

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT RELATED TO VAR-5288

SUP-5287 - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND ACQUISITION, INC. - Request for a Special Use Permit FOR A PROPOSED 71-UNIT LIVE/WORK DEVELOPMENT on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

REESE - APPROVED subject to conditions - UNANIMOUS

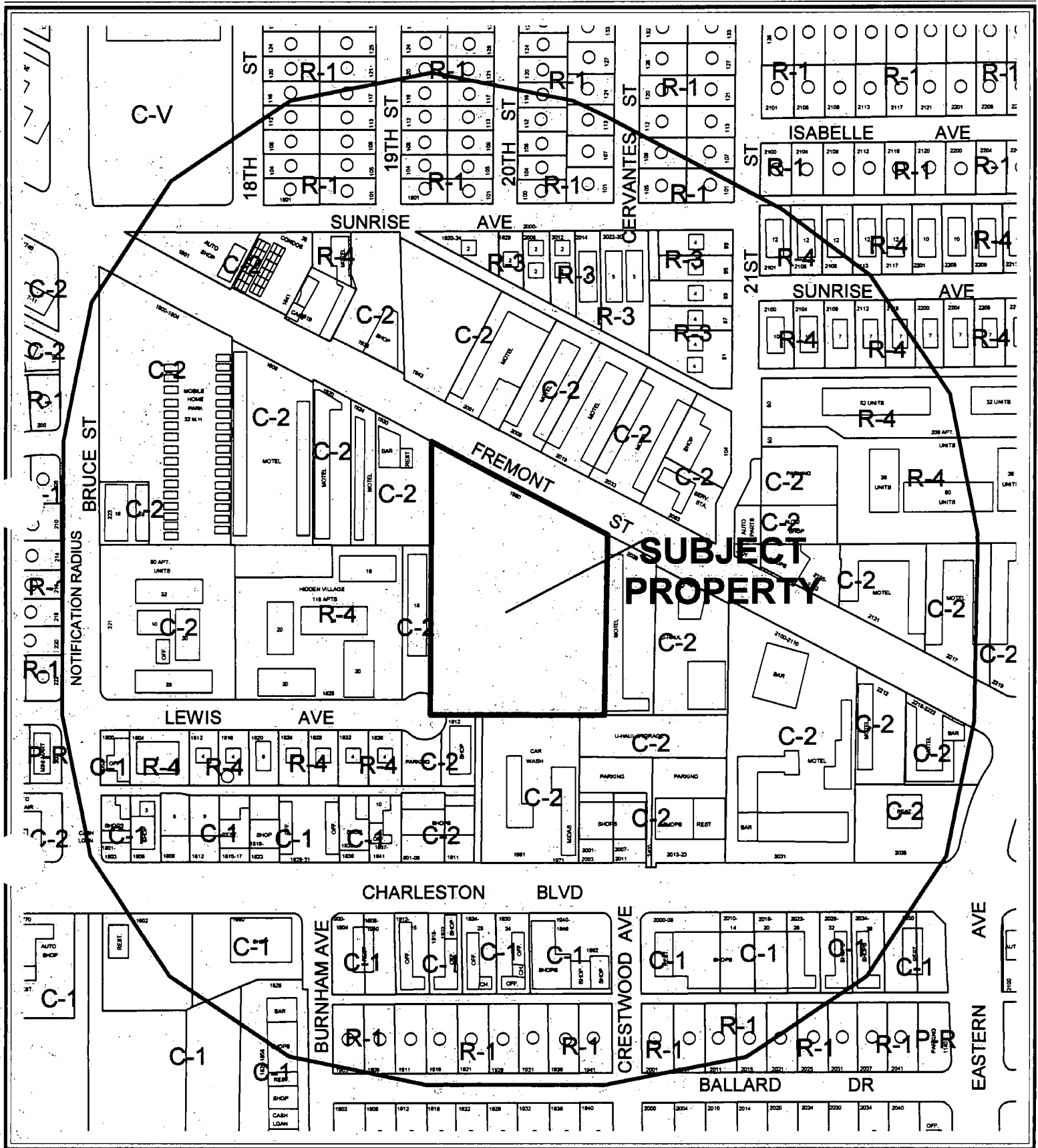
MINUTES:

NOTE: See Item 81 [VAR-5288] for all related discussion.
(2:32 - 2:40)
4-1854

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.06.130 for the Live/Work use.
2. Approval of a Text Amendment (TXT-4602) to expand the boundaries of the Live/Work Overlay District to include the subject property.
3. Approval of and conformance to the Conditions of Approval of Site Development Plan Review SDR-5286.
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code Requirements and design standards of all City departments must be satisfied.

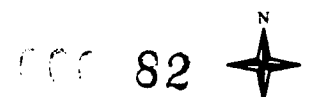


CASE: SUP-5287

RADIUS: 750 FT

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5287 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND AQUISITION, INC.

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.06.130 for the Live/Work use.
2. Approval of a Text Amendment (TXT-4602) to expand the boundaries of the Live/Work Overlay District to include the subject property.
3. Approval of and conformance to the Conditions of Approval of Site Development Plan Review SDR-5286.
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code Requirements and design standards of all City departments must be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

B) Applicant's Justification

The applicant states that the project will provide convenient living and working space for urban professionals, and that the use conforms with the recently-adopted Live/Work Overlay District standards.

BACKGROUND INFORMATION

A) Previous Actions

No previous action has been taken relative to the subject parcel. The following actions are scheduled:

11/04/04 The Planning Commission recommended approval of a related Special Use Permit (SUP-5287), Waiver (WVR-5289), and Site Development Plan Review (SDR-5286). Staff recommends approval of the requests.

11/04/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #54/ff).

B) Pre-Application Meeting

06/18/04 At the pre-application conference, it was noted that the project would require a Variance from the Live/Work Overlay standards for the percentage of living space relative to work space, and that the project would be subject to the Downtown Centennial Plan streetscape requirements. In addition, it was recommended that the units adjacent to Fremont Street be re-oriented to face the street in accordance with Centennial Plan requirements. Public Works noted that the project would require a Waiver from Title 18 for the interior streets, and that off-site improvements would need to be installed or brought up to code.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 4.24
Net Acres: 3.79

B) *Existing Land Use*

Subject Property: Undeveloped
North: Motel Use
South: Car Wash Use
Truck Rental Use
East: Motel Use
West: Multifamily Residential Use
Tavern Use

C) *Planned Land Use*

Subject Property: MXU (Mixed-Use)
North: MXU (Mixed-Use)
South: MXU (Mixed-Use)
East: MXU (Mixed-Use)
West: MXU (Mixed-Use)

D) *Existing Zoning*

Subject Property: C-2 (General Commercial)
North: C-2 (General Commercial)
South: C-2 (General Commercial)
East: C-2 (General Commercial)
West: C-2 (General Commercial)
R-4 (High-Density Residential)

E) *General Plan Compliance*

The property is located within the boundaries of the Las Vegas Redevelopment District, and has a Mixed-Use land use designation. The Mixed-Use designation allows uses comparable to the following land use categories: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial), and PF (Public Facilities). The proposed uses are in compliance with the land use designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		
Downtown Centennial Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		X
Trails		X

Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Redevelopment Plan Area

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a Mixed-Use land use designation. The proposed uses are in conformance with the Redevelopment Plan.

Downtown Centennial Plan

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the East Fremont District. New commercial development and the integration of mixed-income residential neighborhoods are encouraged for this area, along with the provision of open space to serve residents of the area.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The development is exempt from the automatic application of parking requirements due to its being located within the boundaries of the Downtown Centennial Plan area. The following table details the parking figures for the development:

Uses	GFA	Provided Parking	
		Regular	Handicap
Live/Work Units	71 Units		
Total:		156	N/A

Each of the 71 units will have an enclosed two-car garage; in addition, 14 surface spaces are provided for guest parking.

A2) Minimum Distance Separation Requirements

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

A3) Minimum Standards

Pursuant to Title 19.06, the following Standards apply to the subject proposal:

Standards	Required	Requested	Compliance
Zoning	C-1, C-2, C-M, M	C-2	Y
Nonresidential Uses	Office Desktop publishing Arts activities	Office	Y
Residential Uses	Limited to 50% of unit area	78% of unit area	N
Minimum Residential Facilities	Sleeping space Cooking facilities Sanitary facilities	Bedroom(s) Kitchen Bathroom(s)	Y

The development will comply with the minimum standards of the Live/Work Overlay District, with the exception of the residential use being limited to 50% of the gross floor area. A Variance application (VAR-5288) has been filed to address this issue.

B) General Analysis and Discussion

- Zoning

Live/work developments require the approval of a Special Use Permit and must be located within the boundaries of the Live/Work Overlay District as defined in Title 19.06. The subject property not currently located within the Overlay boundaries, but is within the proposed expansion area (TXT-4602) that is under consideration. Approval of the project will be contingent upon the expansion of the Overlay District.

- Use

Live/Work units are intended to allow owners and operators of businesses to occupy joint living and work quarters in commercial and industrial areas where other types of residential uses are inappropriate. Allowing Live/Work units will contribute to the vitality of the immediate area, assist in reducing vehicular traffic, and allow for a greater spectrum of housing types within the city. The Live/Work ordinance requires all proposed Live/Work units located outside of the Arts District of the Centennial Plan area to obtain approval by means of a Special Use Permit.

- Conditions

1. Live/Work units may be located in the C-1, C-2, C-M, and M Zoning Districts only.

2. Permissible Non-residential uses:

Office uses (excluding medical office)

Desktop Publishing

Arts activities, excluding any activity that involves welding or open flame work; Art sales are permitted as an ancillary use.

3. The residential component of a Live/Work unit must contain sleeping space, cooking facilities, and complete sanitary facilities. No more than 50 percent of the total floor area shall be used for residential purposes.
4. Live/Work units shall be clearly identified by signage in order to facilitate access for emergency services. The amount of onsite parking shall be calculated in accordance with Chapter 19.10, based upon the gross square footage of the unit and the nonresidential uses occurring within.
5. Permissible signage shall be in accordance with the requirements and limitations of Chapter 19.14 and those that pertain to any other overlay district in which the property is located.

The proposal is generally in conformance with these base conditions of approval; a Variance application (VAR-5288) has been filed to address the percentage of space devoted to residential purposes.

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 Live/Work units are compatible with the commercial and residential uses in the area, and can be utilized in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

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

The subject site is physically suitable for the type and intensity of the proposed Live/Work development.

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

The site will receive access from Fremont Street and Lewis Avenue, both of which are adequate to accommodate the traffic generated by the proposed use.

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

The development is in compliance with the objectives of the General Plan, and will be subject to ongoing inspections that will protect public health, safety and general welfare.

NOTICES MAILED 142 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5287 APN: 139-35-803-010

Name of Property Owner: URBAN LAND ACQUISITION, INC.

Name of Applicant: Larry S. Davis & Associates

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

 Yes X No

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

City Official: N/A

Partner(s): N/A

APN: N/A

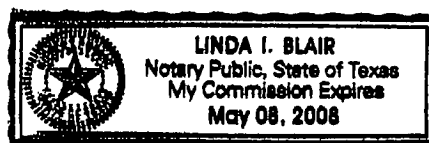
Signature of Property Owner/Authorized Agent: *Larry S. Davis*

Print Name: LARRY S. DAVIS

Subscribed and sworn before me

This 24 day of AUGUST, 2004

Linda I. Blair
Notary Public in and for said County and State





SUP-5287 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND
AQUISITION, INC.
1980 FREMONT STREET
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

WAIVER RELATED TO VAR-5288 AND SUP-5287

WVR-5289 - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND ACQUISITION, INC. - Request for a Waiver of Title 18.12.100 TO ALLOW 32-FOOT PRIVATE STREETS WHERE 39 FEET IS THE MINIMUM WIDTH REQUIRED on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

REESE - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 81 [VAR-5288] for all related discussion.

(2:32 - 2:40)

4-1854

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-5288), Special Use Permit (SUP-5287) and Site Development Plan Review (SDR-5286).
2. All City Code requirements and all City design standards shall be met, other than those waived or varied through this and companion applications.

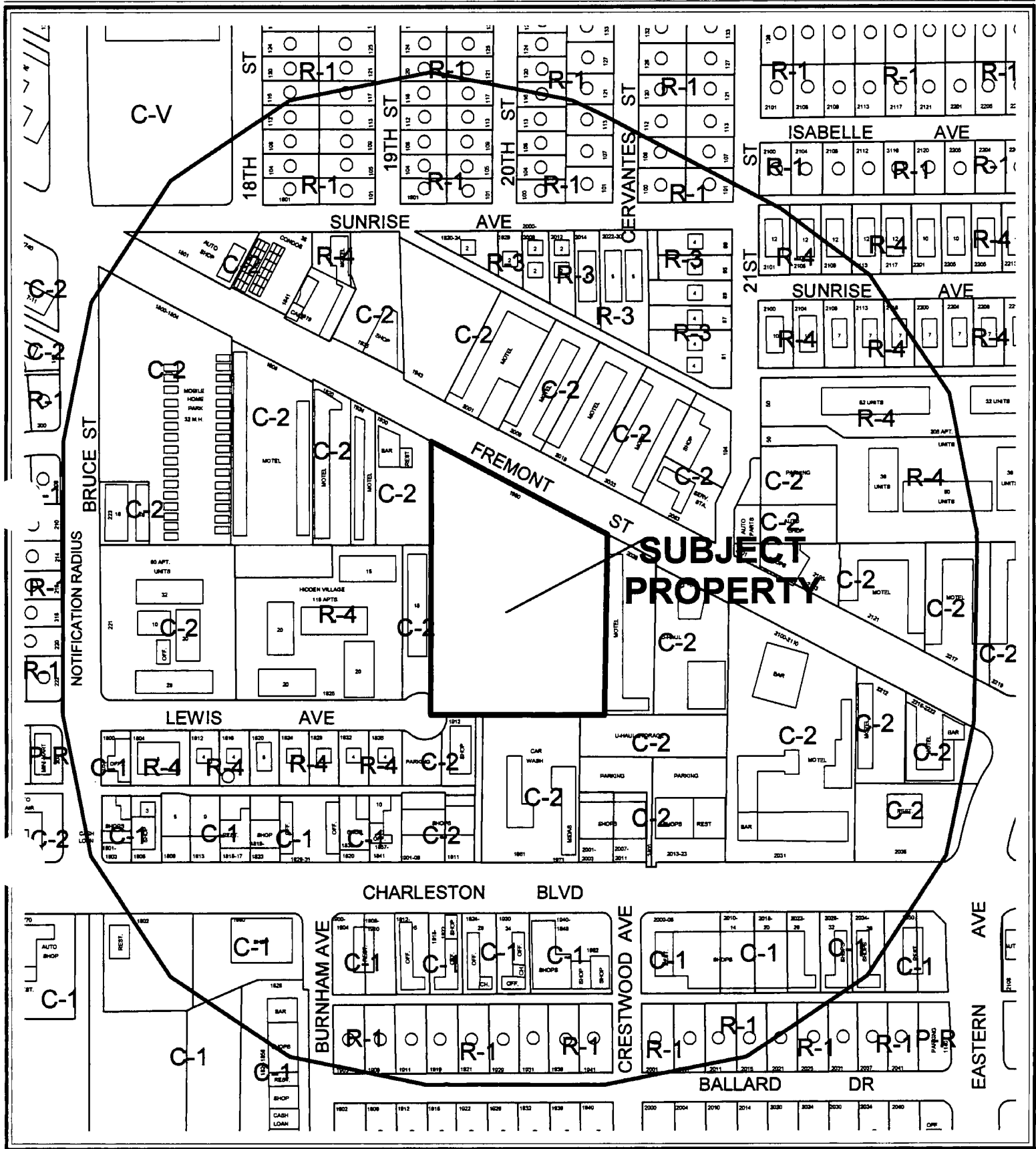
Public Works

3. Curbs on at least one side of 32 feet wide streets shall be constructed of red concrete and "Fire Lane No Parking" signs shall be provided in accordance with Section 901.4.2 of Ordinance #5115 to prevent parking on one side of the street. The curb coloring and signage shall be privately maintained in perpetuity by the Homeowner's Association.
4. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
5. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways,

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - Continued:

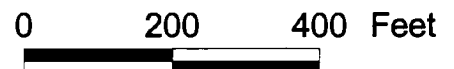
landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.



CASE: WVR-5289

RADIUS: 750 FT

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: WVR-5289 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND AQUISITION, INC.

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-5288), Special Use Permit (SUP-5287) and Site Development Plan Review (SDR-5286).
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4. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
5. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Waiver of Title 18.12.100 to allow 32-foot private streets where 39 feet is the minimum width required on 4.24 acres at 1980 Fremont Street.

B) Applicant's Justification

The applicant states that fire access and adequate curb radii will be provided, and that no on-street parking will be allowed within the development.

BACKGROUND INFORMATION

A) Previous Actions

No previous action has been taken relative to the subject parcel. The following actions are scheduled:

- | | |
|----------|--|
| 11/04/04 | The Planning Commission recommended approval of a related Variance (VAR-5288), Special Use Permit (SUP-5287) and Site Development Plan Review (SDR-5286). Staff recommends approval of the requests. |
| 11/04/04 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #55/ff). |

B) Pre-Application Meeting

- | | |
|----------|--|
| 06/18/04 | At the pre-application conference, it was noted that the project would require a Variance from the Live/Work Overlay standards for the percentage of living space relative to work space, and that the project would be subject to the Downtown Centennial Plan streetscape requirements. In addition, it was recommended that the units adjacent to Fremont Street be re-oriented to face the street in accordance with Centennial Plan requirements. Public Works noted that the project would require a Waiver from Title 18 for the interior streets, and that off-site improvements would need to be installed or brought up to code. |
|----------|--|

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 4.24
Net Acres: 3.79

B) *Existing Land Use*

Subject Property: Undeveloped
North: Motel Use
South: Car Wash Use
Truck Rental Use
East: Motel Use
West: Multifamily Residential Use
Tavern Use

C) *Planned Land Use*

Subject Property: MXU (Mixed-Use)
North: MXU (Mixed-Use)
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West: MXU (Mixed-Use)

D) *Existing Zoning*

Subject Property: C-2 (General Commercial)
North: C-2 (General Commercial)
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West: C-2 (General Commercial)
R-4 (High-Density Residential)

E) *General Plan Compliance*

The property is located within the boundaries of the Las Vegas Redevelopment District, and has a Mixed-Use land use designation. The Mixed-Use designation allows uses comparable to the following land use categories: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial), and PF (Public Facilities). The proposed uses are in compliance with the land use designation.

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

Redevelopment Plan Area

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a Mixed-Use land use designation. The proposed uses are in conformance with the Redevelopment Plan.

Downtown Centennial Plan

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the East Fremont District. New commercial development and the integration of mixed-income residential neighborhoods are encouraged for this area, along with the provision of open space to serve residents of the area.

ANALYSIS

The applicant has requested a Waiver from the Subdivision Code with regard to the minimum width required for a private street. This requirement, found in title 18.12.100, prescribes this minimum width, using rolled curbs, as 39 feet. Specifically, Title 18.12.100.A states:

“Private streets shall have a minimum width of 37 feet from back-of-curb to back-of-curb. Private streets with rolled curbs shall have a minimum width of 39 feet.”

The applicant has requested this reduced street section due to the fact that the project is essentially a multifamily development, where 24-foot driveways would be allowed for the interior circulation on the site. Due to the ownership of the units, the project is subject to the City's Subdivision Code, which defines the driveways as “streets” and requires a minimum of 37 to 39 feet, depending on the type of curbing utilized.

In reviewing the submitted site plan, the on-site circulation pattern is rational and provides adequate room for vehicular maneuvering. There is adequate separation between the buildings to allow residents to back their vehicles out of the enclosed garages, and the driveway lengths are generally less than five feet to discourage owners and guests from parking vehicles in such a manner as to impede the travel lanes. Guest parking is provided throughout the site, which will assist in complying with the requirement for no on-street parking.

FINDINGS

The proposed design does not appear to present any traffic movement conflicts, nor is it expected to hinder traffic on adjacent public streets. On-street parking will not be permitted, in order to allow the orderly movement of traffic within the development, and adequate guest parking spaces are provided. The street width and circulation will be subject to review and approval by the Fire Prevention Division, which will address any life safety issues that may arise. As issues of traffic impacts and safety have been addressed, approval of the Waiver is recommended.

NOTICES MAILED 181 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-5289 APN: 139-35-803-010

Name of Property Owner: URBAN LAND ACQUISITION, INC.

Name of Applicant: Larry S. Davis & Associates

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

 Yes **X** No

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

City Official: N/A

Partner(s): N/A

APN: N/A

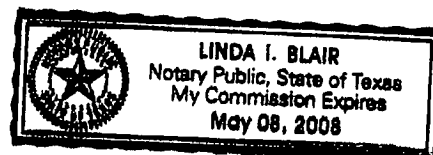
Signature of Property Owner/Authorized Agent: *Larry S. Davis*

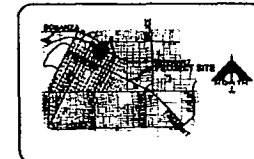
Print Name: LARRY S. DAVIS

Subscribed and sworn before me

This 24 day of AUGUST, 2004

Linda I. Blair
Notary Public in and for said County and State





CURRENT ZONING: C-2
JURISDICTION: CITY OF LAS VEGAS
APN: 139-35-803-010

TOTAL SITE AREA: 4.21 ACRES/183,514 sq ft
GROSS: 3.78 ACRES/165,287 sq ft
NET:

PROPOSED USE: RESIDENTIAL/LOFT HOMES
BUILDING HEIGHT: 35 FEET
NUMBER OF UNITS: 71

PARKING ANALYSIS

REQUIRED 1.75 SPACES PER UNIT $(1.75 \times 71) = 124$
PROVIDED 2.00 SPACES PER UNIT $(2.00 \times 71) = 142$ GARAGE
TOTAL: 18 SPACES
150 SPACES

	PROPOSED ASPHALTIC CONCRETE
	PROPOSED LANDSCAPE/OPEN SPACE
	PROPOSED BUILDINGS

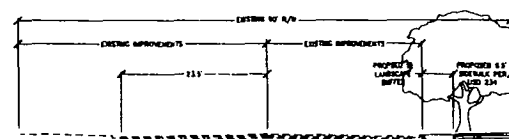
EXISTING RIGHT-OF-WAY
PROPERTY LINE BOUNDARY
CENTERLINE
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
PROPOSED BUILDING LINE
PROPOSED WELDED CHAIN LINK FENCE

BU NO 70N3586 ELEVATION - 1700.26' INET AND PLANE IN T/C NW CORNER
OF TREMONT ST. AND BRUCE ST. NEAR THE P.C. OF TREMONT ST. NAVD83

MONITORING BEING THE WEST LINE OF THE SE 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 21 EAST, N.B.M. CLARK COUNTY, NEVADA, AS PER RECORD OF SURVEY FILE 117 PAGE 75, CLARK COUNTY, NEVADA RECORDS.

(BOUNDARY AND TOPOGRAPHIC SURVEY DATA PROVIDED BY
STUART C. NELSON PLS. 8/20/76)

DATE PREPARED 12-2001



FREMONT STREET TYPICAL SECTION

VAR-5288
SUP-5287
WVR-5289
SDR-5286
11-04-04 PC

[illegible]

OWNER/DEVELOPER
**LARRY S. DAVIS
and ASSOCIATES**
11121 MONTECITO
HOUSTON, TEXAS 77066
(713) 522-4441
FAX (713) 522-1128

PROJECT: A RESIDENTIAL DEVELOPMENT
AT
1980 FREMONT STREET

SITE PLAN

SECRET

Scale:	1' = 30'
--------	----------

SUBJECT:

DRAWN BY: **MRA**

CHECKED BY: CCY

SHEET NO.

1 2

1	of 2
014	

CLV



WVR-5289 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND
AQUISITION, INC.
1980 FREMONT STREET
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5288, SUP-5287 AND WVR-5289

SDR-5286 - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND ACQUISITION, INC. - Request for a Site Development Review and Waivers of streetscape and build-to requirements FOR A PROPOSED 71-UNIT LIVE/WORK DEVELOPMENT on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

REESE - APPROVED subject to conditions and the following added condition:

- The applicant shall work with staff and the City Council office on the color scheme.
- UNANIMOUS

MINUTES:

NOTE: See Item 81 [VAR-5288] for all related discussion.
(2:32 - 2:40)
4-1854

CONDITIONS:

Planning and Development

1. A Text Amendment (TXT-4602) approved by City Council to expand the boundaries of the Live/Work Overlay District to include the subject property must be in place prior to issuance of building permits.
2. A Special Use Permit (SUP-5287) to allow the Live/Work development approved by City Council
3. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, date stamped 09/21/04, except as amended by conditions herein.
5. A Waiver from the Downtown Centennial Plan build-to requirement is hereby approved, in order to allow a front yard setback of five feet along Fremont Street.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - Continued:

6. A Waiver from the Downtown Centennial Plan streetscape requirement is hereby approved, in order to allow a 9-1/2 foot sidewalk where 11 feet is required.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. Any property line wall shall be a decorative block wall with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
11. The streetscape treatment shall be reviewed and approved by the Planning and Development Department staff for conformance with the Downtown Centennial Plan prior to the time application is made for a building permit. All required landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
12. All new developments shall provide and install standard Fourth Street style fixtures in place of existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
13. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.
14. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan.
15. Signage for the development shall be permitted in conformance with the requirements of the Live/Work Overlay District and Title 19.14.
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Dedicate an additional 5 feet of right-of-way for a total half-street width of 50 feet on Fremont Street

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - Continued:

and dedicate the remaining portion of the cul-de-sac bulb on Lewis Street adjacent to this site prior to the issuance of any permits.

18. Construct all incomplete half-street cul-de-sac improvements on Lewis Street adjacent to this site concurrent with development of this site.

19. 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.

20. The proposed gated access driveway shall be designed, located and constructed in accordance with Standard Drawing #222A.

21. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

22. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

24. Landscape and maintain all unimproved right-of-way on Fremont Street adjacent to this site.

25. Submit an Encroachment Agreement for all landscaping and private improvements located in the Fremont Street public right-of-way adjacent to this site prior to occupancy of this site.

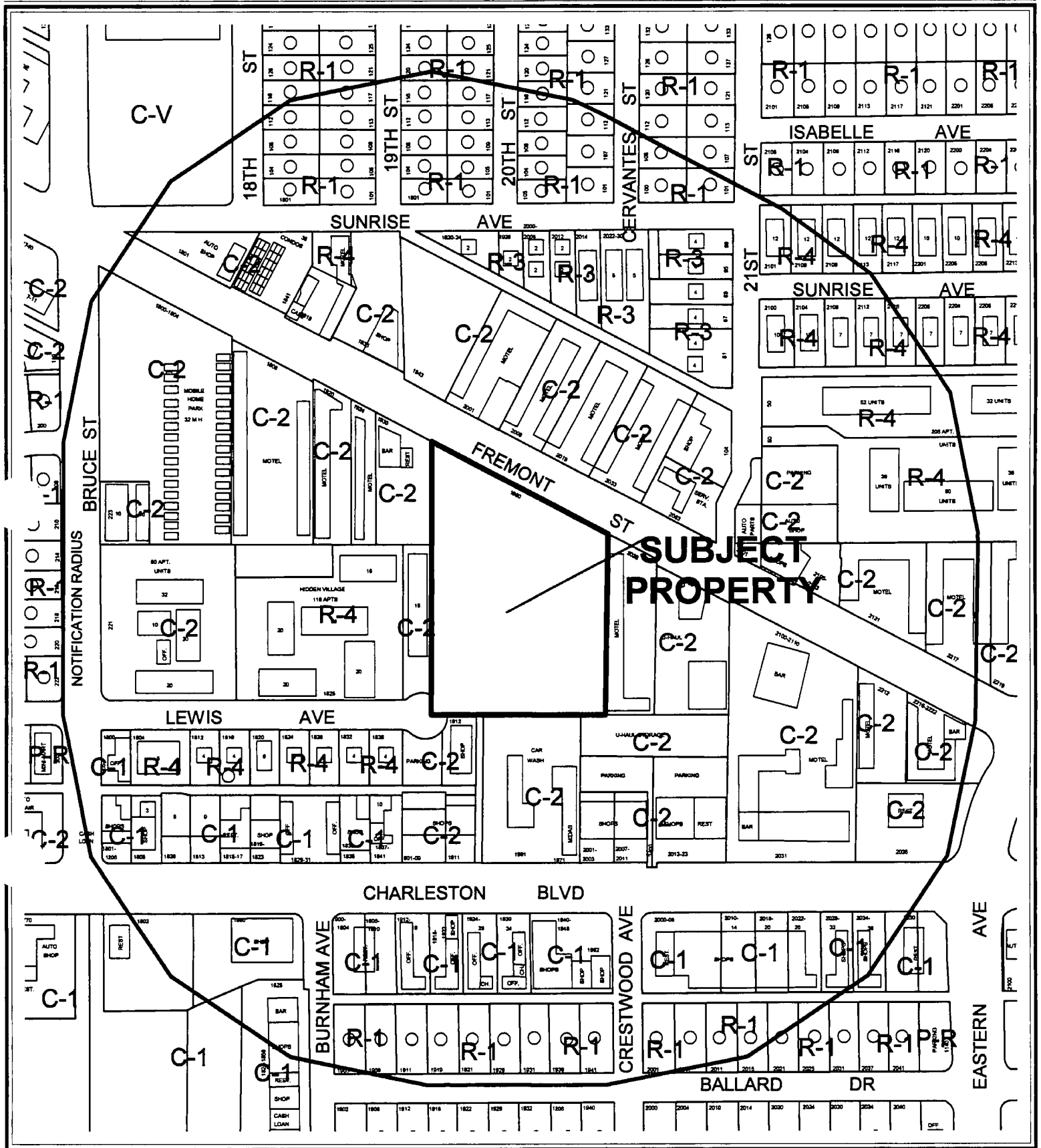
26. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

27. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings,

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - Continued:

whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.



CASE: SDR-5286

RADIUS: 750 FT

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

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-5286 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND ACQUISITION, INC.

**** CONDITIONS ****

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

Planning and Development

1. A Text Amendment (TXT-4602) approved by City Council to expand the boundaries of the Live/Work Overlay District to include the subject property must be in place prior to issuance of building permits.
2. A Special Use Permit (SUP-5287) to allow the Live/Work development approved by City Council
3. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, date stamped 09/21/04, except as amended by conditions herein.
5. A Waiver from the Downtown Centennial Plan build-to requirement is hereby approved, in order to allow a front yard setback of five feet along Fremont Street.
6. A Waiver from the Downtown Centennial Plan streetscape requirement is hereby approved, in order to allow a 9-1/2 foot sidewalk where 11 feet is required.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. Any property line wall shall be a decorative block wall with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

11. The streetscape treatment shall be reviewed and approved by the Planning and Development Department staff for conformance with the Downtown Centennial Plan prior to the time application is made for a building permit. All required landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
12. All new developments shall provide and install standard Fourth Street style fixtures in place of existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
13. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.
14. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan.
15. Signage for the development shall be permitted in conformance with the requirements of the Live/Work Overlay District and Title 19.14.
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Dedicate an additional 5 feet of right-of-way for a total half-street width of 50 feet on Fremont Street and dedicate the remaining portion of the cul-de-sac bulb on Lewis Street adjacent to this site prior to the issuance of any permits.
18. Construct all incomplete half-street cul-de-sac improvements on Lewis Street adjacent to this site concurrent with development of this site.
19. 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.
20. The proposed gated access driveway shall be designed, located and constructed in accordance with Standard Drawing #222A.
21. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

22. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
24. Landscape and maintain all unimproved right-of-way on Fremont Street adjacent to this site.
25. Submit an Encroachment Agreement for all landscaping and private improvements located in the Fremont Street public right-of-way adjacent to this site prior to occupancy of this site.
26. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
27. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Site Development Plan Review and a request for a Waiver of landscape standards and build-to requirements for a 71-unit live/work development on 4.24 acres at 1980 Fremont Street.

B) Applicant's Justification

The applicant states that the project will provide convenient living and working space for urban professionals, and that the use conforms with the recently-adopted Live/Work Overlay District standards.

BACKGROUND INFORMATION

A) Previous Actions

No previous action has been taken relative to the subject parcel. The following actions are scheduled:

- 11/04/04 The Planning Commission recommended approval of a related Variance (VAR-5288), Special Use Permit (SUP-5287) and Waiver (WVR-5289). Staff recommends approval of the requests.
- 11/04/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #56/ff).

B) Pre-Application Meeting

- 06/18/04 At the pre-application conference, it was noted that the project would require a Variance from the Live/Work Overlay standards for the percentage of living space relative to work space, and that the project would be subject to the Downtown Centennial Plan streetscape requirements. In addition, it was recommended that the units adjacent to Fremont Street be re-oriented to face the street in accordance with Centennial Plan requirements. Public Works noted that the project would require a Waiver from Title 18 for the interior streets, and that off-site improvements would need to be installed or brought up to code.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 4.24
Net Acres: 3.79

B) *Existing Land Use*

Subject Property: Undeveloped
North: Motel Use
South: Car Wash Use
Truck Rental Use
East: Motel Use
West: Multifamily Residential Use
Tavern Use

C) *Planned Land Use*

Subject Property: MXU (Mixed-Use)
North: MXU (Mixed-Use)
South: MXU (Mixed-Use)
East: MXU (Mixed-Use)
West: MXU (Mixed-Use)

D) *Existing Zoning*

Subject Property: C-2 (General Commercial)
North: C-2 (General Commercial)
South: C-2 (General Commercial)
East: C-2 (General Commercial)
West: C-2 (General Commercial)
R-4 (High-Density Residential)

E) *General Plan Compliance*

The property is located within the boundaries of the Las Vegas Redevelopment District, and has a Mixed-Use land use designation. The Mixed-Use designation allows uses comparable to the following land use categories: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial), and PF (Public Facilities). The proposed uses are in compliance with the land use designation.

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

Redevelopment Plan Area

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a Mixed-Use land use designation. The proposed uses are in conformance with the Redevelopment Plan.

Downtown Centennial Plan

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the East Fremont District. New commercial development and the integration of mixed-income residential neighborhoods are encouraged for this area, along with the provision of open space to serve residents of the area.

PROJECT DESCRIPTION

The development proposal entails the construction of 71 live/work units on the site, with access to the site from Fremont Street and Lewis Avenue. Each unit will be three stories in height, and will have an enclosed two-car garage. The bottom floor of each unit will accommodate a work space; residents will be allowed to operate general office or arts-related uses from the units.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The Downtown Centennial Plan addresses certain site development standards, which are detailed below:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	4.24 Acres	N/A
Min. Lot Width	N/A	355 Feet	N/A
Min. Setbacks			
• Front (Fremont)	0 Feet	5 Feet	N
• Side	N/A	5 Feet	N/A
• Rear	N/A	7 Feet	Y
Max. Lot Coverage	Up to 100%	41%	Y
Max. Building Height	N/A	39 Feet	N/A
Trash Enclosure	Walled/roofed	In Unit	Y
Mech. Equipment	Screened	Not indicated	Not indicated

The proposed project will comply with most of the Centennial Plan development standards, with the exception of the build-to requirement on Fremont Street. The applicant has requested a Waiver from this requirement.

A2) Residential Adjacency Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of Residential Adjacency Standards.

A3) Parking and Traffic Standards

As with other development standards, the property is exempt from the automatic application of parking requirements due to its being located within the boundaries of the Downtown Centennial Plan area. The following table details the parking figures for the development:

Uses	GFA	Provided Parking	
		Regular	Handicap
Live/Work Units	71 Units		
Total:		156	N/A

Each of the 71 units will have an enclosed two-car garage; in addition, 14 surface spaces are provided for guest parking.

Public Works has noted that the design and layout of all onsite private circulation and access drives will require the approval of the Department of Fire Services.

A4) Landscape and Open Space Standards

The property is subject to the landscape and streetscape standards of the Downtown Centennial Plan as listed below:

Standards	Required		Provided
	Ratio	Trees	
East/West Street Fremont Street	1 Shade Tree @ 30' o.c. max. (min. 24" box)	12 Trees	15 Trees
Sidewalk	11' Sidewalk	--	9.5'

The streetscape information indicates that the required number of trees will be provided in accordance with the Centennial Plan requirements. The sidewalk does not conform with the required width, and will require a Waiver in order to be constructed as designed.

A5) Sign Standards

No information has been provided relative to signage for the project; as this will be a live/work development, many of the units will not have any type of significant signage. All signage for the development will be subject to the requirements listed in Title 19.06 for live/work developments and the requirements of the underlying zoning listed in Title 19.14.

B) General Analysis and Discussion

- Zoning

Live/work developments require the approval of a Special Use Permit and must be located within the boundaries of the Live/Work Overlay District as defined in Title 19.06. The subject property not currently located within the Overlay boundaries, but is within the proposed expansion area (TXT-4602) that is under consideration. Approval of the project will be contingent upon the expansion of the Overlay District.

The proposed development is generally consistent with the Centennial Plan development standards, with the exception of the build-to requirement along Fremont Street, from which a Waiver has been requested.

- Site Plan

The site plan depicts the principal driveway located on Fremont Street, with 13 live/work units aligned along and oriented to the street frontage. A secondary driveway entrance is provide on Lewis Avenue at the southwest corner of the property. Units at the interior of the site will be located along 32-foot wide private streets, and guest parking spaces are located throughout the development. Building setbacks along the side and rear property lines range from five feet to 13 feet. Each unit will have its own fenced yard space.

- Waivers

The applicant has requested a Waiver from the Downtown Centennial Plan build-to requirement, which stipulates that a minimum of 70 percent of the building frontage must be aligned along the front setback line. Staff would recommend approval of the request for the following reasons:

- The setback allows for an increased pedestrian area along the right-of-way; and
- The setback allows for transitions in grade between the right-of-way and the site.

In addition, the applicant has requested a Waiver from the Centennial Plan streetscape requirements in order to allow a reduced sidewalk width; staff would recommend approval of the request for the following reasons:

- The applicant intends to dedicate additional right-of-way along Fremont Street as requested by Public Works; and
- The proposed width is adequate for the amount of pedestrian traffic in the immediate area; and
- Adequate area remains for the provision of street trees along Fremont Street as required.

- Landscape Plan

The plans indicate that shade trees will be provided along Fremont Street in accordance with the Downtown Centennial Plan requirements. While standard perimeter buffers are not provided along the interior property lines, the fenced yard space for each unit that abuts the side and rear property lines will serve as a buffer from adjacent properties.

- Elevation

The proposed elevations depict three-story attached townhouse-style units with pitched roofs, cantilevered balconies, and decorative awnings. The exterior of the units will feature painted Galvalume siding, with decorative mesh balcony railings and residentially-scaled window openings. While the use of metal siding is not a typical application for projects in the downtown area, its use is particularly appropriate for live-work developments, which have historically been located in industrial areas, and will provide a bold architectural statement for an area that has been slow to redevelop.

- Floor Plan

The development will offer several different floor plans for the units, all of which will include ground-floor work space with an enclosed two-car garage. The flexible nature of the floor plan also allows the ground floor to be converted for use as bedrooms. The second floor of each unit is devoted to the living, dining, and kitchen space, and the principal bedroom occupies the upper floor. The vertical organization of the units provides for adequate separation between the living and working spaces.

FINDINGS

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

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

The proposed development is abutted by commercial and multifamily residential uses, and will be compatible with the development in the area.

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

The proposed development is consistent with the General Plan and Title 19, and is generally consistent with the Downtown Centennial Plan. Waivers have been requested from the streetscape and build-to requirements listed in the Centennial Plan, but the project has been designed to conform as closely as possible to the intent of the Centennial Plan.

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

The provision of driveways on both Fremont Street and Lewis Avenue will assist in dispersing traffic and will reduce impacts to adjacent roadways.

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

The landscape materials will conform to the requirements of the Centennial Plan, and the building materials are appropriate to the building type.

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 project displays adequate articulation of the building facades and provides offsets between the units to add further variety to the project. While the project is somewhat more radical than what is typically found in the area, the high level of detail and bold design will assist in bringing attention to an area where little redevelopment has occurred.

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

The project will be subject to inspections, and appropriate measures will be taken to protect public health, safety and general welfare.

PLANNING COMMISSION ACTION

The Planning Commission amended Conditions #17 and 18 as shown.

NOTICES MAILED 171 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5286 APN: 139-35-803-010

Name of Property Owner: URBAN LAND ACQUISITION, INC.

Name of Applicant: Larry S. Davis & Associates

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

 Yes X No

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

City Official: N/A

Partner(s): N/A

APN: N/A

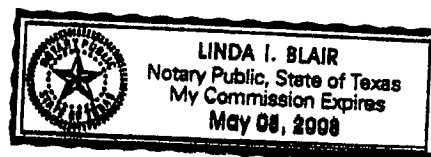
Signature of Property Owner/Authorized Agent: *Larry S. Davis*

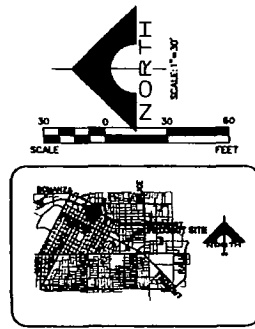
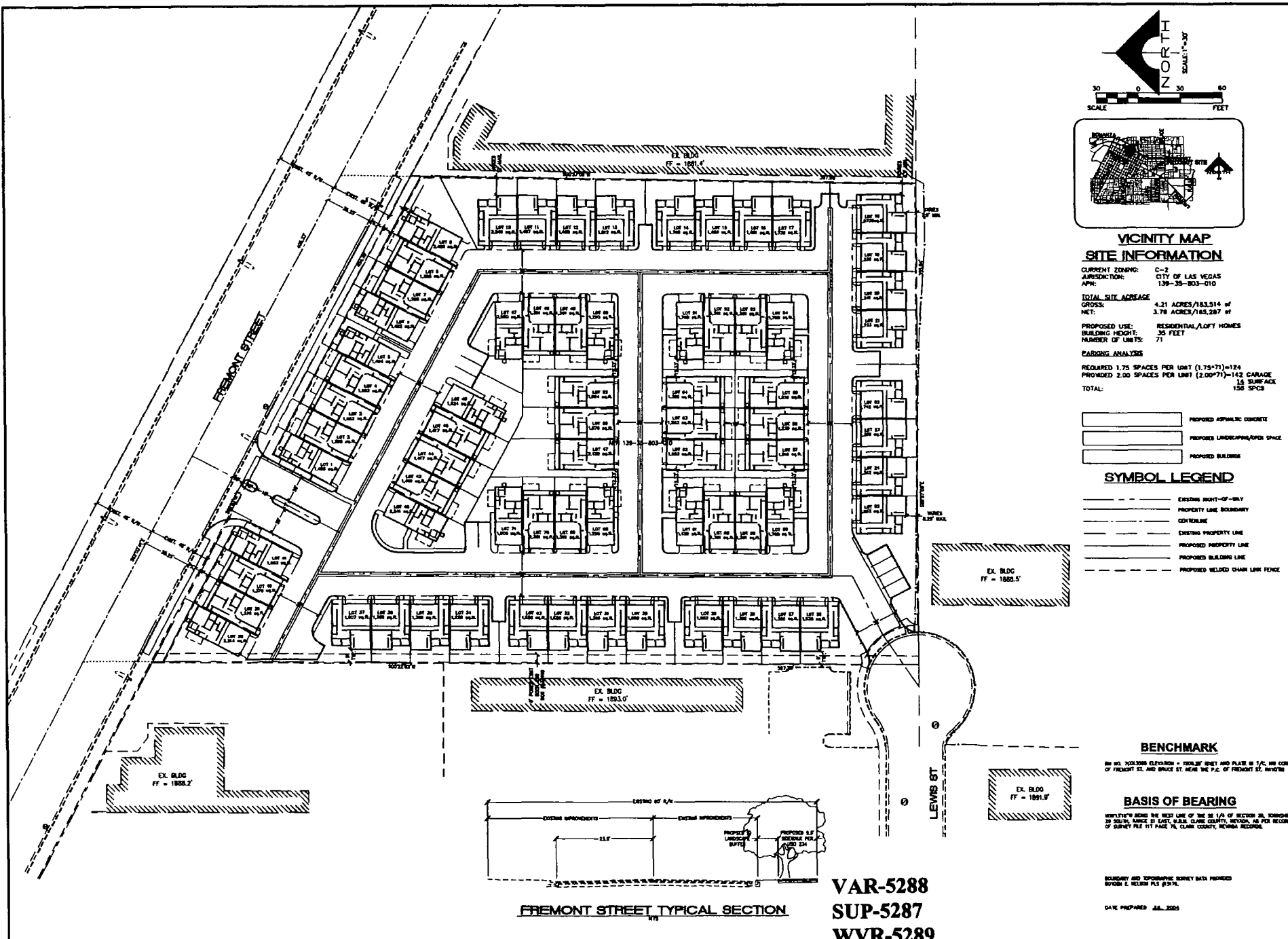
Print Name: LARRY S. DAVIS

Subscribed and sworn before me

This 24TH day of AUGUST, 2004

Linda I. Blair
Notary Public in and for said County and State





VICINITY MAP
SITE INFORMATION

CURRENT ZONING: C-2
JURISDICTION: CITY OF LAS VEGAS
APN: 139-35-803-010

TOTAL SITE ACREAGE: 4.21 ACRES/183,514 sq ft
GROSS: 3.78 ACRES/165,287 sq ft
NET: 35 FEET

PROPOSED USE: RESIDENTIAL, LOFT HOMES
BUILDING HEIGHT: 35 FEET
NUMBER OF UNITS: 71

CARLOAD ANALYSIS

REQUIRED 1.75 SPACES PER UNIT (1.75*71)=124
PROVIDED 2.00 SPACES PER UNIT (2.00*71)=142 GARAGE
15 SURFACE
TOTAL: 158 SPS

SYMBOL LEGEND

PROPOSED ASPHALT CONCRETE
PROPOSED UNDERPAVEMENT SPACE
PROPOSED BUILDING

EXISTING RIGHT-OF-WAY
PROPERTY LINE BOUNDARY
CONTROLLING
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
PROPOSED BUILDING LINE
PROPOSED WELDED CHAIN LINK FENCE

BENCHMARK

BY NO. 1000000 ELEVATION = 7000.00 FEET AND PLAIN IN T/C. IN CORNER OF FREMONT ST. AND BRUCE ST. NEAR THE P.C. OF FREMONT ST. SURVEY

BASIS OF BEARING

NEUTRON BEARS THE NEED LINE OF THE 36 1/4 OF NEUTRON IN TOPGRAPH 38 SOUTH RANGE 11 EAST, 34.5, CLARK COUNTY, NEVADA, AS PER RECORD OF SURVEY FILE #11 PAGE 74, CLARK COUNTY, NEVADA RECORD

BOUNDARY AND TOPOGRAPHIC SURVEY DATA PROVIDED BY JOHN E. NELSON PLS #2174

DATE PREPARED JUL 2003

APPROVAL	
REVISION	
DATE	
BY	
PROJECT	A RESIDENTIAL DEVELOPMENT AT 1880 FREMONT STREET
CLIENT	CHAD VELLINGA, P.E. CIVIL ENGINEER
SCALE	1" = 30'
JOB NO.	
DRAWN BY	MFA
CHECKED BY	OCV
BY-SHEET NO.	1 of 2
CLV	

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
104	1	2'-6" X 6'-6" FLUSH WOOD
105	1	2'-6" X 6'-6" FLUSH WOOD
107	1	2'-6" X 6'-6" POCKET WOOD
108	1	2'-6" X 6'-6" POCKET WOOD
110	1	2'-0" SHOWER DOOR TEMPERED GLASS

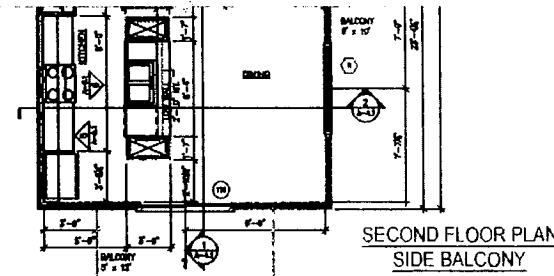
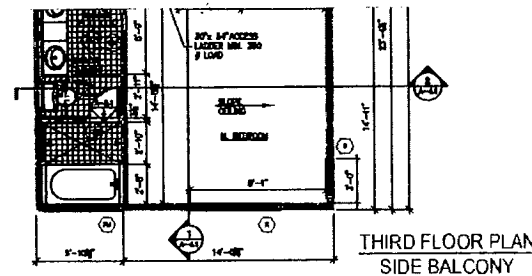
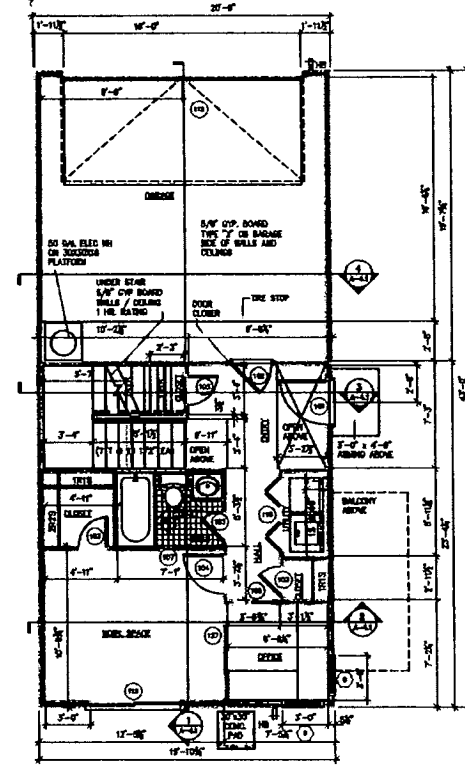
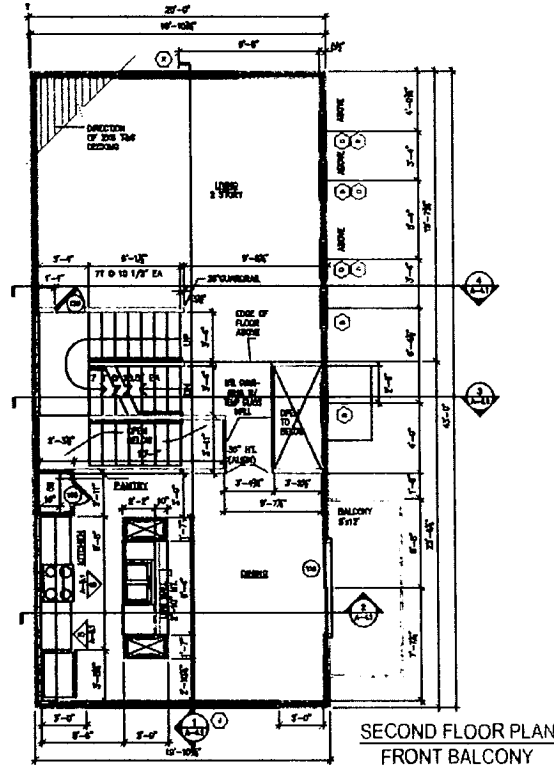
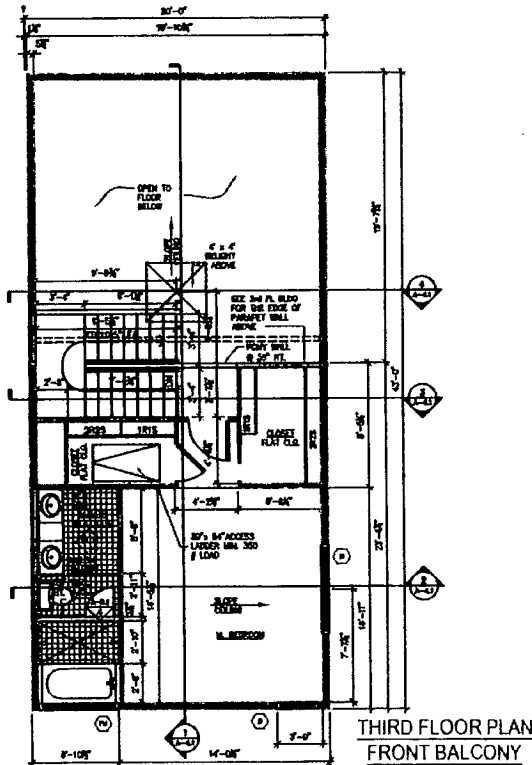
WINDOW SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-6" X 2'-6" FIXED GLASS METAL
FI	1	FLUSH W/WALLS X 1'-0" FIXED GLASS METAL
H	1	6'-0" X 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
105	1	2'-6" X 6'-6" FLUSH WOOD
110	1	6'-0" X 6'-6" SLIDING GLASS DOOR TEMPERED GLASS
110	1	2'-0" X 3'-0" JIB BUILT DOOR

WINDOW SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	6	2'-6" X 2'-6" FIXED GLASS METAL
J	1	13'-0" X 2'-0" FIXED GLASS METAL
Z	1	6'-0" X 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
104	1	3'-0" X 6'-6" FLUSH METAL
102	1	2'-6" X 6'-6" ONE HOUR FLUSH WOOD
103	4	2'-6" X 6'-6" FLUSH WOOD
104	1	2'-6" X 6'-6" FLUSH WOOD
107	1	2'-0" X 6'-6" POCKET WOOD
108	1	2'-6" X 6'-6" POCKET WOOD
110	1	6'-0" X 6'-6" BIFOLD
115	1	16'-0" X 7'-0" OVERHEAD DOOR
116	1	6'-0" X 6'-6" SLIDING GLASS DOOR TEMPERED GLASS
117	1	3'-0" X 6'-0" POCKET WOOD

WINDOW SCHEDULE "TOWER UNIT"		
TYPE	QUANTITY	DESCRIPTION
D	8	2'-6" X 2'-6" FIXED GLASS METAL



FIRST FLOOR PLAN

VAR-5288
SUP-5287
WVR-5289
SDR-5286
11-04-04 PC

1 FLOOR PLANS TOWER UNIT
1.6" = 1'-0"

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www.urbanlofts.com

1980 E. FREEMONT
TOWNHOMES
TOWER UNIT

PROJECT NUMBER: 2004.03
PRINTED: 08-25-04
DRAWN BY: AN
CHECKED BY:
FILENAME:

A-1.1
FLOOR PLANS

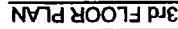
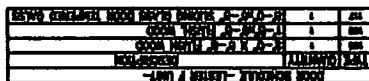
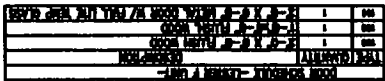
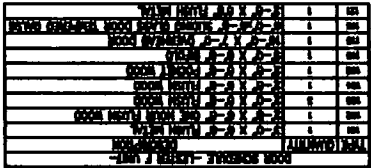
www.info@kfr.com

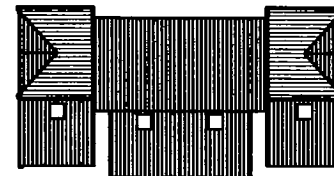
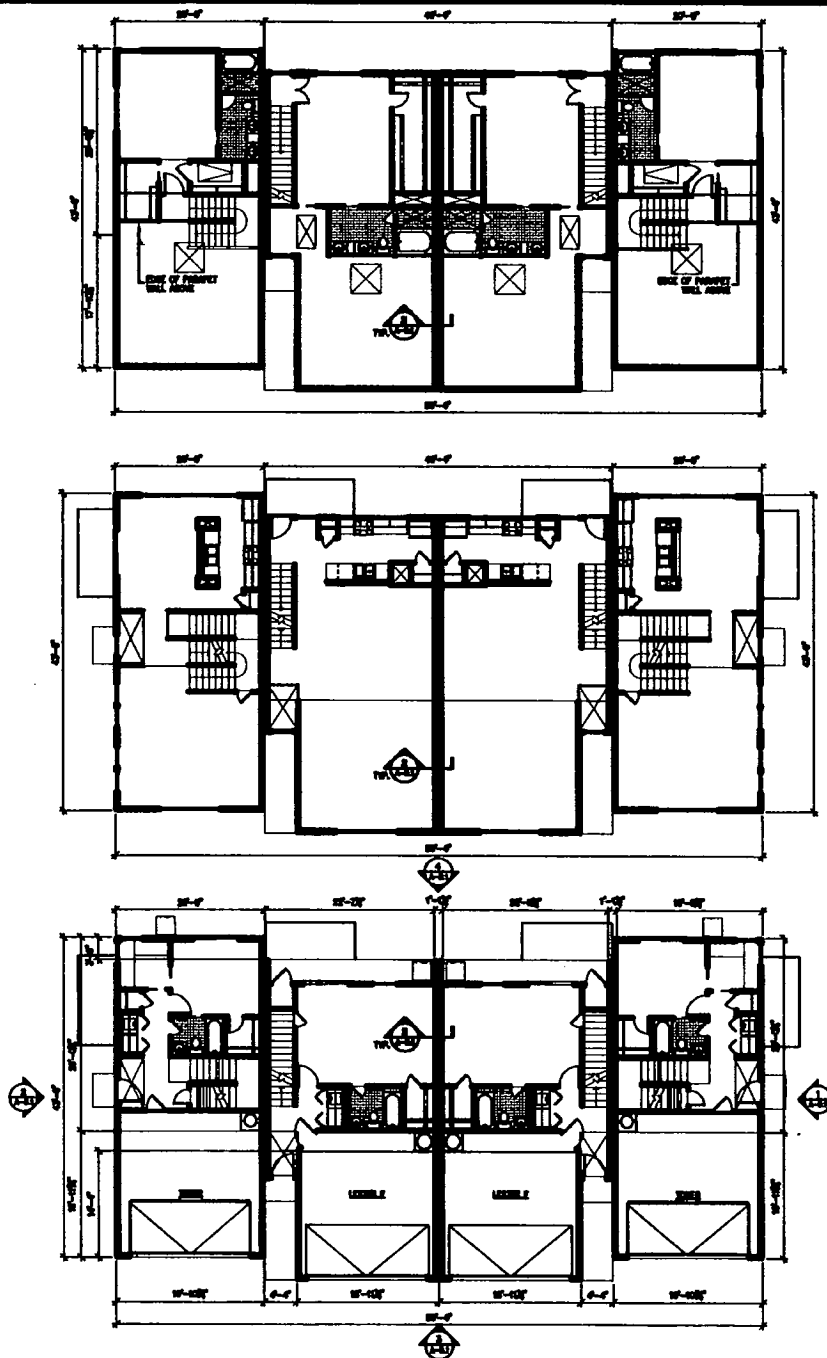
1980 E. FREEMONT

**STILL MORE
FILM**

$$0.1 = 1/4$$

1st FLOOR PLAN





④ **ROOF PLAN**
1/8" = 1'-0"

③ **THIRD FLOOR BUILDING 1, 6, 8, 12, 14**
1/8" = 1'-0"

② **SECOND FLOOR BUILDING 1, 6, 8, 12, 14**
1/8" = 1'-0"

① **FIRST FLOOR BUILDING 1, 6, 8, 12, 14**
1/8" = 1'-0"

NOTE:
FOR ALL AND INFORMATION
PLEASE SEE THE SPECIFICATIONS
SHEET S-1.

VAR-5288
SUP-5287
WVR-5289
SDR-5286
11-04-04 PC

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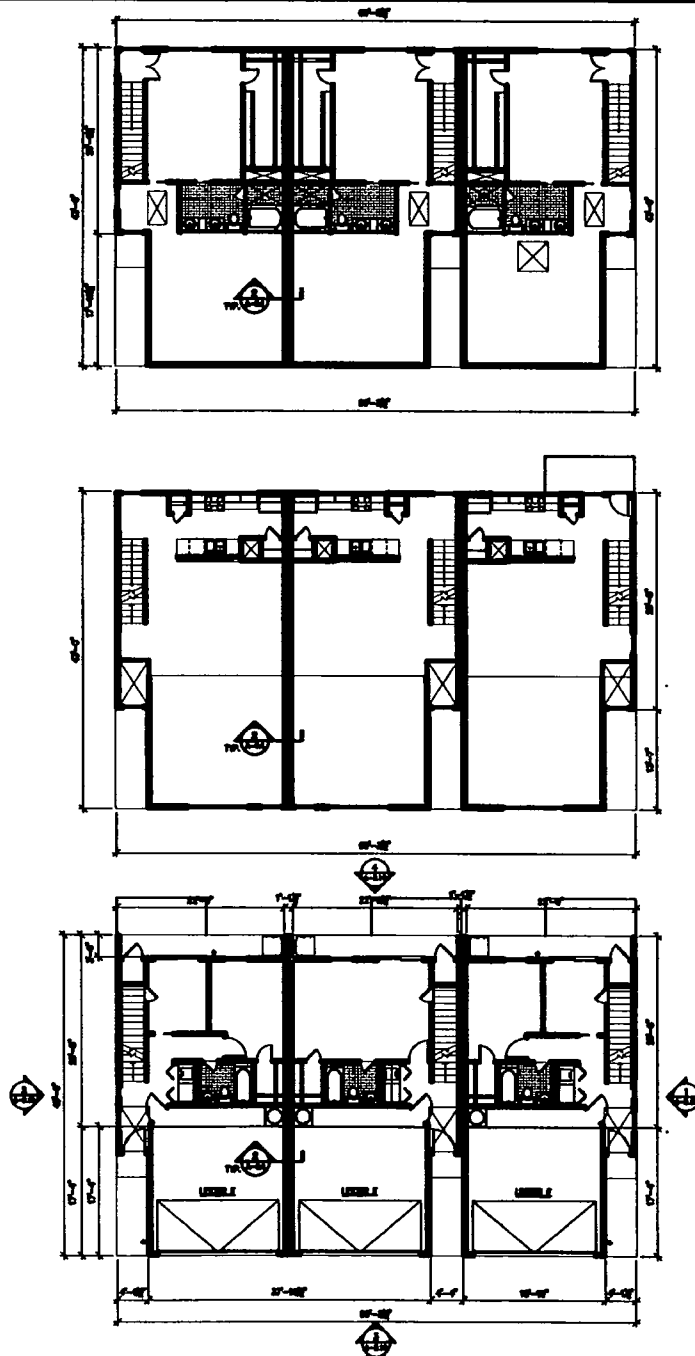
DATE	
DESCRIPTION	
FOR PERMIT	
FOR CONSTRUCTION	

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1980 EAST FREMONT TOWNHOMES
LARRY S. DAVIS & ASSOCIATES
4512 MONTROSE, HOUSTON, TEXAS 77006, TEL 713-522-4441, FAX 713-529-2126
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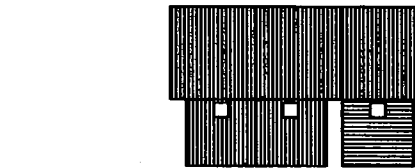
1980 E. FREMONT
TOWNHOMES
BLDG. FLOOR PLANS

PERMIT NUMBER
2004.03
PRINTED
05-25-04
DRAWN BY
AM
CHECKED BY
FLORIANE

A-2.1
FLOOR PLANS



VAR-5288
SUP-5287
WVR-5289
SDR-5286
11-04-04 PC



④ ROOF PLAN
1/16" = 1'-0"

③ THIRD FLOOR BUILDING 10, 15, 16
1/8" = 1'-0"

② SECOND FLOOR BUILDING 10, 15, 16
1/8" = 1'-0"



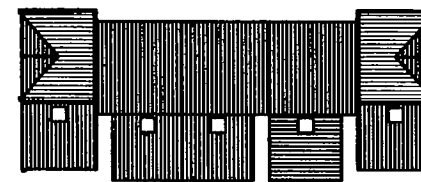
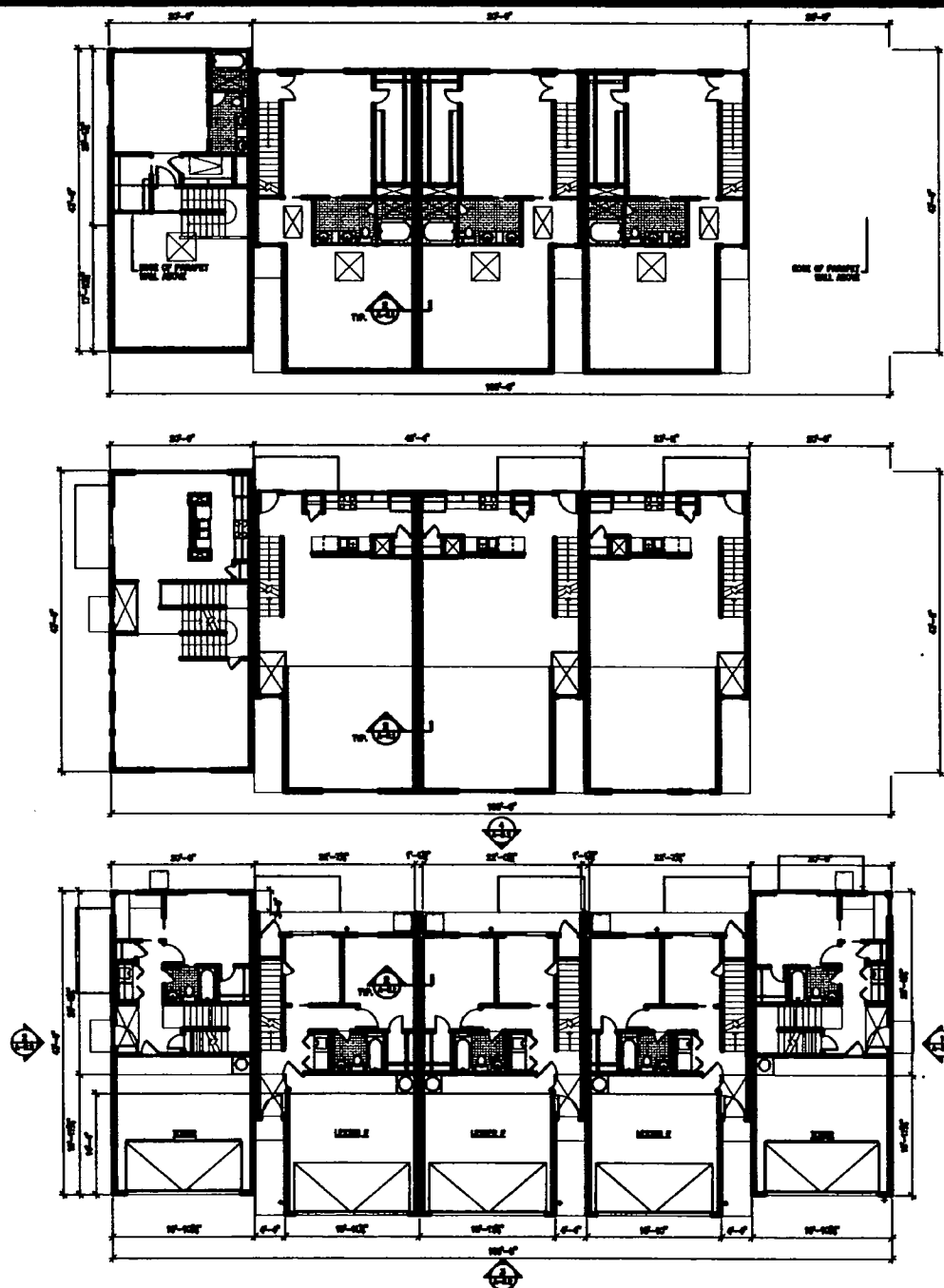
① FIRST FLOOR BUILDING 10, 15, 16
1/8" = 1'-0"

DATE	REVISION
	FOR PERMIT
	FOR CONSTRUCTION

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1980 EAST FREMONT TOWNHOMES
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1980 E. FREMONT TOWNHOMES BLDG. FLOOR PLANS
PROJECT NUMBER 2004.03
PRINTED 06-25-04
DRAWN BY AN
CHECKED BY
PLANNED
A-2.10 FLOOR PLANS



④ ROOF PLAN
1/16" = 1'-0"

③ THIRD FLOOR BUILDING 2 & 4 OPP.HD
1/8" = 1'-0"

② SECOND FLOOR BUILDING 2 & 4 OPP.HD.
1/8" = 1'-0"

VAR-5288
SUP-5287
WVR-5289
SDR-5286
11-04-04 PC

NOTE:
FOR ALL AND INFORMATION
REFER TO THE SPECIFICATIONS
SHEET S-1.

① FIRST FLOOR BUILDING 2 & 4 OPP.HD.
1/8" = 1'-0"

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DATE	REVISION
	FOR PERMIT
	FOR CONSTRUCTION

URBAN LOFTS TOWNHOMES

1980 EAST FREMONT TOWNHOMES

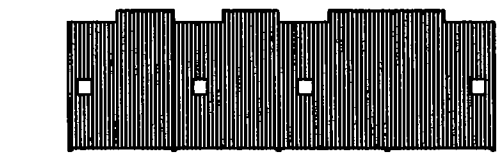
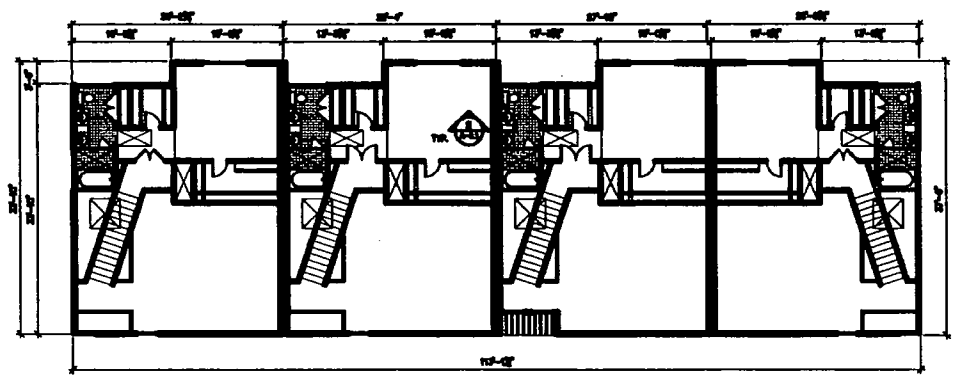
LARRY S. DAVIS & ASSOCIATES

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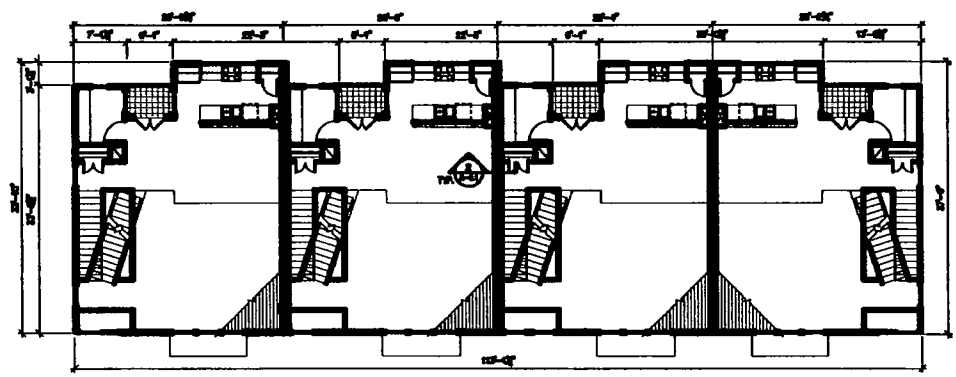
1980 E. FREMONT
TOWNHOMES
BUILDING 2 & 4 OPP.HD.

PROJECT NUMBER:	2004.03
PRINTED:	06-25-04
DRAWN BY:	AN
CHECKED BY:	
FILE NAME:	

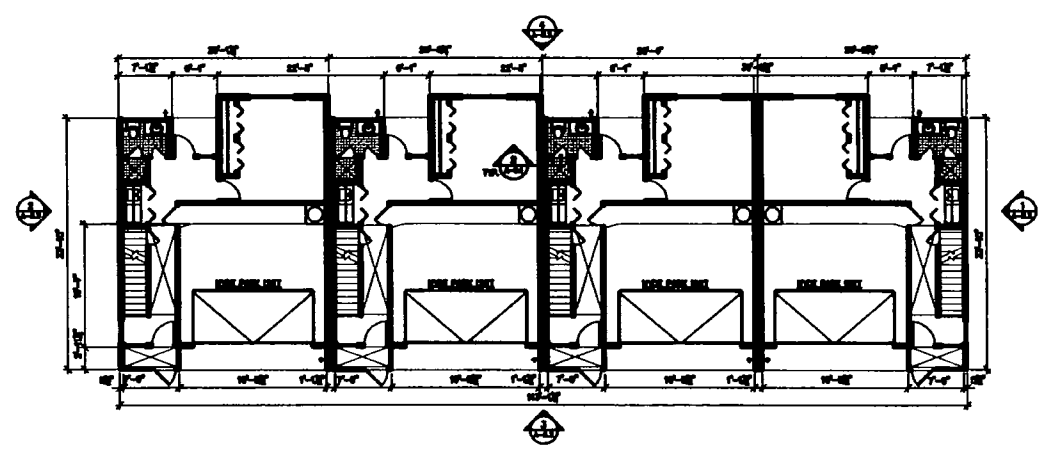
A-2.2
FLOOR PLANS



④ ROOF PLAN BUILDING 2
1/16" = 1'-0"



③ THIRD FLOOR BUILDING 3, 5, 7, 9, 11, 13, 17
1/8" = 1'-0"



② SECOND FLOOR BUILDING 3, 5, 7, 9, 11, 13, 17
1/8" = 1'-0"

VAR-5288
SUP-5287
WVR-5289
SDR-5286
11-04-04 PC

NOTES:
FOR ALL AND SPECIFICATIONS
REFER TO THE SPECIFICATIONS
SECTION 2-1.

① FIRST FLOOR BUILDING 3, 5, 7, 9, 11, 13, 17
1/8" = 1'-0"

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DATE	DESCRIPTION
	FOR REVIEW
	FOR CONSTRUCTION

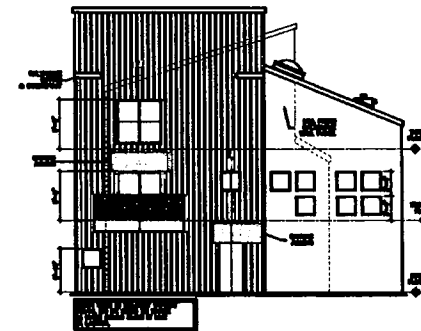
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1980 E. FREMONT TOWNHOMES	
BLDG. FLOOR PLANS	
PROJECT NUMBER	2004.03
PRINTED	08-25-04
DRAWN BY	AN
CHECKED BY	
FILE NAME	

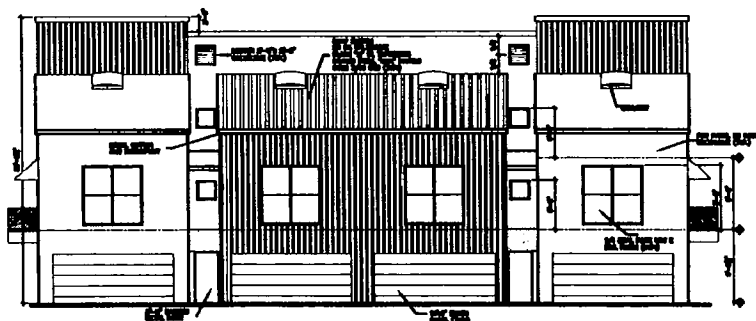
A-2.3
FLOOR PLANS



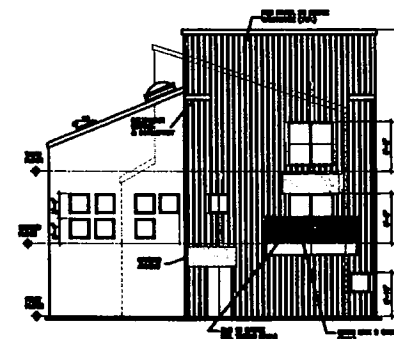
④ BACK ELEVATION BLDGS. 1,6,8,12,14,18
1/8" = 1'-0"



② LEFT SIDE ELEV. BLDGS. 1,6,8,12,14,18
1/8" = 1'-0"



③ FRONT ELEVATION BLDGS. 1,6,8,12,14,18
1/8" = 1'-0"



① RIGHT SIDE ELEV. BLDGS. 1,6,8,12,14,18
1/8" = 1'-0"

VAR-5288
SUP-5287
WVR-5289
SDR-5286
11-04-04 PC

DO NOT USE IN BALCONY CURBES
SHALL NOT BE USED TO MAKE
A CURB CURB CURB IT LIKE A
LARGE.

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DATE	REVISIONS
	FOR PERMIT
	FOR CONSTRUCTION

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1980 EAST FREMONT TOWNHOMES
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1980 E. FREMONT TOWNHOMES EXT. ELEVATIONS
PROJECT NUMBER 2004.03 LAS VEGAS
PRINTED 08-27-04
DRAWN BY AN
CHECKED BY
PLANNED
A-3.1
EXT. ELEVATIONS



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[illegible]

URBAN LOFTS TOWNHOMES

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1980 EAST FREMONT TOWNHOMES

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www.meridianinfo.com

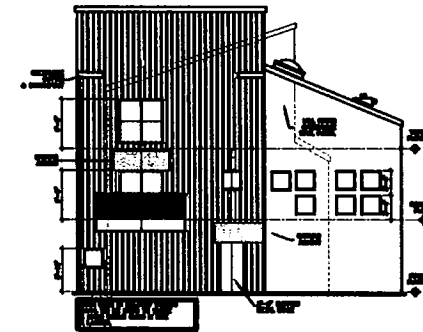
1980 E. FREMONT
TOWNHOMES
EXT. ELEVATIONS

PROJECT NUMBER:	8004.03
PRINTED:	06-25-04
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CHECKED BY:	

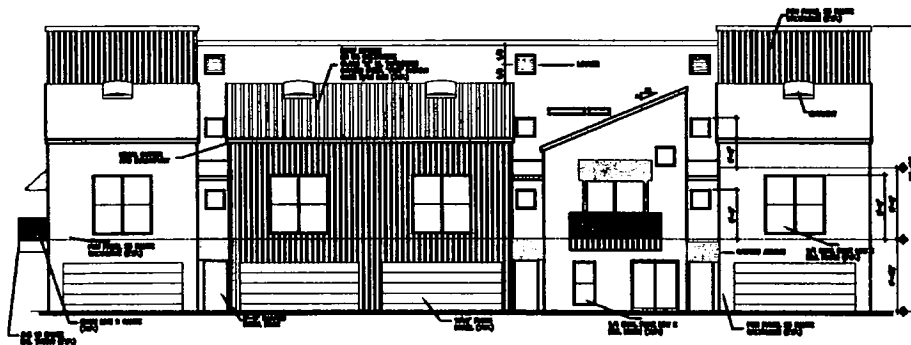
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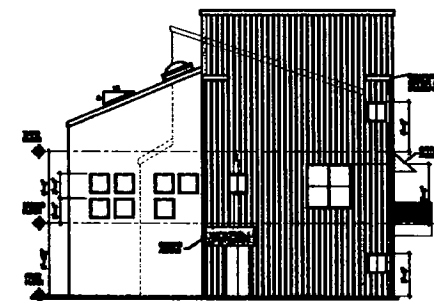
④ BACK ELEVATION BLDGS. 2 & 4
1/8" = 1'-0"



② LEFT SIDE ELEVATION BLDGS. 2 & 4
1/8" = 1'-0"



③ FRONT ELEVATION BLDGS. 2 & 4
1/8" = 1'-0"



① RIGHT SIDE ELEVATION BLDGS. 2 & 4
1/8" = 1'-0"

VAR-5288
SUP-5287
WVR-5289
SDR-5286
11-04-04 PC

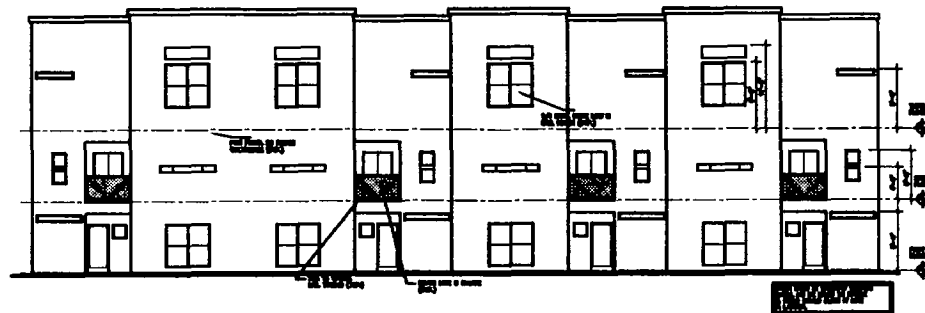
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LARRY S. DAVIS & ASSOCIATES
4512 MONTROSE, HOUSTON, TEXAS 77006, TEL 713-522-4441, FAX 713-529-1126

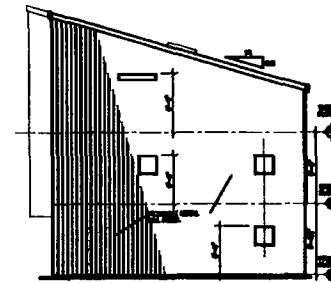
1980 E. FREMONT
TOWNHOMES
EXT. ELEVATIONS

PROJECT NUMBER
2004.03
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05-25-04
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AN
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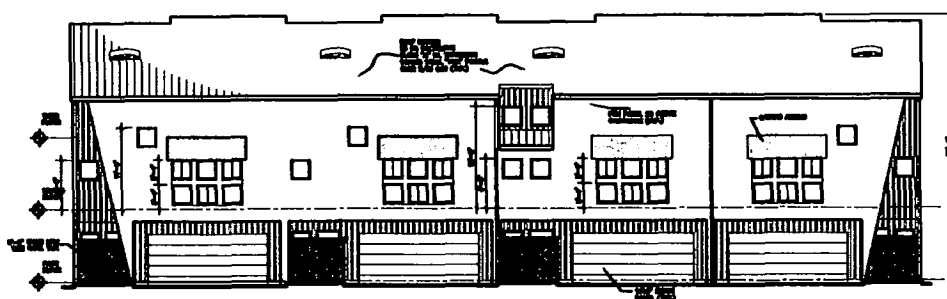
A-3.2
ELEVATIONS



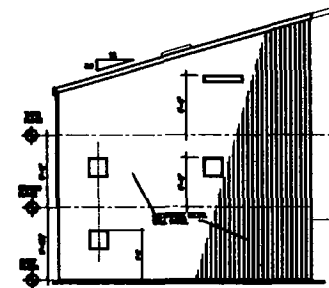
④ BACK ELEVATION BLDGS 3,5,7,9,11,13,17
1/8" = 1'-0"



② LEFT SIDE ELEVATION BLDGS 3,5,7,9,11,13,17
1/8" = 1'-0"



③ FRONT ELEVATION BLDGS 3,5,7,9,11,13,17
1/8" = 1'-0"



① RIGHT SIDE ELEVATION BLDGS 3,5,7,9,11,13,17
1/8" = 1'-0"

VAR-5288
SUP-5287
WVR-5289
SDR-5286

11-04-04 PC

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1980 E. FREMONT
TOWNHOMES
EXT. ELEVATIONS

PROJECT NUMBER
2004.03
PRINTED:
06-25-04
DRAWN BY:
AN
CHECKED BY:
PLNAME:

A-3.3

ELEVATIONS

URBAN LOFTS TOWNHOMES

1980 EAST FREMONT TOWNHOMES

LARRY S. DAVIS & ASSOCIATES

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www.urbanlofts.biz



SDR-5286 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND
AQUISITION, INC.
1980 FREMONT STREET
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-4808 - TABLED ITEM - PUBLIC HEARING - APPLICANT: ORION OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC. - Request for a Special Use Permit FOR A 51 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4300 Meadows Lane (APN 139-31-510-016), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (5-1-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - Protest letter

MOTION:

MONCRIEF - APPROVED subject to conditions - UNANIMOUS with GOODMAN abstaining because he is a partner with ATTORNEY JAY BROWN for a building on West Charleston Boulevard

MINUTES:

MAYOR GOODMAN opened the Public Hearing on Item 85 [SUP-4808] and Item 86 [SUP-4809] and declared his abstention.

ATTORNEY JAY BROWN, 520 South 4th Street, appeared together with the applicant, BO PALI.

COUNCILWOMAN MONCRIEF stated the zoned Commercial property abuts US95. The billboards will be similar to those on the Chelsea property. There were two protests and after the applicant met with them, their concerns were alleviated.

ROBERT GENZER, Director of Planning and Development Department, verified with MAYOR PRO TEM REESE that Condition 7 of both items addresses the maintenance of the billboard.

COUNCILMAN WEEKLY stated that two residents of Ward 5, MR. BINGHAM and MR. KING, expressed concerns regarding the billboard for Item 86 [SUP-4809]. The top of the billboard can be seen from their backyards. COUNCILMAN WEEKLY verified with ATTORNEY BROWN that the applicant would provide a landscape buffer. He asked that this be made part of the conditions.

DEPUTY CITY ATTORNEY BRYAN SCOTT asked for a specific address or location where the landscaping would be required. BO PALI, Orion Outdoor Media, 7924 Rockbridge, indicated that the

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - Continued:

addresses are 412 and 416 Estrella Avenue. MR. GENZER verified with COUNCILMAN WEEKLY that the landscape buffer would be provided in the backyards of the single-family homes.

No one appeared in opposition.

MAYOR PRO TEM REESE declared the Public Hearing closed on Item 85 [SUP-4808] and Item 86 [SUP-4809].

(2:40 - 2:46)

4-2200

CONDITIONS:

Planning and Development

1. The signs shall conform to the elevations date stamped 08/17/04; the Meadows Mall logo shall not be permitted on the signs.
2. The off-premise advertising sign (billboard) supporting structure shall be redesigned to finish materials to complement the existing on-site building. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. The Special Use Permit shall be reviewed in two (2) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
5. If a Site Development Plan Review for new development includes property in which, an off-premise advertising (billboard) sign is located, the billboard(s) shall be reviewed for compatibility with the proposed development. Conditions of approval may be imposed that require the removal or redesign of some or all of the off-premise advertising (billboard) signs.
6. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
7. 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.
8. Only one advertising sign is permitted per sign face.

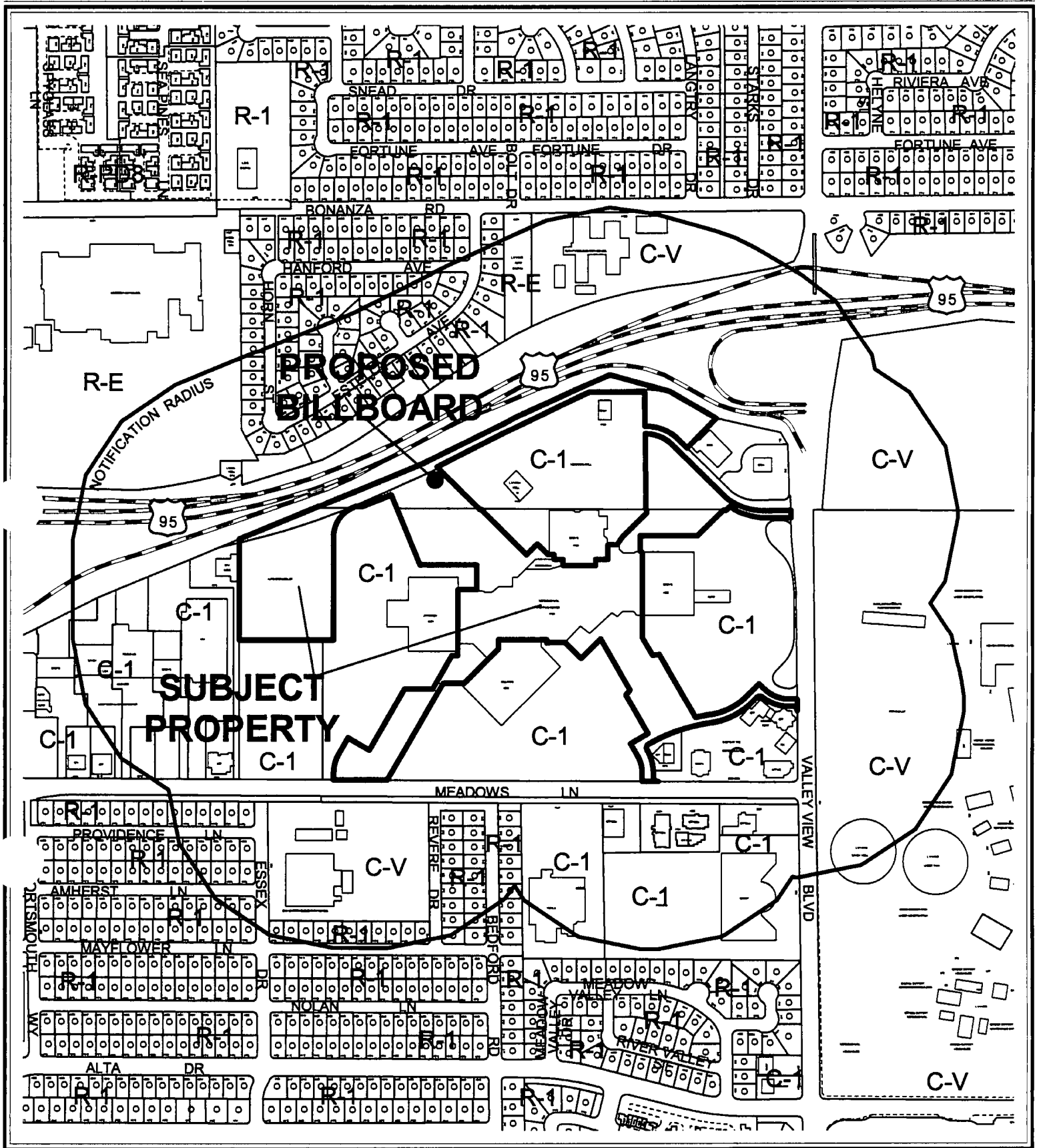
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - Continued:

9. All City Code requirements and design standards of all City departments must be satisfied.
10. The sign shall be limited to 40 feet in height designed as shown on the submitted plans date stamped August 6, 2004 for sign #2.
11. No off-premise advertising (billboard) signs may be located along the Valley View Boulevard side of the property.

Public Works

12. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

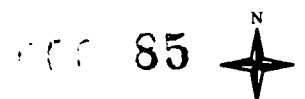


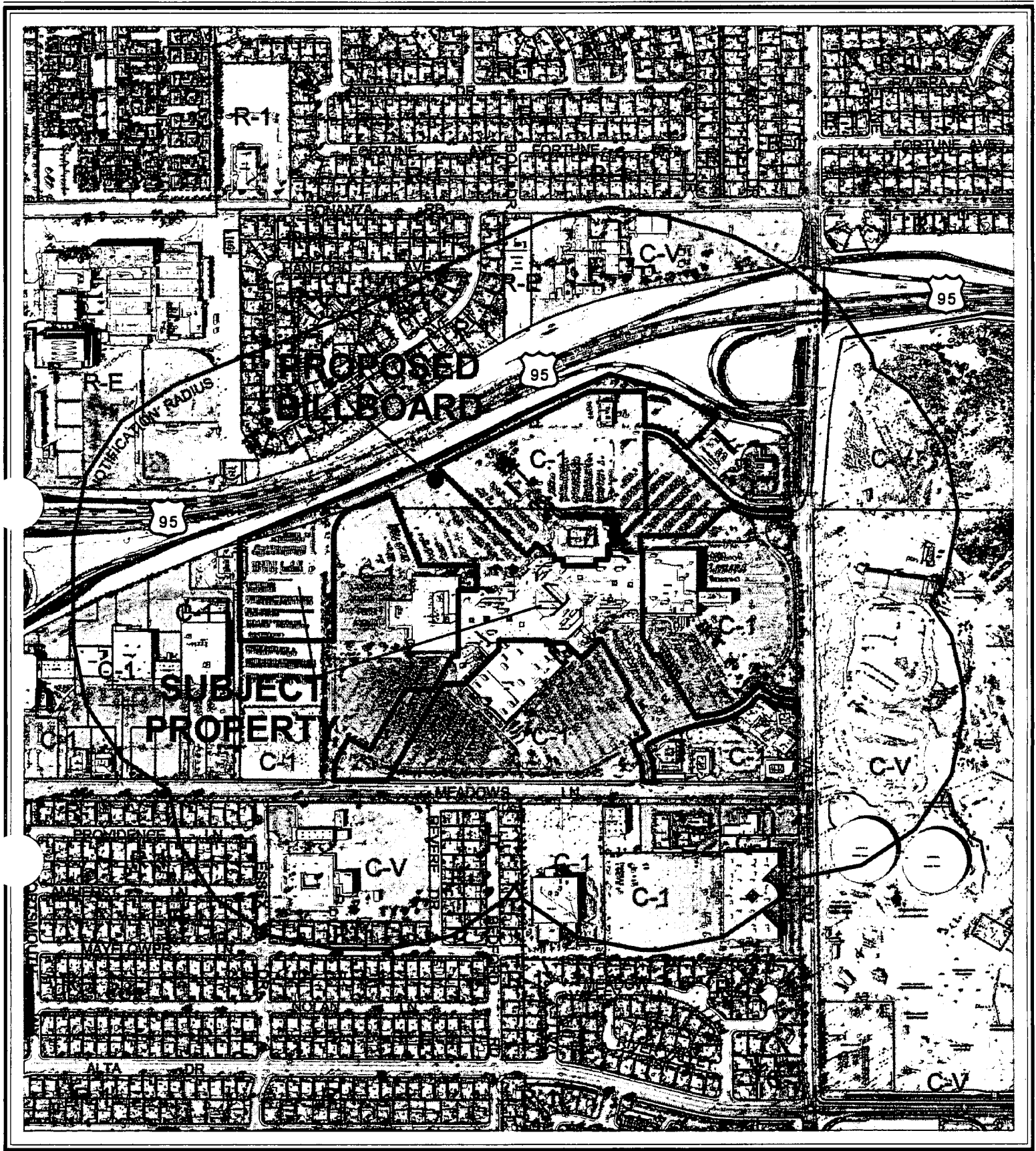
CASE: SUP-4808

RADIUS: 750 FT

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

0 400 800 Feet





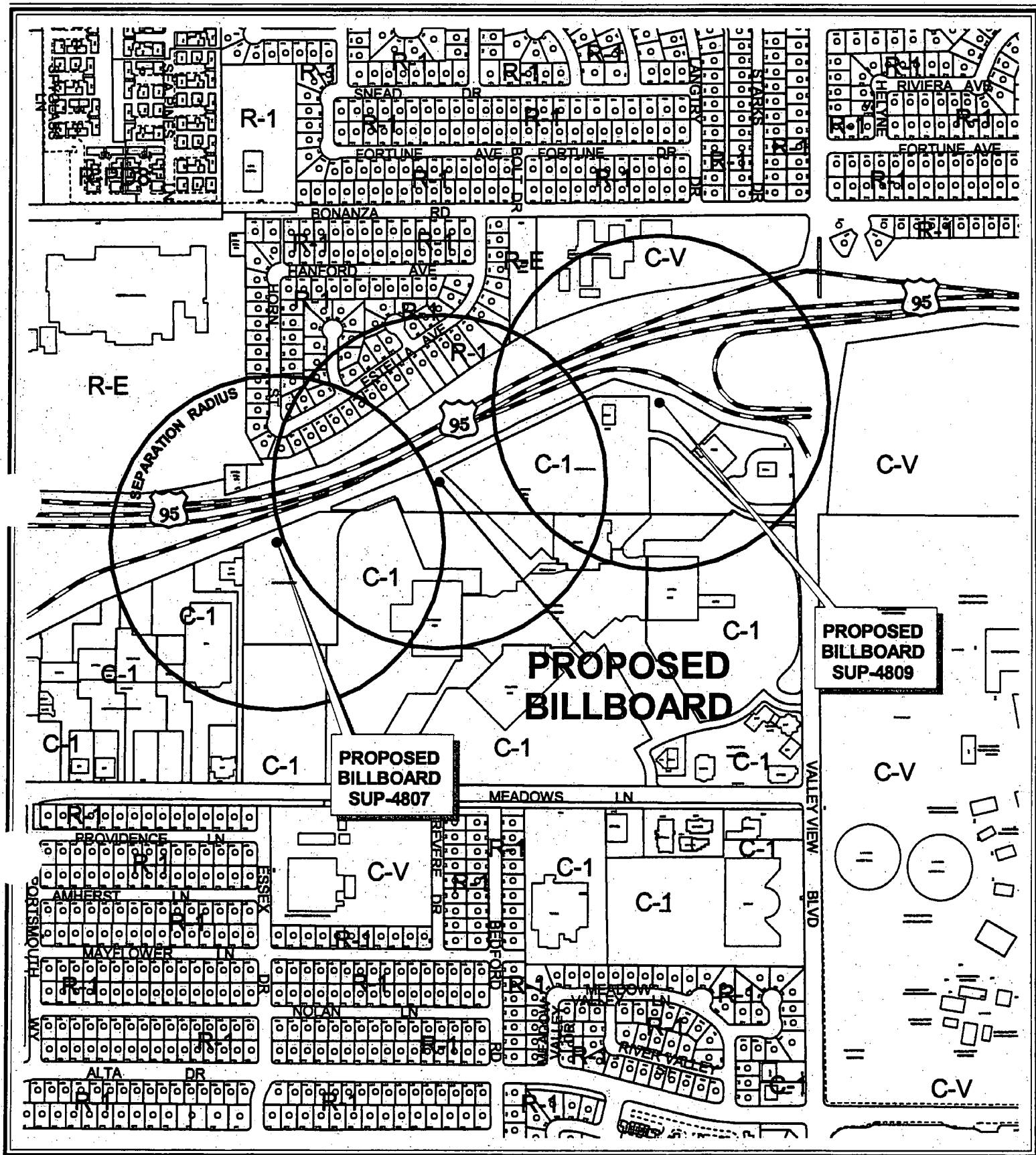
CASE: SUP-4808

RADIUS: 750 FT

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

0 400 800 Feet

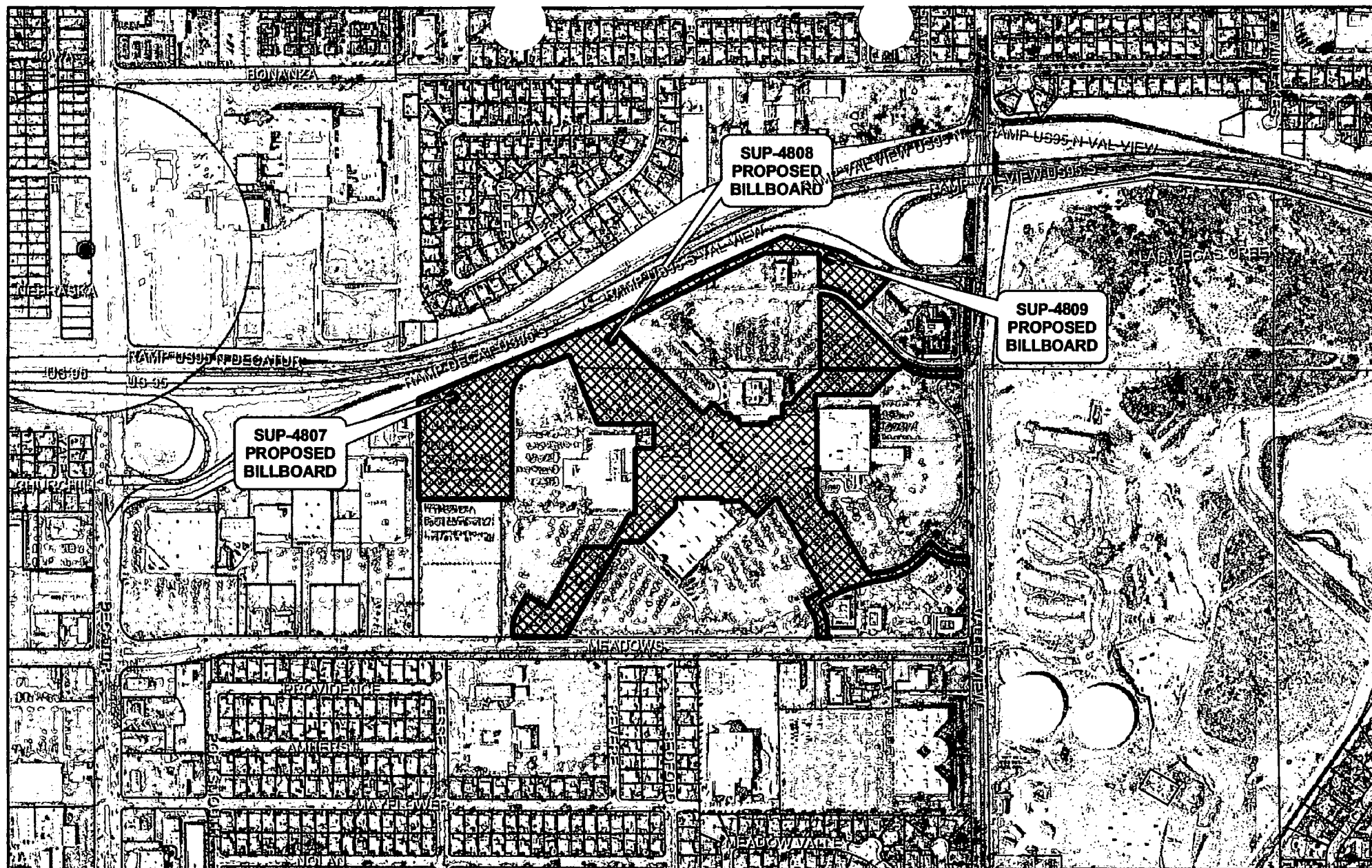




CASE: SUP-4808

SEPARATION RADIUS: 750 FT

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



SUP-4807, SUP-4808, and SUP-4809

City of Las Vegas Billboard Data

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: Tabled Item - SUP-4808 - APPLICANT: ORION
OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC.**

THIS ITEM WAS PREVIOUSLY TABLED AT THE OCTOBER 6, 2004 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

**** CONDITIONS ****

The Planning Commission (5-1-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The signs shall conform to the elevations date stamped 08/17/04; the Meadows Mall logo shall not be permitted on the signs.
2. The off-premise advertising sign (billboard) supporting structure shall be redesigned to finish materials to complement the existing on-site building. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. The Special Use Permit shall be reviewed in two (2) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
5. If a Site Development Plan Review for new development includes property in which, an off-premise advertising (billboard) sign is located, the billboard(s) shall be reviewed for compatibility with the proposed development. Conditions of approval may be imposed that require the removal or redesign of some or all of the off-premise advertising (billboard) signs.
6. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
7. 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.

8. Only one advertising sign is permitted per sign face.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. The sign shall be limited to 40 feet in height designed as shown on the submitted plans date stamped August 6, 2004 for sign #2.
11. No off-premise advertising (billboard) signs may be located along the Valley View Boulevard side of the property.

Public Works

12. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant is requesting the approval of Special Use Permit to allow a 51-foot high, 14-foot x 48-foot off-premise advertisement (billboard) sign at 4300 Meadows Lane. The applicant is requesting that the sign be raised to 51 feet from the required 40 feet.

B) Applicant's Justification

The applicant justifies this application by stating that the sign conforms to all City standards and justifies the increased height request as being a result elevation changes from the proposed location of the site and the US 95.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 04/19/95 | The City Council approved a Special Use Permit (U-0021-95) application for a class III secondhand dealership to allow the sale of used records, tapes and compact discs at 4300 Meadows Lane. The Board of Zoning Adjustment and staff recommended approval. |
| 12/18/96 | The City Council approved a Special Use Permit (U-0132-96) application on property located at 4300 Meadows Lane, Suite 2430 in the Meadows Mall for beer and wine sales in conjunction with a proposed restaurant. The Board of Zoning Adjustment and staff recommended approval. |
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| 09/19/01 | The City Council approved a Special Use Permit (U-0132-01) application for a 60-foot tall wireless communications monopole at 4300 Meadows Lane. The Planning Commission and staff recommended approval. |
| 08/26/04 | The Planning Commission recommended approval of two other Special Use Permits (SUP-4807 and SUP-4809) to allow a 51-foot high, 14-foot x 48-foot off-premise advertisement (billboard) sign and a 40-foot high, 14-foot x 48-foot off-premise advertisement (billboard) sign at 4300 Meadows Lane, respectively. |

08/26/04 The Planning Commission voted 5-1-1 to recommend APPROVAL (PC Agenda Item #34/pl).

B) Pre-Application Meeting

06/23/04 A pre-application conference was held resulting in the following:

1. Special Use Permit requirements for an off-premise advertisement (billboard) sign were discussed.
2. The 750-foot minimum distance separation was discussed, relative to the location of the three proposed signs.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 27.25

B) Existing Land Use

Subject Property: Commercial Center (Meadows Mall)
North: US 95; Residential Dwellings
Public School (Fyfe Elementary)
South: Residential Dwellings
Public School (Griffith Elementary)
YMCA
Office Park
East: Undeveloped (Las Vegas Valley Water District)
West: Commercial Center

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The subject site is designated SC (Service Commercial) within the Southeast Sector Land Use Map of the General Plan.

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

The site is not subject to any special area plans, overlay districts, study area or trail requirements.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

Standards	Code Requirement	Proposed	Compliance
Location	No off-premise signs in the right-of-way	Sign is not in right-of-way	Y
	Permitted only in C-1, C-2, C-M, M Zoning Districts	Sign is in C-1 Zoning District	Y
Off-premise sign area (max.)	672 SF	672 SF	Y
Separation distance from other off-premise sign (min.)	750 Feet	770 Feet	Y

Separation distance from "U" or "R" zoning district	300 Feet	360+ Feet	Y
Off-premise sign height (max.)	40 Feet, except 55 Feet for signs within 60 feet of ROW when significantly obscured	51 Feet	N*
Setbacks (min.)	50 Feet from nearest ROW intersection	32 feet	Y

* The applicant is requesting an increase in height of the sign to 51 feet as to increase the visibility. The sign meets all other standards of the Code.

B) General Analysis and Discussion

- Zoning

The subject billboard is an allowed use within the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit.

- Use

Staff has some concerns regarding clutter if three off-premise signs are approved. Two would be more appropriate, given that three signs barely meet Code standards and there are residentially zoned properties within 310 feet. The revised elevations are decorative and mitigate some of the concerns pertaining to their appearance. The recommendation for approval is based on one of the signs being eliminated and conformance to the revised elevations. The Meadows Mall logo cannot be placed on the off-premise billboard. The proposed off-premise sign meets all other Code standards.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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

The off-premise signs proposed can be harmonious and compatible with the surrounding area if one of them is eliminated so visual clutter is reduced and they conform to the revised elevations.

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

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

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

The site has adequate access from Valley View Boulevard, an 80-foot Secondary Collector as indicated by the Master Streets and Highway Plan, and Meadows Lane, a public right-of-way.

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

If approved, the off-premise advertising (billboard) sign will be subject to regular inspection and will not compromise the public health, safety or welfare, as it will be subject to the provisions of the Sign Code and the Uniform Building Code.

NOTICES MAILED 155 by Planning Department

APPROVALS 0

PROTESTS 0

2



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-4808** APN: 139-31-510-016Name of Property Owner: General Growth PropertiesName of Applicant: Orion Outdoor Media

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

 Yes ~~X~~ No

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

City Official: _____

Partner(s): _____

APN: _____

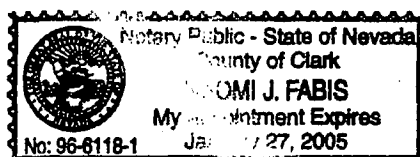
Signature of Property Owner/Authorized Agent: _____

Print Name: Gregory K. Sims

Subscribed and sworn before me

This 3rd day of June, 2004Naomi J. Fabis
Notary Public in and for said County and State

Revised 2/12/02

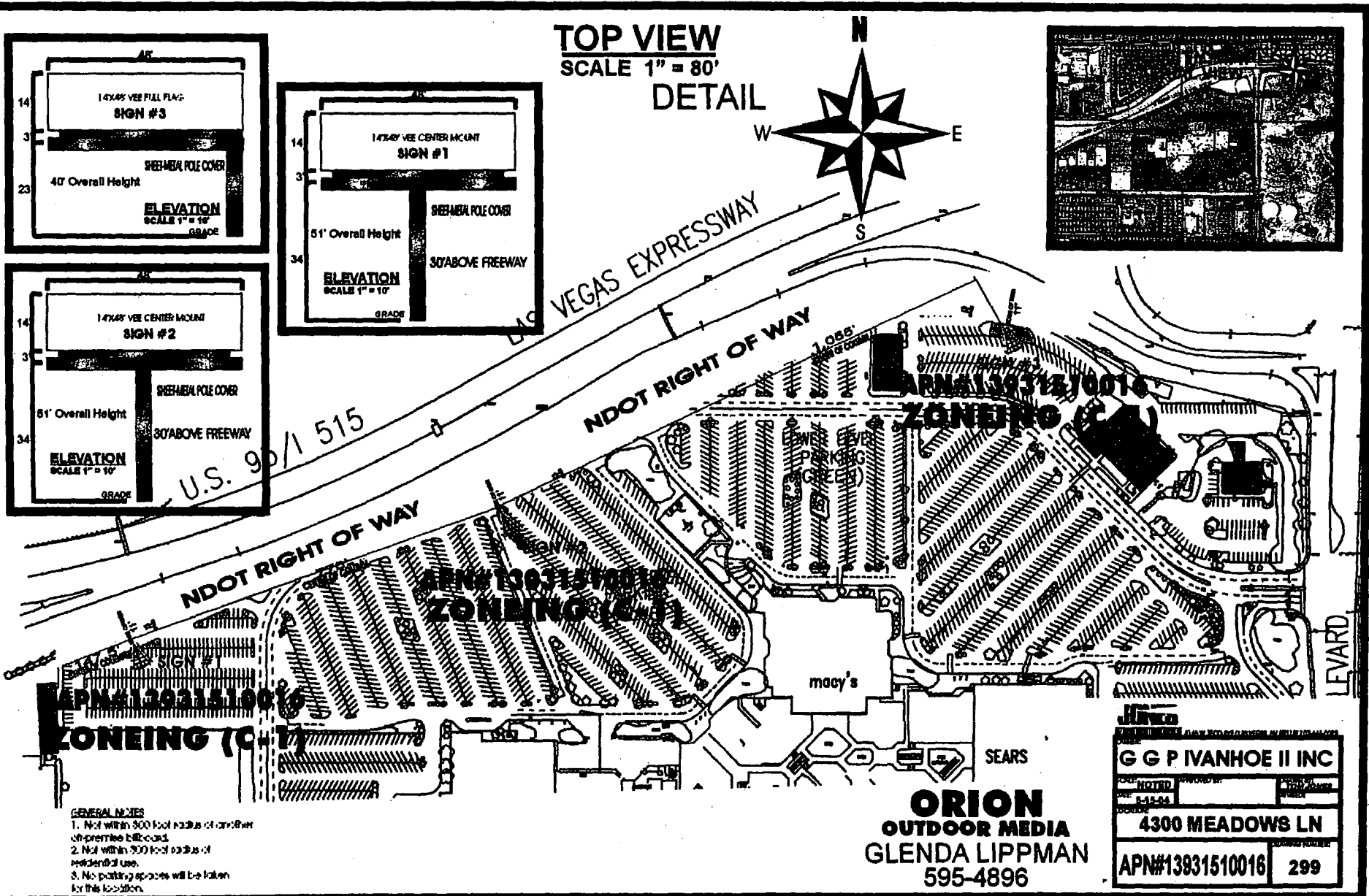
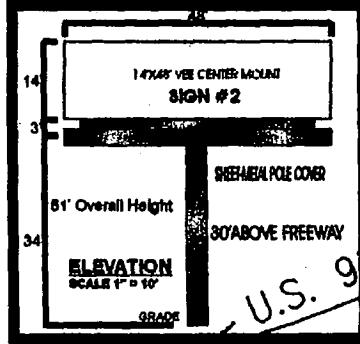
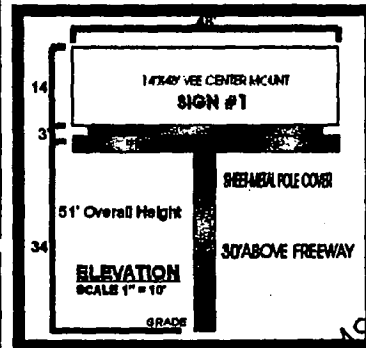
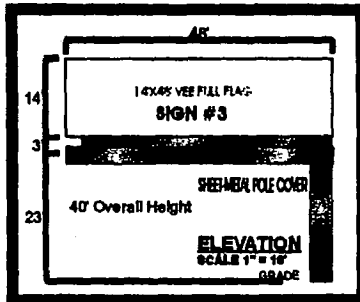
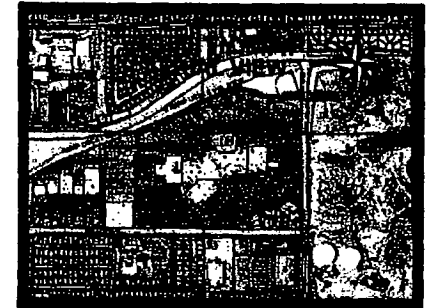
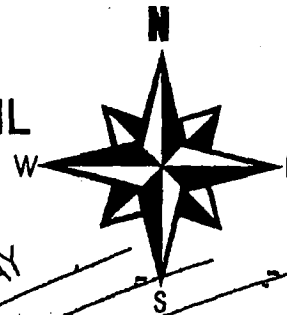


E:\Depot\Application Packet\Statement of Financial Interest.doc

TOP VIEW

SCALE 1" = 80'

DETAIL



GENERAL NOTES

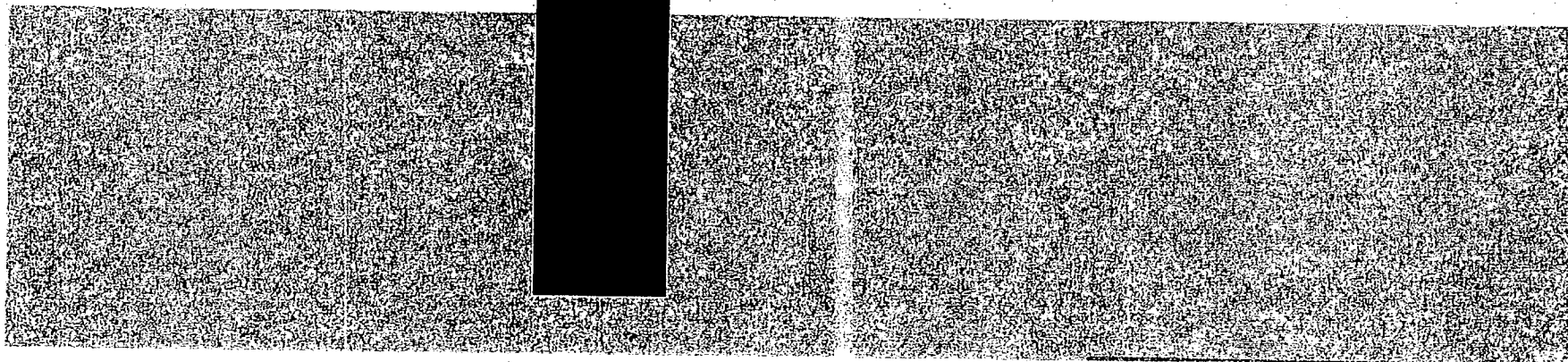
1. Not within 300 foot radius of another off-premise billboard.
2. Not within 300 foot radius of residential use.
3. No parking spaces will be taken for this location.

G G P IVANHOE II INC	
DATE NOTED	DATE
8-18-04	
4300 MEADOWS LN	
APN#13931510016	299

SUP-4808
8/26/04 PC



orion



ORION
OUTDOOR MEDIA

SUP-4808
8/26/04 PC

RECEIVED

AUG 18 2004

REVISED
8.18.04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4808 - APPLICANT: ORION OUTDOOR MEDIA -
OWNER: G G P IVANHOE II, INC.
4300 MEADOWS LANE
AUGUST 26, 2004 PLANNING COMMISSION

8/3/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4808 - APPLICANT: ORION OUTDOOR MEDIA -
OWNER: G G P IVANHOE II, INC.

4300 MEADOWS LANE

AUGUST 26, 2004 PLANNING COMMISSION

8/3/04

FROM THE DESK OF

ORTHODONTICS

S. Robert Leaver, D.M.D., Ltd.

4610 MEADOWS LANE, LAS VEGAS, NEVADA 89107

TELEPHONE 878-0764

*I would like to file
an objection to proposed
billboard.*

Sincerely

Robert Leaver

SUP 4808

See enclosure

Protest

RECEIVED
CITY CLERK

2004 NOV 29 P 2:03

Submitted after final agenda

Date *11/29/04* Item *#85*

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-4809 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: ORION OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC. - Request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4300 Meadows Lane (APN 139-31-510-016), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (5-1-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MONCRIEF - APPROVED subject to conditions and the following added condition:

- A landscape buffer will be provided in the backyards of the single-family homes located at 412 and 416 Estrella Street.
- UNANIMOUS with GOODMAN abstaining because he is a partner in a building on West Charleston Boulevard with ATTORNEY JAY BROWN

MINUTES:

NOTE: See Item 85 [SUP-4809] for all related discussion.
(2:40 - 2:46)
4-2200

CONDITIONS:

Planning and Development

1. The signs shall conform to the elevations date stamped 08/17/04; the Meadows Mall logo shall not be permitted on the signs.
2. The off-premise advertising sign (billboard) supporting structure shall be redesigned to finish materials to complement the existing on-site building. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. The Special Use Permit shall be reviewed in two (2) year at which time the City Council may require

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - Continued:

the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

5. If a Site Development Plan Review for new development includes property in which, an off-premise advertising (billboard) sign is located, the billboard(s) shall be reviewed for compatibility with the proposed development. Conditions of approval may be imposed that require the removal or redesign of some or all of the off-premise advertising (billboard) signs.

6. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

7. 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.

8. Only one advertising sign is permitted per sign face.

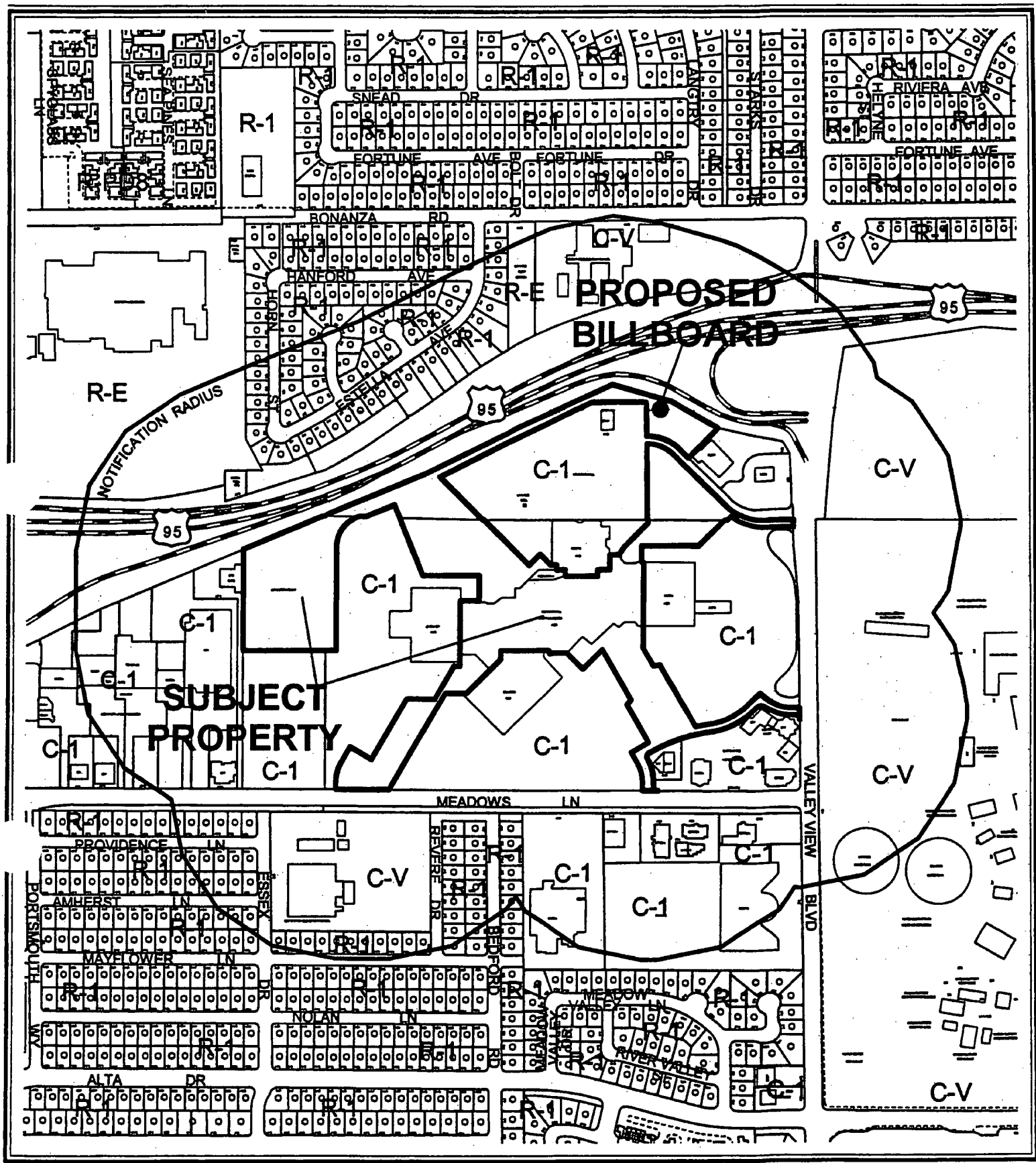
9. All City Code requirements and design standards of all City departments must be satisfied.

10. The sign shall be limited to 40 feet in height pursuant to submitted plans date stamped August 6, 2004 for sign #3.

11. No off-premise advertising (billboard) signs may be located along the Valley View Boulevard side of the property.

Public Works

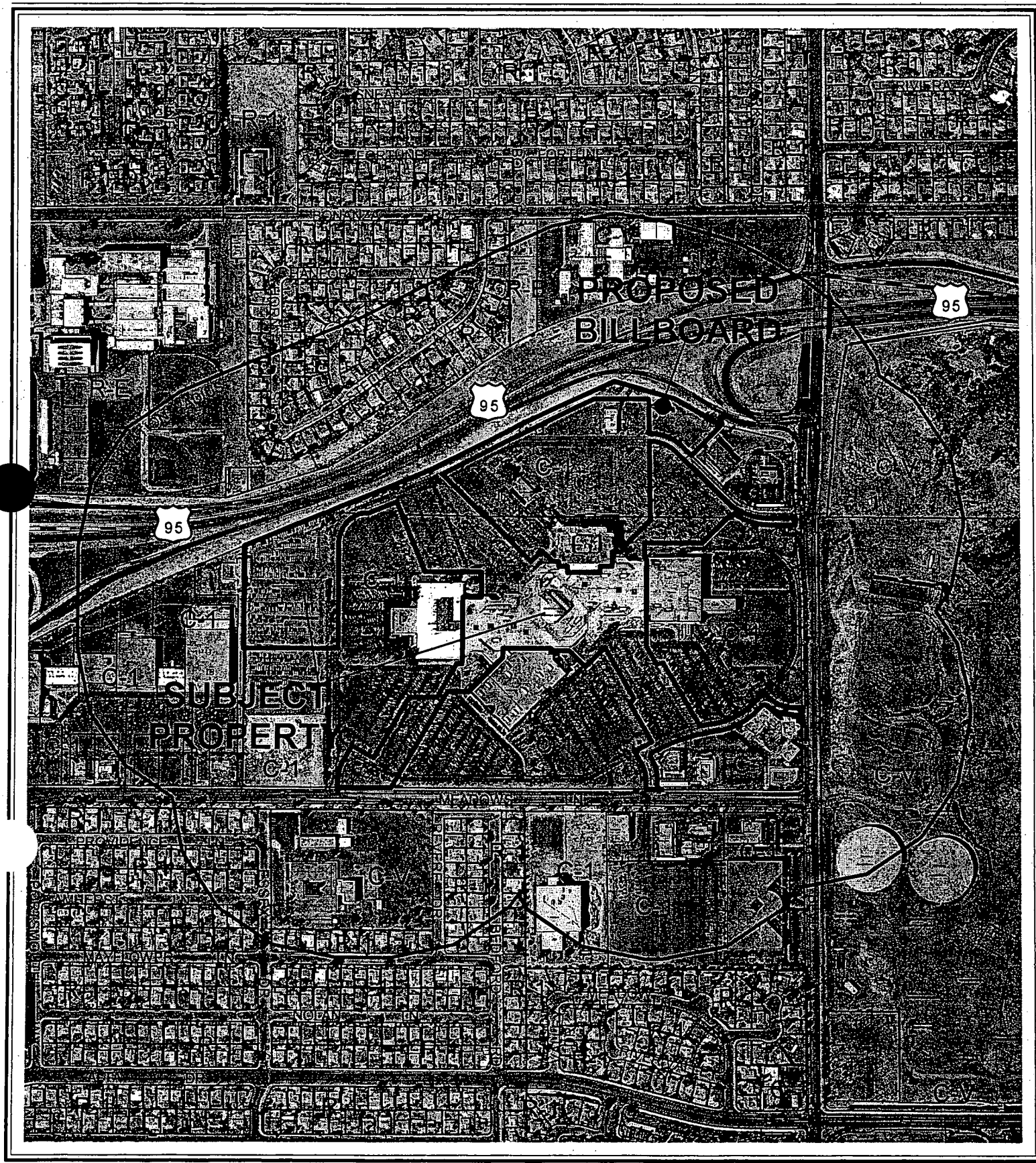
12. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.



CASE: SUP-4809

RADIUS: 750 FT

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



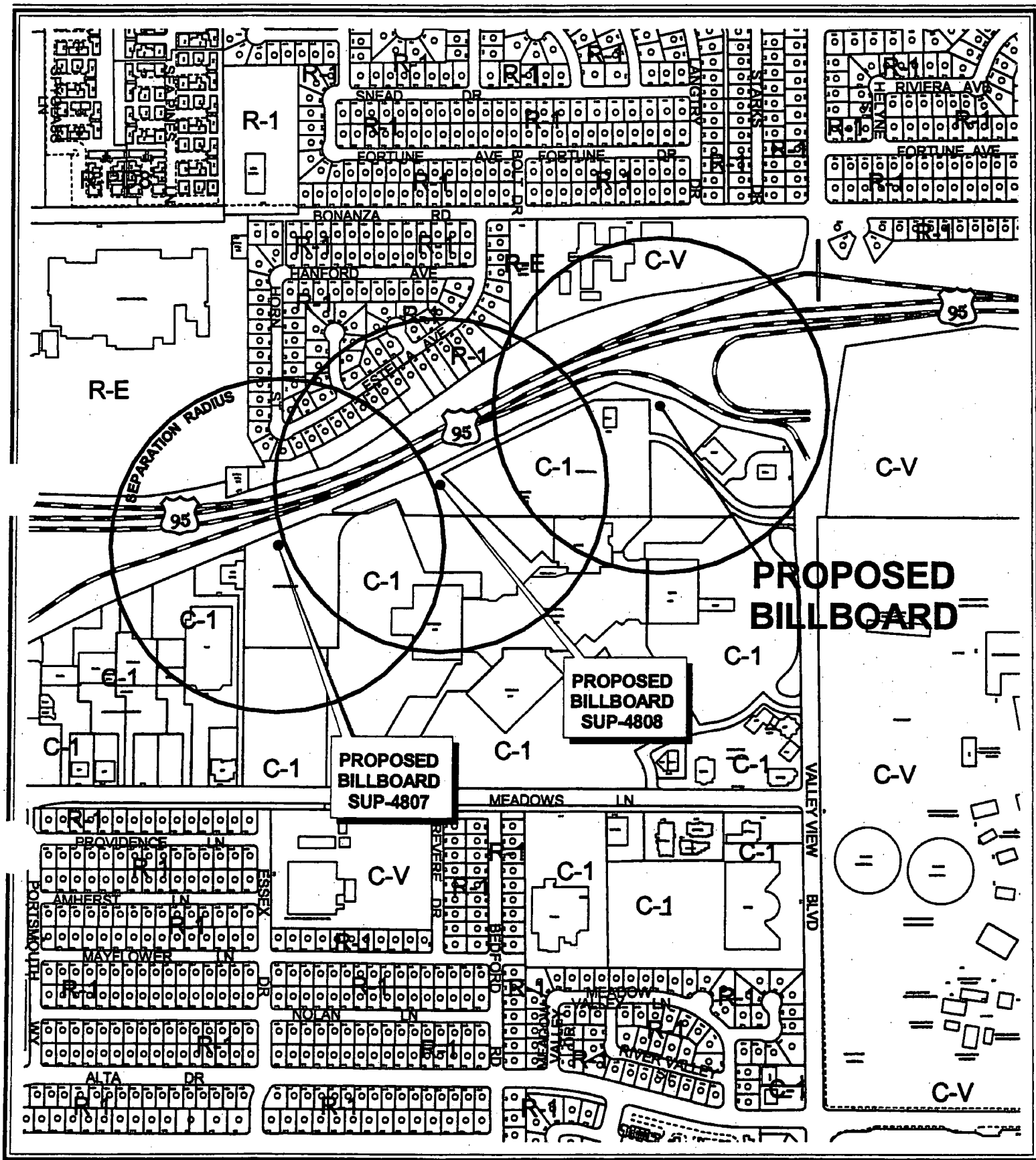
CASE: SUP-4809

RADIUS: 750 FT

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

0 400 800 Feet



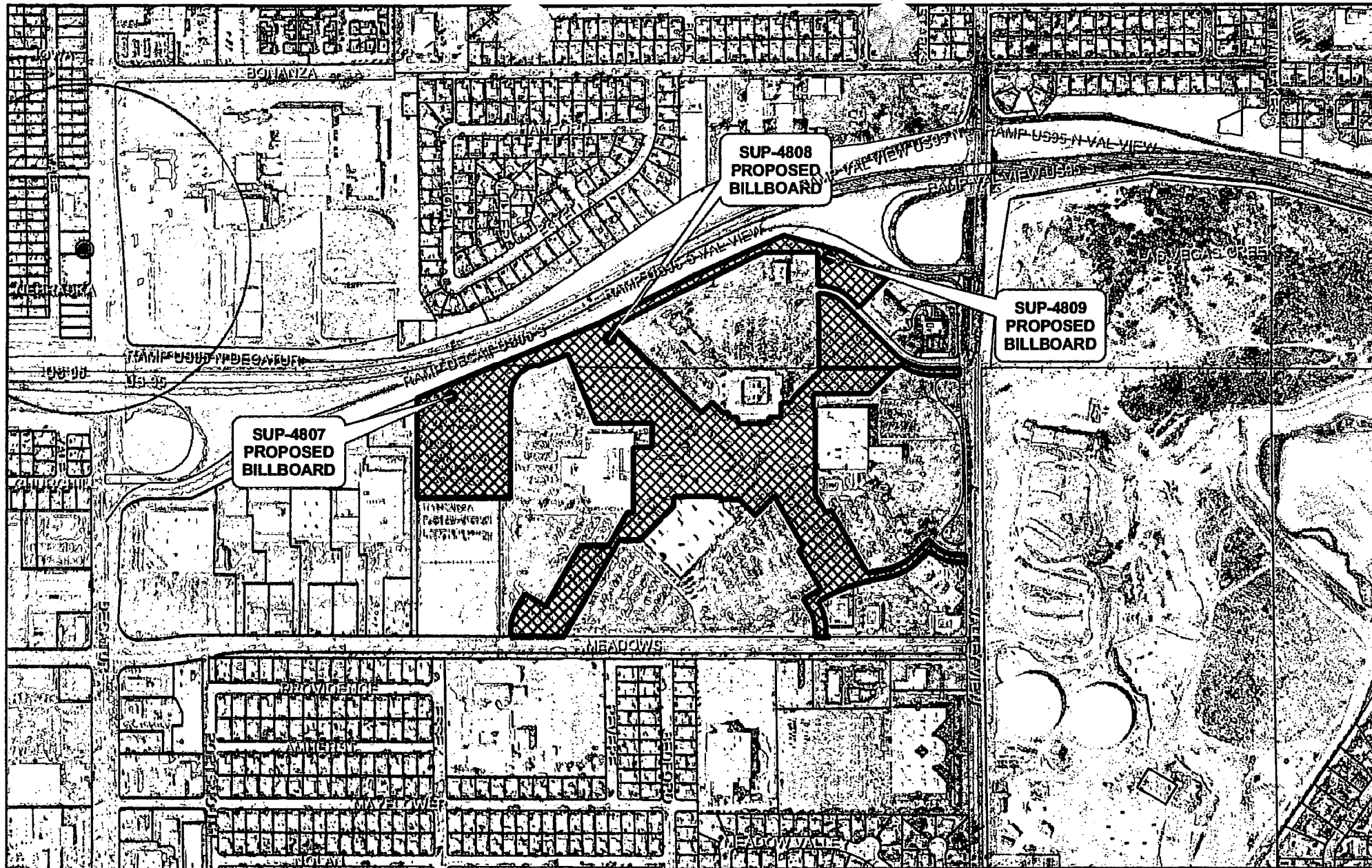


CASE: SUP-4809

SEPARATION RADIUS: 750 FT

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





SUP-4807, SUP-4808, and SUP-4809

City of Las Vegas Billboard Data

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE ITEM - SUP-4809 - APPLICANT: ORION
OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC.**

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 3, 2004 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

**** CONDITIONS ****

The Planning Commission (5-1-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The signs shall conform to the elevations date stamped 08/17/04; the Meadows Mall logo shall not be permitted on the signs.
2. The off-premise advertising sign (billboard) supporting structure shall be redesigned to finish materials to complement the existing on-site building. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. The Special Use Permit shall be reviewed in two (2) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
5. If a Site Development Plan Review for new development includes property in which, an off-premise advertising (billboard) sign is located, the billboard(s) shall be reviewed for compatibility with the proposed development. Conditions of approval may be imposed that require the removal or redesign of some or all of the off-premise advertising (billboard) signs.
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7. 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.

8. Only one advertising sign is permitted per sign face.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. The sign shall be limited to 40 feet in height pursuant to submitted plans date stamped August 6, 2004 for sign #3.
11. No off-premise advertising (billboard) signs may be located along the Valley View Boulevard side of the property.

Public Works

12. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant is requesting the approval of Special Use Permit to allow a 51-foot high, 14-foot x 48-foot off-premise advertisement (billboard) sign at 4300 Meadows Lane. The applicant is requesting that the sign be raised to 51 feet from the required 40 feet.

B) Applicant's Justification

The applicant justifies this application by stating that the sign conforms to all City standards and justifies the increased height request as being a result elevation changes from the proposed location of the site and the US 95.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 04/19/95 | The City Council approved a Special Use Permit (U-0021-95) application for a class III secondhand dealership to allow the sale of used records, tapes and compact discs at 4300 Meadows Lane. The Board of Zoning Adjustment and staff recommended approval. |
| 12/18/96 | The City Council approved a Special Use Permit (U-0132-96) application on property located at 4300 Meadows Lane, Suite 2430 in the Meadows Mall for beer and wine sales in conjunction with a proposed restaurant. The Board of Zoning Adjustment and staff recommended approval. |
| 05/02/01 | The City Council approved a Special Use Permit (U-0030-01) application for auto dealer inventory storage at 4300 Meadows Lane. The Planning Commission and staff both recommended approval. |
| 09/19/01 | The City Council approved a Special Use Permit (U-0132-01) application for a 60-foot tall wireless communications monopole at 4300 meadows lane. The Planning Commission and staff recommended approval. |
| 08/26/04 | The Planning Commission recommended approval of two other Special Use Permits (SUP-4807 and SUP-4809) to allow a 51-foot high, 14-foot x 48-foot off-premise advertisement (billboard) sign and a 40-foot high, 14-foot x 48-foot off-premise advertisement (billboard) sign at 4300 Meadows Lane, respectively. Staff is recommending denial. |

08/26/04 The Planning Commission voted 5-1-1 to recommend APPROVAL (PC Agenda Item #35/pl).

B) Pre-Application Meeting

06/23/04 A pre-application conference was held resulting in the following:

1. Special Use Permit requirements for an off-premise advertisement (billboard) sign were discussed.
2. The 750-foot minimum distance separation was discussed, relative to the location of the three proposed signs.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 27.25

B) Existing Land Use

Subject Property: Commercial Center (Meadows Mall)

North: US 95; Residential Dwellings

Public School (Fyfe Elementary)

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Public School (Griffith Elementary)

YMCA

Office Park

East: Undeveloped (Las Vegas Valley Water District)

West: Commercial Center

C) Planned Land Use

Subject Property: SC (Service Commercial)

North: ROW (Right-of-Way)

L (Low Density Residential)

PF (Public Facilities)

South: L (Low Density Residential)

PF (Public Facilities)

SC (Service Commercial)

East: PF (Public Facilities)

West: SC (Service Commercial)

D) Existing Zoning

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

E) General Plan Compliance

The subject site is designated SC (Service Commercial) within the Southeast Sector Land Use Map of the General Plan.

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

The site is not subject to any special area plans, overlay districts, study area or trail requirements.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Proposed	Compliance
Location	No off-premise signs in the right-of-way	Sign is not in right-of-way	Y
	Permitted only in C-1, C-2, C-M, M Zoning Districts	Sign is in C-1 Zoning District	Y
Off-premise sign area (max.)	672 SF	672 SF	Y
Separation distance from other off-premise sign (min.)	750 Feet	1,055 Feet	Y

Separation distance from "U" or "R" zoning district	300 Feet	±640 Feet	Y
Off-premise sign height (max.)	40 Feet, except 55 Feet for signs within 60 feet of ROW when significantly obscured	40 Feet	Y
Setbacks (min.)	50 Feet from nearest ROW intersection	32 feet	Y

The proposed off-premise advertisement (billboard) sign meets all of the requirements set forth by Title 19.14.100.

B) General Analysis and Discussion

- Zoning

The subject billboard is an allowed use within the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit.

- Use

Staff has some concerns regarding clutter if three off-premise signs are approved. Two would be more appropriate, given that three signs barely meet Code standards and there are residentially zoned properties within 310 feet. The revised elevations are decorative and mitigate some of the concerns pertaining to their appearance. The recommendation for approval is based on one of the signs being eliminated and conformance to the revised elevations. The Meadows Mall logo cannot be placed on the off-premise billboard. The proposed off-premise sign meets all other Code standards.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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

The off-premise signs proposed can be harmonious and compatible with the surrounding area if one of them is eliminated so visual clutter is reduced and they conform to the revised elevations.

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

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

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

The site has adequate access from Valley View Boulevard, an 80-foot Secondary Collector as indicated by the Master Streets and Highway Plan, and Meadows Lane, a public right-of-way.

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

If approved, the off-premise advertising (billboard) sign will be subject to regular inspection and will not compromise the public health, safety or welfare, as it will be subject to the provisions of the Sign Code and the Uniform Building Code.

NOTICES MAILED 155 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-4809** APN: 139-31-510-016

Name of Property Owner: General Growth Properties

Name of Applicant: Orion Outdoor Medical

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent:

Print Name: Robert A. Michaels, President

Subscribed and sworn before me

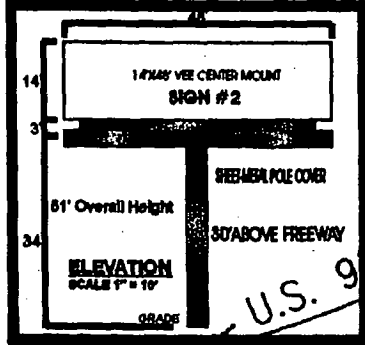
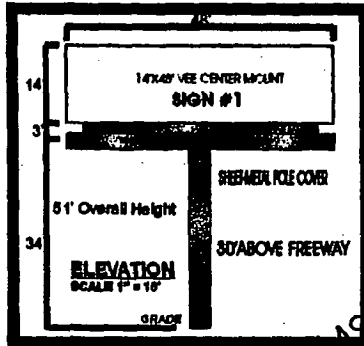
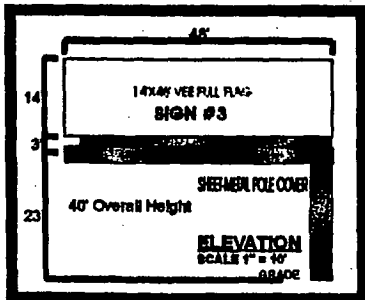
This 12th day of July, 2004

David E. Wright
Notary Public in and for said County and State

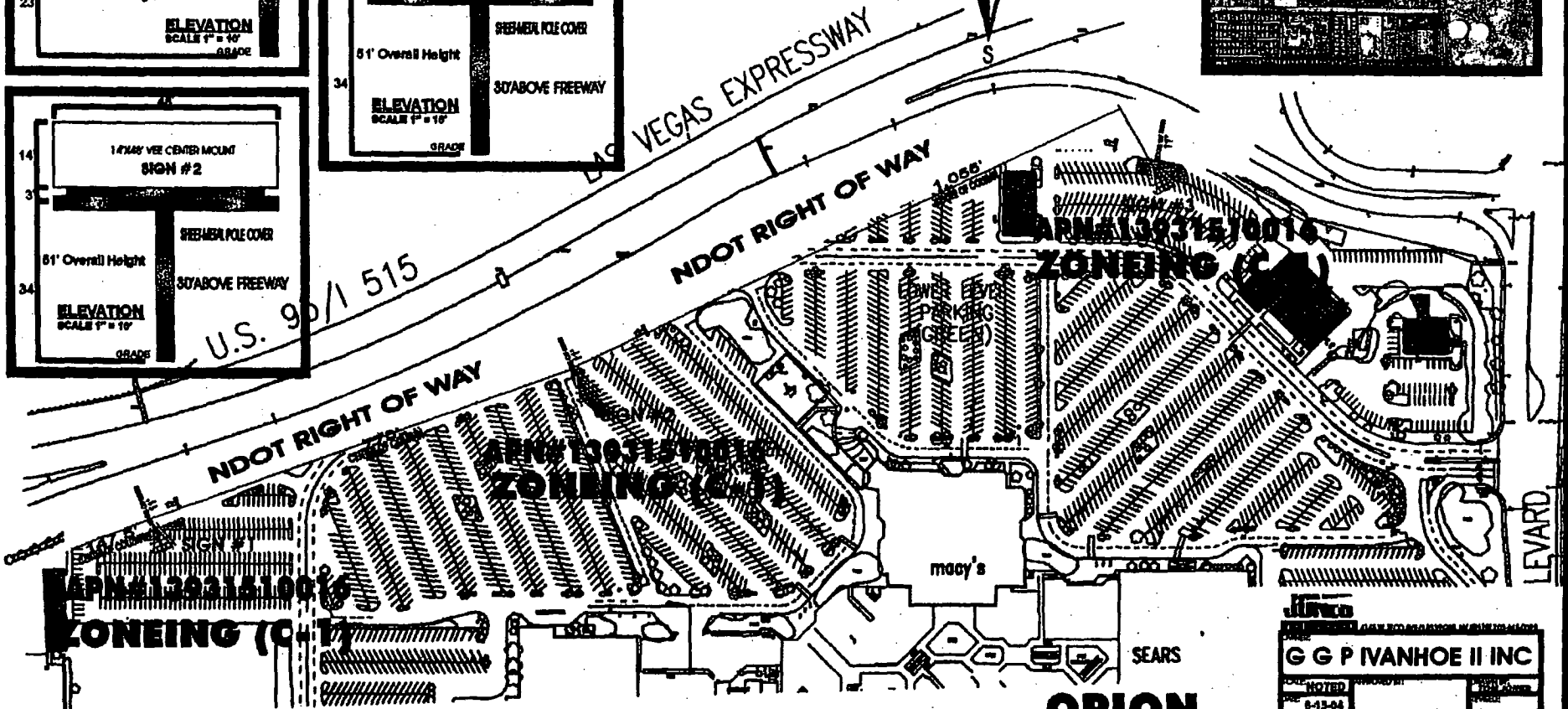
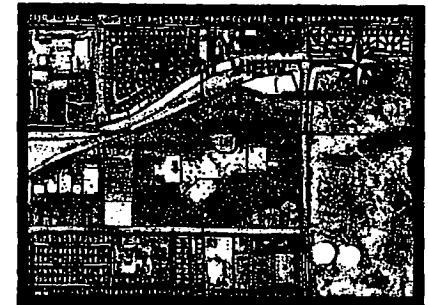
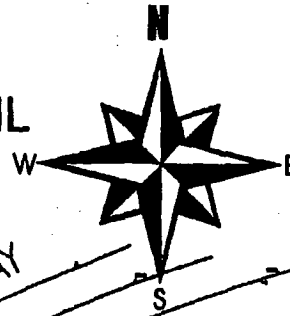


RHC

APPROVAL



TOP VIEW
SCALE 1" = 80'
DETAIL

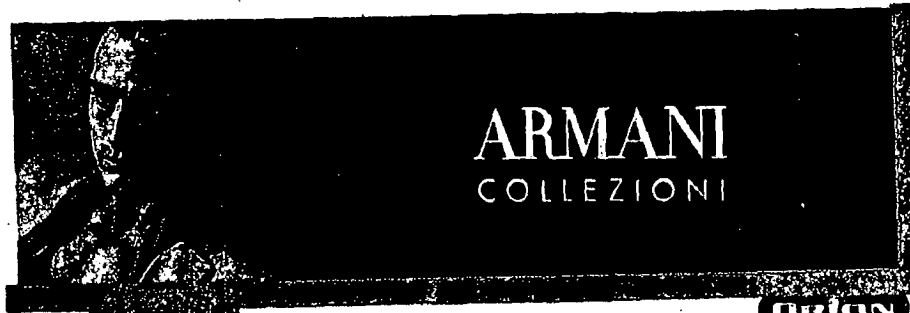


- GENERAL NOTES**
1. Not within 300 foot radius of another off-premise billboard.
 2. Not within 200 foot radius of residential use.
 3. No parking spaces will be taken for this location.

ORION
OUTDOOR MEDIA
GLENDALIPPMAN
595-4896

G G P IVANHOE II INC	
NOTED	APPROVED BY
8-13-04	
4300 MEADOWS LN	
APN#13931510016	299

SUP-4809
8/26/04 PC



ARMANI

ORION
OUTDOOR MEDIA

SUP-4809
8/26/04 PC

REVISED
8.18.04

RECEIVED
AUG 18 2004



**SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4809 - APPLICANT: ORION OUTDOOR MEDIA -
OWNER: G G P IVANHOE II, INC.
4300 MEADOWS LANE
AUGUST 26, 2004 PLANNING COMMISSION**

8/3/04



SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4809 - APPLICANT: ORION OUTDOOR MEDIA -
OWNER: G G P IVANHOE II, INC.
4300 MEADOWS LANE
AUGUST 26, 2004 PLANNING COMMISSION

8/3/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-4830 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Appeal filed by the applicant from the Denial by the Planning Commission on a request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson). The Planning Commission (6-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal letter filed by Kummer Kaempfer Bonner & Renshaw
5. Submitted after final agenda - Request to table by Kummer Kaempfer Bonner & Renshaw

MOTION:

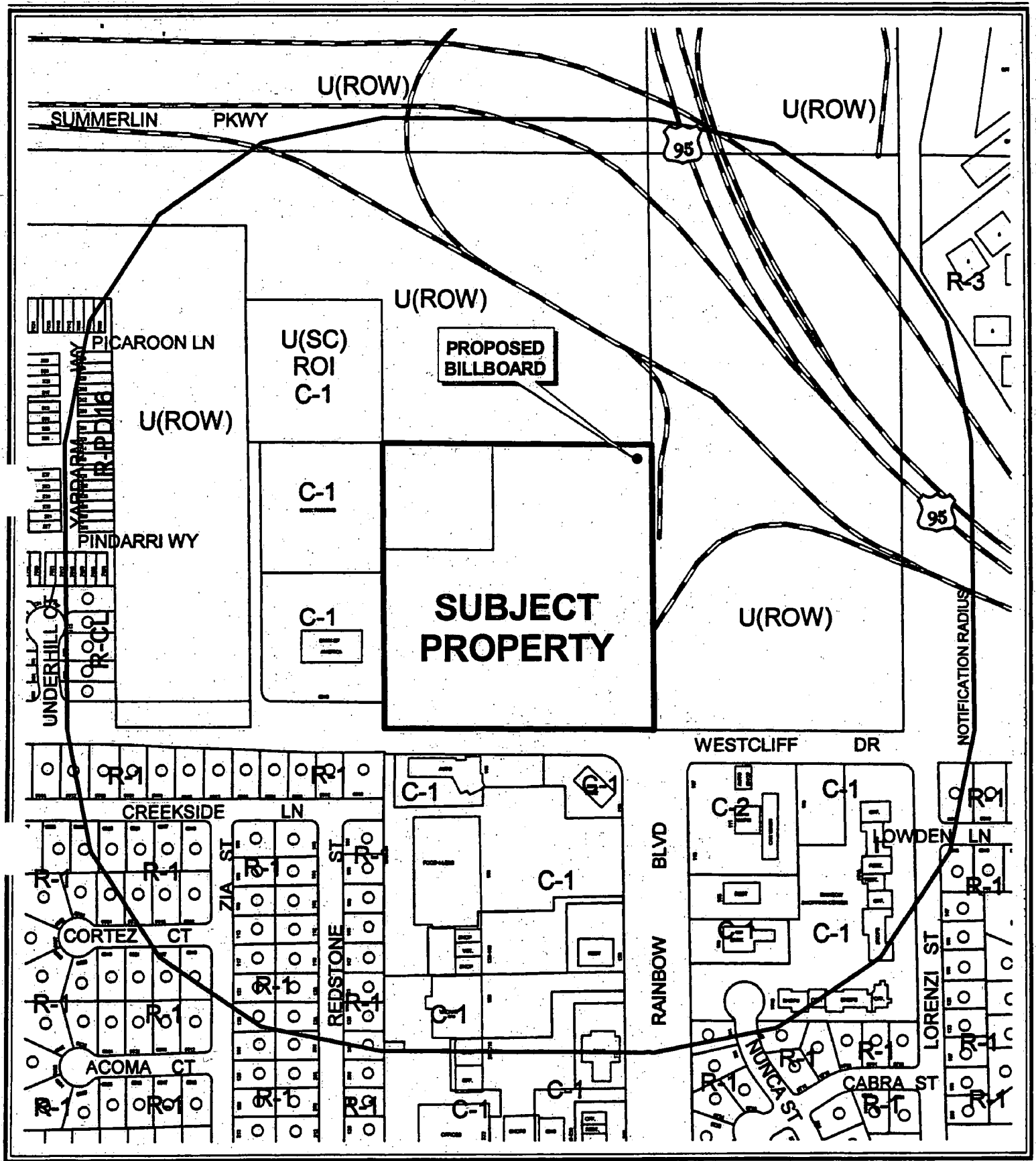
REESE - Motion to STRIKE Item 67 [5504 and 5516 Alpine Place], TABLE Item 87 [SUP-4830] and to HOLD IN ABEYANCE Item 88 [SUP-5228], Item 89 [SDR-5094], Item 98 [SUP-5466] to 12/15/2004 and Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] to 1/19/2005 - UNANIMOUS with BROWN, MACK and MONCRIEF excused

MINUTES:

There was no discussion.

(1:39 - 1:41)

4-1



CASE: SUP-4830

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)



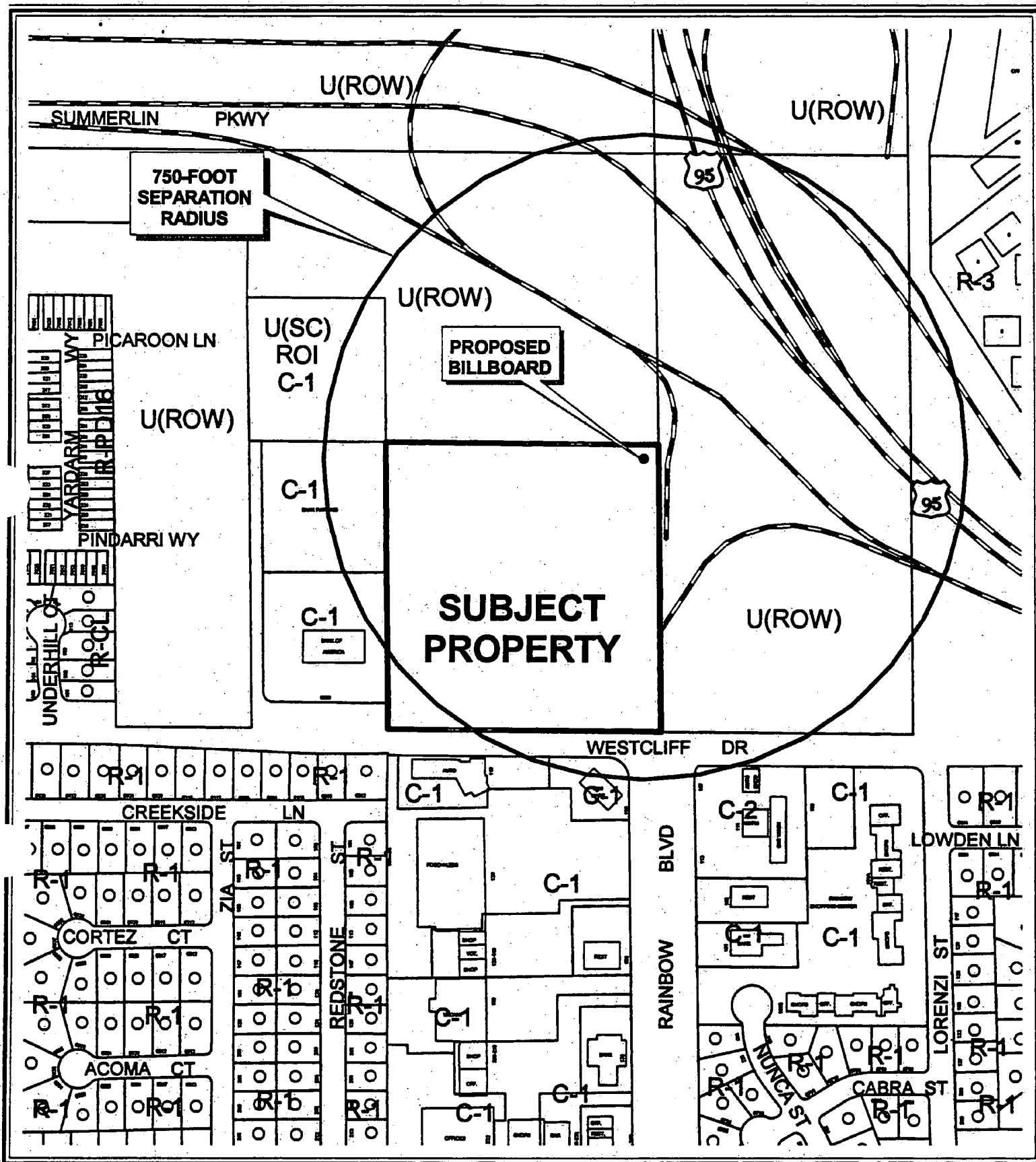
SUBJECT
PROPERTY

0 200 400 Feet

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)





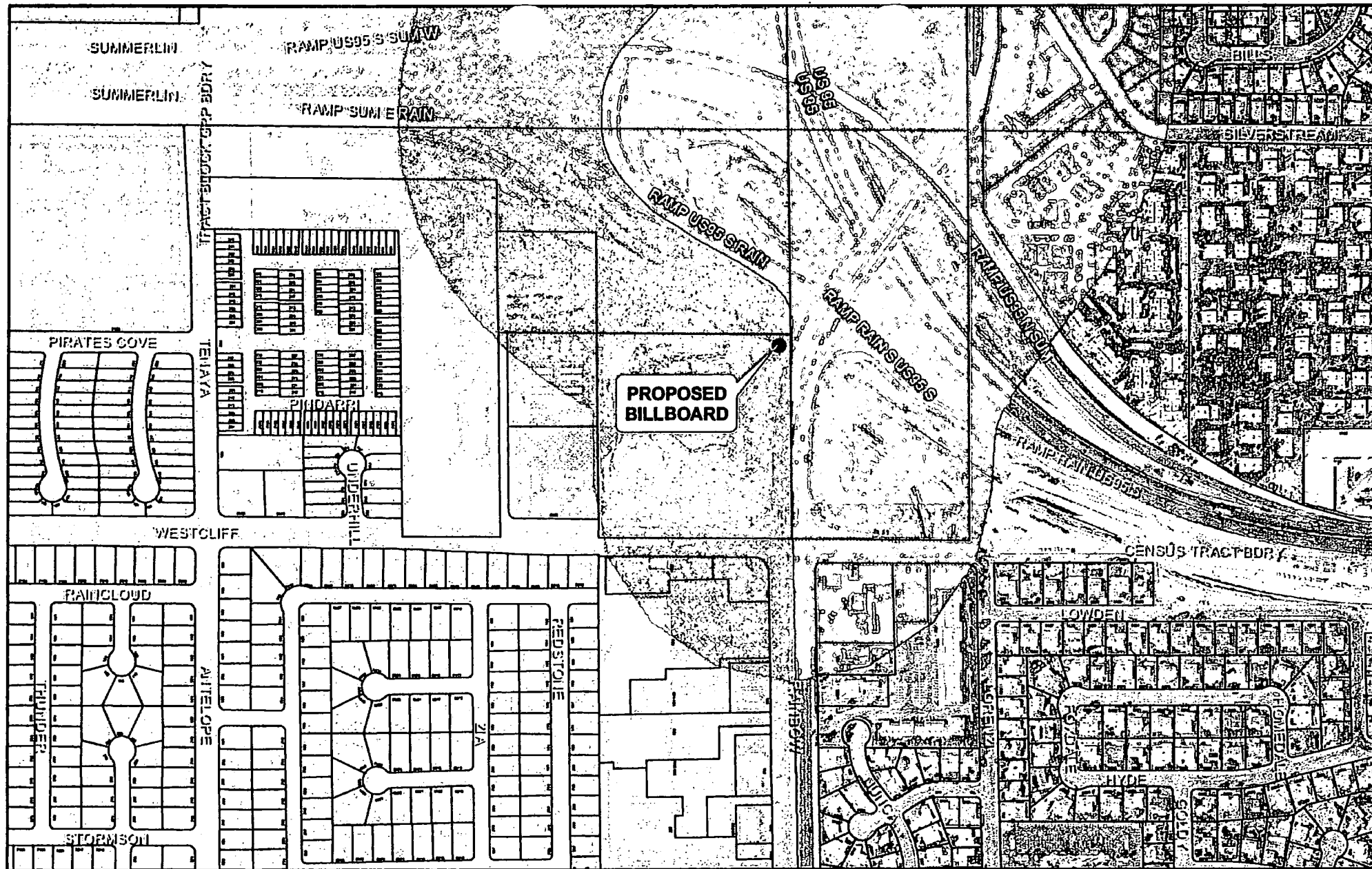
CASE: SUP-4830

SEPARATION 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)





SUP-4830

City of Las Vegas Billboard Data

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE ITEM - SUP-4830 – APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 17, 2004 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

**** CONDITIONS ****

The Planning Commission (6-1 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. 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.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. Only one advertising sign is permitted per sign face.
5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

7. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is an Appeal filed by the applicant from the Denial by the Planning Commission on a request for a Special Use Permit for a 40 foot high, 10 foot x 40 foot off-premise advertising (billboard) sign at the northwest corner of Westcliff Drive and Rainbow Boulevard.

Since the September 23rd Planning Commission meeting, the applicant submitted a rendering showing where the billboard will be placed in relation to the final design of the interchange. Also submitted was a line-of sight drawing indicating the perspective of motorist traveling on Summerlin Parkway looking east, 95 South looking south, 95 West looking west and Rainbow Boulevard looking north. The drawing showing the line of sight on Summerlin Parkway includes a church and five story parking garage, which has never been approved by the Planning Commission or City Council.

B) Applicant's Justification

The proposed location of the sign does not obstruct existing or proposed sidewalks or trails. The sign is oriented to US-95.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|---|
| 11/27/90 | The Board of Zoning Adjustment approved a Special Use Permit for the construction of a church on this property. This was final action; staff recommended approval (U-0168-90). |
| 05/05/04 | The City Council approved a rezoning of the site (ZON-3995) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) and a site plan review request (SDR-3997) for a proposed church and a temporary building. The Planning Commission and staff recommended approval. |
| 08/26/04 | The Planning Commission voted to hold this item in abeyance to the September 23, 2004 Planning Commission meeting in an effort to provide the applicant an opportunity to work with staff. |
| 09/23/04 | The Planning Commission voted to hold this item in abeyance to the 10/07/04 Planning Commission meeting at the request of the applicant. |
| 10/07/04 | The Planning Commission voted 6-1 to recommend DENIAL (PC Agenda Item #17/kw). |

B) Pre-Application Meeting

06/25/04 Elements of this type of special use permit were discussed.

C) Neighborhood Meetings

Neighborhood meetings are not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 12.50

B) Existing Land Use

Subject Property: Vacant
North: Vacant, Right-of-Way
South: Vacant, Commercial
East: Vacant
West: Vacant, Commercial

C) Planned Land Use

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

D) Existing Zoning

Subject Property: U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)
North: U (Undeveloped)
South: C-1 (Limited Commercial)
East: U (Undeveloped)
West: C-1 (Limited Commercial)

E) General Plan Compliance

The parcel is designated as SC (Service Commercial) on the Southwest Sector Map of the General Plan. The C-1 (Limited Commercial) zoning of the site is in conformance to this designation. The proposed billboard is an allowed use in the C-1 (Limited Commercial) zoning district.

Trails		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

There are no special plans or reviews that are applicable to the proposed billboard.

ANALYSIS

A) *Zoning Code Compliance*

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	No off-premise sign shall be allowed within 300 feet from the nearest property line of a lot in any "R" zoning district	No residential areas within 300 feet of the sign.
	No off-premise sign may be in the Exclusionary Zone unless the sign is oriented to US 95.	Sign is oriented to US 95.
	No off-premise sign may be oriented to Summerlin Parkway.	Sign will not be oriented to Summerlin Parkway.
	No off-premise sign may be within 300 feet of any other off-premise sign and within 750 feet of an off-premise sign on the same side of US 95.	The sign will not be within 300 feet of any other off-premise sign and within 750 feet of an off-premise sign on the same side of US 95.

This proposed Off-Premise Advertising (Billboard) Sign is in conformance with spacing and location requirements of Title 19.14.

B) *General Analysis and Discussion*

- Zoning

The subject billboard is an allowed use within the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit.

- Use

The proposed use is not harmonious and compatible with the immediate area. There are no other off-premise signs in the neighborhood and there is a minimal amount of existing signage. Introduction of an off-premise sign in the neighborhood will invite similar signs that would encourage an unattractive amount of visual clutter. The request is also premature, since the intersection of Westcliff Drive and Rainbow Boulevard is evolving because of the construction of US 95.

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.”**

Title 19.14.100(B)(2) states that the Planning Commission and City Council may consider the aesthetic impact of the sign on the area and all other aspects of the sign’s compatibility with the surrounding area, including the existence or nonexistence of other signage in the area. Introduction of off-premise signage in the area will contribute to undesirable visual clutter. While this proposed billboard meets the technical requirements of the City of Las Vegas Zoning Code, the aesthetic impact of the sign will have a negative effect on the area.

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

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

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

Not applicable to this type of special use.

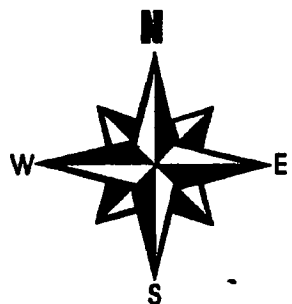
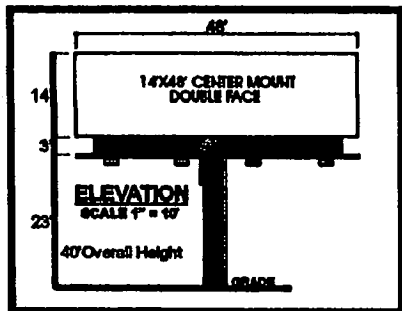
4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

This proposed use is inconsistent with the overall objectives of the Master Plan 2020. Specifically the Plan states that “...the visual image of the streetscape and roadscape environments is perhaps the most important single factor in the perception of quality of life for both the resident and the visitor to Las Vegas.”

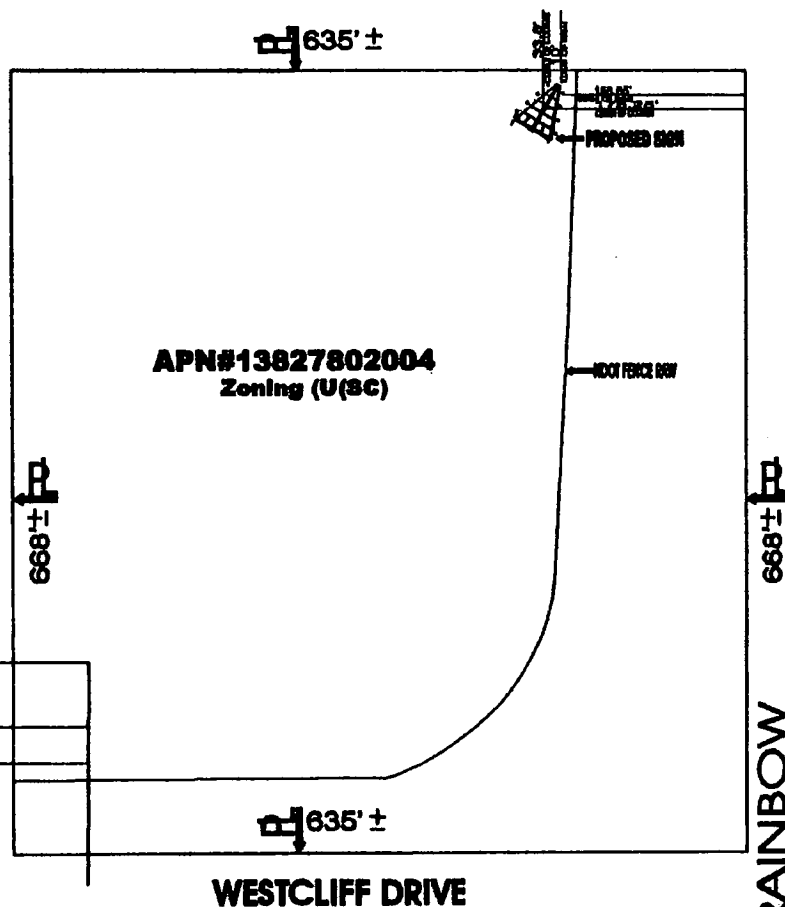
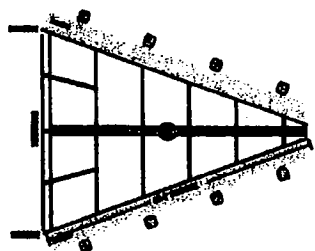
NOTICES MAILED 98 by City Clerk

APPROVALS 2

PROTESTS 3



TOP VIEW SCALE 1" = 50' DETAIL



GENERAL NOTES

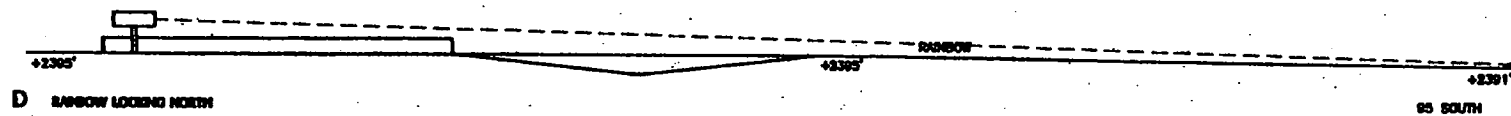
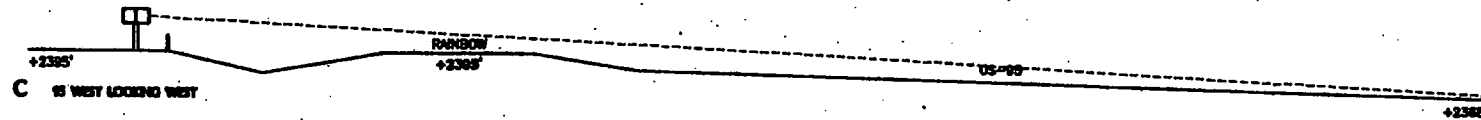
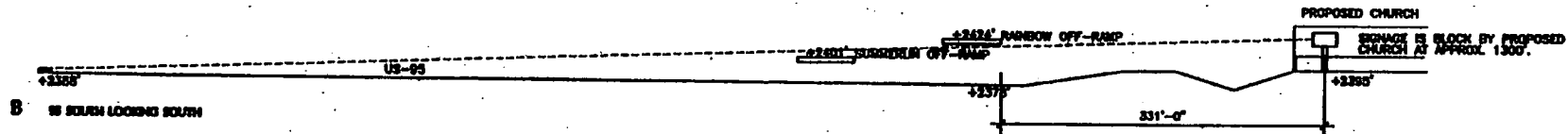
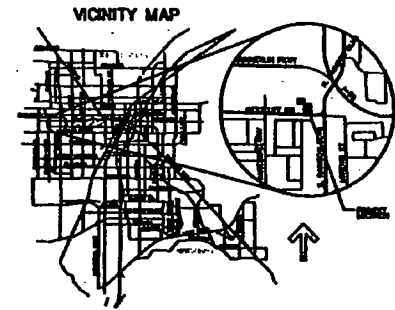
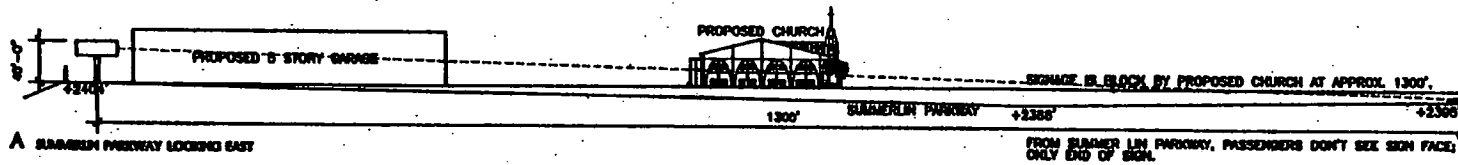
1. Not within 300 foot radius of another off-premise billboard.
2. Not within 300 foot radius of residential use.
3. No parking spaces will be taken for this location.

PAT KELLY
496-4966

CHURCH BAPTIST TWIN LAKES	
NOTED	DATE 8-18-04
APN# 13827802004 310	

SUP-4830

9/23/04 PC



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SEP 27 2004

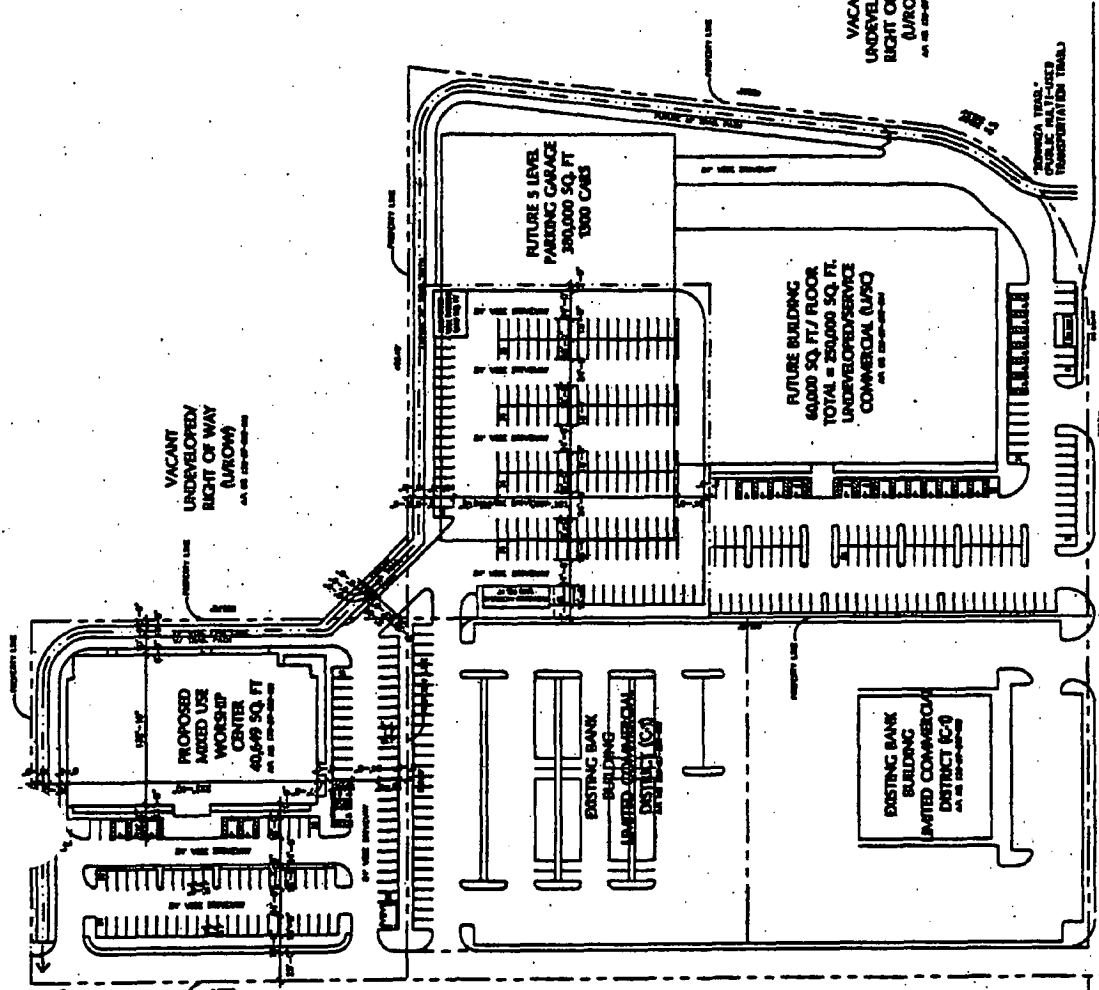
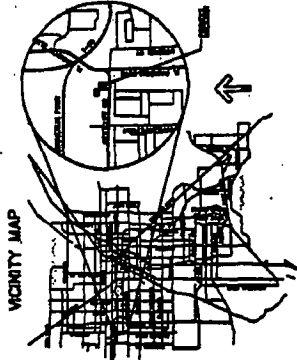


TWIN LAKES BAPTIST CHURCH

5624830
10/7/04 PC

SHEET No.

SIGN-2



VACANT UNDEVELOPED/RIGHT OF WAY (ARROW) (AS 10-200-000-000)



TYPICAL TRAIL SECTION



20' FREE LANE WITH TRAIL SECTION

RECEIVED

PROPOSED SITE PLAN- PHASE 1 (revised 3-31-04)

TWIN LAKES BAPTIST CHURCH

SEP 27 2004

Sept 30 10/9/04

LENDALL MANN ARCHITECT
SHEET NO. AS-1
10/9/04

PROJECT SUMMARY

DATE	10/9/04	PROJECT NAME	TWIN LAKES BAPTIST CHURCH
DESIGNER	LENDALL MANN ARCHITECT	CLIENT	TWIN LAKES BAPTIST CHURCH
PROJECT NO.	10-200-000-000	LOCATION	10-200-000-000
SCALE	1" = 100'	DATE	10/9/04

BUILDING OCCUPANCY

USE	AREA (SQ. FT.)	AREA (SQ. FT.)
PROPOSED MIXED USE WORKSHOP CENTER	40,649	
FUTURE 8 LEVEL PARKING GARAGE	390,000	
FUTURE BUILDING	250,000	
EXISTING BANK BUILDING	10,000	
TOTAL	690,649	

PARKING

TYPE	AREA (SQ. FT.)	AREA (SQ. FT.)
PROPOSED MIXED USE WORKSHOP CENTER	40,649	
FUTURE 8 LEVEL PARKING GARAGE	390,000	
FUTURE BUILDING	250,000	
EXISTING BANK BUILDING	10,000	
TOTAL	690,649	



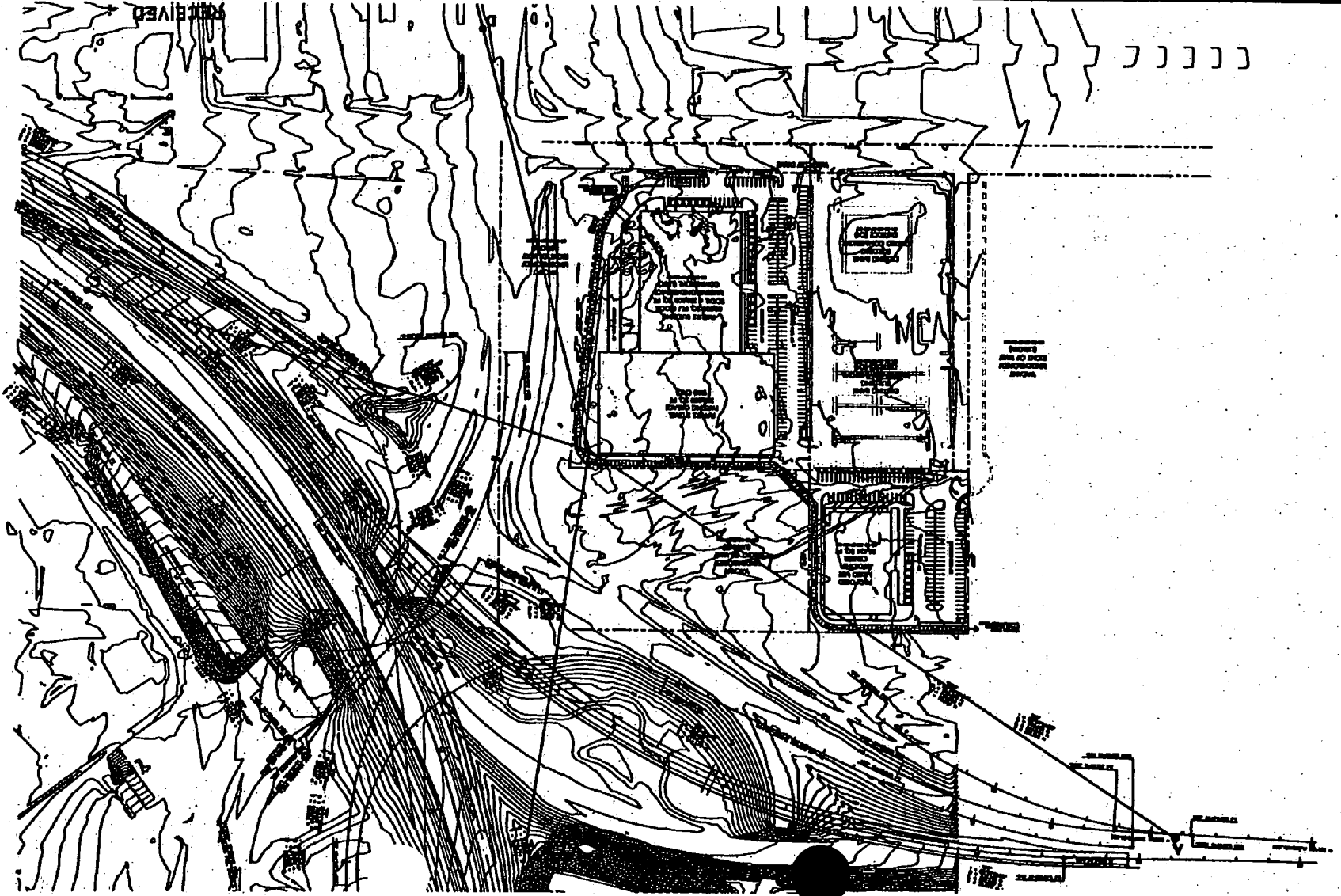
TWIN LAKES BAPTIST CHURCH

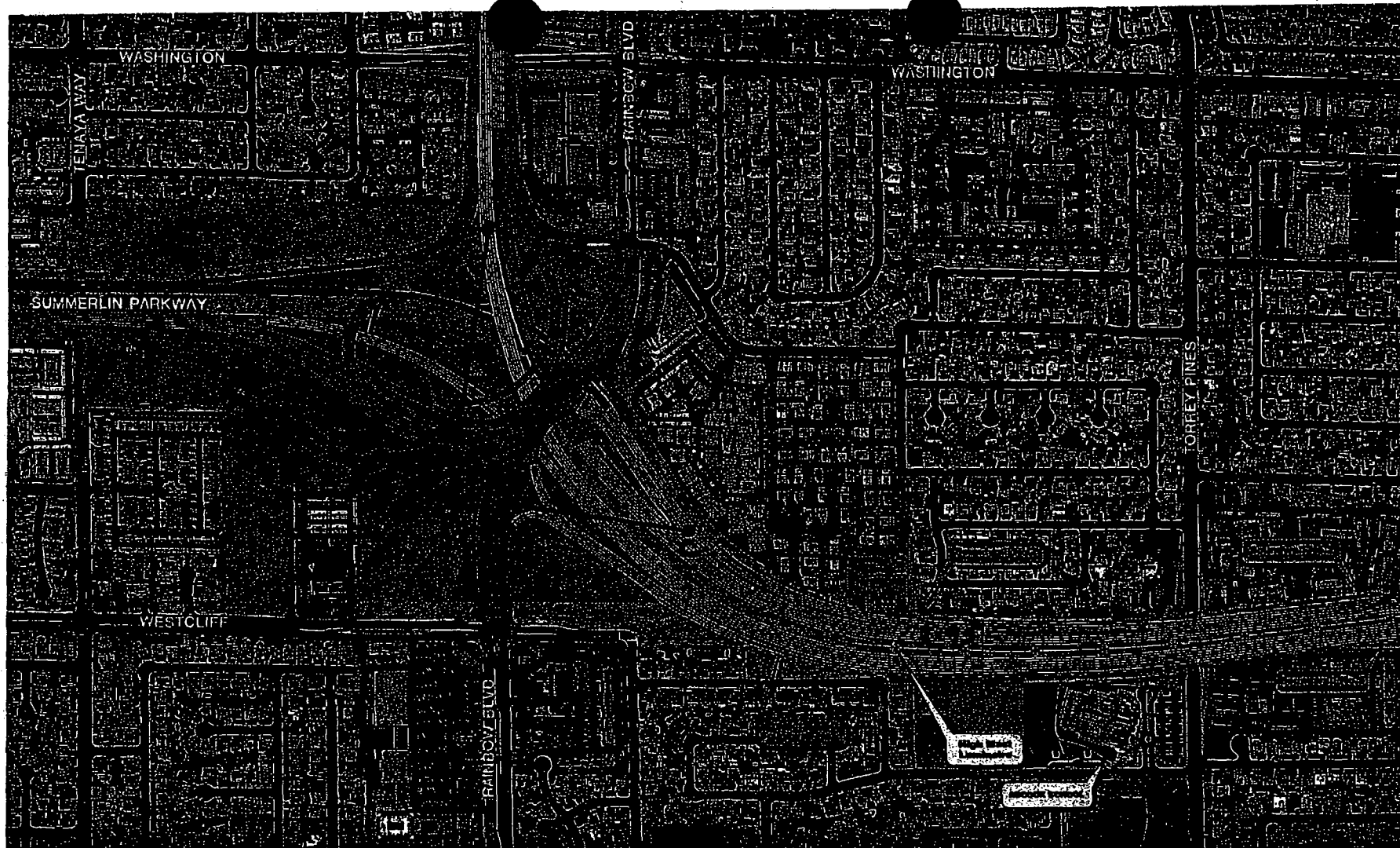
SEP 27 2004
10/17/04

SIGN-1

SHEET NO.

GRAPHIC SCALE IN FEET
0 50 100





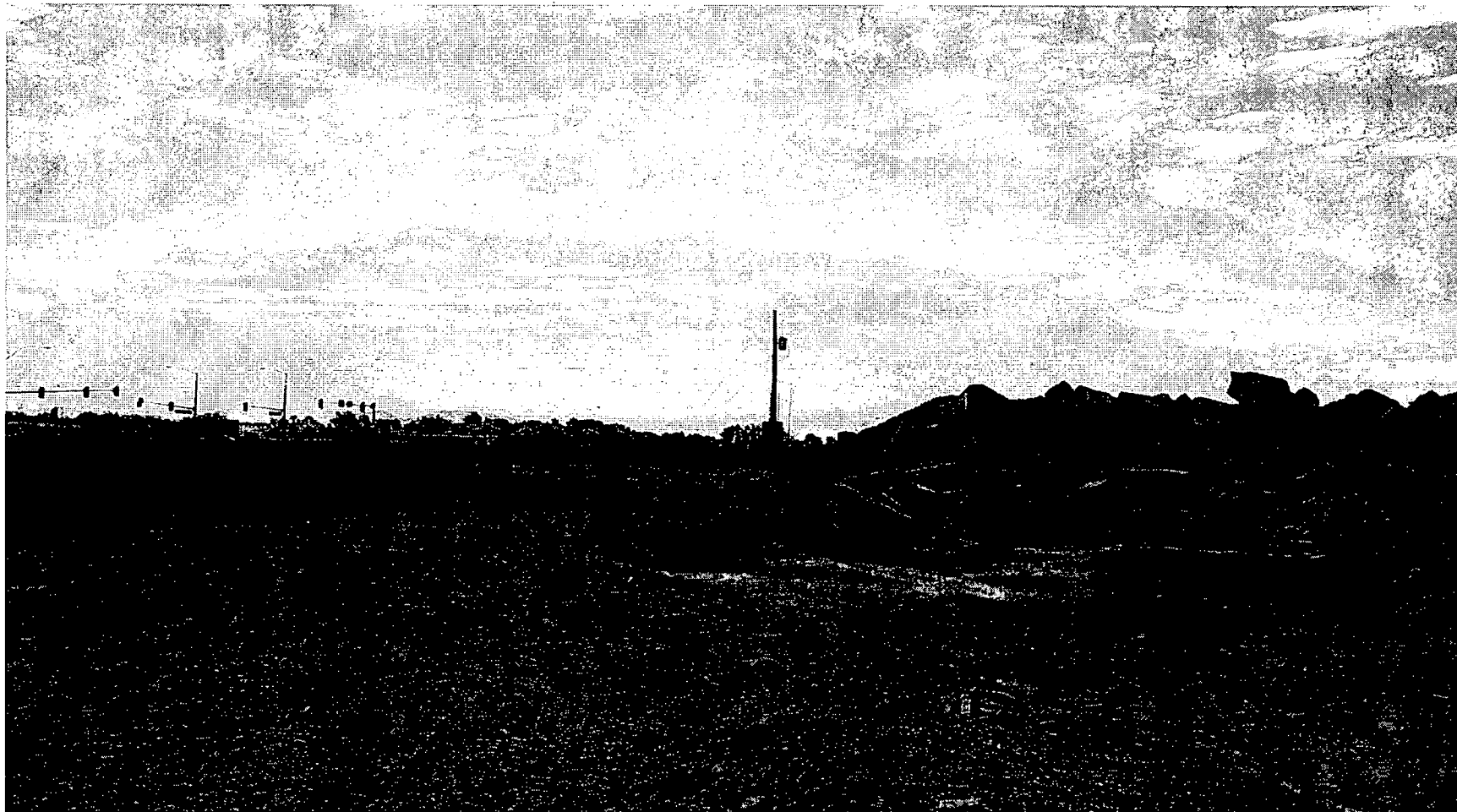
US 95 WIDENING PROJECT
PROJECT 6

RECEIVED

SEP 27 2004

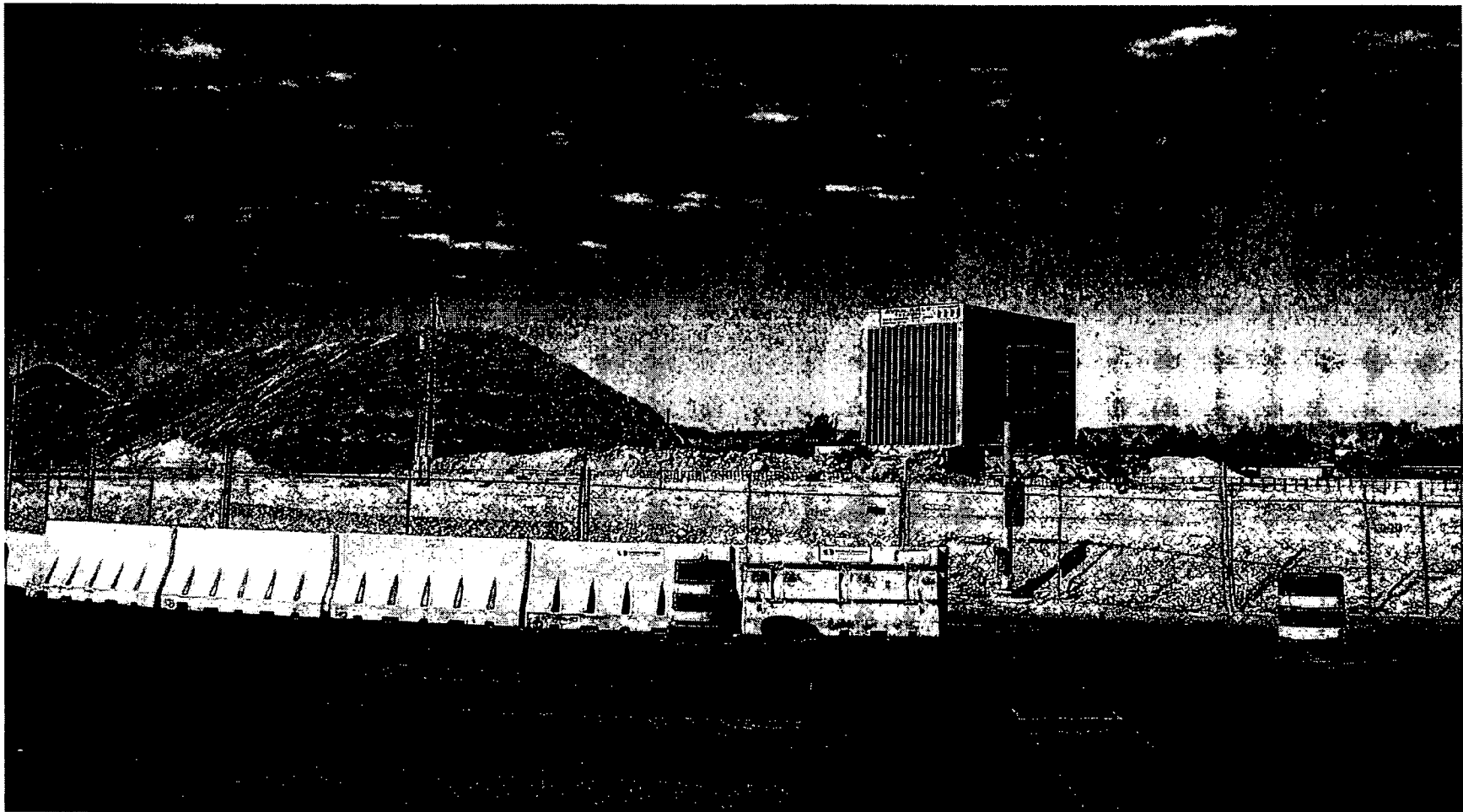
10/7/04-PC

PBSJ



**SUP-4830 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF WESTCLIFF DRIVE AND RAINBOW BOULEVARD
OCTOBER 7, 2004 PLANNING COMMISSION**

8/9/04



**SUP-4830 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF WESTCLIFF DRIVE AND RAINBOW BOULEVARD
OCTOBER 7, 2004 PLANNING COMMISSION**

8/9/04

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW

3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, Nevada 89109-0907

Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.com

ROBERT J. GRONAUER
rgronauer@kkbr.com

October 11, 2004

VIA FACSIMILE & HAND DELIVERY
382-4803

Ms. Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 E. Stewart, 1st Fl.
Las Vegas, NV 89101

RECEIVED
CITY CLERK
2004 OCT 11 A 10:58

Re: SUP-4830
Applicant/Owner – Twin Lakes Baptist Church

Dear Ms. Ronemus:

Our office represents the applicant in the above-referenced matter. This item was heard by the City of Las Vegas Planning Commission on October 7, 2004 and was denied. We hereby appeal the Planning Commission's decision.

Please schedule this matter for the November 3, 2004 City Council hearing.

Thank you for your assistance. Please call if you need anything further.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW



Robert J. Gronauer

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, Nevada 89109-0907Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.com**ROBERT J. GRONAUER**
rgronauer@kkbr.com

December 1, 2004

VIA FACSIMILE
382-4803Ms. Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 E. Stewart, 1st Fl.
Las Vegas, NV 89101**Re: SUP-4830**
Twin Lakes Baptist ChurchRECEIVED
CITY CLERK
2004 DEC - 1 A 10:39

Dear Ms. Ronemus:

As you know, our office represents the applicant in the above-referenced matter. We respectfully request that this item be tabled from the presently scheduled City Council hearing of December 1, 2004. We will request this item be placed back on an agenda when the construction of the Rainbow Curve is near completion.

Thank you for your cooperation and please call if you have any questions.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

Bob Gronauer/mlt

Robert J. Gronauer

RJG/mlt

cc: Councilman Steve Wolfson (via fax: 382-8558)
Pat Kelly (via fax: 655-4327)

Submitted after final agenda

Date 12/1/04 Item # 87

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT

SUP-5228 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: GARTH W. LAMB - OWNER: GARTH W. LAMB AND SHARI L. HUMBLE-LAMB - Request for a Special Use Permit FOR AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER WITH OUTSIDE PENS AND A PROPOSED ADDITION TO THE HOSPITAL at 5000 North Jones Boulevard (APN 125-36-302-005), R-E (Residence Estates), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - Abeyance request by Garth Lamb and Kimn Morey for Item 88 [SUP-5228] and Item 89 [SDR-5094] filed under Item 88 [SUP-5228]

MOTION:

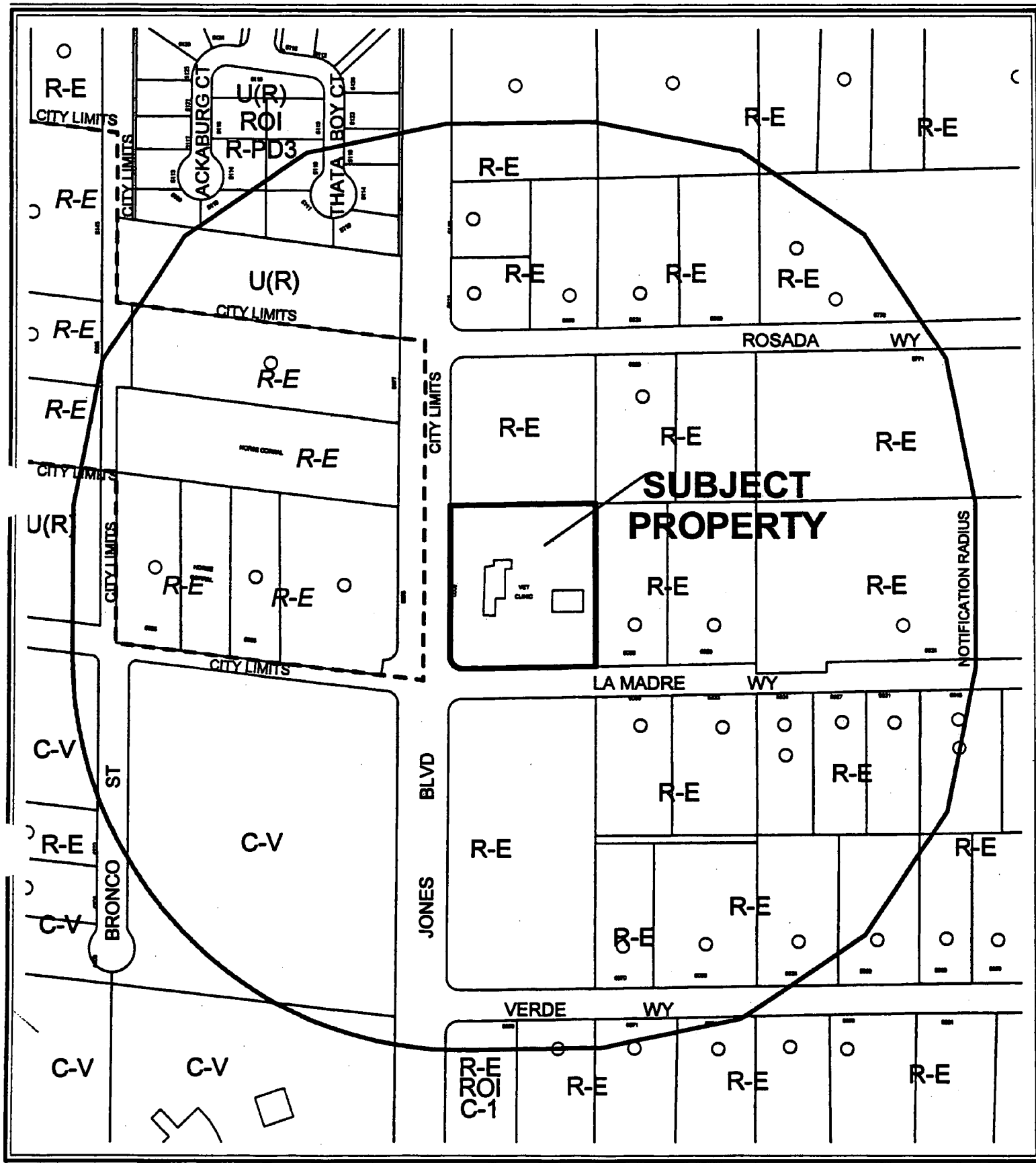
REESE - Motion to STRIKE Item 67 [5504 and 5516 Alpine Place], TABLE Item 87 [SUP-4830] and to HOLD IN ABEYANCE Item 88 [SUP-5228], Item 89 [SDR-5094], Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] to 12/15/2004 and Item 98 [SUP-5466] to 1/19/2005 - UNANIMOUS with BROWN, MACK and MONCRIEF excused

MINUTES:

There was no discussion.

(1:39 - 1:41)

4-1



CASE: SUP-5228

RADIUS: 750 FT

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



CASE: SUP-5228

RADIUS: 750 FT

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE ITEM - SUP-5228 - APPLICANT: GARTH W. LAMB - OWNER: GARTH W. LAMB AND SHARI L.HUMBLE-LAMB

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 17, 2004 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

**** CONDITIONS ****

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

Planning and Development

1. Conformance with all the conditions established for the original Variance (V-0096-96) that established the use, the conditions of approval for the Site Development Plan Review (SDR-5094), and the conditions herein.
2. This Special Use Permit for the building addition shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council. No expansion of the use may occur without the submittal of a new Special Use Permit.
3. Open pens shall be limited to the care of large animals such as horses, screened from view of adjacent streets and adjoining properties, and located no closer than 50 feet from a lot on which a residential use exists or is permitted.
4. The buildings shall be designed to provide complete sound barriers and odor protection for adjacent properties.
5. Rooms containing cages or pens are not permitted to have windows, doors or other penetrations on exterior walls facing properties on which a residential use exists or is permitted.
6. All City Code requirements and design standards of all City departments must be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for an existing Animal Hospital, Clinic, or Shelter with Outside Pens and an addition to the Animal Hospital, Clinic, or Shelter at 5000 North Jones Boulevard. An application for a Site Development Plan Review (SDR-5094) has been submitted in conjunction with this application.

B) Applicant's Justification

The applicant states in a letter attached to the application that an additional building is proposed for the existing facility, "...a veterinary medicine practice specifying in horses only and has been in operation since 1998." It goes on to say: "The growth of the practice has developed to the point that additional office space and hospital/treatment room space is needed."

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 08/27/96 | The Board of Zoning Adjustment approved a Variance (V-0096-96) to allow an equine veterinary clinic where such a use on the subject site is not otherwise allowed. |
| 10/29/03 | The City Council accepted the withdrawal of a request for a Special Use Permit (SUP-2664) for a proposed 60-foot high non-stealth cellular communication tower. The Planning Commission and staff denied the request on 09/11/03. |
| 10/29/03 | The City Council accepted the withdrawal of a request for a Variance (VAR-2839) to allow a 60-foot high non-stealth cellular communication tower 53-feet from a residential property line where Residential Adjacency Standards require a 180-foot setback. The Planning Commission and staff recommended. |
| 10/07/04 | The Planning Commission recommended approval of a related Site Development Plan Review (SDR-5094) on this agenda. |
| 10/07/04 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #44/dds). |

B) Pre-Application Meeting

08/05/04 The staff reviewed with the prospective applicant the proposed addition of a building to the existing Animal Hospital, Clinic, or Shelter. The following details were mentioned:

- A van accessible space should be provided.
- Sufficient parking would be needed for an animal hospital.
- Development standards for a building in the R-E zone apply.
- Proposed building should have a cohesive architectural design with other buildings on the property.
- A six-foot landscaped buffer is required around the perimeter
- A flood study will be required.
- Minor details such as square footage, heights, and floor plans will be required with the site plan.
- A variance would be needed because of the buildings size and height (earlier thought to be an accessory building).

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres	2.18
-------	------

B) Existing Land Use

Subject Property:	Veterinary clinic
North:	Undeveloped
South:	Undeveloped
East:	Single family dwelling
West:	Horse corral/single family dwelling

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The site is designated R (Rural Density Residential) on the Centennial Hills Sector Plan Map of the General Plan. The existing R-E (Residence Estates) Zoning designation is in conformance with the General Plan. An Animal Hospital, Clinic, or Shelter with Outside Pens is permitted as a Special Use in the R-E zoning district.

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

Some adjacent sites within the notification area fall within the unincorporated area of Clark County. Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" because of the request for a Special Use Permit within 500 feet of the unincorporated property. In such cases, the County is required to be notified of the request for a Special Use as was done for this use. To date no comments have been received.

A) Zoning Code Compliance

An Animal Hospital, Clinic, or Shelter with Outside Pens is permitted as a Special Use in the R-E (Residence Estates) Zone. However, there are no requirements specified for this use in Title 19 beyond the requirements for an R-E Zone. Recommended requirements are addressed as conditions of approval for this application and discussed below. Development standards are presented with the Site Development Plan Review (SDR-5094) that accompanies this application.

B) General Analysis and Discussion

a. Zoning

The Animal Hospital, Clinic, or Shelter with Outside Pens use is permitted in the R-E (Residence Estates) zoning district with the approval of a Special Use Permit.

b. Use

Title 19.04.050 establishes the criteria for the approval of an Animal Hospital, Clinic, or Shelter with Outside Pens within the city. The primary concern with such a facility is the noise and smells caused by the animals. For this reason, sound attenuation measures should be used. In particular, the buildings should be designed to provide complete sound barriers; and rooms that contain animals should not be permitted to have windows, doors or other openings in exterior walls that would face adjacent residences.

Equally important is the control of smells from animals in outside pens. For this reason, it is important that pens be well maintained and located a distance from the location of properties on which residences could be built. As is required for outside pens associated with such uses in other districts, it is recommended that the establishment of future outside pens be located a minimum of 50 feet from properties on which residences exist or could be built.

Provided the existing buildings and proposed new building for the Animal Hospital, Clinic, or Shelter with Outside Pens are designed to reduce sound transmission and existing and any future pens are well maintained, the use should be compatible with adjacent properties.

c. Conditions

Title 19.04.050 lists conditions for an Animal Hospital, Clinic, or Shelter without Outside Pens, but there are no conditions listed for such use WITH outside pens. Nevertheless, a Variance was approved for the original use in 1969 with the following conditions:

1. All surgical procedures shall be done within the enclosed building area and meet all applicable health code requirements.
2. Provide minimum 24-inch box trees 40 feet on center with shrubs, groundcover and boulders in all landscape planter areas, as required by the planning and development department. The use of drought tolerant landscape is encouraged.
3. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northeast corner of Jones Boulevard and La Madre Way prior to the issuance of any permits as required by the Department of Public Works.
4. Construct half-street improvements including appropriate over paving on Jones Boulevard and La Madre Way adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing over paving damaged or removed by this development shall be restored to its original location and to its original width concurrent with development of this site as required by the Department of Public Works.
5. Contribute \$2,500.00 to partially fund the future upgrading of the existing traffic signal system at the intersection of Jones Boulevard and Lone Mountain Road prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation or upgrading of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
6. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with standard drawing #222A as required by the Department of Public Works.

7. A drainage plan and technical drainage study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.
8. All development must be in conformance with the plat plan and elevations. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
11. City code requirements and design standards of all city departments must be satisfied.
12. Parking and driveway plans must first be approved by the traffic engineer.
13. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures, as required by the department of Fire Services.

Certain conditions of Title 19.04.050 for an Animal Hospital, Clinic, or Shelter with and without Outside Pens should also be applied to the subject use and include the following:

1. Open pens shall be screened from view of adjacent streets and adjoining properties and located no closer than 50 feet from a lot with a residential use.
3. The building shall be designed to provide complete sound barriers and odor protection for adjacent properties.
4. Rooms containing cages or pens are not permitted to have windows, doors or other penetrations on exterior walls adjacent to residences.
5. Noise levels must comply with the applicable provisions of LVCM Title 7.

These conditions are listed as recommended conditions of approval for this application.

FINDINGS

To approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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

The subject property and the area surrounding it are zoned R-E (Residence Estates), a zone that is permitted within the designated R (Rural Density Residential) land use classification established for the area. This classification reflects the current rural characteristics that are prevalent in the area. The existing equine Animal Hospital, Clinic, or Shelter with Outside Pens is a use that is closely associated with this rural area. Consequently, the present animal hospital and proposed addition to it are compatible uses.

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

The subject site contains 2.18 acres, which is large enough for the existing use and the proposed building addition.

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 property fronts on Jones Boulevard, a Primary Arterial Street (100-foot right-of-way width), according to the Master Plan of Streets and Highways. The street is adequate for the existing and proposed use.

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

The proposed Animal Hospital, Clinic, or Shelter will be subject to periodic inspection and would, therefore, not compromise the public health, safety and welfare.

NOTICES MAILED 45 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5228 APN: 125-36-302-005

Name of Property Owner: Gord W. Lamb

Name of Applicant: Kuma Morey

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

Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

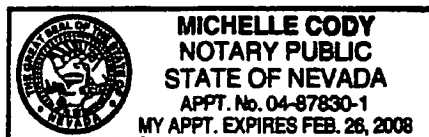
Signature of Property Owner/Authorized Agent:**Print Name:**

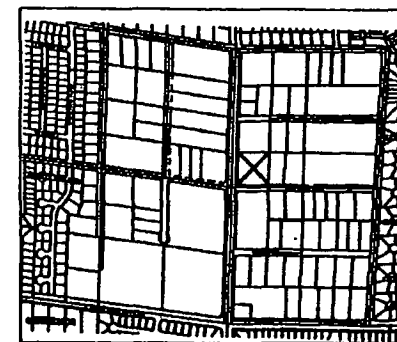
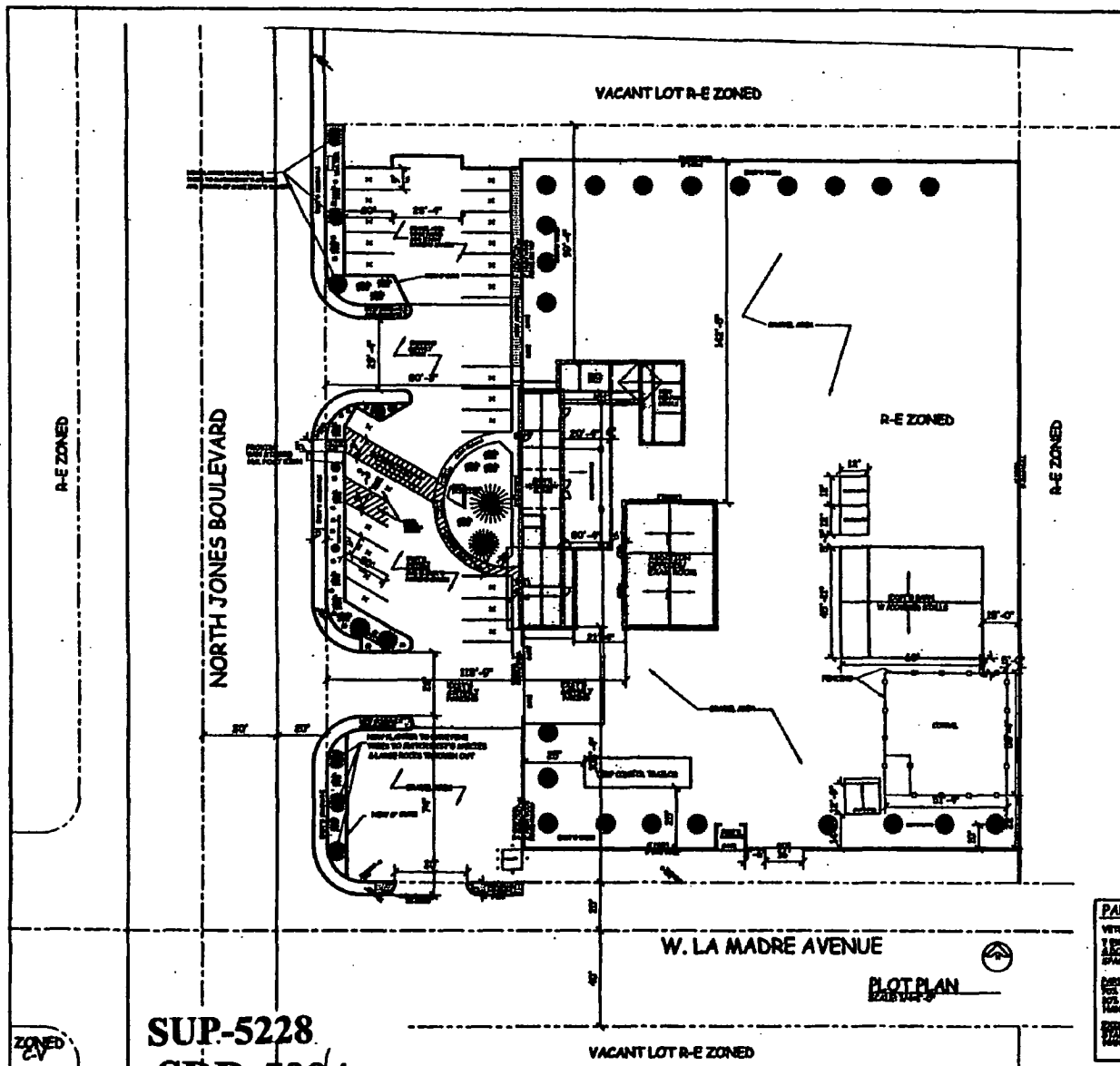
GARTH W. LARSEN

Subscribed and sworn before me

This 11 day of August, 2004

Michelle Roddy
Notary Public in and for said County and State





VICINITY MAP
SCALE NONE

PROJECT DATA:	
PROJECT ADDRESS:	8000 N. JONES BLVD., LAS VEGAS, NV 89130
ZONING:	R-E
BUILDING AREA:	1,004 SQUARE FEET 1ST FLOOR 194 SQUARE FEET 2ND FLOOR
PARKING SPACES:	22 SPACES REQUIRED 22 SPACES PROVIDED
PRIMARY OCCUPANCY:	VETERINARY CLINIC
CONSTRUCTION TYPE:	WOOD FRAMED SPRINKLED - NO
STRUCTURAL SYSTEM:	8 X 6 EXTERIOR BEARING WALLS WOOD TRUSS ROOF STRUCTURE
	BUILDING HEIGHT 23'
	STORIES 2
	BUILDING AREA 8890
	OCCUPANCY LOAD 20
APPLICABLE CODES:	2003 INTERNATIONAL BUILDING CODE 2003 INTERNATIONAL RESIDENTIAL CODE 2003 UNIFORM PLUMBING CODE 2003 UNIFORM MECHANICAL CODE 2003 NATIONAL ELECTRICAL CODE 2003 NATIONAL FIRE PROTECTION ASSOCIATION

**MOUNTAIN CONTRACTING
& DEVELOPMENT**

7495 NOBEL AVENUE
LAS VEGAS, NV 89124

645-0942

CONTACT: KEVIN MOREY

PARKING REQ'T'S:	
VETERINARY CLINIC REQ. PERIODS	
1 EMPLOYEE 1.5 SPACES PER 100 S.F. STAND. SIZE	
2 CUSTOMER 1.5 SPACES PER 100 S.F. STAND. SIZE	
3 VISITOR 1.5 SPACES PER 100 S.F. STAND. SIZE	
4 TOTAL 1.5 SPACES PER 100 S.F. STAND. SIZE	
5 TOTAL 1.5 SPACES PER 100 S.F. STAND. SIZE	
6 TOTAL 1.5 SPACES PER 100 S.F. STAND. SIZE	
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17 TOTAL 1.5 SPACES PER 100 S.F. STAND. SIZE	
18 TOTAL 1.5 SPACES PER 100 S.F. STAND. SIZE	
19 TOTAL 1.5 SPACES PER 100 S.F. STAND. SIZE	
20 TOTAL 1.5 SPACES PER 100 S.F. STAND. SIZE	
21 TOTAL 1.5 SPACES PER 100 S.F. STAND. SIZE	
22 TOTAL 1.5 SPACES PER 100 S.F. STAND. SIZE	

PLOT/LANDSCAPING PLAN	
DATE: 10-07-04	8000 N. JONES BLVD., LAS VEGAS, NV 89130
PROJECT:	LAMB VETERINARY CLINIC
ADDITON:	1

SUP-5228

SDR-5094

10-07-04 PC

04-1-1003



SUP-5228 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GARTH W. LAMB - OWNER:
GARTH W. LAMB AND SHARI L. HUMBLE-LAMB
5000 NORTH JONES BOULEVARD
OCTOBER 7, 2004 PLANNING COMMISSION

09/17/04

November 30, 2004

City of Las Vegas,

We are requesting SDR-5094 and SUP-5228 scheduled for December 1, 2004 be moved to the next available City Council meeting. All Plan revisions requested by planing and development have been completed. Plans are being submitted for review at the City of Las Vegas Building Dept. We thank you for your cooperation and patience in this matter.

Mr. Garth W. Lamb
5000 N. Jones Blvd.
Las Vegas, NV

Mr. Kimn Morey
Mountain Contracting & Dev.
7495 Robel Ave.
Las Vegas, NV

RECEIVED
CITY CLERK
2004 DEC - 1 A 10:39

Submitted after final agenda

Date 12/1/04 Item #88 + #89

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5228

SDR-5094 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: GARTH W. LAMB - OWNER: GARTH W. LAMB AND SHARI L. HUMBLE-LAMB - Request for a Site Development Plan Review and a Waiver of perimeter landscaping standards FOR A PROPOSED 2,890 SQUARE-FOOT ADDITION TO AN EXISTING ANIMAL HOSPITAL WITH OUTSIDE PENS on 2.18 acres at 5000 North Jones Boulevard (APN 125-36-302-005), R-E (Residence Estates), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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 final agenda - Abeyance request by Garth Lamb and Kimn Morey for Item 88 [SUP-5228] and Item 89 [SDR-5094] filed under Item 88 [SUP-5228]

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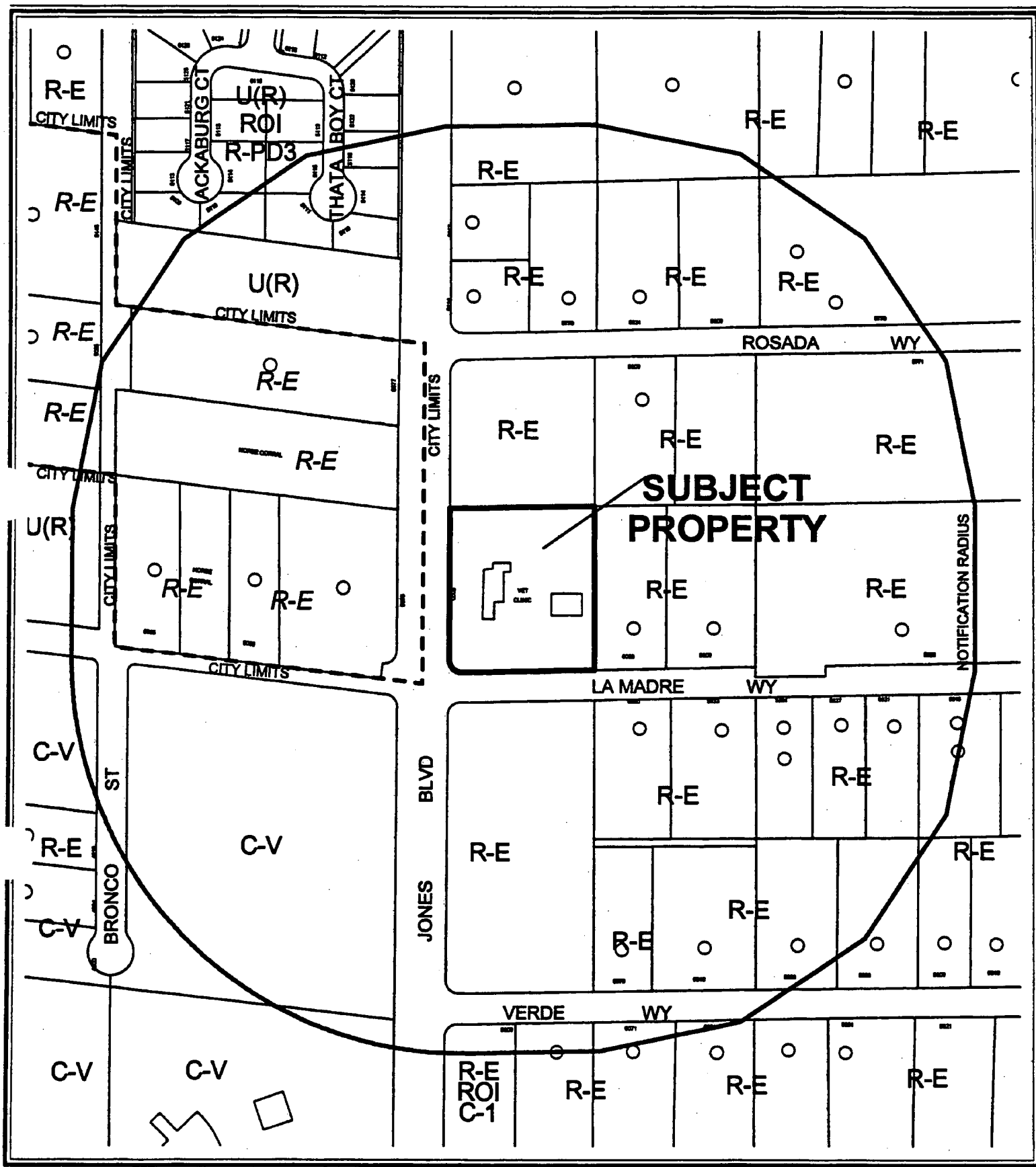
REESE - Motion to STRIKE Item 67 [5504 and 5516 Alpine Place], TABLE Item 87 [SUP-4830] and to HOLD IN ABEYANCE Item 88 [SUP-5228], Item 89 [SDR-5094], Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] to 12/15/2004 and Item 98 [SUP-5466] to 1/19/2005 - UNANIMOUS with BROWN, MACK and MONCRIEF excused

MINUTES:

There was no discussion.

(1:39 - 1:41)

4-1



CASE: SDR-5094

RADIUS: 750 FT

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

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - SDR-5094 - APPLICANT: GARTH W. LAMB – OWNER: GARTH W. LAMB AND SHARI L.HUMBLE-LAMB

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 17, 2004 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

**** CONDITIONS ****

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

Planning and Development

1. A Special Use Permit (SUP-5228) approved by the City Council.
2. The Site Development Plan Review shall expire for the proposed building addition two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations dated 08/24/04 or as subsequently amended, except as amended by conditions herein.
4. The site plan shall be revised and approved by staff of the Planning and Development Department prior to the time the application is reviewed by the City Council to address the conditions and concerns of this report.
5. The parking and loading area for the front (west) of the building shall be fully paved, including the area at the southwest corner of the site.
6. The landscape plan shall be revised and approved by staff of the Planning and Development Department prior to the time the application is reviewed by the City Council to illustrate closer compliance with the Landscape, Wall and Buffer Standards of Title 19 as addressed in this report.
7. Landscaping and a permanent underground sprinkler system shall be installed and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting shall be directed away from abutting residential property or screened, and shall not create fugitive lighting on adjacent properties.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any additions or changes to existing perimeter walls shall be with a decorative block wall, with at least 20 percent contrasting materials. No wood shall be used as a material.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

Public Works

15. Construct half-street improvements, including appropriate overpaving, on La Madre Way adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
16. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for an existing Animal Hospital, Clinic, or Shelter with Outside Pens and an addition to the Animal Hospital, Clinic, or Shelter on 2.18 acres at 5000 North Jones Boulevard. Waivers are requested in the Landscape, Wall and Buffer Standards of Title 19.

B) Applicant's Justification

The applicant states in a letter attached to the application that an additional building is proposed for the existing facility, "...a veterinary medicine practice specifying in horses only and has been in operation since 1998." It goes on to say: "The growth of the practice has developed to the point that additional office space and hospital/treatment room space is needed."

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 08/27/96 | The Board of Zoning Adjustment approved a Variance (V-0096-96) to allow an equine veterinary clinic where such a use on the subject site is not otherwise allowed. |
| 10/29/03 | The City Council accepted the withdrawal of a request for a Special Use Permit (SUP-2664) for a proposed 60-foot high non-stealth cellular communication tower. The Planning Commission denied the request on 09/11/03 and the staff recommended denial on 08/14/03. |
| 10/29/03 | The City Council accepted the withdrawal of a request for a Variance (VAR-2839) to allow a 60-foot high non-stealth cellular communication tower 53-feet from a residential property line where Residential Adjacency Standards require a 180-foot setback. The Planning Commission denied the request on 09/11/03 and the staff recommended denial on 08/14/03. |
| 10/07/04 | The Planning Commission recommended approval of an accompanying application for a Special Use Permit (SUP-5228) for the existing use and proposed addition. The staff recommends approval of that application. |
| 10/07/04 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #45/dd). |

B) Pre-Application Meeting

- 08/05/04 The staff reviewed with the prospective applicant the proposed addition of a building to the existing Animal Hospital, Clinic, or Shelter. The following details were mentioned:
- A van accessible space should be provided.
 - Sufficient parking would be needed for an animal hospital.
 - Development standards for a building in the R-E zone apply.
 - Proposed building should have a cohesive architectural design with other buildings on the property.
 - A six-foot landscaped buffer is required around the perimeter
 - A flood study will be required.
 - Minor details such as square footage, heights, and floor plans will be required with the site plan.
 - A variance would be needed because of the buildings size and height (earlier thought to be an accessory building).

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review and one was not held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres	2.18
-------	------

B) Existing Land Use

Subject Property:	Veterinary clinic
North:	Undeveloped
South:	Undeveloped
East:	Single family dwelling
West:	Horse corral/single family dwelling

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The site is designated R (Rural Density Residential) on the Centennial Hills Sector Plan Map of the General Plan. The existing R-E (Residence Estates) Zoning designation is in conformance with the General Plan. An Animal Hospital, Clinic, or Shelter with Outside Pens is permitted as a Special Use in the R-E zoning district.

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

Some adjacent sites within the notification area fall within the unincorporated area of Clark County. Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" because of the accompanying request for a Special Use Permit within 500 feet of the unincorporated area.

PROJECT DESCRIPTION

An Animal Hospital, Clinic, or Shelter with Outside Pens presently exists on the subject property. The applicant proposes to construct an additional 2,890 square foot detached building which would contain office space and hospital/treatment room space. In addition to the building, pre-fabricated stalls with a roof covering attached to the existing building is also proposed.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	20,000 square feet	94,961	Y
Min. Lot Width	100 feet	283 feet	Y
Min. Setbacks			
• Front	50 feet	115/14 feet	Y/N
• Side	10 feet	15 feet	Y
• Corner	15 feet	119 feet	Y
• Rear	35 feet	99 feet	Y
Max. Building Height	2 Stories / 35 feet	25 feet	Y

Although the property is addressed off Jones Boulevard, the property fronts on La Madre Way. Consequently, a front yard of 50 feet along La Madre Way is required. An existing shed is located within the front yard setback. All other buildings and the proposed new building are located beyond this required setback.

Many details were not shown/included with the site plan. Accordingly, a detailed set of plans should be submitted that include the following:

- Property lines fully dimensioned.
- Correct street name (La Madre Way not La Madre Avenue).
- Parking spaces and dimensions.
- Existing perimeter wall detail.
- Adjacent land uses.
- Existing building area and height.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the Residential Adjacency Standards require that a commercial building be set back from property intended for a residential use by a distance equal to three times its height. The proposed building is 25 feet high, requiring a Residential Adjacency separation of 75 feet. The closest distance between the building and adjacent residential properties is 99 feet, which complies with the adjacency standards.

A3) Parking and Traffic Standards

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

Uses	Required		Provided		
	Ratio	Parking		Parking	
		Regular	Handicap	Regular	Handicap
Animal Hospital	1 space per 2 employees plus 1 space per doctor and examining room	9	1	22	1

The number of examining rooms is not indicated for the existing building. One examining room is proposed for the new building. Four doctors will occupy the premises along with seven employees. A minimum of nine regular parking spaces and one handicapped space are required plus one additional parking space for each additional examining room within the existing building. A total of 22 regular spaces and one handicapped space is provided, which exceeds the required number of spaces.

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	1 tree/20 linear feet	36 trees	17 trees
Streets	1 tree/20 linear feet	19 trees	6 trees

The property is presently developed with an Animal Hospital, Clinic, or Shelter with Outside Pens. A building, barn with covered stalls, shed, parking area, a six-foot perimeter wall, and a number of existing plant materials are present on the site. The existing use does not comply with the Landscape, Wall and Buffer Standards of Title 19. The new proposed addition was also reviewed for compliance, and a number of discrepancies were noted.

The discrepancies in the Landscape, Wall and Buffer Standards of Title 19 include the following:

- For the new parking areas, four trees are required and none are proposed.
- For the buffer areas, there is 720 feet of distance around the perimeter of the lot for which 36 trees, tree islands, and shrubbery are required. Only 17 trees exist with no more proposed. All tree islands should be fully dimensioned.
- Street trees, tree islands and shrubbery are required along Jones Boulevard and La Madre Way. For both streets, 19 trees are required and only six trees are proposed. All street tree islands should be fully dimensioned.
- Street tree islands are required to be 15 feet wide; approximately eight-foot wide islands are shown along Jones Boulevard.
- The number and type of trees existing and proposed should be indicated on the site plan.
- No foundation landscaping is shown for either the existing or proposed building. If provided, it should be shown and landscape islands fully dimensioned.
- A gravel area is proposed at the corner of La Madre Way and Jones Boulevard. The purpose of this area is not designated on the plan. If the area is not to have some utilitarian purpose, it is recommended that the space be landscaped and improved aesthetically.

B) General Analysis and Discussion

• Zoning

The present zoning of the property is R-E (Residence Estates). Although the present use is permitted in an R-E (Residence Estates) Zone with a Special Use Permit, a Variance (V-0096-96) approved by the Board of Zoning Adjustment in 1996 permitted it. With the new building addition, the property owner is subject to the provisions established for a Special Use Permit as well as those for this Site Development Plan Review.

• Site Plan

The site plan lacks many details required to ascertain full compliance with Title 19 Standards. Accordingly, a revised site plan should be submitted that shows compliance and is addressed as a condition of approval with this report.

- Landscape Plan

The existing use does not comply with the Landscape, Wall and Buffer Standards of Title 19 and include the following:

- For the new parking areas, four trees are required and none are proposed.
- For the buffer areas, there is 720 feet of distance around the perimeter of the lot for which 36 trees, tree islands, and shrubbery are required. Only 17 trees exist with no more proposed. All tree islands should be fully dimensioned.
- Street trees, tree islands and shrubbery are required along Jones Boulevard and La Madre Way. For both streets, 19 trees are required and only six trees are proposed. All street tree islands should be fully dimensioned.
- Street tree islands are required to be 15 feet wide; approximately eight-foot wide islands are shown along Jones Boulevard.
- The number and type of trees existing and proposed should be indicated on the site plan.
- No foundation landscaping is shown for either the existing or proposed building. If provided, it should be shown and landscape islands fully dimensioned.

A gravel area is proposed at the corner of La Madre Way and Jones Boulevard. The purpose of this area is not designated on the plan. If the area is not to have some utilitarian purpose, it is recommended that the space be landscaped and improved aesthetically.

- Waivers

Waivers are requested in the parking, buffer and streetscape standards noted above. However, it is recommended that a revised landscape plan be submitted that shows compliance with as many of the requirements as possible.

- Elevation

The proposed building is to consist of stucco walls colored to match the existing building. The trim and fascia color is also to match the trim color on the existing building. The roof will consist of concrete tiles. A metal roof is proposed for the new pre-fabricated stalls.

- Floor Plan

Floor plans have been submitted that show 2,890 square feet of space for offices and hospital/treatment rooms.

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 subject property and the area surrounding it are zoned R-E (Residence Estates), a zone that is permitted within the designated R (Rural Density Residential) land use classification established for the area. This classification reflects the current rural characteristics that are prevalent in the area. The existing equine Animal Hospital, Clinic, or Shelter with Outside Pens is a use that is closely associated with this rural area. Consequently, the present animal hospital and proposed addition to it are compatible uses.

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

As noted above in the analysis section, the proposed development is not consistent with the Design Standards Manual, the Landscape, and Wall and Buffer Standards. Although waivers of these standards have been requested, it is recommended that a revised landscape plan be submitted that illustrates compliance with as many of the requirements as possible.

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

The property fronts on Jones Boulevard, which according to the Master Plan of Streets and Highways is a Primary Arterial Street (100-foot right-of-way width). Access to the development would be from Jones Boulevard. This street provides adequate access to the property and would not be impacted by the limited traffic from this site.

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

The building materials will consist of materials and colors that match the existing building and are appropriate for the area. Landscape materials are not noted.

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

The proposed building will consist of materials and colors that match the present building. The overall premises is devoid of many of the required landscape provision, and the perimeter wall is a common concrete masonry unit (CMU) block wall that also does not meet the Landscape, Wall and Buffer Standards of Title 19. While the use is compatible with the existing rural area that surrounds it, the property could be immensely improved aesthetically by the provision of substantially more landscaping.

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

Because the site will be subject to ongoing inspection, the public health, safety, and welfare will not be compromised.

PLANNING COMMISSION ACTION

The Planning Commission added Condition #5 as shown.

NOTICES MAILED 43 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5094 APN: 125-36-3D2-005

Name of Property Owner: GARTH LAMB

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: _____

Signature of Property Owner/Authorized Agent: _____

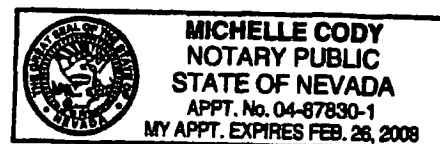
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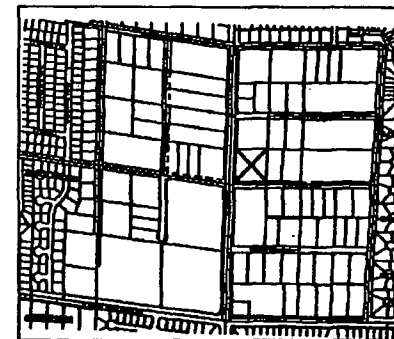
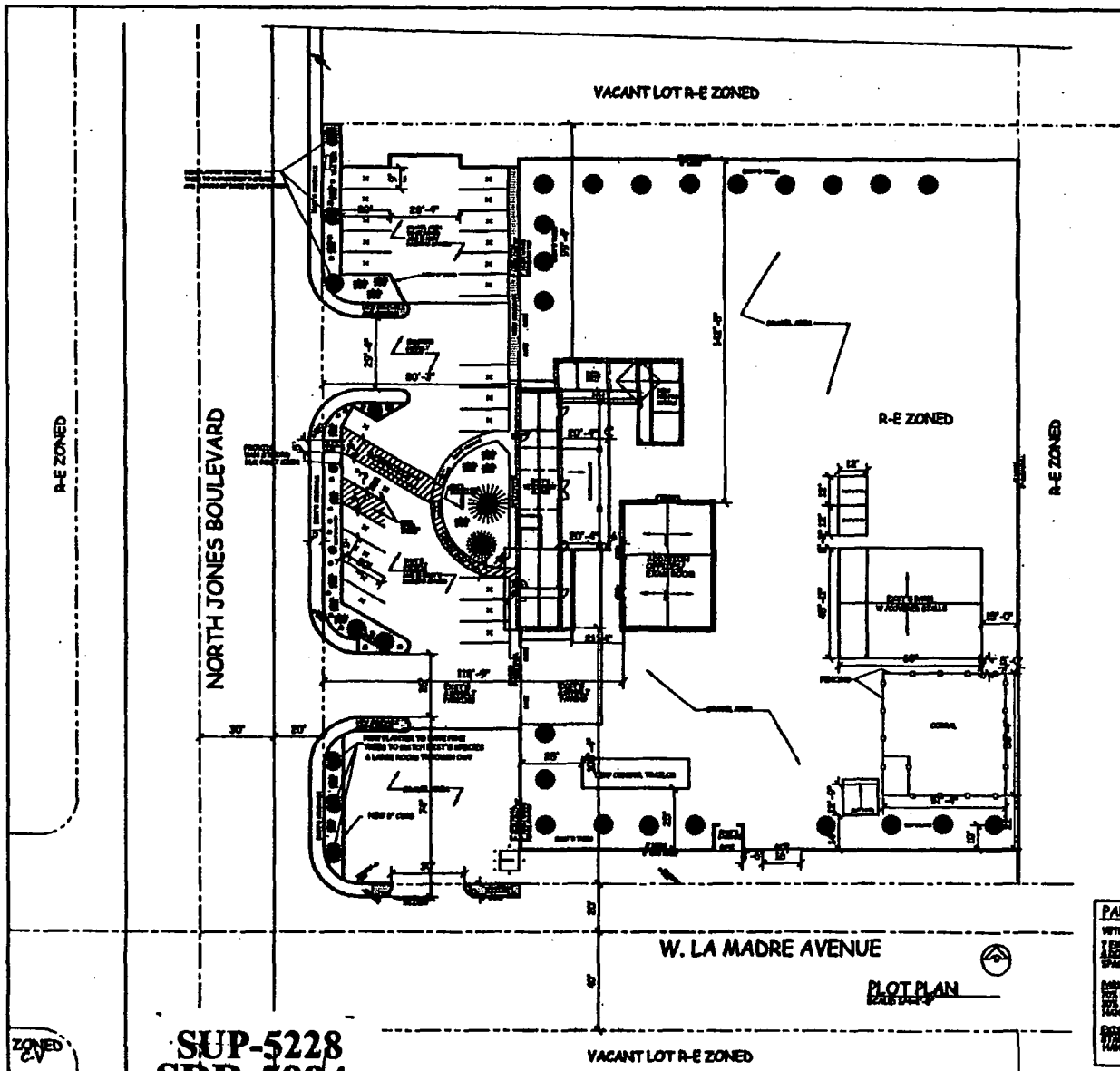
GARTH W. LAMB

Subscribed and sworn before me

This 11 day of August, 2004

Michelle Cody
Notary Public in and for said County and State





VICINITY MAP
SCALE NONE

PROJECT DATA:	
PROJECT ADDRESS:	8000 N. JONES BLVD. LAS VEGAS, NV 89124
ZONING:	R-E
BUILDING AREA:	1,000 SQUARE FEET 1ST FLOOR 500 SQUARE FEET 2ND FLOOR
PARKING SPACES:	25 SPACES REQUIRED 25 SPACES PROVIDED
PRIMARY OCCUPANCY:	VETERINARY CLINIC
CONSTRUCTION TYPE:	WOOD FRAMED STRENGTH - NO
STRUCTURAL SYSTEM:	2 X 6 EXTERIOR BEAMING WALLS WOOD TRUSS ROOF STRUCTURE BUILDING HEIGHT 25' STORIES 2 BUILDING AREA 1,000 OCCUPANCY LOAD 20
APPLICABLE CODES:	2003 INTERNATIONAL BUILDING CODE 2003 INTERNATIONAL RESIDENTIAL CODE 2003 UNIFORM FIREWORKS CODE 2003 UNIFORM MECHANICAL CODE 2003 NATIONAL ELECTRICAL CODE 2003 NATIONAL PLUMBING CODE 2003 NATIONAL PIPELANT CODE 2003 NATIONAL MECHANICAL CODE

**MOUNTAIN CONTRACTING
& DEVELOPMENT**
7495 ROBEL AVENUE
LAS VEGAS, NV 89124
645-0942

CONTACT: KIMM MOREY

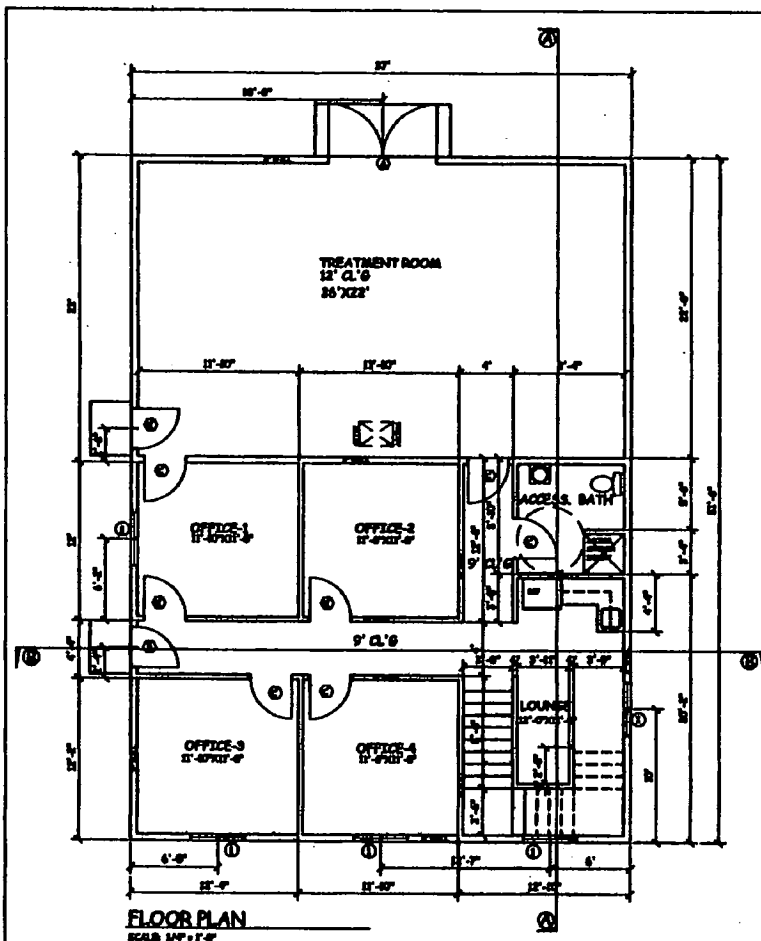
PARKING REQ'T'S:	
VETERINARY CLINIC REQ. PARKING	
7' ELEV OVER 9' 6" OVER 10' 0" 14' 0" 18' 0" 22' 0"	15' 0" 20' 0" 25' 0" 30' 0" 35' 0"
ALSO SEE ALL LAMPS FOR R.A.	15' 0" 20' 0" 25' 0" 30' 0" 35' 0"
SPACES REQUIRED:	25 STAND. SIZE
PARKING SPACES PROVIDED:	
FOR REQ'D. 15' 0" 20' 0" 25' 0" 30' 0" 35' 0"	15' 0" 20' 0" 25' 0" 30' 0" 35' 0"
FOR ALLOWABLE COMPANY SIZE	15' 0" 20' 0" 25' 0" 30' 0" 35' 0"
W/RECEIVING SPACES:	
EXTERIOR PARKING SPACES:	15' 0" 20' 0" 25' 0" 30' 0" 35' 0"
W/RECEIVING SPACES:	15' 0" 20' 0" 25' 0" 30' 0" 35' 0"

PLOT/LANDSCAPING PLAN	
DATE: 07-30-04	8000 N. JONES BLVD. LAS VEGAS, NV 89124
PROJECT:	LAMB VETERINARY CLINIC
ADDITION:	1

SUP-5228
SDR-5094

10-07-04 PC

CASH L. DAVIS

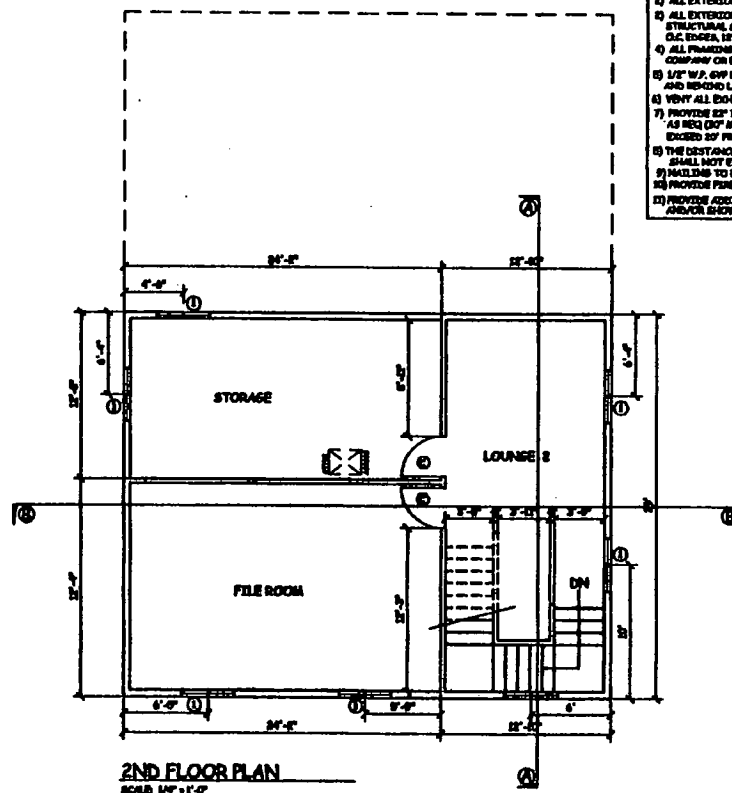


WINDOW SCHEDULE

NO.	SIZE	REMARKS
1	12' x 16'	REMARKS - 12' x 16' ATTACHED
2	12' x 16'	REMARKS - 12' x 16' ATTACHED

DOOR SCHEDULE

NO.	SIZE	REMARKS
1	12' x 16'	REMARKS - 12' x 16' ATTACHED
2	12' x 16'	REMARKS - 12' x 16' ATTACHED
3	12' x 16'	REMARKS - 12' x 16' ATTACHED
4	12' x 16'	REMARKS - 12' x 16' ATTACHED



GENERAL NOTES:

- ALL FRAMING LUMBER TO BE DRY, OPEN, OR LIPS
- ALL EXTERIOR WALLS TO BE 8" AT 8" O.C.
- ALL EXTERIOR SHEATHING TO BE 5/8" APA RATED STRUCTURAL SHEATHING NAILED WITH 8 D 8" O.C. EDGES, 12" O.C. FIELD-UNDO. IN SHOWN SCHEMATIC
- ALL FRAMING CONNECTORS TO BE EMBLEM COMPANY OR EQUIVALENT
- 1/2" W/A 5/8" ROD UNDER ALL TUBS, SHOWERS, AND REFRIG LAYS AND EDGES
- VENT ALL EXHAUST FANS TO OUTSIDE AIR
- PROVIDE 2" x 3" ATTIC & CRAWL ACCESS AS REQ (DO NOT HEADROOM) FURNACE SHALL NOT EXCEED 30" FROM ACCESS OPENING
- THE DISTANCE FROM THE ATTIC ACCESS TO THE FURNACE SHALL NOT EXCEED 30" FEET, (SECTION FOR UNO) FURNACE TO BE PER 2002 INTERNATIONAL MECHANICAL CODE
- PROVIDE FIRE BLOCKING PER SEC. 104.5
- PROVIDE ADDITIONAL SAFETY GLAZING FOR ALL TUB AND/OR SHOWER ENCLOSURES

MOUNTAIN CONTRACTING & DEVELOPMENT
7400 ROSEL AVENUE
LAS VEGAS, NV 89124
646-5542
CONTACT: KIM MOORE

VERIFY ALL MEASUREMENTS

FLOOR PLANS ADDITION

NO. 1001 1000 N. SONNET BLVD.
LAS VEGAS, NV 89124

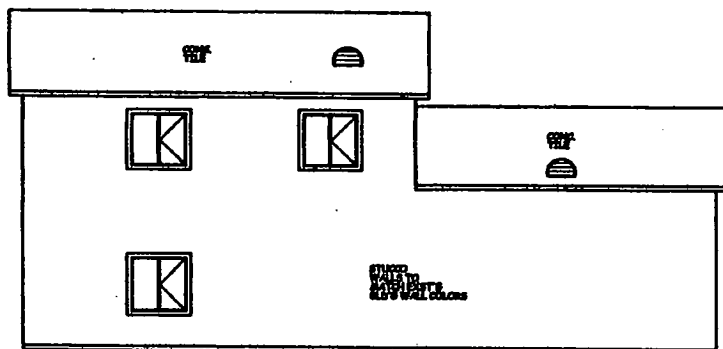
LAMB VETERINARY CLINIC

ADDITION

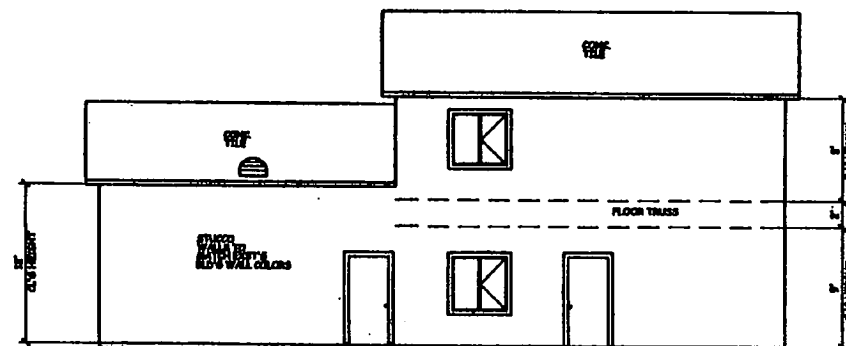
2

SUP-5228
SDR-5094

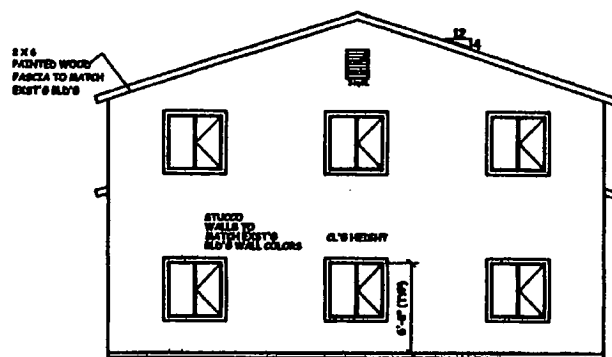
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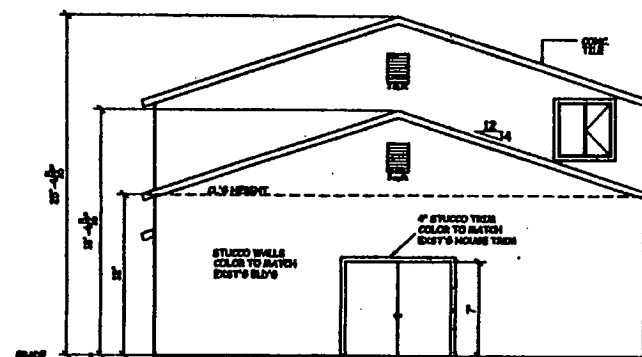
REAR ELEVATION (EAST)
SCALE 1/4"=1'-0"



FRONT ELEVATION (WEST)
SCALE 1/4"=1'-0"



RIGHT ELEVATION (SOUTH)
SCALE 1/4"=1'-0"



LEFT ELEVATION (NORTH)
SCALE 1/4"=1'-0"

NOTES:

- 1) ALL EXTERIOR WALLS TO BE STUCCO-CL to MATCH EXIST'S BLDG
- 2) ALL EXTERIOR WALLS TO BE PAINTED WOOD TO MATCH EXIST'S BLDG
- 3) ROOF TO BE CORN TILE MATCH OF EXIST
- 4) ATTIC VENTS TO BE CORNER, BUILT OR BUILT
- 5) WRAP BUSH & A NET FREE BUSH AREA AS NOTED

1) DASHED VENT OF 2.00 sq. ft. (LAND) NET FREE VENTILATION AREA 1074 sq. ft. AREA

UPPER ROOF
873 sq. ft. x 1.50 = 1,309 sq. ft. NET FREE VENTILATION REQ'D
8 SABLE BUSH VENTS @ 4 sq. ft. = 32 sq. ft. 1 DOWNER VENT @ 2.00 sq. ft.
FOR TOTAL 1,341 sq. ft. NET FREE VENTILATION PROVIDED

LOWER ROOF
873 sq. ft. x 1.50 = 1,309 sq. ft. NET FREE VENTILATION REQ'D
1 SABLE BUSH VENT @ 4 sq. ft. = 4 sq. ft. 1 DOWNER VENT @ 2.00 sq. ft.
FOR TOTAL 1,313 sq. ft. NET FREE VENTILATION PROVIDED

873 sq. ft. UPPER CL. 1.5
873 sq. ft. LOWER CL. 1.5

MOUNTAIN CONTRACTING & DEVELOPMENT

7405 ROSEL AVENUE
LAS VEGAS, NV 89124

645-8942

CONTACT: KIMMY MOREY

ELEVATIONS

10-3504 1000 N. CORNER BLDG.
10-3504 1000 N. CORNER BLDG.

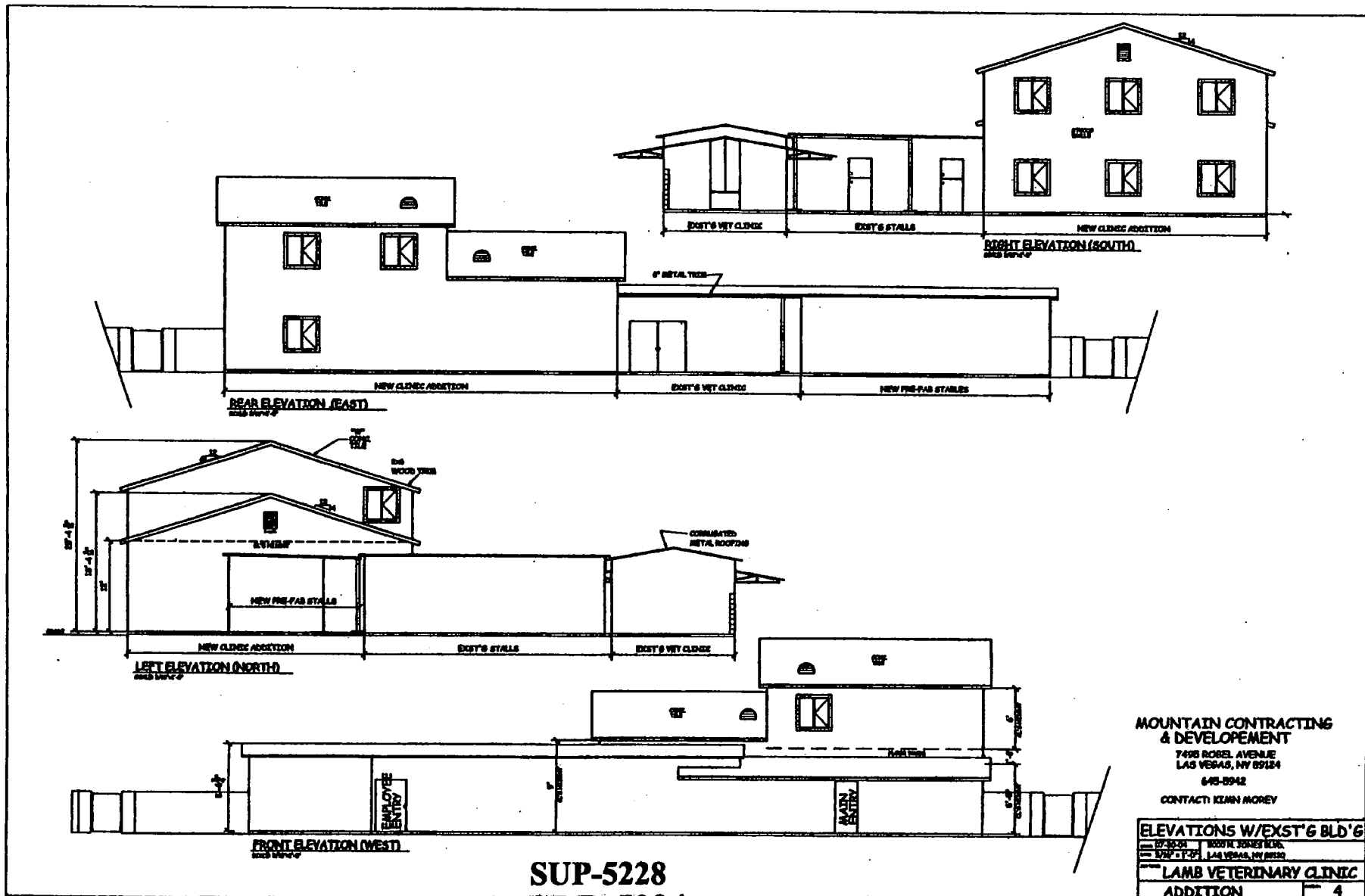
LAMB VETERINARY CLINIC

ADDITION

3

SUP-5228
SDR-5094

10-07-04 PC



**MOUNTAIN CONTRACTING
 & DEVELOPMENT**
 7495 ROSEL AVENUE
 LAS VEGAS, NV 89124
 645-5942
 CONTACT: KEVIN MOREY

ELEVATIONS W/EXST'G BLD'G	
17-30-04	KEVIN JONES BLD'G
17-31-01	LAS VEGAS, NV 89124
LAMB VETERINARY CLINIC	
ADDITION	4

**SUP-5228
 SDR-5094
 10-07-04 PC**



**SDR-5094 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GARTH W. LAMB
- OWNER: GARTH W. LAMB AND SHARI L. HUMBLE-LAMB
5000 NORTH JONES BOULEVARD
OCTOBER 7, 2004 PLANNING COMMISSION**

09/17/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT

SUP-5230 - PUBLIC HEARING - APPLICANT: TOMA HERFI INC - OWNER: EL CAPITAN ASSOCIATES, LLC AND HDA EQUITY LLC - Request for Special Use Permit for BEER & WINE SALES, OFF-PREMISE located at 6955 N. Durango, Suite #1113 and #1114 (APN 125-20-201-024), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 11/4/2004 Planning Commission meeting Item 62

MOTION:

MACK - APPROVED subject to conditions and deleting Condition 6 - **UNANIMOUS** with **WEEKLY** not voting

NOTE: An initial motion for approval by MACK carried unanimously with WEEKLY not voting and was reconsidered upon motion by GOODMAN which also carried unanimously with WEEKLY not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 90 [SUP-5230] and Item 91 [SUP-5231].

DAVE EDER, Nevada Gaming Application Consultants, appeared on behalf of the applicant and concurred with staff recommendation with the exception of Condition 6. They would like the opportunity to sell 24 ounce individual containers and larger. No problems have occurred in this particular area and there is no other facility in close proximity to service the residents of this area.

MR. EDER discussed with MAYOR GOODMAN that the convenience store would have a deli and the suite next door will be a liquor store with a cigar bar. The convenience store will have limited vegetables and fruit.

COUNCILMAN MACK commented this use would compliment the work/live concept in Town Center. He granted the applicant's request to delete Condition 6 because the store will be selling high premium beers. If any problems should arise, that condition could be imposed again.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - Continued:

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 90 [SUP-5230] and Item 91 [SUP-5231].

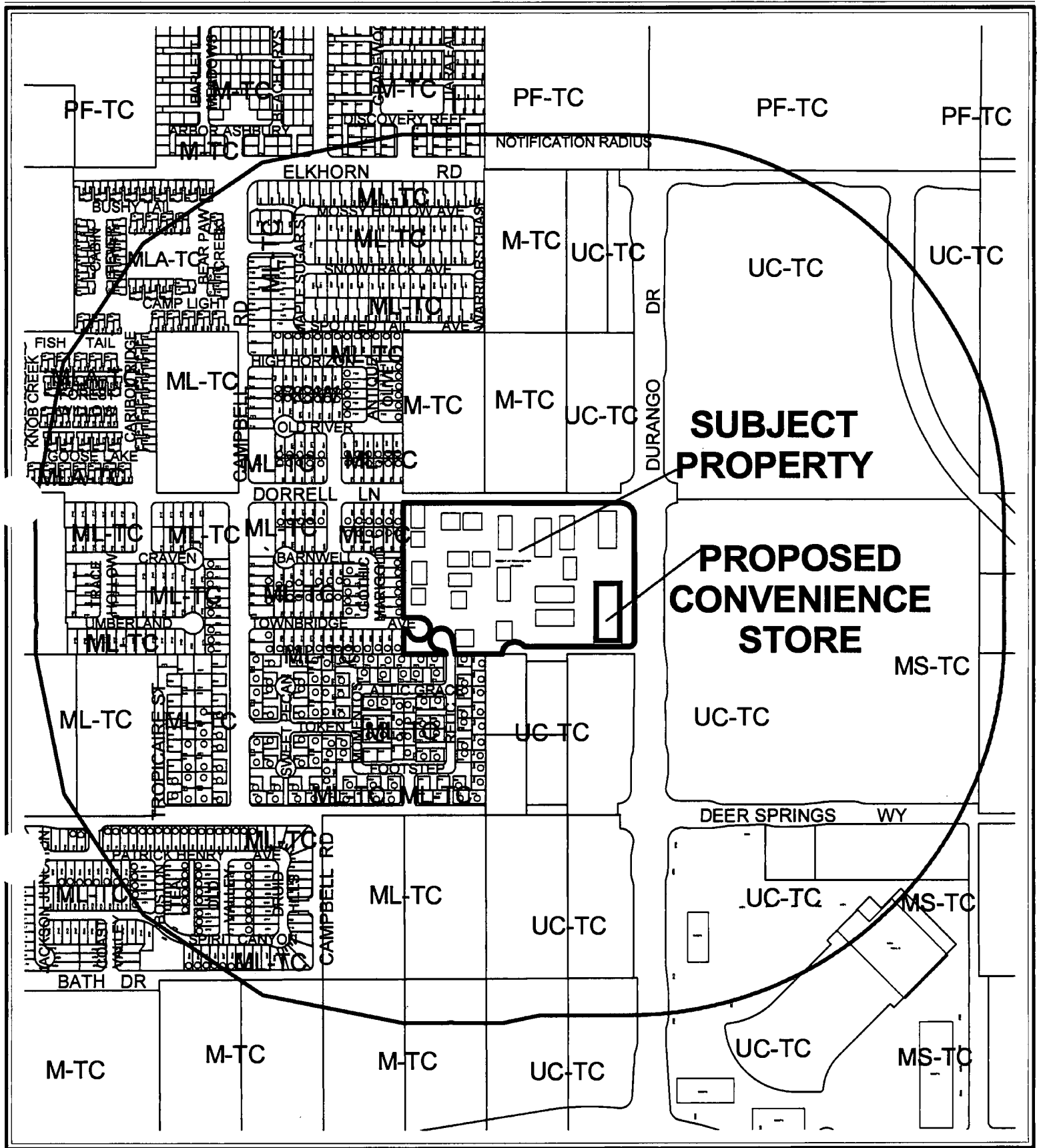
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4-2449

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements of Town Center Development Standards Manual.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
6. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



CASE: SUP-5230

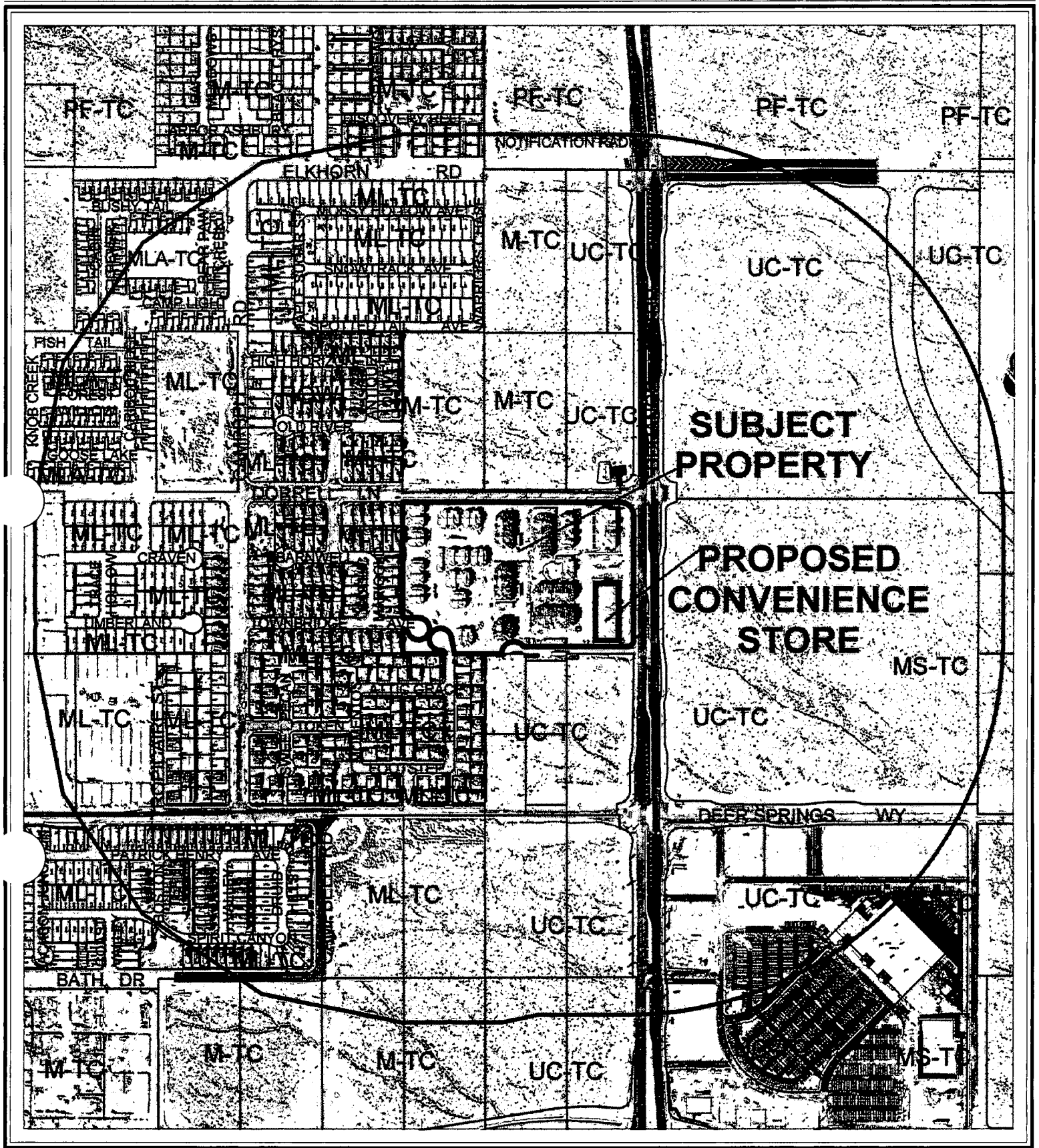
RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE) TOWN CENTER
SPECIAL LAND USE DESIGNATION]

0 400 800 Feet





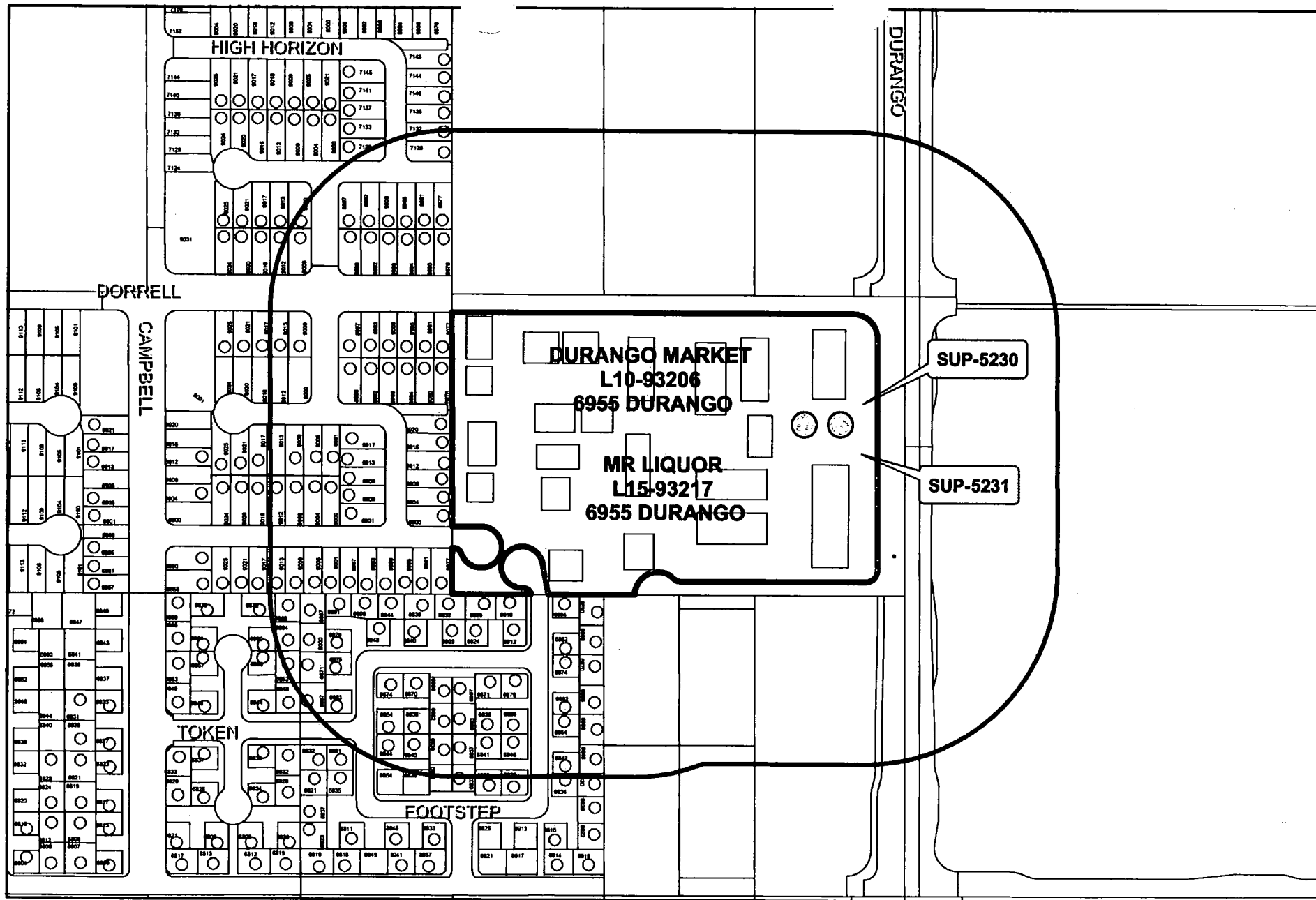
CASE: SUP-5230

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE) TOWN CENTER SPECIAL LAND USE DESIGNATION]





SUP-5230 & SUP-5231 Package Liquor Sales

Business Licenses

-  Child Care/
Children Facility
-  Supper Club/
Restaurant Service Bar
-  Tavern
-  Package Liquor Sales

-  RELIGIOUS
-  PARKS
-  SCHOOLS

-  Subject Property
-  400 foot buffer



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5230 - APPLICANT: TOMA HERFI INC - OWNER: EL CAPITAN ASSOCIATES, LLC AND HDA EQUITY LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements of Town Center Development Standards Manual.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
6. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a liquor establishment (off-premise consumption) located at 6955 Durango Drive Suite #1113-1114.

B) Applicant's Justification

The letter states: "There are no services in the area, as the property around Durango Market is not developed yet. Durango Market will offer the same services as other convenience stores, along with a deli, and will provide convenience and safety for the residences as the store is within walking distance of any part of the development".

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 04/03/02 | The City Council approved a request for a Rezoning (Z-0099-01) from U (Undeveloped) [TC (Town Center) General Plan Designation] to TC (Town Center) Zone on 15.16 acres located adjacent to the west side of El Capitan Way approximately 660 feet south of Elkhorn Road. The Planning Commission and staff recommended approval on 02/28/02. |
| 05/01/02 | The City Council approved a request for a Site Development Plan Review [Z-0099-01(1)] for a proposed 274-unit multi-family residential development and 16,000 square feet of commercial floor space on 15.16 acres located adjacent to the west side of El Capitan Way approximately 660 feet south of Elkhorn Road. The Planning Commission and staff recommended approval on 03/28/02. |
| 05/01/02 | The City Council approved a related Development Agreement (DA-0001-02) for this development. The Planning Commission and staff recommended approval on 03/28/02. |
| 06/02/04 | The City Council approved the Development Agreement (Bill No. 2004-42) with El Capitan Associates, Limited Liability Company. |
| 06/10/04 | The Planning Commission approved Tentative Map (TMP-3991) for a 284-lot condominium development including 10 retail units. Staff recommended approval. |

11/04/04 The Planning Commission recommended approval of a related Special Use Permit (SUP-5231).

11/04/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #62/bts).

B) Pre-Application Meeting

09/07/04 Elements of the Special Use Permit application were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 12.45 acres

B) Existing Land Use

Subject Property:	Multi-family housing
North:	Undeveloped
South:	Single family housing
	Undeveloped
East:	Undeveloped
West:	Single family housing

C) Planned Land Use

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

The subject site is designated on the Centennial Hills Sector Plan map as TC (Town Center), and as TC (Urban Center Mixed-Use – Town Center) as part of the Centennial Hills Town Center, pursuant to the Town Center Development Standards Manual. The intent of this district is to enable development with imaginative site and building design and maximize the use of the property.

The current zoning of the site is T-C (Town Center), which allows for a liquor establishment (off-premise consumption).

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

ANALYSIS

A1) 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)	400 Feet	Greater than 400 Feet

The proposed use is greater than 400 feet from any protected use. Therefore, it meets the minimum distance separation requirement.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned T-C (Town Center). A Liquor Establishment (On-sale/Off-sale/On-Off sale) use is permitted in T-C with the approval of a Special Use Permit.

- Use

The Town Center Development Standards Manual establishes the criteria for the approval of alcohol-related uses within the city. The T.C. Development Standards require this Liquor Establishment (On-sale/Off-sale/On-Off sale) use to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children, or City Park as measured from property line to property line. In this case, there are no protected uses within the required minimum 400-foot distance separation radius.

- Conditions

1. Approval of this Special Use Permit does not constitute approval of a liquor license.

2. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
3. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by requiring that:
 - a) No beer/wine/cooler on-sale, beer/wine/cooler off-sale, beer/wine/cooler on-off-sale, package, wholesale general use shall be located within 400 feet of any church synagogue, school, child care facility licensed for more than twelve children, or City park.
 - b) The distances referred to in Paragraph One shall be measured in a straight line from the nearest property line of the church, synagogue, school, child care facility, and from the nearest property line of a City park to the nearest property line of the proposed liquor establishment premises, disregarding all intervening obstacles.
 - c) When considering a Special Use Permit application for a liquor establishment for off-premise consumption which also requires a waiver of the distance limitation in Paragraph One, 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.
 - d) All businesses, which sell alcoholic beverages, shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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

The proposed Liquor Establishment (On-sale/Off-sale/On-Off sale) use will be an accessory use to a proposed grocery store. It is located in a 284-unit condominium development, which includes ten retail units along a Primary Arterial. For these reasons, the use is compatible with the existing land uses and appropriate for the area.

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

The subject site is physically suitable for the type and intensity of land use proposed. The addition of a Liquor Establishment (On-sale/Off-sale/On-Off sale) use does not affect the parking requirement for the proposed retail units, designated as Urban Center Mixed Use in Town Center.

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

Access is proposed from Durango Drive. According to the Master Plan of Streets and Highways, Durango Drive is a Major Arterial with a 120-foot right-of way. Adequate access will be provided to meet the requirements of the proposed use.

1. **“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 public health, safety, and welfare and the objectives of the General Plan would not be compromised as a result of the approval of a Special Use Permit, because the proposed Liquor Establishment (On-sale/Off-sale/On-Off sale) would be subject to inspections for a Certificate of Occupancy.

PLANNING COMMISSION ACTION

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

NOTICES MAILED 400 by City Clerk

APPROVALS 0

PROTESTS 0



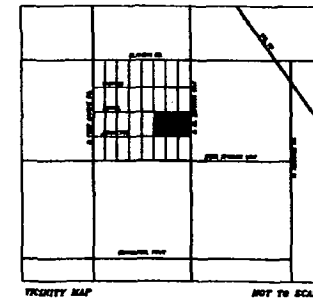
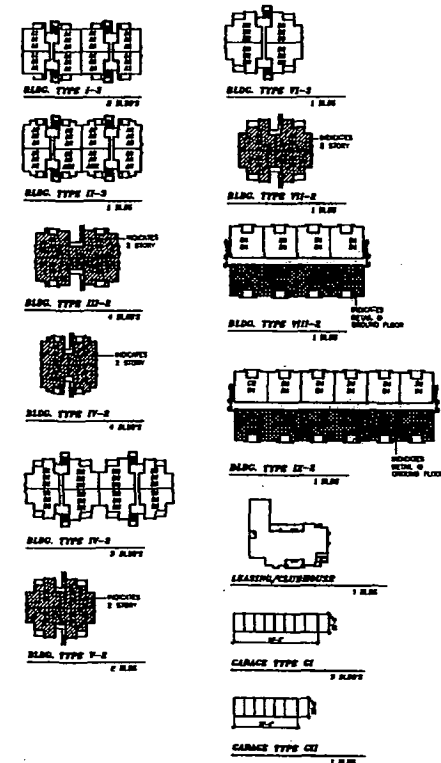
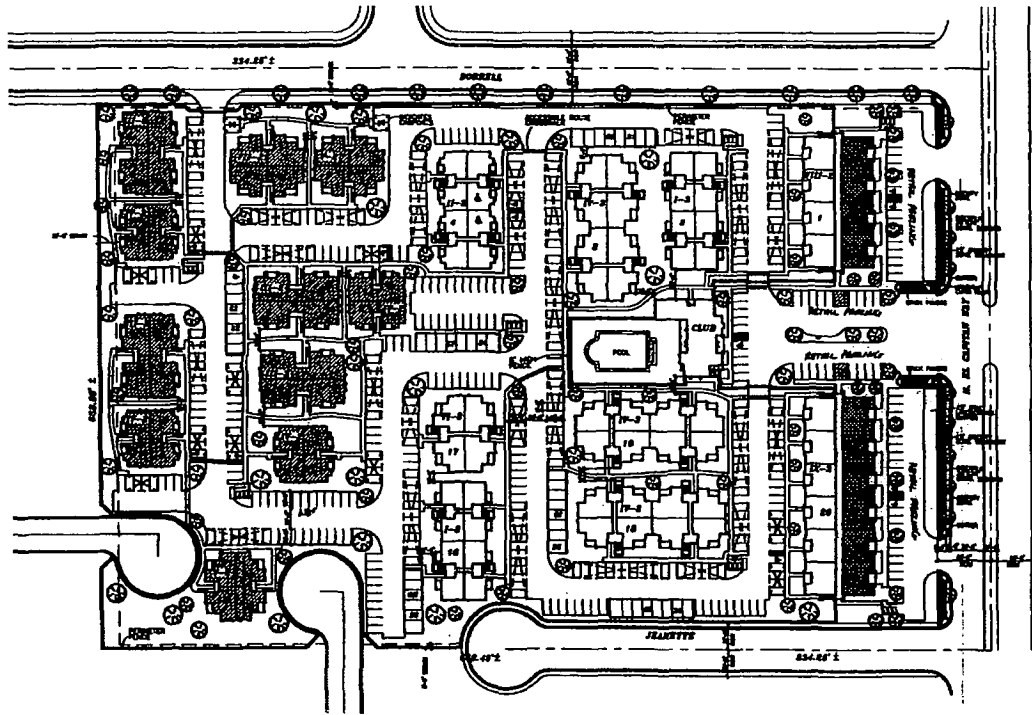
 **CYNTHIA A. CULLUM**
Notary Public State of Nevada
No. 01-68603-1
My appt. exp. Apr. 24, 2005



NOTARY PUBLIC
STATE OF NEVADA
 County of Clark
DAVID R. EDER
 Appt. No. 92-1574-1
My Appt. Expires Aug. 25, 2008

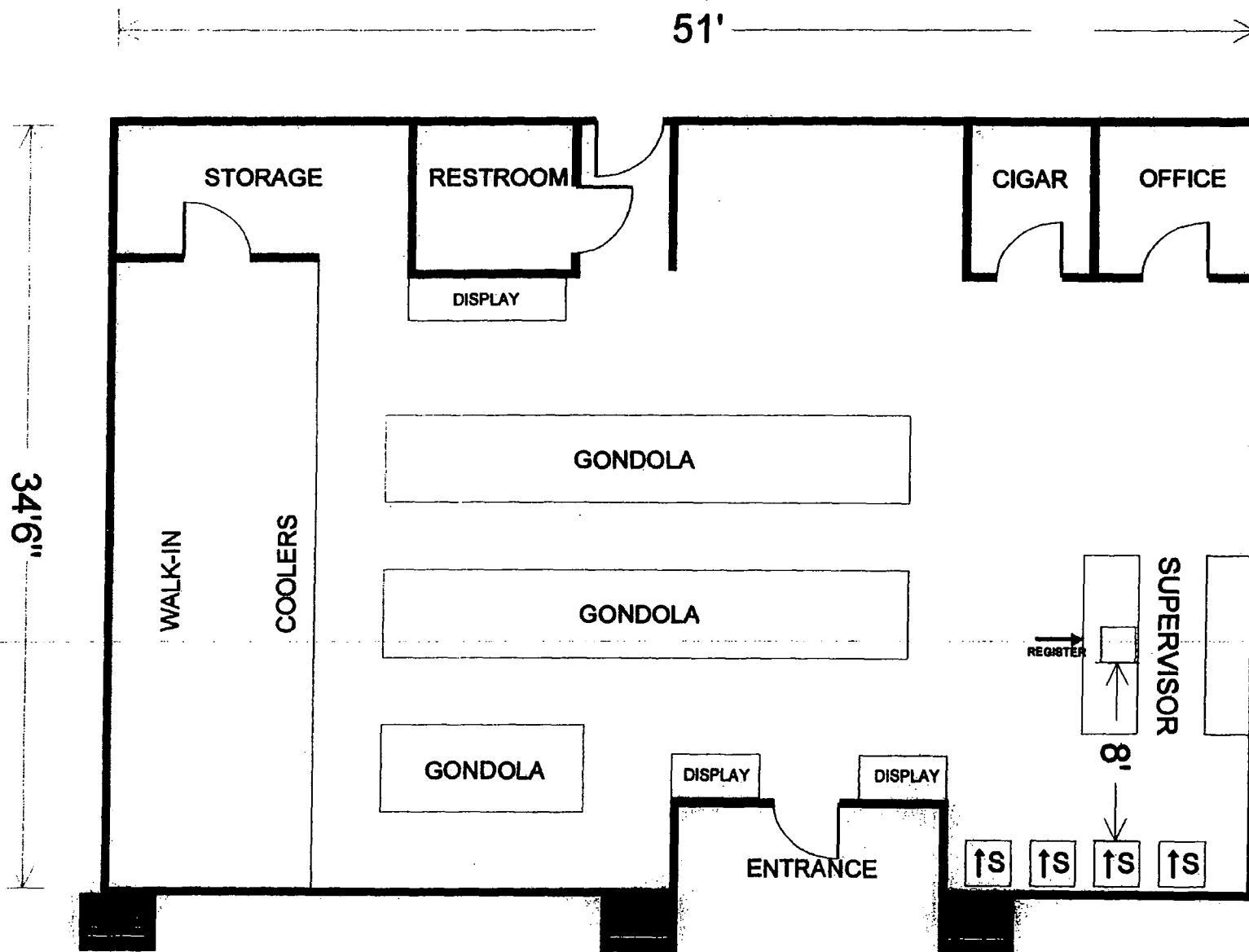


AMENITY BONE TREATMENT



APN# 125-20-201-024

SEP 09 2004



MR. LIQUOR
6955 N. DURANGO DR. #1015&1016
LAS VEGAS NV

PREPARED DATE: 6/30/04
TOTAL FOOTAGE: 1,728
CUSTOMER AREA: 1,221

RECEIVED
SEP 09 2004

PROPOSED FLOOR PLAN - CONSTRUCTION STILL IN PROCESS

SUP-5230
SUP-5231
11-04-04 PC



SUP-5230 - APPLICANT: TOMA HERFI INC - OWNER: EL CAPITAN ASSOCIATES, LLC AND HDA
EQUITY LLC
6955 NORTH DURANGO DRIVE, SUITE #1113 AND #1114
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

October 27, 2004

To Whom It May Concern:

Please let this letter serve as an official objection to the proposed liquor and convenience store to be located at 6955 N. Durango. (SUP 5230 & 5231)
This is a residential area filled with children, and within walking distance of several schools. It is inappropriate to have this sort of business so close to a residential neighborhood. Thank you!

Sincerely,



Stacy Dinkins
Homeowner
9004 Old River Ave
Las Vegas, NV 89149

READ INTO
THE RECORD
P SUP 5230
SUP 5231

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SPECIAL USE PERMIT RELATED TO SUP-5230

SUP-5231 - PUBLIC HEARING - APPLICANT: TOMA HERFI INC - OWNER: EL CAPITAN ASSOCIATES, LLC AND HDA EQUITY LLC - Request for a Special Use Permit FOR PACKAGE LIQUOR SALES located at 6955 N. Durango, Suite #1115 and #1116 (APN 125-20-201-024), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - Protest letter with attachment
5. Back up referenced from the 11/4/2004 Planning Commission meeting Item 63

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS with WEEKLY not voting

MINUTES:

NOTE: See Item 90 [SUP-5230] for all related discussion.

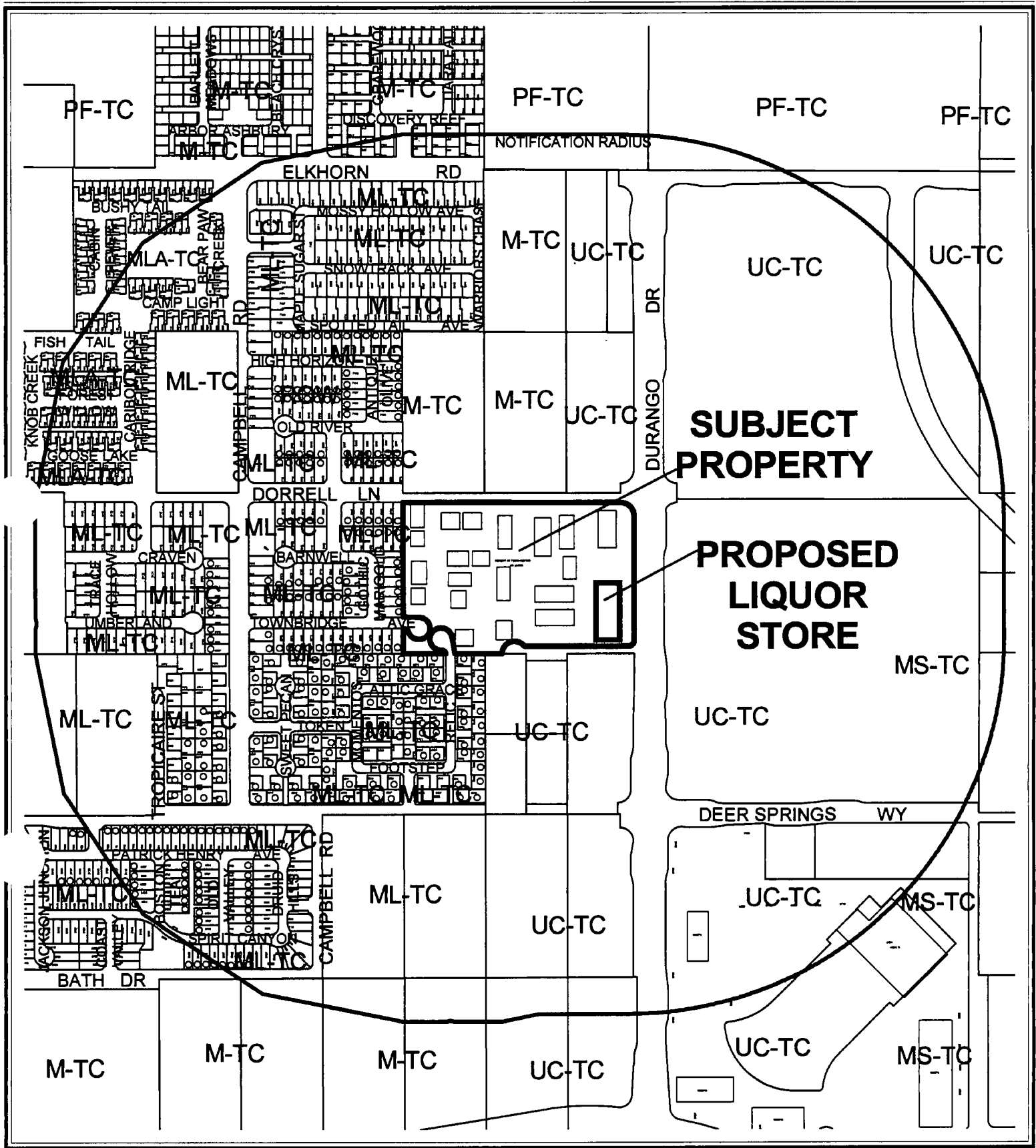
(2:46 - 2:50)

4-2449

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Town Center Development Standards Manual.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



CASE: SUP-5231

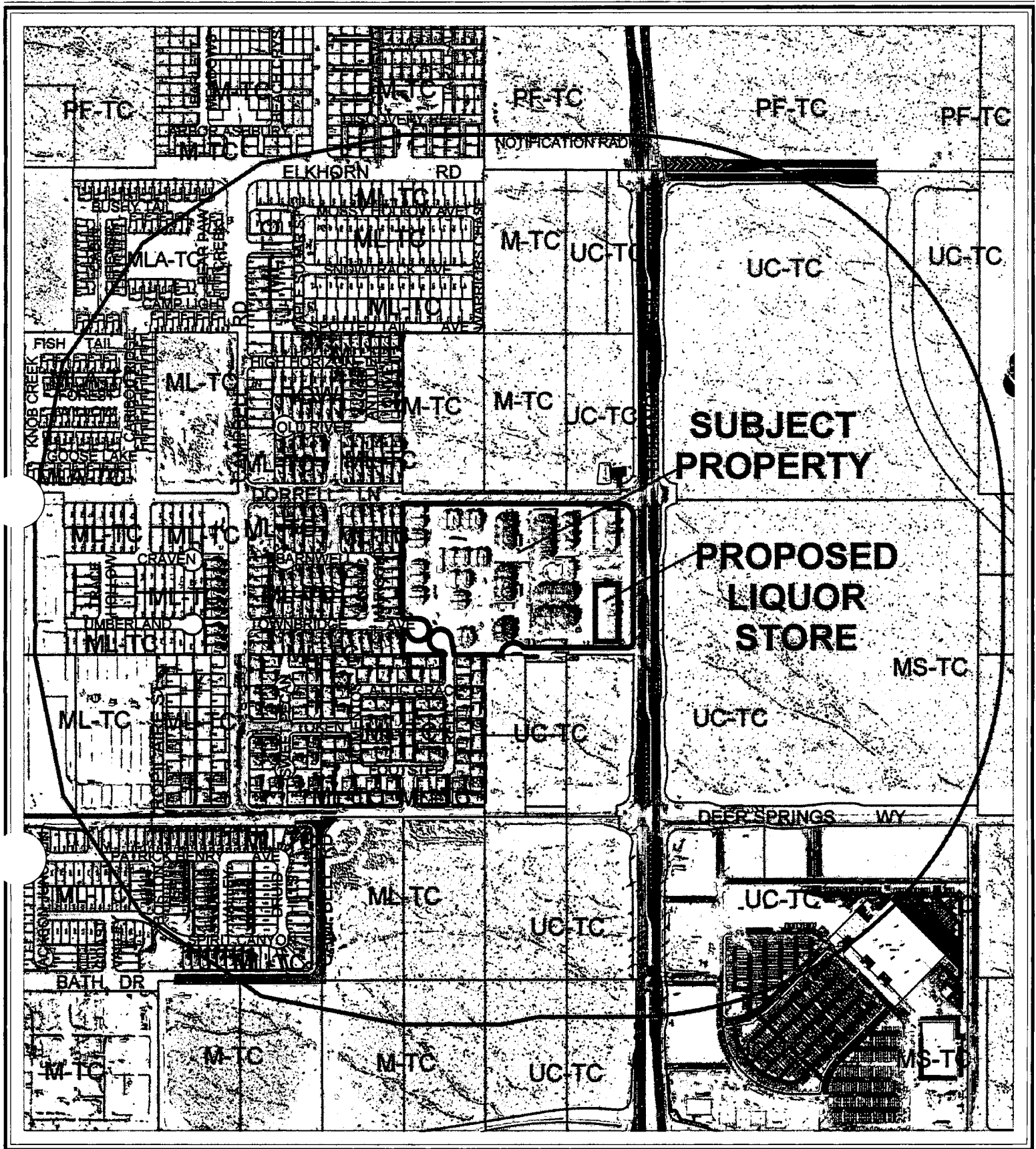
RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE) TOWN CENTER SPECIAL LAND USE DESIGNATION]

0 400 800 Feet





CASE: SUP-5231

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE) TOWN CENTER SPECIAL LAND USE DESIGNATION]



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-5231 - APPLICANT: TOMA HERFI INC - OWNER: EL
CAPITAN ASSOCIATES, LLC AND HDA EQUITY LLC**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under Town Center Development Standards Manual.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a liquor establishment (off-premise consumption) located at 6955 Durango Drive Suite # 1115-1116.

B) Applicant's Justification

The applicant states: "There are no services in the area, as the property around Durango Market is not developed yet. Durango Market will offer the same services as other convenience stores, along with a deli, and will provide convenience and safety for the residences as the store is within walking distance of any part of the development".

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 04/03/02 | The City Council approved a request for a Rezoning (Z-0099-01) from U (Undeveloped) [TC (Town Center) General Plan Designation] to TC (Town Center) Zone on 15.16 acres located adjacent to the west side of El Capitan Way approximately 660 feet south of Elkhorn Road. The Planning Commission and staff recommended approval on 02/28/02. |
| 05/01/02 | The City Council approved a request for a Site Development Plan Review [Z-0099-01(1)] for a proposed 274-unit multi-family residential development and 16,000 square feet of commercial floor space on 15.16 acres located adjacent to the west side of El Capitan Way approximately 660 feet south of Elkhorn Road. The Planning Commission and staff recommended approval on 03/28/02. |
| 05/01/02 | The City Council approved a related Development Agreement (DA-0001-02) for this development. The Planning Commission and staff recommended approval on 03/28/02. |
| 06/02/04 | The City Council approved a Development Agreement (Bill No. 2004-42) with El Capitan Associates, Limited Liability Company, as proposed by the Director of Planning and Development. |
| 06/10/04 | The Planning Commission approved Tentative Map (TMP-3991) for a 284-lot condominium development including 10 retail units. Staff also recommended approval of the Tentative Map. |

11/04/04 The Planning Commission recommended approval of a related Special Use Permit (SUP-5230).

11/04/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #63/bts).

B) Pre-Application Meeting

09/07/04 Elements of the Special Use Permit application were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 12.45 acres

B) Existing Land Use

Subject Property:	Multi-family housing
North:	Undeveloped
South:	Single family housing
	Undeveloped
East:	Undeveloped
West:	Single family housing

C) Planned Land Use

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

The subject site is designated on the Centennial Hills Sector Plan map as TC (Town Center), and as TC (Urban Center Mixed-Use – Town Center) as part of the Centennial Hills Town Center, pursuant to the Town Center Development Standards Manual. The intent of this district is to enable development with imaginative site and building design and maximize the use of the property.

The current zoning of the site is T-C (Town Center). The approved multi-unit residential development, at approximately 18 units per gross acre, is a permitted use under the UC-TC designation.

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

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Liquor Establishment (Off-premise)	400 Feet	Greater than 400 Feet

The proposed use is greater than 400 feet from any protected use. Therefore, it meets the minimum distance separation requirement.

B) General Analysis and Discussion

- **Zoning**

The subject site is currently zoned T-C (Town Center). A Liquor Establishment (On-sale/Off-sale/On-Off sale) use is permitted in T-C with the approval of a Special Use Permit.

- **Use**

The Town Center Development Standards require this Liquor Establishment (On-sale/Off-sale/On-Off sale) use to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children, or City Park as measured from property line to property line. In this case, there are no protected uses within the required minimum 400-foot distance separation radius.

- Conditions

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
3. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by requiring that:
 - a) No beer/wine/cooler on-sale, beer/wine/cooler off-sale, beer/wine/cooler on-off-sale, package, wholesale general use shall be located within 400 feet of any church synagogue, school, child care facility licensed for more than twelve children, or City park.
 - b) The distances referred to in Paragraph One shall be measured in a straight line from the nearest property line of the church, synagogue, school, child care facility, and from the nearest property line of a City park to the nearest property line of the proposed liquor establishment premises, disregarding all intervening obstacles.
 - c) When considering a Special Use Permit application for a liquor establishment for off-premise consumption which also requires a waiver of the distance limitation in Paragraph One, 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.
 - d) All businesses, which sell alcoholic beverages, shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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

The proposed Liquor Establishment use will be an accessory use to a proposed grocery store. It is located in a 284-unit condominium development, which includes ten retail units along a Primary Arterial. For these reasons, the use is compatible with the existing land uses and appropriate for the area.

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

The subject site is physically suitable for the type and intensity of land use proposed. The addition of a Liquor Establishment use does not affect the parking requirement for the proposed retail units, designated as Urban Center Mixed Use in Town Center.

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

Access is proposed from Durango Drive. According to the Master Plan of Streets and Highways, Durango Drive is a Major Arterial with a 120-foot right-of way. Adequate access will be provided to meet the requirements of the proposed use.

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

The public health, safety, and welfare and the objectives of the General Plan would not be compromised as a result of the approval of a Special Use Permit, because the proposed Liquor Establishment would be subject to inspections for a Certificate of Occupancy.

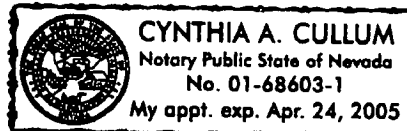
PLANNING COMMISSION ACTION

Conditions #4 and 5 were added by the Planning Commission.

NOTICES MAILED 400 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5231 APN: 125-20-201-024

Name of Property Owner: H D A Equity LLC

Name of Applicant: Toma - Herfi Inc.

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

Yes

 A No

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

City Official: _____

Partner(s): _____

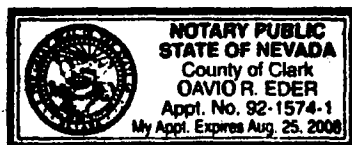
APV: _____

Signature of Property Owner/Authorized Agent:

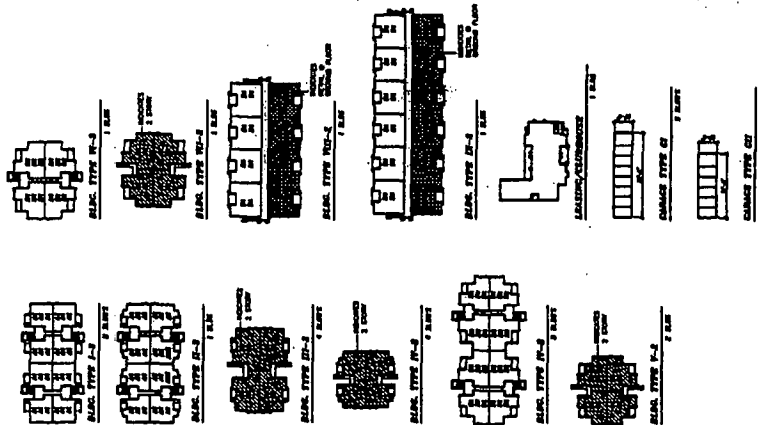
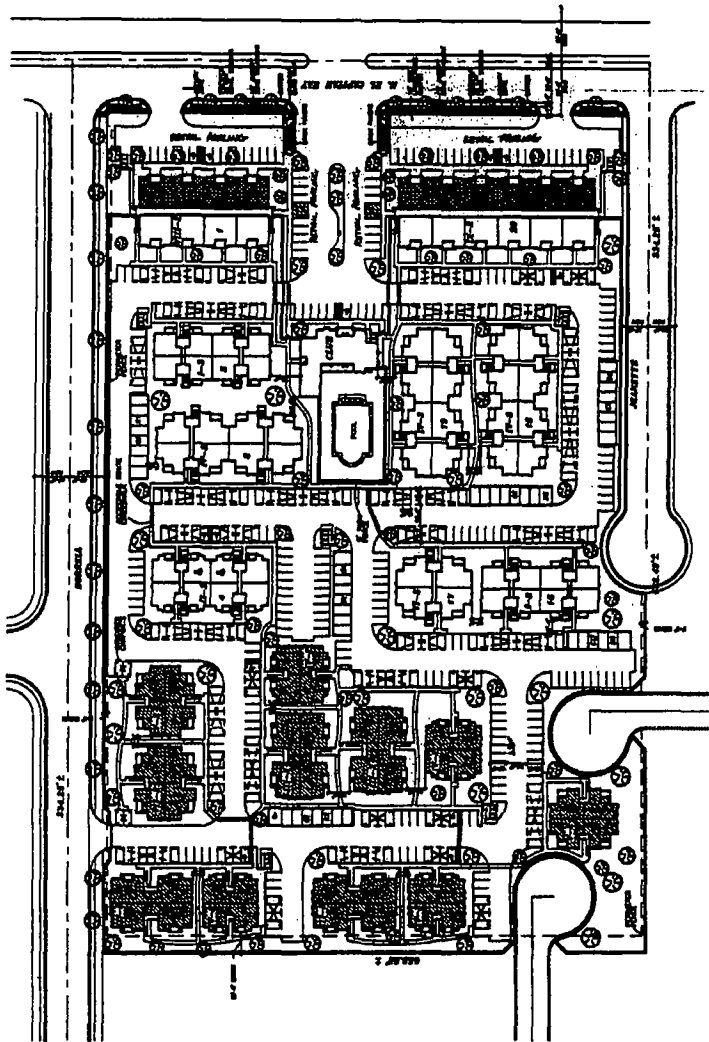
Subscribed and sworn before me

This 28 day of Sept, 2004

Notary Public in and for said County and State



TRAIL		SHEET NO.	
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
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73	74	75	76
77	78	79	80
81	82	83	84
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93	94	95	96
97	98	99	100



EL CAPTAIN APARTMENTS

CLIFFORD WONG
ARCHITECT

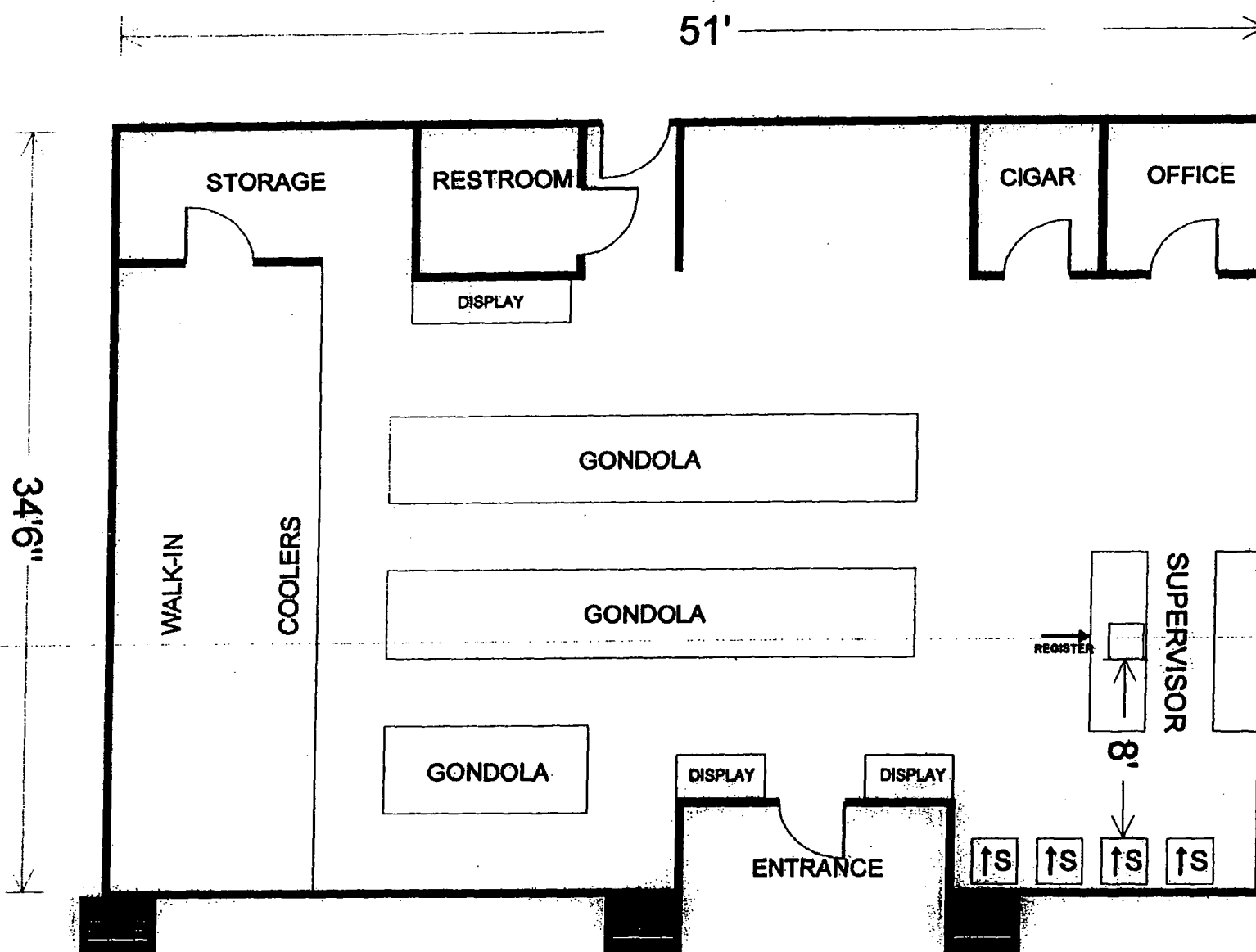
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10/10/04	CLW	1.4
10/10/04	CLW	1.5
10/10/04	CLW	1.6
10/10/04	CLW	1.7
10/10/04	CLW	1.8
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10/10/04	CLW	1.17
10/10/04	CLW	1.18
10/10/04	CLW	1.19
10/10/04	CLW	1.20

1 CONCEPTUAL SITE PLAN
SCALE: 1" = 60'-0"

APN# 125-20-201-024

SUP-5230
SUP-5231
11-04-04 PC

RECEIVED
SEP 09 2004



MR. LIQUOR
6955 N. DURANGO DR. #1015&1016
LAS VEGAS NV

PREPARED DATE: 6/30/04
TOTAL FOOTAGE: 1,728
CUSTOMER AREA: 1,221

SUP-5230
SUP-5231
11-04-04 PC

RECEIVED
SEP 09 2004

PROPOSED FLOOR PLAN - CONSTRUCTION STILL IN PROCESS



SUP-5231 - APPLICANT: TOMA HERFI INC - OWNER: EL CAPITAN ASSOCIATES, LLC AND HDA
EQUITY LLC
6955 NORTH DURANGO DRIVE, SUITE #1113 AND #1114
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

November 23, 2004

Re: SUP-5231

Dear Las Vegas City Council,

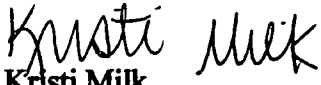
I am writing in concern about the proposed liquor/convenience store that is proposed for 6955 N. Durango Suite 1115 and 1116 (Ward 6). I have already mailed a letter and petition urging against the ability to sell liquor at this location to the planning commission and it is my hope that was forwarded to you, if not, I have enclosed a copy of the letter.

The site proposed for SUP 5231 is directly below and connected to apartment homes. Those apartments are surrounded by single family residential. There is also a bus stop in the near vicinity for elementary school children. I believe it is unsafe and an inappropriate place to advertise and sell liquor.

By allowing the sell of liquor at this location it will attract heavy traffic, loitering, and irresponsible behavior. I believe with children so close this should not be approved. In a short period of time, a Smith's Food King will be built one block north of this proposed site and people may buy liquor there, or may travel a mile and a half south to the Terrible Herbst convenience store.

I appreciate your time and consideration in this matter.

Sincerely,


Kristi Milk
9024 Old River Avenue
Las Vegas, NV 89149
(702) 645-6634

Protest

2004 NOV 29 P 12:00

RECEIVED
CITY CLERK

Submitted after final agenda

Date 11/29/04 Item #91

October 26, 2004

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

Re: SUP-5231, Liquor Store at 6955 N. Durango #1115 and #1116

Dear Mr. David Clapsaddle and Planning Commission,

I am writing to you in response to letters I received regarding approval for a special use permit (SUP-5231) at 6955 N. Durango Drive Suite #1115 and #1116. It is my understanding the proposal is for a liquor store. I am **STRONGLY OPPOSED** to this property becoming able to sell liquor for several different reasons.

One of my concerns is that this retail space is not a free standing building; it is unique in that, it is directly connected to an apartment complex. Not only is it surrounded by apartments there is an apartment that is leased directly above the proposed liquor store.

Among the same concerns, the apartment complex is directly connected to my neighborhood. A community inundated with small children and many families. The ability to sell liquor within an extremely close radius puts not only my family but others in my community at risk for reckless behavior (Drinking and Driving, loitering, etc.).

There are some more minor concerns I have, but most importantly the safety of my family and neighbors is foremost my biggest concern. The retail space is not equipped to handle a high flow of traffic, has limited parking, and is not (in my opinion and those whom have signed the attached petition) the most ideal place for a liquor store.

I ask that you thoughtfully take into consideration my concerns, as well as, the logistics of the building and its immediate surroundings. If it were your family being encroached upon, would you feel as uncomfortable as me?

Thanks so much for your time, thought and cooperation.

Sincerely,

Kristi Milk
9024 Old River Avenue
Las Vegas, NV 89149
(702) 645-6634

***Please see attached

RECEIVED
CITY CLERK

2004 NOV 29 P 12:00

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

October 27, 2004

To Whom It May Concern:

Please let this letter serve as an official objection to the proposed liquor and convenience store to be located at 6955 N. Durango. (SUP 5230 & 5231)
This is a residential area filled with children, and within walking distance of several schools. It is inappropriate to have this sort of business so close to a residential neighborhood. Thank you!

Sincerely,



Stacy Dinkins
Homeowner
9004 Old River Ave
Las Vegas, NV 89149

914 777-8000
READ INTO
THE RECORD
P SUP 5230
SUP 5231

October 26, 2004

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

Re: SUP-5231, Liquor Store at 6955 N. Durango #1115 and #1116

Dear Mr. David Clapsaddle and Planning Commission,

I am writing to you in response to letters I received regarding approval for a special use permit (SUP-5231) at 6955 N. Durango Drive Suite #1115 and #1116. It is my understanding the proposal is for a liquor store. I am **STRONGLY OPPOSED** to this property becoming able to sell liquor for several different reasons.

One of my concerns is that this retail space is not a free standing building; it is unique in that, it is directly connected to an apartment complex. Not only is it surrounded by apartments there is an apartment that is leased directly above the proposed liquor store.

Among the same concerns, the apartment complex is directly connected to my neighborhood. A community inundated with small children and many families. The ability to sell liquor within an extremely close radius puts not only my family but others in my community at risk for reckless behavior (Drinking and Driving, loitering, etc.).

There are some more minor concerns I have, but most importantly the safety of my family and neighbors is foremost my biggest concern. The retail space is not equipped to handle a high flow of traffic, has limited parking, and is not (in my opinion and those whom have signed the attached petition) the most ideal place for a liquor store.

I ask that you thoughtfully take into consideration my concerns, as well as, the logistics of the building and its immediate surroundings. If it were your family being encroached upon, would you feel as uncomfortable as me?

Thanks so much for your time, thought and cooperation.

Sincerely,

Kristi Milk
Kristi Milk
9024 Old River Avenue
Las Vegas, NV 89149
(702) 645-6634

***Please see attached

**READ INTO
THE RECORD**

91-111-12000

SUP-5231
P

OPPOSED TO SUP-5231

We, the undersigned, hereby STRONGLY OPPOSE the proposal to grant a special use permit to sell liquor at 6955 North Durango Suite #1115 and #1116.

Name

Robert & Kristi Milk
Lisa & Kurt Bladecki
Jeff & Kris Rucker
Stacy & Tim Dinkins
Sam & Aimee
Allison Graham
Eric Fitzhugh
Kathy Cronin
Ken & Judy
Deborah T. Walsh
Susan Gonzalez
Nancy Gatti
Regina Rendon
Barbara Lirio
Paul Lawrence
Vicki Grimm

Address

9024 Old River Ave.

9017 Old River Ave.

9016 Old River Ave.

9004 Old River Ave

8989 Dorell Ln

8996 Barnwell Ave

9013 Barnwell Ave

9020 Barnwell Ave

9012 Old River Ave.

9024 Dorell Lane

9024 Dorell Lane - Dup

9008 Old River Ave

9020 Old River Ave.

9020 Old River Ave - Dup

9000 Old River Ave

8997 Old River Ave L.V. 89149

7129 ANTIQUE OLIVE LVR 89149

READ INTO THE RECORD

15

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5276 - PUBLIC HEARING - APPLICANT/OWNER: DAVID A. TACK AND SUSAN M. TACK
- Request for a Special Use Permit FOR A PROPOSED 40-FOOT HIGH, 21-FOOT X 32-FOOT
OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1720 South Main Street (APN
162-03-301-003), C-2 (General Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0
vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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:

MONCRIEF - APPROVED subject to conditions - UNANIMOUS

NOTE: COUNCILMAN MACK disclosed that his brother, STEVEN MACK, owns a SuperPawn at the edge of the notification area and DR. TACK has been a long-standing friend and the family veterinarian. He does not believe this request will have any impact on his brother's business or DR. TACK; therefore he would be voting on this item.

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

CARL BRECHLER, Brechler & Bell Consulting, appeared on behalf of the applicant and concurred with staff recommendations.

COUNCILWOMAN MONCRIEF stated the property is zoned C-2 (Commercial) and moved for approval.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:50 - 2:52)

4-2659

CONDITIONS:

Planning and Development

1. The off-premise advertising sign (billboard) supporting structure shall have finish materials that

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

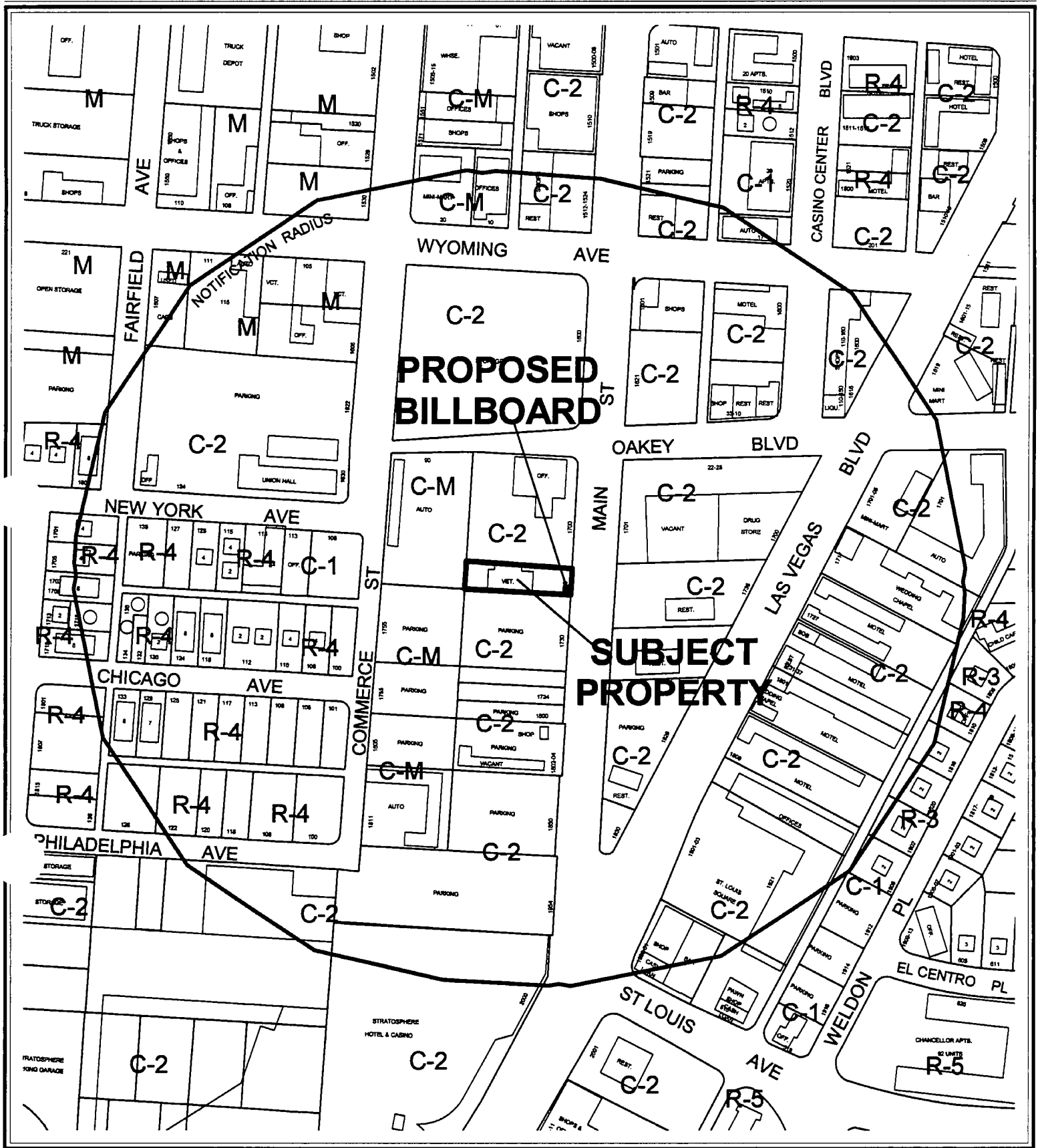
CONDITIONS - Continued:

complement the existing on-site building.

2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. 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.
6. Only one advertising sign is permitted per sign face.
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

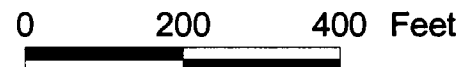
8. The proposed off premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

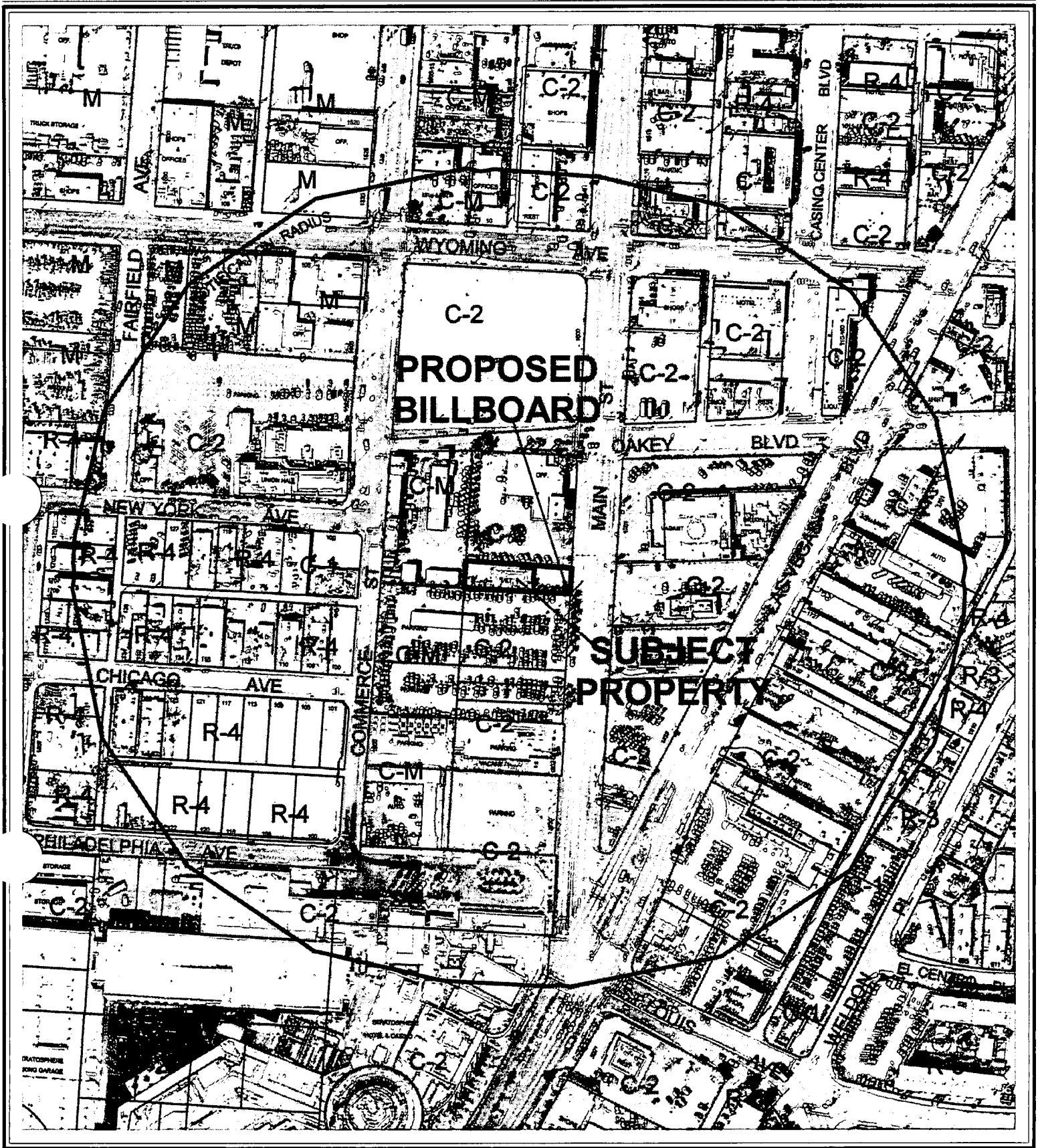


CASE: SUP-5276

RADIUS: 750 FT

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





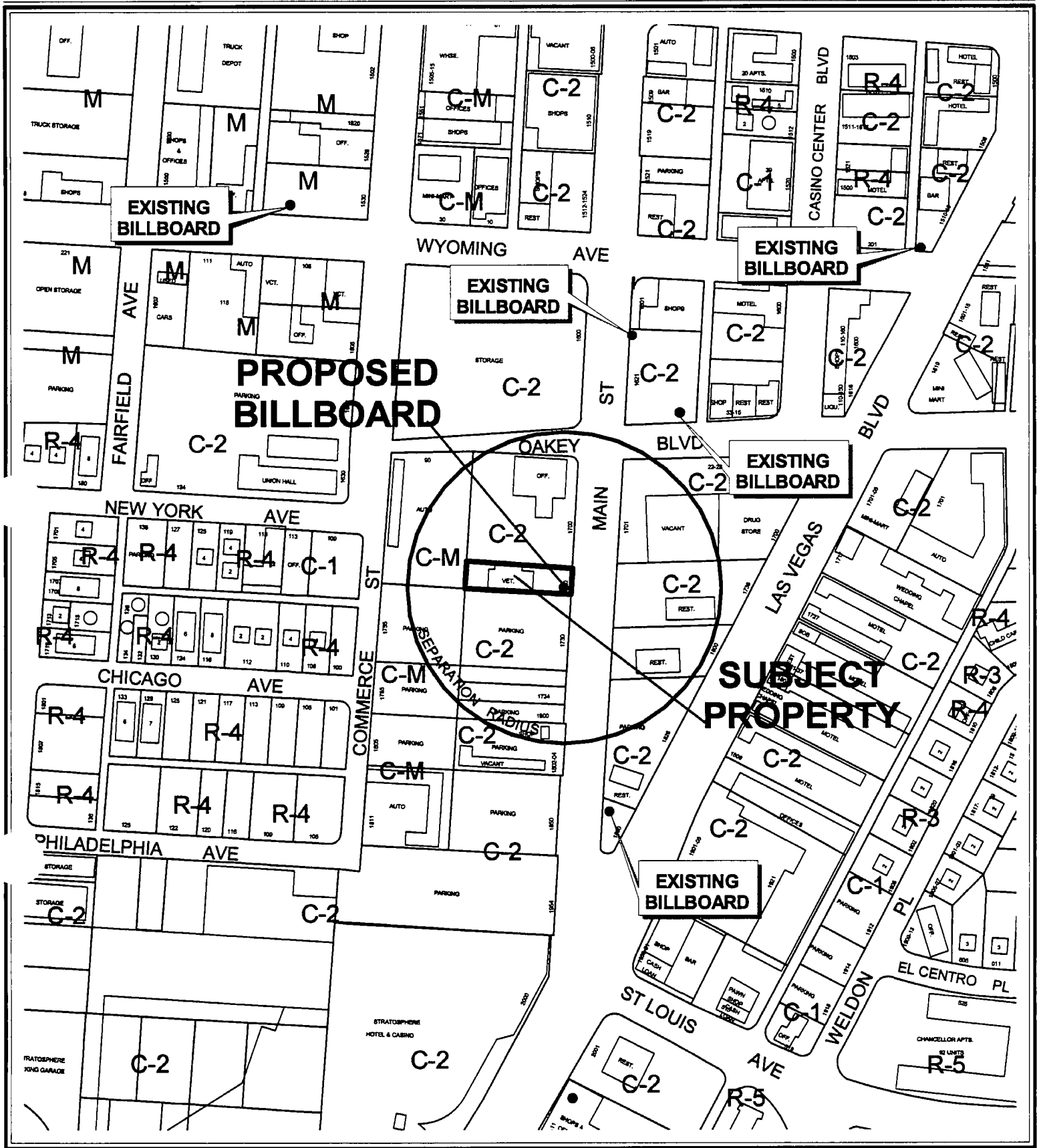
CASE: SUP-5276

RADIUS: 750 FT

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

0 200 400 Feet



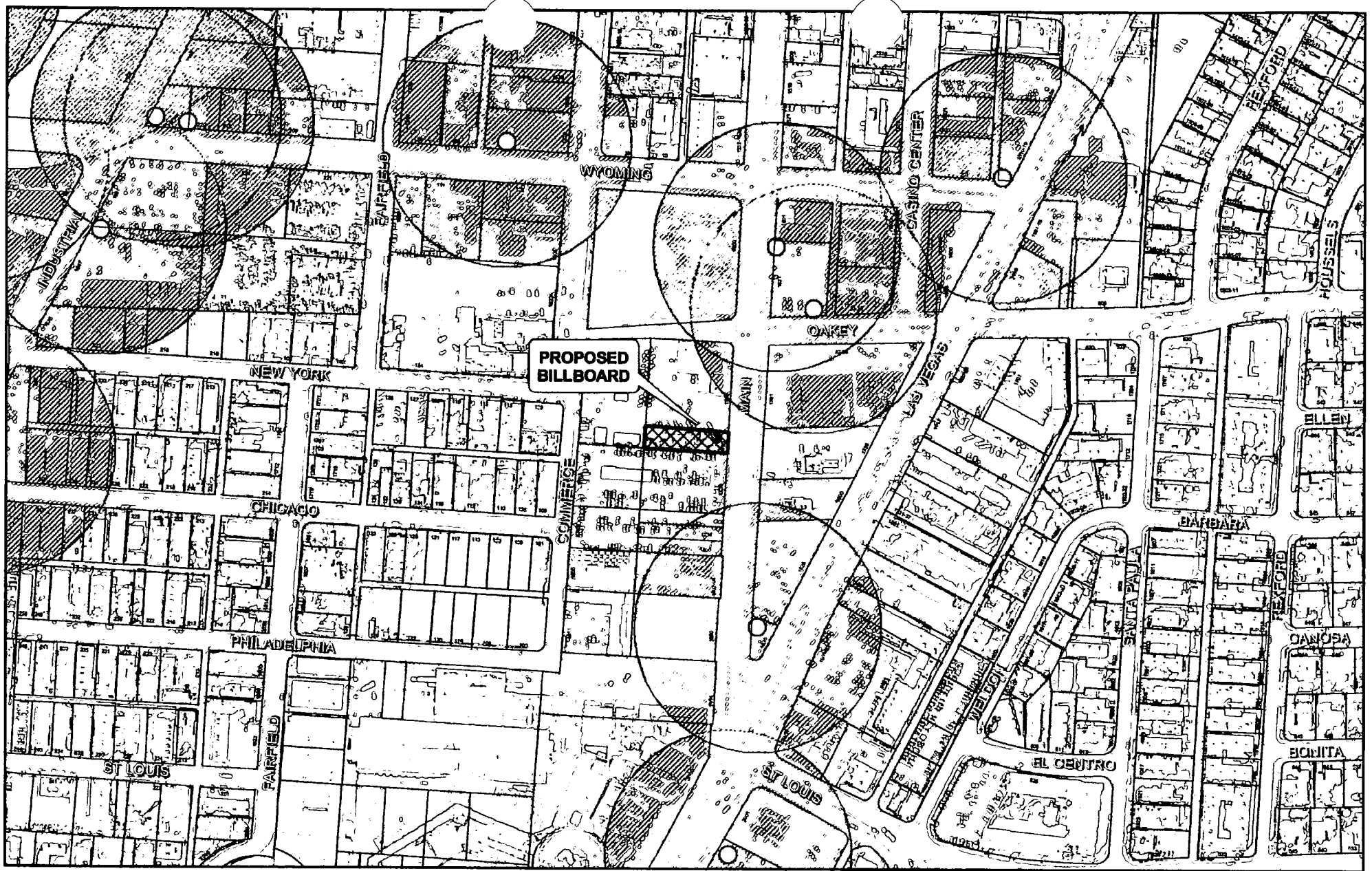


CASE: SUP-5276

SEPARATION RADIUS: 300 FT

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





SUP-5276

City of Las Vegas Billboard Data

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5276 - APPLICANT/OWNER: DAVID A. TACK AND SUSAN M. TACK

**** CONDITIONS ****

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

Planning and Development

1. The off-premise advertising sign (billboard) supporting structure shall have finish materials that complement the existing on-site building.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. 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.
6. Only one advertising sign is permitted per sign face.
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. The proposed off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Special Use Permit for a 40-foot high, 21-foot x 32-foot off-premise advertising (billboard) sign at 1720 South Main Street.

B) Applicant's Justification

The applicant states that the subject site is suitable for the proposed use.

BACKGROUND INFORMATION

A) Previous Actions

There is no previous case material associated with the subject parcel.

11/04/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #12/bts).

B) Pre-Application Meeting

04/30/04 The items related to a Special Use Permit were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.23 acres

B) Existing Land Use

Subject Property: Vacant Building
North: Office
South: Parking
East: Restaurant

C) Planned Land Use

Subject Property:	DTR-C	Downtown Redevelopment Plan- Commercial
North:	DTR-C	Downtown Redevelopment Plan- Commercial

South:	DTR-C	Downtown Redevelopment Plan- Commercial
East:	DTR-C	Downtown Redevelopment Plan- Commercial
West:	DTR-C	Downtown Redevelopment Plan- Commercial

D) Existing Zoning

Subject Property:	C-2	Limited Commercial
North:	C-2	Limited Commercial
South:	C-2	Limited Commercial
East:	C-2	Limited Commercial
West:	C-M	Commercial/ Industrial

E) General Plan Compliance

The subject site is designated C (Commercial) on the Downtown Redevelopment Plan in the Southeast Sector Land Use Map of the General Plan.

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

The subject site is located within District Six: Northern Strip of the Downtown Centennial Plan – The Northern Strip centers around the Stratosphere Tower Hotel and Casino and includes the old Meadows Village Neighborhood to the west of this site. This transitional district is the ideal location for future major hotel-casino projects adjacent to the Stratosphere and also along Sahara to seamlessly extend The Strip northward into Downtown Las Vegas. Future evaluations will have to determine the highest and best land uses for this area. The district boundaries are the eastern edge of the Union-Pacific right of way on the west, the centerline of Wyoming Avenue on the north, the properties on the eastern side of Las Vegas Boulevard on the east and the centerline of Sahara Avenue on the south.

The subject site is located within the McCarran International Airport Overlay District. Therefore, the maximum height allowed is 200 feet. The billboard complies with the maximum height allowed since it is proposed at only 40 feet in height.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	300 feet	400 feet

B) General Analysis and Discussion

- **Zoning**

The subject billboard is an allowed use within the C-2 (General Commercial) zoning district with approval of a Special Use Permit.

- **Use**

This application meets the technical requirements for distance separation between billboards and from residential properties. The Special Use Permit application will be conditioned to assure an aesthetic compatibility to the surrounding area.

- **Conditions**

Title 19.14.100(D) also specifies the following additional provisions regarding off-premise advertising signs:

1. All structural elements of an off-premise sign to which the display panels are attached shall be screened from view. Display surface panels, which are removed for the purpose of changing the advertising message, shall be replaced within thirty days with display panels containing a new advertising message or uniformly painted blank panels.
2. All off-premise signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.
3. For any off- premise sign that is proposed within six hundred sixty feet of any highway classified by the State of Nevada as part of the interstate or primary highway system, a State of Nevada sign permit shall be obtained and a copy attached to the application prior to the issuance of a construction permit or sign certificate by the City.
4. No sign certificate shall be issued for an individual off-premise sign unless and until a site plan for the lot on which the sign will be erected has been submitted to and approved by the Director. The site plan shall include the following:

- a. An accurate site plan of the lot, at the scale the Director requires;
 - b. The location of buildings, parking lots, driveways and landscaped areas on the lot;
 - c. An accurate indication of the location of all existing and proposed off-premise signs; and
 - d. Drawings that allow the computation of the area and the height of any off-premise signs and which indicate any sign characteristics such as illumination, embellishment areas or moving parts.
5. The permittee or holder of a sign certificate shall notify the Director of any significant change in the characteristics of an off-premise sign, such as illumination, embellishment areas or moving parts, and provide any additional supplemental drawings as the Director may require.

This proposal meets these conditions.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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

The proposed off-premise advertisement (billboard) sign use can be conducted in a harmonious and compatible manner with existing surrounding land uses and with future surrounding land uses as projected by the General Plan.

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

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

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

The subject site has access from Main Street, a 100-foot primary arterial, which will be adequate in size to meet the requirements of the proposed use.

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

If approved, the off-premise advertising (billboard) sign will be subject to regular inspection and will not compromise the public health, safety or welfare, as it will be subject to the provisions of the Sign Code and the Uniform Building Code.

NOTICES MAILED 64 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SOP.5276 APN: 162-03-301-003

Name of Property Owner: David & Susan Tack

Name of Applicant: David & Susan Tack

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

Yes

✓ No

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

City Official: _____

Partner(s): _____

APN: _____

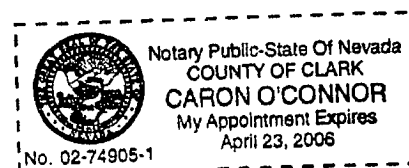
Signature of Property Owner/Authorized Agent: 

Print Name: David Lack

Subscribed and sworn before me

This 15 day of April, 2004

Carl Allen
Notary Public in and for said County and State



MAINTAINANCE
LOT
FAXI &
LIMO COMPANY

PARKING LOT
NEVADA BELL ET. AL

PARKING LOT
STRATOSPHERE
HOTEL & CASINO

MAIN STREET

NOTICE: DATA
OBTAINED FROM THE
LAS VEGAS CITY ENGINEER
OFFICE, LAS VEGAS, NEVADA
DATE: 10/21/04
BY: JES/MS
FOR: SUP-5276

SUP-5276
11-04-04 PC
REVISED 10-21-04

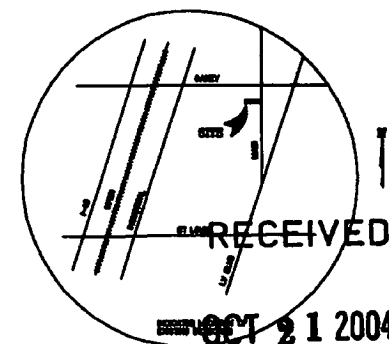


GRADE ELEVATION
IN FEET
FROM DATUM

PAVEMENT ELEVATION
IN FEET
FROM DATUM

GRADE ELEVATION

PROPERTY MAP
NO SCALE



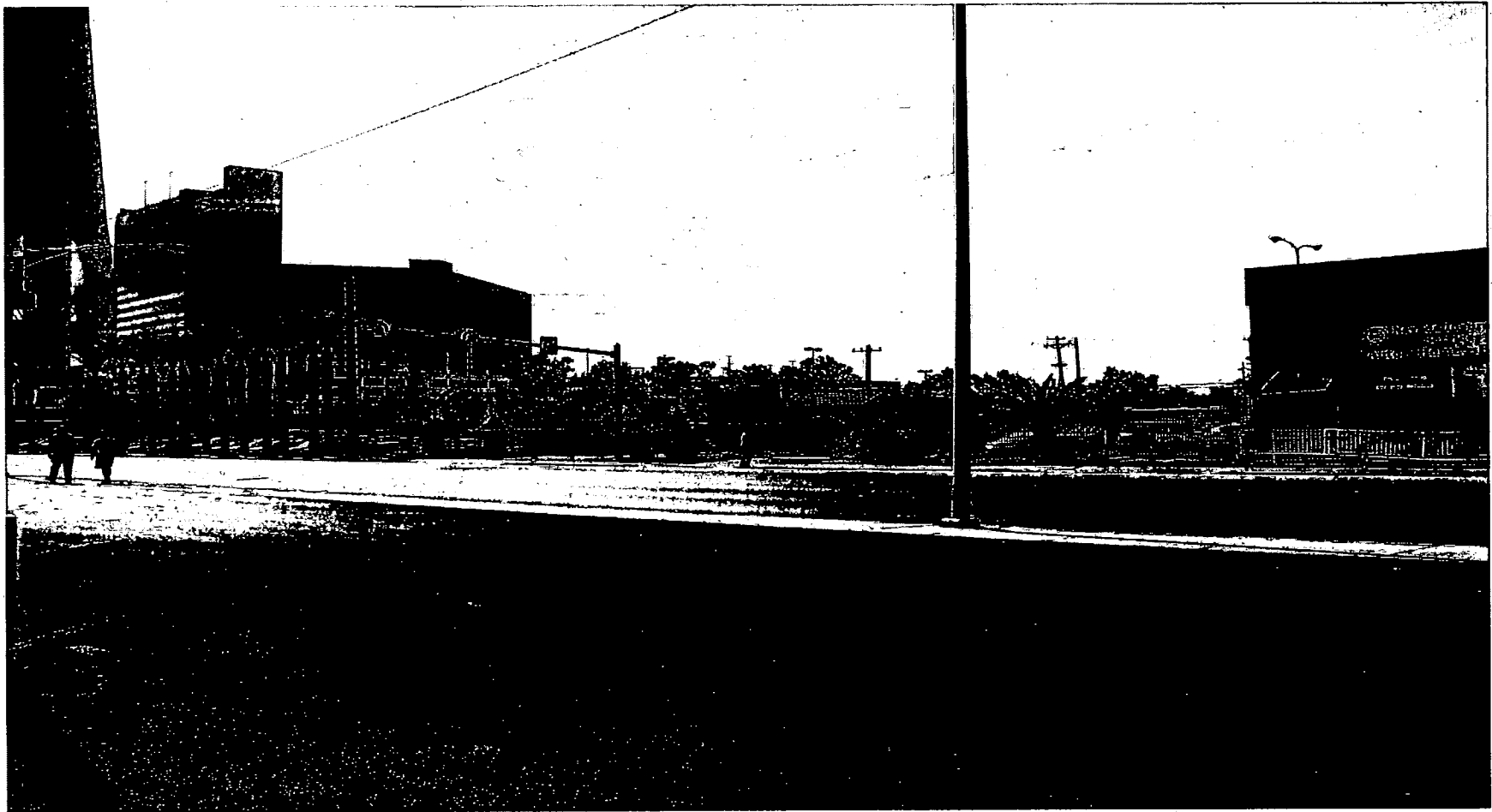
PROJECT NO.	DATE	REVISION
1	11-04-04	PC
2	10-21-04	REVISED

PROJECT NO.	DATE	REVISION
1	11-04-04	PC
2	10-21-04	REVISED



SUP-5276 - SPECIAL USE PERMIT - APPLICANT/OWNER: DAVID A. TACK AND SUSAN M. TACK
1720 SOUTH MAIN STREET
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04



SUP-5276 - SPECIAL USE PERMIT - APPLICANT/OWNER: DAVID A. TACK AND SUSAN M. TACK
1720 SOUTH MAIN STREET
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5291 - PUBLIC HEARING - APPLICANT/OWNER: HENRIK NAZERIAN - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE (MINOR) at 5001 West Charleston Boulevard (APN 163-01-502-011) C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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:

MONCRIEF - APPROVED subject to conditions - UNANIMOUS with WEEKLY not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

HAROLD FOSTER, 3230 Polaris Avenue, appeared on behalf of the applicant and stated that the property was purchased recently. It has been an automotive repair facility for approximately 40 years. His client will continue to provide the same services with the exception of no sale of tires or smog check. He concurred with all conditions.

COUNCILWOMAN MONCRIEF noted that this would improve the corner lot.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:52 - 2:53)

4-2733

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All repair and service work shall be performed within a completely enclosed building.
4. No used or discarded automotive parts or equipment shall be located in any open area outside of an

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

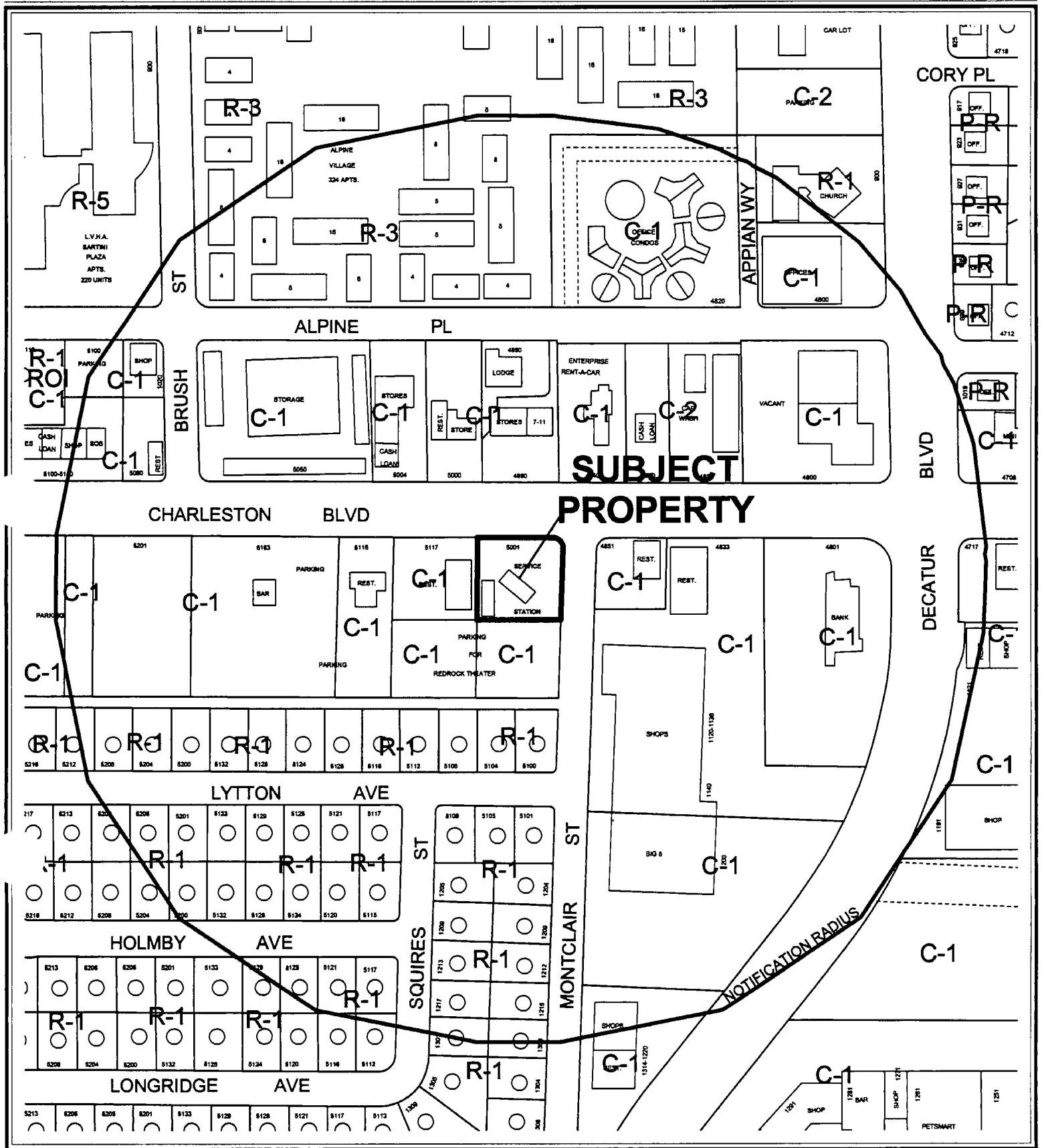
CONDITIONS - Continued:

enclosed building.

5. No outside storage of stock, equipment or residual used equipment is permitted.
6. All disabled vehicles shall be stored in an area, which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.
7. The installation and use of an outside public address or bell system is prohibited.
8. All razor wire located on the subject site shall be removed prior to issuance of a certificate of occupancy.
9. All illegal signage shall be removed or be brought into compliance prior to issuance of a certificate of occupancy.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

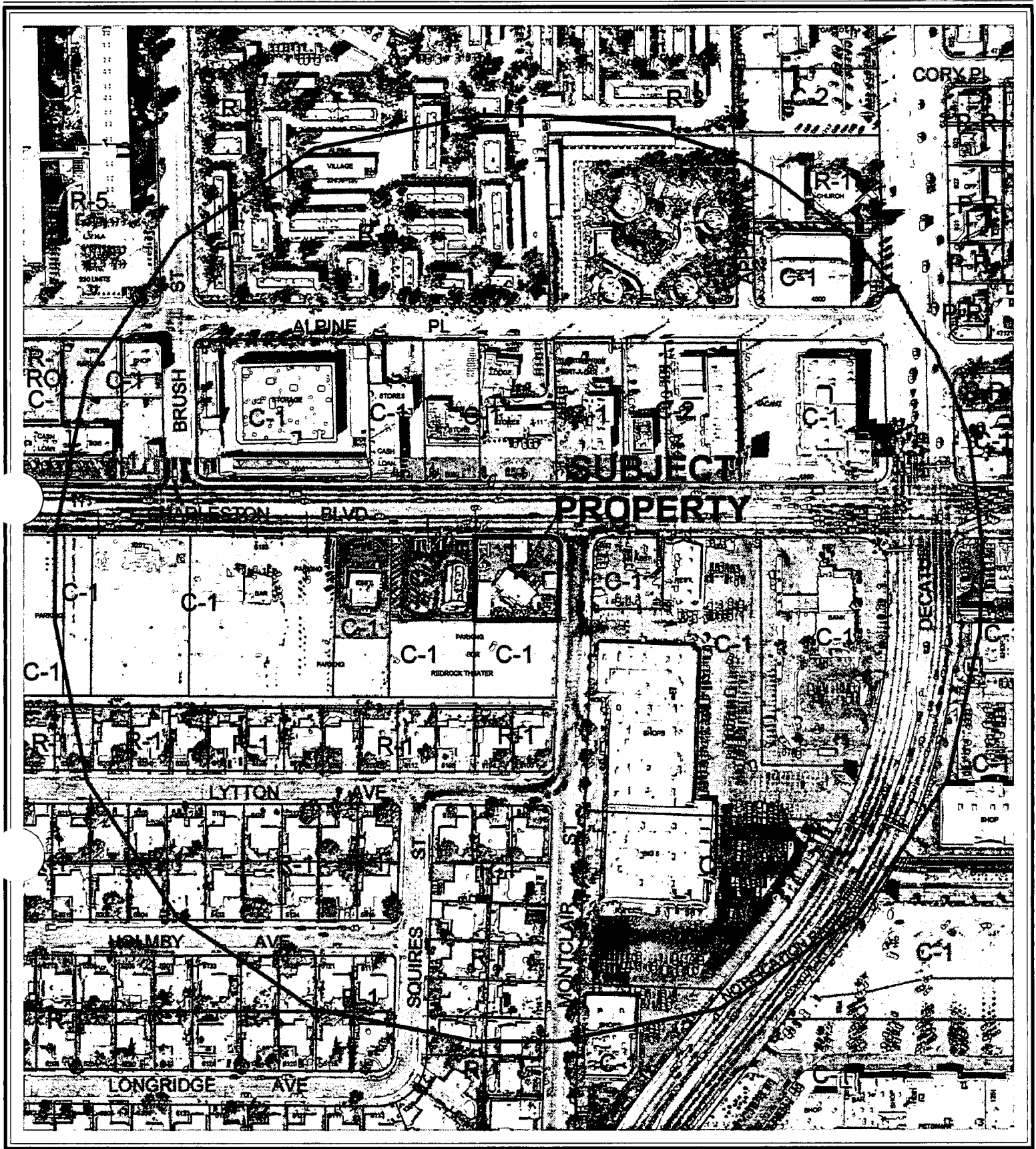
11. Dedicate an additional 10 feet of right-of-way for a total radius of 25 feet on the southwest corner of Charleston Boulevard and Montclair Street within 60 days of approval of this Special Use Permit by the City Council; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents. This condition shall not be enforced if the applicant provides proof of an existing structure or other permanent improvements within the area requested for dedication.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.



CASE: SUP-5291

RADIUS: 750 FT

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



CASE: SUP-5291

RADIUS: 750 FT

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-5291 - APPLICANT/OWNER: HENRIK NAZERIAN

**** CONDITIONS ****

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

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All repair and service work shall be performed within a completely enclosed building.
4. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
5. No outside storage of stock, equipment or residual used equipment is permitted.
6. All disabled vehicles shall be stored in an area, which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.
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Public Works

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12. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for an Auto Repair Garage (Minor) facility at 5001 West Charleston Boulevard.

B) Applicant's Justification

The applicant states that the intended use is consistent with prior uses on the subject site.

BACKGROUND INFORMATION

A) Previous Actions

- 09/26/63 The Board of Zoning Adjustment approved a request to allow a service station on property generally located on the south side of West Charleston between Montclair Street and Wilshire Street (U-61-63).
- 10/26/63 The Board of City Commissioners approved the request for reclassification of property generally located on the south side of West Charleston between Montclair Street and Wilshire Street (Z-100-62).
- 08/26/71 The Board of Zoning Adjustment approved a request for a Variance to allow the operation of a truck and trailer rental business on property located at 5001 West Charleston Boulevard (V-30-71).
- 11/04/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #13/bts).

B) Pre-Application Meeting

- 09/10/04 The following items were discussed at the pre-application meeting:
- No tire sales proposed and no smog check (signs will be removed)
 - No engine repair, differential, or transmissions will be permitted by definition.
 - No gasoline pumps existing just the islands.
 - Razor wire on the rear fencing may be required to be removed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 0.52 acres

B) *Existing Land Use*

Subject Property: Vacant
North: Convenience Store
South: Parking lot
East: Restaurant
West: Restaurant

C) *Planned Land Use*

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: SC (Service Commercial)
East: SC (Service Commercial)
West: SC (Service Commercial)

D) *Existing Zoning*

Subject Property: C-1 (Limited Commercial)
North: C-1 (Limited Commercial)
South: C-1 (Limited Commercial)
East: C-1 (Limited Commercial)
West: C-1 (Limited Commercial)

E) *General Plan Compliance*

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

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

The subject site is not within any special districts/zones.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Auto Repair Garage (Minor)	3,169 SF.	5 spaces plus one space for each 200 sf. of gfa	21	1	23	1

The project exceeds Code standards by two parking spaces.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Auto Repair Garage (Minor) use.

B) General Analysis and Discussion

- Zoning

An Auto Repair Garage (Minor) is permitted with the approval of a Special Use Permit in the C-1 (Limited Commercial) zoning district. The reason for a Special Use Permit is to address concerns relating to noise, odors, lighting conditions and hours of operation caused by or are a part of activities typical to Auto Repair Garage (Minor) uses that would be a nuisance to adjacent uses.

- Use

The subject site contains razor wire, which is inappropriate in any commercial zoning designation. Therefore, the project has been conditioned to remove the existing razor wire to comply with Title 19.08 Development Standards. The Development Standards section of Title 19 states: Unless otherwise approved as part of an overall development plan, the following materials shall not be acceptable for use as screening or perimeter walls.

The subject site also contains several non-conforming signs as indicated in the pre-application meeting. All three pole mounted signs along the street frontage do not comply with Title 19.14 Sign Standards. The Prohibited Signs section states that the following signs are prohibited: Any on-premise sign that is associated with a use that no longer occupies the premises on which it is located and pole signs placed or erected after August 1, 2002 that do not meet the freestanding

sign design standards contained in this chapter. The pole signs do not meet the Freestanding Sign Design Standard which states the following: Be constructed of materials that are similar or complementary to the materials utilized on the façade of the principal building on the same site, utilize architectural features and elements that are similar or complementary to the architecture of the principal building on the same site, utilize colors, finishes or textures that are similar or complementary to the architecture of the principal building on the same site; and consist of either two or more supports or of one continuous support which maintains the appearance of ground contact for at least three feet or 20 percent of the width of the sign, whichever is smaller.

- Conditions

No base conditions are listed in Title 19 for this type of use in a C-1 (Limited Commercial) zone, but within the General Commercial and Industrial zones this use requires several base conditions to be met in order to permit the use without a Special Use Permit. These conditions restrict the use of the property to minimize the impact and add to the overall aesthetics of automotive related businesses. The conditions listed below from Title 19.04.040 for C-2 (General Commercial), C-M (Commercial/ Industrial) and M (Industrial) zoned properties will be included as conditions of approval for this project, as these conditions will assure compatibility with surrounding land uses, both present and future.

- Conditions

1. All repair and service work shall be performed within a completely enclosed building.
2. Openings to the service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
4. No outside storage of stock, equipment or residual used equipment shall be located in any open area outside of an enclosed building.
5. All disabled vehicles shall be stored in an area, which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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

The subject site is located along Charleston Boulevard. The minor automotive repair garage is compatible with adjacent land uses, as most of these properties are zoned C-1 (Limited Commercial). This district allows for commercial uses that primarily serve local area patrons.

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

The proposed use is a continuation of the prior auto repair garage. The site also has sufficient parking and access that make it suitable to this type of use.

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

Access to the site is via Charleston Boulevard, a 100-foot wide Primary Arterial roadway and Montclair Street, a 60-foot wide residential collector street as described in the Master Plan of Streets and Highways.

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 development will be required to obtain all necessary permits, including a Certificate of Occupancy from the Department of Building and Safety. This will ensure maintenance of the overall public health safety and welfare of the community.

PLANNING COMMISSION ACTION

The applicant agreed on the record to all Conditions herein.

NOTICES MAILED 112 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5291 APN: 163-01-502-011

Name of Property Owner: Henrik Nazarian

Name of Applicant: Same

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

 Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

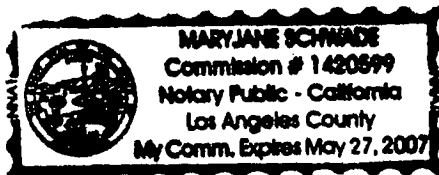
Signature of Property Owner/Authorized Agent: _____

Henrik Nazarian

Subscribed and sworn before me

This 2nd day of September, 2004

Notary Public in and for said County and State



SUP-5291
11-04-04 PC
REVISED 10-13-04

JOHN VIVIER
ARCHITECT
AIA

6576 W. LAKE MEAD BOULEVARD
LAS VEGAS, NEVADA 89166-3011
P: (702) 648-1480
F: (702) 647-8788
M: (702) 882-1554
email: jviviervivier@aia.net

NO CHANGE IN THE PLANS OR
SPECIFIED MATERIALS CAN BE MADE
WITHOUT THE WRITTEN CONSENT OF
THE ARCHITECT.
NRS 824

ANY DISCREPANCY FOUND ON THIS
PLAN MUST BE REPORTED TO THE
ARCHITECT PRIOR TO MATERIAL
PLACEMENT.
NRS 824

THE DRAWING IS THE SOLE PROPERTY
OF THE ARCHITECT. IT HAS BEEN
PREPARED AS AN INSTRUMENT OF
SERVICE FOR THE SPECIFIC PROJECT
INDICATED AND SHALL NOT BE
USED ON ANY OTHER PROJECT, NOR
REPRODUCED WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.
NRS 824

PROJECT:
FAMILY
AUTO CARE

5001 N. CHARLESTON BLVD
LAS VEGAS, NEVADA

DRAWING:

SITE PLAN

SCALE: 1/8" = 1'-0"
DATE: 04/18/04
DRAWN BY:
CHECKED BY: JV
REVISIONS
DATE TYPE BY

PROJECT NO: 04C982

DRAWING:
AI



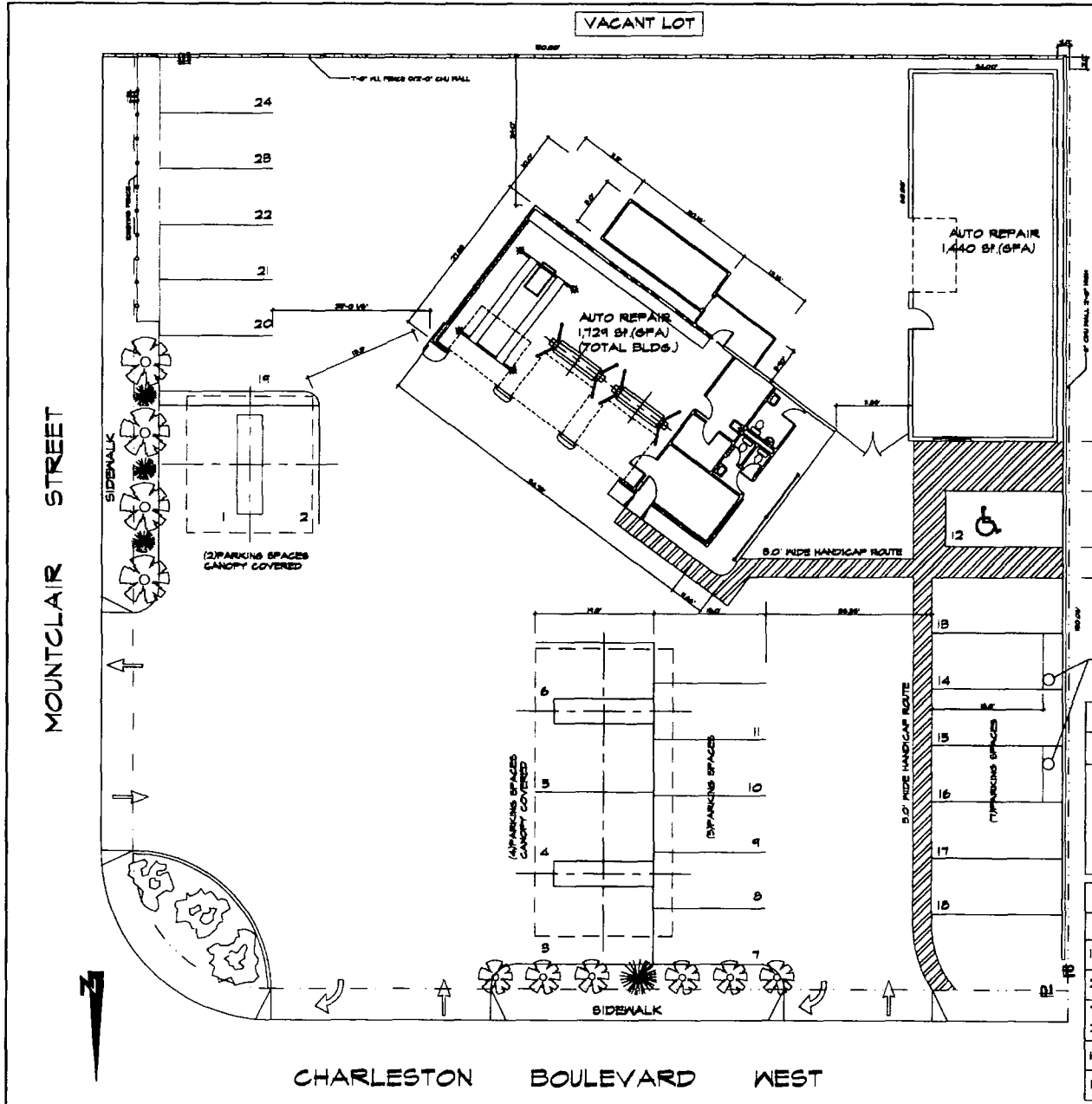
VICINAL MAP/ AERIAL VIEW
NO SCALE

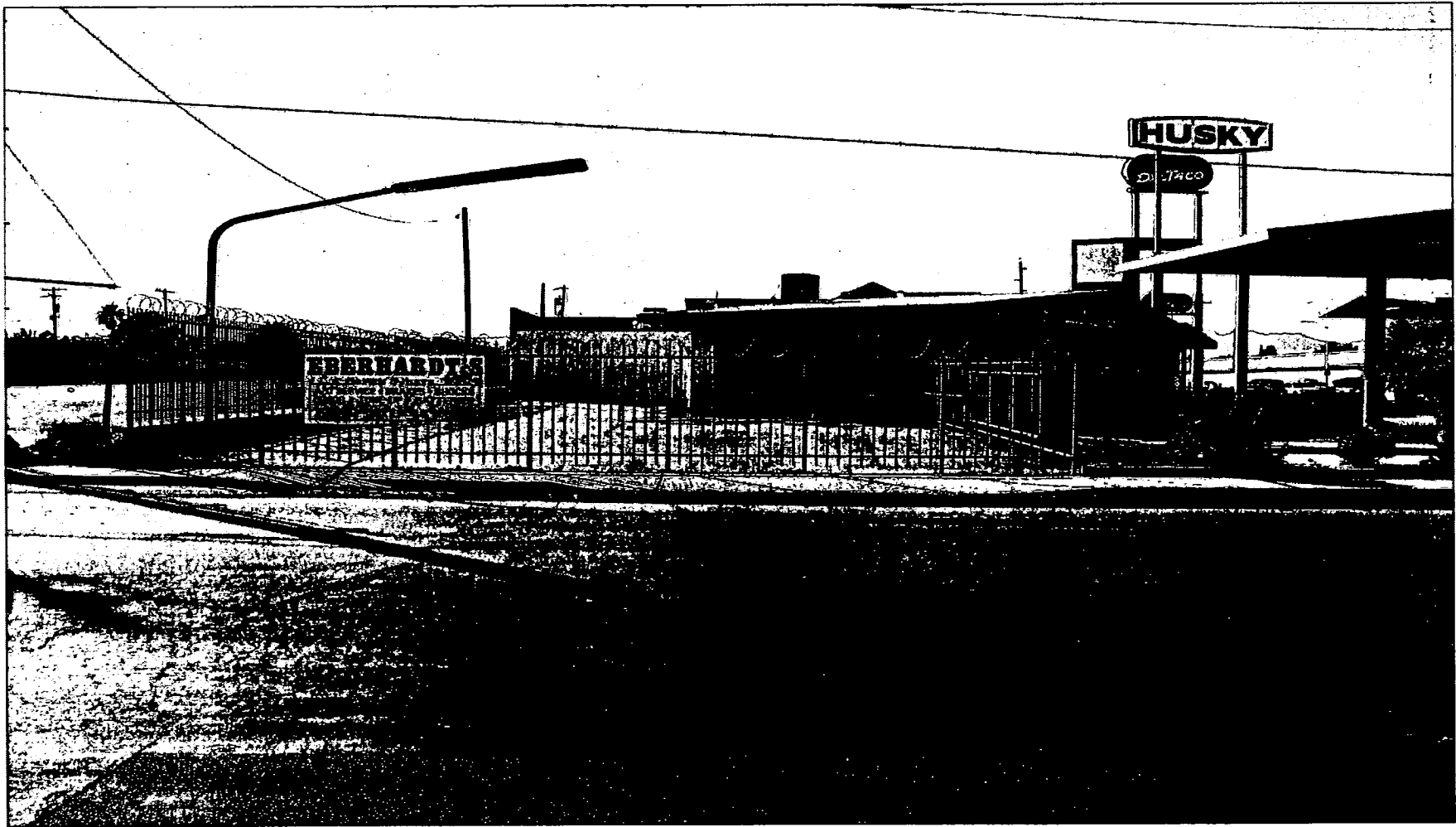
FAST FOOD
DINER
RECEIVED

OCT 13 2004

PARKING REQUIREMENTS	
REQUIRED	PROVIDED
$9,169 / 200 = 18.845$ + 5	
TOTAL 21 SP. (INCLUDING 1 HDGP)	24 SP. (INCLUDING 1 HDGP)

PARKING SCHEDULE		
NUMBER	SIZE (Ft.)	DESCRIPTION
1, 3, 4, 5	14 x 14	REGULAR COVERED
2, 6	9 x 14	
7, 8, 9, 10, 11, 14, 16, 19, 20, 21 22, 23, 24	9 x 18	REGULAR
12	9 x 14	HANDICAP
13, 15, 17, 18	9 x 14	REGULAR





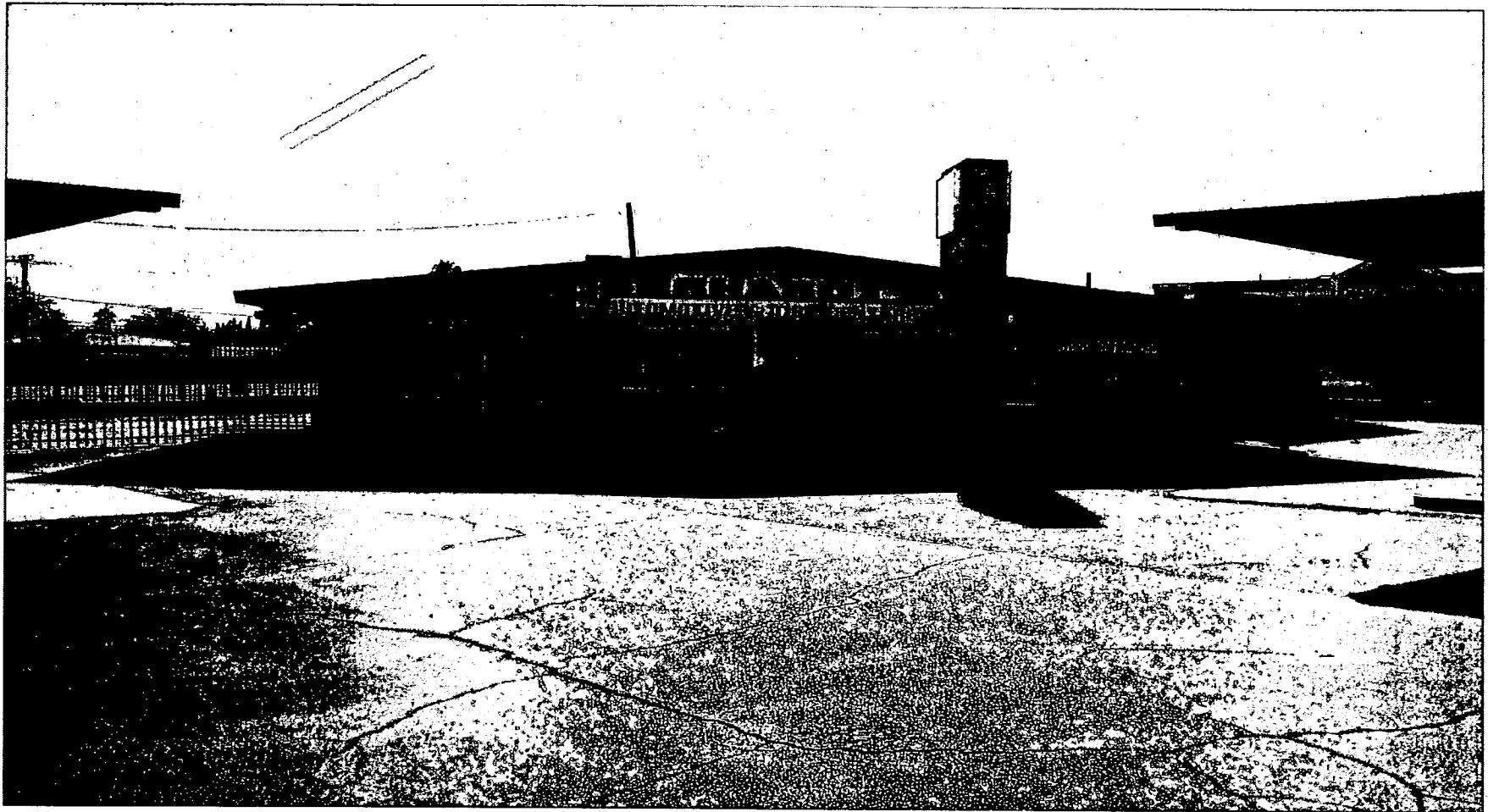
SUP-5291 - SPECIAL USE PERMIT - APPLICANT/OWNER: HENRIK NAZERIAN
5001 WEST CHARLESTON BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04



SUP-5291 - SPECIAL USE PERMIT - APPLICANT/OWNER: HENRIK NAZERIAN
5001 WEST CHARLESTON BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04



SUP-5291 - SPECIAL USE PERMIT - APPLICANT/OWNER: HENRIK NAZERIAN
5001 WEST CHARLESTON BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT GENZER**☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:****SPECIAL USE PERMIT**

SUP-5296 - PUBLIC HEARING - APPLICANT: WP SOUTH ACQUISITIONS, LIMITED LIABILITY COMPANY - OWNER: MONTECITO PADS, LLC - Request for a Special Use Permit TO ALLOW A DENSITY OF 66.94 UNITS PER ACRE WHERE 50 UNITS PER ACRE IS THE MAXIMUM ALLOWED FOR A PROPOSED 399-UNIT HIGH DENSITY RESIDENTIAL DEVELOPMENT adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation], Ward 6 (Mack). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	0

RECOMMENDATION:

The Planning Commission (5-0-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 94 [SUP-5296] and Item 95 [SDR-5295].

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, asked that both items be approved.

MAYOR GOODMAN verified with ATTORNEY LAZOVICH that JEROME SCHNEIDER is not involved with these applications. The new owner is a company from Arizona with its headquarters in Atlanta, called WP South Acquisition.

COUNCILMAN MACK informed the Mayor that MR. SCHNEIDER is no longer a partner in Montecito. MAYOR GOODMAN decided he would vote and if any problems should arise, he would bring back both items.

COUNCILMAN MACK pointed out that this is a for ownership project and depending on the market, possibly for rent. There will be many incredible amenities for this site. Affordability needs to be continually looked at, and the quality of life maintained for the residents. Regarding Item 95 [SDR-5295], he amended Condition 5 to reflect the date stamp of December 1, 2004. ATTORNEY

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - Continued:

LAZOVICH concurred with the amendment.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 94 [SUP-5296] and Item 95 [SDR-5295].

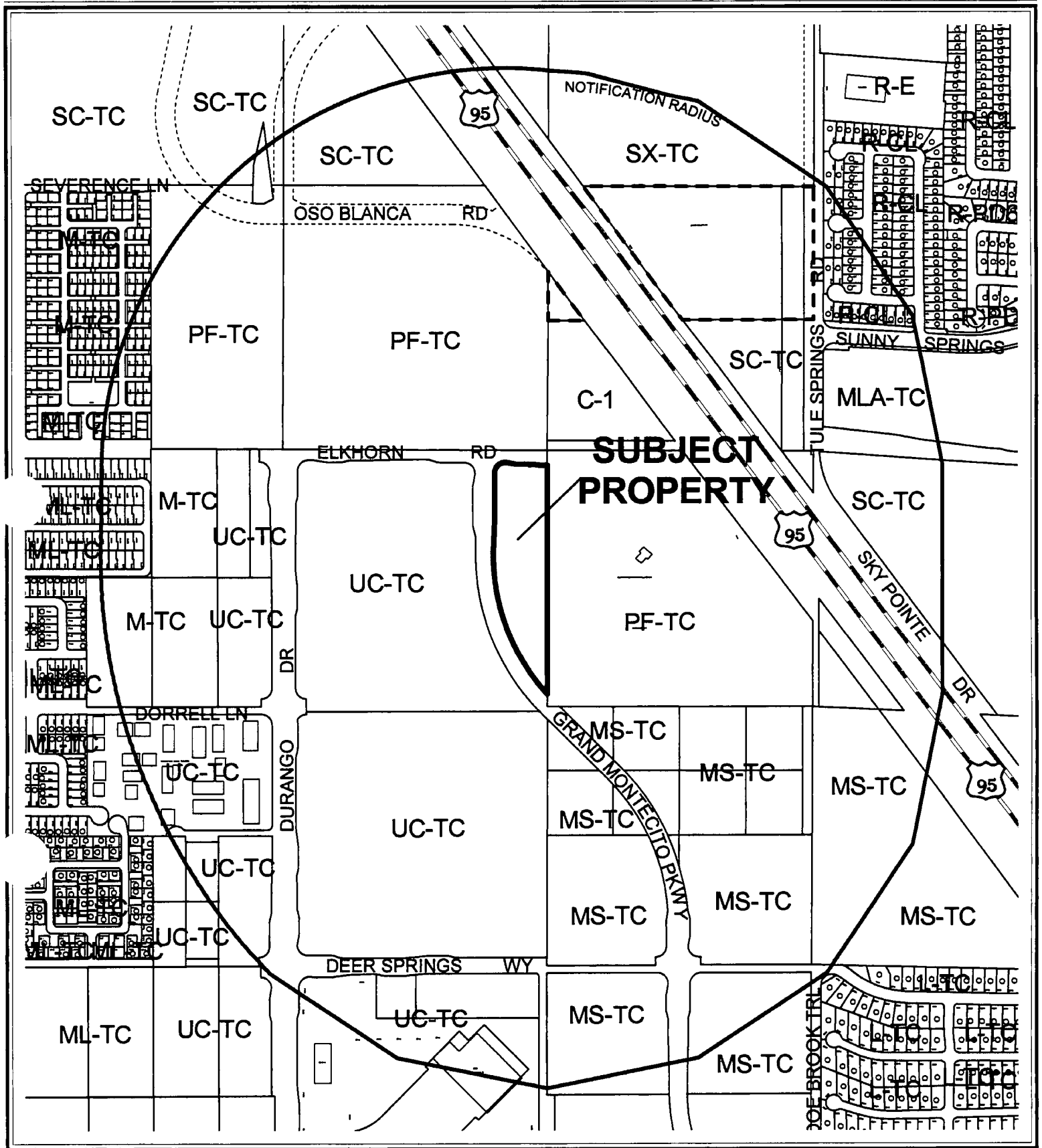
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4-2818

CONDITIONS:

Planning and Development

1. A Site Development Review application (SDR-5295) for a High Density Residential Development at the southeast corner of Elkhorn Road and Durango Drive approved by the City Council.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.



CASE: SUP-5296

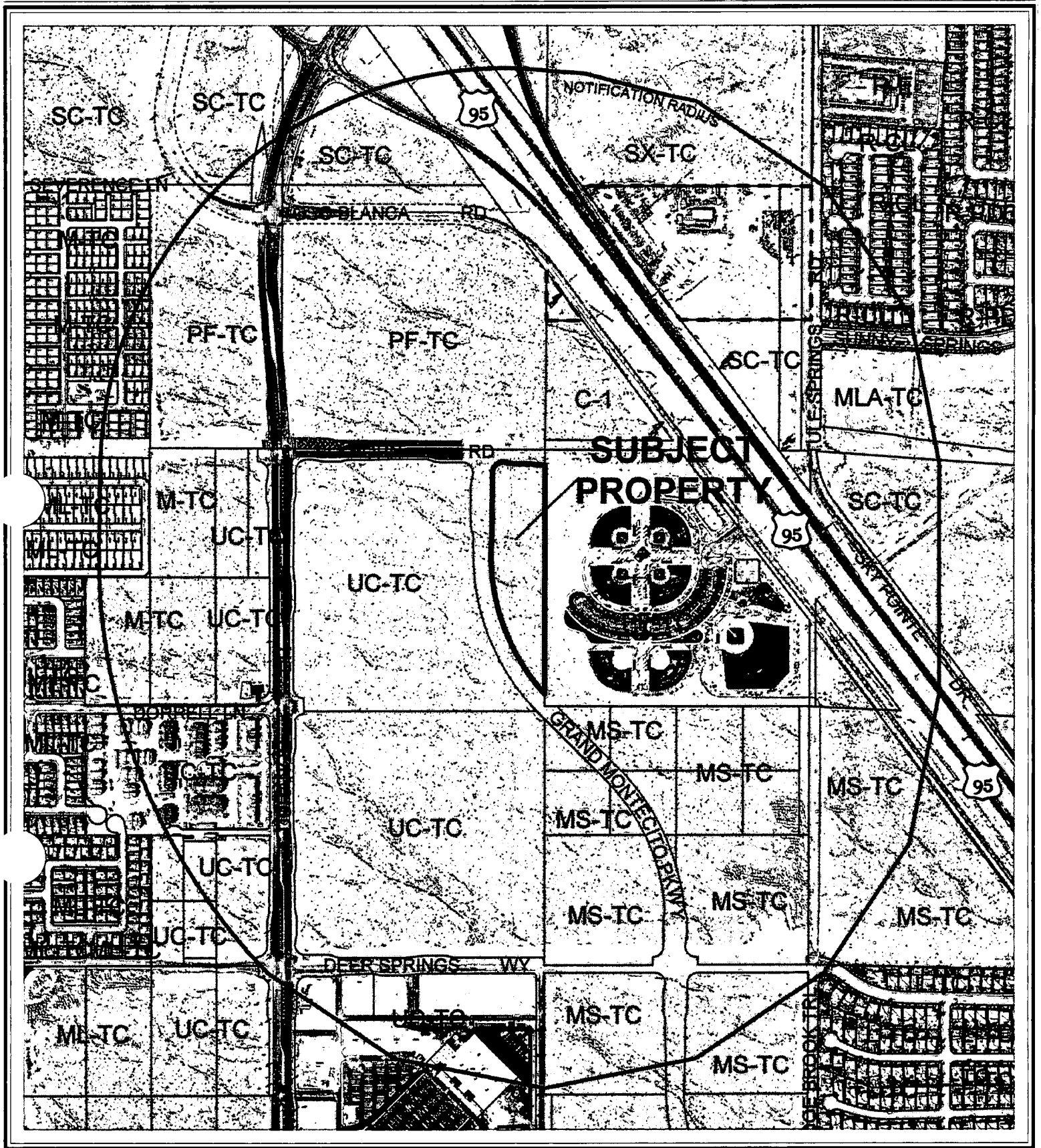
RADIUS: 2000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) [UC-TC (URBAN CENTER MIXED USE) TOWN CENTER SPECIAL LAND USE DESIGNATION]

0 500 1000 Feet





CASE: SUP-5296

RADIUS: 2000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) [UC-TC (URBAN CENTER MIXED USE) TOWN CENTER SPECIAL LAND USE DESIGNATION]

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-5296 - APPLICANT: WP SOUTH ACQUISITIONS,
LIMITED LIABILITY COMPANY - OWNER: MONTECITO PADS, LLC**

**** CONDITIONS ****

The Planning Commission (5-0-2 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Site Development Review application (SDR-5295) for a High Density Residential Development at the southeast corner of Elkhorn Road and Durango Drive approved by the City Council.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a high-density multi-family residential development on 5.96 acres adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway.

B) Applicant's Justification

The special use permit is required to allow the density to exceed what is allowed in the Montecito Development Agreement area. Section 2.2.6 of the Design Standards manual states that densities greater than 50 dwellings units per acre (DUA) may be allowed by the approval of a special use permit. The density of the proposed project is 66.94 DUA.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 05/20/64 | The City Council approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the 40-acre easterly portion of the subject site. The effective date of this annexation was May 29, 1964. |
| 12/07/98 | The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest, including the easterly 40-acre portion of the overall subject site. The Planning Commission and staff recommended approval. |
| 12/19/02 | The Planning Commission approved a request for a Tentative Map (TMP-1244) for a three-lot commercial subdivision on 80 acres on the east side of the El Capitan alignment (Durango Drive) between Elkhorn Road and Deer Springs Way. Staff had recommended approval. |
| 03/11/04 | The City Council approved a Major Modification (MOD-3763) to the Montecito Town Center Development Agreement, to add five acres of land at the northwest corner of Durango Drive and Dorrell Lane, to the area designated pursuant to the Development Agreement as "Montecito Town Center Mixed Use Commercial", a Rezoning (ZON-3840) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center), a Site Development Plan Review SDR-3764 for a 587,750 square foot mixed use development, Special Use Permit SUP-3779 for a Tavern, and Special Use Permit SUP-3780 for Gaming. |

11/04/04 The Planning Commission recommended approval of the companion Site Development Plan review application SDR-5295.

11/04/04 The Planning Commission voted 5-0-2 to recommend APPROVAL (PC Agenda Item #64/kw).

B) Pre-Application Meeting

09/03/04 At the pre-application conference the following was discussed.

- Project will be multifamily for rent four storied tall with two parking terraces.
- The project will not be gated.
- Driveway lines up with approved median break on Grand Montecito Parkway.
- May need a Traffic Study.
- Flood Study is required.

C) Neighborhood Meetings

No neighborhood meeting was required or conducted with respect to this Site Development Plan Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 5.96

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	UC-TC	Urban Center Mixed Use - Town Center
	MS-TC	Main Street Mixed Use - Town Center
North:	PF-TC	Public Facilities - Town Center
South:	MS-TC	Main Street Mixed Use - Town Center
East:	PF-TC	Public Facilities - Town Center
West:	UC-TC	Urban Center Mixed Use - 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

a. Centennial Hills General Plan

The General Plan designation of the subject parcel on the Centennial Hills Sector Plan map is TC (Town Center), with special land use designations of UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center). The parcel is designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. It is also designated as Urban Center Mixed and Main Street Mixed Use on the Town Center Land Use Plan of the Centennial Hills Sector Plan. The proposed development is consistent with the allowed densities of these plans.

The proposed site plan is located in the Montecito Master Plan area and is subject to the Montecito Development Agreement. The project is in compliance with the provisions of the Development Agreement. It is subject to the Montecito Design Standards and the Town Center Development Standards Manual.

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

The proposed project is located in the Montecito Master Plan area and is subject to the Montecito Development Agreement. It is subject to the Montecito Design Standards and the Town Center Development Standards Manual.

ANALYSIS

A) Code Compliance

A1) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code, Montecito Development Agreement, or the Town Center development Standards that apply to the proposed high density residential use.

A2) High Density Residential

The High Density Residential District of the Montecito Design Standards Appendix designates areas where the predominant housing type is multi-family developed at very high densities. Building heights generally do not exceed 12 stories (150 feet), but greater heights may be attained upon approval of a Special Use Permit. The category allows any residential housing type including single family, multi-family, cluster, and townhome developments, at densities that generally do not exceed 50 units per acre .

This proposal seeks the authorization to develop the subject site at a density of 66.94 units per acre. The proposed density is consistent with the densities planned for this area by the Town Center Land Use Plan of the Centennial Hills Sector Plan. Therefore the proposed development will not have an adverse effect on the neighboring uses, planned or existing.

B) General Analysis and Discussion

- Zoning

This Special Use Permit has been filed in order to permit the proposed residential density in accordance with the T-C zoning. Residential uses in the T-C zoning district limited to the boundaries of the Urban Center and Main Street Mixed use districts may be at the requested density.

- Use

The proposed density is consistent with the planned residential development in this area of Town Center.

- Conditions

All development shall be in conformance with the Montecito Development Agreement, the Design Standards Appendix, and the Town Center Development Standards.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

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

The project, as designed, can be conducted in a manner that is harmonious with the existing surrounding land uses. While there is not any multifamily residential development in the immediate area, the project is in close proximity to major employment centers, and will assist in reducing the vehicular travel in the area.

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

The subject site has sufficient acreage for the type and intensity of uses proposed, and the proposed site plan is organized in such a manner so as to mitigate any potential impacts to surrounding properties.

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.”**

Grand Montecito Parkway, along the west side of the site, is designated as a 90-foot Town Center Loop Road. Elkhorn Road, to the north of the site, is identified as a 100-foot Primary Arterial with special design requirements. These streets will have adequate capacity to serve the proposed development.

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

Approval of the proposed use will not compromise public health, safety, or welfare, and is consistent with the overall objectives of the General Plan.

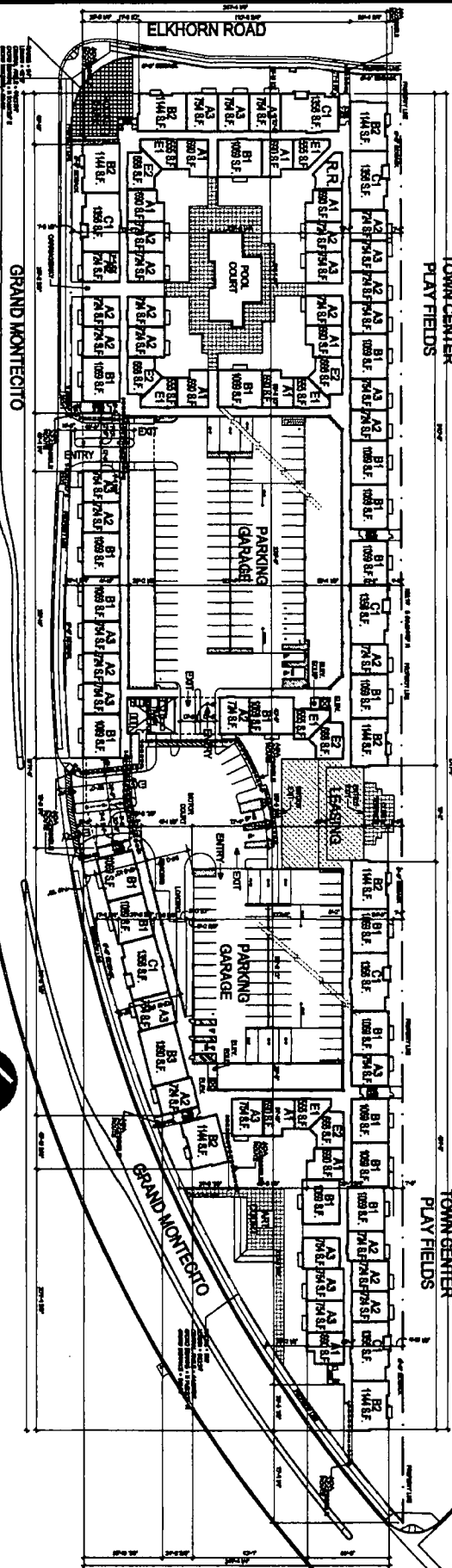
NOTICES MAILED 77 by City Clerk

APPROVALS 0

PROTESTS 0

ELKHORN ROAD

SUP-5096
SDR-5095
11-04-04 PC
REVISED 10-27-04



TOWN CENTER
PLAY FIELDS

TOWN CENTER
PLAY FIELDS

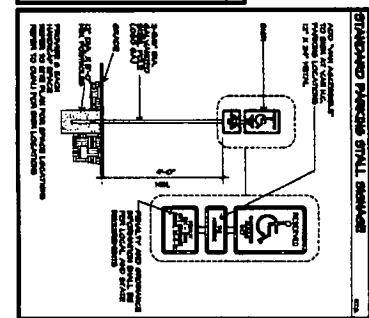
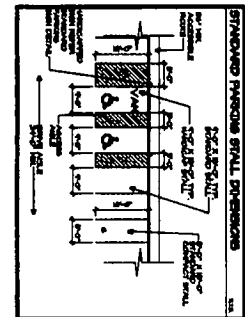
GRAND MONTECITO

ELKHORN ROAD

GRAND MONTECITO



01 CONCEPTUAL SITE PLAN - FIRST FLOOR
SCALE: 1" = 20'-0"



UNIT DISPOSITION									
UNIT	DESCRIPTION	%	NO.	TOTAL NO.	AREA	AREA	AREA	AREA	AREA
A1	1 BDRY / 1 BATH	100%	10	10	1,000	1,000	1,000	1,000	1,000
A2	2 BDRY / 2 BATH	100%	10	10	1,000	1,000	1,000	1,000	1,000
B1	1 BDRY / 1 BATH	100%	10	10	1,000	1,000	1,000	1,000	1,000
B2	2 BDRY / 2 BATH	100%	10	10	1,000	1,000	1,000	1,000	1,000
C1	1 BDRY / 1 BATH	100%	10	10	1,000	1,000	1,000	1,000	1,000
C2	2 BDRY / 2 BATH	100%	10	10	1,000	1,000	1,000	1,000	1,000
TOTAL UNITS: 60									
TOTAL AREA: 6,000									
TOTAL GARAGE: 1,000									
TOTAL PARKING: 1,000									
TOTAL LAND: 10,000									
TOTAL IMPROVEMENTS: 1,000									
TOTAL PROJECT: 10,000									



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



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



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



WEST ELEVATION - A

WEST ELEVATION - B

SUP-5096

WEST ELEVATION - C

SDR-5095

11-04-04 PC

REVISED 10-27-04



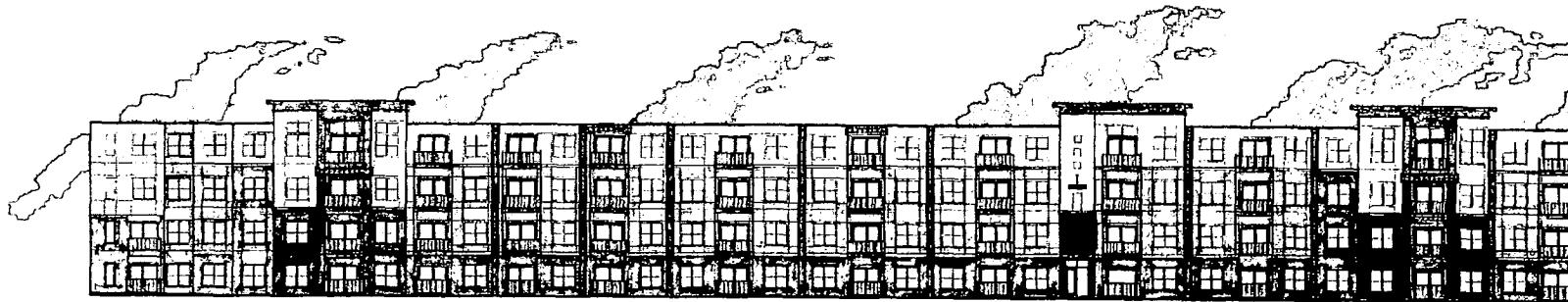
PROJECT INFORMATION
 Project No. 0409
 Drawn By
 Scale for Prints
 Scale for Construction
 Date
 OCTOBER 25, 2004

Alta Montecito
 LAS VEGAS, NEVADA
 WOOD PARTNERS

Womack + Hampton
 ARCHITECTS, L.L.C.
 1111 S. RAMPART BLVD., SUITE 100
 LAS VEGAS, NV 89102
 TEL: 702.735.1111
 FAX: 702.735.1112
 WWW.WOMACKHAMPTON.COM



SE2
 ELEVATIONS



EAST ELEVATION - A

SCALE 1/8" = 1'-0"



EAST ELEVATION - B

SCALE 1/8" = 1'-0"



EAST ELEVATION - C

SCALE 1/8" = 1'-0"



EAST ELEVATION - A

EAST ELEVATION - B

SUP-5096

SDR-5095

11-04-04 PC

REVISED 10-27-04

EAST ELEVATION - C



FOR THE STATE OF NEVADA

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Project No.

04001

Drawn By:

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revised:

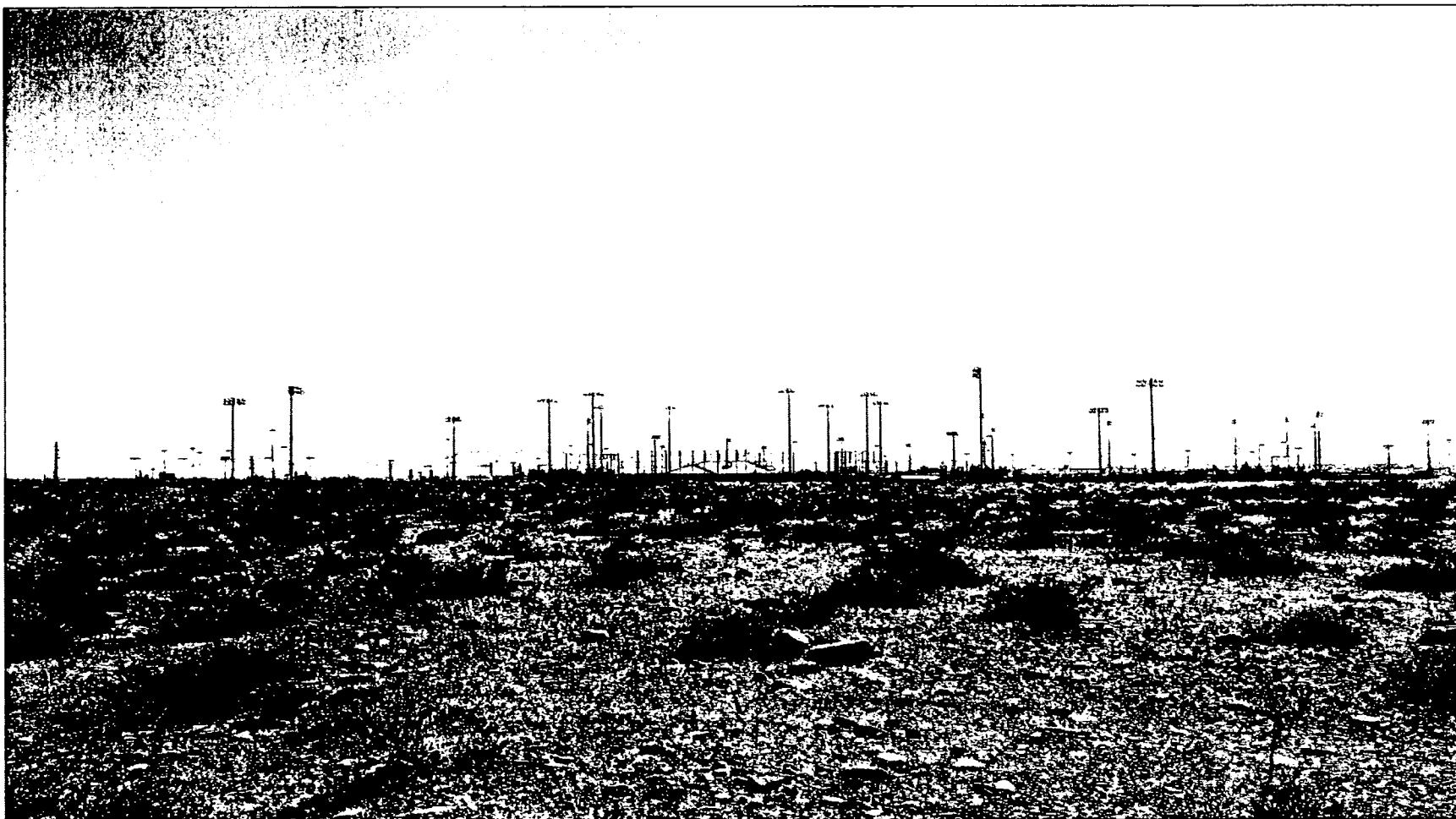
OCTOBER 25, 2004

Alta Montecito
LAS VEGAS, NEVADA
WOOD PARTNERS

Womack + Hampton
ARCHITECTS, L.L.C.
2001 S. MAIN ST. SUITE 100
LAS VEGAS, NV 89102
TEL: 702.251.1234 FAX: 702.251.1235



SE3
ELEVATIONS



SUP-5296 - APPLICANT: WP SOUTH ACQUISITIONS, LIMITED LIABILITY COMPANY - OWNER:
MONTECITO PADS, LLC
SOUTHEAST CORNER OF ELKHORN ROAD AND GRAND MONTECITO PARKWAY
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5296

SDR-5295 - PUBLIC HEARING - APPLICANT: WP SOUTH ACQUISITIONS, LIMITED LIABILITY COMPANY - OWNER: MONTECITO PADS, LLC - Request for a Site Development Review FOR A PROPOSED 399-UNIT FIVE-STORY HIGH DENSITY RESIDENTIAL DEVELOPMENT on 5.96 acres adjacent to the southeast corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-002), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation], Ward 6 (Mack). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (5-0-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions and amending Condition 5 as read for the record as follows:

5. All development shall be in conformance with the site plan and building elevations, date stamped December 1, 2004, except as amended by conditions herein.

- UNANIMOUS

MINUTES:

NOTE: See Item 94 [SUP-5296] for all related discussion.

(2:53 - 2:57)

4-2818

CONDITIONS:

Planning and Development

1. A Special Use Permit (SUP-5296) for a High Density residential development at the southeast corner of Elkhorn Road and Durango Drive approved by the City Council.

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

3. The elevations shall be modified to include more articulation by using boxouts and staggering of the footprint of the buildings and use of arcades. The roof with only parapets should be altered to include hipped and sloped roofs. The straight, flat roof line shall be modified to include more vertical articulation by perhaps having portions of the fourth floor be omitted resulting in portions of the

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - Continued:

buildings be limited to three stories or portions being five stories, subject to approval of the Planning and Development Department.

4. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
5. All development shall be in conformance with the site plan and building elevations, date stamped September 4, 2004, except as amended by conditions herein.
6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf and which contains plant species that appear on Appendix B (Plant Palette) to the Montecito Town Center Development Agreement..
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Committee prior to the issuance of a Certificate of Occupancy for any building on the site.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. Any internal property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Construct half-street improvements, including appropriate overpaving, on Grand Montecito Parkway adjacent to this site concurrent with development of this site. Coordinate with the City Engineer

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - Continued:

regarding the Elkhorn Road overpass improvement project and how this site will be impacted. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. Coordinate with the City Engineer's office to determine the correct median opening locations on Grand Montecito Parkway and coordinate with the City Traffic Engineer for driveway placement at the openings.
18. If not already constructed by the Master Developer, coordinate with the Collection Systems Planning Section of the Department of Public Works to determine downstream sewer construction requirements per the Montecito Development Agreement. Provide a plan to the Department of Public Works for approval prior to submittal of construction drawings for this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
19. Landscape and maintain all unimproved rights-of-way on Elkhorn Road and Grand Montecito Parkway adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping and private improvements located in the Elkhorn Road and Grand Montecito Parkway public rights-of-way adjacent to this site prior to occupancy of this site.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction drawings for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
22. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

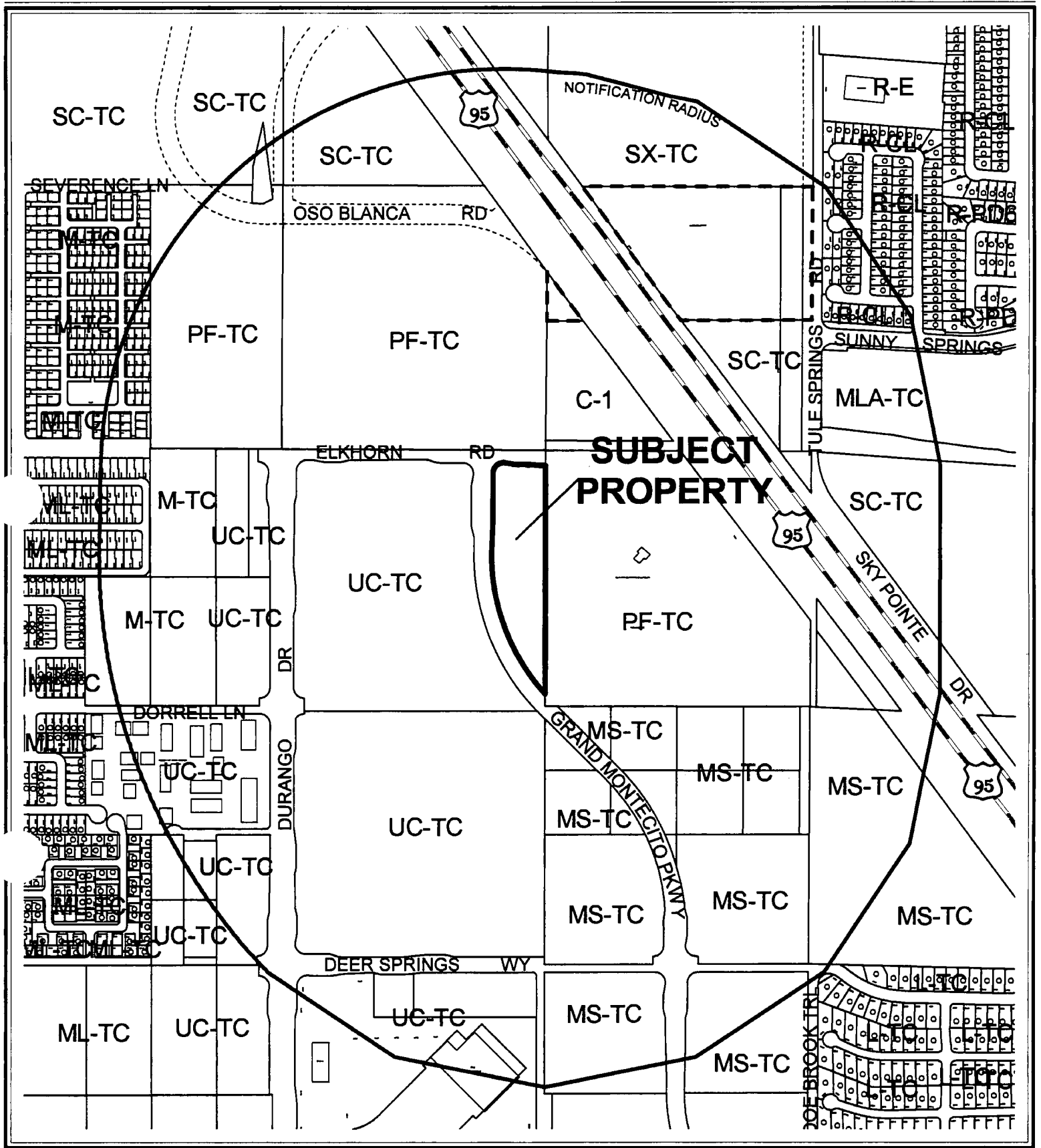
CONDITIONS - Continued:

Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

24. Site development to comply with all applicable conditions of approval for Z-76-98, the Montecito Town Center Development Agreement, the Montecito Town Center North commercial subdivision and all other applicable site-related actions.

25. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.



CASE: SDR-5295

RADIUS: 2000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) [UC-TC (URBAN CENTER MIXED USE) TOWN CENTER SPECIAL LAND USE DESIGNATION]

0 500 1000 Feet



100 95



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-5295 - APPLICANT: WP SOUTH ACQUISITIONS, LIMITED LIABILITY COMPANY - OWNER: MONTECITO PADS, LLC

**** CONDITIONS ****

The Planning Commission (5-0-2 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Special Use Permit (SUP-5296) for a High Density residential development at the southeast corner of Elkhorn Road and Durango Drive approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The elevations shall be modified to include more articulation by using boxouts and staggering of the footprint of the buildings and use of arcades. The roof with only parapets should be altered to include hipped and sloped roofs. The straight, flat roof line shall be modified to include more vertical articulation by perhaps having portions of the fourth floor be omitted resulting in portions of the buildings be limited to three stories or portions being five stories, subject to approval of the Planning and Development Department.
4. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
5. All development shall be in conformance with the site plan and building elevations, date stamped September 4, 2004, except as amended by conditions herein.
6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf and which contains plant species that appear on Appendix B (Plant Palette) to the Montecito Town Center Development Agreement..
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8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Committee prior to the issuance of a Certificate of Occupancy for any building on the site.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. Any internal property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Construct half-street improvements, including appropriate overpaving, on Grand Montecito Parkway adjacent to this site concurrent with development of this site. Coordinate with the City Engineer regarding the Elkhorn Road overpass improvement project and how this site will be impacted. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
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19. Landscape and maintain all unimproved rights-of-way on Elkhorn Road and Grand Montecito Parkway adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping and private improvements located in the Elkhorn Road and Grand Montecito Parkway public rights-of-way adjacent to this site prior to occupancy of this site.
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22. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

24. Site development to comply with all applicable conditions of approval for Z-76-98, the Montecito Town Center Development Agreement, the Montecito Town Center North commercial subdivision and all other applicable site-related actions.
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**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This application is a request for a Site Development Plan Review for a 399-unit multi family high density residential development on 5.96 acres adjacent to the southeast corner of Durango Drive and Elkhorn Road.

B) Applicant's Justification

The proposed development intends to comply with the design standards of the Montecito Development Agreement. All of the buildings are oriented close to the street frontage and the parking garage is located on the inside of the parcel so as not to be as visible from the street. The proposed project is unique in design: all of the entry points along Grand Montecito parkway will be located underneath the upper floors of the residential units. This concept showcases a more urban design. The four storied building will further the intent of Town Center that encourages capturing greater density in an upward design.

BACKGROUND INFORMATION

A) Previous Actions

- 05/20/64 The City Council approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the 40-acre easterly portion of the subject site. The effective date of this annexation was May 29, 1964.
- 12/07/98 The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest, including the easterly 40-acre portion of the overall subject site. The Planning Commission and staff recommended approval.
- 12/19/02 The Planning Commission approved a request for a Tentative Map (TMP-1244) for a three-lot commercial subdivision on 80 acres on the east side of the El Capitan alignment (Durango Drive) between Elkhorn Road and Deer Springs Way. Staff had recommended approval.
- 03/11/04 The City Council approved a Major Modification (MOD-3763) to the Montecito Town Center Development Agreement, to add five acres of land at the northwest corner of Durango Drive and Dorrell Lane, to the area designated pursuant to the Development Agreement as "Montecito Town Center Mixed Use Commercial", a Rezoning (ZON-3840) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center), a Site Development Plan Review SDR-3764 for a 587,750 square foot mixed use development, Special Use Permit SUP-3779 for a Tavern, and Special Use Permit SUP-3780 for Gaming.

11/04/04 The Planning Commission recommended approval of the companion Special Use Permit application SUP-5296.

11/04/04 The Planning Commission voted 5-0-2 to recommend APPROVAL (PC Agenda Item #65/kw).

B) Pre-Application Meeting

09/03/04 At the pre-application conference the following was discussed.

- Project will be multifamily for rent four storied tall with two parking terraces.
- The project will not be gated.
- Driveway lines up with approved median break on Grand Montecito Parkway.
- May need a Traffic Study.
- Flood Study is required.

C) Neighborhood Meetings

No neighborhood meeting was required or conducted with respect to this Site Development Plan Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 5.96

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	UC-TC	Urban Center Mixed Use - Town Center
	MS-TC	Main Street Mixed Use - Town Center
North:	PF-TC	Public Facilities - Town Center
South:	MS-TC	Main Street Mixed Use - Town Center
East:	PF-TC	Public Facilities - Town Center
West:	UC-TC	Urban Center Mixed Use - 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

a. Centennial Hills General Plan

The General Plan designation of the subject parcel on the Centennial Hills Sector Plan map is TC (Town Center), with special land use designations of UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center). The parcel is designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement.

The proposed project is subject to the Montecito Development Agreement. The project is in compliance with the provisions of the Development Agreement. It is subject to the Montecito Design Standards and the Town Center Development Standards Manual.

PROJECT DESCRIPTION

The proposed project is a multi-level apartment development on the southeast corner of Elkhorn Road, a 100 foot Town Center Primary Arterial, and Grand Montecito Parkway, a 90 foot Town Center Loop Road, as depicted on Map 4A of the Town Center Development Standards. There will be three entry points along Grand Montecito Parkway.

The proposal will have four levels of residential units with a maximum height of sixty feet. The proposed density is 66.94 dwelling units per acre with 399 units contained within several buildings. Parking will be provided in two multi-level parking structures in the interior of the project.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Development Standards for projects located within the Montecito Development Agreement area are set forth under Sections 3, 4 and 5 of the Agreement.

The proposal appears to meet these requirements of the Development Agreement.

A2) Residential Adjacency Standards

There are no Residential Adjacency Standards that pertain to this project.

A3) Parking and Traffic Standards

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

Uses	Rooms	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Studio Units	47	1.25 spaces per unit plus 1 guest space per 6 units	67			
1 Bedroom Units	160	1.25 spaces per unit plus 1 guest space per 6 units	227			
2 Bedroom Units	164	1.75 spaces per unit plus 1 guest space per 6 units	315			
3+ Bedroom Units	28	2 spaces per unit plus 1 guest space per 6 units	61			
Totals			656	14	656	14

The proposal meets the requirements of Title 19.10 for parking.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Trees/ 6 Spaces	1 Trees	1
Buffer:			
• Min. Trees	1 Trees/ 30 Linear Feet	82 Trees	75
• Min. Zone Width	Zero Setback		6.4 Feet
• Wall height	8 feet		Not Shown
Amenity Zone- Loop Road			
• Buffer Width	4 Feet		Not Shown
• Min. Trees	1 Trees/ 35 Linear Feet	17	28
Amenity Zone- Arterial Road			
• Buffer Width	2.6 Feet		Not Shown
• Min. Trees	1 Trees/ 35 Linear Feet	4	4

The proposal meets the requirements of Title 19 for landscaping.

A5) Sign Standards

Signage for the project will be subject to a separate review by the Centennial Hills Architectural Committee.

B) General Analysis and Discussion

- Zoning

The development site is currently zoned T-C (Town Center). The proposed project is consistent with the T-C zoning.

- Site Plan

The Montecito Town Center Development Agreement supercedes the Town Center Development Standards Manual requirements, unless the Agreement is silent on a given topic. The site plan as presented meets the requirements of the Development Agreement and the Town Center Development Standards where applicable.

- Waivers

There are no waivers requested by the applicant for this proposal.

- Landscape Plan

The landscape plan depicts an amount of landscaping and open space that meets the standards of the Development Agreement.

- Elevation

The elevations depict a rectangular, box like appearance. The elevations need more articulation by using boxouts and staggering of the footprint of the buildings. The roof with only parapets should be altered to include hipped and sloped roofs. The straight, flat roof-line needs more vertical articulation by perhaps having portions of the fourth floor be omitted resulting in portions of the buildings be limited to three or raised to five stories. A condition will be added to require the elevations to be revised with these features.

- Floor Plan

The floor plans show designs typical of residential development.

FINDINGS

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

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

This proposed development will be compatible with other development that is adjacent or nearby within the Montecito Development Agreement area.

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

Projects within the Development Agreement area are only required to comply with the provisions of the Agreement, unless the Agreement is silent on a particular standard. The project as submitted appears to comply with those Title 19 standards, such as parking, which apply to the site.

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

Grand Montecito Parkway, along the west side of the site, is designated as a 90-foot Town Center Loop Road. Elkhorn Road, to the north of the site, is identified as a 100-foot Primary Arterial with special design requirements. These streets will have adequate capacity to serve the proposed development.

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

The building and landscape materials are typical of a development of this type, and are complementary to those used in other surrounding and nearby commercial, office and institutional projects in the area.

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

By conformance with the conditions of approval the development will appear orderly and aesthetically pleasing and will be harmonious and compatible with development in the area.

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

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

NOTICES MAILED 64 by Planning Department

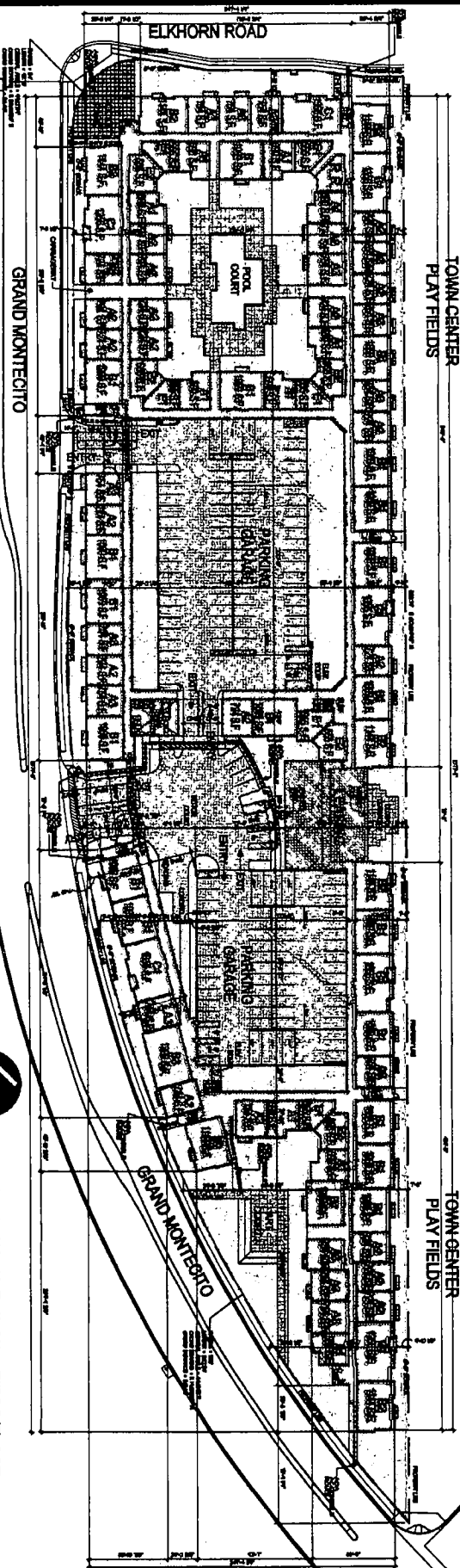
APPROVALS 0

PROTESTS 0

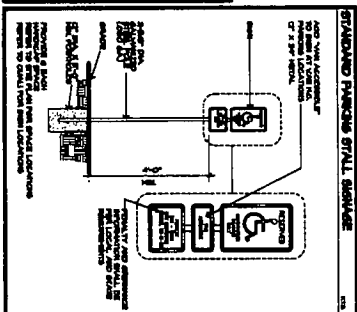
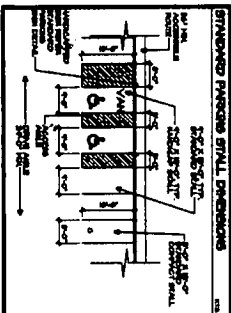


ELKHORN ROAD

SUP-5096
\$DR-5095
11-04-04 PC
REVISED 10-27-04



01 CONCEPTUAL SITE PLAN - FIRST FLOOR

[illegible]

Womack+Hampton
ARCHITECTS, L.L.C.
400 Oak Lane Ave., Suite 20
Dallas, Texas 75226
Phone: 214 352-9200
Fax: 214 352-9200

Alta Montecito
LAS VEGAS, NEVADA
WOOD PARTNERS

Best Number
SP1
BITE PLAN
18T FLOOR



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Project No. 04422

PLOT DATE: 10-23-2004
 ISSUE FOR PERMIT:
 ISSUE FOR CONSTRUCTION:
 Designer:
 OCTOBER 23, 2004

ELKHORN ROAD

ELKHORN ROAD



01 CONCEPTUAL LANDSCAPE PLAN

DATE: 7-7-03

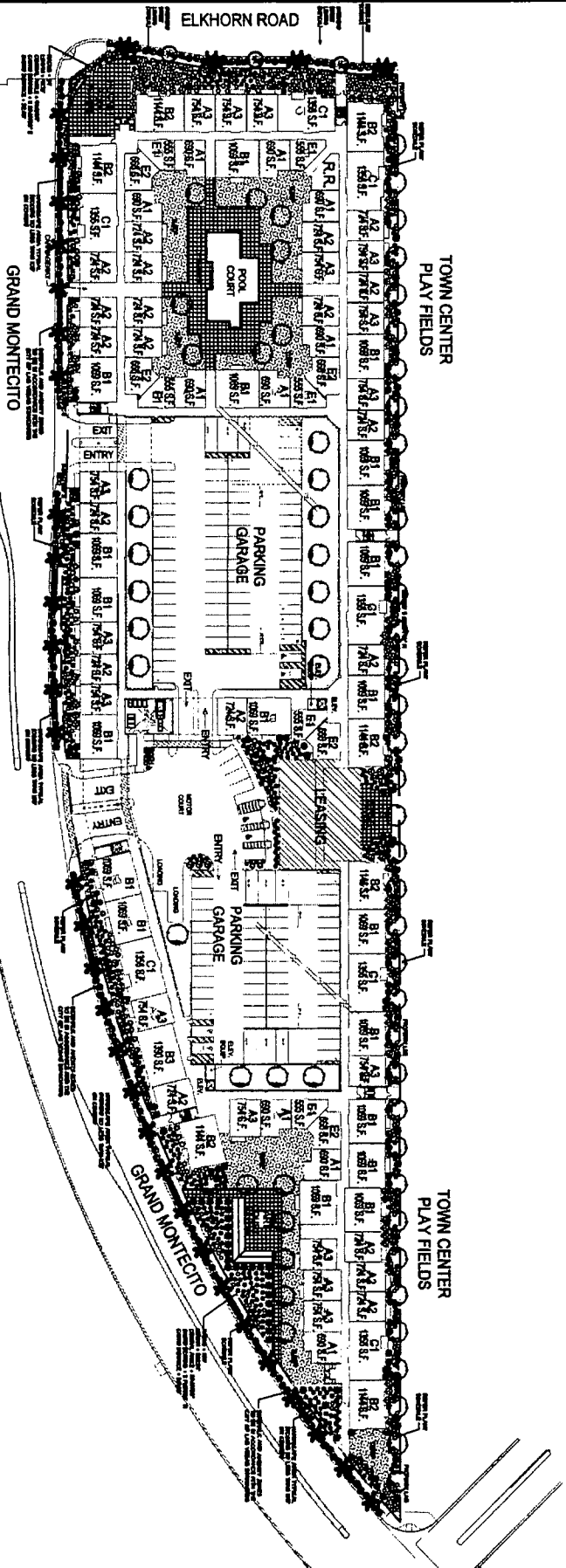
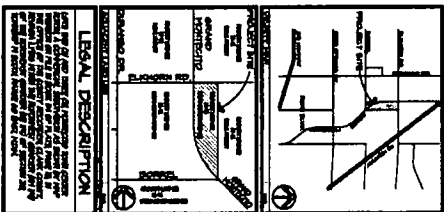
LANDSCAPE NOTES:

1. CONSTRUCTION IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE MAINTENANCE IS TO MAINTAIN ALL PLANT MATERIAL, PRUNE TO MAINTAIN PROPER FORM AND HEALTH OF THE PLANT.
3. PLANT MATERIAL IS TO BE PLANTED WITHIN THE SPECIFIED TIME FRAME. THE PLANT SCHEDULE IS TO BE USED AS A REFERENCE ONLY.
4. CONSTRUCTION IS TO PROVIDE ADEQUATE IRRIGATION FOR ALL PLANT MATERIAL.
5. CONSTRUCTION IS TO PROVIDE ADEQUATE SOIL FOR ALL PLANT MATERIAL.
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9. ALL PLANT MATERIAL IS TO BE PLANTED WITHIN THE SPECIFIED TIME FRAME. THE PLANT SCHEDULE IS TO BE USED AS A REFERENCE ONLY.
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20. CONSTRUCTION IS TO PROVIDE ADEQUATE SOIL FOR ALL PLANT MATERIAL.

PLANT SCHEDULE:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	REMARKS
1	ACACIA GUMMIFERA	ACACIA GUMMIFERA	50	30"	30" BROWN TRUNK, WHITE BARK
2	ACACIA GUMMIFERA	ACACIA GUMMIFERA	50	30"	30" BROWN TRUNK, WHITE BARK
3	ACACIA GUMMIFERA	ACACIA GUMMIFERA	50	30"	30" BROWN TRUNK, WHITE BARK
4	ACACIA GUMMIFERA	ACACIA GUMMIFERA	50	30"	30" BROWN TRUNK, WHITE BARK
5	ACACIA GUMMIFERA	ACACIA GUMMIFERA	50	30"	30" BROWN TRUNK, WHITE BARK
6	ACACIA GUMMIFERA	ACACIA GUMMIFERA	50	30"	30" BROWN TRUNK, WHITE BARK
7	ACACIA GUMMIFERA	ACACIA GUMMIFERA	50	30"	30" BROWN TRUNK, WHITE BARK
8	ACACIA GUMMIFERA	ACACIA GUMMIFERA	50	30"	30" BROWN TRUNK, WHITE BARK
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12	ACACIA GUMMIFERA	ACACIA GUMMIFERA	50	30"	30" BROWN TRUNK, WHITE BARK
13	ACACIA GUMMIFERA	ACACIA GUMMIFERA	50	30"	30" BROWN TRUNK, WHITE BARK
14	ACACIA GUMMIFERA	ACACIA GUMMIFERA	50	30"	30" BROWN TRUNK, WHITE BARK
15	ACACIA GUMMIFERA	ACACIA GUMMIFERA	50	30"	30" BROWN TRUNK, WHITE BARK
16	ACACIA GUMMIFERA	ACACIA GUMMIFERA	50	30"	30" BROWN TRUNK, WHITE BARK
17	ACACIA GUMMIFERA	ACACIA GUMMIFERA	50	30"	30" BROWN TRUNK, WHITE BARK
18	ACACIA GUMMIFERA	ACACIA GUMMIFERA	50	30"	30" BROWN TRUNK, WHITE BARK
19	ACACIA GUMMIFERA	ACACIA GUMMIFERA	50	30"	30" BROWN TRUNK, WHITE BARK
20	ACACIA GUMMIFERA	ACACIA GUMMIFERA	50	30"	30" BROWN TRUNK, WHITE BARK

SUP-5096
SDR-5095
11-04-04 PC
REVISED 10-27-04



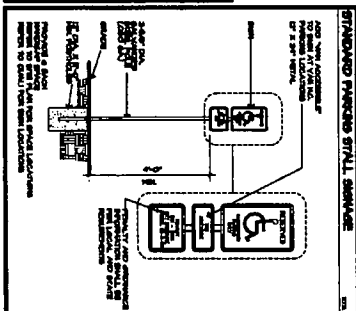
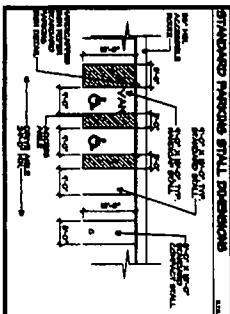
Alta Montecito
LAS VEGAS, NEVADA
WOOD PARTNERS

Womack+Hampton
ARCHITECTS, L.L.C.

LP1
LANDSCAPE
PLAN

ELKHORN ROAD

SUP-5096
SDR-5095
11-04-04 PC
REVISED 10-27-04

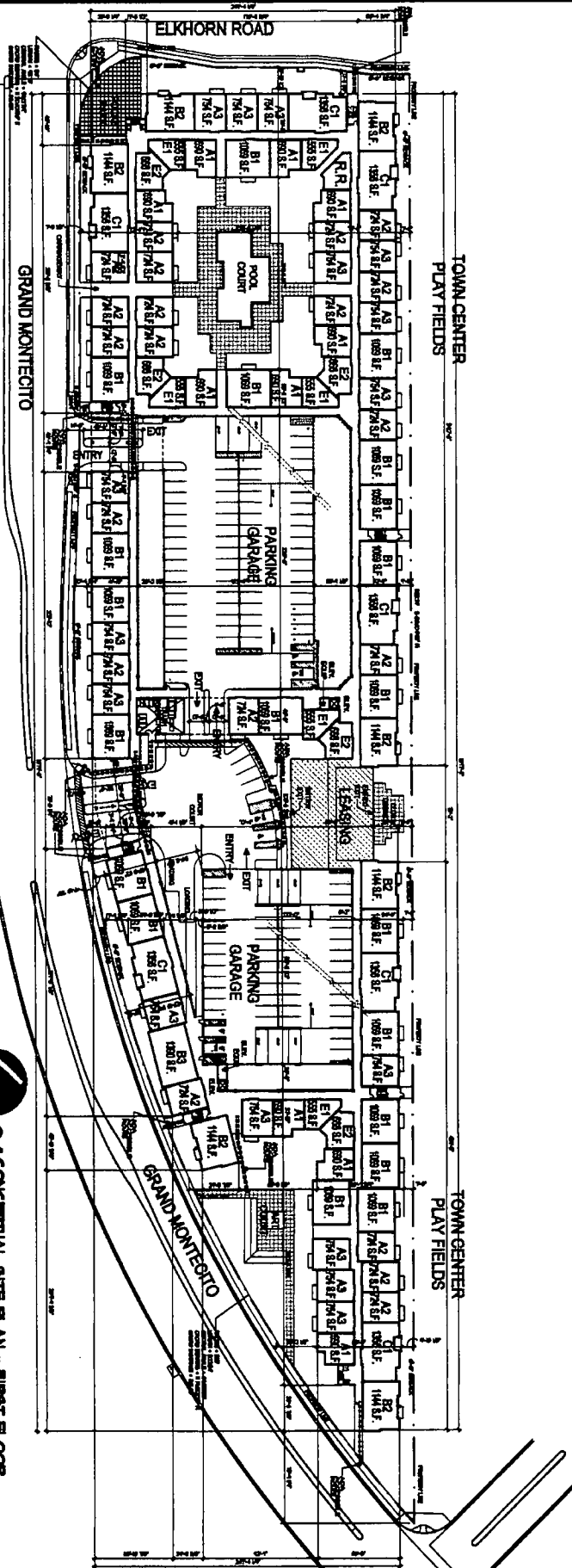
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SP1
8TH FLOOR
18TH FLOOR



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ARCHITECTS, L.L.C.

Alta Montecito
LAS VEGAS, NEVADA
WOOD PARTNERS





WEST ELEVATION - A

SCALE 1/4" = 1'-0"



WEST ELEVATION - B

SCALE 1/4" = 1'-0"



WEST ELEVATION - C

SCALE 1/4" = 1'-0"



WEST ELEVATION - A

WEST ELEVATION - B

SUP-5096

WEST ELEVATION - C

SDR-5095

11-04-04 PC

REVISED 10-27-04



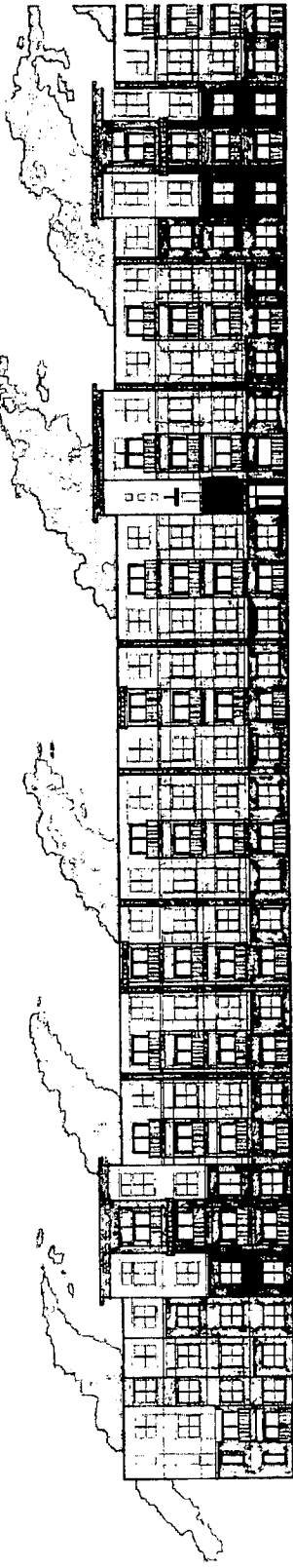
Womack + Hampton
ARCHITECTS, L.L.C.
STATE OF NEVADA
No. 00000000
Project No. 04091
Drawn By
Date for Permit
Date for Construction
Revised
OCTOBER 25, 2004

Alta Montecito
LAS VEGAS, NEVADA
WOOD PARTNERS

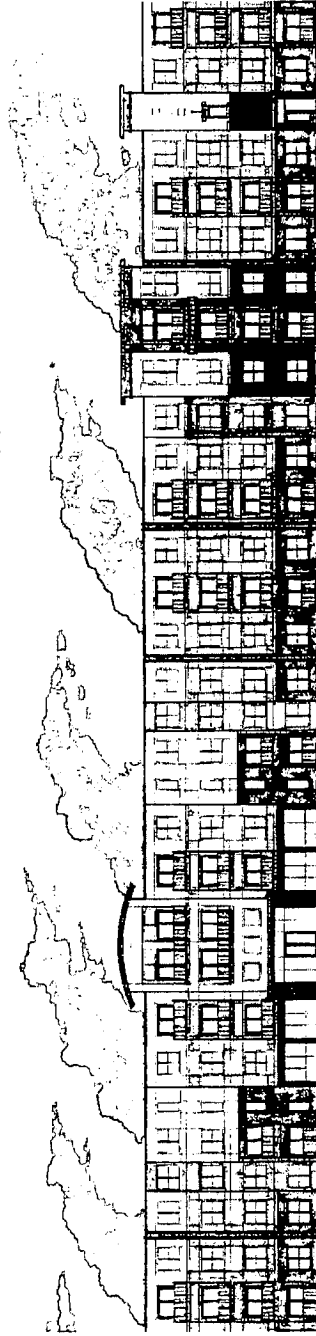
Womack + Hampton
ARCHITECTS, L.L.C.
2000 Las Vegas Blvd. N., Suite 100
Las Vegas, NV 89168
Tel: 702.735.1100
Fax: 702.735.1101



SE2
ELEVATIONS



EAST ELEVATION - A
SCALE 1/8" = 1'-0"



EAST ELEVATION - B
SCALE 1/8" = 1'-0"



EAST ELEVATION - C
SCALE 1/8" = 1'-0"



EAST ELEVATION - D
SCALE 1/8" = 1'-0"

EAST ELEVATION - B
SCALE 1/8" = 1'-0"

EAST ELEVATION - C
SCALE 1/8" = 1'-0"

SUP-5096

SDR-5095

11-04-04 PC

REVISED 10-27-04



DATE FOR CONSTRUCTION
OCTOBER 25, 2004
DATE FOR PERMIT
OCTOBER 25, 2004
Project No. 0404
Drawn By
Scale For Permit

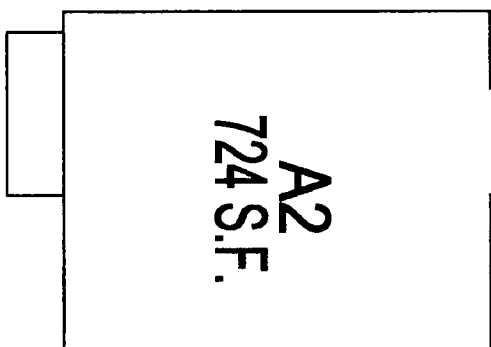
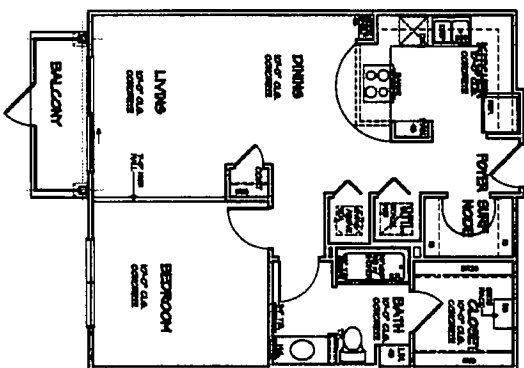
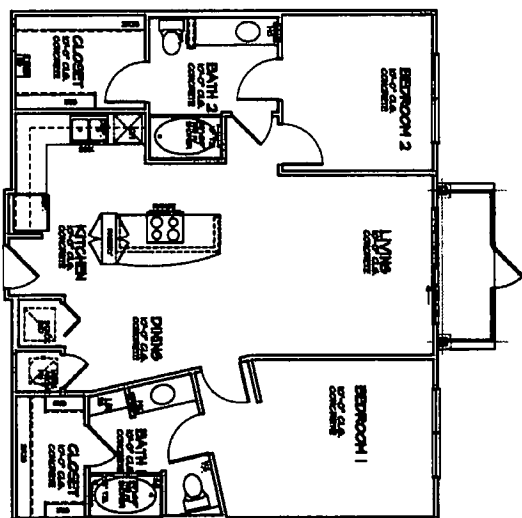
DATE FOR CONSTRUCTION
OCTOBER 25, 2004
DATE FOR PERMIT
OCTOBER 25, 2004

Alta Montecito
LAS VEGAS, NEVADA
WOOD PARTNERS

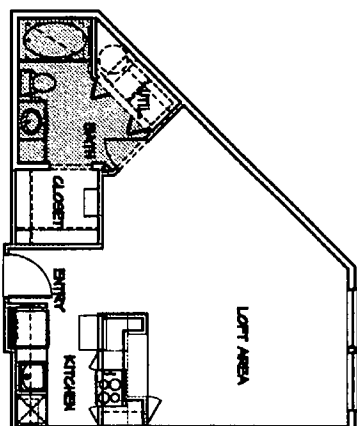
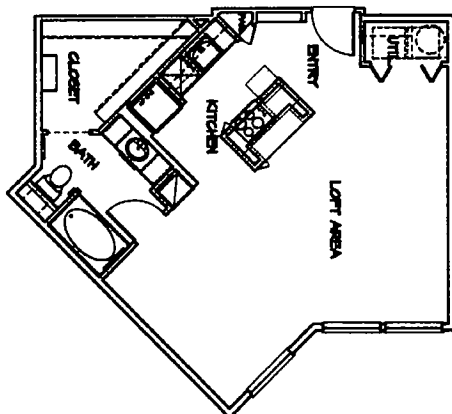
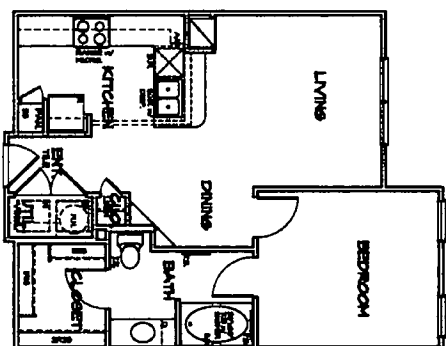
Womack+Hampton
ARCHITECTS, L.L.C.
1000 Las Vegas Blvd. N.
Suite 1000
Las Vegas, NV 89101
702.399.1000



SE3
ELEVATIONS



A2 UNIT
WIDE: 26'0" DEPTH: 26'0"



SUP-5296
SDR-5295
11-04-04 PC



WOMACK+HAMPTON
ARCHITECTS, L.L.C.
1111 LAS VEGAS BLVD., SUITE 100
LAS VEGAS, NEVADA 89101
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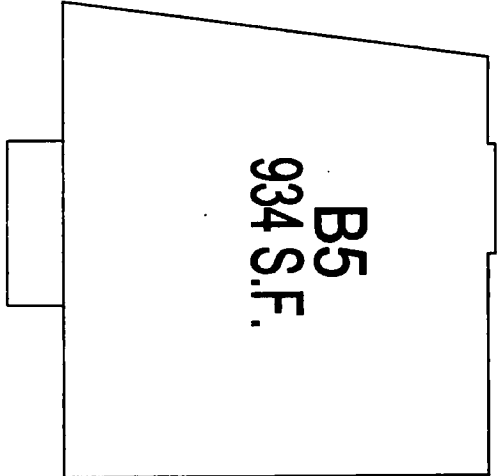
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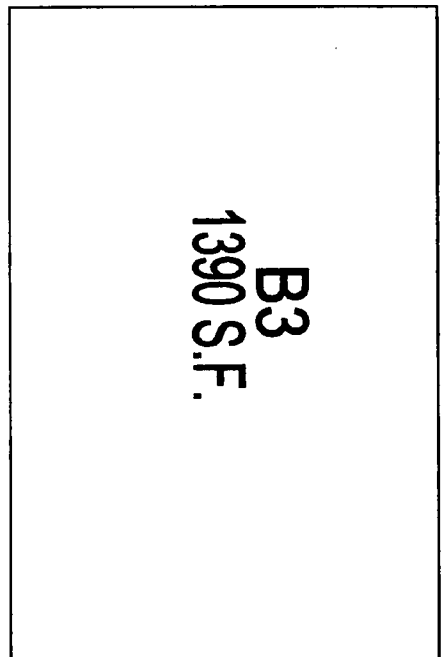


SU1
UNIT
PLANS

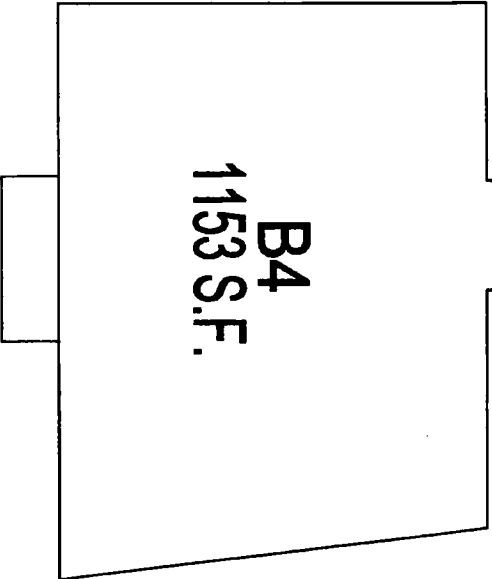
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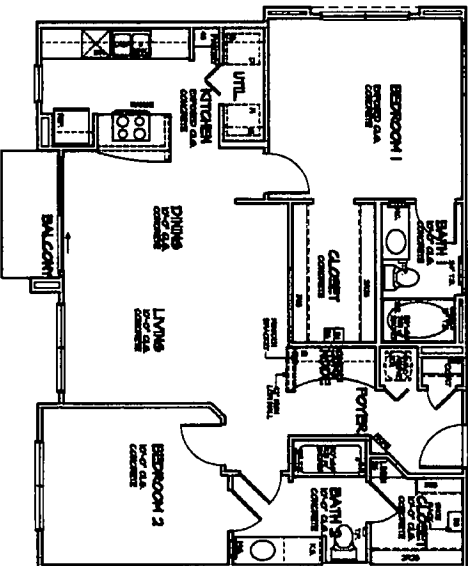
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 DATE: 8-15-2004
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SUP-5296
SDR-5295
11-04-04 PC



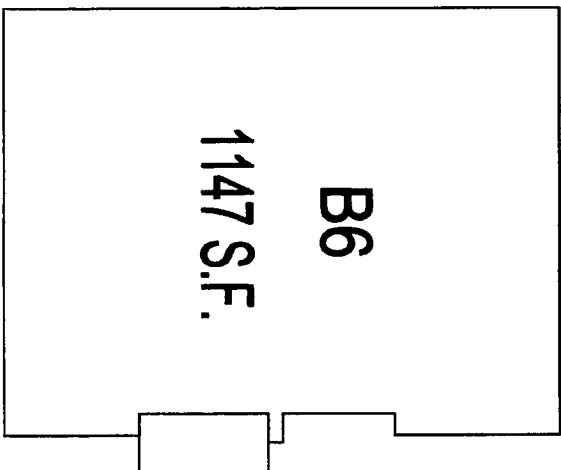
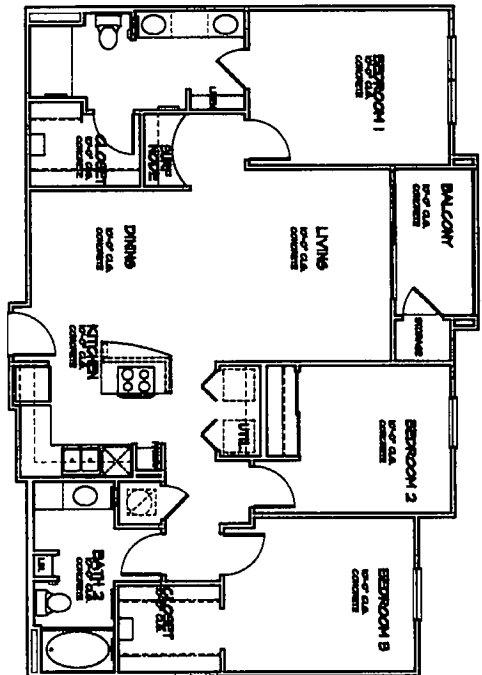
WOMACK+HAMPTON
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 LAS VEGAS, NV 89101
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SU2
 UNIT
 PLANS



B6 UNIT **803 : 104'**
803 : 104'
803 : 104'

SUP-5296
SDR-5295
11-04-04 PC



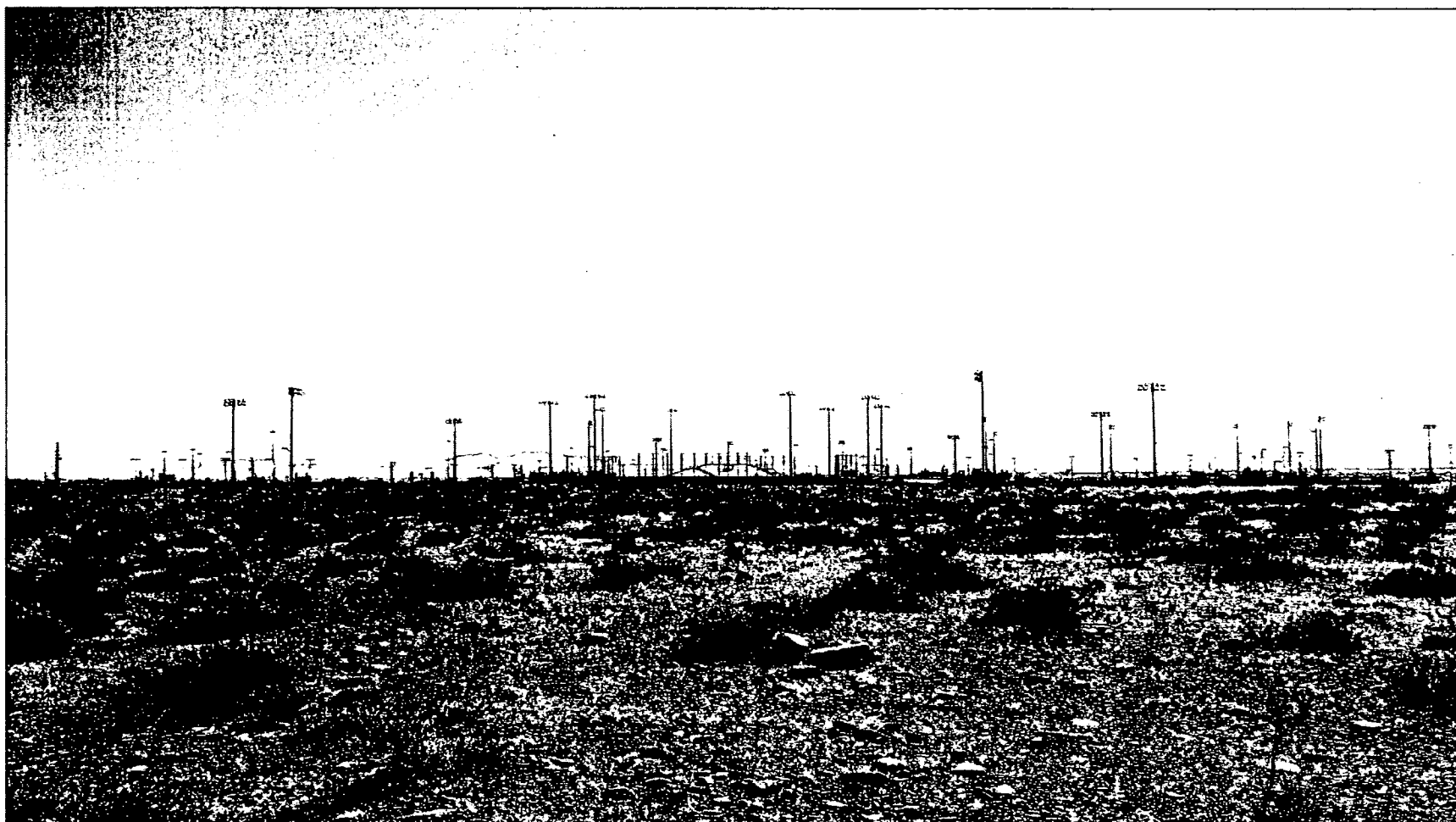
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ARCHITECTS, L.L.C.
11-04-04 PC

Alta Montecito
LAS VEGAS, NEVADA
WOOD PARTNERS

Womack+Hampton
ARCHITECTS, L.L.C.
11-04-04 PC



SU3
UNIT
PLANS



SDR-5295 - APPLICANT: WP SOUTH ACQUISITIONS, LIMITED LIABILITY COMPANY - OWNER:
MONTECITO PADS, LLC
SOUTHEAST CORNER OF ELKHORN ROAD AND GRAND MONTECITO PARKWAY
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5305 - PUBLIC HEARING - APPLICANT: ARIEL VALLI ARCHITECTS - OWNER: GEOFFREY D. COMMONS AND JOHN L. SUTER - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY adjacent to the west side of Jones Boulevard, approximately 250 feet north of Cheyenne Avenue (APN 138-11-804-025), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions and the following added condition as read for the record:

- Use of the gate giving access onto Bronco Street is restricted to emergency vehicles only
- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 96 [SUP-5305] and Item 97 [SDR-5307].

RICHARD MORENO, 300 South 3rd Street, appeared on behalf of the applicant and concurred with staff conditions.

COUNCILMAN MACK added a condition stating the use of the gate giving access onto Bronco Street is restricted to emergency vehicles only. MR. MORENO agreed with the addition.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 96 [SUP-5305] and Item 97 [SDR-5307].

(2:57 - 2:59)

4-3017

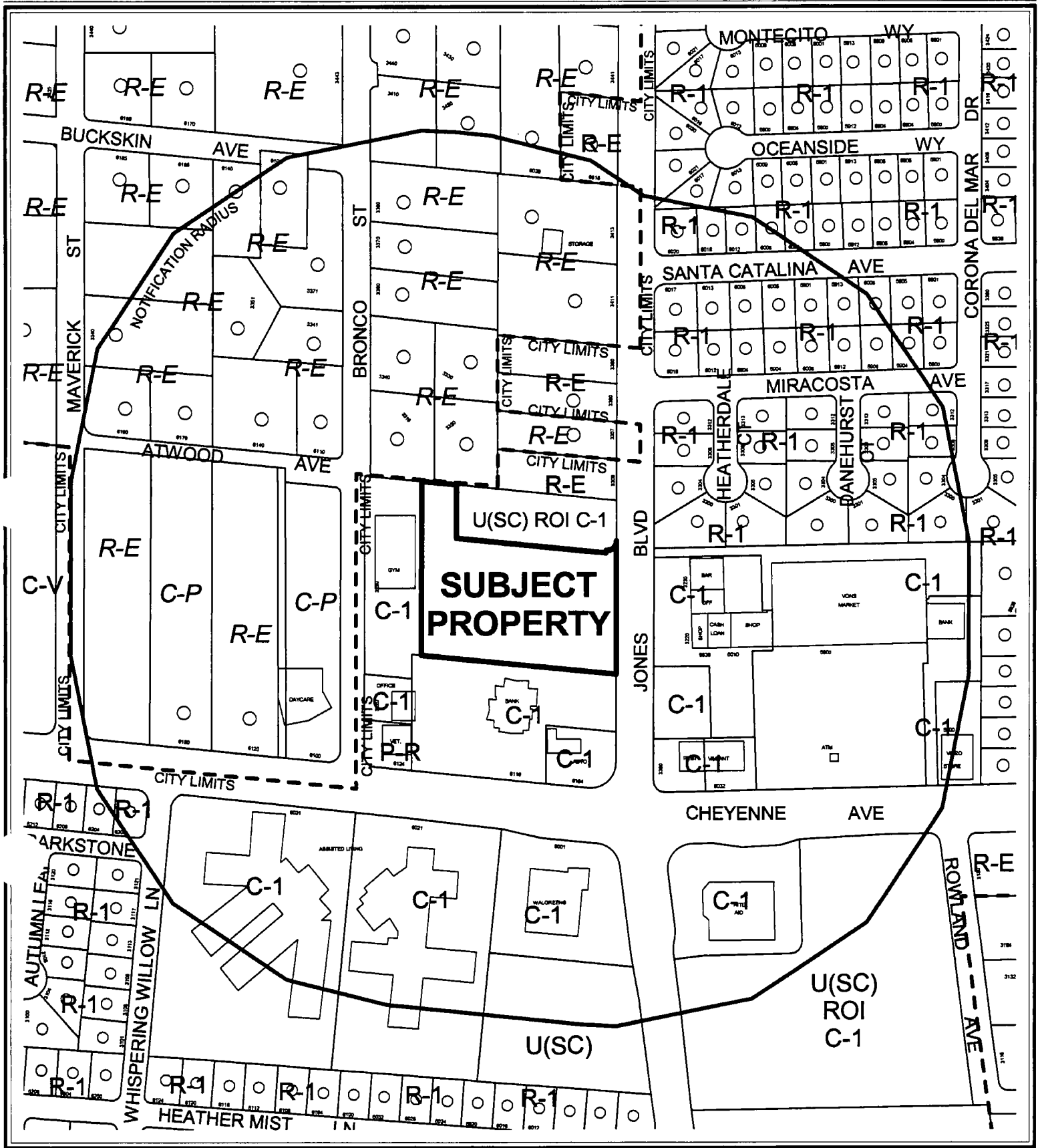
CONDITIONS:

Planning and Development

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - Continued:

1. Conformance to all Minimum Requirements under Title 19.04.050 for Mini-Warehouse use.
2. Approval of and conformance to the Conditions of Approval for Site Development Review (SDR-5307).
3. This Special Use Permit shall expire two year from the date of the final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. The building design shall incorporate patterns and materials that provide visual interest. This shall be accomplished through the use of changes in color, materials and/or relief such as the inclusion of beltlines, pilasters, recesses, pop outs, etc.
6. The site shall incorporate a trash enclosure, which is fully enclosed using the same design theme and materials to those used in the main structure. The trash enclosure shall conform to Title 19.08 Design Standards.



CASE: SUP-5305

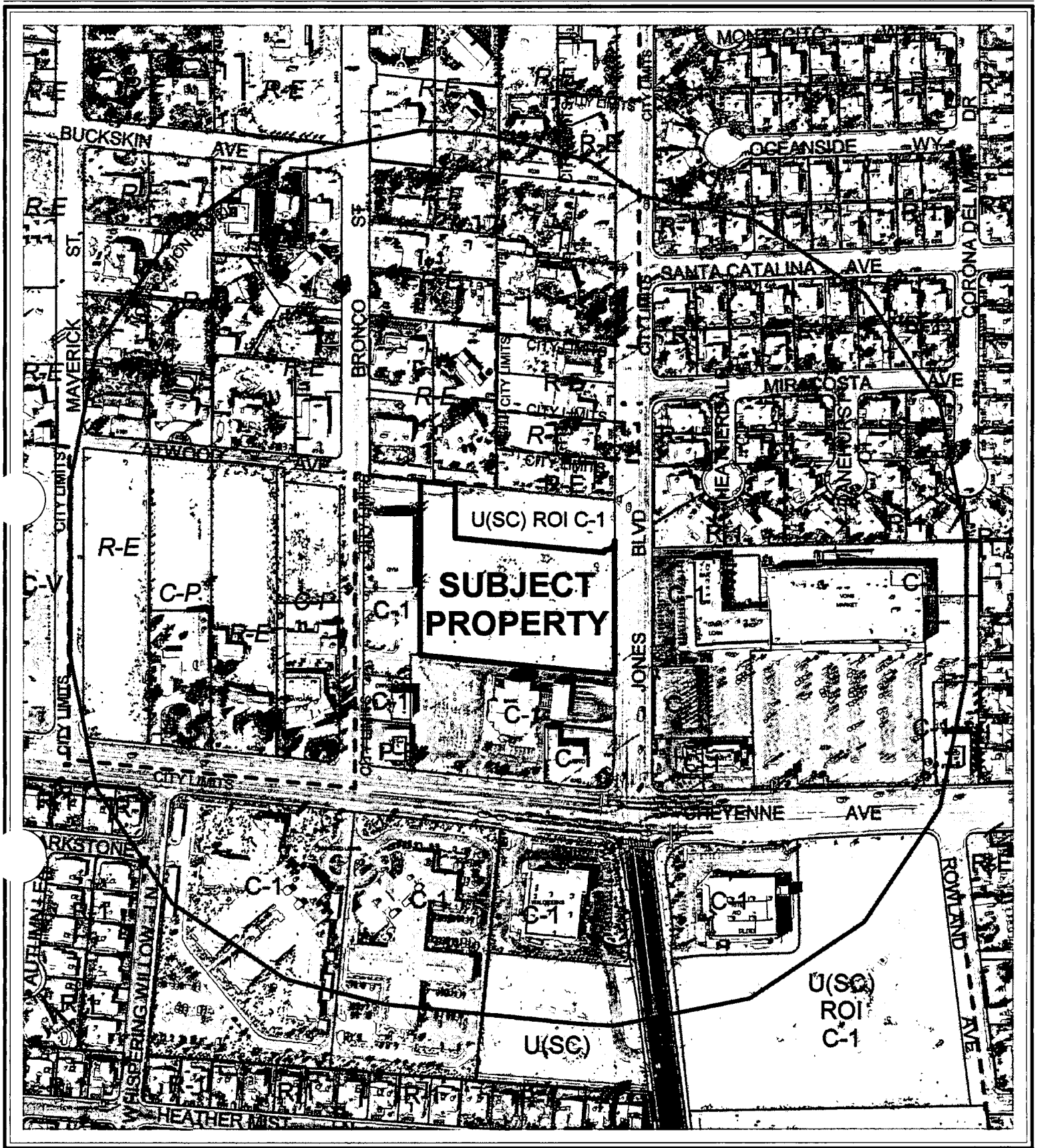
RADIUS: 750 FT

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





CASE: SUP-5305

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-5305 - APPLICANT: ARIEL VALLI ARCHITECTS -
OWNER: GEOFFREY D. COMMONS AND JOHN L. SUTER**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Mini-Warehouse use.
2. Approval of and conformance to the Conditions of Approval for Site Development Review (SDR-5307).
3. This Special Use Permit shall expire two year from the date of the final approval, unless it is exercised or an Extension of Time is granted by the City Council.
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6. The site shall incorporate a trash enclosure, which is fully enclosed using the same design theme and materials to those used in the main structure. The trash enclosure shall conform to Title 19.08 Design Standards.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review and Waivers to allow a zero-foot rear yard setback where 20 feet is required and of the perimeter landscaping requirements for a proposed 85,335 square-foot mini-warehouse facility.

B) Applicant's Justification

The applicant states: "The project objective is to provide a quality self-storage facility that will serve the needs of the community".

BACKGROUND INFORMATION

A) Previous Actions

01/02/80 The City Council approved an Annexation of the subject site to the City of Las Vegas through Ordinance #2064 (A-0025-79).

01/22/03 The City Council approved a request for a Rezoning from: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) (Z-0068-02). The City Council also approved a request for a Site Development Plan Review for an 8,000 square foot commercial building [Z-0068-02(1)]. The Planning Commission and staff recommended approval on 12/19/02.

11/04/04 The Planning Commission recommended approval of a related item (SDR-5307).

11/04/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #66/bts).

B) Pre-Application Meeting

09/21/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.69 acres

B) Existing Land Use

Subject Property: Undeveloped
North: Single Family Residence
South: Wells Fargo Bank
East: Cheyenne Plaza
West: School of Gymnastics

C) Planned Land Use

Subject Property: S-C (Service Commercial) Under Resolution Of Intent to C-1 (Limited Commercial)
North: DR (Desert Rural Residential)
[Clark County] R-E (Rural Estates Residential)
South: SC (Service Commercial)
East: L (Low Density Residential)
SC (Service Commercial)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: U (Undeveloped) Zone [SC (Service Commercial) General Plan designation] Under Resolution Of Intent to C-1 (Limited Commercial)
North: R-E (Residence Estates)
R-E (Residence Estates) [Clark County Designation]
South: C-1 (Limited Commercial)
East: C-1 (Limited Commercial)
R-1 (Single Family Residential)
West: C-1 (Limited Commercial)

E) General Plan Compliance

The site is designated SC (Service Commercial), but is under resolution of intent to C-1 on the Centennial Hills Interlocal Land Use Plan of the General Plan. The existing SC (Service Commercial) and proposed C-1 (Limited Commercial) Zoning designations are in conformance with the General Plan.

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

The subject site is located in the North Las Vegas airport overlay. The maximum height allowed in the area is 150 feet. Therefore, the proposed mini-warehouse facility is does not exceed the maximum allowable height.

The residential area, which is north of the subject site falls within the unincorporated area of Clark County. Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" because of the request for a Special Use Permit within 500 feet of the unincorporated property. In such cases, the County is required to be notified of the request for a Special Use as was done for this use. N-o comments have been received.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" because any Special Use Permit within 500' feet of Clark County or North Las Vegas requires a Project of Regional Significance.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. No comments have been received for the subject site.

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
Mini-warehouse	85,335 SF.	1/50 storage units plus 5 spaces for customers	12	1	12	1

The applicant meets the required number of parking spaces required for a min-warehouse.

A2) Minimum Distance Separation Requirements

The site is subject to minimum distance separation requirements. Building 'A3' is setback 46 feet from the northern property line. The height of the building 'A3' is 14 feet. Therefore, the building is setback the required distance and complies with the minimum distance separation requirements.

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

Standards	Code Requirement	Provided
Trash Enclosure	Y	N

The site plan does not indicate a trash enclosure. Therefore, a condition has been added, which will incorporate one onto the site.

B) General Analysis and Discussion

- Zoning

The site is currently zoned SC (Service Commercial) General Plan Designation, but is under Resolution of Intent to C-1 (Limited Commercial). Commercial uses are permitted by right in the C-1 (Limited Commercial) district. Residential uses are also permitted in C-1 (Limited Commercial) districts upon approval of a Special Use Permit. The project complies with all other zoning requirements relative to this request.

- Use

A mini-warehouse is a permitted use in the C-1 (Limited Commercial) zone with approval of a General Plan Amendment and a rezoning (in this case) and Special Use Permit.

As defined in Title 19, a mini-warehouse is a facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment.

- Conditions

The following base conditions exist for this Special Use Permit:

1. No more than one manager's security residence shall be permitted.
2. All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets.
3. No business shall be conducted from or within a mini-storage facility.
4. Retail sale of stored items on the premises is prohibited.
5. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.

6. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.
7. The production, fabrication or assembly of products shall be prohibited.
8. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage use, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view and the combined total of all trucks and trailers stored on site shall not exceed a ratio of two trucks or trailers for each one hundred storage units. On-site parking shall be provided for each rental vehicle in excess of the number required for the mini-storage complex.
9. Truck and trailer storage shall be screened from the street and adjacent property.

The project will conform to these base conditions.

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 site is located in the SC (Service Commercial) category, which allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Therefore, the proposed mini-warehouse is compatible with surrounding land uses, and with future surrounding land uses.

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

The subject site is an urban infill site, and is appropriate low intensity use.

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

The subject site is located near northwest corner of Jones Boulevard, a 80-foot Secondary Arterial, and Cheyenne Avenue, a Freeway - Expressway; both shown on the Master Plan of Streets and Highways. These streets have the capacity or potential to manage the traffic from the uses on the site of this proposal.

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

Approval of the Special Use Permit is consistent with the goals and objectives of the General Plan in providing high-quality housing where master planned.

NOTICES MAILED 96 by City Clerk

APPROVALS 0

PROTESTS 0



Case Number: SUP. 5305 APN: 138-11-804-025

Name of Property Owner: Geoffrey Commons

Name of Applicant: Ariel Valli Architects

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

 Yes No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent:

Print Name:

Subscribed and sworn before me

This 15 day of Sept, 2008

Notary Public in and for said County and State

ATWOOD AVENUE

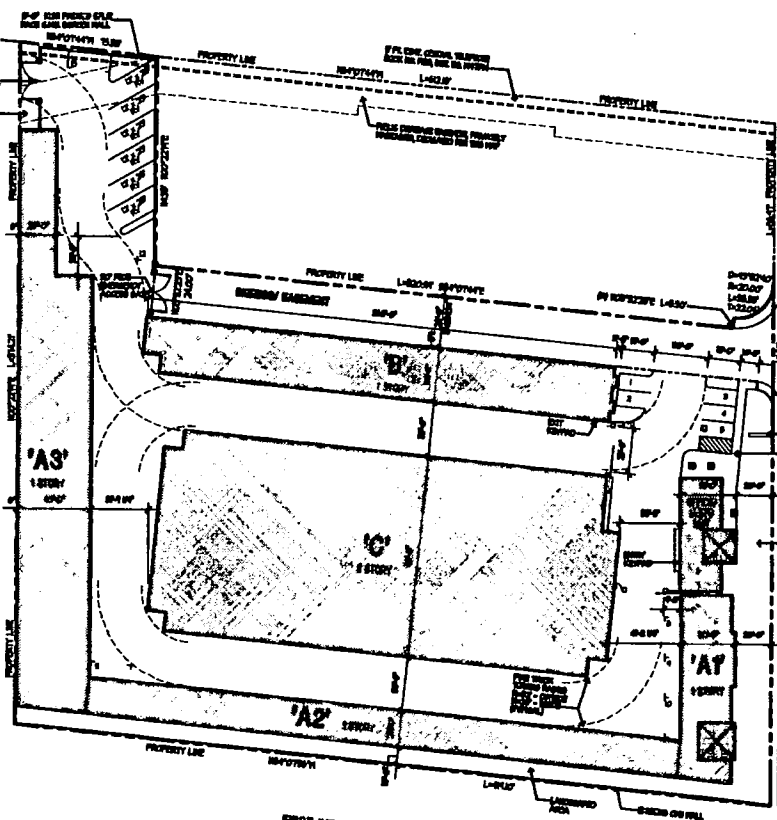
BUCKSKIN AVENUE

MAVERICK STREET

BRONCO STREET

JONES BOULEVARD

GYMNASIUM SCHOOL



SUP-5305
SDR-5307

11-04-04 PC

REVISED 10-21-04

FIRST INTERSTATE BANK OF NEVADA, N.A.
BOOK 88071, DOC. NO. 00427, OFFICIAL RECORDS
APN 155-11-804-018

JONES / CHEYENNE SELF STORAGE
LAS VEGAS, NEVADA

PRELIMINARY SITE PLAN

ARCHITECT

ARIEL L. VALLI ARCHITECT
81 CALIFORNIA, SUITE 200
ALISO VIEJO, CA 92653
CONTACT: ARIEL VALLI
909-944-4477
909-944-4478 FAX

DEVELOPER

PERFORMANCE REALTY, LLC
8800 SHERIDAN AVENUE, SUITE 100
LAS VEGAS, NV 89123
CONTACT: J. HARRIS, OWNER
702-894-0270
702-894-0271 FAX

PROJECT DATA

APN: 155-11-804-018

GRAND SITE AREA: 17,120 SQ. FT. (0.39 ACRES)

STORAGE BUILDING AREA:

BUILDING 10 (8 BAY)	3,400	SQ. FT.
BUILDING 10 (8 BAY)	4,800	SQ. FT.
BUILDING 10 (8 BAY)	1,200	SQ. FT.
BUILDING 10 (8 BAY)	1,200	SQ. FT.

BUILDING 10 (8 BAY)	1,200	SQ. FT.
---------------------	-------	---------

FIRST FLOOR	2,700	SQ. FT.
-------------	-------	---------

SECOND FLOOR	2,100	SQ. FT.
--------------	-------	---------

BUILDING 10 TOTAL	9,600	SQ. FT.
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STORAGE BUILDING AREA TOTAL	9,600	SQ. FT.
-----------------------------	-------	---------

OFFICE / MANAGERS UNIT AREA:

OFFICE - FIRST FLOOR	1,000	SQ. FT.
----------------------	-------	---------

MANAGERS UNIT & SECOND FLOOR	300	SQ. FT.
------------------------------	-----	---------

OFFICE / MANAGERS UNIT TOTAL	1,300	SQ. FT.
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PROJECT TOTAL	10,900	SQ. FT.
---------------	--------	---------

SITE COVERAGE:

BUILDING FOOTPRINTS	9,600	SQ. FT.	(0.55)
---------------------	-------	---------	--------

LANDSCAPE	1,000	SQ. FT.	(0.06)
-----------	-------	---------	--------

PAVEMENT / DRIVEWAY	4,000	SQ. FT.	(0.23)
---------------------	-------	---------	--------

PAVEMENT / DRIVEWAY	4,000	SQ. FT.	(0.23)
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TOTAL	18,600	SQ. FT.	(1.04)
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PARKING ANALYSIS:

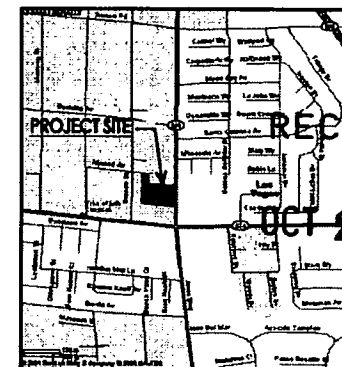
1 PER 50 BAY = 10 BAYLAYS REQUIRED (100 / 50 = 20)

MANAGEMENT BAYLAYS (10)

STORAGE BAYLAYS (10)

TOTAL PROVIDED 20 BAYLAYS

NOT PROVIDED (0)



RECEIVED

OCT 21 2004

VICINITY MAP

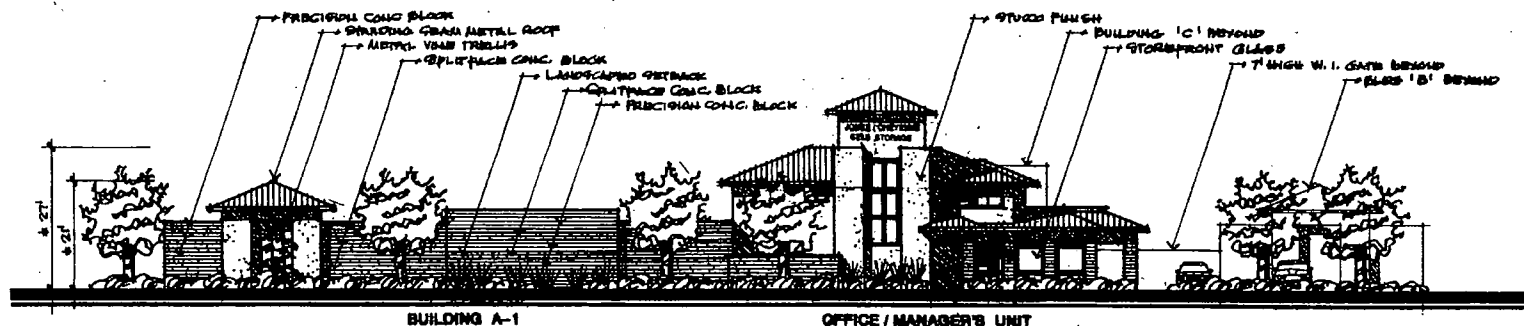
ARIEL L. VALLI
ARCHITECT
81 CALIFORNIA, SUITE 200
ALISO VIEJO, CA 92653
909-944-4477

OCT. 14, 2004
SEP. 14, 2004
SEP. 14, 2004
APR. 12, 2004

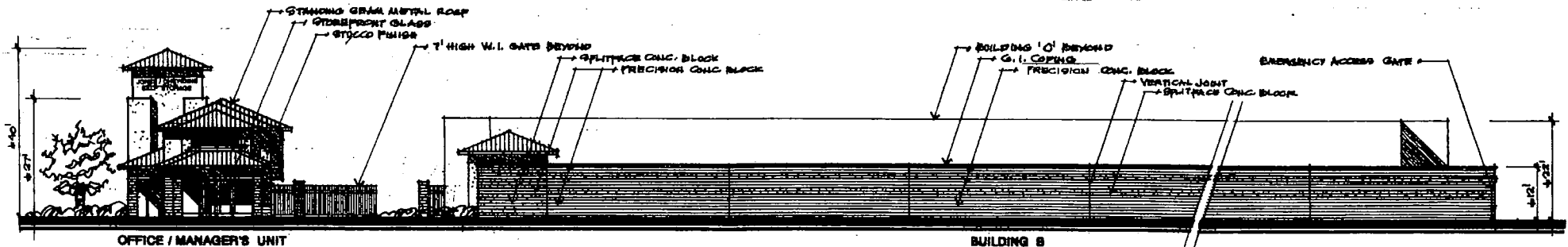


SCALE: 1" = 50'-0"

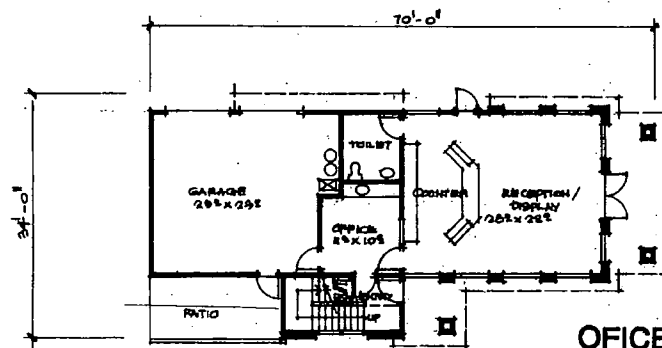
04-03



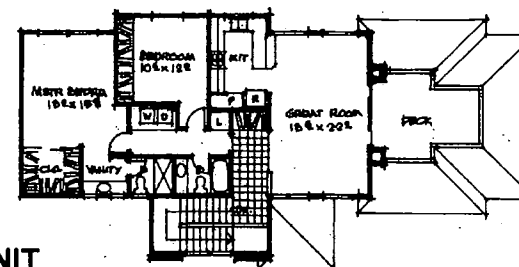
BUILDING A-1
OFFICE / MANAGER'S UNIT
JONES BLVD EAST ELEVATION
SCALE 1" = 10'



OFFICE / MANAGER'S UNIT
BUILDING B
NORTH ELEVATION
SCALE 1" = 10'



OFFICE / MANAGER'S UNIT
SCALE 1/8" = 1'-0"



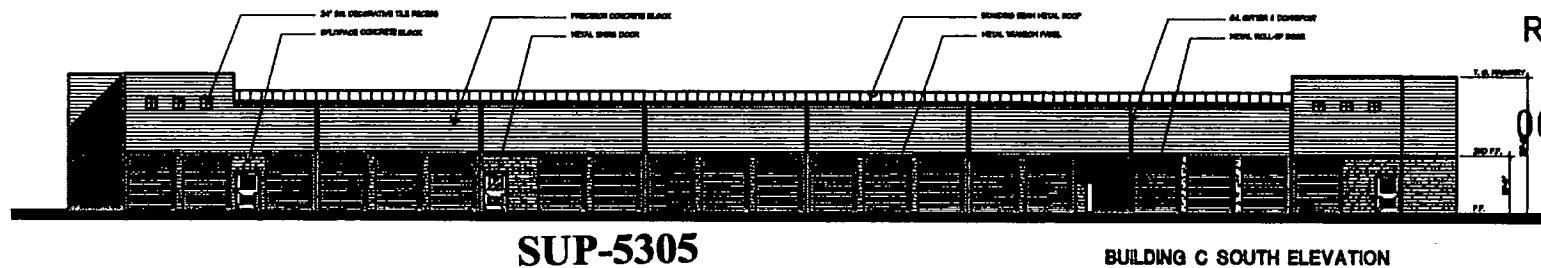
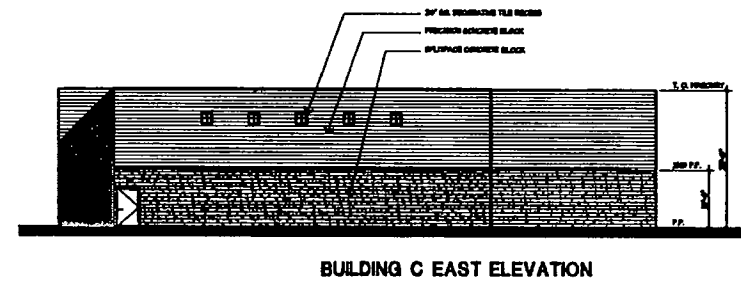
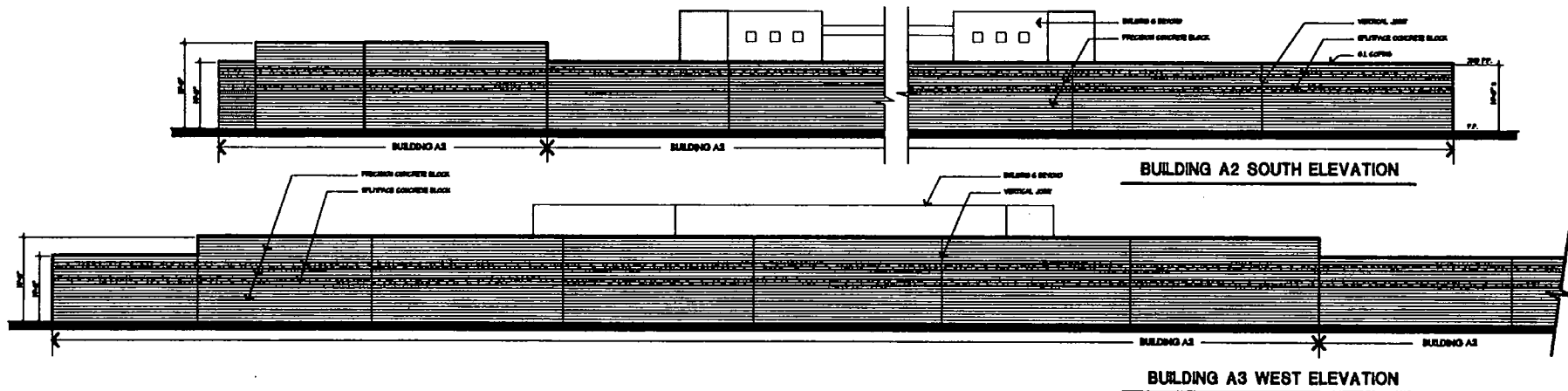
JONES / CHEYENNE SELF STORAGE
LAS VEGAS, NEVADA

SUP-5305
SDR-5307
11-04-04 PC
REVISED 10-21-04

A08.9.2004
04-020

RECEIVED
OCT 21 2004

ARIELL VALLI ARCHITECT
81 COLUMBIA BLVD. SUITE 200 P.O. BOX 248-1777
ALBUQUERQUE, NM 87106 FAX 505/248-1778



RECEIVED
OCT 21 2004

JONES / CHEYENNE SELF STORAGE
LAS VEGAS, NEVADA

SUP-5305
SDR-5307
11-04-04 PC
REVISED 10-21-04

ELEVATION

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

OCT. 14, 2004

04-030



ARIELL VALLI
ARCHITECT
81 COLUMBIA BLVD. SUITE 200
ALISO VIEJO, CA 92681
TEL: 949.949.3777
FAX: 949.949.3777

4



SUP-5305 - APPLICANT: ARIEL VALLI ARCHITECTS - OWNER: GEOFFREY D. COMMONS AND JOHN L. SUTER
WEST SIDE OF JONES BOULEVARD, APPROXIMATELY 250 FEET NORTH OF CHEYENNE AVENUE
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT GENZER**☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5305

SDR-5307 - PUBLIC HEARING - APPLICANT: ARIEL VALLI ARCHITECTS - OWNER: GEOFFREY D. COMMONS AND JOHN L. SUTER - Request for a Site Development Plan Review and Waivers to allow a zero-foot rear yard setback where 20 feet is required and of the perimeter landscaping requirements FOR A PROPOSED 85,555 SQUARE-FOOT MINI-WAREHOUSE FACILITY on 2.69 acres adjacent to the west side of Jones Boulevard, approximately 250 feet north of Cheyenne Avenue (APN 138-11-804-025), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

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

NOTE: See Item 96 [SUP-5305] for all related discussion.

(2:57 - 2:59)

4-3017

CONDITIONS:

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. All development shall be in conformance with the site plan and building elevations, date stamped October 21, 2004, except as amended by conditions herein.
3. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% (or plug in whatever number is 50% of what is normally required) of the total landscaped area as turf.
4. The building design shall incorporate patterns and materials that provide visual interest. This shall be accomplished through the use of changes in color, materials and/or relief such as the inclusion of beltlines, pilasters, recesses, pop outs, etc. The following elevations shall fulfill the above-mentioned

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

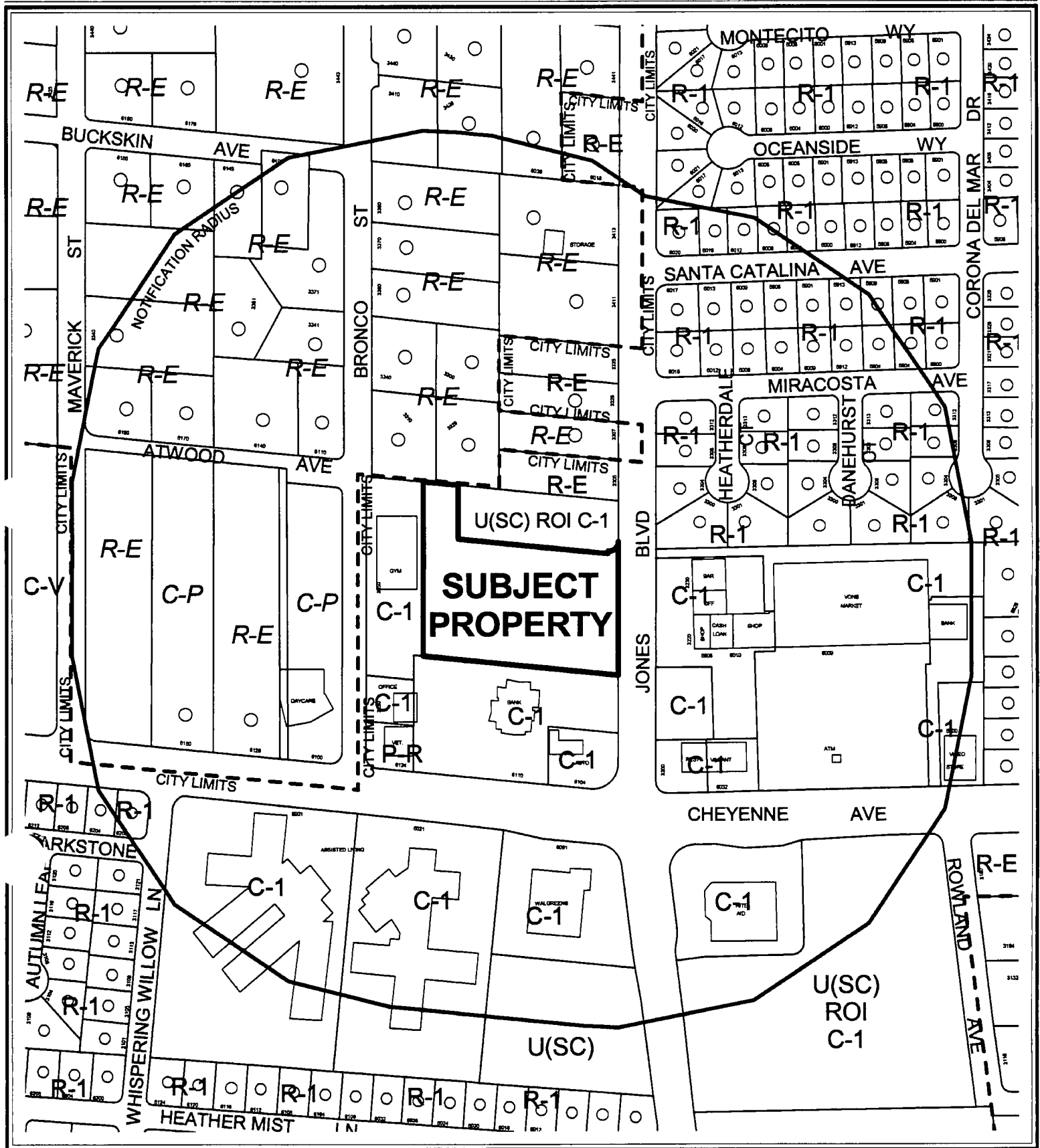
CONDITIONS - Continued:

requirements: 'A2' southern elevation, 'B' northern elevation, and 'A3' western elevation.

5. The existing wall along the south property line shall incorporate a minimum of 20 percent contrasting material. All walls shall include detail variations such as pilasters, decorative caps, decorative iron cutouts, or fluted blocks.
6. All perimeter landscaping is hereby waived, however the same square footage of landscaping shall be relocated throughout the site.
7. The site shall incorporate a trash enclosure, which is fully enclosed using the same design theme and materials to those used in the main structure. The trash enclosure shall conform to Title 19.08 Design Standards.

Public Works

8. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
9. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
10. The proposed driveway shall be designed, located and constructed in accordance with Standard Drawing #222A. Provide a copy of the recorded private ingress/egress easement, as shown on this site plan, with parcel to the north.
11. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the west prior to the issuance of any permits.
12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
13. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z 68-02 and all other applicable subsequent site-related actions.



CASE: SDR-5307

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)

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-5307 - APPLICANT: ARIEL VALLI ARCHITECTS -
OWNER: GEOFFREY D. COMMONS AND JOHN L. SUTER**

**** CONDITIONS ****

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

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. All development shall be in conformance with the site plan and building elevations, date stamped October 21, 2004, except as amended by conditions herein.
3. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% (or plug in whatever number is 50% of what is normally required) of the total landscaped area as turf.
4. The building design shall incorporate patterns and materials that provide visual interest. This shall be accomplished through the use of changes in color, materials and/or relief such as the inclusion of beltlines, pilasters, recesses, pop outs, etc. The following elevations shall fulfill the above-mentioned requirements: 'A2' southern elevation, 'B' northern elevation, and 'A3' western elevation.
5. The existing wall along the south property line shall incorporate a minimum of 20 percent contrasting material. All walls shall include detail variations such as pilasters, decorative caps, decorative iron cutouts, or fluted blocks.
6. All perimeter landscaping is hereby waived, however the same square footage of landscaping shall be relocated throughout the site.
7. The site shall incorporate a trash enclosure, which is fully enclosed using the same design theme and materials to those used in the main structure. The trash enclosure shall conform to Title 19.08 Design Standards.

Public Works

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

9. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
10. The proposed driveway shall be designed, located and constructed in accordance with Standard Drawing #222A. Provide a copy of the recorded private ingress/egress easement, as shown on this site plan, with parcel to the north.
11. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the west prior to the issuance of any permits.
12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
13. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-68-02 and all other applicable subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review and Waivers to allow a zero-foot rear yard setback where 20 feet is required and of the perimeter landscaping requirements for a proposed 85,335 square-foot mini-warehouse facility.

B) Applicant's Justification

The applicant states: "The project objective is to provide a quality self-storage facility that will serve the needs of the community".

BACKGROUND INFORMATION

A) Previous Actions

- 01/02/80 The City Council approved an Annexation of the subject site to the City of Las Vegas through Ordinance #2064 (A-0025-79).
- 01/22/03 The City Council approved a request for a Rezoning from: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) (Z-0068-02). The City Council also approved a request for a Site Development Plan Review for an 8,000 square foot commercial building [Z-0068-02(1)]. The Planning Commission and staff recommended approval on 12/19/02.
- 11/04/04 The Planning Commission recommended approval of a related item (SUP-5305).
- 11/04/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #67/bts).

B) Pre-Application Meeting

- 09/21/04 The elements of a Site Development Plan Review application were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.69 acres

B) Existing Land Use

Subject Property: Undeveloped
North: Single Family Residence
South: Wells Fargo Bank
East: Cheyenne Plaza
West: School of Gymnastics

C) Planned Land Use

Subject Property: SC (Service Commercial) Under Resolution Of Intent to C-1 (Limited Commercial)
North: DR (Desert Rural Residential)
[Clark County] R-E (Rural Estates Residential)
South: SC (Service Commercial)
East: L (Low Density Residential)
SC (Service Commercial)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: U (Undeveloped) Zone [SC (Service Commercial) General Plan designation] Under Resolution of Intent to C-1 (Limited Commercial)
North: R-E (Residence Estates)
R-E (Residence Estates) [Clark County Designation]
South: C-1 (Limited Commercial)
East: C-1 (Limited Commercial)
R-1 (Single Family Residential)
West: C-1 (Limited Commercial)

E) General Plan Compliance

The site is currently designated as SC (Service Commercial) within the Centennial Hills Interlocal Land Use Plan of the General Plan. The SC (Service Commercial) category provides for low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers and areas, theatres, bowling alleys and other places of public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The proposed use of a mini-warehouse facility is compatible with the proposed zoning of C-1 (Limited Commercial) Under Resolution of Intent.

PROJECT DESCRIPTION

The proposed 2.69 acre site is accessed from Jones Boulevard. The proposed mini-storage facility consists of three one-story and two-story buildings. The buildings range in size from 7,725 square feet to 54,600 square feet. The site plan incorporates a 32-foot wide landscape planter adjacent to Jones Boulevard. However, the applicant is also requesting waivers to allow a zero-foot rear yard setback where 20 feet is required and the perimeter landscaping. The buildings are arranged on the site with both one and two-story buildings.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	Y
Min. Lot Width	100 Feet	370 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• North Side	10 Feet	28 Feet	Y
• South Side	10 Feet	10 Feet	Y
• Rear	20 Feet	0 Feet	N
Max. Lot Coverage	50 %	40%	Y
Max. Building Height	N/A	N/A	Y
Trash Enclosure	Y	N	N

The applicant has requested a waiver to allow a zero-foot rear yard setback where 20 feet is required.

A trash enclosure is not indicated on the site plan. A condition has been added, which requires the applicant to provide one.

A2) Residential Adjacency Standards

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

The site is subject to minimum distance separation requirements. Building 'A3' is setback 46 feet from the northern property line. The height of building 'A3' varies from 14 feet to 18 feet. Therefore, the building complies with the minimum distance separation requirements.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Mini-warehouse	85,335 SF.	1/50 storage units plus 5 spaces for customers	12	1	12	1

The applicant meets the required number of parking spaces for the proposed mini-warehouse facility.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	3 Trees	3 Trees
Buffer: • Min. Trees	1 Tree/20 Linear Feet (adj. to ROW) 1 Tree/30 Linear Feet (side & rear when abutting commercial)	59 Trees	23 Trees*
• Min. Zone Width • Wall height	15 Feet 8 Feet		15 Feet 8 Feet

* The applicant has requested a waiver of the perimeter landscaping requirements. Condition of approval number six (6) has been added to mitigate the waiver.

B) General Analysis and Discussion

- Zoning

The proposed Mini-Warehouse Facility with Recreational Vehicle Storage is a special use permit within a C-1 (Limited Commercial) zone. Therefore, with compliance to the base conditions and conditions of approval specific to this application, the proposed uses can be conducted in a manner that is harmonious with surrounding commercial uses.

- Site Plan

The proposed mini-warehouse facility is located on 2.69 acres, which consist of 85,335 square feet. This site is accessed from Jones Boulevard, which is an 80-foot Secondary Arterial shown on the Master Plan of Streets and Highways. The submitted site plan depicts three mini-warehouse buildings including one office/managers unit located on the subject site. Buildings 'A' and 'B' are both one-story buildings, which are located on the perimeter of the site. Building 'C' is a two-story building located in the center of the site. Recreational vehicle storage is shown on the northwestern portion of the site. The Planning and Development Department will review all building permit applications for height, setbacks, and materials to ensure potential recreational vehicle carports remain consist with the approved development.

- **Waivers**

The applicant is requesting two waivers. The first waiver is to allow a zero-foot rear yard setback where 20 feet is required. The second waiver is for the deletion of the perimeter landscaping requirements.

Both are recommended for the following reasons:

1. The amount of landscaping that would be placed in the perimeter landscaped planters has been re-allocated throughout the entire site.
2. It is not unusual for a mini-warehouse facility to be built along the property line. The lack of landscaping has been mitigated since other portions of the site will have more landscaping material than required by Code.

- **Landscape Plan**

The submitted landscape plan features perimeter landscaping along the Jones Boulevard frontage. Additional landscaping will be located along the entrance, recreational vehicle parking, and the southern property line. Plant material consists of several species of trees, including Fruitless Olive, California Fan Palm, and Chinese Lantern Tree. Numerous types of shrubs and ground coverings will also be utilized.

- **Elevation**

The elevations depict both one and two-story buildings with a rental office with residence unit. The maximum heights of buildings are as follows: 'A1' is 40 feet, 'A2' is 18', 'A3' is 18 feet, 'B' is 19 feet, and 'C' is 25 feet. The exterior of the buildings are a combination of split face concrete block and stucco walls. The roof type is a metal standing seam. The color palette consists of earth tones, which vary from gray to dark green.

- **Floor Plan**

Conceptual floor plans are included on the submitted site plan. A breakdown of the mini-storage units indicates a total of 581 units. The units will range in size from 5 foot by 5 foot and up to 10 foot by 30 foot. A caretaker's apartment will be constructed on site within the same building that will house an office.

FINDINGS

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

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

The proposed Mini-Warehouse Facility with Recreational Vehicle is a special use permit within a C-1 (Limited Commercial) zone. Therefore with compliance to the base conditions and conditions of approval specific to this application, the proposed uses can be conducted in a manner that is harmonious with surrounding commercial uses.

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

The proposed project will be consistent with Title 19 and applicable City plans, policies and standards with the approval of the reduction in required perimeter landscaping, parking lot landscaping and the required setbacks.

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

The proposed site access will not negatively impact adjacent roadways as the proposed development will have access to Jones Boulevard, an 80-foot wide secondary arterial.

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

The proposed building materials and landscaping will be appropriate for the surrounding neighborhood.

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

The following building elevations shall be revised: south elevation of ‘A2’, west elevation of ‘A3’, and the north elevation of ‘B’. The buildings as shown do not create an aesthetically pleasing environment. The above-mentioned elevation has been conditioned to agree with finding number five (5).

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

The proposed development will be subject to inspections for Certificate of Occupancy and for Emergency Preparedness, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 94 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR 5307 APN: 138-11-804-025

Name of Property Owner: John Sutter

Name of Applicant: Ariel Valli Architects

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

 Yes

 ✓ No

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

City Official: _____

Partner(s): _____

APN: _____

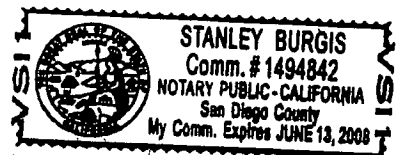
Signature of Property Owner/Authorized Agent: _____

Print Name: JOHN SUTTER

Subscribed and sworn before me

This 14 day of Sept, 2004

[Signature]
Notary Public in and for said County and State



ATWOOD AVENUE

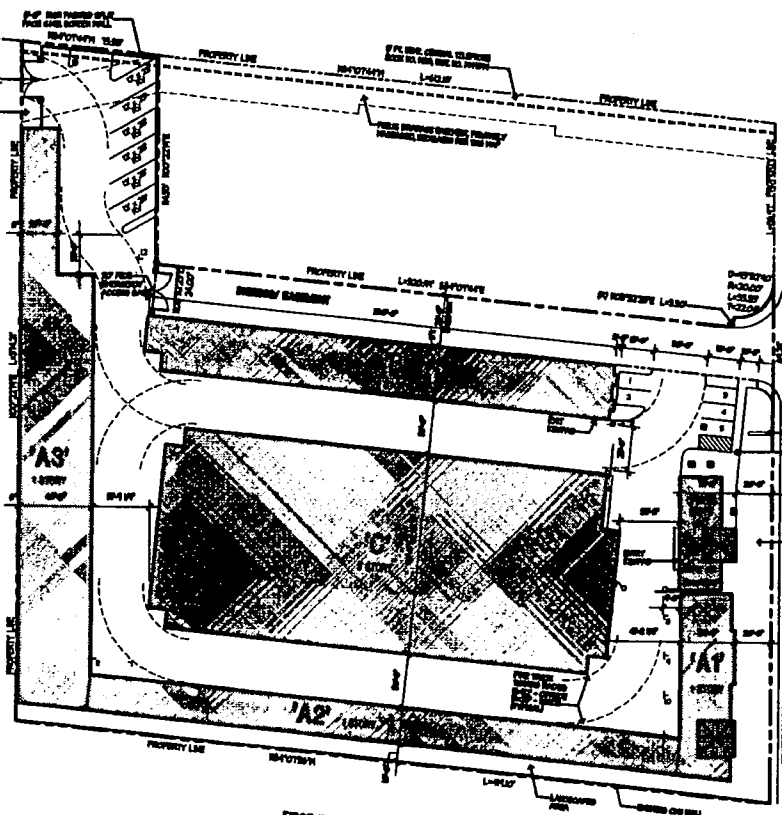
BUCKSKIN AVENUE

MAVERICK STREET

BRONCO STREET

JONES BOULEVARD

GYMNASIUM SCHOOL



SUP-5305

SDR-5307

11-04-04 PC

REVISED 10-21-04

JONES / CHEYENNE SELF STORAGE

LAS VEGAS, NEVADA

FIRST INTERSTATE BANK OF NEVADA, N.A.
BOOK 88071L, DOC. NO. 00417, OFFICIAL RECORDS
APN 158-11-804-018

PRELIMINARY SITE PLAN

ARCHITECT

ARIEL L. VALLI ARCHITECT
2500 SOUTH DRYDEN AVE, SUITE 100
LAS VEGAS, NV 89102
CONTACT: ARIEL VALLI
905-844-7777
905-844-7778 FAX

DEVELOPER

REVEREND REALTY, LLC
2500 SOUTH DRYDEN AVE, SUITE 100
LAS VEGAS, NV 89102
CONTACT: REVEREND, CORINA
702-894-6075
702-894-6076 FAX

PROJECT DATA

APN 158-11-804-018

GRAND SITE AREA:

10,000 SQ. FT.
(2.25 ACRES)

STORAGE BUILDING AREA:

BUILDING 10' x 80' (80,000)

80,000 SQ. FT.

BUILDING 10' x 80' (80,000)

80,000 SQ. FT.

BUILDING 10' x 80' (80,000)

80,000 SQ. FT.

BUILDING 10' x 80' (80,000)

80,000 SQ. FT.

FIRST FLOOR

2,000 SQ. FT.

SECOND FLOOR

2,000 SQ. FT.

BUILDING 10' TOTAL

4,000 SQ. FT.

STORAGE BUILDING AREA TOTAL

4,000 SQ. FT.

OFFICE / MANAGERS UNIT AREA:

OFFICE & FIRST FLOOR

1,000 SQ. FT.

MANAGERS UNIT & SECOND FLOOR

1,000 SQ. FT.

OFFICE / MANAGERS UNIT TOTAL

2,000 SQ. FT.

PROJECT TOTAL

6,000 SQ. FT.

SITE COVERAGE:

BUILDING FOOTPRINTS

6,000 SQ. FT. (60.00)

LANDSCAPE

10,000 SQ. FT. (100.00)

PARKING / DRIVEWAY

4,000 SQ. FT. (40.00)

PARKING / DRIVEWAY

4,000 SQ. FT. (40.00)

TOTAL

20,000 SQ. FT. (200.00)

PARKING ANALYSIS:

1 PER 100 SQ. FT. = 10 SPACES REQUIRED

(100 / 10 = 10)

MINIMUM SPACES (10 x 10) = 10 SPACES

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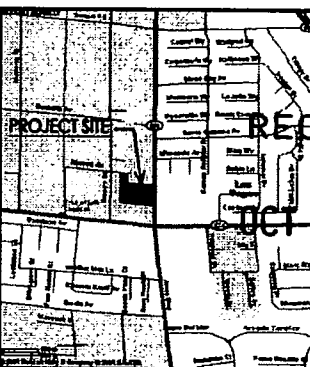
MINIMUM SPACES (10 x 10) = 10 SPACES

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MINIMUM SPACES (10 x 10) = 10 SPACES



RECEIVED

OCT 21 2004

VICINITY MAP

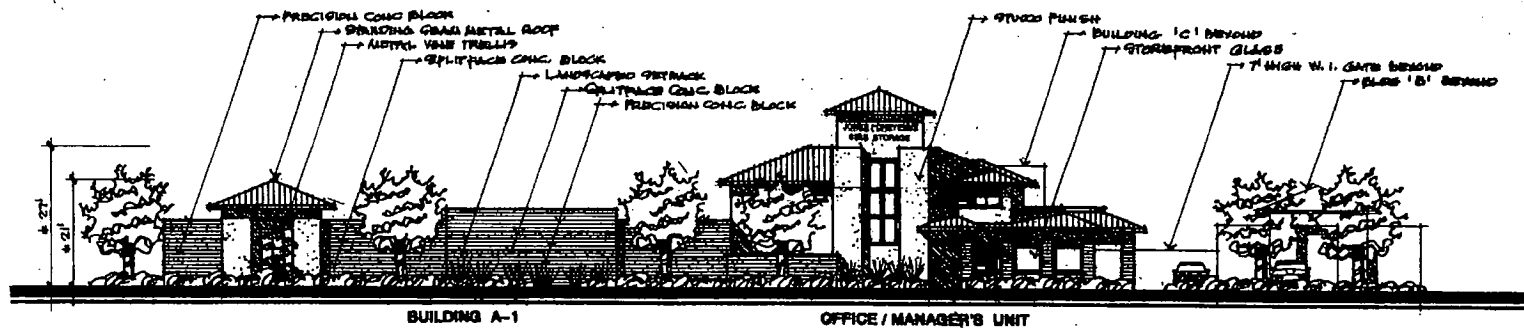
ARIEL VALLI ARCHITECT
2500 SOUTH DRYDEN AVE, SUITE 100
LAS VEGAS, NV 89102
CONTACT: ARIEL VALLI
905-844-7777
905-844-7778 FAX



REV. 11-2004
REV. 05-2004
REV. 02-2004
REV. 01-2004

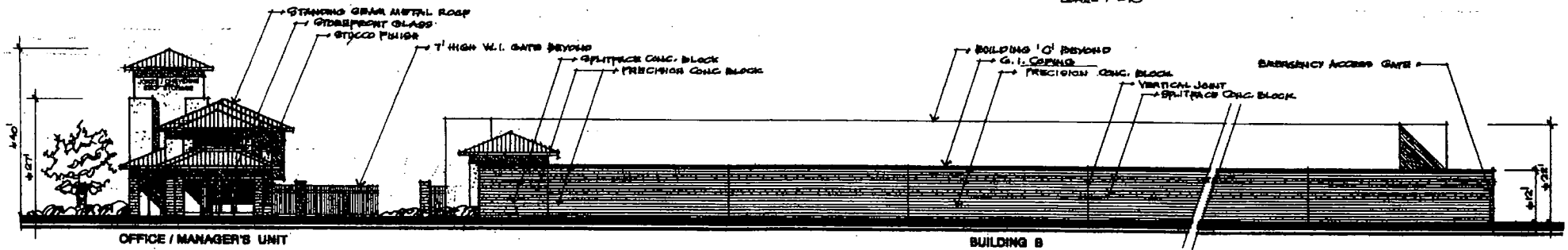
SCALE: 1" = 80'-0"

04-030



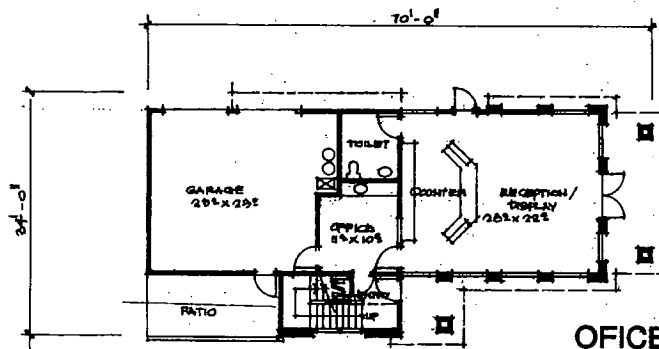
JONES BLVD EAST ELEVATION

SCALE 1" = 10'



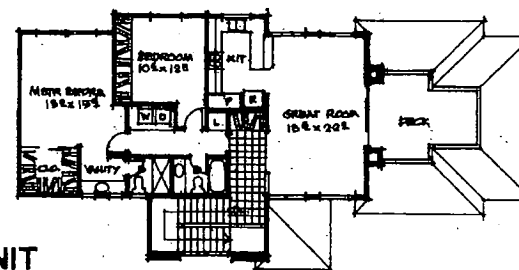
NORTH ELEVATION

SCALE 1" = 10'



OFFICE / MANAGER'S UNIT

SCALE 1/8" = 1'-0"



RECEIVED

OCT 21 2004

JONES / CHEYENNE SELF STORAGE
LAS VEGAS, NEVADA

SUP-5305

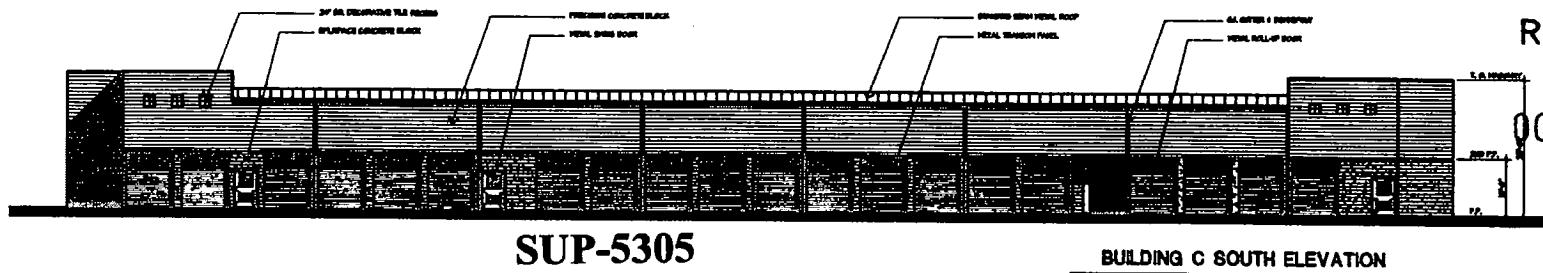
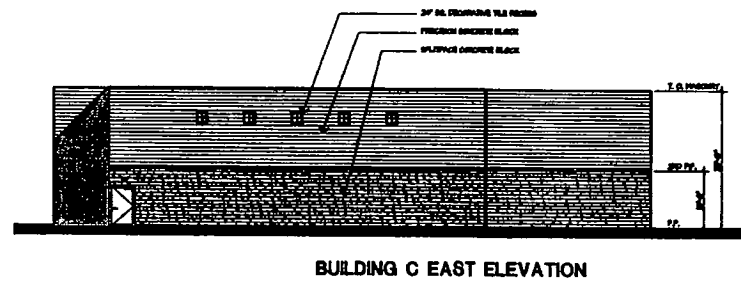
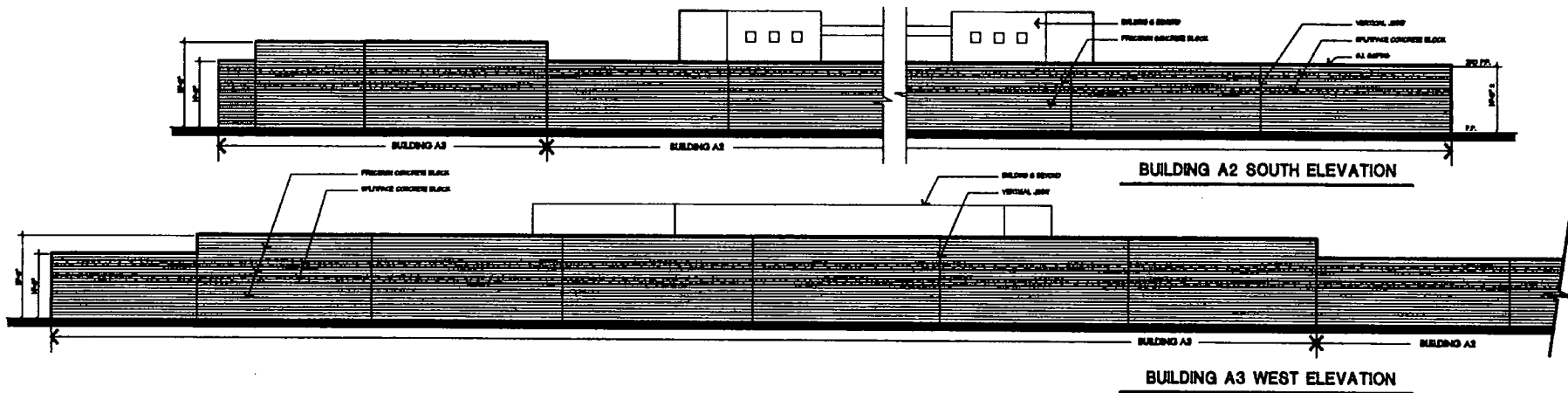
SDR-5307

11-04-04 PC

REVISED 10-21-04

AUG 5, 2004
04-430

ARIELL VALLI
ARCHITECT
31 COLUMBIA STREET, SUITE 200
ALBUQUERQUE, NM 87102
TEL: 505/544-1777
FAX: 505/544-1778



RECEIVED
OCT 21 2004

JONES / CHEYENNE SELF STORAGE
LAS VEGAS, NEVADA

SUP-5305
SDR-5307
11-04-04 PC
REVISED 10-21-04

ELEVATION

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

REV. 10, 2004



ARIELL
VALLI
ARCHITECT
2110 S. LINCOLN, SUITE 200 LAS VEGAS, NV 89104-4477
702.735.5477 FAX 702.735.5478



SDR-5307 - APPLICANT: ARIEL VALLI ARCHITECTS - OWNER: GEOFFREY D. COMMONS AND JOHN L. SUTER
WEST SIDE OF JONES BOULEVARD, APPROXIMATELY 250 FEET NORTH OF CHEYENNE AVENUE
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5466 - PUBLIC HEARING - APPLICANT/OWNER: FREMONT STREET EXPERIENCE PARKING CORPORATION - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF THE SEPARATION DISTANCE REQUIREMENT at 425 Fremont Street (APN 139-34-610-045), C-2 (General Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - Abeyance request by Fremont Street Experience

MOTION:

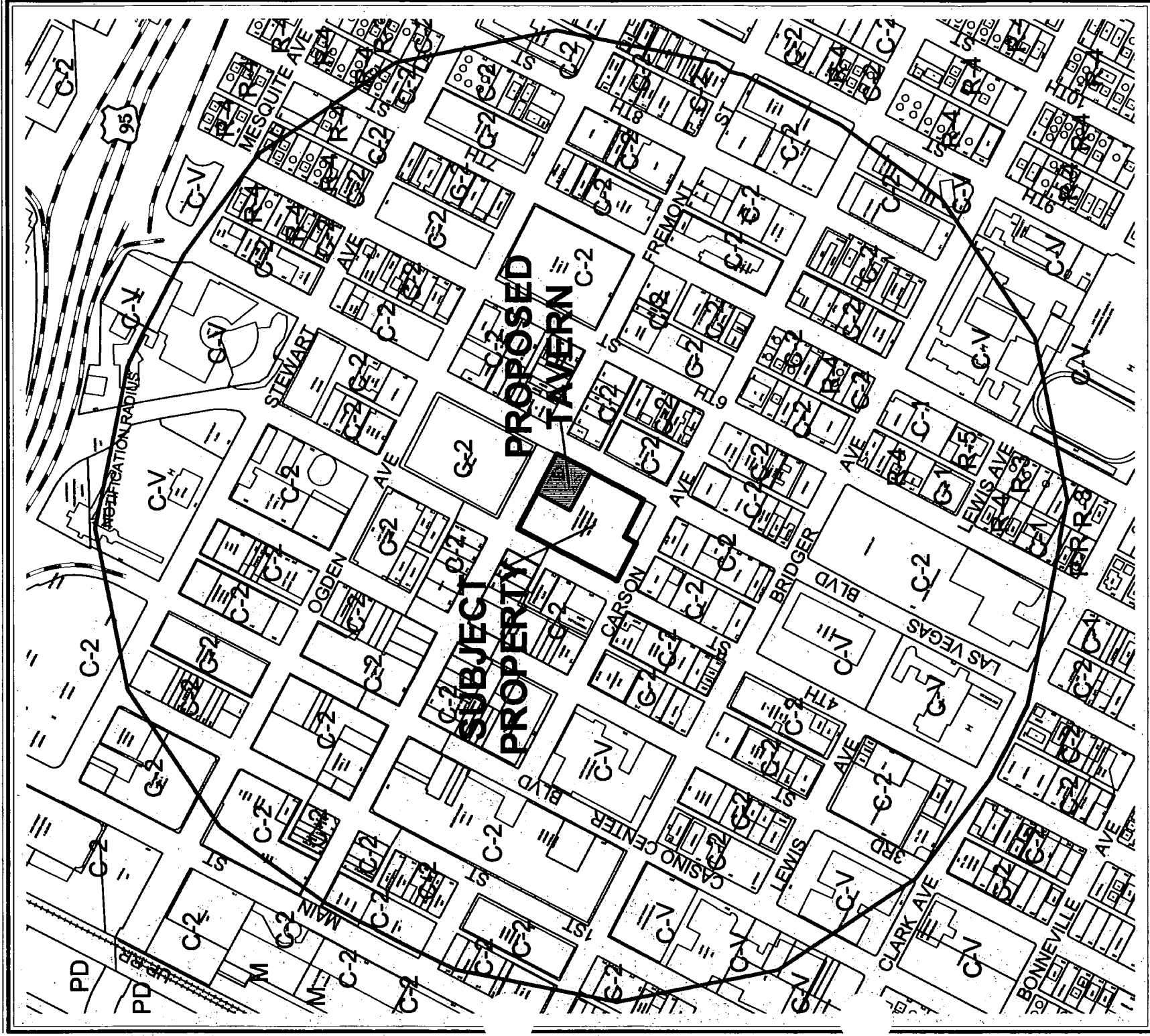
REESE - Motion to STRIKE Item 67 [5504 and 5516 Alpine Place], TABLE Item 87 [SUP-4830] and to HOLD IN ABEYANCE Item 88 [SUP-5228], Item 89 [SDR-5094], Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] to 12/15/2004 and Item 98 [SUP-5466] to 1/19/2005 - UNANIMOUS with BROWN, MACK and MONCRIEF excused

MINUTES:

There was no discussion.

(1:39 - 1:41)

4-1

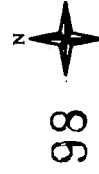


CASE: SUP-5466

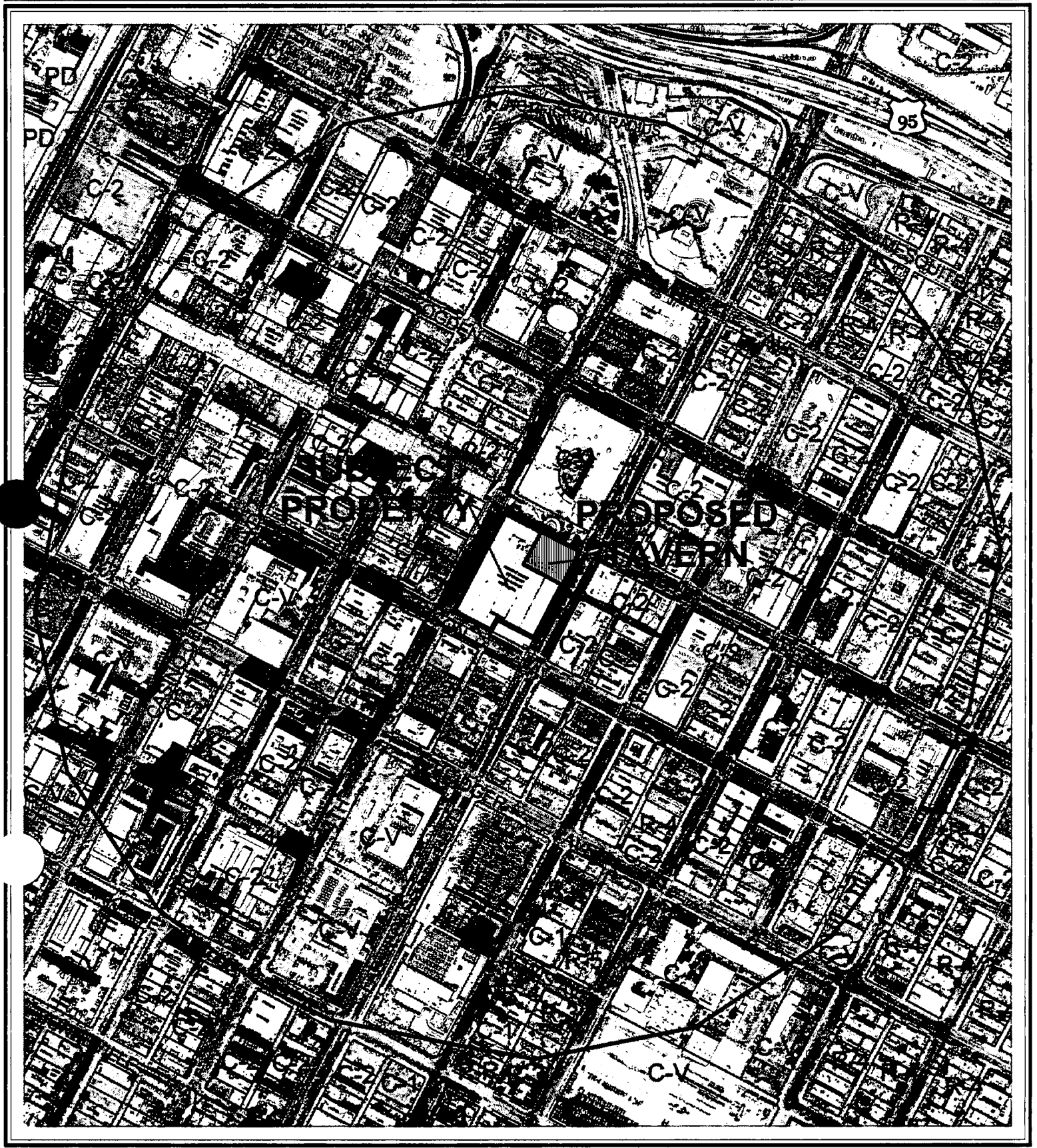
RADIUS: 1500 FT

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

0 400 800 Feet



98



CASE: SUP-5466

RADIUS: 1500 FT

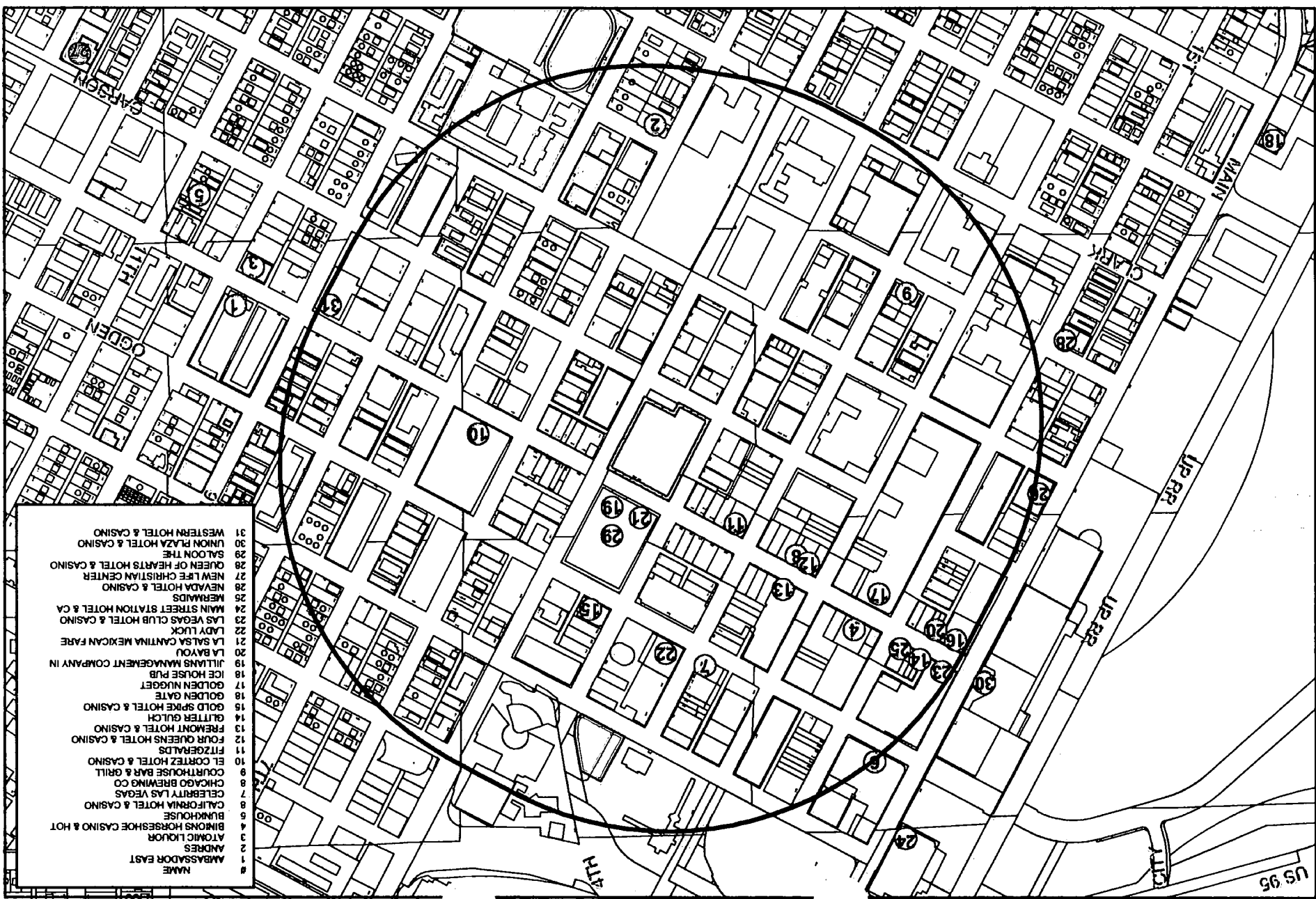
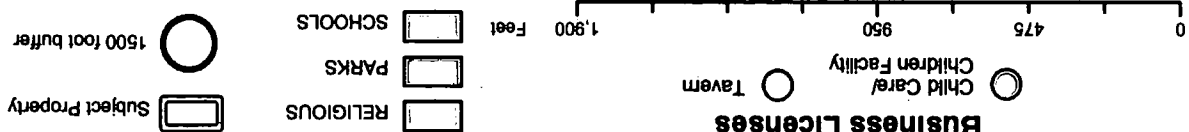
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 400 800 Feet



SUP-5466 Taverns

Business Licenses



- | # | NAME |
|----|--------------------------------|
| 1 | AMBASSADOR EAST |
| 2 | ANDRES |
| 3 | ATOMIC LIQUOR |
| 4 | BINGONS HORSESHOE CASINO & HOT |
| 5 | BUNKHOUSE |
| 6 | CALIFORNIA HOTEL & CASINO |
| 7 | CELEBRITY LAS VEGAS |
| 8 | CHICAGO BREWING CO |
| 9 | COURTHOUSE BAR & GRILL |
| 10 | EL CORTEZ HOTEL & CASINO |
| 11 | FITZGERALDS |
| 12 | FOUR QUEENS HOTEL & CASINO |
| 13 | FREMONT HOTEL & CASINO |
| 14 | GUTTER GULCH |
| 15 | GOLD SPIKE HOTEL & CASINO |
| 16 | GOLDEN GATE |
| 17 | GOLDEN NUGGET |
| 18 | ICE HOUSE PUB |
| 19 | JILLIANS MANAGEMENT COMPANY IN |
| 20 | LA BAYOU |
| 21 | LA SALSA CANTINA MEXICAN FARE |
| 22 | LADY LUCK |
| 23 | LAS VEGAS CLUB HOTEL & CASINO |
| 24 | MAIN STREET STATION HOTEL & CA |
| 25 | MERMAIDS |
| 26 | NEVADA HOTEL & CASINO |
| 27 | NEW LIFE CHRISTIAN CENTER |
| 28 | QUEEN OF HEARTS HOTEL & CASINO |
| 29 | SALOON THE |
| 30 | UNION PLAZA HOTEL & CASINO |
| 31 | WESTERN HOTEL & CASINO |

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-5466 - APPLICANT/OWNER: FREMONT STREET
EXPERIENCE PARKING CORPORATION**

**** CONDITIONS ****

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

Planning and Development

1. The 1,500-foot distance separation requirement for the Liquor Establishment (Tavern) use is hereby waived in accordance with Title 19.04.050(B).
2. Signage for the parcel shall be subject to the requirements of the Las Vegas Boulevard Scenic Byway Overlay District and other applicable regulations.
3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

4. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to the issuance of any permits.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Special Use Permit and a Waiver of the 1,500-foot separation distance requirement for a proposed Liquor Establishment (Tavern) at 425 Fremont Street.

B) Applicant's Justification

The applicant indicates that approval of the request will bring an established operator to the downtown market and will assist in increasing the options for entertainment in the downtown area.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|---|
| 12/16/64 | The City Council approved a Rezoning (Z-0100-64) to reclassify property, including the subject parcel, in the area generally bounded by Main Street, Bonanza Road, Las Vegas Boulevard and Charleston Boulevard from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-V (Civic) to C-2 (General Commercial). |
| 05/20/92 | The City Council approved a Special Use Permit (U-0081-92) to allow a Class III Secondhand Dealership on the subject property. The Board of Zoning Adjustment recommended approval of the request on 04/28/92. |
| 11/18/92 | The City Council approved a Special Use Permit (U-0257-92) to allow a Class III Secondhand Dealership on the subject property. The Board of Zoning Adjustment recommended approval of the request on 10/27/92. |
| 07/06/94 | The City Council approved an Aesthetic Review (AR-0009-94) for the construction of a parking structure and retail shops on the subject property. The Planning Commission recommended approval on 06/23/94. |
| 08/22/95 | The Board of Zoning Adjustment approved a Variance (V-0117-95) to allow three projecting wall signs on the parking structure building. |
| 10/06/99 | The City Council approved a Special Use Permit (U-0096-99) for a proposed tavern on the subject property. The Planning Commission recommended approval of the request on 9/23/99. |
| 11/18/04 | The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #48/ff). |

B) Pre-Application Meeting

10/14/04 At the pre-application conference, issues were discussed relative to the Waiver of the separation distance requirement and the operation of the facility.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.59

B) Existing Land Use

Subject Property: General Retail Use
Parking Structure
North: General Retail Use
Restaurant Use
Entertainment Use
South: Financial Institution Use
East: Office Use
General Retail Use
West: Retail Use
Hotel Use
Gaming Use

C) Planned Land Use

Subject Property: C (Commercial)
North: C (Commercial)
South: C (Commercial)
East: C (Commercial)
West: C (Commercial)

D) Existing Zoning

Subject Property: C-2 (General Commercial)
North: C-2 (General Commercial)
South: C-2 (General Commercial)
East: C-2 (General Commercial)
West: C-2 (General Commercial)

E) General Plan Compliance

The parcel is located within the boundaries of the Downtown Las Vegas Redevelopment Area, and is designated C (Commercial). The C (Commercial) designation allows for a variety of office, service commercial, and general commercial uses. The proposed use is in conformance with the land use designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		
Downtown Centennial Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		
Fremont Street Experience	X	
Downtown Casino Overlay District	X	
Las Vegas Boulevard Scenic Byway Overlay	X	
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Redevelopment Plan Area

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a C (Commercial) land use designation. The proposed use is in conformance with the Redevelopment Plan.

Downtown Centennial Plan

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Casino Center District. The goals of the district include preserving and enhancing the appearance of "Glitter Gulch," as well as encouraging supporting entertainment uses, and maintaining the presence of public facilities.

Downtown Casino Overlay District/Fremont Street Experience

The parcel is located within the boundaries of the Downtown Casino Overlay District, and is within the Special Signage Sub-District, although Title 19.06.100 exempts properties within the pedestrian mall from the Sub-District regulations.

Las Vegas Boulevard Scenic Byway

The property is also located within the boundaries of the Las Vegas Boulevard Scenic Byway Overlay, which is intended to preserve the character of Las Vegas Boulevard as a nighttime urban scenic byway. The Overlay requires the use of neon or animation for all signage, and prohibits new off-premise signage.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Pursuant to Title 19.06, properties within the Downtown Overlay District are exempt from the automatic application of the mandatory standard parking requirements. However, the exemption does not prohibit City staff, the Planning Commission, and the City Council from imposing limitations on the approval of a Site Development Plan.

Uses	GFA	Ratio	Required	
			Parking	
			Regular	Handicap
Tavern Area	24,484	1/50 GFA	490	
Remaining area	6,121	1/200 GFA	31	
Retail Space	4,000	1/250 GFA	16	
Total	34,605		537	11

Title 19.10 would typically require a total of 537 parking spaces for this use outside the boundaries of the Downtown Centennial Plan area; parking for the use will be provided on site in the parking structure, which has 1,472 parking spaces.

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)	1,500 Feet	80 Feet

Three Liquor Establishments are located across the street from the proposed use, and 20 others are within the 1,500 separation distance. Title 19.04.050 allows the distance separation requirement to be waived from properties within the Downtown Casino Overlay District. Staff recommends approval of the Waiver request.

B) General Analysis and Discussion

- Zoning

The property is zoned C-2 (General Commercial); Liquor Establishments are permitted upon approval of a Special Use Permit. The use will be housed within an existing commercial space, and no additional square footage will be added as part of this request. The signage for the property will be subject to the requirements of the Las Vegas Boulevard Scenic Byway Overlay District, in addition to other standards that apply.

- Use

The applicant has indicated that the business will be open from 4:00 p.m. until 2:00 a.m., and will include food service, billiards, dancing, and bull riding. Musical entertainment may also be offered at the venue. The applicant indicates that 4,000 square feet of the space will be utilized as a retail shop for the sale of country and western clothing. All of the proposed uses are in conformance with the C-2 (General Commercial) zoning.

- Conditions

Title 19.04.050(B) requires a 1,500-foot separation distance between a Liquor Establishment and any other Liquor Establishment, church, synagogue, school, child care facility licensed for more

than 12 children, or City park. This distance separation requirement may be waived for establishments within the Downtown Casino Overlay District. The proposed establishment is within 1,500 feet of numerous other Liquor Establishments.

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 use is appropriate for the downtown area, and can be conducted in a manner that will not impact surrounding land uses.

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

The subject commercial space has been utilized as a Liquor Establishment previously, and is physically suitable for the proposed use.

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

The site has direct access to the Fremont Street pedestrian mall area; parking for the facility will be available in the attached parking structure, which has direct access from the surrounding streets.

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 establishment will not compromise the public health, safety or welfare, nor is it inconsistent with the overall objectives of the General Plan.

NOTICES MAILED 225 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-5466** APN: _____

Name of Property Owner: FREMONT STREET EXPERIENCE PARKING CORP.

Name of Applicant: JOHN P. COLE

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

*FROM A PERSONAL PERSPECTIVE
THE MAYOR NOR ANY COUNCIL
MEMBER HAS ANY FINANCIAL
INTEREST. HOWEVER, THE
MAJORITY OF CASH FLOWS GO TO THE CITY.*

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

John P. Cole

Print Name: _____

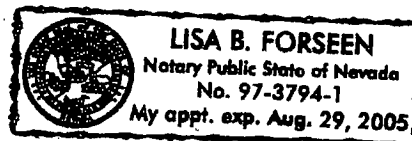
JOHN P. COLE

Subscribed and sworn before me

This 18TH day of OCTOBER, 2004

Lisa B. Forseen

Notary Public in and for said County and State

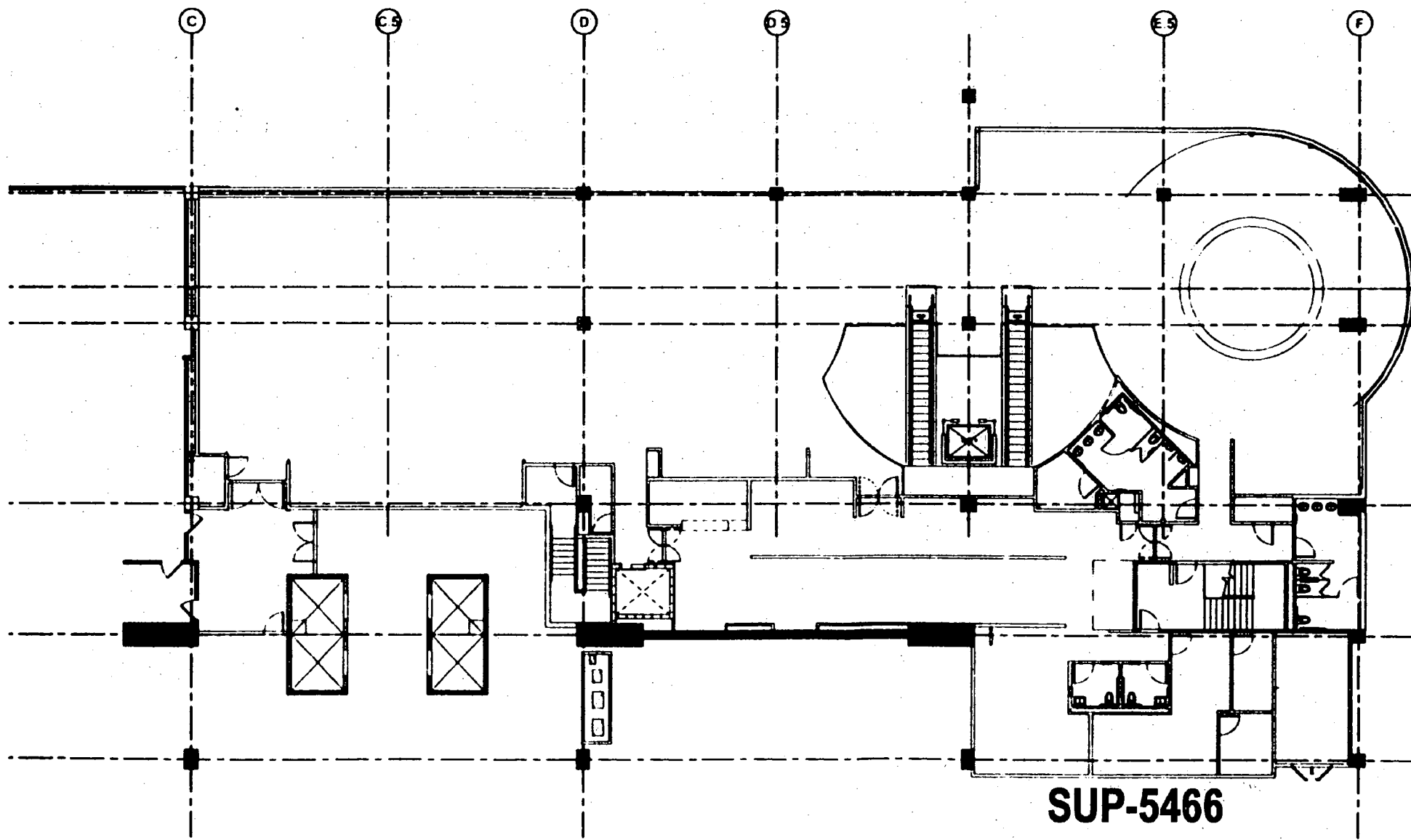




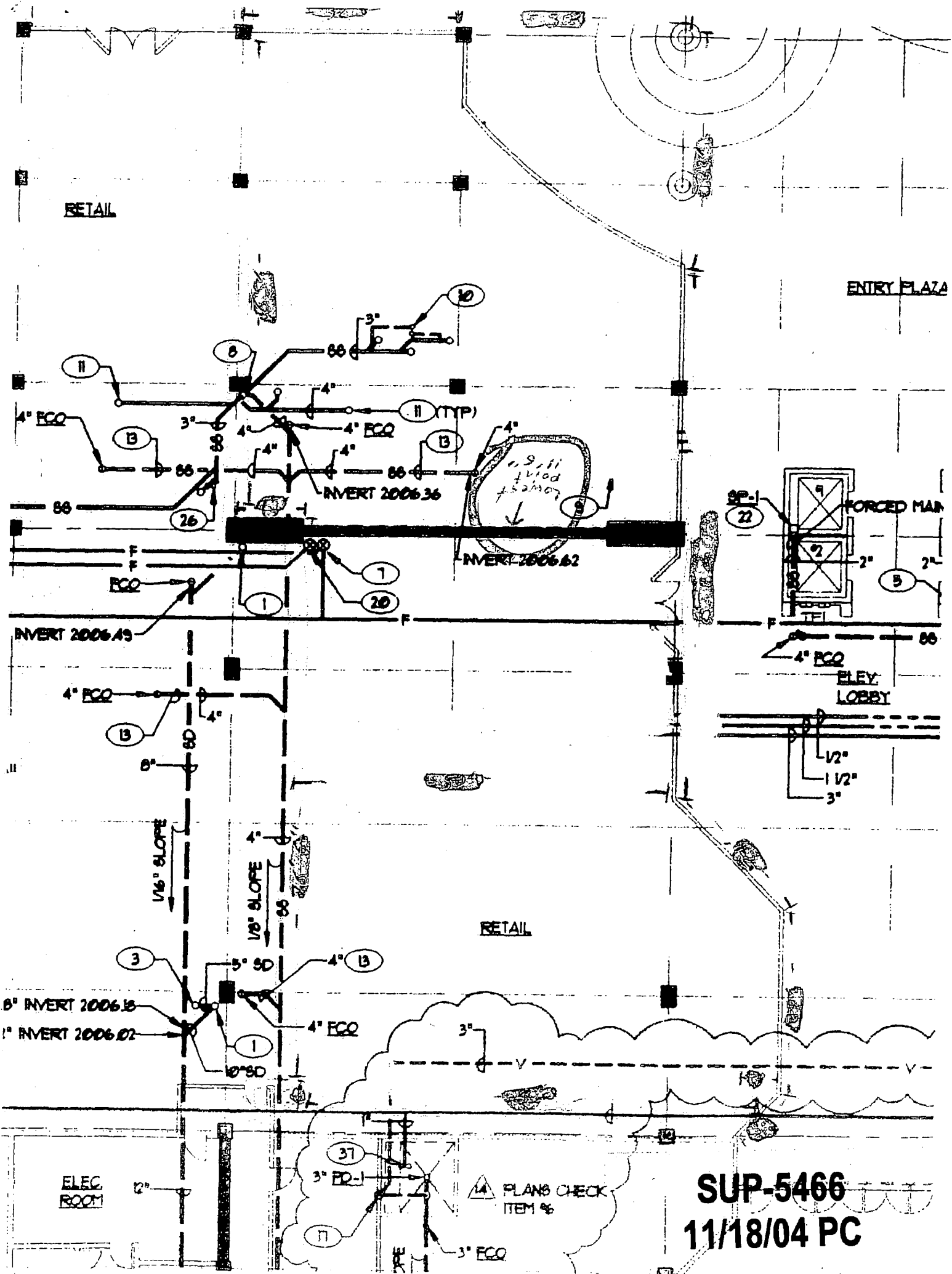
FREMONT STREET REMODEL
FIRST FLOOR PLAN

FIRST FLOOR	
LEASE SPACE #1	6 175 SF
LEASE SPACE #2	4 690 SF
SECOND FLOOR	
LEASE SPACE #3 ENTRY	2 930 SF
(COMMON FLOOR)	
LEASE SPACE #3	11 865 SF
TOTAL LEASE SPACE #3	14 795 SF
TOTAL LEASE SPACE:	25 950 SF
COMMON SPACE (1ST FLOOR)	755 SF
TOTAL AREA:	26 405 SF

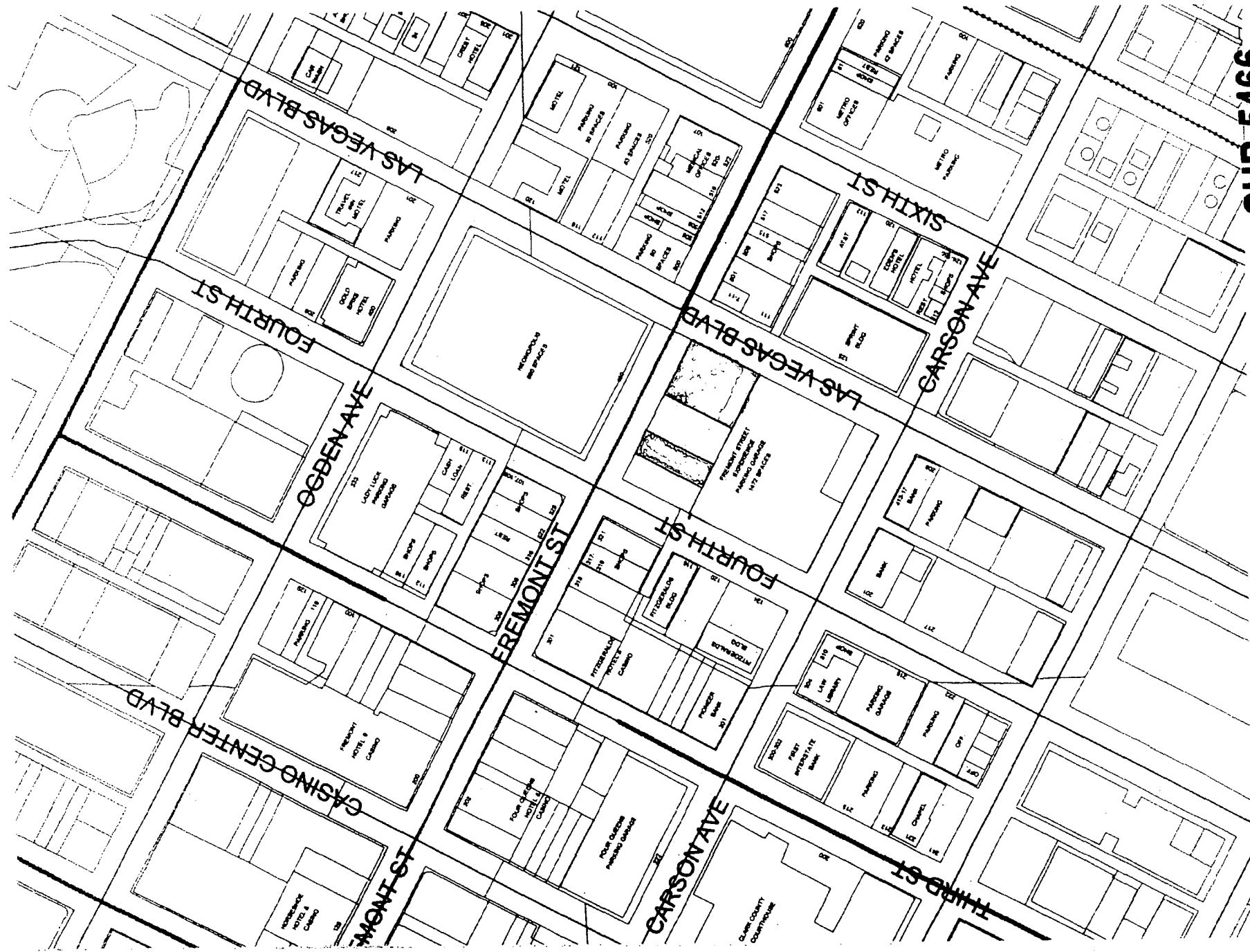
10-10-70 "CHRYSLER" 300 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782



SUP-5466
11/18/04 PC



SUP-5466
11/18/04 PC



SUP-5466

11/18/04 PC



SUP-5466 - APPLICANT/OWNER: FREMONT STREET EXPERIENCE PARKING CORPORATION
425 FREMONT STREET
NOVEMBER 18, 2004 PLANNING COMMISSION

11/02/04



SUP-5466 - APPLICANT/OWNER: FREMONT STREET EXPERIENCE PARKING CORPORATION
425 FREMONT STREET
NOVEMBER 18, 2004 PLANNING COMMISSION

11/02/04



Fremont Street Experience • 425 Fremont Street • Las Vegas, Nevada 89101
Phone: (702) 678-5600 • Fax: (702) 678-5611 • www.vegasexperience.com

Ms. Vicki Darling
C/o City Clerks Office
City of Las Vegas
Las Vegas, Nevada

December 1, 2004

Dear Ms. Darling:

The Fremont Street Experience Parking Corporation has an item on today's City Council agenda (Item SUP - 5466, and number 98 on the agenda) that we would like abayed until January 19th.

Please call me if there are any problems or issues with this. Thanks in advance for your assistance.

Respectfully,

John P. Cole
Chief Operating Officer

RECEIVED
CITY CLERK
2004 DEC - 1 A 11:48

Submitted after final agenda

Date 12/01/04 Item #98

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:
REZONING

ZON-5222 - PUBLIC HEARING - APPLICANT: CLEDOUS L DEXTER - OWNER: ODESSA AND JOHNNY PATTILLO TRUST - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.58 acres located between 1000-1100 Martin L. King Boulevard. (APN 139-28-604-004), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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. Back up referenced from the 11/4/2004 Planning Commission meeting Item 45

MOTION:

WEEKLY - APPROVED subject to conditions - **UNANIMOUS** with REESE abstaining because CLEDOUS DEXTER is the brother-in-law of LORETTA ARRINGTON, his Council Liaison. Even though the City Attorney opined he could vote on the item, in an abundance of caution, he abstained from voting

NOTE: COUNCILMAN REESE disclosed he was informed by his liaison, LORETTA ARRINGTON, that CLEDOUS DEXTER is her brother-in-law. MS. ARRINGTON has not worked on nor talked to him about this project. It was the opinion of the City Attorney that he could vote on the item, but in an abundance of caution, he would abstain from voting.

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 99 [ZON-5222], Item 100 [SUP-5225] and Item 101 [SDR-5223].

JOE CONNOR, 229 Garfield, Henderson, stated that the residents feel the project is not compatible with the area because of the noise and the possibility of people congregating outside. He indicated the smog check will be open at all hours and an attendant will be present at all times. The noise from loud radios will be monitored. People play the radios while using the vacuum. He has never had a problem with people congregating at his other locations.

MR. CONNOR asked that the five-foot landscape be allowed to remain instead of the required 15 feet. He is aware the City is proposing to widen Martin Luther King Boulevard (MLK) 20 more feet. On the west side of the street is Bonanza Village where two feet behind the curb is an eight to nine foot fence. The two feet has no sidewalk and looks unsightly. The building was pulled back 20 feet in anticipation

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - Continued:

of this and five feet of landscaping was installed. In the interim, they intend to landscape the entire 25 feet. He emphasized that a carwash uses 40 percent less water than the water consumed by people washing cars in their driveways. The carwash has a sand and oil trap to catch everything coming off the cars; however, filth from cars washed in driveways rolls onto the sidewalk, and rolls onto the street. There is not a carwash or smog check within two miles of this area. This piece of property has been vacant for years. This project will be a good neighbor, as they will control the noise and congregation of people. There will be a block wall fence around the three sides of the property that do not front MLK.

BOOKER BURNEY owns property adjacent to the proposed carwash and feels that the carwash is not appropriate or consistent with this area. There are restaurants and various retail stores. Other residents feel the same and he asked the City Council to deny the project.

COUNCILMAN WEEKLY indicated he received the letter from MR. DEXTER, and noted that anybody can bring forth an application before the City Council. He apologized for the way MR. DEXTER was treated at the Planning Commission meeting, and hopes that it will never happen again.

With regards to the application, COUNCILMAN WEEKLY commented the project is not appropriate for this particular location. He would support Item 99 [ZON-5222] from Residential Estates to C-1 (Commercial). He indicated that a smog check was to be located on MLK and Jimmy Avenue, but it became a problem because of insufficient parking. He indicated there is a carwash on the corner of MLK and Carey Avenue, one at MLK and Bonanza Road, and another on Bonanza and Rancho Drive. Therefore, he cannot support Item 100 [SUP-5225] and Item 101 [SDR-5223].

MAYOR GOODMAN declared the Public Hearing closed on Item 99 [ZON-5222], Item 100 [SUP-5225] and Item 101 [SDR-5223].

(2:59 - 3:10)

4-3126

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review SDR-5223 and Special Use Permit SUP-5225 by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

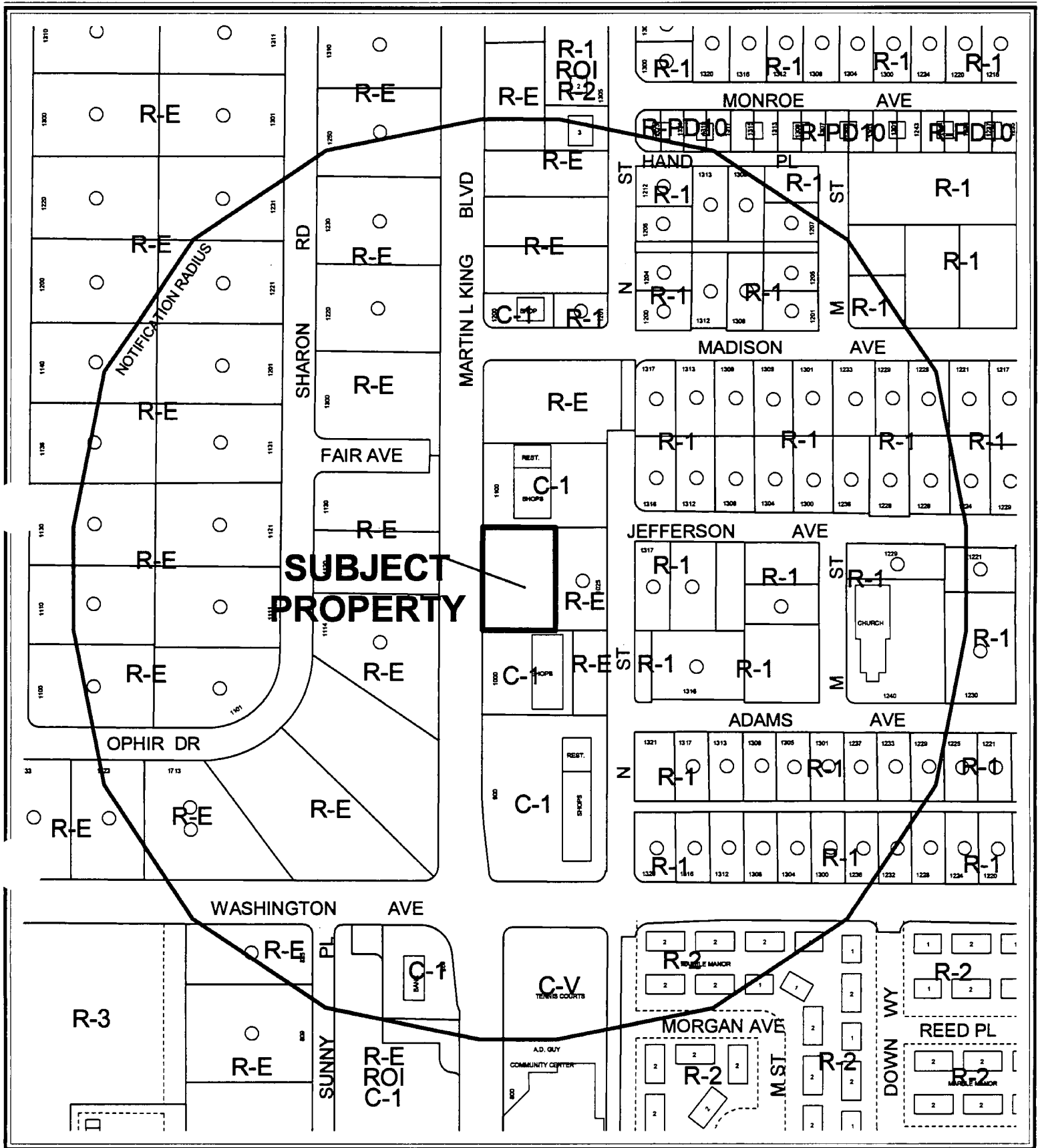
Public Works

3. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Martin L. King Boulevard adjacent to this site prior to the issuance of any permits. Construction of these improvements is not required at this time. The future Martin L. King Boulevard widening project will include an additional 10-foot right-of-way acquisition along Martin L. King Boulevard adjacent to this site.
4. Coordinate the design of this site with the City Engineer's Office prior to the submittal of any construction drawings for this site.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - Continued:

5. Coordinate with the Collection Systems Planning Section of Public Works to determine appropriate public sewer paths to service this site prior to the submittal of any sewer-related construction drawings. Offsite public sewer improvements may be required to address capacity issues associated with this project.
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

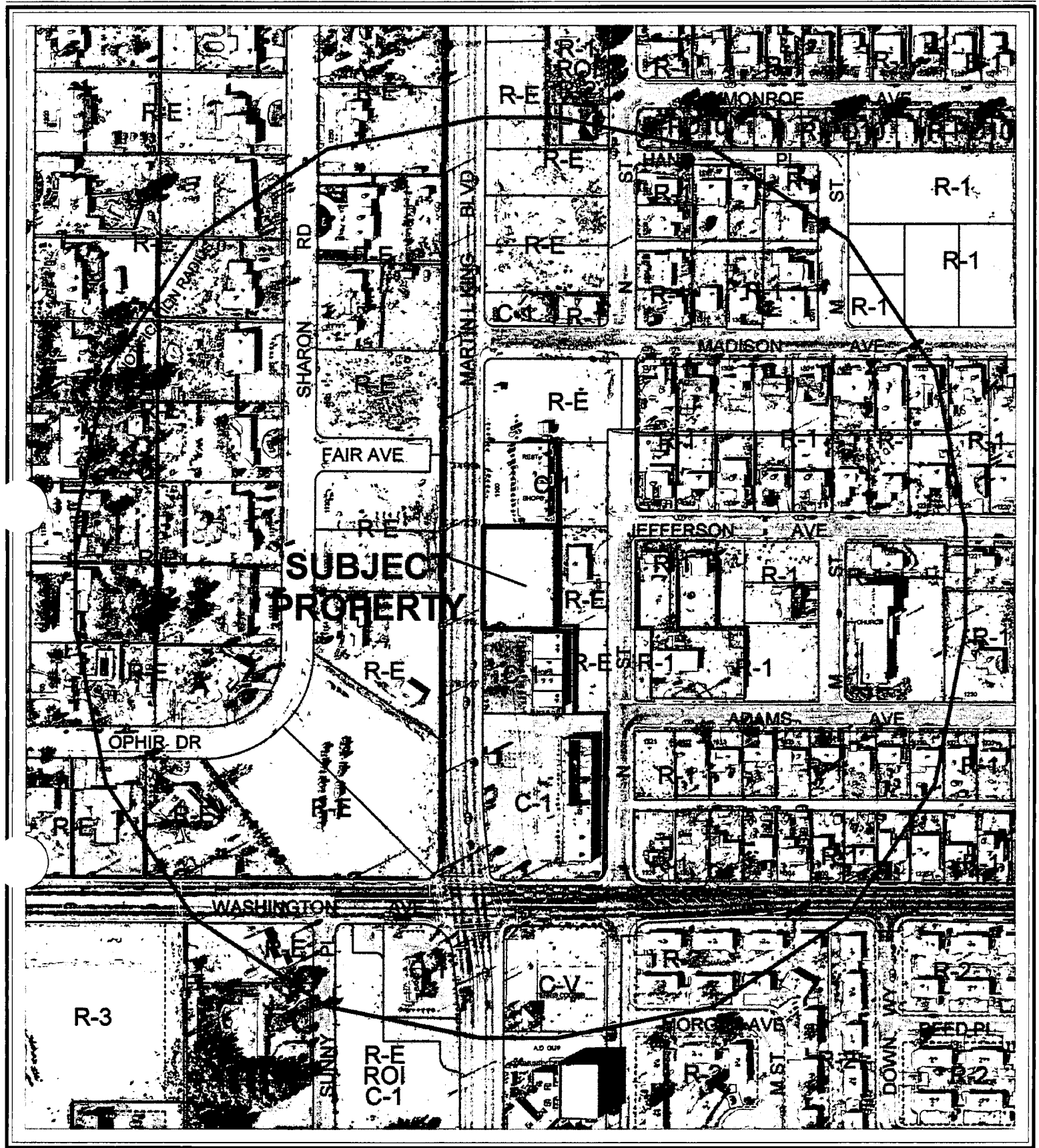


CASE: ZON-5222

RADIUS: 750 FT

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

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



CASE: ZON-5222

RADIUS: 750 FT

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

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

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-5222 - APPLICANT: CLEDOUS L DEXTER - OWNER:
ODESSA AND JOHNNY PATTILLO TRUST**

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review SDR-5223 and Special Use Permit SUP-5225 by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Martin L. King Boulevard adjacent to this site prior to the issuance of any permits. Construction of these improvements is not required at this time. The future Martin L. King Boulevard widening project will include an additional 10-foot right-of-way acquisition along Martin L. King Boulevard adjacent to this site.
4. Coordinate the design of this site with the City Engineer's Office prior to the submittal of any construction drawings for this site.
5. Coordinate with the Collection Systems Planning Section of Public Works to determine appropriate public sewer paths to service this site prior to the submittal of any sewer-related construction drawings. Offsite public sewer improvements may be required to address capacity issues associated with this project.
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a rezoning of the subject parcel located between 1000- 1100 Martin L. King Boulevard from R-E (Residence Estates) to C-1 (Limited Commercial).

B) Applicant's Justification

No written justification for this rezoning request was made by the applicant.

BACKGROUND INFORMATION

A) Previous Actions

11/04/04 The Planning Commission recommended denial of a Special Use Permit (SUP-5225) and Site Development Plan Review (SDR-5223), to allow a Auto Smog Check and car wash. Staff recommended approval.

11/04/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #45/kw).

B) Pre-Application Meeting

08/18/04 During the pre-application conference all three applications (ZON-4288, SUP-5225, and SDR-5223) and the elements of complete submittals were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.58

B) Existing Land Use

Subject Property: Undeveloped

North: Commercial

South: Commercial

East: Single Family Dwelling

West: Single Family Dwellings

C) Planned Land Use

Subject Property:	C-DTR	Commercial- Downtown Redevelopment Plan
North:	C-DTR	Commercial- Downtown Redevelopment Plan
South:	C-DTR	Commercial- Downtown Redevelopment Plan
East:	C-DTR	Commercial- Downtown Redevelopment Plan
West:	R	Rural Density Residential

D) Existing Zoning

Subject Property:	R-E	Residence Estates Residential
North:	C-1	Limited Commercial
South:	C-1	Limited Commercial
East:	R-E	Residence Estates Residential
West:	R-E	Residence Estates Residential

E) General Plan Compliance

a. Southeast General Plan

The subject parcel is designated C (Commercial) within the Downtown Redevelopment Plan (DTR) Map as part of the City of Las Vegas General Plan. The requested C-1 (Limited Commercial) zoning is in conformance with the General Plan and the DTR.

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

Special Area Plan- Downtown Redevelopment Plan

The site will be subject to the goals, objectives, and policies of the DTR and the General Plan.

B) General Analysis and Discussion

The subject site has existing commercial uses to the south and north. The parcel to the east, although has a home on it, is planned to be C (Commercial) according to the DTR. Therefore, this request is appropriate.

FINDINGS

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

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

The proposed rezoning to C-1 (Limited Commercial) conforms to the DTR designation C (Commercial). The DTR is a special area plan of the General Plan, therefore the proposed zoning is in conformance with the General Plan.

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

The commercial uses allowed under C-1 will be same as allowed on the commercially zoned parcels to the north and south of the site and the C (Commercial) of the DTR allows compatible uses in terms of the parcel the east.

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

The subject site is an infill parcel that is one of the last empty lot in the neighborhood. The evolving commercial development around the parcel made the development of the site as commercial appropriate and justified.

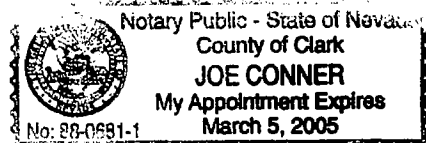
4. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."

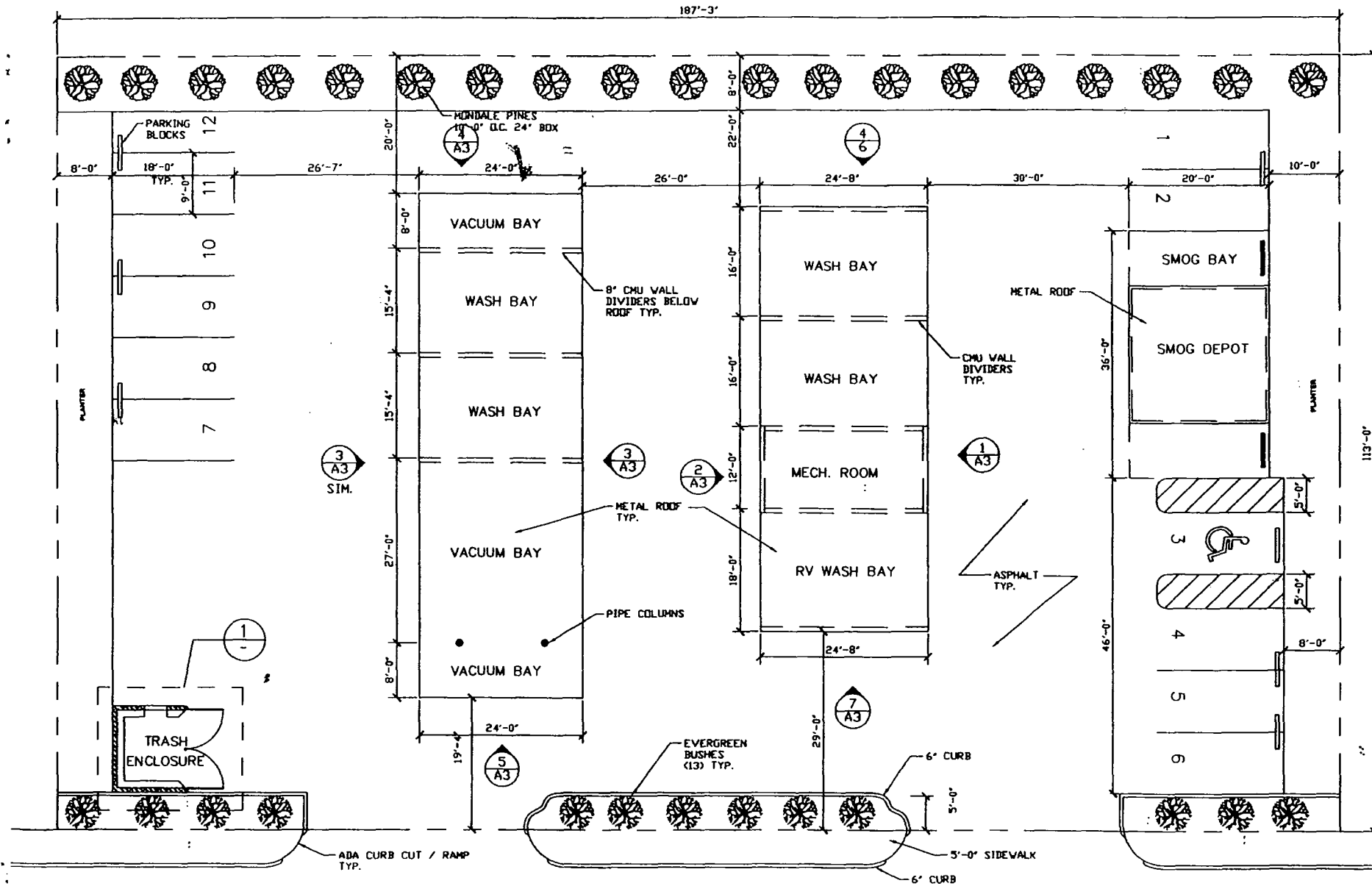
Access to the site will be accomplished via two proposed driveways that will allow traffic to and from Martin L. King Boulevard.

NOTICES MAILED 106 by Planning Department

APPROVALS 0

PROTESTS 1





MARTIAN LUTHER KING BLVD.

ZON-5222
SUP-5225
SDR-5223
11-04-04 PC

RCBB INC 12121 Highway 101, Suite 200 Houston, TX 77036 (713) 861-3300, FAX: (713) 861-3305	Project No.: Date:
	Scale:
SITE PLAN	
SMOG DEPOT & CAR WASH MARTIN LUTHER KING BLVD	
A1.0	



ZON-5222 - APPLICANT: CLEDOUS L DEXTER - OWNER: ODESSA AND JOHNNY PATTILLO TRUST
1000-1100 MARTIN L. KING BOULEVARD
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

Telephone Protest/ Approval Log

Meeting Date: 11-4

Case Number: 20N-5222

Date: 11-3
Name: Booker Burney
Address: 119 Wild Fang Way
Mesquite, NV 89027
Phone: (Not given)
☒ PROTEST ☐ APPROVE

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

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

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☐ PROTEST ☐ APPROVE

READ INTO
THE RECORD 99