

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

BOARDS & COMMISSIONS:

PLANNING COMMISSION – Ric Truesdell, Term Expiration 6-2007 (Resigned)

Fiscal Impact

☐ No Impact	Amount: \$80 per meeting attended
☒ Budget Funds Available	Dept./Division: Planning & Development
☐ Augmentation Required	Funding Source: General Fund

PURPOSE/BACKGROUND:

As a candidate in the 2004 Special Election, Ric Truesdell, resigned his position with the Planning Commission, effective July 7, 2004, pursuant to LVMC 2.53.010, which requires any official serving as an appointee on a City board to render a resignation in order to be eligible to file for election to any other City office. Mr. Truesdell was the Mayor's coterminous appointee and it will be necessary to fill this unexpired term. An appointee must be a resident of the City of Las Vegas. Additionally, this is a compensatory board.

RECOMMENDATION:

Procedure for this Board will require Mayor Goodman to appoint a City resident to fill this unexpired term.

BACKUP DOCUMENTATION:

1. Letter of Resignation
2. Current Listing & Authority – Planning Commission
3. Board Interest Forms – Michael "Scott" Polley and David M. Lerner

MOTION:

GOODMAN – Motion to REAPPOINT RIC TRUESDELL – carried UNANIMOUSLY with MONCRIEF excused

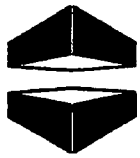
Clerk to notify

MINUTES:

There was no discussion.

(11:28 – 11:29)

2-1263



Cornerstone Company

Commercial Real Estate Services

May 17, 2004

Ms. Barbara Ronemus
City Clerk
400 S. Stewart
Las Vegas, Nevada 89101

RE: City of Las Vegas-Special Election

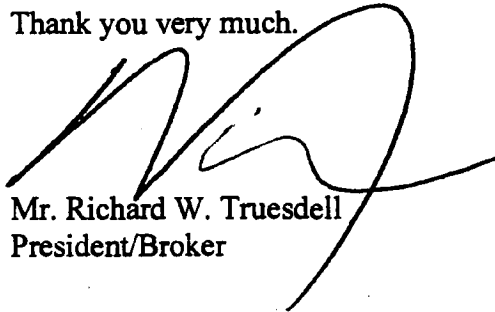
Dear Ms. Ronemus,

This letter is in pursuant to LVMC2.53.010 requirement in conjunction with the special election 2004 for City Council Ward 2.

I am submitting this letter of resignation from the Planning Commission effective pursuant to LVMC2.53.010.

If you have any questions concerning this letter, please do not hesitate to contact me.

Thank you very much.



Mr. Richard W. Truesdell
President/Broker

RWT/lt

7-7-2004 Per Senate Bill 147, effective June 11, 2003, compensated boards meeting certain criteria are no longer required to file State Financial Disclosure Statements. This board meets that established criteria.

PLANNING COMMISSION

<u>MEMBERS</u>	<u>ADDRESS</u>	<u>ZIP CODE</u>	<u>ORIGINAL APPT.</u>	<u>TERM EXPIRES</u>
1. TRUESDELL, RIC (Chairman) ~~(Mayor's recommendation)~~ ~~Mayor's Appointment~~	Comerstone Company 201 Las Vegas Blvd. S. #250 (Ward 1)	01	1-19-2000 ~~(Appointed as coterminous appointment)~~ ~~(Reappt. 6-18-2003)~~ Resigned 7-7-2004	6-2007
2. DAVENPORT, LEO (Moncrief's recommendation) Ward 1 Appointment	GFD Investments 540 St. Louis (Ward 1)	04	8-20-2003	6-2007
3. STEINMAN, DAVID (Brown's recommendation) Ward 4 Appointment	2616 High Range Dr. (Ward 4)	34	2-4-2004	6-2005
4. McSWAIN, LAURA (L. McDonald recommendation) Ward 2 Appointment	Terra Contracting, Inc. 5380 S. Valley View, Suite H (County Address)	18	6-20-2001 (Appointed as coterminous appointment)	6-2005
5. GOYNES, BYRON A. (Weekly's recommendation) Ward 5 Appointment	6424 Eagle Point Road (Ward 6)	08	2-16-2000 (Reapp.5-16-01 as coterminous appointment) (Reappt. 6-18-2003)	6-2007
6. NIGRO, TODD (Vice Chair) (Mack's appointment) Ward 6 Appointment	3965 S. Durango Dr., Ste. 106 (County Address)	47	8-7-2002 (Effec. 8-19-02)	6-2005
7. EVANS, STEVEN (Reese's appointment) (Replaced Lanny Littlefield) Ward 3 Appointment	State of Nevada 555 E. Washington Ave, #3300 (Ward 5)	01	8-1-2001 (Appointed as coterminous appointment) Eff. 8-1-2001) (Reappt. 6-18-2003)	6-2007

AUTHORITY: NRS 278 - L.V.M.C. 2.44
(11-15-95 Ord. 3940, Bill 95-73, removed restriction that PC members could hold no other public office - this restriction was previously removed by the Legislature from NRS.)
(Amended per Bill 2001-70, Ordinance 5346, adopted 8-1-2001, to indicate financial disclosure requirement)
(Amended per Bill 2001-145, Ordinance 5409 - First Amendment, adopted 1-2-2002, to increase compensation for members from \$50.00 to \$80.00 per meeting attended, effective October 1, 2001 per SB554)

TERM: 4 years (limited to 2 full terms; no former member who has completed two full terms will be eligible for appointment until at least two years from term expiration have elapsed.) (LVMC 2.44.020; 1-19-2000 Ord. 5193, Revised the expiration of members' terms to run concurrent with the term of the elected official recommending their appointment)
Must fill unexpired terms.

COMPENSATION: \$80.00 per meeting attended

APPOINTED: 7 Members-each member of the City Council recommends one person for appointment w/approval of Council. Terms are coterminous with the member making the recommendation (Appointees may not be members of the elected governing body - NRS 278.040)

7-7-2004 Per Senate Bill 147, effective June 11, 2003, compensated boards meeting certain criteria are no longer required to file State Financial Disclosure Statements. This board meets that established criteria.

PLANNING COMMISSION

Page 2

NOTES: MUST BE CITY OF LAS VEGAS RESIDENT.

Per Senate Bill 147, effective June 11, 2003, compensated boards meeting certain criteria are no longer required to file State Financial Disclosure Statements. This board meets that established criteria.

MEETINGS: Meets 2nd & 4th Thursday of each month, 6:00 PM, Council Chambers, January through October, and 1st and 3rd Thursday, November and December. (Briefing 5:15 P.M.)

PURPOSE: The Planning Commission is advisory to the City Council on matters related to zoning and other related issues and serves as a final action board for Tentative and Final Maps.



RECEIVED
CITY CLERK

2004 APR 12 A 8:07

City of Las Vegas
Board, Commission, or Committee Interest Form

Name: Michael "Scott" Polley

Home Street Address: 2606 Mason Ave.

City: Las Vegas ZIP Code: 89102

Work Street Address: 3753 Howard Hughes Pkwy., Suite 200

City: Las Vegas ZIP Code: 89109

Employer: Allied North America Occupation: President/Insurance & Risk Mgmt

Home Phone Number: 897-5400 Work Phone Number: 784-5114

Other Phone Number: Cell: 813-0013 Email Address: spolley@alliedna.com

Please list the boards, commissions, or committees that you are interested in

serving on: Historic Preservation Commission

Planning Commission

Arts Commission

For office use only

CLV Y ☒ N ☐

Ward 1

Date 4/12/2004

Please list any boards, commissions, or committees that you serve on, or have served on in the past (Use additional pages, if necessary):

I served as a member and spokesperson for the Coalition for Fairness in Construction from 2001-2003 and testified at Commissioner Alice A. Molasky-Arman's hearings on construction defects in July of 2002.

I continue to remain active in this issue today.
Please discuss your qualifications to serve on any boards, commissions, or committees (Use additional pages, if necessary):

In addition to my professional qualifications as an insurance risk management practitioner, I am active in the community and have a great deal of interest in bringing controlled growth and cultural diversity to the City of Las Vegas. I reside in McNeil Estates and consider this neighborhood to exemplify the spirit of developing Las Vegas.

Please list any of your relatives or friends that work for the entity in which you would be serving:

None

Feel free to attach a resume to this form. Upon submitting this form, all information will be considered public information. This form will be kept on file for 6 months from date of submittal. It is the applicant's responsibility to submit a new form after that time. This form does not constitute an application for employment. Please do not submit this form electronically. It should be printed, completed and mailed along with a letter and resume.

Please submit to: City Clerk
 City of Las Vegas
 400 Stewart Avenue
 Las Vegas, NV 89101

Fax: (702) 382-4803

**You may be required to be resident of the City of Las Vegas to serve certain boards, committees, or commissions.*



M. Scott Polley

President

Professional/Industry Affiliations:

Nevada Subcontractors Association

Construction Financial Management Association

Southern Nevada Home Builders Association

Associated General Contractors

Education:

North Carolina Wesleyan College

B.S., 1973

Hobbies:

Community Activities, Traveling and Collecting Antiques

As President of Allied North America Insurance Brokerage Corp. of Nevada, LLC, Scott is responsible for all of its insurance and surety operations. Scott is an insurance coverage specialist and brings to the company an in-depth knowledge of insurance and marketing for the construction and development industries.

Prior to joining Allied, Scott most recently served as Senior Vice President and Construction Practice Leader of Marsh, USA in Las Vegas. An insurance veteran with 27 years in the business, Scott began his career as an agent and later as Commercial Underwriting Manager with the Virginia Farm Bureau Insurance Companies and has held various positions of increasing responsibility within the underwriting and broker communities since entering the business in 1977.

Scott has specialized in the insurance and risk management needs of contractors, project owners, developers and public entities. He is articulate in various alternative risk financing programs, including loss-sensitive rating plans, Wrap-Ups and Captives. Since taking up residence in Las Vegas, Scott has been an active participant in the various legislative efforts to reform Nevada's construction defect laws.

Scott obtained the Certified Insurance Counselor (CIC) designation in 1991.

April 8, 2004

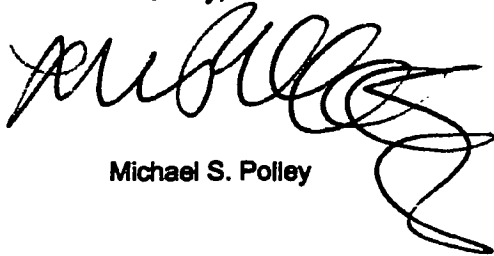
City Clerk
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

Re: Board, Commission, or Committee Interest Form

Dear City Clerk:

Please find enclosed my completed Board, Commission, or Committee Interest Form and resume for your review and consideration. I am very interested in becoming involved in the activities of city government and look forward to further discussions concerning my application and resume.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael S. Polley", with a stylized, flowing script.

Michael S. Polley

RECEIVED
CITY CLERK

2004 APR - 9 PM 1:53



RECEIVED
CITY CLERK

2004 FEB -6 P 2:18

City of Las Vegas Board, Commission, or Committee Interest Form

Name: DAVID M. LERNER

Home Street Address: 1409 PREMIER COURT

City: LAS VEGAS ZIP Code: 89117

Work Street Address: AS ABOVE

City: _____ ZIP Code: _____

Employer: LERNER GROUP LLC Occupation: CONSULTING FINANCIAL SYSTEMS & CONTROLS

Home Phone Number: 702 804-2681 Work Phone Number: 702 210-9502

Other Phone Number: _____ Email Address: dmlvegas@cox.net

Please list the boards, commissions, or committees that you are interested in serving on:

CITIZEN REVIEW BOARD, PLANNING COMMISSION

COMMUNITY DEVELOPMENT RECOMMENDING BOARD

For office use only

CLV Y ☒ N

Ward 2

Date 2-20-04

Please list any boards, commissions, or committees that you serve on, or have served on in the past (Use additional pages, if necessary): *Please see attached*

Please discuss your qualifications to serve on any boards, commissions, or committees (Use additional pages, if necessary): *Please see attached*

Please list any of your relatives or friends that work for the entity in which you would be serving:

NONE

Feel free to attach a resume to this form. Upon submitting this form, all information will be considered public information. This form will be kept on file for 6 months from date of submittal. It is the applicant's responsibility to submit a new form after that time. This form does not constitute an application for employment. Please do not to submit this form electronically. It should be printed, completed and mailed along with a letter and resume.

Please submit to: **City Clerk
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101**

Fax: (702) 382-4803

**You may be required to be resident of the City of Las Vegas to serve certain boards, committees, or commissions.*

David M. Lerner

Business and Community Service Background

Prior to moving to Las Vegas over six years ago I served my previous home community of Marlboro, NJ as its Council President, Deputy Mayor and Finance Director. Also served as a founding member of the Board of Governors of the Marlboro Soccer Association; Vice-Chairperson Marlboro Shade Tree Committee; Chairperson Muhlenberg College Parents Association; Treasurer and Member of the Board of Trustees Western Monmouth Concerned Citizens Association, a non-profit organization supporting emergency medical services. I also served on both the Township's Zoning and Planning Boards over a thirty-year period of residency.

In the business sector I retired as a Senior Vice President, and Officer-in-Charge of the Receivable Purchase Services unit of Manufacturers Hanover Agent Bank Services Corporation, a wholly owned subsidiary of Manufacturers Hanover now JP Morgan Chase Bank. I was a member of the Board of Directors of Agent Bank Services and Capstan Leasing. I retired from Real Property Services at the end of 2003 where I served as the Executive Vice President and Chief Operating Officer. Real Property Services is a Las Vegas based property management and nursing home operator throughout the United States. I currently serve as the Board President of the Courtney Children's Foundation and am a Board member of the Downtown Community Development Committee.

I have over forty years experience in business operations and financial systems, their design, development, implementation, control and data dissemination functions. With Agent Bank Services, I was responsible for the facility structure, contractual compliance review, servicing and settlement processing administration of a broad variety of asset -backed facilities with a total value in excess of \$5 billion.

Graduated from New York University; with graduate work at NYU and the New School.

David M. Lerner

Business and Community Service Background

Prior to moving to Las Vegas over six years ago I served my previous home community of Marlboro, NJ as its Council President, Deputy Mayor and Finance Director. Also served as a founding member of the Board of Governors of the Marlboro Soccer Association; Vice-Chairperson Marlboro Shade Tree Committee; Chairperson Muhlenberg College Parents Association; Treasurer and Member of the Board of Trustees Western Monmouth Concerned Citizens Association, a non-profit organization supporting emergency medical services. I also served on both the Township's Zoning and Planning Boards over a thirty-year period of residency.

In the business sector I retired as a Senior Vice President, and Officer-in-Charge of the Receivable Purchase Services unit of Manufacturers Hanover Agent Bank Services Corporation, a wholly owned subsidiary of Manufacturers Hanover now JP Morgan Chase Bank. I was a member of the Board of Directors of Agent Bank Services and Capstan Leasing. I retired from Real Property Services at the end of 2003 where I served as the Executive Vice President and Chief Operating Officer. Real Property Services is a Las Vegas based property management and nursing home operator throughout the United States. I currently serve as the Board President of the Courtney Children's Foundation and am a Board member of the Downtown Community Development Committee.

I have over forty years experience in business operations and financial systems, their design, development, implementation, control and data dissemination functions. With Agent Bank Services, I was responsible for the facility structure, contractual compliance review, servicing and settlement processing administration of a broad variety of asset -backed facilities with a total value in excess of \$5 billion.

Graduated from New York University; with graduate work at NYU and the New School.

**Las Vegas Metropolitan Police Department (LVMPD)
Citizen Review Board (CRB) Application**

Personal Information

Name DAVID M. LERNER SS# 118-28-3088 Date 1/17/04
 Address 1409 PREMIER COURT Phone 702 804-2681
 City LAS VEGAS State NV Apt.# — Zip Code 89117
 Mailing Address (if different) — Date of Birth 12-13-33

Background Information

1. Do you reside in unincorporated Clark County or the City of Las Vegas? Yes ☒ No ☐
2. Are you currently employed as a peace officer of LVMPD? Yes ☐ No ☒
3. Are you a current employee, in any capacity, of the LVMPD? Yes ☐ No ☒
4. Are you a former peace officer of the LVMPD? Yes ☐ No ☒
5. Are you the spouse, child, sibling or parent of a current employee of LVMPD? Yes ☐ No ☒
6. Are you the spouse, child, sibling or parent of a former peace officer of LVMPD? Yes ☐ No ☒
7. Are you a former peace officer with any agency other than LVMPD? Yes ☐ No ☒
8. Are you a current elected official? Yes ☐ No ☒
9. Have you ever been convicted of a felony? Yes ☐ No ☒
10. Have you ever been, or are you currently a party in litigation against the LVMPD or against the Clark County or the City of Las Vegas with regards to any detention facility? Yes ☐ No ☒

Please provide a brief description of your qualifications, experience or interests which would be considered an asset to this Review Board: attach any statements.

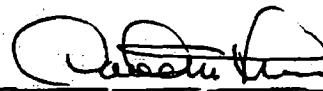
(Please see attached) My general experience both public and private exposure leading to a great amount of community effort. I consider myself as a "people person" very interested in returning some measure of my work experience to any community that I have lived and worked in.

My resume/letter of interest is attached:

Yes ☒ No ☐

Where did you hear about this vacancy? From the office of Councilwoman Lynette B. McDowell

I certify that the information provided is true and accurate to the best of my knowledge. (Please be advised that by signing this document you waive privacy and confidentiality in regards to records of criminal history, employment history and such other information as is necessary to verify your eligibility and suitability for appointment. Any member of the review board who ceases to meet the qualifications set forth in Section 2.62.040 of the County Code shall automatically be removed from the review board. Any member may be removed from the review board without cause or notice upon mutual agreement of the appointing authority. This document becomes a public record once it has been received by Clark County.)


Signature

1/17/04
Date

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐

CONSENT

☒

DISCUSSION

SUBJECT:

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2004-44 – Annexation No. ANX-4129 – Property location: On the southwest corner of Bronco Street and Peak Drive; Petitioned by: SF Investments, LLC; Acreage: 2.35 acres; Zoned: R-E (County zoning), U (R) (City equivalent). Sponsored by: Councilman Michael Mack

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The proposed ordinance annexes certain real property generally located on the southwest corner of Bronco Street and Peak Drive. The annexation is at the request of the property owner. The annexation process has now been completed in accordance with the NRS and the final date of annexation (July 16, 2004) is set by this ordinance.

RECOMMENDATION:

ADOPTION at 7/7/2004 City Council meeting pursuant to the 6/14/2004 Recommending Committee.

First Reading – 6/2/2004; First Publication – 6/25/2004

BACKUP DOCUMENTATION:

Bill No. 2004-44 and Location Map

MOTION:

WEEKLY – Second Reading and BILL ADOPTED as recommended as Ordinance No. 5708 – UNANIMOUS with MONCRIEF excused

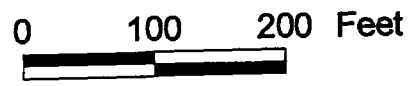
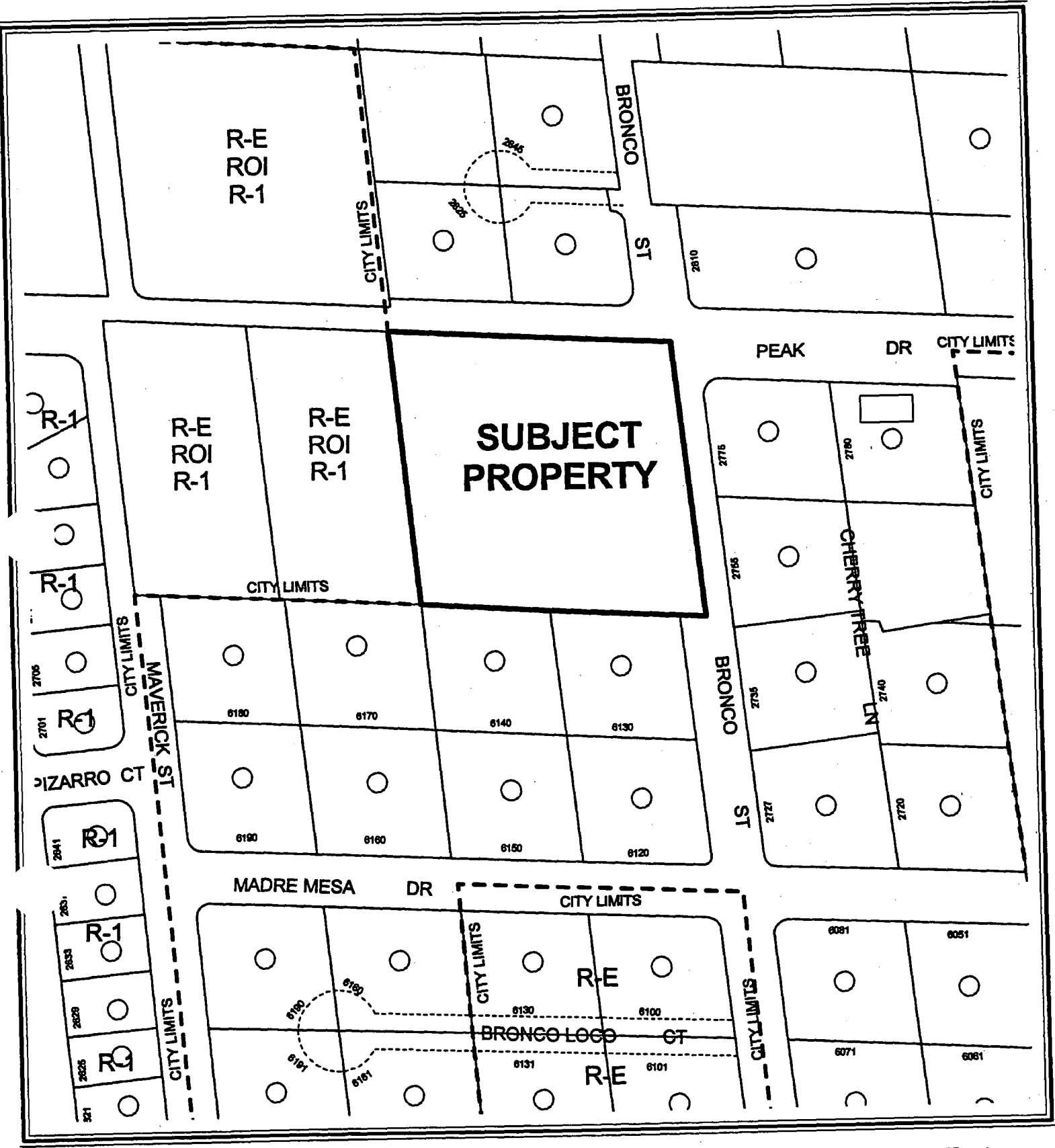
Clerk to proceed with second publication

MINUTES:

There was no discussion.

(11:29 – 11:30)

2-1293



CASE: ANX-4129



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐

CONSENT

☒

DISCUSSION

SUBJECT:

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2004-45 – Establishes restrictions on the use and possession of electronic stun devices.
Sponsored by: Councilman Gary Reese

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

This bill will establish limitations on the use and possession of electronic stun devices. The bill has been requested by the Las Vegas Metropolitan Police Department and is similar to a ordinance that has been adopted by Clark County.

RECOMMENDATION:

ADOPTION at 7/7/2004 City Council meeting pursuant to the 6/14/2004 Recommending Committee.

First Reading – 6/2/2004; First Publication – 6/25/2004

BACKUP DOCUMENTATION:

Bill No. 2004-45

MOTION:

WEEKLY – Second Reading and **BILL ADOPTED** as recommended as Ordinance No. 5709 – **UNANIMOUS** with **MONCRIEF** excused

Clerk to proceed with second publication

MINUTES:

There was no discussion.

(11:30)

2-1318

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐

CONSENT

☒

DISCUSSION

SUBJECT:

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2004-46 – Increases the salaries of the Municipal Court judges. Sponsored by: Mayor Oscar B. Goodman (Annual amount \$71,063.73 – General Fund)

Fiscal Impact

☐

No Impact

Amount: \$71,063.73 per year

☒

Budget Funds Available

Dept./Division: Municipal Court/Judges

☐

Augmentation Required

Funding Source: General Fund

PURPOSE/BACKGROUND:

This bill will increase the base salaries of the Municipal Court judges to \$128,098, commencing July 1, 2004. The increase has been included in the FY 2005 budget approved by the City Council.

RECOMMENDATION:

ADOPTION at 7/7/2004 City Council meeting pursuant to the 7/6/2004 Recommending Committee.

First Reading – 6/16/2004; First Publication – 6/25/2004

BACKUP DOCUMENTATION:

Bill No. 2004-46

MOTION:

WEEKLY – Second Reading and **BILL ADOPTED** as recommended as Ordinance No. 5710 – **UNANIMOUS** with **MONCRIEF** excused

Clerk to proceed with second publication

MINUTES:

At the request of the Mayor, JIM CARMANY, Court Administrator, Municipal Court, reported on why the Judges' salaries should be increased. The Municipal Court Judges work very hard and have not asked for additional judicial positions since 1991 when Department No. 6 was added, thus significantly increasing the caseload. Yet, even though the caseload has increased substantially, the Judges have been able to handle it through the various procedures they have put in place to run the courts more efficiently. They are also very involved with the Downtown Area Command to develop additional ways to deal with crime in the Downtown Corridor. MR. CARMANY said he is proud to work in Municipal Court because they do as much as possible to stop the cycle of crime. He requested approval.

CITY COUNCIL MEETING OF JULY 7, 2004

Recommending

Item 93 – Bill No. 2004-46

MINUTES – Continued:

MAYOR GOODMAN said the Judges deserve to be considered for a raise, because they are very effective in the courts and are making a big difference with the measures they have put in place. However, he would like repeat offenders to be punished more severely.

COUNCILMAN WOLFSON was impressed that no new judges have been hired since 1991, especially given the increased caseload. He opined that it is important to continue to provide appropriate salaries for judges in order to attract qualified people.

(11:30 – 11:41)

2-1335

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐

CONSENT

☒

DISCUSSION

SUBJECT:

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT A LATER MEETING:

Bill No. 2004-43 – Ordinance Creating Special Improvement District No. 1490 - Tenaya Way (Northern Beltway to Elkhorn Road) Sponsored by: Step Requirement

Fiscal Impact

☐

No Impact

Amount: \$646,166.67

☐

Budget Funds Available

Dept./Division: Public Works/SID

☒

Augmentation Required

Funding Source: Capital Projects Fund - Special Assessments

PURPOSE/BACKGROUND:

The construction and installation of pavement, "L" type curb and gutter, sidewalk, driveway approaches, water laterals and mains, sewer laterals and mains, and streetlights.

RECOMMENDATION:

The 6/14/2004 Recommending Committee held this bill in abeyance until the 7/6/2004 Recommending Committee meeting. (NOTE: This item was inadvertently omitted from the 7/6/2004 Recommending Committee agenda and appeared instead on the 7/19/2004 Recommending Committee agenda).

BACKUP DOCUMENTATION:

None

MOTION:

None required.

MINUTES:

Recommendation noted.

7/19/2004 Recommending Committee

7/21/2004 Council Agenda

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐

CONSENT

☒

DISCUSSION

SUBJECT:

NEW BILL:

Bill No. 2004-47 – Annexation No. ANX-4245 – Property location: On the south side of Grand Teton Drive, 660 feet east of Puli Drive; Petitioned by: Southwest Desert Equities, LLC; Acreage: 5.20 acres; Zoned: R-U (County zoning), U (PCD) (City equivalent). Sponsored by: Councilman Michael Mack

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The proposed ordinance annexes certain real property generally located on the south side of Grand Teton Drive, 660 feet east of Puli Drive. The annexation is at the request of the property owner. The annexation process has now been completed in accordance with the NRS and the final date of annexation (August, 13, 2004) is set by this ordinance.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-47 and Location Map

MOTION:

None required.

MINUTES:

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

7/19/2004 Recommending Committee

7/21/2004 Council Agenda

(11:41 – 11:42)

2-1746

1
2
3
4
5
6
7
8 **BILL NO. 2004-47**

9 **ORDINANCE NO. _____**

10 AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO
11 PARTICULARLY DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS
12 INHABITANTS SUBJECT TO THE LAWS, OBLIGATIONS AND BENEFITS OF THE
CITY, AND TO PROVIDE FOR OTHER RELATED MATTERS. (ANX-4245)

13 Sponsored by: Councilman Michael Mack Summary: Annexes property described
14 generally as located on the south side of
15 Grand Teton Drive, 660 feet east of Puli
Drive.

16 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
17 ORDAIN AS FOLLOWS:

18 SECTION 1: The corporate limits of the City of Las Vegas, Nevada, are
19 hereby extended to annex, include, and make a part of the City of Las Vegas, Nevada, the
20 following described real property:

21 The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northwest
22 Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 13,
23 Township 19 South, Range 59 East, M.D.M., in the County of Clark, State
of Nevada.

24 SECTION 2: The City Council hereby determines that the described territory
25 meets the requirements provided by law for annexation to the City for the following reasons:

- 26 A. The area to be annexed was contiguous to the City's boundaries at the
27 time the annexation proceedings were instituted;
28 B. More than one-eighth (1/8) of the aggregate external boundaries of

1 the area are contiguous to the City;

2 C. The territory proposed to be annexed is not included within the
3 boundaries of another incorporated city or within the boundaries of
4 any unincorporated town as those boundaries existed as of July 1,
5 1983;

6 D. The City is eligible to annex the described territory since the
7 landowners have signed a petition constituting one hundred percent
8 (100%) of the owners of record of individual lots or parcels of land
9 within the annexation area.

10 SECTION 3: The City will provide police protection through the Las Vegas
11 Metropolitan Police Department, fire protection, street maintenance, and library services
12 immediately upon annexation. Garbage collection by the company franchised by the City
13 will also be provided immediately. The City sanitary sewer system will serve the proposed
14 annexation area. Any connection to or extension of this sewer line to serve the annexation
15 area shall be at the expense of the landowners. Other services, such as participation in the
16 City's recreational programs, special education classes and programs, public works planning,
17 building inspections, and other City services will also be available immediately. Utilities
18 such as gas, electricity, telephone, and water are provided by private utility companies and
19 other services to the area will not be affected by annexation. Street paving, curbs and gutters,
20 sidewalks and street lights which are not in place at the time of annexation will be installed
21 in the presently developed areas upon the request of the property owners and at their expense
22 by means of special assessment districts. Such improvements will be extended into the
23 undeveloped areas as development takes place and the need therefor arises, and will be
24 located according to the needs of the area at that time. Such installations will also be made
25 at the expense of the property owners, either by means of special assessment districts or as
26 prerequisites to the approval of subdivision plats, building permits or other land use or
27 development applications.

28 SECTION 4: The annexation of the described territory shall become

1 effective on the 13th day of August, 2004, and on that date the City will have the funds
2 appropriated in sufficient amount to finance the extension into the described territory of
3 police protection, fire protection, street maintenance, street sweeping, and street lighting
4 maintenance.

5 SECTION 5: The described territory, together with the inhabitants and
6 property thereof, shall, from and after the 13th day of August, 2004, be subject to all debts,
7 laws, ordinances and regulations in force in the City and shall be entitled to the same
8 privileges and benefits as other parts of the City, and shall be subject to municipal taxes
9 levied by the City.

10 SECTION 6: The City Engineer is hereby instructed to cause to be prepared
11 an accurate map or plat of the described territory and to record the map or plat, together with
12 a certified copy of this ordinance, in the office of the County Recorder of Clark County,
13 Nevada, which recording shall be done prior to the 13th day of August, 2004.

14 SECTION 7: The described territory, which previously has been zoned R-U
15 (County of Clark classification), is hereby classified as U (PCD) (City of Las Vegas
16 classification), which is deemed to be the City equivalent of the County classification.

17 SECTION 8: If any section, subsection, subdivision, paragraph, sentence,
18 clause of phrase in this ordinance or any part thereof, is for any reason held to be
19 unconstitutional, or invalid or ineffective by any court of competent jurisdiction, such
20 decision shall not affect the validity or effectiveness of the remaining portions of this
21 ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that
22 it would have passed each section, subsection, subdivision, paragraph, sentence, clause or
23 phrase thereof irrespective of the fact that any one or more sections, subsections,
24 subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid
25 or ineffective.

26 SECTION 9: All ordinances or parts of ordinances, sections, subsections,

27 ...

28 ...

1 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las
2 Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

3 PASSED, ADOPTED and APPROVED this _____ day of _____,
4 2004.

5 APPROVED:

6
7 By _____
8 OSCAR B. GOODMAN, Mayor

9 ATTEST:

10 BARBARA JO RONEMUS, City Clerk

11 APPROVED AS TO FORM:

12 Val Steed 6-22-04
13 Date

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

1 The above and foregoing ordinance was first proposed and read by title to the Council on the
2 ____ day of _____, 2004, and referred to the following committee
3 composed of _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2004, which was a _____ meeting of said Council; that
6 at said _____ meeting, the proposed ordinance was read by title to the City
7 Council as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

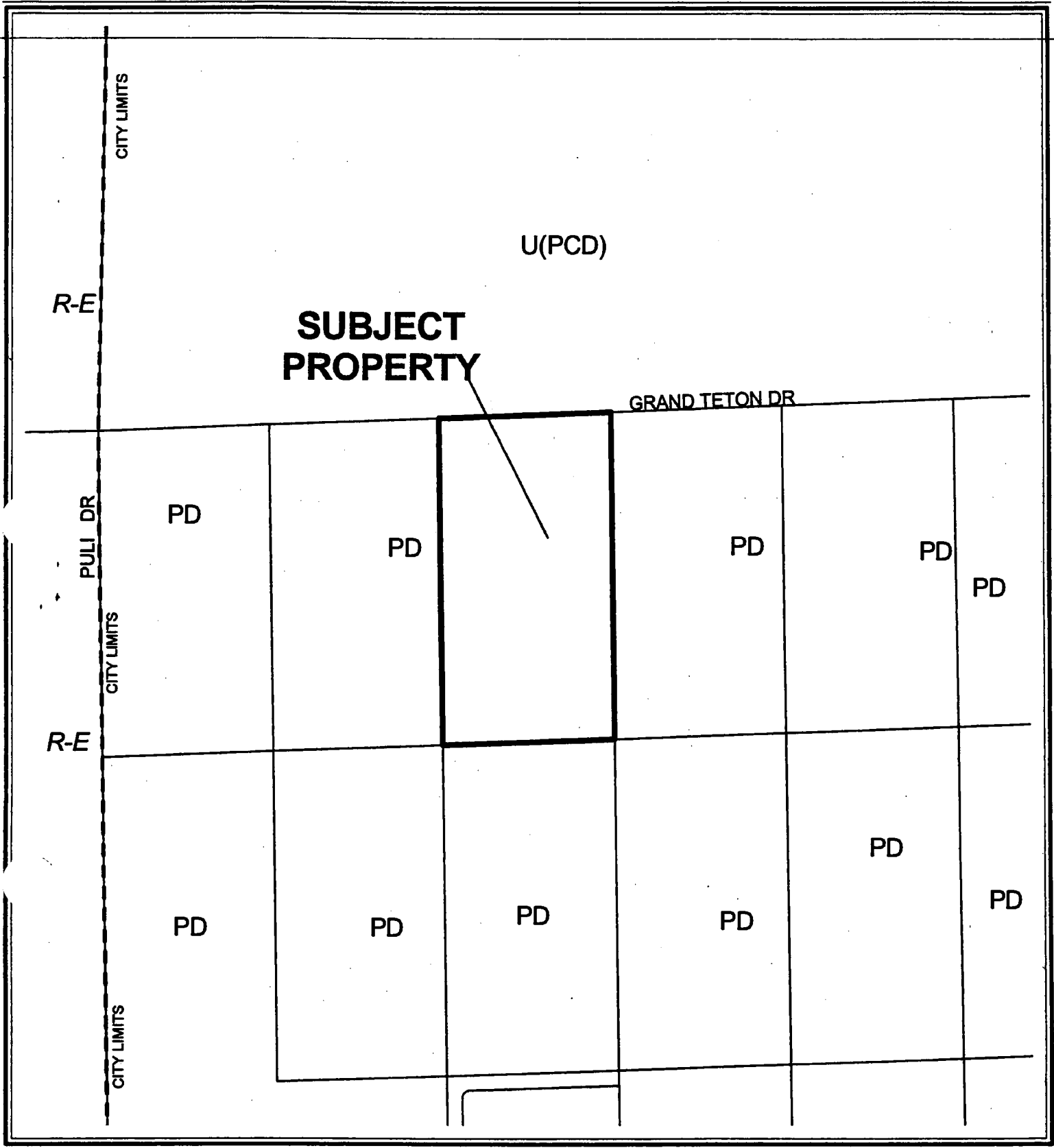
11 APPROVED:

12

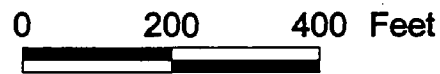
13 By _____
14 OSCAR B. GOODMAN, Mayor

15 ATTEST:

16 BARBARA JO RONEMUS, City Clerk
17
18
19
20
21
22
23
24
25
26
27
28



CASE: ANX-4245



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐

CONSENT

☒

DISCUSSION

SUBJECT:

NEW BILL:

Bill No. 2004-48 – Annexation No. ANX-4428 – Property location: On the north side of Log Cabin Way between Durango Drive and El Capitan Way; **Petitioned by:** William Miller, et al; **Acreage:** 5.79 acres; **Zoned:** R-A (County zoning), R-E and R-PD2 (City equivalents).
Sponsored by: Councilman Michael Mack

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The proposed ordinance annexes certain real property generally located on the north side of Log Cabin Way between Durango Drive and El Capitan Way. The annexation is at the request of the property owners, but is part of a combined effort by the City, the County and the property owners to correct mapping errors that created lots bisected by the City-County boundary line. The annexation process has now been completed in accordance with the NRS and the final date of annexation (August 13, 2004) is set by this ordinance.

NOTE: The property is predominantly developed with single-family homes.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-48 and Location Map

MOTION:

None required.

MINUTES:

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

7/19/2004 Recommending Committee

7/21/2004 Council Agenda

(11:41 – 11:42)

2-1746

1
2
3
4
5
6
7
8 **BILL NO. 2004-48**

9 **ORDINANCE NO. _____**

10 AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO
11 PARTICULARLY DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS
12 INHABITANTS SUBJECT TO THE LAWS, OBLIGATIONS AND BENEFITS OF THE
CITY, AND TO PROVIDE FOR OTHER RELATED MATTERS. (ANX-4428)

13 Sponsored by: Councilman Michael Mack Summary: Annexes property described
14 generally as located on the north side of Log
15 Cabin Way between Durango Drive and El
Capitan Way.

16 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
17 ORDAIN AS FOLLOWS:

18 SECTION 1: The corporate limits of the City of Las Vegas, Nevada, are
19 hereby extended to annex, include, and make a part of the City of Las Vegas, Nevada, the
20 following described real property:

21 Those portions of the Southeast Quarter (SE 1/4) of Section 5, Township 19
22 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada,
23 together with a portion of adjoining half street of EL CAPITAN WAY (40.00
24 feet wide as measured from centerline thereof), a portion of adjoining half
25 street of LOG CABIN WAY (30.00 feet wide as measured from centerline
26 thereof), a portion of adjoining half street of DURANGO DRIVE (50.00 feet
wide as measured from centerline thereof), a portion of adjoining FOUR
VIEWS STREET (60.00 feet wide) together with a 20.00 foot radius spandrel
area, a portion of adjoining HOMESTEAD ROAD (60.00 feet wide) together
with two (2) 15.00 foot radius spandrel areas, all as shown on Record of
Surveys in File 123, Page 33 of Clark County, Nevada Records, described as
follows:

27 BEGINNING at the center quarter corner of said Section 5, also being a point
28 on the centerline of EL CAPITAN WAY; thence along the centerline of said
EL CAPITAN WAY and the west line of the Southeast Quarter (SE 1/4) of

1 said Section 5, South 00°08'13" East 63.43 feet to the centerline intersection
2 with LOG CABIN WAY; thence along the centerline of said LOG CABIN
3 WAY, South 88°26'38" East 686.89 feet to the centerline intersection with
4 FOUR VIEWS STREET; thence continuing along the centerline of said
5 LOG CABIN WAY, South 88°26'38" East 668.23 feet to the centerline
6 intersection with HOMESTEAD ROAD; thence continuing along the
7 centerline of said LOG CABIN WAY, South 88°26'13" East 669.11 feet
8 to the centerline intersection with BONITA VISTA STREET; thence
9 continuing along the centerline of said LOG CABIN WAY, South 88°26'42"
10 East 632.87 feet to the east line of the Southeast Quarter (SE 1/4) of said
11 Section 5, also being a point on the centerline of DURANGO DRIVE;
12 thence along said east line and the centerline of said DURANGO DRIVE,
13 North 00°28'23" West 126.67 feet to the northeast corner of the Southeast
14 Quarter (SE 1/4) of said Section 5; thence along the north line of the
15 Southeast Quarter (SE 1/4) of said Section 5, North 89°48'22" West 2655.23
16 feet to the POINT OF BEGINNING.

17 BASIS OF BEARING: The west line of the Northeast Quarter (NE 1/4) of
18 Section 5, Township 19 South, Range 60 East, M.D.M., bears North
19 00°08'13" West as shown on a Record of Survey for Boundary Line
20 Adjustment in File 123, Page 33 of Surveys, of Clark County, Nevada
21 Records.

22 Prepared by:
23 Brian Yu PLS
24 City of Las Vegas,
25 731 S. Fourth Street,
26 Las Vegas, NV 89101

27 SECTION 2: The City Council hereby determines that the described territory
28 meets the requirements provided by law for annexation to the City for the following reasons:

- 29 A. The area to be annexed was contiguous to the City's boundaries at the
30 time the annexation proceedings were instituted;
- 31 B. More than one-eighth (1/8) of the aggregate external boundaries of
32 the area are contiguous to the City;
- 33 C. The territory proposed to be annexed is not included within the
34 boundaries of another incorporated city or within the boundaries of
35 any unincorporated town as those boundaries existed as of July 1,
36 1983;
- 37 D. The City is eligible to annex the described territory since the
38 landowners have signed a petition constituting one hundred percent
(100%) of the owners of record of individual lots or parcels of land

1 within the annexation area.

2 SECTION 3: The City will provide police protection through the Las Vegas
3 Metropolitan Police Department, fire protection, street maintenance, and library services
4 immediately upon annexation. Garbage collection by the company franchised by the City
5 will also be provided immediately. The City sanitary sewer system will serve the proposed
6 annexation area. Any connection to or extension of this sewer line to serve the annexation
7 area shall be at the expense of the landowners. Other services, such as participation in the
8 City's recreational programs, special education classes and programs, public works planning,
9 building inspections, and other City services will also be available immediately. Utilities
10 such as gas, electricity, telephone, and water are provided by private utility companies and
11 other services to the area will not be affected by annexation. Street paving, curbs and gutters,
12 sidewalks and street lights which are not in place at the time of annexation will be installed
13 in the presently developed areas upon the request of the property owners and at their expense
14 by means of special assessment districts. Such improvements will be extended into the
15 undeveloped areas as development takes place and the need therefor arises, and will be
16 located according to the needs of the area at that time. Such installations will also be made
17 at the expense of the property owners, either by means of special assessment districts or as
18 prerequisites to the approval of subdivision plats, building permits or other land use or
19 development applications.

20 SECTION 4: The annexation of the described territory shall become
21 effective on the 13th day of August, 2004, and on that date the City will have the funds
22 appropriated in sufficient amount to finance the extension into the described territory of
23 police protection, fire protection, street maintenance, street sweeping, and street lighting
24 maintenance.

25 SECTION 5: The described territory, together with the inhabitants and
26 property thereof, shall, from and after the 13th day of August, 2004, be subject to all debts,
27 laws, ordinances and regulations in force in the City and shall be entitled to the same
28 privileges and benefits as other parts of the City, and shall be subject to municipal taxes

1 levied by the City.

2 SECTION 6: The City Engineer is hereby instructed to cause to be prepared
3 an accurate map or plat of the described territory and to record the map or plat, together with
4 a certified copy of this ordinance, in the office of the County Recorder of Clark County,
5 Nevada, which recording shall be done prior to the 13th day of August, 2004.

6 SECTION 7: The described territory, which previously has been zoned R-A
7 (County of Clark classification), is hereby classified with the City of Las Vegas
8 classifications set forth below, which are deemed to be the equivalents of the County
9 classification:

10 PARCEL

CITY CLASSIFICATION

11 APN 125-05-604-048

R-PD2

12 All other parcels

R-E

13 SECTION 8: If any section, subsection, subdivision, paragraph, sentence,
14 clause of phrase in this ordinance or any part thereof, is for any reason held to be
15 unconstitutional, or invalid or ineffective by any court of competent jurisdiction, such
16 decision shall not affect the validity or effectiveness of the remaining portions of this
17 ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that
18 it would have passed each section, subsection, subdivision, paragraph, sentence, clause or
19 phrase thereof irrespective of the fact that any one or more sections, subsections,
20 subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid
21 or ineffective.

22 SECTION 9: All ordinances or parts of ordinances, sections, subsections,

23 ...

24 ...

25 ...

26 ...

27 ...

28 ...

1 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las
2 Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

3 PASSED, ADOPTED and APPROVED this ____ day of _____,
4 2004.

5 APPROVED:

6
7 By _____
8 OSCAR B. GOODMAN, Mayor

9 ATTEST:

10
11 BARBARA JO RONEMUS, City Clerk

12 APPROVED AS TO FORM:

13 Val Head 6.28.04
14 Date

15

16

17

18

19

20

21

22

23

24

25

26

27

28

1 The above and foregoing ordinance was first proposed and read by title to the Council on the
2 ____ day of _____, 2004, and referred to the following committee
3 composed of _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2004, which was a _____ meeting of said Council; that
6 at said _____ meeting, the proposed ordinance was read by title to the City
7 Council as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11 APPROVED:

12

13 By _____
14 OSCAR B. GOODMAN, Mayor

15 ATTEST:

16 BARBARA JO RONEMUS, City Clerk
17
18
19
20
21
22
23
24
25
26
27
28

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐

CONSENT

☒

DISCUSSION

SUBJECT:

NEW BILL:

Bill No. 2004-49 – Annexation No. ANX-4451 – Property location: On the southeast corner of Hualapai Way and Dorrell Lane; **Petitioned by:** Hualapai Nevada, LLC; **Acreage:** 5.39 acres; **Zoned:** R-E (County zoning), U (R) (City equivalent). **Sponsored by:** Councilman Michael Mack

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The proposed ordinance annexes certain real property generally located on the southeast corner of Hualapai Way and Dorrell Lane. The annexation is at the request of the property owner. The annexation process has now been completed in accordance with the NRS and the final date of annexation (August 13, 2004) is set by this ordinance.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-49 and Location Map

MOTION:

None required.

MINUTES:

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

7/19/2004 Recommending Committee

7/21/2004 Council Agenda

(11:41 – 11:42)

2-1746

1
2
3
4
5
6
7
8 **BILL NO. 2004-49**

9 **ORDINANCE NO. _____**

10 **AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO**
11 **PARTICULARLY DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS**
12 **INHABITANTS SUBJECT TO THE LAWS, OBLIGATIONS AND BENEFITS OF THE**
13 **CITY, AND TO PROVIDE FOR OTHER RELATED MATTERS. (ANX-4451)**

14 **Sponsored by: Councilman Michael Mack** **Summary: Annexes property described**
15 **generally as located on the southeast corner**
16 **of Hualapai Way and Dorrell Lane.**

17 **THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY**
18 **ORDAIN AS FOLLOWS:**

19 **SECTION 1: The corporate limits of the City of Las Vegas, Nevada, are**
20 **hereby extended to annex, include, and make a part of the City of Las Vegas, Nevada, the**
21 **following described real property:**

22 **Government Lot 16 in Section 19, Township 19 South, Range 60 East,**
23 **M.D.M. in the County of Clark, State of Nevada. (Said Government Lot 16**
24 **being mistakenly described as the West Half (W 1/2) of the Northwest**
25 **Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Northwest**
26 **Quarter (NW 1/4) of Section 19, Township 19 South, Range 60 East, M.D.M.**
27 **by LAND DIVISION 56-83 recorded July 7, 1983 in Book 1767 as**
28 **Instrument Number 1726893 and by GRANT, BARGAIN, SALE DEED**
recorded July 7, 1983 in Book 1767 as Instrument Number 1726894 all of
Clark County, Nevada Records.)

SECTION 2: The City Council hereby determines that the described territory
meets the requirements provided by law for annexation to the City for the following reasons:

A. The area to be annexed was contiguous to the City's boundaries at the
time the annexation proceedings were instituted;

- 1 B. More than one-eighth (1/8) of the aggregate external boundaries of
2 the area are contiguous to the City;
- 3 C. The territory proposed to be annexed is not included within the
4 boundaries of another incorporated city or within the boundaries of
5 any unincorporated town as those boundaries existed as of July 1,
6 1983;
- 7 D. The City is eligible to annex the described territory since the
8 landowners have signed a petition constituting one hundred percent
9 (100%) of the owners of record of individual lots or parcels of land
10 within the annexation area.

11 SECTION 3: The City will provide police protection through the Las Vegas
12 Metropolitan Police Department, fire protection, street maintenance, and library services
13 immediately upon annexation. Garbage collection by the company franchised by the City
14 will also be provided immediately. The City sanitary sewer system will serve the proposed
15 annexation area. Any connection to or extension of this sewer line to serve the annexation
16 area shall be at the expense of the landowners. Other services, such as participation in the
17 City's recreational programs, special education classes and programs, public works planning,
18 building inspections, and other City services will also be available immediately. Utilities
19 such as gas, electricity, telephone, and water are provided by private utility companies and
20 other services to the area will not be affected by annexation. Street paving, curbs and gutters,
21 sidewalks and street lights which are not in place at the time of annexation will be installed
22 in the presently developed areas upon the request of the property owners and at their expense
23 by means of special assessment districts. Such improvements will be extended into the
24 undeveloped areas as development takes place and the need therefor arises, and will be
25 located according to the needs of the area at that time. Such installations will also be made
26 at the expense of the property owners, either by means of special assessment districts or as
27 prerequisites to the approval of subdivision plats, building permits or other land use or
28 development applications.

1 SECTION 4: The annexation of the described territory shall become
2 effective on the 13th day of August, 2004, and on that date the City will have the funds
3 appropriated in sufficient amount to finance the extension into the described territory of
4 police protection, fire protection, street maintenance, street sweeping, and street lighting
5 maintenance.

6 SECTION 5: The described territory, together with the inhabitants and
7 property thereof, shall, from and after the 13th day of August, 2004, be subject to all debts,
8 laws, ordinances and regulations in force in the City and shall be entitled to the same
9 privileges and benefits as other parts of the City, and shall be subject to municipal taxes
10 levied by the City.

11 SECTION 6: The City Engineer is hereby instructed to cause to be prepared
12 an accurate map or plat of the described territory and to record the map or plat, together with
13 a certified copy of this ordinance, in the office of the County Recorder of Clark County,
14 Nevada, which recording shall be done prior to the 13th day of August, 2004.

15 SECTION 7: The described territory, which previously has been zoned R-E
16 (County of Clark classification), is hereby classified as U (R) (City of Las Vegas
17 classification), which is deemed to be the City equivalent of the County classification.

18 SECTION 8: If any section, subsection, subdivision, paragraph, sentence,
19 clause of phrase in this ordinance or any part thereof, is for any reason held to be
20 unconstitutional, or invalid or ineffective by any court of competent jurisdiction, such
21 decision shall not affect the validity or effectiveness of the remaining portions of this
22 ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that
23 it would have passed each section, subsection, subdivision, paragraph, sentence, clause or
24 phrase thereof irrespective of the fact that any one or more sections, subsections,
25 subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid
26 or ineffective.

27 SECTION 9: All ordinances or parts of ordinances, sections, subsections,
28 ...

1 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las
2 Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

3 PASSED, ADOPTED and APPROVED this ____ day of _____,
4 2004.

5 APPROVED:

6
7 By OSCAR B. GOODMAN, Mayor

8 ATTEST:

9
10 BARBARA JO RONEMUS, City Clerk

11 APPROVED AS TO FORM:

12 Val Steed 6-22-04
13 Date

1 The above and foregoing ordinance was first proposed and read by title to the Council on the
2 ____ day of _____, 2004, and referred to the following committee
3 composed of _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2004, which was a _____ meeting of said Council; that
6 at said _____ meeting, the proposed ordinance was read by title to the City
7 Council as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

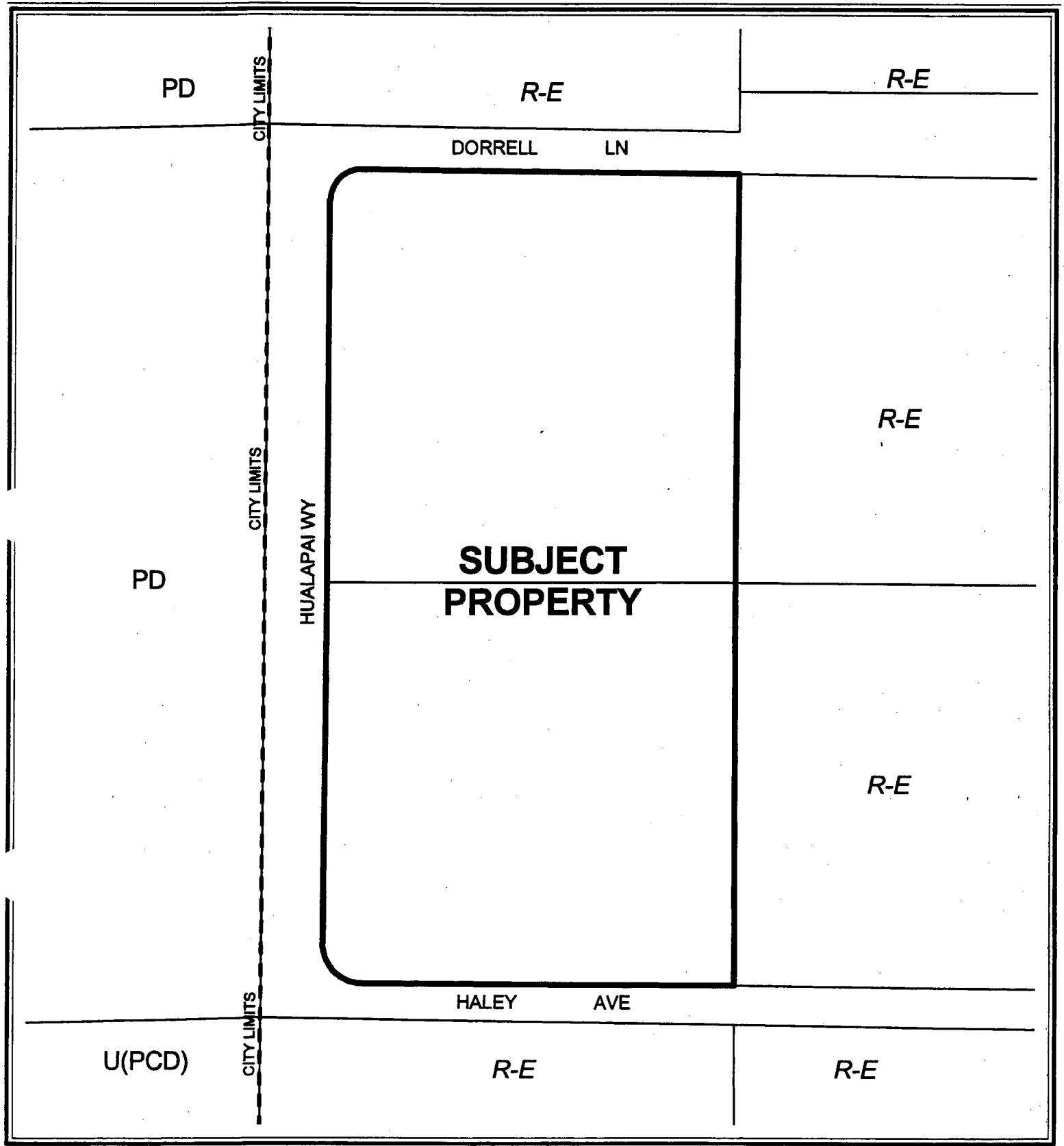
11 APPROVED:

12

13 By _____
14 OSCAR B. GOODMAN, Mayor

15 ATTEST:

16 BARBARA JO RONEMUS, City Clerk
17
18
19
20
21
22
23
24
25
26
27
28



CASE: ANX-4451



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐

CONSENT

☒

DISCUSSION

SUBJECT:

NEW BILL:

Bill No. 2004-50 – Establishes standards and procedures, in accordance with State law, to ensure that adequate infrastructure and public facilities are available to serve the eventual development of undeveloped areas. Proposed by: Douglas Selby, City Manager

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

State law authorizes local governments to enter into development agreements to provide for infrastructure and public facilities in areas that are "relatively undeveloped and likely to become developed." Typical of such areas are those in which property is available for purchase from the Bureau of Land Management. This bill will require development in such areas to be in accordance with a development agreement that makes adequate provision for infrastructure and public facilities.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-50

MOTION:

None required.

MINUTES:

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

7/19/2004 Recommending Committee

7/21/2004 Council Agenda

(11:41 – 11:42)

2-1746

BILL NO. 2004-50

ORDINANCE NO. _____

AN ORDINANCE TO ESTABLISH STANDARDS AND PROCEDURES, IN ACCORDANCE WITH STATE LAW, TO ENSURE THAT ADEQUATE INFRASTRUCTURE AND PUBLIC FACILITIES ARE AVAILABLE TO SERVE THE EVENTUAL DEVELOPMENT OF UNDEVELOPED AREAS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Douglas Selby, City Manager

Summary: Establishes standards and procedures, in accordance with State law, to ensure that adequate infrastructure and public facilities are available to serve the eventual development of undeveloped areas.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
AS FOLLOWS:

SECTION 1: Title 19, Chapter 18, Section 90, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

19.18.090: (A) Statutory Authority--Conformance Required. Pursuant to the provisions of NRS 278.0201 through 278.0207, and NRS 278.02598, the City Council may enter into development agreements to regulate the development of land within the City. The agreements and the procedures applicable thereto shall be governed by and must conform to NRS 278.0201 through NRS 278.0207, NRS 278.02598, and the provisions of this Chapter.

(B) Planning Commission Review. Before the City Council enters into a development agreement pursuant to this Section, the agreement shall be reviewed by the Planning Commission for consistency with the City's General Plan.

(C) Administration and Enforcement. Subject to review and input from other City departments, the Department of Planning and Development shall be responsible for applying, administering and enforcing the provisions of this Section including the negotiation and enforcement of development agreements.

(D) Application of Zoning Provisions. Except as otherwise provided in NRS 278.0201 through 278.0207, NRS 278.02598, or in a development agreement entered into pursuant to this Section, all the procedures and requirements of this Title shall apply to the development of property that is the subject of a development agreement.

1 (E) Development Agreement Regarding Certain Undeveloped Land.

2 (1) In order to ensure that adequate infrastructure and public facilities, as
3 defined in NRS 278.0157, are available to areas of the City that are relatively undeveloped and are
4 likely to become developed, development within such areas may not occur unless:

5 (a) An analysis of the cost to construct infrastructure, as
6 contemplated by NRS 278.02591, has been approved for the area; and

7 (b) The owner enters into a development agreement with the City
8 that makes adequate provision for infrastructure and public facilities.

9 (2) For purposes of Paragraph (1):

10 (a) Areas of the City that are to be considered "relatively
11 undeveloped and likely to become developed" shall include, without limitation, areas in which
12 property is available for purchase from the Bureau of Land Management.

13 (b) "Adequate provision for infrastructure and public facilities" may
14 include the construction of infrastructure and public facilities, the dedication of property necessary for
15 such construction, or a combination thereof.

16 (c) The City may require a proposed developer to prepare all or a
17 portion of the analysis of the cost to construct infrastructure before its presentation to and approval
18 by the City Council.

19 (3) The requirement of a development agreement under Paragraph (1) may
20 be waived for a particular development if the Director determines that adequate infrastructure and
21 public facilities exist, or otherwise will exist at the time of development.

22 SECTION 2: If any section, subsection, subdivision, paragraph, sentence, clause or
23 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
24 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
25 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
26 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
27 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
28 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,

1 invalid or ineffective.

2 SECTION 3: All ordinances or parts of ordinances or sections, subsections, phrases,
3 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
4 1983 Edition, in conflict herewith are hereby repealed.

5 PASSED, ADOPTED and APPROVED this _____ day of _____, 2004.

6 APPROVED:

7
8 By _____
OSCAR B. GOODMAN, Mayor

9 ATTEST:

10
11 BARBARA JO RONEMUS, City Clerk

12 APPROVED AS TO FORM:

13 *Val Steel* 6-23-04
14 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 _____ day of _____, 2004, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the _____ day of
5 _____, 2004, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12

APPROVED:

13

14

By _____
OSCAR B. GOODMAN, Mayor

15 ATTEST:

16

17 BARBARA JO RONEMUS, City Clerk

18

19

20

21

22

23

24

25

26

27

28

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐

CONSENT

☒

DISCUSSION

SUBJECT:

NEW BILL:

Bill No. Z-2004-3 – Amends the City's Official Zoning Map Atlas by changing the zoning designations of certain parcel of land (nonresidential). Proposed by: Robert S. Genzer, Director of Planning and Development

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

This bill will amend the zoning map to change the zoning designations of approximately 156 parcels. The rezoning of these parcels has already been approved by the City Council. This bill merely formalizes the rezoning by ordinance.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. Z-2004-3

MOTION:

None required.

MINUTES:

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

7/19/2004 Recommending Committee

7/21/2004 Council Agenda

(11:41 – 11:42)

2-1746

BILL NO. Z-2004-3

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP ATLAS OF THE CITY OF LAS VEGAS BY CHANGING THE ZONING DESIGNATIONS OF CERTAIN PARCELS OF LAND, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Genzer, Director of Planning and Development

Summary: Amends the City's Official Zoning Map Atlas by changing the zoning designations of certain parcels of land (nonresidential).

**THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
AS FOLLOWS:**

SECTION 1: The Official Zoning Map Atlas of the City of Las Vegas, as adopted in Title 19, Chapter 2, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by changing the zoning designations for the parcels of land listed in the attached document. The parcels of land have been approved for rezoning by vote of the City Council or by means of a resolution of intent to rezone pursuant to applicable zoning regulations. In each case the conditions of rezoning have been fulfilled, and changing the corresponding zoning designations on the Official Zoning Map Atlas is now indicated. On the attached document, the parcels are listed by Assessor's Parcel Number. The attached document shows, for each parcel, the zoning designation currently shown on the Official Zoning Map Atlas (indicated as "Current Zoning") and the new zoning designation to be shown for the parcel (indicated as "New Zoning").

SECTION 2: The Planning and Development Department is authorized and directed to make such changes to the Official Zoning Map Atlas as are necessary to reflect the amendments described in Section 1 of this Ordinance. In accordance with LVMC 19.02.010, the Official Zoning Map Atlas is stored and maintained in the offices of the Planning and Development Department.

SECTION 3: Of the parcels referred to in Section 1 of this Ordinance whose rezoning was approved by means of a resolution of intent to rezone, few if any of those resolutions have been reduced to writing—as was the practice previously. All actions and proceedings by the City concerning the rezoning of those parcels are hereby ratified, approved and confirmed as if the resolutions of intent had been reduced to writing, and the City Council deems that no additional action in that regard is necessary.

SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2004.

APPROVED:

By OSCAR B. GOODMAN, Mayor

ATTEST:

BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:

Val Steed 6-23-04
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 ____ day of _____, 2004, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2004, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12 APPROVED:

13

14 By _____
OSCAR B. GOODMAN, Mayor

15

16 ATTEST:

17

18 BARBARA JO RONEMUS, City Clerk

19

20

21

22

23

24

25

26

27

28

Z-2004-3 NONRESIDENTIAL

Parcel	Current Zoning	New Zoning
12507501002	C-2	C-V
12507501002	R-E	C-V
12507701004	R-E	PD
12512501002	R-E	C-V
12512502001	R-E	C-V
12513501010	R-E	C-V
12520201024	U(TC)	T-C
12521601007	U(PF)	C-V
12521701011	U(TC)	C-V
12521701011	U(TC)	T-C
12521701012	U(TC)	C-V
12521701012	U(TC)	T-C
12521701012	U(TC)	C-V
12521711003	C-2	T-C
12521711003	U(TC)	T-C
12521711004	C-2	T-C
12521711004	U(TC)	T-C
12521711005	C-2	T-C
12521711005	U(TC)	T-C
12521812001	U(TC)	T-C
12529601019	U(PF)	C-V
12534515009	R-E	PD
12534515009	U(SC)	PD
12534516001	U(SC)	PD
12536403006	R-E	C-1
13712301023	U(PCD)	PD
13801619004	R-E	C-1
13801619008	R-E	C-1
13801619009	R-E	C-1
13802701009	C-2	C-2
13803602014	U(SC)	C-1
13807411011	U(PCD)	PD
13807411012	U(PCD)	PD
13807411013	U(PCD)	PD
13808101015	U(PF)	C-V
13808801006	U(PRO)	C-V
13808801007	U(PRO)	C-V
13809422003	U(SC)	C-1
13809422004	U(SC)	C-1
13809422005	U(SC)	C-1
13809423001	U(SC)	C-1
13809423002	U(SC)	C-1
13809423003	U(SC)	C-1
13810412003	U(SC)	C-1
13810516007	U(SC)	C-1
13813701051	C-2	C-1
13813701051	U(M)	C-1
13823110034	U(SC)	C-1
13826515004	U(SC)	C-1
13826515005	U(SC)	C-1
13827801004	U(PF)	C-V
13827802006	U(PF)	C-V

Parcel	Current Zoning	New Zoning
13832201003	U(SC)	C-1
13835111009	R-E	C-V
13836210016	R-1	P-R
13836210018	R-1	P-R
13836317053	R-1	P-R
13921610285	R-2	C-1
13921701003	R-E	C-V
13921702002	R-E	C-V
13925303013	R-CL	C-V
13926301005	C-1	C-V
13926301006	C-1	C-V
13926611083	R-1	P-R
13926811025	R-1	P-R
13926811071	R-1	P-R
13926811072	R-1	P-R
13926811073	R-1	P-R
13926811094	R-1	N-S
13927110064	R-3	C-1
13927110075	R-3	C-2
13927210008	R-3	C-V
13927210009	R-3	C-V
13927211029	R-4	C-V
13927211030	R-4	C-V
13927211031	R-4	C-V
13927401032	C-2	C-2
13927604004	C-2	C-2
13928302026	R-3	C-1
13928604003	R-E	C-1
13929111004	R-1	P-R
13930514042	R-1	P-R
13932802008	R-E	P-R
13934210024	R-4	C-2
13934210025	R-4	C-2
13934210026	R-4	C-2
13934210027	R-4	C-2
13934310046	R-4	C-2
13934310075	R-4	C-2
13934311023	R-4	C-2
13934311044	R-4	C-2
13934311045	R-4	C-2
13934311046	R-4	C-2
13934311047	R-4	C-2
13934311048	R-4	C-2
13934311049	R-4	C-2
13934311059	R-4	C-2
13934311065	R-4	C-2
13934311070	R-4	C-2
13934311092	R-4	C-2
13934401005	R-1	P-R
13934401008	R-4	C-2
13934401009	R-4	C-2
13934410098	R-4	C-2

Parcel	Current Zoning	New Zoning
13934410101	R-4	C-2
13934410108	P-R	C-2
13934410122	R-4	C-2
13934410123	R-4	C-2
13934410252	R-4	C-2
13934701002	R-4	C-V
13934701004	R-4	C-2
13934710049	R-4	C-2
13934710050	R-4	C-2
13934710051	R-4	C-2
13934810003	R-1	P-R
13934810028	R-1	P-R
13934810053	R-1	P-R
13934810076	R-1	P-R
13934810078	R-1	P-R
13935701001	C-1	C-V
13935701001	C-2	C-V
13936402011	C-1	C-V
13936501001	C-V	C-1
16201210031	R-1	P-R
16201210037	R-1	P-R
16202411032	R-2	C-1
16203401003	P-R	C-1
16203401003	R-2	C-1
16301602004	C-1	C-2
16303404020	U(GC)	C-2
16304416002	U(SC)	C-1
16304416003	U(SC)	C-1
16304416004	U(O)	O
16304416004	U(SC)	C-1
16304416005	U(O)	O
16304416005	U(SC)	C-1
16304416006	U(O)	O
16304416006	U(SC)	C-1
16304416007	U(SC)	C-1
16304416008	U(SC)	C-1
16304514003	U(SC)	C-1
16304514004	U(SC)	C-1
16304805003	U(O)	O
16304805003	U(SC)	C-1
16304814003	U(O)	O
16304814004	U(O)	O
16304814005	U(O)	O
16304814006	U(O)	O
16304814007	U(O)	O
16304814008	U(O)	O
16304814009	U(O)	O
16304814010	U(O)	O
16304814011	U(O)	O
16304814012	U(O)	O
16304814013	U(O)	O
16308121018	U(SC)	C-1

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

NEW BILL:

Bill No. Z-2004-4 – Amends the City's Official Zoning Map Atlas by changing the zoning designations of certain parcel of land (residential). Proposed by: Robert S. Genzer, Director of Planning and Development

Fiscal Impact

☒ **No Impact**

Amount:

☐ **Budget Funds Available**

Dept./Division:

☐ **Augmentation Required**

Funding Source:

PURPOSE/BACKGROUND:

This bill will amend the zoning map to change the zoning designations of approximately 2,282 parcels. The rezoning of these parcels has already been approved by the City Council. This bill merely formalizes the rezoning by ordinance.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. Z-2004-4

MOTION:

None required.

MINUTES:

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

7/19/2004 Recommending Committee

7/21/2004 Council Agenda

(11:41 – 11:42)

2-1746

THE MORNING SESSION RECESSED AT 12:00 P.M.

BILL NO. Z-2004-4

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP ATLAS OF THE CITY OF LAS VEGAS BY CHANGING THE ZONING DESIGNATIONS OF CERTAIN PARCELS OF LAND, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Genzer, Director of Planning and Development

Summary: Amends the City's Official Zoning Map Atlas by changing the zoning designations of certain parcels of land (residential).

**THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
AS FOLLOWS:**

SECTION 1: The Official Zoning Map Atlas of the City of Las Vegas, as adopted in Title 19, Chapter 2, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by changing the zoning designations for the parcels of land listed in the attached document. The parcels of land have been approved for rezoning by vote of the City Council or by means of a resolution of intent to rezone pursuant to applicable zoning regulations. In each case the conditions of rezoning have been fulfilled, and changing the corresponding zoning designations on the Official Zoning Map Atlas is now indicated. On the attached document, the parcels are listed by Assessor's Parcel Number. The attached document shows, for each parcel, the zoning designation currently shown on the Official Zoning Map Atlas (indicated as "Current Zoning") and the new zoning designation to be shown for the parcel (indicated as "New Zoning").

SECTION 2: The Planning and Development Department is authorized and directed to make such changes to the Official Zoning Map Atlas as are necessary to reflect the amendments described in Section 1 of this Ordinance. In accordance with LVMC 19.02.010, the Official Zoning Map Atlas is stored and maintained in the offices of the Planning and Development Department.

SECTION 3: Of the parcels referred to in Section 1 of this Ordinance whose rezoning was approved by means of a resolution of intent to rezone, few if any of those resolutions have been reduced to writing—as was the practice previously. All actions and proceedings by the City concerning the rezoning of those parcels are hereby ratified, approved and confirmed as if the resolutions of intent had been reduced to writing, and the City Council deems that no additional action in that regard is necessary.

SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2004.

APPROVED:

By OSCAR B. GOODMAN, Mayor

ATTEST:

BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:

Valsted 6-23-04
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 ____ day of ____, 2004, and referred to the following committee composed of
3 ____ and ____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 ____, 2004, which was a ____ meeting of said Council; that at said
6 ____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12 APPROVED:

13

14 By _____
OSCAR B. GOODMAN, Mayor

15 ATTEST:

16

17 BARBARA JO RONEMUS, City Clerk

18

19

20

21

22

23

24

25

26

27

28

Z-2004-4 RESIDENTIAL

Parcel	Current Zoning	New Zoning
12501410001	R-E	R-PD3
12501410002	R-E	R-PD3
12501410003	R-E	R-PD3
12501410004	R-E	R-PD3
12501410005	R-E	R-PD3
12501410006	R-E	R-PD3
12501410007	R-E	R-PD3
12501410008	R-E	R-PD3
12501410009	R-E	R-PD3
12501410010	R-E	R-PD3
12501410011	R-E	R-PD3
12501410012	R-E	R-PD3
12501410013	R-E	R-PD3
12501410014	R-E	R-PD3
12501410015	R-E	R-PD3
12501410016	R-E	R-PD3
12501410017	R-E	R-PD3
12501410018	R-E	R-PD3
12501410019	R-E	R-PD3
12501410020	R-E	R-PD3
12501410021	R-E	R-PD3
12501410022	R-E	R-PD3
12501410023	R-E	R-PD3
12501410024	R-E	R-PD3
12501410025	R-E	R-PD3
12501410026	R-E	R-PD3
12501410027	R-E	R-PD3
12501410028	R-E	R-PD3
12501410029	R-E	R-PD3
12501410030	R-E	R-PD3
12501410031	R-E	R-PD3
12501410032	R-E	R-PD3
12501410033	R-E	R-PD3
12501410034	R-E	R-PD3
12501410035	R-E	R-PD3
12501410036	R-E	R-PD3
12501410037	R-E	R-PD3
12501410038	R-E	R-PD3
12501410039	R-E	R-PD3
12501411001	R-E	R-PD3
12501411002	R-E	R-PD3
12501411003	R-E	R-PD3
12501411004	R-E	R-PD3
12501411005	R-E	R-PD3
12501411006	R-E	R-PD3
12501411007	R-E	R-PD3
12501411008	R-E	R-PD3
12501411009	R-E	R-PD3
12501411010	R-E	R-PD3

Parcel	Current Zoning	New Zoning
12501411011	R-E	R-PD3
12501411012	R-E	R-PD3
12501411013	R-E	R-PD3
12501411014	R-E	R-PD3
12501411015	R-E	R-PD3
12501411016	R-E	R-PD3
12501411017	R-E	R-PD3
12501411018	R-E	R-PD3
12501411019	R-E	R-PD3
12501411020	R-E	R-PD3
12501411021	R-E	R-PD3
12501411022	R-E	R-PD3
12501411023	R-E	R-PD3
12501411024	R-E	R-PD3
12501411025	R-E	R-PD3
12501411026	R-E	R-PD3
12501411027	R-E	R-PD3
12501411028	R-E	R-PD3
12501411029	R-E	R-PD3
12501411030	R-E	R-PD3
12501411031	R-E	R-PD3
12501411032	R-E	R-PD3
12501411033	R-E	R-PD3
12501411034	R-E	R-PD3
12501497001	R-E	R-PD3
12501497002	R-E	R-PD3
12501497003	R-E	R-PD3
12501497004	R-E	R-PD3
12501497005	R-E	R-PD3
12501497006	R-E	R-PD3
12501497007	R-E	R-PD3
12501497008	R-E	R-PD3
12501497009	R-E	R-PD3
12501497010	R-E	R-PD3
12501497011	R-E	R-PD3
12505316001	U(PCD)	R-PD3
12505316002	U(PCD)	R-PD3
12505316003	U(PCD)	R-PD3
12505316004	U(PCD)	R-PD3
12505316005	U(PCD)	R-PD3
12505316006	U(PCD)	R-PD3
12505316007	U(PCD)	R-PD3
12505316008	U(PCD)	R-PD3
12505397015	U(PCD)	R-PD3
12505397016	U(PCD)	R-PD3
12507711001	R-E	PD
12507711002	R-E	PD
12507711003	R-E	PD
12507711004	R-E	PD

Parcel	Current Zoning	New Zoning
12507711005	R-E	PD
12507711006	R-E	PD
12507711007	R-E	PD
12507711008	R-E	PD
12507711009	R-E	PD
12507711010	R-E	PD
12507711011	R-E	PD
12507711012	R-E	PD
12507711013	R-E	PD
12507711014	R-E	PD
12507711015	R-E	PD
12507711016	R-E	PD
12507711017	R-E	PD
12507711018	R-E	PD
12507711019	R-E	PD
12507711020	R-E	PD
12507711021	R-E	PD
12507711022	R-E	PD
12507711023	R-E	PD
12507711024	R-E	PD
12507711025	R-E	PD
12507711026	R-E	PD
12507711027	R-E	PD
12507711028	R-E	PD
12507711029	R-E	PD
12507711030	R-E	PD
12507711031	R-E	PD
12507711032	R-E	PD
12507711033	R-E	PD
12507711034	R-E	PD
12507711035	R-E	PD
12507711036	R-E	PD
12507711037	R-E	PD
12507711038	R-E	PD
12507711039	R-E	PD
12507711040	R-E	PD
12507711041	R-E	PD
12507711042	R-E	PD
12507711043	R-E	PD
12507711044	R-E	PD
12507711045	R-E	PD
12507711046	R-E	PD
12507711047	R-E	PD
12507711048	R-E	PD
12507711049	R-E	PD
12507711050	R-E	PD
12507711051	R-E	PD
12507711052	R-E	PD
12507711053	R-E	PD

Parcel	Current Zoning	New Zoning
12507711054	R-E	PD
12507711055	R-E	PD
12507711056	R-E	PD
12507711060	R-E	PD
12507711081	R-E	PD
12507711062	R-E	PD
12507711063	R-E	PD
12507711064	R-E	PD
12507711065	R-E	PD
12507711066	R-E	PD
12507711067	R-E	PD
12507711068	R-E	PD
12507711069	R-E	PD
12507711070	R-E	PD
12507711071	R-E	PD
12507711072	R-E	PD
12507711073	R-E	PD
12507711074	R-E	PD
12507711075	R-E	PD
12507711076	R-E	PD
12507711077	R-E	PD
12507711078	R-E	PD
12507711079	R-E	PD
12507711080	R-E	PD
12507711081	R-E	PD
12507711082	R-E	PD
12507711083	R-E	PD
12507711084	R-E	PD
12507711085	R-E	PD
12507711086	R-E	PD
12507711087	R-E	PD
12507711088	R-E	PD
12507711089	R-E	PD
12507711090	R-E	PD
12507711091	R-E	PD
12507711092	R-E	PD
12507711093	R-E	PD
12507711094	R-E	PD
12507711095	R-E	PD
12507711096	R-E	PD
12507711097	R-E	PD
12507711098	R-E	PD
12507711099	R-E	PD
12507711100	R-E	PD
12507711101	R-E	PD
12507711102	R-E	PD
12507711104	R-E	PD
12507711105	R-E	PD
12507711106	R-E	PD
12507711107	R-E	PD
12507711108	R-E	PD
12507711109	R-E	PD
12507711110	R-E	PD

Parcel	Current Zoning	New Zoning
12507711111	R-E	PD
12507711112	R-E	PD
12507711113	R-E	PD
12507711114	R-E	PD
12507711115	R-E	PD
12507711116	R-E	PD
12507711117	R-E	PD
12507711118	R-E	PD
12507711119	R-E	PD
12507711120	R-E	PD
12507711121	R-E	PD
12507711122	R-E	PD
12507711123	R-E	PD
12507711124	R-E	PD
12507711125	R-E	PD
12507711126	R-E	PD
12507711127	R-E	PD
12507711128	R-E	PD
12507711129	R-E	PD
12507711130	R-E	PD
12507711131	R-E	PD
12507711132	R-E	PD
12507711133	R-E	PD
12507711134	R-E	PD
12507711135	R-E	PD
12507711136	R-E	PD
12507711137	R-E	PD
12507711139	R-E	PD
12507711140	R-E	PD
12507711141	R-E	PD
12507711142	R-E	PD
12507711143	R-E	PD
12507711144	R-E	PD
12507711145	R-E	PD
12507711146	R-E	PD
12507711147	R-E	PD
12507711148	R-E	PD
12507711149	R-E	PD
12507711150	R-E	PD
12507711151	R-E	PD
12507711152	R-E	PD
12507711153	R-E	PD
12507711154	R-E	PD
12507711155	R-E	PD
12507711156	R-E	PD
12507711157	R-E	PD
12507711158	R-E	PD
12507711159	R-E	PD
12507711160	R-E	PD
12507711161	R-E	PD
12507711162	R-E	PD
12507711163	R-E	PD
12507711164	R-E	PD

Parcel	Current Zoning	New Zoning
12507711165	R-E	PD
12507711166	R-E	PD
12507712001	R-E	PD
12507712002	R-E	PD
12507712003	R-E	PD
12507712004	R-E	PD
12507712005	R-E	PD
12507712006	R-E	PD
12507712007	R-E	PD
12507712008	R-E	PD
12507712009	R-E	PD
12507712010	R-E	PD
12507712011	R-E	PD
12507712012	R-E	PD
12507712013	R-E	PD
12507712014	R-E	PD
12507712015	R-E	PD
12507712016	R-E	PD
12507712017	R-E	PD
12507712018	R-E	PD
12507712019	R-E	PD
12507712020	R-E	PD
12507712021	R-E	PD
12507712022	R-E	PD
12507712023	R-E	PD
12507712024	R-E	PD
12507712025	R-E	PD
12507712026	R-E	PD
12507712027	R-E	PD
12507712028	R-E	PD
12507712029	R-E	PD
12507712030	R-E	PD
12507712031	R-E	PD
12507712032	R-E	PD
12507712033	R-E	PD
12507712034	R-E	PD
12507712035	R-E	PD
12507712036	R-E	PD
12507712037	R-E	PD
12507712038	R-E	PD
12507712039	R-E	PD
12507712040	R-E	PD
12507712041	R-E	PD
12507712042	R-E	PD
12507712043	R-E	PD
12507712044	R-E	PD
12507797001	R-E	PD
12507797002	R-E	PD
12507797003	R-E	PD
12507797004	R-E	PD
12507797005	R-E	PD
12508612001	R-A	R-PD2
12508612002	R-A	R-PD2

Parcel	Current Zoning	New Zoning
12512713014	R-E	R-PD2
12512713015	R-E	R-PD2
12512713016	R-E	R-PD2
12512797020	R-E	R-PD2
12512797021	R-E	R-PD2
12512797022	R-E	R-PD2
12512797023	R-E	R-PD2
12514710001	R-E	R-PD2
12514710002	R-E	R-PD2
12514710003	R-E	R-PD2
12514710004	R-E	R-PD2
12514710005	R-E	R-PD2
12514710006	R-E	R-PD2
12514710007	R-E	R-PD2
12514710008	R-E	R-PD2
12514710009	R-E	R-PD2
12514710010	R-E	R-PD2
12514710011	R-E	R-PD2
12514710012	R-E	R-PD2
12514710013	R-E	R-PD2
12514710014	R-E	R-PD2
12514710015	R-E	R-PD2
12514710016	R-E	R-PD2
12514710017	R-E	R-PD2
12514710018	R-E	R-PD2
12514710019	R-E	R-PD2
12514710020	R-E	R-PD2
12514710021	R-E	R-PD2
12514710022	R-E	R-PD2
12514710023	R-E	R-PD2
12514797001	R-E	R-PD2
12514797002	R-E	R-PD2
12514797003	R-E	R-PD2
12514797004	R-E	R-PD2
12514810001	U(DR)	R-PD2
12514810002	U(DR)	R-PD2
12514810003	U(DR)	R-PD2
12514810004	U(DR)	R-PD2
12514810005	U(DR)	R-PD2
12514810006	U(DR)	R-PD2
12514810007	U(DR)	R-PD2
12514810008	U(DR)	R-PD2
12514810009	U(DR)	R-PD2
12514810010	U(DR)	R-PD2
12514810011	U(DR)	R-PD2
12514810012	U(DR)	R-PD2
12514810013	U(DR)	R-PD2
12514810014	U(DR)	R-PD2
12514810015	U(DR)	R-PD2
12514810016	U(DR)	R-PD2
12514810017	U(DR)	R-PD2
12514810018	U(DR)	R-PD2
12514810019	U(DR)	R-PD2

Parcel	Current Zoning	New Zoning
12514810020	U(DR)	R-PD2
12514810021	U(DR)	R-PD2
12514810022	U(DR)	R-PD2
12514810023	U(DR)	R-PD2
12514810024	U(DR)	R-PD2
12514810025	U(DR)	R-PD2
12514810026	U(DR)	R-PD2
12514810027	U(DR)	R-PD2
12514810028	U(DR)	R-PD2
12514810029	U(DR)	R-PD2
12514810030	U(DR)	R-PD2
12514810031	U(DR)	R-PD2
12514810032	U(DR)	R-PD2
12514810033	U(DR)	R-PD2
12514810034	U(DR)	R-PD2
12514810035	U(DR)	R-PD2
12514810036	U(DR)	R-PD2
12514810037	U(DR)	R-PD2
12514810038	U(DR)	R-PD2
12514810039	U(DR)	R-PD2
12514810040	U(DR)	R-PD2
12514810041	U(DR)	R-PD2
12514810042	U(DR)	R-PD2
12514810043	U(DR)	R-PD2
12514810044	U(DR)	R-PD2
12514810045	U(DR)	R-PD2
12514810046	U(DR)	R-PD2
12514810047	U(DR)	R-PD2
12514810048	U(DR)	R-PD2
12514810049	U(DR)	R-PD2
12514810050	U(DR)	R-PD2
12514810051	U(DR)	R-PD2
12514810052	U(DR)	R-PD2
12514810053	U(DR)	R-PD2
12514810054	U(DR)	R-PD2
12514810055	U(DR)	R-PD2
12514810056	U(DR)	R-PD2
12514810057	U(DR)	R-PD2
12514810058	U(DR)	R-PD2
12514810059	U(DR)	R-PD2
12514810060	U(DR)	R-PD2
12514810061	U(DR)	R-PD2
12514810062	U(DR)	R-PD2
12514810063	U(DR)	R-PD2
12514810064	U(DR)	R-PD2
12514810065	U(DR)	R-PD2
12514810066	U(DR)	R-PD2
12514810067	U(DR)	R-PD2
12514810068	U(DR)	R-PD2
12514810069	U(DR)	R-PD2
12514810070	U(DR)	R-PD2
12514810071	U(DR)	R-PD2
12514810072	U(DR)	R-PD2

Parcel	Current Zoning	New Zoning
12514810073	U(DR)	R-PD2
12514810074	U(DR)	R-PD2
12514810075	U(DR)	R-PD2
12514810076	U(DR)	R-PD2
12514810077	U(DR)	R-PD2
12514810078	U(DR)	R-PD2
12514897001	U(DR)	R-PD2
12514897002	U(DR)	R-PD2
12514897003	U(DR)	R-PD2
12514897004	U(DR)	R-PD2
12514897005	U(DR)	R-PD2
12514897006	U(DR)	R-PD2
12514897007	U(DR)	R-PD2
12514897008	U(DR)	R-PD2
12514897009	U(DR)	R-PD2
12514897010	U(DR)	R-PD2
12518111063	U(PCD)	PD
12518111064	U(PCD)	PD
12518111065	U(PCD)	PD
12518111066	U(PCD)	PD
12518111067	U(PCD)	PD
12518111068	U(PCD)	PD
12518111069	U(PCD)	PD
12518111070	U(PCD)	PD
12518111071	U(PCD)	PD
12518111072	U(PCD)	PD
12518111073	U(PCD)	PD
12518111074	U(PCD)	PD
12518111075	U(PCD)	PD
12518111076	U(PCD)	PD
12518111077	U(PCD)	PD
12518111078	U(PCD)	PD
12518111079	U(PCD)	PD
12518111080	U(PCD)	PD
12518111081	U(PCD)	PD
12518111082	U(PCD)	PD
12518111083	U(PCD)	PD
12518111084	U(PCD)	PD
12518111085	U(PCD)	PD
12518111086	U(PCD)	PD
12518111087	U(PCD)	PD
12518111088	U(PCD)	PD
12518111089	U(PCD)	PD
12518111090	U(PCD)	PD
12518111091	U(PCD)	PD
12518111092	U(PCD)	PD
12518111093	U(PCD)	PD
12518111094	U(PCD)	PD
12518111095	U(PCD)	PD
12518197003	U(PCD)	PD
12518197006	U(PCD)	PD
12518210001	U(PCD)	PD
12518210002	U(PCD)	PD

Parcel	Current Zoning	New Zoning
12518210003	U(PCD)	PD
12518210004	U(PCD)	PD
12518210005	U(PCD)	PD
12518210006	U(PCD)	PD
12518210007	U(PCD)	PD
12518210008	U(PCD)	PD
12518210009	U(PCD)	PD
12518210010	U(PCD)	PD
12518210011	U(PCD)	PD
12518210012	U(PCD)	PD
12518210013	U(PCD)	PD
12518210014	U(PCD)	PD
12518210015	U(PCD)	PD
12518210016	U(PCD)	PD
12518210017	U(PCD)	PD
12518210018	U(PCD)	PD
12518210019	U(PCD)	PD
12518210020	U(PCD)	PD
12518210021	U(PCD)	PD
12518210022	U(PCD)	PD
12518210023	U(PCD)	PD
12518210024	U(PCD)	PD
12518210025	U(PCD)	PD
12518210026	U(PCD)	PD
12518210027	U(PCD)	PD
12518210039	U(PCD)	PD
12518210040	U(PCD)	PD
12518210041	U(PCD)	PD
12518210042	U(PCD)	PD
12518210043	U(PCD)	PD
12518210044	U(PCD)	PD
12518210045	U(PCD)	PD
12518210046	U(PCD)	PD
12518210047	U(PCD)	PD
12518210048	U(PCD)	PD
12518210049	U(PCD)	PD
12518210050	U(PCD)	PD
12518210051	U(PCD)	PD
12518210052	U(PCD)	PD
12518210053	U(PCD)	PD
12518210054	U(PCD)	PD
12518210055	U(PCD)	PD
12518210056	U(PCD)	PD
12518210057	U(PCD)	PD
12518210058	U(PCD)	PD
12518210059	U(PCD)	PD
12518210060	U(PCD)	PD
12518210061	U(PCD)	PD
12518210062	U(PCD)	PD
12518210063	U(PCD)	PD
12518210064	U(PCD)	PD
12518210065	U(PCD)	PD
12518210066	U(PCD)	PD

Parcel	Current Zoning	New Zoning
12518210072	U(PCD)	PD
12518210073	U(PCD)	PD
12518210074	U(PCD)	PD
12518210075	U(PCD)	PD
12518210076	U(PCD)	PD
12518210077	U(PCD)	PD
12518210078	U(PCD)	PD
12518210083	U(PCD)	PD
12518210084	U(PCD)	PD
12518210085	U(PCD)	PD
12518210086	U(PCD)	PD
12518210091	U(PCD)	PD
12518210092	U(PCD)	PD
12518210093	U(PCD)	PD
12518210094	U(PCD)	PD
12518210095	U(PCD)	PD
12518210096	U(PCD)	PD
12518210097	U(PCD)	PD
12518210098	U(PCD)	PD
12518210099	U(PCD)	PD
12518210100	U(PCD)	PD
12518210101	U(PCD)	PD
12518210102	U(PCD)	PD
12518210103	U(PCD)	PD
12518210104	U(PCD)	PD
12518210105	U(PCD)	PD
12518210106	U(PCD)	PD
12518210107	U(PCD)	PD
12518210108	U(PCD)	PD
12518210109	U(PCD)	PD
12518210110	U(PCD)	PD
12518210112	U(PCD)	PD
12518297001	U(PCD)	PD
12518297002	U(PCD)	PD
12518297003	U(PCD)	PD
12518297004	U(PCD)	PD
12518297005	U(PCD)	PD
12518297006	U(PCD)	PD
12518297007	U(PCD)	PD
12518297008	U(PCD)	PD
12518297009	U(PCD)	PD
12518297010	U(PCD)	PD
12518297012	U(PCD)	PD
12518297013	U(PCD)	PD
12518297014	U(PCD)	PD
12518297015	U(PCD)	PD
12518297016	U(PCD)	PD
12518297017	U(PCD)	PD
12518297018	U(PCD)	PD
12518297019	U(PCD)	PD
12518297020	U(PCD)	PD
12518511001	U(ML)	R-PD8
12518511002	U(ML)	R-PD8

Parcel	Current Zoning	New Zoning
12518511003	U(ML)	R-PD8
12518511004	U(ML)	R-PD8
12518511005	U(ML)	R-PD8
12518511006	U(ML)	R-PD8
12518511007	U(ML)	R-PD8
12518511008	U(ML)	R-PD8
12518511009	U(ML)	R-PD8
12518511010	U(ML)	R-PD8
12518511011	U(ML)	R-PD8
12518511012	U(ML)	R-PD8
12518511013	U(ML)	R-PD8
12518511014	U(ML)	R-PD8
12518511015	U(ML)	R-PD8
12518511016	U(ML)	R-PD8
12518511017	U(ML)	R-PD8
12518511018	U(ML)	R-PD8
12518511019	U(ML)	R-PD8
12518511020	U(ML)	R-PD8
12518511021	U(ML)	R-PD8
12518511022	U(ML)	R-PD8
12518511023	U(ML)	R-PD8
12518511024	U(ML)	R-PD8
12518511025	U(ML)	R-PD8
12518511026	U(ML)	R-PD8
12518511027	U(ML)	R-PD8
12518511028	U(ML)	R-PD8
12518511029	U(ML)	R-PD8
12518511030	U(ML)	R-PD8
12518511031	U(ML)	R-PD8
12518511032	U(ML)	R-PD8
12518511033	U(ML)	R-PD8
12518511034	U(ML)	R-PD8
12518511035	U(ML)	R-PD8
12518511036	U(ML)	R-PD8
12518511037	U(ML)	R-PD8
12518511038	U(ML)	R-PD8
12518511039	U(ML)	R-PD8
12518511040	U(ML)	R-PD8
12518511041	U(ML)	R-PD8
12518511042	U(ML)	R-PD8
12518511043	U(ML)	R-PD8
12518511044	U(ML)	R-PD8
12518511045	U(ML)	R-PD8
12518511046	U(ML)	R-PD8
12518511047	U(ML)	R-PD8
12518511048	U(ML)	R-PD8
12518511049	U(ML)	R-PD8
12518511050	U(ML)	R-PD8
12518511051	U(ML)	R-PD8
12518511052	U(ML)	R-PD8
12518511053	U(ML)	R-PD8
12518511054	U(ML)	R-PD8
12518511055	U(ML)	R-PD8

Parcel	Current Zoning	New Zoning
12518713027	U(R)	R-PD3
12518713028	U(R)	R-PD3
12518713029	U(R)	R-PD3
12518713030	U(R)	R-PD3
12518713031	U(R)	R-PD3
12518713032	U(R)	R-PD3
12518713033	U(R)	R-PD3
12518713034	U(R)	R-PD3
12518713035	U(R)	R-PD3
12518713036	U(R)	R-PD3
12518713037	U(R)	R-PD3
12518713038	U(R)	R-PD3
12518713039	U(R)	R-PD3
12518797018	U(R)	R-PD3
12518797019	U(R)	R-PD3
12518797020	U(R)	R-PD3
12518812004	U(L)	R-1
12518812005	U(L)	R-1
12518812006	U(L)	R-1
12518812007	U(L)	R-1
12518812008	U(L)	R-1
12518812009	U(L)	R-1
12518812010	U(L)	R-1
12518812011	U(L)	R-1
12518812012	U(L)	R-1
12518812013	U(L)	R-1
12518812014	U(L)	R-1
12518812015	U(L)	R-1
12518812016	U(L)	R-1
12518812017	U(L)	R-1
12518812018	U(L)	R-1
12518812019	U(L)	R-1
12518812020	U(L)	R-1
12518812021	U(L)	R-1
12518812022	U(L)	R-1
12518812023	U(L)	R-1
12518812024	U(L)	R-1
12518812032	U(L)	R-1
12518812033	U(L)	R-1
12518812034	U(L)	R-1
12518812035	U(L)	R-1
12518812036	U(L)	R-1
12518812037	U(L)	R-1
12518812038	U(L)	R-1
12518812039	U(L)	R-1
12518812040	U(L)	R-1
12518812041	U(L)	R-1
12518897007	U(L)	R-1
12518897008	U(L)	R-1
12518897009	U(L)	R-1
12518897010	U(L)	R-1
12518897011	U(L)	R-1
12518897012	U(L)	R-1

Parcel	Current Zoning	New Zoning
12519511001	U(L)	R-PD3
12519511002	U(L)	R-PD3
12519511003	U(L)	R-PD3
12519511004	U(L)	R-PD3
12519511005	U(L)	R-PD3
12519511006	U(L)	R-PD3
12519511007	U(L)	R-PD3
12519511008	U(L)	R-PD3
12519511009	U(L)	R-PD3
12519511010	U(L)	R-PD3
12519511011	U(L)	R-PD3
12519511012	U(L)	R-PD3
12519511013	U(L)	R-PD3
12519511014	U(L)	R-PD3
12519511015	U(L)	R-PD3
12519511016	U(L)	R-PD3
12519511017	U(L)	R-PD3
12519511018	U(L)	R-PD3
12519511019	U(L)	R-PD3
12519511020	U(L)	R-PD3
12519511021	U(L)	R-PD3
12519511022	U(L)	R-PD3
12519511023	U(L)	R-PD3
12519511024	U(L)	R-PD3
12519511025	U(L)	R-PD3
12519511026	U(R)	R-PD3
12519511027	U(R)	R-PD3
12519511028	U(R)	R-PD3
12519511029	U(R)	R-PD3
12519511030	U(R)	R-PD3
12519511031	U(R)	R-PD3
12519511032	U(R)	R-PD3
12519511033	U(R)	R-PD3
12519511034	U(R)	R-PD3
12519511035	U(R)	R-PD3
12519511036	U(R)	R-PD3
12519511037	U(R)	R-PD3
12519511038	U(R)	R-PD3
12519511039	U(R)	R-PD3
12519511040	U(R)	R-PD3
12519511041	U(R)	R-PD3
12519511042	U(R)	R-PD3
12519511043	U(R)	R-PD3
12519511044	U(R)	R-PD3
12519511045	U(R)	R-PD3
12519511046	U(R)	R-PD3
12519511047	U(R)	R-PD3
12519511048	U(R)	R-PD3
12519511049	U(R)	R-PD3
12519511050	U(R)	R-PD3
12519511051	U(R)	R-PD3
12519511052	U(R)	R-PD3
12519511053	U(R)	R-PD3

Parcel	Current Zoning	New Zoning
12519511054	U(R)	R-PD3
12519511055	U(R)	R-PD3
12519511056	U(R)	R-PD3
12519511057	U(R)	R-PD3
12519511058	U(R)	R-PD3
12519511059	U(L)	R-PD3
12519511060	U(L)	R-PD3
12519511061	U(L)	R-PD3
12519511062	U(L)	R-PD3
12519511063	U(L)	R-PD3
12519511064	U(L)	R-PD3
12519511065	U(L)	R-PD3
12519511066	U(L)	R-PD3
12519511067	U(L)	R-PD3
12519512001	U(L)	R-PD5
12519512002	U(L)	R-PD5
12519512003	U(L)	R-PD5
12519512004	U(L)	R-PD5
12519512005	U(L)	R-PD5
12519512006	U(L)	R-PD5
12519512007	U(L)	R-PD5
12519512008	U(L)	R-PD5
12519512009	U(L)	R-PD5
12519512010	U(L)	R-PD5
12519512011	U(L)	R-PD5
12519512012	U(L)	R-PD5
12519512013	U(L)	R-PD5
12519512014	U(L)	R-PD5
12519512015	U(L)	R-PD5
12519512016	U(L)	R-PD5
12519512017	U(L)	R-PD5
12519512018	U(L)	R-PD5
12519512019	U(L)	R-PD5
12519512020	U(L)	R-PD5
12519512021	U(L)	R-PD5
12519512022	U(L)	R-PD5
12519512023	U(L)	R-PD5
12519512024	U(L)	R-PD5
12519512025	U(L)	R-PD5
12519512026	U(L)	R-PD5
12519512027	U(L)	R-PD5
12519512028	U(L)	R-PD5
12519512029	U(L)	R-PD5
12519512030	U(L)	R-PD5
12519512031	U(L)	R-PD5
12519512032	U(L)	R-PD5
12519512033	U(L)	R-PD5
12519512034	U(L)	R-PD5
12519512035	U(L)	R-PD5
12519512036	U(L)	R-PD5
12519512037	U(L)	R-PD5
12519512038	U(L)	R-PD5
12519512039	U(L)	R-PD5

Parcel	Current Zoning	New Zoning
12519512040	U(L)	R-PD5
12519512041	U(L)	R-PD5
12519512042	U(L)	R-PD5
12519512043	U(L)	R-PD5
12519512044	U(L)	R-PD5
12519512045	U(L)	R-PD5
12519512046	U(L)	R-PD5
12519512047	U(L)	R-PD5
12519512048	U(L)	R-PD5
12519512049	U(L)	R-PD5
12519512050	U(L)	R-PD5
12519512051	U(L)	R-PD5
12519512052	U(L)	R-PD5
12519512053	U(L)	R-PD5
12519512054	U(L)	R-PD5
12519513001	U(L)	R-PD5
12519513002	U(L)	R-PD5
12519513003	U(L)	R-PD5
12519513004	U(L)	R-PD5
12519513005	U(L)	R-PD5
12519513006	U(L)	R-PD5
12519597004	U(R)	R-PD3
12519597005	U(L)	R-PD3
12519597006	U(L)	R-PD3
12519597007	U(L)	R-PD3
12519597008	U(L)	R-PD3
12519597009	U(L)	R-PD3
12519597010	U(L)	R-PD3
12519597011	U(L)	R-PD3
12519597012	U(R)	R-PD3
12519597013	U(R)	R-PD3
12519597014	U(R)	R-PD3
12519597015	U(R)	R-PD3
12519597016	U(R)	R-PD3
12519597017	U(R)	R-PD3
12519597018	U(L)	R-PD5
12519597019	U(L)	R-PD5
12519597020	U(L)	R-PD5
12519597021	U(L)	R-PD5
12519597022	U(L)	R-PD5
12519611001	U(L)	R-PD5
12519611002	U(L)	R-PD5
12519611003	U(L)	R-PD5
12519611004	U(L)	R-PD5
12519611005	U(L)	R-PD5
12519611006	U(L)	R-PD5
12519611007	U(L)	R-PD5
12519611008	U(L)	R-PD5
12519611009	U(L)	R-PD5
12519611010	U(L)	R-PD5
12519611011	U(L)	R-PD5
12519611012	U(L)	R-PD5
12519611013	U(L)	R-PD5

Parcel	Current Zoning	New Zoning
12519611014	U(L)	R-PD5
12519611015	U(L)	R-PD5
12519611016	U(L)	R-PD5
12519611017	U(L)	R-PD5
12519611018	U(L)	R-PD5
12519611019	U(L)	R-PD5
12519611020	U(L)	R-PD5
12519611021	U(L)	R-PD5
12519611022	U(L)	R-PD5
12519611023	U(L)	R-PD5
12519611024	U(L)	R-PD5
12519611025	U(L)	R-PD5
12519611026	U(R)	R-PD3
12519611027	U(R)	R-PD3
12519611028	U(R)	R-PD3
12519611029	U(R)	R-PD3
12519611030	U(R)	R-PD3
12519611031	U(R)	R-PD3
12519611032	U(R)	R-PD3
12519611033	U(R)	R-PD3
12519611034	U(R)	R-PD3
12519611035	U(R)	R-PD3
12519611036	U(R)	R-PD3
12519611037	U(R)	R-PD3
12519611038	U(R)	R-PD3
12519611039	U(R)	R-PD3
12519611040	U(R)	R-PD3
12519611041	U(R)	R-PD3
12519611042	U(R)	R-PD3
12519697002	U(R)	R-PD3
12519697003	U(L)	R-PD5
12519697004	U(L)	R-PD5
12519697005	U(R)	R-PD3
12520213001	U(TC)	T-C
12520213002	U(TC)	T-C
12520213003	U(TC)	T-C
12520213004	U(TC)	T-C
12520213005	U(TC)	T-C
12520213006	U(TC)	T-C
12520213007	U(TC)	T-C
12520213008	U(TC)	T-C
12520213009	U(TC)	T-C
12520213010	U(TC)	T-C
12520213011	U(TC)	T-C
12520213012	U(TC)	T-C
12520213013	U(TC)	T-C
12520213014	U(TC)	T-C
12520213015	U(TC)	T-C
12520213016	U(TC)	T-C
12520213017	U(TC)	T-C
12520213018	U(TC)	T-C
12520213019	U(TC)	T-C
12520213020	U(TC)	T-C

Parcel	Current Zoning	New Zoning
12520213021	U(TC)	T-C
12520213022	U(TC)	T-C
12520213023	U(TC)	T-C
12520213024	U(TC)	T-C
12520213025	U(TC)	T-C
12520213026	U(TC)	T-C
12520213027	U(TC)	T-C
12520213028	U(TC)	T-C
12520213029	U(TC)	T-C
12520213030	U(TC)	T-C
12520213031	U(TC)	T-C
12520213032	U(TC)	T-C
12520213033	U(TC)	T-C
12520213034	U(TC)	T-C
12520213035	U(TC)	T-C
12520213036	U(TC)	T-C
12520213037	U(TC)	T-C
12520213038	U(TC)	T-C
12520213039	U(TC)	T-C
12520213040	U(TC)	T-C
12520213041	U(TC)	T-C
12520213042	U(TC)	T-C
12520213043	U(TC)	T-C
12520213044	U(TC)	T-C
12520213045	U(TC)	T-C
12520213046	U(TC)	T-C
12520213047	U(TC)	T-C
12520213048	U(TC)	T-C
12520213049	U(TC)	T-C
12520213050	U(TC)	T-C
12520213051	U(TC)	T-C
12520213052	U(TC)	T-C
12520213053	U(TC)	T-C
12520213054	U(TC)	T-C
12520213055	U(TC)	T-C
12520213056	U(TC)	T-C
12520213057	U(TC)	T-C
12520213058	U(TC)	T-C
12520213059	U(TC)	T-C
12520213060	U(TC)	T-C
12520213061	U(TC)	T-C
12520213062	U(TC)	T-C
12520213063	U(TC)	T-C
12520213064	U(TC)	T-C
12520213065	U(TC)	T-C
12522410001	U(DR)	R-PD2
12522410002	U(DR)	R-PD2
12522410003	U(DR)	R-PD2
12522410004	U(DR)	R-PD2
12522410005	U(DR)	R-PD2
12522410006	U(DR)	R-PD2
12522410007	U(DR)	R-PD2
12522410008	U(DR)	R-PD2

Parcel	Current Zoning	New Zoning
12524612090	R-E	R-PD6
12524612091	R-E	R-PD6
12524612092	R-E	R-PD6
12524612093	R-E	R-PD6
12524612094	R-E	R-PD6
12524612095	R-E	R-PD6
12524612096	R-E	R-PD6
12524612097	R-E	R-PD6
12524612098	R-E	R-PD6
12524612099	R-E	R-PD6
12524612100	R-E	R-PD6
12524612101	R-E	R-PD6
12524612102	R-E	R-PD6
12524612103	R-E	R-PD6
12524612104	R-E	R-PD6
12524612105	R-E	R-PD6
12524612106	R-E	R-PD6
12524612107	R-E	R-PD6
12524612108	R-E	R-PD6
12524612109	R-E	R-PD6
12524612110	R-E	R-PD6
12524612111	R-E	R-PD6
12524612112	R-E	R-PD6
12524612113	R-E	R-PD6
12524697019	R-E	R-PD6
12524697020	R-E	R-PD6
12533310001	R-E	R-PD3
12533310002	R-E	R-PD3
12533310003	R-E	R-PD3
12533310004	R-E	R-PD3
12533310005	R-E	R-PD3
12533310006	R-E	R-PD3
12533310007	R-E	R-PD3
12533310008	R-E	R-PD3
12533310009	R-E	R-PD3
12533310010	R-E	R-PD3
12533310011	R-E	R-PD3
12533310012	R-E	R-PD3
12533310013	R-E	R-PD3
12533310014	R-E	R-PD3
12533310015	R-E	R-PD3
12533310016	R-E	R-PD3
12533310017	R-E	R-PD3
12533310018	R-E	R-PD3
12533310019	R-E	R-PD3
12533310020	R-E	R-PD3
12533310021	R-E	R-PD3
12533310022	R-E	R-PD3
12533310023	R-E	R-PD3
12533397001	R-E	R-PD3
12533397002	R-E	R-PD3
12533397003	R-E	R-PD3
12533397004	R-E	R-PD3

Parcel	Current Zoning	New Zoning
12533397005	R-E	R-PD3
13701313001	U(PCD)	PD
13701313002	U(PCD)	PD
13701313003	U(PCD)	PD
13701313004	U(PCD)	PD
13701313005	U(PCD)	PD
13701313006	U(PCD)	PD
13701313007	U(PCD)	PD
13701313008	U(PCD)	PD
13701313009	U(PCD)	PD
13701313010	U(PCD)	PD
13701313011	U(PCD)	PD
13701313012	U(PCD)	PD
13701313013	U(PCD)	PD
13701313014	U(PCD)	PD
13701313015	U(PCD)	PD
13701313016	U(PCD)	PD
13701313017	U(PCD)	PD
13701313018	U(PCD)	PD
13701313019	U(PCD)	PD
13701313020	U(PCD)	PD
13701313021	U(PCD)	PD
13701313022	U(PCD)	PD
13701313023	U(PCD)	PD
13701313024	U(PCD)	PD
13701313025	U(PCD)	PD
13701313026	U(PCD)	PD
13701313027	U(PCD)	PD
13701313028	U(PCD)	PD
13701313029	U(PCD)	PD
13701313030	U(PCD)	PD
13701313031	U(PCD)	PD
13701313032	U(PCD)	PD
13701313033	U(PCD)	PD
13701313034	U(PCD)	PD
13701313035	U(PCD)	PD
13701313036	U(PCD)	PD
13701313037	U(PCD)	PD
13701313038	U(PCD)	PD
13701313039	U(PCD)	PD
13701313040	U(PCD)	PD
13701313041	U(PCD)	PD
13701313042	U(PCD)	PD
13701313043	U(PCD)	PD
13701313044	U(PCD)	PD
13701313045	U(PCD)	PD
13701313046	U(PCD)	PD
13701313047	U(PCD)	PD
13701313048	U(PCD)	PD
13701313049	U(PCD)	PD
13701313050	U(PCD)	PD
13701313051	U(PCD)	PD
13701313052	U(PCD)	PD

Parcel	Current Zoning	New Zoning
13701313053	U(PCD)	PD
13701313054	U(PCD)	PD
13701313055	U(PCD)	PD
13701313056	U(PCD)	PD
13701313057	U(PCD)	PD
13701313058	U(PCD)	PD
13701313059	U(PCD)	PD
13701313060	U(PCD)	PD
13701313061	U(PCD)	PD
13701313062	U(PCD)	PD
13701313063	U(PCD)	PD
13701313064	U(PCD)	PD
13701313065	U(PCD)	PD
13701313066	U(PCD)	PD
13701313067	U(PCD)	PD
13701313068	U(PCD)	PD
13701313069	U(PCD)	PD
13701313070	U(PCD)	PD
13701313071	U(PCD)	PD
13701313072	U(PCD)	PD
13701313073	U(PCD)	PD
13701313074	U(PCD)	PD
13701313075	U(PCD)	PD
13701313076	U(PCD)	PD
13701313077	U(PCD)	PD
13701397018	U(PCD)	PD
13701397019	U(PCD)	PD
13701397020	U(PCD)	PD
13701397021	U(PCD)	PD
13701397022	U(PCD)	PD
13701397023	U(PCD)	PD
13701397024	U(PCD)	PD
13701397025	U(PCD)	PD
13701397026	U(PCD)	PD
13701397027	U(PCD)	PD
13701397028	U(PCD)	PD
13701397029	U(PCD)	PD
13701411001	U(PCD)	PD
13701411002	U(PCD)	PD
13701411003	U(PCD)	PD
13701411004	U(PCD)	PD
13701411005	U(PCD)	PD
13701411006	U(PCD)	PD
13701411007	U(PCD)	PD
13701411008	U(PCD)	PD
13701411009	U(PCD)	PD
13701411010	U(PCD)	PD
13701411011	U(PCD)	PD
13701411012	U(PCD)	PD
13701411013	U(PCD)	PD
13701411014	U(PCD)	PD
13701411015	U(PCD)	PD
13701411016	U(PCD)	PD

Parcel	Current Zoning	New Zoning
13701411017	U(PCD)	PD
13701411018	U(PCD)	PD
13701411019	U(PCD)	PD
13701411020	U(PCD)	PD
13701411021	U(PCD)	PD
13701411022	U(PCD)	PD
13701411023	U(PCD)	PD
13701411024	U(PCD)	PD
13701411025	U(PCD)	PD
13701411026	U(PCD)	PD
13701411027	U(PCD)	PD
13701411028	U(PCD)	PD
13701411029	U(PCD)	PD
13701411030	U(PCD)	PD
13701411031	U(PCD)	PD
13701411032	U(PCD)	PD
13701411033	U(PCD)	PD
13701411034	U(PCD)	PD
13701411035	U(PCD)	PD
13701411036	U(PCD)	PD
13701411037	U(PCD)	PD
13701411038	U(PCD)	PD
13701411039	U(PCD)	PD
13701411040	U(PCD)	PD
13701411041	U(PCD)	PD
13701411042	U(PCD)	PD
13701411043	U(PCD)	PD
13701411044	U(PCD)	PD
13701411045	U(PCD)	PD
13701411046	U(PCD)	PD
13701412001	U(PCD)	PD
13701412002	U(PCD)	PD
13701412003	U(PCD)	PD
13701412004	U(PCD)	PD
13701412005	U(PCD)	PD
13701412006	U(PCD)	PD
13701412007	U(PCD)	PD
13701412008	U(PCD)	PD
13701412009	U(PCD)	PD
13701412010	U(PCD)	PD
13701412011	U(PCD)	PD
13701412012	U(PCD)	PD
13701412013	U(PCD)	PD
13701412014	U(PCD)	PD
13701412015	U(PCD)	PD
13701412016	U(PCD)	PD
13701412017	U(PCD)	PD
13701412018	U(PCD)	PD
13701412019	U(PCD)	PD
13701412020	U(PCD)	PD
13701412021	U(PCD)	PD
13701412022	U(PCD)	PD
13701412023	U(PCD)	PD

Parcel	Current Zoning	New Zoning
13701412024	U(PCD)	PD
13701412025	U(PCD)	PD
13701412026	U(PCD)	PD
13701412027	U(PCD)	PD
13701412028	U(PCD)	PD
13701412029	U(PCD)	PD
13701412030	U(PCD)	PD
13701412031	U(PCD)	PD
13701412032	U(PCD)	PD
13701412033	U(PCD)	PD
13701412034	U(PCD)	PD
13701412035	U(PCD)	PD
13701412036	U(PCD)	PD
13701412037	U(PCD)	PD
13701412038	U(PCD)	PD
13701412039	U(PCD)	PD
13701412040	U(PCD)	PD
13701412041	U(PCD)	PD
13701412042	U(PCD)	PD
13701412043	U(PCD)	PD
13701412044	U(PCD)	PD
13701412045	U(PCD)	PD
13701412046	U(PCD)	PD
13701412047	U(PCD)	PD
13701412048	U(PCD)	PD
13701412049	U(PCD)	PD
13701412050	U(PCD)	PD
13701412051	U(PCD)	PD
13701412052	U(PCD)	PD
13701412053	U(PCD)	PD
13701412054	U(PCD)	PD
13701412055	U(PCD)	PD
13701412056	U(PCD)	PD
13701412057	U(PCD)	PD
13701412058	U(PCD)	PD
13701412059	U(PCD)	PD
13701412060	U(PCD)	PD
13701412061	U(PCD)	PD
13701412062	U(PCD)	PD
13701412063	U(PCD)	PD
13701412064	U(PCD)	PD
13701412065	U(PCD)	PD
13701412066	U(PCD)	PD
13701412067	U(PCD)	PD
13701412068	U(PCD)	PD
13701412069	U(PCD)	PD
13701412070	U(PCD)	PD
13701412071	U(PCD)	PD
13701412072	U(PCD)	PD
13701412073	U(PCD)	PD
13701412074	U(PCD)	PD
13701412075	U(PCD)	PD
13701412076	U(PCD)	PD

Parcel	Current Zoning	New Zoning
13701412077	U(PCD)	PD
13701412078	U(PCD)	PD
13701412079	U(PCD)	PD
13701412080	U(PCD)	PD
13701412081	U(PCD)	PD
13701412082	U(PCD)	PD
13701412083	U(PCD)	PD
13701412084	U(PCD)	PD
13701412085	U(PCD)	PD
13701412086	U(PCD)	PD
13701412087	U(PCD)	PD
13701412088	U(PCD)	PD
13701497018	U(PCD)	PD
13701497019	U(PCD)	PD
13701497020	U(PCD)	PD
13701497021	U(PCD)	PD
13701497022	U(PCD)	PD
13701497023	U(PCD)	PD
13701497024	U(PCD)	PD
13701497025	U(PCD)	PD
13701497026	U(PCD)	PD
13701497027	U(PCD)	PD
13701497028	U(PCD)	PD
13701497029	U(PCD)	PD
13701497030	U(PCD)	PD
13701497031	U(PCD)	PD
13701497032	U(PCD)	PD
13701497033	U(PCD)	PD
13701497034	U(PCD)	PD
13701497035	U(PCD)	PD
13701497036	U(PCD)	PD
13701497037	U(PCD)	PD
13701497038	U(PCD)	PD
13701497039	U(PCD)	PD
13701497040	U(PCD)	PD
13712312000	U(PCD)	PD
13712313001	U(PCD)	PD
13712313002	U(PCD)	PD
13712313003	U(PCD)	PD
13712313004	U(PCD)	PD
13712313005	U(PCD)	PD
13712313006	U(PCD)	PD
13712313007	U(PCD)	PD
13712313008	U(PCD)	PD
13712313009	U(PCD)	PD
13712313010	U(PCD)	PD
13712313011	U(PCD)	PD
13712313012	U(PCD)	PD
13712313013	U(PCD)	PD
13712313014	U(PCD)	PD
13712313015	U(PCD)	PD
13712313016	U(PCD)	PD
13712313017	U(PCD)	PD

Parcel	Current Zoning	New Zoning
13712313018	U(PCD)	PD
13712313019	U(PCD)	PD
13712313020	U(PCD)	PD
13712313021	U(PCD)	PD
13712313022	U(PCD)	PD
13712313023	U(PCD)	PD
13712313024	U(PCD)	PD
13712313025	U(PCD)	PD
13712313026	U(PCD)	PD
13712313027	U(PCD)	PD
13712313028	U(PCD)	PD
13712313029	U(PCD)	PD
13712313030	U(PCD)	PD
13712313031	U(PCD)	PD
13712313032	U(PCD)	PD
13712313033	U(PCD)	PD
13712313034	U(PCD)	PD
13712313035	U(PCD)	PD
13712313036	U(PCD)	PD
13712313037	U(PCD)	PD
13712313038	U(PCD)	PD
13712313039	U(PCD)	PD
13712313040	U(PCD)	PD
13712313041	U(PCD)	PD
13712313042	U(PCD)	PD
13712313043	U(PCD)	PD
13712313044	U(PCD)	PD
13712313045	U(PCD)	PD
13712313046	U(PCD)	PD
13712313047	U(PCD)	PD
13712313048	U(PCD)	PD
13712313049	U(PCD)	PD
13712313050	U(PCD)	PD
13712313051	U(PCD)	PD
13712313052	U(PCD)	PD
13712313053	U(PCD)	PD
13712313054	U(PCD)	PD
13712313055	U(PCD)	PD
13712313056	U(PCD)	PD
13712313057	U(PCD)	PD
13712313058	U(PCD)	PD
13712313059	U(PCD)	PD
13712313060	U(PCD)	PD
13712313061	U(PCD)	PD
13712313062	U(PCD)	PD
13712313063	U(PCD)	PD
13712313064	U(PCD)	PD
13712313065	U(PCD)	PD
13712313066	U(PCD)	PD
13712313067	U(PCD)	PD
13712313068	U(PCD)	PD
13712313069	U(PCD)	PD
13712313070	U(PCD)	PD

Parcel	Current Zoning	New Zoning
13712313071	U(PCD)	PD
13712313072	U(PCD)	PD
13712313073	U(PCD)	PD
13712313074	U(PCD)	PD
13712313075	U(PCD)	PD
13712313076	U(PCD)	PD
13712313077	U(PCD)	PD
13712313078	U(PCD)	PD
13712313079	U(PCD)	PD
13712313080	U(PCD)	PD
13712313081	U(PCD)	PD
13712313082	U(PCD)	PD
13712313083	U(PCD)	PD
13712313084	U(PCD)	PD
13712313085	U(PCD)	PD
13712313086	U(PCD)	PD
13712313087	U(PCD)	PD
13712313088	U(PCD)	PD
13712313089	U(PCD)	PD
13712313090	U(PCD)	PD
13712313091	U(PCD)	PD
13712313092	U(PCD)	PD
13712313093	U(PCD)	PD
13712313094	U(PCD)	PD
13712313095	U(PCD)	PD
13712313096	U(PCD)	PD
13712313097	U(PCD)	PD
13712313098	U(PCD)	PD
13712313099	U(PCD)	PD
13712313100	U(PCD)	PD
13712313101	U(PCD)	PD
13712313102	U(PCD)	PD
13712313103	U(PCD)	PD
13712313104	U(PCD)	PD
13712313105	U(PCD)	PD
13712313106	U(PCD)	PD
13712313107	U(PCD)	PD
13712313108	U(PCD)	PD
13712313109	U(PCD)	PD
13712313110	U(PCD)	PD
13712313111	U(PCD)	PD
13712313112	U(PCD)	PD
13712313113	U(PCD)	PD
13712313114	U(PCD)	PD
13712313115	U(PCD)	PD
13712397006	U(PCD)	PD
13712397007	U(PCD)	PD
13712397008	U(PCD)	PD
13712397009	U(PCD)	PD
13712397010	U(PCD)	PD
13808597012	U(L)	R-PD5
13809618001	U(L)	R-PD5
13809618002	U(L)	R-PD5

Parcel	Current Zoning	New Zoning
13809618003	U(L)	R-PD5
13809618004	U(L)	R-PD5
13809618005	U(L)	R-PD5
13809618006	U(L)	R-PD5
13809618007	U(L)	R-PD5
13809618008	U(L)	R-PD5
13809618009	U(L)	R-PD5
13809618010	U(L)	R-PD5
13809618011	U(L)	R-PD5
13809618012	U(L)	R-PD5
13809618013	U(L)	R-PD5
13809618014	U(L)	R-PD5
13809697003	U(L)	R-PD5
13809697004	U(L)	R-PD5
13809697005	U(L)	R-PD5

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: CITY CLERK**DIRECTOR: BARBARA JO (RONI) RONEMUS** ☐ **CONSENT** ☐ **DISCUSSION****SUBJECT:**

Any items from the afternoon session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

MOTION:

REESE – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 135 [ROC-4121] and HOLD IN ABEYANCE Item 104 [709 Jackson Avenue], Item 148 [SUP-3152] to 7/21/2004, Item 119 [MSP-4380] to 8/4/2004 and Item 152 [SUP-4172] to 9/1/2004 – UNANIMOUS

MINUTES:

COUNCILMAN MACK disclosed that he would be abstaining on Item 119 [MSP-4380] because of his position as an advertising consultant for Treasures. He submitted an opinion memo to CITY CLERK BARBARA JO RONEMUS from the City Attorney, which pertained to Item 52 [Elkhorn/US95 Overpass], Item 119 [MSP-4380], Item 121 [VAC-4348], Item 142 [RQR-4243], Item 153 [SUP-4247] and Item 110 [DIR-4421]. He explained that he would be reading the reasons for his abstentions as the items were heard.

Subsequently, as to Item 110 [DIR-4421], COUNCILMAN MACK, after clarification with the applicant's representative, stated he would make a disclosure and not abstain. He added that he is a consultant for SuperPawn, owned by his brother STEVEN MACK which is located near the subject property, and as he had not discussed this item with his brother, would be voting on this item.

Under Item 136 [RQR-3686], COUNCILMAN MACK submitted a supplemental opinion memo, which pertained to his abstention on Item 136 [RQR-3686], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271] and Item 147 [RQR-4282]. See Item 136 [RQR-3686] for discussion.

MAYOR GOODMAN submitted to CITY CLERK RONEMUS an opinion memo from the City Attorney's office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all of which involve billboard signs. He disclosed he would abstain from voting on these items because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

(1:34 – 1:38)

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: July 6, 2004

Re: Request for Opinion on Abstentions for 7/7/04 City Council Meeting

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 110, 111, 119, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 151 and 152 which are to be considered by the City Council at its July 7, 2004 meeting.

Items 110, 111, 148, 149, 151 and 152 involve Special Use Permits for off-premise advertising signs (billboards) at various 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.

Items 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, and 147 involve two-year reviews of previously approved off-premise advertising signs (billboards) at various 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 reviews for continued operation of these 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.

Item 119 involves a request for a Master Sign Plan 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' Master Sign Plan could affect its business and possibly your son's business relationship with Treasures.

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;

Submitted at City Council

Date 7/7/04 Item #101 and
As listed

or (c) His commitment in a private capacity to the interests of others.

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 July 7, 2004 Council meeting, you may vote on the motion to abey, table or withdraw the item since 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

Memorandum

City of Las Vegas Office of the City Attorney

To: Councilman Michael Mack

From: Bryan K. Scott
Deputy City Attorney 

CC: Bradford R. Jerbic
City Attorney

Date: July 6, 2004

Re: Request for Opinion on Abstentions for 7/07/04 City Council Meeting

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 52, 110, 119, 121, 142, and 153 which are scheduled to be heard by the Las Vegas City Council on July 7, 2004.

Item 52 is on the City Council's morning consent agenda and involves the approval of a relocation and settlement agreement with Viacom Outdoor, Inc. for the relocation of a billboard sign in conflict with the Elkhorn/U.S. 95 overpass project. You have informed me that your Company, Mack Consulting, recently negotiated a contract for the lease of billboard advertising space with Viacom Outdoor, Inc. on behalf of a client of Mack Consulting - Treasures, a sexually-oriented business in Ward 1.

Item 119 involves a request for a Master Sign Plan for Treasures, a sexually-oriented business, in Ward 1. You have informed me that you are a paid consultant for Treasures through Mack Consulting and as such, advise Treasures' management on advertising and public relations issues. The approval or disapproval of Treasures' Master Sign Plan could affect its business and possibly your business relationship with Treasures.

Item 121 involves a petition to vacate a United States Government Patent Easement north of Dorrell, west of Durango Drive. You have informed me that Super Pawn is owned by your Brother, Steven Mack, and that you are a paid consultant for Super Pawn. Super Pawn will be constructing a building on a portion of the property near this proposed vacation. The proposed Super Pawn building is to be considered by the Las Vegas Planning Commission at its July 8, 2004 Planning Commission Meeting. It is unknown whether this vacation would have any affect on the proposed Super Pawn building.

Item 142 involves a two-year review of a previously approved off-premise advertising sign (billboard) at 2550 Highland Drive. You have informed me that you are a paid consultant through Mack Consulting, and as such you advise Treasures' management on advertising and public relations issues. Treasures has a contract with Lamar Outdoor Advertising for billboard advertisement space on both sides of the above-referenced billboard. You have further informed me that you did not negotiate Treasures' lease of that billboard space with Lamar. The approval or disapproval of the review for this billboard could affect Treasures' business, Treasures' contractual relationship with

Submitted at City Council

Date 7/7/04 Item #3 and
As listed

Lamar, and possibly your business relationship with Treasures.

Items 153 involves a Special Use Permit for a proposed Financial Institution, Specified and a waiver of the residential distance separation requirement at 849 South Rainbow Boulevard. You have informed me that Super Pawn is owned by your Brother, Steven Mack, and that you are a paid consultant for Super Pawn. Part of Super Pawn's business involves the loaning of money to individuals on a short-term basis, similar to that of the applicants in item 153. The approval or disapproval of this Special Use Permit could affect Super Pawn's business. 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 (c) his commitment in a private capacity to the interests of others.

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, (c) who employs him . . . or (d) with whom he has a substantial and continuing business relationship.

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 all of the above-referenced items.

Item 110 involves the appeal of the Planning Director's decision to refuse to accept an application from Bar-K Realty for a Special Use Permit for an off-premise advertising (billboard) sign. The application does not reference the billboard company with whom Bar-K will be contracting for the billboard. Based on the foregoing, if it is a company with whom you have negotiated a contract with for advertising space on behalf of a client of Mack Consulting or any other venture you are involved in, you should disclose any potential conflict and abstain from the discussion and vote of item 110. If it is not a billboard company with whom you have negotiated, then you may vote on this item without any disclosure.

If any of the above-referenced items are abeyed, tabled or withdrawn at the July 7, 2004 Council meeting, you may vote on the motion to abey, table or withdraw the item since 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
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE ITEM - Hearing to consider the appeal regarding the Zoning Violations/Nuisance Notice and Order to Comply regarding 6012 Iron Kettle Street. **PROPERTY OWNERS:** BRIAN J. & JANECE PINEGAR FAM TR - Ward 6 (Mack)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Neigh. Services/Response

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The subject property was determined to be a public nuisance as defined in Las Vegas Municipal Code, Title 9, Chapter 12, dealing with nuisances. A Zoning Violations/Nuisance Notice and Order to Comply was mailed to the property owners to correct the nuisance; Title 19.08.040(B) (1) (d) (1) regarding the bike/skateboard ramp accessory structure. Today's hearing is to consider the Appeal to the Notice and Order to Comply filed by Brian J. Pinegar.

RECOMMENDATION:

That the City Council approve the Zoning Violations/Nuisance Notice and Order to Comply.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Zoning Violations/Nuisance Notice and Order to Comply
4. Notice of Hearing
5. Notice of Appeal
6. Pictures shown but not presented

MOTION:

MACK – ABEYANCE to 7/21/2004 – UNANIMOUS

MINUTES:

DAVID SEMENZA, Neighborhood Response Manager, Department of Neighborhood Services, presented photos of the subject property and stated that the property was determined to be a public nuisance as defined in Las Vegas Municipal Code, Title 9, Chapter 12, dealing with nuisances. A Zoning Violations/Nuisance and Order to Comply was mailed to the property owners to correct the nuisance.

CITY COUNCIL MEETING OF JULY 7, 2004
Neighborhood Services Department
Item 102 – 6012 Iron Kettle Street

MINUTES – Continued:

accessory structure. Today's hearing is to consider the Appeal to the Notice and Order to Comply filed by Brian J. Pinegar.

MR. SEMENZA stated the Building Department does not require permits for recreation equipment; however, the zoning code does require a three-foot setback from property walls. The City has requested the owner move the ramp to comply with the setback requirement, and the owner is appealing that request.

BRIAN J. PENEGRAR, 6012 Iron Kettle Street, showed photos of the ramp and described the situation explaining the history of events that have transpired since the installation, including the reduction in the height of the ramps in March of 2004 and the approval by the Tropical Meadows Homeowners Association in February of 2004. He was told the distance requirement was in place to allow firefighters room to work should the structure catch fire. MR. PINEGAR appreciated the concept of the requirement; however, he felt it was unlikely that the ramps would catch fire and if they did, they would be consumed before firefighters would arrive as the fire would be self-extinguished.

MR. PINEGAR stated that all of the calls are coming from a neighbor who consistently complains to the City and the Homeowners Association even though the ramp is not adjacent to their property wall. The neighbor over the rear wall, where the majority of ramp frontage lies, has no objections to the ramps. MR. PINEGAR explained that moving the ramps out to meet the setback requirement would, in his opinion, cause a hazard by creating a gap the children could fall into. Moving the ramp would also expose two gas pipes, which are stubbed out for a future pool. MR. PINEGAR respectfully requested that the ordinance be modified to allow waivers to be granted when a proper reason exists and that the PINEGARS receive a waiver and are not forced to move the ramps. He explained his son JASON PINEGAR was very involved with the BMX Skateboard ramp project that was proposed for Neil Park. When funding for that project fell through, JASON worked with his physics teacher to design the ramps that were built in the backyard approximately four years ago.

MR. SEMENZA clarified that MR. PINEGAR was never actually cited and that he is not being asked to take the ramps down, but to move them to be in compliance. MR. SEMENZA suggested putting a rail at the top for safety purposes. MR. PINEGAR explained railings would be more hazardous, and he pointed out that a rail would show above the fence.

COUNCILMAN MACK acknowledged this is a tough situation. He pointed out that his office was never involved in discussions regarding Estelle Neil Park; however, the City did take over maintenance of the park once the County built it. He said the Council has been diligent in providing alternative recreational opportunities, such as skateboard parks. The fact that the Building & Safety Department does not issue permits for recreational equipment concerned him, and he suggested having staff investigate zoning codes requiring accessory structures being

CITY COUNCIL MEETING OF JULY 7, 2004
Neighborhood Services Department
Item 102 – 6012 Iron Kettle Street

MINUTES – Continued:

permitted. COUNCILMAN MACK explained he would be concerned about a precedent being set by granting this appeal, and, therefore, he would not be supportive of a variance or waiver.

ROBERT GENZER, Director, Planning and Development Department, explained that a variance would require an application and for the item to be heard before the Planning Commission and again at Council and that that was not what was being currently discussed. DEPUTY CITY ATTORNEY BRYAN SCOTT concurred with MR. GENZER reiterating the only topic being considered is the appeal by the applicant. DEPUTY CITY ATTORNEY SCOTT read the Code definition of “structure”. There was discussion regarding the definition of an accessory structure and whether the ramp qualified as such. If it is considered an accessory structure, the set back requirements must be satisfied.

MAYOR GOODMAN emphasized he did not want the applicant to have to go through the Planning Commission process only to be told there is no ordinance for them to reference. DEPUTY CITY ATTORNEY SCOTT explained that if they were to apply for a variance, the applicant would have to prove hardship, and there did not appear to be hardship involved. MR. PINEGAR explained he was told an application for a variance could not be made because no permit was required to build the ramps.

CITY MANAGER DOUG SELBY suggested staff could work with the applicant and that perhaps the item could be brought back before Council at a future date.

(1:38 – 1:56)

4-209

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: Neighborhood Services

ITEM DESCRIPTION: Hearing to consider the appeal regarding the Zoning Violations/Nuisance Notice and Order to Comply regarding 6012 Iron Kettle Street. PROPERTY OWNERS: BRIAN J. & JANECE PINEGAR FAM TR - Ward 6 (Mack)

The subject property was deemed to be a public nuisance as defined in Las Vegas Municipal Code, Title 9, Chapter 12, dealing with nuisances.

A Zoning Violations/Nuisance Notice and Order to Comply was sent to the property owners by regular and certified mail requesting they correct the nuisance regarding the bike/skateboard ramp accessory structure. The notice advised that "detached, accessory structures (except patio covers) in the rear yard must be located a minimum distance of three feet from the side and rear property lines..." A copy of the notice was also posted on the property.

Today's hearing is to consider the appeal from Zoning Violations/Nuisance Notice and Order to Comply filed by Brian J. Pinegar.





NEIGHBORHOOD SERVICES DEPARTMENT
DIRECTOR
ORLANDO SANCHEZ

NOTICE AND ORDER

April 14, 2004

Reference # 11546
Certified/Regular Mail
Return Receipt Requested

Brian & Janece Pinegar
6012 Iron Kettle
Las Vegas, NV ~~89183~~ 89130

RECEIVED
CITY CLERK
2004 APR 26 A 8:02

ZONING VIOLATIONS/NUISANCE NOTICE AND ORDER **TO COMPLY**

Dear Mr. & Mrs. Pinegar:

We have looked into the recourse provided for in the Zoning Code. We have decided the best approach is to allow you an appeal before City Council. For this to take place, I am sending you this formal Notice and Order for zoning compliance which allows you to follow the appeal procedure at no cost to you. Additionally, there can be no enforcement until your appeal is heard. The following information is our boilerplate nuisance notice; please don't be offended by it.

You are hereby notified as owner(s) of the property located at 6012 Iron Kettle, Las Vegas, NV, Parcel # 12527611016, that you are in violation of Las Vegas Municipal Code, Title 9, Chapter 12, dealing with nuisances.

Las Vegas Municipal Code 9.04.045 authorizes the City of Las Vegas to access and collect a re-inspection fee of \$75.00 if the violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$45.00 per hour, one-hour minimum (not to be pro-rated) will be charged for each additional inspection after the initial re-inspection.

MAYOR OSCAR B. GOODMAN

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

CITY MANAGER: DOUGLAS A. SELBY

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

18201-031-2-04

VOICE 702.229.2330 • FAX 702.382.3045 • TTY 702.388.9108 • www.ci.las-vegas.nv.us

Q

**Reference: 11546
6012 Iron Kettle St
Page 2**

You are hereby ordered to correct the nuisance; Title 19.08.040(B) (1) (d) (1)

"detached, accessory structures (except patio covers) in the rear yard must be located a minimum distance of three feet from the side and rear property lines....."

If you disagree with the assessment of Neighborhood Response, then within ten days after service of the notice of violation, the owner or responsible party may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk. Within fifteen days after the appeal has been filed, the appellant shall be given written notice of the procedure and time frame for the hearing of the appeal. The appeal shall be heard by the City Council or by the Council's designee, with a right of final appeal to the Council. The decision of the City Council or the Council's designee, in cases where a designee hears an appeal and no further appeal is taken, shall be final and conclusive. An owner or responsible party failing to appeal as provided in this Section shall be deemed to have waived any and all objections to the existence of a public nuisance and the abatement of such nuisance.

Failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter. It is recommended that you contact the Department of Neighborhood Services, Neighborhood Response Division, by telephoning (702) 229-6615 concerning your intentions with regard to the referenced property at your earliest convenience.

Sincerely,



David Semenza, Manager
Department of Neighborhood Services
Neighborhood Response Division

Cc: Michael Mack



June 4, 2004

CERTIFIED & REGULAR MAIL

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
NET MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER

Brian J. and Janece Pinegar
6012 Iron Kettle Street
Las Vegas, Nevada 89130

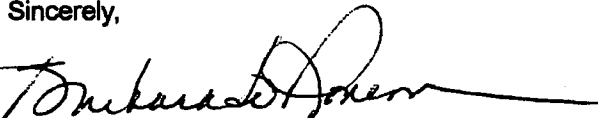
Re: Notice of Appeal Hearing – Notice and Order to Abate a Nuisance on property located at 6012 Iron Kettle Street.

Dear Property Owners:

You are hereby notified that a hearing has been scheduled before the Las Vegas City Council at 400 Stewart Avenue, Las Vegas, Nevada on the 16th day of June, 2004, at the hour of 1:00 p.m. This hearing is in response to your letter dated April 23, 2004 requesting the same, concerning the Notice and Order to Abate a Nuisance on property located at 6012 Iron Kettle Street.

If you have any questions or need further information please do not hesitate to contact our office at 229-6311.

Sincerely,


Barbara Jo Ronemus, CMC
City Clerk

BJR/bkb

cc: Orlando Sanchez, Director, Neighborhood Services
David Semenza, Manager, Neighborhood Response, Neighborhood Services
Dan Still, Deputy City Attorney
Paul Wilkins, Director, Department of Building & Safety
Leni Skaar, Ward 6 Liaison

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

FAX FLASH!

Date and Time:	Friday, April 23, 2004 3:55 PM
To:	Attention: Beverly 702-229-6311
Company:	Las Vegas City Clerk
Fax No.:	702-382-4803 <i>384-9964 Purchasing Fax</i>
From:	Brian J. Pinegar <i>[Signature]</i>
Company:	
Phone No.:	702-604-5869 [cell phone]
Fax No.:	702-396-4475
No. of Pages:	10, including cover

Message:

Dear Beverly:

Per our recent telephone conversation, I disagree with the assessment of Neighborhood Response [Reference #: 11546] regarding our BMX / skateboard ramps in our back yard. I would like to appeal their response before the Las Vegas City Council.

I am including in this fax the following: 1. The "Notice and Order" letter that I received from Mr. David Semenza dated April 14, 2004. 2. Copy of the "Nuisance Correction Notice" Reference #: 11546. 3. My letter to Mr. Eddie Dichter dated March 30, 2004. 4. Two pictures of the ramps. 5. The "approval" notification that I received from the Tropical Meadows Homeowners Association regarding the ramps. 6. An E-mail letter that I sent to Lisa Campbell [a representative in Councilman Michael Mack's office] dated April 14, 2004.

If you are in need of additional information or items, please notify me ASAP. Please contact me at your earliest convenience to inform me of what my next step or responsibility will be. I can be contacted at 702-604-5869 [cell phone].

Thank you again for your assistance.

Brian J. Pinegar

6012 Iron Kettle Street

Las Vegas, Nevada 89130

RECEIVED
CITY CLERK
2004 APR 26 A 8:02

4-23-04

16:15 FAXED TO LVCC. (P) Stacy, SA FAX JAMMED + OUT OF PAPER
16:20 RE-FAXED, REC'D 10 PAGES 345 BLANK. STACY REPLACING TONER CONTINUOUSLY.
16:20

Code Book 2424

FINAL NOTICE

City of Las Vegas
 NEIGHBORHOOD SERVICES DEPARTMENT
 Neighborhood Response - Code Enforcement
 400 Stewart Avenue, 2nd Floor, Las Vegas, NV 89101-2986
NUISANCE CORRECTION NOTICE

FINAL NOTICE

Ref No.

11546

Location

16012 Iron Kettle Street

LVMC 9.04.045 Authorizes the City of Las Vegas to access and collect a re-inspection fee of \$75.00 if the violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$45.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection.

9.04.010(H) "Responsible party" means any tenant, occupant, lessor, lessee, manager, licensee or other person having control over a structure or parcel of land in the City.

I have inspected this property and have found the following nuisance violation(s) of the City of Las Vegas Municipal Code(s):

9.04.010 (D) **IMMINENT HAZARD** means any condition associated with real property that places a person's life, health or property in high risk of peril when such condition is immediate, impending, or on the point of happening or meaning.

9.04.010(G) **PUBLIC NUISANCE** or nuisance activity means any of the following conditions:

- ___ (1) **Attractive Nuisance** Any area, structure or object which by its nature, location and/or character would tend to attract and endanger the safety of any minor person.
- ___ (2) **Building Code Violation** Any violation of the Uniform Building Code, as adopted and amended by Title 16 of this Code.
- ___ (4) **Polluted Water/Stagnant Swimming Pools** "Pool water may not be pumped onto public street."
- ___ (5) **Refuse and Waste** Any material, regardless of its market value, which, by reason of its location and/or character, is unsightly or interferes with the reasonable use and enjoyment of adjacent properties; or which has a detrimental effect upon adjacent property values; or which would hamper or interfere with the containment of fire upon the premises.
 sub-section (a) Including but not limited to wood, lumber, cans, boxes, tires, rags, appliances, brush, grass, tree limbs, buckets, glass, paper, mattresses, discarded furniture and auto parts, broken concrete, rocks, scrap metal, plastic cartons, and newspaper.
- ___ (6) **Sign Violation** Any sign which is in violation of Title 19A of this Code.
- X (7) **Zoning Violation** Any violation of Title 19A of this Code other than a sign violation. 19.08.040(B)(1)
- (8) **Nuisances in General** Bike/Skateboard Ramp Accessory Structure
 - ___ (a) Weeds and turf grass in plain view of the front yard on a developed parcel or vacant parcel exceeding eight (8) inches in height.
 - ___ (b) Graffiti, defined as the unauthorized spraying of paint, ink, chalk, dye or other similar marking substances on public or private buildings, walls, fences or other structures allowed to remain for more than 24 hours.
 - ___ (c) Unpainted or painted building, walls, fences or other structures upon which the condition of the structure has become so deteriorated as to permit decay, excessive cracking, peeling, chalking, dry rot, warping or termite infestation.
 - ___ (d) Criminal activity on any lot or premises within the city.

Remarks You must meet the building setbacks and maintain them as follows: 20 ft Front yard, 3 ft Side yard/rear yard, 10 ft from house (roof eaves), must not exceed 50% of rear lot coverage, or extend over fence. You must meet noise ordinance.

This will serve as notice that you have until 4-15-04 to bring the property into compliance with the Las Vegas Municipal Code (L.V.M.C.). If, after this date, the property is not brought into compliance, criminal and civil prosecution may be sought concurrently in accordance with L.V.M.C. 9.04.020. The penalty for such criminal violation(s), upon conviction, is a fine not exceeding one thousand dollars or imprisonment for a term not exceeding six (6) months, or any combination of such fine and imprisonment. Furthermore, each day that a violation continues to exist constitutes a separate offense.

FINAL NOTICE

Thank you.

- ☐ Previous Violation
- ☐ This is a neighborhood clean-up
- ☒ Copy mailed/delivered to Owner's address
- ☐ Final Notice/Fee Assessed
- ☐ \$75.00
- ☐ \$45.00

If you have any questions, please call 229-6615 or 229-4913

16

Inspector

18201-004-4/03

4-2-04

Date

4-15-04

Reinspection Date

FINAL NOTICE

March 30, 2004

Mr. Eddie Dichter
Front Counter Supervisor
City of Las Vegas Current Planning
731 South 4th Street
Las Vegas, Nevada 89101

Ref. No.: 11546
Location: 6012 Iron Kettle Street
*** Mailed Certified ***

Dear Mr. Dichter:

I am in receipt of the Nuisance Correction Notice issued by your department to me on 03-22-04. Please see attached copy.

On Saturday, March 20, 2004, a representative from your office named Robert [I do not recall Robert's last name] personally visited our home and viewed the BMX ramps that are in our backyard. At that time, Robert mentioned that the official complaint consisted of the following:

1. The ramps were higher than the block wall and were visible to a neighbor.
2. A neighbor had complained of noise due to the children using the ramps.

I escorted Robert to the ramps and showed him how we had trimmed the top of the ramps off so that no part of the ramps would be visible above the top of the wall. My son and I had trimmed the ramps on Saturday, March 13, 2004.

I asked Robert about the concern of noise. He discussed the noise ordinance with my wife and I in detail. I do not believe that we have or do violate the noise ordinance. The ramps are only used during daylight hours; generally between 3:30 - 6:30 PM for only 20-40 minutes, possibly 2-3 days a week. Our rule is when the sun goes down, the ramps are closed. We want to continue to be good neighbors.

I have attached a copy of my Architectural Request for Property Improvements that I submitted to our homeowners association on May 7, 2002. I had submitted the attached request due to another one of your department's representatives coming to our home to look at the ramps due to a concern being reported to your department about the ramps.

City of Las Vegas Current Planning
 Neighborhood Services Department
 Ref. No.: 11546
 Location: 6012 Iron Kettle Street
 March 30, 2004

I apologize that I do not remember your representative's name, however, she mentioned that the ramps could not touch the common wall between our property and our neighbor's property. She said nothing about a three (3) foot distance. She had us trim the north edge of the ramps away from the wall. She returned to our property and approved the ramps on April 25, 2002. From that time until March 20, 2004, we have had the understanding that our ramps were within the code, due to her issuing an approval and dismissing the filed concern.

In August 2003, members of our homeowners association board did an on-site inspection of the ramps and they even had our son demonstrate how the ramps were being used. They were satisfied with what they saw and experienced. Therefore, on February 19, 2004, the Tropical Meadows Homeowners Association granted an approval to our Architectural Request for Property Improvements to have the BMX ramps. Please see attached copy of the approval.

I believe that trying to modify the ramps now by cutting off three (3) feet of the ramp on the north side would create a very dangerous situation for the children who use them. A serious gap would then exist between the ramp and the block wall, thus creating a hazard that does not currently exist in it's current condition. I can foresee the children falling into the new gap and sustaining serious physical injury. The ramps have not hurt, injured or damaged any of my neighbors in any way.

Therefore, due to the foregoing, I am requesting to have a representative of your office telephone me and coordinate an on-site inspection to view and discuss the ramps in question. I would have sent in pictures of the ramps for your review, however, I do not feel that any pictures would truly represent that ramps properly. I would also like to request a variance to the current Las Vegas City code/ordinance with regard to the three (3) foot distance from the side wall. I believe by personally performing the on-site inspection of the ramps, a very strong basis will be created realized to support my request for a variance to the established code.

Please call me at your earliest convenience to coordinate the on-site inspection. I can be reached at 702-604-5869 [cell phone].

City of Las Vegas Current Planning
Neighborhood Services Department
Ref. No.: 11546
Location: 6012 Iron Kettle Street
March 30, 2004

Thank you in advance for your consideration and understanding to my request.

Respectfully yours,

A handwritten signature in dark ink, appearing to read "Brian J. Pinegar", is written over a horizontal line.

Brian J. Pinegar
6012 Iron Kettle Street
Las Vegas, Nevada 89130



**Tropical Meadows
Homeowners Association
c/o Thoroughbred Management
3650 N Rancho Dr. Suite 112
Las Vegas, NV 89130**

**Brian & Janace Pinegar
6012 Iron Kettle St
Las Vegas, NV 89130**

February 19, 2004

The Architectural Review Committee has reviewed the plans you submitted for the following items:

BMX Bicycle Ramp in Backyard

____ Approved as Submitted.

X **Approved with the following conditions:**

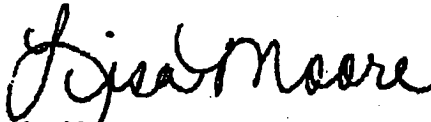
- The removal any part of the structure which is above the common wall shared by your neighbors
- Using the ramp during reasonable hours of the day

____ Your plan package was incomplete.

____ Rejected for the following reasons:

If you have any questions, please contact Thoroughbred Management. Thank you very much.

Sincerely,



**Lisa Moore
Association Manager**

Apr 23 04 03:47p

Sent. By: Thoroughbred Management;

1 702 515 2043;

Mar-24-04 4:28PM;

Page 2/2

Dec 18 02 09:10p

Pinegar's

702-695-7171

P.C.

Tropical Meadows Homeowners Association
Architectural Request for Property Improvements

Homeowner(s) Brown + Jackson Pines Date 5-7-02Address 6012 Iron Kettle St. Lakewood, CO 80150Home Phone 702-7171

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ

☐

CONSENT

☒

DISCUSSION

SUBJECT:

Hearing to consider the appeal to the Nuisance Correction Notices filed by Walid Nesheiwat regarding the property located at 2850 E Charleston Boulevard. PROPERTY OWNER: MARGARET HASSELBALCH – Ward 3 (Reese)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Neigh. Services/Response

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The subject property was determined to be a public nuisance as defined in Las Vegas Municipal Code, Title 9, Chapter 12 dealing with nuisances. Nuisance Correction Notices Title 19 Zoning Violation and 9.04.010(D) Imminent Hazard were issued to the business owner to correct the nuisance regarding the barbed wire and razor wire installed around the property. Today's hearing is to consider the appeal to the Nuisance Correction Notices filed by Walid Nesheiwat.

RECOMMENDATION:

That the City Council approve the Nuisance Correction Notices.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Nuisance Correction Notices
4. Notice of Hearing
5. Notice of Appeal
6. Pictures shown but not submitted

MOTION:

REESE – APPROVED the Nuisance Correction Notices with the applicant to remove the razor wire within one week – UNANIMOUS

MINUTES:

DAVID SEMENZA, Neighborhood Response Manager, Department of Neighborhood Services, presented pictures of the subject property and stated that the subject property was determined to be a public nuisance as defined in Las Vegas Municipal Code, Title 9, Chapter 12, dealing with nuisances. Nuisance Correction Notices Title 19 Zoning Violation and 9.04.010(d) Imminent Hazard were issued to the business owners to correct the nuisance regarding the barbed wire and

CITY COUNCIL MEETING OF JULY 7, 2004
Neighborhood Services Department
Item 103 – 2850 East Charleston Boulevard

MINUTES Continued:

razor wire installed around the property. Today's hearing is to consider the appeal to the Nuisance Correction Notices filed by Walid Nesheiwat.

MR. SEMENZA explained that razor wire may only be used when the detailed use, location and construction requirements are approved by the Planning Commission and that the use of razor wire at this location was never heard by the Planning Commission.

WALID NESHEIWAT, owner of the ice cream trucks kept on the subject property, stated the razor wire is necessary because his vehicles have been broken into multiple times and he needs to protect his business. MAYOR GOODMAN sympathized with MR. NESHEIWAT'S situation and told him he was in violation because an application for the razor wire should have been heard before the Planning Commission prior to the installation.

COUNCILMAN REESE pointed out that in February of 1995, Planning staff approved a fenced parking lot at this location, which should have been a 240-foot chain link fence with wide slats and three strands of barbed wire. He stated the slats were never installed. The razor wire was put in, and he wanted it removed. COUNCILMAN REESE indicated there are other ways to secure property and that the fence is unsightly and a trash collector. He was unhappy that the conditions of the application were not met and that it went undiscovered for so long.

MR. NESHEIWAT told COUNCILMAN REESE that he was not involved with the property in 1995 and that he came into the property in 1998. He explained his lease would be up in three months and asked how long he had to remove the razor wire. COUNCILMAN REESE gave MR. NESHEIWAT one week to remove it.

No one appeared in opposition.

(1:56 – 2:00)

4-790

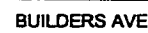
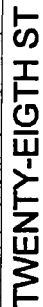
AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: Neighborhood Services

ITEM DESCRIPTION: Public Hearing to consider the appeal to the Nuisance Correction Notices filed by Walid Nesheiwat regarding the property located at 2850 E Charleston Boulevard. PROPERTY OWNER: MARGARET HASSELBACH Ward 3 (Reece)

The subject property was deemed to be a public nuisance as defined in Las Vegas Municipal Code, Title 9, Chapter 12 dealing with nuisances. Nuisance Correction Notices Title 19 Zoning Violation and 9.04.010(D) Imminent Hazard were issued to the business owner to correct the nuisance regarding the barbed wire and razor wire installed around the property. Today's hearing is to consider the appeal to the Nuisance Correction Notices filed by Walid Nesheiwat.



CHARLESTON BLVD



CLARK RIDGE
APARTMENTS
477 UNITS

Z.A.
ICE (Kenne)

City of Las Vegas
NEIGHBORHOOD SERVICES DEPARTMENT
Neighborhood Response - Code Enforcement
400 Stewart Avenue, 2nd Floor, Las Vegas, NV 89101-2986
NUISANCE CORRECTION NOTICE

Ref No.

15561

Location

7850 E Charleston Bl

LVMC 9.04.045 Authorizes the City of Las Vegas to access and collect a re-inspection fee of \$75.00 if the violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$45.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection

9.04.010(H) "Responsible party" means any tenant, occupant, lessor, lessee, manager, licensee or other person having control over a structure or parcel of land in the City.

I have inspected this property and have found the following nuisance violation(s) of the City of Las Vegas Municipal Code(s):

(X) 9.04.010 (D) **IMMINENT HAZARD** means any condition associated with real property that places a person's life, health or property in high risk of peril when such condition is immediate, impending, or on the point of happening or meaning.

04.010(G) **PUBLIC NUISANCE** or nuisance activity means any of the following conditions:

(X) (1) **Attractive Nuisance** Any area, structure or object which by its nature, location and/or character would tend to attract and endanger the safety of any minor person.

(2) **Building Code Violation** Any violation of the Uniform Building Code, as adopted and amended by Title 16 of this Code.

(4) **Polluted Water/Stagnant Swimming Pools** *Pool water may not be pumped onto public street.

(5) **Refuse and Waste** Any material, regardless of its market value, which, by reason of its location and/or character, is unsightly or interferes with the reasonable use and enjoyment of adjacent properties; or which has a detrimental effect upon adjacent property values; or which would hamper or interfere with the containment of fire upon the premises.

sub-section (a) Including but not limited to wood, lumber, cans, boxes, tires, rags, appliances, brush, grass, tree limbs, buckets, glass, paper, mattresses, discarded furniture and auto parts, broken concrete, rocks, scrap metal, plastic cartons, and newspaper.

(X) (6) **Sign Violation** Any sign which is in violation of Title 19A of this Code.

(X) (7) **Zoning Violation** Any violation of Title 19A of this Code other than a sign violation.

(8) **Nuisances In General**

(a) **Weeds and turf grass** in plain view of the front yard on a developed parcel or vacant parcel exceeding eight (8) inches in height.

(b) **Graffiti**, defined as the unauthorized spraying of paint, ink, chalk, dye or other similar marking substances on public or private buildings, walls, fences or other structures allowed to remain for more than 24 hours.

(c) **Unpainted or painted building**, walls, fences or other structures upon which the condition of the structure has become so deteriorated as to permit decay, excessive cracking, peeling, chalking, dry rot, warping or termite infestation.

(d) **Criminal activity** on any lot or premises within the city.

Remarks

BECAUSE OF LIFE/SAFETY HAZARD - Bomb Wire?
All RAZOR wire must be REMOVED by 3:00 pm on 5-28
04.

This will serve as notice that you have until 5/28/04 - 3:00pm to bring the property into compliance with the Las Vegas Municipal Code (L.V.M.C.). If, after this date, the property is not brought into compliance, criminal and civil prosecution may be sought concurrently in accordance with L.V.M.C. 9.04.020. The penalty for such criminal violation(s), upon conviction, is a fine not exceeding one thousand dollars or imprisonment for a term not exceeding six (6) months, or any combination of such fine and imprisonment. Furthermore, each day that a violation continues to exist constitutes a separate offense.

- ☐ Previous Violation
- ☐ This is a neighborhood clean-up
- ☐ Copy mailed/delivered to Owner's address
- ☐ Final Notice/Fee Assessed
- ☐ \$75.00
- ☐ \$45.00

If you have any questions, please call 229-6615

Inspector

18201-004-4/03

Date

Reinspection Date

229-5703

5/28

5/28

3:00pm

* FAILURE TO COMPLY
WILL RESULT WITH
CITATION COURT FINES!!

City of Las Vegas
NEIGHBORHOOD SERVICES DEPARTMENT
Neighborhood Response - Code Enforcement
400 Stewart Avenue, 2nd Floor, Las Vegas, NV 89101-2986
NUISANCE CORRECTION NOTICE

L.A. ICE
Crime/Property

Ref No. 15561 Location 2850 E CHARLESTON

LVMC 9.04.045 Authorizes the City of Las Vegas to access and collect a re-inspection fee of \$75.00 if the violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$45.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection

9.04.010(H) "Responsible party" means any tenant, occupant, lessor, lessee, manager, licensee or other person having control over a structure or parcel of land in the City.

I have inspected this property and have found the following nuisance violation(s) of the City of Las Vegas Municipal Code(s):

___ 9.04.010 (D) **IMMINENT HAZARD** means any condition associated with real property that places a person's life, health or property in high risk of peril when such condition is immediate, impending, or on the point of happening or meaning.

___ 9.04.010(G) **PUBLIC NUISANCE** or nuisance activity means any of the following conditions:

- ___ (1) **Attractive Nuisance** Any area, structure or object which by its nature, location and/or character would tend to attract and endanger the safety of any minor person.
- ___ (2) **Building Code Violation** Any violation of the Uniform Building Code, as adopted and amended by Title 16 of this Code.
- ___ (4) **Polluted Water/Stagnant Swimming Pools** *Pool water may not be pumped onto public street.
- ___ (5) **Refuse and Waste** Any material, regardless of its market value, which, by reason of its location and/or character, is unsightly or interferes with the reasonable use and enjoyment of adjacent properties; or which has a detrimental effect upon adjacent property values; or which would hamper or interfere with the containment of fire upon the premises.
- ___ **sub-section (a)** Including but not limited to wood, lumber, cans, boxes, tires, rags, appliances, brush, grass, tree limbs, buckets, glass, paper, mattresses, discarded furniture and auto parts, broken concrete, rocks, scrap metal, plastic cartons, and newspaper.
- (X) (6) **Sign Violation** Any sign which is in violation of Title 19A of this Code.
- (7) **Zoning Violation** Any violation of Title 19A of this Code other than a sign violation.
- (8) **Nuisances in General**
- ___ (a) **Weeds and turf grass** in plain view of the front yard on a developed parcel or vacant parcel exceeding eight (8) inches in height.
- ___ (b) **Graffiti**, defined as the unauthorized spraying of paint, ink, chalk, dye or other similar marking substances on public or private buildings, walls, fences or other structures allowed to remain for more than 24 hours.
- ___ (c) **Unpainted or painted building**, walls, fences or other structures upon which the condition of the structure has become so deteriorated as to permit decay, excessive cracking, peeling, chalking, dry rot, warping or termite infestation.
- ___ (d) **Criminal activity** on any lot or premises within the city.

Remarks

PLEASE REMOVE ALL RAZOR WIRE & BARB WIRE -
NOT ALLOWED IN C-ZONE.

This will serve as notice that you have until 6-3-04 to bring the property into compliance with the Las Vegas Municipal Code (L.V.M.C.). If, after this date, the property is not brought into compliance, criminal and civil prosecution may be sought concurrently in accordance with L.V.M.C. 9.04.020. The penalty for such criminal violation(s), upon conviction, is a fine not exceeding one thousand dollars or imprisonment for a term not exceeding six (6) months, or any combination of such fine and imprisonment. Furthermore, each day that a violation continues to exist constitutes a separate offense.

- ☐ Previous Violation
☐ This is a neighborhood clean-up
☐ Copy mailed/delivered to Owner's address
☐ Final Notice/Fee Assessed
☐ \$75.00
☐ \$45.00

If you have any questions, please call 229-6615

Inspector

Date

Reinspection Date

18201-004-4/03

21-Tony

5-25-04

6-3-04

229-5301



June 24, 2004

CERTIFIED & REGULAR MAIL

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN

LAWRENCE WEEKLY

MICHAEL MACK

NET MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER

Walid Nesheiwat and Margaret Hasselbalch
2850 East Charleston Boulevard
Las Vegas, Nevada 89

Re: Notice of Appeal Hearing – Notice and Order to Comply on property located at
2850 East Charleston Boulevard

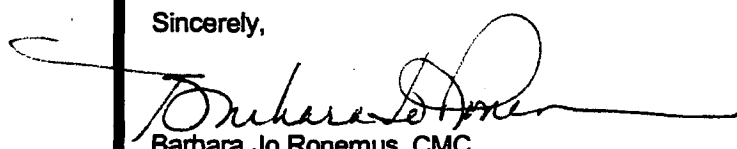
Dear Mr. Nesheiwat & Ms. Hasselbalch:

You are hereby notified that a hearing has been scheduled before the Las Vegas City Council at 400 Stewart Avenue, Las Vegas, Nevada on the 7th day of July, 2004, at the hour of 1:00 p.m. This hearing is in response to your letters dated May 28, 2004 requesting the same, concerning the Notice and Order on property located at 2850 East Charleston Boulevard.

You may be present at the hearing. You may be, but need not be, represented by counsel. You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You may request the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by filing an affidavit therefore with the City Clerk on behalf of the Las Vegas City Council.

If you have any questions or need further information please do not hesitate to contact our office at 229-6311.

Sincerely,


Barbara Jo Ronemus, CMC
City Clerk

BJR/bkb

cc: Orlando Sanchez, Director, Neighborhood Services
David Semenza, Manager, Neighborhood Response, Neighborhood Services
Dan Still, Deputy City Attorney
Paul Wilkins, Director, Department of Building & Safety
Susie Martinez, Ward 3 Liaison

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

CITY of LAS VEGAS

OFFICE OF THE CITY CLERK
CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101-2986

CERTIFIED MAIL



U.S. POSTAGE



04.42:

H METER 716355

RECEIVED
CITY CLERK

7003 3110 0003 1078 2811

JUN 24 - 8 40 20

Walid Nesheiwat and Margaret
Hasselbalch
2850 East Ch
Las Vegas, N

HASS850 891043031 IN 21 06/29/04
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

RETURN
TO SENDER
ATTEMPT UNKNOWN

891043031072836



May 28, 2004

I want to appeal the nuisance
notice for 2850 E. Charleston Blvd.

Thank you.

Wendy M. Smith

RECEIVED
CITY CLERK

2004 MAY 28 A 10:21

City of Las Vegas
NEIGHBORHOOD SERVICES DEPARTMENT
Neighborhood Response - Code Enforcement
400 Stewart Avenue, 2nd Floor, Las Vegas, NV 89101-2986
NUISANCE CORRECTION NOTICE

L.A. ICE
CRIME/CONDO

Ref No. _____

Location

2850 E CHARLESTON

LVMC 9.04.045 Authorizes the City of Las Vegas to access and collect a re-inspection fee of \$75.00 if the violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$45.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection

9.04.010(H) "Responsible party" means any tenant, occupant, lessor, lessee, manager, licensee or other person having control over a structure or parcel of land in the City.

I have inspected this property and have found the following nuisance violation(s) of the City of Las Vegas Municipal Code(s):

9.04.010 (D) **IMMINENT HAZARD** means any condition associated with real property that places a person's life, health or property in high risk of peril when such condition is immediate, impending, or on the point of happening or meaning.

.04.010(G) **PUBLIC NUISANCE** or nuisance activity means any of the following conditions:

- ____ (1) **Attractive Nuisance** Any area, structure or object which by its nature, location and/or character would tend to attract and endanger the safety of any minor person.
- ____ (2) **Building Code Violation** Any violation of the Uniform Building Code, as adopted and amended by Title 16 of this Code.
- ____ (4) **Polluted Water/Stagnant Swimming Pools** *Pool water may not be pumped onto public street.
- ____ (5) **Refuse and Waste** Any material, regardless of its market value, which, by reason of its location and/or character, is unsightly or interferes with the reasonable use and enjoyment of adjacent properties; or which has a detrimental effect upon adjacent property values; or which would hamper or interfere with the containment of fire upon the premises.
sub-section (a) Including but not limited to wood, lumber, cans, boxes, tires, rags, appliances, brush, grass, tree limbs, buckets, glass, paper, mattresses, discarded furniture and auto parts, broken concrete, rocks, scrap metal, plastic cartons, and newspaper.
- (X) (6) **Sign Violation** Any sign which is in violation of Title 19A of this Code.
- (7) **Zoning Violation** Any violation of Title 19A of this Code other than a sign violation.
- (8) **Nuisances in General**
 - ____ (a) **Weeds and turf grass** in plain view of the front yard on a developed parcel or vacant parcel exceeding eight (8) inches in height.
 - ____ (b) **Graffiti**, defined as the unauthorized spraying of paint, ink, chalk, dye or other similar marking substances on public or private buildings, walls, fences or other structures allowed to remain for more than 24 hours.
 - ____ (c) **Unpainted or painted building**, walls, fences or other structures upon which the condition of the structure has become so deteriorated as to permit decay, excessive cracking, peeling, chalking, dry rot, warping or termite infestation.
 - ____ (d) **Criminal activity** on any lot or premises within the city.

Remarks

PLEASE REMOVE ALL RAZOR WIRE! BARB WIRE - NOT ALLOWED IN C-ZONE.

This will serve as notice that you have until 6-3-04 to bring the property into compliance with the Las Vegas Municipal Code (L.V.M.C.). If, after this date, the property is not brought into compliance, criminal and civil prosecution may be sought concurrently in accordance with L.V.M.C. 9.04.020. The penalty for such criminal violation(s), upon conviction, is a fine not exceeding one thousand dollars or imprisonment for a term not exceeding six (6) months, or any combination of such fine and imprisonment. Furthermore, each day that a violation continues to exist constitutes a separate offense.

- ☐ Previous Violation
- ☐ This is a neighborhood clean-up
- ☐ Copy mailed/delivered to Owner's address
- ☐ Final Notice/Fee Assessed
- ☐ \$75.00
- ☐ \$45.00

If you have any questions, please call 229-6615

Inspector

Date

Reinspection Date

18201-004-4/03

21-Tony

5-25-04

6-3-04

229-5301

City of Las Vegas
NEIGHBORHOOD SERVICES DEPARTMENT
Neighborhood Response - Code Enforcement
400 Stewart Avenue, 2nd Floor, Las Vegas, NV 89101-2986
NUISANCE CORRECTION NOTICE

L.A.
ICE CREME

Ref No. _____

Location

2850 E CHARLESTON BL

LVMC 9.04.045 Authorizes the City of Las Vegas to access and collect a re-inspection fee of \$75.00 if the violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$45.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection

9.04.010(H) "Responsible party" means any tenant, occupant, lessor, lessee, manager, licensee or other person having control over a structure or parcel of land in the City.

I have inspected this property and have found the following nuisance violation(s) of the City of Las Vegas Municipal Code(s):

☒ **9.04.010 (D) IMMINENT HAZARD** means any condition associated with real property that places a person's life, health or property in high risk of peril when such condition is immediate, impending, or on the point of happening or meaning.

9.04.010(G) PUBLIC NUISANCE or nuisance activity means any of the following conditions:

- ☒ (1) **Attractive Nuisance** Any area, structure or object which by its nature, location and/or character would tend to attract and endanger the safety of any minor person.
- ____ (2) **Building Code Violation** Any violation of the Uniform Building Code, as adopted and amended by Title 16 of this Code.
- ____ (4) **Polluted Water/Stagnant Swimming Pools** *Pool water may not be pumped onto public street.
- ____ (5) **Refuse and Waste** Any material, regardless of its market value, which, by reason of its location and/or character, is unsightly or interferes with the reasonable use and enjoyment of adjacent properties; or which has a detrimental effect upon adjacent property values; or which would hamper or interfere with the containment of fire upon the premises.
- sub-section (a)** Including but not limited to wood, lumber, cans, boxes, tires, rags, appliances, brush, grass, tree limbs, buckets, glass, paper, mattresses, discarded furniture and auto parts, broken concrete, rocks, scrap metal, plastic cartons, and newspaper.
- ☒ (6) **Sign Violation** Any sign which is in violation of Title 19A of this Code.
- ☒ (7) **Zoning Violation** Any violation of Title 19A of this Code other than a sign violation.
- (8) **Nuisances In General**
- ____ (a) **Weeds and turf grass** in plain view of the front yard on a developed parcel or vacant parcel exceeding eight (8) inches in height.
 - ____ (b) **Graffiti**, defined as the unauthorized spraying of paint, ink, chalk, dye or other similar marking substances on public or private buildings, walls, fences or other structures allowed to remain for more than 24 hours.
 - ____ (c) **Unpainted or painted building**, walls, fences or other structures upon which the condition of the structure has become so deteriorated as to permit decay, excessive cracking, peeling, chalking, dry rot, warping or termite infestation.
 - ____ (d) **Criminal activity** on any lot or premises within the city.

Remarks BECAUSE OF LIFE/SAFETY HAZARD - Bomb Wire?
ALL RAZOR WIRE MUST BE REMOVED BY 3:00pm ON 5-28
04.

This will serve as notice that you have until 5/28/04 - 3:00pm. to bring the property into compliance with the Las Vegas Municipal Code (L.V.M.C.). If, after this date, the property is not brought into compliance, criminal and civil prosecution may be sought concurrently in accordance with L.V.M.C. 9.04.020. The penalty for such criminal violation(s), upon conviction, is a fine not exceeding one thousand dollars or imprisonment for a term not exceeding six (6) months, or any combination of such fine and imprisonment. Furthermore, each day that a violation continues to exist constitutes a separate offense.

- ☐ Previous Violation
- ☐ This is a neighborhood clean-up
- ☐ Copy mailed/delivered to Owner's address
- ☐ Final Notice/Fee Assessed
- ☐ \$75.00
- ☐ \$45.00

If you have any questions, please call 229-6615

Inspector

Date

Reinspection Date

18201-004-4/03

21 - Tony - 303-3092

229-5703

5/28

5/28

3:00pm

X FAILURE TO COMPLY
WILL RESULT WITH
ADDITIONAL COURT FINES!

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ

☐

CONSENT

☒

DISCUSSION

SUBJECT:

Hearing to consider the appeal to the Ten Day Notice and Order to Abate Dangerous Building/Demolition filed by Marion D. Bennett regarding the property located at 709 Jackson Avenue. PROPERTY OWNER: MARION D. BENNETT – Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Neigh. Services/Response

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The subject property was determined to be a dangerous building as defined in the Uniform Code of Abatement of Dangerous Buildings, 1997 Edition, Sections 302, 202, and 102 Unsafe Buildings or Structures of the 1997 Uniform Building Code. A Notice and Order to abate Dangerous Building/Demolition was mailed to the property owner to demolish the structure(s), clean the property, and post "No Trespassing" signs. Today's hearing is to consider the appeal to the Notice and Order to Comply filed by Marion D. Bennett.

RECOMMENDATION:

That the City Council approve the Notice and Order to Abate Dangerous Building/Demolition.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Ten Day Notice and Order to Abate Dangerous Building/Demolition
4. Notice of Hearing
5. Notice of Appeal

MOTION:

REESE – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 135 [ROC-4121] and HOLD IN ABEYANCE Item 104 [709 Jackson Avenue], Item 148 [SUP-3152] to 7/21/2004, Item 119 [MSP-4380] to 8/4/2004 and Item 152 [SUP-4172] to 9/1/2004 – UNANIMOUS

MINUTES:

There was no discussion.

(1:34 – 1:38)

4-96

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: Neighborhood Services

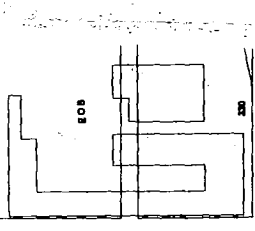
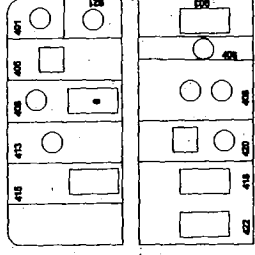
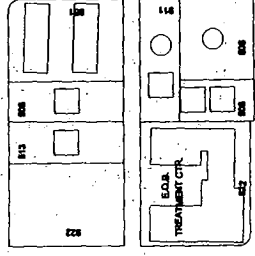
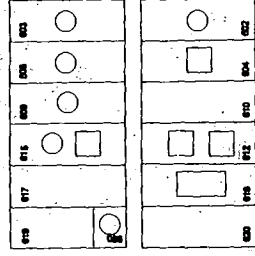
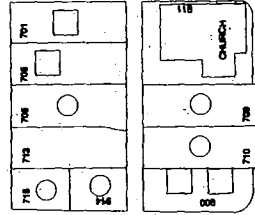
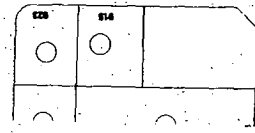
ITEM DESCRIPTION: Public Hearing to consider the appeal to the Notice and Order to Abate Dangerous Building/Demolition filed by Marion D. Bennett regarding the property located at 709 Jackson Avenue. PROPERTY OWNER: MARION D. BENNETT - Ward 5 (Weekly)

The subject property was deemed to be a public nuisance as defined in the Uniform Code of Abatement of Dangerous Buildings, 1997 Edition, Sections 302, 202, and 102 - Unsafe Buildings or Structures, of the 1997 Uniform Building Code.

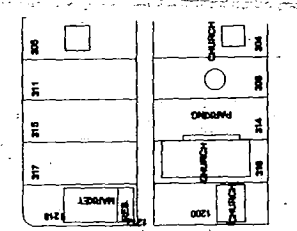
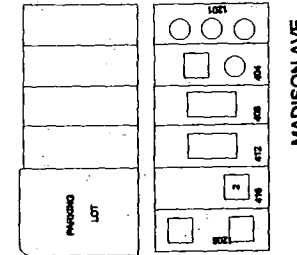
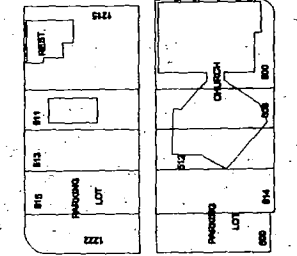
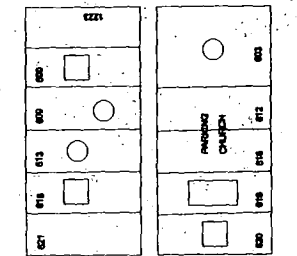
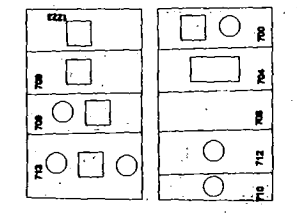
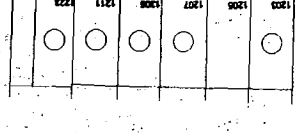
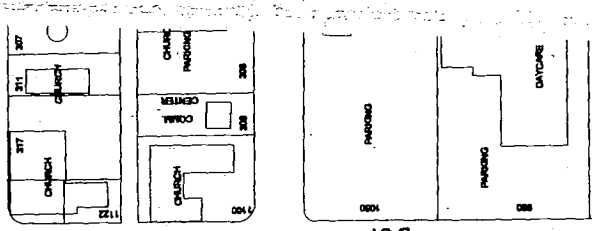
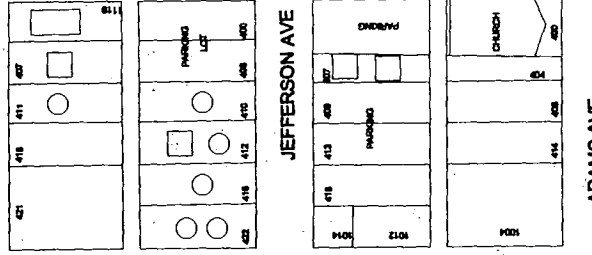
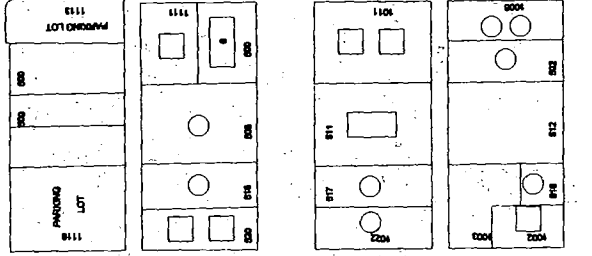
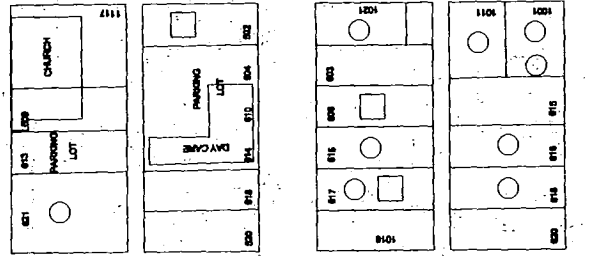
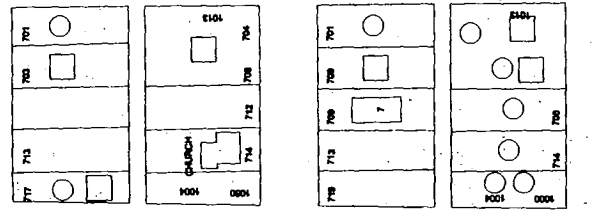
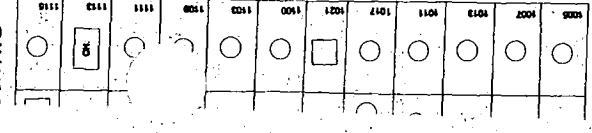
A Notice and Order to Abate Dangerous Building/Demolition was sent to the property owner by regular and certified mail recommending that they demolish the structure(s), clean the property, and post "No Trespassing" signs on the property. A copy of the notice was also posted on the property.

Today's public hearing is to consider the appeal from the Notice and Order to Abate Dangerous Building/Demolition filed by Marion D. Bennett.

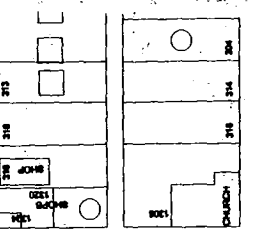
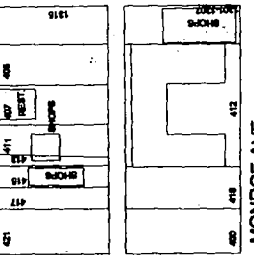
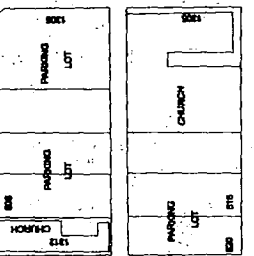
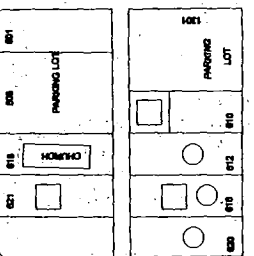
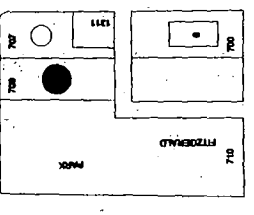
WASHINGTON AVE



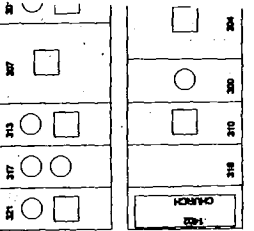
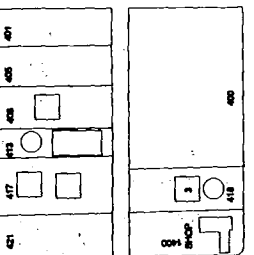
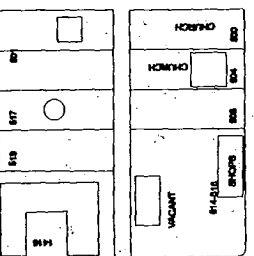
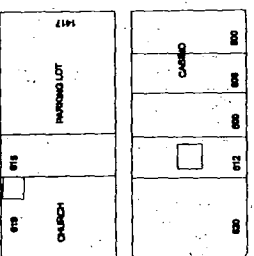
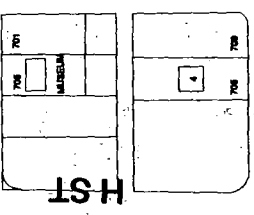
H ST



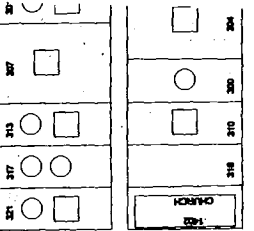
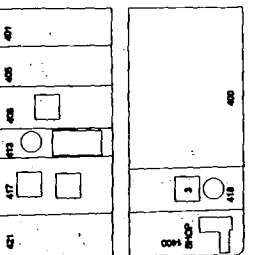
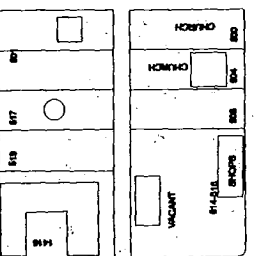
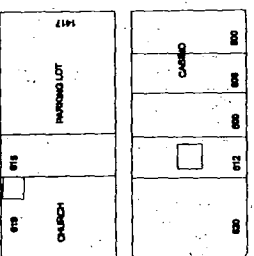
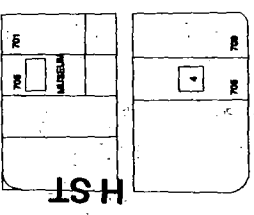
JACKSON AVE



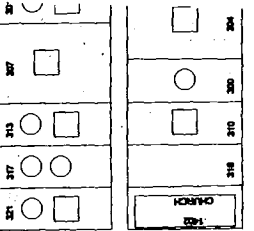
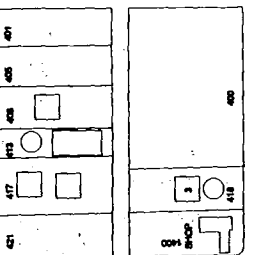
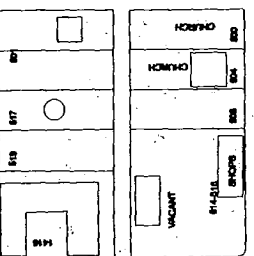
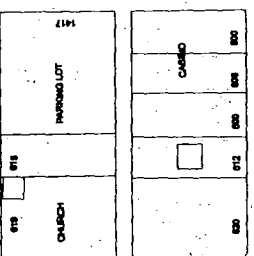
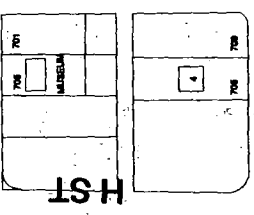
H ST



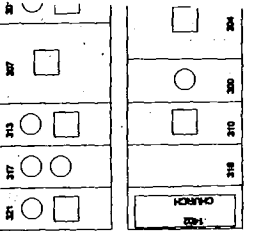
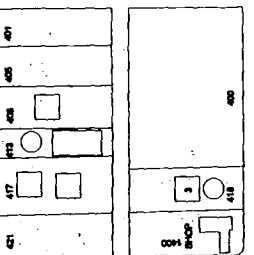
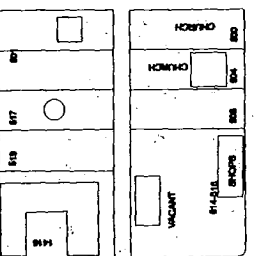
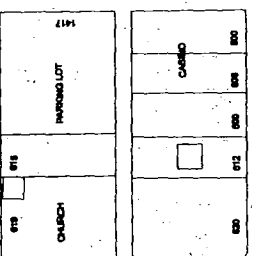
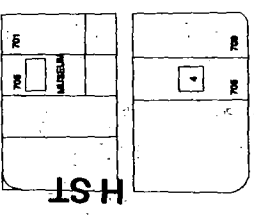
G ST



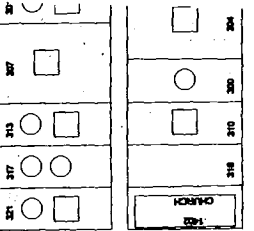
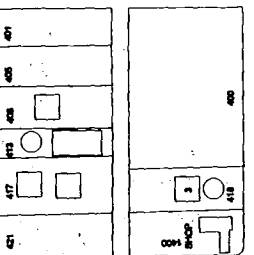
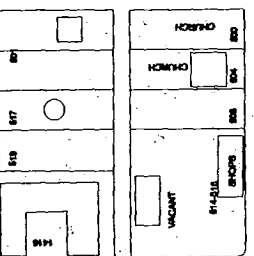
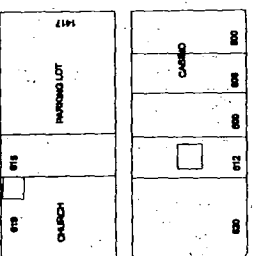
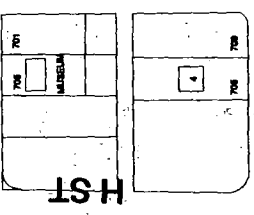
F ST



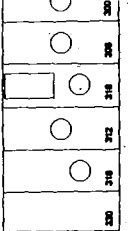
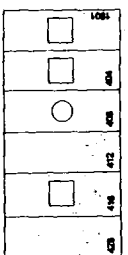
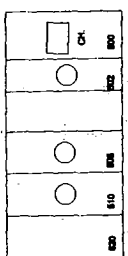
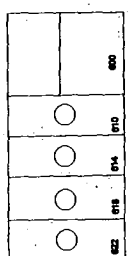
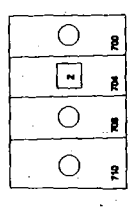
E ST



D ST



VAN BUREN AVE





Case #12819
May 17, 2004
Certified/Regular Mail
Return Receipt Requested

Marion D. Bennett
1911 Goldhill Ave.
Las Vegas, NV 89106-2019

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JET MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER

**TEN (10) DAY NOTICE AND ORDER TO ABATE DANGEROUS
BUILDING/DEMOLITION**

You are hereby notified as recorded owner(s) of the property located at 709 Jackson Ave, Las Vegas, Nevada, Parcel #139-27-110-103, the structure(s) has been found to be a public nuisance as defined in the Uniform Code of Abatement of Dangerous Buildings, 1997 Edition, Section 202, and is also a dangerous building under 302 of the same code.

The building(s) is deemed to be a dangerous building under Section 302 for the following reasons:

(4) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.

(7) Whenever any portion thereof has cracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

(12) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

(16) Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Rev 9/20/99

(17) Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

(19) Whenever any building or structure, or portion thereof, whether partially or completely constructed, has become so dilapidated or deteriorated in condition or appearance, or is maintained in such a condition as to endanger the safety of the public, be injurious to the senses, obstruct the free use of property of others, or have a deleterious effect on the value of neighboring properties.

And, under Section 102 of the 1997 Uniform Building Code.

Section 102 - - Unsafe Buildings or Structures

All buildings or structures regulated by this code that are structurally unsafe or not provided with adequate egress, or that constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members that are supported by, attached to, or a part of a building and that are in deteriorated condition or otherwise unable to sustain the design loads that are specified in this code are hereby designated as unsafe building appendages.

All such unsafe buildings, structures or appendages are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the Dangerous Buildings Code or such alternate procedures as may have been or as may be adopted by this jurisdiction. As an alternative, the building official, or other employee or official of this jurisdiction as designated by the governing body may institute any other appropriate action to prevent, restrain, correct or abate the violation.

To correct this condition, you need to obtain a permit to demolish the structure(s) and cause the property to be cleaned and install "No Trespassing" signs on the property within ten (10) days from the date of the receipt of this Notice and Order.

Once you have been officially notified that this condition exists and you fail to respond, court citations could be issued with each day constituting a separated offense.

If the problem still exists after this ten (10) day Notice and Order, the City will hire a licensed contractor to remove the nuisance and hazard either by demolition or safely securing the structure and cleaning the premises. As the

property owner(s), you will be responsible for all costs incurred, including a fifteen (15%) administrative processing fee. You will be notified of a public hearing to be conducted by the City Council to review the costs, and their decision shall be final and conclusive. Upon approval of the costs by the City Council, A Lien of Assessment shall be filed with the County Recorder's office, certified copies of the lien given to the County Treasurer, and the amount of the Lien of Assessment shall then be collected at the same time and in the same manner as ordinary taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to such assessment.

Moreover, you are hereby given notice:

1. Within ten days after service of the notice of violation, the owner or responsible party may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk. Within fifteen days after the appeal has been filed, the appellant shall be given written notice of the procedure and time frame for the hearing of the appeal. The appeal shall be heard by the City Council or by the Council's designee, with a right of final appeal to the Council. The decision of the City Council or the council's designee, in cases where a owner or responsible party failing to appeal as provided in this Section shall be deemed to have waived any and all objections to the existence of a public nuisance and the abatement of such nuisance.
2. That this Notice and Order or a copy therefore be presented to the Department of Building and Safety when purchasing a demolition permit, or Neighborhood Services Department when boarding a building.
3. That failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter. The City will send a contractor out to abate the problem without further notice.

It is recommended that you contact the Department of Neighborhood Services, Neighborhood Response Division, by telephoning (702) 229-6615 concerning your intentions at your earliest convenience.

Sincerely,



Paul K. Wilkins, Director
Department of Building and Safety

PW:DS:ld

598-3938

MARION D. BENNETT
1911 Goldhill Avenue
Las Vegas, Nevada 89106
(702)648-1205
(702)648-7806

June 1, 2004

VIA CERTIFIED MAIL
7000 0600 0024 3508 8762

Paul K. Wilkins, Director
Department of Building & Safety
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

RE: 709 Jackson Avenue, Las Vegas, Nevada
Parcel #139-27-110-103

RECEIVED
CITY CLERK
2004 JUN -4 P 2:53

Dear Mr. Wilkins:

This letter is written in response to your correspondence dated May 17, 2004, postmarked May 20, 2004 and received by me on May 24, 2004. Please be advised that it is my intention to rehab the above referenced parcel. I have obtained the necessary engineering reports and an inspector from your office has inspected the premises and provided a report accordingly. Unfortunately, my efforts have been routinely interrupted by ongoing vandalism. As a result, I am in the process of renewing the rehab permit. Therefore, the demolition proposed in your letter is not necessary.

If it is the intention of your office to proceed with demolition, despite my documented efforts, please consider this letter as formal notification of my intent to appeal your determination to the City Council.

Should you have any questions or concerns please do not hesitate to contact me.

Sincerely,



Marion D. Bennett

cc: John Bailey, Esq.



June 24, 2004

CERTIFIED & REGULAR MAIL

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN

LAWRENCE WEEKLY

MICHAEL MACK

JOHN MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER

Marion D. Bennett
1911 Goldhill Avenue
Las Vegas, Nevada 89106

Re: Notice of Appeal Hearing – Notice and Order on property located at 709 Jackson Avenue

Dear Mr. Bennett:

You are hereby notified that a hearing has been scheduled before the Las Vegas City Council at 400 Stewart Avenue, Las Vegas, Nevada on the 7th day of July, 2004, at the hour of 1:00 p.m. This hearing is in response to your letter dated June 1, 2004 requesting the same, concerning the Notice and Order on property located at 709 Jackson Avenue.

You may be present at the hearing. You may be, but need not be, represented by counsel. You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You may request the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by filing an affidavit therefore with the City Clerk on behalf of the Las Vegas City Council.

If you have any questions or need further information please do not hesitate to contact our office at 229-6311.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Jo Ronemus", is written over a horizontal line.

Barbara Jo Ronemus, CMC
City Clerk

BJR/bkb

cc: Orlando Sanchez, Director, Neighborhood Services
David Semenza, Manager, Neighborhood Response, Neighborhood Services
Dan Still, Deputy City Attorney
Paul Wilkins, Director, Department of Building & Safety
Kelly Benavidez, Ward 5 Liaison

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mail piece or on the front if space permits.		A. Signature <u>[Signature]</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: RECEIVED CITY CLERK JUN 29 A 10 31 Marion D. Bennet 1911 Goldhill Avenue Las Vegas, NV 89106		B. Received by (Printed Name) _____ C. Date of Delivery <u>6-26-04</u> D. Is delivery address different from item 1? ☐ Yes ☐ No ES, enter delivery address below: _____	
2. Article Number (Transfer from service label)		3. Service Type ☐ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.	
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No		5. Article Number (Transfer from service label) 7003 3110 0003 1078 2798	
PS Form 3811, August 2001		Domestic Return Receipt 102595-02-M-1540	

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ

☐

CONSENT

☒

DISCUSSION

SUBJECT:

Hearing to consider the appeal to the Notice and Order to Abate Dangerous Building/Demolition filed by Mattie Wormwood regarding the property located at 412 W Jefferson Avenue.

PROPERTY OWNER: MATTIE WORMWOOD – Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Neigh. Services/Response

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The subject property was determined to be a public nuisance as defined in the Uniform Code of Abatement of Dangerous Buildings, 1997 Edition, Sections 302, 202, and 102 – Unsafe Buildings or Structures of the 1997 Uniform Building Code. A Notice and Order to Abate Dangerous Building/Demolition was mailed to the property owner to demolish the structure(s), clean the property, and post “No Trespassing” signs. Today’s hearing is to consider the appeal to the Notice and Order to Comply filed by Mattie Wormwood.

RECOMMENDATION:

That the City Council approve the Notice and Order to Abate Dangerous Building/Demolition.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Notice and Order to Abate Dangerous Building/Demolition
4. Notice of Hearing
5. Notice of Appeal
6. Video shown but not submitted

MOTION:

WEEKLY – ABEYANCE to 7/21/2004 – UNANIMOUS

MINUTES:

DAVID SEMENZA, Neighborhood Response Manager, Department of Neighborhood Services, presented a video of the subject property and stated that the subject property was determined to be a dangerous building as defined in the Uniform Code of Abatement of Dangerous Buildings,

CITY COUNCIL MEETING OF JULY 7, 2004
Neighborhood Services Department
Item 105 – 412 W. Jefferson Avenue

MINUTES – Continued:

1997 Edition, Sections 302, 202, and 102 Unsafe Buildings or Structures of the 1997 Uniform Building Code. A Notice and Order to abate Dangerous Building/Demolition was mailed to the property owner to demolish the structure(s), clean the property, and post "No Trespassing" signs. Today's hearing is to consider the appeal to the Notice and Order to Comply filed by Mattie Wormwood.

MR. SEMENZA explained the Integrative Service Team is working in the old, west side Las Vegas area to clean up vacant properties. The owner was notified the property was condemned and that the Building Department declared the structure should be demolished. The property has been known to be vacant since June of 2003.

SGT. DAN ZEHNDER appeared and stated the property is of concern to the Police Department. While no claim is made that this particular property is currently being used as a site for drug sales, there is concern that after the sixteen questionable properties in the area are targeted, the drug dealers will move to more open properties such as this one. Onsite inspection of the subject property on July 5, 2004, resulted in findings of criminal activities such as hypodermic devices, condoms etc. SGT. ZEHNDER reported 42 visits to the subject property since January of 2000 and acknowledged that the majority of those visits have been perimeter checks since the property has been vacant. MAYOR GOODMAN clarified that a hypodermic needle was found at this location.

MATTIE WORMWOOD, appeared and stated she was aware of the nuisance condition. She explained the property has been tied up in the court system for eight years and was awarded to her family in June of 2003. She had the tenants evicted because of the activities taking place in the home. She explained she is unable to maintain the property on a daily basis. She has called animal control and the police because of activity on the property. She feels the building does not need to be demolished.

COUNCILMAN WEEKLY questioned MS. WORMWOOD about her intentions for the property. She responded that her original intention was to fix it up but now she is going to have to sell it because she cannot keep it boarded up and the expenses were too great. She stated she did not want the City or JAMES ROGERS to have this property. COUNCILMAN WEEKLY confirmed with MR. SEMENZA that the recommendations are to have the building demolished or to have MS. WORMWOOD provide a structural engineering report stating the structure is solid. COUNCILMAN WEEKLY asked if MS. WORMWOOD qualified for any abatement programs. MR. SEMENZA stated that income level determines qualification and that, if qualified, the demolition could be completed at no expense to MS. WORMWOOD.

CITY COUNCIL MEETING OF JULY 7, 2004
Neighborhood Services Department
Item 105 – 412 W. Jefferson Avenue

MINUTES – Continued:

COUNCILMAN WEEKLY asked MS. WORMWOOD if she would be interested in investigating such a possibility. She indicated that at this time, she just wants to sell the property, which is currently worth \$83,000. COUNCILMAN WEEKLY noted the work that MS. WORMWOOD has done on the property and thanked her for it. He suggested that she work with staff to try and find a solution that will allow her to sell her property to the benefit of her family and that the item be held for two weeks.

No one appeared in opposition.

(2:00 – 2:09)

4-936

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

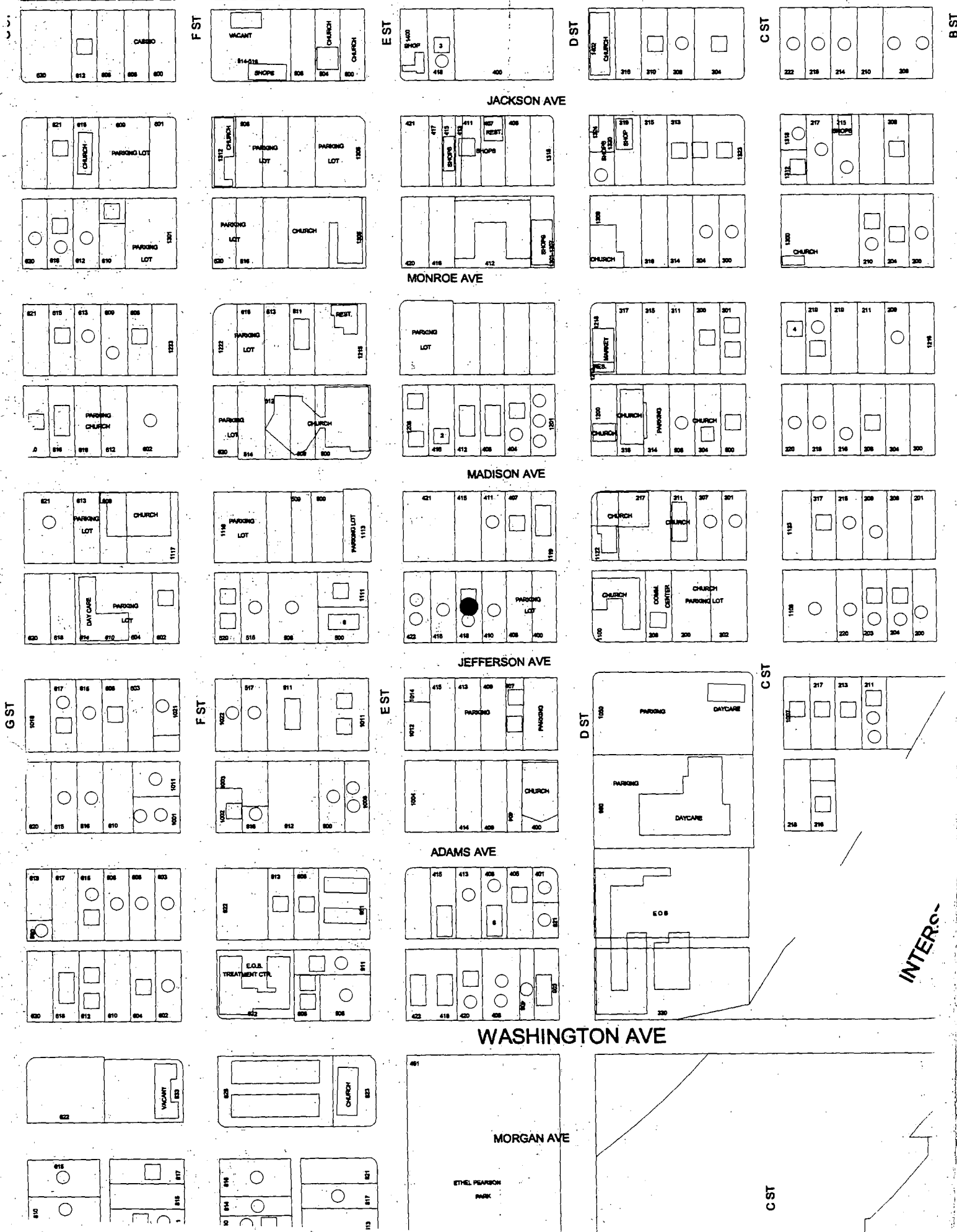
DEPARTMENT: Neighborhood Services

ITEM DESCRIPTION: Public Hearing to consider the appeal to the Notice and Order to Abate Dangerous Building/Demolition filed by Mattie Wormwod regarding the property located at 412 Jefferson Avenue. PROPERTY OWNER: MATTIE WORMWOOD - Ward 5 (Weekly)

The subject property was deemed to be a public nuisance as defined in the Uniform Code of Abatement of Dangerous Buildings, 1997 Edition, Sections 302, 202, and 102 - Unsafe Buildings or Structures of the 1997 Uniform Building Code.

A Notice and Order to Abate Dangerous Building/Demolition was sent to the property owner by regular and certified mail recommending that they demolish the structure(s), clean the property, and post "No Trespassing" signs on the property. A copy of the notice was also posted on the property.

Today's public hearing is to consider the appeal from the Notice and Order to Abate Dangerous Building/Demolition filed by Mattie Wormwood.



INTERC-



Case #12925
May 17, 2004
Certified/Regular Mail
Return Receipt Requested

Mattie Merle Wormwood, et al
2725 Revere St.
N Las Vegas, NV 89030-3888

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
NET MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER

**TEN (10) DAY NOTICE AND ORDER TO ABATE DANGEROUS
BUILDING/DEMOLITION**

You are hereby notified as recorded owner(s) of the property located at **412 Jefferson Ave, Las Vegas, Nevada, Parcel #139-27-210-057**, the structure(s) has been found to be a public nuisance as defined in the Uniform Code of Abatement of Dangerous Buildings, 1994 Edition, Section 202, and is also a dangerous building under 302 of the same code.

The building(s) is deemed to be a dangerous building under Section 302 for the following reasons:

(4) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.

(7) Whenever any portion thereof has cracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

(12) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

(16) Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Rev 9/20/99

(17) Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

(19) Whenever any building or structure, or portion thereof, whether partially or completely constructed, has become so dilapidated or deteriorated in condition or appearance, or is maintained in such a condition as to endanger the safety of the public, be injurious to the senses, obstruct the free use of property of others, or have a deleterious effect on the value of neighboring properties.

And, under Section 102 of the 1997 Uniform Building Code.

Section 102 - - Unsafe Buildings or Structures

All buildings or structures regulated by this code that are structurally unsafe or not provided with adequate egress, or that constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members that are supported by, attached to, or a part of a building and that are in deteriorated condition or otherwise unable to sustain the design loads that are specified in this code are hereby designated as unsafe building appendages.

All such unsafe buildings, structures or appendages are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the Dangerous Buildings Code or such alternate procedures as may have been or as may be adopted by this jurisdiction. As an alternative, the building official, or other employee or official of this jurisdiction as designated by the governing body may institute any other appropriate action to prevent, restrain, correct or abate the violation.

To correct this condition, you need to obtain a permit to demolish the structure(s) and cause the property to be cleaned and install "No Trespassing" signs on the property within ten (10) days from the date of the receipt of this Notice and Order.

Once you have been officially notified that this condition exists and you fail to respond, court citations could be issued with each day constituting a separated offense.

If the problem still exists after this ten (10) day Notice and Order, the City will hire a licensed contractor to remove the nuisance and hazard either by demolition or safely securing the structure and cleaning the premises. As the

property owner(s), you will be responsible for all costs incurred, including a fifteen (15%) administrative processing fee. You will be notified of a public hearing to be conducted by the City Council to review the costs, and their decision shall be final and conclusive. Upon approval of the costs by the City Council, A Lien of Assessment shall be filed with the County Recorder's office, certified copies of the lien given to the County Treasurer, and the amount of the Lien of Assessment shall then be collected at the same time and in the same manner as ordinary taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to such assessment.

Moreover, you are hereby given notice:

1. Within ten days after service of the notice of violation, the owner or responsible party may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk. Within fifteen days after the appeal has been filed, the appellant shall be given written notice of the procedure and time frame for the hearing of the appeal. The appeal shall be heard by the City Council or by the Council's designee, with a right of final appeal to the Council. The decision of the City Council or the council's designee, in cases where a owner or responsible party failing to appeal as provided in this Section shall be deemed to have waived any and all objections to the existence of a public nuisance and the abatement of such nuisance.
2. That this Notice and Order or a copy therefore be presented to the Department of Building and Safety when purchasing a demolition permit, or Neighborhood Services Department when boarding a building.
3. That failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter. The City will send a contractor out to abate the problem without further notice.

It is recommended that you contact the Department of Neighborhood Services, Neighborhood Response Division, by telephoning (702) 229-6615 concerning your intentions at your earliest convenience.

Sincerely,



Paul K. Wilkins, Director
Department of Building and Safety

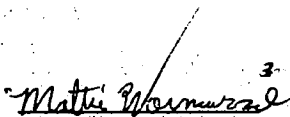
PW:DS:ld

May 26, 2004

Neighborhood Response Division
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

Mr. Semenza,

I am writing in regards to the Ten (10) Day Abate/Demolition Notice (#12925) dated May 17, 2004 regarding property located at 412 W. Jefferson Avenue, Las Vegas, NV 89106. I wish to appeal this notice. Thank you for your attention, in this most important matter.


Mattie Wormwood

RECEIVED
CITY CLERK

2004 MAY 28 A 10:31

C.C. Paul Wilkins – Building Department
C.C. Las Vegas City Council

June 1, 2004

A.P.N. 139-270-210-057
Las Vegas City Council

RE: Abate/Demolition Notice (#12925) of property located at 412 W. Jefferson Ave.,
Las Vegas, Nevada, 89106 dated 5-17-04.

I was unaware of the aforementioned notice until 5-28-04. I became aware of the posted notice at 412 Jefferson Ave. by means of a third party, who noticed the posting on the property and made physical contact at my residence at 2725 Revere Street, North Las Vegas, NV 89030 the contact address which appears on actual the posting. I never received written notification at my physical address. I wish to know what protocol procedures are used to make contact with property owner(s) in regards to property related issues. Secondly, I would like to know why I was not contacted at my residence at any time concerning said notice. Please contact me as soon as possible on this important matter. I can be contacted by phone at (702) 649-4845 if any further information is needed. Thanking you in advance, for your attention in this urgent matter.


Mattie Wormwood

RECEIVED
CITY CLERK
2004 JUN -4 P 2:53

c.c. Neighborhood Services
c.c. Building and Safety Department



June 24, 2004

CERTIFIED & REGULAR MAIL

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
NET MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER

Mattie Wormwood
2725 Revere Street
North Las Vegas, Nevada 89030

Re: Notice of Appeal Hearing - Notice and Order to Abate Dangerous Building on property located at 412 West Jefferson Avenue

Dear Ms. Wormwood:

You are hereby notified that a hearing will be held before the Las Vegas City Council at 400 Stewart Avenue, Las Vegas, Nevada on the 7th day of July, 2004, at the hour of 1:00 p.m., upon the notice and order to abate dangerous buildings on property located at 412 West Jefferson Avenue.

You may be present at the hearing. You may be, but need not be, represented by counsel. You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You may request the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by filing an affidavit therefore with the City Clerk on behalf of the Las Vegas City Council.

If you have any questions or need further information please do not hesitate to contact our office at 229-6311.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Jo Ronemus", is written over a horizontal line.

Barbara Jo Ronemus, CMC
City Clerk

BJR/bb

cc: Orlando Sanchez, Director, Neighborhood Services
Dave Semenza, Manager, Neighborhood Response, Neighborhood Services
Dan Still, Deputy City Attorney
Paul Wilkins, Director, Department of Building and Safety
Kelly Benavidez, Ward 5 Liaison Officer

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature <i>Mattie Wormwood</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: Mattie Wormwood 2725 Revere Street North Las Vegas, NV 89030		B. Received by (Printed Name) ☐ C. Date of Delivery <i>Mattie Wormwood</i>	
		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
		3. Service Type ☐ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.	
		4. Restricted Delivery (Extra Fee) ☐ Yes	
2. Article Number (Transfer from service label)		7003 3110 0003 5078 2804	

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: ROBERT S. GENZER

PLANNING & DEVELOPMENT DEPARTMENT PM SESSION INDEX:

CONSENT AGENDA

EXTENSION OF TIME - SPECIAL USE PERMIT

- 106 EOT-4446 - Applicant/Owner: Site Four, Limited Liability Company
- 107 EOT-4448 - Applicant/Owner: Site Four, Limited Liability Company
- 108 EOT-4449 - Applicant/Owner: Site Four, Limited Liability Company

EXTENSION OF TIME RELATED TO EOT-4446, EOT-4448 AND EOT-4449 - SITE DEVELOPMENT PLAN REVIEW

- 109 EOT-4578 - Applicant/Owner: Site Four, Limited Liability Company

DISCUSSION/ACTION ITEMS

APPEAL OF DIRECTOR'S BUSINESS

- 110 ABEYANCE ITEM - DIR-4421 - Applicant/Owner: Bar-K Realty
- 111 DIR-4573 - Applicant: Connell Outdoor Advertising Company - Owner: All-Star Automotive

REVIEW OF CONDITION - PUBLIC HEARING

- 112 ROC-4482 - Applicant/Owner: Southwest Homes, Limited Liability Company

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING

- 113 SDR-4312 - Applicant/Owner: City of Las Vegas

VACATION - PUBLIC HEARING

- 114 VAC-4476 - Applicant: Jerry Miceli - Owner: Delores Moseley and Praise Temple Church of God in Christ, et al

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-4475 - PUBLIC HEARING

- 115 SDR-4362 - Applicant/Owner: Delores Moseley and Praise Temple Church of God in Christ, et al

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING

- 116 SDR-4372 - Applicant/Owner: Ronald & Christine Reynolds and Matthew Callister

City of Las Vegas

PLANNING & DEVELOPMENT - Page Two

INDEX

City Council Meeting of July 7, 2004

- 117 **SDR-4567** - Applicant: Redrock Engineering and Surveying, Inc. - Owner: Rainbow Professional Office Development, Limited Liability Company

MAJOR MODIFICATION TO THE LONE MOUNTAIN MASTER DEVELOPMENT PLAN - PUBLIC HEARING

- 118 **MOD-4311** - Applicant/Owner: Land Investments, Limited Liability Company

MASTER SIGN PLAN - PUBLIC HEARING

- 119 **MSP-4380** - Applicant: Vision Sign, Inc. - Owner: D 2801 Westwood, Inc.

VACATION - PUBLIC HEARING

- 120 **VAC-4347** - Applicant: Canyon Ridge Christian Church

- 121 **VAC-4348** - Applicant: MTC 118, Inc.

REQUIRED SIX MONTH REVIEW - VARIANCE - PUBLIC HEARING

- 122 **RQR-4118** - Applicant/Owner: Ramon Pardo

VARIANCE - PUBLIC HEARING

- 123 **VAR-4340** - Applicant: Catholic Charities of Southern Nevada - Owner: Decatur Shopping Center Associates

SPECIAL USE PERMIT RELATED TO VAR-4340 - PUBLIC HEARING

- 124 **SUP-4168** - Applicant: Catholic Charities of Southern Nevada - Owner: Decatur Shopping Center Associates

VARIANCE - PUBLIC HEARING

- 125 **VAR-4300** - Applicant/Owner: Carina Corporation

SPECIAL USE PERMIT RELATED TO VAR-4300 - PUBLIC HEARING

- 126 **SUP-4299** - Applicant/Owner: Carina Corporation

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4300 AND SUP-4299 - PUBLIC HEARING

- 127 **SDR-4290** - Applicant/Owner: Carina Corporation

VARIANCE - PUBLIC HEARING

- 128 **VAR-4377** - Applicant: Larry S. Davis and Associates - Owner: Mission Springs Properties, Limited Liability Company

City of Las Vegas

PLANNING & DEVELOPMENT - Page Three

INDEX

City Council Meeting of July 7, 2004

- SPECIAL USE PERMIT RELATED TO VAR-4377 - PUBLIC HEARING
- 129 SUP-4376 - Applicant: Larry S. Davis and Associates – Owner: Mission Springs Properties, Limited Liability Company
- VACATION RELATED TO VAR-4377 AND SUP-4376 - PUBLIC HEARING
- 130 VAC-4419 - Applicant: Larry S. Davis and Associates – Owner: Mission Springs Properties, Limited Liability Company
- SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4377, SUP-4376 AND VAC-4419 - PUBLIC HEARING
- 131 SDR-4373 - Applicant: Larry S. Davis and Associates – Owner: Mission Springs Properties, Limited Liability Company
- VARIANCE - PUBLIC HEARING
- 132 VAR-4386 - Applicant: Tower Realty and Development – Owner: Valley Group Constructors
- SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4386 - PUBLIC HEARING
- 133 SDR-4385 - Applicant: Tower Realty and Development – Owner: Valley Group Constructors
- REQUIRED SIX MONTH REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING
- 134 ABEYANCE ITEM - RQR-3930 - Applicant: Neissan Koroghli – Owner: Fremont Place, Limited Liability Company
- REVIEW OF CONDITION RELATED TO RQR-3930 - PUBLIC HEARING
- 135 ABEYANCE ITEM - ROC-4121 - Applicant: Neissan Koroghli – Owner: Fremont Place, Limited Liability Company
- REQUIRED TWO YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING
- 136 RQR-3686 - Applicant: Lamar Outdoor Advertising – Owner: State of Nevada Transportation
- 137 RQR-4187 - Applicant/Owner: Barrick-Breo II, Limited Liability Company
- 138 RQR-4238 - Applicant: Lamar Outdoor Advertising – Owner: 7-Eleven, Inc.
- 139 RQR-4239 - Applicant: Lamar Outdoor Advertising – Owner: Rancho Air Center, Inc.
- 140 RQR-4240 - Applicant: Lamar Outdoor Advertising – Owner: Charwest, Inc.

City of Las Vegas

PLANNING & DEVELOPMENT - Page Four

INDEX

City Council Meeting of July 7, 2004

- 141 **RQR-4242** - Applicant: Lamar Outdoor Advertising – Owner: Heidner Properties, Inc., et al
- 142 **RQR-4243** - Applicant: Lamar Outdoor Advertising – Owner: Urban Land Nevada
- 143 **RQR-4244** - Applicant: Lamar Outdoor Advertising – Owner: Shahram, Inc.
- 144 **RQR-4268** - Applicant: Clear Channel Outdoor – Owner: McElhose Trust
- 145 **RQR-4270** - Applicant: Clear Channel Outdoor – Owner: Poole Sanford, Limited Liability Company

REQUIRED TWO YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING

- 146 **RQR-4271** - Applicant: Clear Channel Outdoor – Owner: Kenneth Simkins
- 147 **RQR-4282** - Applicant: Lamar Advertising – Owner: General Mills Restaurants, Inc.

SPECIAL USE PERMIT - PUBLIC HEARING

- 148 **ABEYANCE ITEM - SUP-3152** - Applicant: Noriko Takada Oba Qualified Trust – Owner: Reagan National Advertising
- 149 **ABEYANCE ITEM - SUP-3972** - Applicant: Regan National Advertising - Owner: J.G. Sahara, Limited Liability Company
- 150 **ABEYANCE ITEM - SUP-4137** - Applicant: Vincent Yaldo – Owner: Thomas E. Patrick, Living Trust
- 151 **ABEYANCE ITEM - SUP-4169** - Applicant: Las Vegas Billboards – Owner: Mark P. Milford and Lorilyn Milford Trust
- 152 **ABEYANCE ITEM - SUP-4172** - Applicant: Las Vegas Billboards – Owner: Shahram and Tawnya Sheikhan
- 153 **SUP-4247** - Applicant: Tim C. Ayala – Owner: Weingarten Nostat, Inc.
- 154 **SUP-4287** - Applicant: Applebee's – Owner: Weingarten Nostat, Inc.

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4287 - PUBLIC HEARING

- 155 **SDR-4286** - Applicant: Applebee's – Owner: Weingarten Nostat, Inc.

SPECIAL USE PERMIT - PUBLIC HEARING

- 156 **SUP-4295** - Applicant/Owner: Doug and Brenda Robinson
- 157 **SUP-4313** - Applicant: Mark Fisher – Owner: Buffalo Washington IV, Limited Liability Company
- 158 **SUP-4351** - Applicant: Great Western Countertops – Owner: HLC Investments, Limited Liability Company
- 159 **SUP-4366** - Applicant: Take 1, Inc. – Owner: Dario Pini

City of Las Vegas

PLANNING & DEVELOPMENT - Page Five

INDEX

City Council Meeting of July 7, 2004

- REZONING - PUBLIC HEARING
- 160 **ZON-4077** - Applicant: Arg Jones I, Limited Liability Company – Owner: Charles Sammons and Francis Keller
- SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4077 - PUBLIC HEARING
- 161 **SDR-4081** - Applicant: Arg Jones I, Limited Liability Company – Owner: Charles Sammons and Francis Keller
- REZONING - PUBLIC HEARING
- 162 **ZON-4205** - Applicant: JMA Architecture Studios – Owner: Queensridge Towers, Limited Liability Company, et al
- VARIANCE RELATED TO ZON-4205 - PUBLIC HEARING
- 163 **VAR-4207** - Applicant: JMA Architecture Studios – Owner: Queensridge Towers, Limited Liability Company, et al
- SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4205 AND VAR-4207 - PUBLIC HEARING
- 164 **SDR-4206** - Applicant: JMA Architecture Studios – Owner: Queensridge Towers, Limited Liability Company, et al
- REZONING - PUBLIC HEARING
- 165 **ZON-4215** - Applicant/Owner: PDF Investments, Limited Liability Company, et al
- WAIVER OF TITLE 18 RELATED TO ZON-4215 - PUBLIC HEARING
- 166 **WVR-4217** - Applicant/Owner: PDF Investments, Limited Liability Company, et al
- REZONING - PUBLIC HEARING
- 167 **ZON-4241** - Applicant/Owner: Cliff's Edge, Limited Liability Company
- 168 **ZON-4279** - Applicant/Owner: Las Vegas Valley Water District
- SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4279 - PUBLIC HEARING
- 169 **SDR-4278** - Applicant/Owner: Las Vegas Valley Water District

City of Las Vegas

PLANNING & DEVELOPMENT - Page Six

INDEX

City Council Meeting of July 7, 2004

- REZONING - PUBLIC HEARING
170 **ZON-4281** - Applicant/Owner: Las Vegas Valley Water District
- SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4281 - PUBLIC HEARING
171 **SDR-4280** - Applicant/Owner: Las Vegas Valley Water District
- REZONING - PUBLIC HEARING
172 **ZON-4374** - Applicant: Nevada Homes Group – Owner: Grand Teton Lodge Land, Limited Liability Company, et al
- SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4374 - PUBLIC HEARING
173 **SDR-4375** - Applicant: Nevada Homes Group – Owner: Grand Teton Lodge, Land, Limited Liability Company, et al
- GENERAL PLAN AMENDMENT - PUBLIC HEARING
174 **GPA-4072** - Applicant: Royal Construction – Owner: Dipak K & Kusum D Desai
- REZONING RELATED TO GPA-4072 - PUBLIC HEARING
175 **ZON-4202** - Applicant: Royal Construction – Owner: Dipak K & Kusum D Desai
- SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4072 AND ZON-4202 - PUBLIC HEARING
176 **SDR-4204** - Applicant: Royal Construction – Owner: Dipak K & Kusum D Desai
- GENERAL PLAN AMENDMENT - PUBLIC HEARING
177 **GPA-4100** - Applicant/Owner: Peter Castellano
- REZONING RELATED TO GPA-4100 - PUBLIC HEARING
178 **ZON-4101** - Applicant/Owner: Peter Castellano
- SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4100 AND ZON-4101 - PUBLIC HEARING
179 **SDR-4102** - Applicant/Owner: Peter Castellano
- RESCIND PREVIOUS ACTION - GENERAL PLAN AMENDMENT - PUBLIC HEARING

City of Las Vegas

PLANNING & DEVELOPMENT - Page Seven

INDEX

City Council Meeting of July 7, 2004

180 GPA-4000 - Applicant/Owner: Valencia Communities, Inc.

RESCIND PREVIOUS ACTION - VARIANCE RELATED TO GPA-4000 - PUBLIC HEARING

181 VAR-4005 - Applicant/Owner: Valencia Communities, Inc.

RESCIND PREVIOUS ACTION - REZONING RELATED TO GPA-4000 AND VAR-4005 - PUBLIC HEARING

182 ZON-4003 - Applicant/Owner: Valencia Communities, Inc.

RESCIND PREVIOUS ACTION - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4000, VAR-4005 AND ZON-4003 - PUBLIC HEARING

183 SDR-4004 - Applicant/Owner: Valencia Communities, Inc.

RECONSIDER - GENERAL PLAN AMENDMENT - PUBLIC HEARING

184 GPA-4000 - Applicant/Owner: Valencia Communities, Inc.

RECONSIDER - VARIANCE RELATED TO GPA-4000 - PUBLIC HEARING

185 VAR-4005 - Applicant/Owner: Valencia Communities, Inc.

RECONSIDER - REZONING RELATED TO GPA-4000 AND VAR-4005 - PUBLIC HEARING

186 ZON-4003 - Applicant/Owner: Valencia Communities, Inc.

RECONSIDER - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4000, VAR-4005 AND ZON-4003 - PUBLIC HEARING

187 SDR-4004 - Applicant/Owner: Valencia Communities, Inc.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

EXTENSION OF TIME - SPECIAL USE PERMIT - EOT-4446 - APPLICANT/OWNER: SITE FOUR, LIMITED LIABILITY COMPANY - Request for a second Extension of Time of an approved Special Use Permit (U-0111-00) FOR A SUPPER CLUB on property located at the northwest corner of Cliff Shadows Parkway and the Beltway alignment (APN: 137-12-410-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

REESE - APPROVED Item 106 [EOT-4446], Item 107 [EOT-4448], Item 108 [EOT-4449], and Item 109 [EOT-4578] subject to conditions - UNANIMOUS

MINUTES:

There was no discussion.

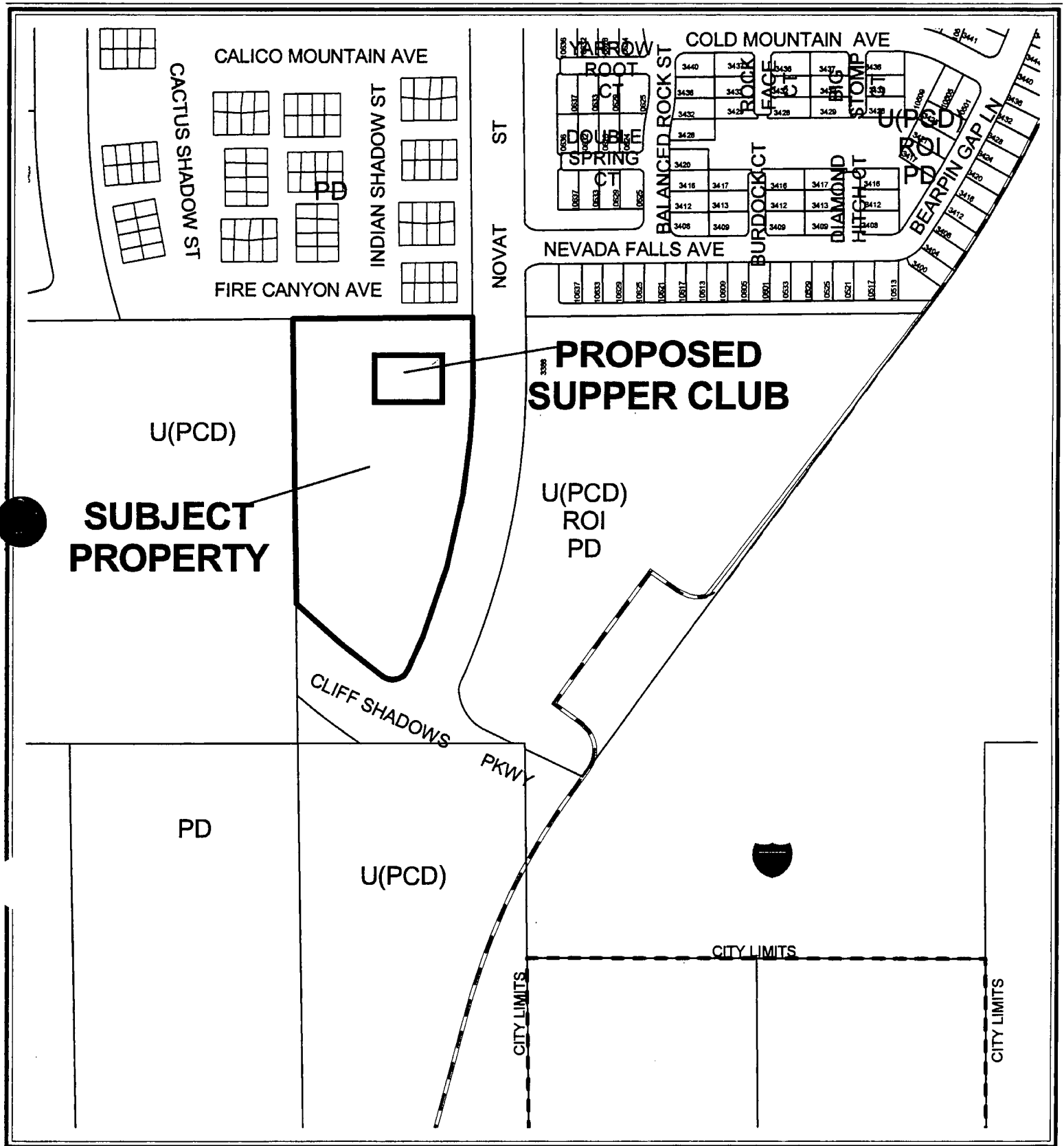
(2:09 - 2:10)

4-1296

CONDITIONS:

Planning and Development

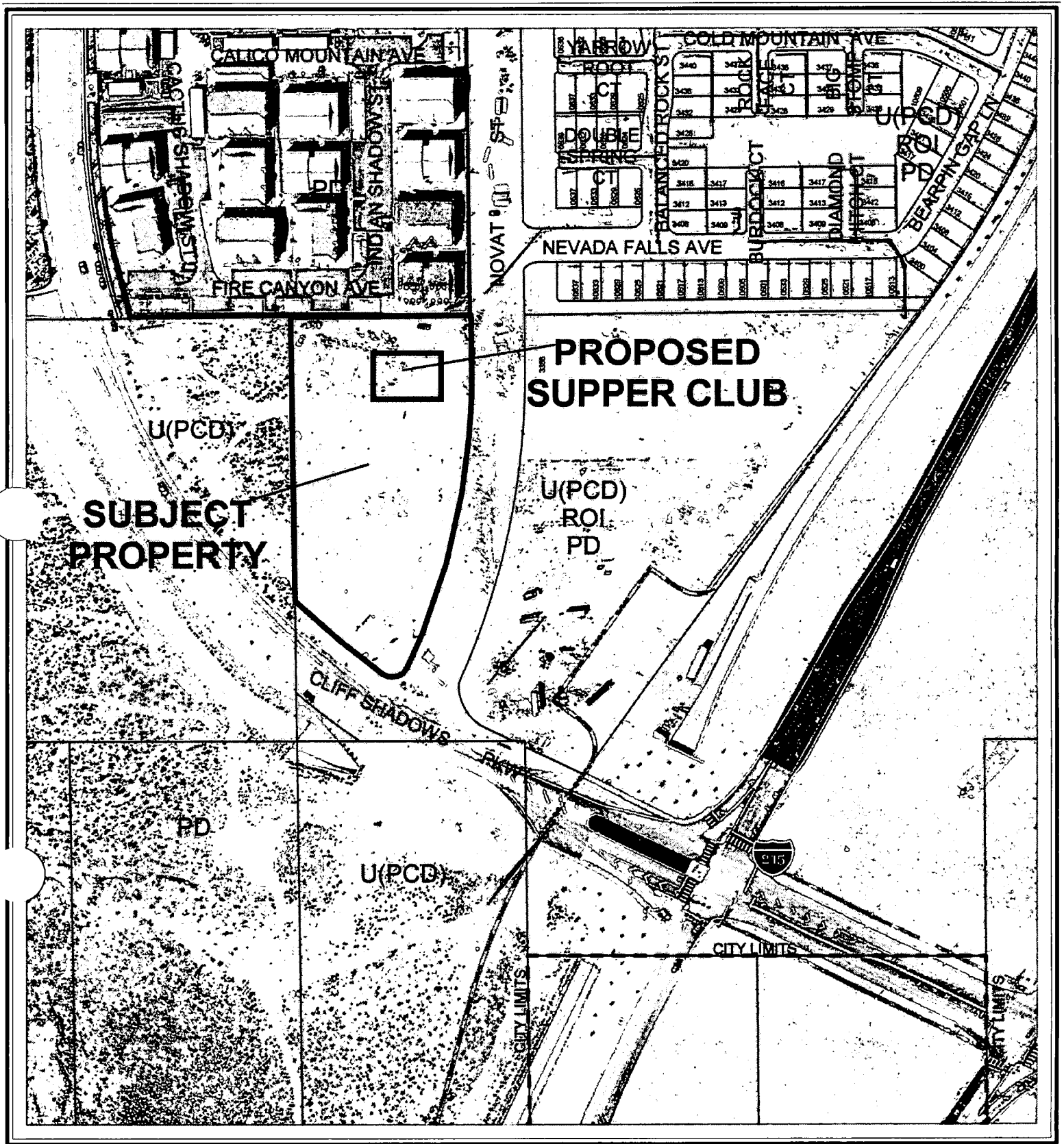
1. This Extension of Time will expire on October 18, 2006 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (U-0111-00) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.



CASE: EOT-4446

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)



0 200 400 Fe

CASE: EOT-4446

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-4446 - APPLICANT/OWNER: SITE FOUR, LIMITED
LIABILITY COMPANY

**** CONDITIONS ****

Staff recommends **APPROVAL**, subject to:

Planning and Development

1. This Extension of Time will expire on October 18, 2006 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (U-0111-00) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a second Extension of Time on an approved Special Use Permit (U-0111-00) for a proposed Supper Club on property located at the northwest corner of Cliff Shadows Parkway and the Beltway alignment. The first Extension of Time expires October 18, 2004.

B) Applicant's Justification

The proposed site containing the use has changed ownership. The new owner is preparing a new site plan for staff review; however, the uses requiring Special Use Permits will not change.

BACKGROUND INFORMATION

A) Previous Actions

- 06/14/99 The City Council approved a Rezoning (Z-0024-99) to PD (Planned Development) on this site as part of a larger request. Planning Commission and staff recommended approval on 05/13/99.
- 10/18/00 The City Council approved Special Use Permit requests for a proposed Supper Club (U-0111-00), for a Liquor Establishment (Off-Premise Consumption) (U-0112-00) in conjunction with a proposed convenience store, and for a proposed Tavern (U-0113-00) on the subject site. The City Council also approved a request for a Conceptual Site Development Plan Review [Z-0033-97(17) & Z-0024-99(6)] for a proposed 46,750 square-foot commercial center and 16,600 square-foot office complex on the subject site. Planning Commission and staff recommended approval of all items on 08/24/00.
- 08/07/02 The City Council approved Extension of Time requests for a proposed Supper Club [U-0111-00(1)], for a Liquor Establishment (Off-Premise Consumption) [U-0112-00(1)] in conjunction with a proposed convenience store, and for a proposed Tavern [U-0113-00(1)] on the subject site. The City Council also approved an Extension of Time request for a Conceptual Site Development Plan Review [Z-0033-97(31)] for a proposed 46,750 square-foot commercial center and 16,600 square-foot office complex on the subject site. Planning Commission and staff recommended approval of all items on 08/24/00.

B) Pre-Application Meeting

A pre-application conference is not required for an Extension of Time request.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for an Extension of Time request.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 8.65

B) *Existing Land Use*

Subject Property: Undeveloped
North: Single-Family Dwellings
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) *Planned Land Use*

Subject Property: PCD (Planned Community Development)
North: PCD (Planned Community Development)
South: PCD (Planned Community Development)
East: PCD (Planned Community Development)
West: PCD (Planned Community Development)

D) *Existing Zoning*

Subject Property: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North: PD (Planned Development)
South: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
East: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
West: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]

E) *General Plan Compliance*

The subject site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Map in the General Plan. As part of the Lone Mountain Master Plan, this area is compatible with the PCD (Planned Community Development) designation.

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

The subject property is located within the Lone Mountain Master Plan and carries a Village Commercial land use designation on the Lone Mountain Master Development Plan. The proposed Supper Club is within the range of uses permitted within this designation.

No trails are required adjacent to the subject parcel; however, a Multi-Use Non-Equestrian Trail is planned for the western edge of the Beltway right-of-way. The exact location of this trail has not yet been decided.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The number of parking spaces related to the Supper Club use is calculated relative to the amount of public seating and waiting space inside the proposed restaurant. Since the applicant has only a conceptual site plan approved, specific floor areas were not available. The total proposed gross floor area of the restaurant is 5,200 square feet. A new Site Development Plan Review will be submitted for review at a later time which will provide more accurate parking calculations. This use can generate up to 104 parking spaces, based on the required ratio of one space per 50 square feet of public seating and waiting area plus one space per 200 square feet of the remaining space. The entire development will provide 385 spaces and will contain a standalone retail building, multi-tenant retail building, tavern, fast food restaurant, and convenience store, in addition to the proposed Supper Club.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Supper Club	Property line of proposed use must be at least 400' from any church, synagogue, school, child care facility licensed for more than 12 children, or City park	No churches, synagogues, schools, child care facilities, or City parks within 400 feet

The proposed Supper Club complies with Title 19 distance separation requirements.

B) General Analysis and Discussion

- Zoning

The subject property is under a Resolution of Intent to PD (Planned Development), which accommodates the Lone Mountain Master Plan and its land use designations. The subject parcel is planned for Village Commercial uses, which consist of low to medium intensity retail, office, and commercial uses. The Supper Club use is within the range of uses permitted in the Village Commercial designation with the approval of a Special Use Permit.

- Use

Title 19.04.050 establishes criteria for the approval of alcohol-related uses. The Code requires a Supper Club to be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than twelve children, or City park as measured from property line to property line. In this case, the Supper Club use meets the minimum distance separation requirements, as no protected uses have been identified within 400 feet of the subject property. No changes on surrounding parcels have affected the standing of the proposed Supper Club. A new Site Development Plan incorporating this use will be submitted for review by the Planning and Development Department and the Department of Public Works.

- Conditions

The following conditions from Title 19.04.050 are required to be met for approval of a Supper Club use. Condition 4 may not be waived by the City Council.

1. No supper club use shall be located within four hundred feet of any church, synagogue, school, child care facility licensed for more than twelve children or City park.
2. The minimum distances referred to in Subsection (1) shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed supper club 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 supper club. 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. When considering a Special Use Permit application for a supper club 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.
 4. All businesses which sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

The proposed Supper Club meets all conditions listed above.

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 Supper Club use meets the minimum distance separation requirements of Title 19.04.050, which requires a Supper Club to be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than twelve children or City park, as measured from property line to property line.

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

No evidence exists of a physical constraint to location of the proposed Supper Club use on the subject site.

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

The proposed Supper Club site will be accessed from Novat Street, which will be internal to the overall development. This road will not negatively impact adjacent roadways or residential neighborhood traffic.

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 Supper Club use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

EO 7.4444
Case Number: U-0111-00(1) APN: 137-12-410-002
Name of Property Owner: Site Four LLC
Name of Applicant: James Carstensen

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

JA 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: _____

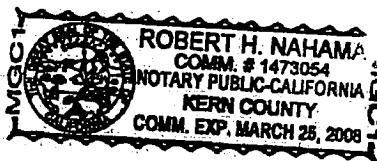
Signature of Property Owner/Authorized Agent: _____

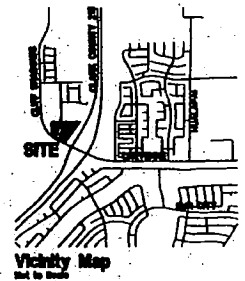
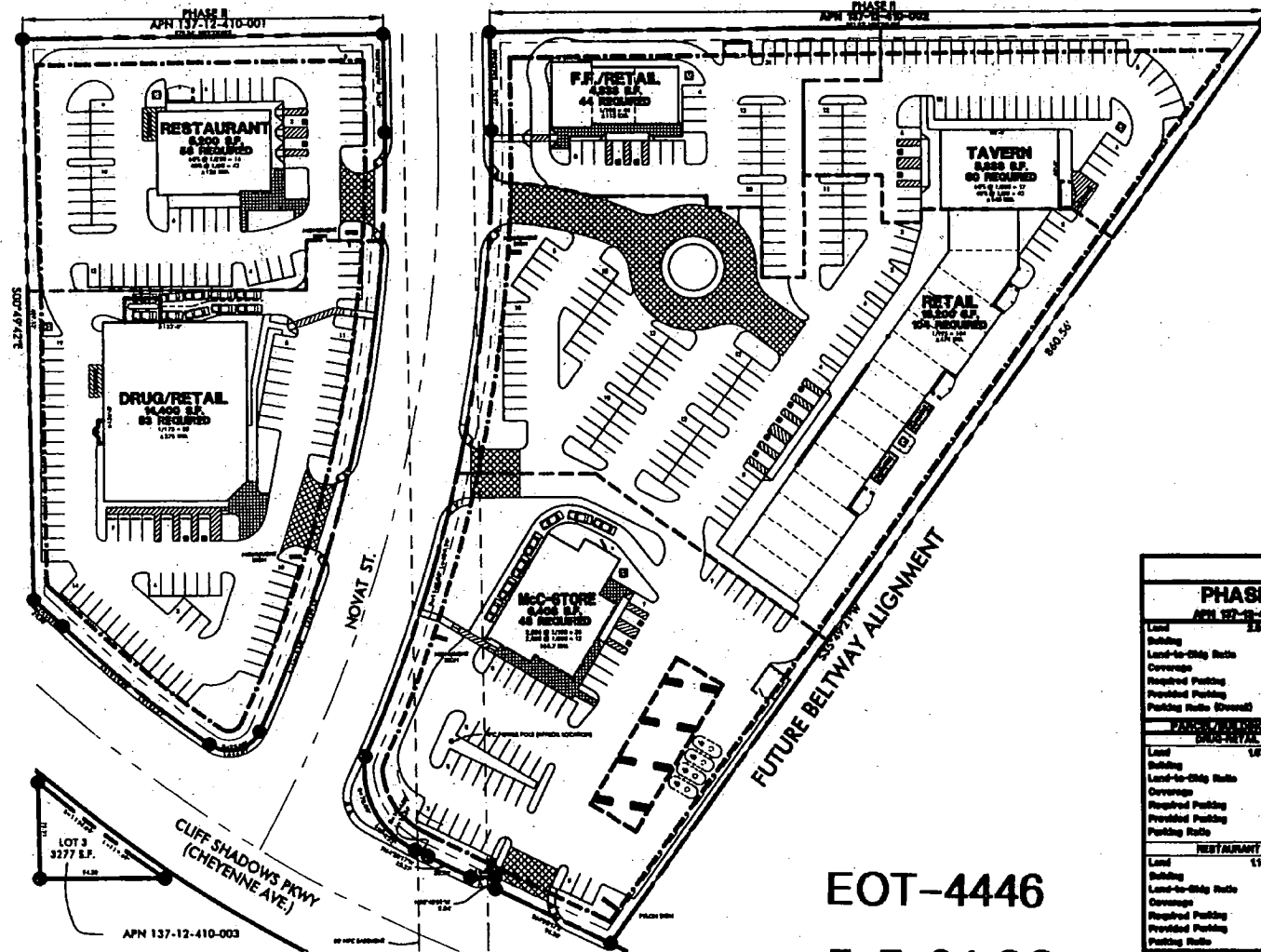
Print Name: James Carstensen

Subscribed and sworn before me

This 19 day of April, 2004

Notary Public
Notary Public in and for said County and State





ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE. THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO OWNER, ARCHITECTS AND IS SUBJECT TO VERIFICATION BY LOCAL, COUNTY AND GOVERNMENT AGENCIES. THIS DOCUMENT IS NOT NECESSARILY A REPRESENTATION AS TO EXISTENCE, TYPE, SIZE, LOCATION, THERE, OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

PROJECT SUMMARY			
PHASE II APN 137-12-410-001		PHASE I APN 137-12-410-002	
Land	2.81 AC 38,204 SF	Land	0.41 AC 5,734 SF
Building	30,700 SF	Building	34,332 SF
Land-to-Bldg Ratio	8.0/1	Land-to-Bldg Ratio	7.4/1
Coverage	17 %	Coverage	13.5 %
Required Parking	120 Spaces	Required Parking	200
Provided Parking	120 Spaces	Provided Parking	200
Parking Ratio (Overall)	1/104	Parking Ratio (Overall)	1/100
PHASE I BUILDING SUMMARY		PHASE I BUILDING SUMMARY	
DRUG/RETAIL (D-41)		FAST FOOD/STORE (D-41)	
Land	1.67 AC 22,848 SF	Land	0.78 AC 10,608 SF
Building	19,000 SF	Building	4,000 SF
Land-to-Bldg Ratio	8/1	Land-to-Bldg Ratio	2.5/1
Coverage	16.5 %	Coverage	8.5 %
Required Parking	80 Spaces	Required Parking	40 Spaces
Provided Parking	80 Spaces	Provided Parking	40 Spaces
Parking Ratio	1/100	Parking Ratio	1/104
PHASE I BUILDING SUMMARY		PHASE I BUILDING SUMMARY	
RESTAURANT (D-41)		TAVERN (D-41)	
Land	1.14 AC 15,600 SF	Land	0.52 AC 7,024 SF
Building	5,300 SF	Building	5,000 SF
Land-to-Bldg Ratio	10/1	Land-to-Bldg Ratio	7.2/1
Coverage	10 %	Coverage	13.5 %
Required Parking	80 Spaces	Required Parking	80 Spaces
Provided Parking	80 Spaces	Provided Parking	80 Spaces
Parking Ratio	1/100	Parking Ratio	1/100
PHASE I BUILDING SUMMARY		PHASE I BUILDING SUMMARY	
RETAIL (D-41)		RETAIL (D-41)	
Land	1.14 AC 15,600 SF	Land	0.52 AC 7,024 SF
Building	5,300 SF	Building	5,000 SF
Land-to-Bldg Ratio	10/1	Land-to-Bldg Ratio	7.2/1
Coverage	10 %	Coverage	13.5 %
Required Parking	80 Spaces	Required Parking	80 Spaces
Provided Parking	80 Spaces	Provided Parking	80 Spaces
Parking Ratio	1/100	Parking Ratio	1/100

EOT-4446

7-7-04 CC

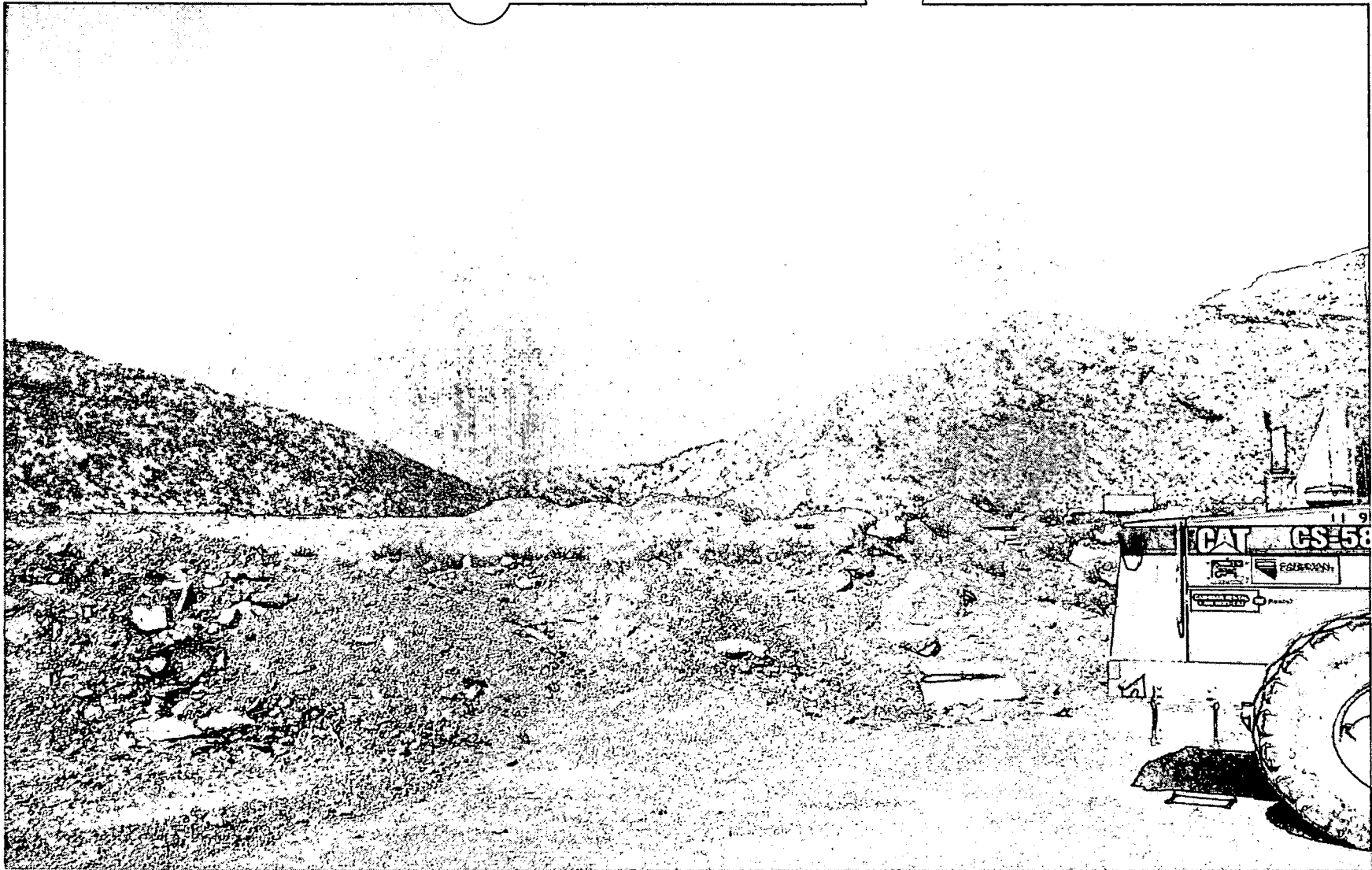
PRELIMINARY SITE PLAN - Design Review

NWC I-215 & CHEYENNE
LAS VEGAS, NEVADA

Site Development Services, Inc.
INVESTOR, DEVELOPER, CONSULTANT

DATE: APRIL 30, 2004
DRAWN: JSS
700 S. HOFFMAN, 2ND FLOOR
LAS VEGAS, NV 89101
TEL: 702.735.1100
WWW.SDSASD.COM

NWC Architects Inc



EOT-4446 - APPLICANT/OWNER: SITE FOUR, LIMITED LIABILITY COMPANY
Northwest corner of Cliff Shadows Parkway and the Beltway alignment
JULY 7, 2004 CITY COUNCIL MEETING

Picture taken 06/11/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

EXTENSION OF TIME RELATED TO EOT-4446 - SPECIAL USE PERMIT - EOT-4448 -
APPLICANT/OWNER: SITE FOUR, LIMITED LIABILITY COMPANY - Request for a
second Extension of Time of an approved Special Use Permit (U-0112-00) FOR A LIQUOR
ESTABLISHMENT (FOR OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A
PROPOSED CONVENIENCE STORE on property located at the northwest corner of Cliff
Shadows Parkway and the Beltway alignment (APN: 137-12-410-002), U (Undeveloped) Zone
[PCD (Planned Community Development) General Plan Designation] under Resolution of Intent
to PD (Planned Development), Ward 4 (Brown). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

REESE - APPROVED Item 106 [EOT-4446], Item 107 [EOT-4448], Item 108 [EOT-4449],
and Item 109 [EOT-4578] subject to conditions - UNANIMOUS

MINUTES:

There was no discussion.

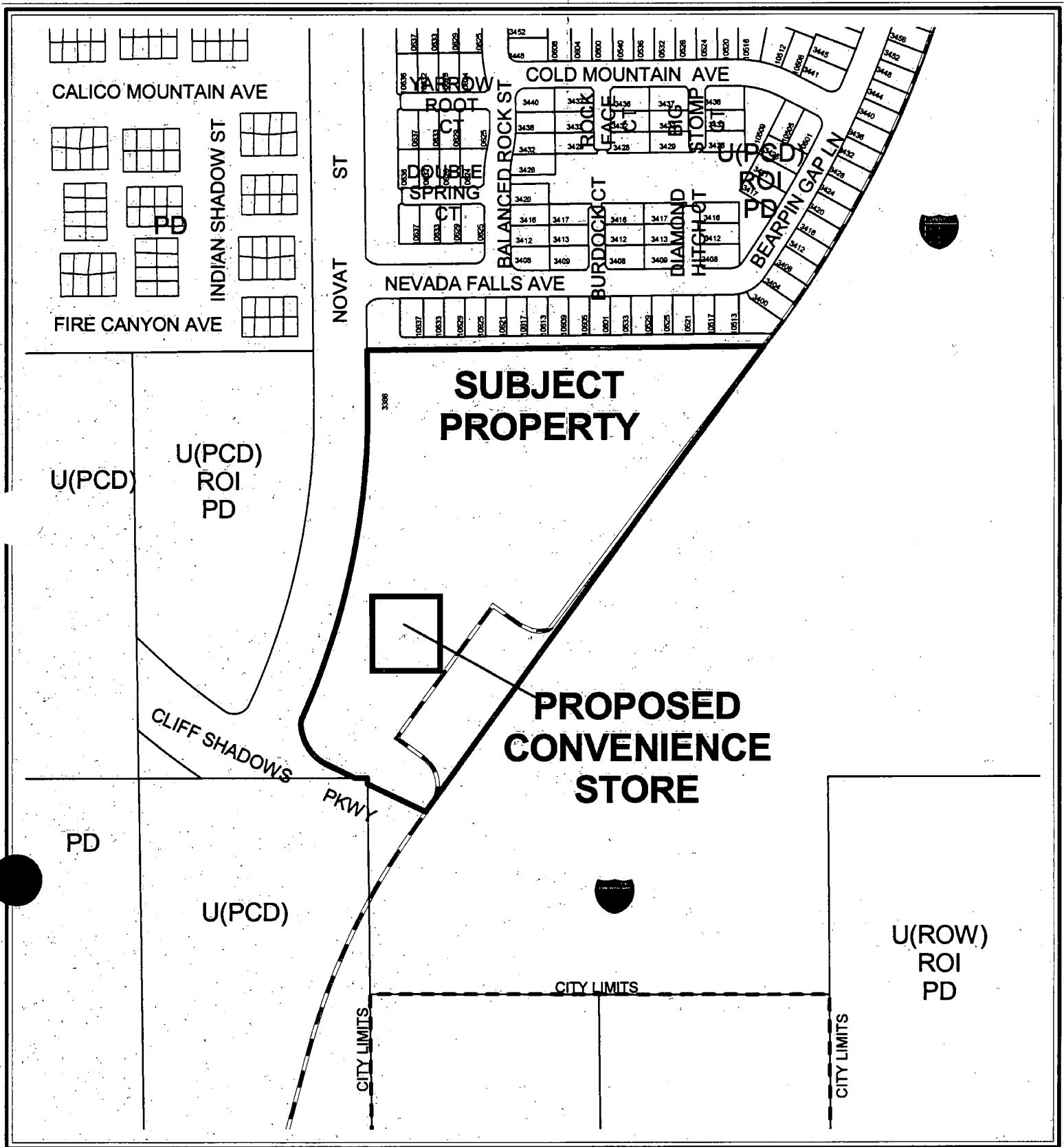
(2:09 - 2:10)

4-1296

CONDITIONS:

Planning and Development

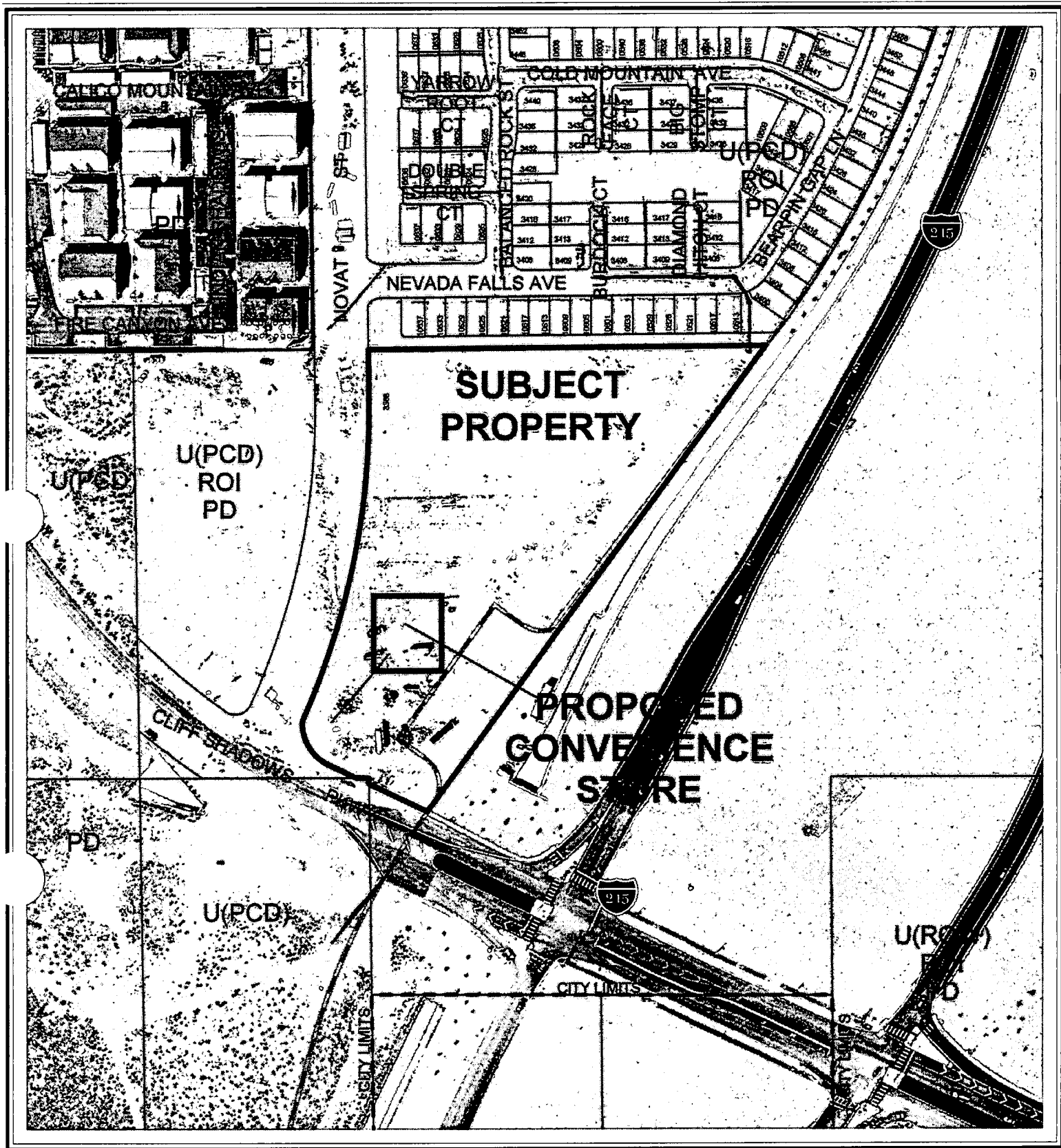
1. This Extension of Time will expire on October 18, 2006 unless another Extension of
Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (U-0112-00) and all
other subsequent site related actions as required by the Planning and Development
Department and Department of Public Works.



CASE: EOT-4448

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)



CASE: EOT-4448

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-4448 - APPLICANT/OWNER: SITE FOUR, LIMITED
LIABILITY COMPANY

**** CONDITIONS ****

Staff recommends **APPROVAL**, subject to:

Planning and Development

1. This Extension of Time will expire on October 18, 2006 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (U-0112-00) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a second Extension of Time on an approved Special Use Permit (U-0112-00) for a proposed Liquor Establishment (Off-Premise Consumption) in conjunction with a proposed convenience store on property located at the northwest corner of Cliff Shadows Parkway and the Beltway alignment. The first Extension of Time expires October 18, 2004.

B) Applicant's Justification

The proposed site containing the use has changed ownership. The new owner is preparing a new site plan for staff review; however, the uses requiring Special Use Permits will not change.

BACKGROUND INFORMATION

A) Previous Actions

- 06/14/99 The City Council approved a Rezoning (Z-0024-99) to PD (Planned Development) on this site as part of a larger request. Planning Commission and staff recommended approval on 05/13/99.
- 10/18/00 The City Council approved Special Use Permit requests for a proposed Supper Club (U-0111-00), for a Liquor Establishment (Off-Premise Consumption) (U-0112-00) in conjunction with a proposed convenience store, and for a proposed Tavern (U-0113-00) on the subject site. The City Council also approved a request for a Conceptual Site Development Plan Review [Z-0033-97(17) & Z-0024-99(6)] for a proposed 46,750 square-foot commercial center and 16,600 square-foot office complex on the subject site. Planning Commission and staff recommended approval of all items on 08/24/00.
- 08/07/02 The City Council approved Extension of Time requests for a proposed Supper Club [U-0111-00(1)], for a Liquor Establishment (Off-Premise Consumption) [U-0112-00(1)] in conjunction with a proposed convenience store, and for a proposed Tavern [U-0113-00(1)] on the subject site. The City Council also approved an Extension of Time request for a Conceptual Site Development Plan Review [Z-0033-97(31)] for a proposed 46,750 square-foot commercial center and 16,600 square-foot office complex on the subject site. Planning Commission and staff recommended approval of all items on 08/24/00.

B) Pre-Application Meeting

A pre-application conference is not required for an Extension of Time request.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for an Extension of Time request.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 8.65

B) *Existing Land Use*

Subject Property: Undeveloped
North: Single-Family Dwellings
South: Undeveloped
East: Clark County 215 Beltway
West: Undeveloped

C) *Planned Land Use*

Subject Property: PCD (Planned Community Development)
North: PCD (Planned Community Development)
South: PCD (Planned Community Development)
East: Beltway Right-of-Way
West: PCD (Planned Community Development)

D) *Existing Zoning*

Subject Property: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
South: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
East: Beltway Right-of-Way
West: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)

E) *General Plan Compliance*

The subject site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Map in the General Plan. As part of the Lone Mountain Master Plan, this area is compatible with the PCD (Planned Community Development) designation.

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

The subject property is located within the Lone Mountain Master Plan and carries a Village Commercial land use designation on the Lone Mountain Master Development Plan. The proposed Supper Club is within the range of uses permitted within this designation.

It is noted that a Multi-Use Non-Equestrian Trail is planned on the eastern edge of the overall retail development, of which the proposed convenience store is a part. At this time, the location of the trail has not been decided.

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
Liquor Establishment (Off-Premise Consumption)	6,408 SF	1/300 SF GFA	21	1	369	16

The entire development will provide 385 spaces and will contain a standalone retail building, multi-tenant retail building, tavern, fast food restaurant, and Supper Club, in addition to the proposed convenience store. An adequate number of spaces for the Liquor Establishment use will be provided adjacent to the proposed convenience store.

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)	Property line of proposed use must be at least 400' from any church, synagogue, school, child care facility licensed for more than 12 children, or City park	No churches, synagogues, schools, child care facilities, or City parks within 400 feet

The proposed Liquor Establishment complies with Title 19 distance separation requirements.

B) General Analysis and Discussion

- Zoning

The subject property is under a Resolution of Intent to PD (Planned Development), which accommodates the Lone Mountain Master Plan and its land use designations. The subject parcel is planned for Village Commercial uses, which consist of low to medium intensity retail, office, and commercial uses. The Liquor Establishment (Off-Premise Consumption) use is within the range of uses permitted in the Village Commercial designation with the approval of a Special Use Permit.

- Use

Title 19.04.050 establishes criteria for the approval of alcohol-related uses. The Code requires a Liquor Establishment (Off-Premise Consumption) to be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than twelve children, or City park as measured from property line to property line. In this case, the Liquor Establishment (Off-Premise Consumption) use meets the minimum distance separation requirements, as no protected uses have been identified within 400 feet of the subject property. No changes on surrounding parcels have affected the standing of the proposed Liquor Establishment (Off-Premise Consumption). A new Site Development Plan incorporating this use will be submitted for review by the Planning and Development Department and the Department of Public Works.

- Conditions

The following relevant conditions from Title 19.04.050 are required to be met for approval of this Liquor Establishment (Off-Premise Consumption) use. Conditions 1, 2, and 5 may not be waived by the City Council, except as noted in Condition 6.

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, child care facility licensed for more than twelve children, or City park.

2. 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. 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.
4. The minimum distance requirements in Subsection (1) do not apply to:
 - (a) An establishment which has a nonrestricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of two hundred guest rooms after July 1, 1992; or
 - (b) A proposed retail establishment having more than fifty thousand square feet of retail floor space.
5. All businesses which sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.
6. The minimum distance requirements set forth in Subsection (1), which are otherwise nonwaivable 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;
 - (c) In connection with a proposed retail establishment having between twenty thousand square feet and fifty thousand square feet of retail floor space, if no more than ten percent 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 twenty thousand 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 one hundred feet.

The proposed Liquor Establishment (Off-Premise Consumption) complies with these conditions and does not require a distance separation waiver.

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 Liquor Establishment (Off-Premise Consumption) use meets the minimum distance separation requirements of Title 19.04.050, which requires such an establishment to be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than twelve children or City park, as measured from property line to property line.

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

No evidence exists of a physical constraint to the location of the proposed Liquor Establishment use on the subject site.

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

The proposed convenience store will be accessed from Novat Street, which will be internal to the overall retail development. This road will not negatively impact adjacent roadways or residential neighborhood traffic.

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.”**

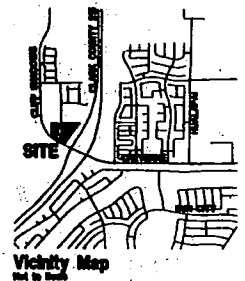
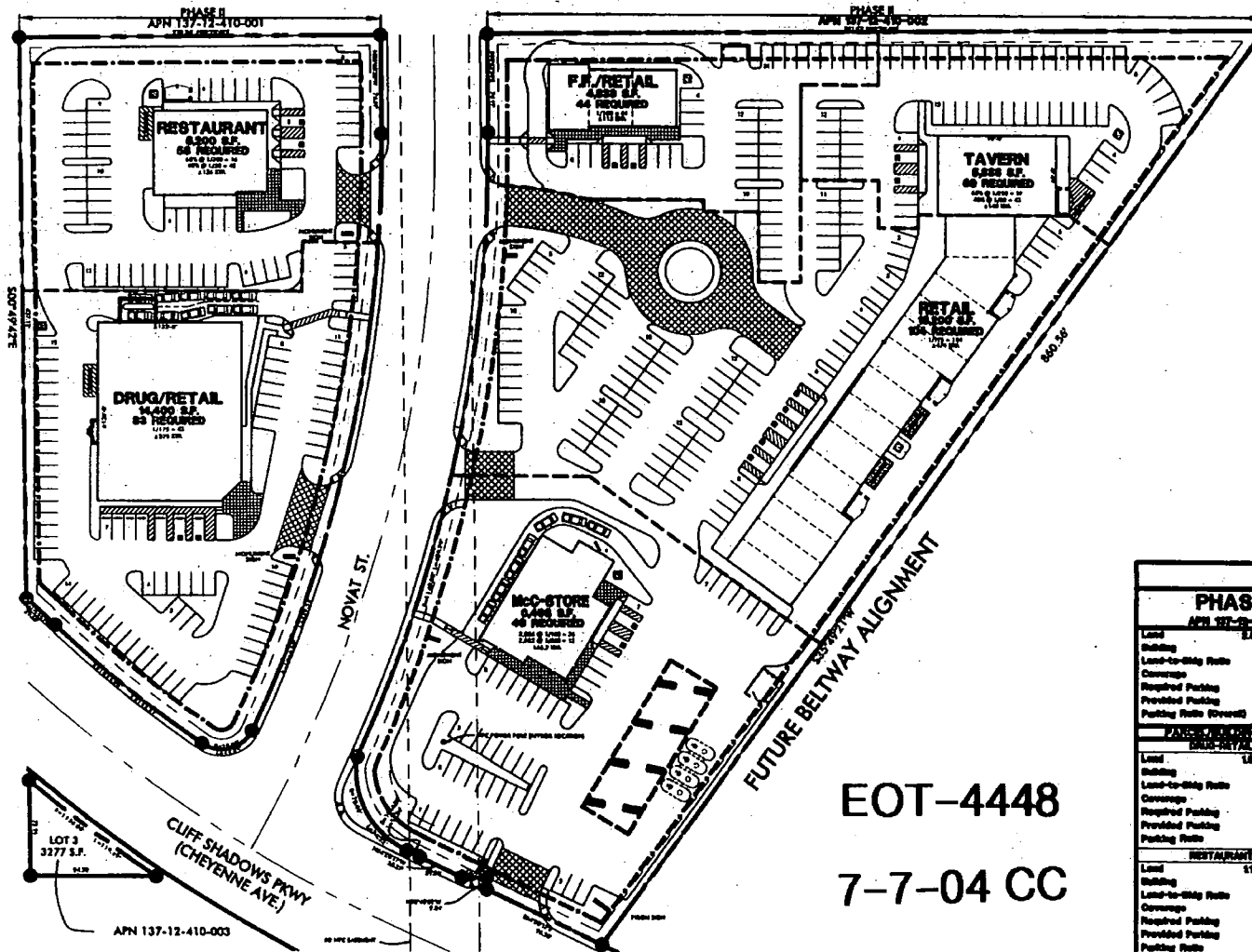
The proposed Liquor Establishment (Off-Premise Consumption) use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0





ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE. THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO ARCHITECTS BY THE OWNER AND IS SUBJECT TO VERIFICATION BY LANDLORDS, SURVEYORS AND COMMUNITY AGENCIES. THIS CHARTER IS NOT NECESSARILY A REPRESENTATION AS TO EXISTENCE, TYPE, SIZE, LOCATION, THERE, OR OCCUPANCY OF ANY BUILDING WITHIN THE CENTER.

PHASE II		PROJECT SUMMARY	
APN 137-12-410-001		PHASE I	
APN 137-12-410-002		APN 137-12-410-003	
Land	2.11 AC 22,104 SF	Land	1.14 AC 24,131 SF
Building	50,700 SF	Building	24,222 SF
Land-to-Bldg Ratio	6.5/1	Land-to-Bldg Ratio	7.4/1
Coverage	9.5%	Coverage	13.8%
Required Parking	120 Spaces	Required Parking	200
Provided Parking	120 Spaces	Provided Parking	200
Parking Ratio (Provided)	1/100	Parking Ratio (Provided)	1/100
PHASE I BUILDING SUMMARY		PHASE I BUILDING SUMMARY	
PHASE I BUILDING SUMMARY		PHASE I BUILDING SUMMARY	
Land	1.57 AC 16,844 SF	Land	0.76 AC 16,844 SF
Building	14,400 SF	Building	4,300 SF
Land-to-Bldg Ratio	6/1	Land-to-Bldg Ratio	7.8/1
Coverage	16.2%	Coverage	13.8%
Required Parking	60 Spaces	Required Parking	44 Spaces
Provided Parking	60 Spaces	Provided Parking	44 Spaces
Parking Ratio	1/100	Parking Ratio	1/100
PHASE I BUILDING SUMMARY		PHASE I BUILDING SUMMARY	
PHASE I BUILDING SUMMARY		PHASE I BUILDING SUMMARY	
Land	1.14 AC 24,131 SF	Land	0.22 AC 40,127 SF
Building	5,800 SF	Building	5,800 SF
Land-to-Bldg Ratio	10/1	Land-to-Bldg Ratio	7.8/1
Coverage	10.3%	Coverage	13.8%
Required Parking	60 Spaces	Required Parking	60 Spaces
Provided Parking	60 Spaces	Provided Parking	60 Spaces
Parking Ratio	1/100	Parking Ratio	1/100
PHASE I BUILDING SUMMARY		PHASE I BUILDING SUMMARY	
PHASE I BUILDING SUMMARY		PHASE I BUILDING SUMMARY	
Land	1.14 AC 24,131 SF	Land	0.22 AC 40,127 SF
Building	5,800 SF	Building	5,800 SF
Land-to-Bldg Ratio	10/1	Land-to-Bldg Ratio	7.8/1
Coverage	10.3%	Coverage	13.8%
Required Parking	60 Spaces	Required Parking	60 Spaces
Provided Parking	60 Spaces	Provided Parking	60 Spaces
Parking Ratio	1/100	Parking Ratio	1/100

PRELIMINARY SITE PLAN - Design Review

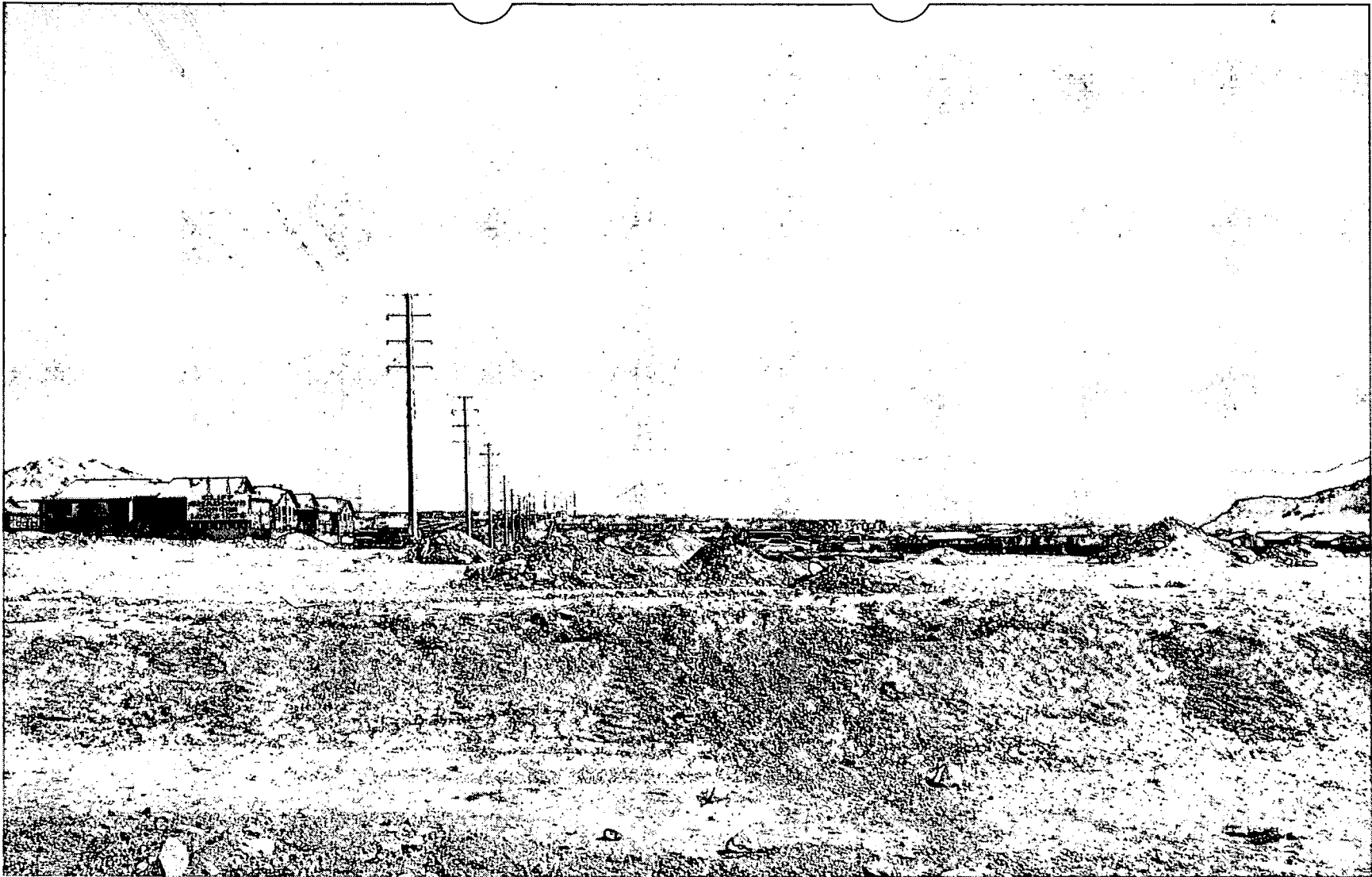
NWC I-215 & CHEYENNE
LAS VEGAS, NEVADA

Site Development Services, Inc.
ARCHITECTS/DEVELOPER CONSULTANTS

DATE: APRIL 20, 2004
SCALE: 1/8" = 1'-0"

FOR A DEVELOPMENT, SEE SHEET 200
LAS VEGAS, NV 89102
PREPARED FOR: FUTURE DEVELOPMENT
WWW.SITEDESIGN.COM

NWC Architects Inc
ARCHITECTS



EOT-4448 - APPLICANT/OWNER: SITE FOUR, LIMITED LIABILITY COMPANY
Northwest corner of Cliff Shadows Parkway and the Beltway alignment
JULY 7, 2004 CITY COUNCIL MEETING

Picture taken 06/11/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

EXTENSION OF TIME RELATED TO EOT-4446 AND EOT-4448 - SPECIAL USE PERMIT - EOT-4449 - APPLICANT/OWNER: SITE FOUR, LIMITED LIABILITY COMPANY - Request for a second Extension of Time of an approved Special Use Permit (U-0113-00) FOR A TAVERN on property located at the northwest corner of Cliff Shadows Parkway and the Beltway alignment (APN: 137-12-410-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

REESE - APPROVED Item 106 [EOT-4446], Item 107 [EOT-4448], Item 108 [EOT-4449], and Item 109 [EOT-4578] subject to conditions - UNANIMOUS

MINUTES:

There was no discussion.

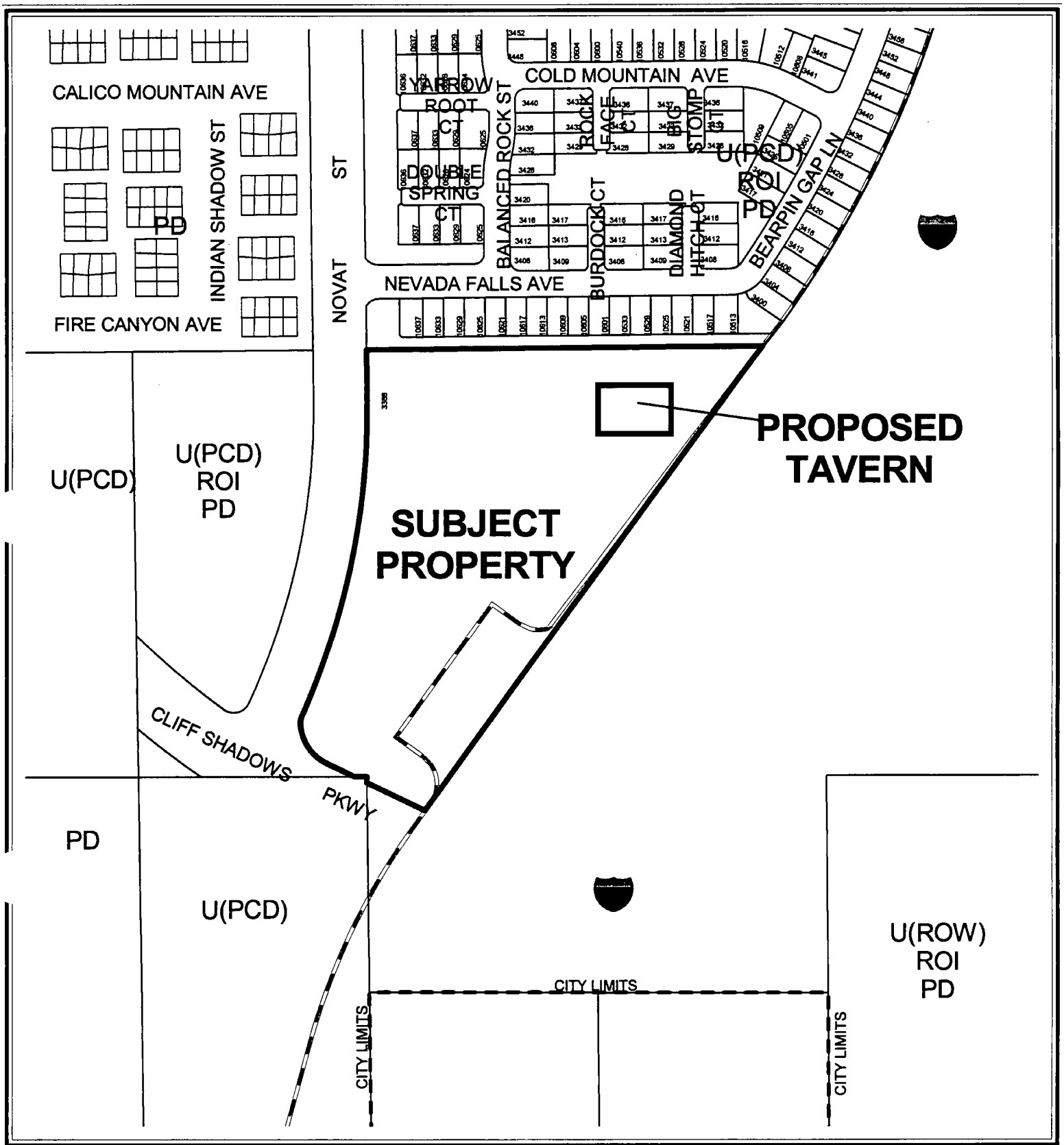
(2:09 - 2:10)

4-1296

CONDITIONS:

Planning and Development

1. This Extension of Time will expire on October 18, 2006 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (U-0113-00) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

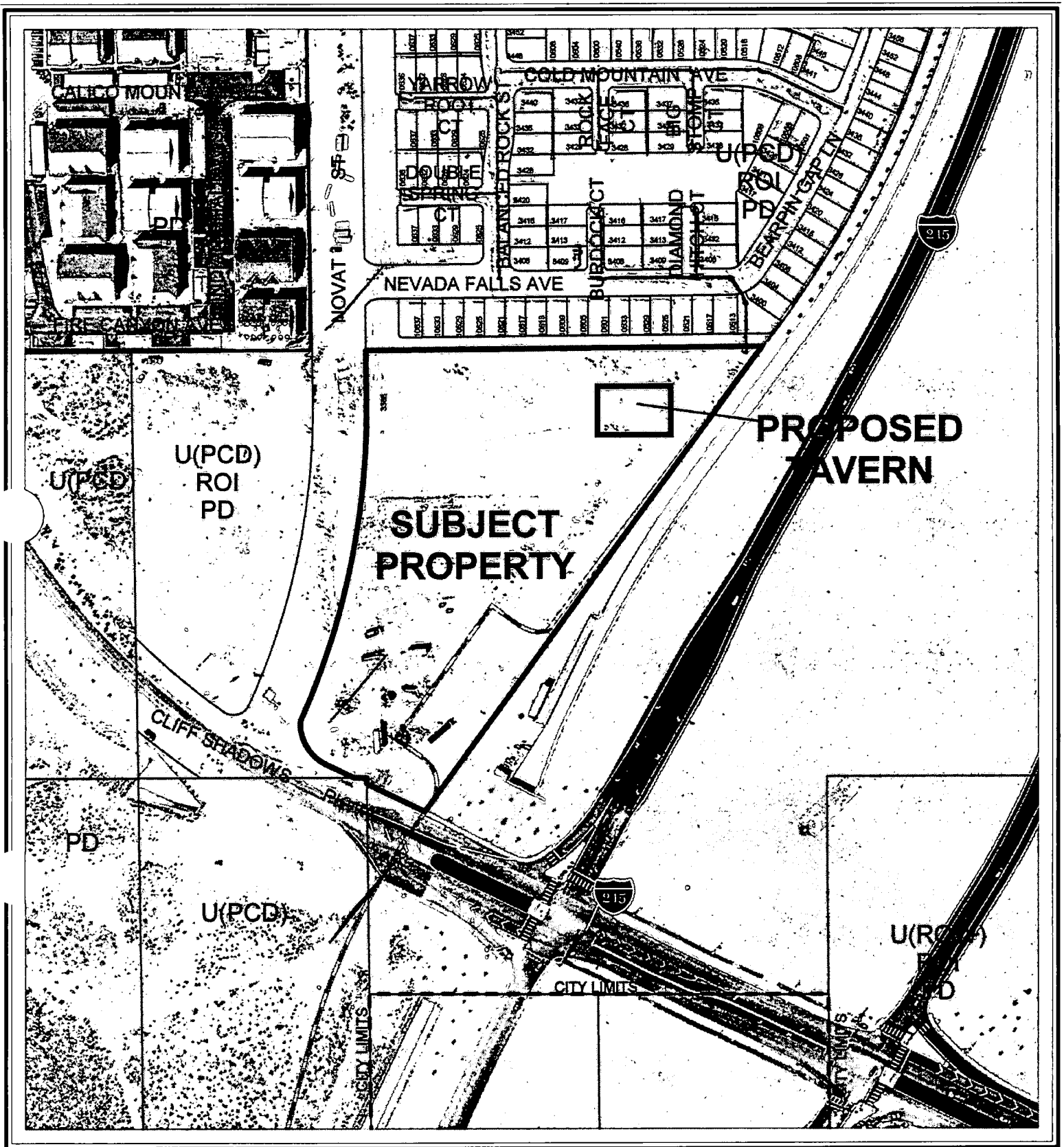


CASE: EOT-4449

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)





CASE: EOT-4449

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-4449 - APPLICANT/OWNER: SITE FOUR, LIMITED
LIABILITY COMPANY

**** CONDITIONS ****

Staff recommends **APPROVAL**, subject to:

Planning and Development

1. This Extension of Time will expire on October 18, 2006 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (U-0113-00) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a second Extension of Time on an approved Special Use Permit (U-0113-00) for a proposed Tavern on property located at the northwest corner of Cliff Shadows Parkway and the Beltway alignment. The first Extension of Time expires October 18, 2004.

B) Applicant's Justification

The proposed site containing the use has changed ownership. The new owner is preparing a new site plan for staff review; however, the uses requiring Special Use Permits will not change.

BACKGROUND INFORMATION

A) Previous Actions

- 06/14/99 The City Council approved a Rezoning (Z-0024-99) to PD (Planned Development) on this site as part of a larger request. Planning Commission and staff recommended approval on 05/13/99.
- 10/18/00 The City Council approved Special Use Permit requests for a proposed Supper Club (U-0111-00), for a Liquor Establishment (Off-Premise Consumption) (U-0112-00) in conjunction with a proposed convenience store, and for a proposed Tavern (U-0113-00) on the subject site. The City Council also approved a request for a Conceptual Site Development Plan Review [Z-0033-97(17) & Z-0024-99(6)] for a proposed 46,750 square-foot commercial center and 16,600 square-foot office complex on the subject site. Planning Commission and staff recommended approval of all items on 08/24/00.
- 08/07/02 The City Council approved Extension of Time requests for a proposed Supper Club [U-0111-00(1)], for a Liquor Establishment (Off-Premise Consumption) [U-0112-00(1)] in conjunction with a proposed convenience store, and for a proposed Tavern [U-0113-00(1)] on the subject site. The City Council also approved an Extension of Time request for a Conceptual Site Development Plan Review [Z-0033-97(31)] for a proposed 46,750 square-foot commercial center and 16,600 square-foot office complex on the subject site. Planning Commission and staff recommended approval of all items on 08/24/00.

B) Pre-Application Meeting

A pre-application conference is not required for an Extension of Time request.

C) Neighborhood Meetings

A neighborhood meeting is not required for an Extension of Time request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 8.65

B) Existing Land Use

Subject Property: Undeveloped
North: Single-Family Dwellings
South: Undeveloped
East: Clark County 215 Beltway
West: Undeveloped

C) Planned Land Use

Subject Property: PCD (Planned Community Development)
North: PCD (Planned Community Development)
South: PCD (Planned Community Development)
East: Beltway Right-of-Way
West: PCD (Planned Community Development)

D) Existing Zoning

Subject Property: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
South: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
East: Beltway Right-of-Way
West: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)

E) General Plan Compliance

The subject site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Map in the General Plan. As part of the Lone Mountain Master Plan, this area is compatible with the PCD (Planned Community Development) designation.

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

The subject property is located within the Lone Mountain Master Plan and carries a Village Commercial land use designation on the Lone Mountain Master Development Plan. The proposed Supper Club is within the range of uses permitted within this designation.

It is noted that a Multi-Use Non-Equestrian Trail is planned on the eastern edge of the overall retail development, of which the proposed convenience store is a part. At this time, the location of the trail has not been decided.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The number of required parking spaces for the Tavern use is calculated relative to the amount of floor space devoted to public seating and waiting space. Since the applicant has only a conceptual site plan approved, specific floor areas are not available. The total proposed gross floor area of the tavern is 5,386 square feet. A new Site Development Plan Review will be submitted for review at a later time which will provide more accurate parking calculations. This use can generate up to 108 parking spaces, based on the required ratio of one space per 50 square feet of public seating and waiting area plus one space per 200 square feet of the remaining space. The entire development will provide 385 spaces and will contain a standalone retail building, multi-tenant retail building, supper club, fast food restaurant, and convenience store, in addition to the proposed tavern.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Liquor Establishment (Tavern)	Property line of proposed use must be at least 1,500' from any other tavern or any church, synagogue, school, child care facility licensed for more than 12 children, or City park	No taverns, churches, synagogues, schools, child care facilities, or City parks within 1,500 feet

The proposed Tavern complies with Title 19 distance separation requirements.

B) General Analysis and Discussion

- Zoning

The subject property is under a Resolution of Intent to PD (Planned Development), which accommodates the Lone Mountain Master Plan and its land use designations. The subject parcel is planned for Village Commercial uses, which consist of low to medium intensity retail, office, and commercial uses. The Tavern use is within the range of uses permitted in the Village Commercial designation with the approval of a Special Use Permit.

- Use

Title 19.04.050 establishes criteria for the approval of alcohol-related uses. The Code requires a Tavern to be located a minimum of 1,500 feet from any other tavern, any church, synagogue, school, child care facility licensed for more than twelve children, or City park, as measured from property line to property line. In this case, the proposed Tavern use meets the minimum distance separation requirements, as no protected uses have been identified within 1,500 feet of the subject property. No changes on surrounding parcels have affected the standing of the proposed Tavern. A new Site Development Plan incorporating this use will be submitted for review by the Planning and Development Department and the Department of Public Works.

- Conditions

The following relevant conditions from Title 19.04.050 required to be met for approval of the Liquor Establishment (Tavern) use include the following:

1. Except as otherwise provided below, no liquor establishment (tavern) may be located within fifteen hundred feet of any other liquor establishment (tavern), church, synagogue, school, child care facility licensed for over twelve children, or City park.
2. The distance separation referred to in Paragraph (1) shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment (tavern) which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed liquor establishment (tavern). The distance shall be measured in a straight line without regard to intervening obstacles.

3. The term “property line” is defined with regard to fee interest parcels or those created by a record of survey or legal description.
4. Minimum conditions under which the distance separation requirement may be waived by the City Council are listed.

The proposed Liquor Establishment (Tavern) complies with these conditions and does not require a distance separation waiver.

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 Tavern use meets the minimum distance separation requirements of Title 19.04.050, which requires a tavern to be a minimum of 1,500 feet from any church, synagogue, school, child care facility licensed for more than twelve children or City park, or another tavern as measured from property line to property line.

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

No evidence exists of a physical constraint to the location of the proposed Liquor Establishment (Tavern) use on the subject site.

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

The proposed tavern will be accessed from Novat Street, which will be internal to the overall retail development. This road will not negatively impact adjacent roadways or residential neighborhood traffic.

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 tavern will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

APR 20 2004



NADEI

STATEMENT OF FINANCIAL INTEREST

EDT-4449

Case Number: 4-6113-60(1) APN: 137-12-410-002

Name of Property Owner: Site Four LLC

Name of Applicant: James Carstensen

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): John

APN: /

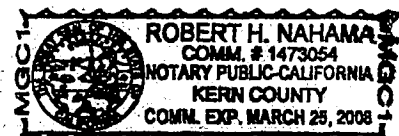
Signature of Property Owner/Authorized Agent _____

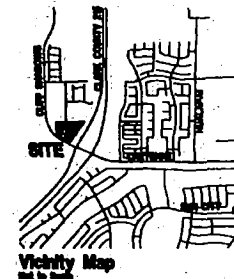
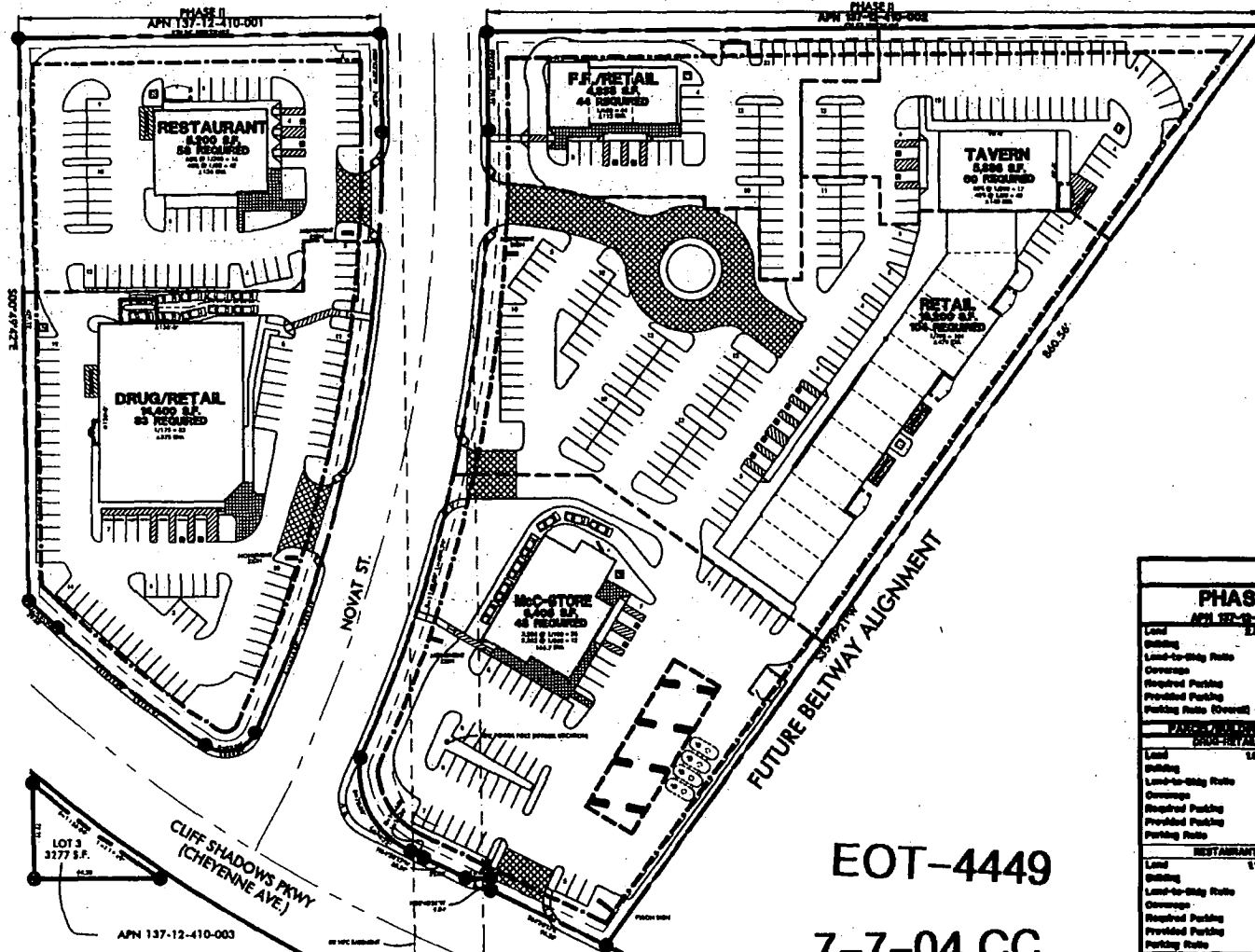
Print Name: James A. Crispen

Subscribed and sworn before me

This 19 day of April 2004

Notary Public in and for said County and State





ALL SHADING, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION PROVIDED TO NDCS, ARCHITECTS INC. AND IS SUBJECT TO VERIFICATION BY LOCAL, COUNTY AND FEDERAL AGENCIES ETC. THIS DOCUMENT IS NOT NEARLY AS REPRESENTATIVE AS TO EXISTENCE, TYPE, SIZE, LOCATION, THERE OR OCCUPANCY OF ANY BUILDING WITHIN THE CENTER.

PROJECT SUMMARY			
PHASE II		PHASE I	
APN 137-12-410-001		APN 137-12-410-002	
Land	1.01 AC 32,200 SF	Land	1.01 AC 32,200 SF
Building	50,700 SF	Building	50,700 SF
Land-to-Bldg Ratio	5.0/1	Land-to-Bldg Ratio	5.0/1
Coverage	17%	Coverage	15.8%
Required Parking	175 Spaces	Required Parking	250
Provided Parking	175 Spaces	Provided Parking	250
Parking Ratio (Overall)	1/100	Parking Ratio (Overall)	1/100
PHASE II SUMMARY		PHASE I SUMMARY	
DRUG/RETAIL (P-1)		F.F./RETAIL (P-2)	
Land	1.07 AC 35,000 SF	Land	0.76 AC 24,800 SF
Building	14,000 SF	Building	4,500 SF
Land-to-Bldg Ratio	5/1	Land-to-Bldg Ratio	7.3/1
Coverage	15.8%	Coverage	15.8%
Required Parking	55 Spaces	Required Parking	44 Spaces
Provided Parking	55 Spaces	Provided Parking	44 Spaces
Parking Ratio	1/100	Parking Ratio	1/100
RESTAURANT (P-3)		TAVERN (P-4)	
Land	1.14 AC 36,800 SF	Land	0.82 AC 26,700 SF
Building	5,500 SF	Building	5,500 SF
Land-to-Bldg Ratio	6.7/1	Land-to-Bldg Ratio	7.2/1
Coverage	15.1%	Coverage	15.4%
Required Parking	55 Spaces	Required Parking	55 Spaces
Provided Parking	55 Spaces	Provided Parking	55 Spaces
Parking Ratio	1/100	Parking Ratio	1/100
RETAIL (P-5)		RETAIL (P-6)	
Land	1.14 AC 36,800 SF	Land	2.00 AC 62,000 SF
Building	3,500 SF	Building	12,300 SF
Land-to-Bldg Ratio	10.5/1	Land-to-Bldg Ratio	5.0/1
Coverage	9.5%	Coverage	12.7%
Required Parking	55 Spaces	Required Parking	104 Spaces
Provided Parking	55 Spaces	Provided Parking	112 Spaces
Parking Ratio	1/100	Parking Ratio	1/100

EOT-4449
7-7-04 CC

PRELIMINARY SITE PLAN - Design Review

NWC I-215 & CHEYENNE
LAS VEGAS, NEVADA

Site Development Services, Inc.
DESIGNER, DEVELOPER, CONSULTANTS

DATE: APRIL 20, 2004
SCALE: 1/8" = 1'-0"

720 S. RIVINGTON, SUITE 200
LAS VEGAS, NV 89101
TEL: 702.735.1111 FAX: 702.735.1112
WWW.SDSI-ARCH.COM





EOT-4449 - APPLICANT/OWNER: SITE FOUR, LIMITED LIABILITY COMPANY
Northwest corner of Cliff Shadows Parkway and the Beltway alignment
JULY 7, 2004 CITY COUNCIL MEETING

Picture taken 06/11/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

EXTENSION OF TIME RELATED TO EOT-4446, EOT-4448 AND EOT-4449 - SITE DEVELOPMENT PLAN REVIEW- **EOT-4578 - APPLICANT/OWNER: SITE FOUR, LIMITED LIABILITY COMPANY** - Request for a second Extension of Time of an approved Site Development Plan Review [Z-0033-97(17) and Z-0024-99(6)] FOR A PROPOSED COMMERCIAL CENTER on property located at the northwest corner of Cliff Shadows Parkway and the Beltway alignment (APN: 137-12-410-001 and 002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

REESE – APPROVED Item 106 [EOT-4446], Item 107 [EOT-4448], Item 108 [EOT-4449], and Item 109 [EOT-4578] subject to conditions – **UNANIMOUS**

MINUTES:

There was no discussion.

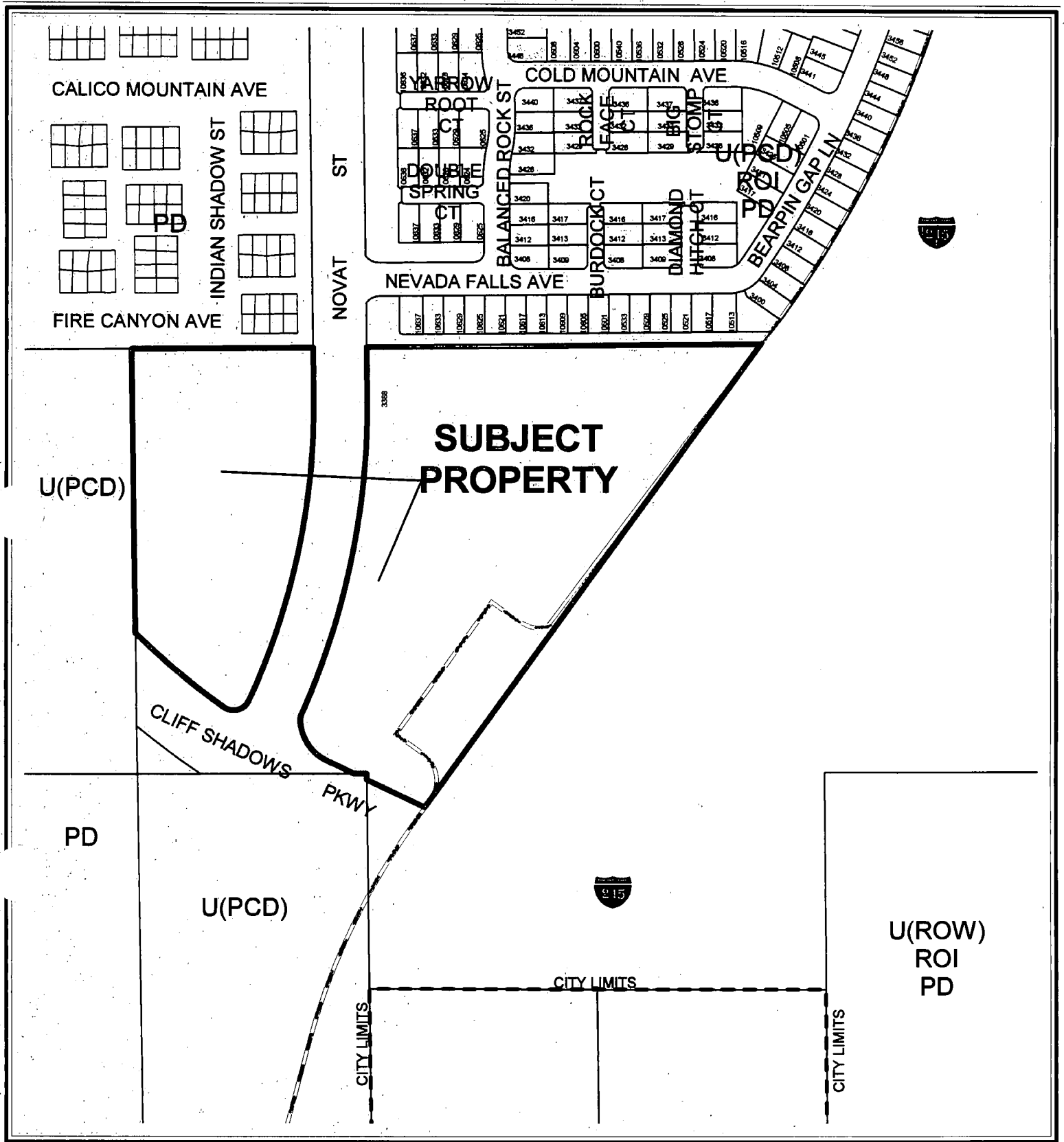
(2:09 – 2:10)

4-1296

CONDITIONS:

Planning and Development

1. This Extension of Time will expire on October 18, 2006 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review Z-0033-97(17) and Z-0024-99(6) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

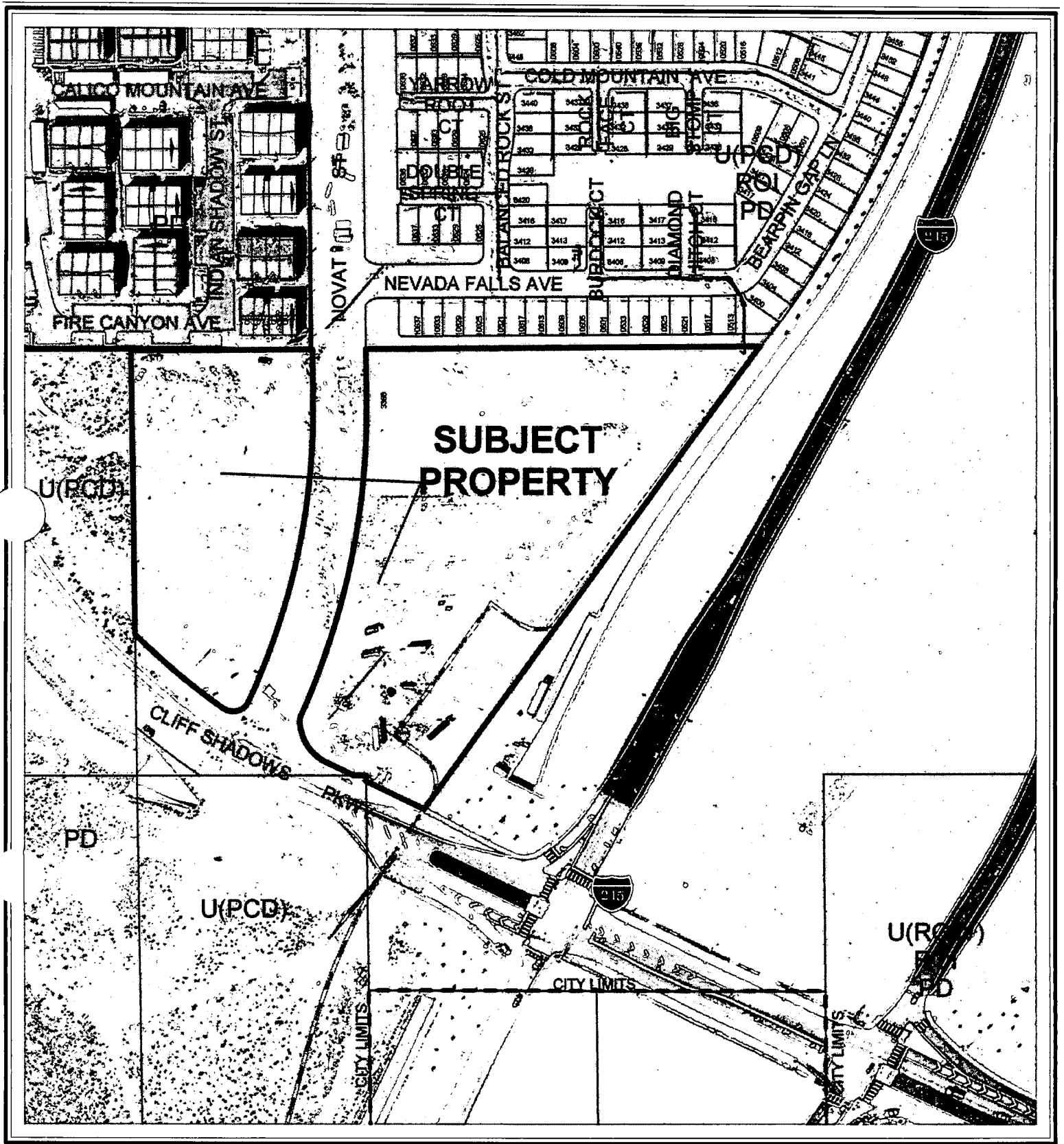


CASE: EOT-4578

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)





CASE: EOT-4578

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-4578 - APPLICANT/OWNER: SITE FOUR, LIMITED
LIABILITY COMPANY

**** CONDITIONS ****

Staff recommends **APPROVAL**, subject to the following:

Planning and Development

1. This Extension of Time will expire on October 18, 2006 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review Z-0033-97(17) and Z-0024-99(6) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a second Extension of Time on an approved Site Development Plan Review [Z-0033-97(17) and Z-0024-99(6)] for a proposed commercial center on property located at the northwest corner of Cliff Shadows Parkway and the Beltway alignment. The first Extension of Time expires October 18, 2004.

B) Applicant's Justification

The proposed site containing the use has changed ownership. The new owner is preparing a new site plan for staff review but wants to extend the current plan as a fail-safe.

BACKGROUND INFORMATION

A) Previous Actions

- 06/14/99 The City Council approved a Rezoning (Z-0024-99) to PD (Planned Development) on this site as part of a larger request. Planning Commission and staff recommended approval on 05/13/99.
- 10/18/00 The City Council approved Special Use Permit requests for a proposed Supper Club (U-0111-00), for a Liquor Establishment (Off-Premise Consumption) (U-0112-00) in conjunction with a proposed convenience store, and for a proposed Tavern (U-0113-00) on the subject site. The City Council also approved a request for a Conceptual Site Development Plan Review [Z-0033-97(17) & Z-0024-99(6)] for a proposed 46,750 square-foot commercial center and 16,600 square-foot office complex on the subject site. Planning Commission and staff recommended approval of all items on 08/24/00.
- 08/07/02 The City Council approved Extension of Time requests for a proposed Supper Club [U-0111-00(1)], for a Liquor Establishment (Off-Premise Consumption) [U-0112-00(1)] in conjunction with a proposed convenience store, and for a proposed Tavern [U-0113-00(1)] on the subject site. The City Council also approved an Extension of Time request for a Conceptual Site Development Plan Review [Z-0033-97(31)] for a proposed 46,750 square-foot commercial center. The office component was removed by condition. Planning Commission and staff recommended approval of all items on 08/07/02.

B) Pre-Application Meeting

A pre-application conference is not required for an Extension of Time request.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for an Extension of Time request.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 8.65

B) *Existing Land Use*

Subject Property: Undeveloped
North: Single-Family Dwellings
South: Undeveloped
East: Clark County 215 Beltway
West: Undeveloped

C) *Planned Land Use*

Subject Property: PCD (Planned Community Development)
North: PCD (Planned Community Development)
South: PCD (Planned Community Development)
East: Beltway Right-of-Way
West: PCD (Planned Community Development)

D) *Existing Zoning*

Subject Property: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
South: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
East: Beltway Right-of-Way
West: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)

E) *General Plan Compliance*

The subject site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Map in the General Plan. As part of the Lone Mountain Master Plan, this area is compatible with the PCD (Planned Community Development) designation.

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

The subject property is located within the Lone Mountain Master Plan and carries a Village Commercial land use designation on the Lone Mountain Master Development Plan. Surrounding properties are included within the Lone Mountain West Master Plan.

Map No. 2 of the Interlocal Joint Use Plan depicts a Multi-Use Non-Equestrian Trail adjacent to this site along the western edge of the Las Vegas Beltway. At this time, the exact location of the trail has not been decided.

ANALYSIS

A) General Analysis and Discussion

The subject property is under a Resolution of Intent to PD (Planned Development), which accommodates the Lone Mountain Master Plan and its land use designations. The subject parcel is planned for Village Commercial uses, which consist of low to medium intensity retail, office, and commercial uses.

The original Site Development Plan Review proposed a commercial and office development on 13.1 acres, which extended northerly into an area dominated by single-family and multi-family residential dwellings. This plan has since been scaled back to 8.65 acres, as a portion of the eastern section originally planned for office buildings was sold and re-approved for single-family residential uses. The revised plan depicts a large in-line multi-tenant retail building and five individual pad sites. These buildings were also shown in the original plan, but in a different configuration. The area surrounding the proposed site is located in the Lone Mountain West Master Plan. Existing condominiums and single-family dwellings under construction abut the site to the north. Lands to the west are undeveloped, but are planned for multi-family residential uses. The area to the south is currently vacant but reserved for public facilities.

The proposed site has recently changed ownership. As the original approved site plan was only conceptual and did not allow for a detailed analysis of the site, a new site plan will be submitted for review by Planning and Development and Public Works Department staff that will replace the original approval. This new plan must take into account the existing and planned residential development abutting the site on the north.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Title 19.18.050, the Planning Commission or City Council must affirm all of the following:

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

The proposed commercial development is appropriate, in terms of the type and intensity of anticipated uses, to serve the retail needs of the existing and planned residential development in the surrounding area.

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

The proposed project is consistent with Title 19. Applicable Lone Mountain Master Plan plans, policies and standards will be determined with implementation of the recommended condition of the original review requiring a detailed Site Development Plan Review application depicting appropriate landscaping, building configurations, building elevations, and signage prior to issuance of any permits, any site grading, and all development activity on the subject site.

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

The proposed commercial development will be accessed from Cliff Shadows Parkway, which is 100 feet wide at its intersection with Novat Street, an internal roadway within the overall retail development. Novat Street does extend northerly into a residential area; however, no individual residential lots can directly access this road. These streets will not negatively impact adjacent roadways or residential neighborhood traffic.

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

The appropriateness of proposed building and landscape materials for the Lone Mountain and Lone Mountain West planning areas will be determined with implementation of the recommended condition of the original review requiring a detailed Site Development Plan Review application depicting appropriate site landscaping, building elevations, and pedestrian plazas prior to issuance of any permits, any site grading, and all development activity on this site.

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

The aesthetic characteristics of the project will be determined with implementation of the recommended condition of the original review requiring a detailed Site Development Plan Review application depicting appropriate site landscaping, building elevations, visual screening, signage and outdoor lighting prior to issuance of any permits, any site grading, and all development activity on this site.

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

The proposed commercial development will be subject to regular inspections for building and licensing; therefore, the development will not compromise the public health, safety or welfare.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

New Case # E04-4578

Case Number: ^{old} 2-33-97(17) ²⁻²⁴⁻⁹⁹⁽⁶⁾ APN: 137-12-410-002

Name of Property Owner: SITE FOUR LLC

Name of Applicant: RYAN CARSTENSEN

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): N/A

APN: _____

Signature of Property Owner/Authorized Agent: [Signature]

Print Name: JOHN COLTON SARGENT

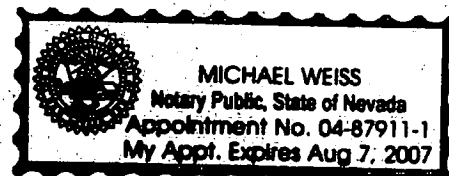
Subscribed and sworn before me

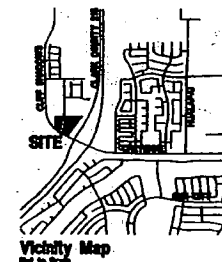
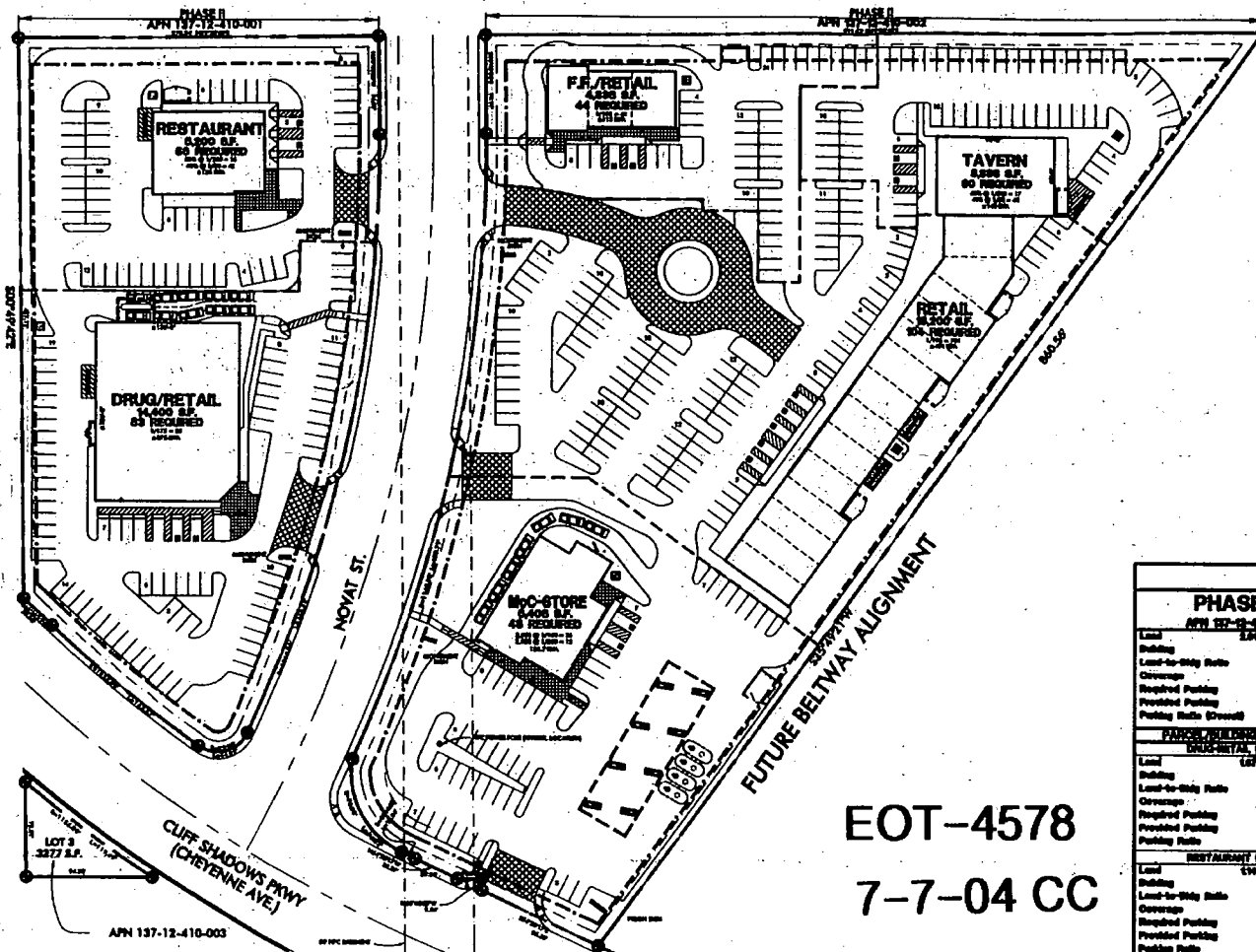
This 1st day of June, 2004

[Signature]

Notary Public in and for said County and State

Clark County, Nevada





ALL DIMENSIONS, REQUIREMENTS, WALL THICKNESSES AND THE GRID ARE SHOWN ON THIS PLAN AND ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION PROVIDED TO THE ARCHITECT BY THE OWNER AND IS SUBJECT TO VERIFICATION BY LAND SURVEY AND SURVEYING METHODS. THE OWNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, TYPE, SIZE, LOCATION, NUMBER, OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

PROJECT SUMMARY			
PHASE II APN 87-12-310-001		PHASE I APN 87-12-310-002	
Land	12.4 AC 32,204 SF	Land	5.4 AC 14,582 SF
Building	50,700 SF	Building	64,000 SF
Land-to-Bldg Ratio	5.8/1	Land-to-Bldg Ratio	7.4/1
Coverage	57 %	Coverage	58 %
Required Parking	120 Spaces	Required Parking	200
Provided Parking	120 Spaces	Provided Parking	200
Parking Ratio (Overall)	1/104	Parking Ratio (Overall)	1/100
PHASE BUILDING SUMMARY			
PHASE II BUILDING SUMMARY		PHASE I BUILDING SUMMARY	
Land	12.4 AC 32,204 SF	Land	5.4 AC 14,582 SF
Building	50,700 SF	Building	64,000 SF
Land-to-Bldg Ratio	5.8/1	Land-to-Bldg Ratio	7.4/1
Coverage	57 %	Coverage	58 %
Required Parking	120 Spaces	Required Parking	200
Provided Parking	120 Spaces	Provided Parking	200
Parking Ratio	1/104	Parking Ratio	1/100
Land	12.4 AC 32,204 SF	Land	5.4 AC 14,582 SF
Building	50,700 SF	Building	64,000 SF
Land-to-Bldg Ratio	5.8/1	Land-to-Bldg Ratio	7.4/1
Coverage	57 %	Coverage	58 %
Required Parking	120 Spaces	Required Parking	200
Provided Parking	120 Spaces	Provided Parking	200
Parking Ratio	1/104	Parking Ratio	1/100

EOT-4578
7-7-04 CC

PRELIMINARY SITE PLAN - Design Review

NWC I-215 & CHEYENNE
LAS VEGAS, NEVADA

Site Development Services, Inc.
INVESTOR, DEVELOPER, CONSULTANT

DATE: APRIL 26, 2004
SCALE: 1/8" = 1'-0"





EOT-4578 - APPLICANT/OWNER: SITE FOUR, LIMITED LIABILITY COMPANY
Northwest corner of Cliff Shadows Parkway and the Beltway alignment
JULY 7, 2004 CITY COUNCIL MEETING

Picture taken 06/11/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE ITEM - APPEAL OF DIRECTOR'S DECISION - **DIR-4421** -
APPLICANT/OWNER: BAR-K REALTY - Appeal of Director's decision per Title 19.00.070.F to deny the application of a Special Use Permit for a proposed Off-Premise Advertising (Billboard) Sign at 2007 Paradise Road (APN: 162-03-413-005) for failure to comply with Title 19.14.100, Ward 3 (Reese). Staff recommends DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
4. Staff Report
4. Submitted at City Council – City Attorney's Office Written Opinions for Mayor Goodman and Councilman Mack filed under Items 3 and 101
5. Submitted at City Council – Information packet submitted by Kay Rodriguez

MOTION:

REESE – DENIED – UNANIMOUS with GOODMAN abstaining as partners in his law firm are negotiating with off-premise sign companies to perform legal work on their behalf and WEEKLY not voting

NOTE: COUNCILMAN MACK, after clarification with the applicant's representative, stated he would make a disclosure and not abstain. He added that he is a consultant for SuperPawn owned by his brother STEVEN MACK which is located near the subject property and as he had not discussed this item with his brother, would be voting on this item.

MINUTES:

Under Item 101, COUNCILMAN MACK disclosed that he would be abstaining on Item 119 [MSP-4380] because of his position as an advertising consultant for Treasures. He submitted an opinion memo to CITY CLERK BARBARA JO RONEUMUS from the City Attorney, which pertained to Item 52 [Elkhorn/US95 Overpass], Item 119 [MSP-4380], Item 121 [VAC-4348], Item 142 [RQR-4243], Item 153 [SUP-4247] and Item 110 [DIR-4421]. He explained that he would be reading the reasons for his abstentions as the items were heard.

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 110 – DIR-4421

MINUTES Continued:

Under Item 101, MAYOR GOODMAN submitted to CITY CLERK RONEBUS an opinion memo from the City Attorney's office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all of which involve billboard signs. He disclosed he would abstain from voting on these items because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

KAY RODRIGUEZ appeared on behalf of the applicant and distributed informational packets to each of the Council members and to CITY ATTORNEY BRAD JERBIC. She stated the packets contained documentation that proved the applicant was entitled to replace the billboard sign, which had been removed by Lamar Outdoor Advertising Company. MS. RODRIGUEZ stated the Planning Department first informed her that she had one year to replace the sign and then sent a letter stating that a change in Code no longer allowed her to have a billboard on the subject property. ROBERT GENZER, Director, Planning and Development Department, confirmed a letter was sent to the applicant stating the current Code contains a provision indicating that a billboard cannot be located with 300 feet of an R zoned property. The subject property is directly adjacent to R zoning at the rear property line and, therefore, does not conform. He pointed out the previous billboard was non-conforming; however, it had been grandfathered under the previous Code.

DEPUTY CITY ATTORNEY BRYAN SCOTT clarified that a grandfathering theory would apply if the sign had not been removed from the site. When Lamar removed the sign from the property, the grandfather theory became obsolete. He mentioned that the sign was removed, and then Planning and Development sent a letter stating there was one year to replace it. The sign was not removed because of anything the City had done. MS. RODRIGUEZ indicated the sign was removed on May 16th and she had received information from the City regarding the sign on May 9th. COUNCILMAN REESE informed MS. RODRIGUEZ that regardless of dates, the property was not in compliance with the Code to receive approval for a billboard. MS. RODRIGUEZ responded that nothing in the neighborhood has changed since the sign was originally installed in the 1970's and that the sign has been through several reviews since that time and was always approved. DEPUTY CITY ATTORNEY SCOTT reiterated that the City had nothing to do with it and Lamar would have taken the sign down with or without the applicant's consent. The applicant did not have the sign removed while relying upon the City to grant one year to install a replacement.

COUNCILMAN REESE stated that even if a one-year timeframe had been granted, that time has already passed. MS. RODRIGUEZ claimed the year expired because the City would not allow

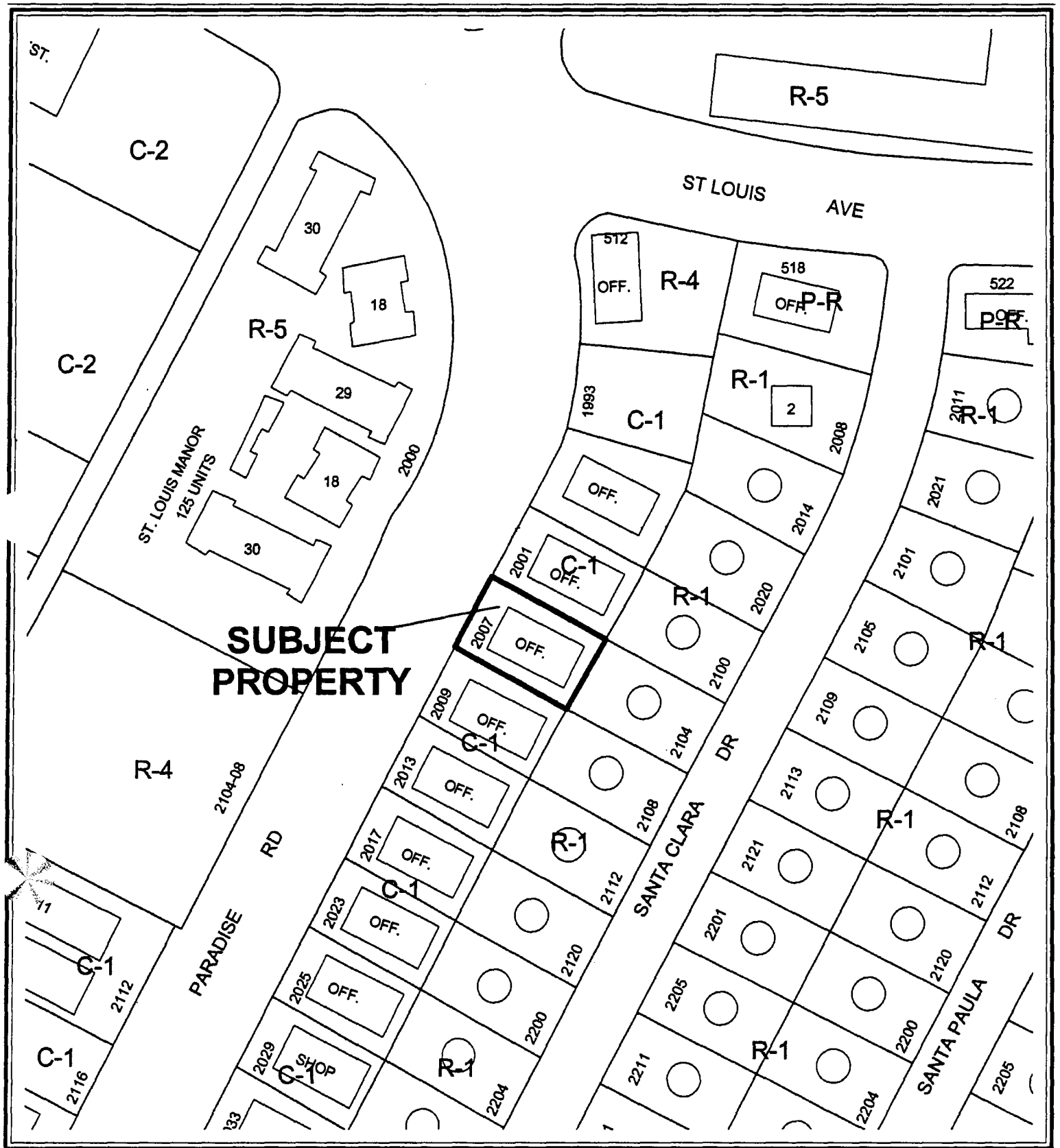
CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 110 – DIR-4421

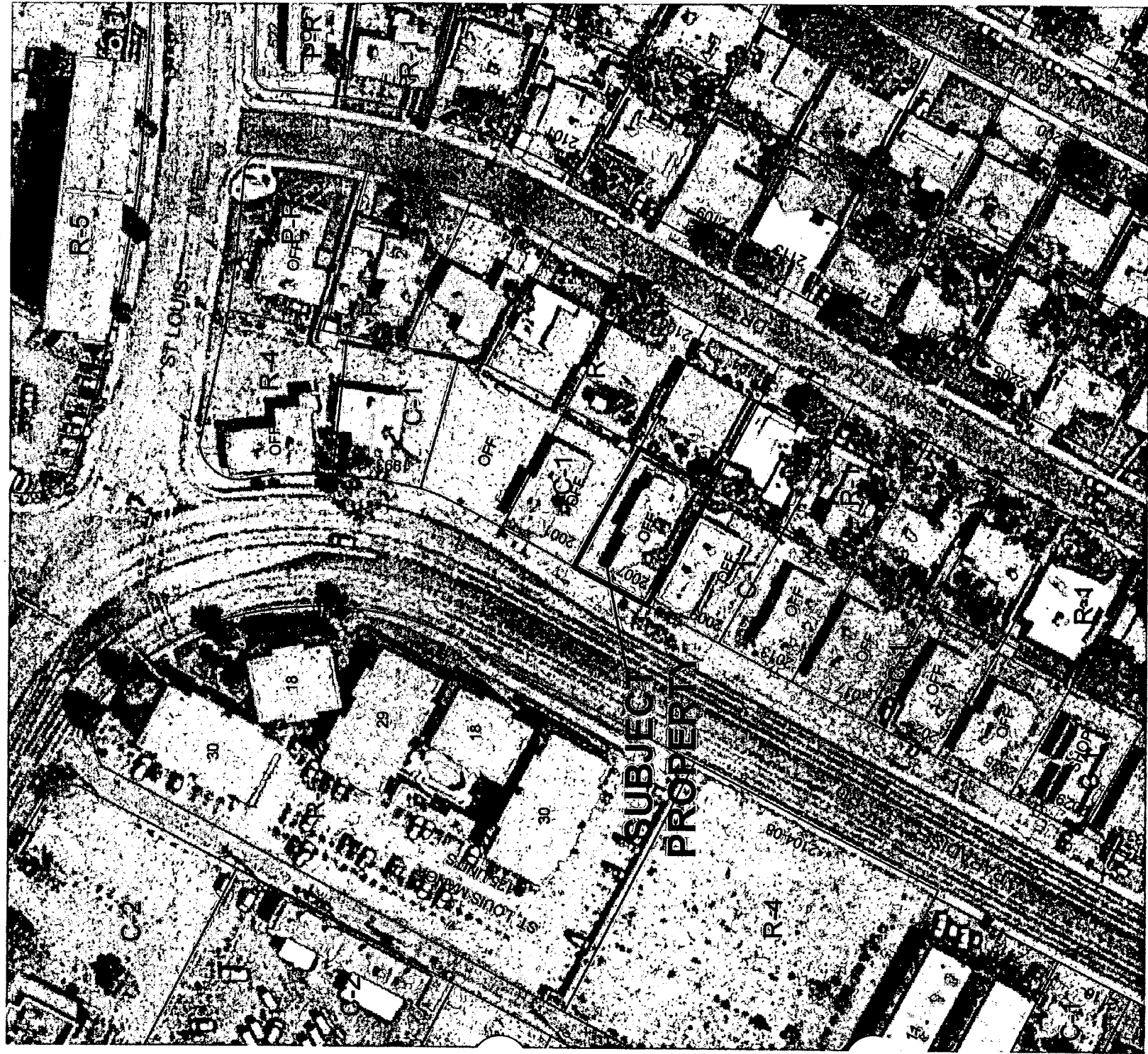
MINUTES Continued:

her to apply for the Special Use Permit within that timeframe. DEPUTY CITY ATTORNEY SCOTT mentioned that even if a one-year timeframe was given, the application would still need to be in compliance with the existing Code and it does not comply because of the proximity to a residential component of the neighborhood. MS. RODRIGUEZ reiterated her opinion that approval should be grandfathered.

(2:10 – 2:24)

5-1012





CASE: DIR-4421

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

0 80 160 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE ITEM - DIR-4421 - APPLICANT/OWNER: BAR
K REALTY**

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

**** CONDITIONS ****

Staff recommends DENIAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This is an Appeal of the Planning and Development Director's decision per Title 19.00.070.F to deny the acceptance of a application for a Special Use Permit for an Off-Premise Advertising (Billboard) Sign for failure to comply with Title 19.14.100. The location of the proposed off-premise sign is 2007 Paradise Road.

BACKGROUND INFORMATION

- 06/19/68 The City Council approved a Rezoning from R-3 (Medium Density Residential) to C-1 (Limited Commercial) on this site as part of a larger request (Z-0021-68). The Planning Commission recommended approval on 06/13/68.
- 01/22/86 The City Council approved a legal description of the Downtown Redevelopment Plan area, including this site, as part of the larger downtown area.
- 06/20/90 The City Council approved a Special Use Permit (U-0078-90) for a 14-foot by 48-foot off-premise advertising (billboard) sign on this site, subject to a five-year review. The Board of Zoning Adjustment recommended approval on 05/24/90. Staff recommended approval.
- 09/06/95 The City Council approved, on appeal, a Required Five-Year Review for the aforementioned Special Use Permit [U-0078-90(1)], which allowed the 14-foot by 48-foot off-premise advertising (billboard) sign on this site, subject to a five-year review. The Board of Zoning Adjustment denied the request on 07/25/95, stating that the off-premise sign was incompatible at this location. Staff recommended denial.
- 11/01/00 The City Council approved, on appeal, a Required Five-Year Review of the Special Use Permit [U-0078-90(2)], which allowed the 14-foot by 48-foot off-premise advertising (billboard) sign on this site, subject to a one-year review. The Planning Commission denied the request on 09/28/00, stating that the off-premise sign was incompatible with Redevelopment Area objectives. Staff recommended denial.
- 02/03 The existing 14-foot by 48-foot off-premise advertising (billboard) sign on the subject property was removed.

ANALYSIS

The applicant is seeking to apply for a Special Use Permit for an off-premise advertising (billboard) sign on property located at 2007 Paradise Road. A billboard had been present on this

site for a time in the 1970s and 1980s and was subsequently removed. The applicant applied for a Special Use Permit (U-0078-90) for a new billboard at the same location, which was approved. The billboard remained on the property until February 2003, when it also was removed. Pursuant to Title 19.18.060.060.P.4, a Special Use Permit shall be void without further action if it was issued for a use other than alcoholic beverage use and this use ceases for twelve months or more. A new Special Use Permit subject to current Zoning regulations would therefore be required for any new off-premise sign to be constructed.

Title 19.14.100.C.2 states, "No off-premise sign certificate of any kind shall be issued for an existing or proposed sign unless the sign is consistent with all requirements of this Chapter (including those protecting existing signs)." Any proposed off-premise sign on this property cannot meet the locational provisions for off-premise signs stated in Title 19.14.100.C.2, namely, the minimum 300-foot distance separation from property in an "R" zoning district. No part of the subject property is greater than 95 feet from property zoned R-1 (Single-Family Residential). According to Title 19.18.070.B, a Variance cannot be granted to vary any minimum spacing requirement between uses. Therefore, under the current Zoning Code, a new off-premise advertising (billboard) sign cannot legally be constructed on this property. The Director's decision to deny the application for a Special Use Permit for a new off-premise sign at this location was therefore based on the inability to meet code requirements and the impossibility of the applicant to gain approval under current State and local laws.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



DIR-4421 - APPLICANT/OWNER: BAR-K REALTY
2007 Paradise Road
JUNE 2, 2004 CITY COUNCIL MEETING

Picture taken 05/19/04



DIR-4421 - APPLICANT/OWNER: BAR-K REALTY
2007 Paradise Road
JUNE 2, 2004 CITY COUNCIL MEETING

Picture taken 05/19/04



2007 PARADISE ROAD • LAS VEGAS, NEVADA 89104 • (702) 732-1234 • FAX (702) 732-4122

July 7, 2004

To all City Councilmen :

First and finally, the rejection letter dated April 22, 2004 by Robert Genzer, retiring

Planning Director, states that my request was rejected because of a code section changed

in June of 2003. My original planning Dept. fax was a 5/09/03 communication informing

me I had a year to replace; according to law.

My assurance of conformance was given me May 9, 2003. Here is the full substance and

basis of my legal and timely attempted application last year.

Sincerely

A handwritten signature in cursive script that reads "Kay A. Rodriguez".

Kay A. Rodriguez
Broker

Submitted at City Council

Date 7/7/04 Item 110

PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.ci.las-vegas.nv.us

April 22, 2004

Ms. Kay Rodriguez
Bar K Realty
2007 Paradise Road
Las Vegas, NV 89104-2510

RE: Non-conforming Structure/Use [U-78-90]

Dear Ms. Rodriguez:

err → This letter will serve to memorialize our conversation of April 20th. As indicated in the original letter sent to you by Margo Wheeler, staff has determined that the billboard formerly located on your property was a non-conforming structure and under the provisions of the code cited in the next paragraph, cannot be replaced. During our conversation you also inquired about Title 19.18.060.(P) (4) as faxed to you on October 22, 2003. My research indicates that the code section in question was changed in June of 2003 and what was sent to you was therefore no longer part of the code at the time it was sent. I apologize for this error.

Pursuant to Title 19.04.010 Land Use Tables "Off Premise Advertising Signs" are allowed in the C-1, C-2, C-M, and M zones. Standards for off-premise signs are contained in Title 19.14.100 including subsection (C) which gives locational requirements. Title 19.14.100(C)(11) specifies, "no off-premise sign shall be allowed within 300 feet from the nearest property line of a lot in any 'R' zoning district." Subsection 19.14.160(H)(4) regarding termination of non-conforming signs-removal states, "...if a sign or sign structure is permanently removed or intentionally destroyed, replacement signs and sign structures must comply with the current standards."

Because of the above requirements it has been determined that we are unable to accept an application for a Special Use Permit for a new off-premise sign at this location.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lynette Baggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



Please be advised that Title 19.00.070.F allows any person aggrieved by the decision of an administrative officer in the enforcement of this Title to appeal that decision to the City Council. An appeal must be in written form and must be filed in the office of the City Clerk, with a copy to be filed in the office of the Planning and Development Department within ten days after the administrative decision has been made. Please refer to this code provision for additional details.

Sincerely,

A handwritten signature in dark ink, appearing to read 'R. Genzer', with a long horizontal flourish extending to the right.

Robert S. Genzer, Planning Director

Cc: M. Margo Wheeler, Deputy Planning Director
Roy Woofert, 218 S. Maryland Parkway, Las Vegas, NV 89101 ✓
Bryan Scott, Deputy City Attorney
Loretta Arrington, Ward 3 Liaison
Susie Martinez, Ward 3 Liaison

PLANNING & DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Grant Planning 229-6301
www.ci.las-vegas.nv.us

September 8, 2003

Ms. Kay Rodriguez
Bar K Realty
2007 Paradise Road
Las Vegas, Nevada 89104

RE: 2007 Paradise Road
[Original Case U-0078-90(2)]

Dear Applicant:

Our records indicate the above referenced action will be scheduled for the **November 20, 2003** Planning Commission meeting, at which time the Commission may recommend that the use be discontinued.

We need two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, and two (2) 8½" x 11" elevations depicting the off-premise advertising (billboard) sign as it currently exists. In addition to the plans required, we also need the enclosed Statement of Financial Interest form and application completed and notarized. Please come to our offices located at 731 South Fourth Street no later than October 3, 2003 to pay the notification cost of \$150.00, submit the required plans, State of Financial Interest Form and application. Failure to submit the above mentioned items may result in immediate discontinuance of the Special Use Permit for this site.

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

Carman Livingston Burney, Agenda Technician
Planning and Development Department
Current Planning Division

/clb

Enclosures

cc: Ms. Debbie Barone
Lamar Outdoor Advertising Company
1863 Helm Drive
Las Vegas, Nevada 89119

Mayor
Oscar B. Goodman
City Council:
Gary Reese
Mayor Pro-Tem:
Larry Brown
Lynette Baggs McDonald
Lawrence Week's
Michael Mack
Janet Mancini
City Manager:
Douglas A. Selby



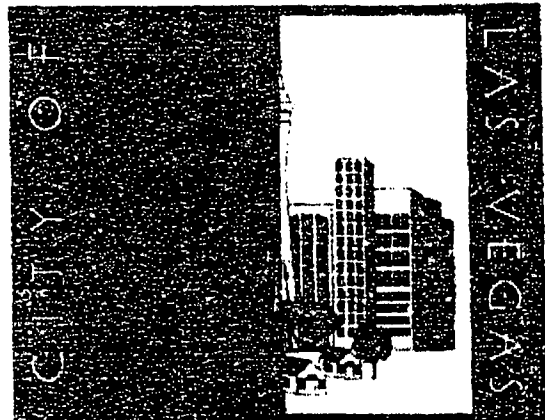
CITY OF LAS VEGAS PLANNING & DEVELOPMENT **FAX**

DATE: 5/9/03

NO. OF PAGES: 4
(Including this sheet)

TO: K

FROM: PETER



DEVELOPMENT
SERVICES CENTER

731 South Fourth Street
Las Vegas, Nevada 89101

702-229-6301 FAX: 702-385-7268

SUBJECT: BILLBOARD SUP U-0078-90(2)

MESSAGE: _____

If any portion of this transmission is illegible, unreadable or missing, please contact our office at 702-229-6301. Thank you.

obstruct the billboard without lessee's prior written consent.

Condemnation

In the event that the leased premises are condemned by eminent domain, inverse condemnation or sold in lieu of condemnation for any public or quasi-public use or purpose. Lessor or Lessee may terminate this lease as of the date when physical possession of the premises is taken or title vests in such condemning agency which ever is sooner, and rent shall be adjusted to the date of termination. Lessor shall be entitled to the value of the land acquired by the condemning agency from the award or purchase and Lessee shall be entitled to the fair market value of the billboard, including the permits therefore, from such award or purchase.

Holding Over

This lease shall continue in force after the term hereof from year to year unless terminated at the end of such term or any additional year thereof upon written notice of termination by Lessor or Lessee served not less than ninety (90) days before the end of such term or additional year.

Ownership of Billboard

Billboard shall at all times remain the personal property of Lessee. Lessee shall be responsible for permit fees. Lessor shall be responsible for taxes, or other associated costs, whether federal, state, county, or local, imposed upon the property where the billboard is located. Lessee shall have the right to remove said billboard from lessor's land, at any time during the term of this lease or upon termination or expiration.

Indemnification

Lessee agrees to indemnify and hold Lessor free and harmless from any and all claims, liability, loss, damage or expense resulting from Lessee's use of billboard.

Option To Renew

Lessee is hereby granted and shall have the option and right to renew this lease for an additional ten - (10) years for the purpose of selling outdoor displaying advertising. During each ten- (10) year period, both Lessor and Lessee shall be bound by the original obligations, covenants and terms set forth in the original lease.

This option shall be exercised by Lessee delivering to Lessor, no later than ninety (90) days before the end of the term of this lease, written notice shall be delivered to Lessor at the address set forth in this lease or at any other place or places that Lessor may from time to time designate by written notice delivered to Lessee at the address set forth in this lease.

Lessor shall not terminate this option except for those reasons set forth under the paragraph, "Termination by Lessor." In the event that Lessor decides to terminate this option, Lessor deliver written notice to Lessee no later than ninety (90) days prior to the end of the term of this lease, along with specific lease provision violated

Termination by Lessor

Lessor shall have the right to terminate this lease only:

1. Upon Lessee's Failure to pay monthly rental fee.
2. Upon mutual written agreement of both parties.
3. Breach of any material condition of this lease.

In the event that Lessor elects to terminate this lease, Lessor shall deliver written notice to Lessee no later than ninety (90) days prior to the end of the term of this lease. Lessee shall have the option and right to cure

said default by bringing all overdue fees current no latter than thirty (30) days of receipt of the written termination notice.

Termination by Lessee

Lessee shall have the right to terminate this lease only in the following circumstances:

1. Upon mutual written agreement of both parties
2. Upon notification to Lessee by a governmental entity, whether federal, state, county or local, that Lessee's right to maintain the billboard structure or to use billboard for display advertising has been revoked.

KAR **EITHER**
In ~~the~~ event that Lessee elects to terminate this lease, Lessee shall deliver written notice to Lessor no later than thirty (30) days prior to the anticipated termination date.

Miscellaneous Provisions

Notices

Except as otherwise provided by law, any and all notices or other communications required or permitted by this lease or by law to be served or given to either party hereto by the other party hereto shall be in writing and shall be deemed duly served and given when personally delivered to whom they are directed or in lieu of such personal service, when deposited in the United States mail, first class postage prepaid, addressed to Lessor at 2007 Paradise Rd. Las Vegas Nevada 89104 Lessee at P.O. Box 6341, Folsom ,CA, 95763-6341. Either party may change their address for the purpose of this section by giving written notice of such change to the other party in the manner provided by this section.

Partial Invalidity

Should any provision of this lease be held by a court of competent jurisdiction to be either invalid, void or unenforceable, the remaining provisions of this lease shall remain in full force and effect as though the invalid, void, or unenforceable provision was never included in this lease.

Entire Agreement

This lease constitutes the entire agreement between Lessor and Lessee with respect to the subject matter contained herein and supersedes and replaces any and all prior agreements, understandings and representations, whether oral or written. This agreement may not be amended or modified except with the written consent of both Lessor and Lessee. Any such amendments or modifications shall be in writing and appended to this lease. Lessor and Lessee agree that there are no oral or written inducements, promises or agreements except as contained herein. Any agreements or representations respecting said lease not expressly set forth in this instrument are null and void.

Heading

The headings or captions in this lease are for convenience and reference only and shall not be used to define, limit, interpret, construe or describe the scope or intent of this lease or any of the provisions contained therein.

Heirs and Successors

This lease shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto.

Governing Law

This lease shall be construed according to and the rights of the parties shall be governed by the laws of the State of Nevada.

Attorneys Fees

If any legal action is necessary to enforce the terms of this lease, the prevailing party shall be entitled to reasonable attorney's fees, costs and such other relief as a court of competent jurisdiction may determine that the prevailing party is entitled to. This provision shall be construed as applicable to the entire lease.

Time Of Essence

Time is expressly declared to be the essence of this lease.

Visibility Provision

Lessee shall at all times be able to maintain trees to insure clear visibility to the billboard.

Special Provision

Lessee agrees to attach Lessor's on-premise sign to the pole of the billboard structure upon all necessary approvals from the City Of Las Vegas.

Executed on JULY 25, 2003, at LAS VEGAS Nevada.

BAK REALTY INC

Kayla Rodriguez Pres
Lessor-

Lessee- Beau Palley for
Orion Outdoor Media

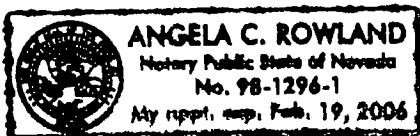
NOTARY OF THE PUBLIC:

Angela C Rowland

Subscribed and sworn before me this 25
day of July 2003.

NOTARY OF THE PUBLIC:

Subscribed and sworn before me this _____
day of _____ 20____.



Attachment A

Description of Billboard and Location:

City Of Las Vegas, Nevada.

(1 billboard, 2 Faces.) facing and abutting Paradise Rd..

Clark County Parcel # 162-03-413-005

Site Address: 2007 Paradise Rd.

05/09/2003 11:13 7024740352

PAGE 04

Las Vegas Zoning Code

Chapter 19.18

3. For any Special Use Permit approved before January 1, 2000, which expires before an extension is granted, the City Council may reinstate the approval within the six-month period following the expiration date and grant an extension of time if the Council is satisfied that there has not been a material change of circumstances such that the Special Use Permit is no longer warranted.
4. A Special Use Permit shall be void without further action if the use approved by the Special Use Permit ceases for a period of twelve months or more.
5. For purposes of this Section (P), a Special Use Permit is exercised upon approval of a business license to conduct the activity, if one is required, or, otherwise, upon the issuance of a certificate of occupancy or approval of a final inspection.

05/09/2003 11:13 702.256.6793

PAGE 02



November 6, 2000

Ms. Kay Rodriguez
 Bar K Realty
 2007 Paradise Road
 Las Vegas, Nevada 89104

MAYOR
 OF T.B. GOODMAN

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

CITY MANAGER
 VIRGINIA VALENTINE

RE: U-0078-90(2) - REQUIRED FIVE YEAR REVIEW
 CITY COUNCIL MEETING OF NOVEMBER 1, 2000

Dear Ms. Rodriguez,

The City Council at a regular meeting held November 1, 2000 considered the Appeal filed by Lamar Advertising Company from the Denial by the Planning Commission of a request by Bar K Realty on behalf of Lamar Outdoor Advertising for a Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 2007 Paradise Road (APN: 162-03-413-005), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Required Five Year Review on an approved Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on November 2, 2000. This approval is subject to the following.

Planning and Development

- 1 This Special Use Permit shall be reviewed in one (1) year at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
- 2 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.

Sincerely,

GABRIELA FORTILLO-BRENNER
 Deputy City Clerk for
 BARBARA JO RONEMUS, CITY CLERK

cc: Planning and Development Dept.
 Development Coordination-OPW
 Dept. Of Fire Services
 Land Development Services

Ms. Debbie Barone
 Lamar Outdoor Advertising
 1863 Helm Drive
 Las Vegas, Nevada 89119

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

APPEAL OF DIRECTOR'S DECISION - DIR-4573 - APPLICANT: CONNELL OUTDOOR ADVERTISING COMPANY - OWNER: ALL-STAR AUTOMOTIVE -
 Appeal of Director's decision per Title 19.00.070.F to deny the application of a Special Use Permit for a proposed Off-Premise Advertising (Billboard) Sign at 2027 West Bonanza Road (APN: 139-28-401-029) for failure to comply with Title 19.14.100, Ward 5 (Weekly). Staff recommends DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Submitted at City Council – City Attorney's Office Written Opinion for Mayor Goodman filed under Items 3 and 101

MOTION:

WEEKLY – DENIED – MOTION CARRIED with GOODMAN abstaining because partners in his law firm are negotiating with off-premise sign companies to perform legal work on their behalf and MACK abstaining because Clear Channel is involved in this application and his consulting company negotiates with Clear Channel on behalf of Treasures

MINUTES:

MAYOR GOODMAN submitted to CITY CLERK RONEMUS an opinion memo from the City Attorney's office regarding Item 110 [DIR-4421], Item 111 [DIR-4573], Item 136 [RQR-3686], Item 137 [RQR-4187], Item 138 [RQR-4238], Item 139 [RQR-4239], Item 140 [RQR-4240], Item 141 [RQR-4242], Item 142 [RQR-4243], Item 143 [RQR-4244], Item 144 [RQR-4268], Item 145 [RQR-4270], Item 146 [RQR-4271], Item 147 [RQR-4282], Item 148 [SUP-3152], Item 149 [SUP-3972], Item 151 [SUP-4169] and Item 152 [SUP-4172] all of which involve billboard signs. He disclosed he would abstain from voting on these items because members of his law office are involved in negotiations with billboard companies. He indicated the opinion memo also covered the abstention he would take on Item 119 [MSP-4380] because his son is an attorney for Treasures.

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 111 – DIR-4573

MINUTES Continued:

GARRY HAYES, 199 North Arroyo Grande, Henderson, appeared on behalf of the applicant and explained the Planning and Development Department had not acted on the use permit application which was submitted several months ago due to the condemnation of a neighboring property to accommodate the widening of the US95 freeway. This condemnation included the removal of a billboard sign located at 2017 West Bonanza Road, and part of the compensation received for that removal demand was assurance that Clear Channel could relocate the billboard sign at a future date at no cost to them. The site of the pending application for Connell Outdoor Advertising Company has not been acted upon pending the final determination of where the Clear Channel billboard will be relocated. By using the overhead, MR. HAYES pointed out the location where he believed the Clear Channel billboard would be relocated and mentioned the location would not meet the minimum distance requirement from residential zoning nearby. He stated this would not be a problem for Clear Channel as no use permit has been required as part of the condemnation agreement. MR. HAYES informed Council that he was unable to find any definable reference allowing the waiver of the use permit because the sign was being relocated due to condemnation. MR. HAYES concluded by saying of the two applications before Council, the Clear Channel application could not be approved because of the distance requirement; however, the Connell Outdoor Advertising application could be approved, and he requested such approval.

MARGO WHEELER, Deputy Director, Planning and Development Department, confirmed that the previous Clear Channel Billboard was removed during condemnation. She stated the compensation package given by the state is irrelevant as this is a land use issue. MS. WHEELER explained that when a billboard is removed due to condemnation, the billboard owner is allowed to have a Building Permit issued for relocation and that during the life of that permit, no other permits would be issued to another billboard owner for the same property.

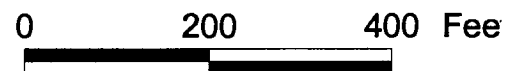
MR. HAYES pointed out that the billboard proposed by Clear Channel would not go onto the same property. It is a different parcel. He also said that the use permit should be necessary as one application should not get preferential treatment. Finally, MR. HAYES stated it may be the policy of the City to treat situations such as these in this manner however, it is not within the Code. DEPUTY CITY ATTORNEY BRYAN SCOTT indicated the Code does provide a definition of an existing use. He explained that if there was a Building Permit issued prior to the time this applicant applied for his billboard, the already permitted billboard would be considered an existing use, and the Planning Department could measure the minimum 300 feet one billboard must be away from another and deny the application.

COUNCILMAN MACK confirmed that although Clear Channel was not a named party, they were involved in the property. Therefore, he would be abstaining on the item.

NOTE: Subsequent to the meeting a verbatim transcript was made a part of the final minutes.

(2:24 – 2:35)

4-1837



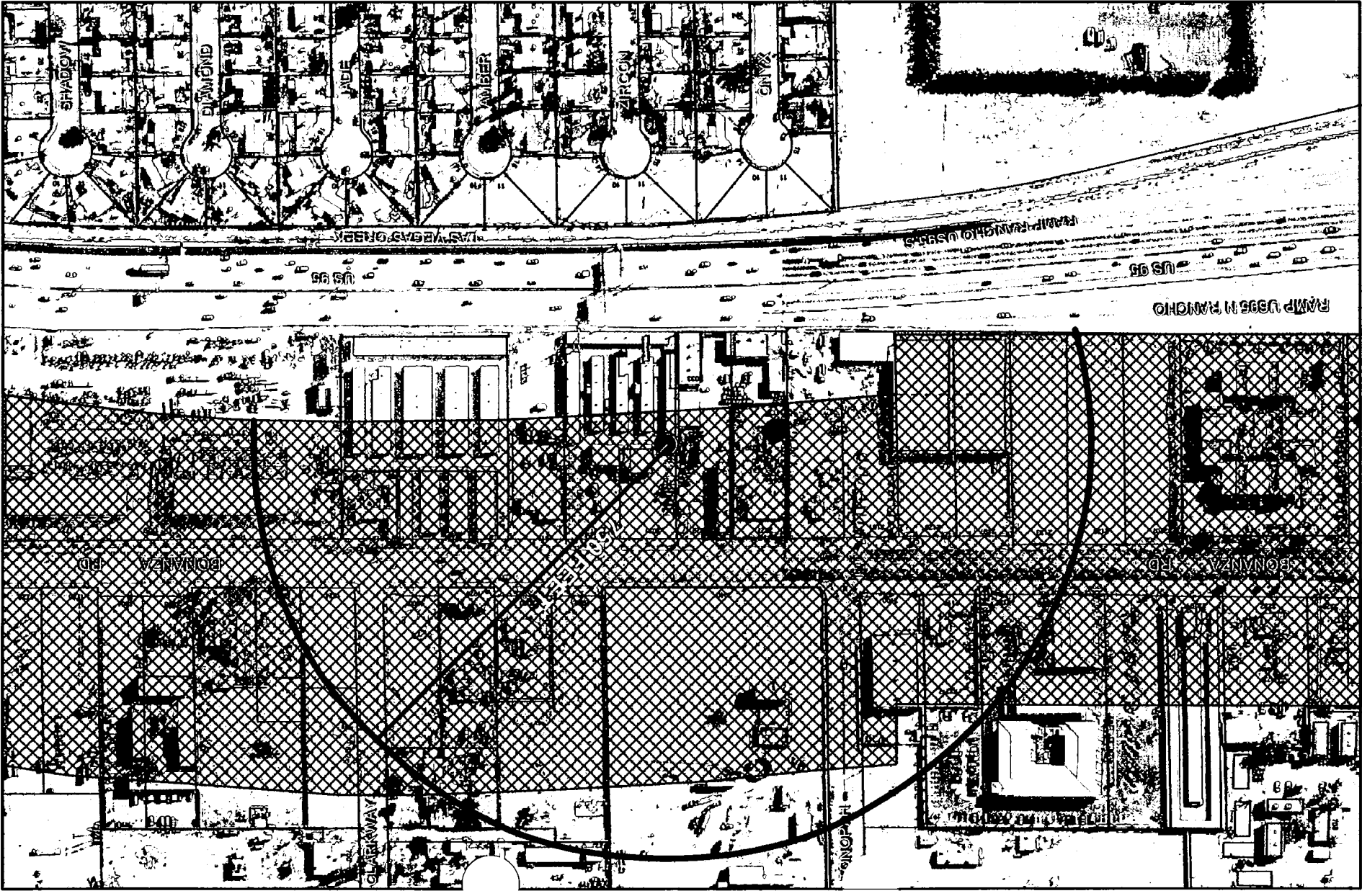
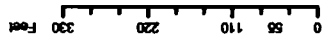
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



DIR-4573

- Existing City of Las Vegas Billboard Location
- Proposed Billboard Location
- Subject Parcel

660-FOOT HIGHWAY BUFFER ZONE -
750-FOOT DISTANCE SEPARATION WITHIN THIS ZONE



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: DIR-4573 - APPLICANT: CONNELL OUTDOOR

ADVERTISING COMPANY – OWNER: ALL-STAR AUTOMOTIVE

**** CONDITIONS ****

Staff recommends **DENIAL**.

**** STAFF REPORT ****

APPLICATION REQUEST

This is an Appeal of the Planning and Development Director's decision per Title 19.00.070.F to deny the acceptance of a application for a Special Use Permit for an Off-Premise Advertising (Billboard) Sign for failure to comply with Title 19.14.100. The location of the proposed off-premise sign is 2027 West Bonanza Road.

BACKGROUND

- 12/08/71 The Board of City Commissioners approved a Rezoning (Z-0074-71) from R-3 (Medium Density Residential) to C-2 (General Commercial) and C-M (Commercial/Industrial) on the subject property. The Planning Commission and staff recommended approval on 11/23/71.
- 02/24/76 The Planning Commission approved a request for a Plot Plan Review (parent case Z-0074-71) for a Recreational Vehicle Sales Facility on a portion of the subject site. Staff recommended approval.
- 03/24/92 The Board of Zoning Adjustment approved a request for a Special Use Permit (U-0046-92) for a Used Car Lot in a C-2 (General Commercial) zoning district. Staff recommended approval.

ANALYSIS AND FINDINGS

The applicant is seeking to apply for a Special Use Permit for a proposed 40-foot tall, 14-foot by 48-foot off-premise advertising (billboard) sign on property located at 2027 West Bonanza Road. Planning and Development Department staff refused to accept the application, claiming that Code requirements with regard to distance separation could neither be met nor varied given the proposed location of the off-premise sign.

Title 19.14.100.C.2 states, "No off-premise sign certificate of any kind shall be issued for an existing or proposed sign unless the sign is consistent with all requirements of this Chapter (including those protecting existing signs)." Any proposed off-premise sign on the subject property cannot meet the locational provisions for off-premise signs stated in Title 19.14.100.C.2, namely, the minimum 750-foot distance separation from any other off-premise sign within 660 feet of the Oran K. Gragson Highway (U.S. 95) and which is oriented toward the U.S. 95 frontage. At the time of application, an off-premise advertising (billboard) sign had been removed on property to the east of the subject site as part of the ongoing widening of U.S. 95. The current Assessor's Parcel Number for this property is 139-28-499-047 and is now part of the right-of-way for U.S. 95. The owner of this off-premise sign was permitted by the Director to relocate the existing sign on the

same property on condition that it not be located closer to any other billboard and no larger in size or taller in height than it was before its removal was required by the State. The owner of the billboard has complied with these requirements. Currently, the permit has been cleared for issuance, and the reconstructed billboard will be located at 2017 West Bonanza Road. The proposed billboard that is the subject of this request would be located approximately 200 feet from center-of-sign to the center of the relocated off-premise sign. No part of the subject property is greater than 750 feet from another billboard either existing or entitled to relocate; therefore, per 19.14.100.C.2, no new off-premise signs can meet current Title 19 requirements anywhere on the subject property.

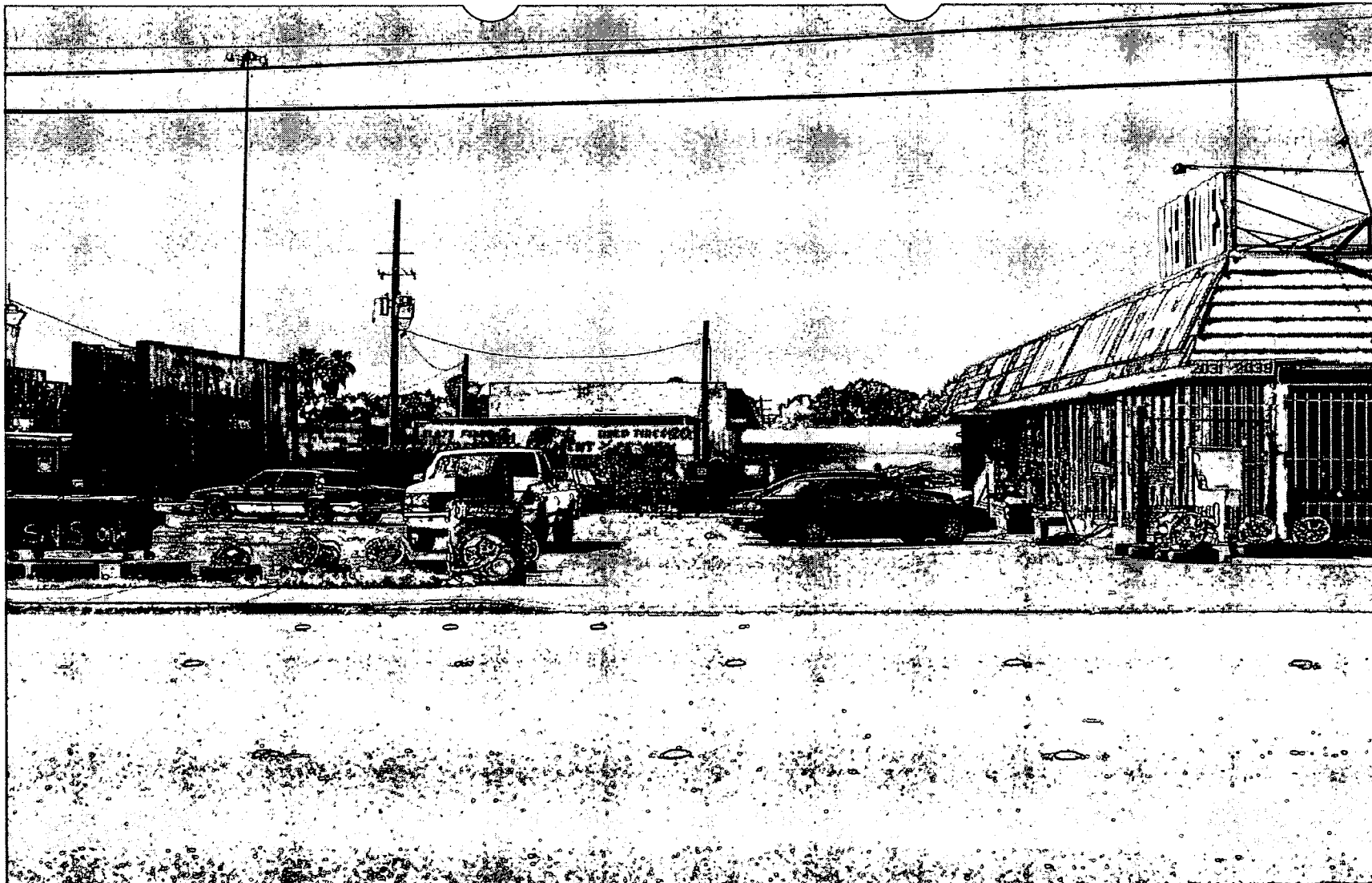
The Director's determination to allow the relocation of existing billboards from property to be acquired by a public agency without a new Special Use Permit became Planning and Development Department policy in April 2003 with the City Attorney's office approval. Because the owners of these billboards are entitled to keep them, relocated billboards may not meet current locational standards. Once these billboards are voluntarily removed, they may not be replaced without applying for a Special Use Permit.

According to Title 19.18.070.B, a Variance cannot be granted to vary any minimum spacing requirement between uses. Therefore, under the current Zoning Code, a new off-premise advertising (billboard) sign cannot legally be constructed on this property. The Director's decision to deny the application for a Special Use Permit for a new off-premise sign at this location was therefore based on the inability to meet code requirements and the impossibility of the applicant to gain approval under current State and local laws.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



**DIR-4573 - APPLICANT: CONNELL OUTDOOR ADVERTISING COMPANY – OWNER:
ALL-STAR AUTOMOTIVE
2027 West Bonanza Road
JULY 7, 2004 CITY COUNCIL MEETING**

Picture taken 06/11/04

CITY COUNCIL MEETING OF
July 7, 2004

VERBATIM TRANSCRIPT – ITEM 111

**Verbatim Transcript: ITEM 111 [DIR-4573] – APPLICANT: CONNELL OUTDOOR
ADVERTISING COMPANY – OWNER: ALL-STAR AUTOMOTIVE**

APPEARANCE LIST

OSCAR GOODMAN, Mayor

GARY REESE, Mayor Pro Tem

GARRY HAYES, Attorney, 199 North Arroyo Grande, Henderson

LAWRENCE WEEKLY, Councilman

ROBERT GENZER, Director, Planning and Development Department

MARGO WHEELER, Deputy Director, Planning and Development Department

BRYAN SCOTT, Deputy City Attorney

MICHAEL MACK, Councilman

BARBARA JO RONEMUS, City Clerk

(2:24 – 2:35)

4-1837

11 Minutes

Typed by: Stacey Campbell

Proofed by: Angela Crolli

CITY COUNCIL MEETING OF
July 7, 2004

VERBATIM TRANSCRIPT – ITEM 111

22 **MAYOR GOODMAN**

23 All right. Item 111 is a DIR-4573. The applicant is Connell Outdoor Advertising Company.
24 The owner is All-Star Automotive. Appeal of Director's Decision per Title 19.00.070.F to deny
25 the application of a Special Use Permit for a proposed Off-Premise Advertising Billboard sign at
26 2027 West Bonanza Road for failure to comply with Title 19.14.100. This is in Ward 5,
27 Councilman Weekly's Ward. Once again, pursuant to the opinion of the City Attorney's Office,
28 I'm abstaining.

29

30 **MAYOR PRO TEM REESE**

31 Thank you, Your Honor. The applicant is present. Sir?

32

33 **GARRY HAYES**

34 Yes. Garry Hayes, 199 North Arroyo Grande, here on behalf of Connell Outdoor Advertising.

35

36 **MAYOR PRO TEM REESE**

37 Mr. Hayes, go ahead.

38

39 **GARRY HAYES**

40 Thank you. This is an application by Connell Outdoor for a use permit they submitted at, we
41 believe, a complete application to the City several months ago. The application just kind of sat
42 there. There was no action on it, no denial, no letters, no nothing. We got involved to find out
43 what the status that application was, and we were told that because of a neighboring property that
44 has been condemned for the widening of US 95 that there might be a future billboard at some
45 point down the road and for that reason there would be no action on Connell Outdoor's
46 Advertising.

47 If I could move over to the photographs, I'd like to show the two billboards and orient the
48 members of the Council. The – other billboard is a Clear Channel billboard at 2017 West
49 Bonanza, and I have my pen pointing to where that billboard location is. That billboard was
50 removed, taken down, as part of the condemnation action, the eminent domain action for the
51 widening of – the road. There was compensation paid to or offered, I guess, to the billboard

CITY COUNCIL MEETING OF
July 7, 2004

VERBATIM TRANSCRIPT – ITEM 111

52 company that they could relocate the sign at some point and that the government would pay for it
53 if there was a suitable relocation that was – determined at some point in the future. And we
54 understand that that money is available to most parties that lose property during the
55 condemnation proceedings where there's federal funds. In other words the federal government
56 says, look, because you have an interest, we'll attempt to relocate. We'll attempt to relocate your
57 business, be it a billboard, be it a convenience store, be it a gas station, there's relocation money
58 available. And – that is the billboard at 27, 2017 West Bonanza.

59 I've now moved my pen to the – Connell Outdoor Advertising site. That is the site of the
60 pending application. That is the application for a use permit that is currently being held,
61 currently in abeyance, that we're appealing the action to let, at least to allow this particular
62 application to come forward. That application, we've been told, is in abeyance because maybe at
63 some point there might be a future billboard relocated at the other location. We, you can see also
64 in the second photograph, you can see the – widening that could take, or that will take place on –
65 95. You can also see the current zoning map showing that the two billboard locations are – C-2
66 and that there's residential R-E on the other side of Bonanza.

67 The previous comments, I think, are applicable and appropriate to this action. There was a
68 billboard that was taken down as part of an eminent domain action. That billboard is now being
69 giving some sort of super priority, some super zoning that's not allowed in your code to the
70 detriment of the neighboring property owner, Connell Outdoors Advertising that has a use
71 permit. It's a lot like this, and I've been trying to think of an analogy, let's assume that this was
72 a – gas station that was being removed, relocated through eminent domain. Does the Council
73 believe that that gas station could then be relocated to a professional zoning designation, a
74 residential zoning designation? Certainly not. The money's there, it could be used for
75 relocation, but that doesn't supercede and it doesn't cre, it doesn't supercede your zoning laws,
76 and it doesn't create a property rights and zoning rights where none exist. As I understand it, the
77 Clear Channel billboard will be relocated to that parcel. It's a separate parcel. It's not even part
78 of the original property. It also doesn't meet your distance requirement, as you previously talked
79 about, being 300 feet from – the residential zoning that's on the other side of Bonanza. I
80 struggled with this, and I've looked through your code. I've looked through nine, Title 19, 19A,
81 and the concept that no use permit is required for a billboard that is removed through

CITY COUNCIL MEETING OF
July 7, 2004

VERBATIM TRANSCRIPT – ITEM 111

82 condemnation just doesn't exist in your code. The concept that somehow a billboard that is
83 removed through condemnation is protected against another billboard application isn't in your
84 code. What we're asking is that you have two applications come before you. The Clear Channel
85 application, under your current code, cannot be approved. My client's application, the Connell
86 Outdoor Advertising application, can be approved because it meets your – current requirements
87 for distance separation from residential areas.

88 So, what we're asking is to follow your code, allow these two applications to come forward,
89 don't grant any super priority, super property rights, super zoning rights to a billboard that's been
90 removed through the condemnation action where your code doesn't allow it and there's really no
91 precedent for it. It's unfortunate that billboard came down, or fortunate it came down, but that
92 was the decision that was made. Your code doesn't recognize the condemnation action as
93 grandfathering or creating a future use for a non-conforming – billboard.

94 Anyway, that's the substance of our argument. We just want this particular application to see the
95 light of day, to be able to come forward and have the Council judge on the merits, which is the
96 better location for the billboard, the one that's violates the distance requirement from resi, from
97 residential or the one that conforms to your code in every manner. I'd be happy to answer any
98 questions.

99

100 **MAYOR PRO TEM REESE**

101 Thank you. Are there any questions? Seeing none, Councilman Weekly?

102

103 **COUNCILMAN WEEKLY**

104 I'd actually like to defer over to Mr. Genzer, if you will, just to give some clarification here, on
105 your alls explanation, as far as in compliance to Title 19.

106

107 **ROBERT GENZER**

108 Councilman, this one came in while I was on a leave of absence. So, I'm going to turn it over to
109 the Acting Director at that time, Ms. Wheeler.

CITY COUNCIL MEETING OF
July 7, 2004

VERBATIM TRANSCRIPT – ITEM 111

110 **COUNCILMAN WEEKLY**

111 Okay.

112

113 **MARGO WHEELER**

114 Thank you. The issue here is different from the prior application in that, in this case, as the –
115 Attorney for the applicant has indicated. The previous billboard was removed as part of
116 condemnation for the highway widening. It was not voluntarily removed. And in those cases,
117 by City policy, we allow the person who had that previous billboard to relocate it, in this case,
18 on, and to do so on the same property at the same size and height as the previous billboard. The
119 issue of compensation from the State is irrelevant. It's a land use issue and not one of dollars
120 and cents. In this case that person has obtained their building permit to relocate that sign
121 elsewhere on the property outside of the right-of-way. In that case, this application cannot be
122 accepted because this proposal is within the distance requirement, and as you can see, it's very
123 close to, it's about 200 feet from the other sign.

124 What we cannot get involved with at the staff level is from the point of time that one sign goes
125 down through condemnation procedure till they build it, to allow another application to get in
126 before that other billboard is built. We're then in a constant state of – a race to allow a different
127 property owner to come in with a billboard to jump in before that other billboard owner can
28 rebuild their sign elsewhere on the property. Therefore, we do allow the person whose sign has
129 been taken by condemnation to get a permit and within the life of that permit, the building
130 permit, build that sign.

131

132 **MAYOR PRO TEM REESE**

133 Thank you, Councilman?

134

135 **GARRY HAYES**

136 Could I just briefly respond, unless there's additional questions, I'd just like to address a few of
137 those.

CITY COUNCIL MEETING OF
July 7, 2004

VERBATIM TRANSCRIPT – ITEM 111

138 **MAYOR PRO TEM REESE**

139 No, that's – fine. Just one minute, please. Go ahead.

140

141 **GARRY HAYES**

142 Oh. Two – important points. First, it's not being built on the same property. It's being built on
143 a different legal parcel, a different property. So, it's not just a relocation on the same property,
144 and I think that's important. Secondly, the idea that, and again, this is our position, a use permit
145 is necessary. An application for a billboard that's taken through condemnation should be the
146 same as any other application. In other words, they should have to file for a use permit and the
147 Council make their decision. The third point is, while it's the policy of the Ci, it may be the
148 policy of the City, and I'm not sure if it is the policy, the fact is, it's not the policy of your code.
149 The – process that's been described to you is nowhere in your zoning code or in the billboard
150 ordinance. It's completely foreign to that code and ordinance. That's really what a person has to
151 be able to rely on. What does our code say? The policy may be different from the code, but
152 your ordinance also talks clearly that it's the code that's to be applied not staff interpretation and
153 – that's what is to be followed. But –

154

155 **BRYAN SCOTT**

156 Mayor Pro Tem, if I may?

157

158 **MAYOR PRO TEM REESE**

159 Yes.

160

161 **BRYAN SCOTT**

162 The code does provide for a definition of an existing use, and the code does provide that if there
163 is a special use permit that's been obtained or if no such approval is necessary, if a building
164 permit has been properly issued, then that thing is still considered to be an existing use. So, if
165 there was a building permit in existence for that removed billboard prior to the time that this
166 applicant applied for the other billboard, that was still considered an existing use from which
167 Planning could have measured that 300 feet and denied this application.

CITY COUNCIL MEETING OF
July 7, 2004

VERBATIM TRANSCRIPT – ITEM 111

168 **GARRY HAYES**

169 But – we didn't know if they did that or not.

170

171 **MAYOR PRO TEM REESE**

172 Thank you.

173

174 **GARRY HAYES**

175 It's –

176

177 **COUNCILMAN WEEKLY**

178 Okay. That's it? Councilman Mack has something to say.

179

180 **COUNCILMAN MACK**

181 I – think just for clarification, as to the other billboard company and a conflict is Clear Channel?

182 Okay. With, just in the abundance of caution, since I, on behalf of Treasures, my consulting

183 company negotiates leases with Clear Channel, I'm going to abstain from this vote.

184

185 **MAYOR PRO TEM REESE**

186 Thank you. Councilman?

187

188 **COUNCILMAN WEEKLY**

189 Your Honor, I'm going to move to follow staff's recommendation on this one, please.

190

191 **MAYOR PRO TEM REESE**

192 Okay. You've heard the motion for denial. Please cast your vote. Please post. Motion carries.

193 (Motion carried with GOODMAN abstaining because partners in his law firm are

194 negotiating with off-premise sign companies to perform legal work on their behalf and

195 MACK abstaining because Clear Channel is involved in this application and his consulting

196 company negotiates with Clear Channel on behalf of Treasures)

CITY COUNCIL MEETING OF
July 7, 2004

VERBATIM TRANSCRIPT – ITEM 111

197 **GARRY HAYES**

198 Thank you for your time.

199

200 **MAYOR PRO TEM REESE**

201 Could you – please show Councilman Mack abstaining.

202

203 **BARBARA JO RONEMUS**

204 Yes, thank you.

205

206 **MAYOR PRO TEM REESE**

207 Thank you.

208

209 **(END OF DISCUSSION)**

210 /sc;ac

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REVIEW OF CONDITION - PUBLIC HEARING - ROC-4482 - APPLICANT/OWNER: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY - Request for a Review of Condition No. 7 of an approved Site Development Plan Review (SDR-2663) which required a "Type B" Intersection as specified by the Town Center Development Standards on property adjacent to the northwest corner of Elkhorn Road and Campbell Road (APN: 125-17-401-004), T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) Land Use Designation], Ward 6 (Mack). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

DAVID MORAN, Southwest Engineering, 3610 North Rancho Drive, appeared and concurred with the staff recommendation for approval.

COUNCILMAN MACK stated that due to the width of Elkhorn Road, a Type A Intersection is required at this location.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:35 - 2:36)

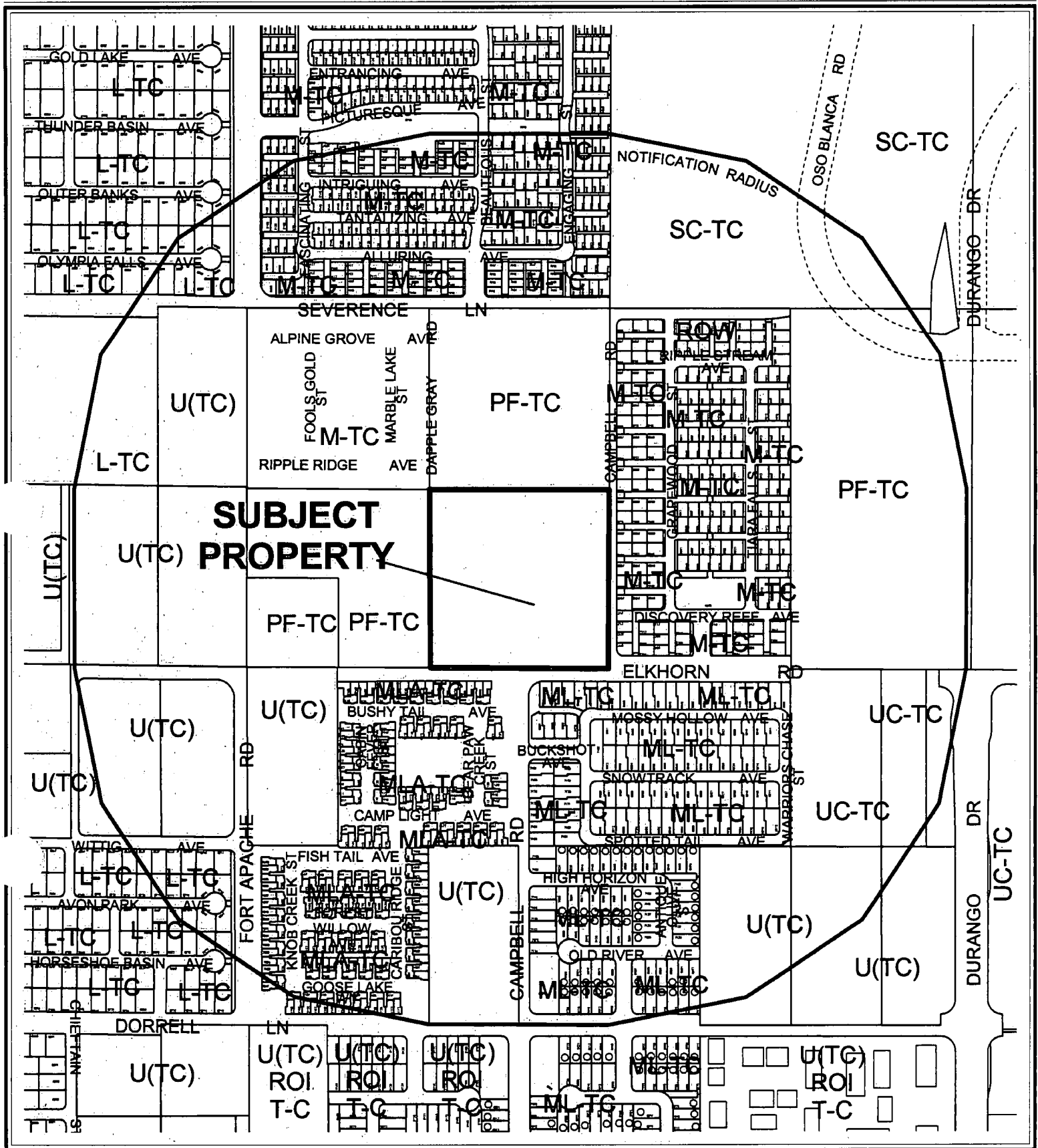
4-2307

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 112 – ROC-4482

CONDITIONS:

Planning and Development

1. Condition Number 7 of Site Development Plan Review (SDR-2663) shall be revised to require that the intersection of Campbell Road and Elkhorn Road comply with the "Intersection Type A" design of the Town Center Design Standards.
2. The "Street Plan and Profile" sheet dated May 12, 2004 shall be revised to indicate a "Type A" Intersection and illustrate two-way parking angles on Elkhorn Road. These revisions shall be approved by staff of the Planning and Development Department prior to issuance of any pending or subsequent permits for the development.
3. Conformance to all other Conditions of Approval for Special Use Permit (SUP-2666), Variance (VAR-2665), and Site Development Plan Review (SDR-2663).



CASE: ROC-4482

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

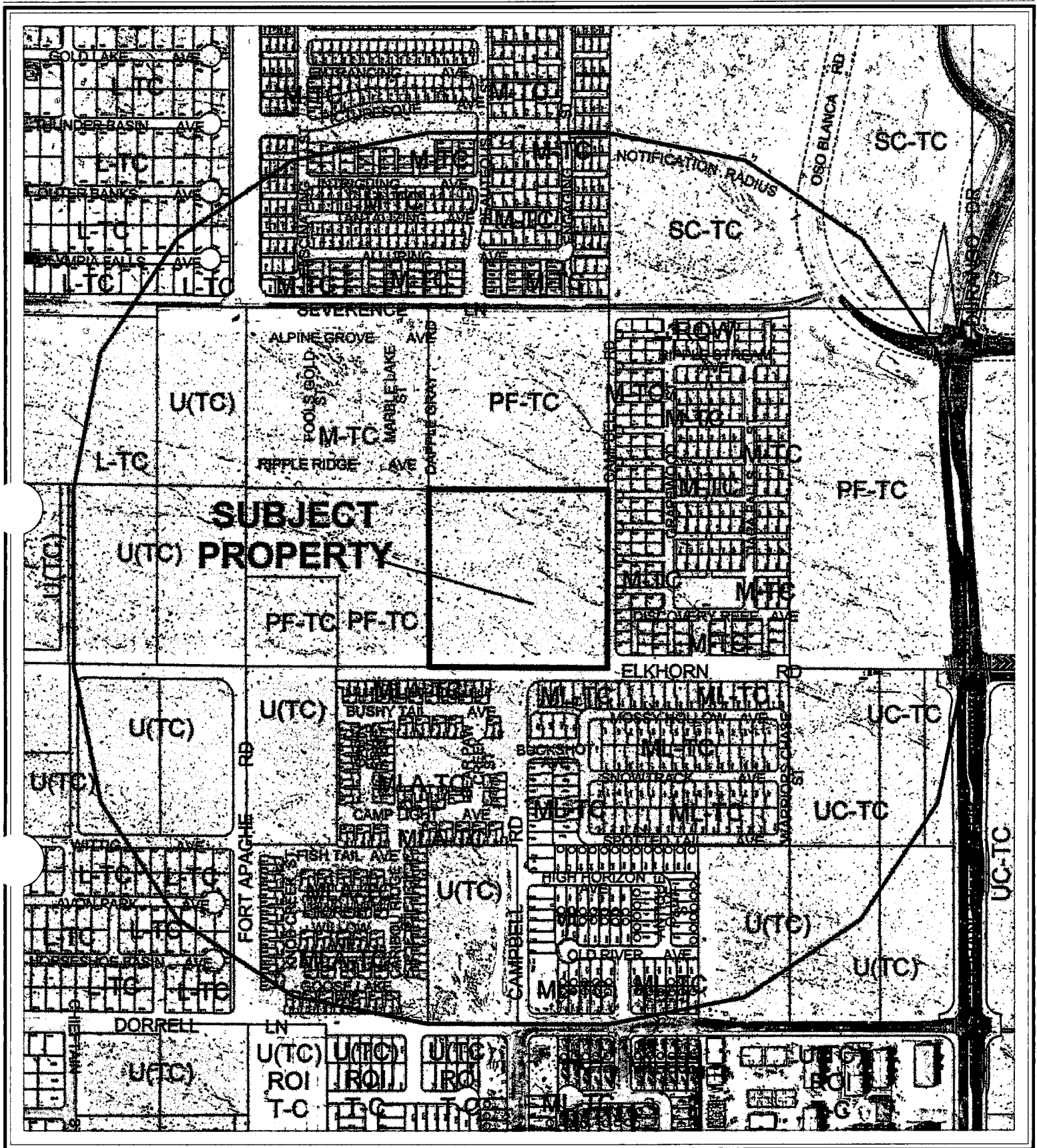
T-C (TOWN CENTER) [M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER)]

0 400 800 Feet



112





CASE: ROC-4482

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) [M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER)]

0 400 800 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-4482 - APPLICANT/OWNER: SOUTHWEST HOMES,
LIMITED LIABILITY COMPANY

**** CONDITIONS ****

Staff recommends **APPROVAL**, subject to the following:

Planning and Development

1. Condition Number 7 of Site Development Plan Review (SDR-2663) shall be revised to require that the intersection of Campbell Road and Elkhorn Road comply with the "Intersection Type A" design of the Town Center Design Standards.
2. The "Street Plan and Profile" sheet dated May 12, 2004 shall be revised to indicate a "Type A" Intersection and illustrate two-way parking angles on Elkhorn Road. These revisions shall be approved by staff of the Planning and Development Department prior to issuance of any pending or subsequent permits for the development.
3. Conformance to all other Conditions of Approval for Special Use Permit (SUP-2666), Variance (VAR-2665), and Site Development Plan Review (SDR-2663).

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Review of Condition Number 7 of an approved Site Development Plan Review (SDR-2663) that required the intersection of Campbell Road and Elkhorn Road comply with the "Intersection Type B" design of the Town Center Design Standards.

B) Applicant's Justification

The applicant states in a letter attached to the request that: "A Type B intersection is not correct at this intersection due to right of way issues (i.e. widths) at Campbell Road and Elkhorn Road."

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a request for a Rezoning (Z-0076-98) from U (Undeveloped) [multiple General Plan Land Use Designations], R-E (Residence Estates), R-PD7 (Residential Planned Development - 5 Units per Acre), R-PD11 (Residential Planned Development - 5 Units per Acre), R-PD13 (Residential Planned Development - 5 Units per Acre), R-PD18 (Residential Planned Development - 5 Units per Acre), R-CL (Single-Family - Compact-Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic), and PD (Planned Development) to T-C (Town Center) on 1,468 acres located within the area designated Town Center on the Northwest Amendment to the General Plan. The Planning Commission and staff recommended approval on 11/05/98.

09/17/03 The City Council approved a Site Development Plan Review (SDR-2663) for a 100-lot single-family residential subdivision, a Special Use Permit (SUP-1926) for Private Streets, and a Variance (VAR-2665) to reduce the amount of required open space from 1.65 acres to 0.76 acres for the proposed development on the subject site. The Planning Commission recommended approval and staff recommended denial of all items on 08/14/03.

- | | |
|----------|---|
| 12/17/03 | The City Council approved a request for a Waiver (WVR-3222) of the Town Center Development Standards to allow a 46-foot street right-of-way width where 80 feet of right-of-way is required for Solar Avenue, located between Campbell Road and Dapple Gray Road. The Planning Commission and Staff recommended approval on 11/20/03. |
| 02/12/04 | The Planning Commission approved a Tentative Map (TMP-3133) for the Centennial Park II subdivision, containing 101 single-family residential lots. Staff recommended approval. |
| 04/21/04 | Planning and Development Department Staff administratively approved a request for a Final Map Technical Review (FMP-4130) on the Centennial Park II subdivision. |

B) Pre-Application Meeting

A pre-application meeting is not required for a Review of Condition request, nor was one held.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for a Review of Condition request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.3

B) Existing Land Use

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

C) *Planned Land Use*

Subject Property: M-TC (Medium Density Residential - Town Center)
 North: PF-TC (Public Facility - Town Center)
 South: ML-TC (Medium-Low Density Residential - Town Center) and M-TC
 (Medium Density Residential - Town Center)
 East: M-TC (Medium Density Residential - Town Center)
 West: PF-TC (Public Facility - Town Center)

D) Existing Zoning

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: T-C (Town Center)
West: T-C (Town Center)

E) General Plan Compliance

This site is located within the Town Center Plan area of the Centennial Hills Sector Plan. The site is designated M (Medium Density Residential - Town Center) on the Town Center Land Use Map, which allows densities up to 25 dwelling units per acre. The Site Development Plan proposes a gross density of 10.5 units per acre, which is below the M-TC maximum density.

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

Subject to a Special Use Permit (SUP-2666) to allow the use of private, gated streets within the project, a Variance (VAR-2665) to reduce the required amount of open space, and the conditions of approval of a Site Development Plan Review (SDR-2663), the residential development meets Town Center standards.

PROJECT DESCRIPTION

The approved development is to consist of 101 single-family lots covering the 10.3-acre site. Six different residential products are proposed. The largest product is a 2,350 square-foot, two-story home with two-car or optional three-car garages. The smallest homes are 1,900 square feet in size.

Access to a network of 37-foot wide private streets is provided at a single gated entry point from Elkhorn Road, which is a Primary (100-foot) Arterial street with a 15-foot center median.

ANALYSIS

A) General Analysis and Discussion

Condition Number 7 of the Site Development Plan Review (SDR-2663) was originally placed on the project by staff. The condition stipulates that the intersection of Campbell Road and Elkhorn Road shall comply with the "Intersection Type B" design as specified in the Town Center Design Standards. The Type B improvement is designed for two intersecting streets with 80-foot wide rights-of-way. However, Campbell Road has an 80-foot right-of-way and Elkhorn Road has a 100-foot right-of-way. According to the Town Center Design Standards, intersecting streets with these right-of-way widths must comply with the "Intersection Type A" design. The applicant has no objection to meeting the Type A standard.

The "Street Plan and Profile" sheet, dated May 12, 2004, illustrates an "Intersection Type A" design, but is labeled "Intersection Detail B." The sheet also shows the parking angles on Elkhorn Road as if it were a one-way street. The sheet should be revised to correct these discrepancies; this is indicated as a condition of approval for this Review of Condition request.

Staff of the Public Works Department has no objections to the proposed request and has deferred to the staff of the Planning and Development Department for its comments.

FINDINGS

To approve a change in conditions for a Site Development Plan Review application per Title 19.18.050, the City Council must affirm the following:

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

The revision to Condition Number 7 of the Site Development Plan Review (SDR-2663) has no effect on compatibility with adjacent development and development in the area and brings the development into compliance with the Town Center Design Standards.

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

The revision to Condition Number 7 of the Site Development Plan Review (SDR-2663) brings the development into compliance with the Town Center Design Standards.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: 20C-4482 APN: 125-17-401-001

Name of Property Owner: Southwest Homes

Name of Applicant: Southwest Homes

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

_____ Yes

_____ ☒ No

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

City Official: _____

Partner(s): _____

APN: 125-17-401-001

Signature of Property Owner/Authorized Agent: _____

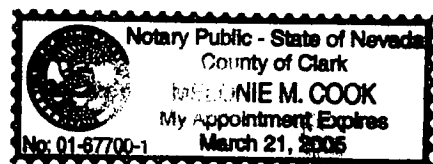
Print Name: Todd Slusher

Subscribed and sworn before me

This 11 day of May, 2004

Melanie M. Cook

Notary Public in and for said County and State



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

An "Intersection Type B" improvement of the Town Center Development Standards provides for parallel parking along 80-foot wide collector streets. A "Type A" improvement permits angular parking along a main or arterial street in lieu of parallel parking. The revision to Condition Number 7 of Site Development Plan Review (SDR-2663) will only affect the way on-street parking spaces are accessed.

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

Building and landscape materials are not subject to change under this Review of Condition request.

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;"**

Building elevations, design characteristics and other architectural features are not subject to change under this Review of Condition request.

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

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

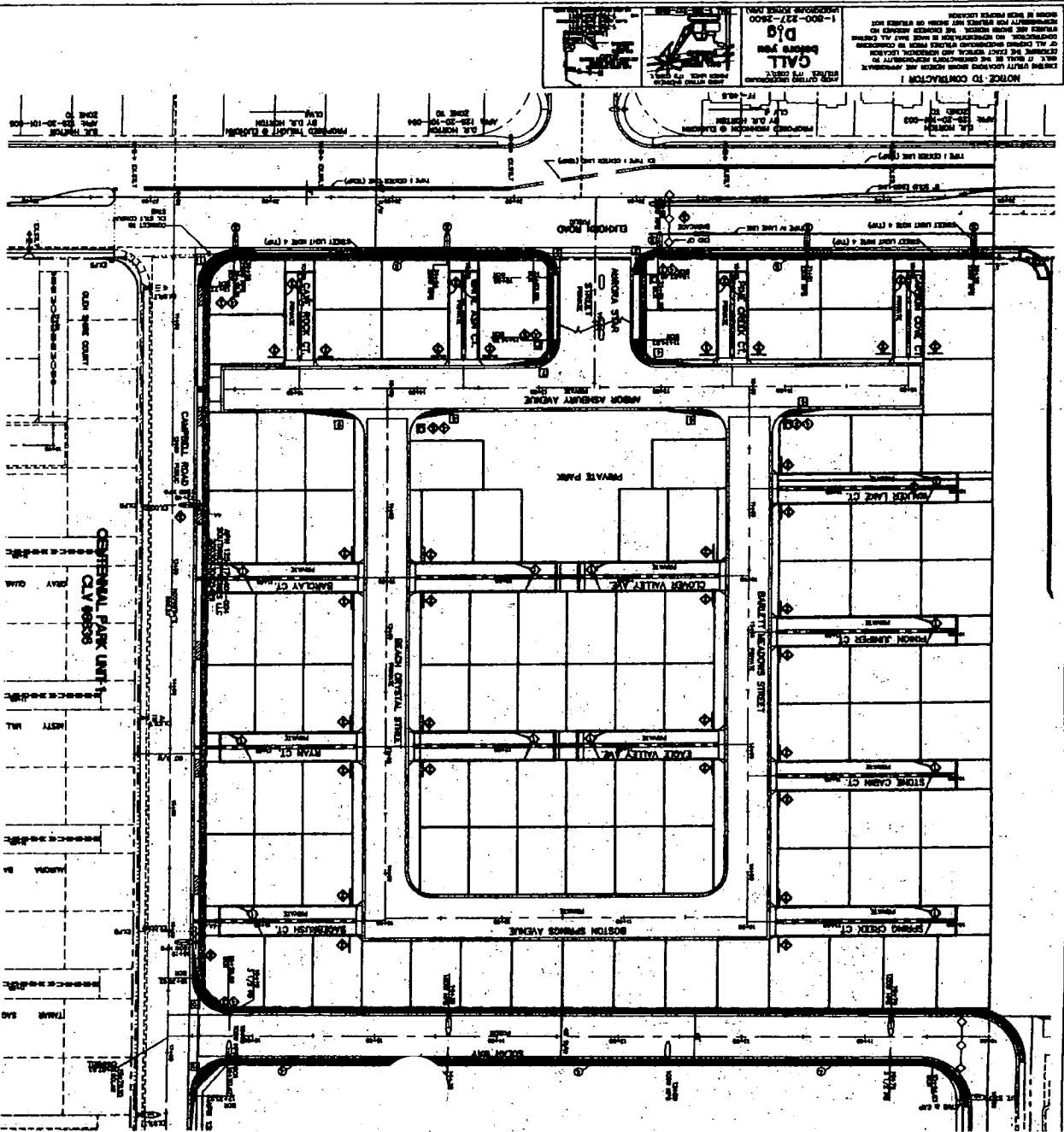
NOTICES MAILED 51 by Planning Department

APPROVALS 0

PROTESTS 0

STAFF

ROC-4482
7-7-04 CC

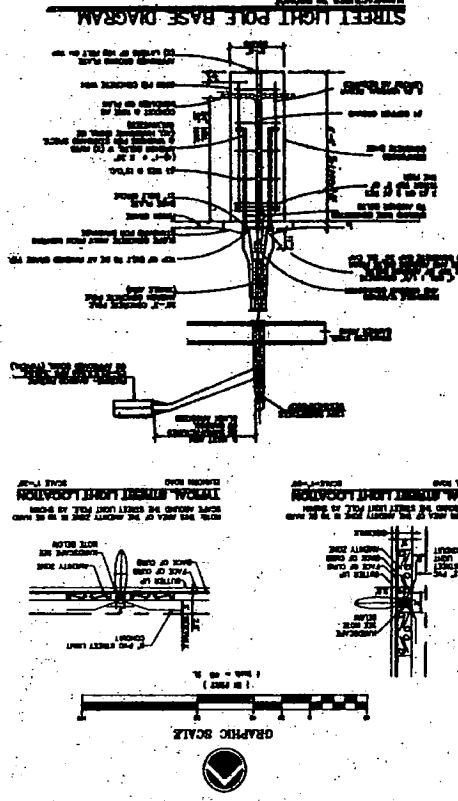


STREET LIGHT NOTES

1. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS AND AT THE MIDPOINT OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.
2. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.
3. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.
4. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.
5. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.
6. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.
7. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.
8. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.
9. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.
10. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.
11. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.
12. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.
13. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.
14. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.
15. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.
16. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.
17. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.
18. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.
19. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.
20. STREET LIGHTS TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.

STREET LIGHT POLE BASE DIAGRAM

The diagram shows a cross-section of a street light pole base. It includes labels for various components such as the pole, base, and mounting hardware. Dimensions are provided for the height of the pole and the width of the base. The diagram is used to specify the requirements for the street light poles to be installed on the site.



STREET LIGHT AND TRAFFIC PLAN

CENTENNIAL PARK II

SOUTHWEST HOMES, LTD.

GRAPHIC SCALE

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. ALL DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE STREET.

3. ALL LOT LINES ARE SHOWN AS DASHED LINES.

4. ALL STREET LIGHTS ARE TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.

5. ALL STREET LIGHTS ARE TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.

6. ALL STREET LIGHTS ARE TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.

7. ALL STREET LIGHTS ARE TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.

8. ALL STREET LIGHTS ARE TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.

9. ALL STREET LIGHTS ARE TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.

10. ALL STREET LIGHTS ARE TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.

11. ALL STREET LIGHTS ARE TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.

12. ALL STREET LIGHTS ARE TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.

13. ALL STREET LIGHTS ARE TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.

14. ALL STREET LIGHTS ARE TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.

15. ALL STREET LIGHTS ARE TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.

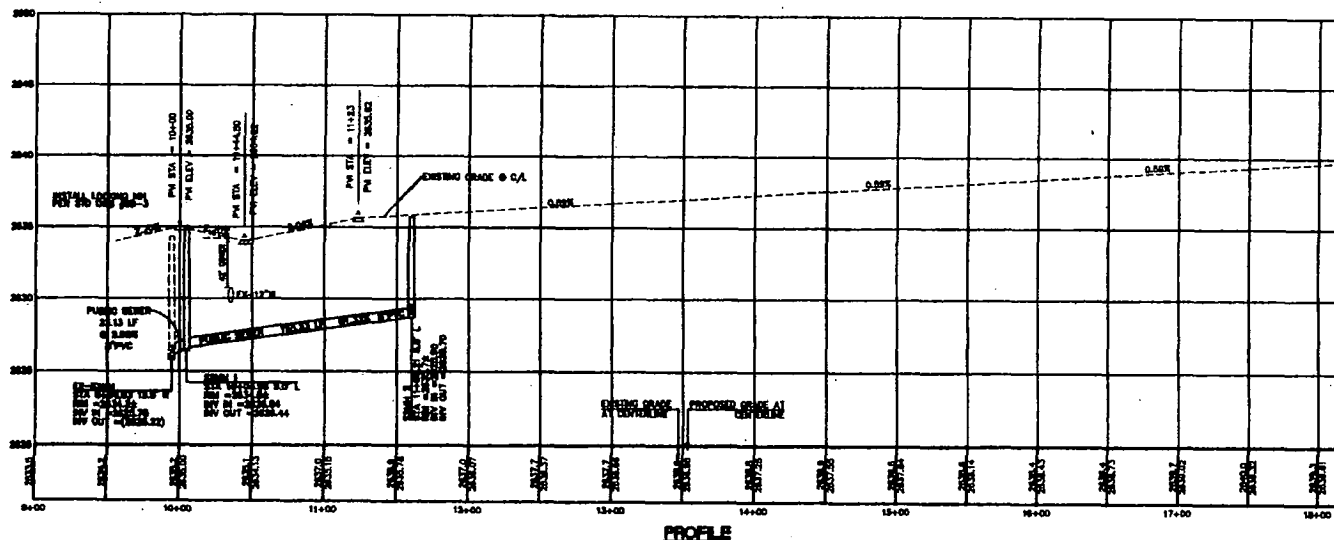
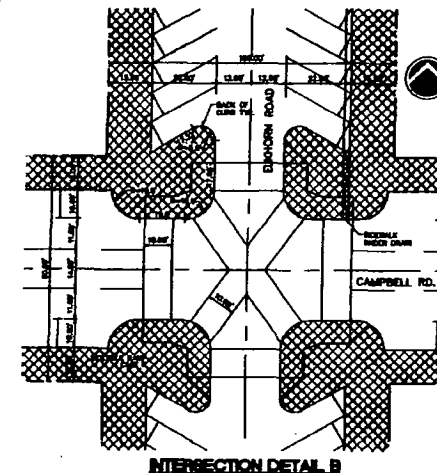
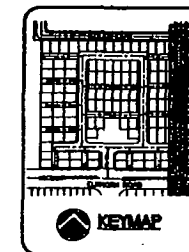
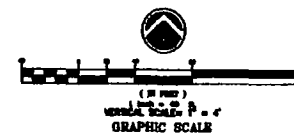
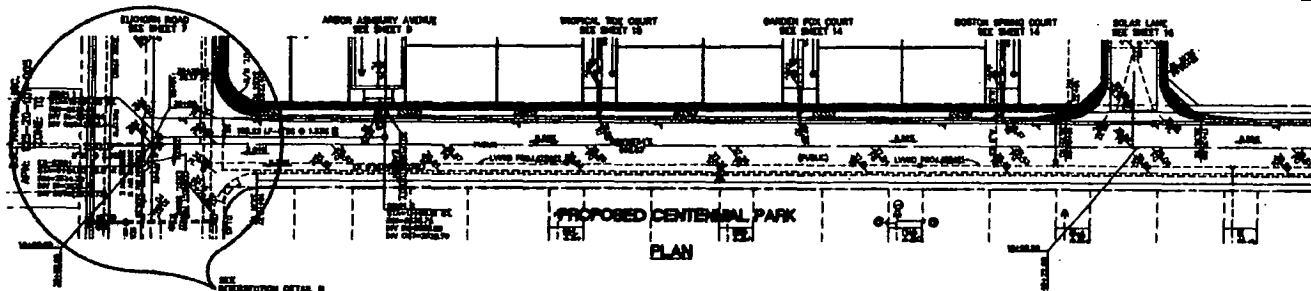
16. ALL STREET LIGHTS ARE TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.

17. ALL STREET LIGHTS ARE TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.

18. ALL STREET LIGHTS ARE TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.

19. ALL STREET LIGHTS ARE TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.

20. ALL STREET LIGHTS ARE TO BE PLACED AT THE CORNERS OF ALL STREETS EXCEEDING 100 FEET IN LENGTH.



BASIS OF BEARINGS
 NORTH ORIENTATION BEARS THE WEST LINE OF THE 200' WIDE CORNER OF ALL OF THE INTERSECTIONS SHOWN ON THIS PLAN. THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, CLARK COUNTY, NEVADA, RECORDS IN FILE 114 OF SURVEY PAGE 27.

BENCHMARK
 CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, CLARK COUNTY, NEVADA, RECORDS IN FILE 114 OF SURVEY PAGE 27.

DATE OF FIELD SURVEY
 MAY 8, 2003

APPROVAL FOR CONSTRUCTION

LAS VEGAS VALLEY WIDE DISTRICT DATE

STREET PLAN & PROFILE
 CAMPBELL ROAD
 CENTENNIAL PARK II

FILE NO. 10-00-03
 DATE 10-00-03
 SCALE 1"=40'
 SHEET 1 OF 17
 CITY OF LAS VEGAS

NOTICE TO CONTRACTOR

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXTERIOR THE EXISTING UTILITY AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES AND FOR THE LOCATION OF ALL EXISTING UTILITIES.

CALL before you Dig

1-800-227-2600

UNDERGROUND UTILITY LOCATIONS

CAMPBELL ROAD
 PUBLIC STREET

ROC-4482
 7-7-04 CC

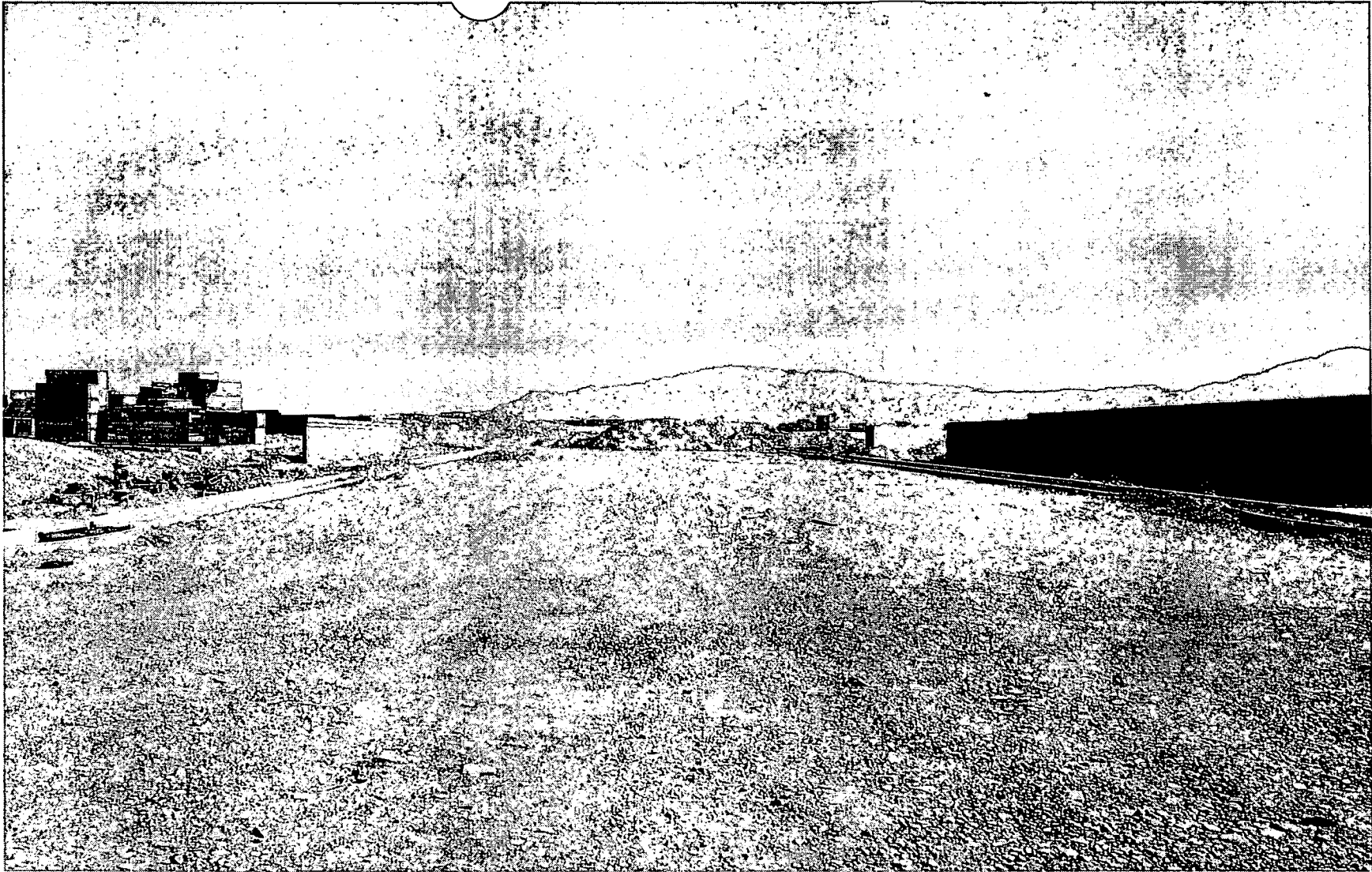
STAFF



ROC-4482 - APPLICANT/OWNER: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY

**Adjacent to the northwest corner of Elkhorn Road and Campbell Road
JULY 7, 2004 CITY COUNCIL MEETING**

Picture taken 06/11/04



ROC-4482 - APPLICANT/OWNER: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY

**Adjacent to the northwest corner of Elkhorn Road and Campbell Road
JULY 7, 2004 CITY COUNCIL MEETING**

Picture taken 06/11/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4312 - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC PARK on 10.0 acres adjacent to the northeast corner of Tenaya Way and Summerlin Parkway (a portion of APN: 138-27-301-019), U (Undeveloped) Zone [ROW (Right-of-Way) General Plan Designation] under Resolution of Intent to C-V (Civic) Zone, Ward 2 (Vacant). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
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:

WOLFSON - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

STEVE FORD, Facilities Management Manager, Department of Field Operations, appeared on behalf of the applicant and showed a rendition of the proposed park to be located at the northwest corner of Summerlin Parkway and the US95 freeway. He explained it is a non-program park which means it is primarily open space with a few basketball courts, restroom facilities, two dog runs and a walking path surrounding it.

COUNCILMAN WOLFSON pointed out that the park site has been a difficult piece of property to develop. The park will serve well as a buffer between Summerlin Parkway and the adjacent neighborhood and will be an amenity for the residents in the area.

No one appeared in opposition.

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 113 – SDR-4312

MINUTES Continued:

MAYOR GOODMAN declared the Public Hearing closed.

(2:36 – 2:38)

4-2360

CONDITIONS:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations approved by the City Council, except as amended by conditions herein.
2. A revised site plan addressing the conditions of approval shall be administratively approved by the Planning and Development Department staff prior to approval of any permits, site grading, and any development activity on this site.
3. The revised site plans shall incorporate and show details of a drinking fountain, benches, shade, bicycle racks and path lighting placed along the trail corridor. Direct access from the trail to the restroom facilities through the parking lot or other acceptable routing shall be incorporated in the plan.
4. The revised landscape plan shall be amended to depict 36 inch box evergreen trees 25 feet on center within the planters adjacent to the north property line.
5. Landscaping and a permanent underground sprinkler system shall be installed and be permanently maintained in a satisfactory manner.
6. No turf shall be permitted in the non-recreational common areas.
7. All exterior lighting shall meet the standards of Title 19.08.060(C).
8. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting standards within the parking lot shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
9. If the basketball courts are lighted, the lighting shall not extend past 10:00 PM.
10. Handicap parking shall meet the minimum dimensions as required in Title 19.10.010, including van accessible parking requirements.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened from view of abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

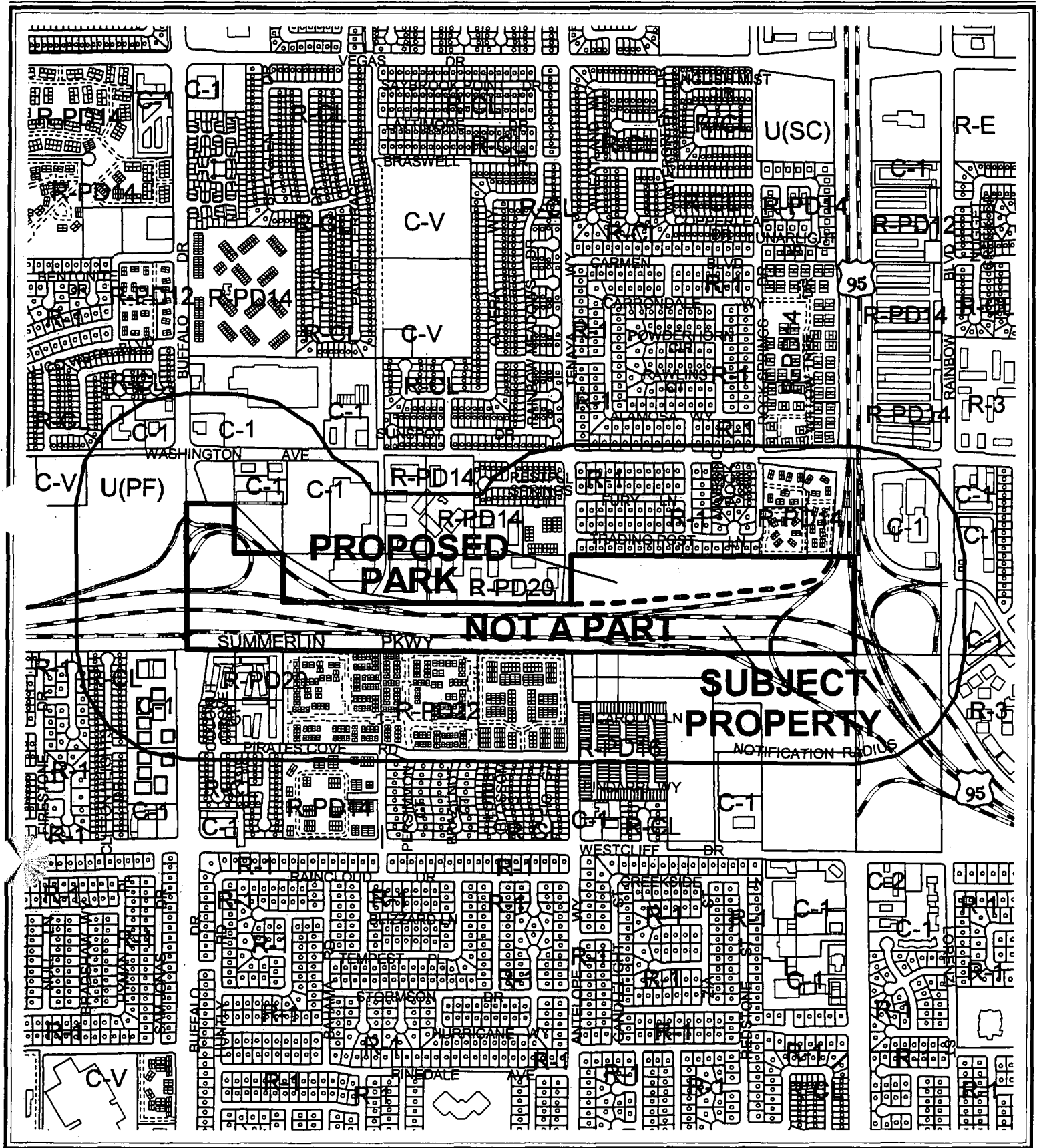
CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 113 – SDR-4312

CONDITIONS Continued:

13. All City Code requirements and design standards of the City must be satisfied.

Public Works

14. Coordinate improvements for Tenaya Way adjacent to this site with the City Engineer to ensure integration with the proposed Tenaya Way overpass project.
15. Site development to comply with all applicable conditions of approval for ZON-3910 and all other subsequent site-related actions.



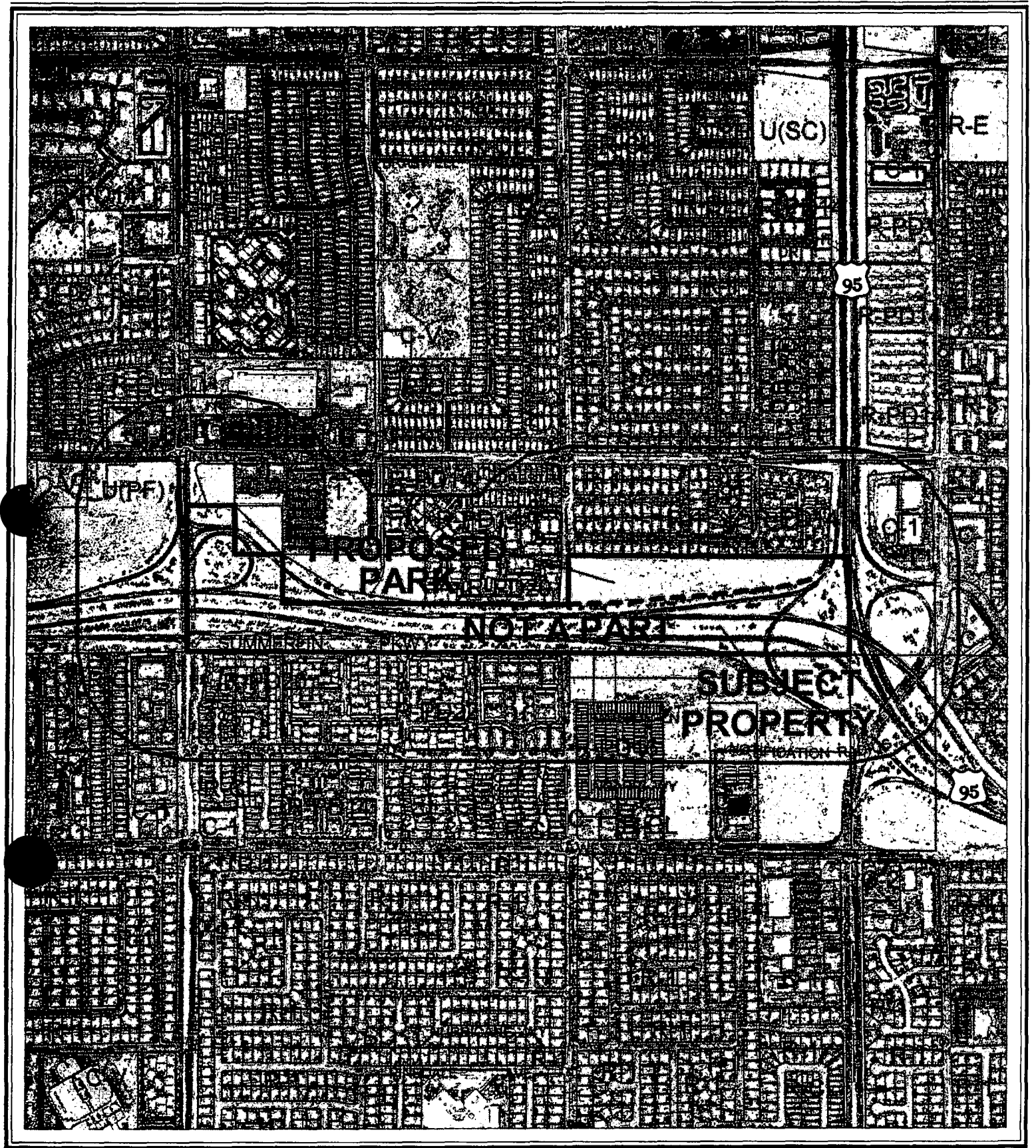
CASE: SDR-4312

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [ROW (RIGHT OF WAY) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-V (CIVIC)





CASE: SDR-4312

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [ROW (RIGHT OF WAY) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-V (CIVIC)

0 500 1000 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-4312 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

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

Planning and Development

1. All development shall be in conformance with the site plan and building elevations approved by the City Council, except as amended by conditions herein.
2. A revised site plan addressing the conditions of approval shall be administratively approved by the Planning and Development Department staff prior to approval of any permits, site grading, and any development activity on this site.
3. The revised site plans shall incorporate and show details of a drinking fountain, benches, shade, bicycle racks and path lighting placed along the trail corridor. Direct access from the trail to the restroom facilities through the parking lot or other acceptable routing shall be incorporated in the plan.
4. The revised landscape plan shall be amended to depict 36 inch box evergreen trees 25 feet on center within the planters adjacent to the north property line.
5. Landscaping and a permanent underground sprinkler system shall be installed and be permanently maintained in a satisfactory manner.
6. No turf shall be permitted in the non-recreational common areas.
7. All exterior lighting shall meet the standards of Title 19.08.060(C).
8. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting standards within the parking lot shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
9. If the basketball courts are lighted, the lighting shall not extend past 10:00 PM.
10. Handicap parking shall meet the minimum dimensions as required in Title 19.10.010, including van accessible parking requirements.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened from view of abutting streets.

12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. All City Code requirements and design standards of the City must be satisfied.

Public Works

14. Coordinate improvements for Tenaya Way adjacent to this site with the City Engineer to ensure integration with the proposed Tenaya Way overpass project.
15. Site development to comply with all applicable conditions of approval for ZON-3910 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed public neighborhood park on 10 acres at the northeast corner of Tenaya Way and Summerlin Parkway.

B) Applicant's Justification

The applicant's justification letter states that the park improvements are to include a half-mile walking path, tot lots, open space areas, a dog park, lighted parking lot, basketball courts, landscaping, security lighting, and a restroom. The park will also be designed to connect to the future regional trails system via the future Summerlin Parkway overpass at Tenaya Way. The City feels this park will assist with the growing demands for non-program recreational facilities within the City.

BACKGROUND INFORMATION

A) Previous Actions

- 12/30/83 The subject property was annexed (A-0010-83) into the City of Las Vegas as U (Undeveloped) and C-V (Civic) Zones as part of a larger request. The Planning Commission recommended approval on 08/09/83.
- 04/21/04 The City Council approved a Rezoning (ZON-3910) from: U (Undeveloped) [ROW (Right of Way) General Plan designation] to: C-V (Civic). The Planning Commission and staff recommended approval on 03/25/04.
- 06/10/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #9/dds).

B) Pre-Application Meeting

- 04/09/04 Design elements of the proposed park were discussed, including the following:
- The need for a drainage study.
 - The need for a landscape plan showing plant species, number, and size.
 - Parking lot.
 - Striping of handicapped parking spaces to meet Zoning Code standards.
 - Building elevations and materials.
 - Signage.
 - Connection to Bonanza Trail.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10

B) Existing Land Use

Subject property: Undeveloped
North: Single family detached dwellings
South: Summerlin Parkway
East: Summerlin Parkway/ US 95 Interchange
West: Multi-family development

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The existing General Plan designation of the subject site is ROW (Right-of -Way). The C-V (Civic) Zone and the proposed city park are consistent with the current General Plan designation.

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

The park will serve as a trailhead and rest area for the Bonanza Trail, a regional trail system to which the park connects. An important feature of the park is provisions for bicyclists and other trail users, which is discussed below.

PROJECT DESCRIPTION

The proposed park accomplishes three purposes: (1) it provides an additional neighborhood park to a large population of residents within a half-mile walking distance; (2) it provides a buffer between the externalities of the traffic on Summerlin Parkway and the residents it separates; and (3) it functions as a trailhead and rest stop for users of the Bonanza Trail.

The Master Plan Parks Element reports a large deficiency in the number of neighborhood parks throughout the community. There is a recommended area wide standard of 2.5 acres of parkland per 1000 residents. The City also has an adopted standard of two acres of "neighborhood" parkland per 1000 residents. The City has made large strides in providing community and regional parks that ameliorate the overall deficit, but there is still a large deficiency in the number of neighborhood parks. This park will help compensate for this deficiency.

The Bonanza Trail is a regional trail system segment that will extend along Summerlin Parkway, traverse under the Tenaya Way overpass and emerge at this location to pass over Summerlin Parkway along the Tenaya Way overpass to the south side. This park will provide an important rest stop for trail users and as a trailhead for persons accessing the trail. Such facilities are severely limited along the trail corridor, rendering this park an important facility in the trail network.

A twelve foot wide trail is shown making a connection to a 10-foot wide trail that extends along the Tenaya Way overpass. Within the park, there are no facilities that are located convenient to the trail users. It is recommended that a drinking fountain, benches, shade, bicycle racks and path lighting be placed along the trail corridor. In addition, direct access to the restroom facilities is needed through the parking lot. These deficiencies are addressed as conditions of approval in this staff report.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, Special Purpose and Overlay, the C-V (Civic District) (Section 19.06.020.E) states the minimum development standards for property in a C-V (Civic) District shall be established by the City Council in connection with the approval of a site development plan. The standards are to be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

A2) Residential Adjacency Standards

The City's Residential Adjacency Standards are not applicable.

A3) Parking and Traffic Standards

Specific parking standards for park and recreational uses are not provided in Title 19.10, Parking, Loading and Traffic Standards, for C-V (Civic) district uses such as parks. These standards are reviewed and established in the site development plan.

Parking Provided	
Regular	Handicap
64	5

The number of parking spaces appears to be more than ample for a neighborhood park that will serve a large population within walking distance. However, since the park also will function as a trailhead, the parking area may serve as a convenient commuter lot for bicyclists wishing to access the Bonanza Trail at this location.

A4) Landscape and Open Space Standards

Specific landscape standards for park and recreational uses are not provided in both the Landscape and Buffer Standards, or in the Las Vegas Urban Design Guidelines and Standards for C-V district uses such as parks. These standards are reviewed and established in the site development plan. Listed below are the provided trees with type and quantity indicated.

Standard	Type	Size	Provided
Trees	Box Pine Tree	24" Box	44
	Ash Tree	Not indicated	58
	Desert Tree	Not indicated	4 (5 shown)
Total			106

The pine trees are all located along the north property line and spaced 25 feet apart. With maturity, these trees will provide a good screen between the park and the residences to the north. For this reason, it is recommended that the pine trees be 36-inch box trees when planted (the same stipulation made for the soccer park south of Washington Street and west of Buffalo Drive). The Ash trees are scattered about the site in places to add interest and shading. The Desert trees provide accent in locations north of the basketball courts.

A5) Sign Standards

This section is not applicable to the site development plan review application. However, a "standard" park sign is proposed at the entrance to the park.

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

The proposed public park will be an appropriate use adjacent to single family and multiple-family residential uses. It has particular advantages as a buffer between the negative externalities of traffic on Summerlin Parkway and the residences it separates.

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 implementation of the conditions presented in this report, the proposed project will be consistent with the Zoning Code and applicable City plans, policies and standards.

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

Since the site is proposed as a neighborhood park that will provide limited active and passive recreational opportunities within walking distance of the residents served by the park, neighborhood traffic is expected to be minimal. However, the parking area may become a convenient commuter lot for persons wanting to access the Bonanza Trail at this location. Access to the park is proposed from Tenaya Way, a Secondary Collector (80-foot) street according to the Master Plan of Streets and Highways. This street should provide adequate access to the site.

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

The proposed development will be appropriate for the City, in terms of the facility layout, buildings, and vehicular circulation. The proposed site layout demonstrates an effective arrangement of attractions and amenities that will create a harmonious facility. The project clusters the most intensive uses along the southern boundary, away from the residences to the north, to minimize or eliminate the possibility of noise or light spillover to the nearby residential areas. An eight-foot high chain link fence with slats is proposed along the northern boundary. A fence with slats is not recommended; however, a row of Box Pine trees are proposed along the fence. When the trees reach maturity, they will provide an adequate screen. As addressed above, the multi-use transportation trail lacks the services necessary to trail users. It is recommended that the plan be revised to address these concerns and is included in the conditions for this submittal.

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;”**

B) General Analysis and Discussion

- Zoning

The proposed city park is a permitted use in the C-V (Civic) zoning district. Title 19.06.020 does not provide minimum standards for park development, specific to building setbacks or height, parking or landscaping.

- Site Plan

The site plan depicts an orderly arrangement of recreational facilities and ancillary uses. However, there is a substantial disconnect between the park's facilities and the Bonanza Trail that traverses the site along the west edge. This concern is addressed in the conditions for the park development.

- Waivers

Under Section 19.06.020, waivers are not necessary as this is a park development within the C-V (Civic) zoning district.

- Landscape Plan

The proposed landscaping, which includes 106 trees, appears to be appropriate for the site. Box Pine trees are proposed along the north property line that will upon maturity provide a good buffer between the park and residences. It is recommended that the Box Pine trees be planted at 36-inch box size.

- Elevation

The building elevations for the restroom facility provide interest and variety as well as a sense of continuity. The walls are to be constructed of eight-inch chocolate colored split face block with a brick red standing seam metal roof.

- Floor Plan

The floor plan for the restroom facility is a standard layout that will comply with building codes.

FINDINGS

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

The building elevations for the restroom facility provide interest and variety as well as a sense of continuity. The walls are to be constructed of eight-inch chocolate colored split face block with a brick red standing seam metal roof.

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

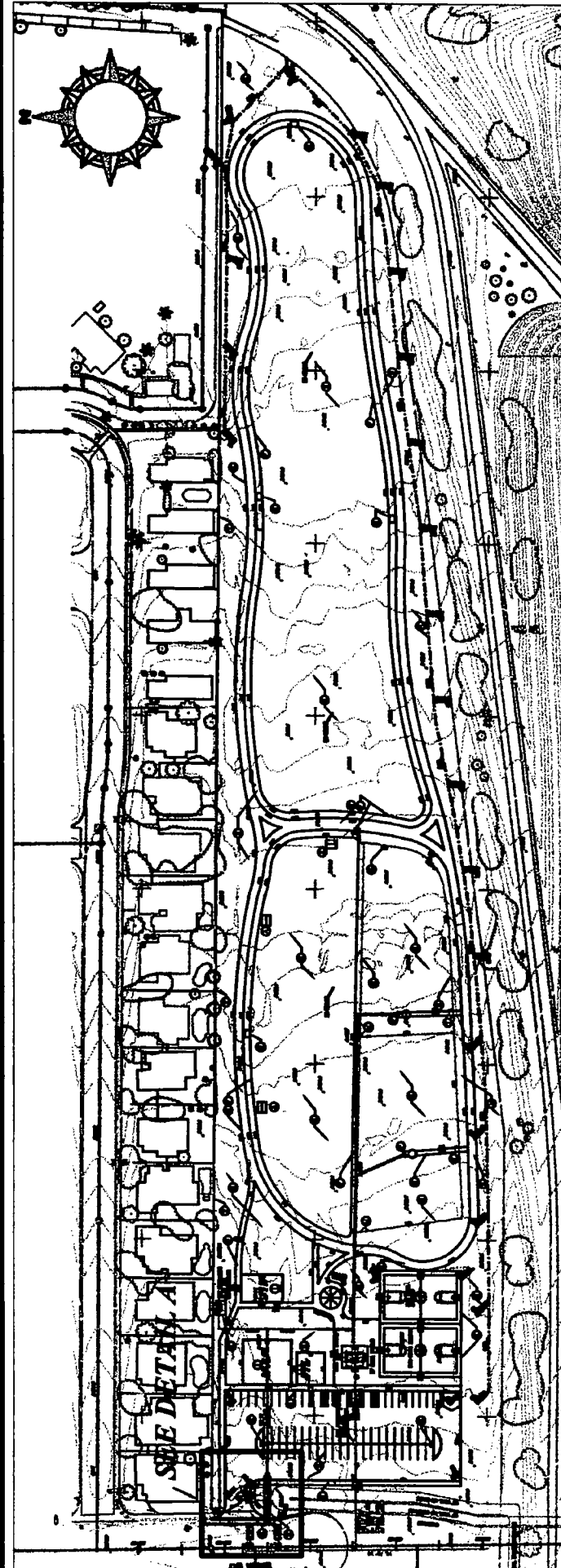
The proposed park development will be subject to inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED: 890 by Planning Department

APPROVALS: 0

PROTESTS: 0





PROPOSED PARK SITE (APN #138-27-301-011)

SCALE: 1" = 60'

PARKING SPACES

REGULAR SPACES	44
HANDICAP SPACES	3
VAN ACCESSIBLE	2

APPROVED FIREWORKS PRINCIPLES ASSEMBLY (A-2)

Approved National Fireworks Association (A-2) shall be installed per the UDACS Plate No. 11A. No water shall be taken from a service requiring backflow prevention until the relevant backflow prevention assembly has been successfully tested by the LVVPA.

Any block wall or other fence material shall be designed and constructed to meet the variable of the easement(s) to allow the District direct access from the adjacent right-of-way.

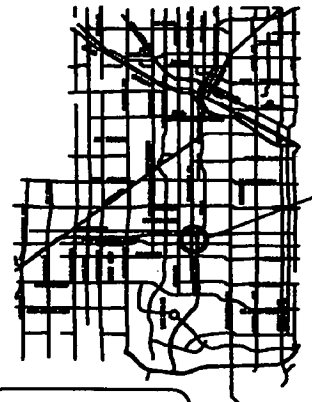
Easements shall be clearly marked or related prior to the start of construction.

EXISTING 2" PIPES TO BE REMOVED

IN TOP OF CURB RE CORNER OF
WASHINGTON & TENAYA
ELEV. 2437.17 (NAD83)

BASE OF FINISH

BASE OF FINISH SHALL BE THE
CONTROLLING OF TENAYA ROAD AS
SHOWN ON RECORD OF SURVEY ON
FILE IN THE COUNTY RECORDER'S
OFFICE CLARK COUNTY, NEVADA

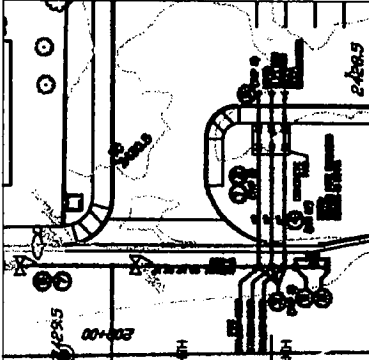


PROJECT LOCATION

- CONSTRUCTION NOTES**
1. CONSTRUCT SINGLE TABLE POLE BELTTERS
 2. CONSTRUCT PAD FOR BENCH
 3. CONSTRUCT 10' ASPHALT WALKING PATH
 4. CONSTRUCT 5' CONCRETE SIDEWALK
 5. CONSTRUCT BASKETBALL COURTS
 6. CONSTRUCT MOW STRIP
 7. INSTALL 8" ON 6" ANCHORED TOPSOIL
 8. INSTALL 2" RECOMPOSED GRANITE
 9. CONSTRUCT PLAYGROUND WOODFALL & CURBING
 10. INSTALL 1" CONCRETE FOR PATH LIGHTING. INSTALL PULLBOX EVERY 50'.
 11. CONSTRUCT IRRIGATION CAGE PROVIDE PAD FOR IRRIGATION TIMER AND BOOSTER PUMP.
 12. INSTALL BACKFLOW PREVENTER.
 13. CONSTRUCT PARKING LOT; 3' AC ON 6" TYPE II COMPACT TO 95 %
 14. CONSTRUCT SIDEWALK RAMP, CURB & GUTTER PER LRD 623
 15. CONSTRUCT VALLEY GUTTER PER LRD 623
 16. INSTALL COMBINATION WATER FOUNTAIN 10' x 8' CONCRETE PAV. PROVIDE LEACH FIELD FOR DRAINAGE
 17. INSTALL 6' CHAIN LINK FENCE WITH 4' AND BOTTOM RAIL
 18. INSTALL PARKING LOT LIGHTS
 19. CONSTRUCT 1" TYPE CIBB & GUTTER WITH 5' WIDE SIDEWALK
 20. CONSTRUCT DUAL CHAINLINK GATE WITHSTANDS
 21. CONSTRUCT 12" WIDE DOUBLE SWING GATE FOR TRUCK ACCESS
 22. CONSTRUCT 8' SLATED CHAIN LINK FENCE
 23. CONSTRUCT STANDARD PARE BORN

CALL
FOR
DETAILS
SEE
SHEET
138-27-301-011
FOR
DETAILS
SEE
SHEET
138-27-301-011

CAUTION
THIS SITE IS UNDER CONSTRUCTION



DETAIL "A"

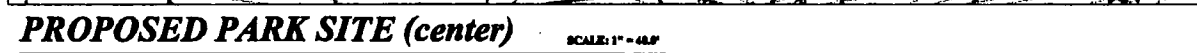
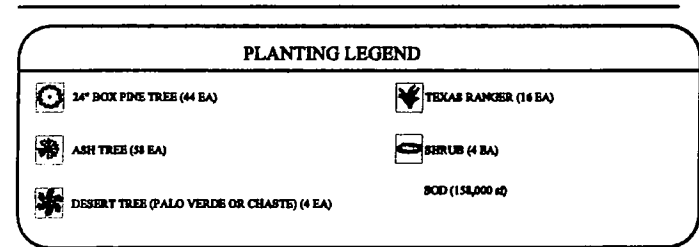
SCALE: 1" = 20'

WATER CONSTRUCTION NOTES

1. INSTALL (1) 2" WATER METER PER UDACS PLATE NO. 1D
2. INSTALL (1) 2" SERVICE BUNDLE AND COMP STOP PER 1D
3. INSTALL (1) 2" R.P.A. PER UDACS PLATE NO. 11A
4. INSTALL 2" TYPE K COPPER WATER LINE
5. STUB - SEE CIVIL/PLUMBING PLANS FOR CONTRIBUTION

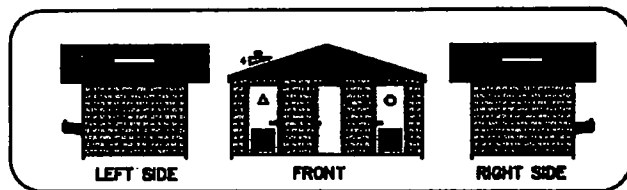
6. REMOVE CAP AND BLOW OFF PER UDACS PLATE 4A, NOTE 1, AND CONNECT TO EXISTING MAIN
7. INSTALL APPROX. 95 LF OF 8" PVC C-900 WATER PIPE PER UDACS PLATE 4A
8. CAP END OF 8" PIPE AND 2" BLOW-OFF
9. INSTALL 8" GATE VALVE PER UDACS PLATE 3

SDR-4312
6-10-04 PC



CALL REPRESENTATIVE EXT - 1-800-827-6882 OFFERING TO ALIAS (AKA)	CALL REPRESENTATIVE CHRYSLER 1-800-827-6882 OFFERING TO ALIAS (AKA)
---	--

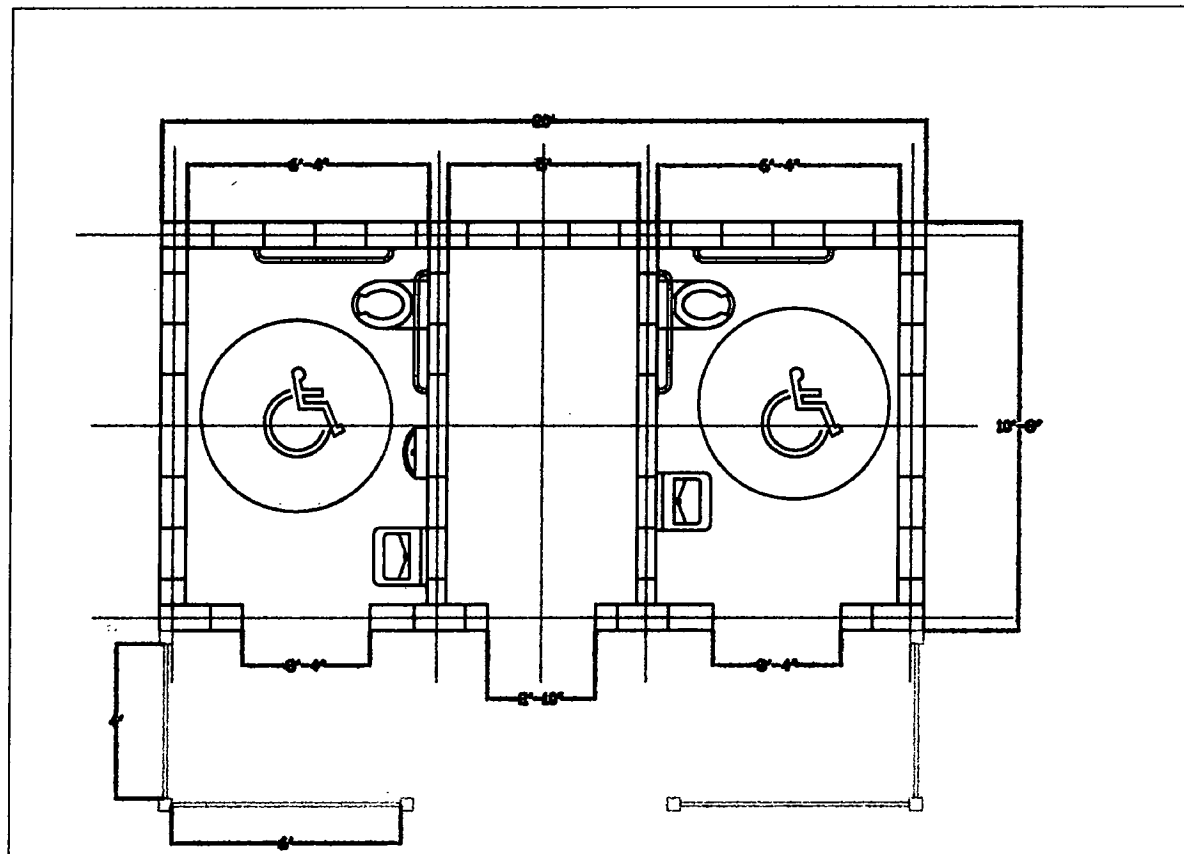
CATION
STAINLESS STEEL WARE



PROPOSED RESTROOM FACILITY

GENERAL NOTES

1. CONCRETE FLOORING SHALL BE 4" OR 6" THICK CONCRETE OVER 4" OR 6" SAND.
2. ROOF SHALL BE 12" OR 16" THICK CONCRETE OVER 4" OR 6" SAND.
3. ROOFING SHALL BE 12" OR 16" THICK CONCRETE OVER 4" OR 6" SAND.
4. IF OVERCROFT SHALL BE CONSTRUCTED BY "TWO-STORY WOODEN FRAME AND CONCRETE FOUNDATION FOR WOODEN FRAME" AND THE ROOF.
5. FUTURE WATER SYSTEM SHALL BE CONSTRUCTED BY "TWO-STORY WOODEN FRAME AND CONCRETE FOUNDATION FOR WOODEN FRAME" AND THE ROOF.



PROPOSED RESTROOM FLOORPLAN

DEPARTMENT OF FIELD OPS STREETS AND SANITATION DIVISION	
PROJECT MANAGER DESIGNED BY DATE	FIELD OFFICE PROJECT NO. DATE
TEMAVA NEIGHBORHOOD PARK ELEVATION AND FLOORPLAN	
SCALE 1" = 10'	DATE 6-10-04

SDR-4312
6-10-04 PC



SDR-4312 - APPLICANT/OWNER: CITY OF LAS VEGAS
NORTHEAST CORNER OF TENAYA WAY AND SUMMERLIN PARKWAY
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VACATION - PUBLIC HEARING - VAC-4476 - APPLICANT: JERRY MICELI - OWNER: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN CHRIST, ET AL - Petition to Vacate portions of Madison Avenue and C Street, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
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
4. Submitted After City Council Meeting - Protest Letter from Scott Eckert dated 7/18/2004

MOTION:

WEEKLY - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 114 [VAC-4476] and Item 115 [SDR-4362].

PASTOR LAFAYETTE MOSLEY appeared on behalf of the Praise Temple Church of God in Christ. BEATRICE TURNER, Las Vegas resident, stated that this property is adjacent to the now closed Preacher of the Stars Church, which appeared before Council in the past due to a lack of parking. She complained that this is a modular trailer turned sideways on the lot, not a building, that the landscaping waiver should not be granted due to the large amount of concrete in the area and that because of the over saturation of churches on this street, parking on Sundays is almost impossible.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 114 [VAC-4476] and Item 115 [SDR-4362].

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 114 – VAC-4476

MINUTES Continued:

NOTE: All discussion for Item 114 [VAC-4476] and Item 115 [SDR-4362] was held under Item 114 [VAC-4476].

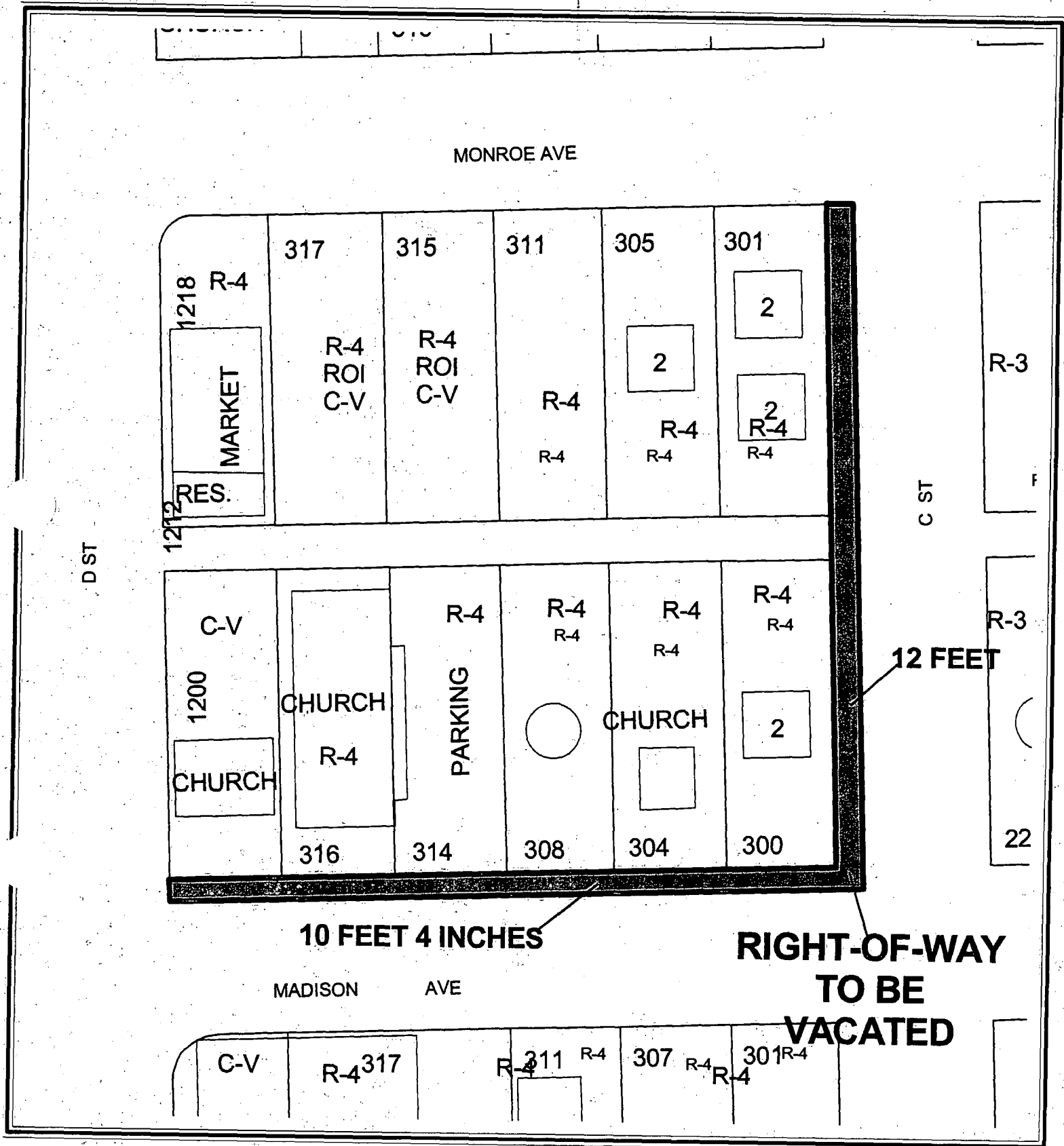
(2:38 – 2:41)

4-2437

CONDITIONS:

Planning and Development

1. Prior to recordation of an Order of Vacation, the applicant shall, by survey performed by a registered Professional Land Surveyor, establish the actual boundaries of existing improvements adjacent to this site to the satisfaction of the City Engineer, and this vacation application shall be amended to vacate only such excess right-of-way that extends beyond 5-feet behind existing back of curb.
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
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, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. If the Order of 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.

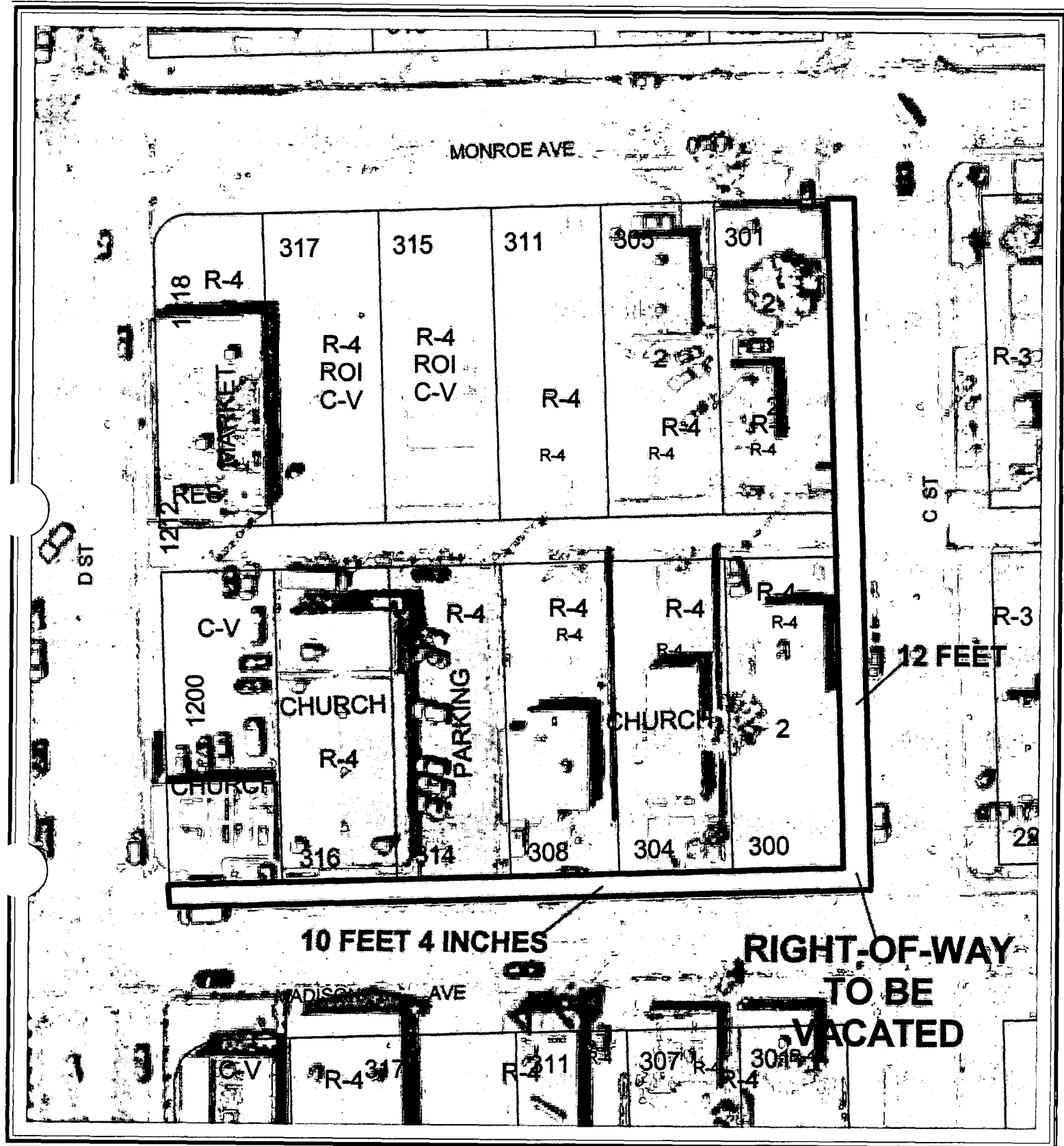


CASE: VAC-4476

0 40 80 Feet

114





CASE: VAC-4476

0 40 80 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAC-4476 - APPLICANT: JERRY MICELI - OWNER:
DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN CHRIST, ET AL**

**** CONDITIONS ****

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

1. Prior to recordation of an Order of Vacation, the applicant shall, by survey performed by a registered Professional Land Surveyor, establish the actual boundaries of existing improvements adjacent to this site to the satisfaction of the City Engineer, and this vacation application shall be amended to vacate only such excess right-of-way that extends beyond 5-feet behind existing back of curb.
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
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, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. If the Order of 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 portions of public right-of-way in C Street between Madison Avenue and Monroe Avenue, and in Madison Avenue, between C Street and D Street.

B) Applicant's Justification

The church at 304 Madison Avenue requires the proposed vacation in order to place additional parking spaces on the lot at the corner of C Street and Madison Avenue. The request is extended north and west to the ends of the block.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 04/28/66 | The Board of Zoning Adjustment approved a Special Use Permit (U-0012-66) for a Church at 304 Madison Avenue. Staff recommended approval. |
| 08/16/00 | The City Council approved a Special Use Permit and Site Development Plan Review (U-0074-00) for a new church building and landscape waivers for the subject site. The Planning Commission recommended approval on 06/22/00 |
| 10/18/01 | The Planning Commission approved a request for a Site Development Plan Review (SD-0060-01) for a proposed 24-foot by 60-foot temporary modular trailer at 304 Madison Avenue. The structure was permitted on the site for a period not to exceed twelve (12) months, or until such time as permanent facilities are constructed to replace the temporary buildings, unless an Extension of Time is approved by the City Council. Staff recommended approval. |
| 06/10/04 | The Planning Commission recommended approval of a companion item, a Site Development Plan Review (SDR-4362), a Waiver of the parking lot landscaping standards, and a Reduction in the amount of required perimeter landscaping for a proposed 4,080 square-foot Church/House of Worship at 304 and 300 Madison Avenue. Staff is recommending approval. |
| 06/10/04 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #51/ss). |

DETAILS OF APPLICATION REQUEST

The subject Vacation is legally described as the west twelve feet (12') of C Street, commencing at the north right-of-way line of Madison Avenue, extending northerly approximately three hundred feet (300'), including the spandrel areas; the north ten and thirty-three hundredths feet (10.33') of Madison Avenue, commencing at the west right-of-way line of C Street, extending westerly approximately three hundred feet (300'), including the spandrel areas; said property being a portion of the West Half (W ½) of the East Half (E ½) of the Northwest Quarter (NW ¼) of Section 27, Township 20 South, Range 61 East, M.D.M.

ANALYSIS

A) Planning discussion

The proposed vacation of right-of-way will allow for the addition of six parking spaces along the east edge of the property adjacent to C Street and the addition of landscaping along the property adjacent to C Street and Madison Avenue. The subject rights-of-way are not necessary; however, unless the appropriate properties vacate similar right-of-way widths on the east side of C Street and on the south side of Madison Avenue, the subject vacation will result in non-uniform right-of-way widths on these streets. The curb line along Madison Avenue and C Street will remain in the same location. Traffic-handling capability for these streets will not be compromised as a result of the proposed vacation. The request would not eliminate public street 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 right of ways:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *It would result in a uniform street width provided that the properties on the east side of "C" Street and the south side of Madison Avenue vacated the appropriate rights-of-way to ensure uniformity.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the streets in this neighborhood are largely residential and vacation of the proposed rights-of-way would not impede traffic flow.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, Site Development Plan Review (SDR-4362).*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No.*

PLANNING COMMISSION ACTION

The Planning Commission added Condition #1 as shown.

NOTICES MAILED 8 by City Clerk

APPROVALS 0

PROTESTS 0



VAC -
JOHNNY

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4476 APN: 139-27-211-007
Name of Property Owner: JOHNNY GATHRITE
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

_____ 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: _____

X Signature of Property Owner/Authorized Agent: _____

Print Name: _____

Subscribed and sworn before me

This 13 day of May, 2004

Jerry L. Garvin
Notary Public in and for said County and State





VAC-
MR. Mosley

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-4476 APN: 139-27-211-006

Name of Property Owner: _____

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: _____

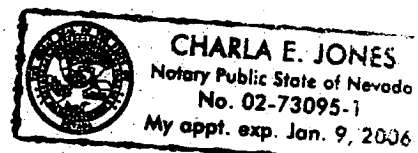
✶ Signature of Property Owner/Authorized Agent: Lafayette Mosley

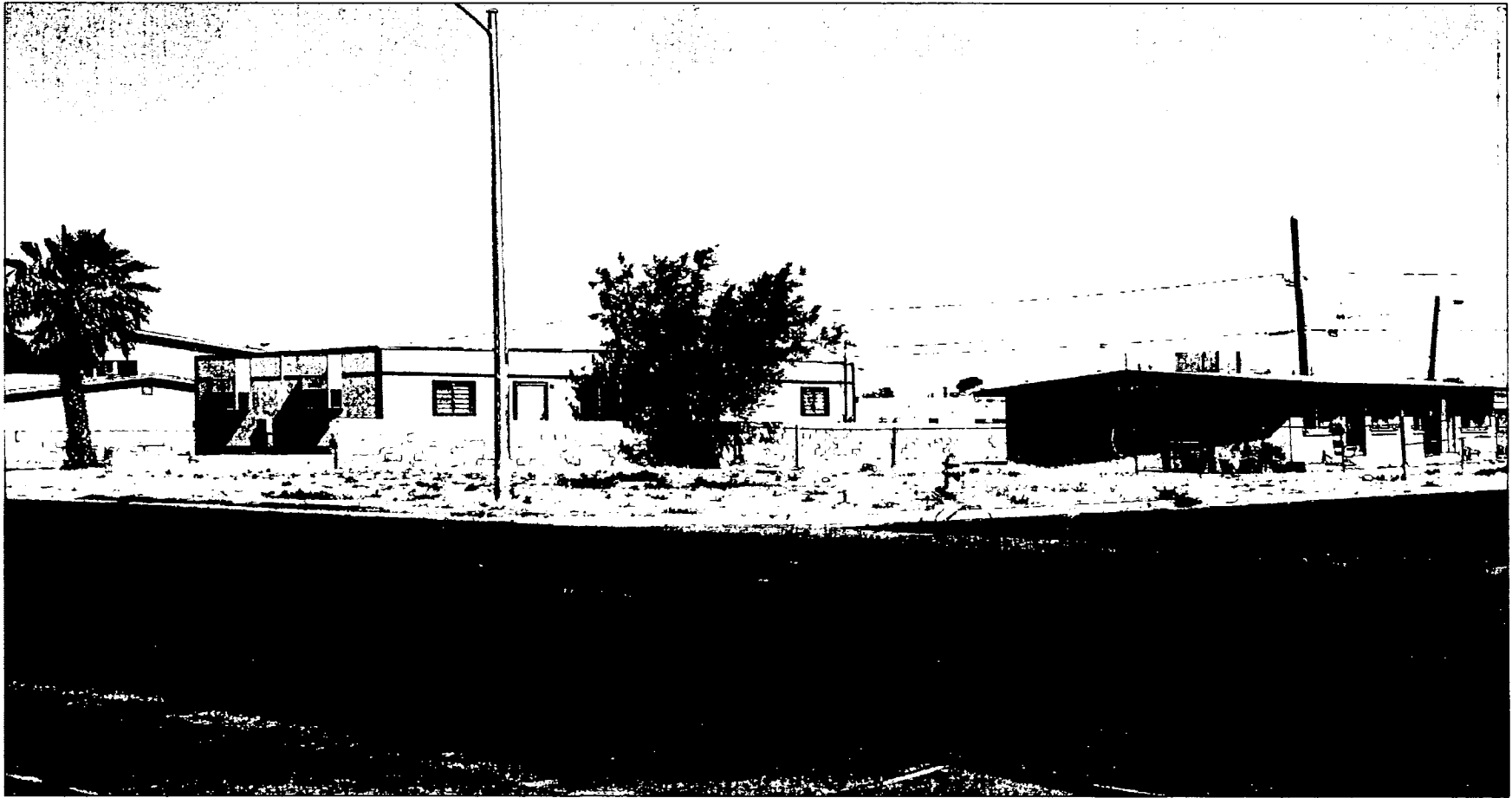
Print Name: LAFAYETTE MOSELEY

Subscribed and sworn before me

This 13 day of May, 2004

Charles E. Jones
Notary Public in and for said County and State





VAC-4476 - APPLICANTS/OWNERS: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN
CHRIST, ET AL
300 AND 304 MADISON AVENUE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



VAC-4476 - APPLICANTS/OWNERS: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN
CHRIST, ET AL
300 AND 304 MADISON AVENUE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04

7/15/04

Scott Eckert
4358. SYL Btz
Victorville CA 92398

Re: Sup-4444

I own a property located within 750' of case sup-4444
and oppose granting a waiver to the applicant. I oppose
granting the waiver for the same reason as I wrote
you about previously.

- 1) I like the setbacks currently required by code
- 2) "Any day down" businesses are not the kind of
businesses I want to see in this area

Please deny the appeal.

Thank you

Scott Eckert
owner 31094 Willowbry Dr
310-612-7778

2004 JUL 22 A 10:20
RECEIVED
CITY CLERK

City Council meeting
Submitted after final agenda

Date 7/20/04 Item 114

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

ECKERT SCOTT B & KATHLEEN A
9358 SVL BOX
VICTORVILLE CA 92395-5137

MEETING: CITY COUNCIL
DATE: JULY 21, 2004
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-4444

APPLICANT: CASH BACK PAYDAY LOANS - OWNER: FARLEY M. ANDERSON, LIMITED PARTNERSHIP - APPEAL FILED BY APPLICANT FROM THE DENIAL BY THE PLANNING COMMISSION OF A REQUEST FOR A SPECIAL USE PERMIT FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY AND A SEPARATION OF 280 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE ON THE NORTH SIDE OF LAKE MEAD BOULEVARD, BETWEEN JAMES BILBRAY DRIVE AND 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), WARD 6 (MACK).

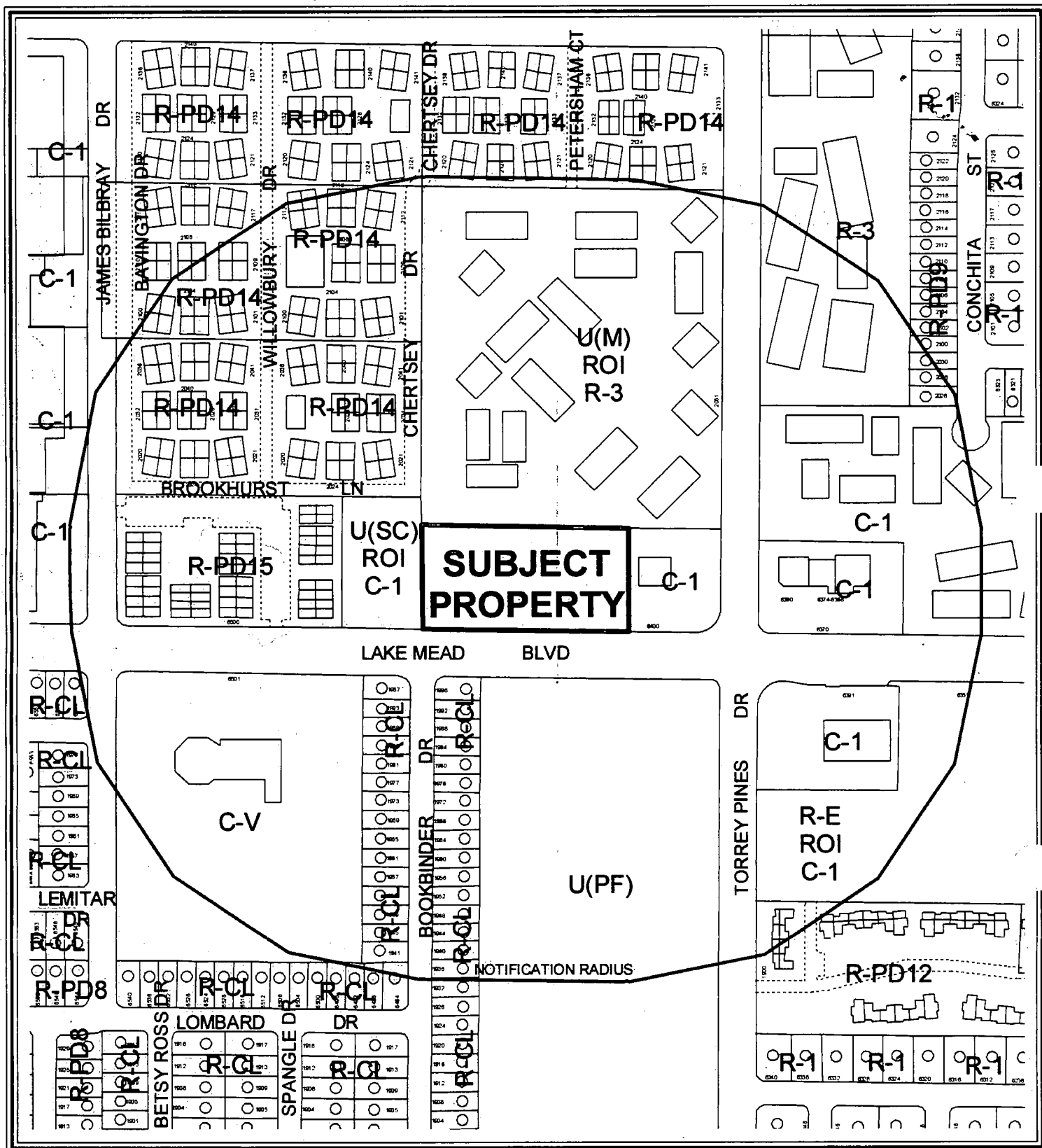
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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>



BARBARA JO RONEMUS
CITY CLERK

SEE LOCATION MAP ON REVERSE SIDE



CASE: **SUP-4444**

RADIUS: 750 FT

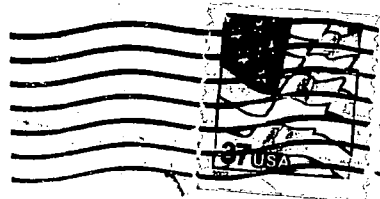
ZONING OF SUBJECT PROPERTY:

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

0 200 400 Feet



Eckert
9358 SUL Box
Victorville CA 92395



City Clerk, 1st Floor

City Hall

400 Stewart Ave

Las Vegas NV 89101

29101+2927



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 7, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-4476 - PUBLIC HEARING - SDR-4362 - APPLICANTS/OWNERS: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN CHRIST, ET AL - Request for a Site Development Plan Review, a Waiver of the Parking Lot Landscaping Standards, and a Reduction in the amount of required Perimeter Landscaping FOR A PROPOSED 4,080 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP 0.32 acres at 300 and 304 Madison Avenue (APN: 139-27-211-006 and 007), R-4 (High Density Residential) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 114 [VAC-4476] for all related discussion.

(2:38 - 2:41)

4-2437

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. The requested landscaping and buffering waivers are approved as requested and as reflected on the site plan, except as amended by conditions herein.

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 115 – SDR-4362

CONDITIONS Continued:

3. The site plan shall be revised and approved by the Planning and Development Department staff prior to the time application is made for a building permit, to reflect the appropriate number of parking spaces along the east perimeter of the site and to show a roofed trash enclosure that meets the standards of the Code.
4. A shared parking agreement between the two owners, containing the legal description of both parcels shall be recorded in the office of the County Recorder. The City shall be a party to the agreement to avoid the mutual cancellation of the agreement between the two owners.
5. Prior to the issuance of a building permit, a revised landscape plan, showing a maximum of 12.5% of the total landscaped area as turf, shall be submitted to and approved by the Department of Planning and Development staff.
6. The landscape plan shall be revised 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. The plan shall be approved by the Planning and Development Department staff prior to the time application is made for a building permit. The planter along the eastern property boundary shall extend the full length of the parcel and be landscaped to meet Code standards.
7. Landscaping and a permanent underground sprinkler system shall be installed and shall be permanently maintained in a satisfactory manner.
8. The freestanding or monument sign indicated at the southwest corner of the development on the site plan shall be dimensioned, and this and any additional signage shall be subject to the dimensional standards for the R-4 (High Density Residential) zoning district contained in Title 19.14.060.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened from view of the abutting streets.
10. Wall pack lighting shall utilize "shoe-box" fixtures and downward-directed lights on the proposed building. Property lighting shall be directed away from residential property or screened and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

CITY COUNCIL MEETING OF JULY 7, 2004
Planning and Development Department
Item 115 – SDR-4362

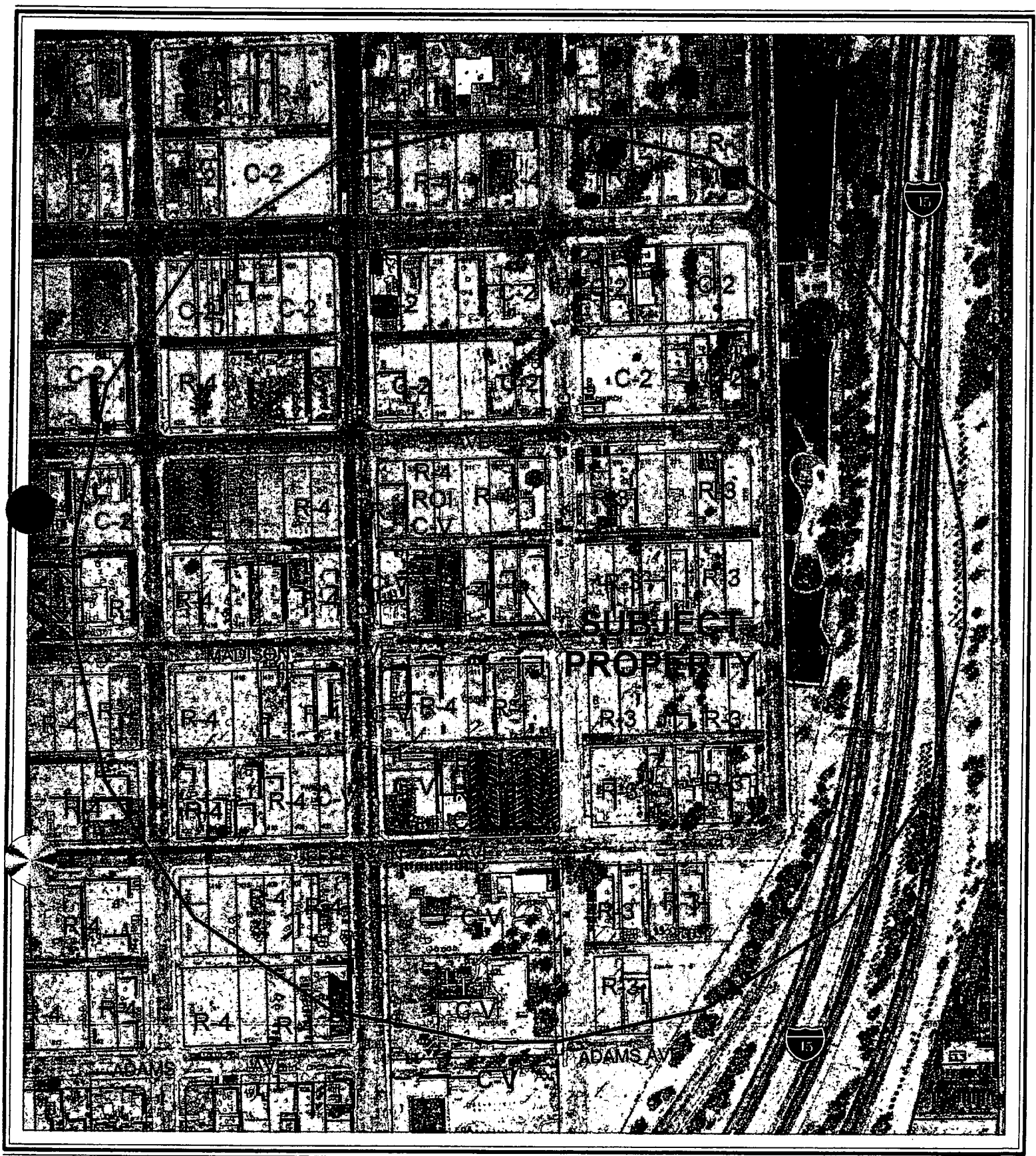
CONDITIONS Continued:

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
13. All City Code requirements and design standards must be satisfied.

Public Works

14. A Petition of Vacation, such as VAC-4476, shall be recorded prior to the issuance of any permits for this site. If a vacation for this site is not approved or not recorded this site plan shall be revised to remove all parking from the existing right-of-way.
15. Dedicate a 20 foot radius at the northwest corner of Madison Avenue and C Street. If a Vacation is recorded at this location a 20 foot radius shall be retained and this site will be responsible for dedicating any additional remnants needed to complete the 20 foot radius.
16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
18. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

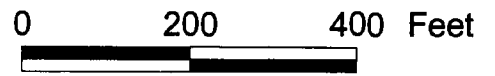




CASE: SDR-4362

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 7, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-4362 - APPLICANTS/OWNERS: DELORES MOSELEY
AND PRAISE TEMPLE CHURCH OF GOD IN CHRIST**

**** 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. The requested landscaping and buffering waivers are approved as requested and as reflected on the site plan, except as amended by conditions herein.
3. The site plan shall be revised and approved by the Planning and Development Department staff prior to the time application is made for a building permit, to reflect the appropriate number of parking spaces along the east perimeter of the site and to show a roofed trash enclosure that meets the standards of the Code.
4. A shared parking agreement between the two owners, containing the legal description of both parcels shall be recorded in the office of the County Recorder. The City shall be a party to the agreement to avoid the mutual cancellation of the agreement between the two owners.
5. Prior to the issuance of a building permit, a revised landscape plan, showing a maximum of 12.5% of the total landscaped area as turf, shall be submitted to and approved by the Department of Planning and Development staff.
6. The landscape plan shall be revised 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. The plan shall be approved by the Planning and Development Department staff prior to the time application is made for a building permit. The planter along the eastern property boundary shall extend the full length of the parcel and be landscaped to meet Code standards.
7. Landscaping and a permanent underground sprinkler system shall be installed and shall be permanently maintained in a satisfactory manner.
8. The freestanding or monument sign indicated at the southwest corner of the development on the site plan shall be dimensioned, and this and any additional signage shall be subject to the dimensional standards for the R-4 (High Density Residential) zoning district contained in Title 19.14.060.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened from view of the abutting streets.
10. Wall pack lighting shall utilize "shoe-box" fixtures and downward-directed lights on the proposed building. Property lighting shall be directed away from residential property or screened and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
13. All City Code requirements and design standards must be satisfied.

Public Works

14. A Petition of Vacation, such as VAC-4476, shall be recorded prior to the issuance of any permits for this site. If a vacation for this site is not approved or not recorded this site plan shall be revised to remove all parking from the existing right-of-way.
15. Dedicate a 20 foot radius at the northwest corner of Madison Avenue and C Street. If a Vacation is recorded at this location a 20 foot radius shall be retained and this site will be responsible for dedicating any additional remnants needed to complete the 20 foot radius.
16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
18. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review, a Waiver of the parking lot landscaping standards, and a Reduction in the amount of required perimeter landscaping for a proposed 4,080 square-foot Church/House of Worship on 0.38 acres at 300 and 304 Madison Avenue. A 12-foot wide strip of right-of-way in C Street and a 10.33-foot wide strip of right-of-way in Madison Avenue need to be vacated prior to the approval of this Site Development Plan Review. A Vacation application (VAC-4476) has been concurrently submitted to incorporate the above right-of-way area into the subject parcels.

B) Applicant's Justification

The applicant justifies this application by stating that a larger building is needed to provide adequate services and ministry to the church community and to those in need. The waivers are necessary for the development to meet the City's parking requirements and to better accommodate the building.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|---|
| 04/28/66 | The Board of Zoning Adjustment approved a Special Use Permit (U-0012-66) for a Church at 304 Madison Avenue. Staff recommended approval. |
| 08/16/00 | The City Council approved a Special Use Permit and Site Development Plan Review (U-0074-00) for a new church building and landscape waivers for the subject site. The Planning Commission and staff recommended approval on 06/22/00. |
| 10/18/01 | The Planning Commission approved a request for a Site Development Plan Review (SD-0060-01) for a proposed 24-foot by 60-foot temporary modular trailer at 304 Madison Avenue. The structure was permitted on the site for a period not to exceed twelve (12) months, or until such time as permanent facilities were constructed to replace the temporary building, unless an Extension of Time was approved by the City Council. Staff recommended approval. |
| 06/10/04 | The Planning Commission recommended approval of a companion item, a Vacation (VAC-4476) of a portion of public rights-of-way in Madison Avenue and C Street. |
| 06/10/04 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #50/ss). |

B) Pre-Application Meeting

03/24/04 The applicant was informed of the Code parking standards for the Church/House of Worship use. Dimensions and setbacks were missing from the site plan. Waivers for parking lot landscaping and perimeter buffer landscaping were to be requested for the Site Development Plan Review.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.38

B) Existing Land Use

Subject Property: Church, Duplex
North: Multi-Family Residential
South: Single-Family Residential
East: Single-Family Residential
West: Single-Family Residential

C) Planned Land Use

Subject Property: MXU (Mixed Use) Las Vegas Redevelopment Plan Designation
North: MXU (Mixed Use) Las Vegas Redevelopment Plan Designation
South: MXU (Mixed Use) Las Vegas Redevelopment Plan Designation
East: MXU (Mixed Use) Las Vegas Redevelopment Plan Designation
West: MXU (Mixed Use) Las Vegas Redevelopment Plan Designation

D) Existing Zoning

Subject Property: R-4 (High Density Residential)
North: R-4 (High Density Residential)
South: R-4 (High Density Residential)
East: R-3 (Medium Density Residential)
West: R-4 (High Density Residential)

E) General Plan Compliance

The subject property is identified on the Southeast Sector Map of the General Plan as being included in the "Downtown Redevelopment Plan" Area. It is subject to the land use designations identified in the Las Vegas Redevelopment Plan. The Redevelopment Plan designates the main parcel as MXU (Mixed Use), which allows for low to high density residential and office, commercial, and public uses. The existing church and residential duplex uses are permitted in the C-2 (General Commercial) zoning district, and are consistent with the MXU (Mixed Use) designation.

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

This site is identified in the West Las Vegas Plan as being located within the Old Westside district, which is the oldest area in the Plan. Originally, this area was a single-family residential neighborhood, but it has evolved into a mix of single-family, multi-family, and commercial uses, with many lots left vacant. Churches are very common in the Old Westside district. The Plan recommends redeveloping the area east of E Street and Monroe Avenue south to Washington Avenue as a high-density single-family residential area. The church redevelopment plans are compatible with this vision for the neighborhood.

The subject site is included in the Las Vegas Redevelopment Plan Area, which includes most of downtown Las Vegas, portions of West Las Vegas, and the industrial area located south of Charleston and east of the Union Pacific Railroad. The subject parcels are designated for a wide variety of residential, commercial and related uses. The purpose of the Redevelopment Plan is to eliminate blighted properties, develop vacant or underutilized properties through formal planning methods, and strengthen the economic base of this part of the City of Las Vegas.

PROJECT DESCRIPTION

The proposed 4,080 square foot church would be located on the west side of the subject site, which consists of two parcels under separate ownership. This is currently the site of an existing church. An existing duplex is located on the eastern parcel, with 20 parking spaces located on the balance of the site (two parking spaces are shown as three narrow spaces). Ten of these spaces are accessed from an alley intersecting with C Street. Access to the church and duplex will be via a 24-foot driveway from Madison Avenue. Perimeter landscaping consists of a three-foot buffer along C Street, a 13- to 20-foot buffer along Madison Avenue, and no buffers along the side and rear of the property. No parking lot landscape planters are proposed.

The elevations depict a 21.5-foot tall building with a varied sloping roofline. Building materials consist of a white stucco exterior with tan trim, orange and gold colored concrete roof tiles, and windows spaced approximately eight feet apart along the sides. The floor plan includes a 1,400 square foot sanctuary, four offices, a dining hall with kitchen, and one set of restrooms. In addition to the main south entry, there is an exit from the dining hall on the north side of the church building.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required R-4	Provided	Compliance
Min. Lot Size	6,500 SF	6,919 SF	Y
Min. Lot Width	N/A	50 Feet	N/A
Min. Setbacks*			
• Front	10 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	5 Feet	14 Feet	Y
• Rear	20 Feet	23 Feet	Y
Min. Distance Between Buildings	10 Feet	21 Feet	Y
Max. Building Height	2 Stories / 35 Feet	21.5 Feet	Y
Trash Enclosure	Walled, gated, roofed, greater than 50 feet from residential property line	Walled, gated, not roofed; 62 feet from residential property line	N
Mech. Equipment	Screened	None shown	N/A

*Includes right-of-way proposed to be vacated and incorporated into the subject parcels.

If the companion Vacation request (VAC-4476) is denied, the existing church building will remain 10 feet from the south property line of APN 139-27-211-006 (west parcel) and the existing duplex building will remain approximately two feet from the east property line of APN 139-27-211-007 (east parcel).

The church development complies with the development standards required for the R-4 (High Density Residential) zoning district and the Commercial Development Standards, with the exception that the trash enclosure should be roofed to match the materials used for the church. A condition of approval will address this issue.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the Residential Adjacency Standards are not applicable to projects within the boundaries of the Las Vegas Redevelopment Area, such as this project.

A3) Parking and Traffic Standards

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

Uses	GFA	Required		Provided	
		Ratio	Parking		Parking
			Regular	Handicap	
Church	1,400 SF non-fixed seating in gathering area	1/100 SF non-fixed seating in gathering area	13	1	16 parking spaces shared between the two uses
Multi-Family Residential (one bedroom)	N/A	1.25 spaces/unit + one guest space/6 units	4	---	4 parking spaces shared between the two uses
TOTAL			17	1	19

The development provides 20 parking spaces where 18 are required for the church and duplex uses. The site plan incorrectly shows seven spaces along the eastern perimeter buffer planter where six were intended. Six standard spaces will fit into this area. This discrepancy is addressed in the conditions of approval.

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	4 Trees	None
Buffer:			
• Min. Trees – R.O.W.	1 Tree/20 Linear Feet + 1 Tree	12 Trees	9 Trees
• Min. Trees – west/north property lines	1 Tree/20 Linear Feet + 1 Tree	14 Trees	2 Trees
• Min. Zone Width – R.O.W.	15 Feet		3-20 Feet
• Min. Zone Width – west/north property lines	8 Feet		0-5 Feet
• Wall height (min.)	6 Feet		None

The site is deficient in the number of trees in the parking lot and in the perimeter landscape buffers. The applicant is asking for waivers to this and the perimeter landscaping buffer width as part of this application.

A5) Sign Standards

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

A freestanding or monument sign is indicated at the southwest corner of the development on the site plan, but no dimensions are given. This and any additional signage will be subject to the dimensional standards for the R-4 (High Density Residential) zoning district contained in Title 19.14.060.

B) General Analysis and Discussion

- Zoning

The subject site is zoned R-4 (High Density Residential). The Church/House of Worship use is a permitted use in this zoning district with the approval of a Special Use Permit. A Special Use Permit (U-0074-00) was obtained for the use in a residential zoning district in 2000. Commercial Development Standards apply to the proposed church.

- Site Plan

The site is somewhat limited by the existence of two separate development parcels and the existence of the duplex on the eastern portion. The site cannot be approved as shown if the companion Vacation (VAC-4476) is not approved, since parking spaces and landscape planters are currently encroaching into the public right-of-way. The trash enclosure should be roofed in accordance with the Commercial Development Standards. One of the parking spaces along the eastern landscape planter is not striped to Code standards. This side shall be shown to contain six spaces. The site is eligible for shared parking; however, it is recommended that a shared parking agreement between the two owners, containing the legal description of both parcels, be recorded in the office of the County Recorder. The City should be a party to the agreement to avoid the mutual cancellation of the agreement between the two owners.

- Waivers

The applicant requests Waivers of the parking lot and perimeter buffer landscaping standards to incorporate additional parking into the development. The waivers are acceptable, with the exception that the landscape planter along the eastern property line. The planter should extend the full length of the parcel and include the appropriate amount and spacing of trees, shrubs, and ground cover.

- Landscape Plan

The development is substantially deficient in landscaping for the parking areas and for the buffer areas along the perimeter. A Waiver of the trees required within the parking areas and a Reduction in the trees for the perimeter areas have been requested. Additional trees, shrubs and plants are recommended along the east property line to ameliorate this deficiency. Although there is a deficiency in the quantity and placement of landscape materials, those that are provided appear to be appropriate for the area.

- Elevation

The elevations depict a 21.5-foot tall structure with a varied sloping roofline. Building materials consist of a white stucco exterior with tan trim, orange and gold colored concrete roof tiles, and windows spaced approximately eight feet apart along the sides. The building does not appear to be unsightly nor undesirable or obnoxious in appearance to the area.

- Floor Plan

The floor plan includes a 1,400 square foot sanctuary, four offices, a dining hall with kitchen, and one set of restrooms. In addition to the main south entry, there is an exit from the dining hall on the north side of the church building.

FINDINGS

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 to replace an existing church on the same property. Additional landscaping and other architectural amenities will enhance the compatibility with other uses in the vicinity. Churches are a use that is compatible to the West Las Vegas Plan Old Westside district.

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

The proposed development meets the design standards established for visual amenities, except for the landscaping. The development is substantially deficient in landscaping for the parking areas and for the buffer areas along the perimeter. A Waiver of the trees required within the parking areas and a Reduction in the trees for the perimeter areas have been requested. Additional trees, shrubs and plants are recommended along the east property line to ameliorate this deficiency.

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

With the removal of all substandard public street improvements and unused driveway cuts adjacent to this site and the replacement with new improvements meeting current City Standards, access to the site should be improved.

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

The building materials for the church are characteristic of those used for churches in general. Although there is a deficiency in the quantity and placement of landscape materials, those that are provided appear to be appropriate for the area. Additional trees, shrubs and plants are recommended along the east property line.

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 depict a 21.5-foot tall structure with a varied sloping roofline. Building materials consist of a white stucco exterior with tan trim, orange and gold colored concrete roof tiles, and windows spaced approximately eight feet apart along the sides. The building does not appear to be unsightly nor undesirable or obnoxious in appearance to the area.

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

The site will be subject to ongoing inspection that will protect the public health, safety, and general welfare.

NOTICES MAILED 118 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-4362

Case Number: _____ APN: _____

Name of Property Owner: PRAISE TEMPLE CHURCH / LAFAYETTE MOSELEY

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: _____

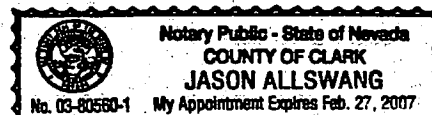
Signature of Property Owner/Authorized Agent: Lafayette Moseley

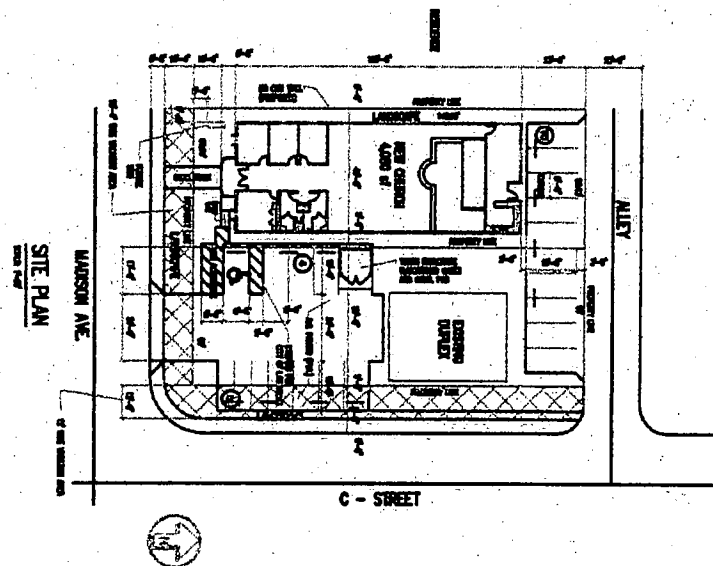
Print Name: LAFAYETTE OR DELORES MOSELEY

Subscribed and sworn before me

This 26 day of April, 2004

[Signature]
Notary Public in and for said County and State





LANDSCAPE PLAN

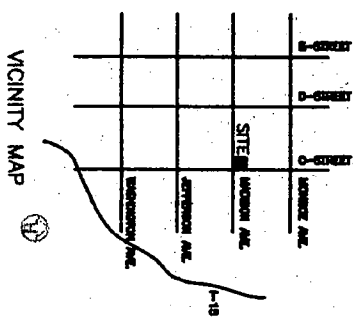
SITE PLAN

PLANT LEGEND:			
SYMBOL	USE	MOIST	CANOPY HEIGHT
☉	IV ROSEWOOD CLIMBER		15
○	LIPOPHYTE SHRUBS		30
●	CL.		15

SDR-4362
6-10-04 PC

ST-1

PROJECT DATA

[illegible]

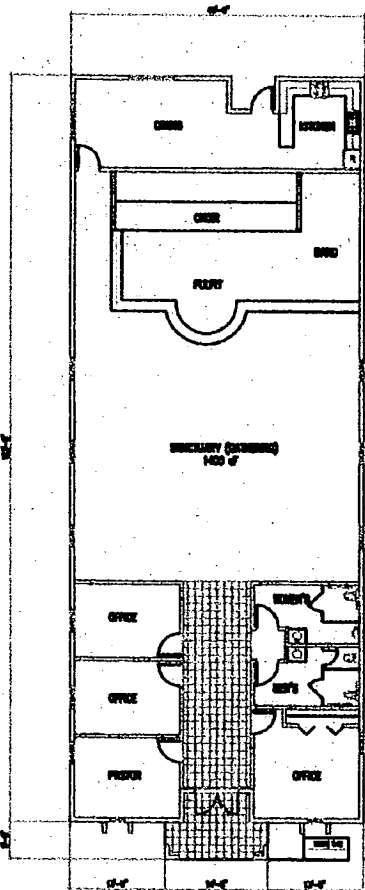
Praise Temple

Jerry Miceli
Architect

304 Madison Avenue
Las Vegas Nevada

SITE PLAN
LANDSCAPE PLAN

A-1

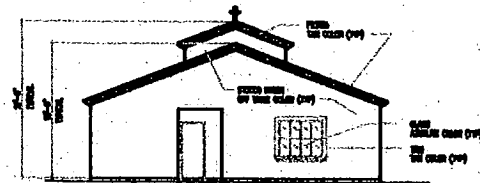


FLOOR PLAN
Scale 1/4" = 1'-0"

STAFF

SDR-4362

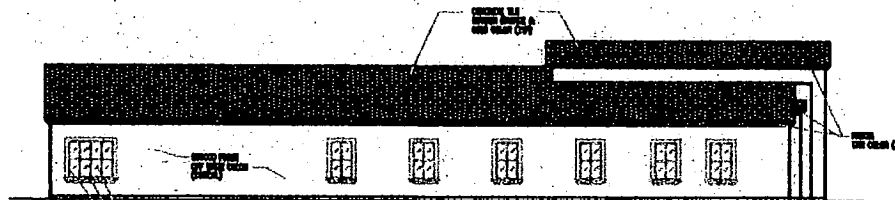
6-10-04 PC



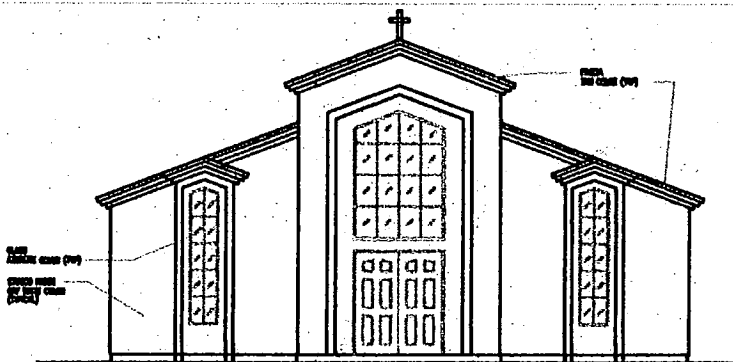
NORTH ELEVATION
Scale 1/4" = 1'-0"



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



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



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

Jerry Miceli
Architect

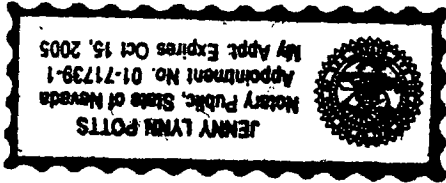
Praise Temple
304 Madison Avenue
Las Vegas, Nevada

FLOOR PLAN
ELEVATION

Sheet Number
A-2

Revision

SDR 4362
06-10-04 PC



State of Nevada
County of Clark
This instrument was acknowledged before me on 5/26/04
Date
by Johnny W. Gathright
Name of Person
Johnny W. Gathright
Signature of Notary

X Johnny W. Gathright
Johnny W. Gathright

Planning and Development Department.
I agree to leave the property located
on the corner of "C" street and Madison
street to Praise Temple Church of God in
Christ. This property will be used for parking
vehicles. This lease is perpetual. The lease
is for \$50.00 per month. I do not plan on
selling this property.



SDR-4362 - APPLICANTS/OWNERS: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN
CHRIST, ET AL
300 AND 304 MADISON AVENUE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04



SDR-4362 - APPLICANTS/OWNERS: DELORES MOSELEY AND PRAISE TEMPLE CHURCH OF GOD IN
CHRIST, ET AL
300 AND 304 MADISON AVENUE
JUNE 10, 2004 PLANNING COMMISSION

05/17/04