

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5483

SDR-5481 - PUBLIC HEARING - APPLICANT: H.E.L.P. DEVELOPMENT CORP. - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A 75-UNIT SINGLE ROOM OCCUPANCY HOUSING COMPLEX on 4.84 acres approximately 500 feet south of the intersection of Owens Avenue and Main Street (APN 139-27-502-015), C-V (Civic District) Zone, 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

MOTION:

WEEKLY - APPROVED subject to conditions and amending Condition 2 to reflect the date of revised plans submitted December 22, 2004 - **UNANIMOUS** with **BROWN** abstaining because he is a Board Member of Catholic Charities who own property across from the proposed project and **MACK** abstaining because his parents, **RON** and **JUDY MACK**, own property nearby, which might be impacted by the proposed project

NOTE: An initial motion for approval by **WEEKLY** carried unanimously with **BROWN** abstaining because he is a Board Member of Catholic Charities who own property across from the proposed project and **MACK** abstaining because his parents, **RON** and **JUDY MACK**, own property nearby, which might be impacted by the proposed project and was reconsidered upon motion by **GOODMAN** which also carried unanimously with **BROWN** abstaining because he is a Board Member of Catholic Charities who own property across from the proposed project and **MACK** abstaining because his parents, **RON** and **JUDY MACK**, own property nearby, which might be impacted by the proposed project.

NOTE: **COUNCILMAN MACK** disclosed his parents **RON** and **JUDY MACK**, own property nearby. He felt this would not affect their interest and would vote on both items. However, **DEPUTY CITY ATTORNEY BRYAN SCOTT** advised him that as an heir to his parents' property he may have some interest because their property's value may be affected. Therefore, he should abstain from voting on both items.

NOTE: **COUNCILMAN BROWN** disclosed he serves on the Board of Directors of Catholic Charities who own property across from the proposed project. **DEPUTY CITY ATTORNEY BRYAN SCOTT** advised that this project might have an effect on Catholic Charities' property

CITY COUNCIL MEETING OF: JANUARY 5, 2005

MOTION - Continued:

values, and since the Councilman's capacity as a Board Member is to protect their financial interests, he should abstain from voting on these items.

MINUTES:

NOTE: See Item 85 for all related discussion.

(2:07 - 2:14/2:16 - 2:17)

3-2144/3-2558

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, dated October 19, 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 24 inch box trees along the south property line spaced at 30 feet on center; a maximum of 15% of the total landscaped area as turf; and one 5 foot wide parking finger, with no less than one 24 inch box tree per finger, for each six parking spaces in the parking lot.
4. A Variance (VAR-5483) approved by the City Council to allow 50 parking spaces on this site where 107 is the minimum number of spaces required.
5. 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.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and from residential development.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

CITY COUNCIL MEETING OF: JANUARY 5, 2005

CONDITIONS - Continued:

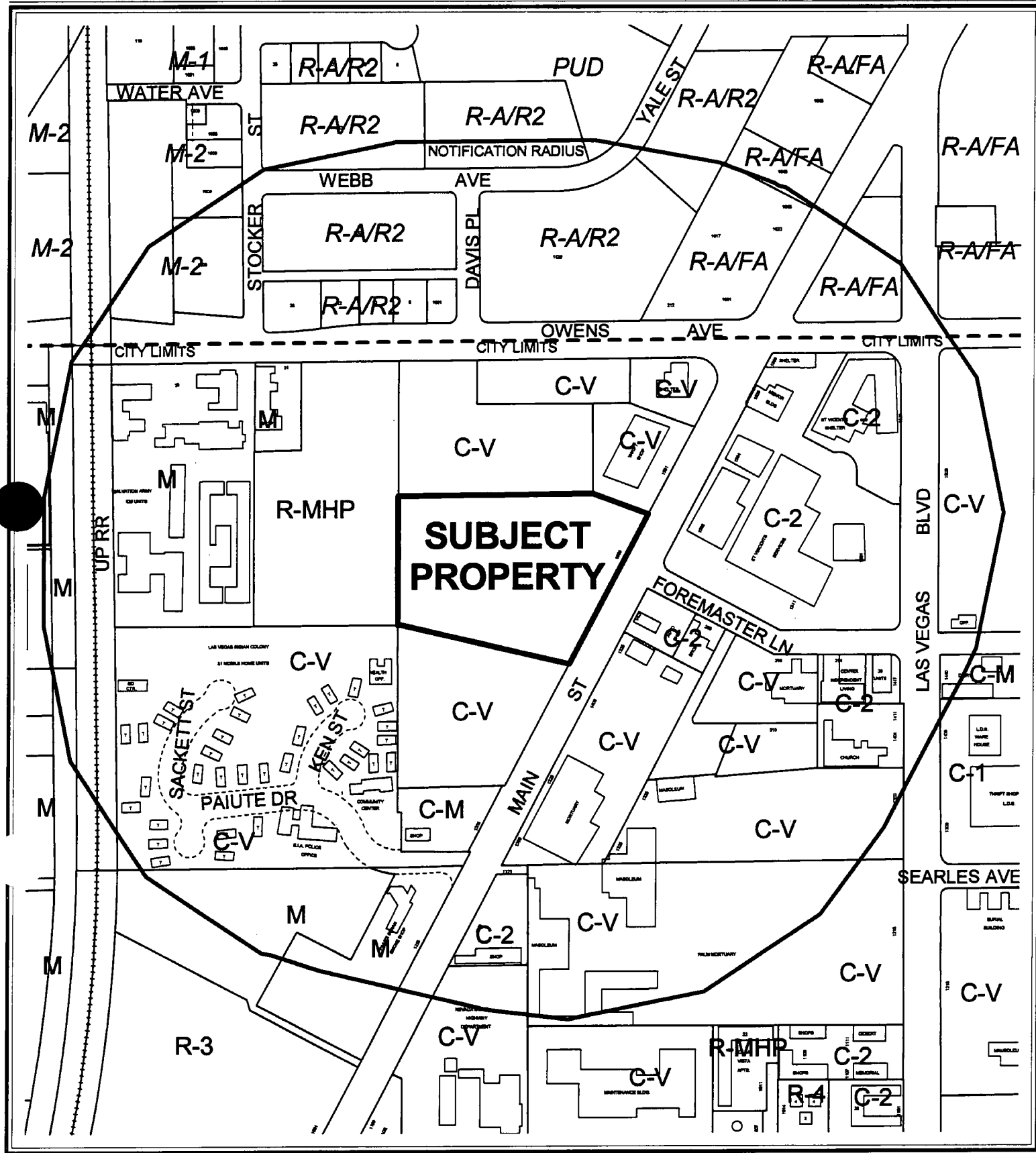
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

13. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

14. 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.

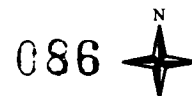


CASE: **SDR-5481**

RADIUS: 900 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-5481 - APPLICANT: H.E.L.P. DEVELOPMENT CORP. -

OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (7-0 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.
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9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

10. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
11. All City Code requirements and design standards of all City departments must be satisfied.

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12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
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**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 75-unit affordable housing development on 4.84 acres along the west side of Main Street approximately 500 feet south of the intersection of Main Street and Owens Avenue.

B) Applicant's Justification

HELP proposes the development of "HELP @ Owens I", the first phase of a comprehensive redevelopment plan that will revitalize a large parcel of currently vacant land into an affordable housing resource. When complete, the entire HELP @ Owens complex will provide 75 units of affordable housing and supportive services for up to 300 homeless veterans.

The development of HELP @ Owens complex as a whole will help address a variety of needs identified by the City of Las Vegas and Clark County.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 12/17/98 | The City Council approved a Special Use Permit (U-0146-98) for a transitional housing facility. The Planning Commission and Staff recommended approval. |
| 02/22/99 | The City Council approved a Special Use Permit (U-0146-98) for a homeless shelter with long and short-term transitional housing, administrative offices, ancillary childcare, and medical clinic facilities in conjunction with an existing 40,377 square-foot transitional living center. The Planning Commission and Staff recommended approval. |
| 07/28/04 | A Parcel Map (PMP-3847) for the subject site was released for recordation. |
| 08/18/04 | The City Council approved General Plan Amendment GPA-4607 to change the land use from PF (Public Facilities) to H (High Density Residential). The Planning Commission and Staff recommended approval. |
| 08/18/04 | The City Council approved Rezoning ZON-4608 the change the zoning of the site from C-V (Civic) to R-5 (Apartment). The Planning Commission and Staff recommended approval. |
| 12/02/04 | The Planning Commission recommended approval of a related Variance (VAR-5483) for a reduction in parking spaces required as a companion to this item. |

12/02/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #40).

B) Pre-Application Meeting

10/13/04 Elements of a complete application were discussed.

C) Neighborhood Meetings

A neighborhood meeting was not required for this Site Development Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 4.84

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped, Thrift Shop
South:	Undeveloped
East:	Auto Shops
West:	Mobile Homes

C) Planned Land Use

Subject Property:	H (High Density Residential)
North:	H (High Density Residential)
South:	PF (Public Facilities)
East:	PF (Public Facilities)
	GC (General Commercial)
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	C-V (Civic) under Resolution of Intent to R-5 (Apartment)
North:	C-V (Civic) under Resolution of Intent to R-5 (Apartment)
	C-V (Civic)
South:	C-V (Civic)
East:	C-V (Civic)
	C-2 (General Commercial)
West:	R-MHP (Residential Mobile / Manufactured Home Park)

E) General Plan Compliance

This site is designated H (High Density Residential) on the Southeast Sector Plan of the General Plan. This land use category permits medium to high-density residential development with

densities greater than 18 dwellings units per acre. The land use allows residential planned development and other urban residential developments. The site is currently zoned C-V (Civic) under Resolution of Intent to R-5 (Apartment), which is in conformance with the current land use.

SPECIAL DISTRICTS/ZONES	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

Special Notification

Property located within the notification radius falls within sections the City of North Las Vegas. The North Las Vegas Planning Department has been notified of the land use application.

PROJECT DESCRIPTION

On April 7, 2004, the City of Las Vegas entered into an Option Agreement with the Help Las Vegas Housing Cooperation for the purpose of developing 300 affordable housing units on 4.84 acres of the subject site. The site's proximity to the St. Vincent's Rescue Mission/Homeless Shelter, the Shade Tree Women's Shelter, and Salvation Army Family Center makes it an ideal location for a low-income housing development. The conceptual site plan depicts the first two phases of a five-phase low-income apartment complex, which consists of 89 units on 2.14 acres. Three two-story buildings are depicted, and the site will receive access via two drives from North Main Street.

Access to the proposed development will be from Main Street by gated entries. A gated entry will be at the north end of the parcel and one at the south corner of the parcel. The buildings of the first phase of the development is situated across from the intersection of Foremaster Lane and Main Street. One of the two buildings will be situated at the front property line. The two buildings will be positioned to make a "V" shape with an interior courtyard space between the buildings. A total of 50 parking spaces, including four handicap spaces are located on the subject property in two parking lots. The lots are positioned so the buildings obscure the lots from the street. A trash enclosure is located at the south end of the development, accessed from the southernmost gated entrance. A small building housing support services is at the top of the "V" between the two residential buildings.

The elevation for the building depicts a Mediterranean-style construction featuring shallow sloped roofs with tower elements, arched patio openings, and varied wall lines. Building materials include clay tile for the roof and roof elements and painted stucco on walls.

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	7,000	4.84 Acres	Y
Min. Lot Width	N/A	429.9 Feet	N/A
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	5 Feet	45.25 Feet	Y
• Rear	20 Feet	20 Feet	Y
Build-to Line	N/A	N/A	N/A
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	5 stories or 55 Feet whichever is less	406 feet	N/A
Min. Building Height	4 stories	3 stories	Y
Density	Unlimited	40.1 DUA	Y
Trash Enclosure	Walled/roofed	Shown	Y
Mech. Equipment	Screened	Not Shown	Not Shown

The proposed development complies with the development standards of Title 19.

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
Studio/ One Bedroom	N/A.	1.25 Spaces per Occupant One guest space per six units	93.7 12.5	5		
Totals			106.2	5	50	4

The subject application proposes less than half of the required parking spaces for the residential project. Variance application VAR-5483 has been submitted with this Site Plan Review to address the issue.

A4) Landscape 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	9 Trees / 54 spaces	4
Buffer:	1 Trees/ 30 Linear Feet	22 / 663 Feet	20 Trees
Min. Trees	6 Feet		14.75 Feet
Min. Perimeter. Zone Width	10 Feet		10 Feet
Min . Landscape Buffer Zone	6 Feet Maximum		Not shown.
• Wall height			

An insufficient number of perimeter trees is shown on the landscape plan. Therefore the proposed landscaping of the subject site does not conform to the streetscape and buffer requirements of Title 19. A condition has been added requiring that additional trees be shown so the plan will conform to the standard of 24-inch box trees being spaced 30 feet on center along the perimeter and one 24-inch box tree for each six parking spaces.

A5) Sign Standards

The sign standards pursuant to Title 19.14.060.C apply to the subject proposal. Insufficient information was provided that would have made an evaluation of the signage for the site possible.

B) General Analysis and Discussion

• Zoning

The R-5 (Apartment) zoning will serve as a buffer between the Rescue Mission/Homeless Shelter use to the east, and the Manufactured Home Park to the west. The proposed R-5 zoning will be compatible with the surrounding land uses and zoning districts.

• Site Plan

Parking is insufficient to meet the standards of the Code. The companion variance for parking will be supported as the applicant has shown that the parking needs for this type of residential use may be lower than usual.

• Waivers

No waivers have been requested for this application.

- Landscape Plan

The landscaping plan shows sufficient planting for this type of climate and that would create a pleasant living environment.

- Elevation

The submitted elevations are appropriate for this development and are compatible with the adjacent development.

- Floor Plan

The submitted floor plans show typical design of this type of 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;”**

The proposed housing development is compatible with adjacent and other 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. The number of trees shown on the landscape plan is inconsistent with the Landscape, Wall and Buffer Standards. A condition has been added to address the issue. The parking as proposed is inconsistent with Title 19. Variance application VAR-5483 has been filed as companion application to rectify the problem.

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

The proposed site access and circulation will not negatively impact adjacent roadways or neighborhood traffic. The site will access North Main Street, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways, via two driveways. Main Street will be adequate in size to meet the traffic of the proposed development.

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

The proposed development is an aesthetically appropriate for the area. The landscape materials as proposed will be appropriate for this project.

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

The building elevations and design characteristics of the proposed buildings are well-suited for affordable housing and would be harmonious with the design of the adjacent development and nearby commercial structures.

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

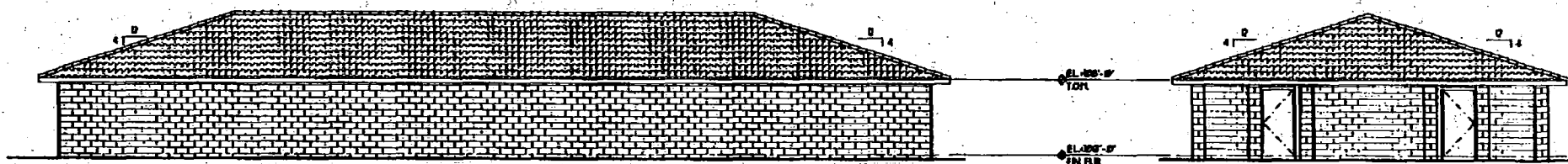
The proposed development will be subject to the provisions of the Uniform Building Code; therefore, the use will not compromise the public health, safety, and welfare.

NOTICES MAILED 40 by Planning Department

APPROVALS 0

PROTESTS 0





FRONT / REAR ELEVATION

TYPICAL SIDE ELEVATION

VAR-5483

SDR-5481

1-5-04 CC

REVISED



LUCCHESI
& GALATI
ARCHITECTS

300 PLOT ROAD
SUITE A
LAS VEGAS, NEVADA
89101
702 263-7788

PROJECT NAME: H.E.L.P. @ OWENS

PROJECT NO.: 0076-04-002

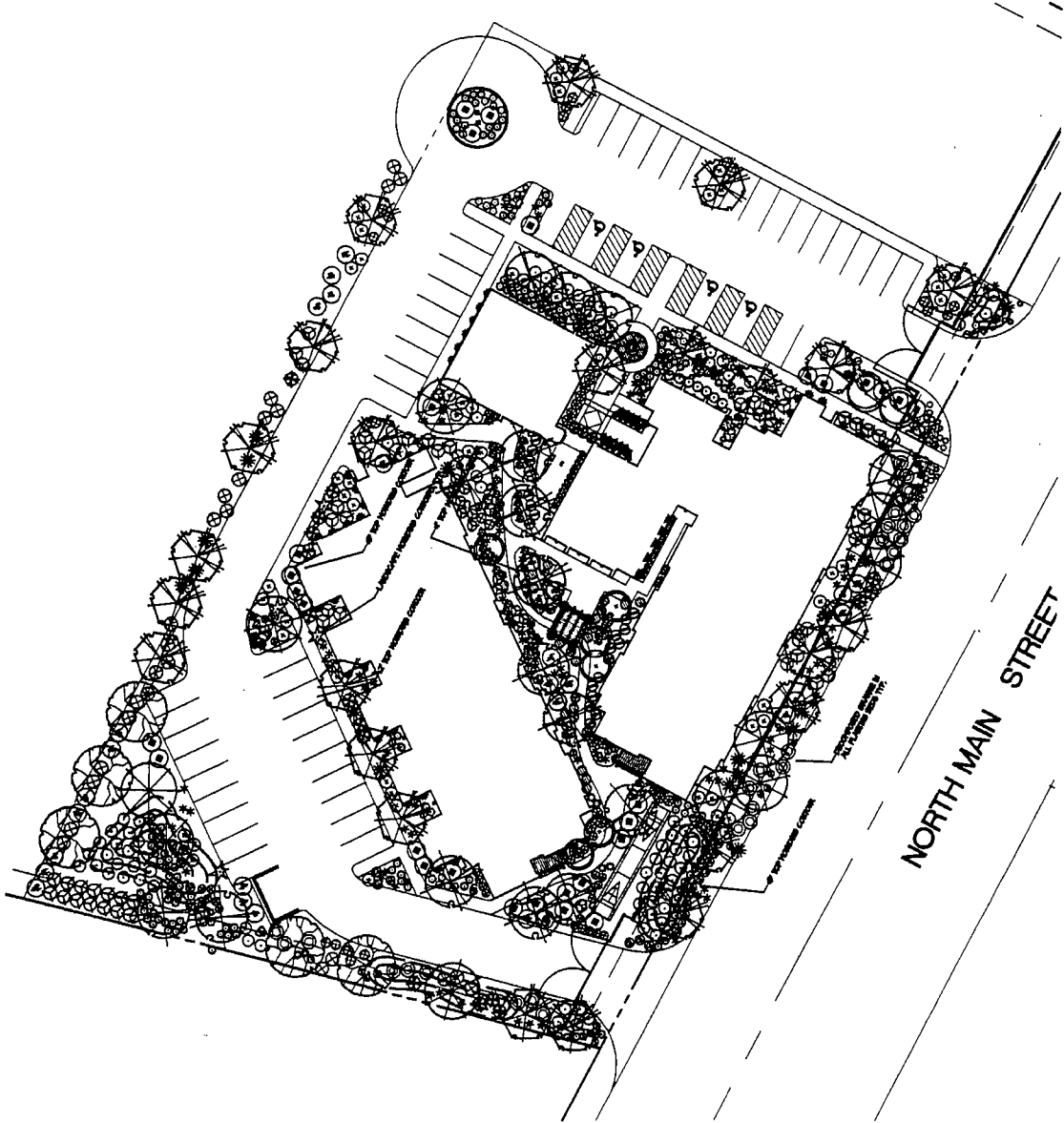
DATE ISSUED: DECEMBER 22, 2004

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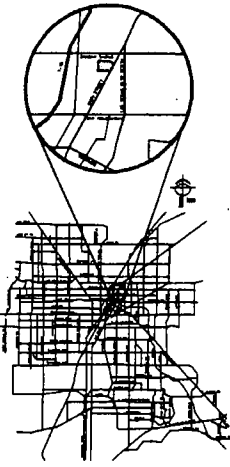
SKETCH OF



PLANT SCHEDULE

SYMBOL	PLANT NAME	QTY	SIZE	REMARKS
1	ARIZONA SAGE	1	12"	SEE PLAN
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3	ARIZONA SAGE	1	12"	SEE PLAN
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1. LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
2. LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
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4. LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.
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10. LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.



PROJECT NO. 0076-04-001

OCTOBER 19, 2004

PROPOSED LANDSCAPE PLAN

HELP, INC. LAS VEGAS

VAR-5483

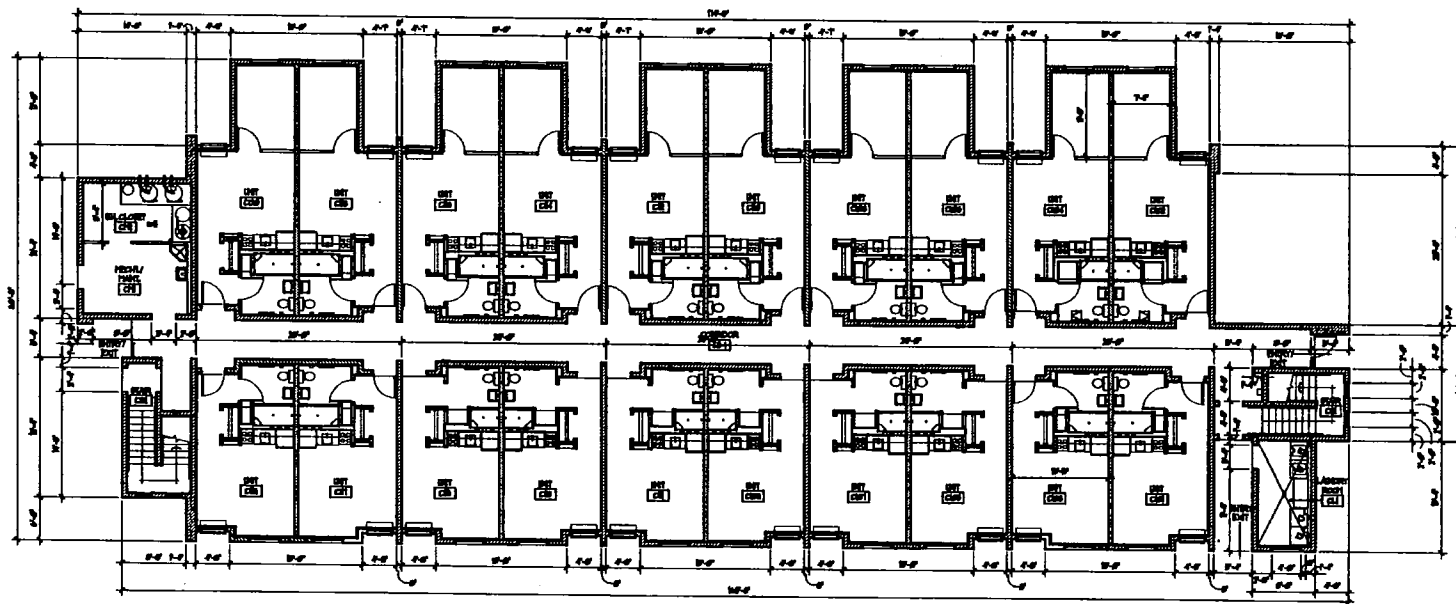
HELP, III LAS VEGAS

SDR-5481

12-02-04 PC

SCALE 1" = 30'-0"

UNIVERSITY OF CALIFORNIA



PROPOSED FLOOR PLAN
 12-02-04



NORTH

0070-04-001

H.E.L.P. III - LAS VEGAS
 H.E.L.P. III - LAS VEGAS

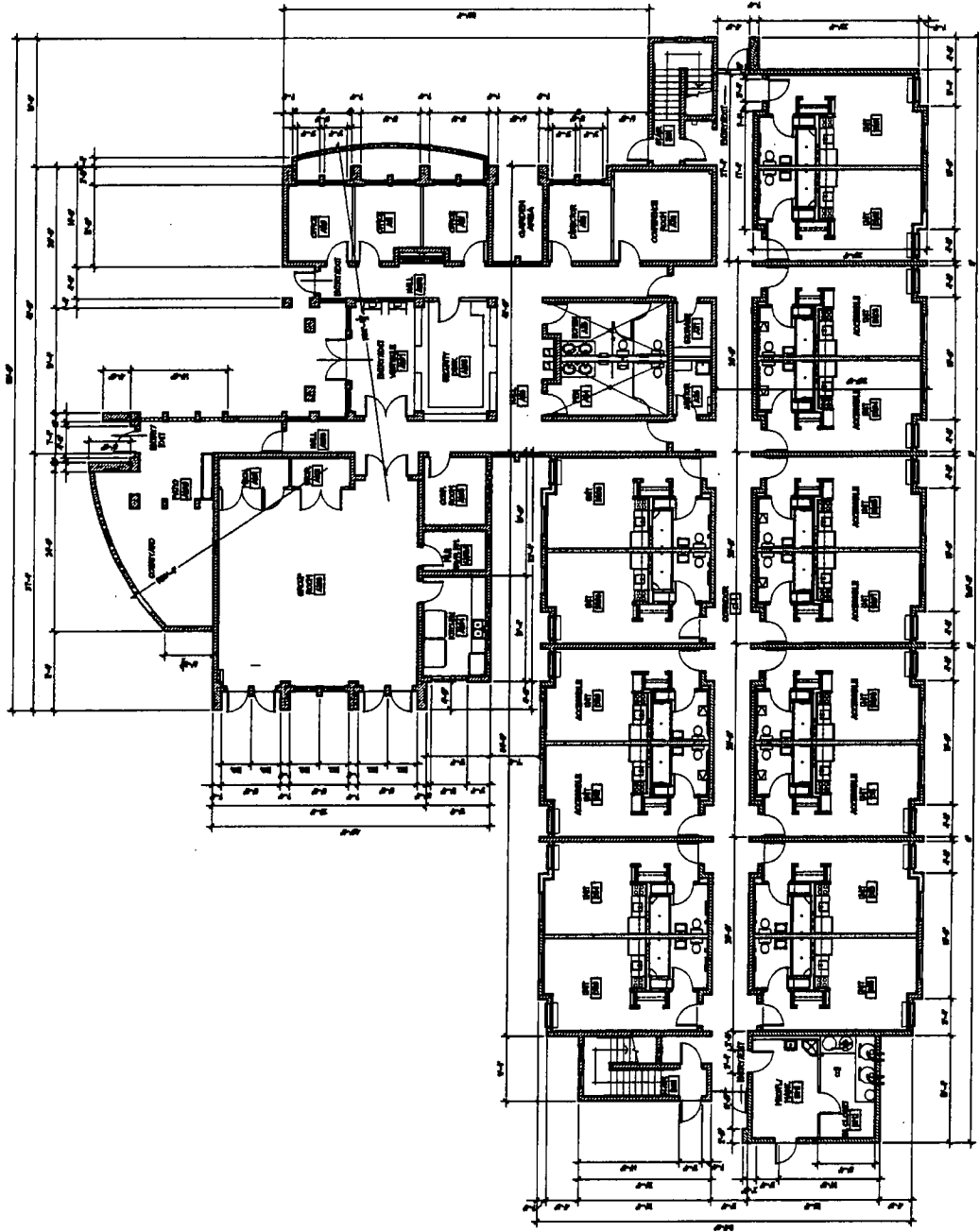
PROPOSED FLOOR PLANS
 OCTOBER 12, 2004

VAR-5483
 SDR-5481

12-02-04 PC

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





PROPOSED FLOOR PLAN
SCALE 1/8" = 1'-0"

VAR-5483

PROPOSED FLOOR PLANS
OCTOBER 15, 2004

SDR-5483

12-02-04 PC

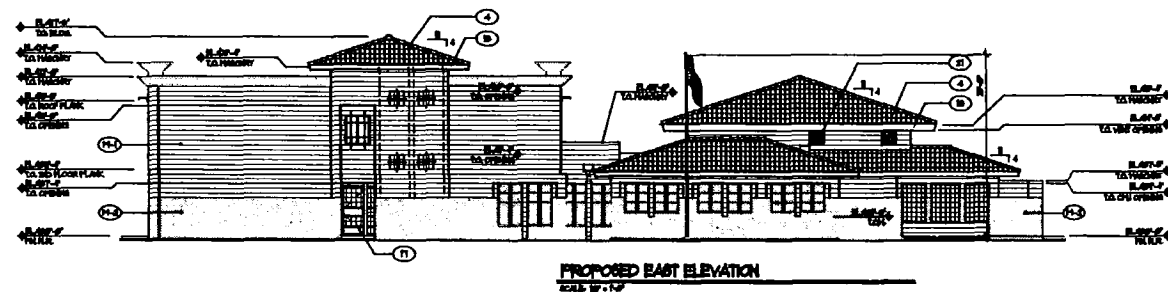


NORTH

807544-001

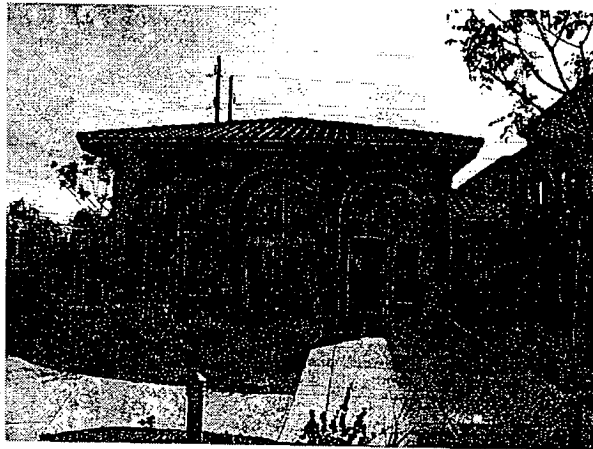


SCALE 1/8" = 1'-0"

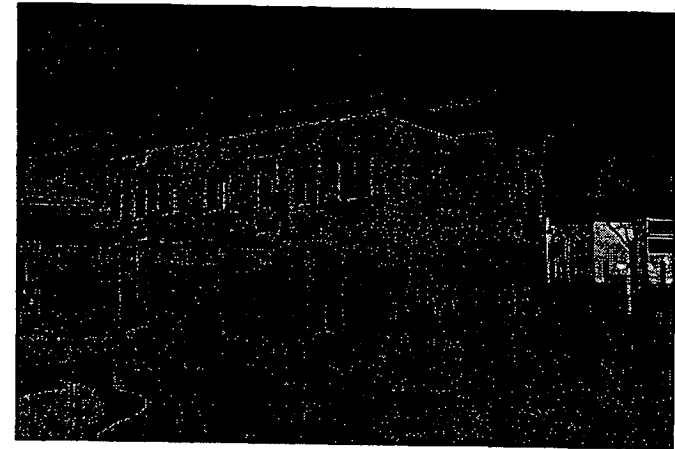


- 





COURTYARD ELEVATION



BUILDING ELEVATION



BUILDING ELEVATION



ADMINISTRATION BUILDING ELEVATION



087004401

HELIX, INC. - LAS VEGAS

HELIX III - LAS VEGAS

PROPOSED ELEVATIONS

OCTOBER 16, 2004

VAR-5483

SDR-5481

12-02-04 PC

OWNER MARK





**SDR-5481 - APPLICANT: H.E.L.P. DEVELOPMENT CORP. - OWNER: CITY OF LAS VEGAS
APPROXIMATELY 500 FEET SOUTH OF THE INTERSECTION OF OWENS AVENUE AND MAIN STREET
DECEMBER 2 2004 PLANNING COMMISSION**

11/05/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:
VARIANCE

VAR-5484 - PUBLIC HEARING - APPLICANT: TETRA TECH, INC.- OWNER: SPINNAKER HOMES V, LLC - Request for a Variance TO ALLOW A PROPOSED 17-FOOT FRONT SET BACK WHERE 18 FEET IS REQUIRED for a proposed single-family dwelling on Lot 24 of the Spinnaker at Town Center 1 Unit 4 Subdivision located approximately at the southeast corner of Dorrell Lane and Fort Apache Road (APN 125-20-201-009, 010, and 029), U (Undeveloped) [TC (Town Center) General Plan Designation] Under Resolution of Intent to T-C (Town Center) Zone, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

BROWN - APPROVED subject to conditions - **UNANIMOUS** with **MACK** abstaining because he is under contract with the applicant to purchase an investment property within this subdivision

NOTE: COUNCILMAN MACK disclosed that he was advised by the City Attorney's Office he should abstain from voting because he is under contract with the applicant to purchase an investment property within this subdivision.

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

VICTOR RODRIGUEZ, 401 North Buffalo Drive, appeared on behalf of the owner and stated that the 300-unit development is under construction with the last phase currently under design. They are requesting the Variance of a one-foot front yard reduction for one lot within the development. Upon closer examination, it is clear that the front reduction, which is required to be 18 feet, is actually going to be seventeen and a half feet. They anticipate no issues with the residents because Fort Apache Road is west of the lots within the site. MR. RODRIGUEZ concurred with staff conditions.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(2:14 - 2:16)

CITY COUNCIL MEETING OF: JANUARY 5, 2005

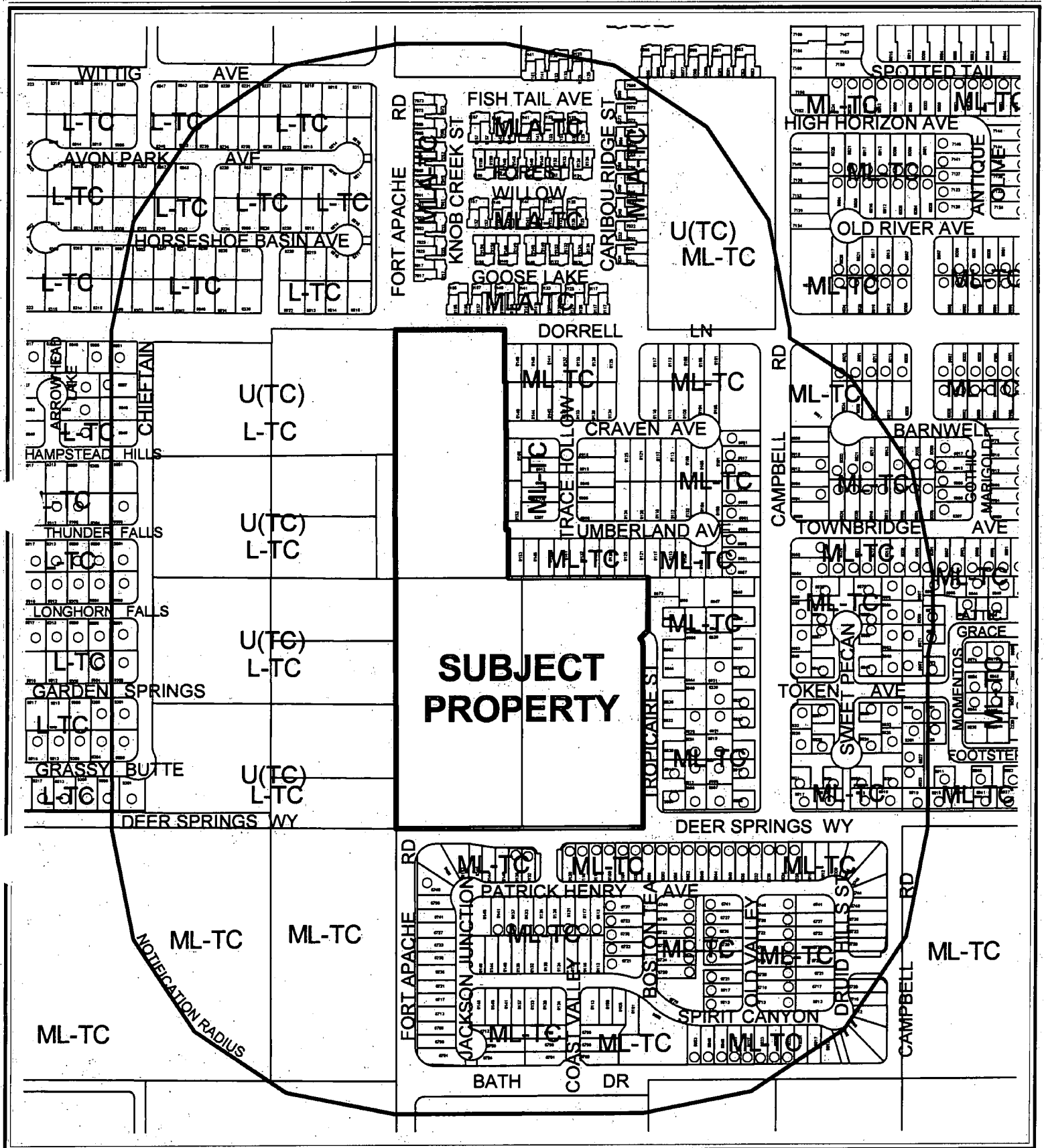
MINUTES - Continued:

3-2449

CONDITIONS:

Planning and Development

1. This Variance shall expire in two years unless it is exercised or an extension of time is granted by the City Council.



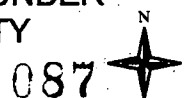
CASE: VAR-5484

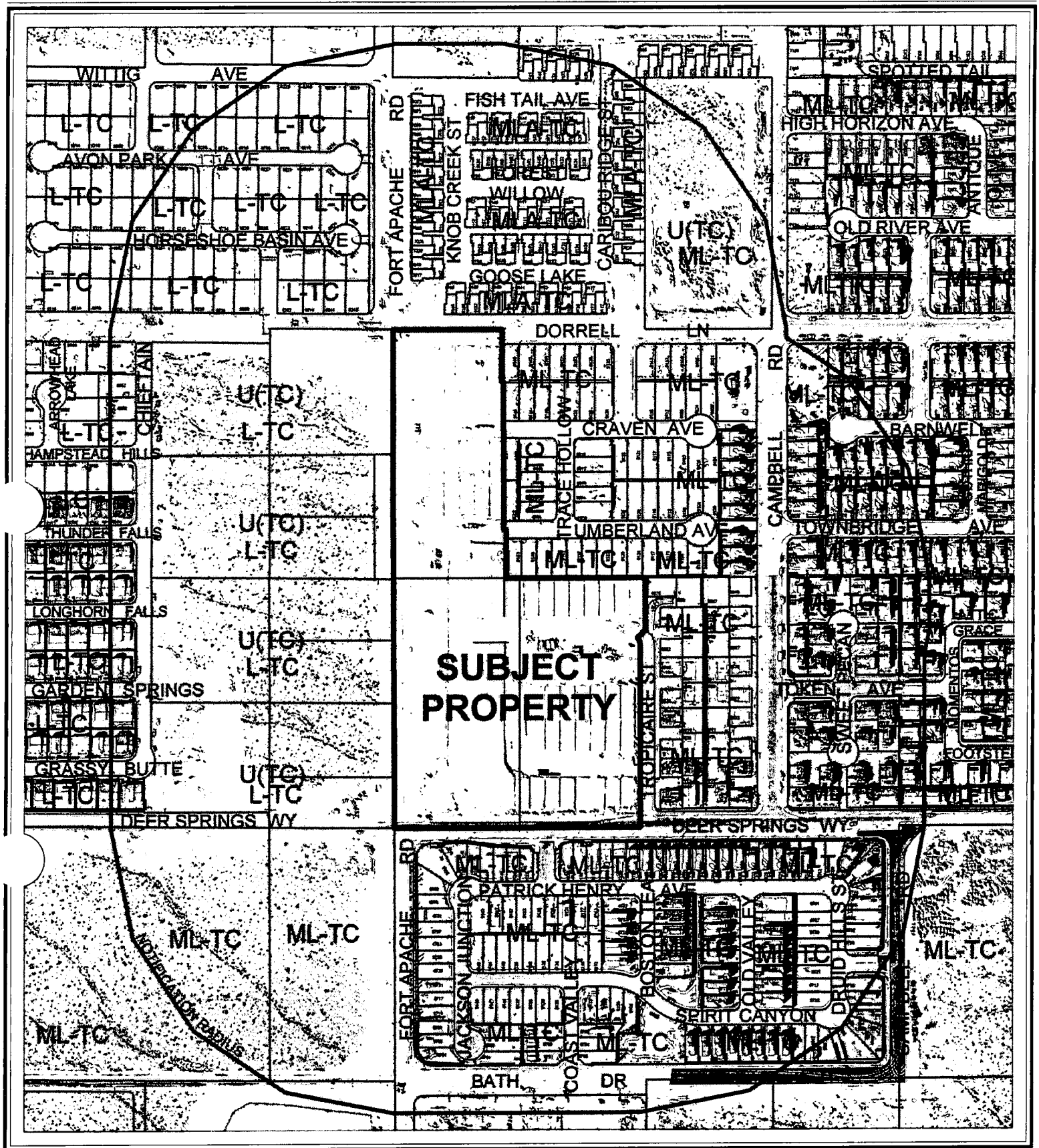
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER) [ML-TC (MEDIUM LOW DENSITY RESIDENTIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]

0 300 600 Feet





CASE: VAR-5484

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER) [ML-TC (MEDIUM LOW DENSITY RESIDENTIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-5484 - APPLICANT: TETRA TECH, INC.- OWNER:
SPINNAKER HOMES V, LLC**

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to:

Planning and Development

1. This Variance shall expire in two years unless it is exercised or an extension of time is granted by the City Council.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow a 17-foot front yard setback where 18 feet are required for the home proposed on Lot 24 of the Spinnaker at Town Center 1 Unit 4 Subdivision.

B) Applicant's Justification

Upon finalization of plans for this development, it came to the attention of the applicant that none of the product options offered at the site would fit on Lot 24. It is believed by the applicant that approval of the Variance would provide the least intrusive, most cost-effective solution to this isolated issue.

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 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. The subject site was not included within the 1998 Rezoning area. The Planning Commission and Staff recommended approval. |
| 12/07/98 | The Planning Commission and Staff recommended approval of Variance V-0067-01 for open space. |
| 04/04/01 | The City Council approved a General Plan Amendment (GPA-38-00) to expand the limits of the Town Center into the designated "Future Town Center" and designating the subject site ML-TC (Medium Low Density Residential – Town Center) as part of a larger area. |
| 09/05/01 | The City Council approved a Rezoning (Z-0048-01) of the subject site from U [Undeveloped] [ML-TC (Medium Low Density Residential – Town Center) Town Center Special Land Use Designation] and U [Undeveloped] [L-TC (Low Density Residential – Town Center) Town Center Special Land Use Designation] to TC (Town Center). The Planning Commission recommended and staff approval. |

- 09/19/01 The City Council approved a Site Development Plan Review [Z-0048-01(1)] of the subject site for a proposed 83 lot single-family subdivision. The Planning Commission and staff recommended approval.
- 09/19/01 The City Council accepted a request to Withdraw Without Prejudice a Variance (V-0060-01) for open space. The Planning Commission and staff recommended approval of the Variance.
- 12/02/04 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #42/kw).

B) Pre-Application Meeting

- 09/01/04 The elements of a complete variance application were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Single family dwellings
East: Undeveloped
West: Undeveloped

C) Planned Land Use

Subject Property: ML-TC Medium Low Density Residential- Town Center
North: MLA-TC Medium Low Attached Density Residential- Town Center
South: ML-TC Medium Low Density Residential- Town Center
East: ML-TC Medium Low Density Residential- Town Center
West: L-TC Low Density Residential- Town Center

D) Existing Zoning

Subject Property: U [Undeveloped] [TC (Town Center) Special Land Use Classification]
Under resolution of Intent to T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: T-C (Town Center)
West: U [Undeveloped] [TC (Town Center) Special Land Use Classification]
Under resolution of Intent to T-C (Town Center)

E) General Plan Compliance

The site is located in the Centennial Hills Sector Plan area of the General Plan. The land use designation for the subject property is TC (Town Center), with the special Town Center Land Use of ML-TC (Medium Low Density Residential) that permits up to 8 dwelling units per acre. The requested Variance is not related to any specific General Plan policies.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
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

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Requested	Compliance
Min. Setbacks • Front	18	17 Feet	No

The applicant is requesting a variance from the set backs established by the Site Development Plan Review Z-0048-01(1) for a single lot in the Spinnaker at Town Center 1 Unit 4 subdivision.

B) General Analysis and Discussion

This request is to allow a shorter driveway on the lot to allow a standard floor plan to be used.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented. Since the building has not been built, an alternative floor plan design that decreases the depth of the home's floor plan by one foot would allow conformance to the Title 19 requirements.

In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

PLANNING COMMISSION ACTION

The Commission believes that the findings for Variance can be made in this case.

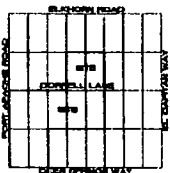
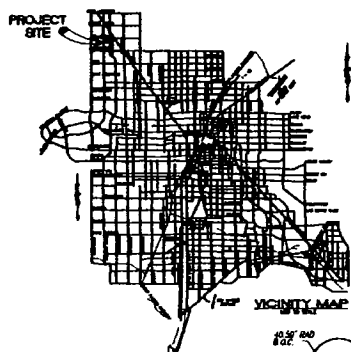
NOTICES MAILED 247 by City Clerk

APPROVALS 0

PROTESTS 0



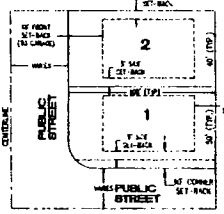
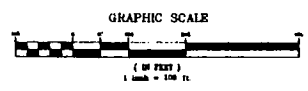
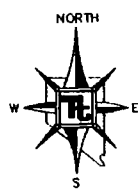
SF INAKER AT TOWN CENTER I



KEY MAP

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, NEVADA, EXCEPT FOR PREVIOUSLY APPROVED STANDARD DEVIATION.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
WATER: LAS VEGAS VALLEY WATER DISTRICT
SEWER: SOUTHWEST GAS COMPANY
GAS: SOUTHWEST GAS COMPANY
TELEPHONE: SOUTHWEST GAS COMPANY
CABLE: SOUTHWEST GAS COMPANY
FIBER: SOUTHWEST GAS COMPANY
3. UTILITY EQUIPMENT TO BE LOCATED TO RESPECTIVE STANDARDS.
4. ESTIMATED CENTER CORRECTION (ARROW AND + SEE LOTS) = 0.12 IN. N.D.
5. SLOPE WATER TO SURFACE DRAIN OR STREET.
6. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS RECORD MAP AND IS NOT A PART OF ANY MASTER PLANNED AREA.
7. ALL INTERIOR SEWER AND WATER LINES ARE "AS SHOWN" UNLESS OTHERWISE SHOWN.



TYPICAL CUL-DE-SAC

TYPICAL LOT SETBACK
(TYPICAL LOT SIZE 4,000 SQ. FT. +/-)
NOT TO SCALE

TABULATIONS

47-1	125-20-101-013, 125-20-101-014, 125-20-101-015, 125-20-101-016, 125-20-101-017, 125-20-101-018, 125-20-101-019, 125-20-101-020, 125-20-101-021, 125-20-101-022, 125-20-101-023, 125-20-101-024, 125-20-101-025, 125-20-101-026, 125-20-101-027, 125-20-101-028, 125-20-101-029, 125-20-101-030
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EXISTING ZONING	PC
EXISTING LAND USE	RESIDENTIAL (SUE 2.0 U.S.A.)
NUMBER OF LOTS	302
ACREAGE	45.44 AC. +/-
D.U.A.	6.6 +/-

OPEN SPACE REQUIRED: 8.01 AC. +/-
OPEN SPACE PROVIDED: 3.23 AC. +/-

VARIANCE APPLICATION (1-20-04) (APPROVED) AND 1-20-07-01
SUBMITTED TO REQUEST REDUCTION OF PROVIDED OPEN SPACE

STANDARD DEVIATION REQUEST

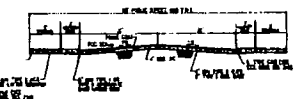
1. NON-STANDARD PARCELS: ROAD REDUCTION PLAN PL. 14

GENERAL NOTES

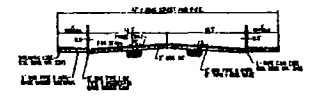
1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL LOTS ARE 47, 48, & 49 PUBLIC MOUNTAIN-OF-HEAVEN.
3. THE BOUNDARY BETWEEN THIS SITE FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE BOUNDARY OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS SUBMITTED AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
5. THE PARCELS SHOWN ARE NOT A PART OF ANY CAR LANEWAY AND AVAILABLE PARKING IN THE DEVELOPMENT SHALL MEET THE STANDARD OF TWO PARKING SPACES PER DWELLING UNIT.

NOTES

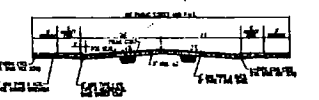
1. ALL INTERIOR ROAD AND ARE 30.0' UNLESS SPECIFIED OTHERWISE.



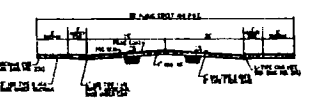
80' PUBLIC STREET SECTION (CENTER DIVISION WAY)
NOT TO SCALE
FOR TOWN CENTER DEVELOPMENT STANDARDS



47' PUBLIC STREET SECTION (CENTER DIVISION WAY)
NOT TO SCALE
FOR TOWN CENTER DEVELOPMENT STANDARDS



80' PUBLIC STREET SECTION (CENTER DIVISION WAY)
NOT TO SCALE
FOR TOWN CENTER DEVELOPMENT STANDARDS



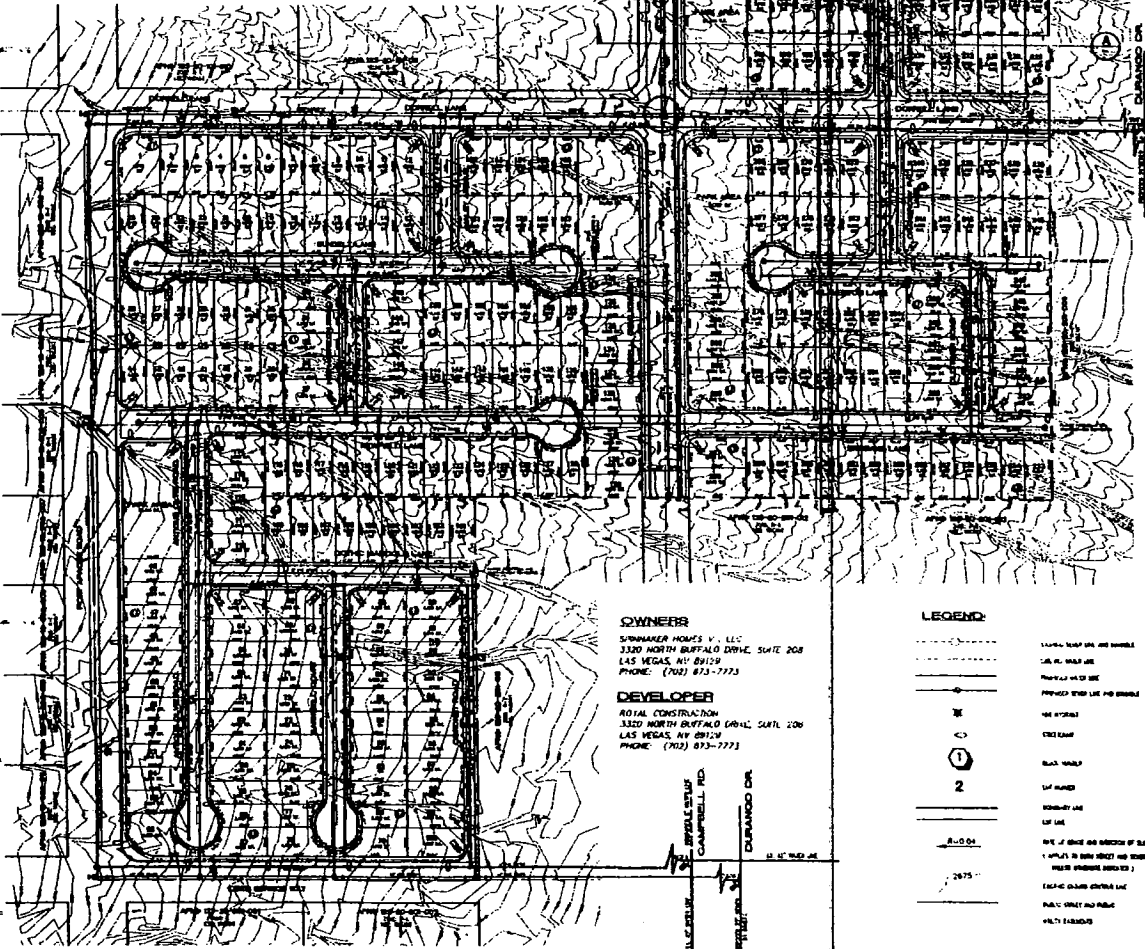
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NOT TO SCALE
FOR TOWN CENTER DEVELOPMENT STANDARDS



80' PUBLIC STREET SECTION (CENTER DIVISION WAY)
NOT TO SCALE
FOR TOWN CENTER DEVELOPMENT STANDARDS



OWNER
SPINAKER HOMES V. LLC
3320 NORTH BUFFALO DRIVE, SUITE 208
LAS VEGAS, NV 89129
PHONE: (702) 873-7773

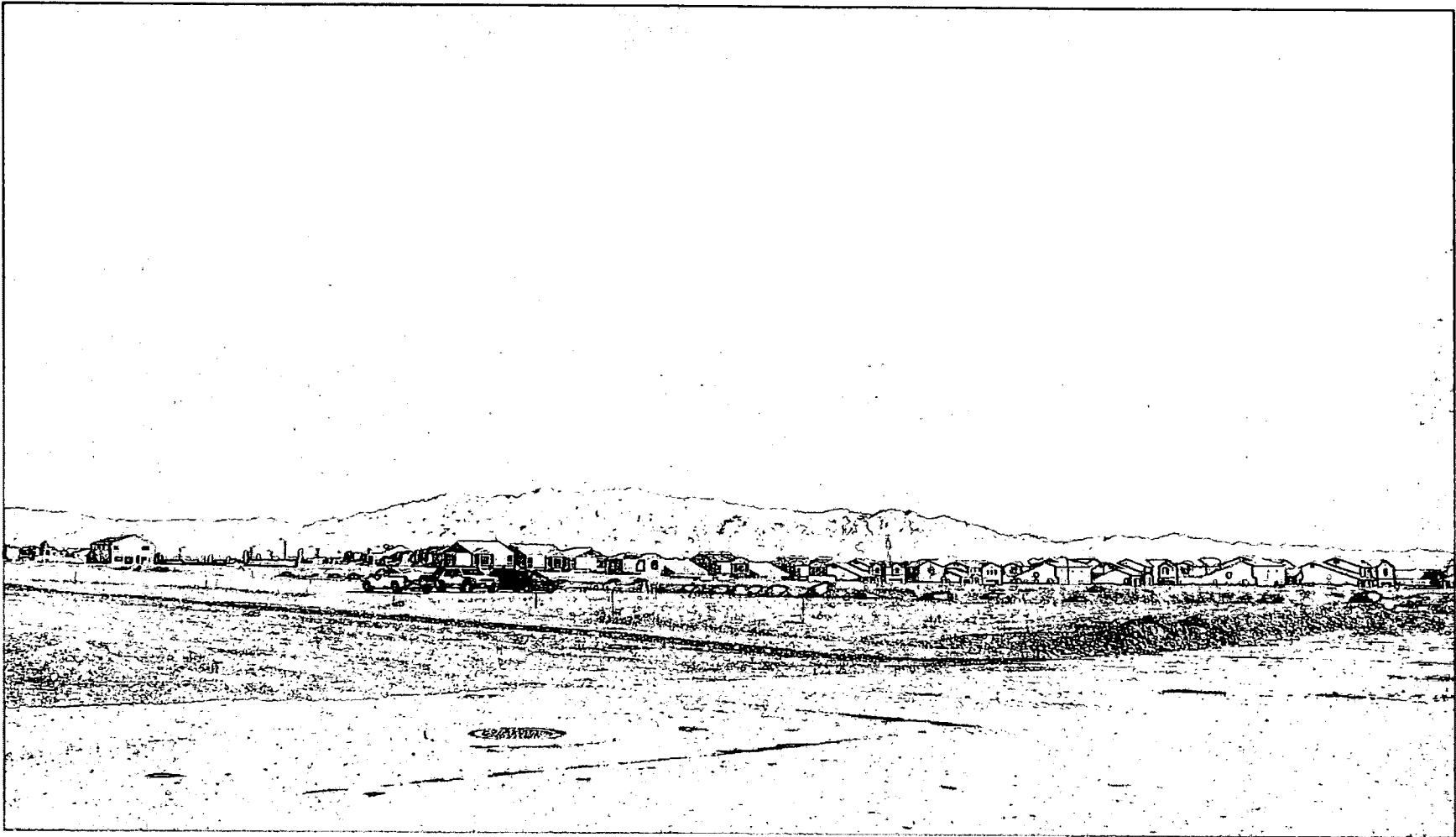
DEVELOPER
ROYAL CONSTRUCTION
3320 NORTH BUFFALO DRIVE, SUITE 208
LAS VEGAS, NV 89129
PHONE: (702) 873-7773

LEGEND

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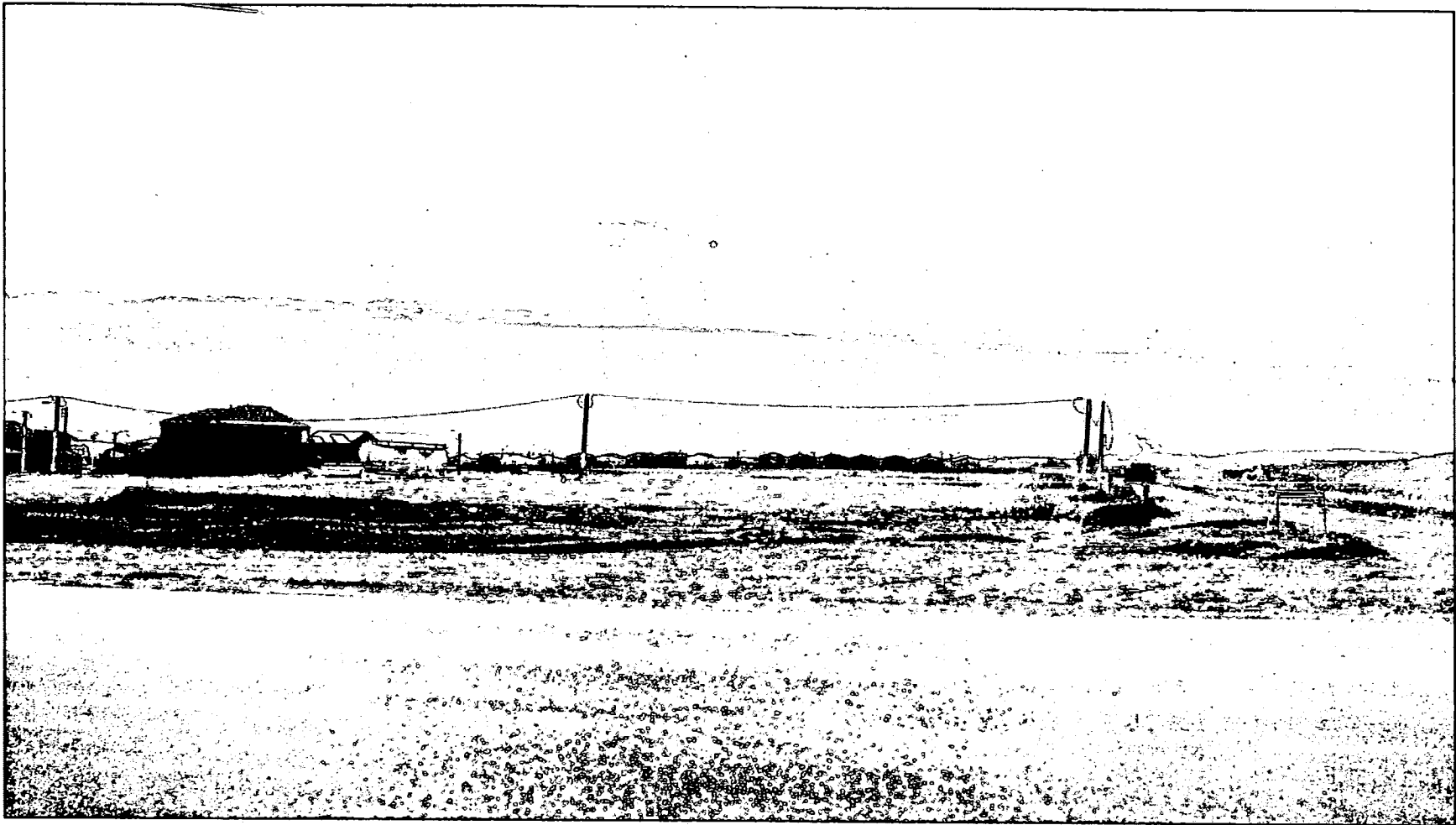
ROYAL CONSTRUCTION 1320 NORTH BUFFALO DRIVE, SUITE 208 LAS VEGAS, NV 89129 (702) 873-7773		TETRA TECH, INC. 1320 NORTH BUFFALO DRIVE, SUITE 208 LAS VEGAS, NV 89129 (702) 873-7773
TENTATIVE MAP SPINAKER AT TOWN CENTER I CITY OF LAS VEGAS, NEVADA		1 1 2

VAR-5484
12-02-04 PC



VAR-5484 - APPLICANT: TETRA TECH, INC. - OWNER: SPINNAKER HOMES V, LLC
SOUTHEAST CORNER OF DORRELL LANE AND FORT APACHE ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04



**VAR-5484 - APPLICANT: TETRA TECH, INC. - OWNER: SPINNAKER HOMES V, LLC
SOUTHEAST CORNER OF DORRELL LANE AND FORT APACHE ROAD
DECEMBER 2 2004 PLANNING COMMISSION**

11/05/04

NOTICE OF PUBLIC HEARING

VARIANCE

BRANLEY BRENT
3175 BOATHOUSE WY
SACRAMENTO CA 95833-9619

MEETING: CITY COUNCIL
DATE: JANUARY 5, 2005
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

12/28/04
We're against this.
Dorlene Viggiano
VAR-5484
Brent Brent

APPLICANT: TETRA TECH, INC. - OWNER: SPINNAKER HOMES V, LLC - REQUEST FOR A VARIANCE TO ALLOW A 17-FOOT FRONT SET BACK WHERE 18 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING ON LOT 24 OF THE SPINNAKER AT TOWN CENTER 1 UNIT 4 SUBDIVISION LOCATED APPROXIMATELY AT THE SOUTHEAST CORNER OF DORRELL LANE AND FORT APACHE ROAD (APN 125-20-201-009, 010, AND 029), U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER) ZONE, WARD 6 (MACK).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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

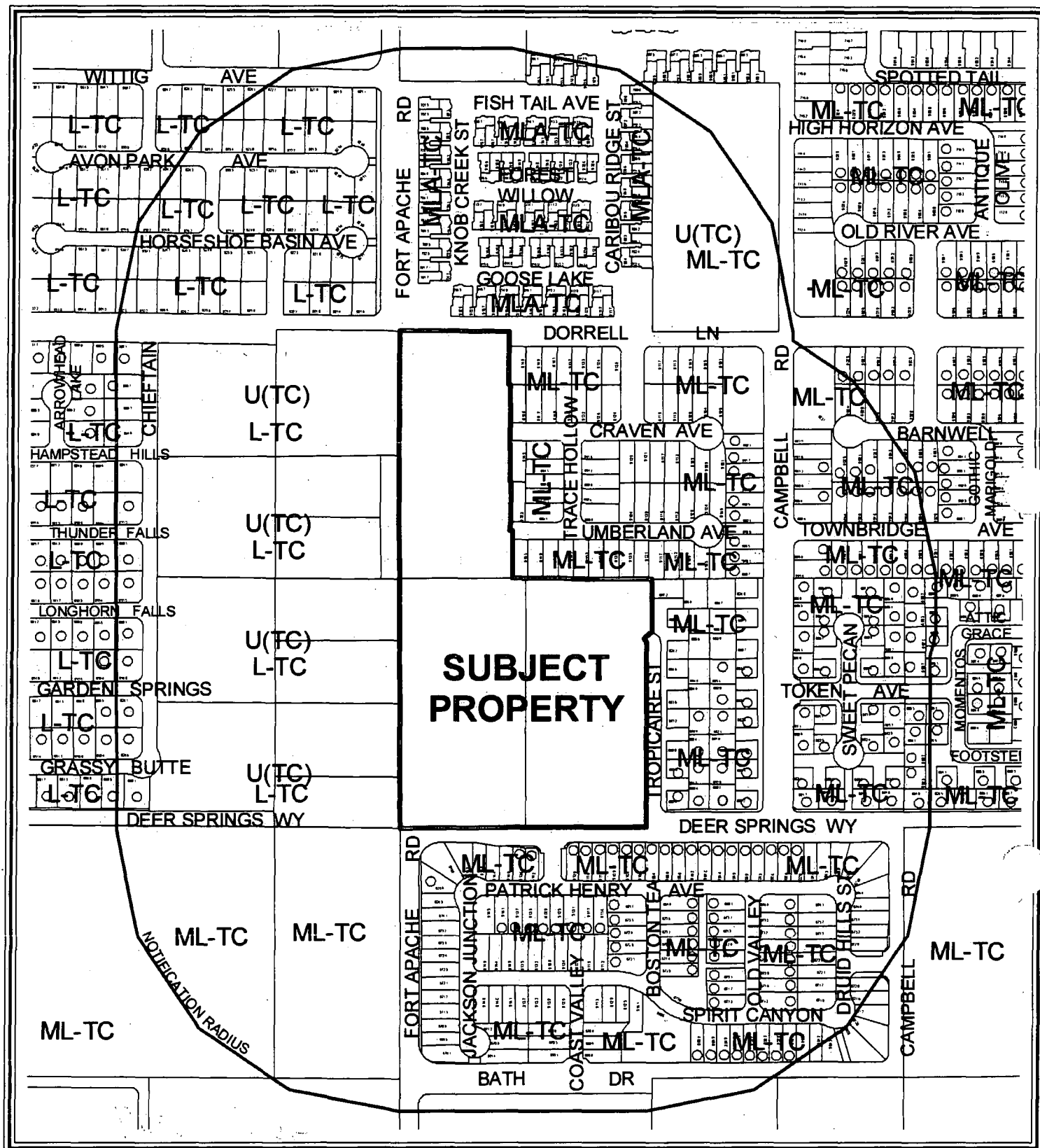


Submitted after final agenda

Date *1/4/05* Item # *87*

BARBARA JO RONEMUS
CITY CLERK

SEE LOCATION MAP ON REVERSE SIDE



CASE: VAR-5484

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER) [ML-TC (MEDIUM LOW DENSITY RESIDENTIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REQUIRED SIX MONTH REVIEW - SPECIAL USE PERMIT

RQR-5630 - PUBLIC HEARING - APPLICANT: NEISSAN KOROGHLI - OWNER: FREMONT PLACE, LIMITED LIABILITY COMPANY - Required Six Month Review of an Approved Special Use Permit (U-0106-02) WHICH ALLOWED A LIQUOR ESTABLISHMENT (OFF-PREMISES CONSUMPTION) IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE/ DELICATESSEN at 228 Las Vegas Boulevard North (APN 139-34-511-001, 002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council approval letter for RQR-3930
5. City Council approval letter for U-0106-02

MOTION:

WEEKLY - APPROVED subject to conditions - UNANIMOUS

NOTE: COUNCILMAN MACK disclosed that his brother-in-law, ANDREW DONNER, has a contract with the the Lady Luck Casino related to his non-restricted gaming license in the Third Street Promenade, are located nearby. He has not discussed this review with him and will not impact his interests, therefore he will be voting.

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ROY KOROGHLI, 228 Las Vegas Boulevard, appeared on behalf of the applicant and asked for approval.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

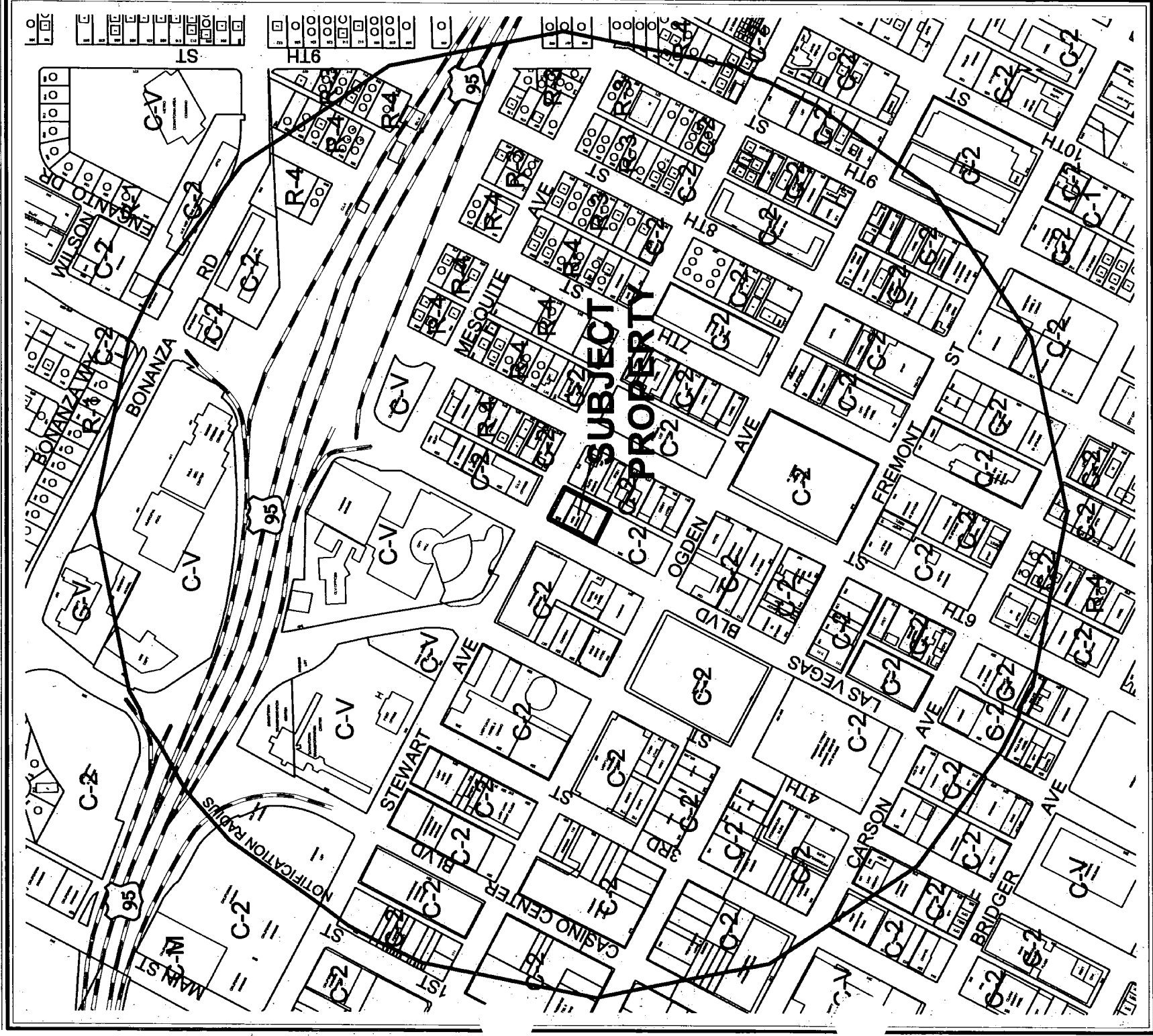
(2:17 - 2:19)

3-2615

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permit (U-0106-02).



CASE: RQR-5630

RADIUS: 1500 FT

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





CASE: RQR-5630

RADIUS: 1500 FT

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

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: RQR-5630 - APPLICANT: NEISSAN KOROGHLI – OWNER:
FREMONT PLACE, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

Staff recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permit (U-0106-02).

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Required Six Month Review of an approved Special Use Permit, which allowed a liquor establishment (off-premises consumption) in conjunction with a convenience store at 228 Las Vegas Boulevard North.

B) Applicant's Justification

A justification letter is not required for this application.

BACKGROUND INFORMATION

A) Previous Actions

- 12/04/02 The City Council approved the Special Use Permit (U-0106-02) to allow the liquor establishment (off-premises consumption) on this site. The Planning Commission and staff recommended denial on October 24, 2002.
- 07/07/04 The City Council approved a Required Six-Month Review (RQR-3930) of the Special Use Permit (U-0106-02) which allowed the liquor establishment (off-premises consumption) on this site subject to another Six-Month Review. The Planning Commission and staff recommended denial on March 25, 2004.
- 07/07/04 The City Council accepted a request to withdraw without prejudice a Review of Condition (ROC-4121) Nos. 1 through 4 of the approved Special Use Permit (U-0106-02) which allowed the liquor establishment (off-premises consumption) on this site. Staff recommendation was for denial.

B) Pre-Application Meeting

A pre-application meeting is not required for a Required Review application.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Required Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.45

B) Existing Land Use

Subject Property: Convenience Store and Car Wash
North: City of Las Vegas Offices
South: Undeveloped
East: Automotive Repair Shop
West: Parking Garage

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 site is located in the Redevelopment Plan Area of the General Plan and is designated as C (Commercial). The site is also located in the Downtown Centennial Plan area. The existing C-2 (General Commercial) Zoning designation is in conformance with the General Plan.

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

This site is located in the Las Vegas Redevelopment Plan and Downtown Centennial Plan areas. There are no requirements within these plans that would affect the continuation of the liquor establishment (off-premises consumption) use.

ANALYSIS

Zoning Code Compliance

Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Liquor Establishment (Off-premises consumption)	A minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children, and City Parks	There are no protected uses within the 400 foot distance separation requirement

The request meets Code standards for locating off-premise consumption liquor establishments.

B) General Analysis and Discussion

- Zoning

The subject site is zoned C-2 (General Commercial) which permits the liquor establishment (off-premise consumption) with the approval of a Special Use Permit. Special Use Permit (U-0106-02) was approved by City Council on December 4, 2002 with a condition requiring a review by the Planning Commission and City Council six-months after the approval of the Special Use Permit.

- Use

Title 19.040.050 the criteria for the approval of alcohol related uses. The Code requires the sale of packaged liquor for off-premise consumption 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. There are no protected uses that are known to be currently within the minimum separation distance requirement.

The liquor establishment (off-premises consumption) is not a use typically associated with a convenience store in a commercial area with the sale of alcohol normally limited to beer and wine. However, this use was approved with specific conditions governing the operation and has been conducted in a manner compatible with commercial development in the surrounding area. Therefore, this use remains appropriate at this location.

On February 14, 2003 the applicant was issued a license for package liquor at this location. The Special Use Permit that allows the alcohol sales was approved with the following conditions:

1. The sale of alcoholic beverages shall be restricted to the sale of a minimum of four miniature liquor bottles in multi-product gift-wrapped baskets.

2. The minimum price for each basket will be \$35.00.
3. Large single bottles of alcohol may only be displayed for delivery to offices located within the downtown area.
4. A list of all downtown deliveries shall be maintained on site.

On July 7, 2004, the City Council accepted a request to withdraw without prejudice a Review of Condition request that would have removed all of the above conditions. If the request would have been approved, the applicant could have operated the business as a liquor store.

The Las Vegas Metropolitan Police Department indicated on December 6, 2004 there are no law enforcement issues related to this site since the previous Required Six-Month Review.

A report received from the Las Vegas Metropolitan Police Department indicates they responded to the following incidents at this location from July 7 to December 13, 2004:

<u>Incident</u>	<u>Number of Occurrences</u>
Sick or Injured Person	1
Fraud	1
Petit Larceny	2

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 liquor establishment (off-premises consumption) is not a use typically associated with a convenience store in a commercial area. The sale of alcohol is usually limited to beer and wine. However, since there are restrictive conditions attached to the original approval and this use has been conducted in a manner compatible with commercial development in the surrounding area it remains an appropriate use at this location.

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

There are no physical constraints to the continuation of the liquor establishment (off-premise consumption) 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 abutting street network will be adequate to meet the access requirements of the approved use in that Las Vegas Boulevard and Stewart Avenue are all fully developed Secondary Arterial roadways.

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

The subject establishment meets the minimum distance requirements for the projected uses as detailed in Title 19.040.050. The business will be subject to regular inspection by City and County regulatory agencies for business licensing, and will not compromise the public health, safety, and welfare.

NOTICES MAILED 223 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-5630 APN: 139.34.511.001, 002, 003

Name of Property Owner: NEISSAN KOROGHLI

Name of Applicant: NEISSAN KOROGHCHI

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: Neri

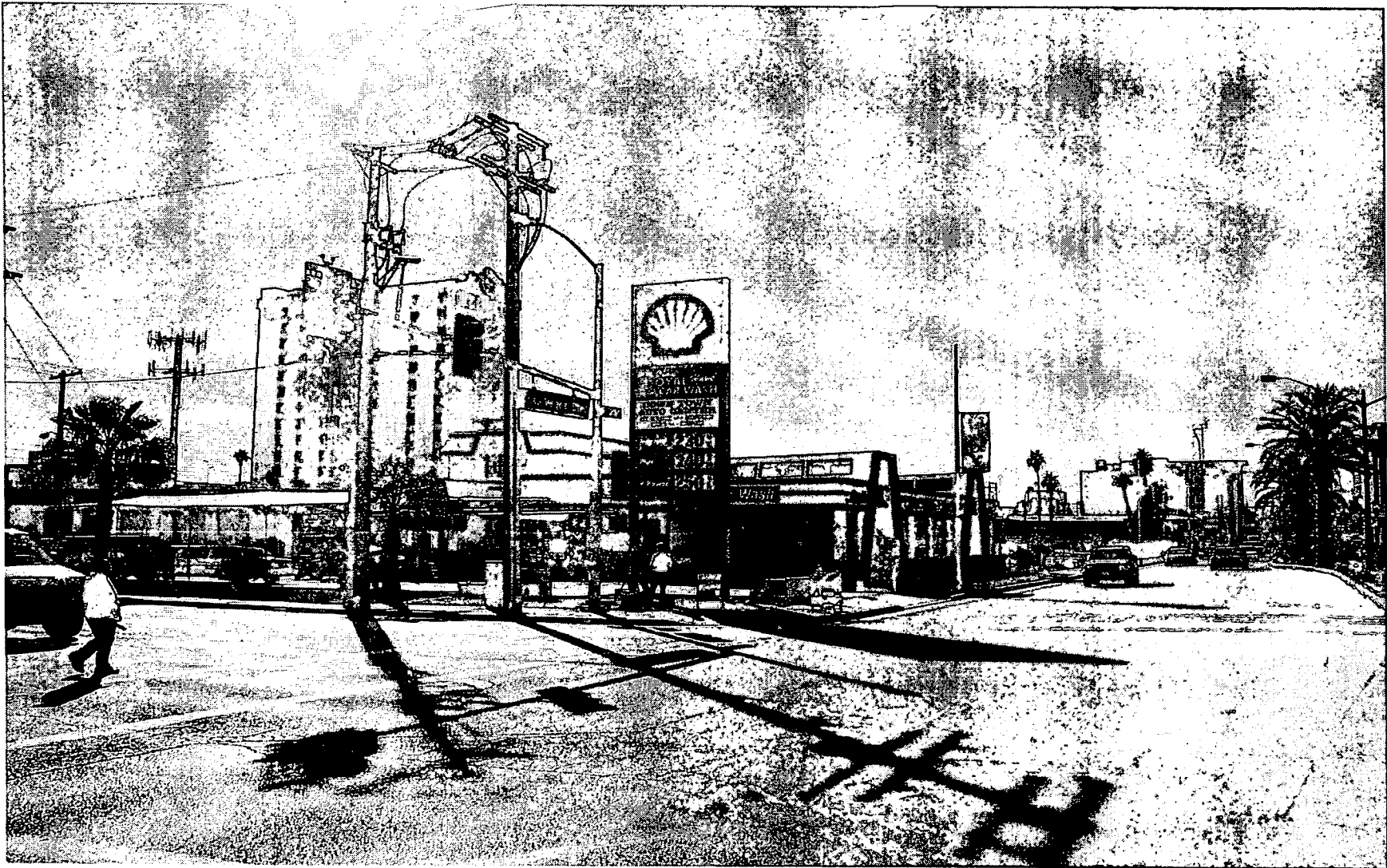
Print Name: NEISSAN KOROGHIZ

Subscribed and sworn before me

This 16TH day of NOVEMBER 2004

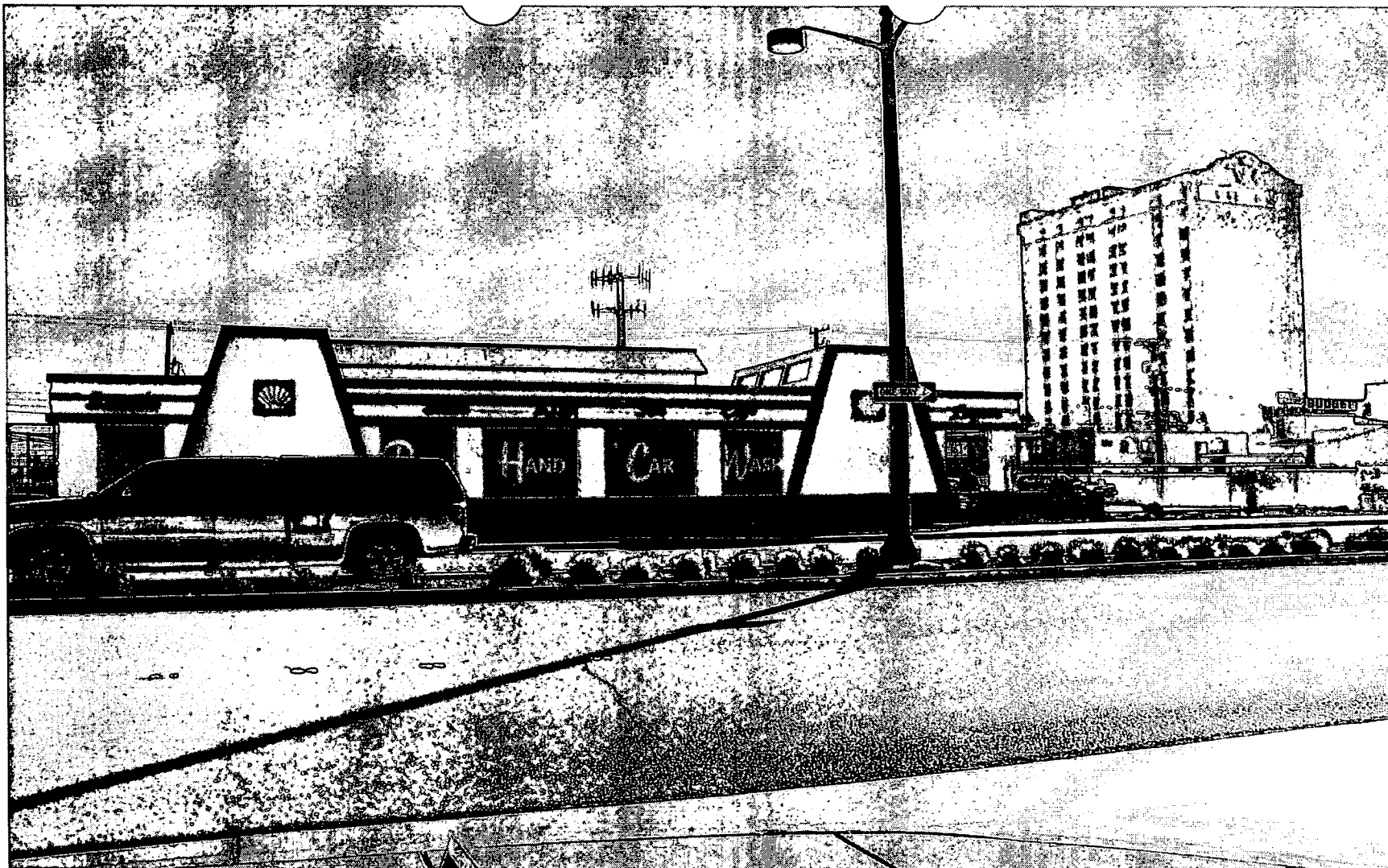
Lucia Newman Maynard
Notary Public in and for said County and State





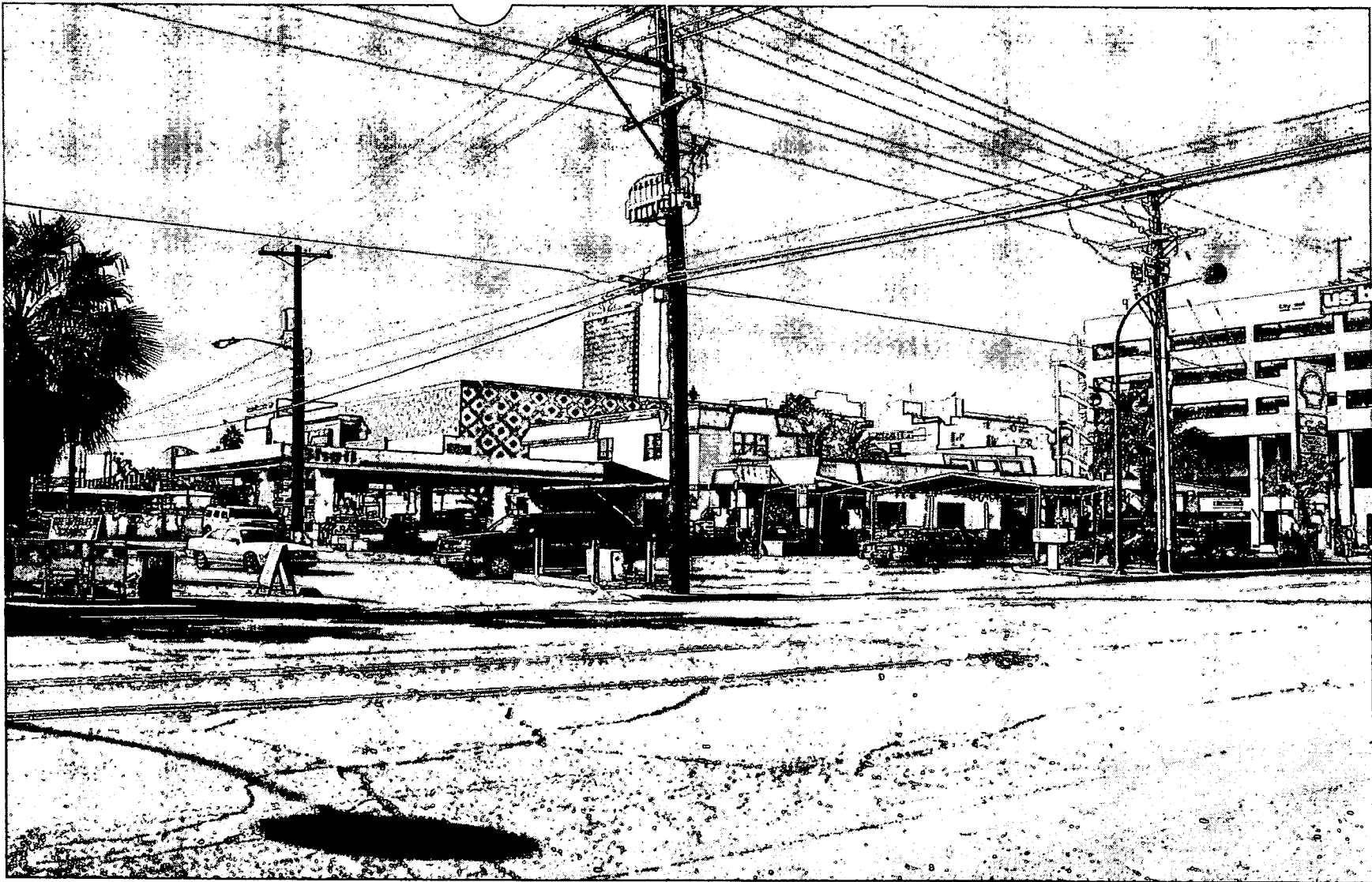
**RQR-5630 - APPLICANT: NEISSAN KOROGHLI – OWNER: FREMONT PLACE,
LIMITED LIABILITY COMPANY
228 Las Vegas Boulevard North
JANUARY 5, 2005 CITY COUNCIL MEETING**

Picture taken 12/03/04



**RQR-5630 - APPLICANT: NEISSAN KOROGHLI – OWNER: FREMONT PLACE,
LIMITED LIABILITY COMPANY
228 Las Vegas Boulevard North
JANUARY 5, 2005 CITY COUNCIL MEETING**

Picture taken 12/03/04



**RQR-5630 - APPLICANT: NEISSAN KOROGHLI – OWNER: FREMONT PLACE,
LIMITED LIABILITY COMPANY
228 Las Vegas Boulevard North
JANUARY 5, 2005 CITY COUNCIL MEETING**

Picture taken 12/03/04



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

September 21, 2004

Mr. Nissan Koroghli
Mr. Ray Koroghli
Fremont Place, Limited Liability Company
228 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: RQR-3930 - REQUIRED SIX MONTH REVIEW
CITY COUNCIL MEETING OF JULY 7, 2004
Related to ROC-4121

Dear Applicant:

The City Council at a regular meeting held July 7, 2004 APPROVED the Required Six Month Review of an approved Special Use Permit (U-0106-02) WHICH ALLOWED A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE/ DELICATESSEN at 228 Las Vegas Boulevard North (APN 139-34-511-001, 002 and 003), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 2004. This approval is subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permit (U-0106-02).
2. The Special Use Permit shall be reviewed in six months.

Sincerely,

Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Nissan Koroghli
1170 Mystical Street
Henderson, Nevada 89052

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

RQR-5630



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
JANETTE B. McDONALD
WRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

RQR-5630

January 28, 2003

Fremont Place, Limited Liability Company
228 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: U-0106-02 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 4, 2002

Dear Applicant:

The City Council at a regular meeting held December 4, 2002 considered the Appeal filed by Metro Development Group, Limited Liability Company from the denial by the Planning Commission of a request for a Special Use Permit FOR PACKAGE LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE/DELICATESSEN at 228 Las Vegas Boulevard North (APN: 139-34-511-001, 002 and 003), C-2 (General Commercial) Zone.

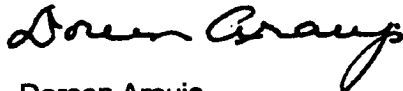
The City Council granted the Appeal; thereby APPROVING the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on December 5, 2002. This approval is subject to:

1. The sale of alcoholic beverages shall be restricted to the sale of a minimum of four miniature liquor bottles in multi-product gift-wrapped baskets.
2. The minimum price for each basket will be \$35.00.
3. Large single bottles of alcohol may only be displayed for delivery to offices located within the downtown area.
4. A list of all downtown deliveries shall be maintained on site.
5. If this Special Use Permit is not exercised within one year after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
6. This use shall be subject to review by the Planning Commission and the City Council six months from the final approval of this Special Use Permit at which time the Special Use Permit may be revoked.
7. Approval of this Special Use permit does not constitute approval of a liquor license.

Fremont Place, Limited Liability Company
Page Two – U-0106-02
January 28, 2003

8. This business shall operate in conformance to Chapter 6.50 (Liquor Control) of the City of Las Vegas Municipal Code.
9. All City Code Requirements and all City departments' design standards shall be met.

Sincerely,



Doreen Araujo
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

Sincerely,



M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

cc: Planning and Development Dept
Development Coordination-DPW
Dept. of Fire Services

Mr. Arnold Stack
2725 South Jones Boulevard #101
Las Vegas, Nevada 89146

Mr. Ray Koroghli
228 Las Vegas Boulevard South
Las Vegas, Nevada 89101

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT

SUP-5422 - PUBLIC HEARING - APPLICANT: KAHUNA GRILL LAKE MEAD, LLC - OWNER: AMERICAN PACIFIC CAPITAL PAVILION COMPANY, LLC - Request for a Special Use Permit and a Waiver from the 400 foot distance separation requirement for a City Park FOR A SUPPER CLUB at 7341 West Lake Mead Boulevard (APN 138-22-317-003), C-1 (Limited Commercial) Zone, Ward 4 (Brown). (NOTE: This Item to be heard in conjunction with Morning Session Item #54) 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:

BROWN - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

JENNIFER ROBERTS, Lionel, Sawyer & Collins, appeared on behalf of the applicant, thanked staff and requested approval.

COUNCILMAN BROWN discussed with MS. ROBERTS that the tropical-themed restaurant would be located across from the Bettye Wilson Soccer Complex.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:19 - 2:22)

3-2699

CONDITIONS:

Planning and Development

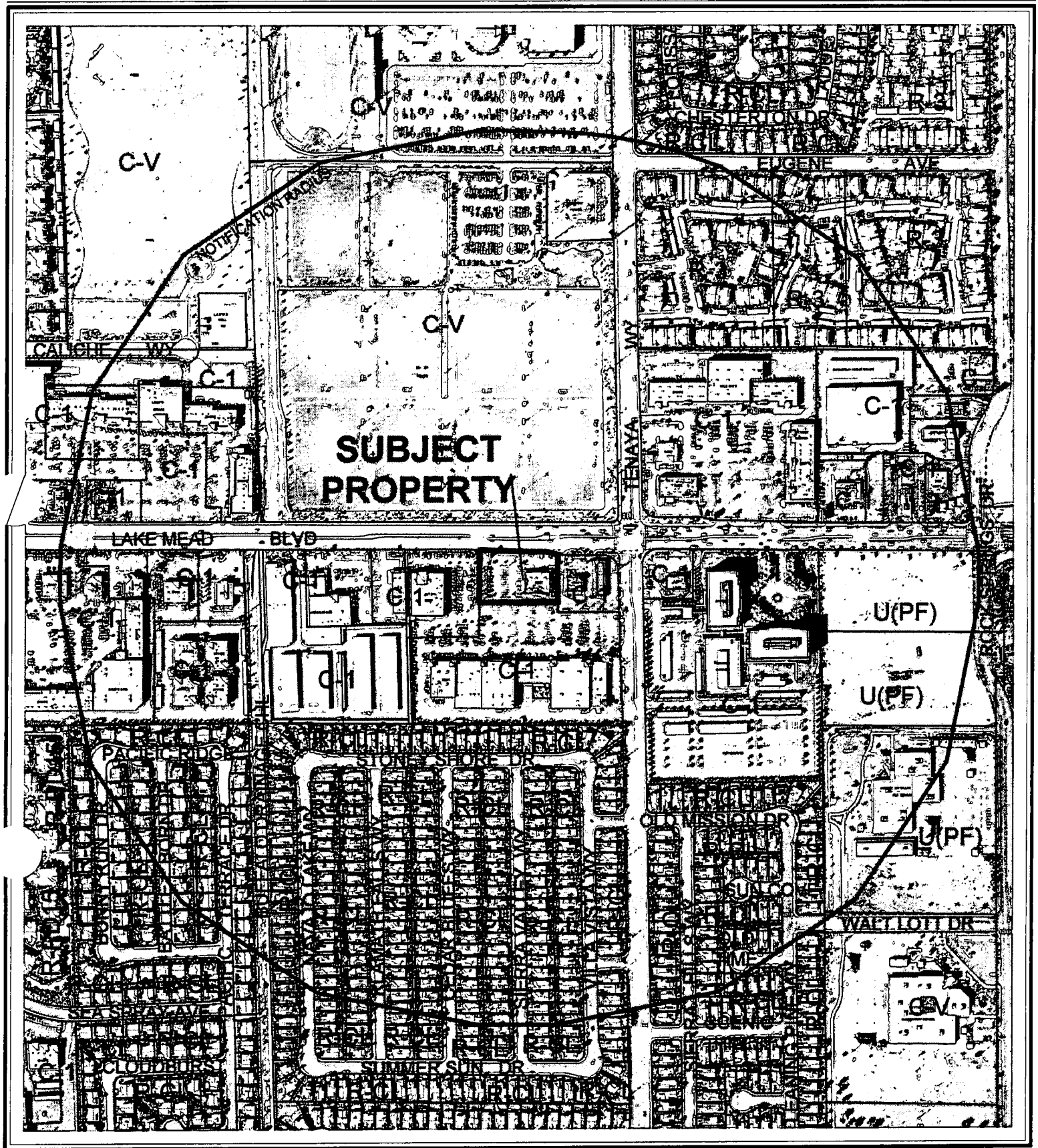
1. This Special Use shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all City Code standards for a supper club.

CITY COUNCIL MEETING OF: JANUARY 5, 2005

CONDITIONS - Continued:

3. A waiver is granted to the 400 foot separation distance from a City park.
4. Approval of this Special Use Permit does not constitute issuance of a liquor license.
5. Development shall be in conformance with submitted plans and elevations.





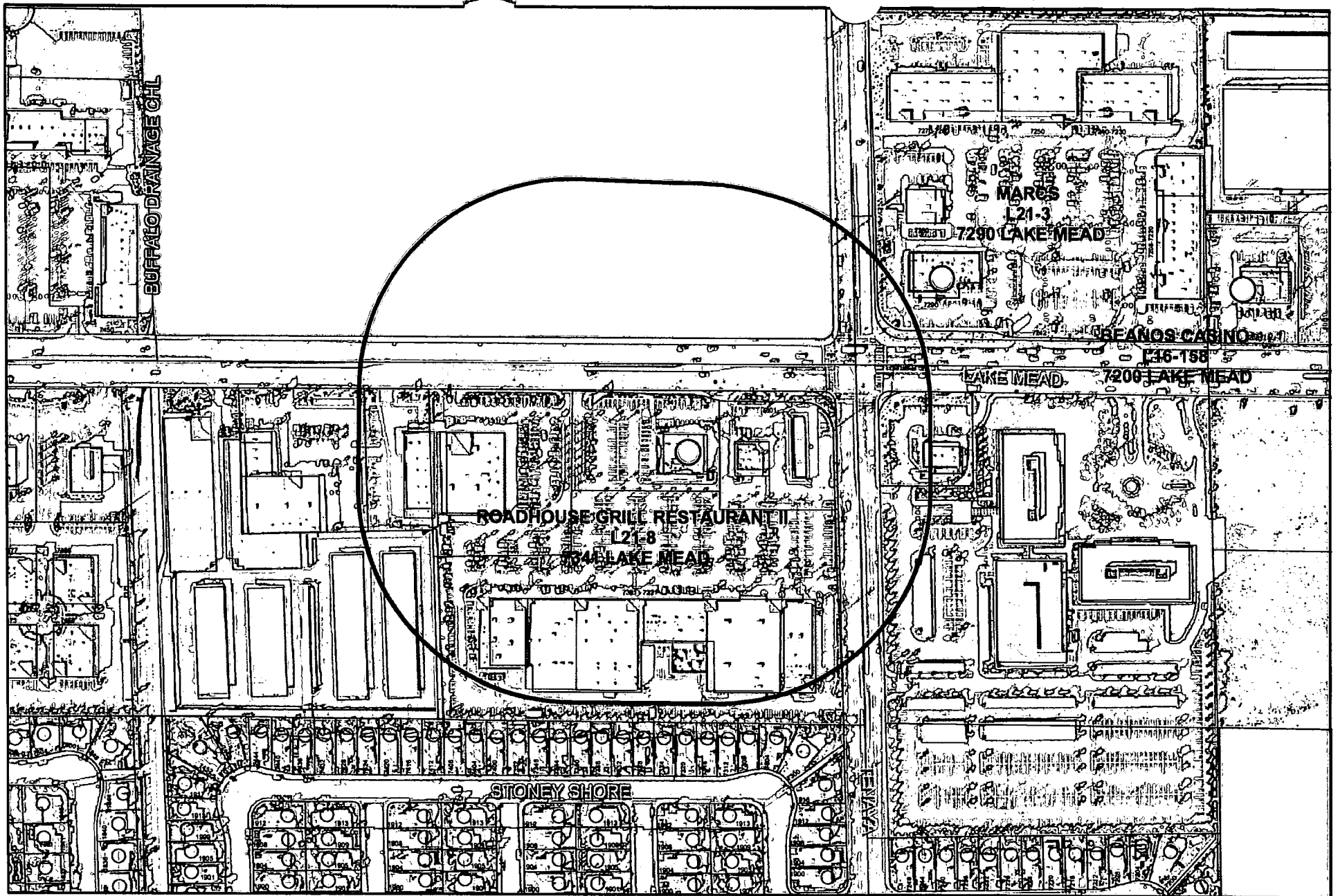
CASE: SUP-5422

RADIUS: 1500 FT

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

0 400 800 Feet





SUP-5422

Protected Landuses

- | | |
|---------|-----------|
| Parks | Taverns |
| Schools | Religious |

Business Licenses

- | | |
|--|----------------------------------|
| Tavern | Child Care/
Children Facility |
| Supper Club/
Restaurant Service Bar | |

- | |
|------------------|
| Subject Property |
| 400 foot buffer |



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-5422 - APPLICANT: KAHUNA GRILL LAKE MEAD, LLC
- OWNER: AMERICAN PACIFIC CAPITAL PAVILION COMPANY, L.L.C.**

**** CONDITIONS ****

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

Planning and Development

1. This Special Use shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all City Code standards for a supper club.
3. A waiver is granted to the 400 foot separation distance from a City park.
4. Approval of this Special Use Permit does not constitute issuance of a liquor license.
5. Development shall be in conformance with submitted plans and elevations.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Supper Club at 7341 W. Lake Mead Boulevard, which is one parcel west of the intersection of Lake Mead and Tenaya Way. This site previously housed the Roadhouse Grill, which was licensed as a Supper Club.

B) Applicant's Justification

The applicant states that the Roadhouse Grill closed its doors long enough for the special use permit to expire, therefore a new application is required. There is no known history to the operation of the Roadhouse Grill that justifies concerns pertaining to another special use permit for this site. If approved, this would be the third "Kahuna Grill" in Southern Nevada, in addition to the Kanunaville restaurant within the Treasure Island Hotel and Casino. The restaurant's friendly atmosphere will enhance the neighborhood and provide an amenity for families using the nearby Betty Wilson Soccer Complex.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|---|
| 08/16/95 | The City Council approved a Rezoning to C-1 (Limited Commercial) on the subject site. (Z-0053-95). |
| 04/27/98 | The City Council approved a Special Use Permit for the off-premise sale of beer and wine in conjunction with a convenience store on the property located directly on the southwest corner of Tenaya Way and Lake Mead Boulevard. The Planning Commission and staff recommended approval. (U-0024-98). |
| 07/13/98 | The City Council approved a Special Use Permit for a 7,520 square-foot Supper Club on the subject site. The Planning Commission and staff recommended approval. (U-0057-98). |
| 09/28/98 | The City Council approved a 23,000 square-foot commercial center on a 2.2 acre parcel located 800 feet west of the intersection of Lake Mead Boulevard and Tenaya Way. The Planning Commission and staff recommended approval. (U-0053-95). |
| 12/07/98 | The City Council approved a Variance to allow a second free standing ground sign at 7303 W. Lake Mead Boulevard. The Board of Zoning Adjustment and staff had recommended denial. |

12/02/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #7/dc).

B) Pre-Application Meeting

07/30/04 The applicant was made aware of the number of plans and application fees needed to submit for a special use permit.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.68 (For the entire shopping center)
Net Acres: 1.14 (For the Supper Club Area)

B) Existing Land Use

Subject Property: Commercial Center
North: Betty Wilson Soccer Complex
South: Commercial Center
East: Commercial Center
West: Commercial Center

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: PR (Parks/Recreation)
South: SC (Service Commercial)
East: SC (Service Commercial)
West: SC (Service Commercial)

D) Existing Zoning

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

E) General Plan Compliance

This site is designated SC (Service Commercial) on the Southwest Sector Map of the General Plan. It is zoned C-1 (Limited Commercial), which conforms to the General Plan designation. The Special Use Permit request conforms to the General Plan designation for this site.

<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

This site is not within any special area plan or overlay district.

ANALYSIS

A) *Zoning Code Compliance*

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
General Retail	115,847 Square Feet	1/250	455	9	638	10

The overall center exceeds the parking standards of the Code. There are 76 parking spaces on the parcel covered by the supper club, which exceeds the parking standards for this use.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Supper Club	400 Feet from City Park	100 Feet

Title 19.04.050 (B) requires supper clubs to be located more than 400 feet from any church, synagogue, school or child care facility licensed for more than twelve children. The Betty Wilson Soccer Complex is located on the opposite side of this site, approximately 100 feet away.

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

Standards	Code Requirement	Provided
Trash Enclosure	Covered	Y

The trash enclosure meets Code standards.

B) General Analysis and Discussion

- Zoning

A Supper Club is permitted with the approval of a Special Use Permit.

- Use

A Supper Club is defined in Title 19.20 as “a restaurant and bar operation with alcoholic beverage sales; wherein the bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors; wherein the actual seating available at all times within the restaurant area will accommodate at least 125 persons; wherein alcoholic beverages are served in the restaurant area only in conjunction with the service of food; wherein full course meals are available during all hours the bar area is open to the public; wherein a cook and food server, other than a bartender, are available at all times the bar area is open to the public; and wherein the restaurant operation is the principal portion of the business.”

The applicant has submitted a floor plan showing conformance to this definition.

The previous use of this building was for a Supper Club, which operated in a manner that was harmonious and compatible with the surrounding area. There are no immediate concerns with approving another special use permit for the proposed use.

Although a similar use operated in this building, it has been closed for a sufficient amount of time to warrant a new special use permit for this applicant. The building is located within 400 feet of the Betty Wilson Soccer Complex, which is a City park. Therefore, a waiver is required. Staff recommends the waiver for the following reasons:

1. Lake Mead Boulevard is a major arterial that separates the supper club from the park.
2. A Supper Club previously operated on the site, without incident.
3. A convenience store is located directly east of the proposed Supper Club, which has sold beer and wine off-premise without incident.
4. The building is located within an established commercial center.

FINDINGS

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

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

The proposed Supper Club is located within an existing commercial center. A Supper Club previously operated in this building in a manner harmonious and compatible with the surrounding area.

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

As a Supper Club previously occupied this site, it has been demonstrated this site is physically capable of supporting the 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 Lake Mead Boulevard. It is adequate to meet the needs of this 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 Supper Club will be subject to periodic inspection by public regulatory agencies. This use should not adversely affect the public health, safety and welfare of the residents of this area of the City.

NOTICES MAILED 408 by City Clerk

APPROVALS 0

PROTESTS 0

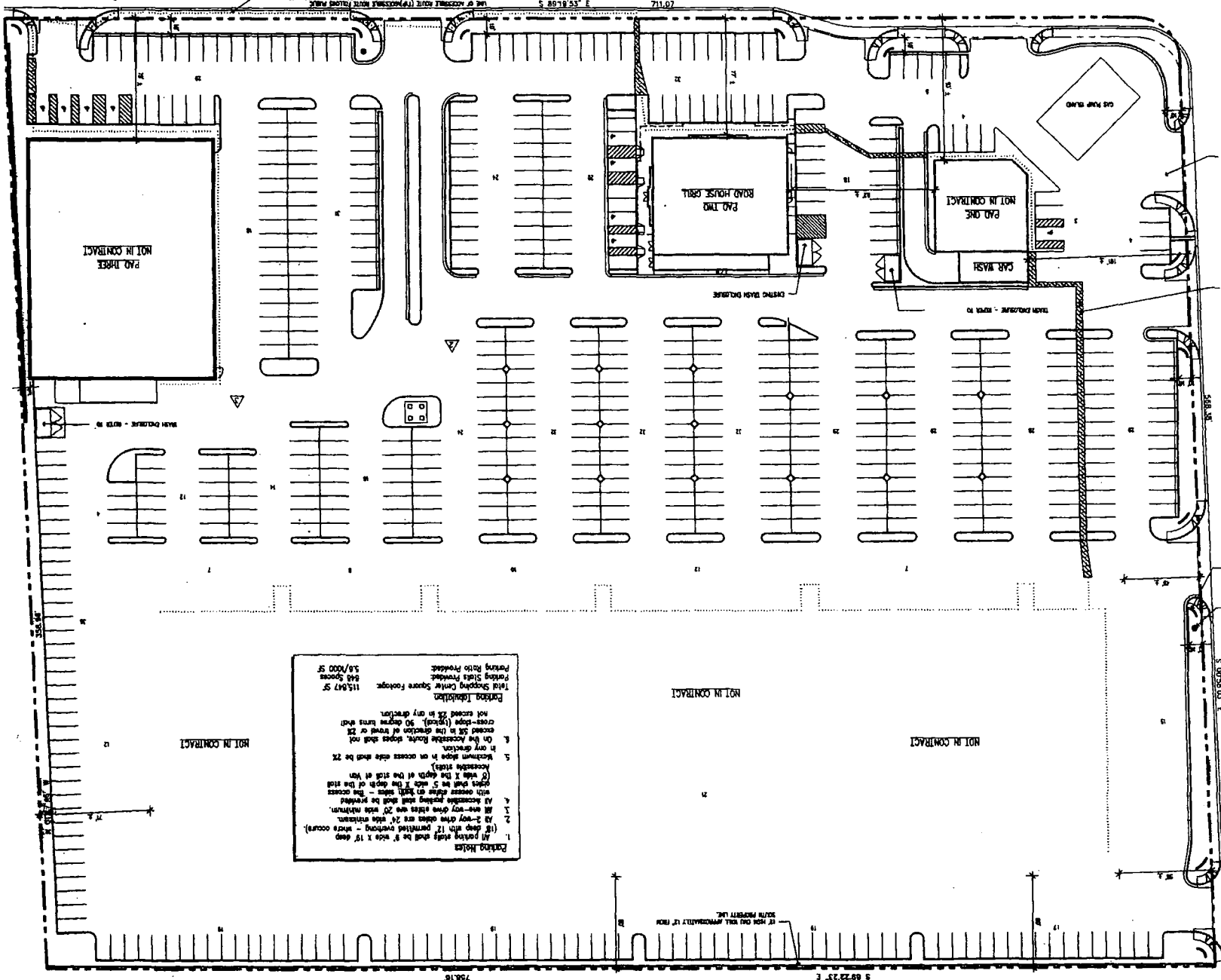
12-02-04 PC

SUP-5422

DATE: 12-02-04



SEE TO THE...
NOT TO BE...
NOT TO BE...



Parking Notes

1. All parking stalls shall be 8' wide x 15' deep.
2. 15' deep stalls with 12' parking width - where occurs.
3. All one-way drive aisles shall be 20' wide minimum.
4. All accessible parking stalls shall be provided with orange stripes on both sides - the access aisle shall be 5' wide x the depth of the stall (or with X the depth of the stall at 90 degrees).
5. Accessible stalls shall be 20' wide x 15' deep.
6. On the Accessible Route, slopes shall not exceed 1:12 in the direction of travel or 1:20 in any direction.
7. Not exceed 2% in any direction.

Portico Information

Total Shopping Center Square Footage: 115,947 SF
Total Spaces: 544
Parking Ratio Provided: 5.5/1000 SF

NOTED AREA...
SEE TO THE...
NOT TO BE...

LINE OF ACCESSIBLE ROUTE (10')

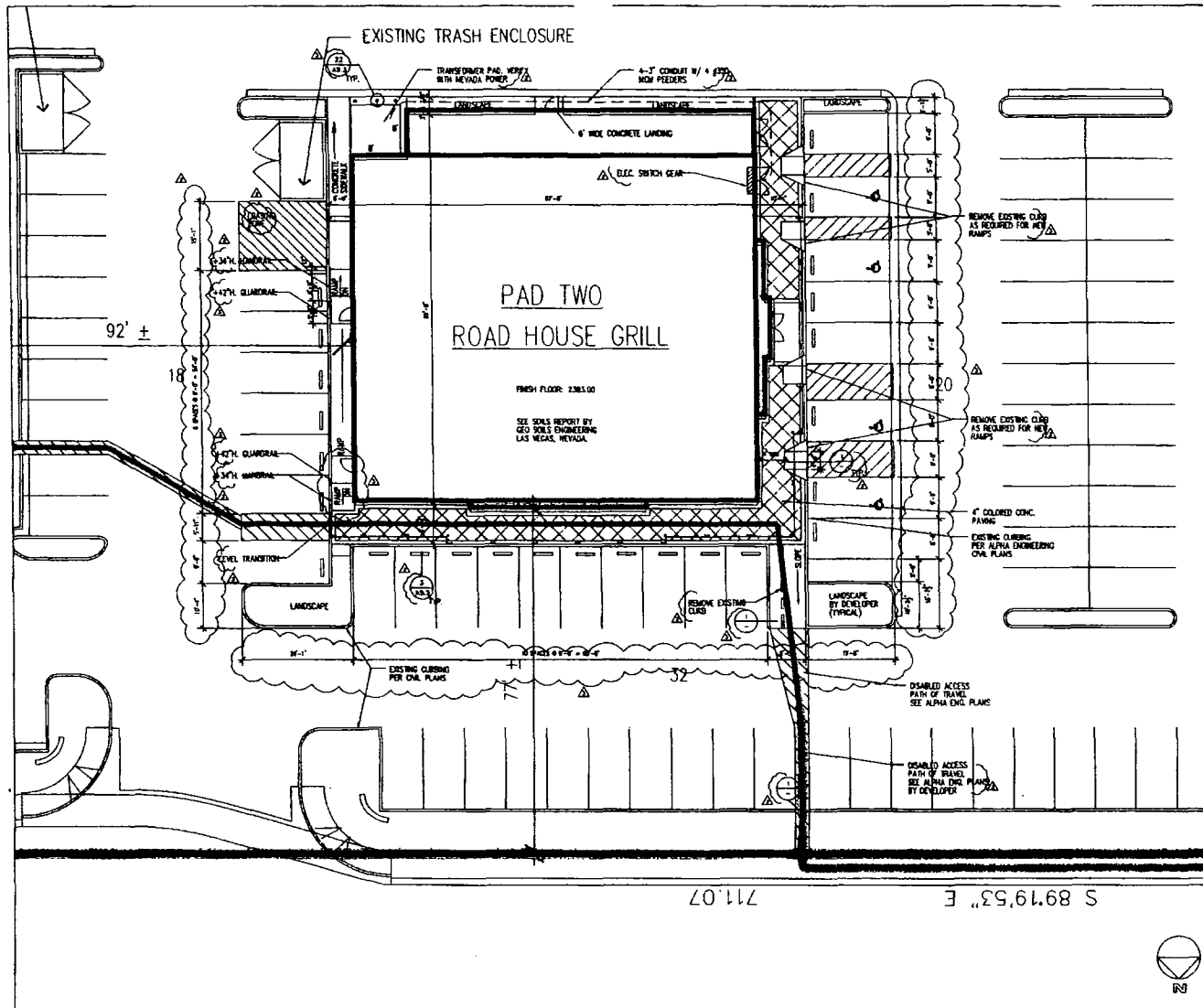
TENAYA WAY

DRIVEWAY (TYPICAL OF 11' LOCATIONS)
PARKING SPACE (TYPICAL OF 11' LOCATIONS)

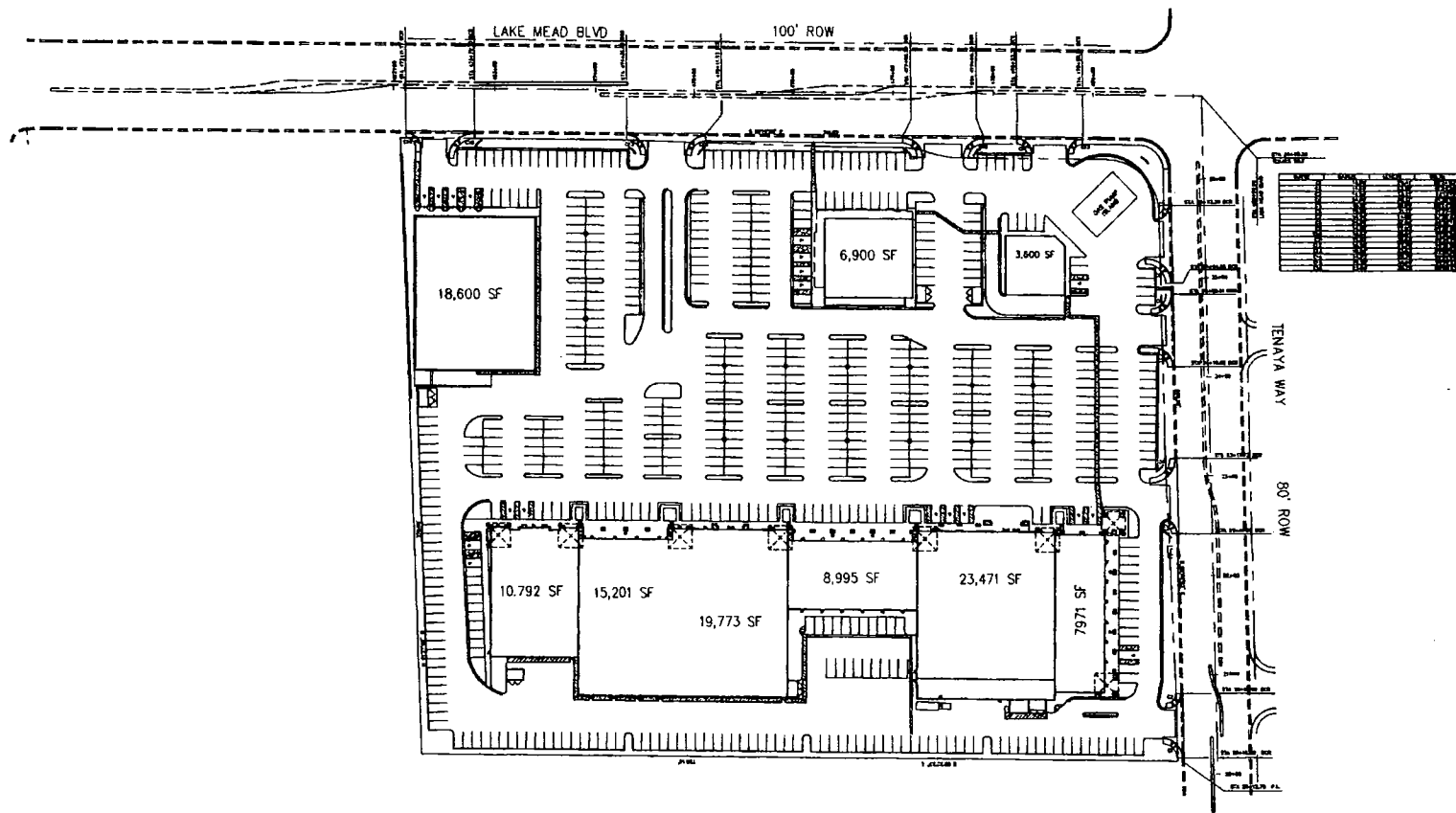
NOT IN CONTRACT

NOT IN CONTRACT

NOT IN CONTRACT

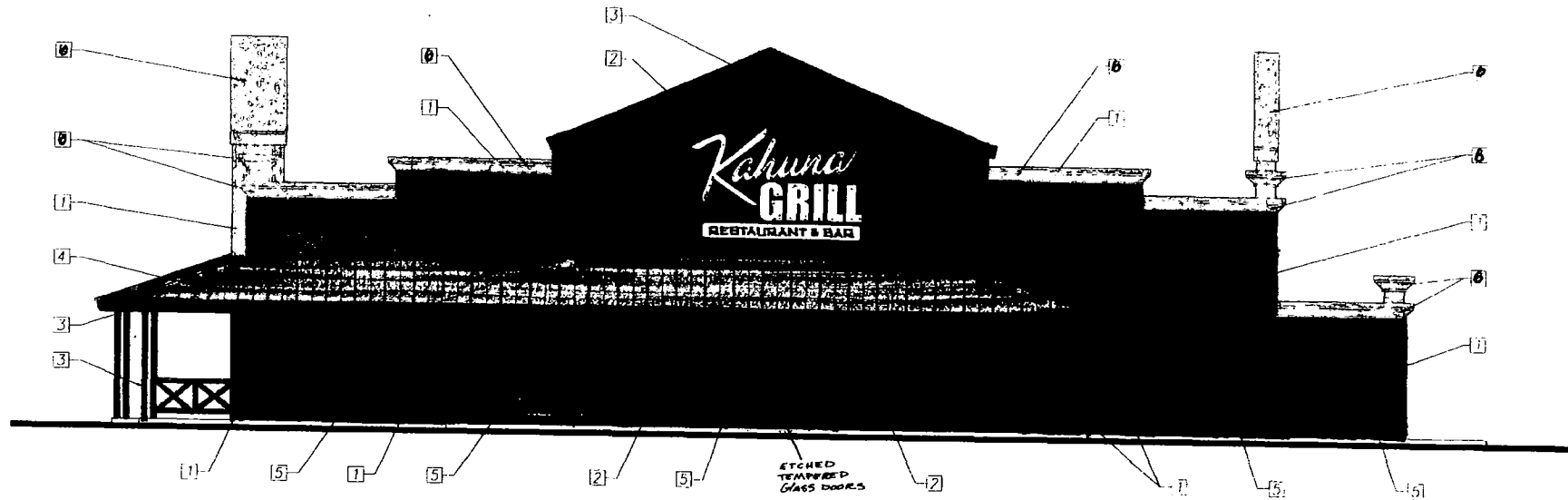


SUP-5422
12-02-04 PC



SUP-5422
12-02-04 PC

ROADHOUSE GRILL



COLOR SCHEDULE

- [1] FRAZEE #7783M "TOASTED TAN"
- [2] FRAZEE #8282W "NUTMEAT"
- [3] FRAZEE #7796N "MYTHIC FIRE"
- [4] FRAZEE #AC117N "FRENCH RED"
- [5] FRAZEE #CW051W "SOLO WHITE"

[1] (EXISTING COLOR)- FRAZEE #7783M TOASTED TAN

[2] T.I. COLOR BM 2173-30 (P)-285 (FRAZEE)

[3] MOUNTAIN MAJESTY-GLIDDEN 706609/223

— SAME COLORS ON ALL ELEVATIONS —

[4] (EXISTING COLOR) GREEN-UNKNOWN (STAYS SAME)

[5] MOUNTAIN MAJESTY- GLIDDEN 706609/223

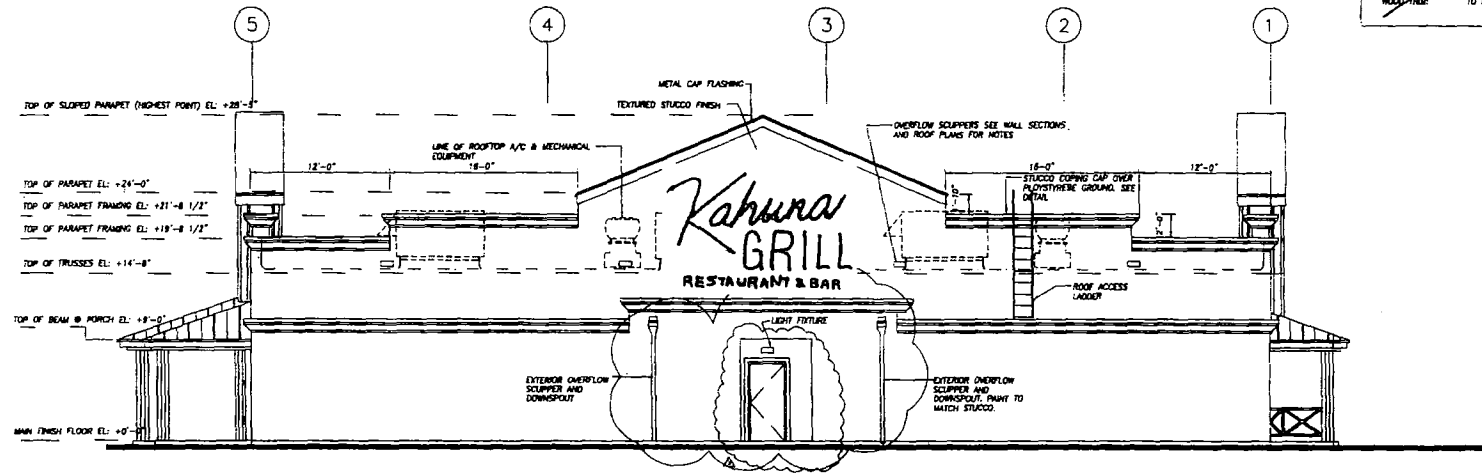
[6] GREY COLOR-UNKNOWN- EXISTING (STAYS SAME)

SUP-5422
12-02-04 PC

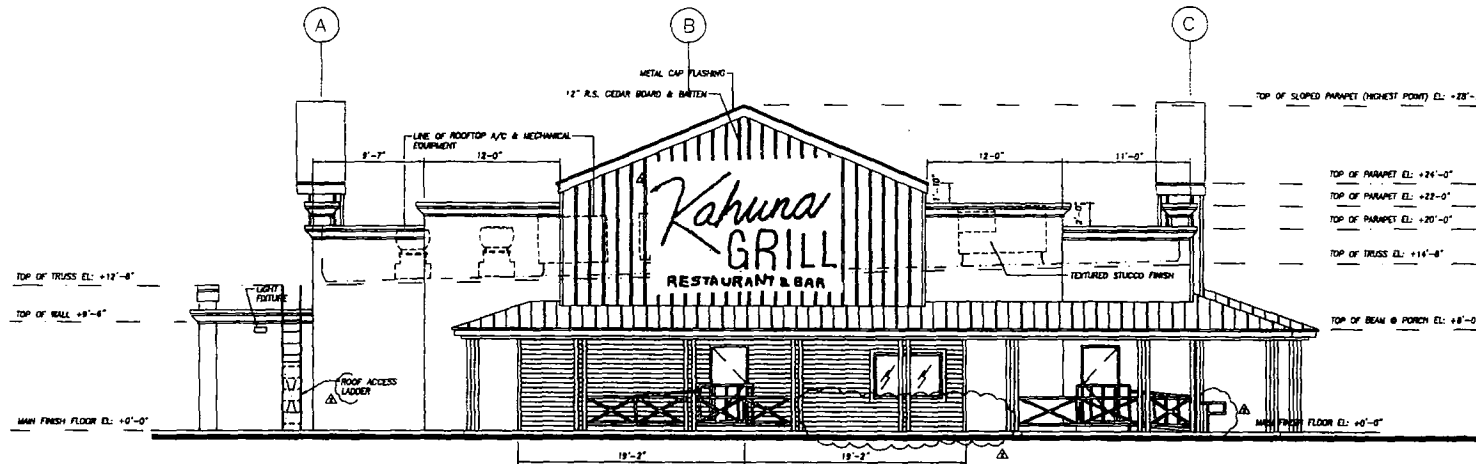
ELEVATION-EXTERIOR COLOR SCHEDULE

STUCCO:	UNDERFOOT (DOW) TO MATCH EXISTING MAIN CENTER
CORNICHE:	NATURAL GRAY TO MATCH MAIN CENTER
ROOFING:	REDWOOD (CHERRY)
WALLS:	WOOD TEXTURED MARSHMALLOW
POSTS:	TO MATCH MAIN TRUSS MEMBERS ON MAIN CENTER
WOOD TRUSS:	TO MATCH MAIN TRUSS MEMBERS ON MAIN CENTER

Same as d
on landscape pl



REAR (SOUTH) ELEVATION

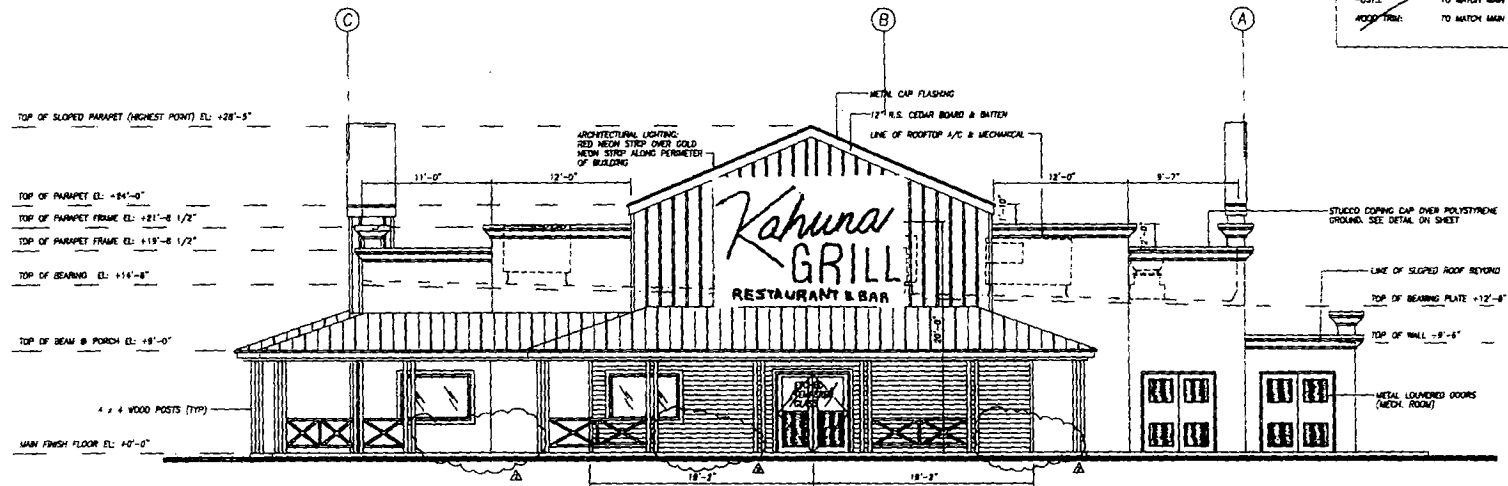


LEFT (EAST) ELEVATION

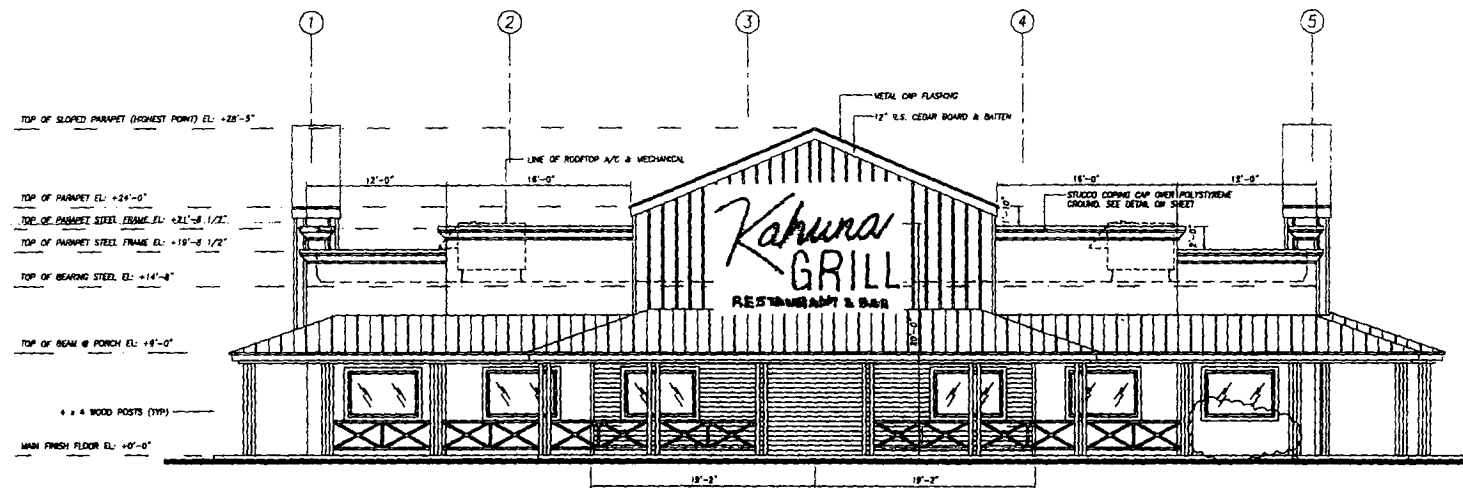
SUP-5422
12-02-04 PC

ELEVATION-EXTERIOR COLOR SCHEDULE

SHEDS:	TENDERFOOT (TAN) TO MATCH EXISTING MAIN CENTER	Same as dep. on landscape pl.
CORNER:	NATURAL OREY TO MATCH MAIN CENTER	
ROOFING:	HICKORY (GREEN)	
WALLS:	WOOD TEXTURED TAHOONITE	
POSTS:	TO MATCH MAIN TRELLIS MEMBERS ON MAIN CENTER	
WOOD TRIM:	TO MATCH MAIN TRELLIS MEMBERS ON MAIN CENTER	



RIGHT (WEST) ELEVATION



FRONT (NORTH) ELEVATION

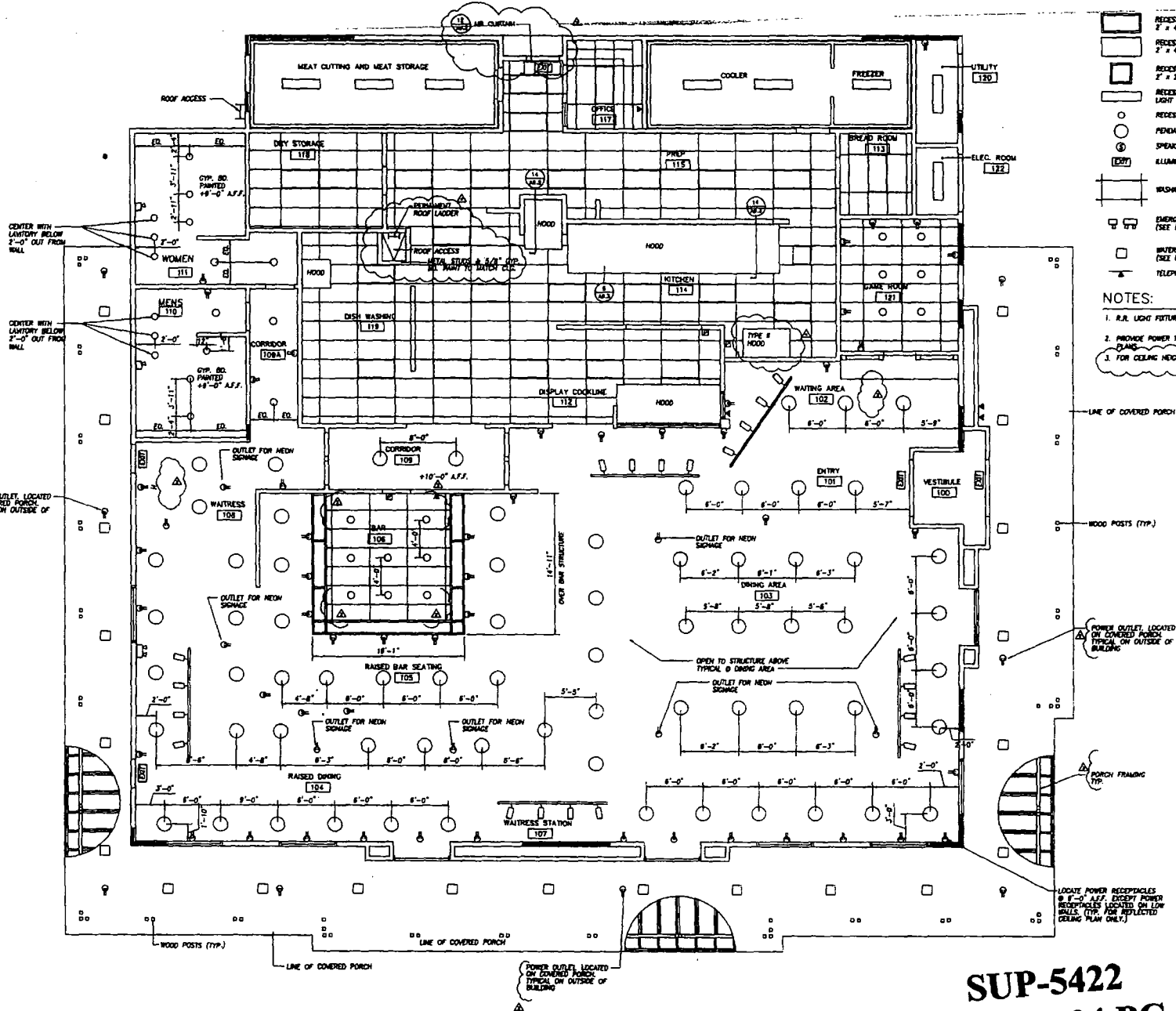
SUP-5422
12-02-04 PC

LIGHTING LEGEND:

- RECESSED FLUORESCENT LIGHT FIXTURE
2' x 4' IN LAY-IN SUSPENDED CEILING
- RECESSED FLUORESCENT LIGHT FIXTURE
2' x 4' IN GYP. BD. CEILING
- RECESSED FLUORESCENT LIGHT FIXTURE
2' x 2' IN LAY-IN SUSPENDED CEILING
- RECESSED GYP. BD. FLUORESCENT
LIGHT FIXTURE, 1' x 2'
- RECESSED DOWN LIGHT
- PENDANT LIGHT
- SPEAKER
- ILLUMINATED EXIT SIGNAGE
- WASHABLE CEILING TILES
- EMERGENCY LIGHTING
(SEE ELECTRICAL PLANS)
- WATERPROOF LIGHT FIXTURE
(SEE ELECTRICAL PLANS)
- TELEPHONE OUTLETS

NOTES:

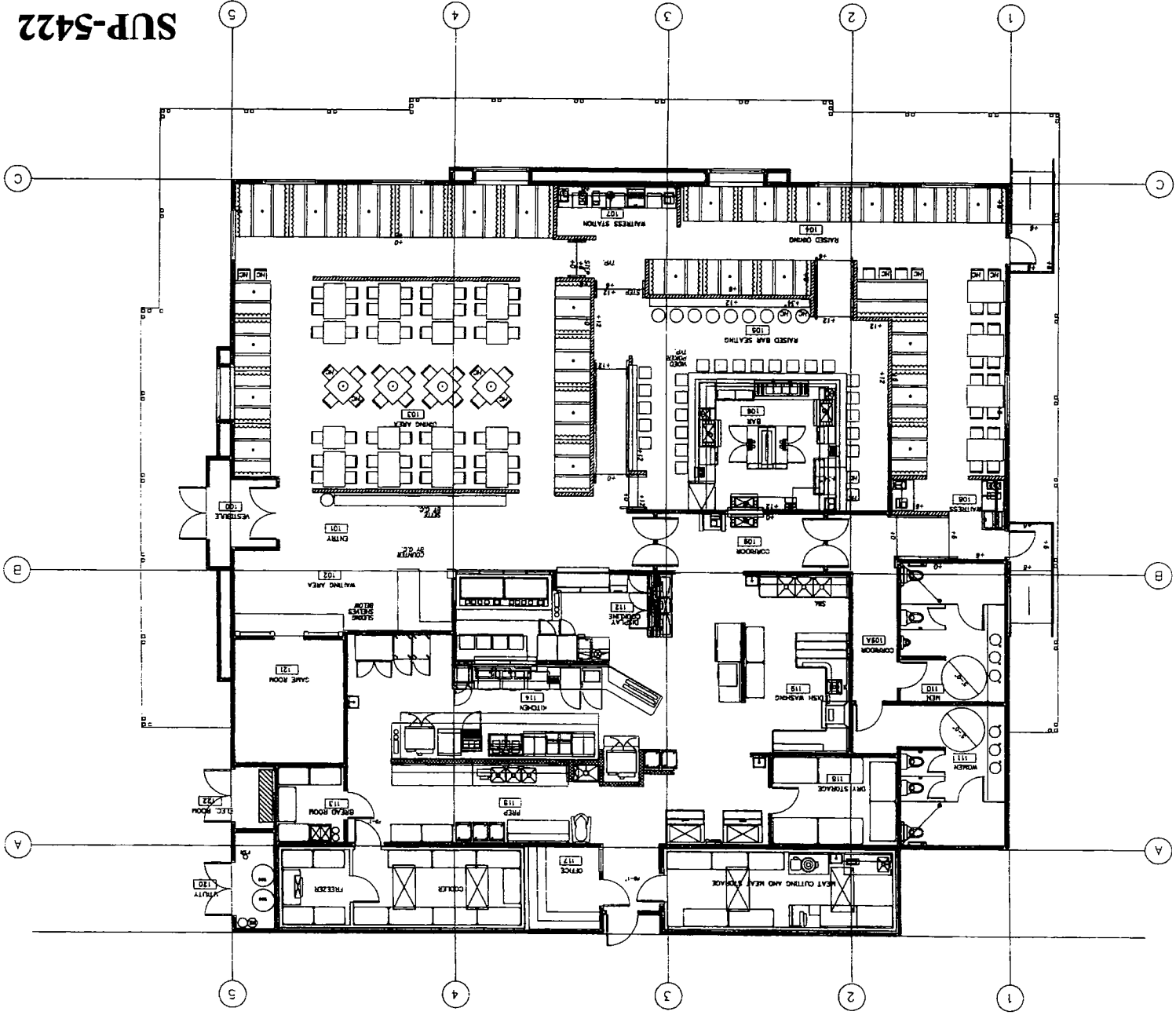
1. R.L. LIGHT FIXTURE TO BE ON DIMMER SWITCHES.
2. PROVIDE POWER TO 3 EXTERIOR SIGNS. SEE ELECTRICAL PLANS.
3. FOR CEILING HEIGHTS, SEE FINISH SCHEDULE, ARI.1

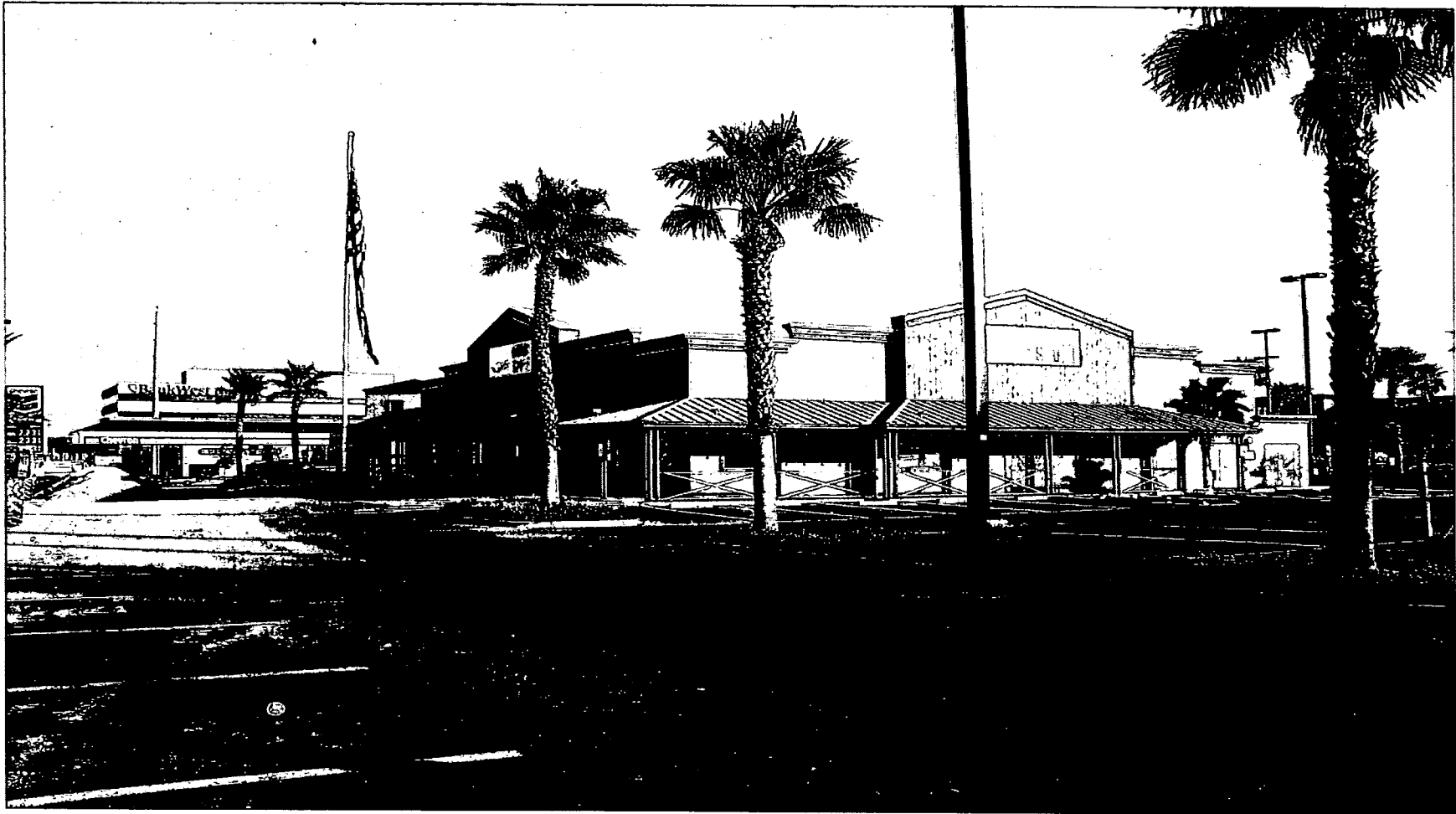


SUP-5422
12-02-04 PC



SUP-5422
12-02-04 PC





SUP-5422 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KAHUNA GRILL LAKE MEAD, LLC - OWNER: AMERICAN PACIFIC CAPITAL PAVILION COMPANY, L.L.C.
7341 WEST LAKE MEAD BOULEVARD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT

SUP-5423 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A CONVENIENCE STORE (WITH FUEL PUMPS) adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial) Town Center Special Land Use Designation], 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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 90 [SUP-5423], Item 91 [SUP-5424], Item 92 [SUP-5425], Item 93 [SUP-5426], Item 94 [SUP-5427], Item 95 [SUP-5428], Item 96 [SUP-5429], Item 97 [SUP-5430], Item 98 [SUP-5431], Item 99 [SUP-5432], Item 100 [SUP-5433], Item 101 [SUP-5434] and Item 102 [SUP-5435].

ATTORNEY JOHN LELEU, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and indicated that both staff and the Planning Commission recommended approval.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 90 [SUP-5423], Item 91 [SUP-5424], Item 92 [SUP-5425], Item 93 [SUP-5426], Item 94 [SUP-5427], Item 95 [SUP-5428], Item 96 [SUP-5429], Item 97 [SUP-5430], Item 98 [SUP-5431], Item 99 [SUP-5432], Item 100 [SUP-5433], Item 101 [SUP-5434] and Item 102 [SUP-5435].

(2:22 - 2:28)

3-2829

CONDITIONS:

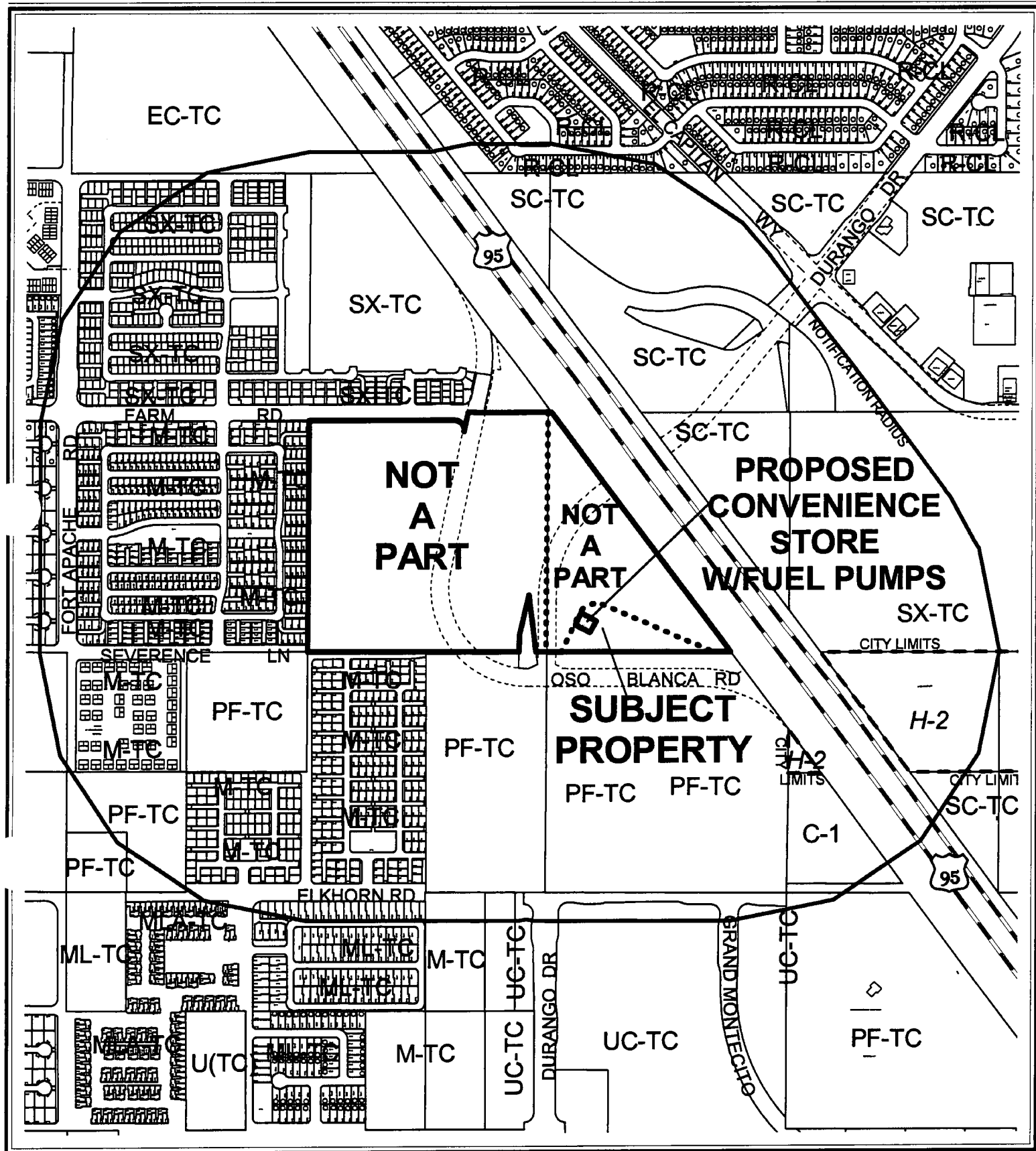
Planning and Development

1. Conformance to all minimum requirements under the town Center Development Standards Manual for a gasoline sales use.

CITY COUNCIL MEETING OF: JANUARY 5, 2005

CONDITIONS - Continued:

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3795].
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. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



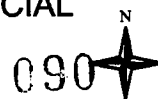
CASE: SUP-5423

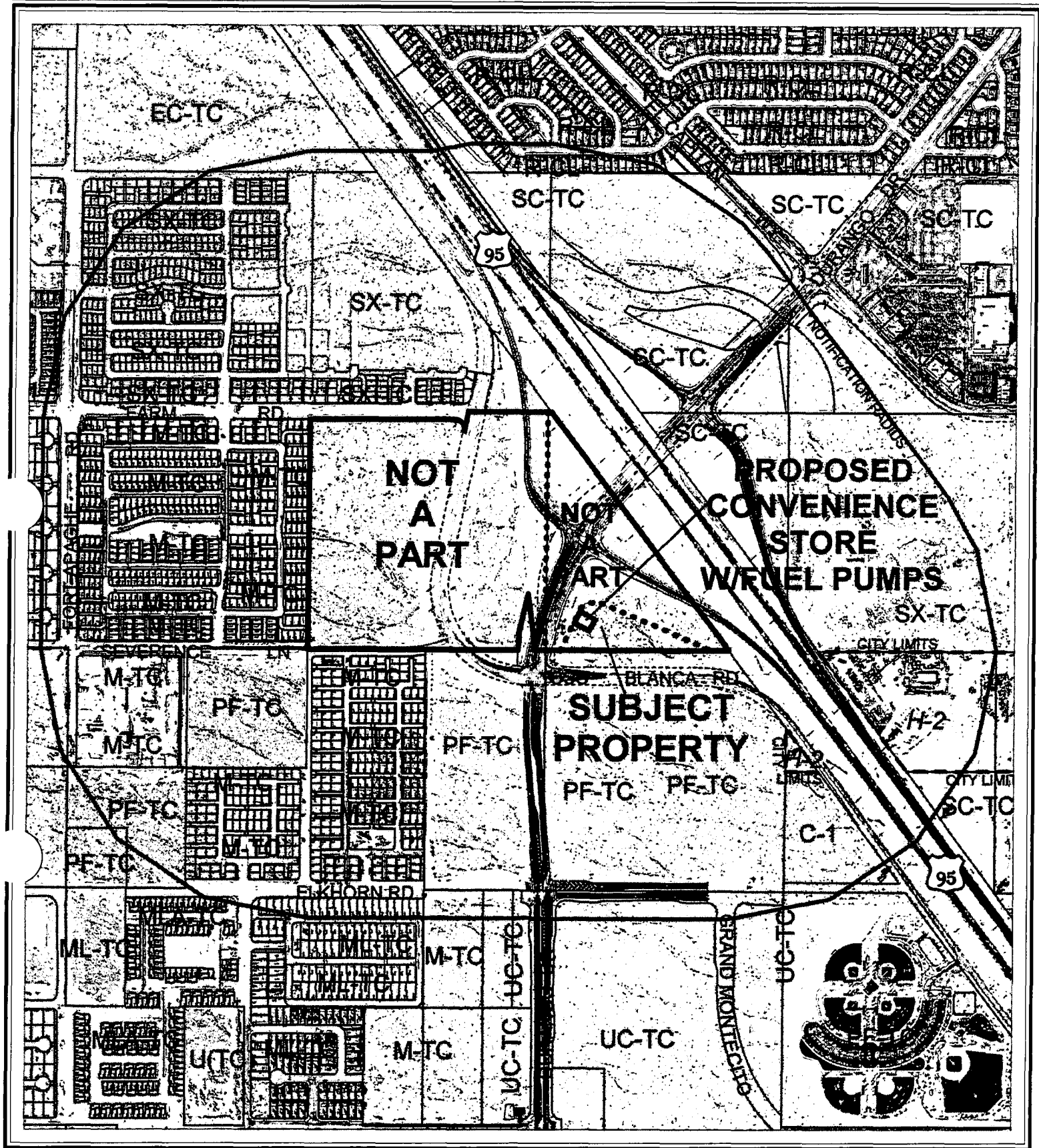
RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]

0 400 800 Feet



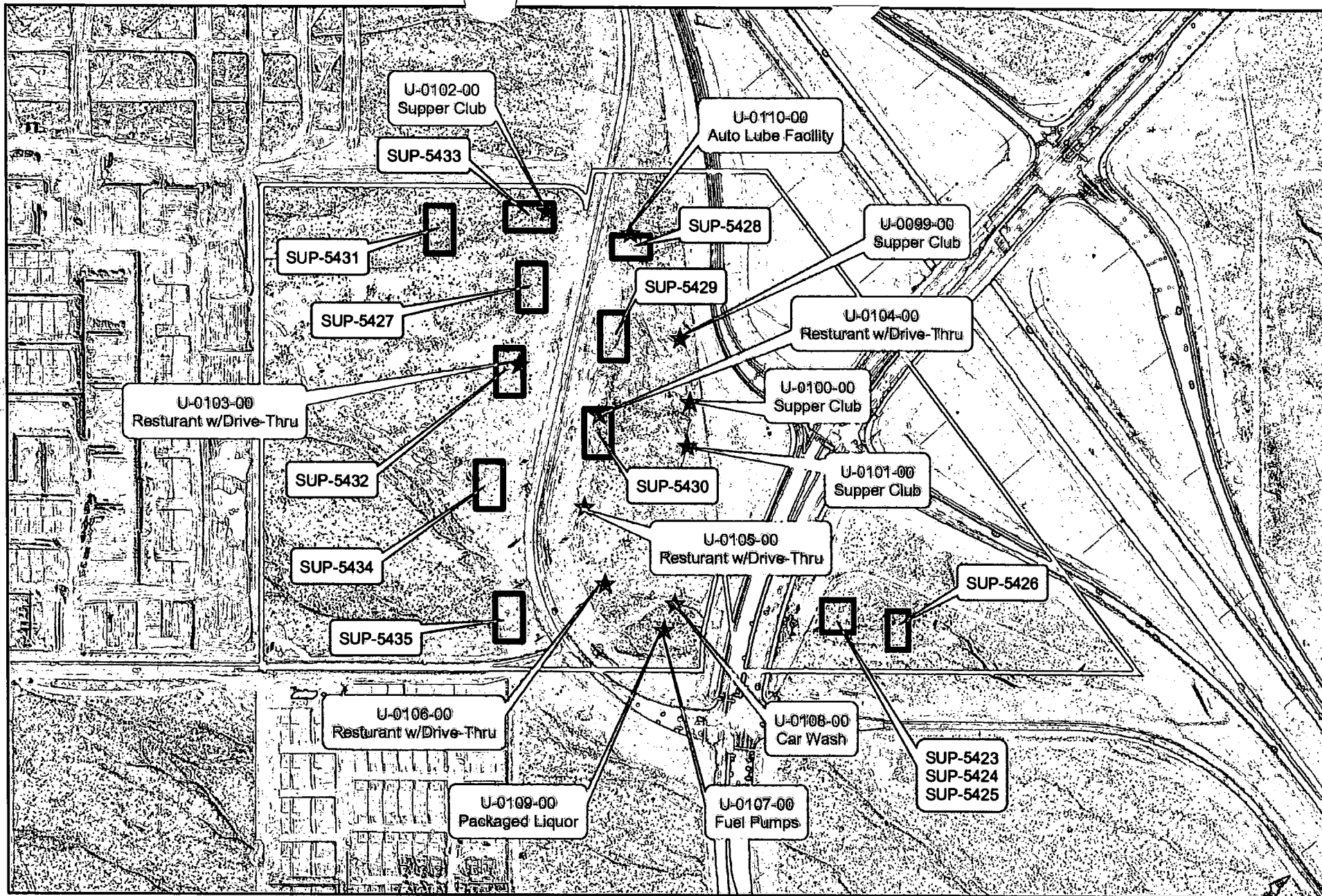


CASE: SUP-5423

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-T-C (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]



Durango Marketplace ALL SUPs

0 212.5 425 850 Feet

-  Subject Property
-  Proposed SUPs
-  Approved SUPs



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5423 - APPLICANT/OWNER: NORTHWEST 95, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all minimum requirements under the town Center Development Standards Manual for a gasoline sales use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3795].
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. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit to allow a Gasoline Sales use in conjunction with a convenience store adjacent to the northeast corner of Oso Blanca Road and Durango Drive.

B) Applicant's Justification

This project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

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 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. The Planning Commission and Staff recommended approval.
- 11/15/00 The City Council approved a Site Development Plan Review for a 284,150 square foot commercial center on the subject property as part of a larger request [Z-0076-98(15)]. In addition, 12 associated Special Use Permit applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility (U-0099-00 through U-0110-00). The Planning Commission and staff recommended approval.
- 04/07/04 The City Council approved a Site Development Plan Review (SDR-3795) for a 293,355 square-foot retail center. The Planning Commission and staff recommended approval.

12/02/04 The Planning Commission recommended approval of 12 other Special Use Permit applications as companion items to this request.

12/02/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #8/kw).

B) Pre-Application Meeting

10/08/04 The following was discussed:

- 12 Special Use permits were previously approved on this site.
- New site plan changed the configuration of pads and added an additional pad.
- All new SUP's will replace the previous 12.
- No protected uses within 400 feet of the site.
- No floor plans are required because parking meets or exceeds Title 19 standards.

C) Neighborhood Meetings

No neighborhood meeting was required or conducted with respect to this Special Use Permit application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 16.1

B) Existing Land Use

Subject Property: Undeveloped

North: US-95

South: Undeveloped

East: US-95

West: Undeveloped

C) Planned Land Use

Subject Property: SC-TC (Service Commercial- Town Center)

North: US-95

South: PF-TC (Public Facility- Town Center)

East: US-95

West: SC-TC (Service Commercial- Town Center)

D) Existing Zoning

Subject Property: T-C (Town Center)

North: US-95

South: T-C (Town Center)

East: US-95

West: T-C (Town Center)

E) General Plan Compliance

The General Plan designation of the subject site on the Centennial Hills Sector Plan map is TC (Town Center). The site is designated as SC-TC (Service Commercial- Town Center) on the Town Center Land Use Plan, Map 4 of the Centennial Hills Sector Plan. The SC-TC implements the TC land use and is consistent with the land use. The proposed use is allowed in the SC-TC district by approval of a Special Use Permit. The use therefore is consistent with the Centennial Hills Sector Plan.

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

Town Center Development Standards – Future land use of the site is governed by the provisions of the Town Center Development Standards and other applicable city codes, standards, and guidelines.

Trails – Trails in the Town Center area are shown on Map 6, “Town Center Multi-use Trail Alignments”, of the Transportation Trails Element of the Master Plan.

Oso Blanca Road, on the south boundary of the site, will be developed as a Town Center 90 Foot Frontage Road, which includes a four-foot amenity zone and a five-foot sidewalk on either side of the street. These street section improvements are the features of the Trail System and will need to be reflected on any future site plans for the area.

INTERAGENCY ISSUES

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

- 1) Any Special Use Permit within 500 feet of a corporate boundary.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. As of the writing of this report there have not been any comments received by staff.

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

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Since the proposed Gasoline Sales use is ancillary to the principal Convenience Store use, it will not generate additional parking to that which would be required for the Convenience Store use.

A2) Minimum Distance Separation Requirements

The requirements of the Town Center Development Standards Manual that require a 330-foot separation distance between "Convenience Stores with Fuel Pumps" uses and any single-family detached dwelling, and prohibit the use of any outside public address or bell system.

The proposal meets the separation standards as the closest single-family dwelling is over 600 feet to the west.

B) General Analysis and Discussion

- **Zoning**

The subject site is currently zoned T-C (Town Center). The proposed "Gasoline Sales" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- **Use**

This application requests approval of Gasoline Sales in conjunction with a convenience store at the subject location.

The Town Center Development Standards require a 330-foot separation distance between "Convenience Stores with Fuel Pumps" uses and any single-family detached dwelling, and prohibit the use of any outside public address or bell system. There are no single-family dwellings within 330 feet of the site. As a result, the use appears to be acceptable at the subject location, given the approved policies governing the area.

- **Conditions**

The conditions applicable to the proposed Gasoline Sales use require a 330-foot separation distance between "Convenience Stores with Fuel Pumps" uses and any single-family detached dwelling, and prohibit the use of any outside public address or bell system. Approval of this use is also subject to conformance with the conditions of approval for Site Development Plan Review SDR-3795.

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 Town Center Development Standards require a 330-foot separation distance between “Convenience Stores with Fuel Pumps” uses and any single-family detached dwelling, and prohibit the use of any outside public address or bell system. This use would meet the minimum Town Center distance separation requirements as there are no single-family homes within 330 of the subject parcel.

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

The subject site is level and contains no physical impediments to development. It is physically suitable for the type and intensity of land use as proposed by this Gasoline Sales 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.”**

Oso Blanca Road, on the south boundary of the site, will be developed as a Town Center 90-foot Town Center Frontage Road. This street will have adequate capacity to serve the proposed development.

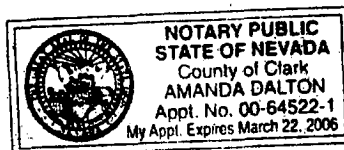
4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The proposed Gasoline Sales use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 102 by City Clerk

APPROVALS 0

PROTESTS 0



PROPOSED LOT COVERAGES

LOT 1
SITE 21.06 ACRES 1871
(+/- 50,000 SF)

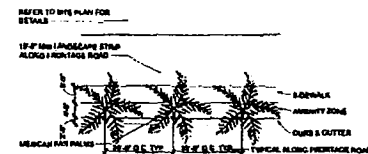
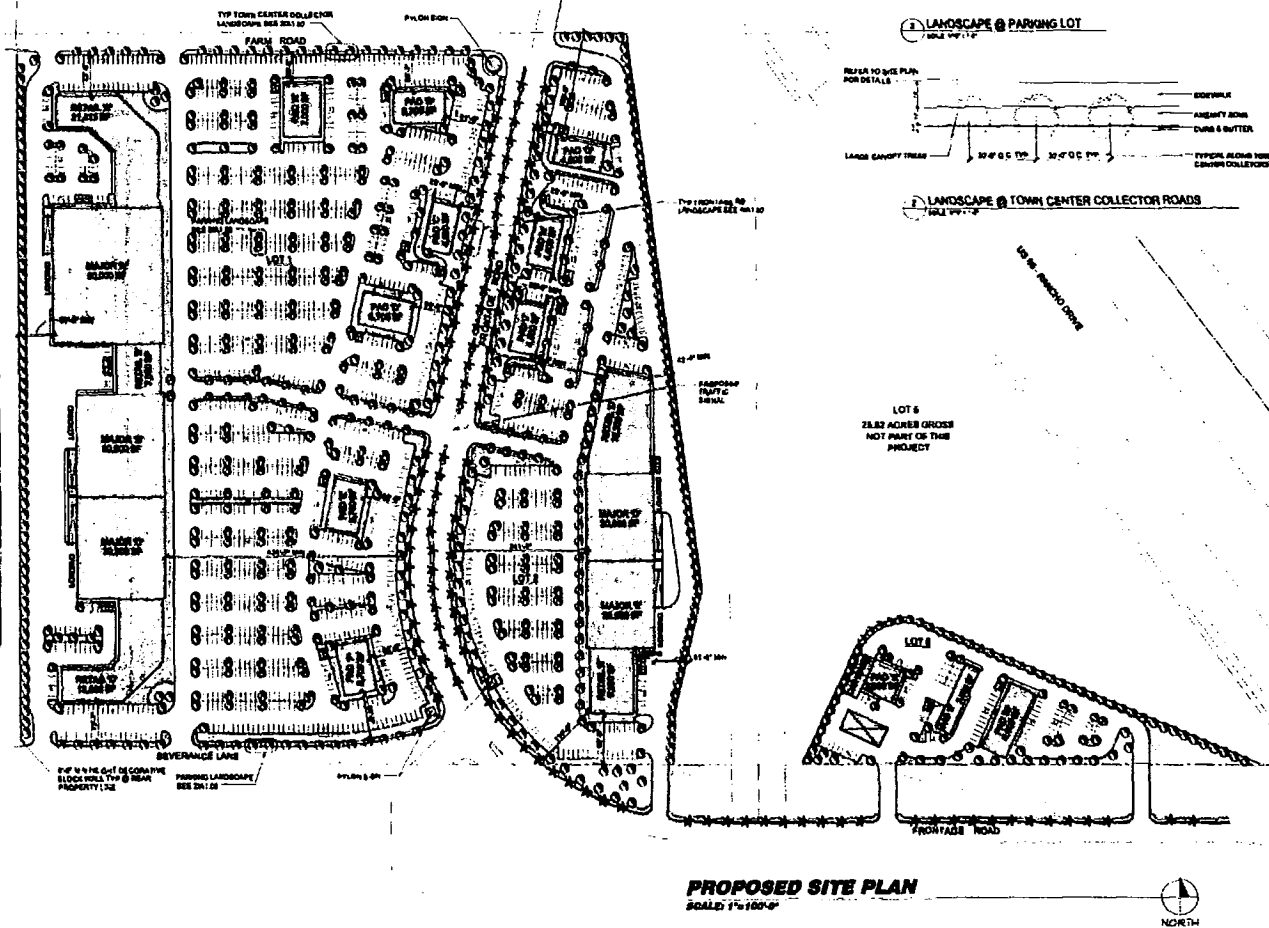
TOTAL BUILDING AREA LOT 1 = 191,828 SF
LOT COVERAGE = 30.3%

LOT 2
SITE 8.91 ACRES 1461
(+/- 118,112 SF)

TOTAL BUILDING AREA LOT 2 = 81,030 SF
LOT COVERAGE = 16.3%

LOT 6
SITE 2.80 ACRES 1461
(+/- 137,860 SF)

TOTAL BUILDING AREA LOT 6 = 30,000 SF
LOT COVERAGE = 18.4%



LANDSCAPE & FRONTAGE ROAD



3 LANDSCAPE & PARKING LOT



LANDSCAPE @ TOWN CENTER COLLECTOR ROADS

SUP-5423
12-02-04 PC

RECEIVED
OCT 08 2004

YWS
ARCHITECTS

**ARCHITECTURE INTERIOR
PLANNING THEATRE**
8000 WEST PATRICK LANE
LAS VEGAS, NEVADA 89118
P. (702) 343-9970 F. (702) 216-2677
E: info@jgppchicago.com



2004

1.

~~Classified~~ 12041-

1

Abstract

1

PROJECT NAME:

955

33

100-443887-100

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-11-2010 BY 60322
UCBAW

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-11-2010 BY 60322
UCBAW

[illegible]

REF R51

NO.	DATE	CAUSE

A single staff of music with handwritten notation. The notation includes a treble clef, a key signature of one sharp (F#), and a series of notes and rests. The notes are mostly eighth and sixteenth notes, with some beamed together. There are also some rests and a few accidentals (sharps and naturals).

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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REFERENCE

NOTES**DATA**

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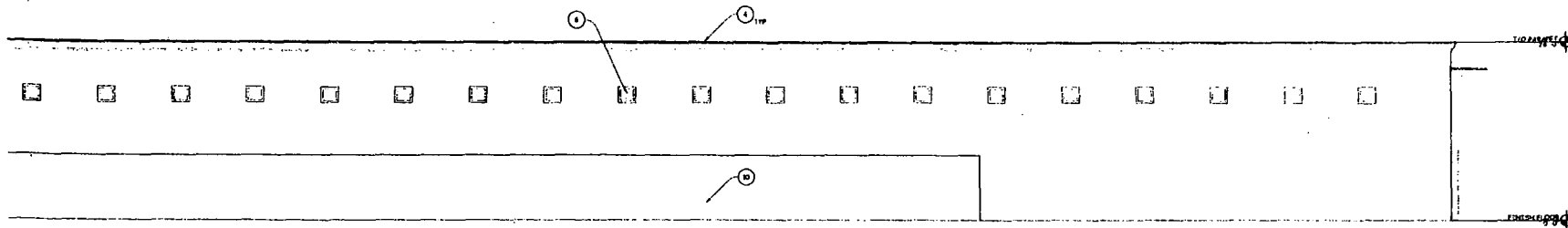
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DATE:

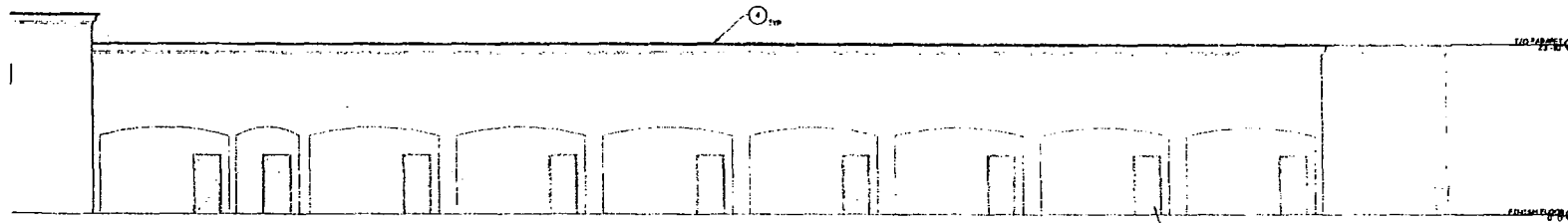
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 10:00 PM
 10:00 PM

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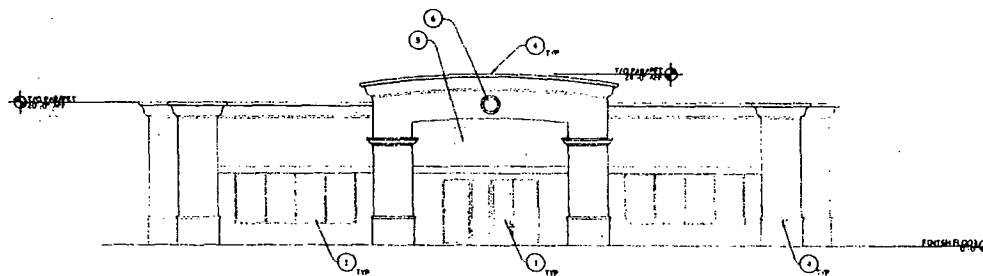
A1.99



BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - RETAIL D (REAR)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL SUPPER CLUB
SCALE: 1/8" = 1'-0"

- EXTERIOR FINISH LEGEND**
1. ALUM & GLASS DOORS & WINDOWS
 2. TILE WAINSCOT
 3. PAINTED STEEL TRELLIS
 4. ARCHITECTURAL POP-OUT / TRIM
 5. LOCATION FOR SIGN
 6. TILE INSET W/ ARCHITECTURAL POP-OUT
 7. STONE CLADDING
 8. PLASTER REVEALS
 9. PAINTED STEEL DOOR
 10. PAINTED CMU LOADING DOCK WALL

YWS
ARCHITECTS

ARCHITECTURE INTERIORS
PLANNING DESIGN
1000 WEST HAWK LANE
LAS VEGAS, NEVADA 89116
P. (702) 734-8877 F. (702) 734-2011
E. info@ywsarchitects.com

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
1000 WEST HAWK LANE
LAS VEGAS, NV 89116
DATE: 01/20/04

NO. 1000 WEST HAWK LANE
LAS VEGAS, NV 89116
DATE: 01/20/04

NO. 1000 WEST HAWK LANE
LAS VEGAS, NV 89116
DATE: 01/20/04

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
1000 WEST HAWK LANE
LAS VEGAS, NV 89116
DATE: 01/20/04

NO.	REVISION	DATE

**PROPOSED
EXTERIOR
BUILDING
ELEVATIONS**

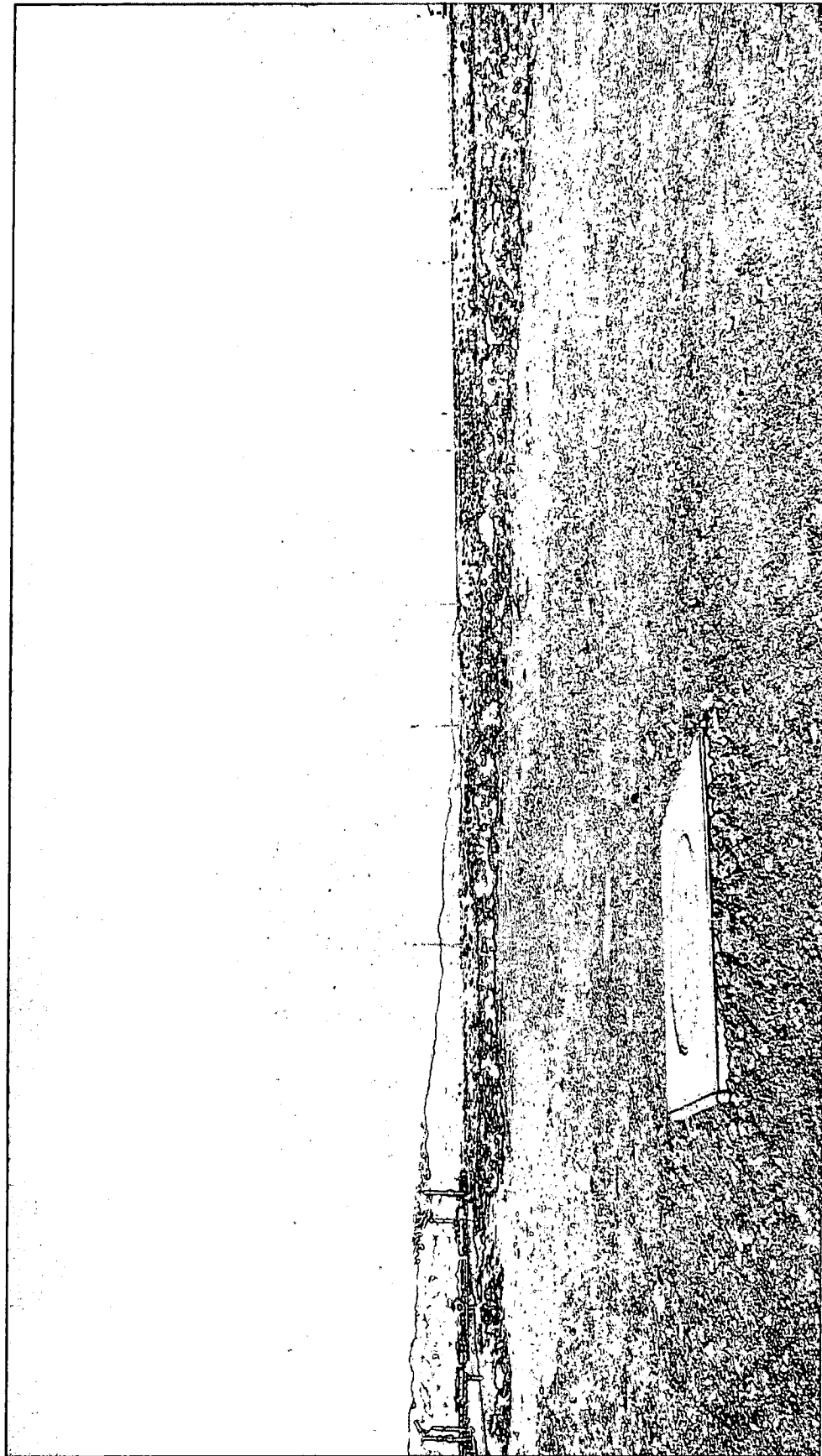
PROJECT NO.
00-057-03
DATE:
JANUARY 23, 2004
ISSUED FOR:
CONSTRUCTION

A5.06

SUP-5423
12-02-04 PC



- EXTERIOR FINISH LEGEND**
1. ALUM & GLASS DOORS & WINDOWS
 2. TILE WAINSCOT
 3. PAINTED STEEL TRELLIS
 4. ARCHITECTURAL POP-OUT / TRIM
 5. LOCATION FOR SIGN
 6. TILE INSET W/ ARCHITECTURAL POP-OUT
 7. STONE CLADDING
 8. PLASTER REVEALS
 9. PAINTED STEEL DOOR
 10. PAINTED CMU LOADING DOCK WALL



SUP-5423 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95,
LLC
NORTHEAST CORNER OF DURNAGO DRIVE AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5424 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A CAR WASH (AUTOMATIC) adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], 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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 90 [SUP-5423] for all related discussion.

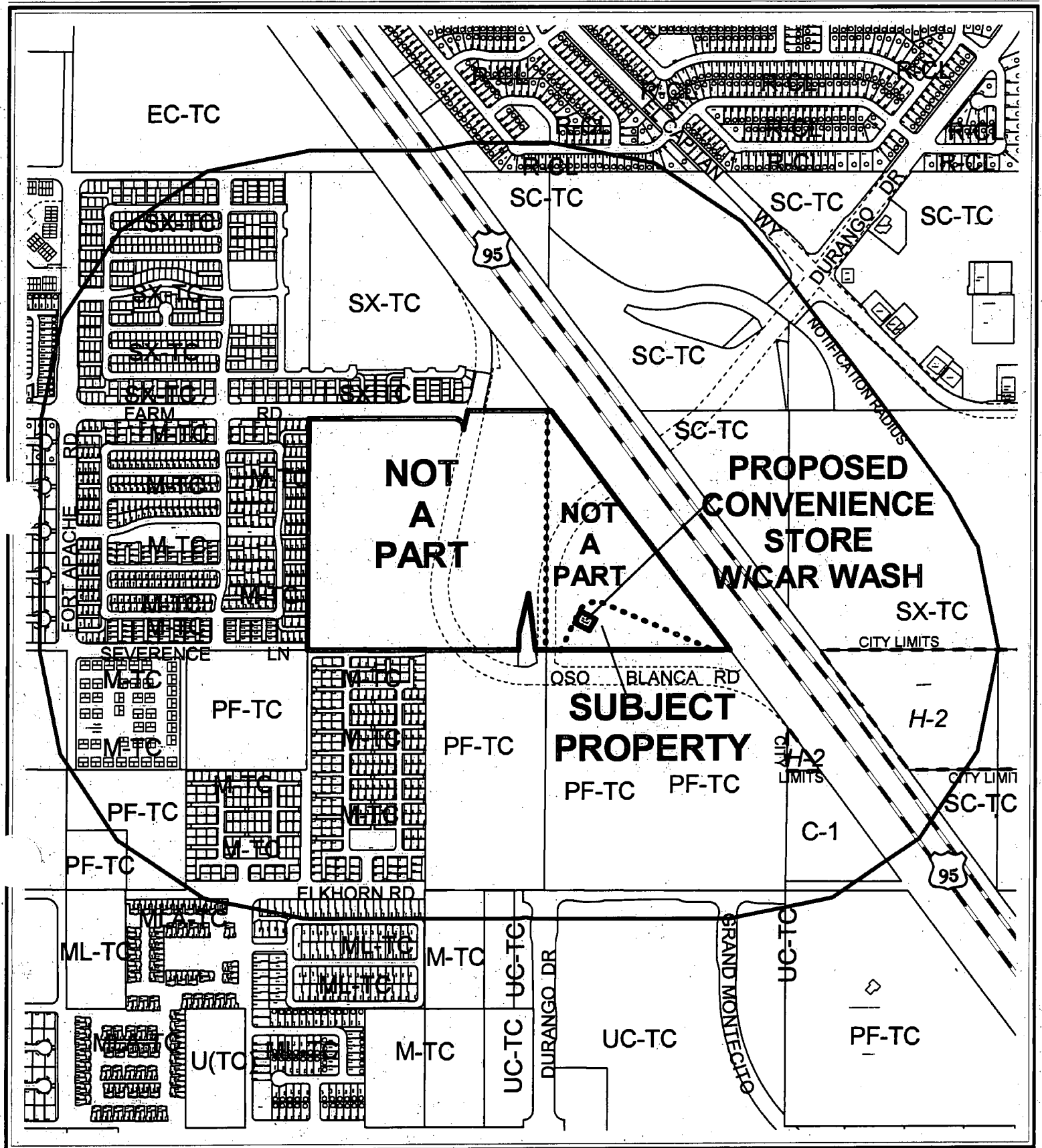
(2:22 - 2:28)

3-2829

CONDITIONS:

Planning and Development

1. Conformance to all minimum requirements under the Town Center Development Standards Manual for a car wash (automatic) use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3795].
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. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



CASE: SUP-5424

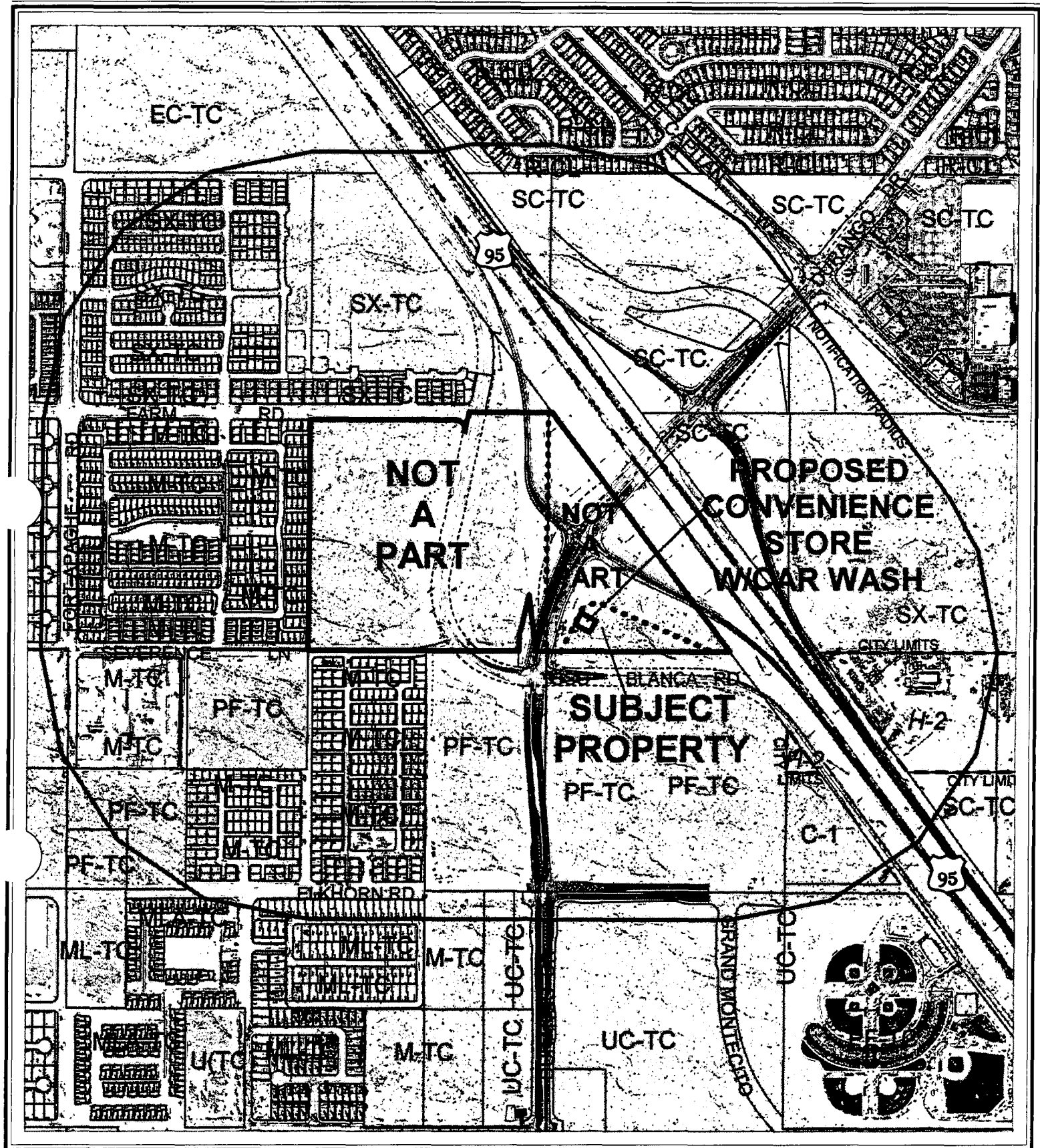
RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]

091





CASE: SUP-5424

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5424 - APPLICANT/OWNER: NORTHWEST 95, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all minimum requirements under the Town Center Development Standards Manual for a car wash (automatic) use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3795].
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. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit to allow a Car Wash (Automatic) use in conjunction with a convenience store with gas sales adjacent to the northeast corner of Oso Blanca Road and Durango Drive.

B) Applicant's Justification

This project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

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 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. The Planning Commission and Staff recommended approval.
- 11/15/00 The City Council approved a Site Development Plan Review for a 284,150 square foot commercial center on the subject property as part of a larger request [Z-0076-98(15)]. In addition, 12 associated Special Use Permit applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility (U-0099-00 through U-0110-00). The Planning Commission and staff recommended approval.
- 04/07/04 The City Council approved a Site Development Plan Review (SDR-3795) for a 293,355 square foot retail center. The Planning Commission and Staff recommended approval.

12/02/04 The Planning Commission recommended approval of 12 other Special Use Permit applications as companion items to this request.

12/02/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #9/kw).

B) Pre-Application Meeting

10/08/04 The following was discussed.

- 12 Special Use permits were previously approved on this site.
- New site plan changed the configuration of pads and added an additional pad.
- All new SUPs' will replace the previous 12.
- No protected uses within 400 feet of the site.
- No floor plans are required because parking meets or exceeds Title 19 standards.

C) Neighborhood Meetings

No neighborhood meeting was required or conducted with respect to this Special Use Permit application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 16.1

B) Existing Land Use

Subject Property: Undeveloped

North: US-95

South: Undeveloped

East: US-95

West: Undeveloped

C) Planned Land Use

Subject Property: SC-TC (Service Commercial- Town Center)

North: US-95

South: PF-TC (Public Facilities - Town Center)

East: US-95

West: SC-TC (Service Commercial- Town Center)

D) Existing Zoning

Subject Property: T-C (Town Center)

North: US-95

South: T-C (Town Center)

East: US-95

West: T-C (Town Center)

E) General Plan Compliance

The General Plan designation of the subject site on the Centennial Hills Sector Plan map is TC (Town Center). The site is designated as SC-TC (Service Commercial- Town Center) on the Town Center Land Use Plan, Map 4 of the Centennial Hills Sector Plan. The SC-TC implements the TC land use and is consistent with the land use. The proposed use is allowed in the SC-TC district by approval of a Special Use Permit. The use therefore is consistent with the Centennial Hills Sector Plan.

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

Town Center Development Standards – Future land use of the site is governed by the provisions of the Town Center Development Standards and other applicable city codes, standards, and guidelines.

Trails – Trails in the Town Center area are shown on Map 6, “Town Center Multi-use Trail Alignments”, of the Transportation Trails Element of the Master Plan.

Oso Blanca Road, on the south boundary of the site, will be developed as a Town Center 90 Foot Frontage Road, which includes a four-foot amenity zone and a five-foot sidewalk on either side of the street. These street section improvements are the features of the Trail System and will need to be reflected on any future site plans for the area.

INTERAGENCY ISSUES

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

- 1) Any Special Use Permit within 500 feet of a corporate boundary.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. As of the writing of this report there have not been any comments received by staff.

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

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Since the proposed Car Wash (Automatic) use is ancillary to the principal Convenience Store use, it will not generate additional parking to that which would be required for the Convenience Store use.

The project will meet or exceed the parking requirements of the Zoning Code.

A2) Minimum Distance Separation Requirements

There are no separation requirements for this type of use in Town Center.

B) General Analysis and Discussion

- **Zoning**

The subject site is currently zoned T-C (Town Center). The proposed Car Wash (Automatic) use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- **Use**

This application requests approval of a Car Wash (Automatic) use in conjunction with a convenience store with gasoline sales on the subject site. The use is appropriate on this site because of the proximity of the Durango Interchange.

- **Conditions**

The Town Center Development Standards do not dictate specific conditions of approval for the use, aside for reviewing each request for such a use on a case-by-case basis. Considering the very intensive automotive environment that exists around the Durango Interchange, which is adjacent to the site, the use appears to be acceptable at the subject location, given the approved policies governing and conditions of the area.

Possible adverse features such as light, noise, or odors, the concern for which triggers the need for this Special Use Permit request, will not have an effect on surrounding uses.

Approval of this use is also subject to conformance with the conditions of approval for Site Development Plan Review SDR-3795.

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 use is compatible with the automotive intensive environment that exists around the interchange of Durango and US-95.

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

The subject site is level and contains no physical impediments to development. It is physically suitable for the type and intensity of land use as proposed by this use.

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

Oso Blanca Road, on the south boundary of the site, will be developed as a Town Center 90-foot Town Center Frontage Road. This street 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."**

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

NOTICES MAILED 102 by City Clerk

APPROVALS 0

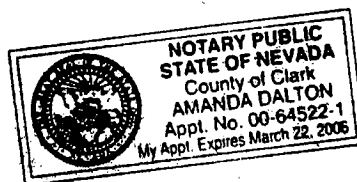
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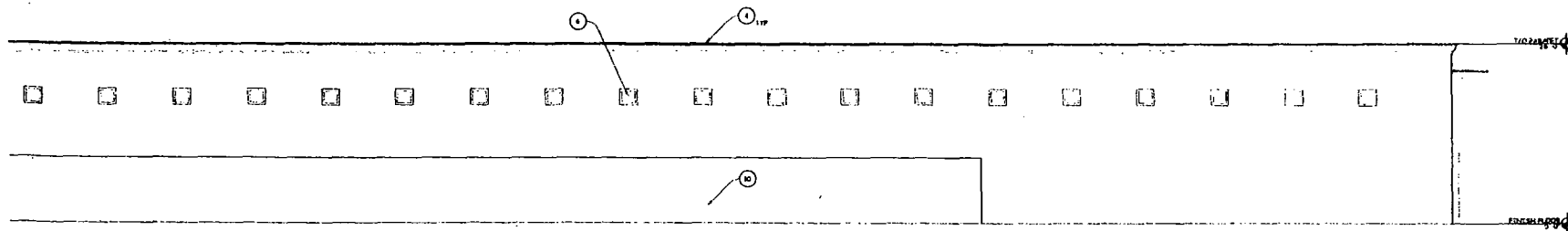
Case Number: SUP-5424 APN: 125-17-301-003 and 125-17-701-001
(portion)
Name of Property Owner: Northwest 95, LLC
Name of Applicant: Northwest 95, LLC

✓ No

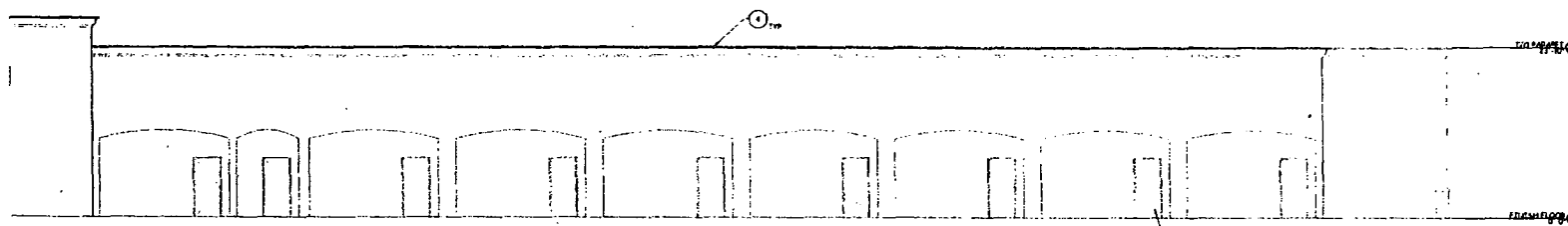
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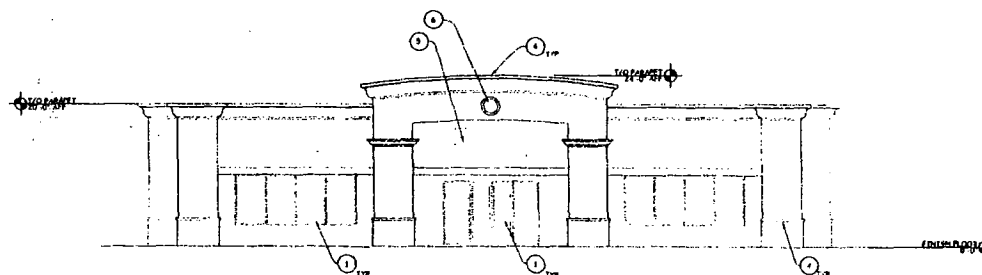
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BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - RETAIL D (REAR)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL SUPPER CLUB
SCALE: 1/8" = 1'-0"

- EXTERIOR FINISH LEGEND**
1. ALUM & GLASS DOORS & WINDOWS
 2. TILE WAINSCOT
 3. PAINTED STEEL TRELLIS
 4. ARCHITECTURAL POP-OUT / TRIM
 5. LOCATION FOR SIGN
 6. TILE INSET W/ ARCHITECTURAL POP-OUT
 7. STONE CLADDING
 8. PLASTER REVEALS
 9. PAINTED STEEL DOOR
 10. PAINTED CMU LOADING DOCK WALL

YWS
ARCHITECTS

ARCHITECTURE INTERIORS
PLANNING DESIGN
1005 WEST PAULINA AVE
LAS VEGAS, NEVADA 89119
P. (702) 735-8000 F. (702) 735-2511
E. info@ywsarch.com

DATE: 06-25-03
PROJECT NO: 06-057-03
DRAWN BY: J. W. WILSON
CHECKED BY: J. W. WILSON
DATE: 06-25-03
PROJECT NO: 06-057-03
DRAWN BY: J. W. WILSON
CHECKED BY: J. W. WILSON

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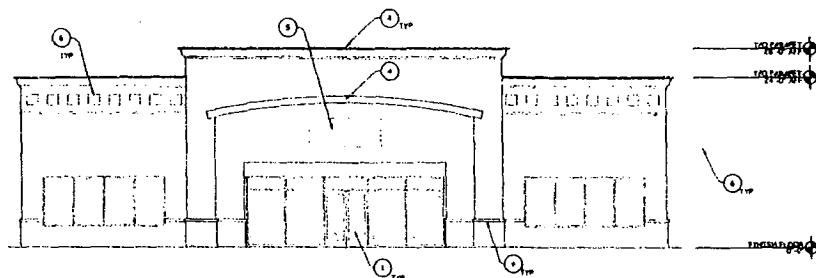
NO.	DESCRIPTION	QTY

**PROPOSED
EXTERIOR
BUILDING
ELEVATIONS**

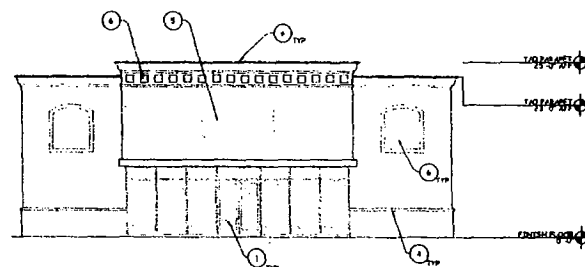
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A5.06

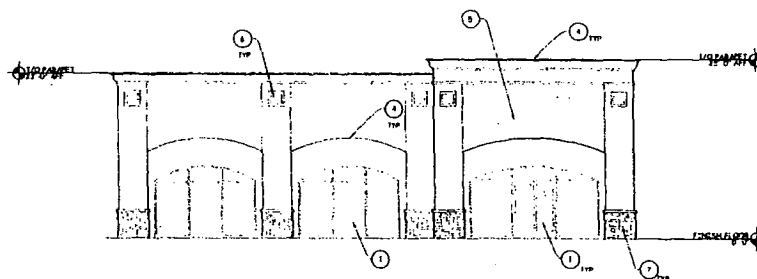
SUP-5424
12-02-04 PC



BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL RETAIL PAD
SCALE: 1/8" = 1'-0"

- EXTERIOR FINISH LEGEND**
1. ALUM & GLASS DOORS & WINDOWS
 2. TILE WAHNSCOT
 3. PAINTED STEEL TRELLIS
 4. ARCHITECTURAL POP-OUT / TRIM
 5. LOCATION FOR SIGN
 6. TILE INSET W/ ARCHITECTURAL POP-OUT
 7. STONE CLADDING
 8. PLASTER REVEALS
 9. PAINTED STEEL DOOR
 10. PAINTED CMU LOADING DOCK WALL

YWS
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PLANNING DESIGN
300 WEST PATRICK LANE
LAS VEGAS, NV 89101
P: (702) 735-1111 F: (702) 735-1111
E: info@ywsarchitects.com

PROJECT NAME
PROJECT NO.
DATE
ISSUED FOR

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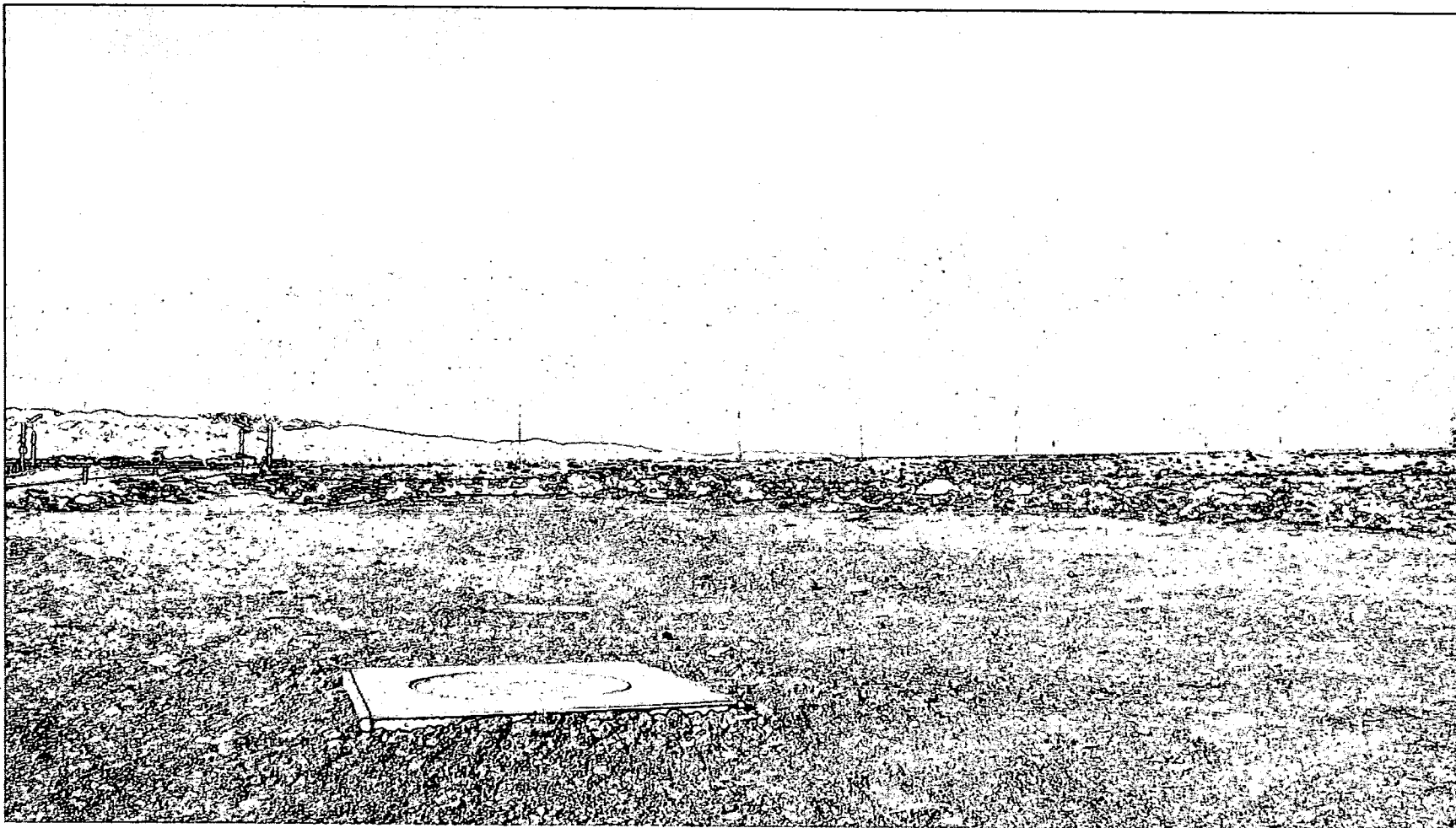
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PROJECT NO.
DATE
ISSUED FOR

**PROPOSED
EXTERIOR
BUILDING
ELEVATIONS**

PROJECT NO:
00-031-03
DATE:
JANUARY 27, 2004
ISSUED FOR:
CONCEPT

A5.07

SUP-5424
12-02-04 PC



SUP-5424 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95,
LLC
NORTHEAST CORNER OF DURNAGO DRIVE AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5425 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR ALCOHOLIC BEVERAGE SALES / LIQUOR STORE adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], 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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 90 [SUP-5423] for all related discussion.

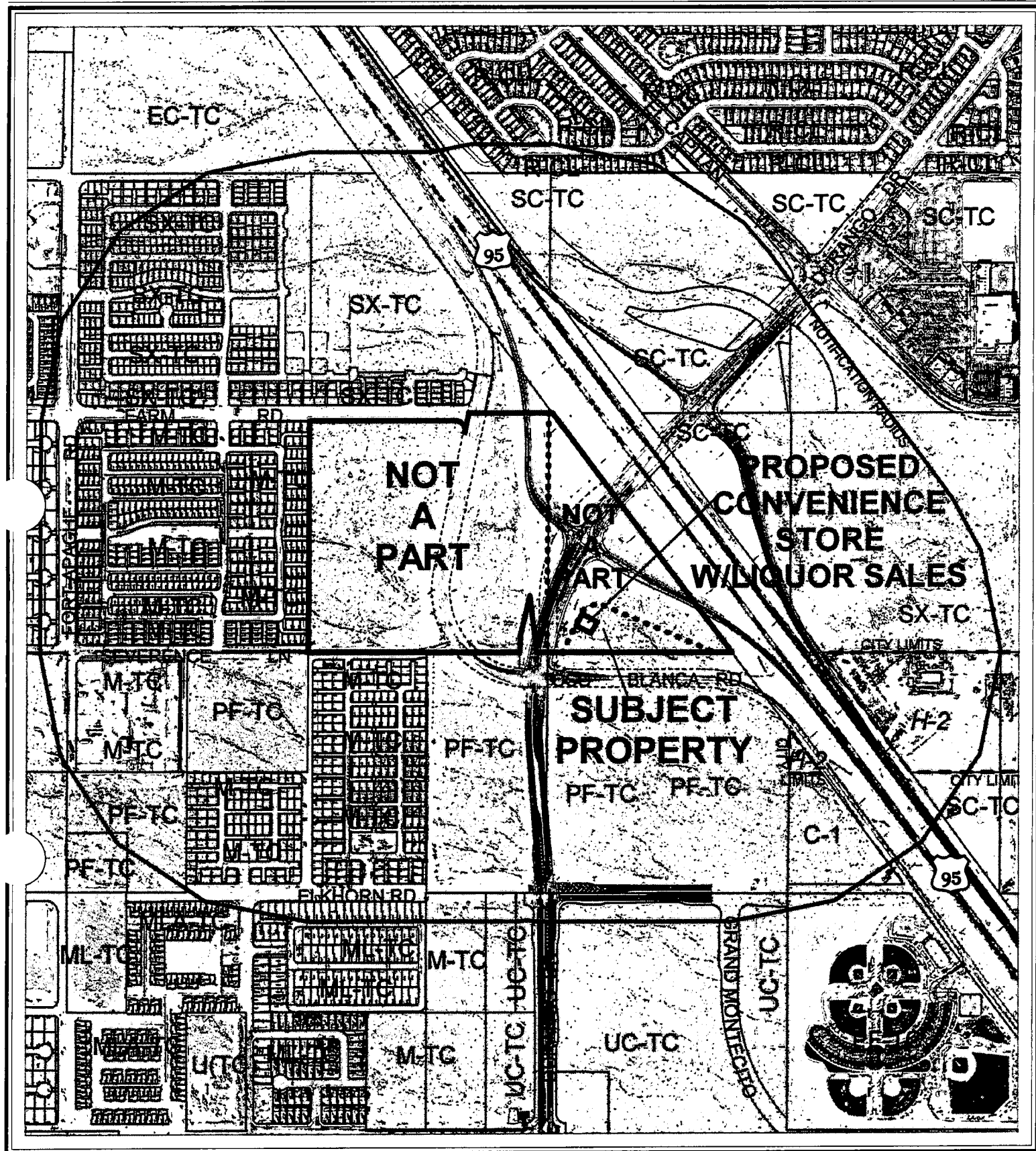
(2:22 - 2:28)

3-2829

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for an Alcoholic Beverage Sales/Liquor Store use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.
6. This Special Use Permit shall be for beer and wine sales only.



CASE: SUP-5425

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5425 - APPLICANT/OWNER: NORTHWEST 95, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for an Alcoholic Beverage Sales/Liquor Store use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.
6. This Special Use Permit shall be for beer and wine sales only.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Alcoholic Beverage Sales / Liquor Store located on pad 'K' adjacent to the northeast corner of Durango Drive and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

- 12/07/98 The City Council approved a Rezoning to T-C (Town Center) of a 1,468-acre portion of the Northwest (Z-0076-98). The subject site was included in this Rezoning request.
- 11/15/00 The City Council approved a Site Development Plan Review for a 284,150 square foot commercial center on the subject property as part of a larger request [Z-0076-98(15)]. In addition, 12 associated Special Use Permit applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility (U-0099-00 through U-0110-00). The Planning Commission and staff recommended approval.
- 12/18/02 City Council approved an Extension of Time for the Site Development Plan Review (EOT-1083) and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval.
- 04/07/04 The City Council approved a request for a Site Development Plan Review and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road (SDR-3795). Planning Commission and staff recommended approval.

12/02/04 The Planning Commission recommended approval of 12 other Special Use Permit applications as companion items to this request.

12/02/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #10/srs).

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 33.76

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	U.S. 95 Right-of-Way
West:	Undeveloped

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial - Town Center)
North:	SX-TC (Suburban Mixed Use - Town Center)
South:	M-TC (Medium Density Residential - Town Center)
	PF-TC (Public Facilities - Town Center)
East:	SC-TC (Service Commercial - Town Center)
West:	M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	U.S. 95 Right-of-Way, T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The Special Use Permit conforms to General Plan policies for this site.

<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

The subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Alcoholic Beverage Sales/Liquor Store use; and there are zero (0) similar approved uses within the 750-foot notification distance.

B) General Analysis and Discussion

- **Zoning**

The subject site is currently zoned T-C (Town Center). The proposed "Alcoholic Beverage Sales/Liquor Store" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- **Use**

The proposed Alcoholic Beverage Sales/Liquor Store is for a 3,600 square-foot building approved under Site Development Plan Review (SDR-3795).

- **Conditions**

The Town Center Development Standards provide the following conditions for the Alcoholic Beverage Sales/Liquor Store use:

- 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, or 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 uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

The proposed Alcoholic Beverage Sales/Liquor Store will be a part of the 239,355 square-foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Road) and Farm Road an (80-foot Town Center Collector) as indicated on the Centennial Hills Town Center Street Classification, all of which contribute to carrying the capacity of traffic generated by the project.

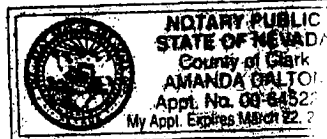
4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

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

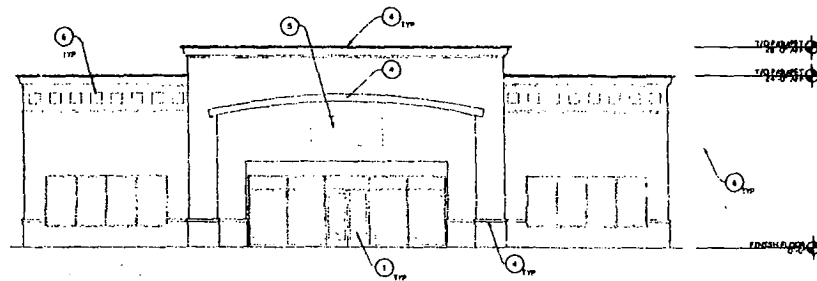
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APPROVALS 0

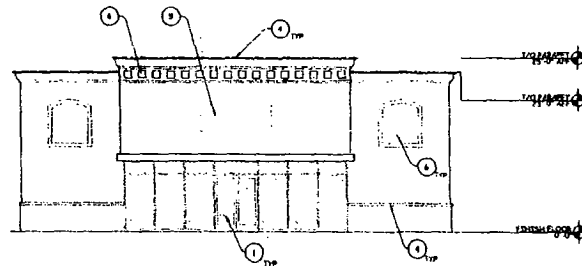
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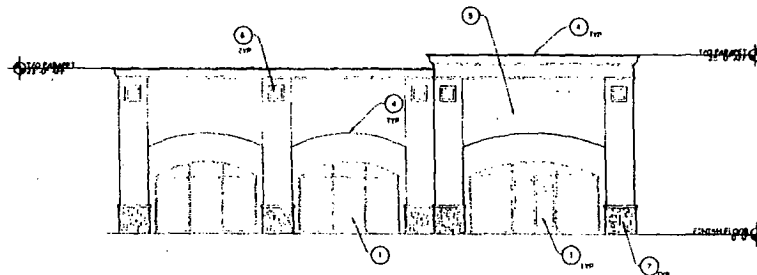
SUP-5425
12-02-04 PC



BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL RETAIL PAD
SCALE: 1/8" = 1'-0"

- EXTERIOR FINISH LEGEND**
- 1. ALUM & GLASS DOORS & WINDOWS
 - 2. TILE WAINSCOT
 - 3. PAINTED STEEL TRELLIS
 - 4. ARCHITECTURAL POP-OUT / TRIM
 - 5. LOCATION FOR SIGN
 - 6. TILE INSET W/ ARCHITECTURAL POP-OUT
 - 7. STONE CLADDING
 - 8. PLASTER REVEALS
 - 9. PAINTED STEEL DOOR
 - 16. PAINTED CMU LOADING DOCK WALL

YWS
ARCHITECTS

ARCHITECTURE INTERIORS
PLANNING DESIGN
8025 WEST PATRICK LANE
LAS VEGAS, NEVADA 89118
P: (702) 247-8833 F: (702) 258-2011
E: info@ywsarchitects.com

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
3455 CLIFF SHADOWS PK. #800
LAS VEGAS, NV 89128

DATE
JANUARY 27, 2004
DRAWN FOR
ZOLNYZ

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
3455 CLIFF SHADOWS PK. #800
LAS VEGAS, NV 89128

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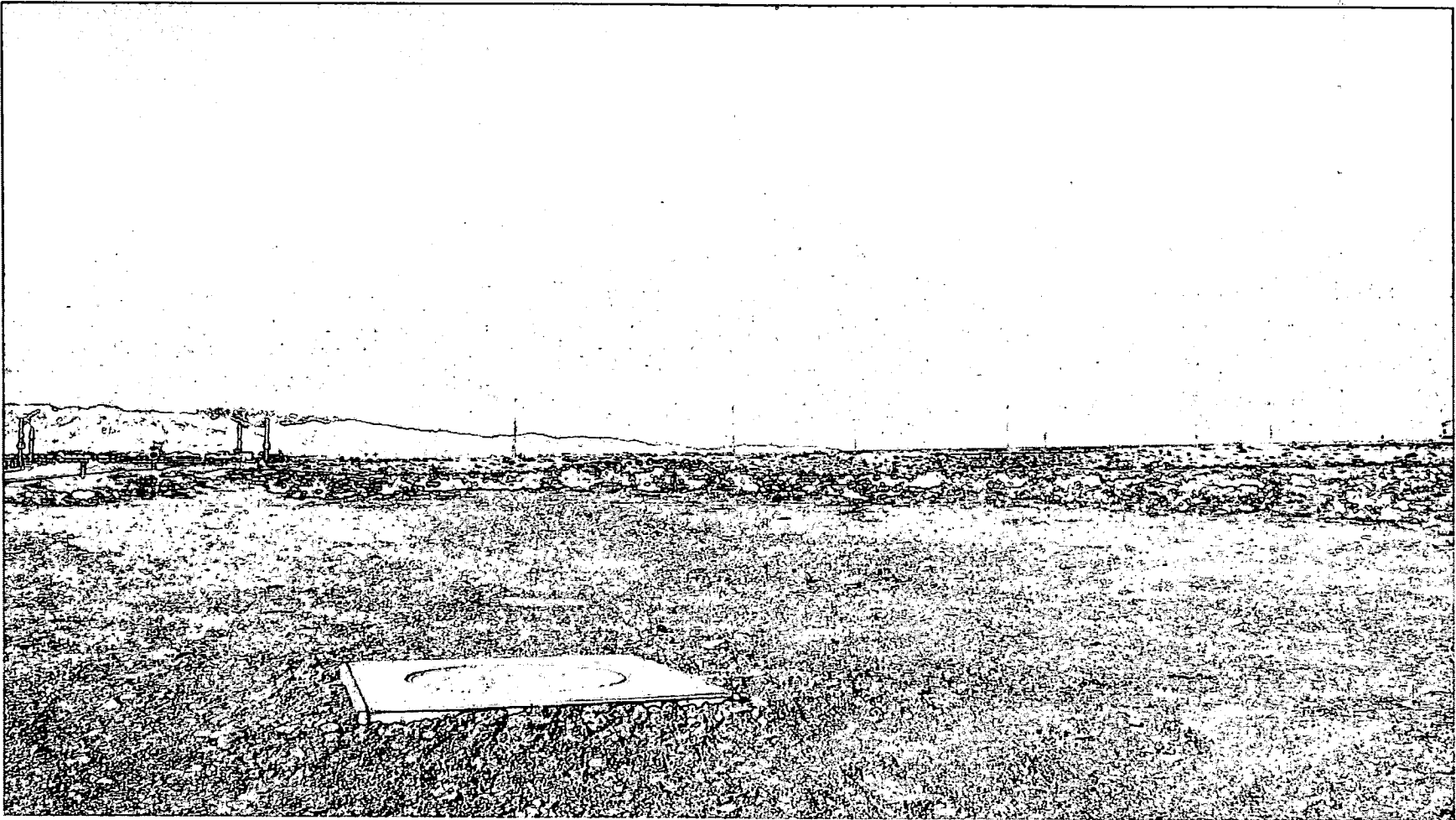
PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
3455 CLIFF SHADOWS PK. #800
LAS VEGAS, NV 89128

**PROPOSED
EXTERIOR
BUILDING
ELEVATIONS**

PROJECT NO:
09-037-02
DATE:
JANUARY 27, 2004
DRAWN FOR:
ZOLNYZ

A5.07

SUP-5425
12-02-04 PC



SUP-5425 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95,
LLC
NORTHEAST CORNER OF DURNAGO DRIVE AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5426 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE (MINOR) adjacent to the northeast corner of Durango Drive and Oso Blanca Road (APN 125-17-701-001), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], 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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

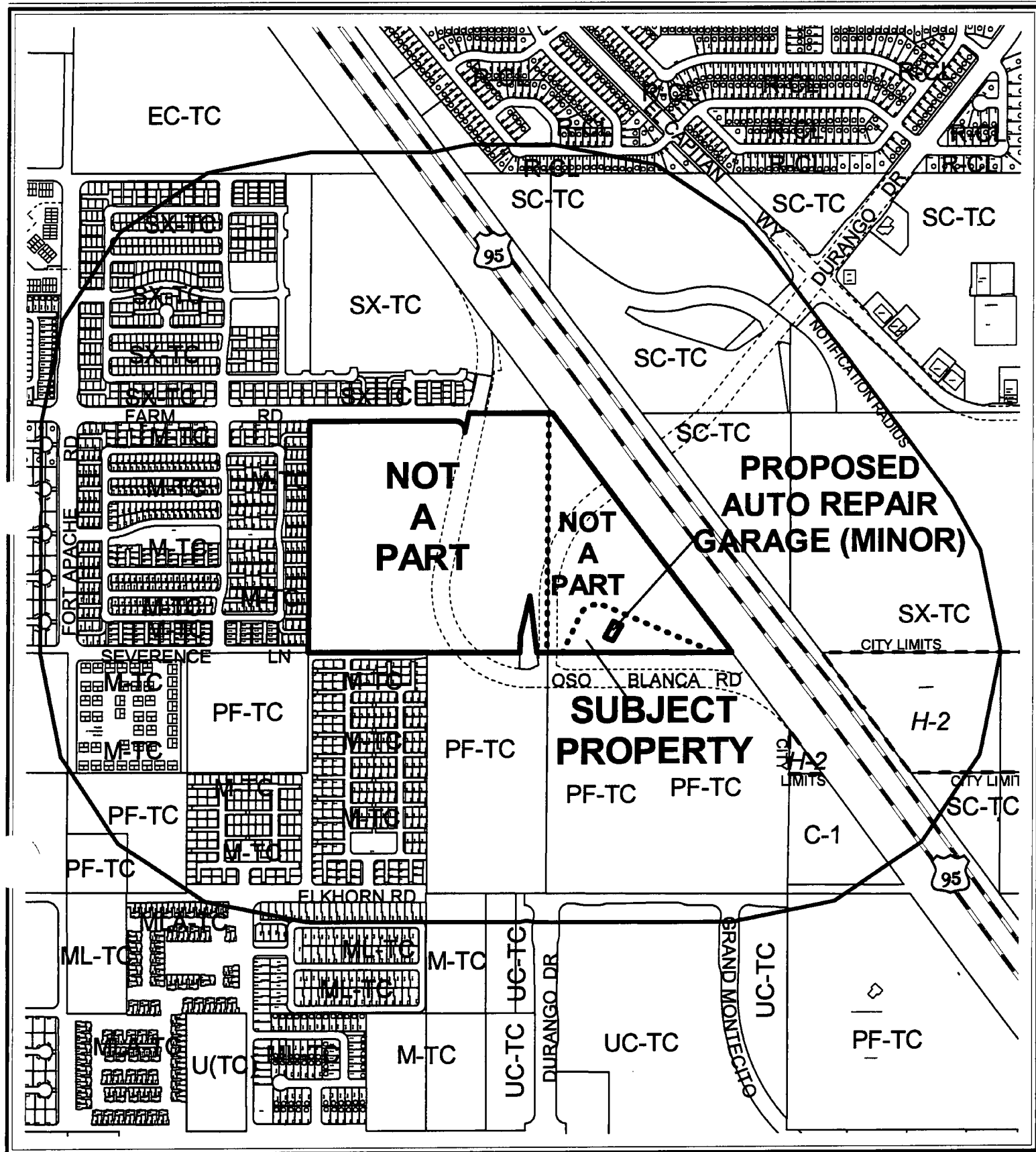
NOTE: See Item 90 [SUP-5423] for all related discussion.

(2:22 - 2:28)
3-2829

CONDITIONS:

Planning and Development

1. Conformance to all minimum requirements under the Town Center Development Standards Manual for an Auto Repair Garage (Minor).
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.



CASE: SUP-5426

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

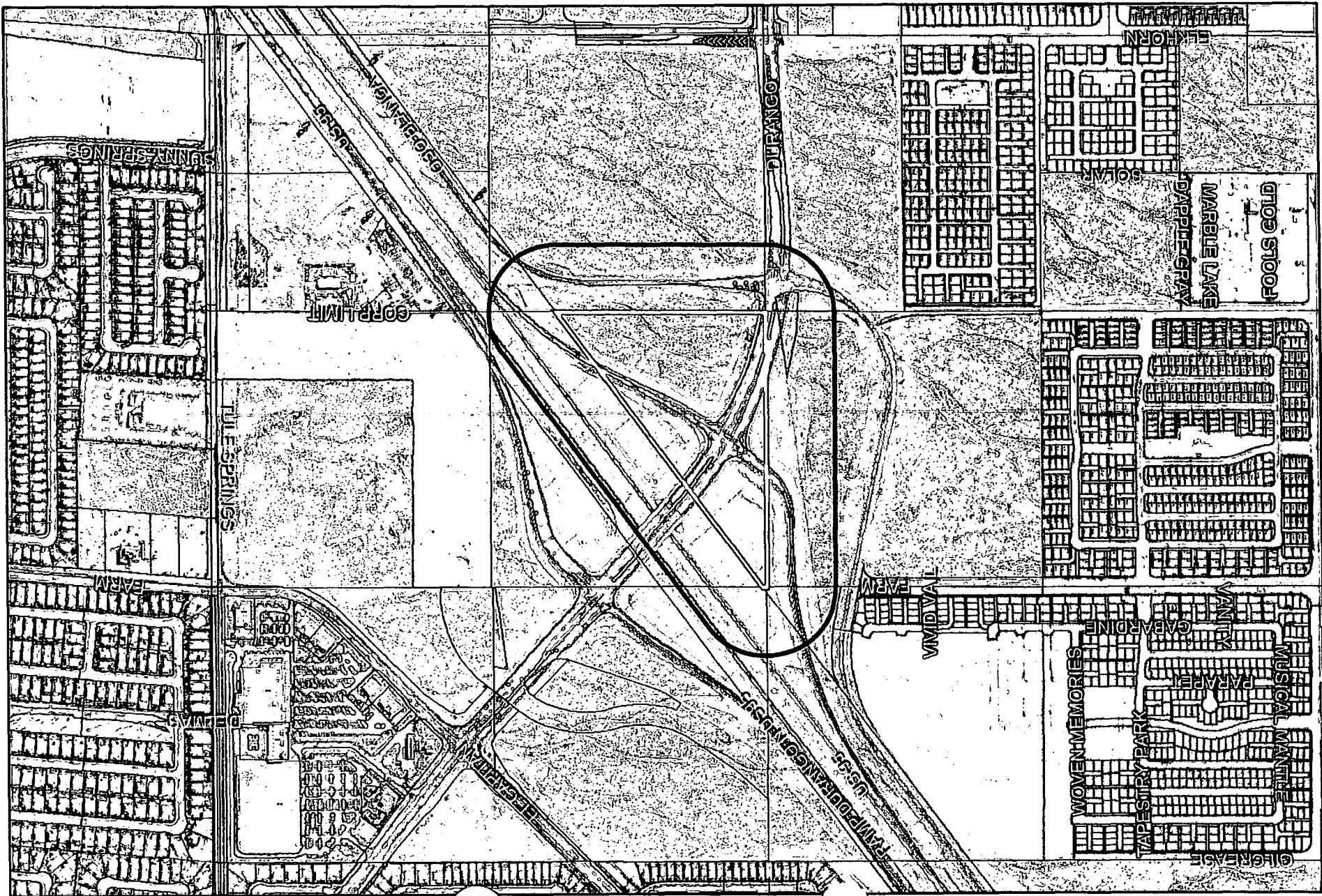
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]

093



SUP-5423
SUP-5426

RESIDENTIAL PROPERTY



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5426 - APPLICANT/OWNER: NORTHWEST 95, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all minimum requirements under the Town Center Development Standards Manual for an Auto Repair Garage (Minor).
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Auto Repair Garage (Minor) located on pad 'K' adjacent to the northeast corner of Durango Drive and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

- 12/07/98 The City Council approved a Rezoning to T-C (Town Center) of a 1,468-acre portion of the Northwest (Z-0076-98). The subject site was included in this Rezoning request.
- 11/15/00 The City Council approved a Site Development Plan Review for a 284,150 square foot commercial center on the subject property as part of a larger request [Z-0076-98(15)]. In addition, 12 associated Special Use Permit applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility (U-0099-00 through U-0110-00). The Planning Commission and staff recommended approval.
- 12/18/02 City Council approved an Extension of Time for the Site Development Plan Review (EOT-1083) and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval.
- 04/07/04 The City Council approved a request for a Site Development Plan Review and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road (SDR-3795). Planning Commission and staff recommended approval.

12/02/04 The Planning Commission recommended approval of 12 Special Use Permits as companion items to this application.

12/02/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #11/srs).

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 33.76

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	U.S. 95 Right-of-Way
West:	Undeveloped

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial - Town Center)
North:	SX-TC (Suburban Mixed Use - Town Center)
South:	M-TC (Medium Density Residential - Town Center)
	PF-TC (Public Facilities - Town Center)
East:	SC-TC (Service Commercial - Town Center)
West:	M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	U.S. 95 Right-of-Way, T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The proposed Special Use Permit conforms to General Plan policies for this site.

<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

The subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Parking was addressed during the approval process of (SDR-3795).

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; there are zero (0) similar approved uses within the 750-foot notification distance.

B) General Analysis and Discussion

- **Zoning**

The subject site is currently zoned T-C (Town Center). The proposed "Auto Repair Garage (Minor)" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- Use

The proposed Auto Repair Garage (Minor) is for a 3,900 square-foot building approved under Site Development Plan Review (SDR-3795).

- Conditions

The Town Center Development Standards provide the following conditions for an Auto Repair Garage (Minor) use:

- a. All repair and service work shall be performed within a completely enclosed building.
- b. Openings to the service bays shall not face public rights of way and shall be designed to minimize the visual intrusion into adjoining properties.
- c. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
- d. No outside storage of stock, equipment, or residual used equipment is permitted.
- e. 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.
- f. Shall not locate within 330 feet of any single family detached dwelling.
- g. The installation and use of an outside public address or bell system is prohibited.

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 uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

The proposed Auto Repair Garage (Minor) will be a part of the 239,355 square-foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Road) and Farm Road an (80-foot Town Center Collector) as indicated on the Centennial Hills Town Center Street Classification, all of which contribute to carrying the capacity of traffic generated by the project.

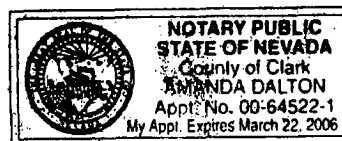
4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

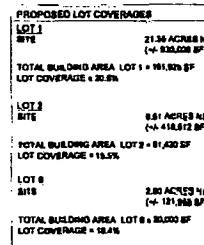
The project will be subject to permit review and inspections, and therefore appropriate measures will be taken to protect public health, safety and general welfare.

NOTICES MAILED 101 by City Clerk

APPROVALS 0

PROTESTS 0



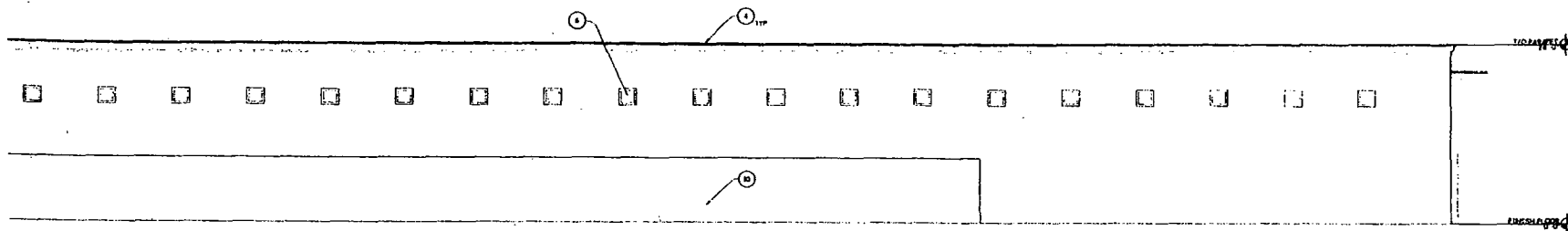


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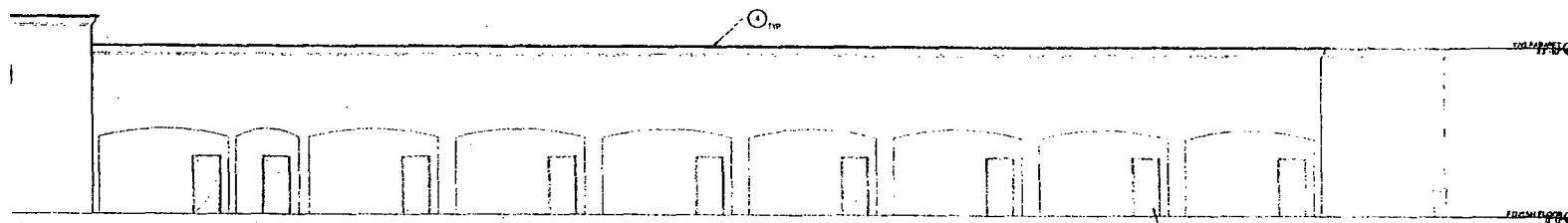


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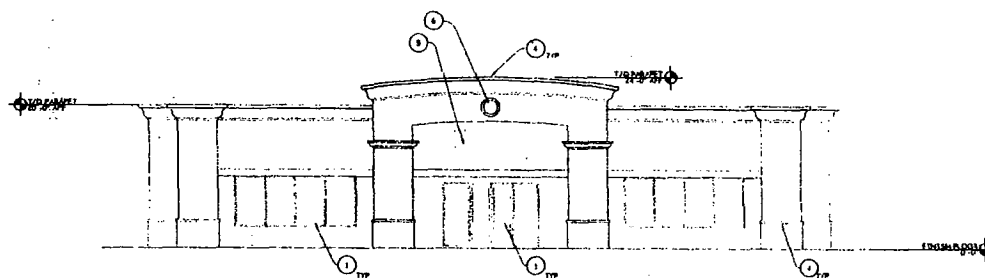
RECEIVED
OCT 08 2004



BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - RETAIL D (REAR)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL SUPPER CLUB
SCALE: 1/8" = 1'-0"

- EXTERIOR FINISH LEGEND**
1. ALUM & GLASS DOORS & WINDOWS
 2. TILE WAINSCOT
 3. PAINTED STEEL TRELIS
 4. ARCHITECTURAL POP-OUT / TRIM
 5. LOCATION FOR SIGN
 6. TILE INSET W/ ARCHITECTURAL POP-OUT
 7. STONE CLADDING
 8. PLASTER REVEALS
 9. PAINTED STEEL DOOR
 10. PAINTED CMU LOADING DOCK WALL

YWS
ARCHITECTS

ARCHITECTURE INTERIORS
PLANNING DESIGN
1000 WEST PATRICK LANE
LAS VEGAS, NEVADA 89115
P: (702) 734-9012 F: (702) 734-2011
E: info@ywsarch.com

PROJECT NO. 00-07-02
DATE: JANUARY 27, 2004
ISSUED FOR: 2004-03

MEAL

CONSULTANT

PROJECT NAME
**FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
2400 S. CLAY BLVD., SUITE 100
LAS VEGAS, NV 89115**

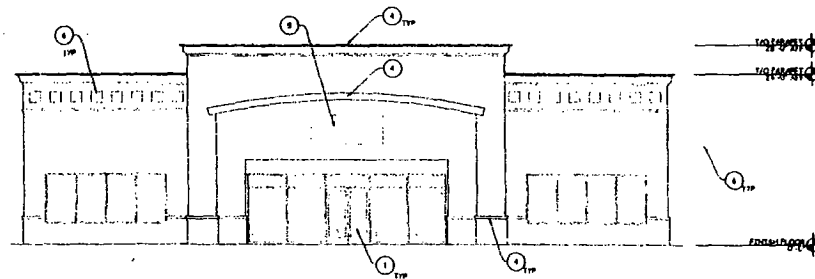
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**PROPOSED
EXTERIOR
BUILDING
ELEVATIONS**

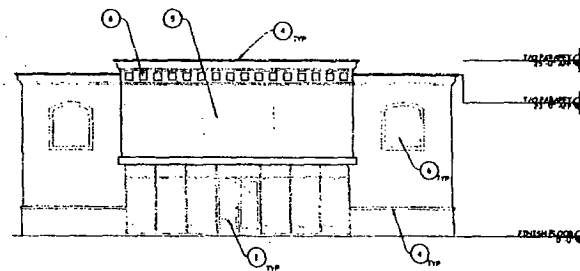
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DATE: JANUARY 27, 2004
ISSUED FOR: 2004-03

A5.06

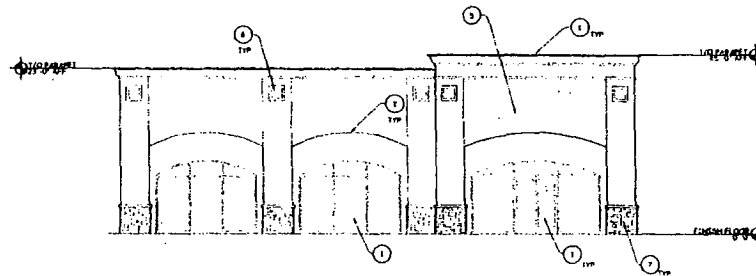
**SUP-5426
12-02-04 PC**



BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL RETAIL PAD
SCALE: 1/8" = 1'-0"

- EXTERIOR FINISH LEGEND**
1. ALUM & GLASS DOORS & WINDOWS
 2. TILE WAINSCOT
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P: (702) 495-5474 F: (702) 495-5311
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PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
LOCAL PROPERTY GROUP
2400 CLIFF DR. LAS VEGAS, NV 89128

DATE
01/27/03

PROJECT NAME
FARM ROAD
RETAIL CENTER
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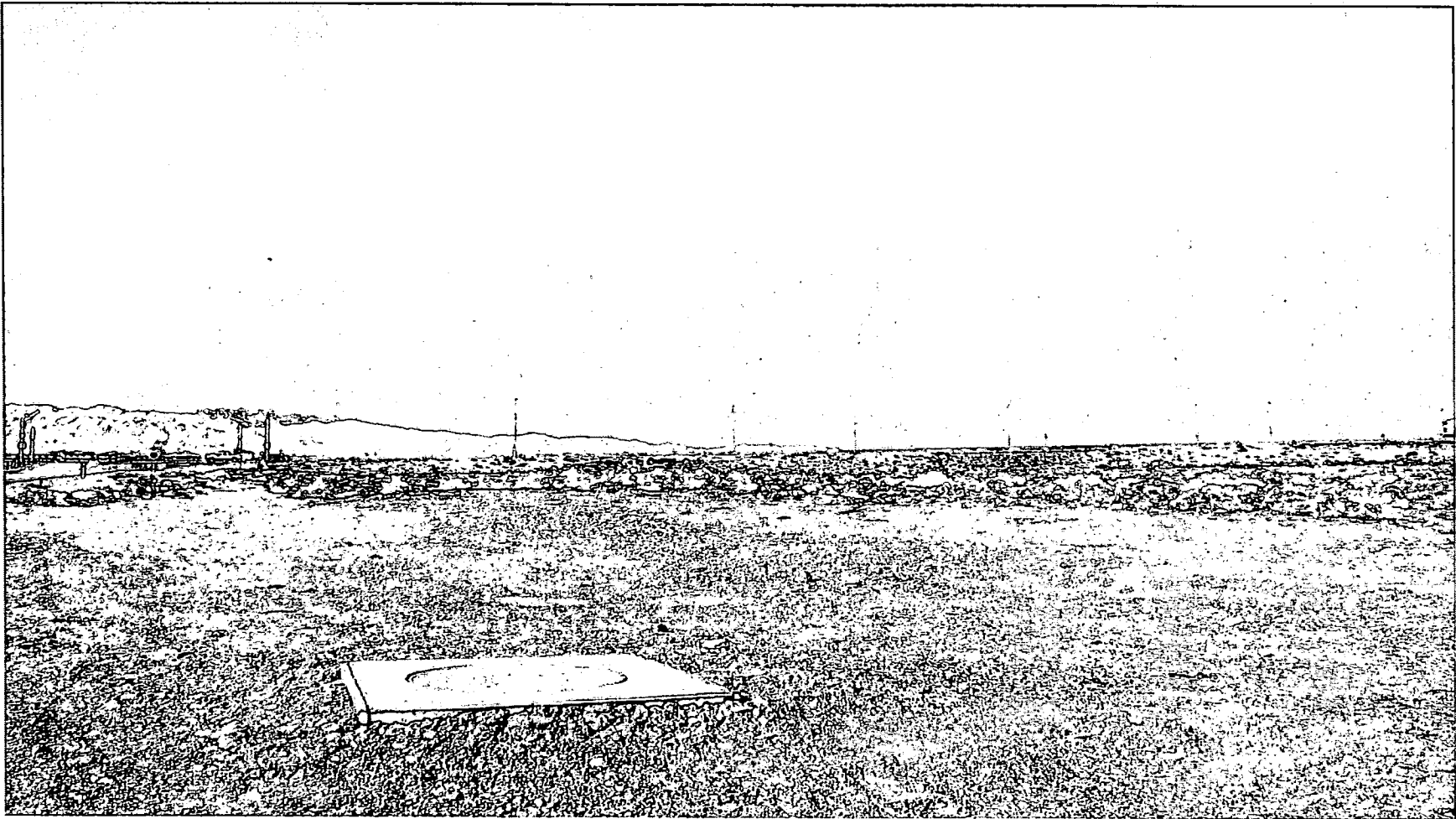
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10	ISSUED FOR CONSTRUCTION	01/27/03

**PROPOSED
EXTERIOR
BUILDING
ELEVATIONS**

PROJECT NO.
00-0517-03
DATE
JANUARY 27, 2004
ISSUED FOR
CONSTRUCTION

A5.07

SUP-5426
12-02-04 PC



SUP-5426 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95,
LLC
NORTHEAST CORNER OF DURNAGO DRIVE AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5427 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest of the corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], 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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 90 [SUP-5423] for all related discussion.

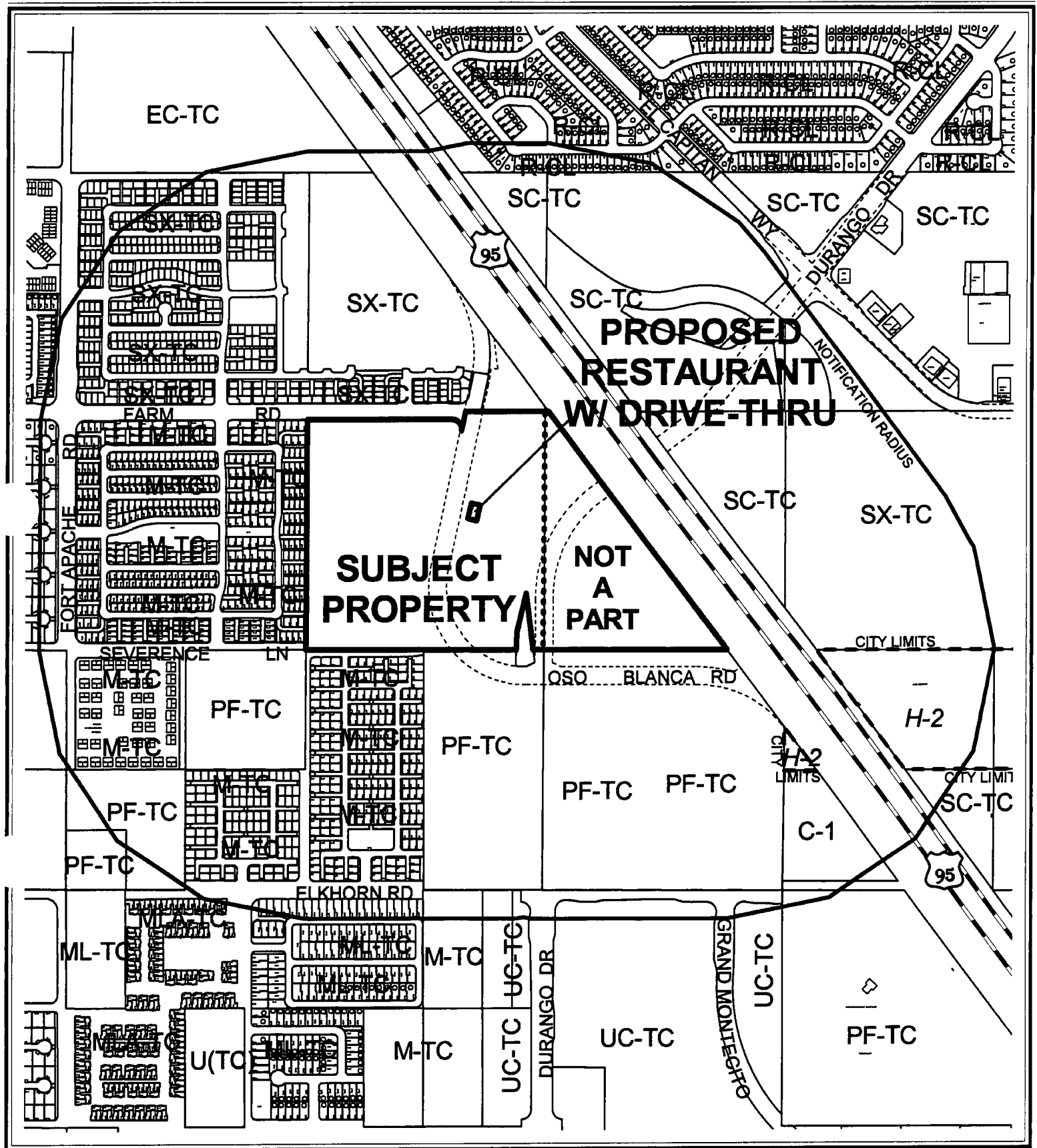
(2:22 - 2:28)

3-2829

CONDITIONS:

Planning and Development

1. Conformance to all minimum requirements under the Town Center Development Standards Manual for a Restaurant (with Drive-Through).
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.



CASE: SUP-5427

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]

094



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5427 - APPLICANT/OWNER: NORTHWEST 95, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all minimum requirements under the Town Center Development Standards Manual for a Restaurant (with Drive-Through).
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Restaurant (with Drive-Through) located on pad 'C' adjacent to the southwest corner of Farm Road and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

- 12/07/98 The City Council approved a Rezoning to T-C (Town Center) of a 1,468-acre portion of the Northwest (Z-0076-98). The subject site was included in this Rezoning request.
- 11/15/00 The City Council approved a Site Development Plan Review for a 284,150 square-foot commercial center on the subject property as part of a larger request [Z-0076-98(15)]. In addition, 12 associated Special Use Permit applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility (U-0099-00 through U-0110-00). The Planning Commission and staff recommended approval.
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- 04/07/04 The City Council approved a request for a Site Development Plan Review and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road (SDR-3795). Planning Commission and staff recommended approval.

12/02/04 The Planning Commission recommended approval of 12 Special Use Permits as companion items to this application.

12/02/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #12/srs).

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 33.76

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: U.S. 95 Right-of-Way
West: Undeveloped

C) Planned Land Use

Subject Property: SC-TC (Service Commercial - Town Center)
North: SX-TC (Suburban Mixed Use - Town Center)
South: M-TC (Medium Density Residential - Town Center)
PF-TC (Public Facilities - Town Center)
East: SC-TC (Service Commercial - Town Center)
West: M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: U.S. 95 Right-of-Way, T-C (Town Center)
West: T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The proposed Special Use Permit conforms to General Plan policies for this site.

<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

The subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Restaurant (with Drive-Thru) use; however, there are three (3) similar approved uses within the 750-foot notification distance.

B) General Analysis and Discussion

- **Zoning**

The subject site is currently zoned T-C (Town Center). The proposed "Restaurant (with Drive-Through)" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- **Use**

The proposed Restaurant (with Drive-Through) is for a 4,500 square-foot building approved under Site Development Plan Review (SDR-3795).

- **Conditions**

The Town Center Development Standards provide that Restaurants (with Drive-Thru) are reviewed and conditioned on a case-by-case basis.

FINDINGS

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

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

The proposed uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

The proposed Restaurant (with Drive-Thru) will be a part of the 239,355 square-foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Road) and Farm Road an (80-foot Town Center Collector) as indicated on the Centennial Hills Town Center Street Classification, all of which contribute to carrying the capacity of traffic generated by the project.

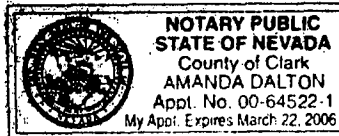
4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

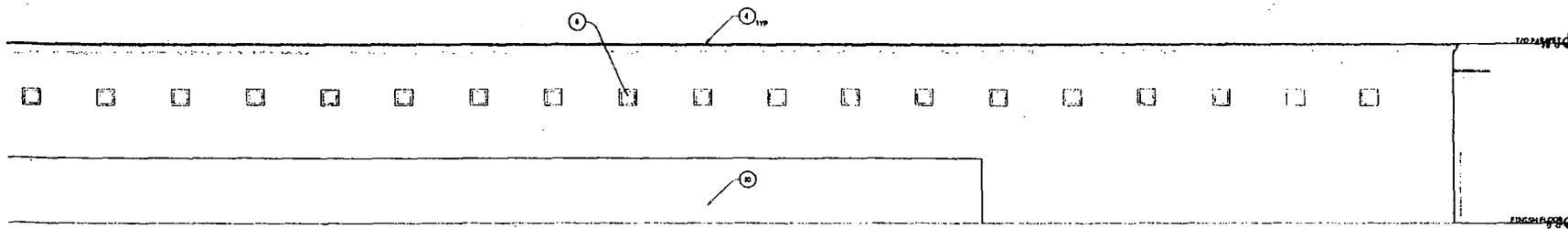
The project will be subject to permit review and inspections, and therefore appropriate measures will be taken to protect public health, safety and general welfare.

NOTICES MAILED 86 by City Clerk

APPROVALS 0

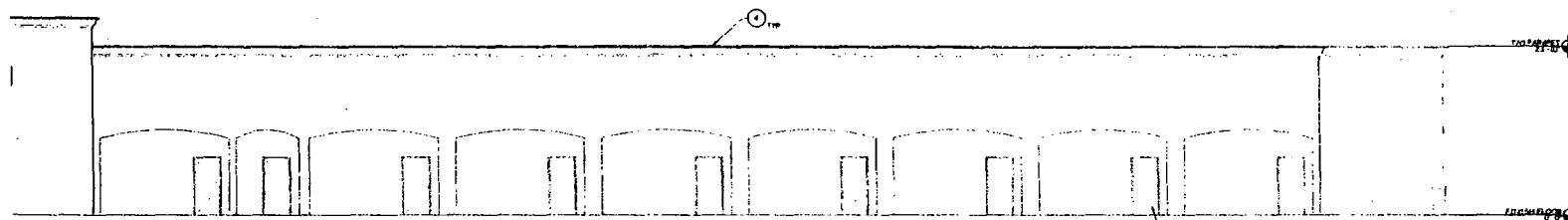
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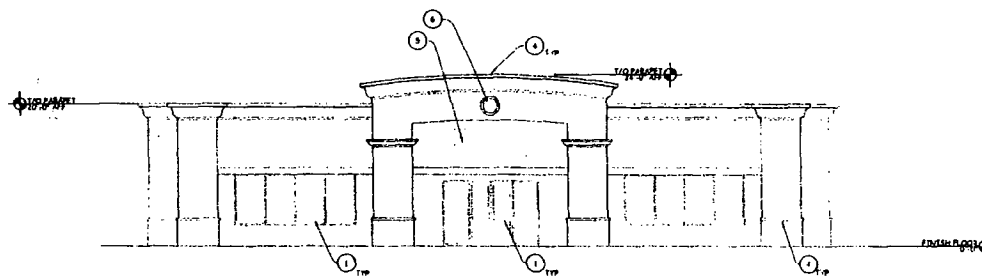
BUILDING ELEVATION - MAJOR D (REAR) CONT.

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



BUILDING ELEVATION - RETAIL D (REAR)

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



BUILDING ELEVATION - TYPICAL SUPPER CLUB

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

- EXTERIOR FINISH LEGEND**
1. ALUM & GLASS DOORS & WINDOWS
 2. TILE WAINSCOT
 3. PAINTED STEEL TRELLIS
 4. ARCHITECTURAL POP-OUT / TRIM
 5. LOCATION FOR SIGN
 6. TILE INSET W/ ARCHITECTURAL POP-OUT
 7. STONE CLADDING
 8. PLASTER REVEALS
 9. PAINTED STEEL DOOR
 10. PAINTED CMU LOADING DOCK WALL

YWS
ARCHITECTS

ARCHITECTURE INTERIORS
PLANNING DESIGN
1000 WEST PALMCOAST BLVD
LAS VEGAS, NEVADA 89115
P: (702) 735-1111 F: (702) 735-1111
E: info@ywsarch.com

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 93
FOCUS PROPERTY GROUP
3400 CLAY BUILDING #1, #200
LAS VEGAS, NV 89115

DATE
10-07-03
DATE
JANUARY 27, 2004
ISSUED FOR
ZONING

REVISION
NO. DESCRIPTION DATE

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 93
FOCUS PROPERTY GROUP
3400 CLAY BUILDING #1, #200
LAS VEGAS, NV 89115

REVISION
NO. DESCRIPTION DATE

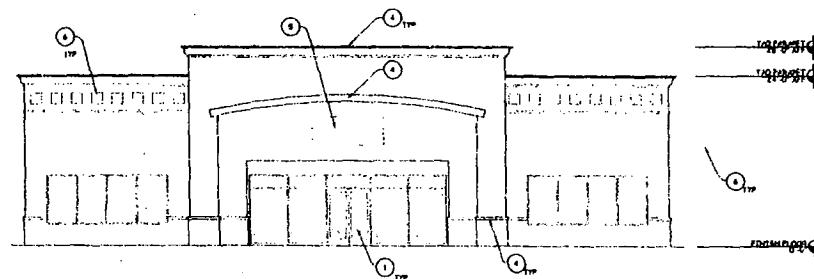
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EXTERIOR
BUILDING
ELEVATIONS**

PROJECT NO.
00-057-03
DATE
JANUARY 27, 2004
ISSUED FOR
ZONING

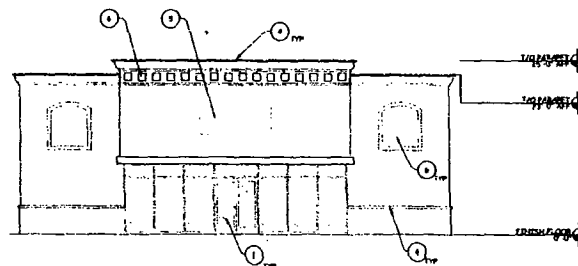
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SUP-5427
12-02-04 PC

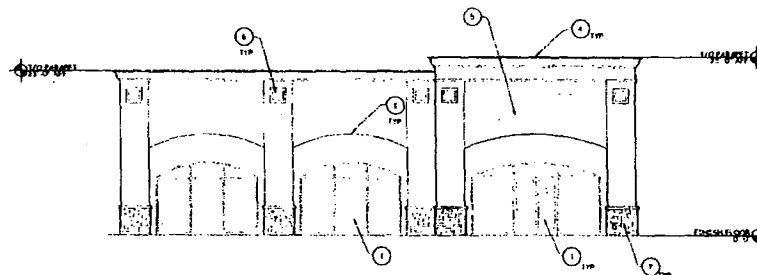
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OCT 08 2004



BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL RETAIL PAD
SCALE: 1/8" = 1'-0"

- EXTERIOR FINISH LEGEND**
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YWS
ARCHITECTS

ARCHITECTURE INTERIORS
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300 WEST PATRICK LANE
LAS VEGAS, NEVADA 89101
PHONE: (702) 735-1111
FAX: (702) 735-1112
E-MAIL: yws@ywsarch.com

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 98
FOCUS PROPERTY GROUP
LAS VEGAS, NV 89125

DATE
02-01-03

PROJECT NO.
00-051-03

DATE
JANUARY 27, 2004
ISSUED FOR:
ZONING

PROJECT NO.
00-051-03

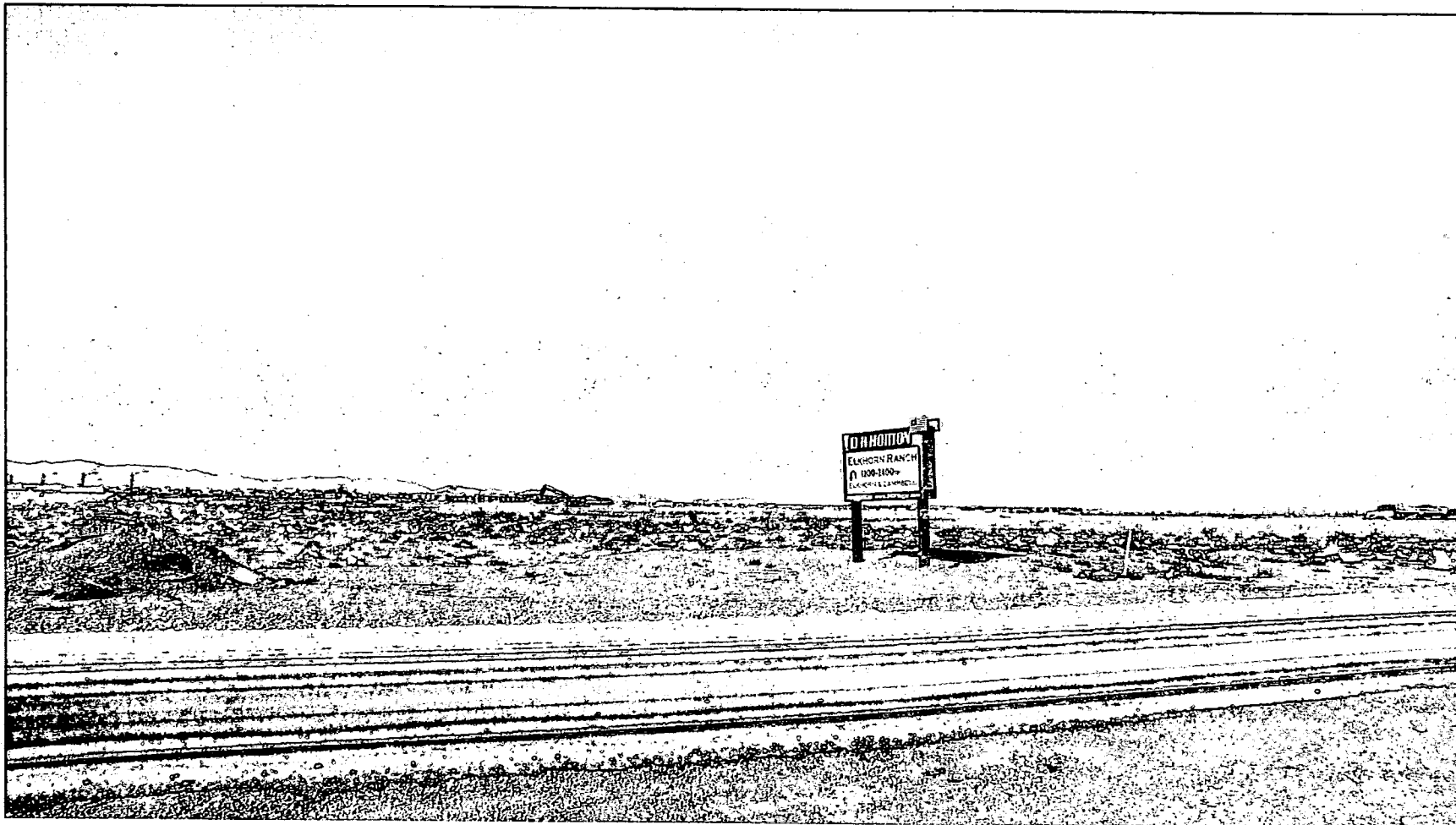
DATE
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ISSUED FOR:
ZONING

**PROPOSED
EXTERIOR
BUILDING
ELEVATIONS**

A5.07

SUP-5427
12-02-04 PC

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OCT 08 2004



SUP-5427 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95,
LLC
SOUTHWEST CORNER OF FARM ROAD AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT

SUP-5428 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], 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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 90 [SUP-5423] for all related discussion.

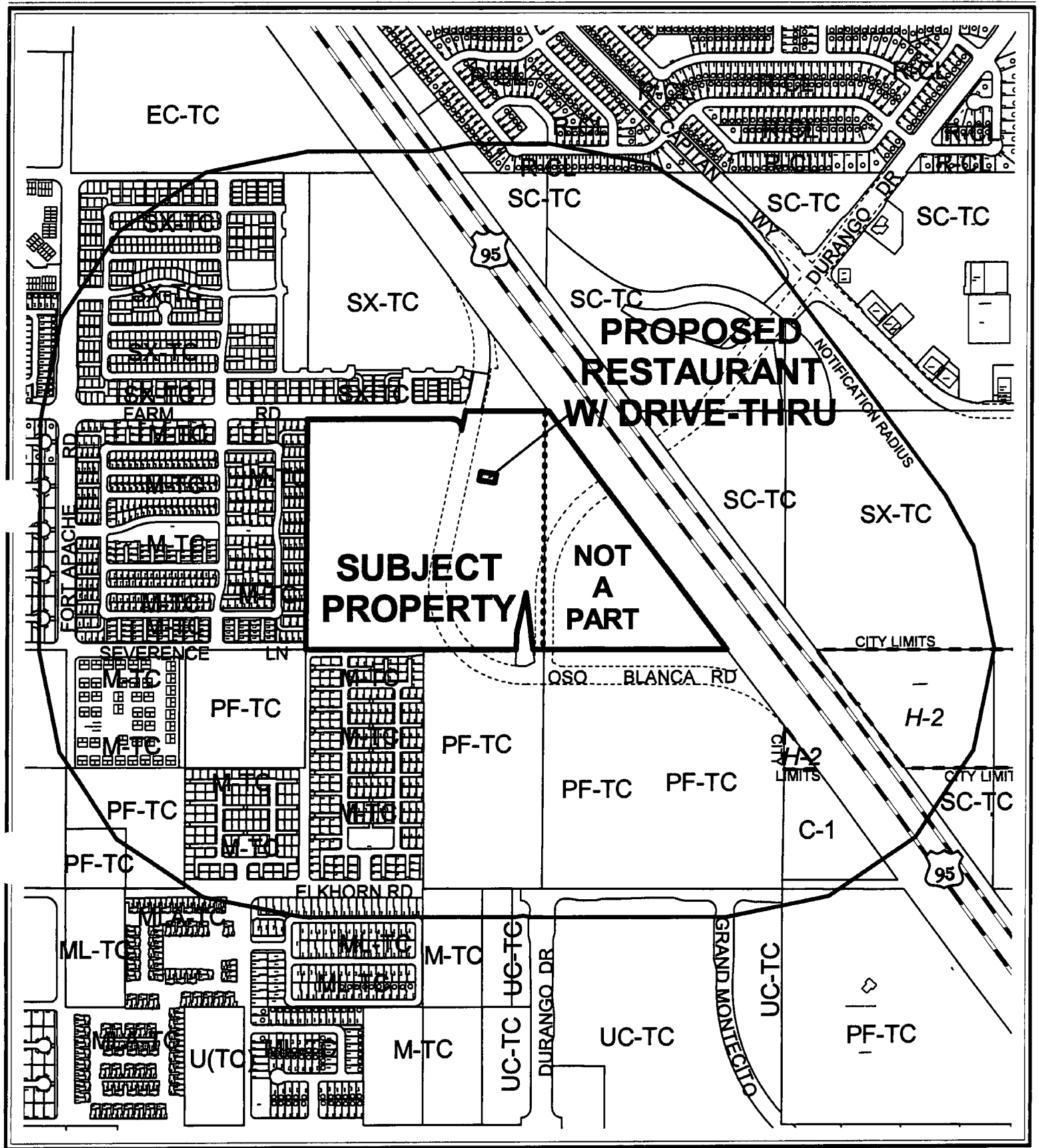
(2:22 - 2:28)

3-2829

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant (with Drive-Through) use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.



CASE: SUP-5428

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

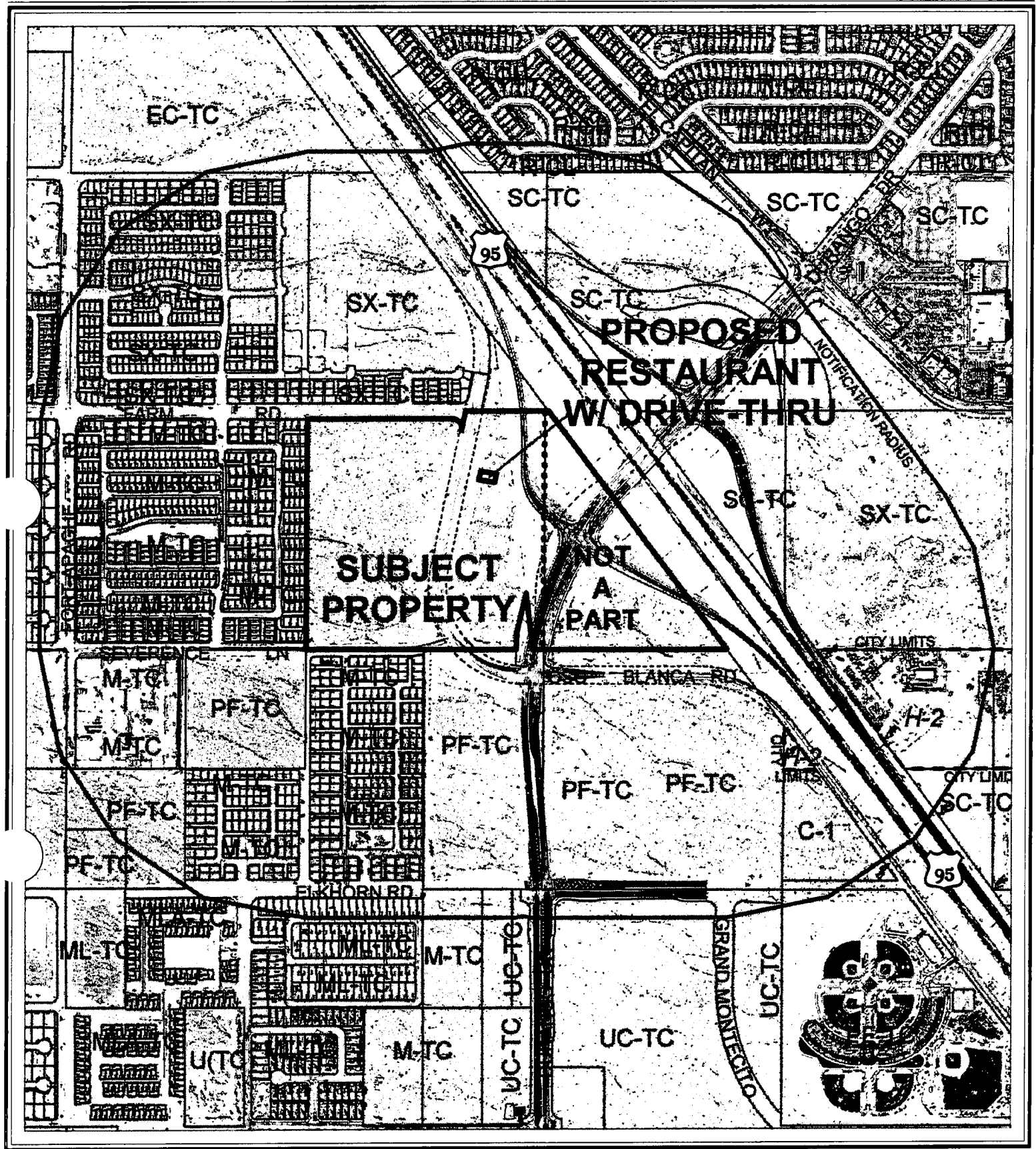
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]

0 400 800 Feet



095





CASE: SUP-5428

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5428 - APPLICANT/OWNER: NORTHWEST 95, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant (with Drive-Through) use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Restaurant (with Drive-Through) located on pad 'G' adjacent to the southeast corner of Farm Road and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

- 12/07/98 The City Council approved a Rezoning to T-C (Town Center) of a 1,468-acre portion of the Northwest (Z-0076-98). The subject site was included in this Rezoning request.
- 11/15/00 The City Council approved a Site Development Plan Review for a 284,150 square foot commercial center on the subject property as part of a larger request [Z-0076-98(15)]. In addition, 12 associated Special Use Permit applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility (U-0099-00 through U-0110-00). The Planning Commission and staff recommended approval.
- 12/18/02 City Council approved an Extension of Time for the Site Development Plan Review (EOT-1083) and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval.
- 04/07/04 The City Council approved a request for a Site Development Plan Review and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road (SDR-3795). Planning Commission and staff recommended approval.

12/02/04 The Planning Commission recommended approval of 12 other Special Use Permit applications as companion items to this request.

12/02/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #13/srs).

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 33.76

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	U.S. 95 Right-of-Way
West:	Undeveloped

C) Planned Land Use

Subject Property:	SC-TC (Service Commercial - Town Center)
North:	SX-TC (Suburban Mixed Use - Town Center)
South:	M-TC (Medium Density Residential - Town Center)
	PF-TC (Public Facilities - Town Center)
East:	SC-TC (Service Commercial - Town Center)
West:	M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	U.S. 95 Right-of-Way, T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The proposed Special Use Permit conforms to the General Plan policies for this site.

<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

The subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Restaurant (with Drive-Through) use; however, there are three (3) similar approved uses within the 750-foot notification distance.

B) General Analysis and Discussion

- **Zoning**

The subject site is currently zoned T-C (Town Center). The proposed "Restaurant (with Drive-Through)" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- **Use**

The proposed Restaurant (with Drive-Through) is for a 4,500 square-foot building approved under Site Development Plan Review (SDR-3795).

- **Conditions**

The Town Center Development Standards provide that Restaurants (with Drive-Through) are reviewed and conditioned on a case by case basis.

FINDINGS

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

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

The proposed uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

The proposed Restaurant (with Drive-Through) will be a part of the 239,355 square-foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Road) and Farm Road an (80-foot Town Center Collector) as indicated on the Centennial Hills Town Center Street Classification, all of which contribute to carrying the capacity of traffic generated by the project.

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

NOTICES MAILED 86 by City Clerk

APPROVALS 0

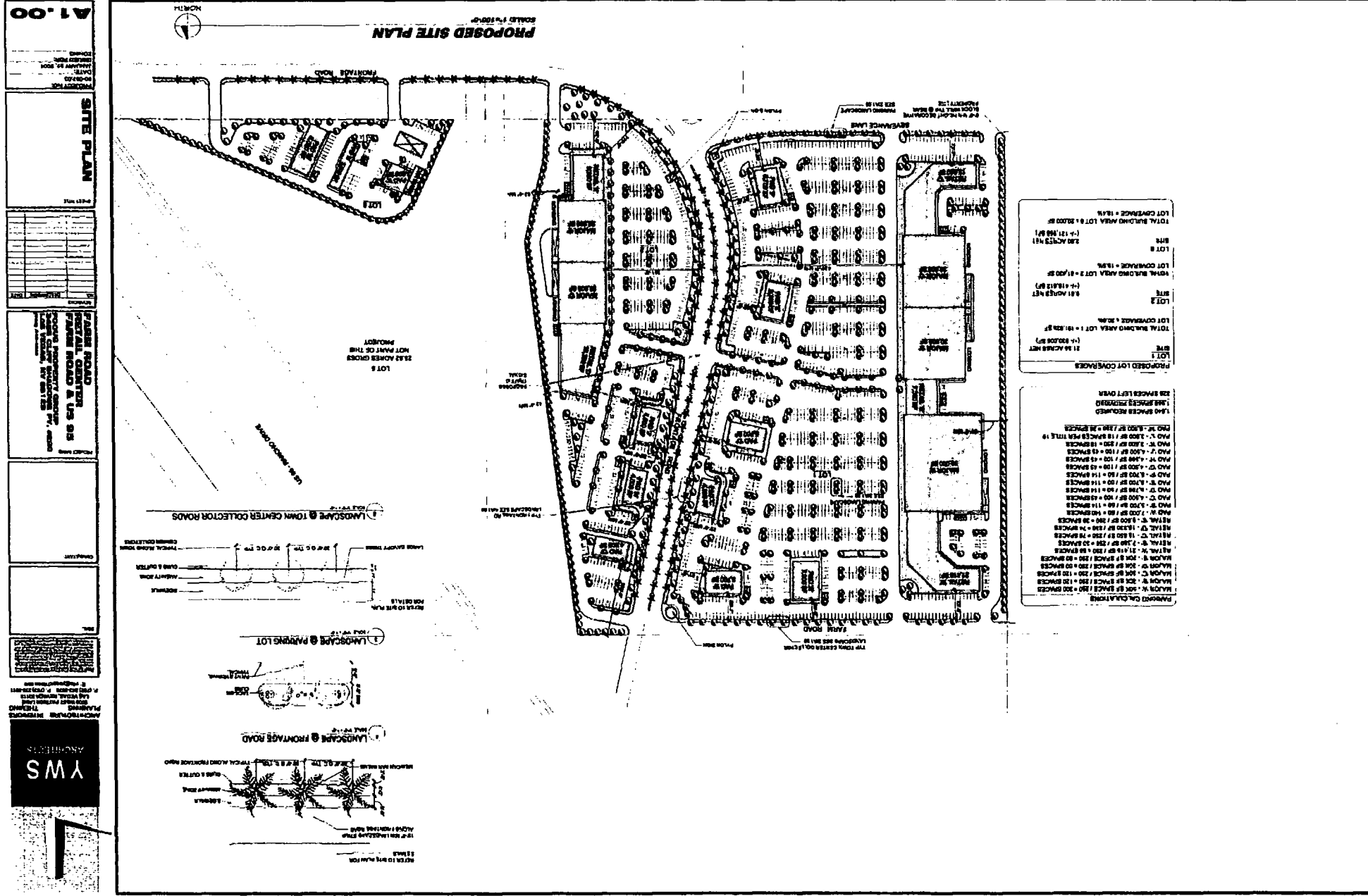
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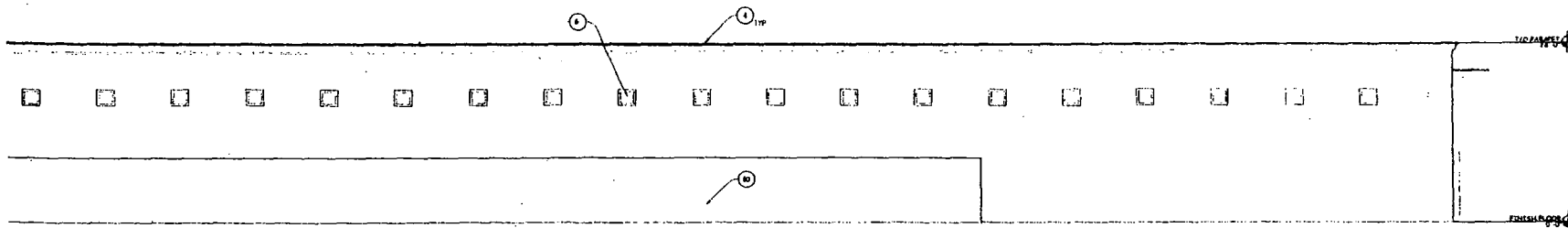


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STATE OF NEVADA
County of Clark
AMANDA DALTON
Appl. No. 00-64522-1
My Appl. Expires March 22, 2006

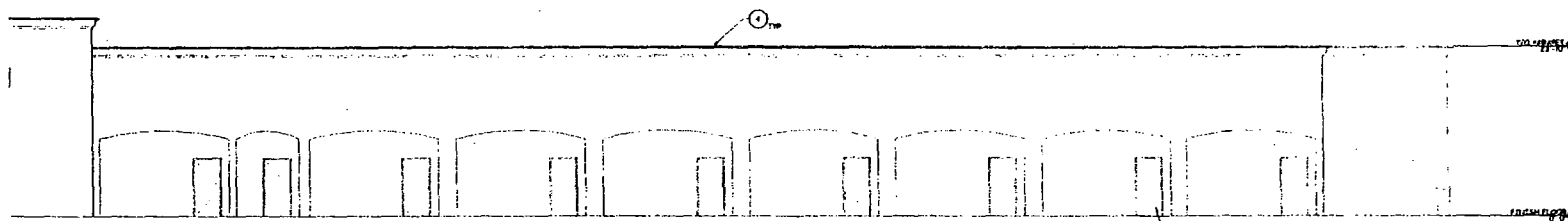
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SUP-5428
12-02-04 PC

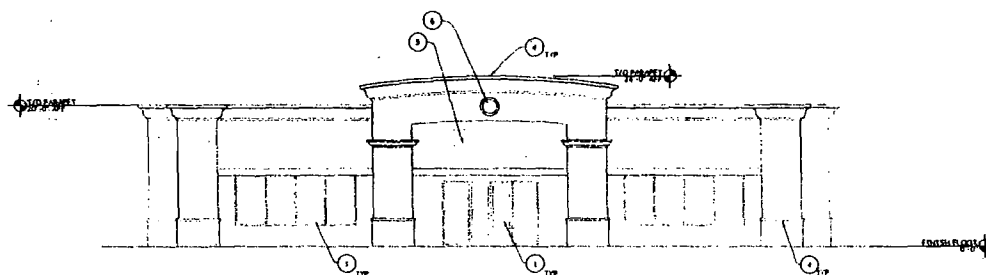




BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - RETAIL D (REAR)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL SUPPER CLUB
SCALE: 1/8" = 1'-0"

- EXTERIOR FINISH LEGEND**
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 4. ARCHITECTURAL POP-OUT / TRIM
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YWS
ARCHITECTS

ARCHITECTURE INTERIORS
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1320 WEST PATRICK LANE
LAS VEGAS, NEVADA 89119
P (702) 743-8073 F (702) 743-2011
E info@ywsarchitects.com

PROJECT NAME
PROJECT NO.
DATE
DRAWN BY
CHECKED BY
APPROVED BY

PROJECT NAME
PROJECT NO.
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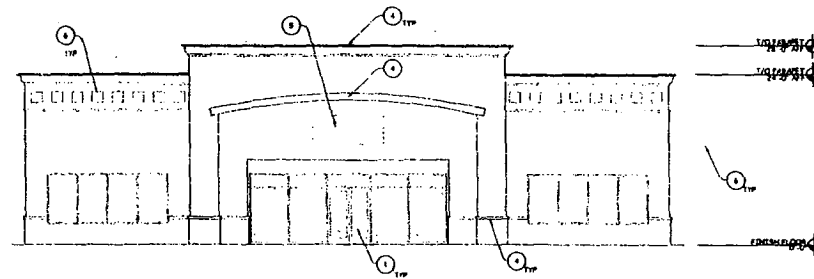
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BUILDING
ELEVATIONS**

PROJECT NO.
DATE
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APPROVED BY

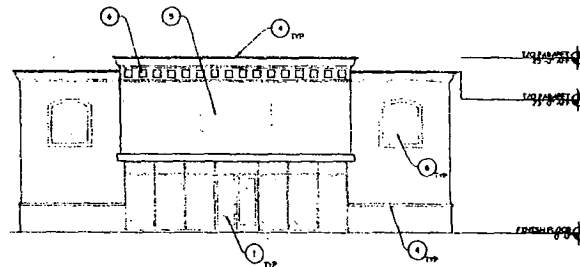
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SUP-5428
12-02-04 PC

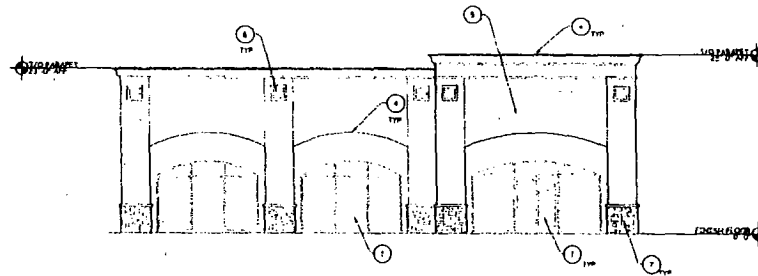
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BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL RETAIL PAD
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YWS
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804 WEST PATRICK LANE
LAS VEGAS, NEVADA 89119
P: (702) 841-8877 F: (702) 258-3011
E: info@ywsarchitects.com

PROJECT NAME
FARM ROAD CENTER
FARM ROAD & US 93
FARM ROAD & US 93
SUNSHINE BOULEVARD
SUNSHINE BOULEVARD
LAS VEGAS, NV 89119

DATE
02-01-04

PROJECT NAME
FARM ROAD CENTER
FARM ROAD & US 93
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SUNSHINE BOULEVARD
SUNSHINE BOULEVARD
LAS VEGAS, NV 89119

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FARM ROAD & US 93
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SUNSHINE BOULEVARD
SUNSHINE BOULEVARD
LAS VEGAS, NV 89119

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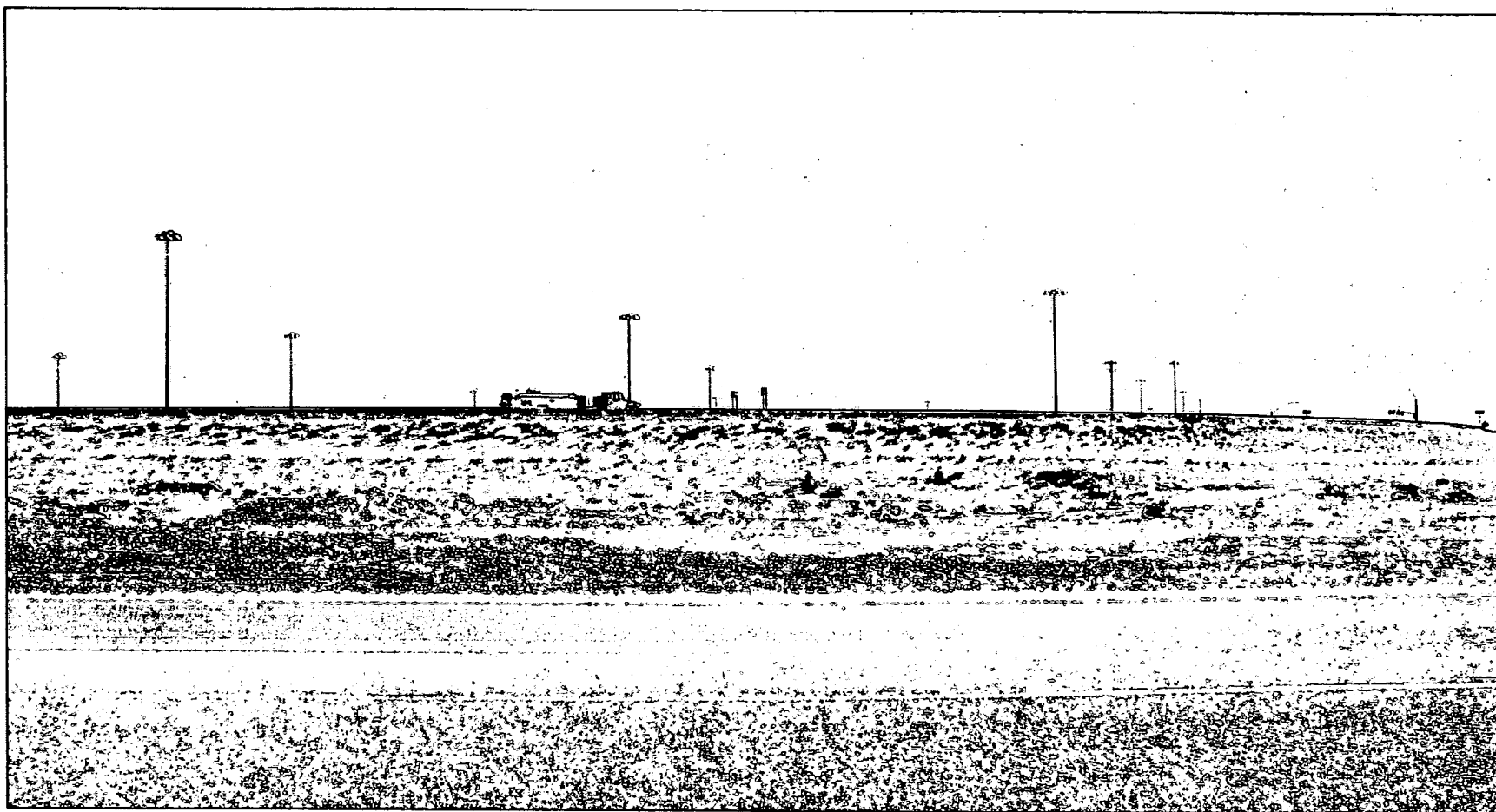
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BUILDING
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PROJECT NO.
00-031-03
DATE
JANUARY 27, 2004
ISSUED FOR
SCANNING

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SUP-5428
12-02-04 PC

RECEIVED
OCT 08 2004



SUP-5428 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95,
LLC
SOUTHWEST CORNER OF FARM ROAD AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5429 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], 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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 90 [SUP-5423] for all related discussion.

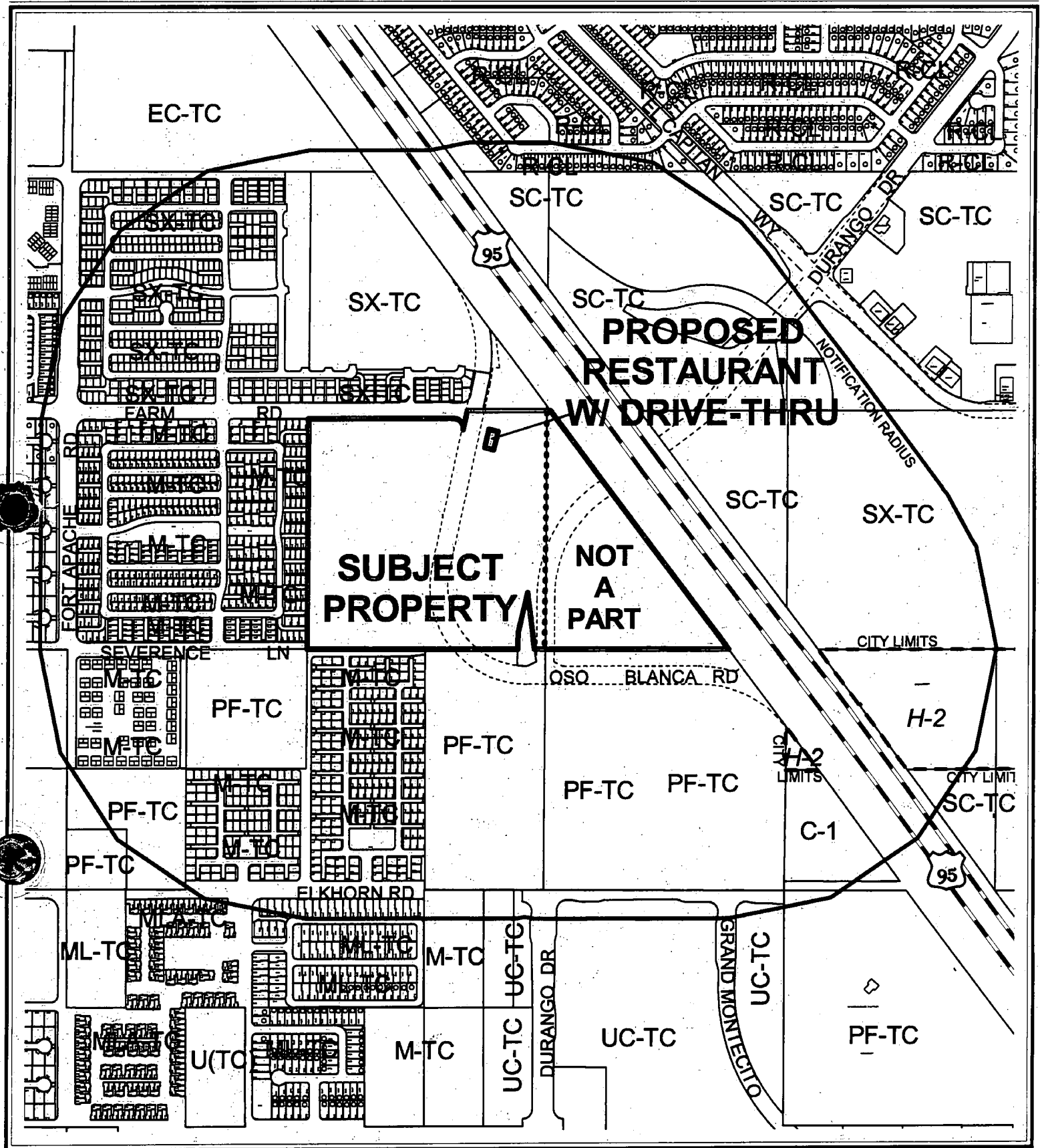
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3-2829

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant (with Drive-Thru) use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.

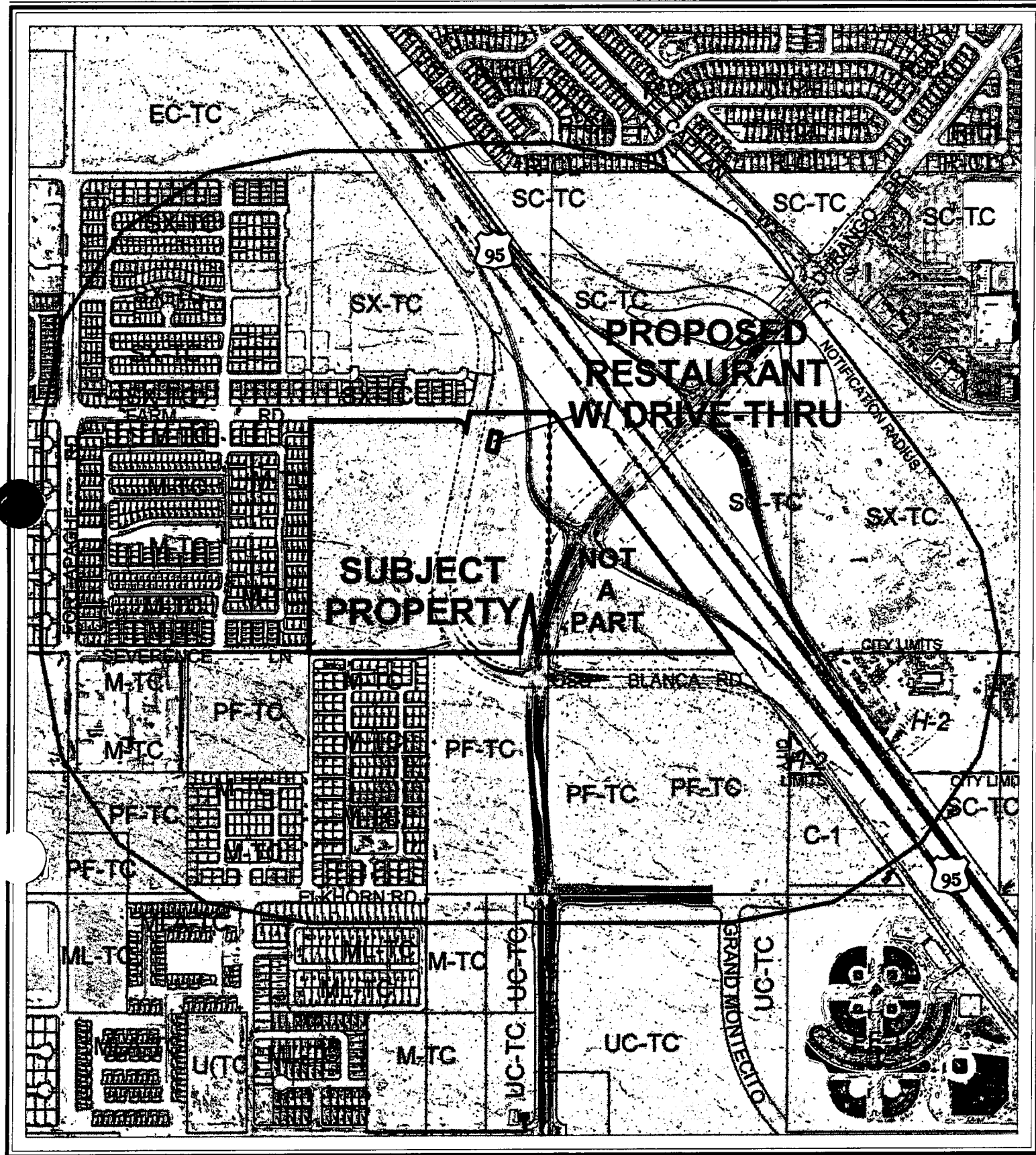


CASE: SUP-5429

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]



CASE: SUP-5429

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5429 - APPLICANT/OWNER: NORTHWEST 95, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant (with Drive-Thru) use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Restaurant (with Drive-Thru) located on pad 'G' adjacent to the southwest corner of Farm Road and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

- 12/07/98 The City Council approved a Rezoning to T-C (Town Center) of a 1,468-acre portion of the Northwest (Z-0076-98). The subject site was included in this Rezoning request.
- 11/15/00 The City Council approved a Site Development Plan Review [Z-0076-98(15)] for a 284,150 square foot commercial center on the subject property as part of a larger request. In addition, 12 associated Special Use Permit (U-0099-00 through U-0110-00) applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility. The Planning Commission and staff recommended approval.
- 12/18/02 City Council approved an Extension of Time (EOT-1083) for the Site Development Plan Review and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval.
- 04/07/04 The City Council approved a request for a Site Development Plan Review (SDR-3795) and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road. The Planning Commission and staff recommended approval.

12/02/04 The Planning Commission recommended approval of 12 other Special Use Permit applications as companion items to this request.

12/02/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #14/bts).

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 33.76 acres

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: U.S. 95 Right-of-Way
West: Undeveloped

C) Planned Land Use

Subject Property: SC-TC (Service Commercial - Town Center)
North: SX-TC (Suburban Mixed Use - Town Center)
South: M-TC (Medium Density Residential - Town Center)
PF-TC (Public Facilities - Town Center)
East: SC-TC (Service Commercial - Town Center)
West: M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: U.S. 95 Right-of-Way, T-C (Town Center)
West: T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The proposed Special Use Permit conforms to General Plan policies for this site.

<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

The subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Town Center Development Standards that apply to the proposed Restaurant (with Drive-Thru) use; however, there are three (3) similar approved uses within the 750-foot notification distance.

B) General Analysis and Discussion

- **Zoning**

The subject site is currently zoned T-C (Town Center). The proposed "Restaurant (with Drive-Through)" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- **Use**

The proposed Restaurant (with Drive-Through) is for a 4,500 square-foot building approved under Site Development Plan Review (SDR-3795).

- **Conditions**

The Town Center Development Standards provide that Restaurants (with Drive-Through) are reviewed and conditioned on a case-by-case basis.

FINDINGS

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

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

The proposed uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

The proposed Restaurant (with Drive-Through) will be a part of the 239,355 square foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Street) and Farm Road an (80-foot Secondary Collector) as indicated on the Master Plan of Streets and Highways, all of which contribute to carrying the capacity of traffic generated by the project.

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

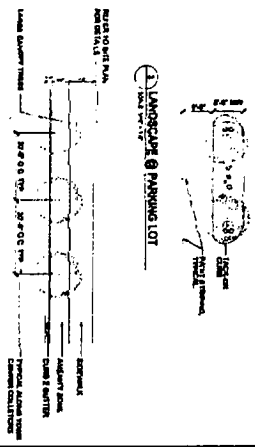
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APPROVALS 0

PROTESTS 0

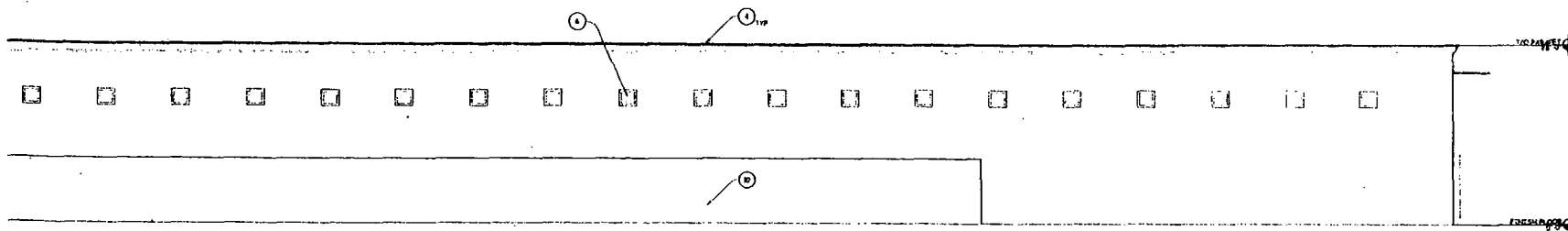


 **NOTARY PUBLIC**
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appl. Expires March 22, 2006

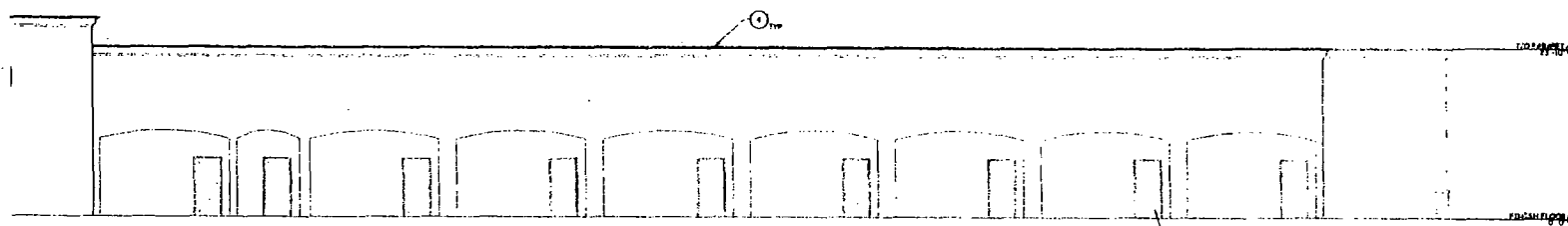
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OCT 08 2004

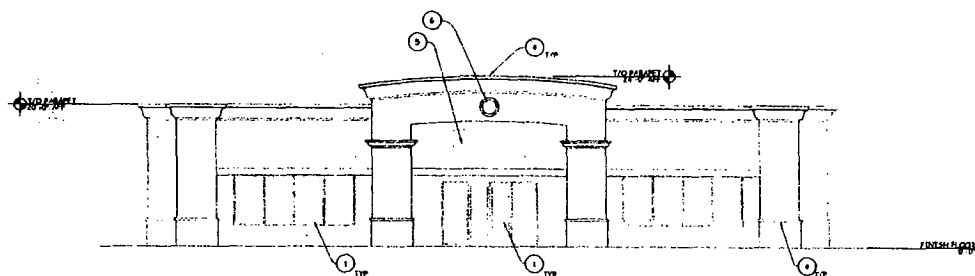
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BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - RETAIL D (REAR)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL SUPPER CLUB
SCALE: 1/8" = 1'-0"

- EXTERIOR FINISH LEGEND**
1. ALUM & GLASS DOORS & WINDOWS
 2. TILE WAINSCOT
 3. PAINTED STEEL TRELLIS
 4. ARCHITECTURAL POP-OUT / TRIM
 5. LOCATION FOR SIGN
 6. TILE INSET W/ ARCHITECTURAL POP-OUT
 7. STONE CLADDING
 8. PLASTER REVEALS
 9. PAINTED STEEL DOOR
 10. PAINTED CMU LOADING DOCK WALL

YWS
ARCHITECTS

ARCHITECTURE INTERIORS
PLANNING
5025 WEST PAINE AVE
LAS VEGAS, NEVADA 89119
P (702) 735-8875 F (702) 735-3511
E info@ywsarchitects.com

PROJECT NO. 10-047-01
DATE JANUARY 27, 2004
ISSUED FOR: CONCEPT

NO.

CONTRACT

PROJECT NAME
**FARM ROAD SUPPER CLUB
FARM ROAD & US 95
CLUB BUILDING
3400 E. FARM ROAD, SUITE 200
LAS VEGAS, NV 89119**

NO.	DESCRIPTION	DATE

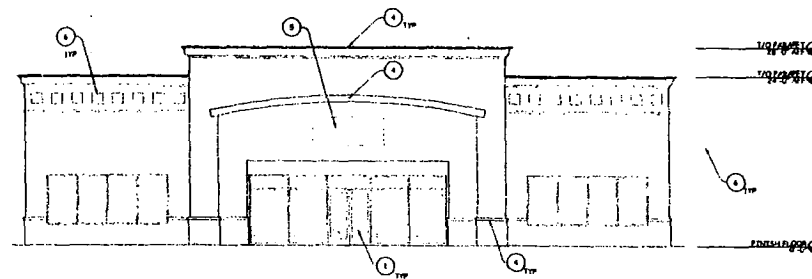
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EXTERIOR
BUILDING
ELEVATIONS**

PROJECT NO. 10-047-01
DATE JANUARY 27, 2004
ISSUED FOR: CONCEPT

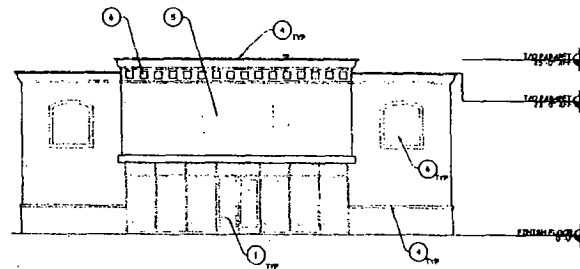
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**SUP-5429
12-02-04 PC**

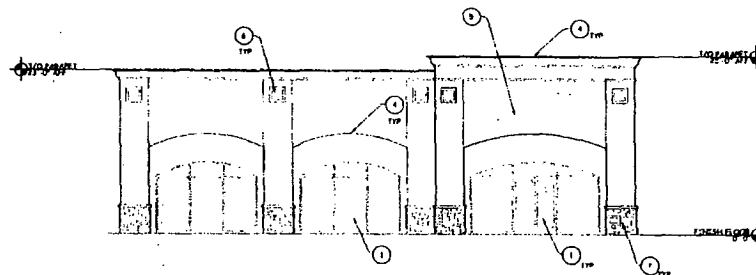
**RECEIVED
OCT 08 2004**



BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL RETAIL PAD
SCALE: 1/8" = 1'-0"

- EXTERIOR FINISH LEGEND
1. ALUM & GLASS DOORS & WINDOWS
 2. TILE WAINSCOT
 3. PAINTED STEEL TRELLIS
 4. ARCHITECTURAL POP-OUT / TRIM
 5. LOCATION FOR SIGN
 6. TILE INSET W/ ARCHITECTURAL POP-OUT
 7. STONE CLADDING
 8. PLASTER REVEALS
 9. PAINTED STEEL DOOR
 10. PAINTED CMU LOADING DOCK WALL

YWS
ARCHITECTS

ARCHITECTURE INTERIORS
PLANNING TREASURING
8705 WILET PATRICK LANE
LAS VEGAS, NEVADA 89118
P: (702) 241-5674 F: (702) 246-3611
E: info@ywsarchitect.com

PROJECT NAME
FARM ROAD CENTER
FARM ROAD & US 96
PO BOX 100000
LAS VEGAS, NV 89120

DATE: 01-01-03
ISSUED FOR: ZONING

PROJECT NAME
FARM ROAD CENTER
FARM ROAD & US 96
PO BOX 100000
LAS VEGAS, NV 89120

PROJECT NAME
FARM ROAD CENTER
FARM ROAD & US 96
PO BOX 100000
LAS VEGAS, NV 89120

PROJECT NAME
FARM ROAD CENTER
FARM ROAD & US 96
PO BOX 100000
LAS VEGAS, NV 89120

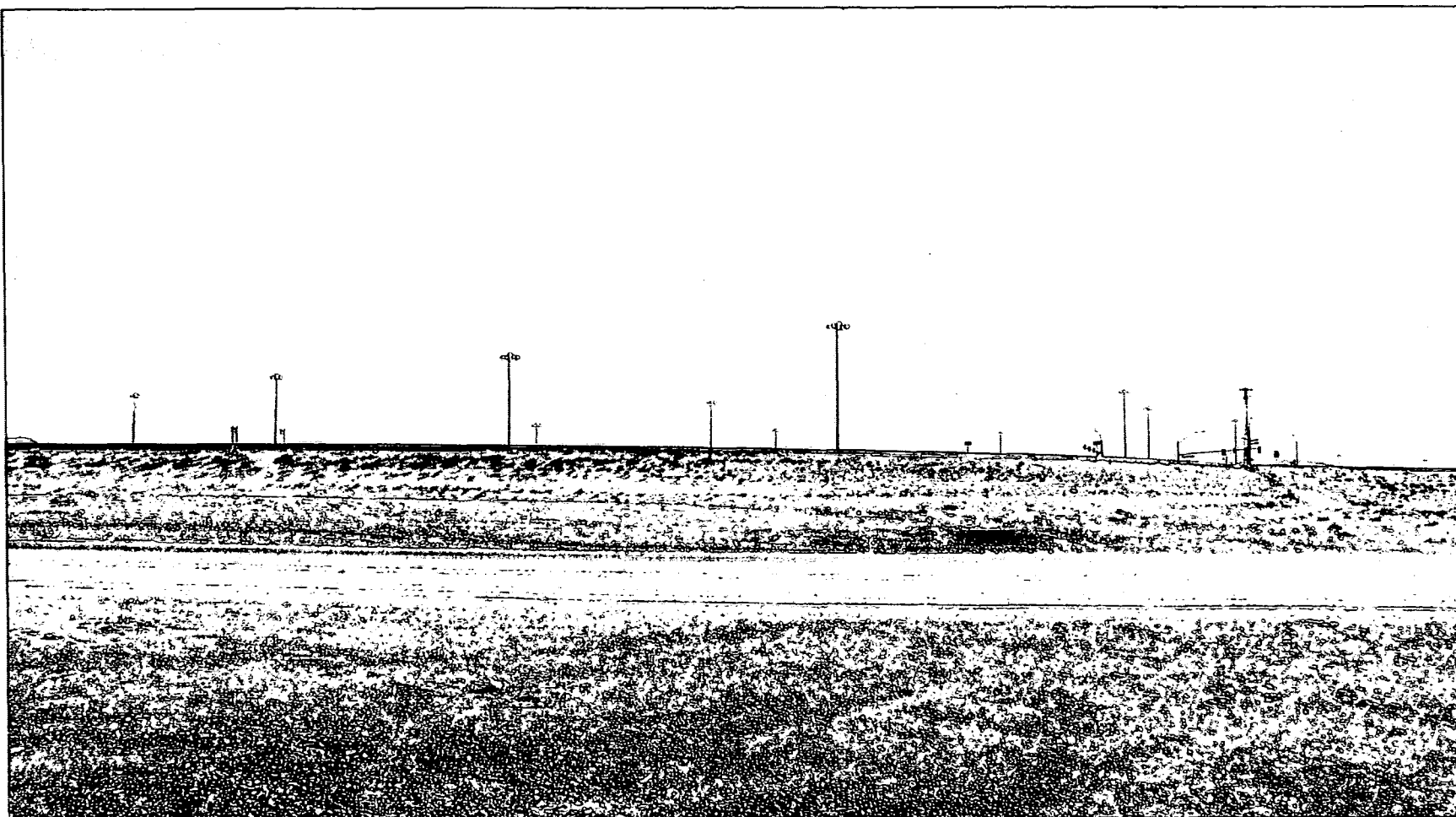
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FARM ROAD & US 96
PO BOX 100000
LAS VEGAS, NV 89120

PROJECT NAME
FARM ROAD CENTER
FARM ROAD & US 96
PO BOX 100000
LAS VEGAS, NV 89120

A5.07

SUP-5429
12-02-04 PC

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OCT 08 2004



SUP-5429 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95,
LLC
SOUTHWEST CORNER OF FARM ROAD AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5430 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THRU) adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial) Town Center Special Land Use Designation], 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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 90 [SUP-5423] for all related discussion.

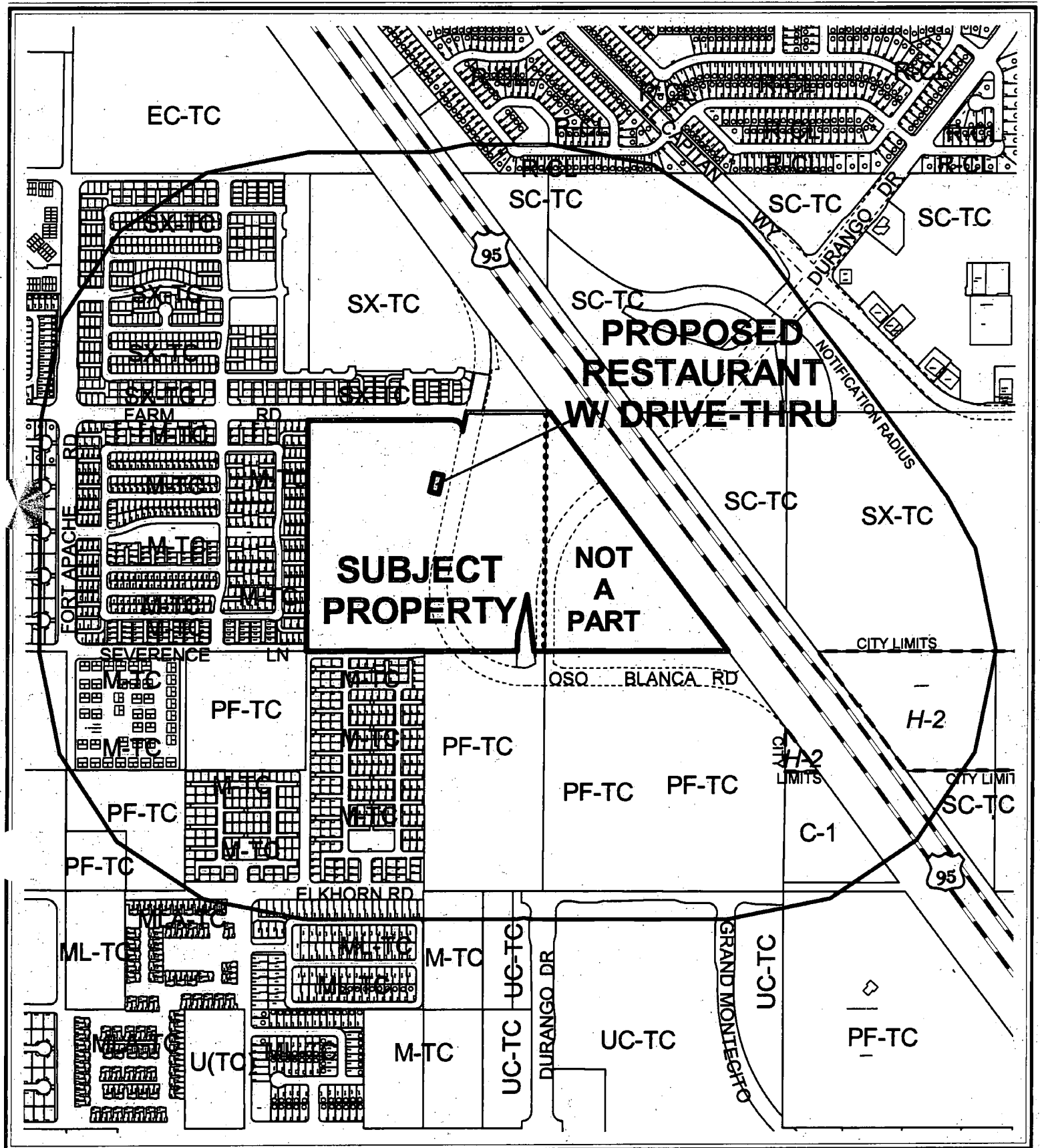
(2:22 - 2:28)

3-2829

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant (with Drive-Thru) use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.



CASE: SUP-5430

RADIUS: 1500 FT

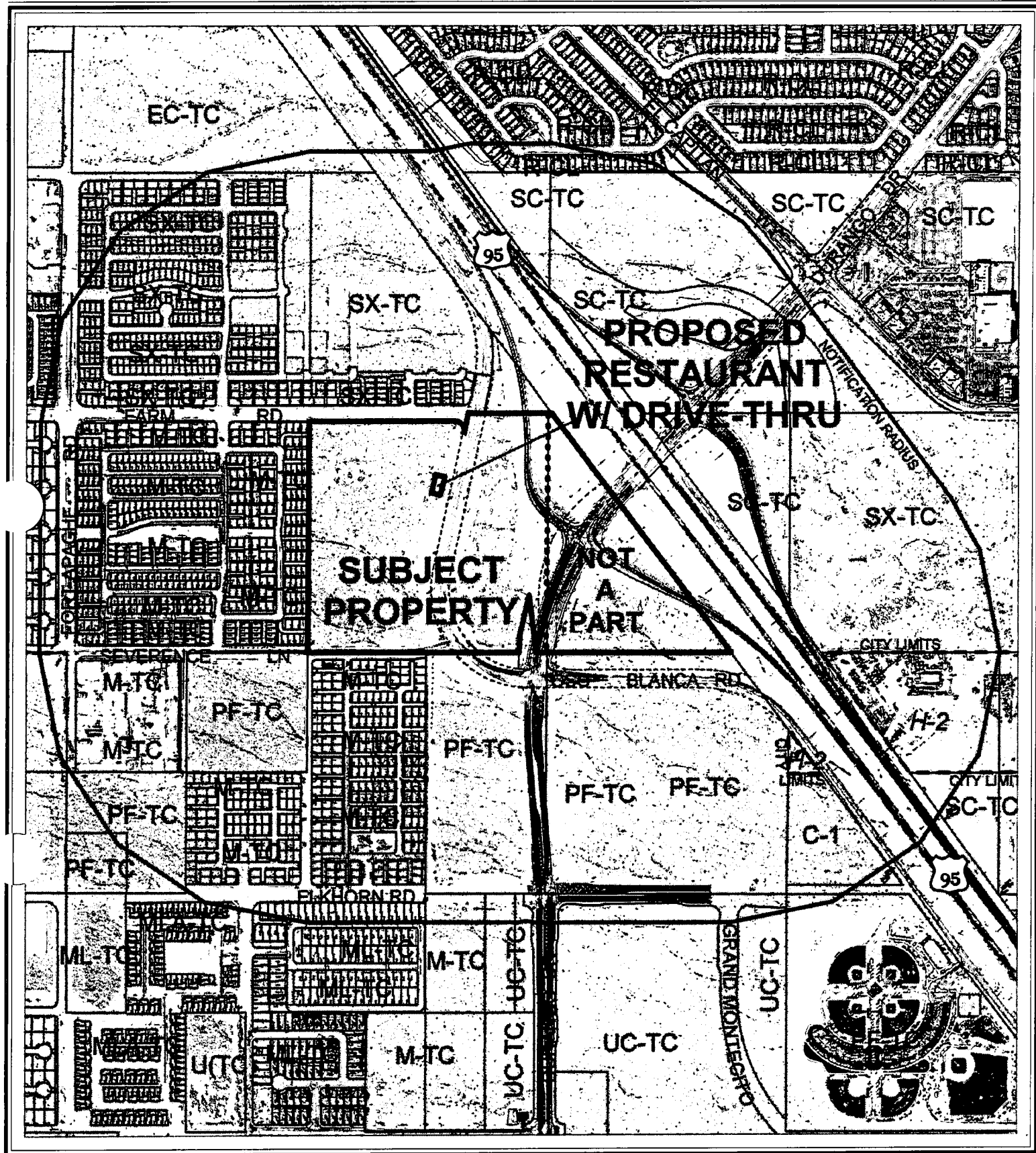
ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]

0 400 800 Feet

097





CASE: SUP-5430

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5430 - APPLICANT/OWNER: NORTHWEST 95, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant (with Drive-Thru) use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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4. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Restaurant with (Drive-Thru) located on pad 'C' adjacent to the southwest corner of Farm Road and Oso Blanca Road. This Special Use Permit shall be applicable to all development within the overall site.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

- 12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest. The subject site was included in this Rezoning request.
- 11/15/00 The City Council approved a Site Development Plan Review [Z-0076-98(15)] for a 284,150 square foot commercial center on the subject property as part of a larger request. In addition, 12 associated Special Use Permit (U-0099-00 through U-0110-00) applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility. The Planning Commission and Staff recommended approval.
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12/02/04 The Planning Commission recommended approval of 12 other Special Use Permit applications as companion items to this request.

12/02/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #15/bts).

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 33.76 acres

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: U.S. 95 Right-of-Way
West: Undeveloped

C) Planned Land Use

Subject Property: SC-TC (Service Commercial - Town Center)
North: SX-TC (Suburban Mixed Use - Town Center)
South: M-TC (Medium Density Residential - Town Center)
PF-TC (Public Facilities - Town Center)
East: SC-TC (Service Commercial - Town Center)
West: M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: U.S. 95 Right-of-Way, T-C (Town Center)
West: T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The proposed Special Use Permit conforms to General Plan policies for this site.

<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

The subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Restaurant (with Drive-Through) use; however, there are three similar approved uses within the 750-foot notification distance.

B) General Analysis and Discussion

- **Zoning**

The subject site is currently zoned T-C (Town Center). The proposed "Restaurant (with Drive-Through)" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- **Use**

The proposed Restaurant (with Drive-Through) is for a 4,500 square-foot a building approved under Site Development Plan Review (SDR-3795).

- **Conditions**

The Town Center Development Standards provide that Restaurants (w/Drive-Through) are reviewed and conditioned on a case-by-case basis.

FINDINGS

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

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

The proposed uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

The proposed Restaurant (with Drive-Through) will be a part of the 239,355 square-foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Street) and Farm Road an (80-foot Secondary Collector) as indicated on the Master Plan of Streets and Highways, all of which contribute to carrying the capacity of traffic generated by the project.

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

NOTICES MAILED 86 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-8430 APN: 125-17-301-003 and 125-17-701-001
(portion)
Name of Property Owner: Northwest 95, LLC
Name of Applicant: Northwest 95, LLC

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

_____ Yes

_____ ☒ 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): _____

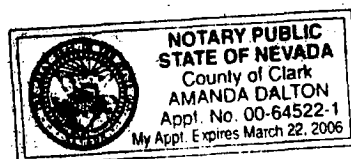
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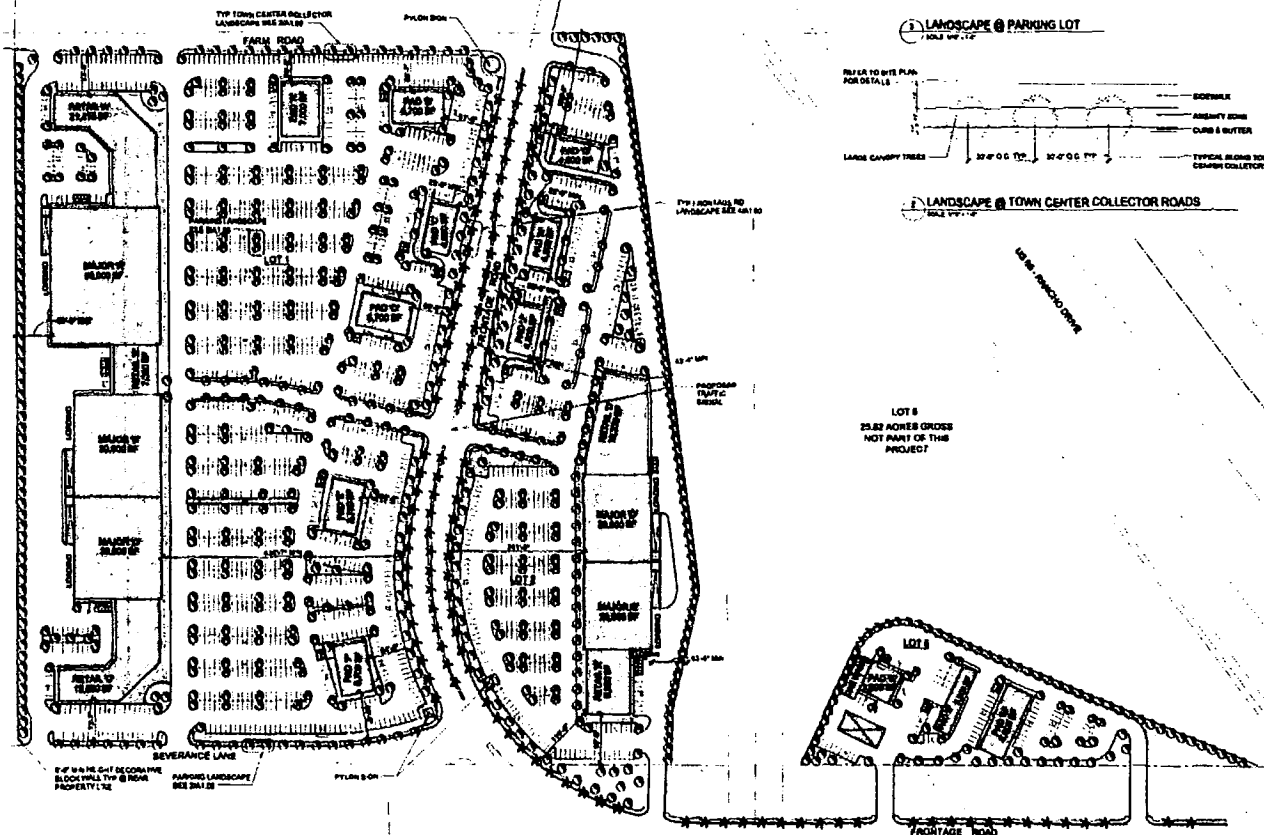
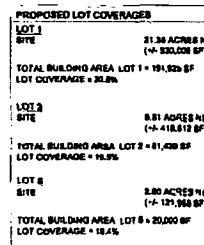
Signature of Property Owner/Authorized Agent: _____

Subscribed and sworn before me

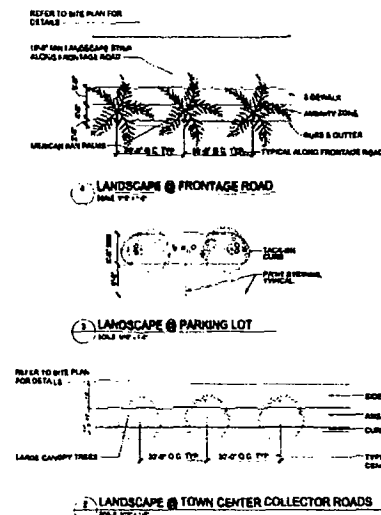
This 1 day of October, 2007

Amanda Dalton
Notary Public in and for said County and State





PROPOSED SITE PLAN



**ARCHITECTURE INTERIORS
PLANNING THEMING**
2000 WEST PATRIOT BLVD
LAS VEGAS, NEVADA 89115
P. (702) 343-8029 F. (702) 343-8011
E: info@archinteriors.com



Copyright 1997

**FARM ROAD
RETAIL CENTER
FARM ROAD & US 95**

**LOCAL PROPERTY GROUP
CHASE CLIFF HARBORS PT., AZERO
AS VEGAS, NV 89125**

©1999 JACOBI & JACOBI

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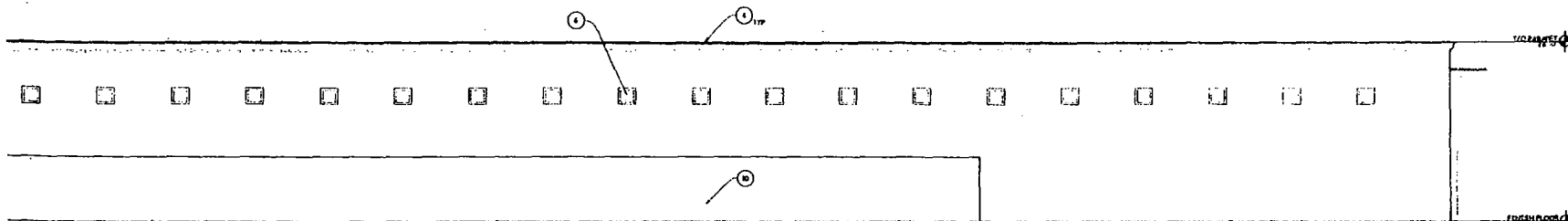
SITE PLAN

PROJECT NO:
99-057.03
DATE:
JANUARY 24, 2004
REQUEST FOR:
200-042

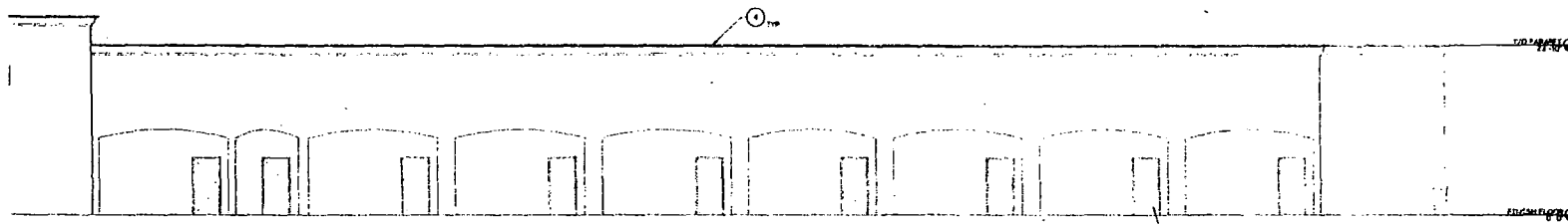
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SUP-5430
12-02-04 PC

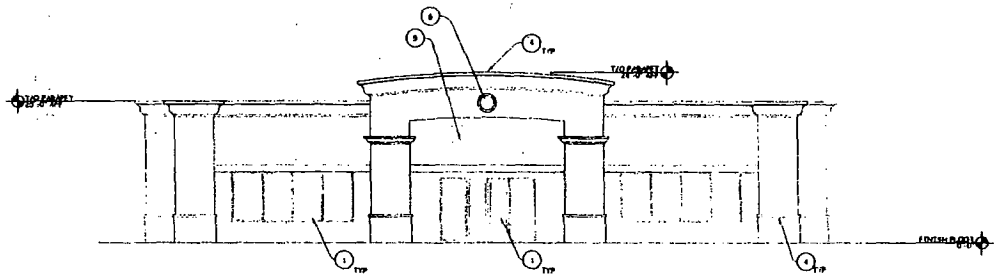
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BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - RETAIL D (REAR)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL SUPPER CLUB
SCALE: 1/8" = 1'-0"

- EXTERIOR FINISH LEGEND**
- 1. ALUM & GLASS DOORS & WINDOWS
 - 2. TILE WAINSCOT
 - 3. PAINTED STEEL TRELLIS
 - 4. ARCHITECTURAL POP-OUT / TRIM
 - 5. LOCATION FOR SIGN
 - 6. TILE INSET W/ ARCHITECTURAL POP-OUT
 - 7. STONE CLADDING
 - 8. PLASTER REVEALS
 - 9. PAINTED STEEL DOOR
 - 10. PAINTED CMU LOADING DOCK WALL



ARCHITECTURE INTERIORS
PLANNING DESIGN
3000 WEST PATRICK LANE
LAS VEGAS, NEVADA 89114
P: (702) 253-0070 F: (702) 253-0011
E: info@ywsarch.com

PROJECT NO. 00-057-03
DATE JANUARY 27, 2004
ISSUED FOR: WORKING

PROJECT NAME
FARM ROAD
FARM ROAD & US 95
FARM ROAD & US 95
LAS VEGAS, NV 89115

REVISIONS

NO.	REVISION	DATE

PROJECT NO. 00-057-03
DATE JANUARY 27, 2004
ISSUED FOR: WORKING

PROPOSED
EXTERIOR
BUILDING
ELEVATIONS

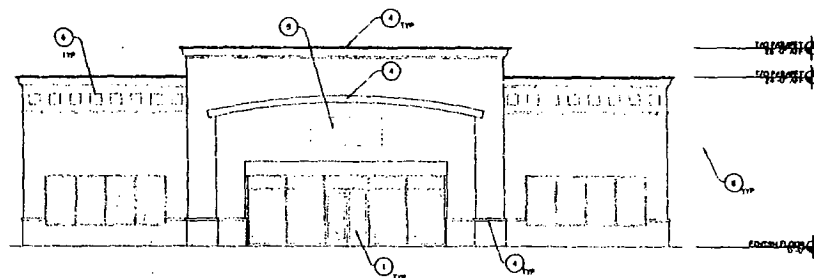
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DATE JANUARY 27, 2004
ISSUED FOR: WORKING

PROJECT NO. 00-057-03
DATE JANUARY 27, 2004
ISSUED FOR: WORKING

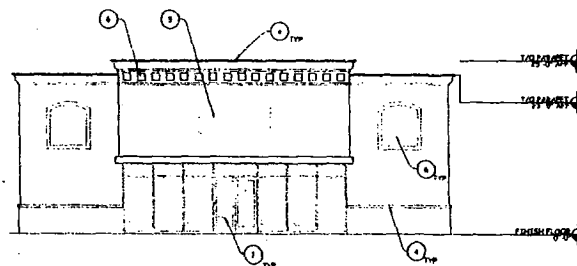
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SUP-5430
12-02-04 PC

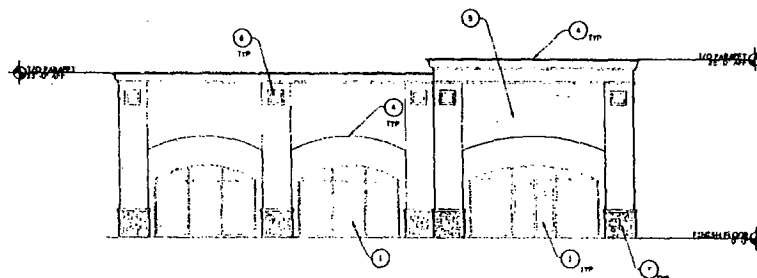
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OCT 08 2004



BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL RETAIL PAD
SCALE: 1/8" = 1'-0"

- EXTERIOR FINISH LEGEND**
1. ALUM & GLASS DOORS & WINDOWS
 2. TILE WAINSCOT
 3. PAINTED STEEL TRELIS
 4. ARCHITECTURAL POP-OUT / TRIM
 5. LOCATION FOR SIGN
 6. TILE INSET W/ ARCHITECTURAL POP-OUT
 7. STONE CLADDING
 8. PLASTER REVEALS
 9. PAINTED STEEL DOOR
 10. PAINTED CMU LOADING DOCK WALL

YWS
ARCHITECTS

ARCHITECTURE INTERIORS
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PROJECT NAME
FARM ROAD
METAL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
LAS VEGAS, NV 89115

ARCHITECT
YWS ARCHITECTS

DATE
01/17/04

PROJECT NAME
FARM ROAD
METAL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
LAS VEGAS, NV 89115

REVISIONS
NO. DESCRIPTION DATE
1. 01/17/04

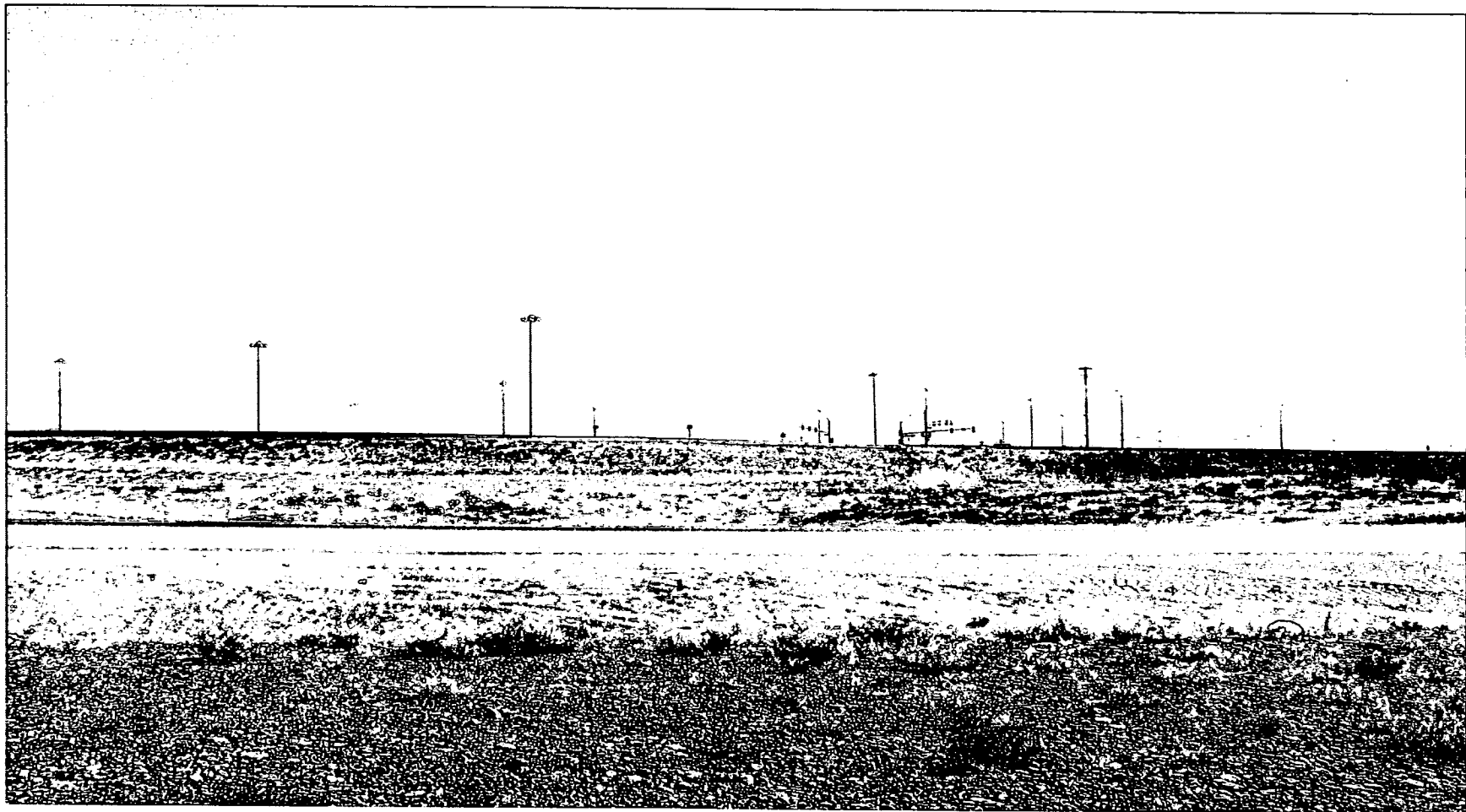
PROJECT NO.
00-037-03
DATE
JANUARY 17, 2004
ISSUED FOR
CONSTRUCTION

PROJECT NO.
00-037-03
DATE
JANUARY 17, 2004
ISSUED FOR
CONSTRUCTION

A5.07

SUP-5430
12-02-04 PC

RECEIVED
OCT 08 2004



SUP-5430 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95,
LLC
SOUTHWEST CORNER OF FARM ROAD AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT

SUP-5431 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], 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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 90 [SUP-5423] for all related discussion.

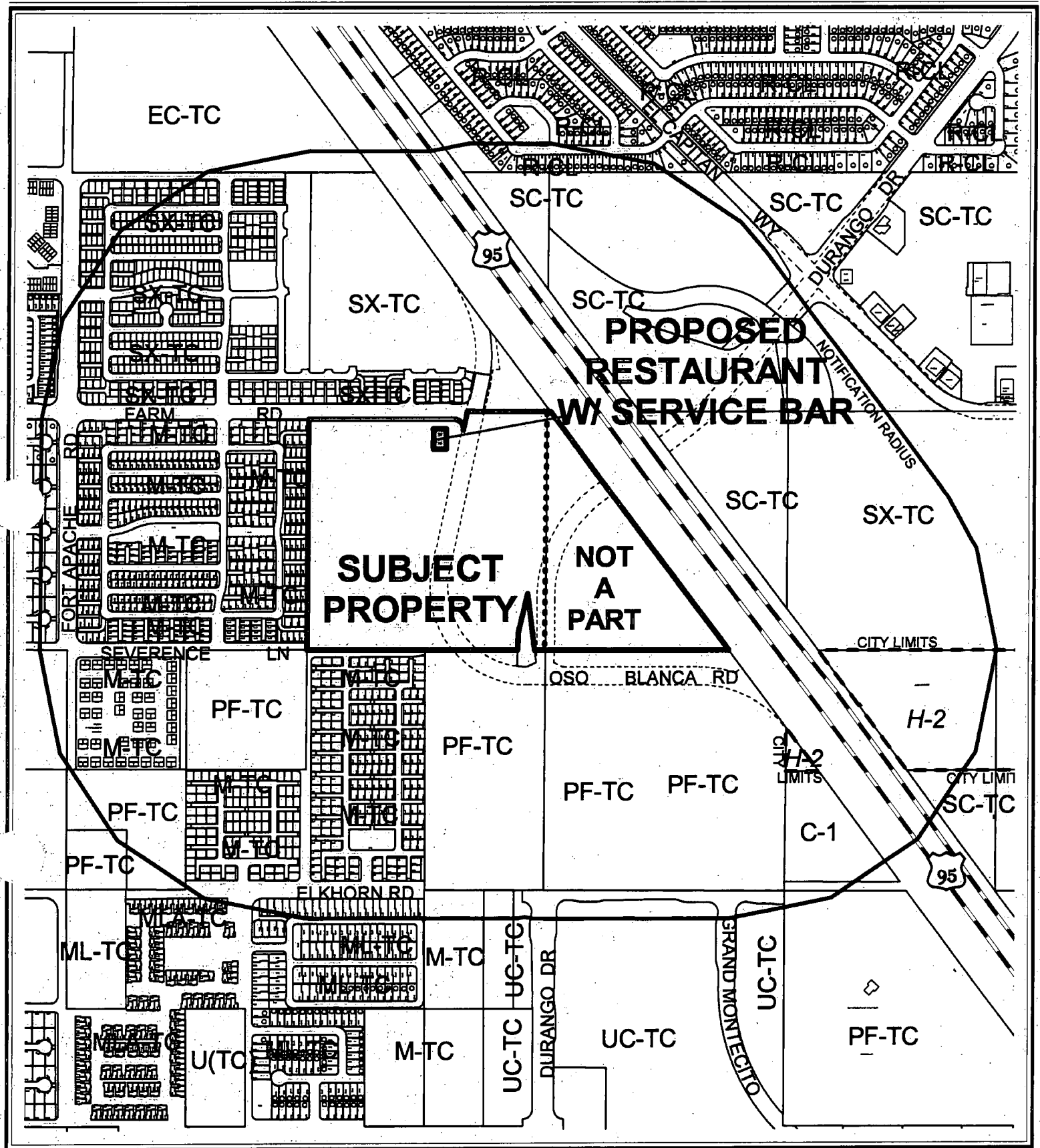
(2:22 - 2:28)

3-2829

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant Service Bar/Supper Club use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.

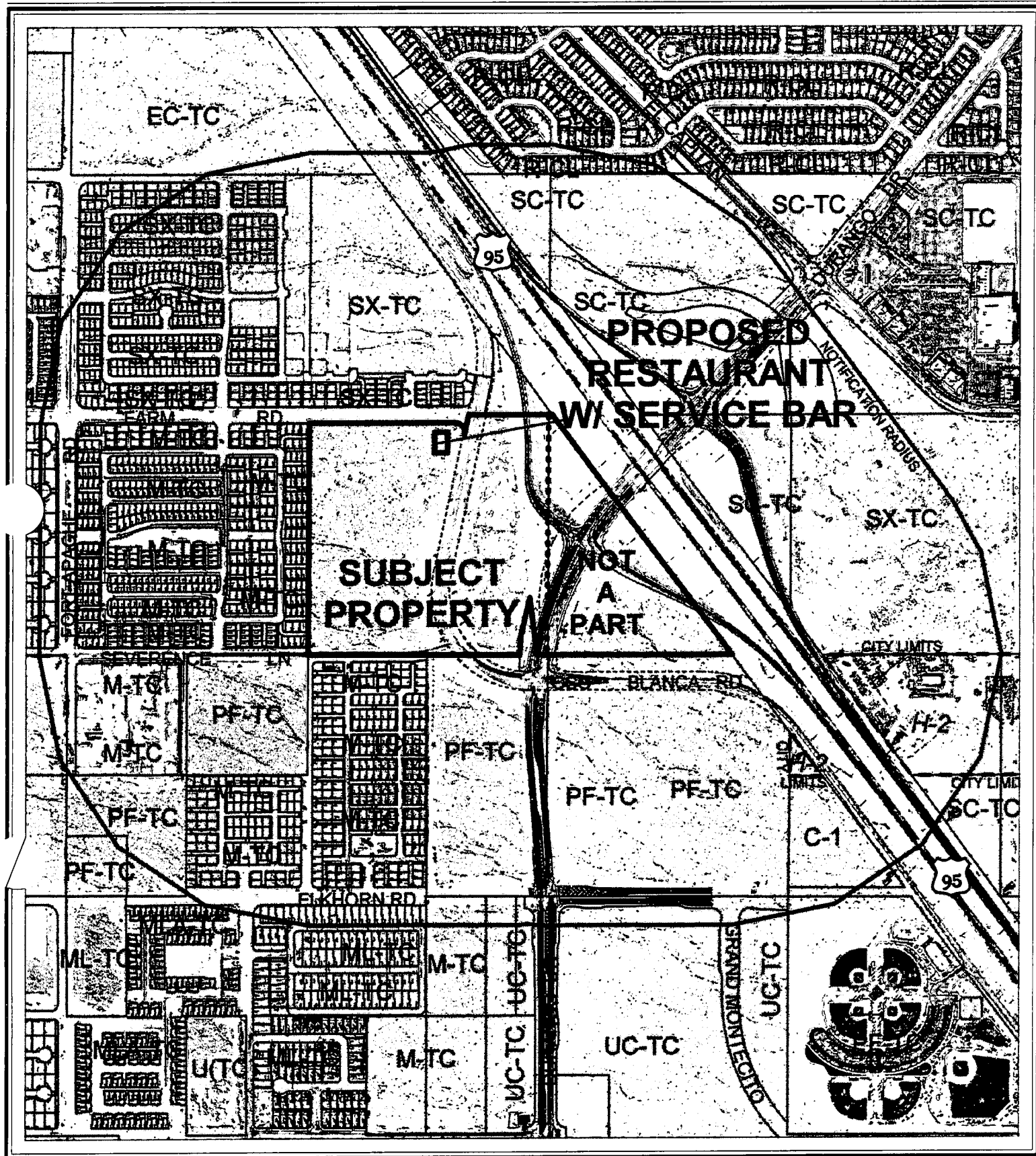


CASE: SUP-5431

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]



CASE: SUP-5431

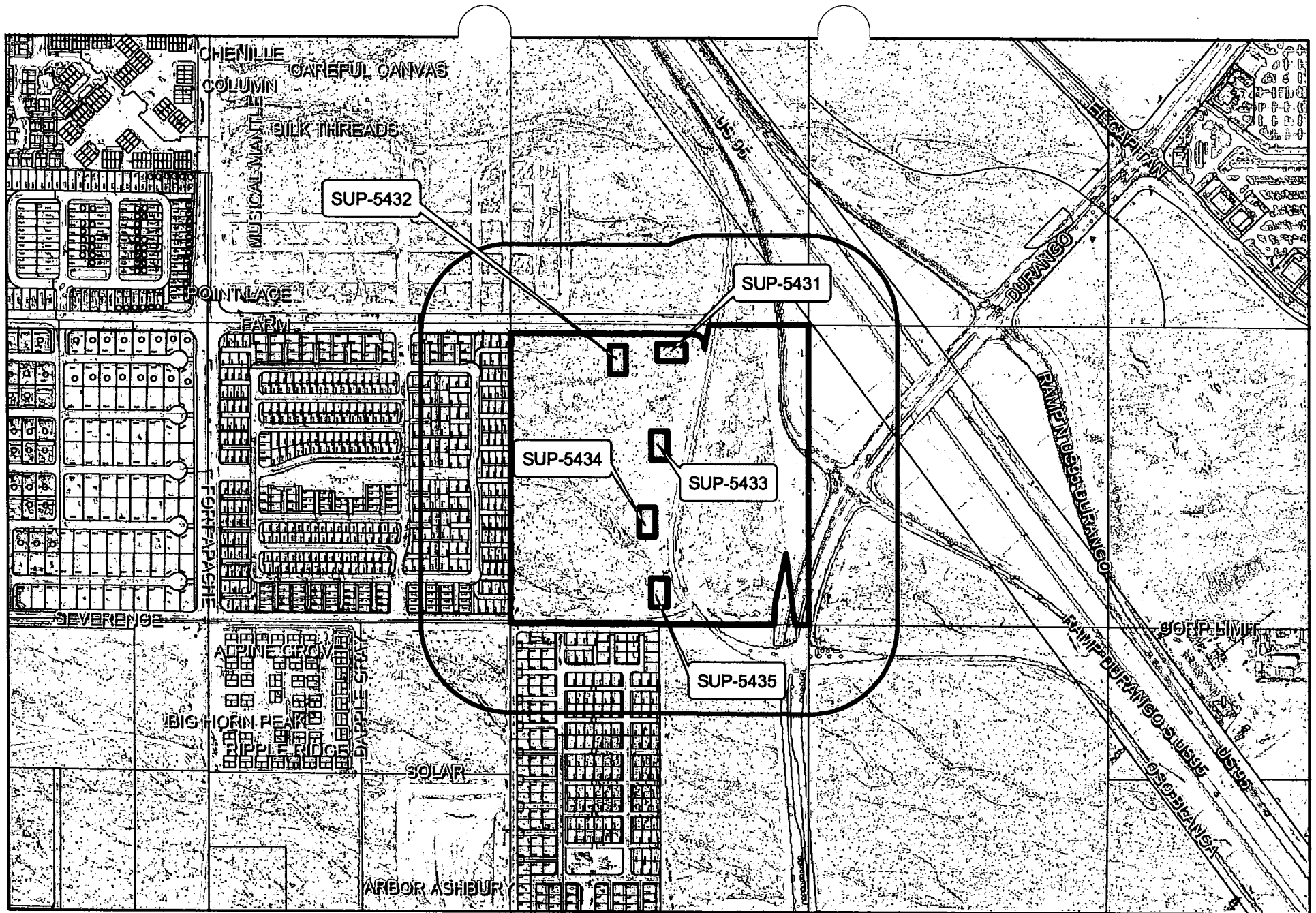
RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]

0 400 800 Feet





SUP-5431
 SUP-5432
 SUP-5433
 SUP-5434
 SUP-5435

Protected Landuses

- | | |
|---|---|
|  Parks |  Taverns |
|  Schools |  Religious |

Business Licenses

- | | |
|--|--|
|  Tavern |  Child Care/
Children Facility |
|  Supper Club/
Restaurant Service Bar | |

- | |
|--|
|  Subject Property |
|  400 foot buffer |



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5431 - APPLICANT/OWNER: NORTHWEST 95, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant Service Bar/Supper Club use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Supper Club located on pad 'B' adjacent to the southwest corner of Farm Road and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

- 12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest. The subject site was included in this Rezoning request.
- 11/15/00 The City Council approved a Site Development Plan Review [Z-0076-98(15)] for a 284,150 square foot commercial center on the subject property as part of a larger request. In addition, 12 associated Special Use Permit (U-0099-00 through U-0110-00) applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility. The Planning Commission and staff recommended approval.
- 12/18/02 City Council approved an Extension of Time (EOT-1083) for the Site Development Plan Review and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval.
- 04/07/04 The City Council approved a request for a Site Development Plan Review (SDR-3795) and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road. The Planning Commission and staff recommended approval.

12/02/04 The Planning Commission recommended approval of 12 other Special Use Permit applications as companion items to this request.

12/02/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #16/bts).

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 33.76 acres

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: U.S. 95 Right-of-Way
West: Undeveloped

C) Planned Land Use

Subject Property: SC-TC (Service Commercial - Town Center)
North: SC-TC (Service Commercial - Town Center)
South: M-TC (Medium Density Residential - Town Center)
East: PF-TC (Public Facilities - Town Center)
 SC-TC (Service Commercial - Town Center)
West: M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: U.S. 95 Right-of-Way, T-C (Town Center)
West: T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The proposed Special Use Permit conforms to General Plan policies for this site.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Town Center	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 subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Supper Club	400' from any church, synagogue, school, child care facility (12+children), or city park	No protected uses within 400' of the subject property.

B) General Analysis and Discussion

- Zoning**

The subject site is currently zoned T-C (Town Center). The proposed "Service Bar/Supper Club" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- Use**

The proposed Supper Club is a 5,700 square-foot building approved under Site Development Plan Review (SDR-3795). The parcel on which this use is located is more than 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or city park, and otherwise meets the conditions listed below for a Supper Club use. The applicant will offer beer, wine, and liquor for sale and consumption only within the restaurant and lounge.

- Conditions

The Town Center Development Standards provide that Restaurants with Service Bar/Supper Club are reviewed and conditioned pursuant to the following:

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 Town Center are best promoted and protected by requiring that:

- a. No restaurant service bar or Supper Club shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.
- b. Uses licensed as Service Bar/Supper Club or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Las Vegas City Council may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.
- c. The distances referred to in Paragraphs a. and b. shall be measured in a straight line from the property line of the church, synagogue, school, child care facility, or from the nearest property line of a City park to the property line of the proposed tavern to the property line of an existing tavern or comparable establishment, disregarding all intervening obstacles.
- d. All businesses that 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 uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

The proposed Supper Club will be a part of the 239,355 square-foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Street) and Farm Road an (80-foot Secondary Collector) as indicated on the Master Plan of Streets and Highways, all of which contribute to carrying the capacity of traffic generated by the project.

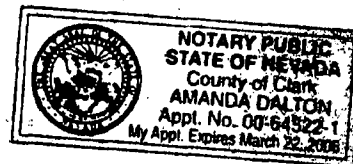
4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

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

NOTICES MAILED 86 by City Clerk

APPROVALS 0

PROTESTS 0



PARKING CALCULATIONS

MAJOR W - 107 SF SPACE / 250 = 200 SPACES
 MAJOR S - 251 SF SPACE / 250 = 100 SPACES
 MAJOR T - 204 SF SPACE / 250 = 82 SPACES
 MAJOR U - 254 SF SPACE / 250 = 102 SPACES
 MAJOR V - 204 SF SPACE / 250 = 82 SPACES
 RETAIL W - 21,476 SF / 250 = 86 SPACES
 RETAIL U - 7,368 SF / 250 = 30 SPACES
 RETAIL T - 18,856 SF / 250 = 75 SPACES
 RETAIL V - 16,828 SF / 250 = 67 SPACES
 RETAIL W - 8,800 SF / 250 = 35 SPACES
 PAD W - 7,000 SF / 60 = 117 SPACES
 PAD T - 8,700 SF / 60 = 145 SPACES
 PAD U - 4,508 SF / 100 = 45 SPACES
 PAD V - 6,788 SF / 100 = 68 SPACES
 PAD W - 8,708 SF / 100 = 87 SPACES
 PAD X - 8,703 SF / 100 = 87 SPACES
 PAD Y - 4,800 SF / 100 = 48 SPACES
 PAD Z - 4,500 SF / 100 = 45 SPACES
 PAD W - 2,800 SF / 250 = 11 SPACES
 PAD X - 2,800 SF / 250 = 11 SPACES
 PAD Y - 2,800 SF / 250 = 11 SPACES
 PAD Z - 2,800 SF / 250 = 11 SPACES
 PAD W - 2,800 SF / 250 = 11 SPACES
 PAD X - 2,800 SF / 250 = 11 SPACES
 PAD Y - 2,800 SF / 250 = 11 SPACES
 PAD Z - 2,800 SF / 250 = 11 SPACES

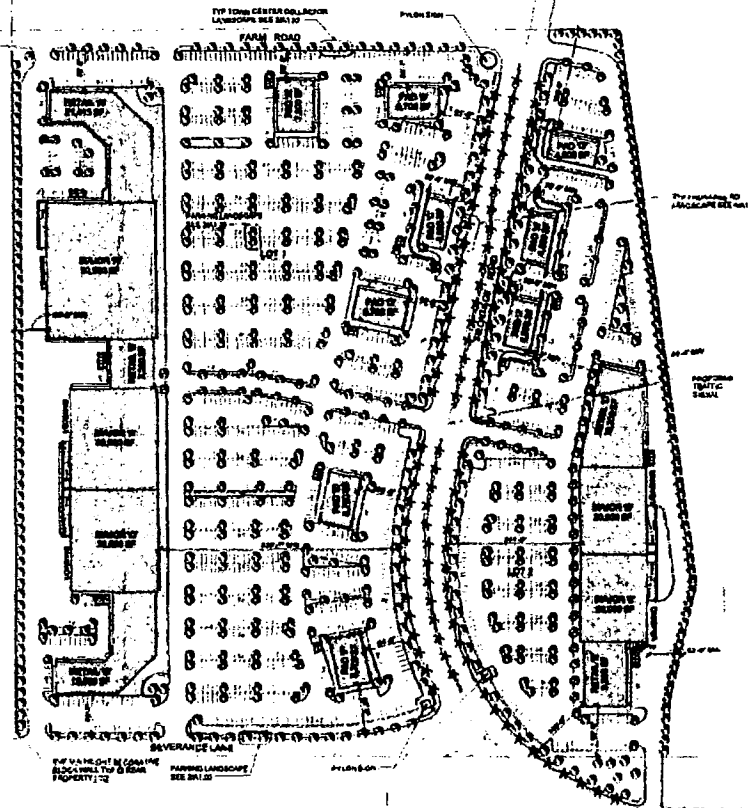
1,640 SPACES REQUIRED
 1,888 SPACES PROVIDED
 248 SPACES LEFT OVER

PROPOSED LOT COVERAGES

LOT 1
 SITE 31.34 ACRES NET
 (+/- 320,208 SF)
 TOTAL BUILDING AREA LOT 1 = 191,826 SF
 LOT COVERAGE = 20.8%

LOT 2
 SITE 8.81 ACRES NET
 (+/- 418,812 SF)
 TOTAL BUILDING AREA LOT 2 = 81,420 SF
 LOT COVERAGE = 19.5%

LOT 3
 SITE 2.88 ACRES NET
 (+/- 127,856 SF)
 TOTAL BUILDING AREA LOT 3 = 38,000 SF
 LOT COVERAGE = 18.1%



REFER TO SIDE PLAN FOR
 DETAILS

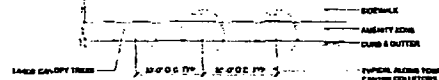


LANDSCAPE @ FRONTAGE ROAD
 SCALE 1/8" = 1'-0"



LANDSCAPE @ PARKING LOT
 SCALE 1/8" = 1'-0"

REFER TO SIDE PLAN
 FOR DETAILS



LANDSCAPE @ TOWN CENTER COLLECTOR ROADS
 SCALE 1/8" = 1'-0"

LOT 3
 23.82 ACRES ORDER
 NOT PART OF THIS
 PROJECT

PROPOSED SITE PLAN
 SCALE: 1" = 100'-0"



YWS
 ARCHITECTS

ARCHITECTURE INTERIORS
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 LAS VEGAS, NEVADA 89101
 P. (702) 393-8000 F. (702) 393-8011
 E. yws@ywsarch.com

PROJECT NO. 04-001
 SHEET NO. 01

DATE: 01/10/04
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON

PROJECT NAME
 FARM ROAD
 RETAIL CENTER
 FARM ROAD & US 95
 FOCUS PROPERTY GROUP
 100 WEST PINE STREET
 LAS VEGAS, NV 89101

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/10/04

PROJECT NAME
 FARM ROAD
 RETAIL CENTER
 FARM ROAD & US 95
 FOCUS PROPERTY GROUP
 100 WEST PINE STREET
 LAS VEGAS, NV 89101

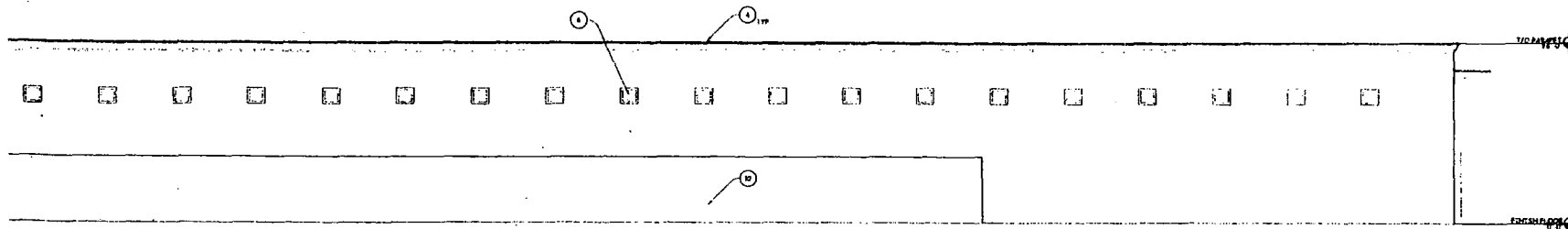
SITE PLAN

PREPARED BY:
 DATE:
 DRAWN BY:
 CHECKED BY:

A1.00

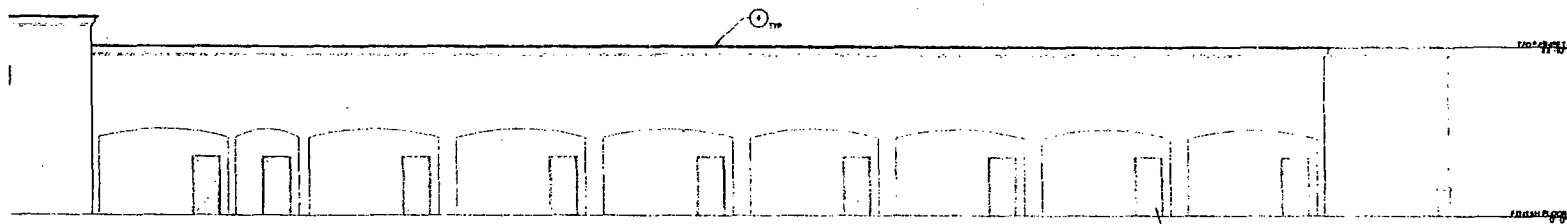
SUP-5431
12-02-04 PC

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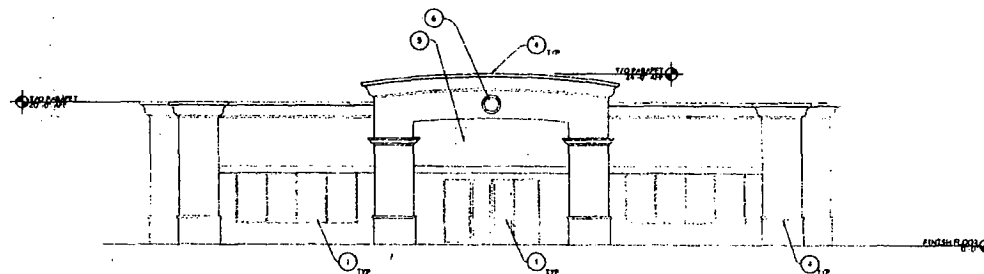
BUILDING ELEVATION - MAJOR D (REAR) CONT.

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



BUILDING ELEVATION - RETAIL D (REAR)

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



BUILDING ELEVATION - TYPICAL SUPPER CLUB

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

- EXTERIOR FINISH LEGEND**
1. ALUM & GLASS DOORS & WINDOWS
 2. TILE WAINSCOT
 3. PAINTED STEEL TRELLIS
 4. ARCHITECTURAL POP-OUT / TRIM
 5. LOCATION FOR SIGN
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YWS
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E yws@ywsarchitects.com

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE CONTRACTOR.

SEA

COPY/DATE

PROJECT NAME
**FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
3450 CLIFF MANOR DR, #200
LAS VEGAS, NV 89128**

NO.	REVISION	DATE

SHEET TITLE
**PROPOSED
EXTERIOR
BUILDING
ELEVATIONS**

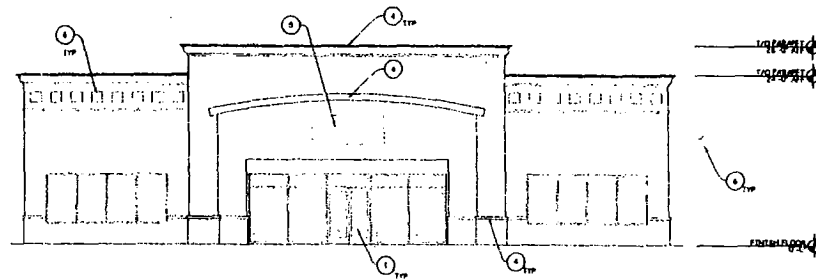
PROJECT NO.
00-087-03
DATE
JANUARY 27, 2004
ISSUED FOR
ZONING

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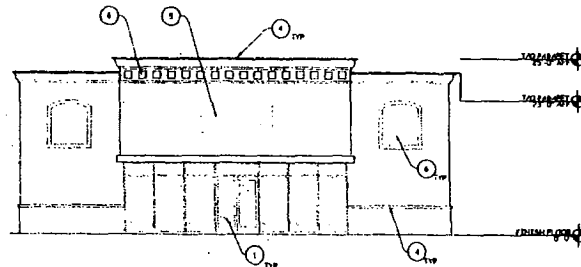
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OCT 08 2004

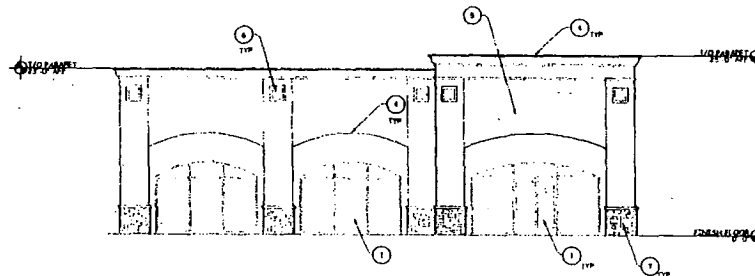
**SUP-5431
12-02-04 PC**



BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL RETAIL PAD
SCALE: 1/8" = 1'-0"

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YWS
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PROJECT NAME
PROJECT NO.
DATE
ISSUED FOR
CONTRACT

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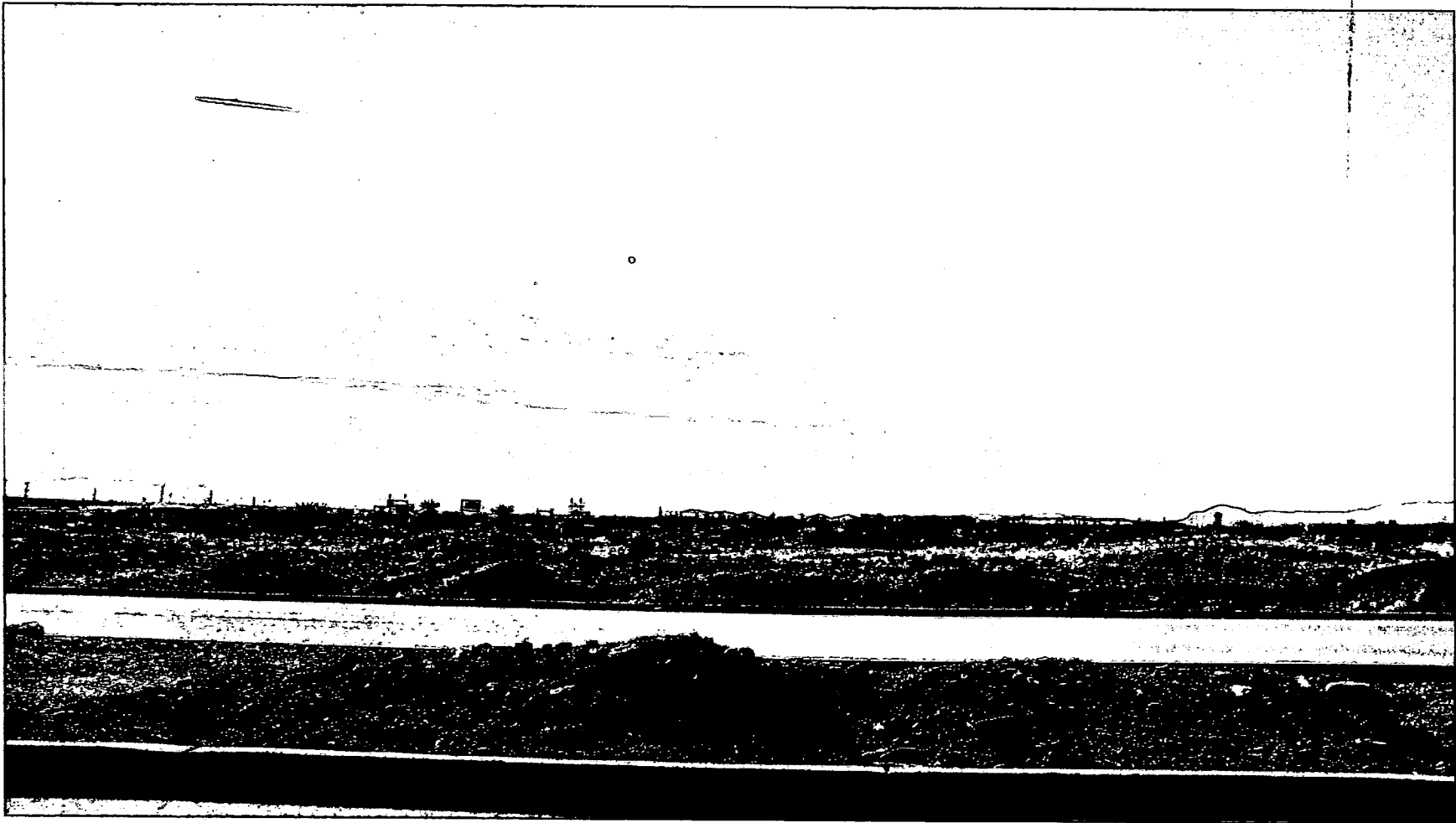
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PROJECT NO.
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ISSUED FOR
CONTRACT

RECEIVED

OCT 08 2004

SUP-5431
12-02-04 PC

A5.07



SUP-5431 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95,
LLC
SOUTHWEST CORNER OF FARM ROAD AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT

SUP-5432 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial) Town Center Special Land Use Designation], 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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 90 [SUP-5423] for all related discussion.

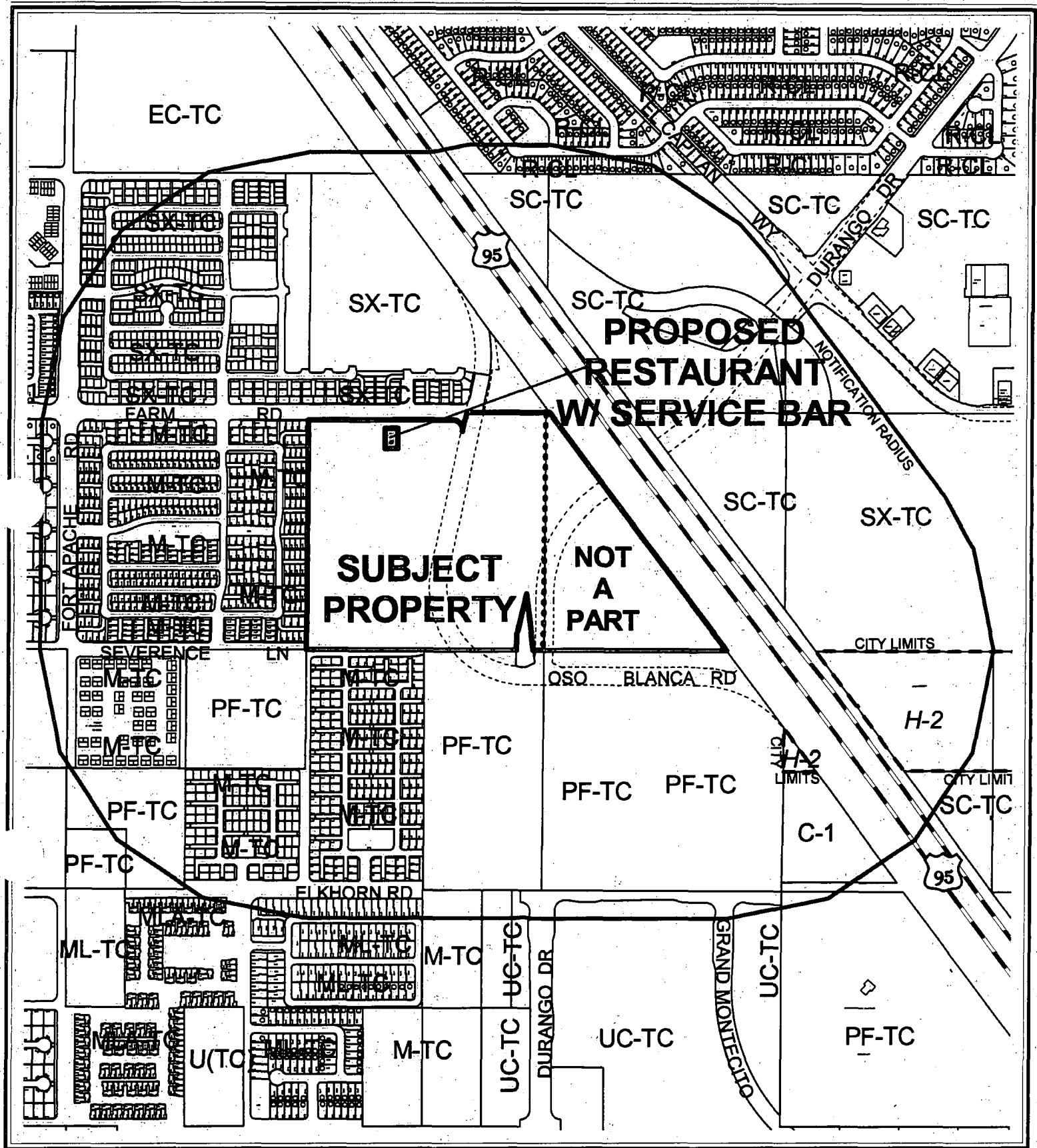
(2:22 - 2:28)

3-2829

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant Service Bar/Supper Club use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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. New Construction
4. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.



CASE: SUP-5432

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

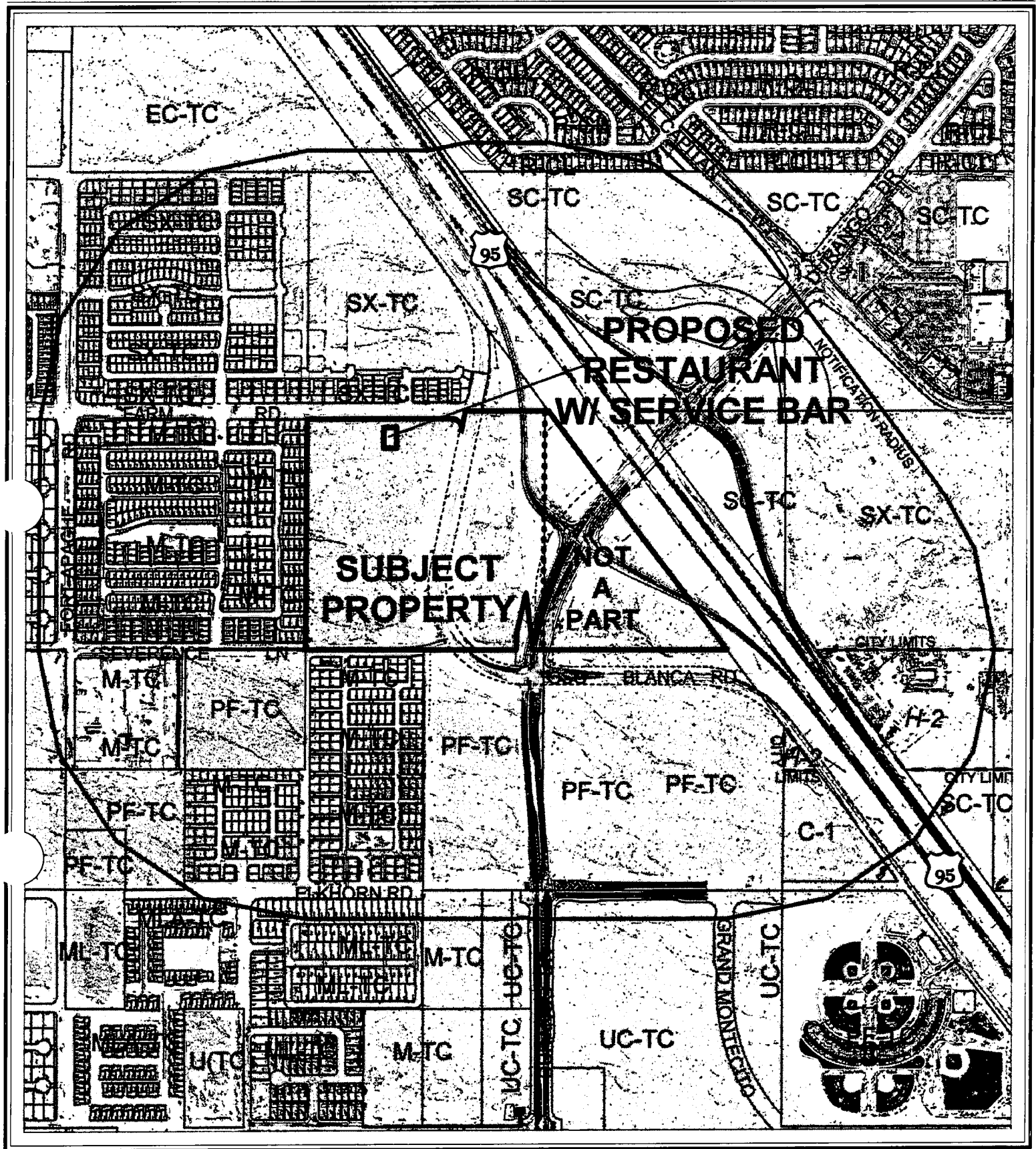
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]

0 400 800 Feet



099





CASE: SUP-5432

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5432 - APPLICANT/OWNER: NORTHWEST 95, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant Service Bar/Supper Club use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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. New Construction
4. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Supper Club located on pad 'A' adjacent to the southwest corner of Farm Road and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|---|
| 12/07/98 | The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest. The subject site was included in this Rezoning request. |
| 11/15/00 | The City Council approved a Site Development Plan Review [Z-0076-98(15)] for a 284,150 square foot commercial center on the subject property as part of a larger request. In addition, 12 associated Special Use Permit (U-0099-00 through U-0110-00) applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility. The Planning Commission and staff recommended approval. |
| 12/18/02 | City Council approved an Extension of Time (EOT-1083) for the Site Development Plan Review and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval. |
| 04/07/04 | The City Council approved a request for a Site Development Plan Review (SDR-3795) and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road. The Planning Commission and staff recommended approval. |

12/02/04 The Planning Commission recommended approval of 12 other Special Use Permit applications as companion items to this request.

12/02/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #17/bts).

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 33.76 acres

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: U.S. 95 Right-of-Way
West: Undeveloped

C) Planned Land Use

Subject Property: SC-TC (Service Commercial - Town Center)
North: SC-TC (Service Commercial - Town Center)
South: M-TC (Medium Density Residential - Town Center)
East: PF-TC (Public Facilities - Town Center)
SC-TC (Service Commercial - Town Center)
West: M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: U.S. 95 Right-of-Way, T-C (Town Center)
West: T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The proposed Special Use Permit conforms to General Plan policies for this site.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Town Center	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 subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Supper Club	400' from any church, synagogue, school, child care facility (12+children), or city park	No protected uses within 400' of the subject property.

B) General Analysis and Discussion

- Zoning**

The subject site is currently zoned T-C (Town Center). The proposed "Restaurant Service Bar/Supper Club" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- Use**

The proposed Supper Club is a 7,000 square-foot building approved under Site Development Plan Review (SDR-3795). The parcel on which this use is located is more than 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or city park, and otherwise meets the conditions listed below for a Supper Club use. The applicant will offer beer, wine, and liquor for sale and consumption only within the restaurant and lounge.

- Conditions

The Town Center Development Standards provide that Restaurants with Service Bar/Supper Club are reviewed and conditioned pursuant to the following:

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 Town Center are best promoted and protected by requiring that:

- a. No restaurant service bar or Supper Club shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.
- b. Uses licensed as Service Bar/Supper Club or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Las Vegas City Council may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.
- c. The distances referred to in Paragraphs a. and b. shall be measured in a straight line from the property line of the church, synagogue, school, child care facility, or from the nearest property line of a City park to the property line of the proposed tavern to the property line of an existing tavern or comparable establishment, disregarding all intervening obstacles.
- d. All businesses that 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 uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

The proposed Supper Club will be a part of the 239,355 square-foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Street) and Farm Road an (80-foot Secondary Collector) as indicated on the Master Plan of Streets and Highways, all of which contribute to carrying the capacity of traffic generated by the project.

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

NOTICES MAILED 86 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP 3432 APN: 125-17-301-003 and 125-17-701-001
 Name of Property Owner: Northwest 95, LLC (portion)
 Name of Applicant: Northwest 95, LLC

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

_____ Yes

✓ 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): _____

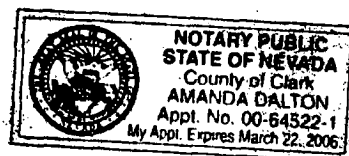
APN: _____

Signature of Property Owner/Authorized Agent:

Subscribed and sworn before me

This 1 day of OCTOBER, 2004

Notary Public in and for said County and State



PARKING CALCULATIONS

MAJOR W - 304 SF SPACE / 250 = 300 SPACES
 MAJOR W - 304 SF SPACE / 250 = 120 SPACES
 MAJOR C - 304 SF SPACE / 250 = 120 SPACES
 MAJOR E - 304 SF SPACE / 250 = 80 SPACES
 RETAIL W - 31,419 SF / 250 = 125 SPACES
 RETAIL W - 7,350 SF / 250 = 30 SPACES
 RETAIL C - 18,836 SF / 250 = 75 SPACES
 RETAIL W - 16,336 SF / 250 = 65 SPACES
 RETAIL W - 9,400 SF / 250 = 38 SPACES
 PAD W - 1,000 SF / 80 = 125 SPACES
 PAD W - 5,700 SF / 80 = 71 SPACES
 PAD C - 4,500 SF / 100 = 45 SPACES
 PAD C - 6,780 SF / 100 = 68 SPACES
 PAD W - 5,700 SF / 100 = 57 SPACES
 PAD W - 6,780 SF / 100 = 68 SPACES
 PAD C - 4,500 SF / 100 = 45 SPACES
 PAD W - 4,500 SF / 100 = 45 SPACES
 PAD C - 4,500 SF / 100 = 45 SPACES
 PAD W - 3,000 SF / 100 = 30 SPACES
 PAD W - 3,000 SF / 100 = 30 SPACES
 PAD W - 3,000 SF / 100 = 30 SPACES

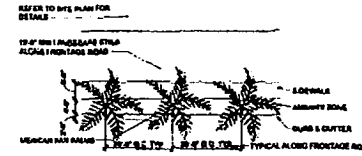
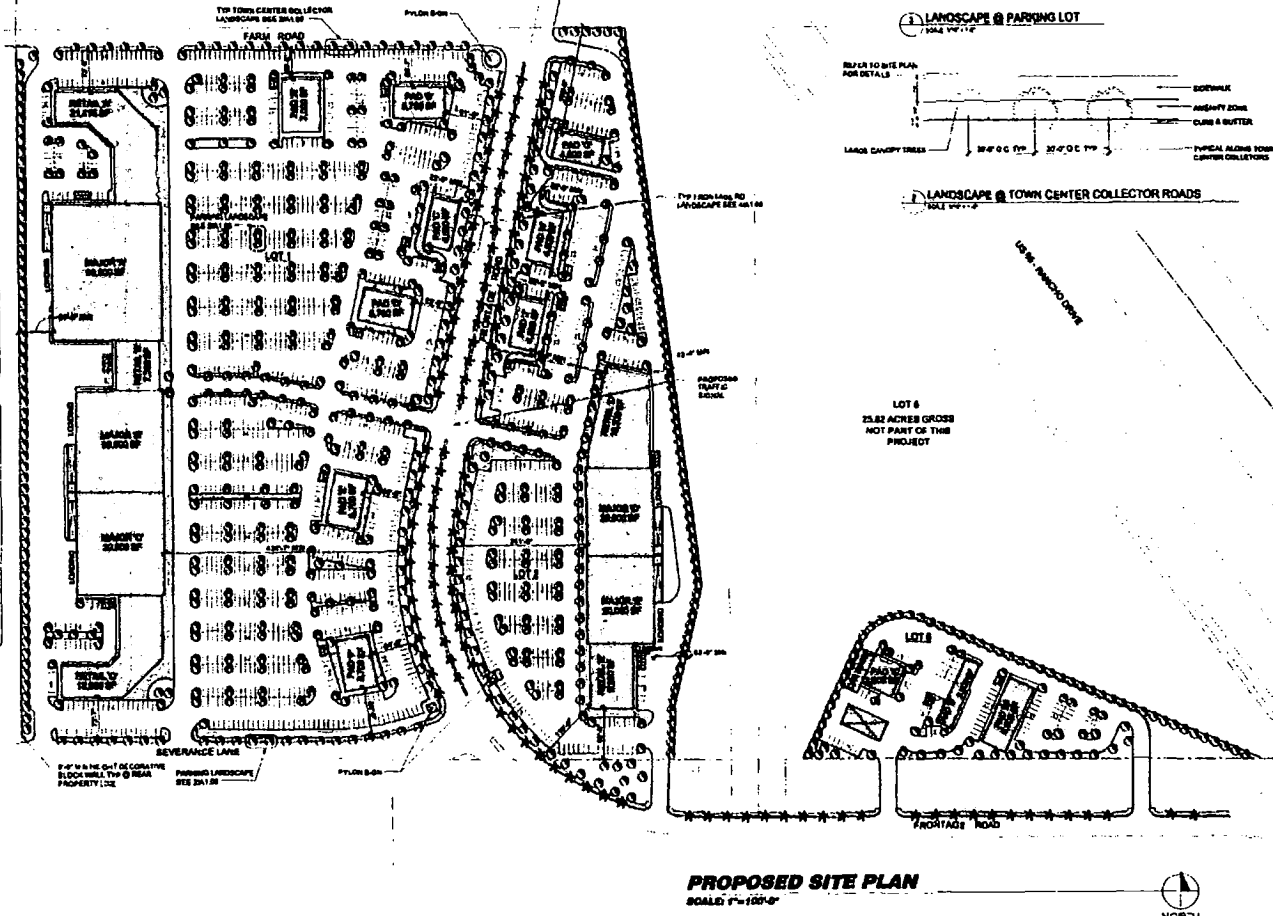
1,840 SPACES REQUIRED
 1,868 SPACES PROVIDED
 28 SPACES LEFT OVER

PROPOSED LOT COVERAGES

LOT 1
 SITE 31.30 ACRES NET
 (+/- 330,000 SF)
 TOTAL BUILDING AREA LOT 1 = 191,829 SF
 LOT COVERAGE = 20.3%

LOT 2
 SITE 9.81 ACRES NET
 (+/- 418,812 SF)
 TOTAL BUILDING AREA LOT 2 = 81,430 SF
 LOT COVERAGE = 19.3%

LOT 3
 SITE 3.80 ACRES NET
 (+/- 121,968 SF)
 TOTAL BUILDING AREA LOT 3 = 28,000 SF
 LOT COVERAGE = 16.1%



LANDSCAPE @ FRONTAGE ROAD
 SCALE 1"=10'-0"



LANDSCAPE @ PARKING LOT
 SCALE 1"=10'-0"



LANDSCAPE @ TOWN CENTER COLLECTOR ROADS
 SCALE 1"=10'-0"

YWS
 ARCHITECTS

ARCHITECTURE INTERIORS
 PLANNING DESIGN
 100 WEST PATTERSON LANE
 LOS ANGELES, CALIFORNIA 90015
 P. (213) 620-2070 F. (213) 620-2081
 E. yws@ywsarchitects.com

PROJECT NAME
 FARM ROAD
 TOWN CENTER
 FARM ROAD & US 95
 FOCUS PROPERTY GROUP, INC.
 100 WEST PATTERSON LANE
 LOS ANGELES, CA 90015
 P. (213) 620-2070 F. (213) 620-2081
 E. yws@ywsarchitects.com

DATE
 12-02-04

DESIGNED BY
 YWS

CHECKED BY
 YWS

PROJECT NO.
 SUP-5432

DATE
 12-02-04

DESIGNED BY
 YWS

CHECKED BY
 YWS

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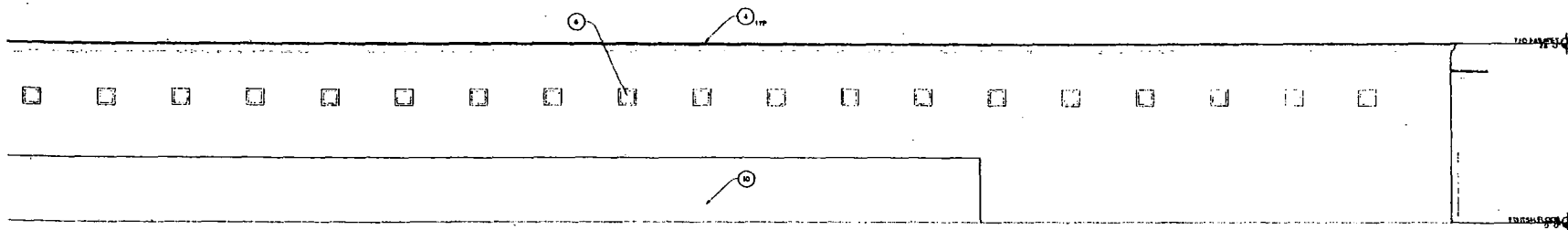
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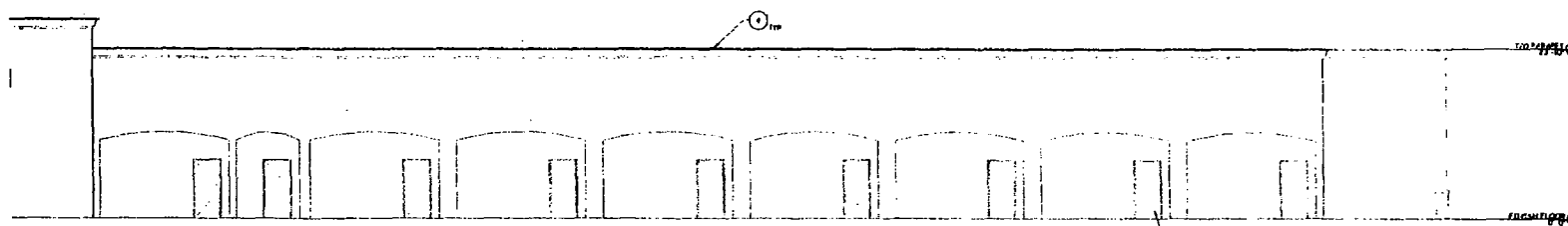
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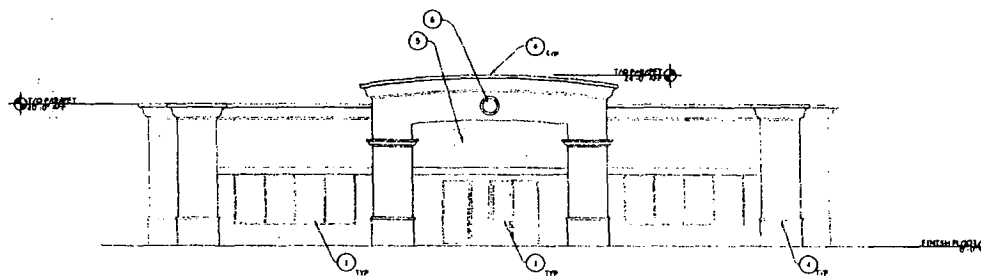
BUILDING ELEVATION - MAJOR D (REAR) CONT.

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



BUILDING ELEVATION - RETAIL D (REAR)

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



BUILDING ELEVATION - TYPICAL SUPPER CLUB

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

- EXTERIOR FINISH LEGEND**
1. ALUM & GLASS DOORS & WINDOWS
 2. TILE WAINSCOT
 3. PAINTED STEEL TRELLIS
 4. ARCHITECTURAL POP-OUT / TRIM
 5. LOCATION FOR SIGN
 6. TILE INSET W/ ARCHITECTURAL POP-OUT
 7. STONE CLADDING
 8. PLASTER REVEALS
 9. PAINTED STEEL DOOR
 10. PAINTED CMU LOADING DOCK WALL

YWS
ARCHITECTS

ARCHITECTURE INTERIORS
PLANNING THEMING
1000 WEST PALM BLVD
LAS VEGAS, NEVADA 89119
P: (702) 462-8079 F: (702) 462-2511
E: info@ywsarchitects.com

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
1000 WEST PALM BLVD
LAS VEGAS, NV 89119

NO. DESCRIPTION DATE

NO. DESCRIPTION DATE

NO. DESCRIPTION DATE

NO. DESCRIPTION DATE

NO. DESCRIPTION DATE

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NO. DESCRIPTION DATE

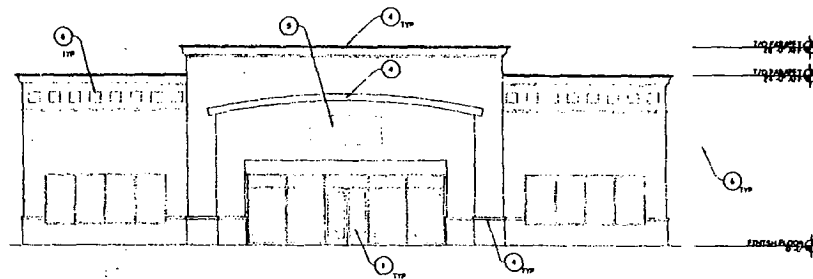
NO. DESCRIPTION DATE

PROJECT NO:
00-087.03
DATE:
JANUARY 27, 2004
DESIGNED FOR:
JOWNS

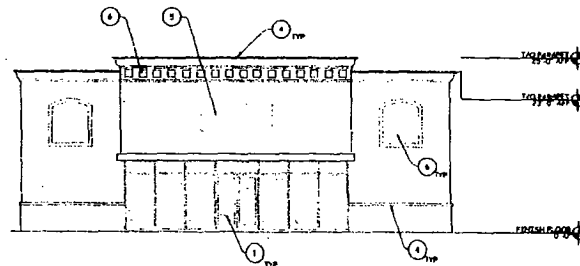
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SUP-5432
12-02-04 PC

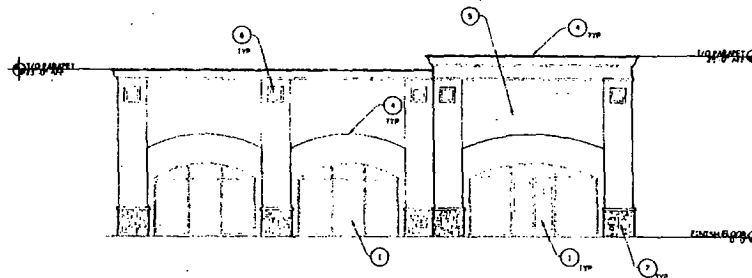
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OCT 08 2004



BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL RETAIL PAD
SCALE: 1/8" = 1'-0"

- EXTERIOR FINISH LEGEND**
1. ALUM & GLASS DOORS & WINDOWS
 2. TILE WAINSCOT
 3. PAINTED STEEL TRELLIS
 4. ARCHITECTURAL POP-OUT / TRIM
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YWS
ARCHITECTS

ARCHITECTURE INTERIORS
PLANNING DESIGN
100 WEST PATRICK LANE
LAS VEGAS, NEVADA 89119
P: (702) 731-8870 F: (702) 731-8871
E: info@ywsarchitects.com

PROJECT NAME
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SUP-5432
12-02-04 PC

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OCT 08 2004



SUP-5432 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95,
LLC
SOUTHWEST CORNER OF FARM ROAD AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT GENZER**☐ CONSENT ☒ DISCUSSION**SUBJECT:****SPECIAL USE PERMIT**

SUP-5433 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], 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

MOTION:**MACK - APPROVED subject to conditions - UNANIMOUS****MINUTES:**

NOTE: See Item 90 [SUP-5423] for all related discussion.

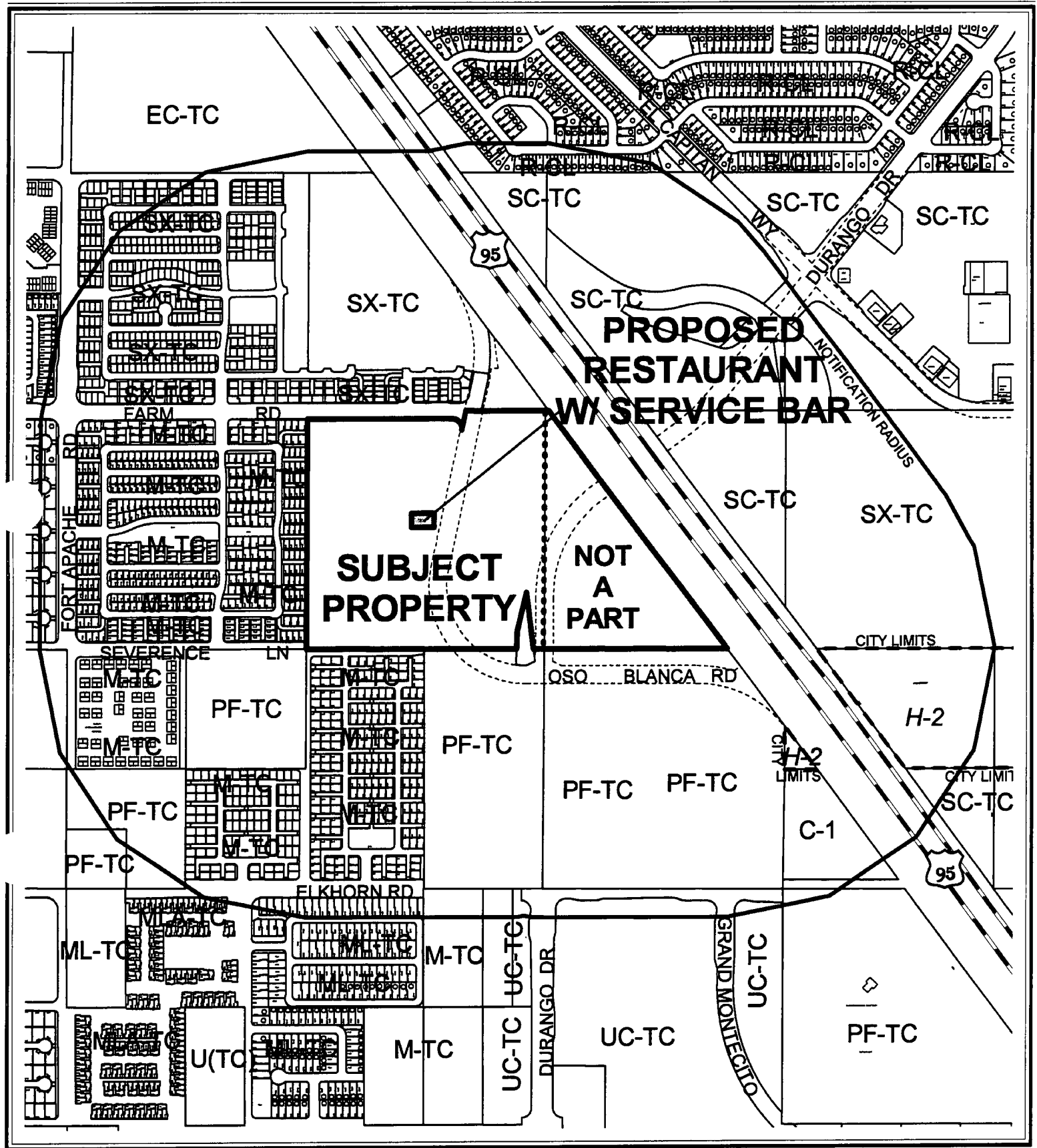
(2:22 - 2:28)

3-2829

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant Service Bar/Supper Club use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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.
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CASE: SUP-5433

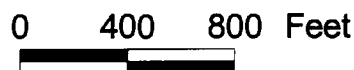
RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]

0 400 800 Feet





T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5433 - APPLICANT/OWNER: NORTHWEST 95, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant Service Bar/Supper Club use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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4. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Supper Club located on pad 'B' adjacent to the southwest corner of Farm Road and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

- 12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest. The subject site was included in this Rezoning request.
- 11/15/00 The City Council approved a Site Development Plan Review [Z-0076-98(15)] for a 284,150 square foot commercial center on the subject property as part of a larger request. In addition, 12 associated Special Use Permit (U-0099-00 through U-0110-00) applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility. The Planning Commission and staff recommended approval.
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- 04/07/04 The City Council approved a request for a Site Development Plan Review (SDR-3795) and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road. The Planning Commission and staff recommended approval.

12/02/04 The Planning Commission recommended approval of 12 other Special Use Permit applications as companion items to this request.

12/02/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #18/bts).

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 33.76 acres

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: U.S. 95 Right-of-Way
West: Undeveloped

C) Planned Land Use

Subject Property: SC-TC (Service Commercial - Town Center)
North: SC-TC (Service Commercial - Town Center)
South: M-TC (Medium Density Residential - Town Center)
East: PF-TC (Public Facilities - Town Center)
SC-TC (Service Commercial - Town Center)
West: M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: U.S 95 Right-of-Way, T-C (Town Center)
West: T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The proposed Special Use Permit conforms to General Plan policies for this site.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Town Center	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 subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Supper Club	400' from any church, synagogue, school, child care facility (12+children), or city park	No protected uses within 400' of the subject property.

B) General Analysis and Discussion

- Zoning**

The subject site is currently zoned T-C (Town Center). The proposed "Supper Club" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- Use**

The proposed Supper Club is a 5,700 square-foot tenant building approved under Site Development Plan Review (SDR-3795). The parcel on which this use is located is more than 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or city park, and otherwise meets the conditions listed below for a Supper Club use. The applicant will offer beer, wine, and liquor for sale and consumption only within the restaurant and lounge.

- Conditions

The Town Center Development Standards provide that Restaurants with Service Bar/Supper Club are reviewed and conditioned pursuant to the following:

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 Town Center are best promoted and protected by requiring that:

- a. No restaurant service bar or Supper Club shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.
- b. Uses licensed as Service Bar/Supper Club or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Las Vegas City Council may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.
- c. The distances referred to in Paragraphs a. and b. shall be measured in a straight line from the property line of the church, synagogue, school, child care facility, or from the nearest property line of a City park to the property line of the proposed tavern to the property line of an existing tavern or comparable establishment, disregarding all intervening obstacles.
- d. All businesses that 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 uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

The proposed Supper Club will be a part of the 239,355 square foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Street) and Farm Road an (80-foot Secondary Collector) as indicated on the Master Plan of Streets and Highways, all of which contribute to carrying the capacity of traffic generated by the project.

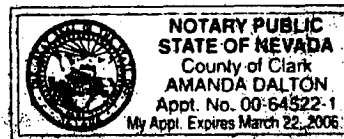
4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

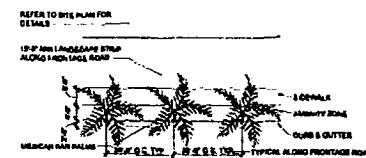
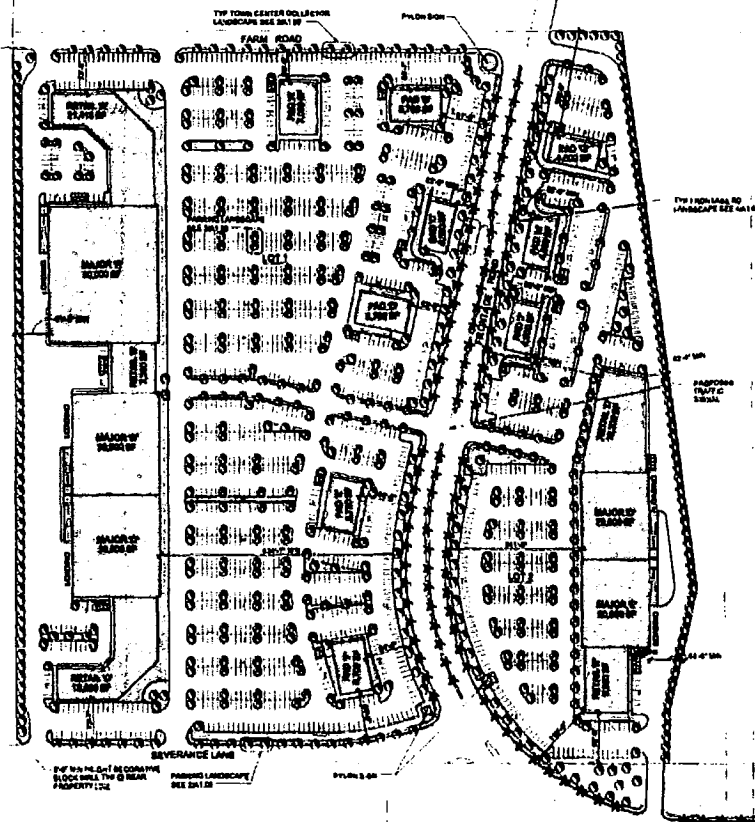
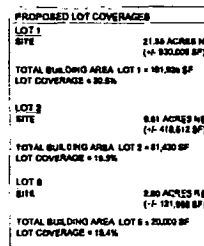
The project will be subject to permit review and inspections, and therefore appropriate measures will be taken to protect public health, safety and general welfare.

NOTICES MAILED 86 by City Clerk

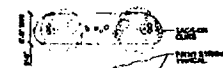
APPROVALS 0

PROTESTS 0





LANDSCAPE @ FRONTAGE ROAD



3 LANDSCAPE & PARKING LOT



LANDSCAPE @ TOWN CENTER COLLECTOR ROADS

LOT 8
25.82 ACRES GROSS
NOT PART OF THIS
PROJECT

PROPOSED SITE PLAN
SCALE: 1"=100'0"



YWS
ARCHITECTS

**ARCHITECTURE INTERIOR
PLANNING THEM**
800 WEST PATRICK LANE
LAS VEGAS, NEVADA 89115
P. (702) 343-0070 F. (702) 330-0071
E. info@pennett-horn.com

THE

200

Control Text

PROJECT being
 FARM ROAD
 RETAIL CENTER
 FARM ROAD & US 95
 OCUS PROPERTY GROUP
 10000 CLIFF SHADOWS PK, SUITE
 100, YUCCA, NV 89125
 702-798-0000

[illegible]

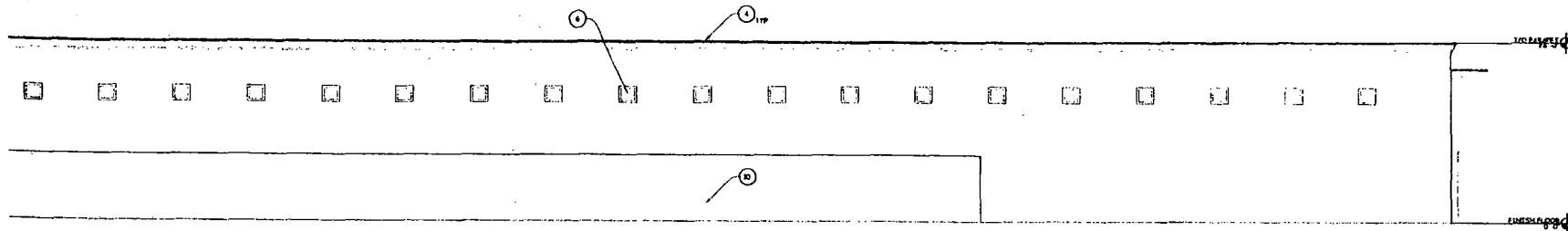
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PROJECT NO:
00-007-03
DATE:
JANUARY 27, 2004
REQUEST FOR:

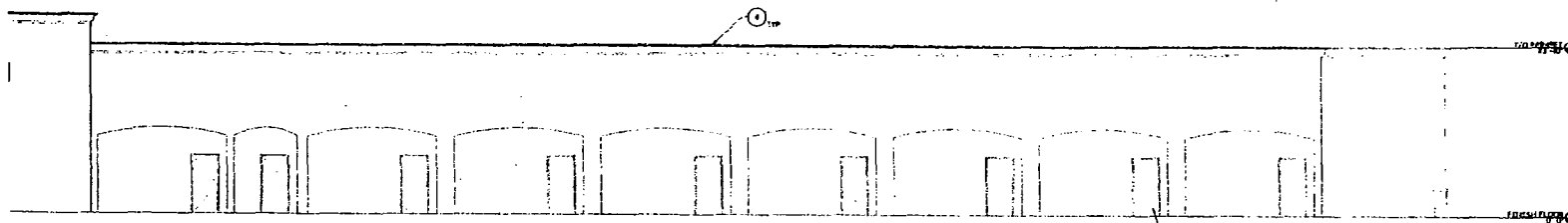
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SUP-5433
12-02-04 PC

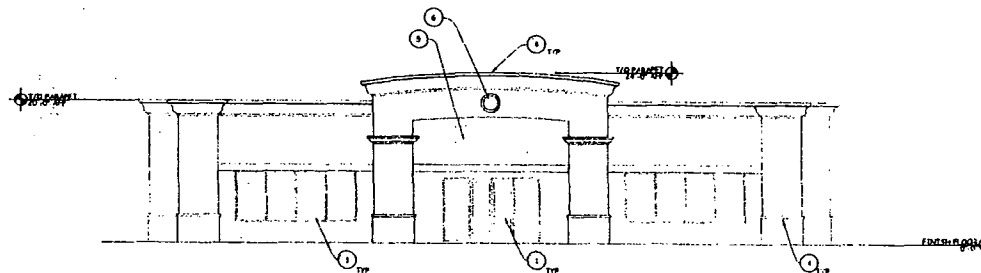
RECEIVED
OCT 08 2004



BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - RETAIL D (REAR)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL SUPPER CLUB
SCALE: 1/8" = 1'-0"

- EXTERIOR FINISH LEGEND
1. ALUM & GLASS DOORS & WINDOWS
 2. TILE WAINSCOT
 3. PAINTED STEEL TRELLIS
 4. ARCHITECTURAL POP-OUT / TRIM
 5. LOCATION FOR SIGN
 6. TILE INSET W/ ARCHITECTURAL POP-OUT
 7. STONE CLADDING
 8. PLASTER REVEALS
 9. PAINTED STEEL DOOR
 10. PAINTED CMU LOADING DOCK WALL

YWS
ARCHITECTS

ARCHITECTURE INTERIORS
PLANNING DESIGN
3008 WEST PATRICK LANE
LAS VEGAS, NEVADA 89118
P: (702) 735-8800 F: (702) 735-3011
E: info@ywsarch.com

PROJECT NAME
PROJECT NO.
DATE
ISSUED FOR:
DRAWING NO.

REVISION
NO.
DESCRIPTION
DATE

REVISION
NO.
DESCRIPTION
DATE

PROJECT NAME
PROJECT NO.
DATE
ISSUED FOR:
DRAWING NO.

REVISION
NO.
DESCRIPTION
DATE

PROPOSED
EXTERIOR
BUILDING
ELEVATIONS

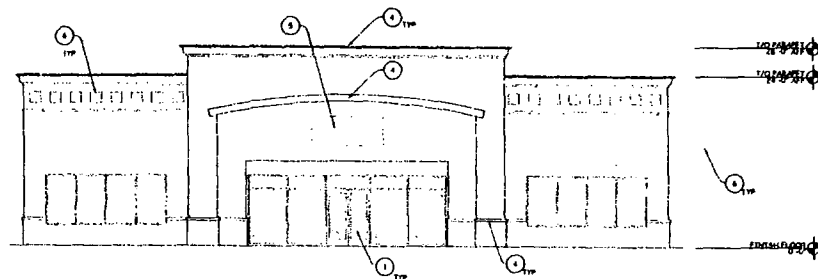
PROJECT NO.
DATE
ISSUED FOR:
DRAWING NO.

PROJECT NO.
DATE
ISSUED FOR:
DRAWING NO.

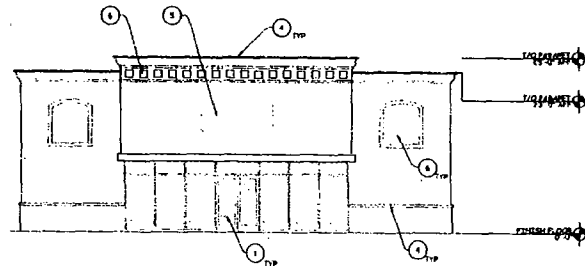
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SUP-5433
12-02-04 PC

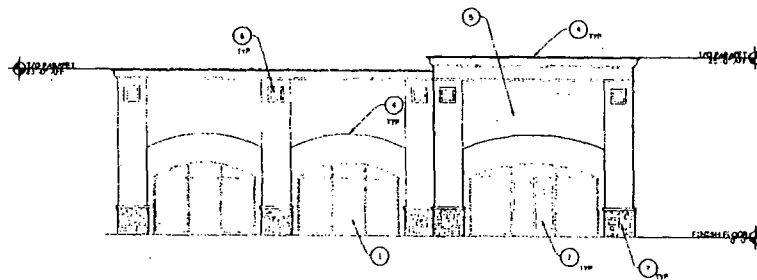
RECEIVED
OCT 08 2004



BUILDING ELEVATION - TYPICAL DRIVE-THRU RESTAURANT
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL CONVENIENCE STORE
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL RETAIL PAD
SCALE: 1/8" = 1'-0"

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3001 WEST PATRICK LANE
LAS VEGAS, NEVADA 89118
P (702) 735-8875 F (702) 735-2011
E info@ywsarchitects.com

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
LAS VEGAS, NV 89118
DATE: 01/27/04

REVISIONS

NO.	REVISION	DATE

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
LAS VEGAS, NV 89118
DATE: 01/27/04

PROJECT NAME
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FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
LAS VEGAS, NV 89118
DATE: 01/27/04

**PROPOSED
EXTERIOR
BUILDING
ELEVATIONS**

PROJECT NO:
00-091 03
DATE:
JANUARY 27, 2004
ISSUED FOR:
CONTRACT

A5.07

SUP-5433
12-02-04 PC

RECEIVED
OCT 08 2004



SUP-5433 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95,
LLC
SOUTHWEST CORNER OF FARM ROAD AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5434 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], 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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 90 [SUP-5423] for all related discussion.

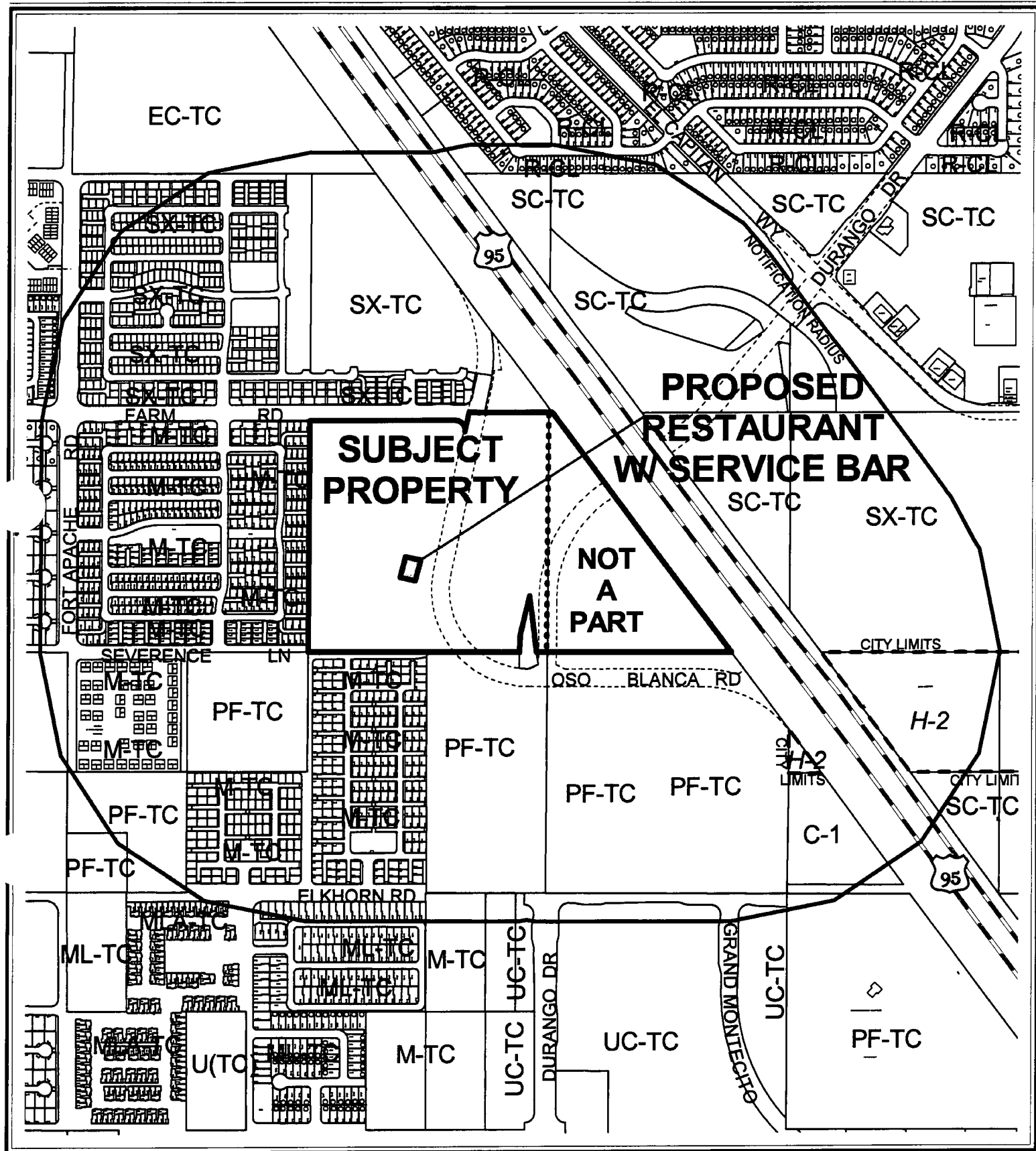
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3-2829

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant Service Bar/Supper Club use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.



CASE: SUP-5434

RADIUS: 1500 FT

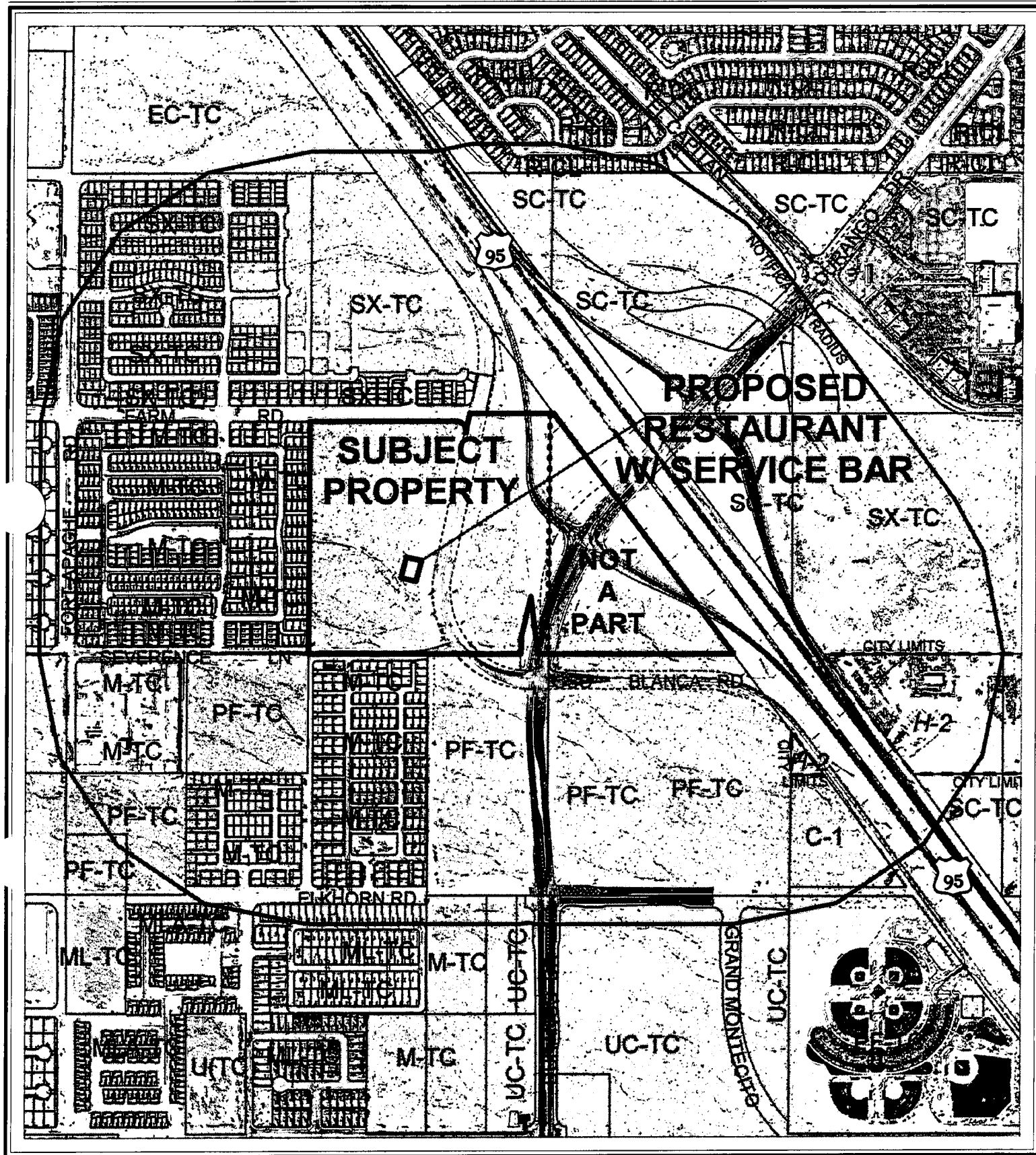
ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]

0 400 800 Feet

101





CASE: SUP-5434

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5434 - APPLICANT/OWNER: NORTHWEST 95, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant Service Bar/Supper Club use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Supper Club located on pad 'E' adjacent to the southwest corner of Farm Road and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

- 12/07/98 The City Council approved a Rezoning to T-C (Town Center) of a 1,468-acre portion of the Northwest (Z-0076-98). The subject site was included in this Rezoning request.
- 11/15/00 The City Council approved a Site Development Plan Review for a 284,150 square-foot commercial center on the subject property as part of a larger request [Z-0076-98(15)]. In addition, 12 associated Special Use Permit applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility (U-0099-00 through U-0110-00). The Planning Commission and staff recommended approval.
- 12/18/02 City Council approved an Extension of Time for the Site Development Plan Review (EOT-1083) and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval.
- 04/07/04 The City Council approved a request for a Site Development Plan Review and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road (SDR-3795). The Planning Commission and staff recommended approval.

12/02/04 The Planning Commission recommended approval of 12 Special Use Permits as companion items to this application.

12/02/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #19/dc).

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required..

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 33.76 acres

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: U.S. 95 Right-of-Way
West: Undeveloped

C) Planned Land Use

Subject Property: SC-TC (Service Commercial - Town Center)
North: SC-TC (Service Commercial - Town Center)
South: M-TC (Medium Density Residential - Town Center)
East: PF-TC (Public Facilities - Town Center)
 SC-TC (Service Commercial - Town Center)
West: M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: U.S 95 Right-of-Way, T-C (Town Center)
West: T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The proposed Special Use Permit conforms to General Plan policies for this site.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Town Center	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 subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Supper Club	400' from any church, synagogue, school, child care facility (12+children), or city park	No protected uses within 400' of the subject property.

B) General Analysis and Discussion

- Zoning**

The subject site is currently zoned T-C (Town Center). The proposed "Supper Club" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- Use**

The proposed Supper Club is a 5,700 square-foot tenant building approved under Site Development Plan Review (SDR-3795). The parcel on which this use is located is more than 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or city park, and otherwise meets the conditions listed below for a Supper Club use. The applicant will offer beer, wine, and liquor for sale and consumption only within the restaurant and lounge.

- Conditions

The Town Center Development Standards provide the following conditions for the use, Restaurant with Supper Club:

- a. No restaurant service bar or Supper Club shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.
- b. Uses licensed as Supper Club or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Las Vegas City Council may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.
- c. The distances referred to in Paragraphs a. and b. shall be measured in a straight line from the property line of the church, synagogue, school, child care facility, or from the nearest property line of a City park to the property line of the proposed tavern to the property line of an existing tavern or comparable establishment, disregarding all intervening obstacles.
- d. All businesses that 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 uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

The proposed Supper Club will be a part of the 239,355 square-foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Street) and Farm Road an (80-foot Secondary Collector) as indicated on the Master Plan of Streets and Highways, all of which contribute to carrying the capacity of traffic generated by the project.

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

NOTICES MAILED 86 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5434 APN: 125-17-301-003 and 125-17-701-001
(portion)
Name of Property Owner: Northwest 95, LLC
Name of Applicant: Northwest 25, LLC

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

_____ Yes

✓ 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: _____

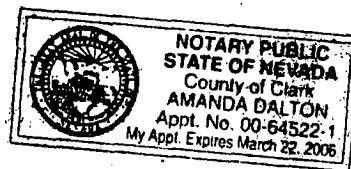
Partner(s): _____

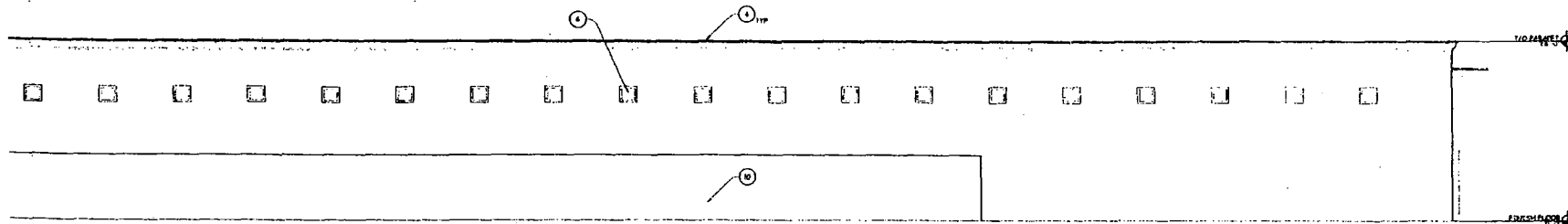
APN: _____

Signature of Property Owner/Authorized Agent:

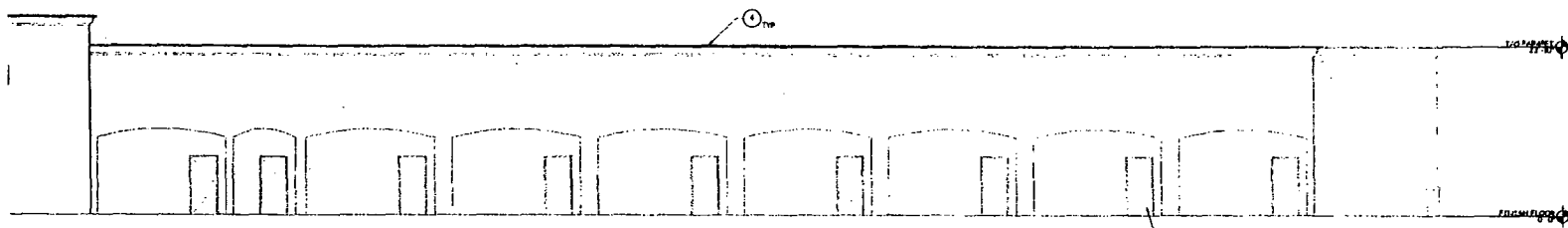
Subscribed and sworn before me

This 1 day of October, 2004
Amanda Dutton
 Notary Public in and for said County and State

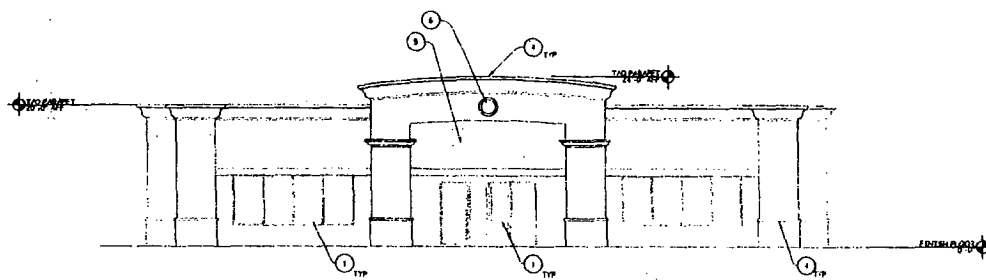




BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - RETAIL D (REAR)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL SUPPER CLUB
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100 WEST PALM BLVD. SUITE 100
LAS VEGAS, NEVADA 89101
P: (702) 743-8879 F: (702) 743-8811
E: info@ywsarchitects.com

PROJECT NO. 00-067.03
DATE: JANUARY 21, 2004
ISSUED FOR: 200403

PROJECT NAME
FARM ROAD CENTER
RETAIL CENTER
FARM ROAD & US 95
POCUS PROPERTY GROUP
10000 FARM ROAD, SUITE 100
LAS VEGAS, NV 89135
Drawing No. 00-067.03

REVISIONS

NO.	REVISION	DATE

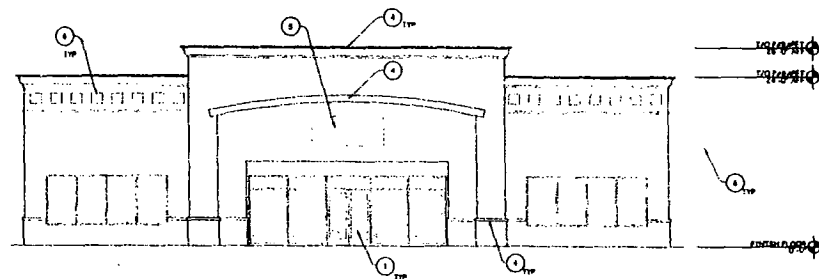
PROPOSED
EXTERIOR
BUILDING
ELEVATIONS

PROJECT NO. 00-067.03
DATE: JANUARY 21, 2004
ISSUED FOR: 200403

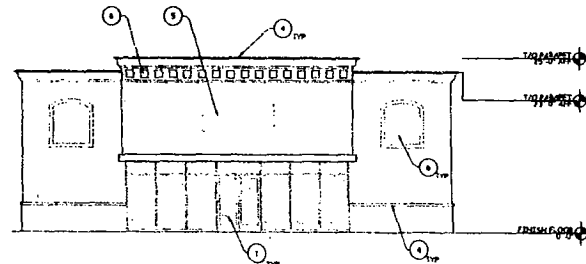
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SUP-5434
12-02-04 PC

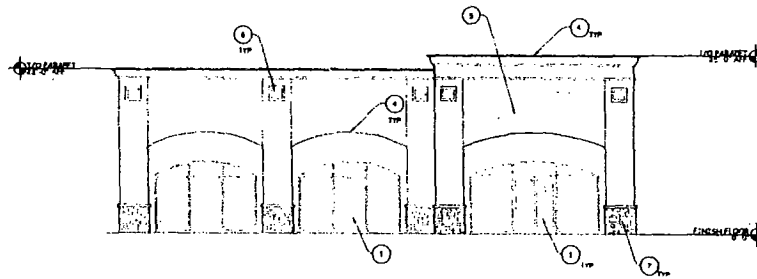
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1000 WEST PATRICK LANE
LAS VEGAS, NEVADA 89118
P: (702) 251-1000 F: (702) 251-1011
E: info@ywsarchitects.com

PROJECT NAME
FARM ROAD
RETAIL CENTER
FARM ROAD & US 95
FOCUS PROPERTY GROUP
SALES CLIP SWANSON PT. #280
LAS VEGAS, NV 89119

REVISION
NO. DESCRIPTION DATE

REVISION
NO. DESCRIPTION DATE

REVISION
NO. DESCRIPTION DATE

REVISION
NO. DESCRIPTION DATE

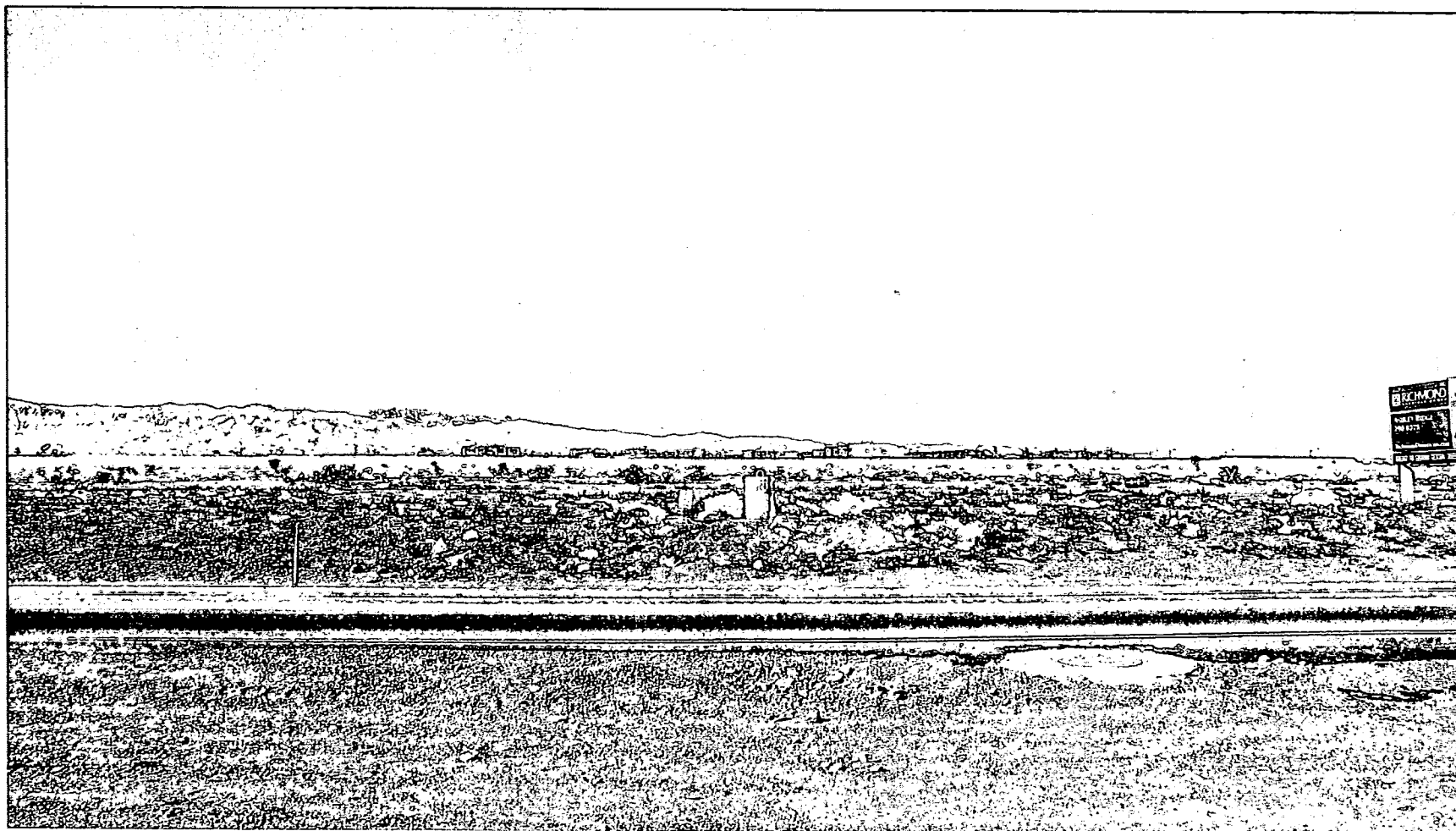
**PROPOSED
EXTERIOR
BUILDING
ELEVATIONS**

PROJECT NO:
00-037-03
DATE:
JANUARY 27, 2004
ISSUED FOR:
CONSTRUCTION

A5.07

SUP-5434
12-02-04 PC

RECEIVED
OCT 08 2004



SUP-5434 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95,
LLC
SOUTHWEST CORNER OF FARM ROAD AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5435 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95, LLC - Request for a Special Use Permit FOR SUPPER CLUB adjacent to the southwest corner of Farm Road and Oso Blanca Road (APN 125-17-301-003), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], 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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 90 [SUP-5423] for all related discussion.

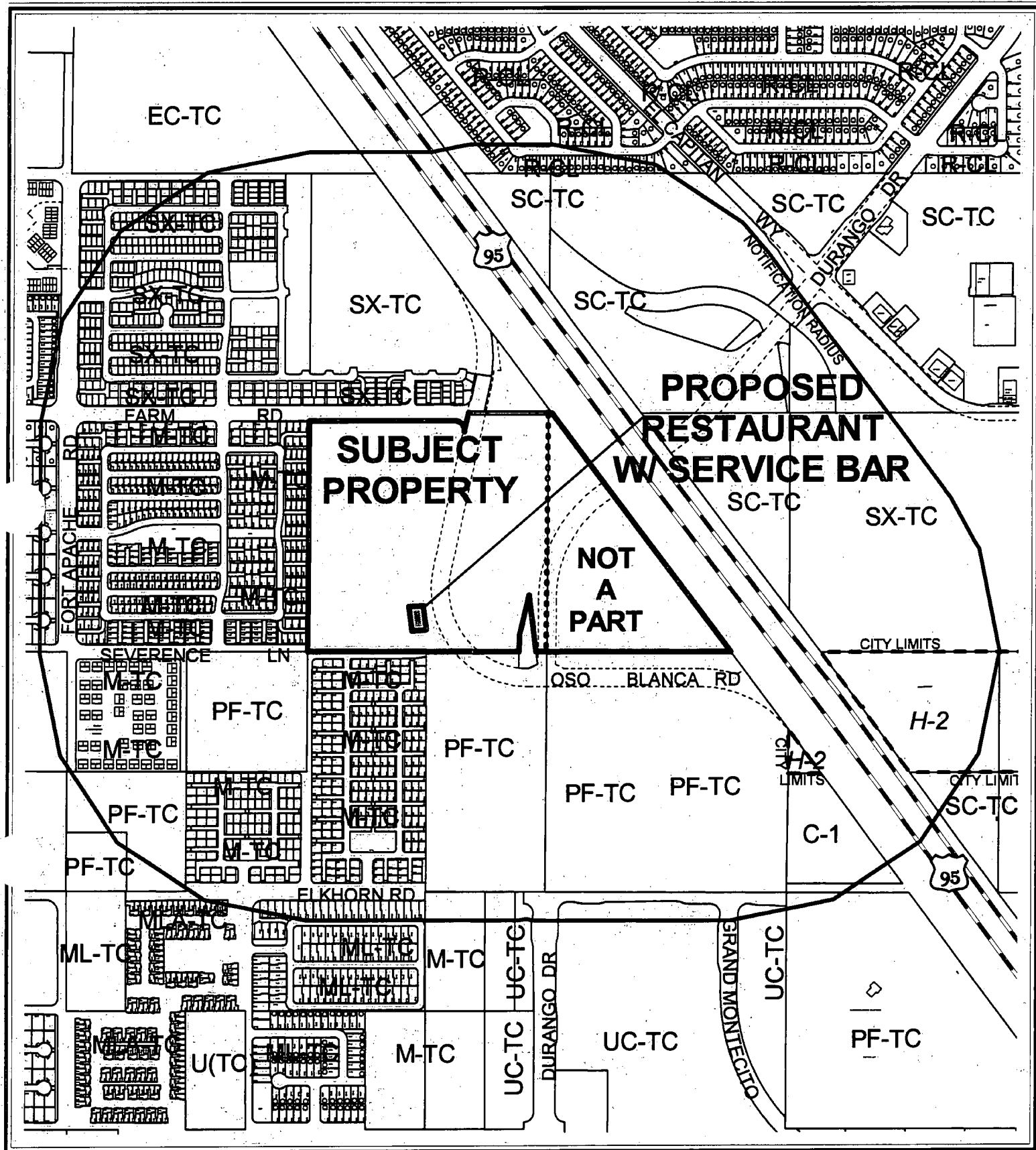
(2:22 - 2:28)

3-2829

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant Service Bar/Supper Club use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.



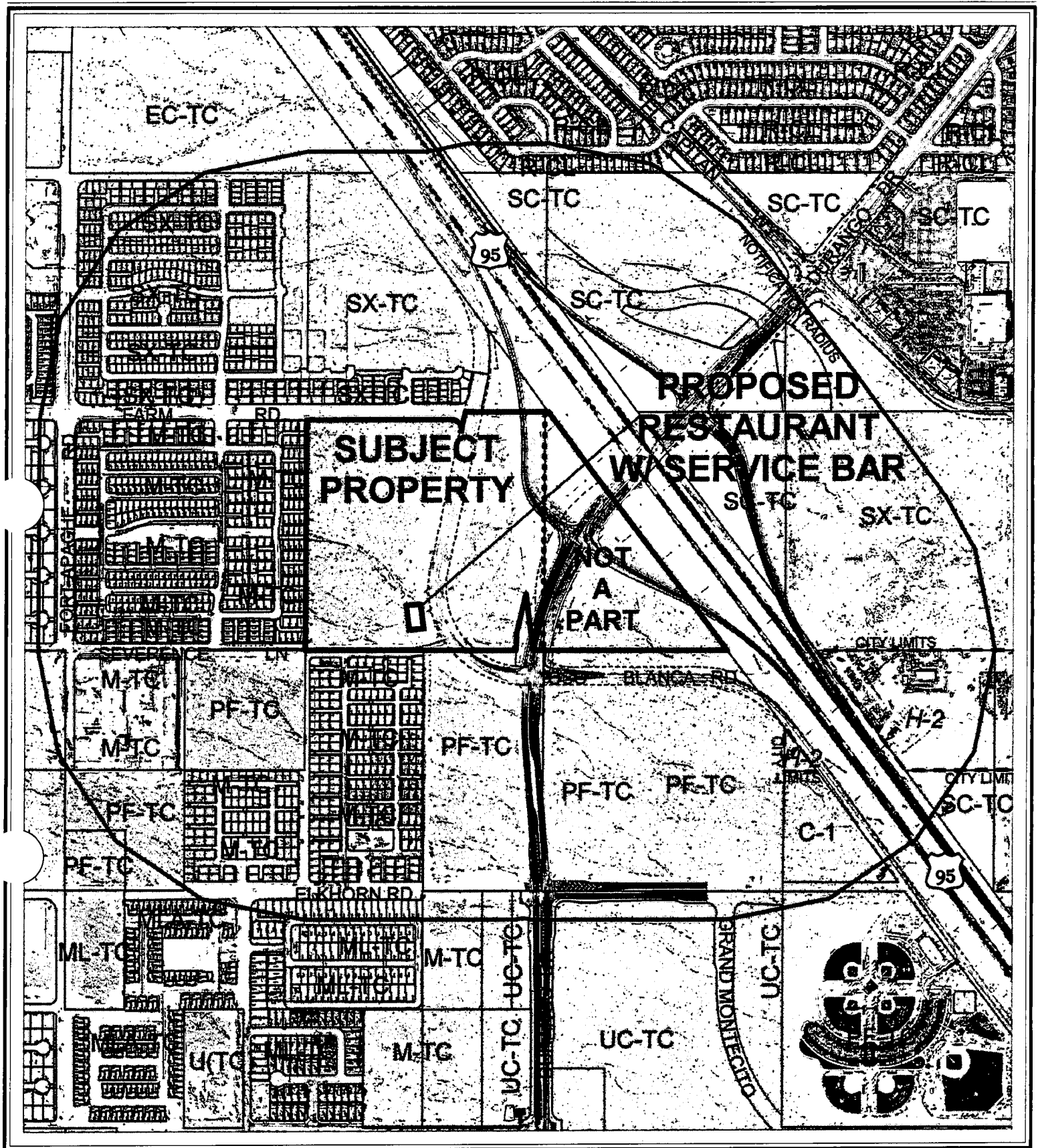
CASE: SUP-5435

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]

0 400 800 Feet



CASE: SUP-5435

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL-TOWN) CENTER SPECIAL LAND USE DESIGNATION]

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5435 - APPLICANT/OWNER: NORTHWEST 95, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Restaurant Service Bar/Supper Club use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-3795).
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. All City Code requirements and design standards of all City departments must be satisfied.
5. All conditions of approval shall conform to the Town Center Development Standards Manual.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Supper Club located on pad 'F' adjacent to the northwest corner of Severance Lane and Oso Blanca Road.

B) Applicant's Justification

The applicant states that the project will provide more retail opportunities for residents in the areas surrounding Town Center. The project is designed to achieve an aesthetically pleasing and desirable development and to provide a compatible and stable developed environment in harmony with the surrounding land uses.

BACKGROUND INFORMATION

A) Previous Actions

- 12/07/98 The City Council approved a Rezoning to T-C (Town Center) of a 1,468-acre portion of the Northwest (Z-0076-98). The subject site was included in this Rezoning request.
- 11/15/00 The City Council approved a Site Development Plan Review for a 284,150 square-foot commercial center on the subject property as part of a larger request [Z-0076-98(15)]. In addition, 12 associated Special Use Permit applications were approved, allowing four supper clubs, four restaurants with drive-through facilities, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility (U-0099-00 through U-0110-00). The Planning Commission and staff recommended approval.
- 12/18/02 City Council approved an Extension of Time for the Site Development Plan Review (EOT-1083) and the 12 associated Special Use Permit applications (EOT-1084 through EOT-1095) for the subject site. The Planning Commission and staff recommended approval.
- 04/07/04 The City Council approved a request for a Site Development Plan Review and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces for a proposed 293,355 square-foot retail center on 46 acres adjacent to the northwest and northeast corners of Severance Lane and Oso Blanca Road (SDR-3795). Planning Commission and staff recommended approval.

12/02/04 The Planning Commission recommended approval of 12 other Special Use Permit applications as companion items to this request.

12/02/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #20/srs).

B) Pre-Application Meeting

10/08/04 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 33.76

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: U.S. 95 Right-of-Way
West: Undeveloped

C) Planned Land Use

Subject Property: SC-TC (Service Commercial - Town Center)
North: SX-TC (Suburban Mixed Use - Town Center)
South: M-TC (Medium Density Residential - Town Center)
PF-TC (Public Facilities - Town Center)
East: SC-TC (Service Commercial - Town Center)
West: M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: U.S. 95 Right-of-Way, T-C (Town Center)
West: T-C (Town Center)

E) General Plan Compliance

The subject parcel is located within the area governed by the Centennial Hills Sector Plan, and is designated SC-TC (Service Commercial - Town Center). This land use category permits low- to medium-intensity retail, office or other commercial uses that are intended to primarily serve residents of the Centennial Hills area and does not include more intense general commercial characteristics. The proposed Special Use Permit conforms to the General Plan policies for this site.

<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

The subject site is located within the Town Center Land Use Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Parking was addressed during the approval process of (SDR-3795).

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Restaurant with Supper Club use; however, there are three (3) similar approved uses within the 750' notification distance.

Standards	Code Requirement	Provided
Supper Club	400' from any church, synagogue, school, child care facility (12+children), or city park	No protected uses within 400' of the subject property.

There are no churches, synagogues, schools, child care facilities, or city parks within 400 feet of this proposal.

B) General Analysis and Discussion

- Zoning**

The subject site is currently zoned T-C (Town Center). The proposed "Supper Club" use is allowed by Special Use Permit, pursuant the Town Center Development Standards.

- Use

The proposed Supper Club is a 5,700 square-foot tenant building approved under Site Development Plan Review (SDR-3795). The parcel on which this use is located is more than 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or city park, and otherwise meets the conditions listed below for a Supper Club use. The applicant will offer beer, wine, and liquor for sale and consumption only within the restaurant and lounge.

- Conditions

The Town Center Development Standards provide the following conditions for the use, Restaurant with Supper Club:

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 Town Center are best promoted and protected by requiring that:

- a. No restaurant service bar or Supper Club shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.
- b. Uses licensed as Supper Club or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Las Vegas City Council may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.
- c. The distances referred to in Paragraphs a. and b. shall be measured in a straight line from the property line of the church, synagogue, school, child care facility, or from the nearest property line of a City park to the property line of the proposed tavern to the property line of an existing tavern or comparable establishment, disregarding all intervening obstacles.
- d. All businesses that 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 uses are in conformance with the Centennial Hills Sector Plan and the development will provide adequate buffers between abutting uses.

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

The proposed Restaurant with Supper Club will be a part of the 239,355 square-foot commercial development, which was previously approved as Site Development Review Plan (SDR-3795). Therefore, the subject site has already been determined to be physically suitable for the type and intensity of land use proposed.

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

The entire commercial development is accessed by Oso Blanca Road a (70-foot Frontage Road) and Farm Road an (80-foot Town Center Collector) as indicated on the Centennial Hills Town Center Street Classification, all of which contribute to carrying the capacity of traffic generated by the project.

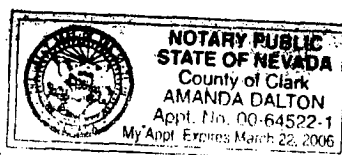
4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

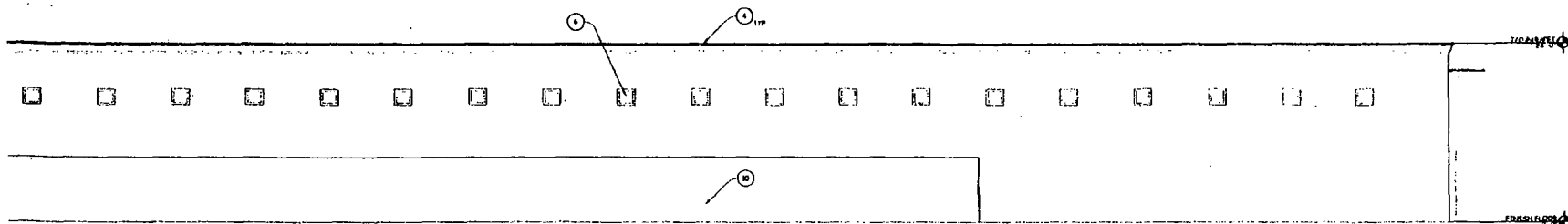
The project will be subject to permit review and inspections, and therefore appropriate measures will be taken to protect public health, safety and general welfare.

NOTICES MAILED 86 by City Clerk

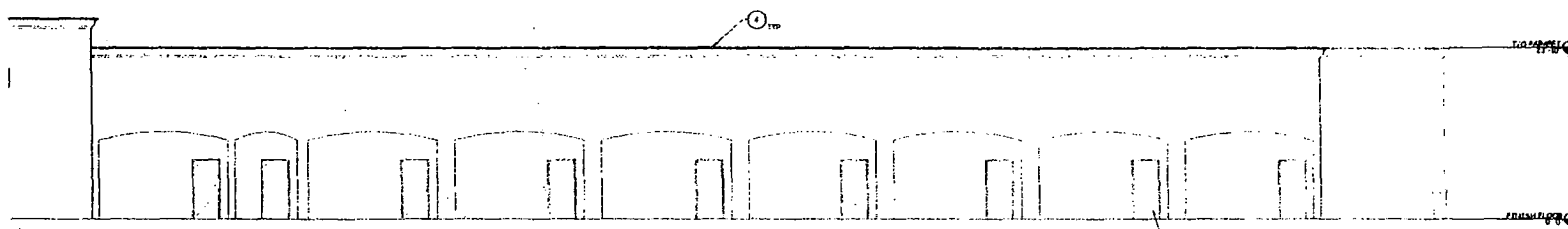
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PROTESTS 0

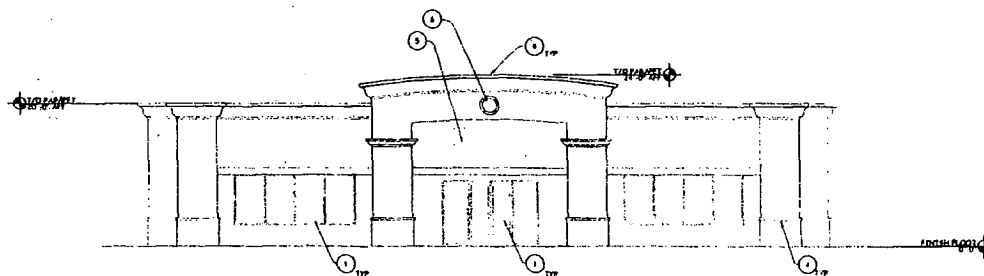




BUILDING ELEVATION - MAJOR D (REAR) CONT.
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - RETAIL D (REAR)
SCALE: 1/8" = 1'-0"



BUILDING ELEVATION - TYPICAL SUPPER CLUB
SCALE: 1/8" = 1'-0"

- EXTERIOR FINISH LEGEND**
1. ALUM & GLASS DOORS & WINDOWS
 2. TILE WAINSCOT
 3. PAINTED STEEL TRELLIS
 4. ARCHITECTURAL POP-OUT / TRIM
 5. LOCATION FOR SIGN
 6. TILE INSET W/ ARCHITECTURAL POP-OUT
 7. STONE CLADDING
 8. PLASTER REVEALS
 9. PAINTED STEEL DOOR
 10. PAINTED CMU LOADING DOCK WALL

YWS
ARCHITECTS

ARCHITECTURE INTERIORS
PLANNING DESIGNING
3025 WEST PALM BLVD. SUITE 100
LAS VEGAS, NEVADA 89118
P: (702) 253-8875 F: (702) 253-2211
E: yws@ywsarchitect.com

PROJECT NO. 00-0673
DATE: JANUARY 27, 2004
ISSUED FOR: ZONING

SEA

COSTA LANE

PROJECT NAME

**FARM ROAD
RETAIL CENTER
FARM ROAD & US 95**
FARM ROAD PROPERTY GROUP
10000 FARM ROAD, SUITE 100
LAS VEGAS, NV 89123
(702) 253-8875

NO.	REVISION	DATE

**PROPOSED
EXTERIOR
BUILDING
ELEVATIONS**

PROJECT NO.
00-0673
DATE:
JANUARY 27, 2004
ISSUED FOR:
ZONING

A5.06

**SUP-5435
12-02-04 PC**

**RECEIVED
OCT 08 2004**



- EXTERIOR FINISH LEGEND**
1. ALUM & GLASS DOORS & WINDOWS
2. TILE WAINSCOT
3. PAINTED STEEL TRELLIS
4. ARCHITECTURAL POP-OUT /TRIM
5. LOCATION FOR SIGN
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7. STONE CLADDING
8. PLASTER REVEALS
9. PAINTED STEEL DOOR
10. PAINTED CMU LOADING DOCK WALL

RECEIVED
OCT 08 2004

**ARCHITECTURE INTERIORS
PLANNING THEMING**
5026 WEST PATRICK LANE
LAS VEGAS, NEVADA 89116
P. (702) 243-0873 F. (702) 296-3011
E. info@jamesarchitects.com

TEAM

CONV 2.1411

PROJECT NAME

**FARM ROAD
RETAIL CENTER
FARM ROAD & US 95**

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, 26

Figure 1

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TABLE 1

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2. Results

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RESULTS

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00-057 03

JANUARY 2

EDWARDS

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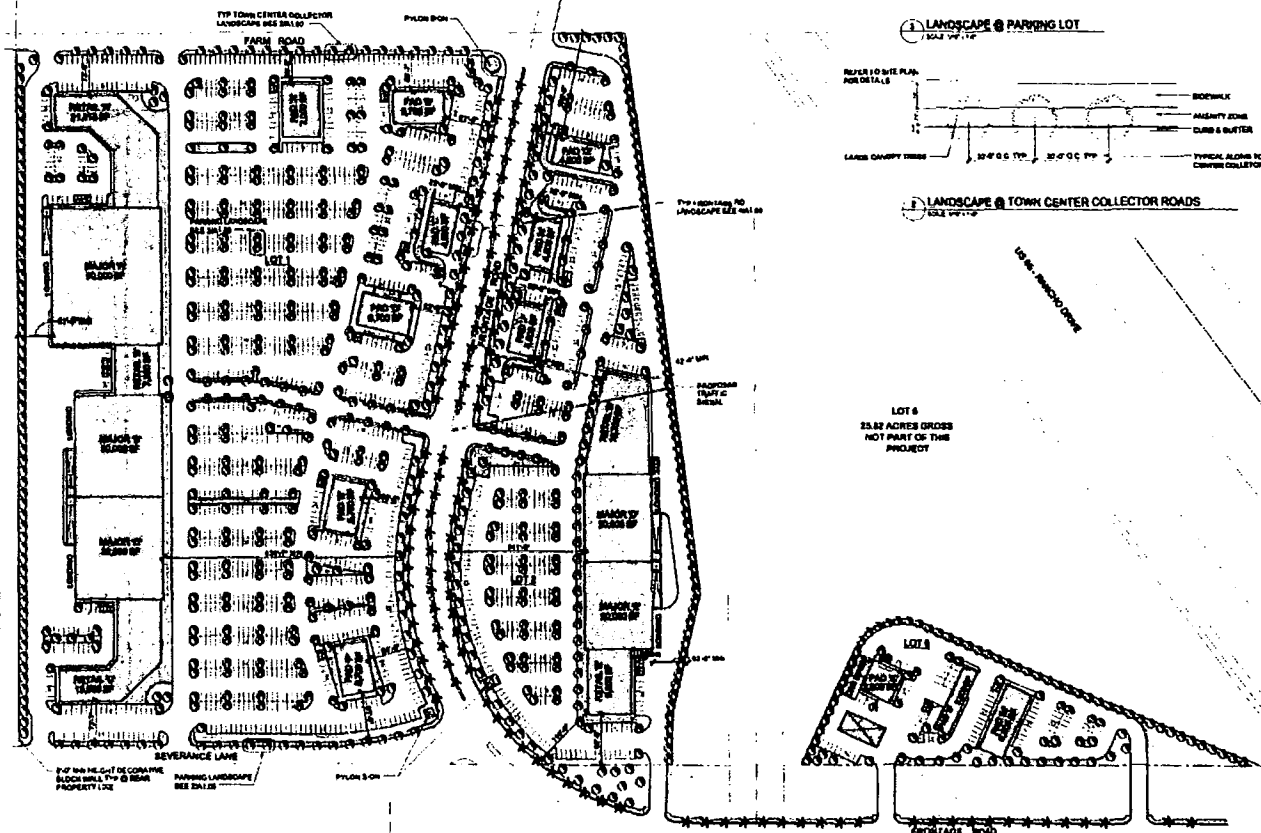
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1,865 SPACES PROVIDED
220 SPACES LEFT OVER

PROPOSED LOT COVERAGES

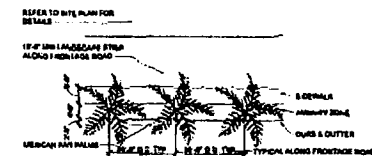
LOT 1
SITE 21.36 ACRES NET
(+/- 930,000 SF)
TOTAL BUILDING AREA LOT 1 = 191,520 SF
LOT COVERAGE = 20.6%

LOT 2
SITE 8.81 ACRES NET
(+/- 418,12 SF)
TOTAL BUILDING AREA LOT 2 = 31,438 SF
LOT COVERAGE = 19.8%

LOT 8
2170 2.80 ACRES (121,866 SF)
TOTAL BUILDING AREA LOT 8 = 20,000 SF
LOT COVERAGE = 16.4%



PROPOSED SITE PLAN
SOLID 1"=100'0"



LANDSCAPE @ FRONTAGE ROAD



LANDSCAPE & PARKING LOT



LANDSCAPE & TOWN CENTER COLLECTOR ROADS

**LOT 6
23.82 ACRES GROSS
NOT PART OF THIS
PROJECT**

YWS
ARCHITECTS

**ARCHITECTURE INTERIORS
PLANNING THE WAY
(COVINGTON PATRICK LANE)
LAS VEGAS, NEVADA 89115
P. (702) 343-8676 F. (702) 298-3511
E. rpl@covpat.com**



2004

Change 1.000

PROJECT NAME:
FARM ROAD
POSTAL CENTER
FARM ROAD & US 95
FOUR PROPERTY GROUP
3885 CLAY BALDWIN ST., SUITE
100, LAS VEGAS, NV 89129
702-735-1111

[illegible]

SITE PLAN

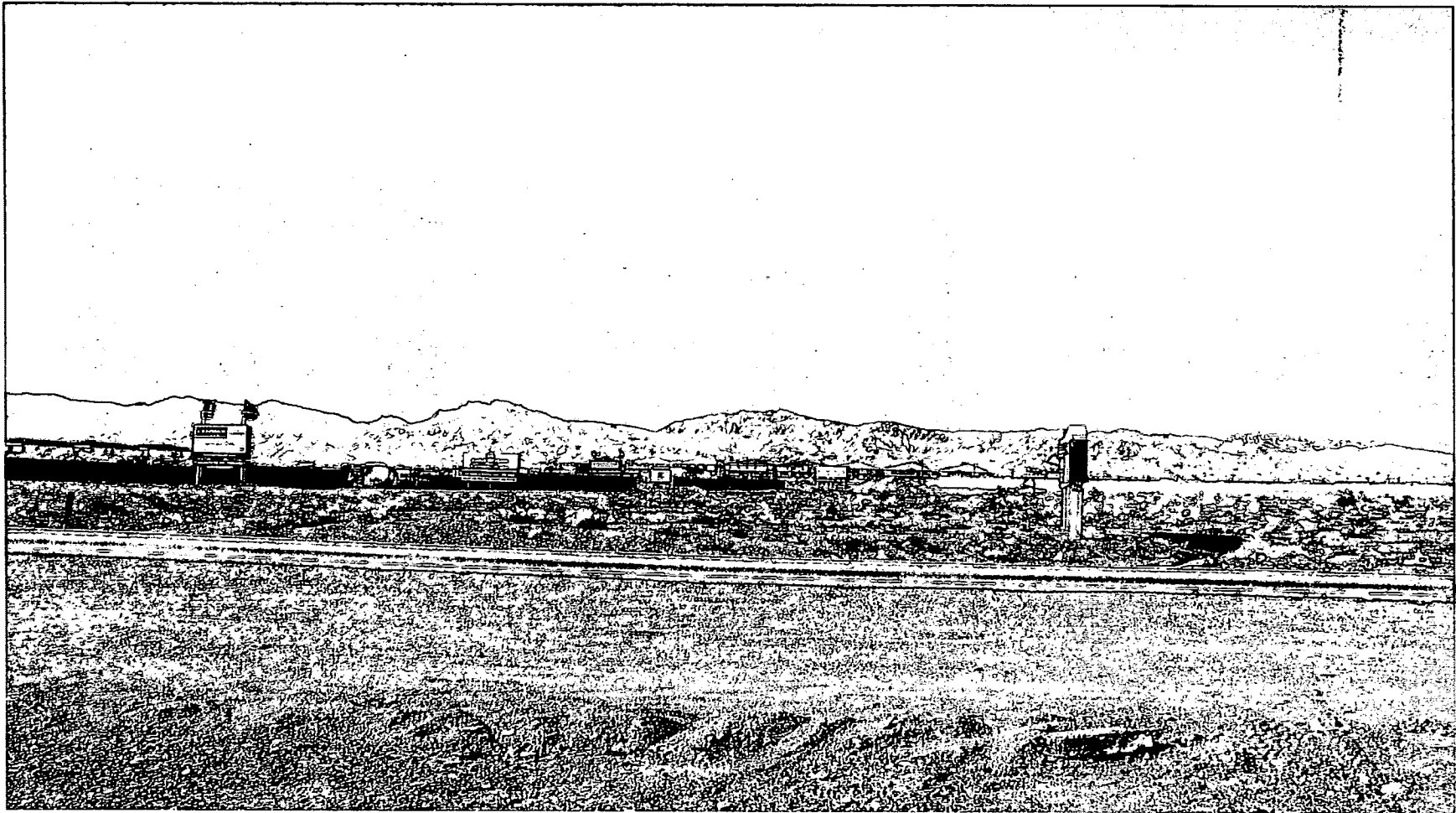
PROJECT NO:
99-087.03
DATE:
JANUARY 29, 2004
DESIGNED FOR:
ZONING

A1.00

RECEIVED

OCT 08 2004

SUP-5435
12-02-04 PC



SUP-5435 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST 95,
LLC
SOUTHWEST CORNER OF FARM ROAD AND OSA BLANCA ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SPECIAL USE PERMIT

SUP-5457 - PUBLIC HEARING - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, LLC - Request for a Special Use Permit FOR A 120-UNIT RESIDENCE HOTEL at 2000 Paradise Road (APN 162-03-411-012), R-5 (Apartment) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (4-1-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-1-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification letter submitted by J.R. Rodine
5. Submitted after final agenda - Abeyance request from J.R. Rodine for Item 103 [SUP-5457], Item 104 [VAR-5458] and Item 105 [SDR-5456] filed under Item 103 [SUP-5457]
6. Submitted after final agenda - Protest letters from Ethel Wilson

MOTION:

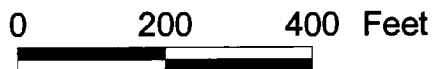
REESE - Motion to HOLD IN ABEYANCE Item 103 [SUP-5457], Item 104 [VAR-5458] and Item 105 [SDR-5456] to 1/19/2005 - UNANIMOUS

MINUTES:

There was no discussion.

(1:07 - 1:08)

3-1



ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-5457 - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, LLC

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (4-1-2 vote) recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning Z-0007-87, Variance VAR-5458, Special Use Permit SUP-5457, and Site Development Plan Review SDR-5456, including site plans and elevations date stamped November 18, 2004.
2. Submission of a signed and notarized cross-access and parking agreement with neighboring properties, adequate enough to cover the deficiencies of this development's parking requirements, acceptable to the City Attorney.
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. 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 a Hotel, Residence at 2000 Paradise Road.

B) Applicant's Justification

Applicant states: "In terms of neighborhood character and compatibility, the proposal would be a vast improvement to both the subject property and its surroundings. The subject property is sufficiently removed from established single-family uses to the east on Santa Clara Drive. The proposed modern design and use is totally compatible in nature, intensity, and scale with the surrounding neighborhood. The proposed building's architecture and its water sensitive landscaping will visually improve the scene from abutting streets and properties."

BACKGROUND INFORMATION

A) Previous Actions

03/04/87 City Council approved a request for a Rezoning (Z-0007-87) of this property from R-4 (Apartment Residence) to R-5 (Downtown Apartment). A plot plan was also approved. Planning Commission and staff had recommended denial.

12/02/04 The Planning Commission recommended approval of a related Variance (VAR-5458) and Site Development Plan Review (SDR-5456); they accepted a request to withdraw another related Variance (VAR-5459).

12/02/04 The Planning Commission voted 4-1-2 to recommend APPROVAL (PC Agenda Item #35/srs).

B) Pre-Application Meeting

09/28/04 Elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.63

B) Existing Land Use

Subject Property: Residential Apartments
North: Pawn Shop, Cash Loans, Offices
South: Undeveloped
East: Offices
West: Restaurant, Shops, Offices, Parking

C) Planned Land Use

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

D) Existing Zoning

Subject Property: R-5 (Downtown Apartment)
North: C-1 (Limited Commercial), C-2 (General Commercial)
South: R-4 (Apartment Residence)
East: C-1 (Limited Commercial), R-4 (Apartment Residence)
West: C-2 (General Commercial)

E) General Plan Compliance

The site is designated as the C (Downtown-Commercial) land use designation of the Las Vegas Redevelopment Plan which is part of the Southeast Sector Plan of the General Plan. The proposed Special Use Permit conforms to the policies of the General Plan and the Redevelopment Plan for the site.

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

This proposal lies within the Las Vegas Redevelopment Plan and the Beverly Green Neighborhood Plan.

ANALYSIS

The applicant's request for a Hotel, Residence use would be approvable if:

- The proposal included the required number of parking spaces. Companion case VAR-5458 is a request by the applicant for a Variance from the parking requirement. Staff recommendation for the parking Variance for denial. One parking space is required for each guest room.
- The proposal was redesigned so that it did not require several landscaping waivers.

Other criteria for the determination of a Special Use Permit, such as Development Standards and Minimum Distance Separation Requirements, have been met.

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Requested	Compliance
Min. Lot Size	7,000 Square Feet	72,467 Square Feet	Yes
Min. Setbacks • Front • Side • Corner • Rear	10 Feet 5 Feet 5 Feet 20 Feet	27 Feet, 6 Inches 10 Feet 10 Feet 125 Feet	Yes Yes Yes Yes
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	5 Stories / 55 Feet whichever is less	4 stories / 55 feet	Yes
Trash Enclosure	Enclosed & roofed style to match building	Enclosed & roofed style matches building	Yes
Mech. Equipment	Screened	Screened	Yes

A2) Parking and Traffic Standards

Pursuant to Title 19.10.F Table 1, the following Parking Standards apply to the subject proposal:

Uses	Required Ratio	Parking		Provided Parking	
		Regular	Handicap	Regular	Handicap
Hotel, Motel, or Residence Hotel	One space for each guest room	120	5	107	5

The proposal does not meet the City's parking requirement. The subject deviation is 13 spaces, or 11% fewer spaces than required. A request for a parking variance is discussed in Variance VAR-5458.

A2) Minimum Distance Separation Requirements

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

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

Standards	Code Requirement	Provided
Trash Enclosure	Enclosed & roofed style to match building	Yes

The proposal meets the trash enclosure requirement of Title 19.08

B) General Analysis and Discussion

- Zoning**

The subject site is zoned R-5 (Downtown Apartment). A Hotel, Residence is permitted in the R-5 (Downtown Apartment) zone with the approval of a Special Use Permit.

- Use**

Title 19.20 defines a Hotel, Residence as a multi-dwelling project for extended stay lodging consisting of efficiency units or suites with complete kitchens suitable for long-term occupancy; customary hotel services such as linen, maid service, telephone and upkeep of furniture; and optional resident and guest amenities such as meeting rooms, club house and recreation facilities. The term does not include facilities which qualify as other types of dwelling units defined by this title.

- Conditions**

There are no special conditions of use for Hotel, Residence in Title 19.04.050

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:

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.”**

This property’s General Plan land use designation of C (Downtown-Commercial) allows a wide range of commercial uses, including Hotel, Residence. The project is bordered by other commercial uses to the north, south, east and west. This proposed use could be conducted in a harmonious manner with surrounding land uses, if adequate parking was available.

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

The site would be physically able to accommodate the proposed use if adequate parking were provided.

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.”**

Paradise Road, a 100-foot wide Primary Arterial on the City’s Master Plan of Streets and Highways, is of adequate width and capacity to accommodate the traffic handling needs of this facility.

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 use should not compromise the overall health, safety and general welfare of the public as it is a regulated use subject to inspection.

NOTICES MAILED 153 by City Clerk

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-5457 APN: 162-03-411-012

Name of Property Owner: BRE/ESA Properties, LLC

Name of Applicant: LPN Architect

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: _____

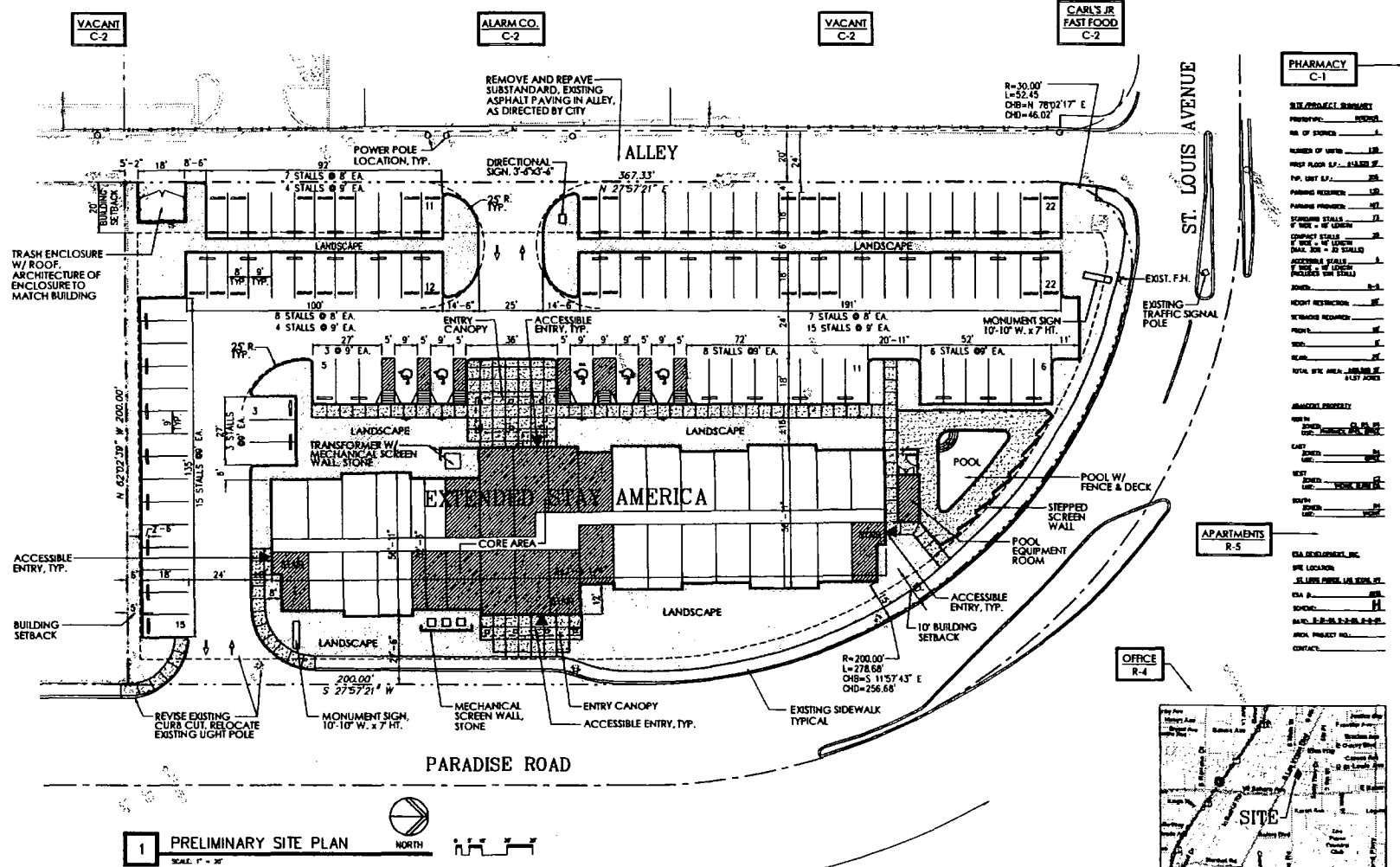
Signature of Property Owner/Authorized Agent:

Print Name: Piero Bussani

STATE OF SOUTH CAROLINA COUNTY OF SPARTANBURG
Subscribed and sworn before me

This 7th day of October, 2004

Elizabeth G. Brady
Notary Public in and for said County and State



1 PRELIMINARY SITE PLAN
SCALE: 1" = 30'

2 VICINITY MAP
NOT TO SCALE

SUP-5457
VAR-5458
SDR-5456
12-02-04 PC
REVISED 11-18-04

NOV 18 2004

EXTENDED STAY AMERICA
A TRAVEL & LODGING COMPANY
ESA MANAGEMENT, INC.

REVISION BLOCK	
NO.	DESCRIPTION
1	DATE: 12-02-04 PRE-APPLICATION MEETING
2	DATE: 11-18-04 CITY APPLICATION
3	DATE: 11-18-04 REVIEWED / FILE: REVISIONS

ARCHITECTURE
OF 2 FLOORING

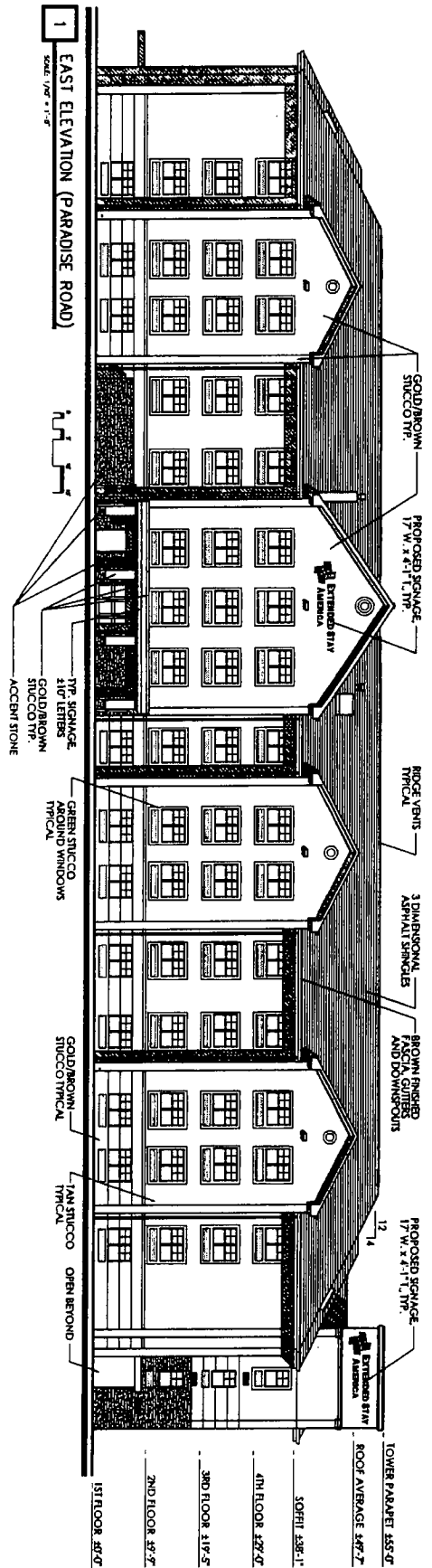
BOYCE A. BEND, PRINCIPAL
1000 SOUTH AVE. SUITE 401
LAS VEGAS, NV 89101
TEL: 702-444-4444 FAX: 702-444-4447

JOB #0453 DATE: 9-02-04

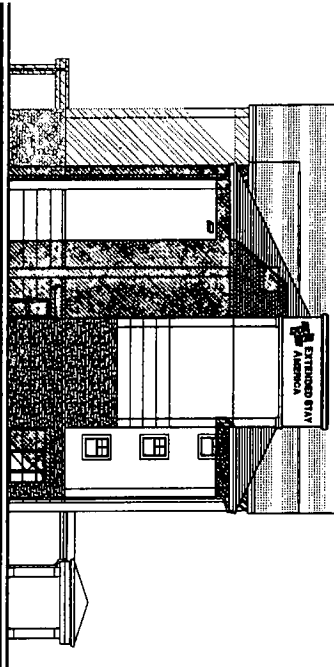
ESA ST. LOUIS MANOR
LAS VEGAS, NEVADA
ARCHITECTURAL
SITE PLAN

Launch No. 051801
ESA No. 856
Permit
Submitted
Permit
Clearance
Bid Issue
Construction
Issue

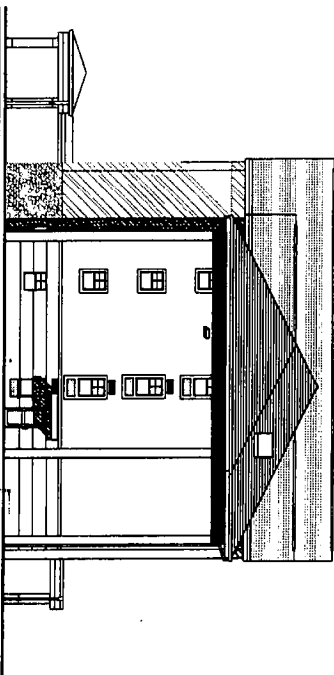
A1.0



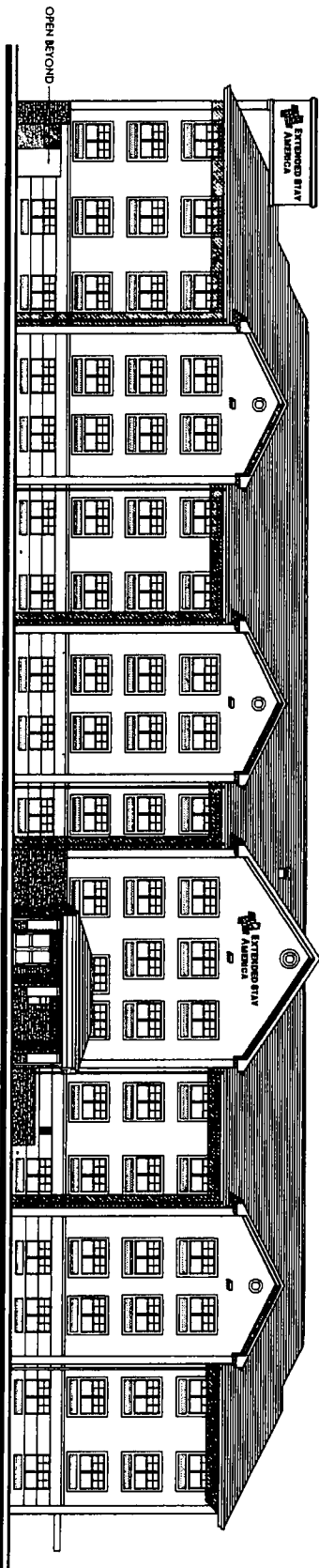
1 EAST ELEVATION (PARADISE ROAD)



2 NORTH ELEVATION (ST. LOUIS AVENUE)



3 SOUTH ELEVATION



4 WEST ELEVATION

NOV 18 2004

SUP-5457
VAR-5458

SDR-5456
12-02-04 PC
REVISED 11-18-04

A4.0

Project No.	051820
ESA No.	ESB
Submitted	
Approved	
Checked	
By Name	
Construction	
Date	

ESA ST. LOUIS MANOR
LAS VEGAS, NEVADA
ARCHITECTURAL
ELEVATIONS

051820 DATE: 8-10-04

ESa ST. LOUIS MANOR
2000 WEST LAS VEGAS AVENUE
LAS VEGAS, NV 89102
PHONE: 702-735-0444 FAX: 702-735-0444

REVISION BLOCK		
NO.	DATE	DESCRIPTION
1	8-10-04	PRE-APPLICATION MEETING
2	10-10-04	CITY APPLICATION
3	11-11-04	WAIVER/VAR REVISIONS

EXTENDED
STAY AMERICA
EFFICIENCY STUDIOS
ESA MANAGEMENT, INC.



SUP-5457 - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, L.L.C.
2000 PARADISE ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

50P-5457

October 14, 2004

Honorable Mayor and Members of the Las Vegas City Council
Members of the Planning Commission
C/O City of Las Vegas Current Planning Division
731 South Fourth Street
Las Vegas, NV 89101

VIA HAND DELIVERY:

Re: Extended Stay Hotels - Proposal to Redevelop 2000 Paradise Road

Dear City of Las Vegas Officials and Staff:

I am pleased to present the accompanying general project description, and the various justifications associated with Extended Stay Hotels (ESH) proposal to redevelop the subject 1.57+/- acre site into a modern 120 room hotel at the junction of St. Louis Avenue and Paradise Road.

Extended Stay Hotels (ESH) is a privately held company that currently owns and operates over 610 extended stay hotels in the United States. ESH is the largest hotel owner/operator in the extended stay market. There are currently five ESH hotels open and operating in the Las Vegas area. Our typical hotel is three or four stories high and contains 100 to 160 rooms. Every hotel room contains a kitchenette consisting of a two-burner stovetop, re-circulating fan, microwave, refrigerator, and kitchen sink, as well as various other business amenities such as a desk, data ports, and voice mail. Although rooms are available for both daily and weekly rentals, our client base has long confirmed that weekly rates are regarded as more attractive to the long-term business traveler. ESH customers often stay two to three weeks. Our national client profile is that of a college educated business traveler with an average annual income of \$70,000 needing in suite facilities to work and to prepare meals.

Several other hotel chains occupy the extended stay market in the Las Vegas area, including Marriott's Residence Inn, Marriott's Springhill Suites, Marriott's Townplace Suites, and Candlewood Suites. Like those other hotel chains, ESH is strictly a hotel operator offering daily and weekly rates for the short and long-term traveler.

Our hotels operate with a full time staff of managers, assistant managers, front desk receptionists, housekeepers, laundry, and maintenance personnel. Our reception/check in desk is staffed 24 hours a day and available to our guests. The hotel contains a full house laundry for the processing of sheets, towels, and dishes on the 1st floor as well as housekeeping rooms on all other floors used for linen and supply storage for the restocking of rooms. Our nightly guests receive linen changes and room cleanings every day with weekly guests receiving the same every three days unless requested more often.

We have no staff living on site and collect "Transient Occupancy Tax" in accordance with local and state laws per the requirement of all full service commercial hotels.

As indicated above, ESH is proposing to redevelop the site consisting of 1.57 +/- acres with a new, four story, 120-unit extended stay hotel. The site will have its own outdoor swimming pool, parking, and related amenities. The subject proposal calls for demolition of an outdated facility of 123 rooms and rebuilding a modern 120-room hotel to accommodate the one to thirty day business travelers. Our proposal does not include a restaurant for on site food or beverage services, nor group conference facilities because they are readily available through other community resources in the immediate area.

The application in total will consist of the following components:

1. Special Use Permit - The subject property located within the redevelopment area is zoned R-5. A residence hotel of the nature proposed is permitted within the R-5 District subject to your issuance of a Special Use Permit (SUP).
2. Site Development and Plan Review - Site development plans and a justification are provided.
3. Variances - We are requesting a total of three variances. The first is to reduce the required parking ratio from one space per unit (1:1 ratio) to .89 spaces/unit. The second is to eliminate the large truck loading space requirement. The third is to allow an additional six feet of height to better incorporate the proposed sign tower element into the building. The zoning ordinance contains a height limit of fifty-five feet. Our design proposal for this one small element of the building is sixty-one feet.
4. Waivers - Five landscape waivers are requested. The first is to eliminate parking lot landscape islands at six space intervals. The second is to reduce the landscape buffer between the northeast corner of the proposed building and the property line by one foot and five inches (from a mandated 15 feet to 13'7"). The third is a reduction in the width of landscaping from fifteen feet to ten feet for the buffer area between the swimming pool fence and the property line. The fourth is a reduction of the width of landscaping along the south property line and the on-site parking strip from eight feet to five feet. The fifth is to allow a minor reduction of foundation landscaping strips in two locations. The first location is between the building and the internal walkway at the south end of the building. There, we propose reducing the width of the landscape strip from six feet to two feet for a lineal distance of five feet. This equates to a reduction in foundation landscaping in this small location of twenty square feet (4 feet in width X 5 lineal feet = 20 sq. ft.). The second location is along the northeast corner of the building. There, we propose to reduce the foundation landscape strip from six feet in width to three and one half feet for a lineal distance of fourteen feet and eight inches (2'6" in width X 14'8" lineal feet = 36.65 sq. ft). The combined total of both proposed reductions is 56.5 square feet.

The above introduction, general project description, and breakdown of application components are intended to provide staff, decision makers, and members of the general public with a fair, practical, and uncolored sense of the overall scope of this proposal. In the following sections of this document, I will furnish the facts and information to justify approval of the project.

Special Use Permit Justification

ESH asserts that sufficient justification exists to approve the special use permit in accordance with the criteria set forth in Chapter 19.18, Section I, and Sub-sections 1 a-d.

ESH proposed to demolish a worn and outdated existing residential hotel consisting of 123 units and replace it with a modern business oriented hotel containing 120 rooms. The subject property is located within the redevelopment district and is therefore in a transitional area. It is presently zoned R-5 which allows both the existing and proposed uses subject to issuance of a SUP. In terms of neighborhood character and compatibility, the proposal would be a vast improvement to both the subject property and its surroundings. The immediate area contains a mix of neighborhood to high intensity commercial zonings beginning with C-1 and C-2 districts, and R-4 and R-5 high-density residential districts. Development consists of a mix of uses similar to the zoning from service commercial, offices, the Stratosphere Hotel complex and its ancillary parking, abutting vacant and developed high density residential. The subject property is sufficiently removed from established single family uses to the east on Santa Clara Drive. ESH asserts that its proposed modern design and use is totally compatible in nature, intensity, and scale with the surrounding neighborhood. We also believe the proposed building's architecture and its water sensitive landscaping which well exceeds the City's requirements, will visually improve the scene from abutting streets and properties. Further, it will serve as an effective buffer from more intense existing and likely future uses to the north and west.

No additional demand is anticipated for the range of public services from schools, libraries, parks, fire, police, or paramedics. On the other hand, it is anticipated that this project will increase the amount of dollars flowing to the city in the form of hotel occupancy taxes. Thus the above facts presented to address the considerations of harmony and compatibility would appear to strongly favor approval of the SUP.

The subject property is zoned R-5 for high-density residential development. The use is allowed subject to a SUP in the R-5 District. It is quite clear that the site is physically capable and suitable to accommodate the use and intensity proposed. We are merely requesting demolition of an outdated hotel of 123 rooms and replacing it with one of 120 rooms.

The adjoining streets are sufficient in both width and capacity to accommodate the traffic generated by the proposal. With the net reduction of three rooms, one could logically conclude the proposed use would generate slightly less vehicular demand on adjacent public roadways. In addition, ESH will be required to improve the adjacent alleyway, and the site's vehicular and pedestrian access to current standards. Additionally, on-site drainage will be substantially improved, and ESH may be assessed a traffic signal impact fee of benefit to the neighborhood.

The proposed use is consistent with goals, policies, and objectives of the General Plan. There are no identifiable negative impacts that this project would impose upon the community's public health, safety, and welfare.

Site Development and Plan Review Justification

This proposed residential hotel redevelopment consists of a sub-set of qualitative design review procedures to assure the site's overall layout, landscaping, the building's architectural quality, and associated parking, signage, amenities, and infrastructure requirements are consistent with the goals, policies, and objectives of the General Plan and the associated R-5 zoning. In compliance with Chapter 19.08.045 (Commercial District Development Standards), the proposed site and building design incorporates the desired elements of pedestrian paths, interconnected walkways, building placement, façade articulation, parking orientation, landscape buffering all of which substantially reduce mass, intensity, and positively integrate the project into the neighborhood.

Given the projects required compatibility with the General Plan, zoning, regulation of the site's use and development under an associated SUP and this Site Development and Plan Review (SDPR) process, there are ample controls in place to condition the subject request in a manner that assure operational and physical components warrant final approval. Again, ESH asserts that the project will be a net improvement to the immediate neighborhood and the community at large as it is proposed, designed, and eventually conditioned through the various procedures in place.

Justification of Variances

Parking Space Variance: A request for relief from the codified parking ratio of 1 space for each proposed room is an element of this project. Essentially ESH is requesting a reduction from this 1:1 space/room ratio in lieu of allowing .89 spaces/unit. Numerically ESH proposes 120 rooms and will provide 107 spaces including a total of five handicapped stalls. The number of these handicapped spaces and their placement on site are in full compliance with all regulations.

ESH engaged the services of Fehr and Peers Transportation Consultants to survey and analyze parking usage and demand at all of its five Las Vegas operations. The similarity in operations presents the best comparison to the proposed use and project design. Fehr and Peers analysis dated October 13, 2004, is incorporated herein by reference and is appended to this submittal. It contains the study purpose, methodology, setting and project description, demand analysis, and conclusions. These components are accompanied by attachments containing sample demand data, collection format, a map of the properties surveyed, and a map that shows the site's immediate walking proximity to the Monorail and four CAT routes. In addition to nearby convenient access to public transportation that connects the hotel to the McCarran International Airport and downtown Las Vegas, this analysis also recognized the availability of taxi and shuttle serves.

Page 4 of the report contains three bulleted conclusion points. The last two are important in making a fair argument for the proposed parking ratio. The proven parking demand for comparable projects ranges from .86 to .88 per hotel room. The proposed design furnishes .89 room that slightly exceeds the demand. The third conclusion cites the availability of a wide range of public and private transportation opportunities available to future guests.

The unique shape of the property that is influenced by two abutting diagonal public roads drives placement of the proposed structure in such a manner that precluded strict compliance with the codified 1:1 parking ratio. The size and shape of the property pose both physical and practical hardships in complying with the strict letter of the code. ESH is therefore seeking a balance where other competing requirements such as setbacks, landscaping, building articulation and architectural enhancements can

be achieved in compliance with the objectives of Chapter 19.08.045 that govern commercial development. Compliance with the myriad of overlapping regulations poses a practical hardship to the reasonable and practical development of the subject property without posing an undue hardship. Therefore, ESH is seeking relief from the codified 1:1 parking ratio to meet other larger objectives of the City's regulations. The appended Fehr and Peers' analysis proves relief from the strict ordinance requirements has no impact to the surrounding neighborhood or the community at large. ESH is unaware at the time of this writing of other hotel parking variances that may have been granted, but hopes the City will take such precedents under consideration in weighing this request.

Loading Variance: ESH understands there is a requirement to provide 15' x 25' loading zone parking for large delivery vehicles pursuant to Chapter 19.10 of the zoning code. As in the above request, we have engaged Fehr and Peers to undertake a loading space analysis. This analysis is appended hereto and incorporated by reference. The operational and needs analysis concludes that the proposed parking space design is sufficient to accommodate the frequency and nature of deliveries generally associated with ESH's operations. ESH has no oversize semi-truck deliveries other than during the construction phase that operationally requires larger than a 9'x20' parking space. In further consideration, there will be no onsite restaurant or food service and therefore no deliveries or pickups other than the typical Airborne, Federal Express, UPS, and vending machine servicers who generally use step vans. It may be reasonably concluded with the support of the Fehr and Peers analysis that deviation from the strict interpretation of the code will be of no impact on the surrounding neighborhood, or pose any impairment to the intent of the ordinance. On the other hand, strict compliance with the ordinance will pose a direct and severe physical and practical hardship on future hotel operations without any rational proven need.

Sign Tower Height Variance: ESH proposes to incorporate a decorative sign tower element into the building's design of sixty-one feet in height. This proposed architectural feature exceeds the R-5 District's height limit of 55 feet. Therefore, the variance request is to allow an additional six feet in building's elevation for this sign tower feature. This single sign tower is a design element more prominently visible from the north and east elevations of the building that are adjacent to established commercial uses including other hotels and high density developments along both St. Louis Avenue and Paradise Road. The average roof height of the proposed four-story structure is forty-nine feet and seven inches. Therefore, the tower element will add slightly more than eleven feet to a small segment of the building's north and east elevations. Our architects have carefully designed the building with characteristics of the surrounding neighborhood in mind, and in keeping with Chapter 19.08.045 Commercial District Standards. This architectural feature furnishes façade articulation, and establishes a higher level of design quality that will have no visual impacts upon adjoining properties. In addition, the proposed landscaping plan will have the effect of lowering the tower by providing a substantial tree screen inside of the north and east property lines. The proposed tower element is compatible with the height, bulk, and scale of the building and the land uses within the surrounding area. Further, it establishes a name brand identity to the building that is essential to be competitive in the Las Vegas market. Denial of this request would be a practical hardship on the future operation of the hotel by depriving it of a reasonably scaled identity feature not unlike those enjoyed by other hotels and commercial businesses within the general vicinity. A precedent already exists with the far more imposing and nearby Stratosphere Hotel tower.

Therefore, the site's configuration and the proposed signage tower's orientation toward nearby existing high rise commercial uses present special circumstances where strict interpretation of the height limitation pose an undue visibility hardship upon ESH. Denial of this additional eleven feet in height for the carefully and reasonably scaled tower element that is essential to establish the hotel's identity poses not only an operational difficulty, it denies ESH a right enjoyed by other hotels and building

operators within the vicinity. This request does not pose any detriment to the public, adjoining property owners or users, has no impact upon natural resources, and in no way impairs the intent of the ordained height limit.

Justification of Landscaping Waivers

Waivers: There are a total of five landscaping waivers proposed as described in detail on page two of this letter. As a Nevada resident, and with my encouragement, ESH and our project architects LPN engaged the services of Las Vegas landscape architect Richard Marriotti. With water being such a critical commodity, we needed to rely upon the design knowledge of a local landscape architect. Mr. Marriotti and his firm have designed a landscape plan and planting schedule that address the local environmental, water usage, and aesthetic considerations of the project. The plan and planting schedule accompany this submittal and are incorporated herein by reference. We believe that the landscaping plan and schedule comply with the spirit and the intent of Chapter 19.12 Sections 19.12.010 through 19.12.070. The building, pool, parking lot, streetscape buffering, and sidewalk landscaping proposed far exceed the City's minimum requirements. The five waivers enumerated and described on page two are truly minimal and are far exceeded with the balanced planting of major trees, shrubs, and ground cover proposed. Strict adherence to the code would pose practical design and operational difficulties unintended by general design standards. The proposed landscape plan allows a better site orientation for building and parking lot improvements and creates far more effective buffers. The proposed design integrates heavily planted parking lot strips and islands, and buffering of the proposed hotel, pool, internal walkways and site perimeter in an alternative design in keeping with the provisions of Chapter 19.12. The following planting information is provided in support of the requested waivers:

- Twenty-five - 24" box trees are required in the parking lot. We are providing thirty.
- Twenty-three - 24" right-of-way landscape trees are required. We are providing thirty-two.
- Eight - 24" box trees are required for the side yard. We are providing ten.
- Under the City's evaluation matrix, a minimum of 220 - 5-gallon shrubs and ground cover plantings are required at a 4:1 ratio of plants and shrubs to box trees. The City's minimum requirement for the site is 55 box trees and 220 plants ($55 \times 4 = 220$). Our own enhanced tree planting schedule which follows the 4:1 formula requires a total of 288 plants ($72 \times 4 = 288$). In actual fact, our plan provides 600 - 5 gallon size plants and 150 - 1 gallon plants which total 750 plants ($600 + 150 = 750$). Our plan exceeds the City's matrix minimum by a total of 530 plants or roughly two and one-half times the volume of shrubs and ground cover actually required.

Lastly, Mr. Marriotti has taken care to see that swale, lawn area, sub-surface and surface drip irrigation comply with City standards.

Summary and Closing

In summary, it is hoped that those participating in consideration of this proposal will support redevelopment the subject property into a new hotel of 120 rooms. Approval will establish a positive foundation and basis for other neighborhood land use decisions in the future. Through sound site planning and design the future redevelopment of the property will be a vision of how the immediate neighborhood and surrounding community will benefit many years into the future. It is hoped that this request is granted, and the redevelopment that eventually occurs will serve as an example of a positive land use decision in the coming years.

I, as well as any members of our project team, will be happy to discuss the application's components either in person or by telephone if it serves to assist the staff or appointed and elected officials in any way. As the project's coordinator, please feel free to contact me at any time. The Extended Stay Hotels team looks forward to working with the staff, city officials, and the community to improve the site and neighborhood.

Thank you all in advance for your fairest consideration.

Respectfully yours,



J. R. Rodine

CC: Dan Sterns - Extended Stay Hotels

ATTACHMENTS:

- 1: Proposed Site, Elevation and Floor plans (LPN Architects)
- 2: Landscape Plan (Marriotti Landscape Architecture)
- 3: Parking and Variance Analysis (Fehr and Peers Transportation Consultants)
- 4: Loading Zone Variance Analysis (Fehr and Peers Transportation Consultants)

December 29, 2004

Honorable Mayor and Members of the Las Vegas City Council
C/O City Clerk, City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

2004 DEC 30 P 2:18

RECEIVED
CITY CLERK

VIA FACIMILE:

Re: ESA/BRE Properties, LLC - SUP 5457, SDR 5456, VAR 5458

Dear City of Las Vegas Officials and Staff:

As the duly authorized representative of ESA/BRE Properties, LLC, I am formally requesting the above referenced items be held in abeyance as currently scheduled on the January 5th City Council agenda to the agenda of January 19th. This requested abeyance of two weeks would enable the ESA project team time to prepare and present enhanced architectural illustrations as recommended by ward Councilmember Reese.

Thank you all in advance for your fairest consideration. Please feel free to contact me if any issues arise from this request.

Respectfully yours,

J. R. Rodine

CC: Dan Sterns - Extended Stay Hotels
ESA Project Team

Submitted after final agenda

Date ^{#103}
#104 Item: 12/30/2004
#105

RECEIVED
CITY CLERK

~~2004 DEC 31 A 10:42~~

December 29, 2004

City Clerk
1st Floor
City Hall
400 Stewart Av
Las Vegas, Nv 89101

Re: VAR-5458

I object to reducing the spaces from 120 to 107, I feel the other 13 will use my tenants, Alarmco, Inc. and Carls Jr., parking lot and where are their guests going to park?

Sincerely,

Ethel R Wilson

Ethel R. Wilson
Whitney Building LLC
2003 Las Vegas Blvd South
Las Vegas, Nv 89104

RECEIVED
CITY CLERK

2005 JAN - 3 A 11:15

Submitted after final agenda

Date 1/3/05 Item #103



alarmco/inc.

APPROVED CENTRAL STATION

2007 LAS VEGAS BOULEVARD SOUTH • LAS VEGAS, NEVADA 89104
(702) 382-5000 • (800) 390-4180 • FAX (702) 731-5862 • www.alarmco.com

December 29, 2004

City Clerk
1st Floor
City Hall
400 Stewart Av
Las Vegas, Nv 89101

Re: VAR-5458

We object to reducing the spaces from 120 to 107, we feel the other 13 will use our parking lot and where are their guests going to park?

Sincerely,

ALARMCO, INC.

Ethel R Wilson

Ethel R. Wilson
President

RECEIVED
CITY CLERK

~~2004 DEC 31~~ A 10:40

RECEIVED
CITY CLERK

2005 JAN - 3 A 11:15

Submitted after final agenda

Date 1/3/05 Item #103

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

VARIANCE RELATED TO SUP-5457

VAR-5458 - PUBLIC HEARING - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, LLC - Request for a Variance TO ALLOW 107 PARKING SPACES WHERE 120 SPACES ARE REQUIRED FOR A PROPOSED 120-UNIT RESIDENCE HOTEL on 1.63 acres at 2000 Paradise Road (APN 162-03-411-012), R-5 (Apartment) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (4-1-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-1-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - Abeyance request from J.R. Rodine for Item 103 [SUP-5457], Item 104 [VAR-5458] and Item 105 [SDR-5456] filed under Item 103 [SUP-5457]
5. Submitted after final agenda - Protest letters from Ethel Wilson

MOTION:

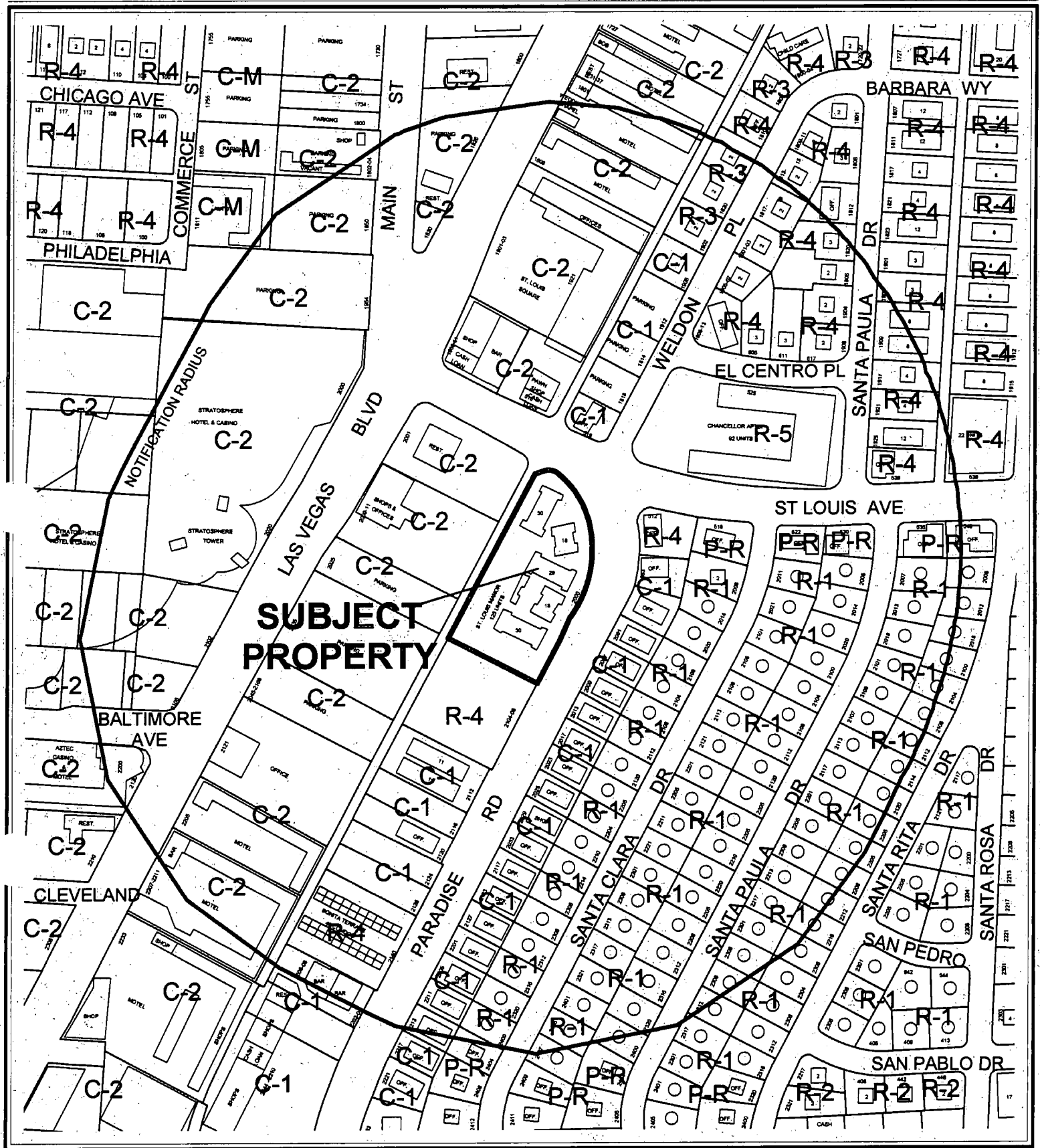
REESE - Motion to HOLD IN ABEYANCE Item 103 [SUP-5457], Item 104 [VAR-5458] and Item 105 [SDR-5456] to 1/19/2005 - UNANIMOUS

MINUTES:

There was no discussion.

(1:07 - 1:08)

3-1



CASE: VAR-5458

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-5458 - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, LLC

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (4-1-2 vote) recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning Z-0007-87, Special Use Permit SUP-5457, and Site Development Plan Review SDR-5456, including site plans and elevations date stamped November 18, 2004.
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow 107 parking spaces where 120 spaces are required for a proposed residence hotel on 1.63 acres at 2000 Paradise Road.

B) Applicant's Justification

Applicant states in the justification letter: "The size and shape of the property pose both physical and practical hardships in complying with the strict letter of the code."

Applicant further states: "Compliance with the myriad of overlapping regulations poses a practical hardship to the reasonable and practical development of the subject property without posing an undue hardship."

BACKGROUND INFORMATION

A) Previous Actions

03/04/87 City Council approved a request for a Rezoning (Z-0007-87) of this property from R-4 (Apartment Residence) to R-5 (Downtown Apartment). A plot plan was also approved. Planning Commission and staff recommended denial.

12/02/04 The Planning Commission recommended approval of a related Special Use Permit (SUP-5457) and Site Development Plan Review (SDR-5456); they accepted a request to withdraw another related Variance (VAR-5459).

12/02/04 The Planning Commission voted 4-1-2 to recommend APPROVAL (PC Agenda Item #37/srs).

B) Pre-Application Meeting

09/28/04 Elements of a Variance application were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.63

B) Existing Land Use

Subject Property: Residential Apartments
North: Pawn Shop, Cash Loans, Offices
South: Undeveloped
East: Offices
West: Restaurant, Shops, Offices, Parking

C) Planned Land Use

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

D) Existing Zoning

Subject Property: R-5 (Downtown Apartment)
North: C-1 (Limited Commercial), C-2 (General Commercial)
South: R-4 (Apartment Residence)
East: C-1 (Limited Commercial), R-4 (Apartment Residence)
West: C-2 (General Commercial)

E) General Plan Compliance

The site is designated as the C (Downtown-Commercial) land use designation of the Las Vegas Redevelopment Plan which is part of the Southeast Sector Plan of the General Plan. The proposed variance is not directly related to specific policies of the General Plan.

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

This proposal lies within the Las Vegas Redevelopment Plan and the Beverly Green Neighborhood Plan.

ANALYSIS

A) Zoning Code Compliance: Parking and Traffic Standards

Pursuant to Title 19.10.F Table 1, the following Parking Standards apply to the subject proposal:

Uses	Required Ratio	Parking		Provided	
		Regular	Handicap	Regular	Handicap
Hotel, Motel, or Residence Hotel	One space for each guest room	120	5	107	5

The proposal does not meet the City's parking requirement. The subject deviation is 13 spaces, or 11% fewer spaces than required. City of Las Vegas Public Works Department cannot support the Variance request for property located at 2000 Paradise Road to allow 107 parking spaces where 120 spaces are the minimum allowed.

B) General Analysis and Discussion

The applicant proposes to demolish the existing 123-room residential hotel and replace it with a 120-room residential hotel. The current property has 125 parking spaces. Users of the proposed property would have access to only 107 parking spaces, 18 less than currently available.

The applicant includes in this application a Parking Analysis of similar residential hotels in the Las Vegas Valley. It asserts that parking demand for comparable projects ranges from 0.86 to 0.88 spaces per guest room.

The applicant's parking analysis differs with observable conditions at similar properties. Residence Hotels in the Las Vegas area are generally very densely parked. The existing Residence Hotel facility on the subject property does have the required number of parking spaces, and the parking area is heavily used.

This development is sandwiched between the highly trafficked Paradise Road and St. Louis Avenue. It cannot withstand an overparked situation because no overflow parking is available in the area. Guests, guests' visitors, and hotel employees lacking available parking spaces will tend to park in the public alleyway bordering the west side of the property.

It should be noted that the decisive issue pertaining to this request is not that the applicant does or does not need parking at the strict one-space per guest room standard of Title 19.10. This request for a Variance cannot be supported because there is no justifying evidence based on the Variance requirements of City Code and State Law.

FINDINGS

This Variance request is intended only for the convenience of the property owner, and consequently has no permissible basis for approval.

There is no evidence that the property has an unusual shape, slope, dimensions that would preclude the required number of parking spaces. Pursuant to State and City statutes and codes, this Variance request cannot be granted.

State of Nevada Statutes for Variance

Variances may be granted only when a property owner has presented convincing evidence of a hardship based on unique or extraordinary physical limitations of the subject property.

-summary of State of Nevada Revised Statutes Chapter 278

City of Las Vegas Codes for Variances

When considering the merits of a Variance request, the Planning Commission and City Council are prohibited from granting Variances for the sole reason of maximizing a property owner's profitable use of their land.

-summary of City of Las Vegas Zoning Code Title 19.18.070.B and 19.18.070.L

PLANNING COMMISSION ACTION

The Planning Commission believes the site can accommodate the proposed development without negatively impacting the neighborhood. The Planning Commission also deleted a condition originally proposed by the Public Works Department.

NOTICES MAILED 152 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5458 APN: 162-03-411-012

Name of Property Owner: BRE/ESA Properties, LLC

Name of Applicant: LPN Architect

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: _____

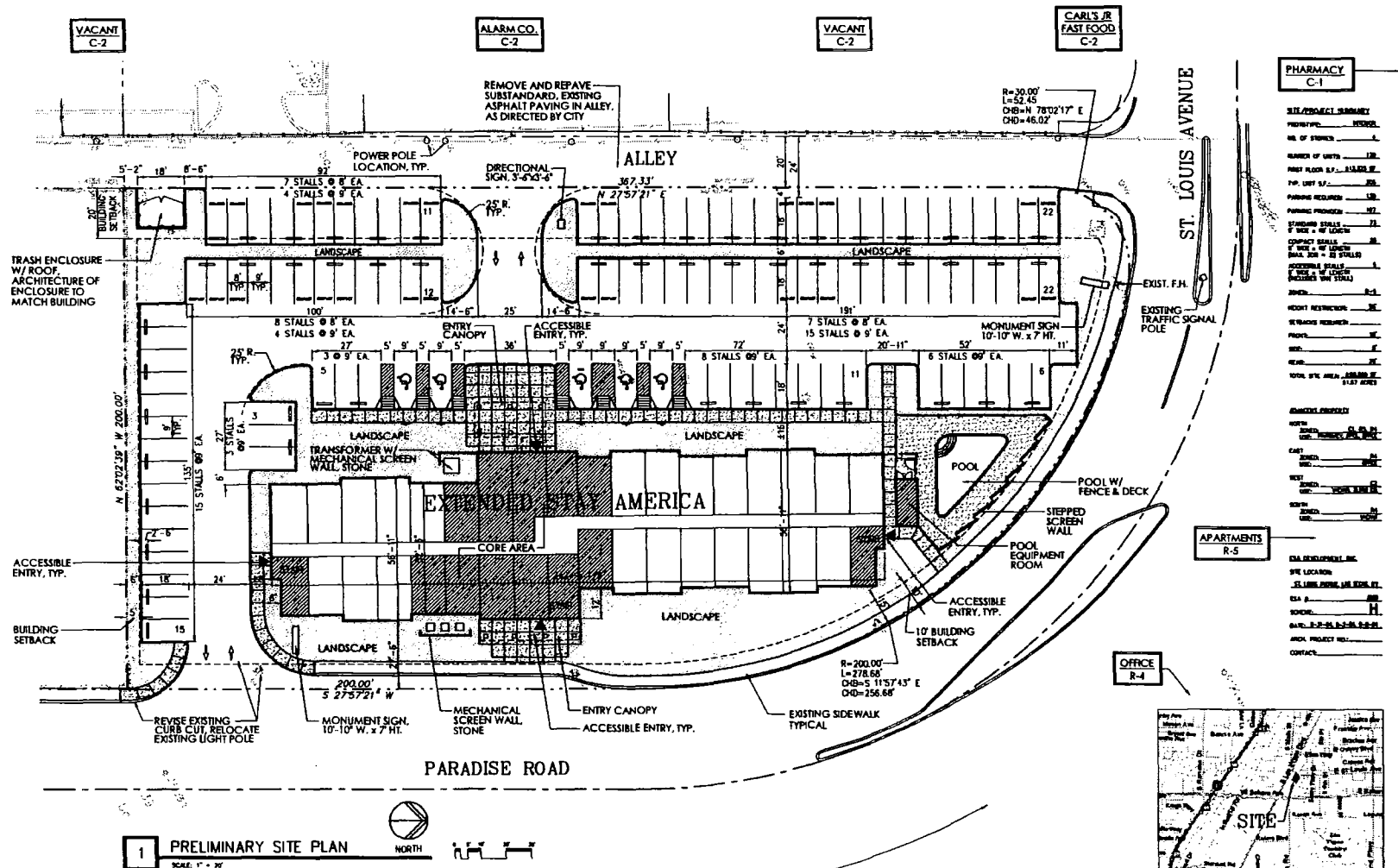
Signature of Property Owner/Authorized Agent: Kenn F. [Signature]

Print Name: Piero Bussani

State of South Carolina, County of Spartanburg
Subscribed and sworn before me

This 7th day of October, 2004

Elizabeth G. Brady
Notary Public in and for said County and State



**SUP-5457
VAR-5458
SDR-5456
12-02-04 PC
REVISED 11-18-04**

NOV 18 2004

**PHARMACY
C-1**

SITE/PROJECT SUMMARY

PROJECT TYPE	REVENUE
NO. OF STORES	1
NUMBER OF UNITS	128
FIRST FLOOR S.F. - BUILDING	25,000 S.F.
TYP. UNIT S.F.	200
PARKING REQUIRED	128
PARKING PROVIDED	127
STORAGE SPACES	73
COMPACT SPACES	28
STANDARD SPACES	99
ADDITIONAL SPACES	1
TOTAL SPACES	128
ADDITIONAL SPACES	1
TOTAL SPACES	129

REVISION BLOCK

NO.	DATE	DESCRIPTION
1	12-02-04	PRELIMINARY
2	12-02-04	CITY APPLICATION
3	11-18-04	REVISIONS

EXTENDED STAY AMERICA
EFFICIENCY STUDIOS
ESA MANAGEMENT, INC.

REVISION BLOCK

NO.	DATE	DESCRIPTION
1	12-02-04	PRELIMINARY
2	12-02-04	CITY APPLICATION
3	11-18-04	REVISIONS

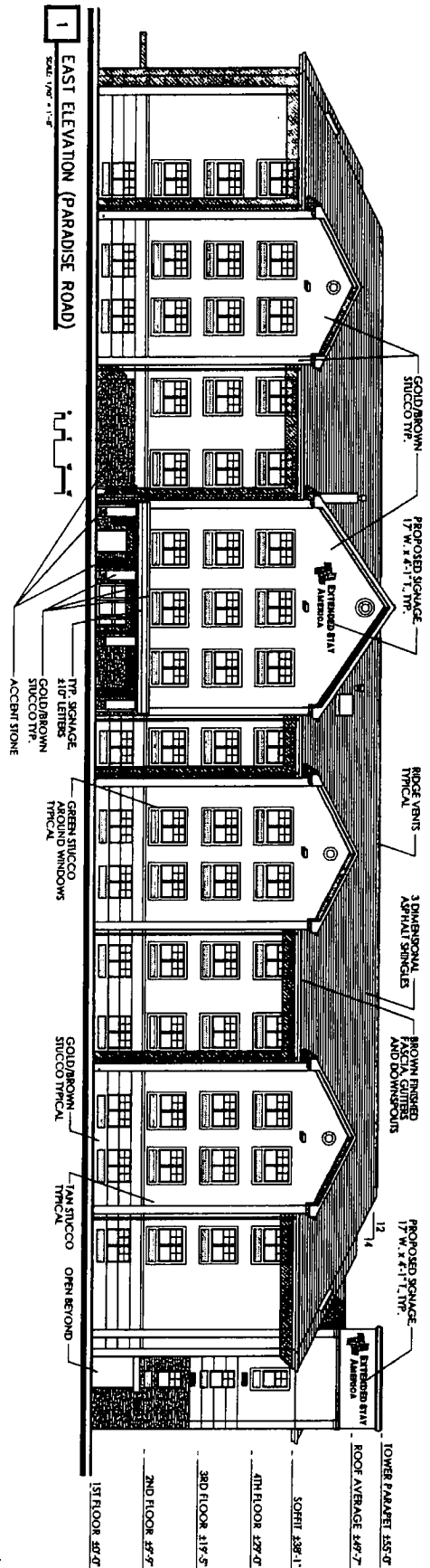
ARCHITECTURE
BOYCE A. HENRICH, PRINCIPAL
3000 BOYCE AVE. SUITE 200
LAS VEGAS, NV 89166
(702) 735-4444 FAX (702) 735-4447

DATE: 12-02-04

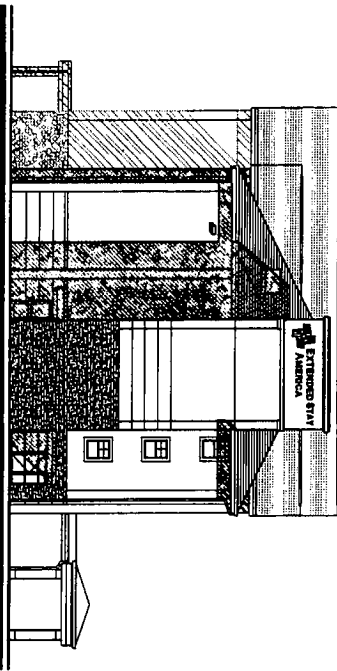
**ESA ST. LOUIS MANOR
LAS VEGAS, NEVADA**
**ARCHITECTURAL
SITE PLAN**

Launch No. 051801
ESA No. 856
Permit Submittal
Permit Clearance
Std. Issue
Construction Issue

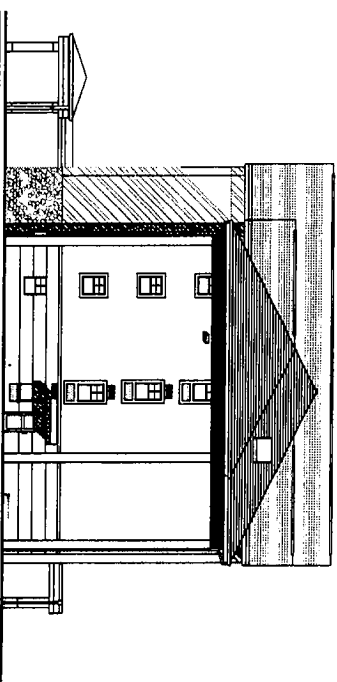
A1.0



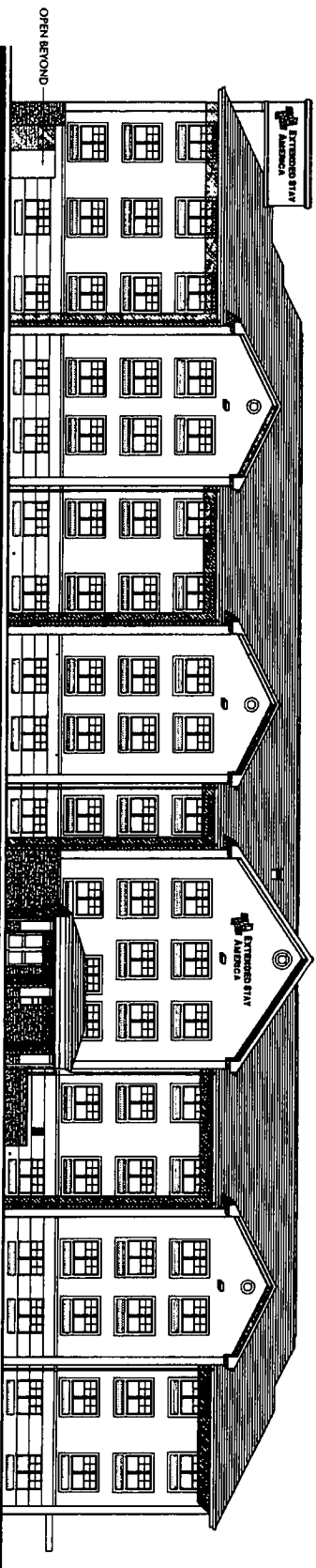
1 EAST ELEVATION (PARADISE ROAD)
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION (ST. LOUIS AVENUE)
SCALE: 1/8" = 1'-0"



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



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

NOV 18 2004

SUP-5457
VAR-5458

SDR-5456
12-02-04 PC
REVISED 11-18-04

REVISION BLOCK	
NO.	DESCRIPTION
1	12-02-04 PRE-APPLICATION MEETING
2	12-02-04 CITY APPLICATION
3	11-18-04 TYPICAL/VAR. REVISIONS

EXTENDED
STAY AMERICA
RESIDENCY STUDIOS
ESA MANAGEMENT, INC.

ESA ST. LOUIS MANOR
LAS VEGAS, NEVADA
ARCHITECTURAL
ELEVATIONS

A4.0



VAR-5458 - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, L.L.C.
2000 PARADISE ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

December 29, 2004

City Clerk
1st Floor
City Hall
400 Stewart Av
Las Vegas, Nv 89101

Re: SUP-5457

I do not believe the neighborhood warrants a 120-unit hotel on 1.63 acres.

Sincerely,

Ethel R. Wilson

Ethel R. Wilson
Whitney Building LLC
2003 Las Vegas Blvd South
Las Vegas, Nv 89104

RECEIVED
CITY CLERK

~~2004 DEC 31~~ A 10:42

RECEIVED
CITY CLERK

2005 JAN - 3 A 11: 15

Submitted after final agenda

Date 1/3/05 Item #104



alarmco/inc.

APPROVED CENTRAL STATION

2007 LAS VEGAS BOULEVARD SOUTH • LAS VEGAS, NEVADA 89104
(702) 382-5000 • (800) 390-4180 • FAX (702) 731-5862 • www.alarmco.com

December 29, 2004

City Clerk
1st Floor
City Hall
400 Stewart Av
Las Vegas, Nv 89101

Re: SUP-5457

We do not believe the neighborhood warrants a 120-unit hotel on 1.63 acres.

Sincerely,

ALARMCO, INC.,

Ethel R. Wilson

Ethel R. Wilson
President

RECEIVED
CITY CLERK

~~2004 DEC 31~~ A 10:43

RECEIVED
CITY CLERK

2005 JAN -3 A 11:15

Submitted after final agenda

Date *1/3/05* Item *#104*

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5457 AND VAR-5458

SDR-5456 - PUBLIC HEARING - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, LLC - Request for a Site Development Plan Review and Waivers of landscaping standards FOR A 120-UNIT RESIDENCE HOTEL on 1.63 acres at 2000 Paradise Road (APN 162-03-411-012), R-5 (Apartment) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (4-1-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-1-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda - Abeyance request from J.R. Rodine for Item 103 [SUP-5457], Item 104 [VAR-5458] and Item 105 [SDR-5456] filed under Item 103 [SUP-5457]

MOTION:

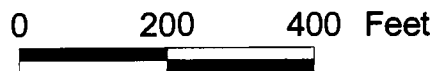
REESE - Motion to HOLD IN ABEYANCE Item 103 [SUP-5457], Item 104 [VAR-5458] and Item 105 [SDR-5456] to 1/19/2005 - UNANIMOUS

MINUTES:

There was no discussion.

(1:07 - 1:08)

3-1



ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-5456 - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, L.L.C.

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (4-1-2 vote) recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning Z-0007-87, Variance VAR-5458, Special Use Permit SUP-5457, and Site Development Plan Review SDR-5456.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped November 18, 2004, except as amended by conditions herein.
4. A waiver of the Title 19.10 requirement for a 15-foot by 25-foot loading zone parking area for large delivery vehicles is hereby granted.
5. Waivers of three minor landscape requirements described below are hereby granted.
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. 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 no more than 15% of the total landscaped area as turf.
8. 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.
9. 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.]

10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. Parking lot lighting standards shall be no more than 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.
12. Signage shall be redesigned to meet Code Standards, a Variance to the Code submitted, or a Master Signage Plan application shall be submitted and approved prior to the issuance of any permits.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
14. 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.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Provide an easement, as necessary, for traffic signal appurtenances and conduits for the traffic signal at Paradise Road and St. Louis Avenue prior to the issuance of any permits for this site.
17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Downtown Centennial Development Standards concurrent with development of this site.
18. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.
19. Landscape and maintain any unimproved right(s)-of-way adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct

such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 120-unit Residence Hotel and waivers of landscaping standards on 1.63 acres at 2000 Paradise Road.

B) Applicant's Justification

The applicant states: "In compliance with Chapter 19.08.045 (Commercial District Development Standards), the proposed site and building design incorporates the desired elements of pedestrian paths, interconnected walkways, building placement, façade articulation, parking orientation, and landscape buffering; all of which substantially reduce mass, intensity, and positively integrates the project into the neighborhood."

BACKGROUND INFORMATION

A) Previous Actions

- 03/04/87 City Council approved a request for a Rezoning (Z-0007-87) of this property from R-4 (Apartment Residence) to R-5 (Downtown Apartment). A plot plan was also approved. Planning Commission and staff had recommended denial.
- 12/02/04 The Planning Commission recommended approval of a related Variance (VAR-5458) and Special Use Permit (SUP-5457); they accepted a request to withdraw another related Variance (VAR-5459).
- 12/02/04 The Planning Commission voted 4-1-2 to recommend APPROVAL (PC Agenda Item #38/srs).

B) Pre-Application Meeting

- 09/28/04 Elements of a Site Development Plan application were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.63

B) Existing Land Use

Subject Property: Residential Apartments
North: Pawn Shop, Cash Loans, Offices
South: Undeveloped
East: Offices
West: Restaurant, Shops, Offices, Parking

C) Planned Land Use

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

D) Existing Zoning

Subject Property: R-5 (Downtown Apartment)
North: C-1 (Limited Commercial), C-2 (General Commercial)
South: R-4 (Apartment Residence)
East: C-1 (Limited Commercial), R-4 (Apartment Residence)
West: C-2 (General Commercial)

E) General Plan Compliance

The site is designated as the C (Downtown-Commercial) land use designation of the Las Vegas Redevelopment Plan, which is part of the Southeast Sector Plan of the General Plan. The site plan conforms to the use and density provisions of the General Plan for this site.

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

This proposal lies within the Las Vegas Redevelopment Plan and the Beverly Green Neighborhood Plan.

PROJECT DESCRIPTION

This is a proposal to redevelop this 1.6 acre site with a four-story, 55-foot high, 120-unit extended stay hotel. The site will have an outdoor swimming pool, parking, and lush landscaping. The project will first demolish and remove an outdated residence apartment facility of 123 rooms. The applicant requests the following Waivers:

- A waiver of the Title 19.10 requirement for a 15-foot by 25-foot loading zone parking area for large delivery vehicles.
- Eliminate one parking lot landscaping island adjacent to the west side of the building.
- Reduce the width of buffer landscaping from fifteen feet to a tapering curve between ten and twelve feet in the area between the swimming pool fence and the property line.
- Reduce the width of landscaping along the south property line / parking strip from eight to six feet.

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

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

Standards	Required	Requested	Compliance
Min. Lot Size	7,000 Square Feet	72,467 Square Feet	Yes
Min. Setbacks			
• Front	10 Feet	27 Feet, 6 Inches	Yes
• Side	5 Feet	10 Feet	Yes
• Corner	5 Feet	10 Feet	Yes
• Rear	20 Feet	125 Feet	Yes
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	5 Stories / 55 Feet whichever is less	4 stories / 55 feet	Yes
Trash Enclosure	Enclosed & roofed style to match building	Enclosed & roofed style matches building	Yes
Mech. Equipment	Screened	Screened	Yes

This proposal needs no variances of dimensional requirements.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, Residential Adjacency Standards do not apply to the subject proposal because there are no residential properties located within the distance specified in the Code from the subject site.

A3) Parking and Traffic Standards

Pursuant to Title 19.10.F Table 1, the following Parking Standards apply to the subject proposal:

Uses	Required Ratio	Parking		Provided Parking	
		Regular	Handicap	Regular	Handicap
Hotel, Motel, or Residence Hotel	One space for each guest room	120	5	107	5

The proposal does not meet the City's parking requirement. The subject deviation is 13 spaces, or 11% fewer spaces than required. A request for a Parking Variance is discussed in companion Variance VAR-5458.

Pursuant to Title 19.19.020.B, every use that receives or distributes materials by truck shall provide and maintain on-site loading spaces. The applicant has requested a waiver of the Title 19.10 requirement for a 15-foot by 25-foot loading zone parking area for large delivery vehicles on the site. This waiver is acceptable as the number of delivery vehicles will be limited.

A4) Landscape 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	18 Trees / 107 spaces	26
Buffer:	1 Trees/ 30 Linear Feet	21 / 650 Feet	22 Trees
Min. Trees	8 Feet		6 Feet
Min. Perimeter. Zone Width	15 Feet		10 to 12 Feet
Min . Landscape Buffer Zone	6 Feet Maximum		Not shown.
• Wall height			

The applicant has requested waivers from the perimeter zone width and streetscape buffer requirements. These waivers are analyzed under Waivers, below.

A5) Sign Standards

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

Wall Signs Standards	Allowed	Provided
Maximum Number	1 / Street frontage 2 total	2 / Street frontage 5 total
Maximum Area	50 SF / sign	68 SF / sign
Maximum Projection	2 Feet	0.5 Feet
Illumination	Internal	Internal

The east and west elevations each have two signs per street frontage, one over the entrance, and one at the top of the stairwell tower. The areas of each of these sign faces are 16 square feet larger than Title 19.14 Sign Standards requires. As a result, the proposal needs a variance from the signage requirements of the Code.

B) General Analysis and Discussion

- Zoning

The R-5 (Downtown Apartment) District is intended to allow for the development of high density multi-family units within the downtown urban core and other high intensity areas suitable for high density residential development. It is consistent with the C (Commercial) land use designation of the Las Vegas Redevelopment Plan.

- Site Plan

This site plan with its minor landscaping waivers, is typical of a Hotel, Residence. The building is brought forward to the front of the parcel, as is called for in Title 19.08 Development Standards; however, the site is overbuilt. The Hotel, Residence does not have the number of parking spaces required for the number of guest rooms. This deficiency in parking is addressed in companion item Variance VAR-5458, which is recommended for denial. This Site Development Plan Review would be approvable if the number of guest rooms were cut down to the number of parking spaces that can fit (without a Variance) on this site.

- Waivers

Waiver 1. A Waiver of the Title 19.10.020 requirement for a 15-foot by 25-foot loading zone parking area for large delivery vehicles is justified by the fact that this proposal's operational needs do not necessitate a loading area.

The applicant will receive no over-size semi-truck deliveries other than during the construction of the facility. There is no on-site restaurant or food-service. Applicant and its guests will have no deliveries or pickups other than typical Airborne, Federal express, UPS, and vending machine servicers who generally use step-vans that pull up and expedite their services in the front entrance area, which is completely separated from any public right-of-ways.

Waiver 2. Eliminate one parking lot landscaping island adjacent to the west side of the building.

Waiver 3. Reduce the width of buffer landscaping from fifteen feet to a tapering curve between ten and twelve feet in the area between the swimming pool fence and the property line.

Waiver 4. Reduce the width of landscaping along the south property line / parking strip from eight to six feet.

The three landscape waivers are justifiable as 1) each is relatively minor in character, 2) applicant has complied with staff's request that previous, more extensive landscape waiver requests be eliminated or reduced, 3) the overall landscaping for this project otherwise exceeds City requirements.

- Landscape Plan

The landscape plan depicts eight varieties of trees, all in either 36" or 48" box sizes. These larger box sizes will provide an early maturity date for landscaping, and will provide better shading of parking areas and the building itself. A two foot wide landscape swale is depicted along city sidewalks. Drought-resistant shrub clusterings exceed the amount required by Title 12.12. Sodded turf is depicted on the landscape plan without a measure of square footage or an indication of the percentage of total landscaping. A Condition of Approval has been added requiring that no more than 15% of total landscaping be turf.

- Elevation

The building elevations and design characteristics of the proposed Hotel, Residence will be well suited for this site and neighborhood. Façade articulation has been achieved through the use of texture, molding, and architectural elements.

- Floor Plan

The floor plan is typical of a small hotel or residential hotel.

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 Hotel, Residence is within the range of allowable uses in a R-5 (Downtown Apartment) zone. The proposed development and uses can be operated in a manner that is compatible with the existing and future land uses in the vicinity of this site, if the parking deficiency is adequately addressed through redesign of the site.

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;"**

With the inclusion of the proposed Conditions of Approval and Granting of Waivers, the development will be consistent with the General Plan and the Landscape, Wall and Buffer Standards. It is inconsistent with the parking requirements of Title 19.

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

Access is provided via one driveway to Paradise Road, a 100-foot Arterial on the Master Plan of Streets and Highways. The street facilities are adequate in size to meet the requirements of the proposed use and will not negatively impact neighborhood traffic.

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

The proposed building is an aesthetically appropriate structure for a Residence, Hotel and landscape materials as proposed are appropriate for this project.

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

The building elevations and design characteristics of the proposed Hotel, Residence will be well suited for this site and neighborhood. Façade articulation has been achieved through the use of texture, molding, and architectural elements. The proposed building is a vast improvement over the existing structures on this site.

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

The subject site will be subject to City Business License requirements and periodic City inspections for code compliance, and will therefore not compromise the public health, safety and welfare. The proposed development will also be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 150 by Planning Department

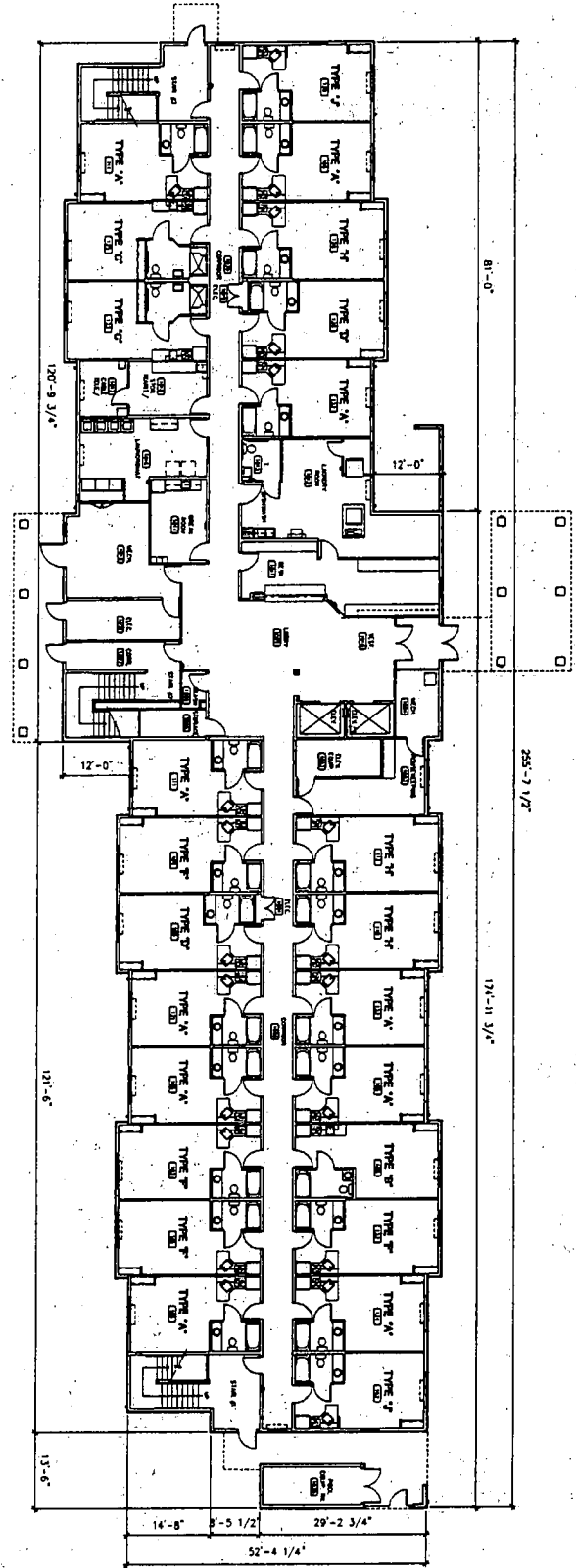
APPROVALS 0

PROTESTS 0



1
1ST FLOOR PLAN

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

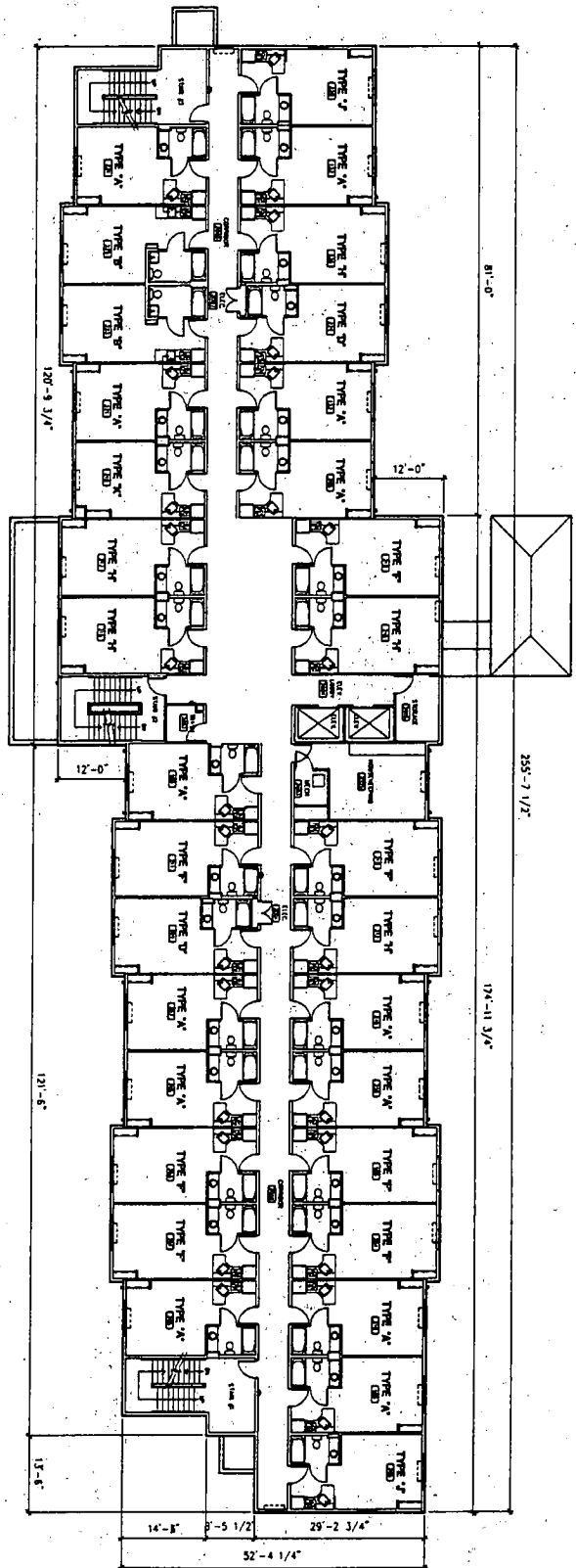


- ROOM LEGEND
- A - HANDICAP W/ TUB
 - B - HANDICAP W/ SHOWER
 - C - QUEEN BUNKER/ALC. CLOSET
 - D - QUEEN BUNKER/ALC. CLOSET
 - E - NOT USED
 - F - NOT USED
 - G - NOT USED
 - H - NOT USED
 - I - NOT USED
 - J - NOT USED
 - K - QUEEN

- ROOM LEGEND
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 - D - QUEEN BUNKER/ALC. CLOSET
 - E - NOT USED
 - F - NOT USED
 - G - NOT USED
 - H - NOT USED
 - I - NOT USED
 - J - NOT USED
 - K - QUEEN

2
2ND FLOOR PLAN

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



- ROOM LEGEND
- A - HANDICAP W/ TUB
 - B - HANDICAP W/ SHOWER
 - C - QUEEN BUNKER/ALC. CLOSET
 - D - QUEEN BUNKER/ALC. CLOSET
 - E - NOT USED
 - F - NOT USED
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 - F - NOT USED
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 - H - NOT USED
 - I - NOT USED
 - J - NOT USED
 - K - QUEEN

VAR-5459
VAR-5458
SUP-5457
SDR-5456
12-02-04 PC

A2.0

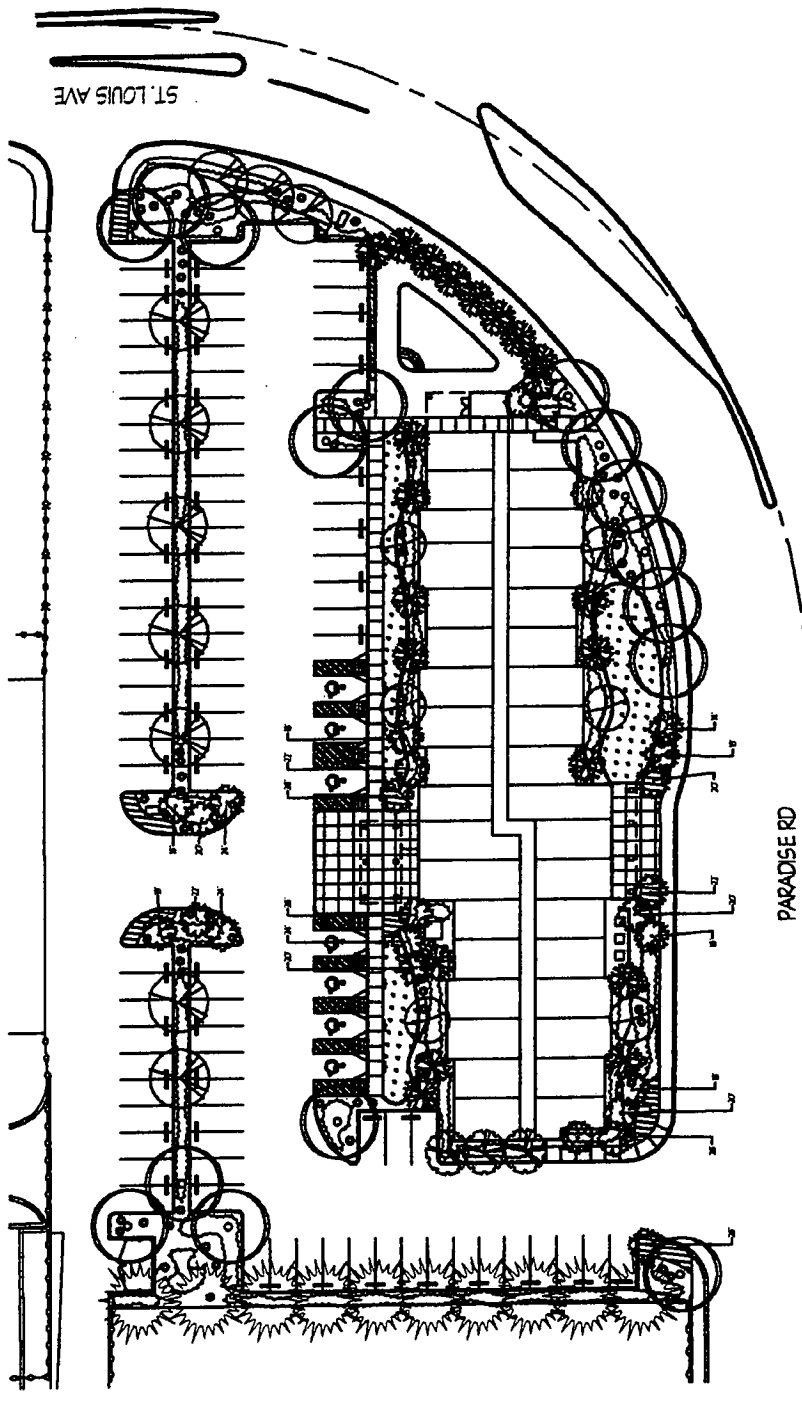
ESA ST. LOUIS MANOR
LAS VEGAS, NEVADA
1ST FLOOR PLAN AND
2ND FLOOR PLAN

REVISION BLOCK		
NO.	DATE	DESCRIPTION
1	10-15-04	CITY APPLICATION

EXTENDED
STAY AMERICA
EFFICIENCY SUITES
ESA MANAGEMENT, INC.

EXTENDED *e* STAY AMERICA
EFFICIENCY STUDIOS
ESA MANAGEMENT, INC.

EXTENDED *e*
STAY AMERICA
EFFICIENCY STUDIOS
ESA MANAGEMENT, INC.



PLANTING LEGEND

SYMBOL	PLANT SPECIES	QUANTITY	LOCATION
1	ACACIA	30	PERIMETER
2	ADONIS	40	COURTYARD
3	AGAVE	20	PERIMETER
4	AGAVE	20	COURTYARD
5	AGAVE	20	PERIMETER
6	AGAVE	20	COURTYARD
7	AGAVE	20	PERIMETER
8	AGAVE	20	COURTYARD
9	AGAVE	20	PERIMETER
10	AGAVE	20	COURTYARD
11	AGAVE	20	PERIMETER
12	AGAVE	20	COURTYARD
13	AGAVE	20	PERIMETER
14	AGAVE	20	COURTYARD
15	AGAVE	20	PERIMETER
16	AGAVE	20	COURTYARD
17	AGAVE	20	PERIMETER
18	AGAVE	20	COURTYARD
19	AGAVE	20	PERIMETER
20	AGAVE	20	COURTYARD

VAR-5459
VAR-5458
SUP-5457
SDR-5456
12-02-04 PC

EXTENDED
STAY AMERICA
RESORT & CONVENTION
MANAGEMENT, INC.

REVISION	DATE	DESCRIPTION
1	12-02-04	CONCEPTUAL PLAN



CONCEPTUAL PLAN
LAS VEGAS, NEVADA
BSA - ST. LOUIS STREET

REVISION	DATE	DESCRIPTION
1	12-02-04	CONCEPTUAL PLAN

1 **CONCEPTUAL LANDSCAPE PLAN**
VAR-5459
VAR-5458
SUP-5457
SDR-5456
12-02-04 PC

PLANTING NOTES

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS LANDSCAPE EVALUATION MANUAL.
2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS LANDSCAPE EVALUATION MANUAL.
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18. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS LANDSCAPE EVALUATION MANUAL.
19. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS LANDSCAPE EVALUATION MANUAL.
20. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS LANDSCAPE EVALUATION MANUAL.

EXTENDED STAY AMERICA

KL LONE PLAZA EVALUATION

CITY OF LAS VEGAS LANDSCAPE EVALUATION MANUAL

REVISION	DATE	DESCRIPTION
1	12-02-04	CONCEPTUAL PLAN

1 **CONCEPTUAL LANDSCAPE PLAN**
VAR-5459
VAR-5458
SUP-5457
SDR-5456
12-02-04 PC



SDR-5456 - APPLICANT: LPN ARCHITECT - OWNER: BRE/ESA PROPERTIES, L.L.C.
2000 PARADISE ROAD
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:
REZONING

ZON-5488 - PUBLIC HEARING - APPLICANT: ALL INVESTMENTS, LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 5.00 acres adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008), 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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 106 [ZON-5488], Item 107 [WVR-5603] and Item 108 [SDR-5490].

RUSSELL SKUSE appeared on behalf of the applicant and concurred with staff recommendation. He agreed with staff amendment of Condition 6 of Item 108 [SDR-5490] regarding the required front setback of 12 feet in the Grand Teton Village Master Plan.

COUNCILMAN MACK requested that Condition 5 of Item 108 [SDR-5490] be deleted. MARGO WHEELER, Deputy Director, Planning and Development Department, recommended that Condition 6 of Item 108 [SDR-5490] state that the setbacks for this development shall be a minimum of 12 feet to the front of the house, 18 feet to the front of the garage as measured from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 15 feet in the rear. MR. SKUSE concurred with both the deletion and the amended condition.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 106 [ZON-5488], Item 107 [WVR-5603] and Item 108 [SDR-5490].

(2:28 - 2:32)

3-3180

CONDITIONS:

CITY COUNCIL MEETING OF: JANUARY 5, 2005

CONDITIONS - Continued:

Planning and Development

1. A Site Development Plan Review (SDR-5490) and a waiver of intersection offset distance (WVR-5603) applications approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

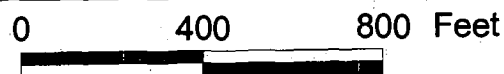
Public Works

2. Dedicate 40 feet of right-of-way adjacent to this site for Farm Road, 30 feet for Jensen Street, a 20 foot radius at the northeast corner of Farm Road and Jensen Street and an appropriate radius for the completion of the knuckle at the northwest corner of this site.

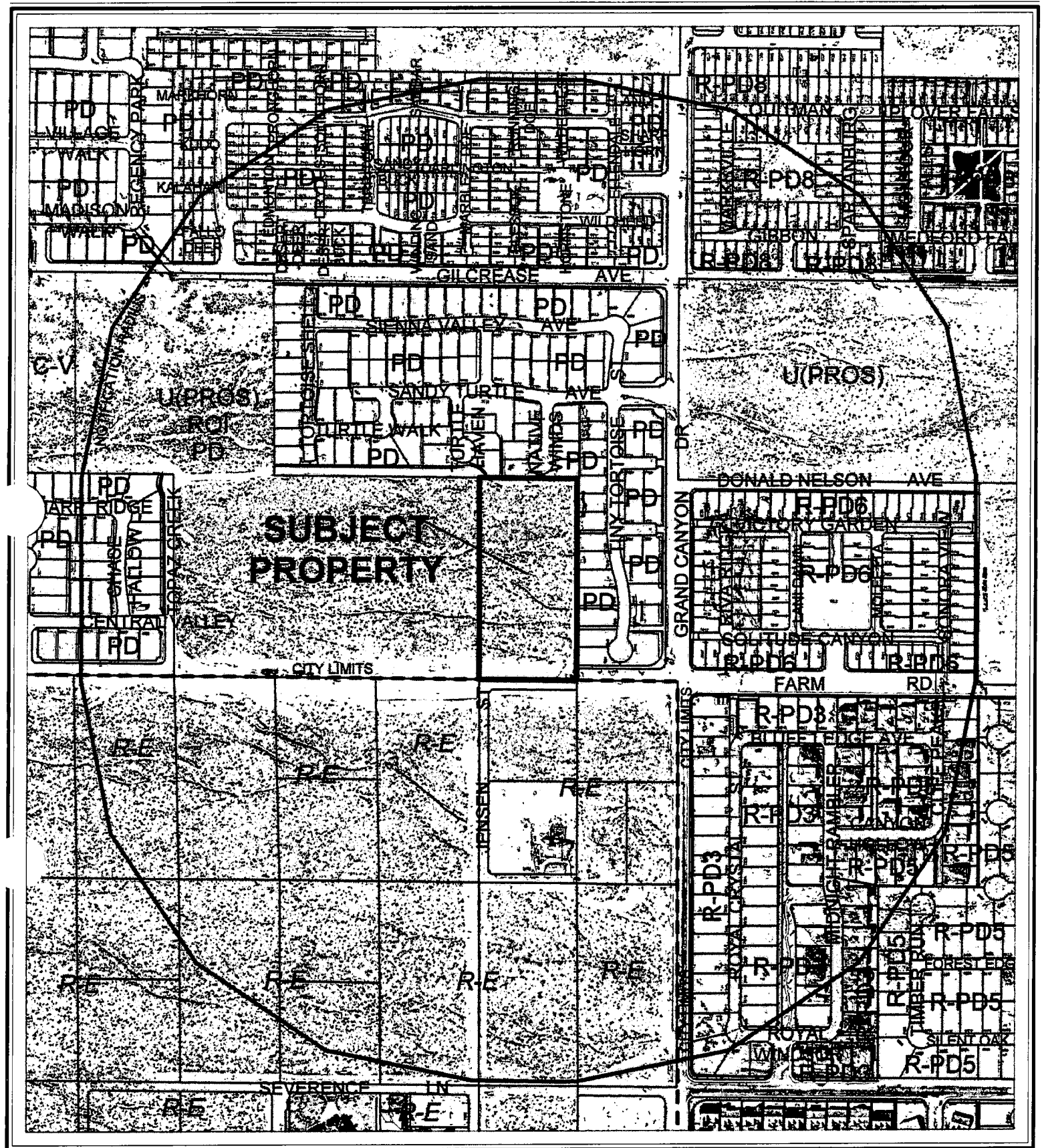
3. Construct half-street improvements including appropriate overpaving (if legally able) on Farm Road and Jensen Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the northern and western boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

4. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

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



PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT)



CASE: ZON-5488

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

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

PROPOSED ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT)

0 400 800 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-5488 - APPLICANT: ALL INVESTMENTS, LLC -
OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST**

**** CONDITIONS ****

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

Planning and Development

1. A Site Development Plan Review (SDR-5490) and a waiver of intersection offset distance (WVR-5603) applications approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Dedicate 40 feet of right-of-way adjacent to this site for Farm Road, 30 feet for Jensen Street, a 20 foot radius at the northeast corner of Farm Road and Jensen Street and an appropriate radius for the completion of the knuckle at the northwest corner of this site.
3. Construct half-street improvements including appropriate overpaving (if legally able) on Farm Road and Jensen Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the northern and western boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
4. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Rezoning from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 5.0 acres located adjacent to the northeast corner of Farm Road and Jensen Street.

B) Applicant's Justification

The parcel is located within the Grand Teton Master Development Plan. The property was recently annexed into the city with a zoning of U (PCD) (Undeveloped [Planned Community Development] General Plan designation). The adjacent properties are zoned PD. The proposed plan meets the requirements and densities of the PD land use category and the Master Plan requirements.

BACKGROUND INFORMATION

A) Previous Actions

- 09/04/02 The City Council approved a Rezoning (Z-0014-02) to PD (Planned Development) for the area around this site as part of a larger request for the Grand Teton Village Master Plan. The Planning Commission and staff recommended approval.
- 12/02/04 The Planning Commission recommended approval of a Site Development Plan Review (SDR-5490) for a 21-lot single-family residential development on this site and WVR-5603 for intersection offset as companion applications for this Rezoning request.
- 12/02/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #32/kw).

B) Pre-Application Meeting

- 10/01/04 The elements of a complete 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: 5.00

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property: U (PCD) Undeveloped (Planned Community Development)
North: PD Planned Development
South: Clark County
East: PD Planned Development
West: U (PROS) Undeveloped (Park, Recreation, Open Space)

E) General Plan Compliance

This site is designated PCD (Planned Community Development) within the Centennial Hills Sector of the General Plan. The site is also within the Grand Teton Village Special Area plan. The density of development within the Grand Teton Village Plan conforms to the PCD (Planned Community Development) land use district of the Centennial Hills Sector Plan. The PCD land use district allows a mix of residential uses that maintain an average density of 2 to 8 units per acre. In addition, commercial, public facility, and office projects may be used as buffers. The proposed rezoning request is consistent with the General Plan Policies for the area.

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

Special Area Plan

This site is located within the Grand Teton Master Plan Area. This zoning application will rezone a parcel to PD (Planned Development), which is consistent with the Grand Teton Village Master Plan.

A) Zoning Code Compliance: Development Standards

There are no set development standards for PD (Planned Development) projects. The development standards for this site are outlined in the Grand Teton Village Master Development and Design Standards Manual and will be addressed/determined during the Site Development Plan Review process.

B) General Analysis and Discussion

The subject site contains approximately 5.0 acres and is located in the southeastern portion of the Grand Teton Village Master Development Plan Area. This 5.0-acre property will become part of a proposed 160-acre residential development.

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."

This site is designated PCD (Planned Community Development) within the Centennial Hills Sector Plan of the General Plan. The PCD (Planned Community Development) land use district allows a mix of residential uses that maintain an average density of 2 to 8 units per acre. In addition, commercial, public facility, and office projects may be used as buffers. The proposed rezoning to PD (Planned Development) conforms to the PCD (Planned Community Development) land use designation.

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

The proposed PD (Planned Development) zone will allow planned development, consistent with the applicable standards of the proposed Grand Teton Village Master Development Plan, to occur on the site. The proposed rezoning to PD (Planned Development) zone will not establish the types of uses that can be developed on the site; the Master Development Plan that has been adopted established the uses and development standards for future development. The consistency of proposed development with the General Plan, Title 19, and all development standards of the Grand Teton Village Master Development Plan will be reviewed under the companion Site Development Plan Review.

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

The proposed PD (Planned Development) zone is consistent with the current General Plan designation of PCD (Planned Community Development) on the site, and thereby meets the intent of the General Plan to designate undeveloped areas for appropriate future use categories.

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

The future major roadway facilities in the area have been planned for ultimate configuration under the approved Centennial Hills Sector Plan and the Master Plan of Street and Highways, including Farm Road to the south of the subject site. Local street designs have been approved under the Grand Teton Village Master Development Plan and will be subject to the City of Las Vegas Subdivision Code (Title 18).

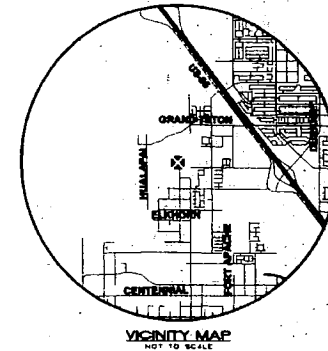
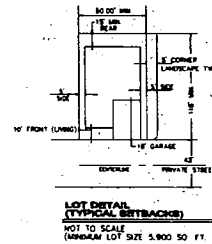
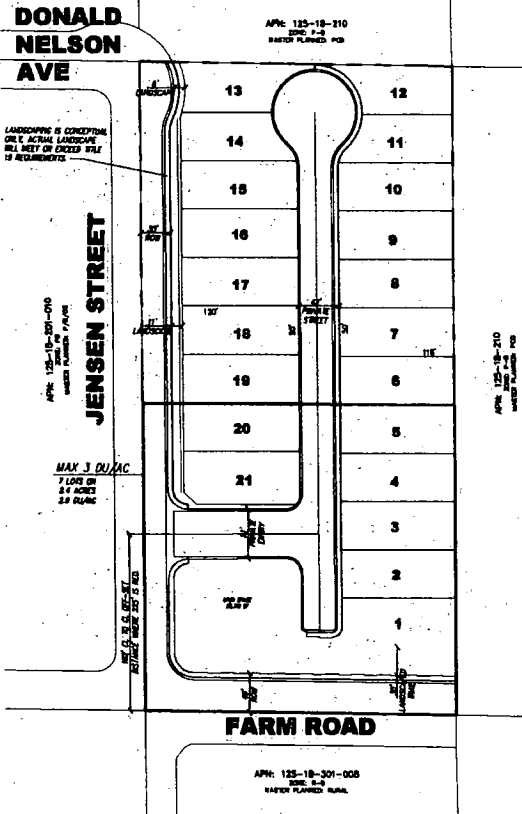
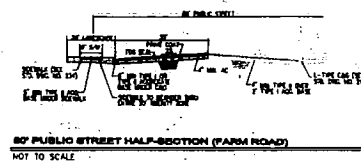
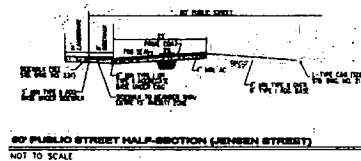
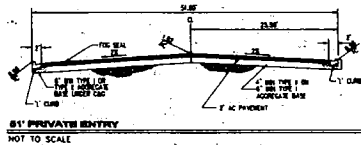
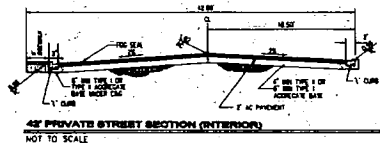
NOTICES MAILED 56 by Planning Department

APPROVALS 0

PROTESTS 0



FARM / GRAND CANYON



TYPICAL 42' STUB
(NOT GREATER THAN 150' IN LENGTH)

DEVELOPER

ALL INVESTMENTS, LLC
8370 W. FLAMINGO ROAD #40
LAS VEGAS, NEVADA 89103

OWNER

LAWRENCE LERNA/DAUX FAMILY
TRUST
8240 EDENHILL
LAS VEGAS, NEVADA 89118

ASSESSOR'S PARCEL NUMBER:

125-18-301-000

OVERALL TABULATIONS

EXISTING ZONING: (UPCD)
PROPOSED ZONING: P-2
EXISTING LAND USE: RM
OF UNITS: 21
GROSS ACREAGE: 8.96 ACRES +/-
OVERALL DENSITY: 2.3 DU/AC
OPEN SPACE REQUIRED: 6,534 SF
OPEN SPACE PROVIDED: 20,319 SF

NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL PLOTS ARE 42' PRIVATELY MAINTAINED PLOTS.
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSURED.
5. THE PLANNING ANALYSIS REQUIREMENTS WILL BE MET BY TWO CAR GARAGES AND AVAILABLE ON-STREET PARKING.
6. THERE ARE NO EXISTING UTILITIES OR ISSUES LOCATED ON-SITE.
7. ALL THE EINE COAR'S ARE NOT ANTICIPATED FOR THIS DEVELOPMENT.
8. LANDSCAPE EASEMENT AREAS TO BE MAINTAINED BY THE LMA OR HOA.
9. DOUBLE FRONTAGE LOTS ALONG PARADISE WILL ONLY HAVE ACCESS TO INTERIOR PRIVATE STREETS.
10. THIS SITE IS NOT A PART OF A MASTER PLAN DEVELOPMENT.
11. LANDSCAPING IS CONCEPTUAL ONLY. ACTUAL LANDSCAPE WILL MEET OR EXCEED TITLE 30 REQUIREMENTS.

NOTE: THIS PLAN WAS PREPARED USING RECORD INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSURED.

RECEIVED
NOV 09 2004

ZON-5488
SDR-5490
12-02-04 PC
REVISED 11-09-04

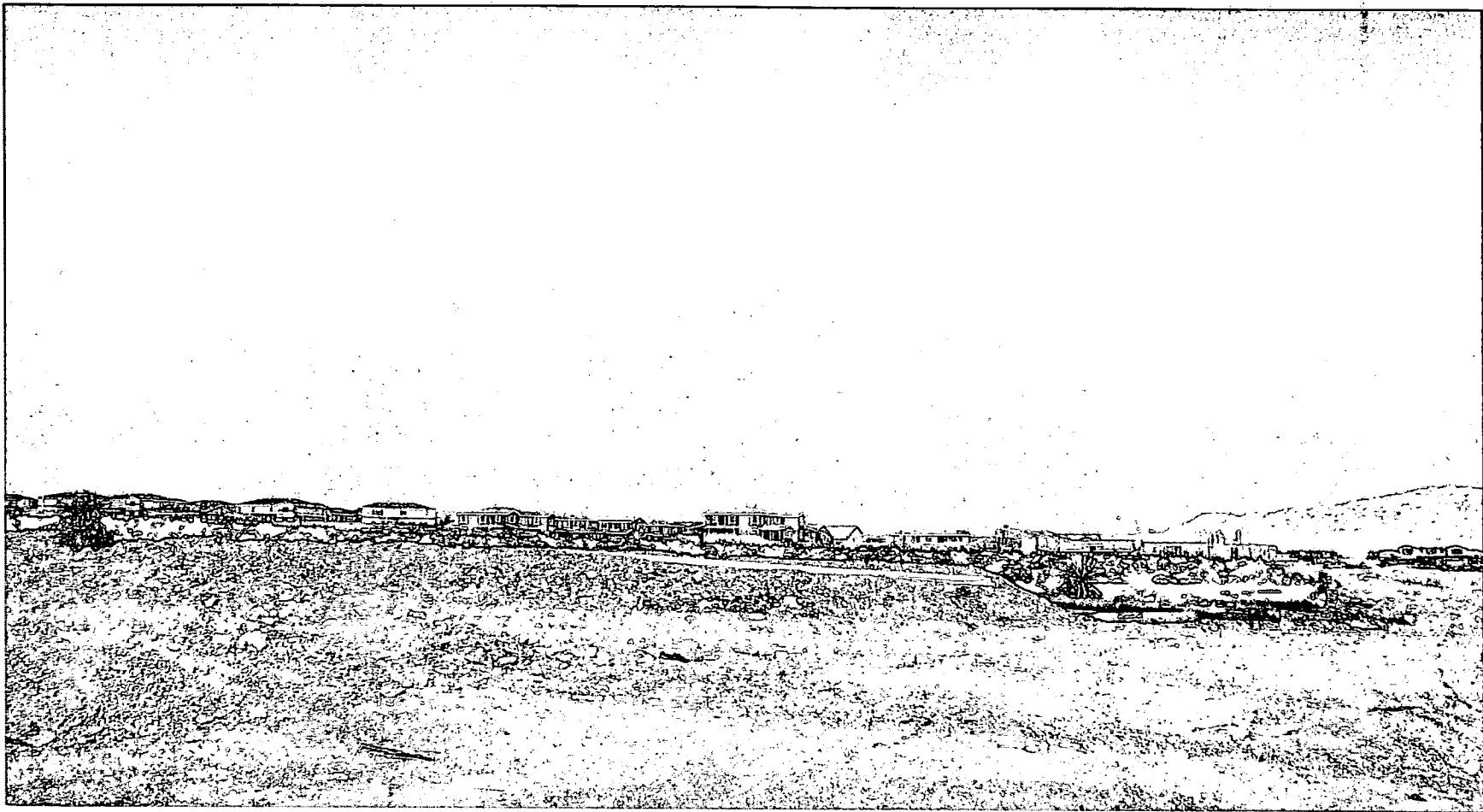
ALL INVESTMENTS, LLC
8370 W. FLAMINGO ROAD #40
LAS VEGAS, NEVADA 89103

RS CONSULTING, INC.
STRATEGIC PLANNING & DESIGN
10000 W. LAS VEGAS BLVD. SUITE 200
LAS VEGAS, NV 89135

SITE PLAN TO ACCOMPANY
SDR / ZC / WAIVER

FARM / GRAND CANYON
CITY OF LAS VEGAS, NEVADA

DATE: DECEMBER 10, 2004
DRAWN BY: [blank]
DESIGNED BY: [blank]
ORDERED BY: [blank]
SCALE: 1" = 50'
PROJECT NO: 0001
ENGINEERING SEAL
SHEET 1 OF 1
DRAWING NO: [blank]
REVISED BY: [blank]



ZON-5488 - APPLICANT: ALL INVESTMENTS, LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST
NORTHEAST CORNER OF FARM ROAD AND JENSEN STREET
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

WAIVER TO TITLE 18 RELATED TO ZON-5488

WVR-5603 - PUBLIC HEARING - APPLICANT: ALL INVESTMENTS, LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], 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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 106 [ZON-5488] for all related discussion.

(2:28 - 2:32)

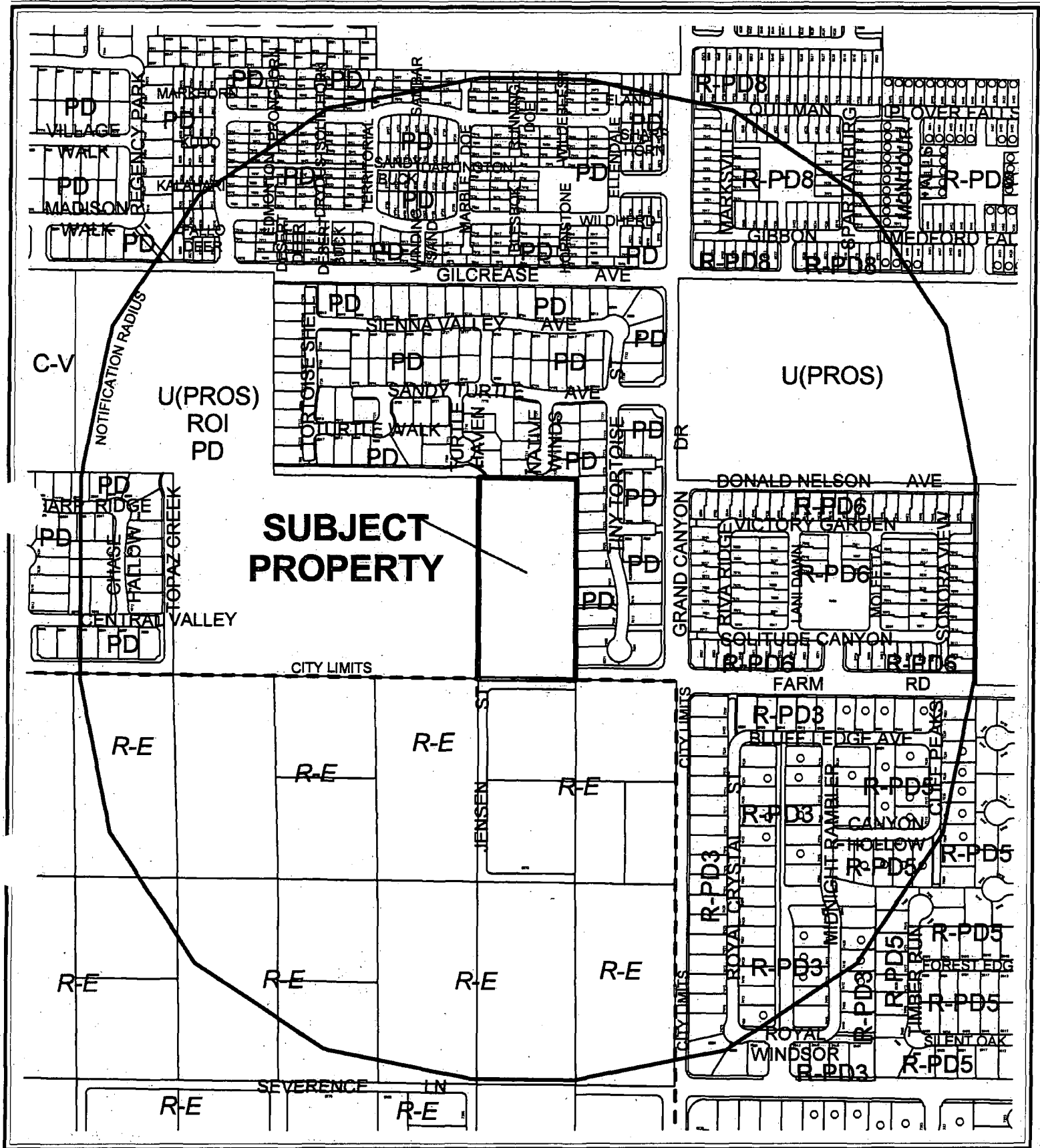
3-3180

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5488) and Site Development Plan Review (SDR-5490).

2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.



CASE: WVR-5603

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

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

PROPOSED ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT)

0 400 800 Feet

107

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-5603 - APPLICANT: ALL INVESTMENTS, LLC –
OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST

**** 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 Rezoning (ZON-5488) and Site Development Plan Review (SDR-5490).
2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Waiver of Title 18.12.160 to allow a 182-foot separation between intersections, where a minimum of 220 feet is required when providing external access from a subdivision to an existing street having a right-of-way width of 60 feet or more.

B) Applicant's Justification

The parcel is located within the Grand Teton Master Development Plan. The property was recently annexed into the city with a zoning of U (PCD) (Undeveloped [Planned Community Development] General Plan designation). The adjacent properties are zoned PD. The proposed plan meets the requirements and densities of the PD land use category and the Master Plan requirements.

BACKGROUND INFORMATION

A) Previous Actions

- 09/04/02 The City Council approved a Rezoning (Z-0014-02) to PD (Planned Development) for the area around this site as part of a larger request for the Grand Teton Village Master Plan. The Planning Commission and Staff recommended approval.
- 12/02/04 The Planning Commission recommended approval of a Rezoning request (ZON-5488) and Site Development Plan Review (SDR-5490) for a 21-lot single-family residential development on this site as companion applications for this waiver request.
- 12/02/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #33/kw).

B) Pre-Application Meeting

A pre-application conference was not held for this application. The need for this request was determined after submittal of the associated applications.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application, nor was a meeting held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 5.0

B) *Existing Land Use*

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

C) *Planned Land Use*

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

D) *Existing Zoning*

Subject Property: U (PCD) Undeveloped (Planned Community Development)
North: PD Planned Development
South: Clark County
East: PD Planned Development
West: U (PROS) Undeveloped (Park, Recreation, Open Space)

E) *General Plan Compliance*

This site is designated PCD (Planned Community Development) within the Centennial Hills Sector of the General Plan. The site is also within the Grand Teton Village Special Area Plan. This Waiver request is not directly related to any specific General Plan policy.

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

Special Area Plan

This site is located within the Grand Teton Master Development Plan Area. The companion rezoning application (ZON-5488) will rezone a parcel to PD (Planned Development), which is consistent with the Grand Teton Village Master Plan.

A) Waiver Description

The applicant wants to design road access to intersect with Jensen Road 182 feet from the intersection of Farm Road and Jensen Street. The proposed cul-de-sac servicing these lots has been designed to connect to Jensen Street, a 60-foot local street, at a location that does not allow conformance of the project with Title 18 standards, that ensure a minimum distance separation between intersections as a matter of public safety.

B) General Analysis and Discussion

This request seeks to waive the requirements of the Subdivision Code with regard to the minimum distance required between the intersections of streets providing internal access to subdivisions with other streets of 60 feet or more in width. This requirement, found in Title 18.12.160, prescribes this minimum distance as 220 feet.

Specifically, Title 18.12.160 states:

“Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred and twenty feet, measured from centerline to centerline. Intersections of streets providing service internally within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty five feet.”

Due to the requirement of the Grand Teton Village Plan that the south half of the parcel is to have density equal to or less than three dwelling units per acre while providing a home project similar to the existing and proposed development, it is not possible to reconfigure the access to the site without substantially compromising the concept and design of the project.

FINDINGS

Because of the above constraints and that the proposed design does not appear to present left turn traffic conflicts, nor are turn movements from the subdivision expected to hinder traffic, this waiver can be supported.

NOTICES MAILED 56 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-5003 APN: 125-18-201-008

Name of Property Owner: LAWRENCE LERMUSIAUX

Name of Applicant: ALL INVESTMENTS, LLC

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

Yes

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: _____

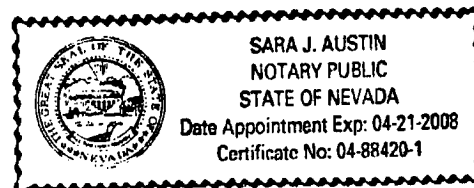
Signature of Property Owner/Authorized Agent: _____

Print Name: Kawanda E. Lermusiaux

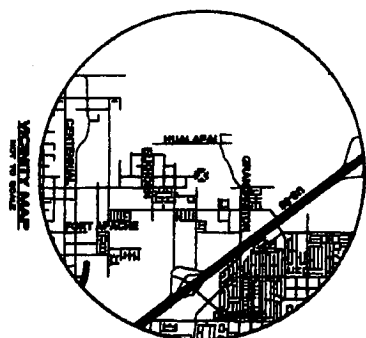
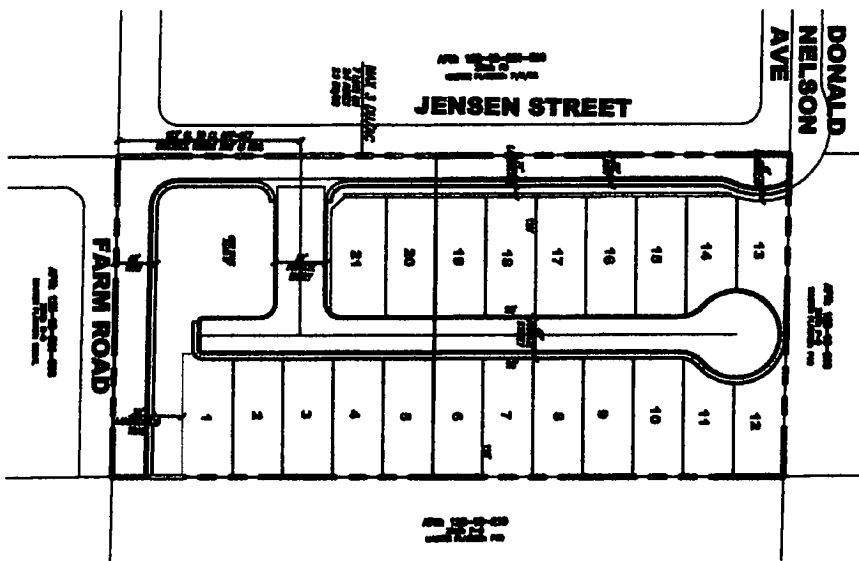
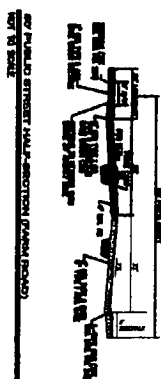
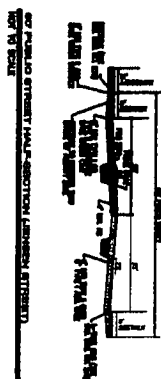
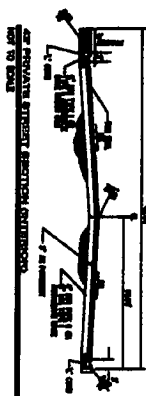
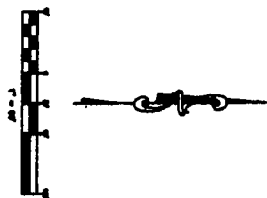
Subscribed and sworn before me

This 5 day of November, 2004

Sara J. Austin
Notary Public in and for said County and State



FARM / GRAND CANYON



TYPICAL LOT SECTION
SEE SECTION 1001 FOR DETAILS

DEVELOPER
ALL INVESTMENTS, LLC
12000 W. LAS VEGAS BLVD.
SUITE 100
LAS VEGAS, NV 89135

OWNER
LAS VEGAS CITY

ASSIGNOR'S PARCEL
NUMBER
12-02-04-001

GENERAL TABULATIONS
TOTAL AREA: 1.2 ACRES
TOTAL LOTS: 21
TOTAL ACRES: 1.2

NOTES
1. THE CITY OF LAS VEGAS HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF LAS VEGAS SUBDIVISION MAP ACT AND THE CITY OF LAS VEGAS SUBDIVISION MAP ACT REGULATIONS.
2. THE CITY OF LAS VEGAS HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF LAS VEGAS SUBDIVISION MAP ACT AND THE CITY OF LAS VEGAS SUBDIVISION MAP ACT REGULATIONS.
3. THE CITY OF LAS VEGAS HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF LAS VEGAS SUBDIVISION MAP ACT AND THE CITY OF LAS VEGAS SUBDIVISION MAP ACT REGULATIONS.

WVR-5603
12-02-04 PC

THIS PLAN AND THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A CONTRACT. THE CITY OF LAS VEGAS DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF LAS VEGAS DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

ALL INVESTMENTS, LLC 6330 E. PLANNED ROAD, #40 LAS VEGAS, NEVADA 89120	
RS CONSULTING, INC. STRATEGIC PLANNING SOLUTIONS 7825 RICHMOND AVENUE, LAS VEGAS, NV 89129 OFFICE: 702.594.7701 FAX: 702.594.7702	
SITE PLAN TO ACCOMPANY SDR / ZC / WAIVER FARM / GRAND CANYON CITY OF LAS VEGAS, NEVADA	PROJECT FARM / GRAND CANYON DATE 12-02-04



WVR-5603 - APPLICANT: ALL INVESTMENTS, LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST
NORTHEAST CORNER OF FARM ROAD AND JENSEN STREET
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-5488 AND WVR-5603

SDR-5490 - PUBLIC HEARING - APPLICANT: ALL INVESTMENTS, LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST - Request for a Site Development Plan Review FOR A 21-LOT SINGLE-FAMILY DEVELOPMENT on 5.00 acres (4.2 units per acre) adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation], [PROPOSED: PD (Planned Development)], 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

MOTION:

MACK - APPROVED subject to conditions, deleting Condition 5 and amending Condition 6 as read for the record as follows:

6. The setbacks for this development shall be a minimum of 12 feet to the front of the house, 18 feet to the front of the garage as measured from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 15 feet in the rear.

- UNANIMOUS

MINUTES:

NOTE: See Item 106 [ZON-5488] for all related discussion.

(2:28 - 2:32)

3-3180

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 22, 2004, except as amended by conditions herein.**
- 3. A Rezoning (ZON-5488) to a PD (Planned Development) Zoning District and WVR-5603 for intersection offset approved by the City Council.**
- 4. This Site Development Plan Review shall expire two years from date of final approval unless it is**

CITY COUNCIL MEETING OF: JANUARY 5, 2005

CONDITIONS - Continued:

exercised or an Extension of Time is granted by the City Council.

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

6. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 15 feet in the rear.

7. A revised landscaping plan shall be submitted to Planning and Development prior to the issuance of building permits. The landscape plan shall reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five gallon shrubs for each tree within the buffer along the streets.

9. 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.

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

11. Air conditioning units shall not be mounted on rooftops.

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

13. Any property line walls shall comply with section 3.6 of the Grand Teton Village Master Development Plan and Design Standards. 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 and as outlined in the Grand Teton Village Master Plan and Design Standards must be satisfied.

Public Works

15. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

16. 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.

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

18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON 5488 and all other subsequent site-related actions.

CITY COUNCIL MEETING OF: JANUARY 5, 2005

CONDITIONS - Continued:

19. 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-5490
RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

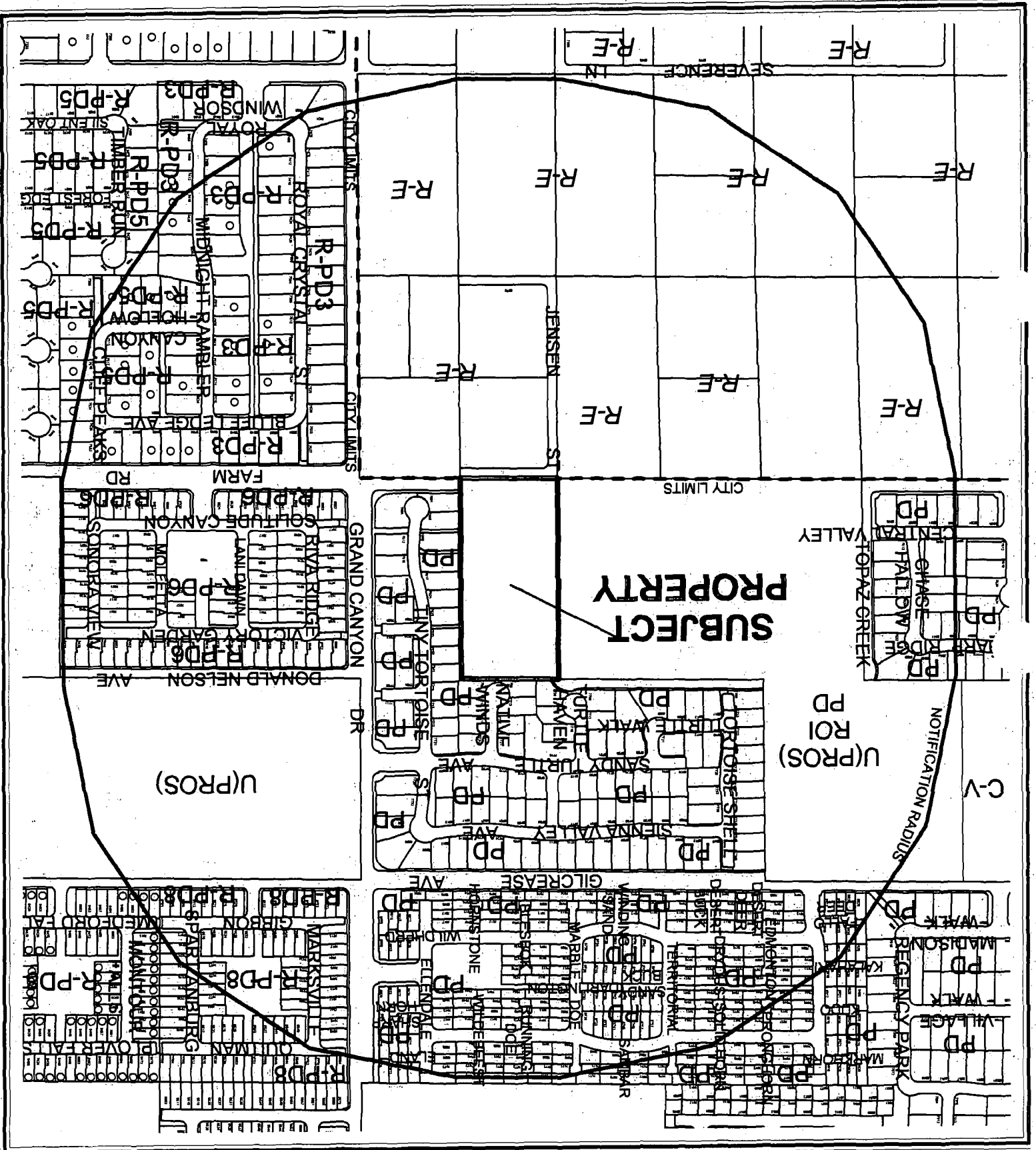
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
PD (PLANNED DEVELOPMENT)

108



0 400 800 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-5490 - APPLICANT: ALL INVESTMENTS, LLC -
OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST**

**** CONDITIONS ****

The Planning Commission (7-0 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 22, 2004, except as amended by conditions herein.
3. A Rezoning (ZON-5488) to a PD (Planned Development) Zoning District and WVR-5603 for intersection offset approved by the City Council.
4. 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.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 15 feet in the rear.
7. A revised landscaping plan shall be submitted to Planning and Development prior to the issuance of building permits. The landscape plan shall reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within the buffer along the streets.
9. 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.
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. Air conditioning units shall not be mounted on rooftops.

12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. Any property line walls shall comply with section 3.6 of the Grand Teton Village Master Development Plan and Design Standards. 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 and as outlined in the Grand Teton Village Master Plan and Design Standards must be satisfied.

Public Works

15. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. 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.
17. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5488 and all other subsequent site-related actions.
19. 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.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Site Development Plan Review for a proposed 21-lot single-family residential development on 5.0 acres located adjacent to the northeast corner of Farm Road and Jensen Street.

B) Applicant's Justification

The parcel is located within the Grand Teton Master Development Plan. The property was recently annexed into the city with a land use designation of PD, Planned Development. The adjacent properties are zoned PD. The proposed plan meets the requirements and densities of the PD land use category and the Master Plan requirements.

BACKGROUND INFORMATION

A) Previous Actions

09/04/02 The City Council approved a Rezoning (Z-0014-02) to PD (Planned Development) for the area around this site as part of a larger request for the Grand Teton Village Master Plan. The Planning Commission and Staff recommended approval.

12/02/04 The Planning Commission recommended approval of a Rezoning (ZON-5488) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and a Waiver (WVR-5603) for intersection offset as companion applications for this Site Development Plan Review request.

12/02/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #34/kw).

B) Pre-Application Meeting

10/01/04 The elements of a complete 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: 5.00

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property: U (PCD) Undeveloped (Planned Community Development)
North: PD Planned Development
South: Clark County
East: PD Planned Development
West: U (PROS) Undeveloped (Park, Recreation, Open Space)

E) General Plan Compliance: Centennial Hills General Plan

This site is designated PCD (Planned Community Development) within the Centennial Hills Sector of the General Plan. The site is also within the Grand Teton Village Special Plan area. The density of development within the Grand Teton Village Plan conforms to the PCD (Planned Community Development) land use district of the Centennial Hills Sector Plan. The PCD land use district allows a mix of residential uses that maintain an average density of 2 to 8 units per acre. In addition, commercial, public facility, and office projects may be used as buffers. The proposed site plan conforms to the General plan policies of the area.

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

Special Area Plan

This site is located within the Grand Teton Master Development Plan Area. The companion rezoning application will rezone the subject parcel to PD (Planned Development), which is consistent with the Grand Teton Village Master Development Plan. The site plan conforms to the requirements of the PD zoning district.

PROJECT DESCRIPTION

The submitted site plan indicates a single-family detached development with a total of 21-lots. One access from Jensen Street is indicated on the west side of the site. All lots will be accessed from a 42-foot wide private street. The typical lot size will be 5,900 square feet.

A number of other small landscape areas are shown throughout the site. A ten-foot wide landscape planter is shown along the Farm Road frontages. A six foot wide landscape planter is shown along the Jensen Street frontage.

The submitted elevations depict a one story and two-story product line with sizes ranging from 1,628 square feet to 2,725 square feet. The houses will have a stucco exterior with tile roofs.

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

Pursuant to the Grand Teton Village Master Development Plan, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	5,900	Y
Min. Lot Width	N/A	50 feet	Y
Min. Setbacks			
• Front			
House	12 Feet	12 Feet	Y
Garage	18 Feet	18 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	5 Feet	5 Feet	Y
• Rear	10 Feet	15 Feet	Y
Max. Lot Coverage	N/A	N/A	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories/ 35 Feet	Y

The proposed development is in conformance with the applicable standards for setbacks, building height, and lot sizes as set forth in the Grand Teton Village Master Development Plan.

A2) Landscape

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

Standards	Required		Provided
	Ratio	Trees	
Buffer:			
• Min. Trees	1 Tree/30 Linear Feet	25 Trees	4 Trees
• Min. Zone Width	6 Feet		11 Feet
• Wall height	6 Feet		6 Feet

The proposed development is in conformance with the applicable standards for landscaping in regards to the widths of the required planters. An insufficient number of 24-inch box trees, though, are shown on the landscape plan. A condition has been added to address the issue.

Section 5.4 'Landscape' in the Grand Teton Village Master Development Plan and Design Standards outlines planting requirements for residential lots. The listed guidelines shall be followed when developing the proposed interior-landscaping plan.

A3) Open Space Standards

This site is located within the Grand Teton Village Master Development Plan. Section 4.4 of the plan states that a total of 3.88 acres of open space shall be built within the total residential area of the plan and shall be distributed proportionately across the 128.7 acres of residential property. This requirement amounts to approximately 0.03 acres of open space per acre of development. In this case, the development has a total area of five acres. This amounts to an open space requirement of 0.15 acres within the proposed development. The submitted site plan is providing approximately 0.46 acres of open space. As a result the proposed site plan exceeds the open space requirements of the Plan.

B) General Analysis and Discussion

- Zoning

The subject site is zoned PD (Planned Development). The proposed 21-lot subdivision is a permitted use within the PD (Planned Development) zoning district.

- Site Plan

The proposed site plan is in compliance with Title 18 (Subdivision Code), subject to approval of the companion waiver request WVR-5603, with the private street shown to be a minimum of 42 feet wide. The submitted site plan indicates an efficient and effective site layout.

- Waivers

The applicant is requesting a waiver of Title 18.12.160 as a companion request to this site plan application.

- Open Space

The site plan exceeds the required amount of open space within the proposed development.

- Elevation

The proposed elevations will be compatible with other developments within the Grand Teton Village Master Development Plan Area and the surrounding areas.

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 single-family residential development is compatible with the rural single-family residential development to the south of the site.

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

The proposed project is consistent with Title 19 and applicable Grand Teton Village Master Development Plan plans, policies and standards.

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

The proposed site access will not substantially impact adjacent residential neighborhood roadways as traffic generated by the proposed development will use Farm Road, an 80-foot Secondary Collector shown on the Master Plan of Streets and Highways.

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

The proposed project will incorporate appropriate building elevations and façade materials for the Grand Teton Village Master Development Plan area. The proposed landscaping will be appropriate along the perimeter of the development providing an appropriate buffer for the proposed development. In addition, the applicant will be required by condition to mitigate the amount of 24-inch box trees that the landscape plan is deficient.

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

The building elevations are aesthetically pleasing and will be harmonious and compatible with other single-family developments 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 inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

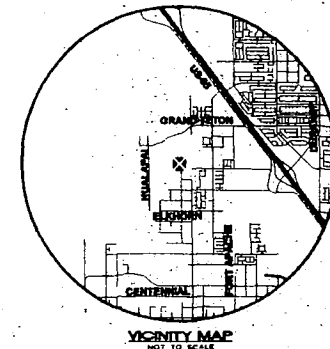
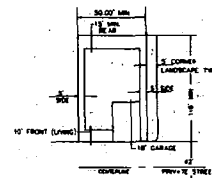
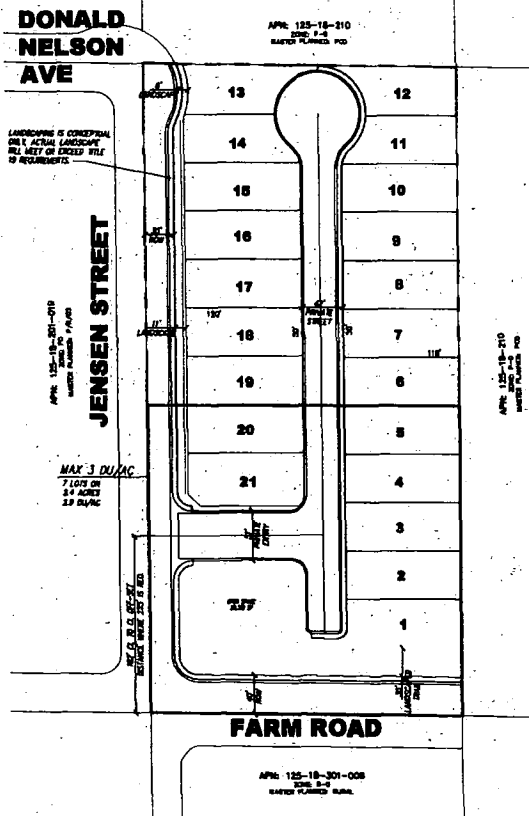
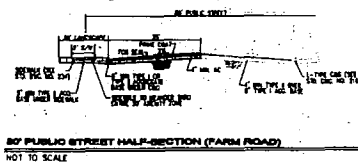
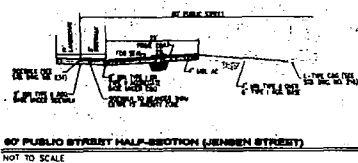
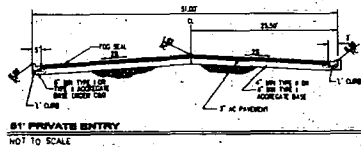
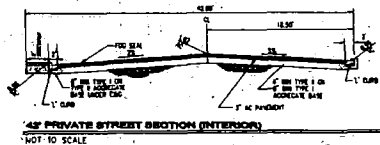
NOTICES MAILED 56 by Planning Department

APPROVALS 0

PROTESTS 0



FARM / GRAND CANYON



TYPICAL 45° STUB
(NOT GREATER THAN 150' IN LENGTH)

DEVELOPER
ALL INVESTMENT LLC
8370 N. FLAMWOOD RD. #40
LAS VEGAS, NEVADA 89113

OWNER
LAWRENCE LERNA/SALY FAMILY
TRUST
8240 DUNWILLE
LAS VEGAS, NEVADA 89118

ASSESSOR'S PARCEL
NUMBER:
125-18-201-008

OVERALL TABULATIONS

EXISTING ZONING	APR. 125-18-210
PROPOSED ZONING	PUD
EXISTING LAND USE	BN
# OF UNITS	21
GROSS FLOORAGE	4.86 ACRES +/-
OVERALL DENSITY	4.2 DUA
OPEN SPACE REQUIRED	8.53M SF
OPEN SPACE PROVIDED	20.318 SF

NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL ROADS ARE 45° PRIVATELY MAINTAINED P.D.'S.
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSIGNED.
5. THE PARKING ANALYSIS REQUIREMENTS WILL BE SET BY TWO CAR GARAGES AND AVAILABLE ON-STREET PARKING.
6. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ON-SITE.
7. AT THIS TIME COB'S ARE NOT ANTICIPATED FOR THIS DEVELOPMENT.
8. LANDSCAPE EASEMENT AREAS TO BE MAINTAINED BY THE LMA OR HOA.
9. DOUBLE FRONTAGE LOTS ALONG PARADISE WILL ONLY HAVE ACCESS TO INTERIOR PRIVATE STREETS.
10. THIS SITE IS NOT A PART OF A MASTER PLAN DEVELOPMENT.
11. LANDSCAPING IS CONCEPTUAL ONLY. ACTUAL LANDSCAPING WILL MEET OR EXCEED TITLE 30 REQUIREMENTS.

NOTE: THIS PLAN WAS PREPARED USING RECORD INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSIGNED.

RECEIVED

NOV 09 2004

ZON-5488
SDR-5490

12-02-04 PC
REVISED 11-09-04

DEVELOPER
ALL INVESTMENTS, LLC
8370 N. FLAMWOOD RD. #40
LAS VEGAS, NEVADA 89113

RS CONSULTING, INC.
REAL ESTATE SOLUTIONS
7000 W. LAS VEGAS BLVD. SUITE 100
LAS VEGAS, NEVADA 89143

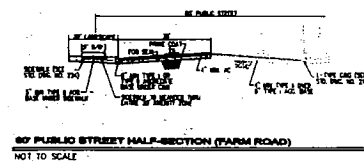
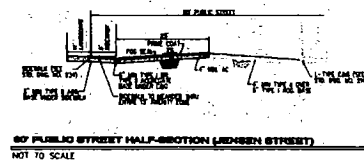
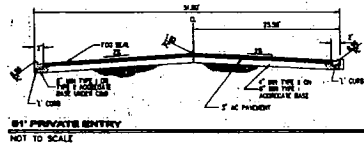
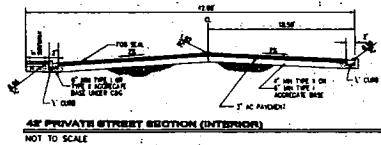
SITE PLAN TO ACCOMPANY
SDR / ZC / WAIVER

FARM / GRAND CANYON
CITY OF LAS VEGAS, NEVADA

DATE:
OCTOBER 16, 2004
DRAWN BY:
S. S. S. S.
DESIGNED BY:
S. S. S. S.
CHECKED BY:
S. S. S. S.
SCALE:
1" = 80'
PROJECT NO.
0001
ENGINEERING SEAL

SHEET
1
OF 1
DRAWING NO.
SDR 125-18-210-008

FARM / GRAND CANYON



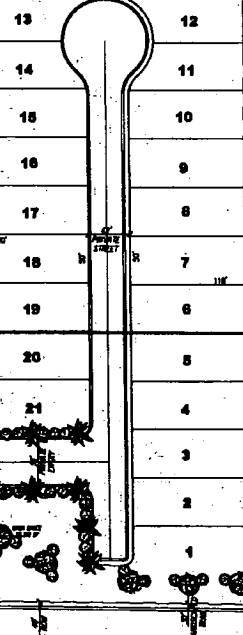
DONALD NELSON AVE

LANDSCAPE IS CONCEPTUAL ONLY. ACTUAL LANDSCAPE WILL MEET OR EXCEED CITY REQUIREMENTS.

JENSEN STREET

MAX 3 DU/AC
7 LOTS OF 1.4 ACRES
3.8 DU/AC

APR 125-18-210
SHEET 1 OF 2
METER PLANNED PLO



FARM ROAD

APR 125-18-201-008
SHEET 2 OF 2
METER PLANNED PLO

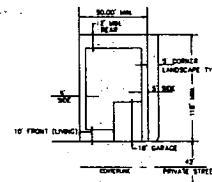
RECEIVED

NOV 09 2004
ZON-5488

SDR-5490

12-02-04 PC

REVISED 11-09-04



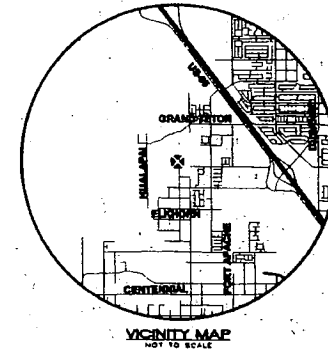
TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.
●	CHETALPA BASHMENTENSIS CHETALPA	24" DBH	77
●	PROSPERIS GLANDULOSA 'MAYNARD'	15" DBH	77
●	THORNLESS TEXAS HONEY MESQUITE	15" DBH	77
●	QUERCUS VIRGINIANA 'HERITAGE'	15" DBH	77
●	HERITAGE LINE OAK	15" DBH	77
●	WASHINGTON ROBUSTA HYBRID MEXICAN FAN PALM	25" HIGH	77

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE
ACACIA REDOLENS - CRETIC ACACIA	1 GALLON
CASSIA ARTEMISIDES - FEATHERY CASSIA	5 GALLON
GALLIANDRA ERIOSTYLIS - FERRY DUSTER	5 GALLON
CONVOLVULUS CHEIRAL - BUSH MORNING GLORY	5 GALLON
DAILEY OREGON - HODGE BUSH	5 GALLON
FRAXELIA PARADOXA - BUTTERFLY	5 GALLON
HESTERALDE PARMELORA - RED RUCCA	5 GALLON
LANTANA MONTEVIDEO - TRAILING LANTANA	1 GALLON
LEUCOPHYLLUM LARGIFOLIUM - OCHRALEA SAGE	5 GALLON
WAPLEBERRY CHAPARRAL BUSH - BUSH	5 GALLON
ROSEMARY'S OFFICINALIS - ROSEMARY	5 GALLON
SALVA CLEVELAND - CHAPARRAL SAGE	5 GALLON
SALVA OREGON - AUSTRIAN SAGE	5 GALLON
TEUCRIUM CHAMAEADRYUM	5 GALLON
VERBENA RUCCA - RED VERBENA	1 GALLON

NOTE: SHRUBS SHALL COVER A MINIMUM OF 50% OF D.C. AREA AT MATURITY.



TYPICAL 42' STUB
(NOT GREATER THAN 150' IN LENGTH)

DEVELOPER

ALL INVESTMENTS, LLC
8370 W. FLAMINGO ROAD #40
LAS VEGAS, NEVADA 89123

OWNER

LAWRENCE LERNER/SAUL FARM
TRUST
8400 DUNSMUIR
LAS VEGAS, NEVADA 89118

ASSESSORS PARCEL NUMBER

125-18-201-008

OVERALL TABULATIONS

EXISTING ZONING	UNPCD
PROPOSED ZONING	P-D
EXISTING LAND USE	BM
# OF UNITS	21.86 ACRES +/-
DENSITY	4.2 DU/AC
OPEN SPACE REQUIRED	8.334 AC
OPEN SPACE PROVIDED	20.319 AC

NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL PLOTS ARE AT PRIVATELY MAINTAINED ROW'S.
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9. DOUBLE FRONTAGE LOTS ALONG PARADES WILL ONLY HAVE ACCESS TO INTERIOR PRIVATE STREETS.
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11. LANDSCAPING IS CONCEPTUAL ONLY. ACTUAL LANDSCAPE WILL MEET OR EXCEED CITY REQUIREMENTS.

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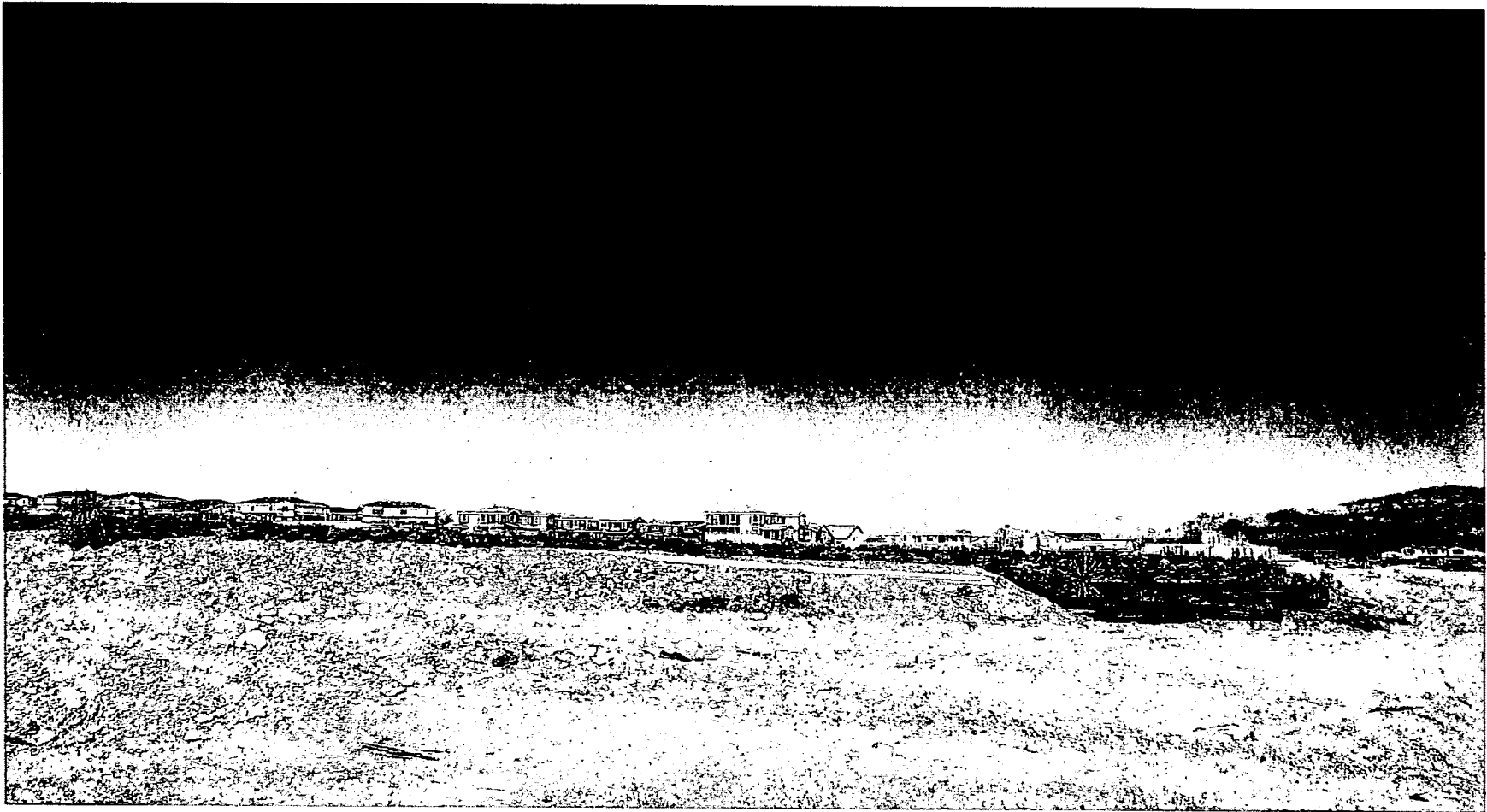
ALL INVESTMENTS, LLC
8370 W. FLAMINGO ROAD #40
LAS VEGAS, NEVADA 89123

RS CONSULTING, INC.
STRATEGIC PLANNING & DESIGN
10000 W. LAS VEGAS BLVD. SUITE 100
LAS VEGAS, NEVADA 89135

LANDSCAPE PLAN TO ACCOMPANY
SDR / ZC / WAIVER

FARM / GRAND CANYON
CITY OF LAS VEGAS, NEVADA

DATE: 11-09-04
DRAWN BY: S. S. S.
DESIGNED BY: S. S. S.
CHECKED BY: S. S. S.
SCALE: 1" = 50'
PROJECT NO: 0001
ENGINEERING SEAL
SHEET 1 OF 1
DRAWING NO: 11-09-04-0001



SDR-5490 - APPLICANT: ALL INVESTMENTS, LLC - OWNER: LAWRENCE E. LERMUSIAUX FAMILY TRUST
NORTHEAST CORNER OF FARM ROAD AND JENSEN STREET
DECEMBER 2 2004 PLANNING COMMISSION

11/05/04