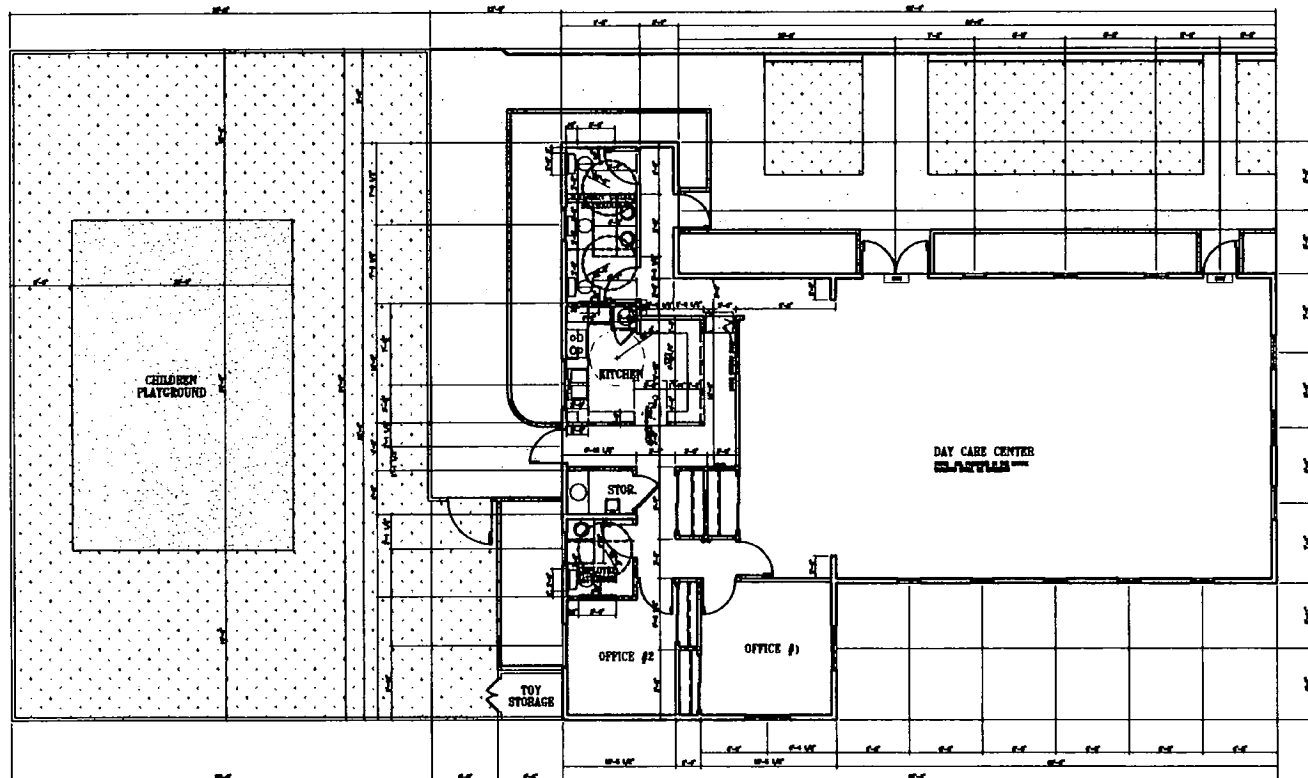
PINNACLE ARCHITECTURAL STUDIO, INC.
CLARENCE G. SCHNEIDERMAN
Principal Designer
9770 West Spring Mountain Road, Suite 102, Las Vegas, NV 89117
Phone (702) 885-8888 Fax (702) 885-0378

A1.1
DATE: JANUARY 24, 2004

code analysis

FOR: CHILD CARE CENTER
 LOCATION: 1803 TONOPAH DRIVE
 BUILDING: EXISTING CHURCH COMMUNITY BUILDING
 CODE USED: 2003 IBC
 ANALYSIS FROM:

1. OCCUPANCY CLASSIFICATION: DAY CARE
 E SECTION 506.2
2. TYPE OF CONSTRUCTION: VB (CHAPTER 6)
3. FIRE SPRINKLERING: NOT REQUIRED
4. HEIGHT - ACTUAL: 14'-0" ALLOWABLE: 40'-0"
 (TABLE 502)
5. STORIES - 1 ACTUAL / 1 ALLOWABLE
 (TABLE 502)
6. ALLOWABLE: 2,276 SQ FT. (TABLE 502)
 ACTUAL: 2,276 TOTAL SQ FT
7. OCCUPANT LOAD: FOR E USE
 CALCULATIONS: USE AREA LOAD FACTOR QUANTITY
 DAY CARE 2276 1.50 1112.8
8. TOTAL AREA 2,276 0 1112.8
9. EXITS REQUIRED (TABLE 1014.1)
 MAIN BUILDING (2,276 S.F.): 2 EXIT REQUIRED
 1112 OCCUPANTS 2 EXIT PROVIDED
10. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS: NONE
 (TABLE 502)
11. SPECIAL INSPECTIONS REQUIRED: NONE
 PER STRUCTURAL CALCULATIONS (CHAPTER 17)



1 CHILD CARE FLOOR PLAN

2,276 sq ft

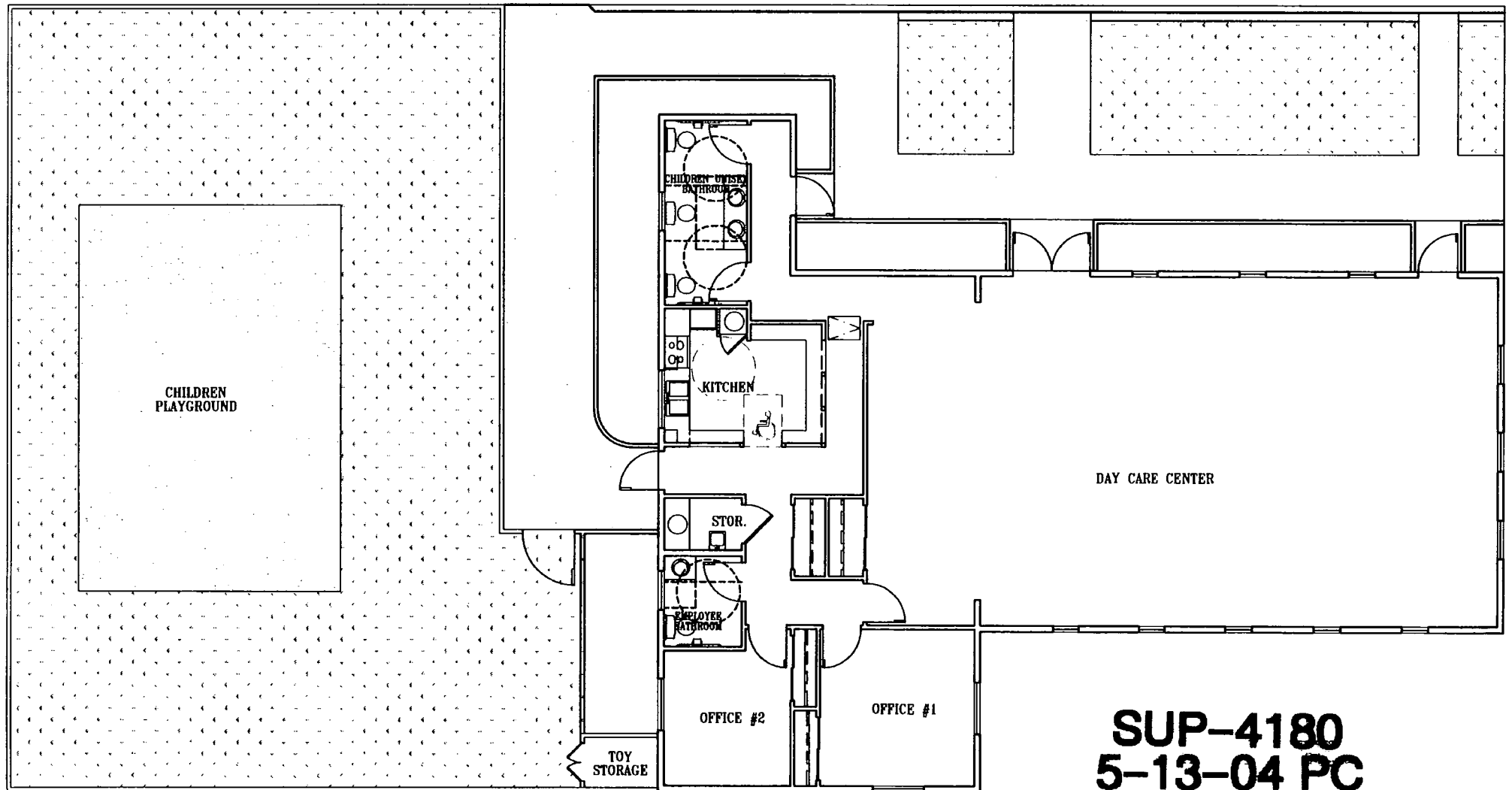
SUP-4180
5-13-04 PC

PINNACLE ARCHITECTURAL STUDIO, INC.
 CHAIRMAN & ARCHITECT
 1817 S. 10TH AVE. SUITE 100
 PHOENIX, ARIZONA 85006
 PHONE: (602) 944-1111 FAX: (602) 944-1112
 WWW.PINNACLEARCHITECT.COM

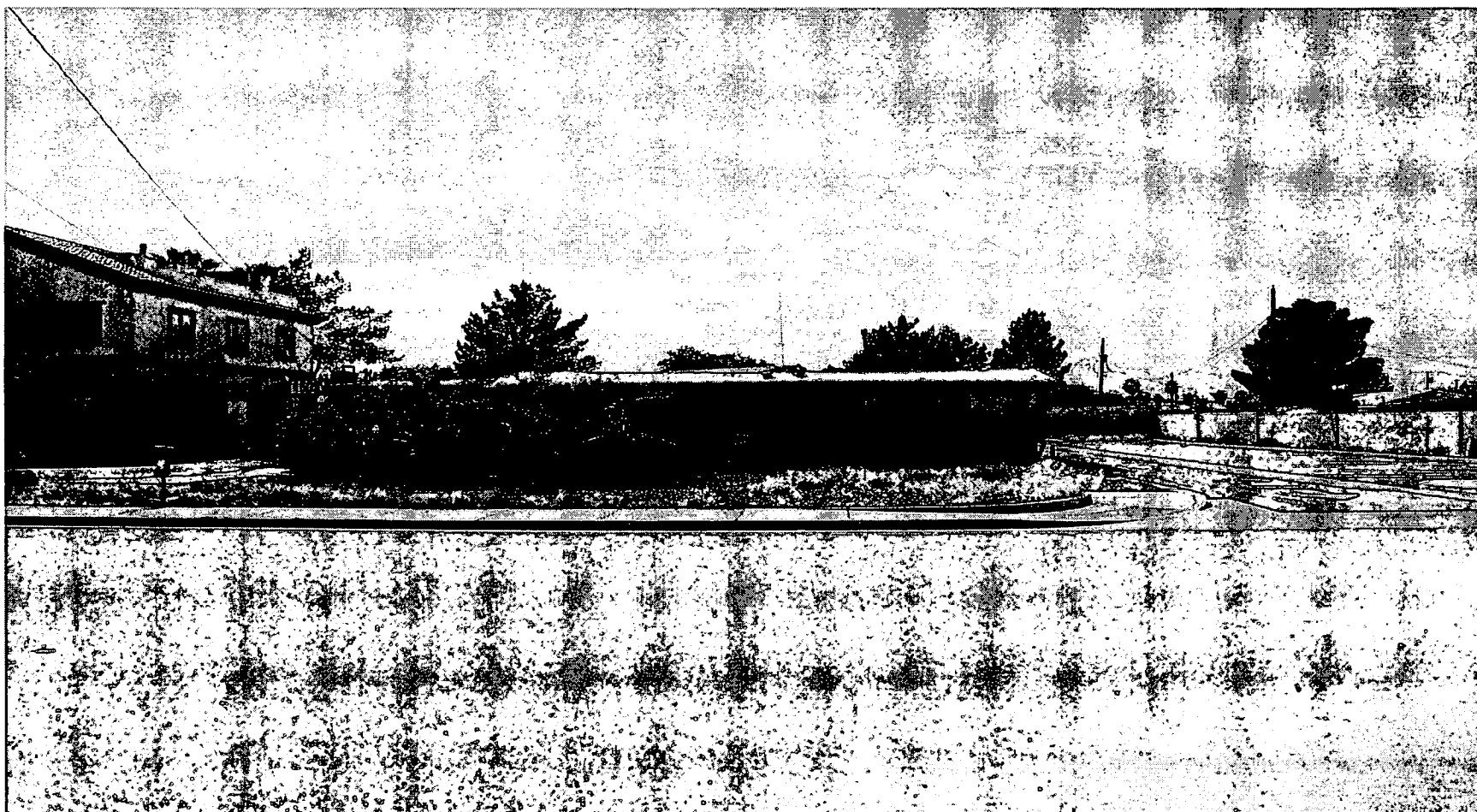
REVIVAL TEMPLE CHILD CARE CENTER
 FOR REVIVAL TEMPLE C.O.G.I.C.
 LOCATION: LAS VEGAS, NEVADA

SCALE DRAWING NOTE
 SEE ARCHITECTURAL SPECIFICATIONS FOR DETAILS

A2.1
 040000
 MARCH 24, 2004



SUP-4180
5-13-04 PC



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4180 - APPLICANT/OWNER: REVIVAL TEMPLE
CHURCH
1603 NORTH TONOPAH DRIVE
MAY 13, 2003 PLANNING COMMISSION

4/19/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 16, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4189 - APPLICANT: BUDGET RENT-A-CAR - OWNER: HUALAPAI COMMONS LIMITED, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED AUTOMOBILE RENTAL FACILITY at 9851 West Charleston Boulevard (APN: 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Vacant). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

REESE – APPROVED subject to conditions – UNANIMOUS with Ward 2 seat vacant

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY TOM AMICK, Kummer Kaemper Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and stated that the use will be for a rental car counter inside the Smith's Grocery Store located at Charleston Boulevard and Hualapai Way.

MAYOR GOODMAN verified with ATTORNEY AMICK that the cars are located in the parking lot of the shopping center and they are only allowed to have five cars, which are located toward the street.

MAYOR GOODMAN declared the Public Hearing closed.

(3:36 – 3:40)

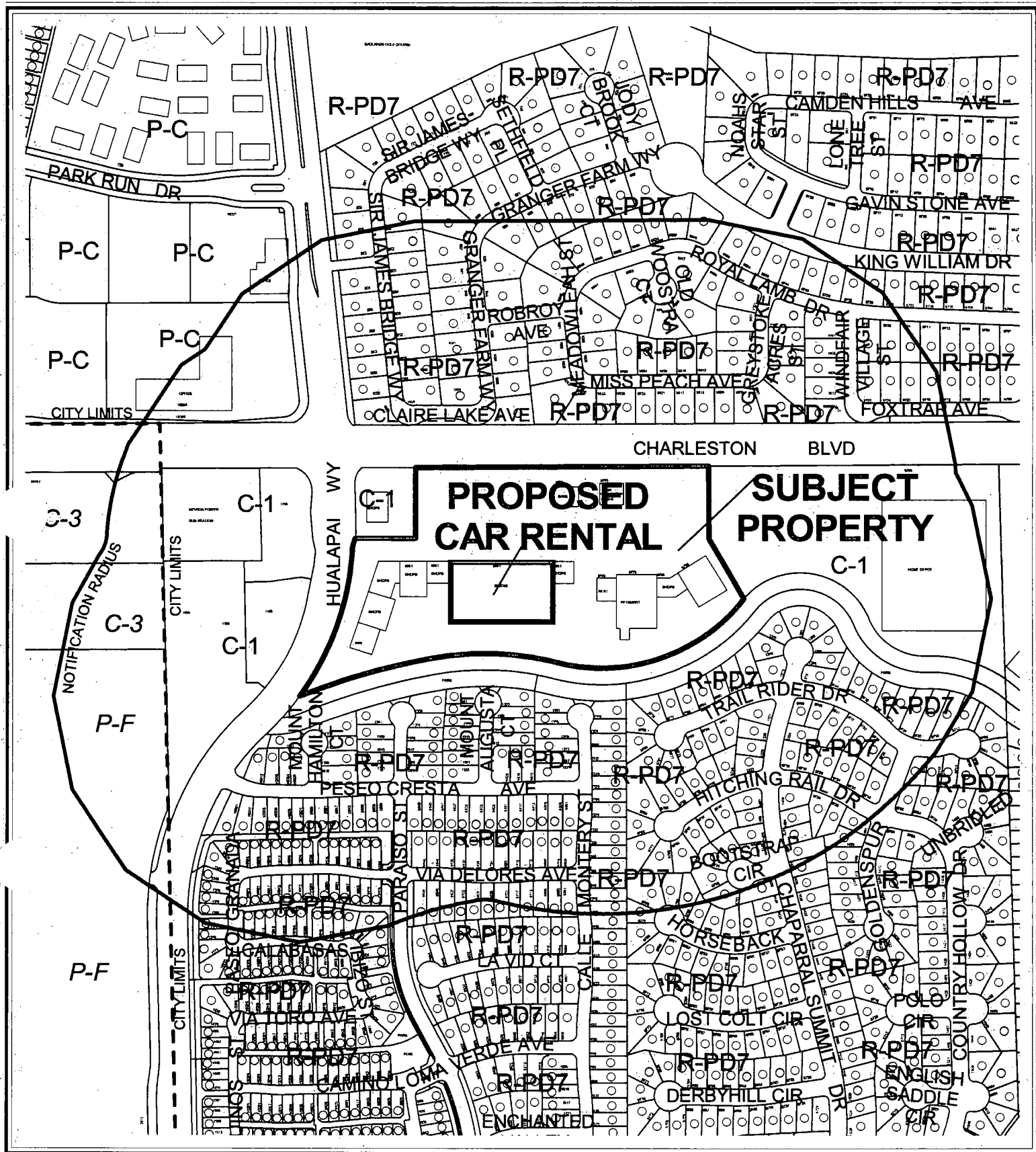
5-2153

CITY COUNCIL MEETING OF JUNE 16, 2004
Planning and Development Department
Item 124 – SUP-4189

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Automobile Rental use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All exterior signage shall conform to applicable requirements contained in Title 19.14.
4. All City Code requirements and design standards of all City departments must be satisfied.



CASE: SUP-4189

RADIUS: 750 FT

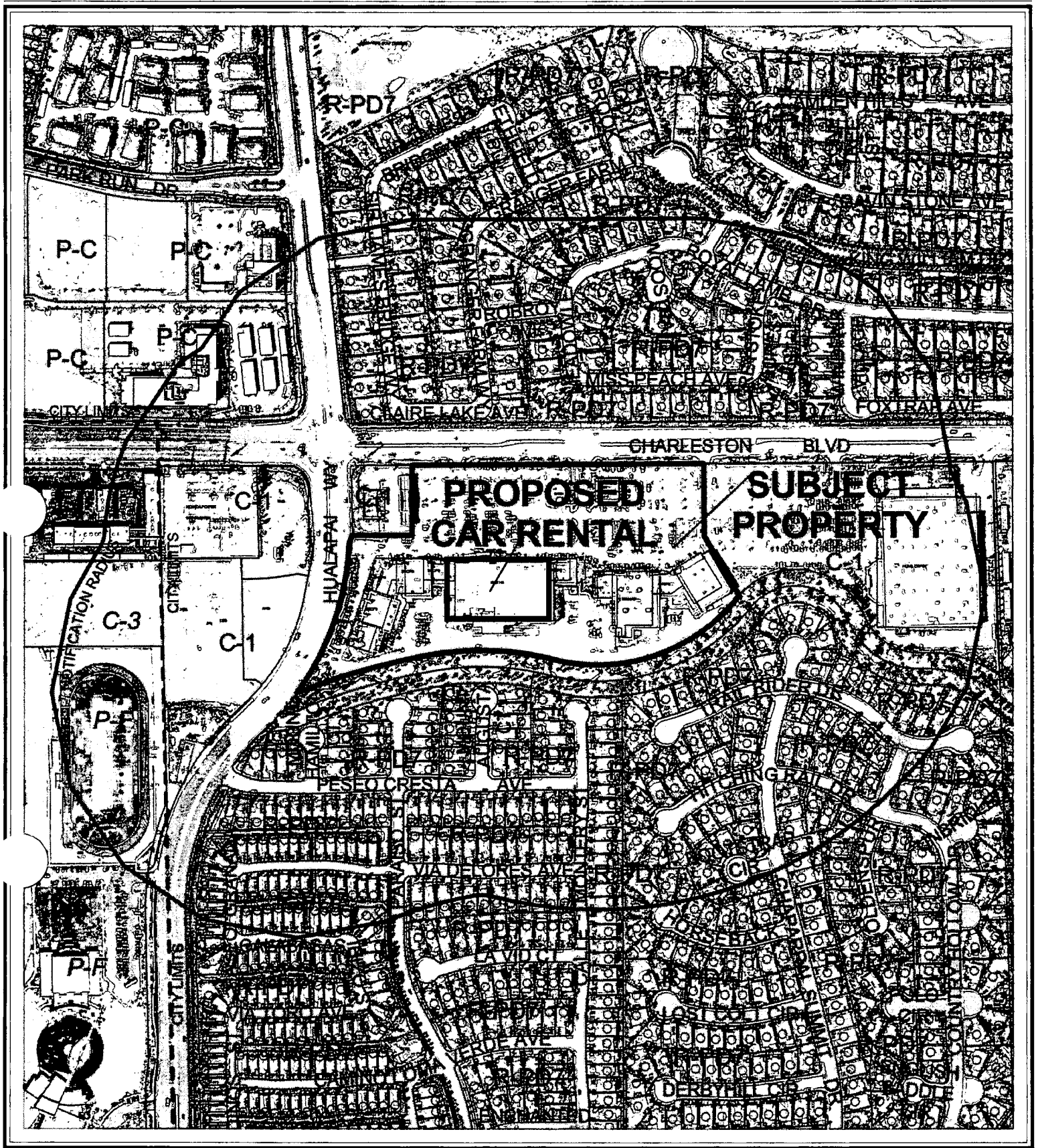
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 300 600 Feet



124





CASE: SUP-4189

RADIUS: 750 FT

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

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 16, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-4189 - APPLICANT: BUDGET RENT-A-CAR - OWNER:
HUALAPAI COMMONS LIMITED, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Automobile Rental use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All exterior signage shall conform to applicable requirements contained in Title 19.14.
4. All City Code requirements and design standards of all City departments must be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for an Automobile Rental Facility at 9851 West Charleston Boulevard. The administrative operations will take place within the Smith's grocery store, while a limited number of rental cars will be stored on the subject property.

B) Applicant's Justification

Title 19 requires a Special Use Permit to be approved for a rental car operation in the C-1 (Limited Commercial) zoning district. Similar services such as banks and cellular service providers are provided within grocery stores. The proposed service will not adversely impact the Smith's store or the connected shopping center.

BACKGROUND INFORMATION

A) Previous Actions

04/04/90	The City Council approved a rezoning to C-1 (Limited Commercial) as part of a larger request (Z-0017-90). The Planning Commission and staff recommended approval on 03/08/90.
11/24/97	The City Council approved a Site Development Plan Review for a 109,195 square foot commercial shopping center [Z-17-90(22)] on this site. The Planning Commission and staff recommended approval on 10/23/97.
01/14/99	The Planning Commission approved a Site Development Plan Review for a 236,237 square foot commercial shopping center [Z-17-90(29)] on the subject site. This was Phase II of the Hualapai Commons Shopping Center project. Staff recommended approval.
03/09/00	The Planning Commission approved a Site Development Plan Review [Z-0017-90(33)] for two proposed retail buildings totaling 9,000 square feet adjacent to the south side of Charleston, approximately 700 feet east of Hualapai Way. Staff recommended approval.
05/13/04	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #8).

B) Pre-Application Meeting

03/11/04 The car rental area will be located inside the Smith's grocery store. A maximum of five cars will be available for rental at any one time. The need for an accurate parking analysis and details of external signage was indicated. The site plan should show where on site the rental cars are to be parked.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application, nor was one held for this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 14.69

B) Existing Land Use

Subject Property: Retail Commercial
North: Single-Family Residential
South: Peccole Drainage Buffer
East: Retail Commercial
West: Animal Hospital, Undeveloped

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: ML (Medium Low Density Residential)
South: PR-OS (Park/Recreation/Open Space)
East: SC (Service Commercial)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
North: R-PD7 (Residential Planned Development – 7 Units per Acre)
South: R-PD7 (Residential Planned Development – 7 Units per Acre)
East: C-1 (Limited Commercial)
West: C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) on the Southwest Sector Map of the General Plan. The current C-1 (Limited Commercial) zoning district and the Automobile Rental use are compatible with this land use designation.

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

As the subject property is located within 500 feet of parcels in unincorporated Clark County, the Special Use Permit application is deemed a Project of Regional Significance. Clark County was notified of the project. Information concerning possible impacts to public services is detailed below.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reason:

Any 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:

- 1) The Regional Transportation Commission had no comment.
- 2) The Flood Control Division of Public Works indicated that the proposed project would not require a drainage study.
- 3) The Las Vegas Valley Water District indicated that the proposed project will not have a significant impact on the capacity of the water supply system.

The Planning Commission is to consider the Environmental Impact Assessment and the proposed mitigation measures prior to its decision on the proposal. There were no recent comments received.

ANALYSIS

A) Zoning Code Compliance

A1) 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
General Retail Store (25,000 SF or Greater)	750 SF	1 space per 250 SF GFA	3	0	539	--

The Automobile Rental use does not have a specific parking requirement listed in Title 19.10; however, according to Title 19.10.E.1, parking requirements not listed shall be determined by the Director based on the requirements for the closest comparable use and on the particular parking demand and trip generation characteristics of the proposed use. In this case, the General Retail Store Use (25,000 square feet or greater) ratio of one space per 250 square feet may be used.

The shopping center provides in excess of 500 spaces, including handicap spaces. A parking analysis submitted by the applicant indicates that 501 spaces are required, not including the proposed use, since it was already counted in the overall retail parking ratio. Five spaces in the front parking lot will be dedicated to rental vehicles; therefore, the proposed Automobile Rental Facility meets the Zoning Code standards.

A2) Minimum Distance Separation Requirements

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

B) General Analysis and Discussion

• Zoning

The Automobile Rental use is a permitted use in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

• Use

The rental car operation will be located in a 750 square foot area within the Smith's grocery store, adjacent to other services near the front of the building. A maximum of five passenger vehicles will be parked on site. No vehicles will be offered for sale, and no maintenance will be performed on the vehicles on the site. The vehicles will be parked in spaces located in the northwest corner of the parcel, away from most parking lot traffic. A small wall sign advertising the car rental operation will be placed on the front elevation of the Smith's building. This signage must comply with wall sign standards contained in Title 19.14 for the C-1 (Limited Commercial) zoning district.

• Conditions

Title 19.04.050 lists the following base conditions for approval of a Special Use Permit for an Automobile Rental Facility in a C-1 (Limited Commercial) zoning district. These conditions may be waived by the City Council if good cause is shown.

1. The use is limited to passenger vehicles only.
2. No more than five rental vehicles shall be stored on the site at any one time.
3. No vehicles shall be offered for sale on the premises.

The proposal conforms to these base conditions of approval.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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

The proposed Automobile Rental use will be located within an existing building and be similar to the existing retail uses on the site, which are also compatible with surrounding and future land uses. Vehicles stored on the site will not exceed the maximum allowed by the Zoning Code and will be located on the site so as not to conflict with or adversely affect parking and circulation on the site.

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

The subject site is large enough to accommodate the proposed Automobile Rental facility, providing both functions of an indoor service counter and outdoor vehicle display/storage.

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

The subject site is served by Charleston Boulevard and Hualapai Way, both Primary (100-foot) Arterials as designated on the Master Plan of Streets and Highways. These roadways will be adequate to meet the demands of the proposed Automobile Rental use.

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

The proposed Automobile Rental Facility will be subject to inspections for building and licensing, which will ensure that the public health, safety and general welfare will be safeguarded.

NOTICES MAILED 360 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-4189** APN: **163-06-111-008**

Name of Property Owner: Hualapai Commons Ltd., LLC

Name of Applicant: Budget Rent-A-Car

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____

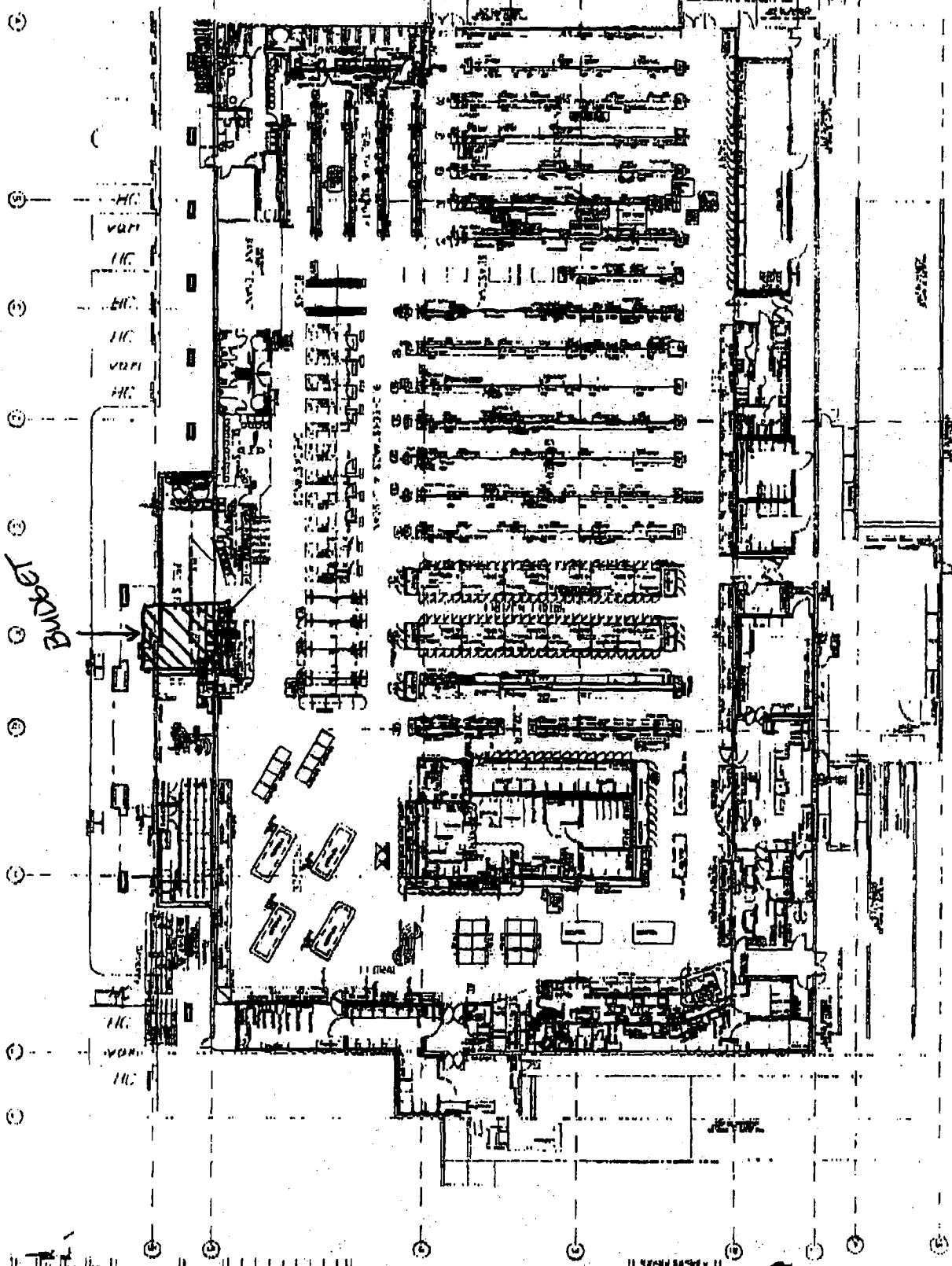
Signature of Property Owner/Authorized Agent:

Print Name:

Subscribed and sworn before me

This 9th day of March, 2004

Joanne Baldassarre
Notary Public in and for said County and State

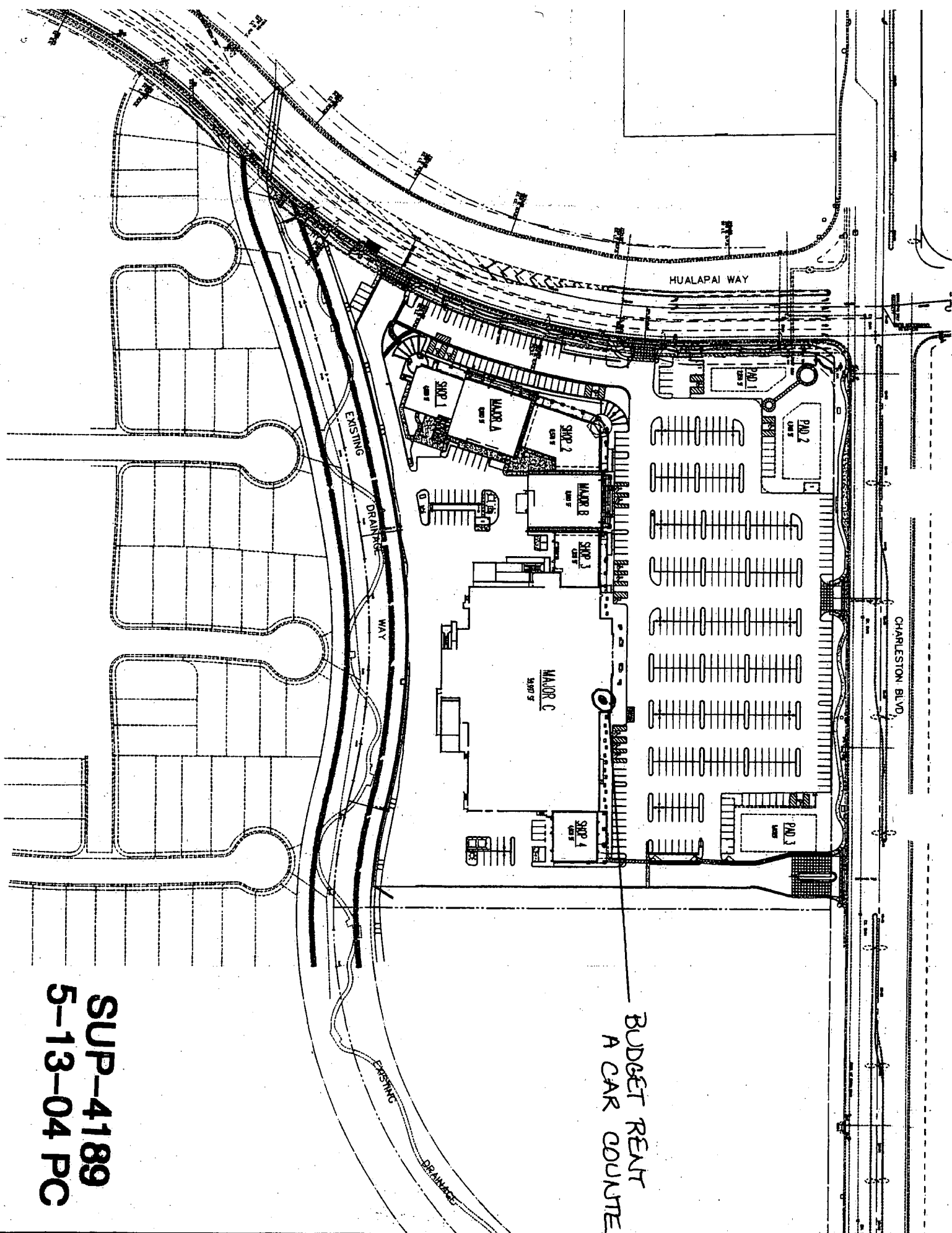


SMITH'S 1007

1007 1007 1007

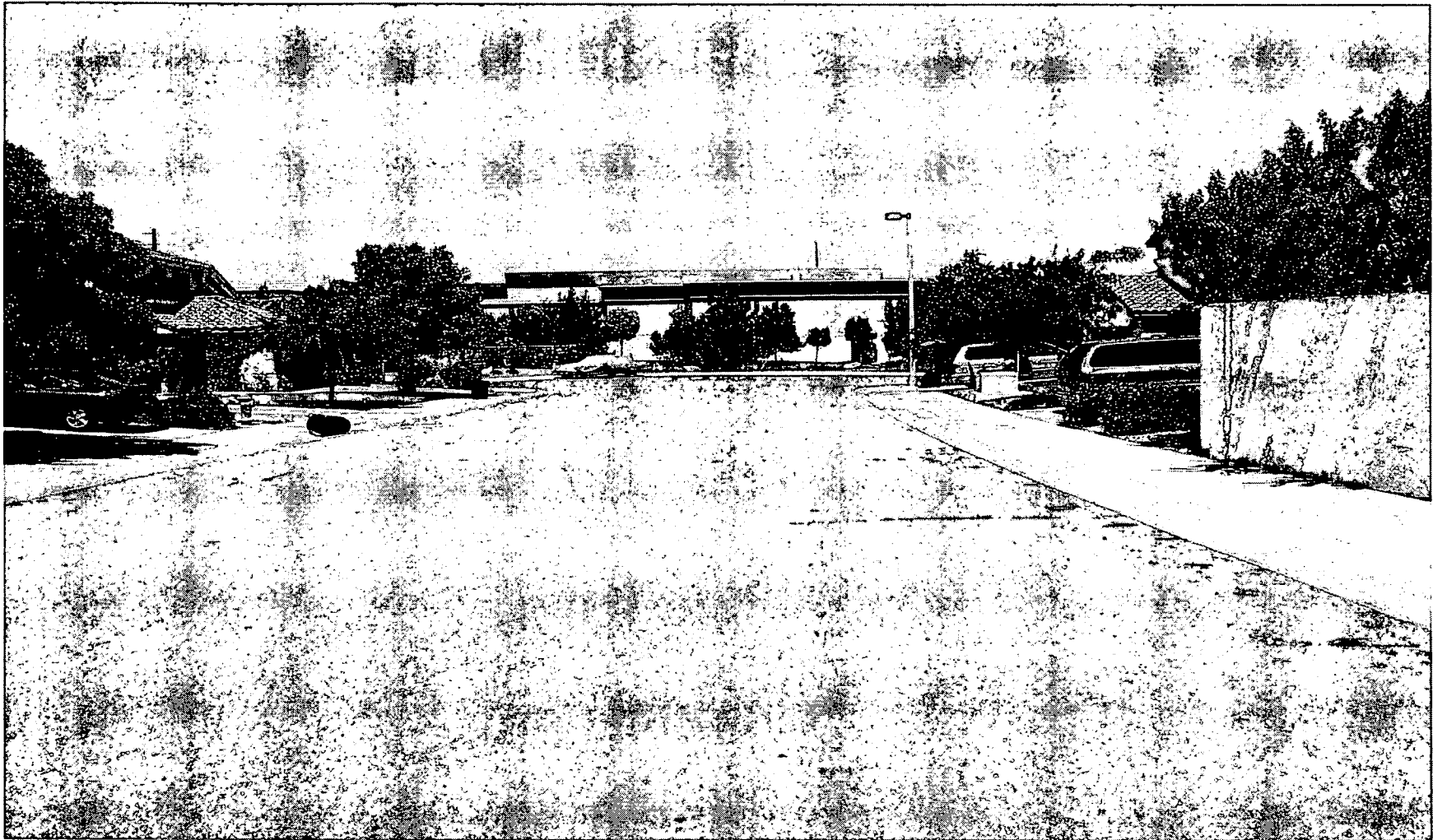
Smith's

RECEIVED
SUP-4189
5-13-04 PC



BUDGET REAT
A CAR COUNTER

SUP-4189
5-13-04 PC



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4189 - APPLICANT: BUDGET RENT-A-CAR -
OWNER: HUALAPAI COMMONS LIMITED, LIMITED LIABILITY COMPANY
9851 WEST CHARLESTON BOULEVARD
MAY 13, 2003 PLANNING COMMISSION

4/23/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4189 - APPLICANT: BUDGET RENT-A-CAR -
OWNER: HUALAPAI COMMONS LIMITED, LIMITED LIABILITY COMPANY
9851 WEST CHARLESTON BOULEVARD
MAY 13, 2003 PLANNING COMMISSION

4/23/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4189 - APPLICANT: BUDGET RENT-A-CAR -
OWNER: HUALAPAI COMMONS LIMITED, LIMITED LIABILITY COMPANY
9851 WEST CHARLESTON BOULEVARD
MAY 13, 2003 PLANNING COMMISSION

4/23/04