City of Las Vegas

Agenda Item No.: 39

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
SUP-6401 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GERALD GARAPICH, AIA, LLC - OWNER: OSO BLANCA LLC - Request for a Special Use Permit FOR A PROPOSED TAVERN adjacent to the northwest corner of Iron Mountain Road and Oso Blanca Road (APN 125-06-002-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

C.C.: 06/15/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused.

To be heard by City Council 6/15/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open on Item 39 [SUP-6401] and Item 40 [SDR-6402].

KYLE WALTON, Planning and Development Department, gave a brief overview of the applications. He pointed out that there are no protected uses within the minimum spacing that is necessary to justify the Special Use Permit (SUP). The SUP for the proposed tavern is justified and conforms to the Title 19 standards, so staff supported the applications.

RICHARD MORENO, Moreno and Associates, 300 S. 4th Street, appreciated staff's recommendations and concurred with all conditions.

PLANNING COMMISSION MEETING OF MAY 12, 2005
Planning and Development Department
Item 39 – SUP-6401

MINUTES – Continued:

JOHN LELEU, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, Las Vegas appeared on behalf of FOCUS property group. ATTORNEY LELEU did not express opposition to the proposed development but was just made aware two days prior of the proposed tavern, which would be adjacent to their property. He added that FOCUS property group recently purchased the surrounding property, approximately 1,700 acres. He requested a two-week abeyance to allow time to discuss the plans with the applicant regarding the proposed tavern.

MR. MORENO looked forward to being neighbors with FOCUS group and stated he would be more than happy to meet with ATTORNEY LELEU prior to City Council. However, he felt that there was no need for an abeyance, as there would be 30 days before City Council, which is sufficient time to meet with them and discuss the plans.

VICE CHAIRMAN TRUESDELL stated the Site Plan was straightforward and this developer has built several taverns in the northwest area that are attractive. He supported the applications with the caveat that the applicant meets with FOCUS group prior to City Council. MR. MORENO concurred.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 39 [SUP-6401] and Item 40 [SDR-6402].

(9:54 – 10:02)

4-643

CONDITIONS:

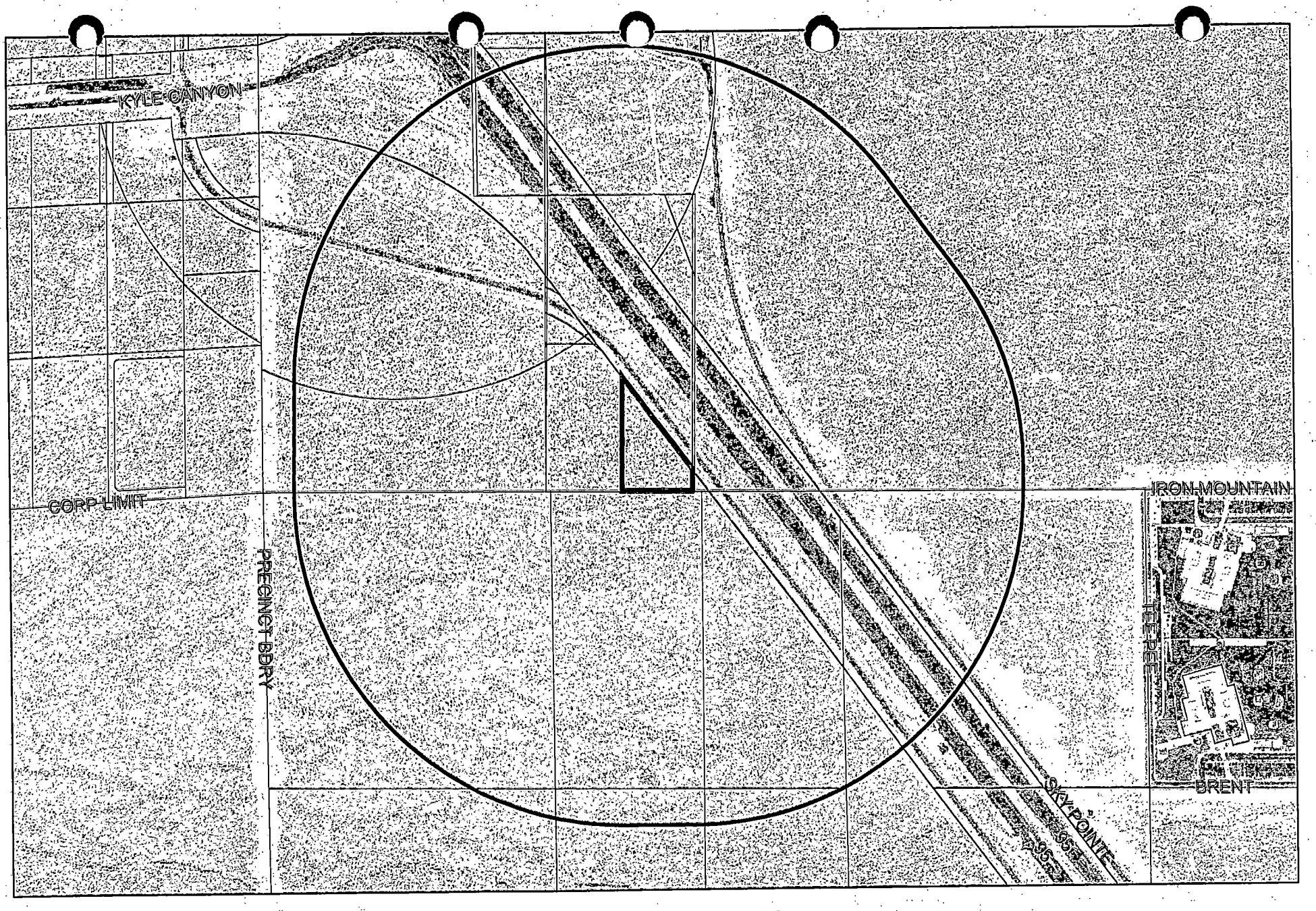
Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Liquor Establishment (Tavern) use.

2. Approval of and conformance to the Conditions of Approval for a Site Development Plan Review [(SDR-6402)].

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.



SUP-6401
Taverns

Business Licenses

Child Care/ Children Facility

Tavern

0 425 850 1,700 Feet

RELIGIOUS

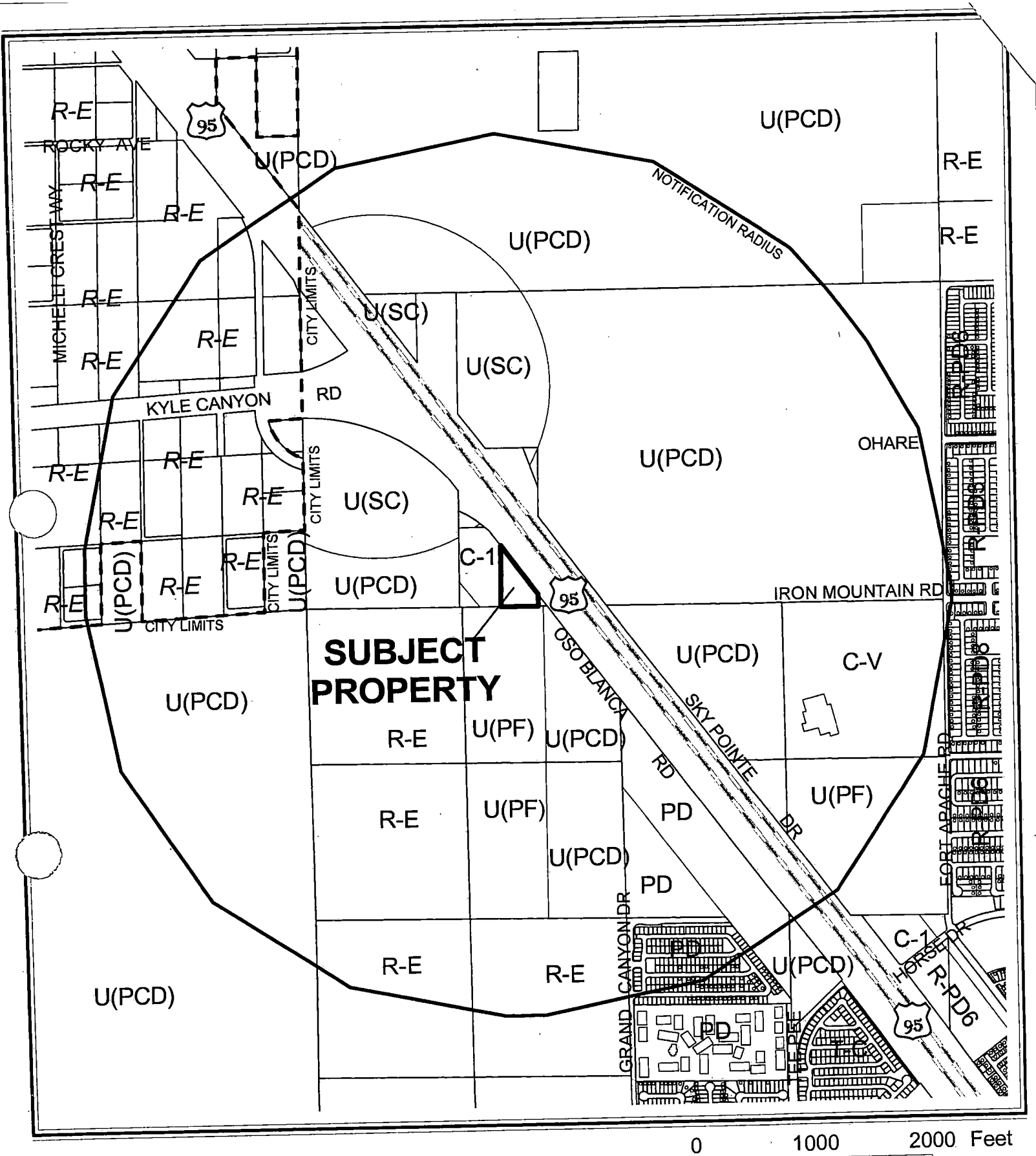
PARKS

SCHOOLS

Subject Property

1500 foot buffer

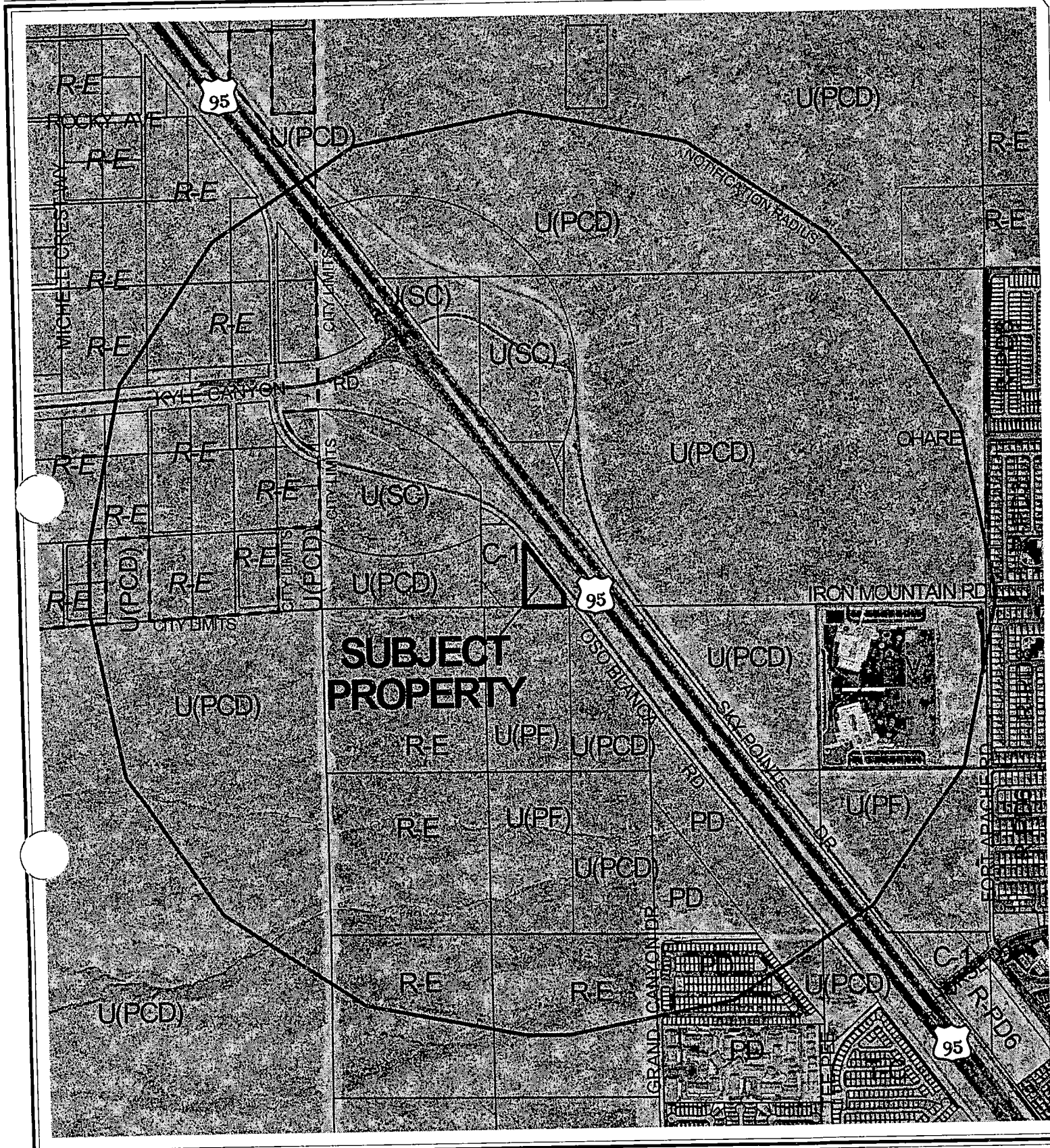
N



CASE: **SUP-6401**

RADIUS: 3500 FT

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



0 1000 2000 Feet

CASE: **SUP-6401**

RADIUS: 3500 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-6401 - APPLICANT: GERALD GARAPICH, AIA, LLC - OWNER: OSO BLANCA LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Liquor Establishment (Tavern) use.

2. Approval of and conformance to the Conditions of Approval for a Site Development Plan Review [(SDR-6402)].

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 proposed Tavern adjacent to the northwest corner of Iron Mountain Road and Oso Blanca Road.

B) Applicant's Justification

The applicant indicates that the project will be beneficial to the surrounding neighborhoods.

BACKGROUND INFORMATION

A) Related Actions

02/05/03 The City Council approved a petition to Annex (A-0038-02) undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres. The Planning Commission and staff recommend approval.

05/12/05 The City Council will hear a request for a Site Development Plan Review (SDR-6402) for a proposed 5,843 square foot Tavern on 2.37 acres adjacent to the northwest corner of Iron Mountain Road and Oso Blanca Road (APN 125-06-002-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack). The Planning Commission will hear both items on 5/12/05. Staff is recommending approval of both items.

B) Pre-Application Meeting

03/16/05 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

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

D) Business License Information

There is no previous business license information related to the subject request.

BTS

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.37

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Right-Of-Way
West:	Undeveloped

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	U(Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
South:	PF (Public Facilities)
East:	Right-of-Way
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	U(Undeveloped) Zone [PF (Public Facilities) General Plan Designation] and Right-of-Way
South:	U(Undeveloped) Zone [PF (Public Facilities) General Plan Designation]
East:	C-2 (General Commercial) and ROW (Right-of-Way)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

This site is located within the Centennial Hills sector of the General Plan. The site has a PCD (Planned Community Development) designation. This category allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses. In addition, commercial, public facilities and office projects may be used as buffers within the PCD. The proposed development conforms to the PCD (Planned Community Development), and therefore is in compliance with the land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		**X**
Special Overlay District		**X**
Trails		**X**
County/North Las Vegas/HOA Notification		**X**

BTS

Development Impact Notification Assessment		**X**
Project of Regional Significance		**X**

There are no Special Districts or Zones, which impact the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	**Required**			**Provided**	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Tavern	5,843 SF.	1/50 sf of public seating and waiting area, including outdoor seating plus 1/200 sf of remaining area gfa	43	3	60	3

The applicant exceeds Title 19.10 Parking, Loading, and Traffic Standards.

A2) Minimum Distance Separation Requirements

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

Standards	**Code Requirement**	**Provided**
Liquor Establishment (Tavern)	1,500 feet	1,500 feet

The proposed use requires a minimum separation distance of 1,500 feet between similar uses and any church, synagogue, school, child care facility licensed for more than twelve children or City park. The proposed use is located within an undeveloped area. There are no protected uses within the 1,500-foot minimum distance separation requirement.

B) General Analysis and Discussion

- Zoning

The C-1 (Limited Commercial) District is intended to provide most retail shopping and personal services. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with Service Commercial category of the General Plan. A Liquor Establishment (Tavern) is permitted with the approval of a Special Use Permit.

- Use

A Liquor Establishment (Tavern) is defined in Title 19 as a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold.

- Conditions

Listed are the applicable conditions as listed in Title 19.04.050 for a Liquor Establishment (Tavern):

(1) Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum separation between Liquor Establishments (Tavern), and a minimum separation between a Liquor Establishment (Tavern) and certain other uses that should be protected from the impacts associated with a Liquor Establishment (Tavern). Therefore, except as otherwise provided below, no Liquor Establishment (Tavern) may be located within fifteen hundred feet of any other Liquor Establishment (Tavern), church, synagogue, school, child care facility licensed for more than twelve children, or City park.

(2) The distance separation referred to in Paragraph (1) shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed Liquor Establishment (Tavern) which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed Liquor Establishment (Tavern). The distance shall be measured in a straight line without regard to intervening obstacles.

(3) For the purpose of Paragraph (2), and for that purpose only:

(a) The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and

(b) The "property line" of a Liquor Establishment (Tavern) refers to:

(i) The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or...

(4) The distance separation requirement set forth in Paragraph (1) does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of two hundred guest rooms after July 1, 1992.

(5) The distance separation requirement set forth in Paragraph (1) may be waived in accordance with the provisions of Subsection 19.04.050(A)(4), but only in connection with a proposed Liquor Establishment (Tavern) that:

(a) Will be located on a parcel within the C-V District or the Downtown Casino Overlay District;

(b) Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as historic property, historic building, or landmark; or

(c) Will be separated from the existing use by a street or highway with a minimum right-of-way width of one hundred feet.

(6) The use shall conform to the provisions of LVMC Chapter 6.50.

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 Tavern is permitted in the C-1 (Limited Commercial) zoning designation with a Special Use Permit. The Tavern is surrounding by similar land uses, which would permit future compatible land uses.

BTS

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

   The Tavern is proposed in an area that is relatively undeveloped. The type and intensity of the proposed land use, will contribute to the expansion of this area.

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

   The site is accessed from both Oso Blanca Road and Iron Mountain Road. Oso Blanca is an 80-foot right-of-way and Iron Mountain Road is a Secondary (80-foot) Collector as indicated on the Master Plan of Streets and Highways, which are capable of handling the associated traffic.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

NOTICES MAILED 53 – Mailed with SDR-6402

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-6401 APN: 125-06-002-006

Name of Property Owner: Oso Blanco LLC and Bonifatto Properties LLC

Name of Applicant: Gerald Garapich, AIA, LLC.

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

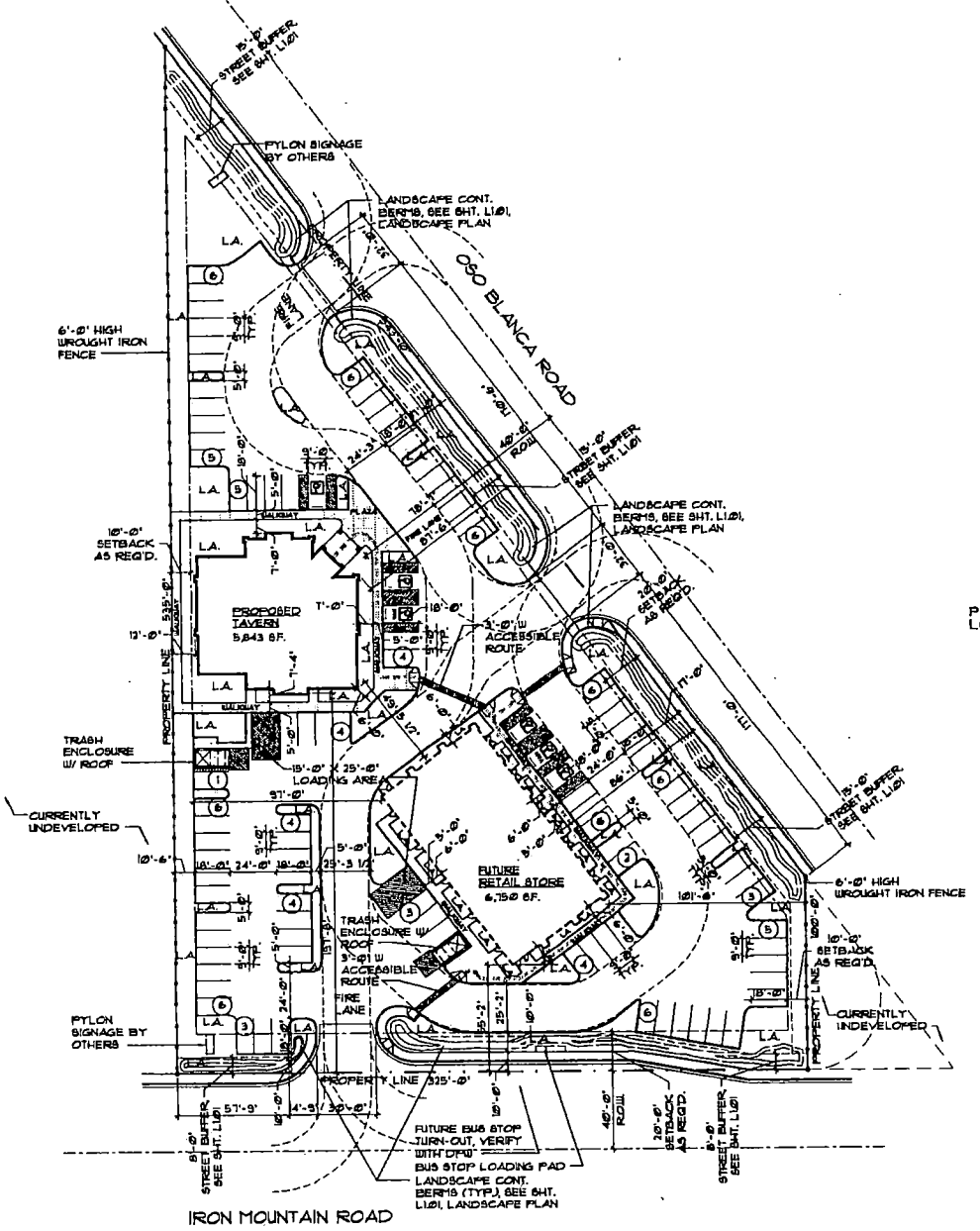
Print Name: JOSEPH BONIFATTO

Subscribed and sworn before me

This 10 day of January, 2005

[signature]
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DAWN GIORDANO
No: 00-66244-1
My Appointment Expires Jan. 1, 2009



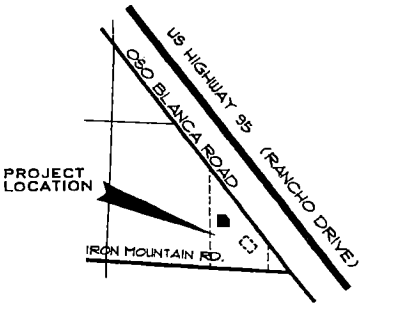
1 / AS1.0 ARCHITECTURAL SITE PLAN

SCALE: 1" = 3Ø'

GENERAL NOTES:

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
2. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.
3. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
4. SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
5. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS, IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
6. ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-Ø" O.C. AND TOOLED JOINTS AT 5'-Ø" O.C.
7. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
9. SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
10. ALL LIGHTING REQUIREMENTS WILL MEET CODE REQUIREMENTS AT THE TIME OF BUILDING CONSTRUCTION.
11. L.A. - LANDSCAPE AREA

PROJECT LOCATION



PROJECT DATA

A.P.N.:		125-Ø6-8Ø1-ØØ6	
ZONING:		C-1	
SITE AREA:		1Ø3,8715 S.F. (2.37 ACRES)	
SETBACKS:		REQUIRED:	PROVIDED:
TAVERN:	FRONT	2Ø'-Ø"	15'-1"
	SIDES	1Ø'-Ø"	197'-8", 12'-Ø"
	CORNER SIDE (INTERIOR)	15'-Ø"	49'-5 1/2" (ADJACENT TO FUTURE RETAIL STORE)
	REAR	2Ø'-Ø"	N/A
FUTURE RETAIL STORE:			
	FRONT	2Ø'-Ø"	86'-1"
	SIDES	1Ø'-Ø"	97'-Ø", 55'-2"
	CORNER SIDE (INTERIOR)	15'-Ø"	49'-5 1/2" (ADJACENT TO TAVERN), & 121'-6"
	REAR	2Ø'-Ø"	N/A
BUILDING AREA:			
TAVERN	------	5,843 S.F.	
FUTURE RETAIL STORE	------	6,15Ø S.F.	
LOT COVERAGE: SITE AREA / BUILDING AREAS 1Ø3,8715 S.F. / 12,993 S.F.	------	8.19%	
PARKING:		REQUIRED:	PROVIDED:
TAVERN: 1/5Ø S.F. (PUBLIC SEATING & WAITING AREA)		893 / 5Ø = 18 SPACES	
1/2ØØ S.F. REMAINING GFA:		4,95Ø/2ØØ = 25 SPACES	
		SUB TOTAL = 43 SPACES	47 SPACES (INCLUDING 3 HANDICAP STALLS)
FUTURE RETAIL STORE: 1/175 S.F. OF GFA:		6,15Ø / 175 = 39 SPACES	48 SPACES (INCLUDING 3 HANDICAP STALLS)
OVERALL TOTAL:		= 82 SPACES	95 SPACES

SUP-6401
~~SDR-6402~~
05-12-05 PC

ALL INSTRUMENTS OF SERVICE (WEB DRAWINGS AND SPECIFICATIONS) AS PREPARED BY THE ARCHITECT AND HIS CONSULTANTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND HIS CONSULTANTS WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND HIS CONSULTANTS. ALL COPYRIGHTS AND OTHER PROPERTY RIGHTS ARE RESERVED BY THE ARCHITECT AND HIS CONSULTANTS. ANY REPRODUCTION OF THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND HIS CONSULTANTS IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE AND FOR CONSTRUCTION UNTIL SIGNED AND DATED. © 2004 GERALD GADACZ AND ASSOCIATES

ARCHITECT
GERALD GADACZ • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-3842 FAX (702) 454-7842

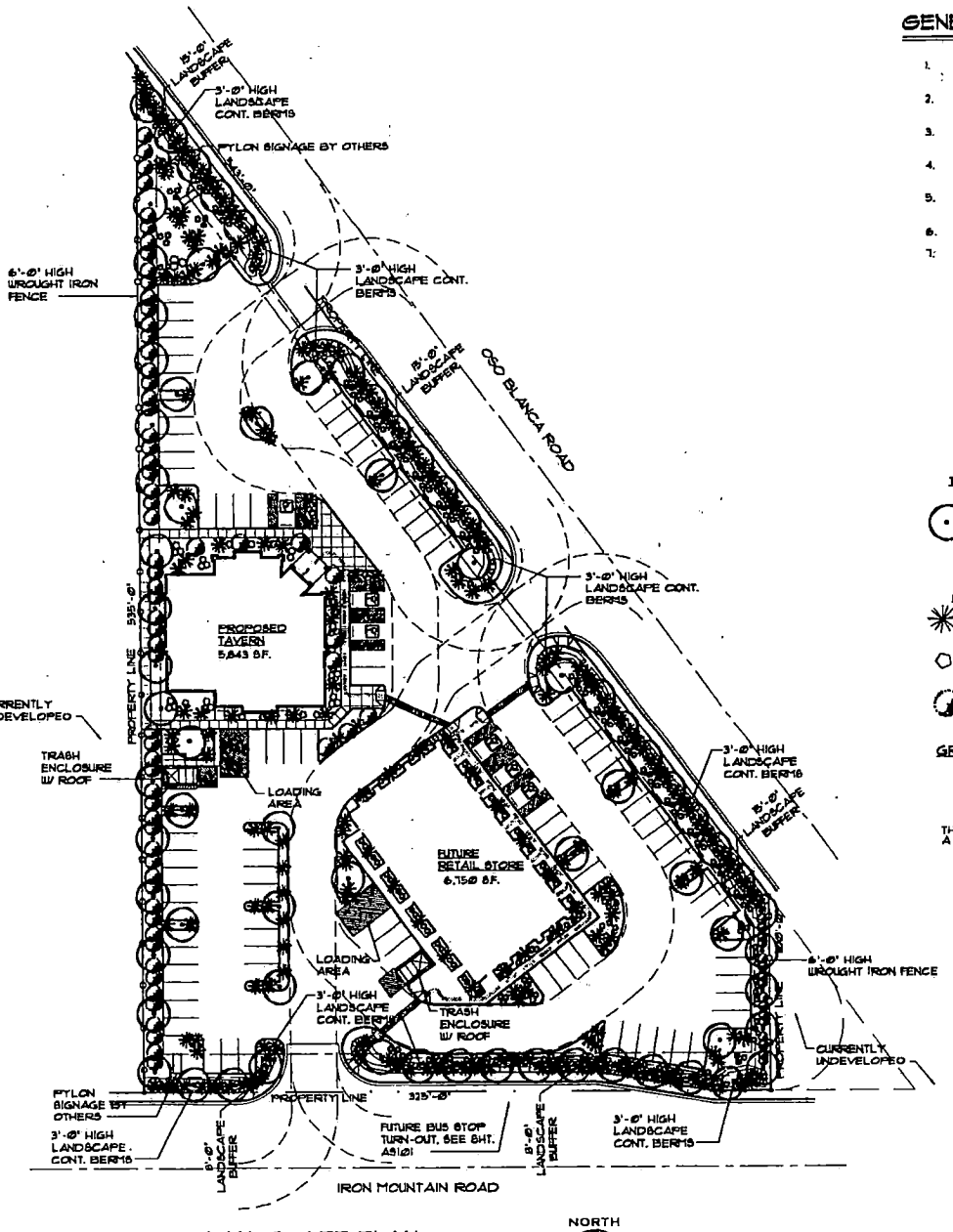
project title:
TAVERN AT KYLE CANYON
OSO BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

PRELIMINARY NOT FOR CONSTRUCTION

sheet title:
ARCHITECTURAL SITE PLAN

issue dates: 02-23-05
drawn by: CJ
checked by: GG
project no.: 04-1269
revisions:
sheet no.: AS1.01
of sheets

P:\01-203\Review\Dgn\3-24-05\A1201a101.dwg Fri, 25 Mar 2005 - 10:56am



1 L1.01 LANDSCAPE PLAN
SCALE: 1" = 30'

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MAT'L. PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES. SHOWING GENUS, SPECIES, VARIETY, ETC.
4. PROVIDE MATCHING SIZES & FORMS OF LIKE SHRUB SPECIES AS AS SHOWN ON DRAWINGS.
5. DECOMPOSED GRANITE ½" MINUS, COLOR TO BE SELECTED BY OWNER, 2" DEPTH TYPICAL IN ALL PLANTING BEDS.
6. SITE PLAN/LANDSCAPE PLAN DESIGNED PER ZONING REQUIREMENTS.
7. ANY TREE WITHIN 5'-0" OF A SIDEWALK OR WALL SHALL BE PLANTED W/ A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.

LANDSCAPE LEGEND

	BOTANICAL NAME (COMMON NAME)	SIZE	REMARKS
	TREES - MEDIUM		
⊙	PROSOPIS (TEXAS HONEY MESQUITE)	24" BOX	STANDARD TRUNK 20'-0" APART ALONG STREET, 30'-0" APART ALONG PERIMETER
	SHRUBS - LARGE		
✳	CASSIA (SHRUBBY SENNA)	5 GAL. / TREE	
⬡	CONVOLVULUS (BUSH MORNING GLORY)	5 GAL.	
	BACCHARIS SAROTHROIDES (DESERT BROOM)	5 GAL. / TREE	
	GROUNDCOVER & ACCENT		
	HESPERALOE PARVIFLORA RED YUCCA	1 GAL. / TREE	

ALL AREAS NOT RECEIVING LIVE GROUNDCOVER SHALL HAVE 2" ROCK MULCH

THE BUILDING FOUNDATION SHALL BE PROTECTED WITH A WATERPROOF MEMBRANE IF LANDSCAPING IS TO LOCATED NEARBY.

SUP-6401
~~**SDR-6402**~~
05-12-05 PC

ARCHITECT
GERALD GARDNER • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-3662 FAX (702) 454-7842

project title:
TAVERN AT KYLE CANYON
OSO BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

PRELIMINARY NOT FOR CONSTRUCTION

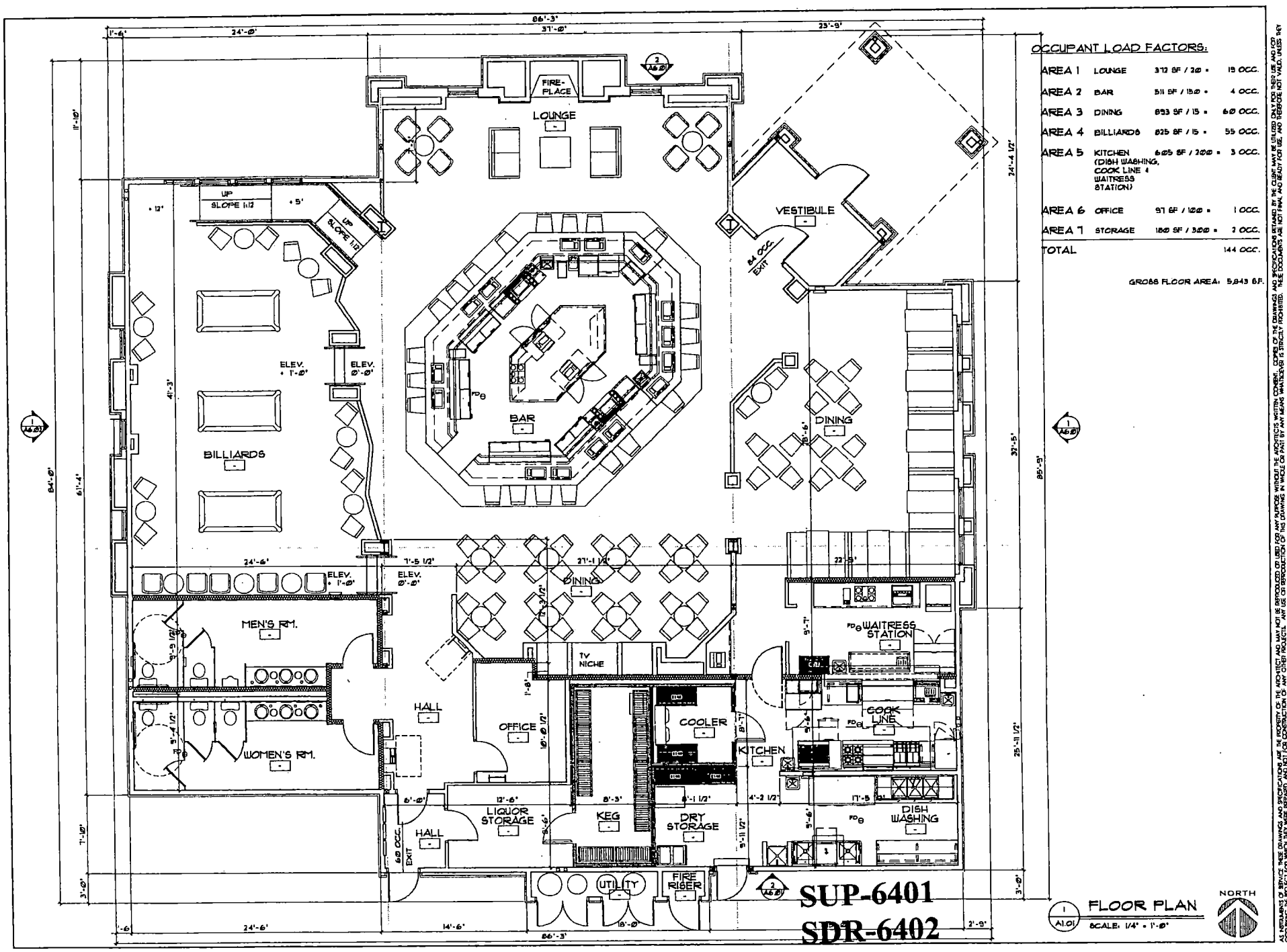
sheet title: LANDSCAPE PLAN

issue dates: 01-13-05
drawn by: D
checked by: GG
project no.: 04-109
revisions:

sheet no. L1.01
of sheets

ALL INSTRUMENTS OF SERVICE THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CODES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE AND FOR COMPLETING THE PROJECT NOT WHICH THEY WERE PREPARED, AND NOT FOR CONSTRUCTION OF ANY OTHER PROJECTS. ANY USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. WHERE DIMENSIONS ARE NOT PARK, AND RECEPTACLE AND INSIDE OF WALL UNLESS THEY ARE SPLICED, SIGNED, AND DATED. IMC 2003 GERALD GARDNER AND ASSOCIATES © 2004.

P:\04-109\Revised\Arch\4205L1.dwg Fri, 25 Mar 2005 - 10:51am



OCCUPANT LOAD FACTORS:

AREA 1	LOUNGE	372 SF / 20 =	19 OCC.
AREA 2	BAR	511 SF / 15@ =	4 OCC.
AREA 3	DINING	893 SF / 15 =	60 OCC.
AREA 4	BILLIARDS	825 SF / 15 =	55 OCC.
AREA 5	KITCHEN (DISH WASHING, COOK LINE & WAITRESS STATION)	605 SF / 200 =	3 OCC.
AREA 6	OFFICE	97 SF / 100 =	1 OCC.
AREA 7	STORAGE	180 SF / 300 =	2 OCC.
TOTAL			144 OCC.

GROSS FLOOR AREA: 5,843 S.F.

SUP-6401
SDR-6402
05-12-05 PC

1 A1.01 FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

ALL INSTRUMENTS OF SERVICE, THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE OWNER MAY BE USED ONLY FOR THOSE USES AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR CONSTRUCTION OF ANY OTHER PROJECTS. ANY USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND RESPONSE NOT VALID UNLESS THEY ARE SIGNED, SEALED, AND DATED. NAC 623.170 GERALD GADAPCH AND ASSOCIATES © 2004.

ARCHITECT
GERALD GADAPCH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-3642 FAX (702) 454-7842

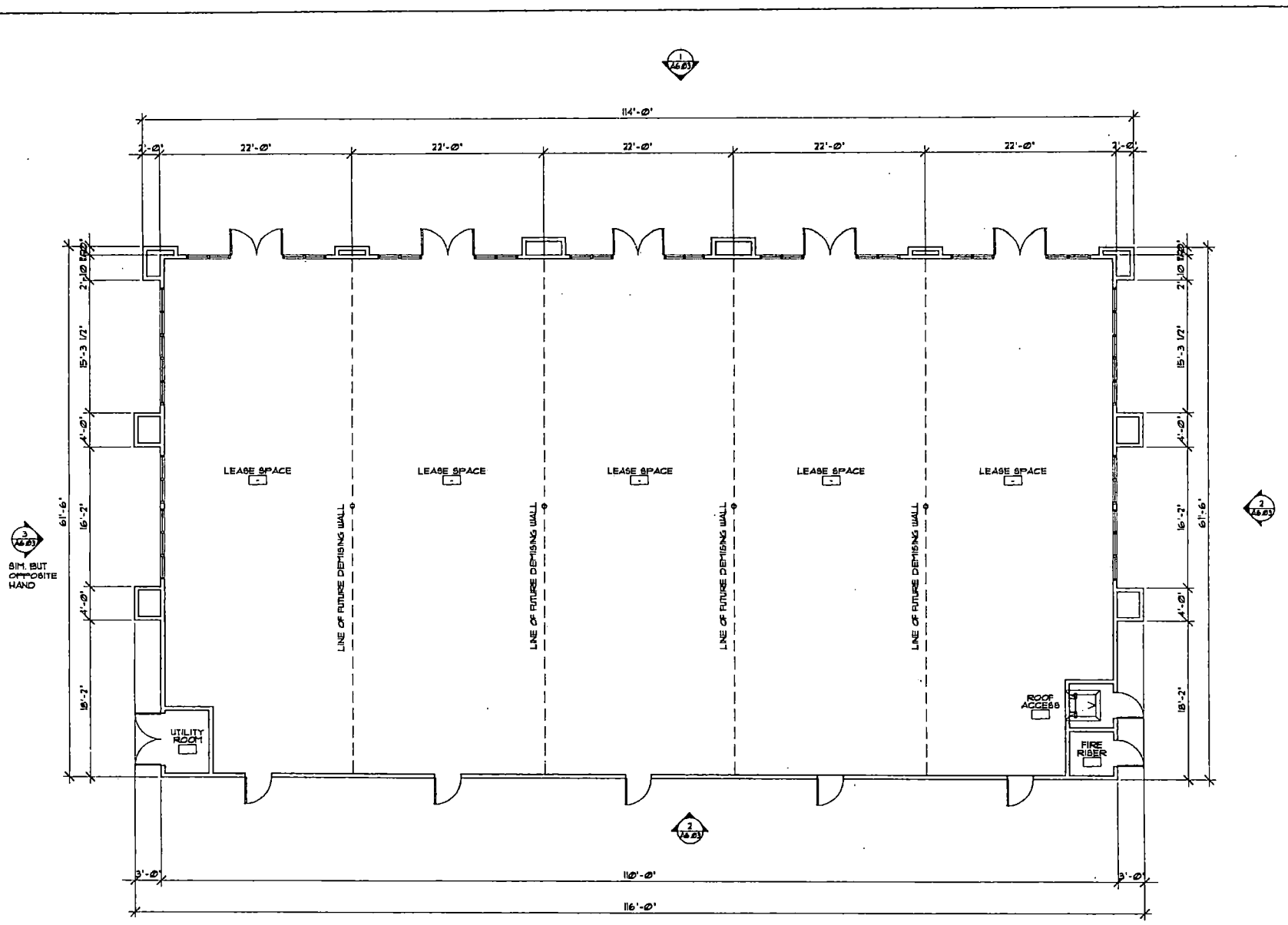
project title:
TAVERN AT KYLE CANYON
OSO BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION
02-23-05

sheet title: FLOOR PLAN

issue dates: 01-28-05
drawn by: CJ
checked by: GG
project no.: 04-266
revisions:

sheet no. A1.01
of sheets



1 A1.02 FLOOR PLAN

SCALE: 3/16" = 1'-0"

NORTH

TRUE NORTH

SUP-6401
SDR-6402
05-12-05 PC

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR CONSTRUCTION OF ANY OTHER PROJECTS. ANY USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE, AND THEREFORE NOT VALID, UNLESS THEY ARE SIGNED, SEALED, AND DATED. NAC 623.190 GERALD GADARICH AND ASSOCIATES © 2004.

ARCHITECT
GERALD GADARICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

project title:
FUTURE RETAIL STORE
AT KYLE CANYON
CSO BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION

sheet title:
FLOOR PLAN

issue dates:
03-23-05

drawn by:
CJ

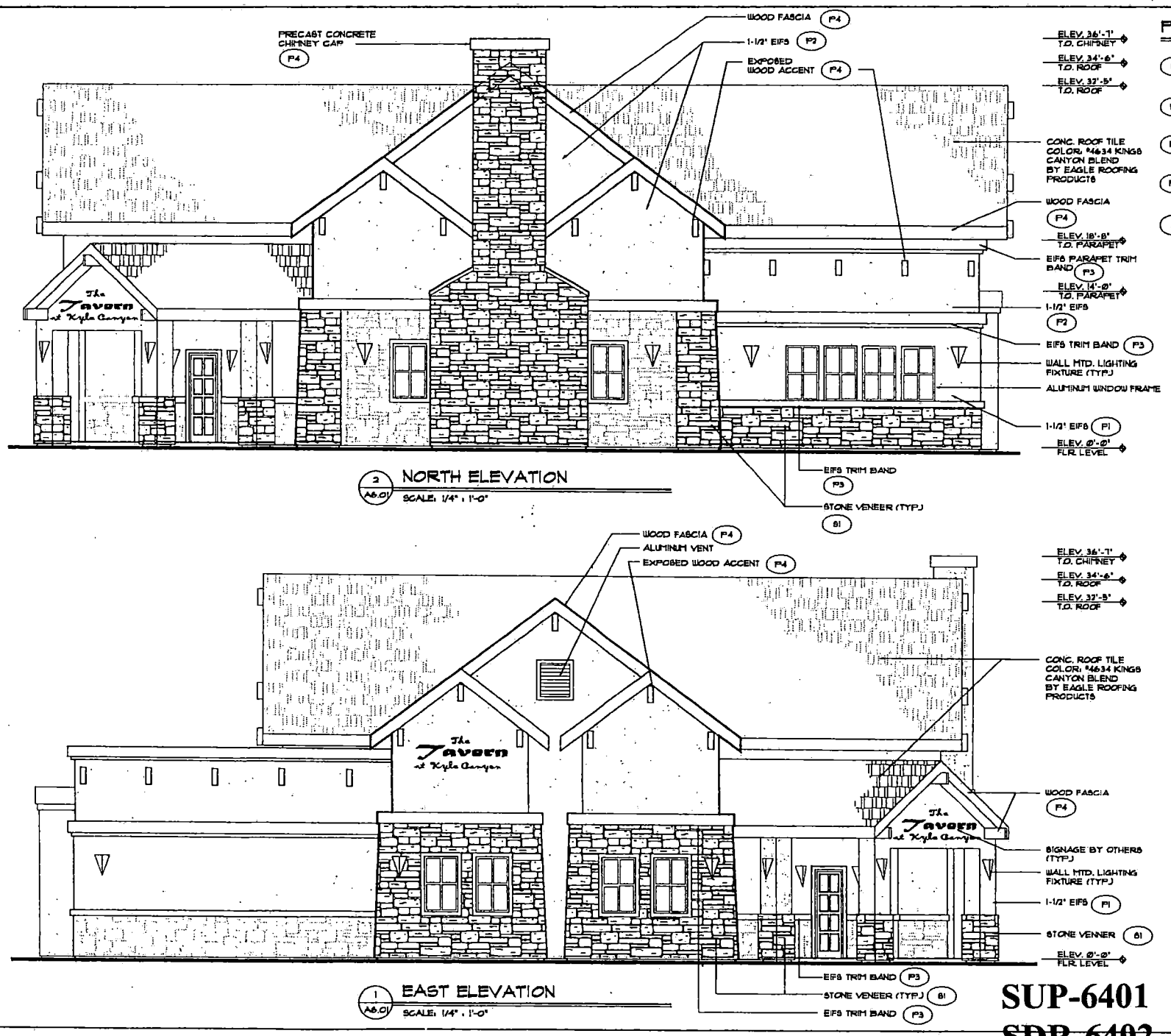
checked by:
GG

project no.:
04-309

revisions:

sheet no.
A1.02

of sheets



PAINT COLORS:

- (P1) PRIMARY COLOR: FRAZEE #8705D - BARN RAFTER OR APPROVED EQUAL
- (P2) SECONDARY COLOR: FRAZEE #8732U - FRONTIER TAN OR APPROVED EQUAL
- (P3) TRIM / ACCENT COLOR: FRAZEE #8743D - POLISHED OAK OR APPROVED EQUAL
- (P4) WOOD FASCIA / EXP. WOOD ACCENT : FRAZEE #8316N - BLACK BURGUNDY OR APPROVED EQUAL
- (B1) STONE VENEER: ELDORADO STONE - BRONZE-SHADOW ROCK OR APPROVED EQUAL

SUP-6401
SDR-6402
05-12-05 PC

AS INSTRUMENTS OF SERVICE THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECTS WRITTEN CONSENT. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE AND FOR THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED. ANY USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE, AND THEREFORE NOT VALID, UNLESS THEY ARE SEALED, SIGNED, AND DATED BY THE ARCHITECT OF RECORD.

ADCHITECT
GERALD CADAPOCH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

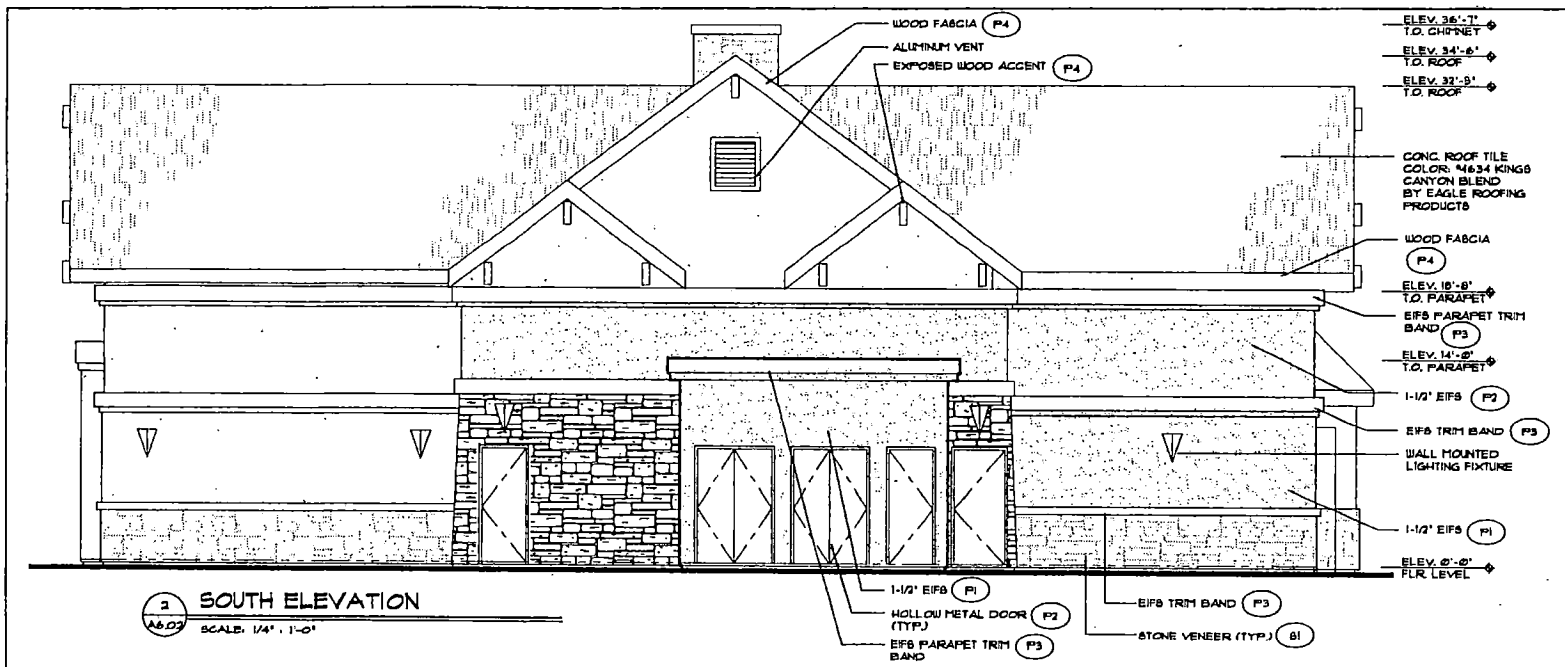
project title:
TAVERN AT KYLE CANYON
SEC BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION
03-18-05

sheet title:
EXTERIOR ELEVATIONS

issue dates: 03-13-05
drawn by: CI
checked by: GC
project no.: 04-128
revisions:

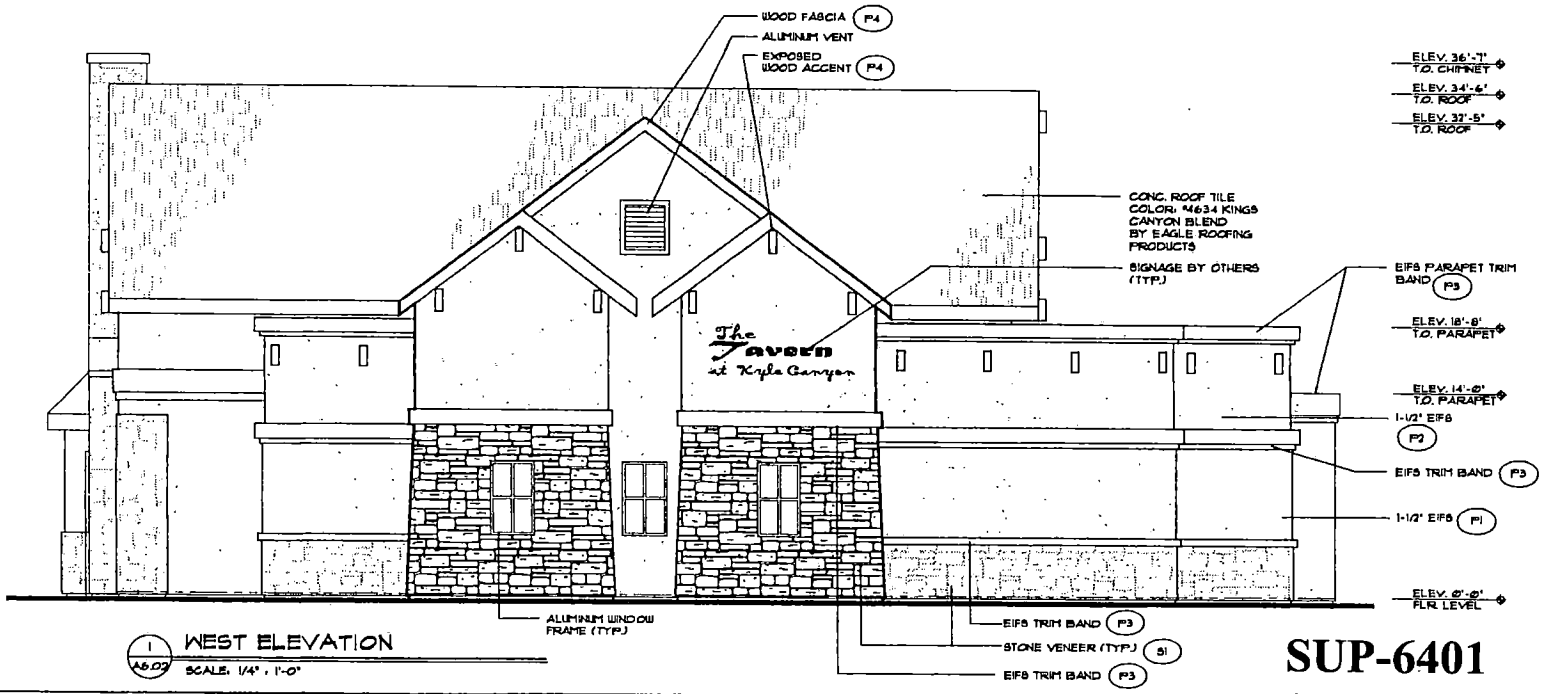
sheet no.
A6.01
of sheets



2 A6.02 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PAINT COLORS:

- P1 PRIMARY COLOR: FRAZEE #8705D - BARN RAFTER OR APPROVED EQUAL
- P2 SECONDARY COLOR: FRAZEE #8732W - FRONTIER TAN OR APPROVED EQUAL
- P3 TRIM / ACCENT COLOR: FRAZEE #8743D - POLISHED OAK OR APPROVED EQUAL
- P4 WOOD FASCIA / EXP. WOOD ACCENT : FRAZEE #8316N - BLACK BURGUNDY OR APPROVED EQUAL
- B1 STONE VENEER: ELDORADO STONE - BRONZE-SHADOW ROCK OR APPROVED EQUAL



1 A6.02 WEST ELEVATION
SCALE: 1/4" = 1'-0"

SUP-6401
SDR-6402
05-12-05 PC

ARCHITECT
GERARD GADARICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

project title:
TAVERN AT KYLE CANYON
OSO BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION
02-23-05

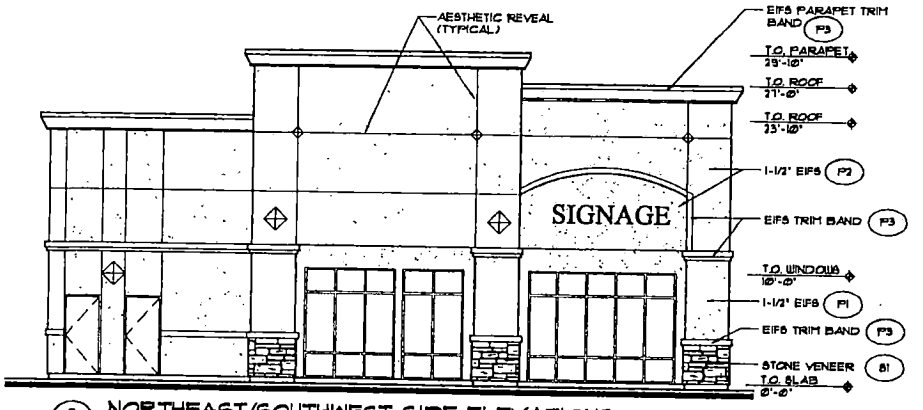
sheet title:
EXTERIOR ELEVATIONS

issue dates: 01-23-05
drawn by: CJ
checked by: GG
project no.: 04-265
revisions:

sheet no.
A6.02
of sheets

ALL INSTRUMENTS OF SERVICE THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THE PURPOSE OF OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR CONSTRUCTION OF ANY OTHER PROJECTS. ANY USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE, AND THEREFORE NOT VALID, UNLESS THEY ARE SIGNED, SEALED, AND DATED. MAC 623.760 GERARD GADARICH AND ASSOCIATES @ 2004.

P:\04-265\Drawings\Work\4265ELEV2.dwg Fri, 25 Mar 2005 - 10:41am

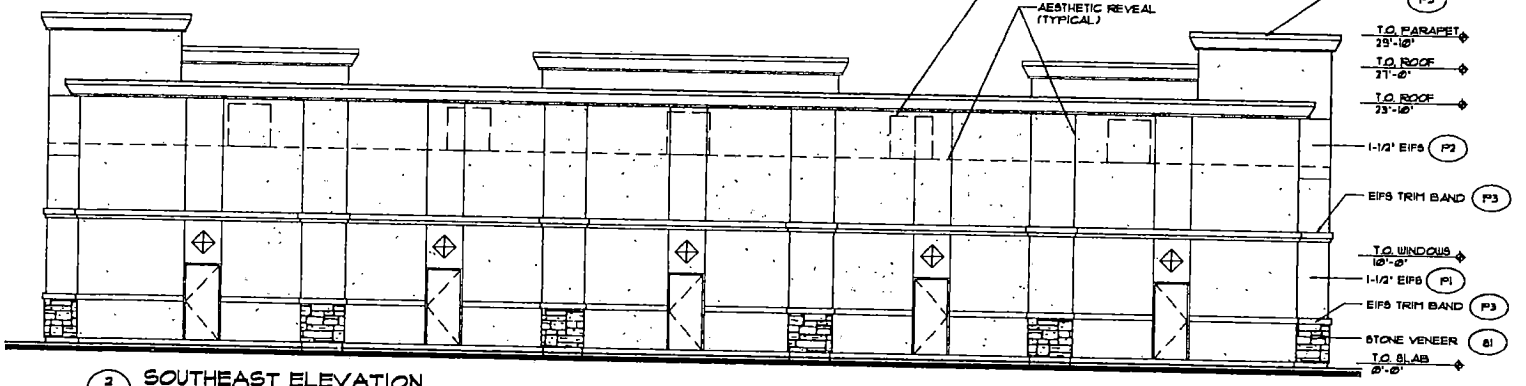


5 A6.04 NORTHEAST/SOUTHWEST SIDE ELEVATIONS

SCALE: 3/16" = 1'-0" NORTHEAST SIDE ELEVATION IS SIMILAR BUT OPPOSITE HAND

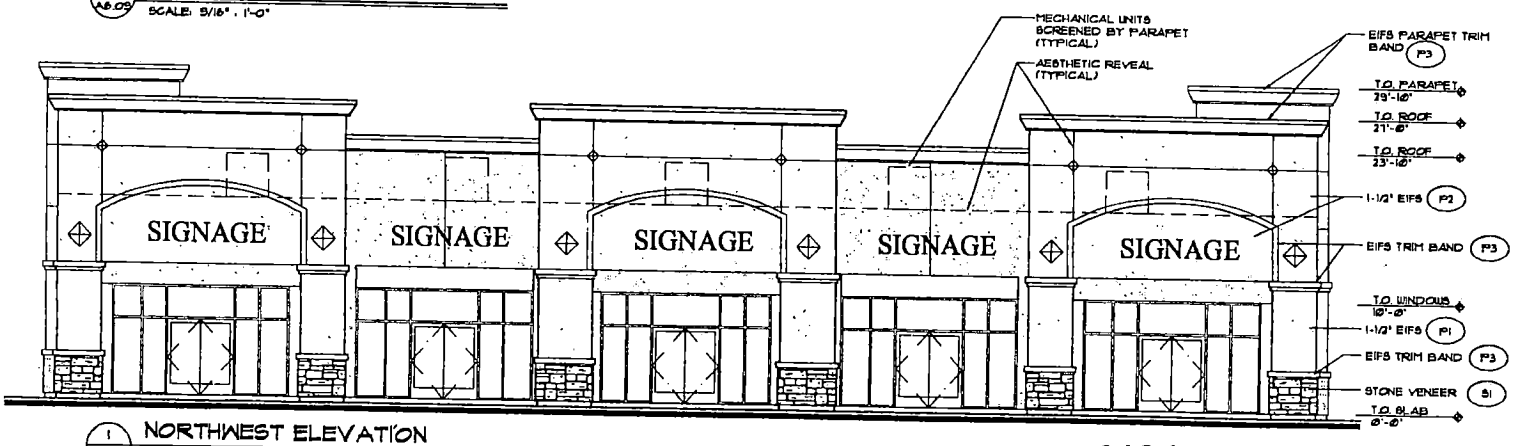
PAINT COLORS:

- P1 PRIMARY COLOR: FRAZEE #8105D - BARN RAFTER OR APPROVED EQUAL
- P2 SECONDARY COLOR: FRAZEE #8132W - FRONTIER TAN OR APPROVED EQUAL
- P3 TRIM / ACCENT COLOR: FRAZEE #8143D - POLISHED OAK OR APPROVED EQUAL
- B1 STONE VENEER: ELDORADO STONE - BRONZE-SHADOW ROCK OR APPROVED EQUAL



2 A6.05 SOUTHEAST ELEVATION

SCALE: 3/16" = 1'-0"



1 A6.05 NORTHWEST ELEVATION

SCALE: 3/16" = 1'-0"

SUP-6401
SDR-6402
05.12.05 PC

ARCHITECT
GERALD GARAPICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

project title:
FUTURE RETAIL STORE AT KYLE CANYON
NSO BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

PRELIMINARY NOT FOR CONSTRUCTION

sheet title:
EXTERIOR ELEVATIONS

issue dates: 3-16-05
drawn by: GJ
checked by: GG
project no.: 04-109
revisions:

sheet no.: A6.03

ALL INSTRUMENTS OF SERVICE THIS DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECTS WRITTEN CONSENT. COPIES OF THE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE MAY BE UTILIZED ONLY FOR THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE AND FOR CONSTRUCTION ON THE PROJECT AS DESCRIBED. THESE DOCUMENTS ARE NOT VALID UNLESS THEY ARE SEALED, SIGNED, AND DATED. (AIAC 201) (GERALD GARAPICH AND ASSOCIATES © 2004)

ANY USE OF REPRODUCTION OF THIS DRAWING IN WHOLE OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT VALID UNLESS THEY ARE SEALED, SIGNED, AND DATED. (AIAC 201) (GERALD GARAPICH AND ASSOCIATES © 2004)

P:\04-205\Drawings\Arch\A205603.dwg Fri, 25 Mar 2005 - 10:43am

ARCHITECT
GERALD GARAPICH AIA, LLC
10 COMMERCE CENTER DRIVE, HENDERSON, NV 89014 (702) 454-5842 FAX (702) 454-7842

January 6, 2005

City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

RE: TAVERN AT KYLE CANYON
JUSTIFICATION LETTER

PROJECT NO: 04-205

To Whom It May Concern:

We are respectfully requesting the approval of a Site Development Plan Review and Special Use Permit for a Tavern project to be located at Iron Mountain Road and US-95.. The subject parcel is zoned C-1. We are requesting a Special Use Permit for a Tavern. This project will consist of a Tavern building approximately 5,843 Square Feet. The building will be wood frame with a cement plaster finish and faux stone veneer. This project will be beneficial to the surrounding neighborhoods and will not have a severe impact on the traffic conditions of the area.

Should you have any questions, please contact our office.

Sincerely,

Gerald Garapich, AIA
Principal Architect

GG/hm

cc: 04-205.js.ltr

SUP-04-01

City of Las Vegas

Agenda Item No.: 40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
SDR-6402 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6401 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH, AIA, LLC - OWNER: OSO BLANCA LLC - Request for a Site Development Plan Review FOR A 5,843 SQUARE FOOT TAVERN on 2.37 acres adjacent to the northwest corner of Iron Mountain Road and Oso Blanca Road (APN 125-06-002-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

C.C.: 06/15/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:
See Item 39 [SUP-6401] for all related discussion on Item 39 [SUP-6401] and Item 40 [SDR-6402].

(9:54 – 10:02)
4-643

CONDITIONS:
Planning and Development
1. All development shall be in conformance with the site plan and building elevations, date stamped 03/29/05 except as amended by conditions herein.

CONDITIONS – Continued:

2. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to indicate that the 6,750 square foot retail building, associated landscaping and parking is not a part of the subject site.

3. The landscape plan shall be revised to reflect a 15-foot landscape buffer along Iron Mountain Road. Additionally, twenty trees shall be added to the west property line or located throughout the site as required by the Commercial Development Standards, prior to the time the application is made for a building permit.

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

6. The trash enclosures shall be fully enclosed and roofed using the same design theme as the principal structure on the site. The trash enclosure shall be reviewed administratively by staff.

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

8. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

9. 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.

10. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

11. 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.

CONDITIONS – Continued:

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

13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.

14. 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.

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

16. 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.

Public Works

17. Dedicate an additional 10 feet of right-of-way for a total of 80 feet of right-of-way for Oso Blanca Road, a minimum of 40 feet of right-of-way adjacent to this site for Iron Mountain Road and dedicate additional rights-of-way required by Standard Drawings #234.1 or #234.3 and #234.2 prior to the issuance of any permits for this site.

18. Dedicate the area needed for a radius meeting American Association of State Highway and Transportation Officials (AASHTO) criteria for a normal crowned street with a design velocity of 35 miles per hour (MPH) to allow Iron Mountain Road to curve near the southeast corner of the site into Oso Blanca Road at a ninety degree angle. Coordinate with the City of Las Vegas Traffic Engineering Section to determine dedication details for Iron Mountain Road to intersect Oso Blanca Road. Also coordinate with the City Engineer to determine dedication and Vacation requirements, if any, to accommodate the Mountain's Edge Parkway project adjacent to this site.

19. Coordinate with the Right-of-Way Section of the Department of Public Works to submit to the Bureau of Land Management for a BLM right-of-way grant across the parcel to the east for road, sewer and drainage easements as required to allow Iron Mountain Road to intersect Oso Blanca Road at a 90 degree angle.

CONDITIONS – Continued:

20. Construct half-street improvements including appropriate overpaving, if legally able on Iron Mountain Road and construct full-street improvements on Oso Blanca Road adjacent to this 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

21. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

22. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

23. Extend oversized public sewer in Oso Blanca Road to the northern edge of this site and oversized public sewer in Iron Mountain Road to the western edge of this site to a location and depth as required by the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

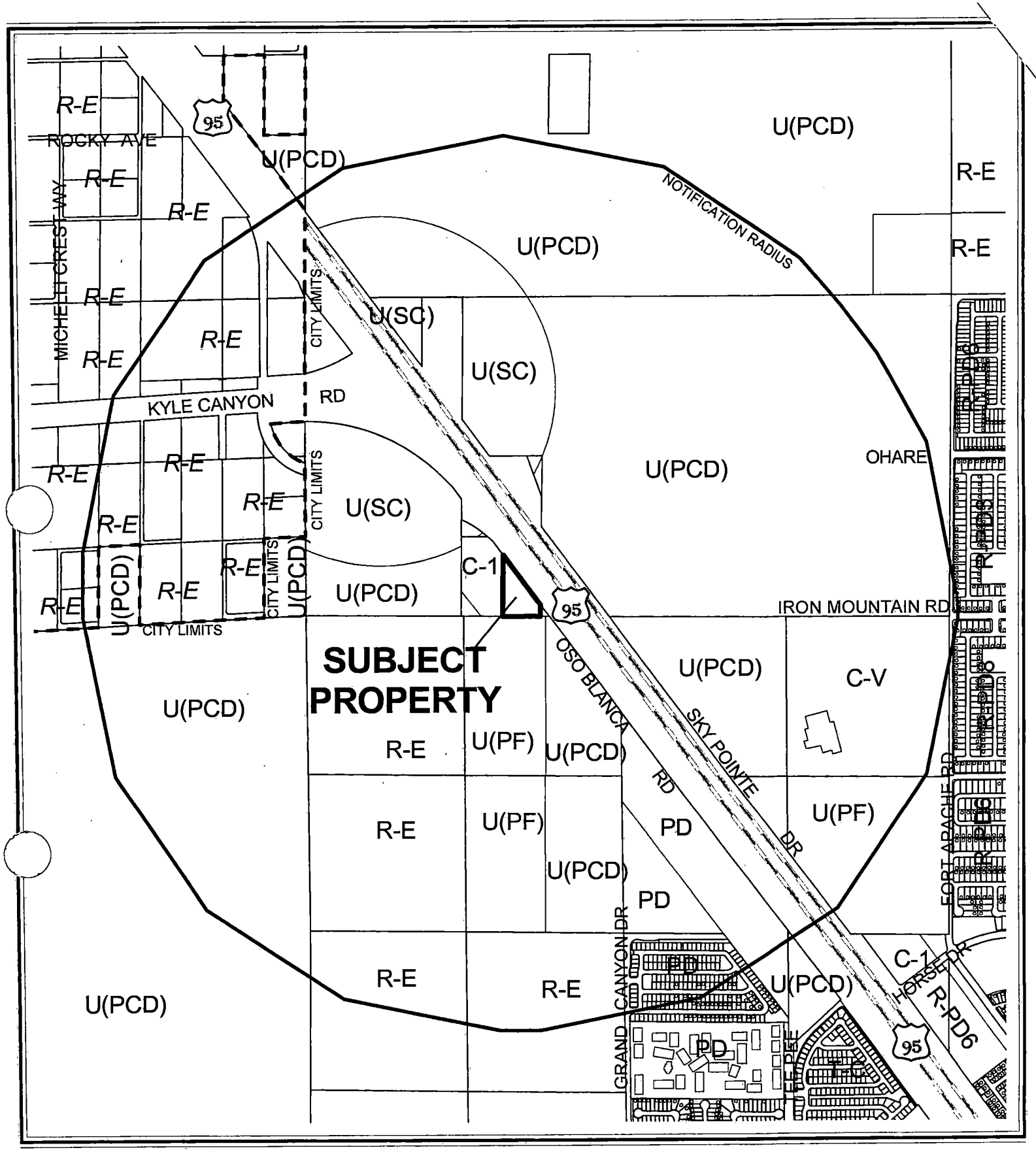
24. Landscape and maintain all unimproved rights-of-way adjacent to this site.

25. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to issuance of any permits or approval of construction drawings for this site.

26. 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 submittal 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

CONDITIONS – Continued:

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-6402**

RADIUS: 3500 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-6402 - APPLICANT: GERALD GARAPICH, AIA, LLC - OWNER: OSO BLANCA LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped 03/29/05 except as amended by conditions herein.

2. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to indicate that the 6,750 square foot retail building, associated landscaping and parking is not a part of the subject site.

3. The landscape plan shall be revised to reflect a 15-foot landscape buffer along Iron Mountain Road. Additionally, twenty trees shall be added to the west property line or located throughout the site as required by the Commercial Development Standards, prior to the time the application is made for a building permit.

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

6. The trash enclosures shall be fully enclosed and roofed using the same design theme as the principal structure on the site. The trash enclosure shall be reviewed administratively by staff.

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

8. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

9. 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.

10. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

11. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

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

13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.

14. 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.

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

16. 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.

Public Works

17. Dedicate an additional 10 feet of right-of-way for a total of 80 feet of right-of-way for Oso Blanca Road, a minimum of 40 feet of right-of-way adjacent to this site for Iron Mountain Road and dedicate additional rights-of-way required by Standard Drawings #234.1 or #234.3 and #234.2 prior to the issuance of any permits for this site.

18. Dedicate the area needed for a radius meeting American Association of State Highway and Transportation Officials (AASHTO) criteria for a normal crowned street with a design velocity of 35 miles per hour (MPH) to allow Iron Mountain Road to curve near the southeast corner of the site into Oso Blanca Road at a ninety degree angle. Coordinate with the City of Las Vegas Traffic Engineering Section to determine dedication details for Iron Mountain Road to intersect Oso Blanca Road. Also coordinate with the City Engineer to determine dedication and Vacation requirements, if any, to accommodate the Mountain's Edge Parkway project adjacent to this site.

19. Coordinate with the Right-of-Way Section of the Department of Public Works to submit to the Bureau of Land Management for a BLM right-of-way grant across the parcel to the east for road, sewer and drainage easements as required to allow Iron Mountain Road to intersect Oso Blanca Road at a 90 degree angle.

20. Construct half-street improvements including appropriate overpaving, if legally able on Iron Mountain Road and construct full-street improvements on Oso Blanca Road adjacent to this 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

21. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

22. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

23. Extend oversized public sewer in Oso Blanca Road to the northern edge of this site and oversized public sewer in Iron Mountain Road to the western edge of this site to a location and depth as required by the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

24. Landscape and maintain all unimproved rights-of-way adjacent to this site.

25. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to issuance of any permits or approval of construction drawings for this site.

26. 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 submittal 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 5,843 square foot proposed Tavern on 2.37 acres adjacent to the northwest corner of Iron Mountain Road and Oso Blanca Road.

B) Applicant's Justification

The applicant indicates that the project will be beneficial to the surrounding neighborhoods.

BACKGROUND INFORMATION

A) Related Actions

02/05/03 The City Council approved a petition to Annex (A-0038-02) undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres. The Planning Commission and staff recommend approval.

05/12/05 The City Council will hear a request for a Special Use Permit (SUP-6401) for a proposed Tavern adjacent to the northwest corner of Iron Mountain Road and Oso Blanca Road. The Planning Commission will hear both items on 5/12/05. Staff is recommending approval of both items.

B) Pre-Application Meeting

03/16/05 The following items were discussed at the pre-application meeting.

- Site Plan: The parking lot is to be located behind the buildings. The buildings shall be located up to the street behind the 15-foot buffer. Trash enclosures are to be gated, roofed, and 50 feet from residential zoning.
- Landscaping: 15-foot front and eight-foot side buffers are required. A three-foot berm is required to screen the parking lot from the street.
- Parking: Commercial to be parked at 1/175 for developments less than 25,000 square feet in area and 1/250 for other. Tavern

parking is required at 1/50 for public seating and waiting area and 1/200 for the remaining area.

- Landscaping around the building is required to be six feet wide. A 250 square foot minimum plaza area is required. Pedestrian access to the street is required.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	2.37

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Right-Of-Way
West:	Undeveloped

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	U(Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
South:	PF (Public Facilities)
East:	Right-Of-Way
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	U(Undeveloped) Zone [PF (Public Facilities) General Plan Designation] and Right-of-Way
South:	U(Undeveloped) Zone [PF (Public Facilities) General Plan Designation]
East:	C-2 (General Commercial) and ROW (Right-of-Way)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

This site is located within the Centennial Hills sector of the General Plan. The site has a PCD (Planned Community Development) designation. This category allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses. In addition, commercial, public facilities and office projects may be used as buffers within the PCD. The proposed development conforms to the PCD (Planned Community Development), and therefore is in compliance with the land use designation.

PROJECT DESCRIPTION

The applicant is proposing to build a 5,843 square foot Tavern on 2.37 acres. The site is accessed from both Oso Blanca Road and Iron Mountain Road. Oso Blanca is an 80-foot right-of-way and Iron Mountain Road is a Secondary (80-foot) Collector as indicated on the Master Plan of Streets and Highways, which are capable of handling the associated traffic. The site provides 60 parking spaces where only 43 are required.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Width	100 Feet	325 Feet	Y
Min. Setbacks			
• Front	20 Feet	55 Feet 2 inches	Y
• Side	10 Feet	12 Feet	Y
• Corner	15 Feet	108 Feet	Y
• Rear	20 Feet	242 Feet	Y
Max. Lot Coverage	50%	12.2%	Y
Max. Building Height	N/A	36 Feet 7 inches	N/A
Trash Enclosure	50 Feet from res. zone	55 Feet*	Y
Loading Zone	Y	Y	Y
Mech. Equipment	Y	Y	Y

* A condition of approval has been added, which requires the trash enclosure to be fully enclosed and roofed using the same design theme as the principal structure on the site.

BTS

A2) Residential Adjacency Standards

Residential Adjacency Standards do not apply to the subject site, because there is no residential development adjacent to the site.

A3) Parking and Traffic Standards

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

Uses	GFA	**Required**			**Provided**	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Tavern	5,843 SF.	1/50 sf of public seating and waiting area, including outdoor seating plus 1/200 sf of remaining area gfa	43	3	60	3

The applicant exceeds Title 19.10 Parking, Loading, and Traffic Standards.

A4) Landscape and Open Space Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Parking Area	1 Trees/ 6 Space	10 Trees	12
Buffer: • Min. Trees	1 Trees/ 20 Linear Feet	48 Trees	*28
• Min. Zone Width Front (South) Corner (East) Side (West) Rear (North) • Wall height	15 Feet 15 Feet 8 Feet 15 Feet 6 Feet		**8 Feet 15 Feet 8 Feet 15 Feet 6 Feet

*The landscape plan does not meet the minimum number of required trees every 20 feet on center. 48 trees are required where only 28 are provided. A condition has been added, which requires 20 trees to be located along the west property line or throughout the site.

BTS

**The landscape plan does not meet the 15-foot landscape buffer along Iron Mountain Road. A condition has been added, which requires a 15-foot landscape buffer in accordance with Commercial Design Standards.

B) General Analysis and Discussion

- Zoning

The C-1 (Limited Commercial) District is intended to provide most retail shopping and personal services. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with Service Commercial category of the General Plan. A Liquor Establishment (Tavern) is permitted with the approval of a Special Use Permit.

- Site Plan

The site plan indicates a 5,843 square foot Tavern and a 6,750 square foot retail building on a 2.37-acre parcel. The site is accessed from both Oso Blanca Road and Iron Mountain Ranch. The site provides 60 parking spaces where only 43 are required. A condition has been added, which requires the retail building to be removed from the site plan. The applicant does not intend to develop the retail building at this time. An additional site plan review will be required for any future development on this site.

- Waivers

No Waivers have been requested with this Site Development Plan Review.

- Landscape Plan

The landscape plan indicates 24" box Mesquite trees located along the perimeter of the project and in the parking area. The shrubs and ground cover consist of Shrubby Senna, Bush Morning Glory, and Desert Broom, five gallon in size. One gallon Red Yucca is also used as an accent shrub, which is interspersed throughout the site.

- Elevation

The proposed Tavern is 34 feet six inches in height. The building elevations utilize a combination of stacked stone veneer, wood accents, aluminum windows, and various stucco colors. These building elements provide an adequate amount of visual interest and architectural relief for the proposed building.

BTS

- Floor Plan

  The floor plan indicates 2,601 square feet of the total building to be designated as the lounge, bar, billiards, and dining area. The remaining square footage is a combination of restroom, storage, and office facilities.

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 Tavern, which is permitted with a Special Use Permit, is the first structure to be built in this relatively undeveloped portion of the city. The site is bound on the west and by C-1 (Limited Commercial) and the east by C-2 (Service Commercial) zoning, which will develop compatible uses in the future.

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 Tavern is consistent with the Design Standards Manual, as conditioned. The proposed Tavern is located in the PCD (Planned Community Development), which allows for commercial, public facilities and office projects that may be uses as buffers depending on compatibility issues. Although the site is designated PCD, future surrounding uses will be faced with compatibility issues.

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

   The site is accessed from both Oso Blanca Road and Iron Mountain Road. Oso Blanca is an 80-foot right-of-way and Iron Mountain Road is a Secondary (80-foot) Collector as indicated on the Master Plan of Streets and Highways, which are capable of handling the associated traffic.

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

   The variety of building materials, create an appropriate level of visual interest for the proposed Tavern. The landscape materials are appropriate for the site, as conditioned.

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

   The proposed materials and colors of the Tavern are appropriate. The building elevations illustrate an appropriate level of visual interest. The overall site and building design create an orderly and aesthetically pleasing environment.

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

   The proposed development will be subject to inspection by the City and will not compromise the health, safety and welfare of the general public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

NOTICES MAILED 53 – Mailed with SUP-6401

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-6402 APN: 125-06-002-006

Name of Property Owner: 050 Blanco LLC and Bonifatto Properties LLC

Name of Applicant: Gerald Garapich, AIA, LLC.

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

_____Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: JOSEPH BONIFATTO

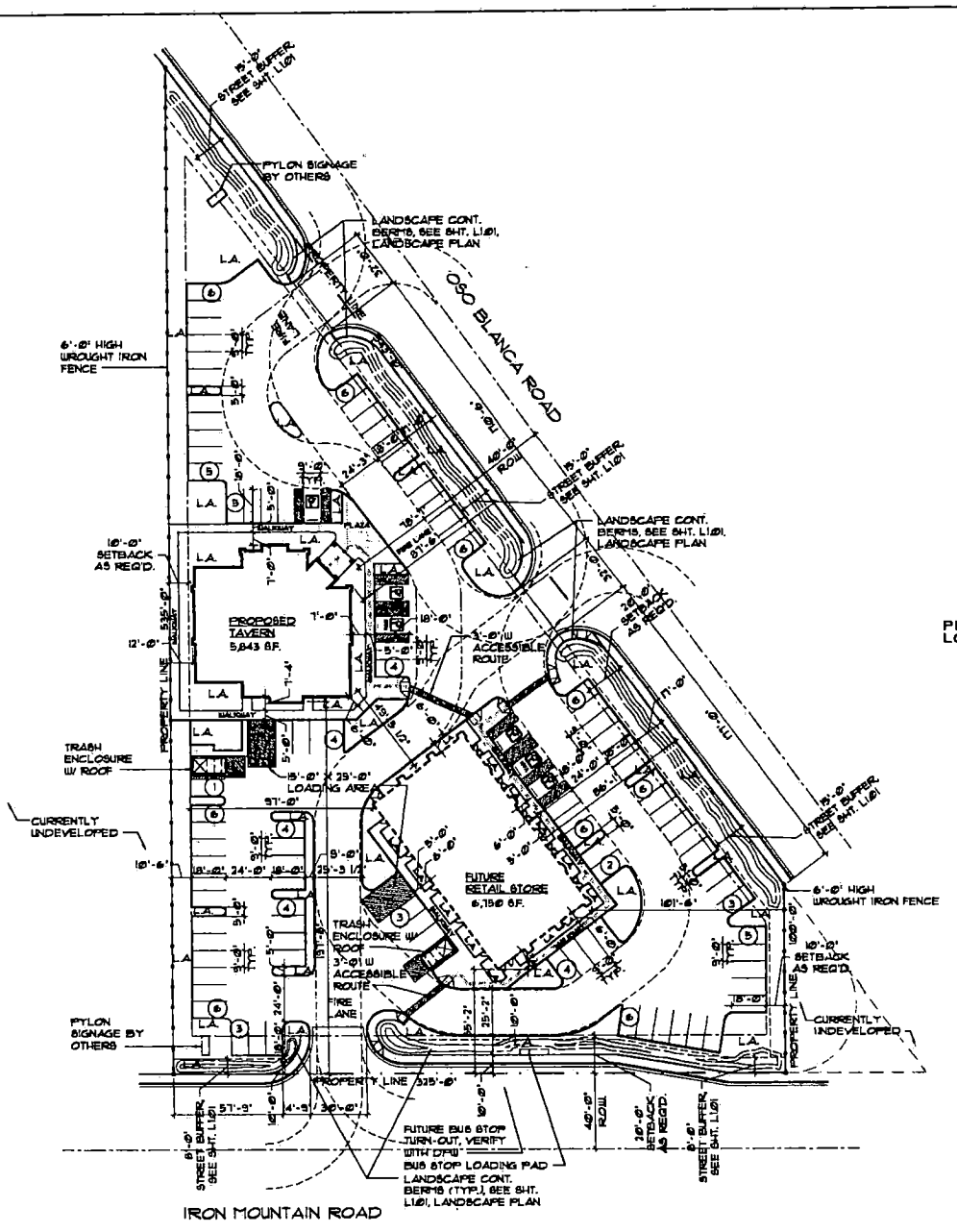
Subscribed and sworn before me

This 10 day of January, 2005

Dawn Giordano

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DAWN GIORDANO
No: 00-66244-1
My Appointment Expires Jan. 1, 2009

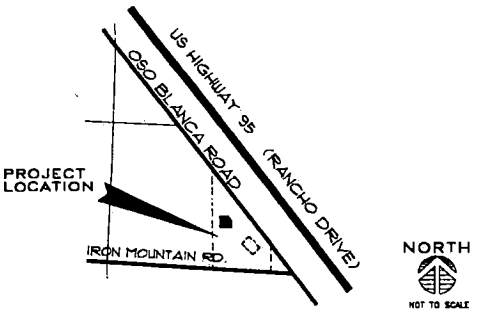


1 ARCHITECTURAL SITE PLAN
A51.01 SCALE: 1" = 30'

GENERAL NOTES:

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
2. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.
3. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
4. SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
5. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS, IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
6. ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
7. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
9. SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
10. ALL LIGHTING REQUIREMENTS WILL MEET CODE REQUIREMENTS AT THE TIME OF BUILDING CONSTRUCTION.
11. L.A. = LANDSCAPE AREA

PROJECT LOCATION



PROJECT DATA

A.P.N.:		138-06-802-006	
ZONING:		C-1	
SITE AREA:		103,815 S.F. (2.37 ACRES)	
SETBACKS:		REQUIRED:	PROVIDED:
TAVERN:	FRONT	20'-0"	78'-1"
	SIDES	10'-0"	191'-8", 12'-0"
	CORNER SIDE (INTERIOR)	15'-0"	49'-5 1/2" (ADJACENT TO FUTURE RETAIL STORE)
	REAR	20'-0"	N/A
FUTURE RETAIL STORE:			
	FRONT	20'-0"	86'-1"
	SIDES	10'-0"	97'-0", 35'-2"
	CORNER SIDE (INTERIOR)	15'-0"	49'-5 1/2" (ADJACENT TO TAVERN), & 10'-6"
	REAR	20'-0"	N/A
BUILDING AREA:			
TAVERN	------	5,843 S.F.	
FUTURE RETAIL STORE	------	6,150 S.F.	
LOT COVERAGE:			
SITE AREA / BUILDING AREAS			
103,815 S.F. / 12,993 S.F.	------	8.19%	
PARKING:			
TAVERN:		REQUIRED:	PROVIDED:
1/50 S.F. (PUBLIC SEATING & WAITING AREA)		893 / 30 = 18 SPACES	
1/200 S.F. REMAINING GFA:		4,950/200 = 25 SPACES	
		SUB TOTAL : 43 SPACES	47 SPACES (INCLUDING 3 HANDICAP STALLS)
FUTURE RETAIL STORE:			
1/175 S.F. OF GFA :		6,150 / 175 = 35 SPACES	48 SPACES (INCLUDING 3 HANDICAP STALLS)
OVERALL TOTAL :		= 82 SPACES	95 SPACES

SUP-6401
SDR-6402
05-12-05 PC

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE OWNER MAY BE UTILIZED ONLY FOR THEIR USE AND FOR THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED AND DATED. ANY OTHER USE OR REPRODUCTION OF THE DRAWINGS IN WHOLE OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE, AND THEREFORE NOT VALID, UNLESS THEY ARE SEALED, SIGNED AND DATED. PAC-601.760 GERALD GARAPICH AND ASSOCIATES @ 2004.

ARCHITECT
GERALD GARAPICH • AIA • LLC
19 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5062 FAX (702) 454-7062

project title:
TAVERN AT KYLE CANYON
OSO BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

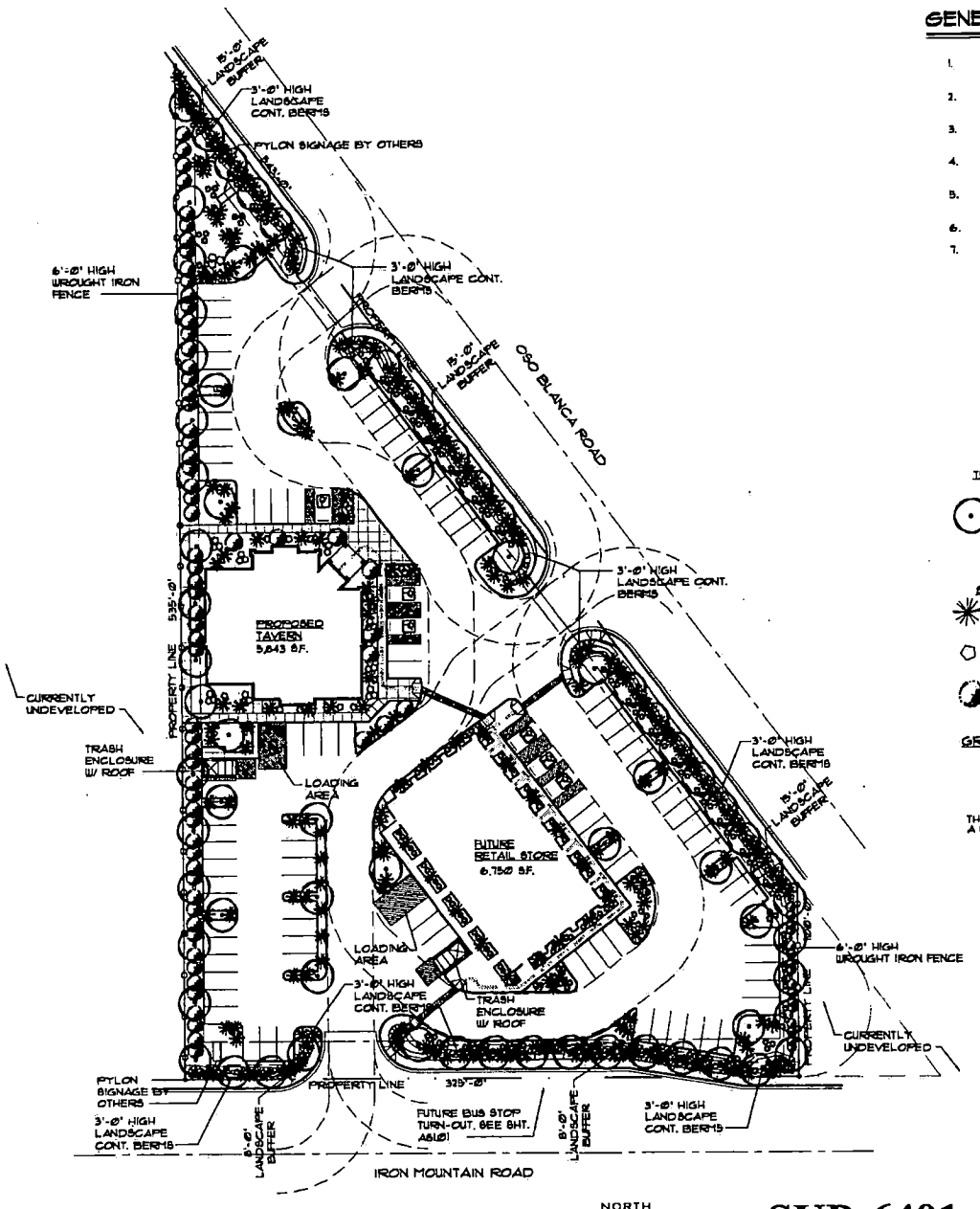
PRELIMINARY
NOT FOR CONSTRUCTION

sheet title:
ARCHITECTURAL SITE PLAN

issue dates:
07-23-05
drawn by:
DJ
checked by:
GG
project no.:
04-269
revisions:

sheet no.
AS1.01
of sheets

P:\04-269\Working\CAD\3-24-05\A2050a101.dwg Fri, 25 Mar 2005 - 10:56am



1 LANDSCAPE PLAN
L1.01 SCALE: 1" = 30'

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANITITIES. PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MAT'L. PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. PROVIDE MATCHING SIZES & FORMS OF LIKE SHRUB SPECIES AS AS SHOWN ON DRAWINGS.
5. DECOMPOSED GRANITE ½" MINUS, COLOR TO BE SELECTED BY OWNER, 2" DEPTH TYPICAL IN ALL PLANTING BEDS.
6. SITE PLAN/LANDSCAPE PLAN DESIGNED PER ZONING REQUIREMENTS.
7. ANY TREE WITHIN 5'-0" OF A SIDEWALK OR WALL SHALL BE PLANTED W/ A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.

LANDSCAPE LEGEND

	BOTANICAL NAME (COMMON NAME)	SIZE	REMARKS
TREES - MIDIUM			
⊙	PROSOPIS (TEXAS HONEY MESQUITE)	24" BOX	STANDARD TRUNK 20'-0" APART ALONG STREET, 30'-0" APART ALONG PERIMETER
SHRUBS - LARGE			
✳	CASSIA (SHRUBBY SENNA)	5 GAL. / TREE	
⬡	CONVOLVULUS (BUSH MORNING GLORY)	5 GAL.	
◔	BACCHARIS SAROTHROIDES (DESERT BROOM)	5 GAL. / TREE	
GROUNDCOVER & ACCENT			
✪	HESPERALOE PARVIFLORA RED YUCCA	1 GAL. / TREE	

ALL AREAS NOT RECEIVING LIVE GROUNDCOVER SHALL HAVE 2" ROCK MULCH

THE BUILDING FOUNDATION SHALL BE PROTECTED WITH A WATERPROOF MEMBRANE IF LANDSCAPING IS TO LOCATED NEARBY.

SUP-6401
SDR-6402
05-12-05 PC

ALL INSTRUMENTS OF SERVICE, THESE DRAWINGS AND SPECIFICATIONS, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED, BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE AND FOR THE PURPOSE FOR WHICH THEY ARE INTENDED AND NOT FINAL AND READY FOR USE, AND REMOVE NOT VISUAL USES, MAY BE USED OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE, AND REMOVE NOT VISUAL USES, MAY BE USED OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. © 2004.

ARCHITECT
GERALD GADARICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-3842 FAX (702) 454-7842

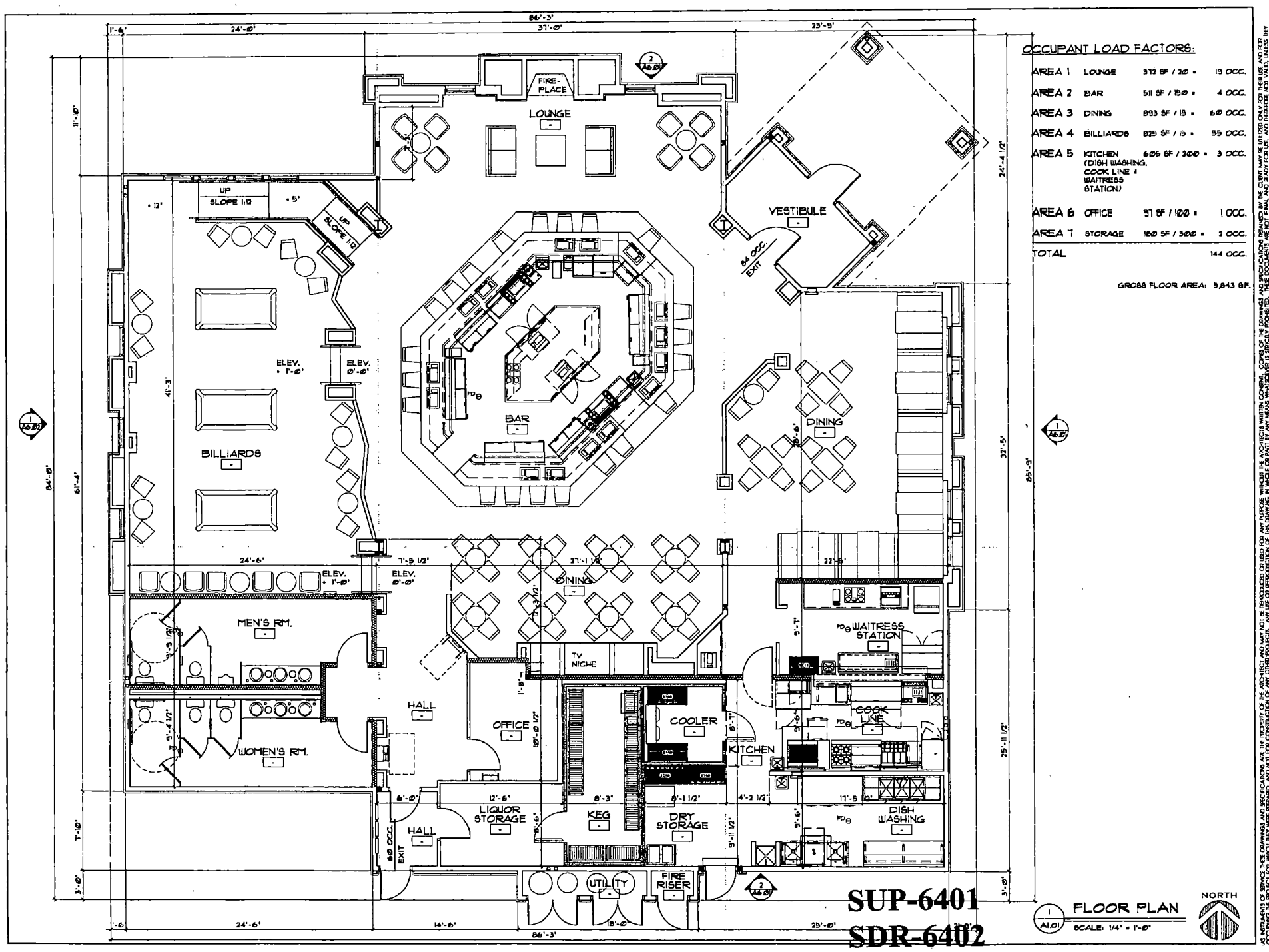
project title:
TAVERN AT KYLE CANYON
OSO BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION

sheet title:
LANDSCAPE PLAN

issue dates:
01-13-05
drawn by: GJ
checked by: GG
project no.: 04-1205
revisions:
sheet no.: L1.01
of sheets

P:\04-205\DRawings\Arch\A2001.dwg Fri, 25 Mar 2005 - 10:51am



OCCUPANT LOAD FACTORS:

AREA 1	LOUNGE	372 SF / 20 =	19 OCC.
AREA 2	BAR	511 SF / 150 =	4 OCC.
AREA 3	DINING	893 SF / 15 =	60 OCC.
AREA 4	BILLIARDS	825 SF / 15 =	55 OCC.
AREA 5	KITCHEN (DISH WASHING, COOK LINE & WAITRESS STATION)	605 SF / 200 =	3 OCC.
AREA 6	OFFICE	97 SF / 100 =	1 OCC.
AREA 7	STORAGE	150 SF / 300 =	2 OCC.
TOTAL			144 OCC.

GROSS FLOOR AREA: 5,843 S.F.

SUP-6401
SDR-6402
05-12-05 PC

1 A1.01 FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

ARCHITECT
CHAD CADADICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

project title:
TAVERN AT KYLE CANYON
9360 BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

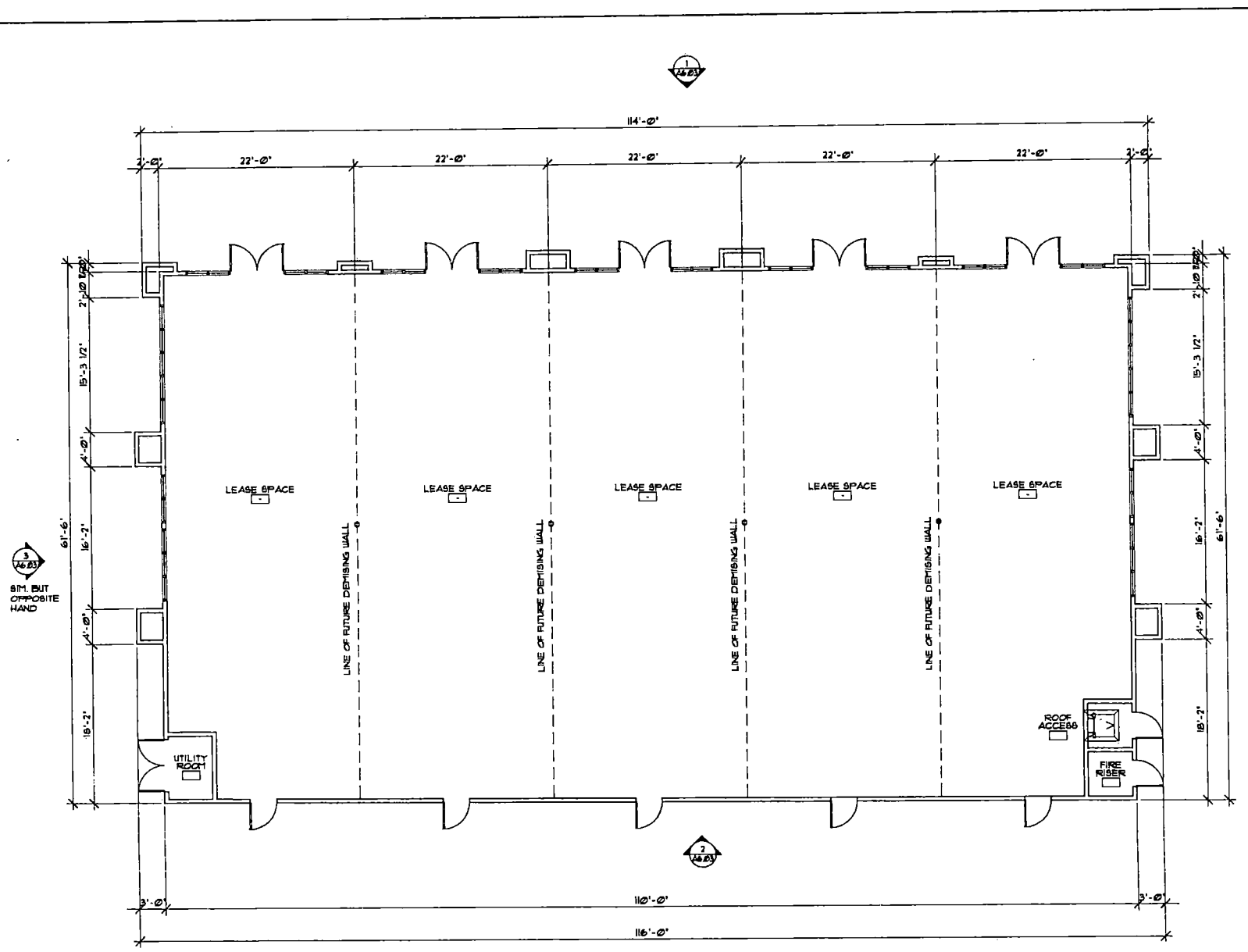
PRELIMINARY
NOT FOR CONSTRUCTION
02-23-05

sheet title: FLOOR PLAN

issue dates: 02-23-05
drawn by: ch
checked by: cch
project no.: 04-269
revisions:

sheet no. A1.01
of sheets

ALL INSTRUMENTS OF SERVICE THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE OTHER THAN THE PROJECT DETAILED HEREIN WITHOUT THE ARCHITECT'S WRITTEN CONSENT. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE AND FOR OCCUPANCY OF THE PROJECT DETAILED HEREIN. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE AND THEREFORE NOT VALID, UNLESS THEY ARE SIGNED, SEALED AND DATED BY THE ARCHITECT. ANY USE OF THIS DRAWING IN WHOLE OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE AND THEREFORE NOT VALID, UNLESS THEY ARE SIGNED, SEALED AND DATED BY THE ARCHITECT. ANY USE OF THIS DRAWING IN WHOLE OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. ANY USE OF REPRODUCTION OF THIS DRAWING IN WHOLE OR PART FOR ANY OTHER PROJECT, ANY PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT, COPIES OF THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE



1 A1.02 FLOOR PLAN

SCALE: 3/16" = 1'-0"

NORTH

TRUE NORTH

SUP-6401
SDR-6402
05-12-05 PC

ALL REMARKS OF SERVICE, THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE AND FOR COMPLETION OF THE PROJECT AS DESCRIBED IN THE CONTRACT BETWEEN THE CLIENT AND THE ARCHITECT. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE, AND THEREFORE NOT VALID, UNLESS THEY ARE SIGNED AND DATED. NAC 623.790 GERALD GADAPOH AND ASSOCIATES @ 2004.

ARCHITECT
GERALD GADAPOH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

project title:
FUTURE RETAIL STORE AT KYLE CANYON
OSO BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION

sheet title:
FLOOR PLAN

issue dates:
03-23-05

drawn by:
GG

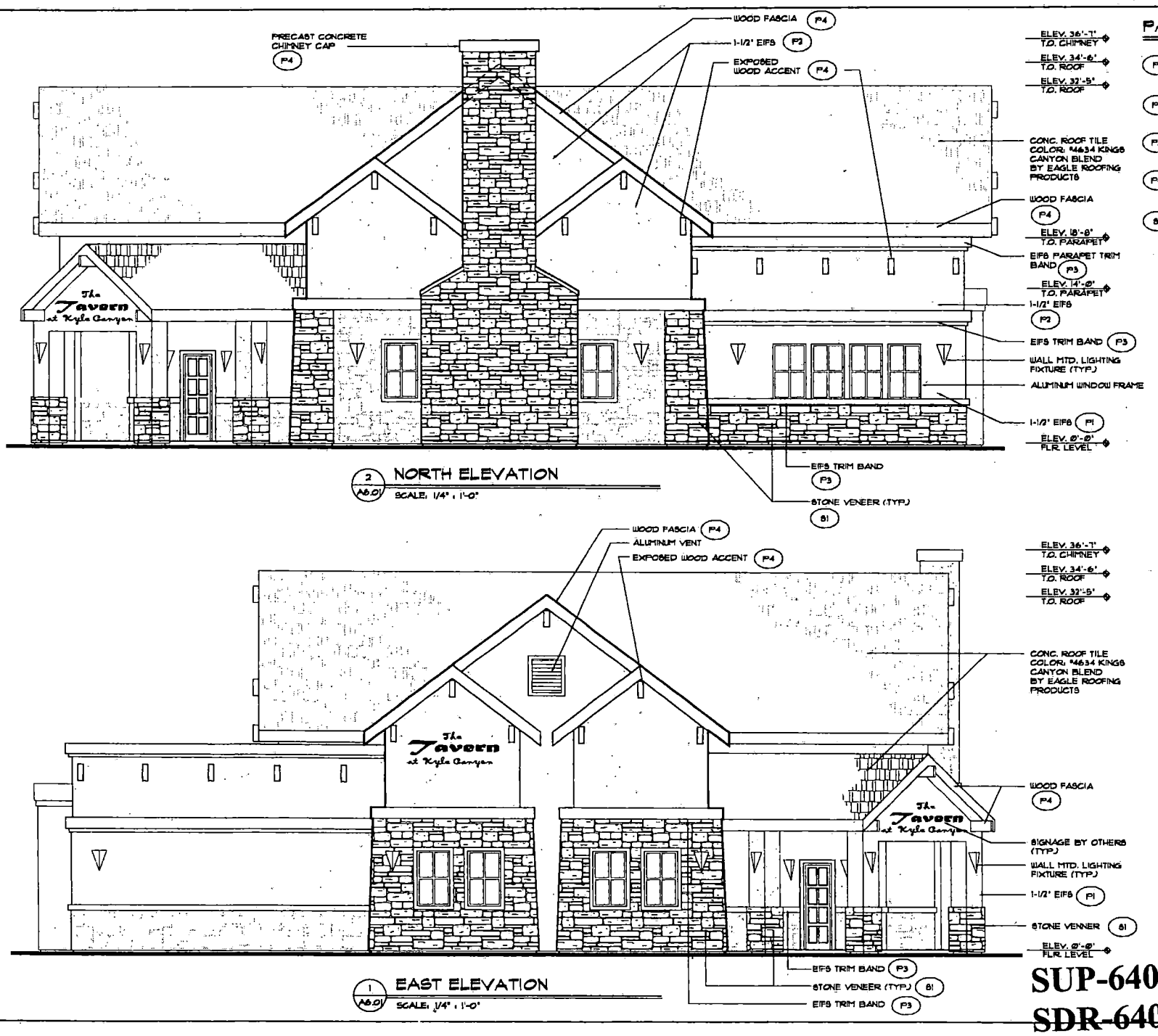
checked by:
GG

project no.:
04-288

revisions:

sheet no.
A1.02

of sheets



PAINT COLORS:

- (P1) PRIMARY COLOR: FRAZEE #8705D - BARN RAFTER OR APPROVED EQUAL
- (P2) SECONDARY COLOR: FRAZEE #8732W - FRONTIER TAN OR APPROVED EQUAL
- (P3) TRIM / ACCENT COLOR: FRAZEE #8743D - POLISHED OAK OR APPROVED EQUAL
- (P4) WOOD FASCIA / EXP. WOOD ACCENT , FRAZEE #8316N - BLACK BURGUNDY OR APPROVED EQUAL
- (S1) STONE VENEER: ELDORADO STONE - BRONZE-SHADOW ROCK OR APPROVED EQUAL

SUP-6401
SDR-6402
05-12-05 PC

ADC ARCHITECT
GERALD GADALETA • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 456-3842 FAX (702) 454-7842

project title:
TAVERN AT KYLE CANYON
ORO BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

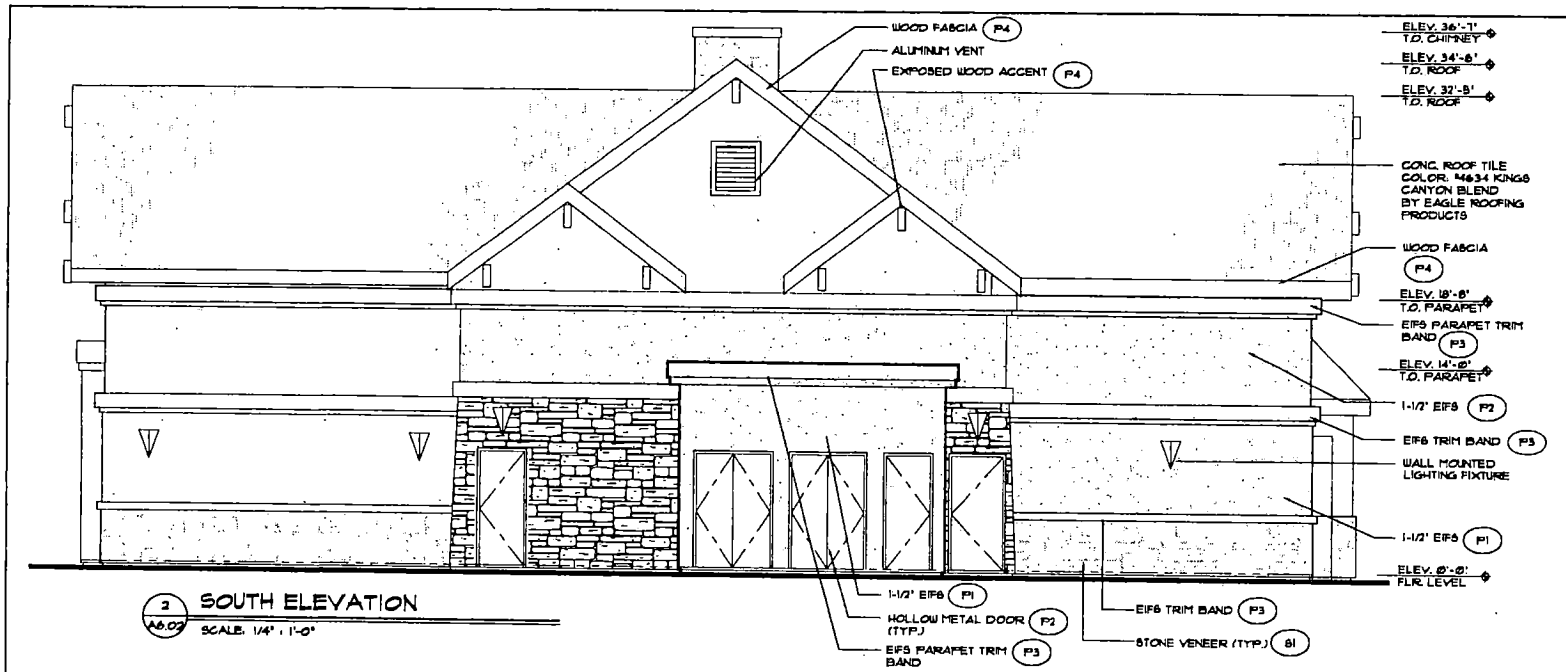
PRELIMINARY NOT FOR CONSTRUCTION 03-18-05

sheet title:
EXTERIOR ELEVATIONS

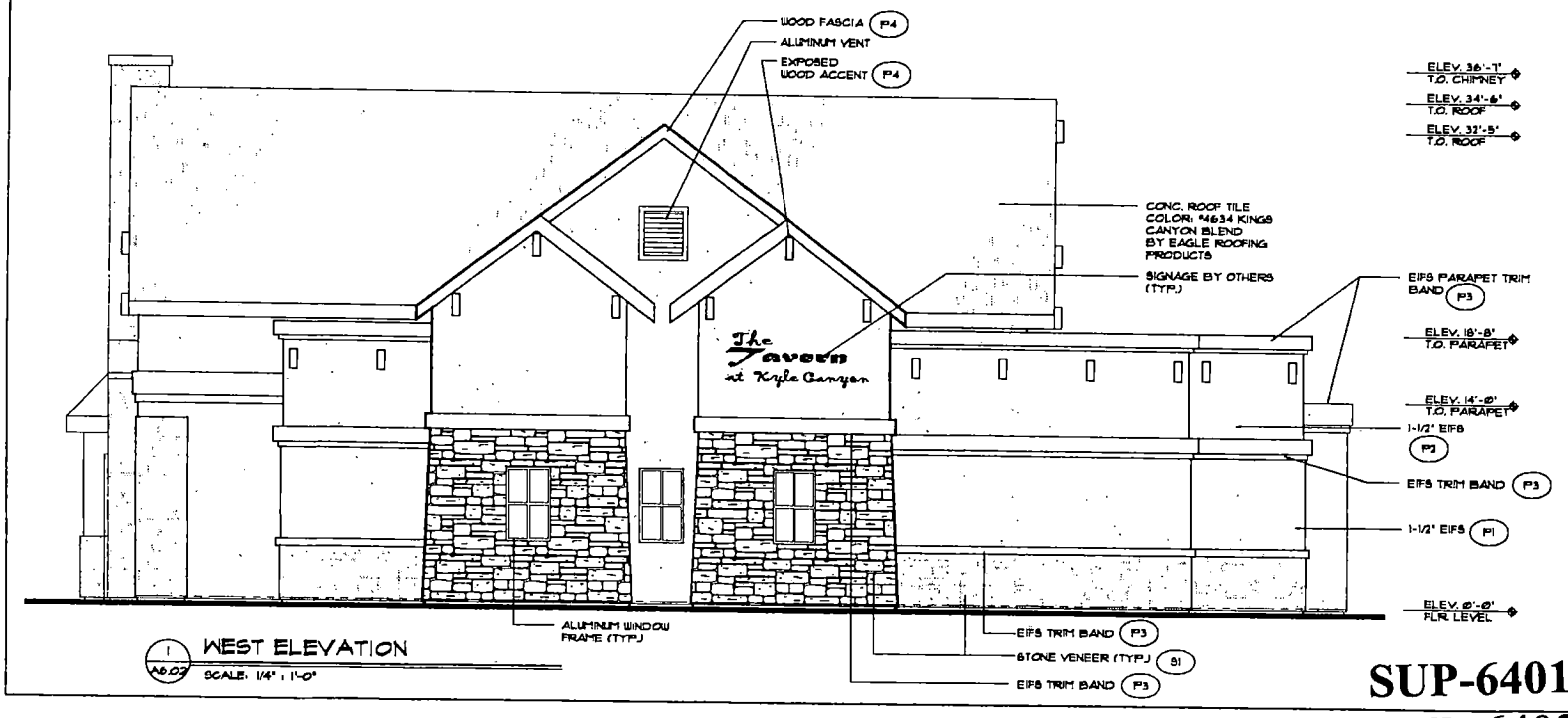
issue dates: 03-23-05
drawn by: CI
checked by: GG
project no.: 04-269
revisions:

sheet no.
A6.01
of sheets

AS INSTRUMENTS OF SERVICE THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR HIS/HER USE AND FOR THE PURPOSES FOR WHICH THEY ARE INTENDED. THEY SHALL NOT BE USED BY THE CLIENT OR ANY OTHER PERSON ON OTHER PROJECTS, OR EXTENSIONS TO THIS PROJECT, OR ANY OTHER PROJECT, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ANY USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE AND VERIFICATION UNLESS THEY ARE SEALED, SIGNED, AND DATED. INC. 03 TAVERN AT KYLE CANYON ARCHITECTURE © 2004 GERALD GADALETA AND ASSOCIATES © 2004.



2 / A6.02 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 / A6.02 WEST ELEVATION
SCALE: 1/4" = 1'-0"

PAINT COLORS:

- P1 — PRIMARY COLOR: FRAZEE #8716D - BARN RAFTER OR APPROVED EQUAL
- P2 — SECONDARY COLOR: FRAZEE #8732W - FRONTIER TAN OR APPROVED EQUAL
- P3 — TRIM / ACCENT COLOR: FRAZEE #8743D - POLISHED OAK OR APPROVED EQUAL
- P4 — WOOD FASCIA / EXP. WOOD ACCENT : FRAZEE #8318N - BLACK BURGUNDY OR APPROVED EQUAL
- S1 — STONE VENEER: ELDORADO STONE - BRONZE-SHADOW ROCK OR APPROVED EQUAL

SUP-6401
SDR-6402
05-12-05 PC

AS INSTRUMENTS OF SERVICE THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECTS WRITTEN CONSENT. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR REFERENCE AND FOR COMPLETION OF THE PROJECT BY THE ARCHITECT AND ASSOCIATES. ANY USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE, AND THEREFORE NOT VALID, UNLESS THEY ARE SEALED, SIGNED, AND DATED. HAC 623.180 GERALD CADAPICH AND ASSOCIATES @ 2004

ARCHITECT
GERALD CADAPICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-8842 FAX (702) 454-7842

project title:
TAVERN AT KYLE CANYON
OSO BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION
02-23-05

sheet title:
EXTERIOR ELEVATIONS

issue dates:
02-23-05

drawn by:
CL

checked by:
GC

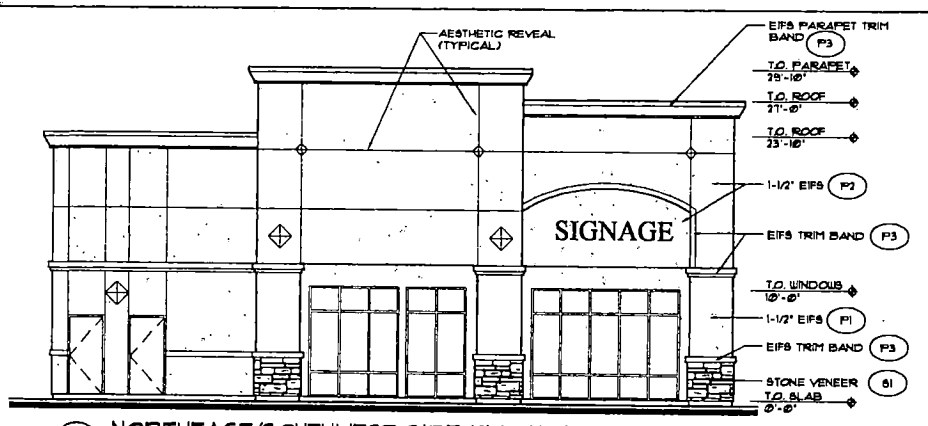
project no.:
04-269

revisions:

sheet no.
A6.02

of sheets

P:\04-269\Revised Work\4269s602.dwg Fri, 25 Mar 2005 - 10:41am

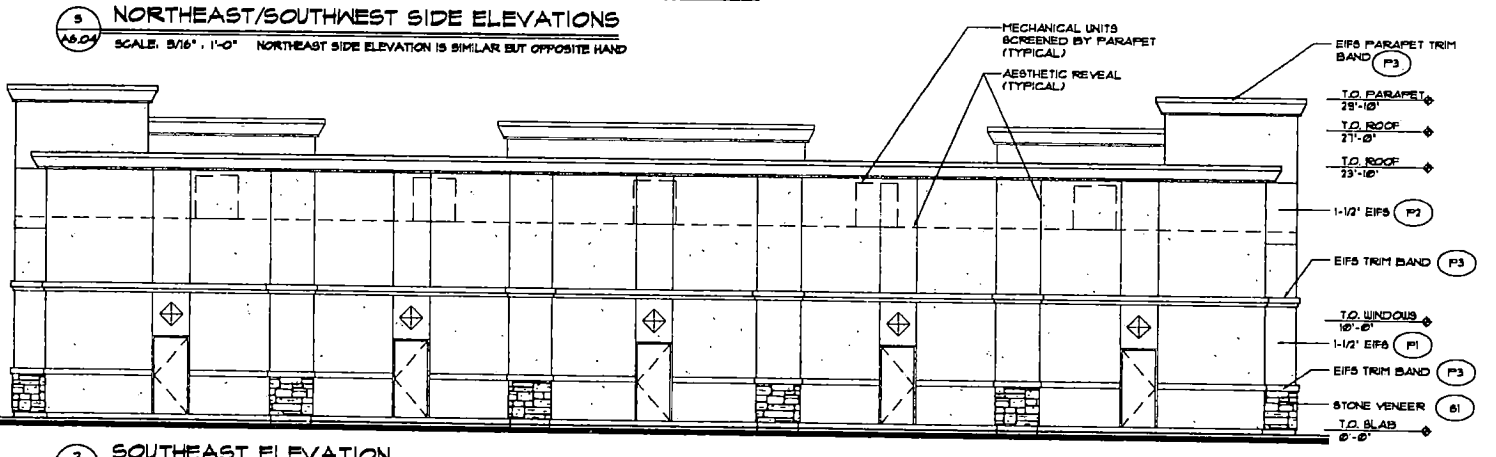


5 A6.04 NORTHEAST/SOUTHWEST SIDE ELEVATIONS

SCALE: 3/16" = 1'-0" NORTHEAST SIDE ELEVATION IS SIMILAR BUT OPPOSITE HAND

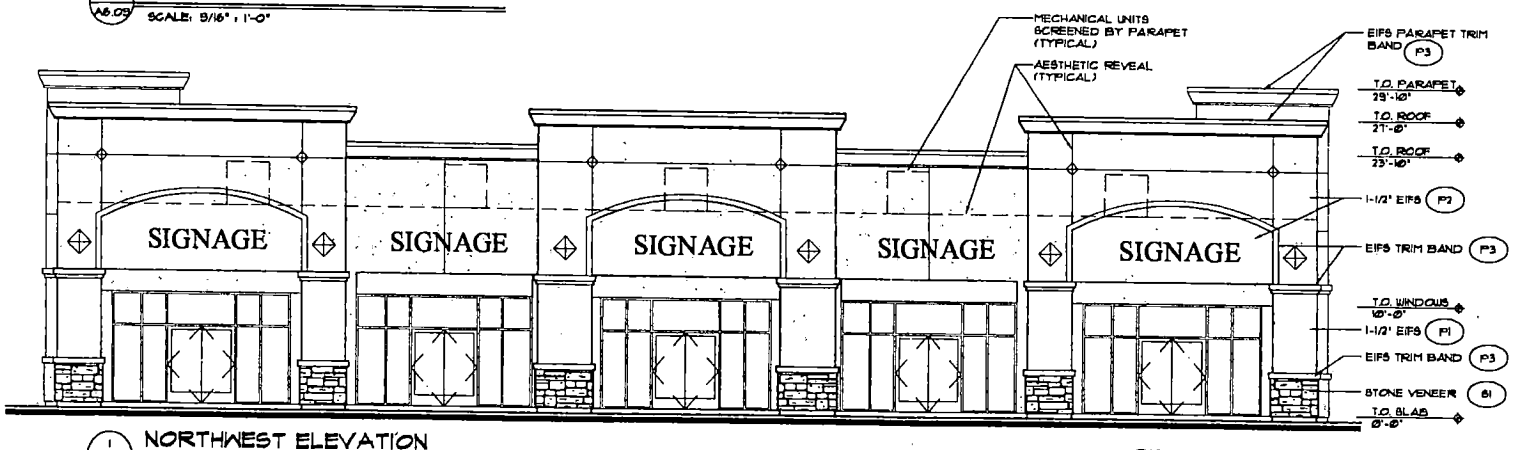
PAINT COLORS:

- P1 PRIMARY COLOR: FRAZEE #8T-05D - BARN RAFTER OR APPROVED EQUAL
- P2 SECONDARY COLOR: FRAZEE #8T-13ZU - FRONTIER TAN OR APPROVED EQUAL
- P3 TRIM / ACCENT COLOR: FRAZEE #8T-43D - POLISHED OAK OR APPROVED EQUAL
- S1 STONE VENEER: ELDORADO STONE - BRONZE-SHADOW ROCK OR APPROVED EQUAL



2 A6.03 SOUTHEAST ELEVATION

SCALE: 3/16" = 1'-0"



1 A6.03 NORTHWEST ELEVATION

SCALE: 3/16" = 1'-0"

SUP-6401
SDR-6402
05-12-05 PC

ARCHITECT
GERALD GARAVICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-9842 FAX (702) 454-7842

project title:
FUTURE RETAIL STORE
AT KYLE CANYON
SEC BLANCA ROAD
CORNER OF IRON MOUNTAIN RD.
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION

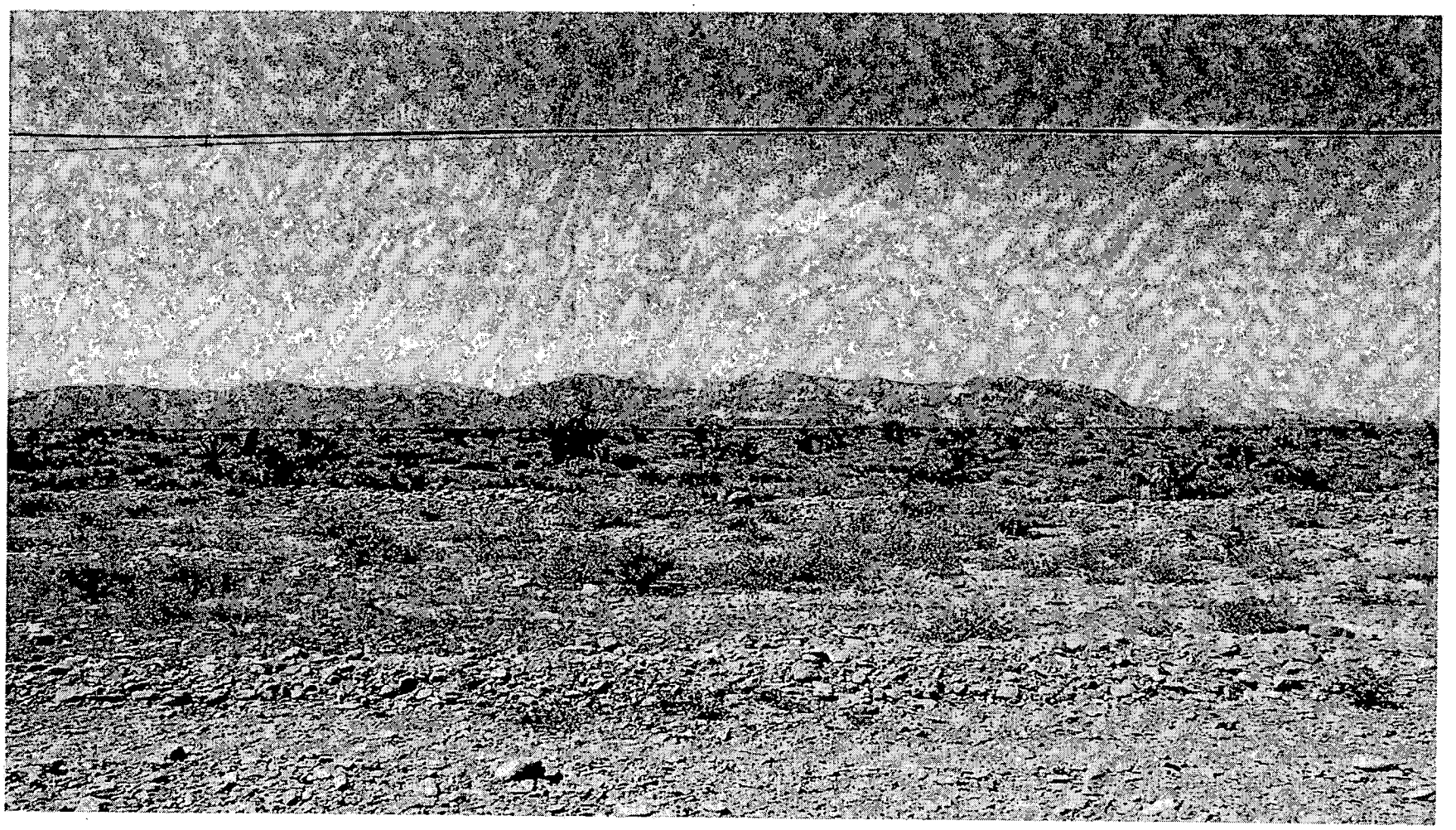
sheet title:
EXTERIOR ELEVATIONS

issue dates:
3-16-05
drawn by:
C.J.
checked by:
G.G.
project no.:
04-205
revisions:

sheet no.
A6.03
of sheets

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR CONSTRUCTION OF ANY OTHER PROJECTS. ANY USE OR REPRODUCTION OF THE DRAWING IN WHOLE OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE, AND THEREFORE NOT VALID, UNLESS THEY ARE SEALED, SIGNED, AND DATED. NAC 623.190 GERALD GARAVICH AND ASSOCIATES © 2004.

P:\04-205\Drawings\Arch\4-205s603.dwg Fri, 25 Mar 2005 - 10:43am



SUP-6401 & SDR-6402 - APPLICANT: GERALD GARAPICH, AIA, LLC - OWNER: OSO BLANCA LLC
ADJACENT TO THE NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND OSO BLANCA ROAD
MAY 12, 2005 PLANNING COMMISSION

04/20/05

ARCHITECT
GERALD GARAPICH AIA, LLC
10 COMMERCE CENTER DRIVE, HENDERSON, NV 89014 (702) 454-5842 FAX (702) 454-7842

January 6, 2005

City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

RE: TAVERN AT KYLE CANYON
JUSTIFICATION LETTER

PROJECT NO: 04-205

To Whom It May Concern:

We are respectfully requesting the approval of a Site Development Plan Review and Special Use Permit for a Tavern project to be located at Iron Mountain Road and US-95.. The subject parcel is zoned C-1. We are requesting a Special Use Permit for a Tavern. This project will consist of a Tavern building approximately 5,843 Square Feet. The building will be wood frame with a cement plaster finish and faux stone veneer. This project will be beneficial to the surrounding neighborhoods and will not have a severe impact on the traffic conditions of the area.

Should you have any questions, please contact our office.

Sincerely,

Gerald Garapich, AIA
Principal Architect

GG/hm

cc: 04-205.js.ltr

SDR-6407

City of Las Vegas

Agenda Item No.: 41

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
SUP-6405 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORP. - Request for a Special Use Permit FOR A PROPOSED TEMPORARY SALES TRAILER adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use – Town Center) Special Land Use Designation, Ward 6 (Mack).

C.C.: 06/15/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED subject to conditions and adding the following condition:
- **There shall be a one year review by the Planning Commission.**

– UNANIMOUS with McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open on Item 41 [SUP-6405] and Item 42 [SDR-6403].

KYLE WALTON, Planning and Development Department, gave a brief overview of the applications. He stated that the proposed sales trailer is consistent with the existing adjacent commercial and future development on the subject site. Staff recommended approval on the Special Use Permit (SUP).

MINUTES – Continued:

Regarding the Site Development Plan Review, staff recommended denial. The requested Waiver is considered preferential in nature and is not based on any hardship.

JOHN BONE, Carina Homes, 1050 Indigo Drive, stated that enhanced landscaping would be provided along the sales trailer. The applicant felt it would be wasteful to plant additional landscaping that would be destroyed once the sales trailer was removed.

COMMISSIONER DAVENPORT questioned the timeframe that the sales trailer could remain on the subject site. MR. WALTON replied that the purpose of the SUP is to grant the applicant the ability to have the sales trailer indefinitely while development is taking place. COMMISSIONER DAVENPORT'S concern was that temporary trailers sometimes become permanent on sites. MR. WALTON confirmed for the Commissioner that a requirement could be placed upon the applicant regarding a timeframe. MR. BONE concurred with a one-year review.

Although the proposed use would be a temporary structure, COMMISSIONER STEINMAN felt that additional landscaping should be planted, aside from around the sales trailer. MR. BONE responded that the developer already has 1,000 individuals on the waiting list for these homes, so they wanted to provide additional parking in lieu of additional landscaping.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 41 [SUP-6405] and Item 42 [SDR-6403].

(10:03 – 10:09)

4-944

CONDITIONS:

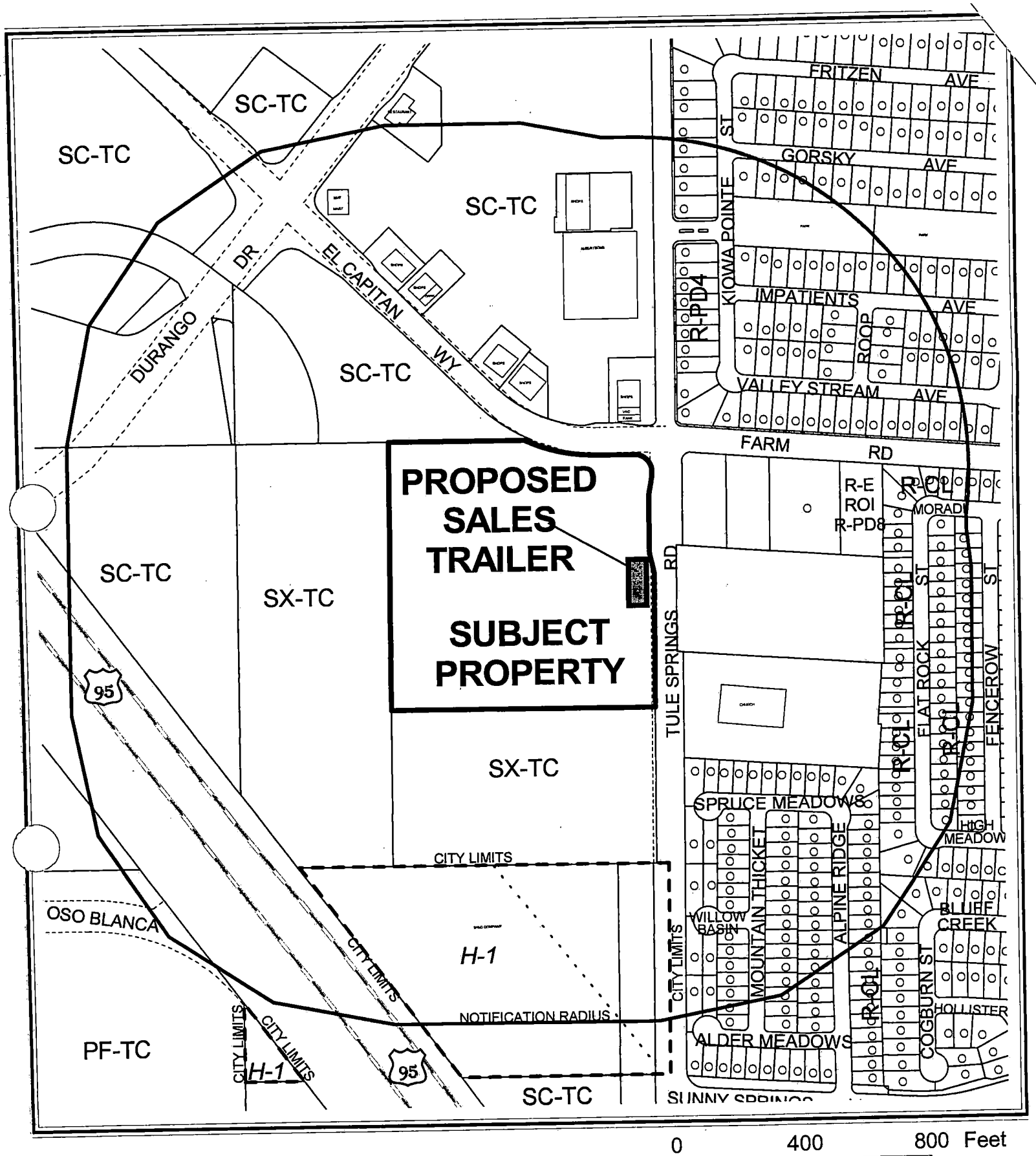
Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-6403.

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

3. Consideration shall be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments

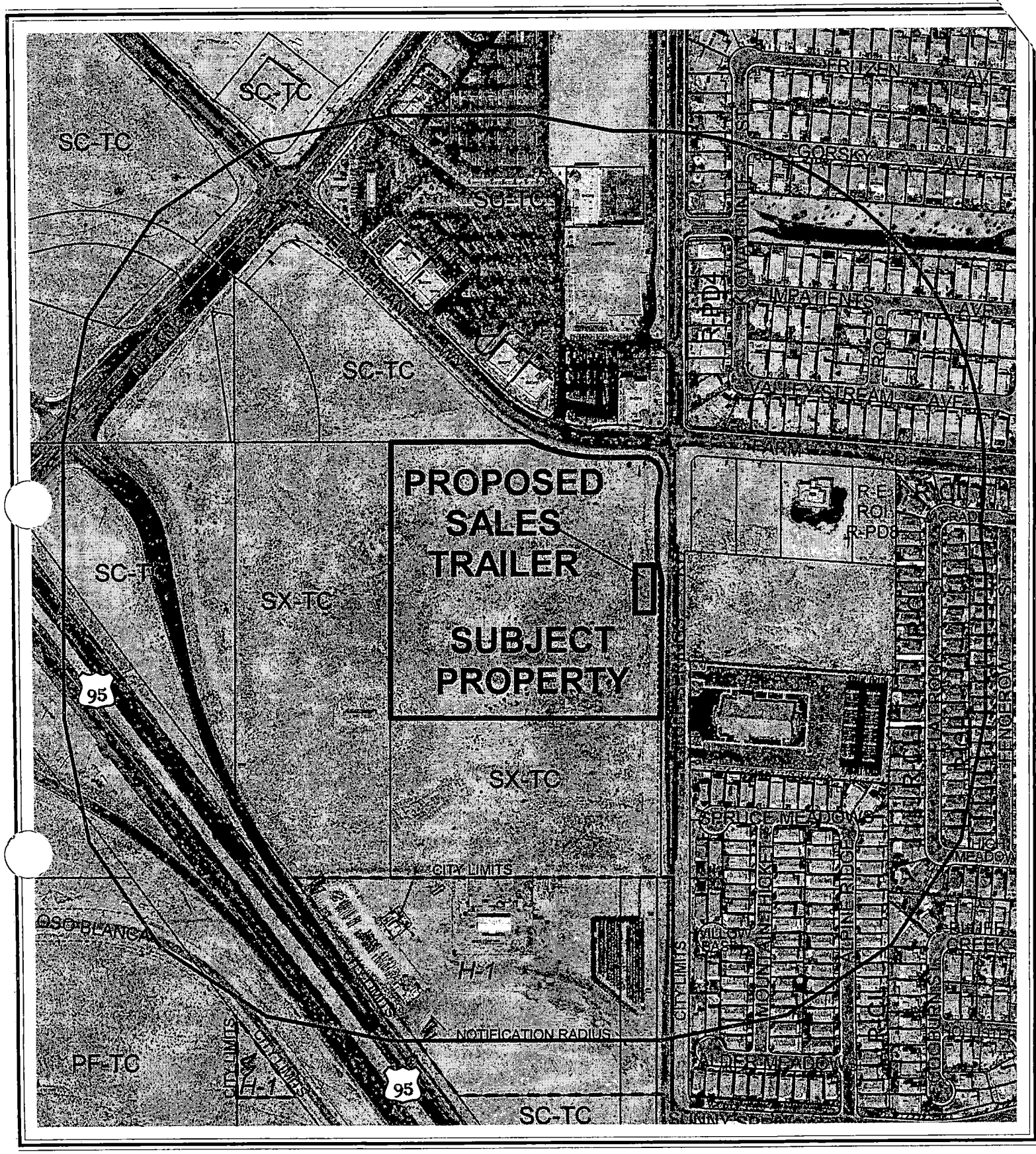
4. All City Code requirements and design standards of all City departments must be satisfied.



CASE: **SUP-6405**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



0 400 800 Feet

CASE: **SUP-6405**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-6405 - APPLICANT/OWNER: CARINA CORP.

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-6403.

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

3. Consideration shall be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments

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 Temporary Sales Trailer on 0.016 acres on the southwest corner of Farm Road and Tule Springs Road.

B) Applicant's Justification

This sales trailer will be temporary in nature. The surrounding zoning is TC with the exception to the parcels to the east.

BACKGROUND INFORMATION

A) Related Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center. The Planning Commission and Staff recommended approval.

11/07/01 The City Council approved the current version Town Center Development Standards (TCDS) Manual through Bill No. 2001-100. The TCDS details the uses permitted within Town Center and the development standards that will accomplish the vision of Town Center. The Planning Commission and Staff recommended approval.

08/02/00 The City Council approved a Site Development Plan Review [Z-0076-98(15)] for a 381,750 square foot commercial center on 41.02 acres on the southwest corner of the intersection of Farm Road and Tule Springs Road.

11/21/01 The City Council approved a Special Use Permit (U-0129-01) for packaged liquor sales in conjunction with a proposed supermarket (Smiths); and for a Waiver of the Minimum Separation Requirement from an existing church located on the southwest corner of Tule Springs Road and Farm Road.

01/02/02 The City Council approved an update to the Town Center Development Standards Manual that included standards for residential development through Bill No. 2001-139. The Planning Commission and Staff recommended approval.

02/18/04 The City Council approved a General Plan Amendment (GPA-3497) from SC-TC to SX-TC. The Planning Commission recommended approval. Staff recommended denial.

07/07/04 The City Council approved a Variance (VAR-4300) to allow 1.94 acres of open space where 2.41 acres are required, a Special Use Permit (SUP-4299) and a waiver for non-gated Private Streets, and a Site Development Plan Review (SDR-4290) for a proposed mixed-use development consisting of 211 single-family residential units, eight multi-family units, and 105,850 square feet of commercial space on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road. The Planning Commission and staff recommended approval.

08/12/04 The Planning and Development Department approved Site Development Plan Review SDR-4758, an administrative review for a proposed 7,770 square-foot office building on a portion of 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road.

09/23/04 The Planning Commission approved a Tentative Map (TMP-4838) for a 213-lot subdivision on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road.

01/05/05 The Planning and Development Department approved a revision of Tentative Map TMP-4838 as an administrative review for a 241-lot subdivision on 41.02 acres that clarified the proposed mapping of the commercial/mixed use areas.

04/14/05 The Planning Commission approved a Variance to allow 824 parking spaces where 1,065 is the minimum required in conjunction with a proposed mixed-use development (VAR-5949), a Waiver of Title 18.12.100 to allow 24-foot private street width at intersections where 37 feet is the minimum width required (WVR-6153), and Revisions to an approved Site Development Plan Review for a proposed mixed-use development (SDR-5948). Staff recommended approval.

B) Pre-Application Meeting

03/09/05 During a pre-application conference with the applicant the following was discussed.

- The proposed will be a temporary sales trailer
- Duration of the use will be longer than six months; thus requiring the SUP
- Access to Tule Springs has been approved by NDOT
- The access should be from the private drive

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 41.02

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped Commercial
South:	Undeveloped
East:	Undeveloped Church Residential
West:	Undeveloped

C) Planned Land Use

Subject Property:	SX-TC (Suburban Mixed-Use - Town Center)
North:	SC-TC (Service Commercial - Town Center)
South:	SC-TC (Service Commercial - Town Center)
East:	PCD (Planned Community Development)
West:	SC-TC (Service Commercial - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	Clark County
East:	R-E (Residence Estates) R-E (Residence Estates) Under Resolution of Intent to R-CL (Residential Compact Lot) U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD8 (Residential planned Development- 8 Units per Acre) R-E (Residence Estates) Under Resolution of Intent to R-PD8 (Residential planned Development- 8 Units per Acre)
West:	T-C (Town Center)

E) General Plan Compliance

The existing T-C (Town Center) zoning is in conformance with the General Plan, which designates the area as SX-TC (Suburban Mixed Use - Town Center), as part of the Town Center Master Plan. The intent of the SX-TC designation is to create a neighborhood that generates a sense of place, a feeling of being in a unique business / urban environment.

The subject request conforms to this intent.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Centennial Hills Town Center	X	
Special Overlay District		X
Trails		
Recreational Trails Element	X	
Development Impact Notification Assessment		X
Project of Regional Significance		X

Centennial Hills Town Center- The proposed use will be subject to the policies and development standards of Centennial Hills Town Center.

Trails - Map 6 of the Recreational Trails Element, "Town Center Multi-use Trail Alignments," shows a Multi-Use Transportation Trail along the west side of Tule Springs Road. A condition of approval of the Village of Centennial Springs development (SDR-4290) requires the developer to include this trail within the improvements for the west side of Tule Springs Road.

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
Office, other than Listed	1400 SF.	1 Space/ 300 GFA	4	1	18	1

The proposal exceeds the parking requirements of Title 19.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed temporary sales office use.

B) General Analysis and Discussion

- Zoning

  The subject site is currently zoned T-C (Town Center) with a SX-TC (Suburban Center Mixed Use – Town Center) General Plan designation.

  The proposed commercial is consistent with the TC zoning and the approved residential/ commercial mixed development to be at the same location. The development conforms to open space and development standards of the Town Center zoning.

- Use

  The sales trailer will sit on approximately 0.016 acres of the overall mixed use development at the southwest corner of Tule Springs Road and Farm Road. The sales trailer is 1440 square feet in size.

  The trailer will be temporary in nature but will be located at the same site for more than six months which necessitates the Use Permit.

- Conditions

  1. The use shall not be permitted to operate and is not entitled to a certificate of occupancy until a Site development Plan Review has been approved for the development to which the sales pertains.

  2. Upon termination of the use, all temporary access improvements from this site to the abutting street shall be removed and replaced with a permanent access improvements that meet all City standards, as required by the Department of Public Works.

  3. Pursuant to LVMC 18.12.310, direct vehicular access from primary and secondary streets through the back of bordering lots is prohibited unless approval is granted by the Director of Planning and development.

  4. All development shall be in conformance with the submitted plot plan and floor plan.

  5. Any signage for this use must be first approved in writing by the Planning and Development Department.

6. A minimum of five paved on-site parking spaces shall be provided, and the spaces provided shall be in conformance with ADA parking requirements and LVMC Chapter 19.10.

FINDINGS

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

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

   The proposed use is compatible with the planned commercial that surrounds the site.

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

   There are no physical constraints to the site that make the proposed development impractical.

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

   The site is bordered by Tule Springs to the east, which is designated as a Town Center (80-foot) Collector on Map 4A of the Town Center Development Standards Manual. Primary access will be a private drive that leads to Tule Springs Road. When completed, these roadways will provide adequate access to the subject site.

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 on this site will be subject to the provisions of the Uniform Building Code, and will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 230 – Mailed with SDR-6403

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-04405 APN: **125-17-702-003, 004, 005**

Name of Property Owner: **Carina Corporation**

Name of Applicant: **Carina Corporation**

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: Mark S Dapper

Print Name: Mark Dapper

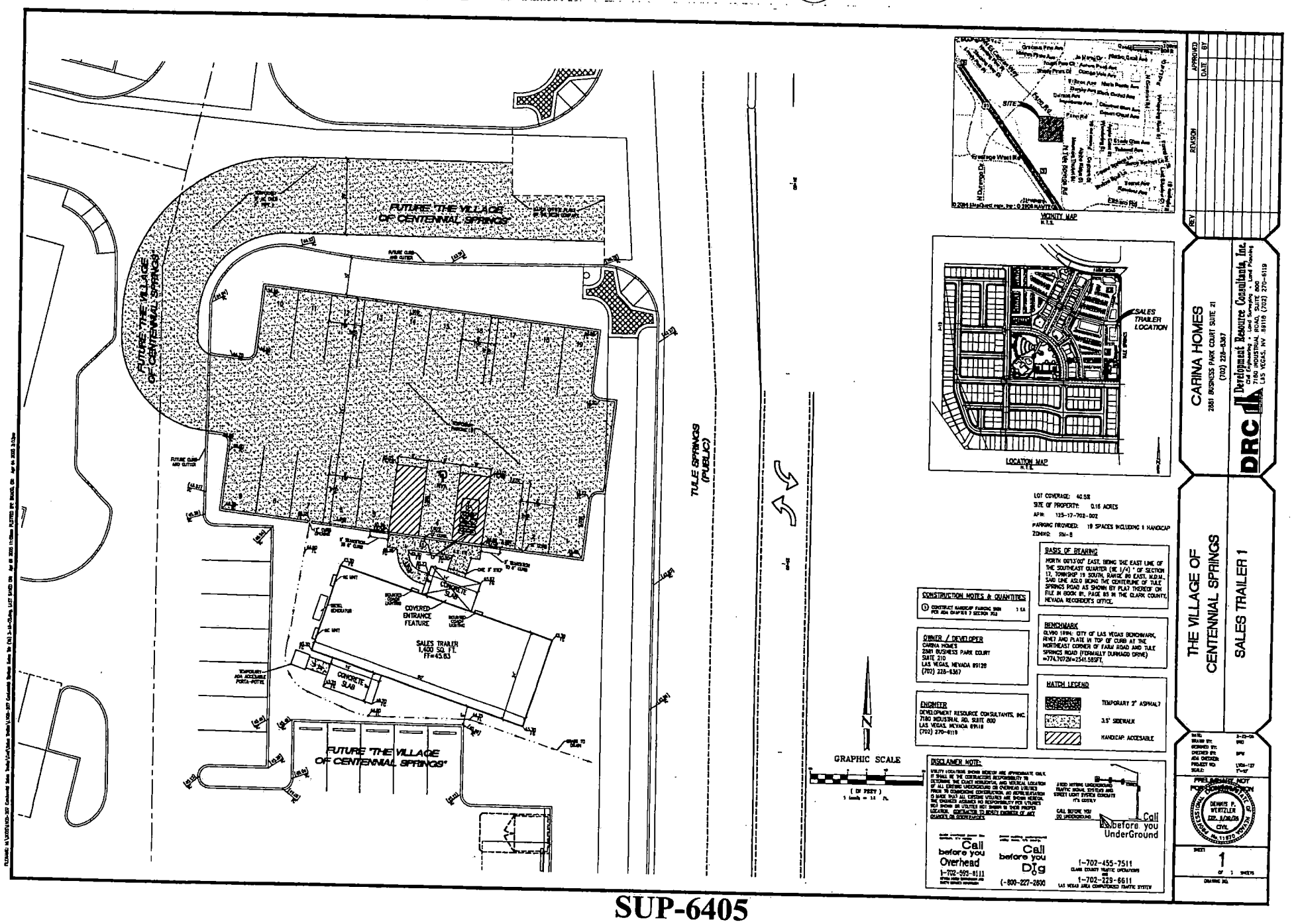
Subscribed and sworn before me

This 11th day of March ,20 05

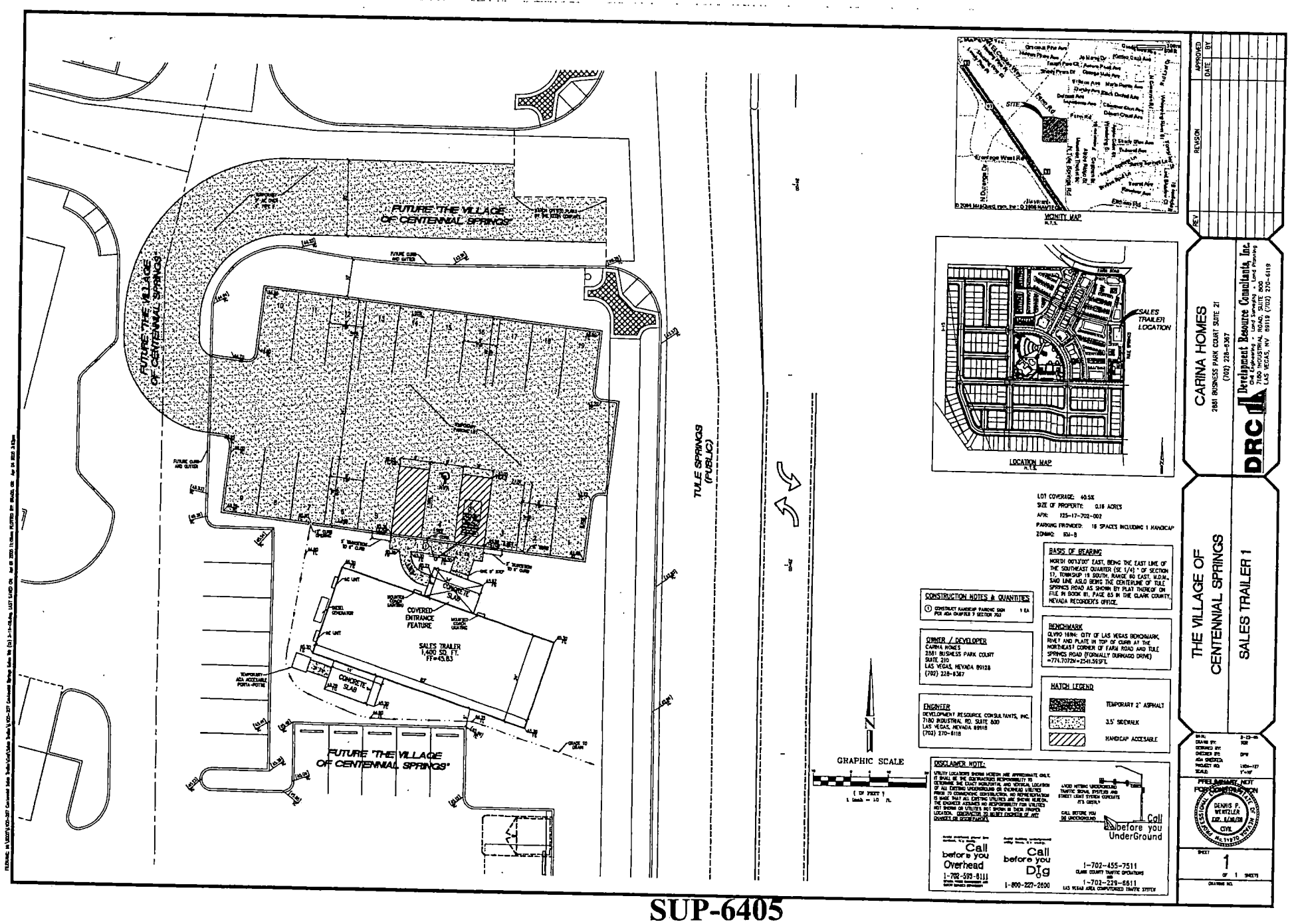
Jessica A. Eylar

Notary Public in and for said County and State

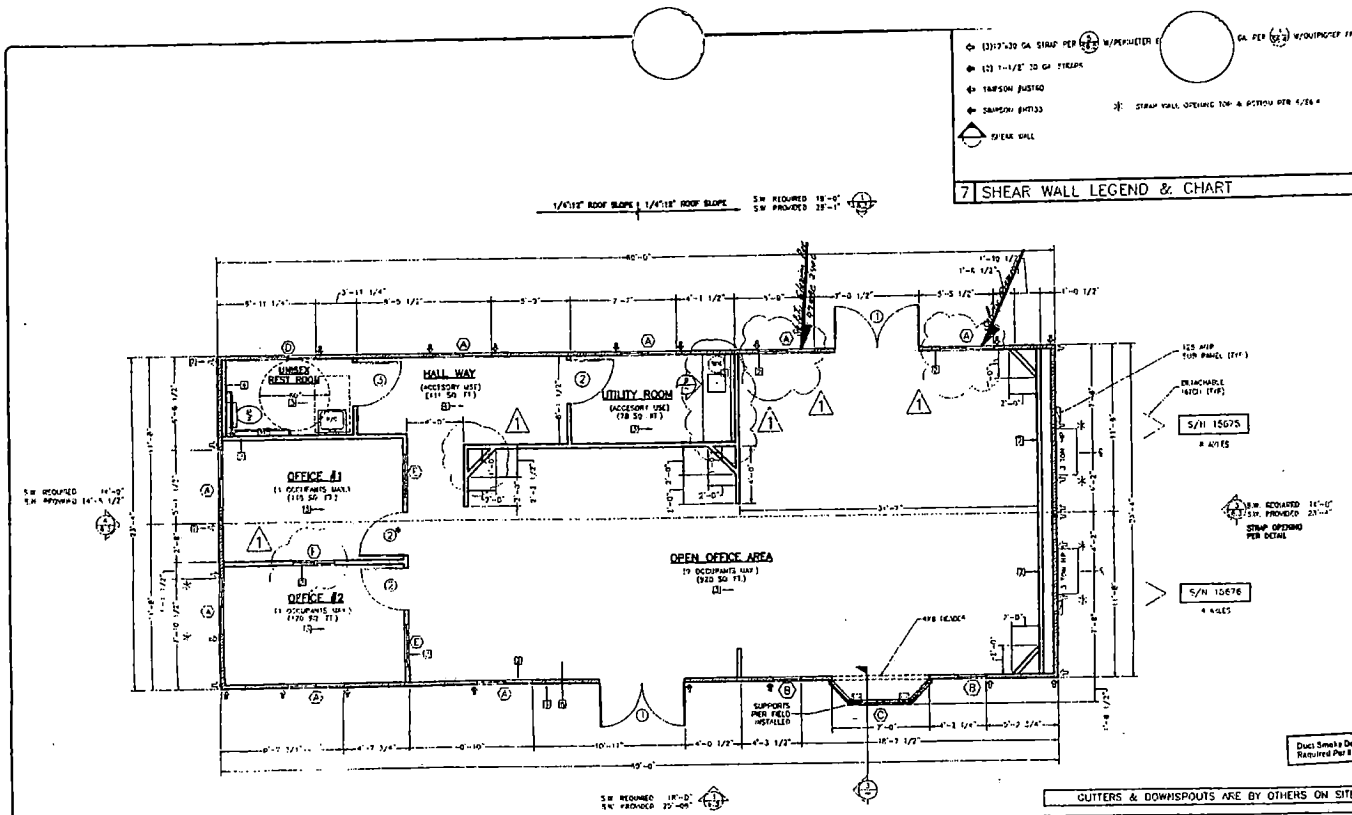
JESSICA A. EYLAR
Notary Public, State of Nevada
Appointment No. 04-90411-1
My Appt. Expires Jul 27, 2008



SUP-6405
SDR-6403
05-12-05 PC



SUP-6405
SDR-6403
05-12-05 PC



FLOOR PLAN LEGEND

INDICATES 2"x4" EXTERIOR WALLS W/R-11 INSULATION

INDICATES 2"x4" INTERIOR WALLS (TO CEILING)

GUTTERS & DOWNSPOUTS ARE BY OTHERS ON SITE.

ALL FLOOR COVERING & BASE (INCLUDING TRIMING OF INSIDE/OUTSIDE CORNER TRIMS) BY DEALER ON SITE.

ALL METAL, MUD, TAPE, TEXTURE AND PAINTING OF RAW GYP. IS BY OTHERS ON SITE.

1 FLOOR PLAN

2 FINISH SCHEDULE

(1) 2/16" LP SMART PANEL EXTERIOR SIDING W/GROOVES @ 8" O.C. AND MASONITE TRIM (4" @ DOORS, WINDOWS, VERTICALS & BOTTOMS" @ 16" O/C)

(2) 1/2" RAW GYP BD. COLOR BY OTHERS

(3) ALL FLOOR COVERINGS AND BASE (INCLUDING TRIMMING OF INSIDE/OUTSIDE CORNER TRIMS) BY DEALER ON SITE

(4) .028" "TBR" OVER 1/2" GYP. BOARD W/TRIM (EXT. A.F.P.) (RESTROOM CAN'T) COLOR: WHITE

(5) SUSPENDED T-BAR CEILING GRID "ARMSTRONG" HEAVY DUTY W/"ARMSTRONG" #7858 FISSURED SHEETROCK

(6) 26 GA. GALVANIZED STANDOFF SCREW OVER FELT PAPERED

(7) STATE INSIGNIA & I.D. LABEL
NOT INSTALLED ☑ YES ☐ NO

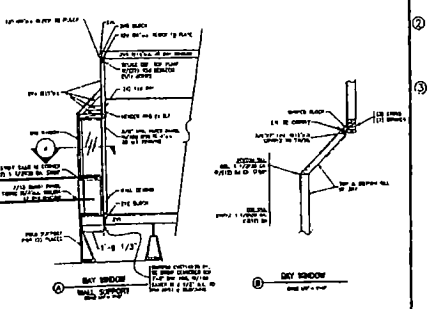
BODY ..... HIGH WORK 2510

TRIM ..... WAYSIDE MAVERICK 2170

DURON EDWARDS 5496 LOW SHEEN LATEX ENAMEL OVER FACTORY PRIMER

3 PAINT (DURON EDWARDS)

4 SECTION DRAWING



7 SHEAR WALL LEGEND & CHART

⇦ (3)10"x30 GA STRAP PER 4/S6.4 W/PERIMETER E

⇦ (2) 7-1/8" 20 GA STRAPS

⇦ TAPSON JUST60

⇦ SIMPSON SWT33

SHEAR WALL

* SHEAR WALL OPENING TOP & BOTTOM PER 4/S6.4

5 DOOR LEGEND

① EXTERIOR DOOR: 6'-0" X 6'-0" SC,PAINT GRADE,SINGLE LITE (TEMPERED) DOUBLE FRENCH PREHUNG W/HINGES AND CASING
ROUGH OPENING: 6'-1" X 6'-0"
DOOR COLOR: EXT/INT: PAINT GRADE
FRAME: PAINT GRADE
THRESHOLD: "MAGIC" 413 SA 36"
LOCK: "SCHLAGE" F-SERIES, PASSAGE (LEVER) W/DEADBOLT
STAY CHAIN: YES

② INTERIOR DOOR: 3'-0"x6'-8"x1 3/8" SC, STAIN GRADE, SINGLE LITE FRENCH
ROUGH OPENING: MEET WITH PURCHASING
DOOR COLOR: EXT/INT: PAINT STAIN
FRAME: PREHUNG W/HINGES AND CASING (PAINT GRADE)
INT. CYLINDER: "TELL" LC3679 CTL LEVER/AMSI F-75 (PASSAGE) 960 GRADE 3
DOOR STOP: CONCAVE RUBBER BUMPER, WALL MOUNTED

③ INTERIOR DOOR: 3'-0"x6'-8"x1 3/8" SC, STAIN GRADE
ROUGH OPENING: 37 1/4"x81" R.O.
DOOR COLOR: EXT/INT: PAINT GRADE
FRAME: PREHUNG W/HINGES AND CASING (PAINT GRADE)
INT. CYLINDER: "TELL" LC3679 CTL LEVER /AMSI F-75 (PASSAGE) 960 GRADE 3
DOOR STOP: CONCAVE RUBBER BUMPER, WALL MOUNTED

ALL STAINING AND FINISHING OF STAIN GRADE DOORS, FRAMES AND CASINGS ARE BY DEALER ON SITE.

6 WINDOW LEGEND

Ⓐ EXTERIOR WINDOW: 48" x 48" MILGARD
ROUGH OPENING: 48" X48"
FRAME: WHITE
GLASS: CLEAR W/ FRENCH GRIDS
GLAZE: DUAL
STYLE: HORIZONTAL SLIDER
BUG SCREEN: YES

Ⓑ EXTERIOR WINDOW: 24" x 40" MILGARD
ROUGH OPENING: 24" X 40"
FRAME: WHITE
GLASS: CLEAR
GLAZE: DUAL
STYLE: FIXED

Ⓒ EXTERIOR WINDOW: 28" x 40" (BAY WINDOW) MILGARD W/26" FLANKERS
ROUGH OPENING: 84"
FRAME: WHITE
GLASS: CLEAR W/8" FLANKERS
GLAZE: DUAL
STYLE: FIXED
INCLUDES FRAMED OUT LEDGER FOR SUPPORT & ROOF COVERING W/SHINGLES

Ⓓ EXTERIOR WINDOW: 48" x 12" MILGARD
ROUGH OPENING: 48" X 12"
FRAME: WHITE
GLASS: OPAQUE
GLAZE: DUAL
STYLE: HORIZONTAL SLIDER
BUG SCREEN: YES

Ⓔ INTERIOR GLASS: 28" x 36"
ROUGH OPENING: 36 1/4" X 36 1/4"
FRAME: NONE
GLASS: CLEAR
GLAZE: TEMPERED
STYLE: FIXED
CENTERED IN WALL W/DRYWALL STOPS

Ⓕ INTERIOR GLASS: 13" x 36" (RECEPTION TYPE)
ROUGH OPENING: 36 1/4" X 36 1/4"
FRAME: NONE
GLASS: 1/4" CLEAR
GLAZE: TEMPERED
STYLE: ALUMINUM TOP AND BOTTOM TRACK

A STATE OF CALIFORNIA GENERAL NOTES

TO THE STRUCTURAL PACKAGE (SHEETS S1 THROUGH S6) DATED SEPT 1997
ALL DIMENSIONS ARE NOMINAL ACTUAL ROOM SIZES SAW CUT
ALL ROOMS ARE OFFICES U.N.O.
THIS COMMERCIAL COACH IS APPROVED BY THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DOHCD) AND AS EVIDENCE SHALL BEAR THE STATE INSIGNIA CERTIFICATE/LABEL/NAME.

1. HANDICAP REQUIREMENTS: ANSI A117.1-1986
2. ELECTRICAL SYSTEMS: AS SHOWN.
3. MECHANICAL SYSTEMS: AS SHOWN.
4. BUILDING SHALL BE LOCATED A MINIMUM OF 20 FEET FROM ADJACENT PROPERTY LINES PER UBC SECTION 504.
5. IF ADEQUATE RESTROOM FACILITIES ARE NOT PROVIDED, RESTROOM(S) MUST BE PROVIDED IN ADJACENT BUILDING(S) ON SAME PROPERTY BY OWNER IN ACCORDANCE WITH UBC SECTIONS: 3102 AND 1105, PROLOGUE AND 3112-1-1972 UPC SECTION 411.0 AND APPENDIX "C"

B STATE OF NEVADA GENERAL NOTES

1. HANDICAP REQUIREMENTS: CABO/ANSI A117.1-1992
2. ELECTRICAL SYSTEMS: AS SHOWN.
3. MECHANICAL SYSTEMS: AS SHOWN.
4. BUILDING SHALL BE LOCATED A MINIMUM OF 20 FEET FROM ADJACENT PROPERTY LINES PER UBC SECTION 504.
5. IF ADEQUATE RESTROOM FACILITIES ARE NOT PROVIDED, RESTROOM(S) MUST BE PROVIDED IN ADJACENT BUILDING(S) ON SAME PROPERTY BY OWNER IN ACCORDANCE WITH 1997 UBC SECTIONS: 2902 AND 1105, PROLOGUE AND 3112-1-1972 UPC SECTION 411.0 AND APPENDIX "C"

DESIGN CRITERIA:
FLOOR ..... 50 PSF
WIND ..... 22.6 PSF, 80 MPH EXP. "C"
SEISMIC ..... 20 PSF
SEISMIC ZONE 4

BUILDING DATA:
OCCUPANCY ..... B-2 (OFFICE) (TOTAL OCCUPANTS 11)
CONSTRUCTION ..... TYPE V, NON-RATED
U.B.C. ..... 1961 (CA), 1997 NEVADA
U.M.C. 1991
U.P.C. ..... 1991 (CA)
N.E.C. ..... 1993 (CA)

97 UMC 608PC
96 UFC

INSULATION:
EXTERIOR WALL ..... R-11 UNFACED
FLOOR ..... R-11 UNFACED
ROOF ..... R-19 UNFACED
INTERIOR WALL ..... NONE

CHASSIS SYSTEM:
FRAME ..... 10" X 8.4# I.C. BEAM CHASSIS W/ CROSS MEMBERS @10'-0" O.C.
AXLES ..... DUAL 6,000# AXLES W/STANDARD FOUR SHOES DRUMS
TIRES ..... 9.00x16.5 14 PLY (LOAD)
HITCH ..... DETACHABLE
BOTTOM BOARD ..... STD "FRAME MATE" PRESPOTZ

FLOOR SYSTEM:
FRAMING ..... 2X8 JOISTS @ 16" O.C.
DECKING ..... 5/8"PANA SHIELD FLOOR PLYWOOD GRADED 16"o.c.

WALL SYSTEM:
EXT. FRAMING ..... 2x4 W#2 @ 16" o.c.
INT. FRAMING ..... 2x4 #2 STD OR BETTER @ 16" o.c.

CEILING SYSTEM:
HEIGHT ..... 8' A.F.F. (NOMINAL) 8'-11" (ACTUAL)
FINISH ..... SUSPENDED T-BAR CEILING "ARMSTRONG" HEAVY DUTY W/ "ARMSTRONG" #7858 FISSURED SHEETROCK BOARD 2'x4'

ROOF SYSTEM:
ROOF/DECK ..... CLEAR SPAN STEEL (RAIL SLOPE)
PORCH ..... 3"x3"x3/16" STEEL POST (11'-5 1/2" FIRST HEIGHT)
FRAMING ..... 2"x8"x10" @24" O.C.
DECKING ..... 1/15/32"x4'x9' 0.5 G (APA Rated 24/16)
OVERHANG ..... NONE

HVAC SYSTEM:
BRAND ..... "RHEEM"
SIZE ..... 3 TON H/P (SINGLE PHASE)
COLOR ..... MFR. STANDARD
HEAT STRIP ..... 5 KW
SUPPLY A/D ..... DUCTED, 12/16" FIBERGLASS DUCT BOARD
RETURN AIR ..... DUCTED, 13/16" FIBERGLASS FANCY BOARD

ELECTRIC:
DISTRIBUTION ..... 125 AMP, 120/240V SINGLE PHASE
SUB PANEL ..... EXTERIOR, SURFACE MOUNTED
MAIN BREAKER ..... NONE
WIRING ..... ALL WIRING ENCASED IN MC CABLE

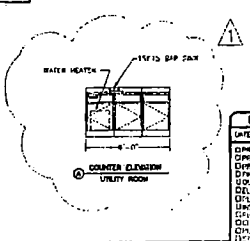
PLUMBING:
WASTE PLUMBING ..... ABS (WHITE LINES TO BE CHIPPED BELOW FLOOR ONLY)
SUPPLY PIPING ..... COPPER TYPE "L"
PRESSURE REGULATOR ..... 40 TO 80 PSI
POTABLE WATER ..... BY OTHERS, NOT SUPPLIED

"FOR STRUCTURAL ONLY"

LOOSE SHIP:
SKIRTING ..... NONE
DOOR ..... OFFICE(1) DOOR INSTALLED ON SITE

8 GENERAL NOTES

9 COUNTER ELEVATIONS



DONALD E. WOOD — No. 6108 — CIVIL — STATE OF NEVADA — AUG 0 4 '04

REGISTERED PROFESSIONAL ENGINEER — DONALD E. WOOD — No. 12378 — Exp. 12-31-05 — CIVIL — STATE OF CALIFORNIA — AUG 0 4 '04

ARISTOCRAFT CABINETS

APPROVED — AUG 2 0 2004 — 13662 — BY — Building Official

DISTRIBUTION
DATE
☐ PROJ MANAGER
☐ PROD SUPERVISOR (+)
☐ PRODUCTION
☐ Prev. Maint.
☐ QUALITY CONTROL
☐ ELECTRICAL
☐ PLUMBING
☐ SHEETROCKING
☐ PAINT
☐ FINAL
☐ CHECKLIST COMPLETE
☐ STATE OF CALIFORNIA
☐ STATE OF ARIZONA
☐ STATE OF NEVADA

MANUFACTURED BY:
WALDEN
STRUCTURES by CONSTRUCT
3100 JEFFERSON STREET
RIVERSIDE, CA. 92504
(909) 351-3434 AREA FAX (909) 351-
EMAIL: DON@WALDENSTRUCTURES.C

NOTE TO CUSTOMER:
ONLY DIMENSIONS ARE WHAT LAYOUTS SHOWN ON THIS DRAWING (OR MAP) SUBJECT FROM THE ORIGINAL 8.0
DRAWING(S) DUE TO STRUCTURAL CONSIDERATIONS PLEASE REVIEW ALL DIMENSIONS, DOOR SWING, WINDOW LOCATIONS, ETC TO CONFIRMED WITH YOUR NEEDS AND SPACES
SHAWN YOH
CHARLIE CALDER
DATE: BY/MES

REVISIONS
1 8-03-04 ENGINES PER CUST.
2.
3.
4.
5.

PROJECT NAME: CUSTOM OFFICE 24' x 60'

CLIENT NAME: RESUN LEASING, INC. 2250 POLARIS STE. 1 LAS VEGAS, NV 89102

DRAWING TITLE: FLOOR PLAN & GENERAL NOTES

DRAWN BY: MB/DH
SCALE: 1/4"=1'-0
DATE: 7-13-04
SERIAL NO.: 15675-6

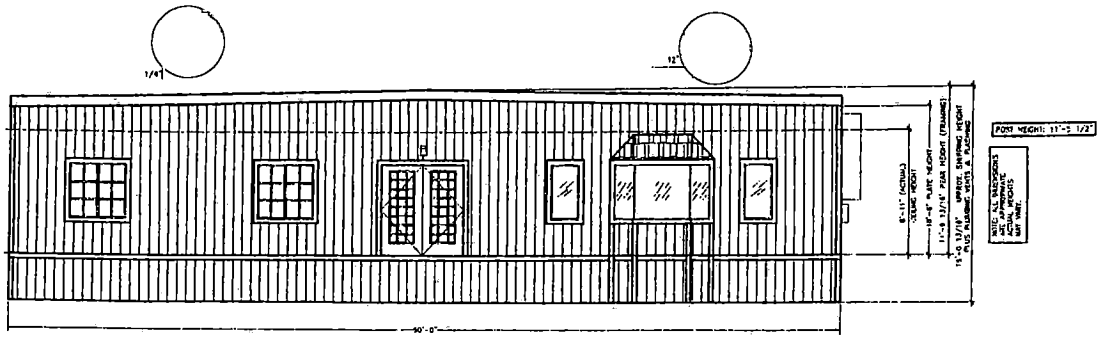
PLANS APPROVED (NO CHANGES)
DATE
SIGNATURE

NOT FOR PRODUCTION

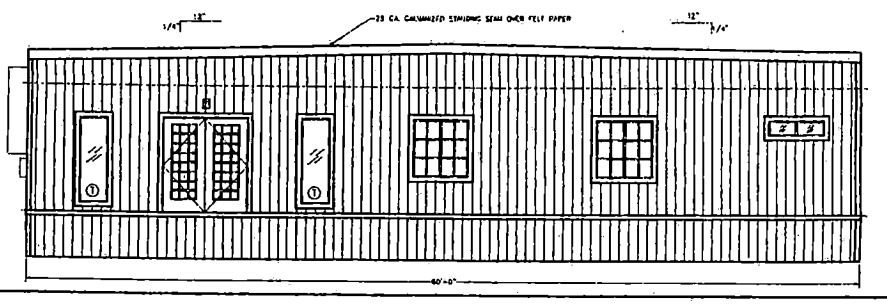
PLANS APPROVED (AS NOTED HEREIN)
DATE
SIGNATURE

SHEET NO.
A-1

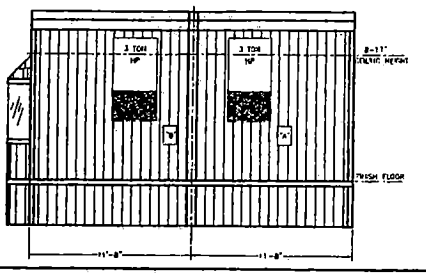
SUP-6405
SDR-6403
05-12-05 PC



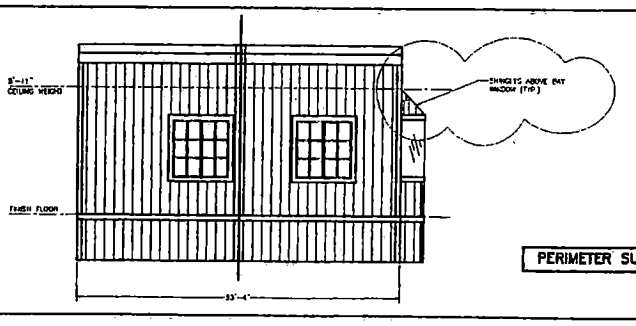
1 SIDEWALL ELEVATION



2 SIDEWALL ELEVATION



3 ENDWALL ELEVATION



PERIMETER SUPPORT FOR FLOOR WILL BE REQUIERED

4 ENDWALL ELEVATION

"FOR STRUCTURAL ONLY"

DONALD E. WOOD No. 8108 EXPIRES 6-30-05 CIVIL

AUG 0 4 '04

No. 53315 EXP. 10-31-05 CIVIL STATE OF CALIFORNIA

AUG 0 4 '04

APPROVED
AUG 2 0 2004
#2662
BY: Authorized Signature

DISTRIBUTION
DATE
- PERMIT MANAGER
- PERMIT SUPERVISOR (4)
- PROCESSING
- FINAL FINISH
- QUALITY CONTROL
- ELECTRICAL
- PLUMBING
- INSPECTOR
- PLUMBING
- CLERK
- PLANT MANAGER
- STATE OF CALIFORNIA
- STATE OF ARIZONA
- STATE OF NEVADA

MANUFACTURED BY:
WALDEN
STRUCTURES & CONSTRUCTION
3100 JEFFERSON STREET
RIVERSIDE, CA - 92504
(909) 351-3155 4100 - FAX (909) 351-31
EMAIL: DASHAWALDENSTRUCTURES.COM

NOTE TO CUSTOMER:
THE DIMENSIONS AND WALL LAYOUTS SHOWN ON THIS DRAWING MAY VARY SLIGHTLY FROM THE ORIGINAL P.O. DRAWING(S) DUE TO STRUCTURAL CONSIDERATIONS. PLEASE REVIEW ALL DIMENSIONS, DOOR SWINGS, WINDOW LOCATIONS, ETC. TO CONSISTENCY WITH YOUR NEEDS AND WISHES.

SIGNED: YOU
CHARLIE WALDEN
DATE _____ APPROVED _____

REVISIONS
1 8-03-04 CHANGES PER CUST.
2
3
4
5

PROJECT NAME: CUSTOM OFFICE 24' X 60'

CLIENT NAME: RESUN LEASING, INC. 3230 POLARIS STE 1 LAS VEGAS, NV 89102

DRAWING TITLE: EXTERIOR ELEVATIONS

DRAWN BY: AB / DA
SCALE: 1/4"=1'-0
DATE: 07-19-04
SERIAL NO.: 15675-R

PLANS APPROVED (NO CHANGES)
DATE
SIGNATURE

NOT FOR PRODUCTION

PLANS APPROVED (AS NOTED HEREIN)
DATE
SIGNATURE

SHEET NO.: A-3

SUP-6405
SDR-6403
05-12-05 PC

DRC **Development Resource Consultants, Inc.**
Civil Engineering • Land Surveying • Land Planning

March 29, 2005

City of Las Vegas
Department of Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

Attention: Kyle Walton
Senior Planner

Subject: Centennial Village Sales Trailer / APN #125-17-702-002
Justification letter for Use Permit and Design Review

Dear Kyle:

On behalf of our client, Carina Homes, DRC Engineering and Surveying is requesting to submit a Use Permit and a Site Design Review for a Sales Trailer located in the Centennial Village of Centennial Springs Community.

This sales trailer will sit on approximately .016 acres of land just off of Tule Springs Road south of Farm Road. From our meeting of March 9, 2005 and as a direction from staff our client has moved the entrance to the sales trailer to the north. The sales trailer is a 1400 square foot trailer to be located on APN #125-17-702-002. There will be 19 parking spaces to include 1 handicapped space. This sales trailer will be permanent (over a 6 month period of time) which necessitates the Use Permit.

The surrounding zoning is TC with the exception to the parcels to the east they are currently zoned RPD-8 and RC-L.

DRC thanks you in advance for the consideration of these two applications. Please feel free to contact Dennis Wertzler of this office or myself if you should have any questions or require additional information.

Sincerely,

DRC ENGINEERING AND SURVEYING

Jolene J. Granberg
Senior Project Coordinator

Cc: Rebecca Ralston/Carina
Dennis Wertzler/DRC
File

SDR-6405

City of Las Vegas

Agenda Item No.: 42

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

SDR-6403 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6405 - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORP. - Request for a Site Development Plan Review FOR A 1,400 SQUARE FOOT TEMPORARY SALES TRAILER AND A WAIVER OF THE PARKING LOT LANDSCAPING STANDARD on .016 acres on the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use – Town Center) Special Land Use Designation, Ward 6 (Mack).

C.C.: 06/15/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with STEINMAN voting NO and McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:

See Item 41 [SUP-6405] for all related discussion on Item 41 [SUP-6405] and Item 42 [SDR-6403].

(10:03 – 10:09)

PLANNING COMMISSION MEETING OF MAY 12, 2005
Planning and Development Department
Item 42 – SDR-6403

CONDITIONS:

Planning and Development

1. Prior to the issue of building permits a revised site plan shall be submitted to the Planning and Development Department that shows a properly sized pedestrian open space area of at least 250 square feet.

2. Multi-Use Transportation Trail shall be included in the improvements of the west side of Tule Springs Road per condition of SDR-4290.

3. A Special Use Permit (SUP-6405) for the Temporary Sales Trailer 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, date stamped 03/29/05, except as amended by conditions herein.

6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf and the correct number of trees along Farm and Tule Springs.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

8. Air conditioning units shall not be mounted on rooftops.

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

10. All perimeter walls shall conform to the standards of the Town Center Development Standards Manual.

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

12. The applicant shall meet with Planning and Development Staff to develop an address plan prior to issue of permits.

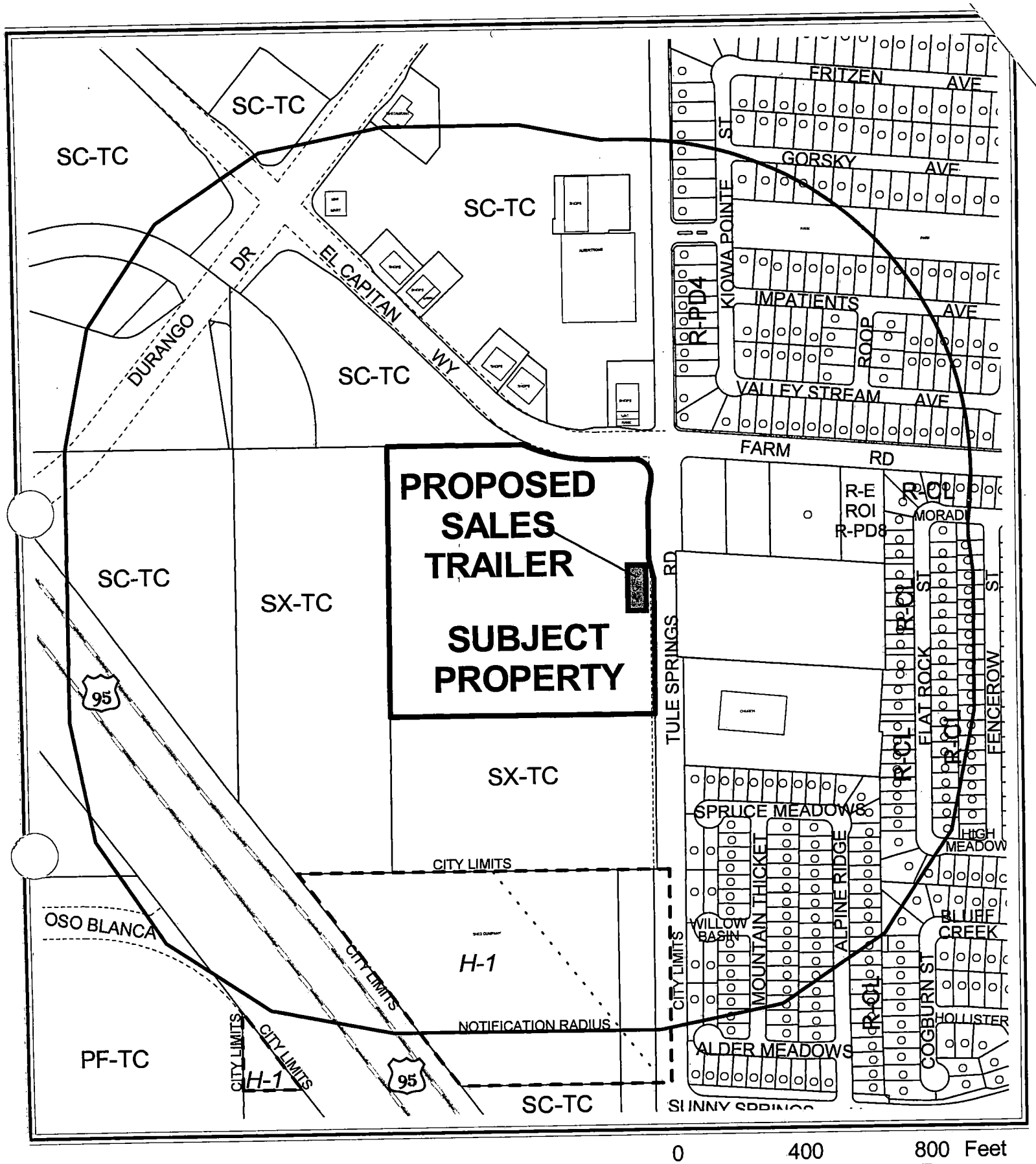
CONDITIONS – Continued:

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

Public Works

14. All temporary improvements associated with this site shall be removed at the time of termination of the temporary use.

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.



CASE: **SDR-6403**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-6403 - APPLICANT/OWNER: CARINA CORP.

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL,** subject to:

Planning and Development

1. Prior to the issue of building permits a revised site plan shall be submitted to the Planning and Development Department that shows a properly sized pedestrian open space area of at least 250 square feet.

2. Multi-Use Transportation Trail shall be included in the improvements of the west side of Tule Springs Road per condition of SDR-4290.

3. A Special Use Permit (SUP-6405) for the Temporary Sales Trailer 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, date stamped 03/29/05, except as amended by conditions herein.

6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf and the correct number of trees along Farm and Tule Springs.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

8. Air conditioning units shall not be mounted on rooftops.

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

10. All perimeter walls shall conform to the standards of the Town Center Development Standards Manual.

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

12. The applicant shall meet with Planning and Development Staff to develop an address plan prior to issue of permits.

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

Public Works

14. All temporary improvements associated with this site shall be removed at the time of termination of the temporary use.

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 1,400 square foot temporary sales trailer on .016 acres on the southwest corner of Farm Road and Tule Springs Road.

B) Applicant's Justification

The applicant is requesting this site development review with a waiver of the parking lot landscaping requirement. The applicant has indicated that since the trailer will be temporary that the landscaping will need to be removed and it goes against their principles to install then destroy landscaping. The applicant believes that the parking spaces that would be lost to landscaping would cause a parking issue for the trailer.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center. The Planning Commission and Staff recommended approval.

11/07/01 The City Council approved the current version Town Center Development Standards (TCDS) Manual through Bill No. 2001-100. The TCDS details the uses permitted within Town Center and the development standards that will accomplish the vision of Town Center. The Planning Commission and Staff recommended approval.

08/02/00 The City Council approved a Site Development Plan Review [Z-0076-98(15)] for a 381,750 square foot commercial center on 41.02 acres on the southwest corner of the intersection of Farm Road and Tule Springs Road.

11/21/01 The City Council approved a Special Use Permit (U-0129-01) for packaged liquor sales in conjunction with a proposed supermarket (Smiths); and for a Waiver of the Minimum Separation Requirement from an existing church located on the southwest corner of Tule Springs Road and Farm Road.

01/02/02 The City Council approved an update to the Town Center Development Standards Manual that included standards for residential development through Bill No. 2001-139. The Planning Commission and Staff recommended approval.

02/18/04 The City Council approved a General Plan Amendment (GPA-3497) from SC-TC to SX-TC. The Planning Commission recommended approval. Staff recommended denial.

07/07/04 The City Council approved a Variance (VAR-4300) to allow 1.94 acres of open space where 2.41 acres are required, a Special Use Permit (SUP-4299) and a waiver for non-gated Private Streets, and a Site Development Plan Review (SDR-4290) for a proposed mixed-use development consisting of 211 single-family residential units, eight multi-family units, and 105,850 square feet of commercial space on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road. The Planning Commission and staff recommended approval.

08/12/04 The Planning and Development Department approved Site Development Plan Review SDR-4758, an administrative review for a proposed 7,770 square-foot office building on a portion of 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road.

09/23/04 The Planning Commission approved a Tentative Map (TMP-4838) for a 213-lot subdivision on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road.

01/05/05 The Planning and Development Department approved Tentative Map TMP-4838 as an administrative review for a 241-lot subdivision on 41.02 acres that clarified the proposed mapping of the commercial/mixed use areas.

04/14/05 The Planning Commission approved a Variance to allow 824 parking spaces where 1,065 is the minimum required in conjunction with a proposed mixed-use development (VAR-5949), a Waiver of Title 18.12.100 to allow 24-foot private street width at intersections where 37 feet is the minimum width required (WVR-6153), and Revisions to an approved Site Development Plan Review for a proposed mixed-use development (SDR-5948). Staff recommended approval.

B) Pre-Application Meeting

03/09/05 During a pre-application conference with the applicant the following was discussed.

- The proposed will be a temporary sales trailer
- Duration of the use will be longer than six months; thus requiring the SUP
- Access to Tule Springs has been approved by NDOT
- The access should be from the private drive

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 41.02

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped Commercial
South:	Undeveloped
East:	Undeveloped Church Residential
West:	Undeveloped

C) Planned Land Use

Subject Property:	SX-TC (Suburban Mixed-Use - Town Center)
North:	SC-TC (Service Commercial - Town Center)
South:	SC-TC (Service Commercial - Town Center)
East:	PCD (Planned Community Development)
West:	SC-TC (Service Commercial - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	Clark County
East:	R-E (Residence Estates) R-E (Residence Estates) Under Resolution of Intent to R-CL (Residential Compact Lot) U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD8 (Residential planned Development- 8 Units per Acre) R-E (Residence Estates) Under Resolution of Intent to R-PD8 (Residential planned Development- 8 Units per Acre)
West:	T-C (Town Center)

E) General Plan Compliance

The existing T-C (Town Center) zoning is in conformance with the General Plan, which designates the area as SX-TC (Suburban Mixed Use - Town Center), as part of the Town Center Master Plan.. The intent of the SX-TC designation is to create a neighborhood that generates a sense of place, a feeling of being in a unique business / urban environment. The proposed use is consistent with this intent.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Centennial Hills Town Center	X	
Special Overlay District		X
Trails		
Recreational Trails Element	X	
Development Impact Notification Assessment		X
Project of Regional Significance		X

Centennial Hills Town Center- The proposed use will be subject to the policies and development standards of Centennial Hills Town Center.

Trails - Map 6 of the Recreational Trails Element, "Town Center Multi-use Trail Alignments," shows a Multi-Use Transportation Trail along the west side of Tule Springs Road. A condition of approval of the Village of Centennial Springs development (SDR-4290) requires the developer to include this trail within the improvements for the west side of Tule Springs Road.

PROJECT DESCRIPTION

The proposed development is a temporary sales trailer for a mixed-use project located at the southwest corner of Farm Road and Tule Springs Road. It will be a 0.016 acre portion of 41.02 acres of a mix of single and multi-family residential, retail, offices, neighborhood services, entertainment, public facilities, and live-work units along tree lined streets. Little more than half of the site will be residential, with commercial predominately located at the intersection of Farm and Tule Springs.

The project consists of a 1,400 square foot trailer and a 19-space parking lot. The area will be accessed from Tule Springs Road via one of the entries to the mixed use development.

The exteriors of the building show a typical trailer used elsewhere for the same use.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

In a manner like Title 19.06 for R-PD development, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance with Title 19
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100 ft	128 ft	Y
Min. Setbacks			
• Front	20 ft	21.2	Y
• Side	10 ft	N/A	N/A
• Corner side	15 ft	N/A	N/A
• Rear	20 ft	N/A	N/A
Max. Building Height	2 Stories or 35 feet whichever is less	1 Story	Y

The proposal meets the requirements of Title 19 and the Town Center Development Standards.

A2) Residential Adjacency Standards

The Residential Adjacency Standards do not apply to the subject proposal.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Office, other than Listed	1400 SF.	1 Space/ 300 GFA	4	1	18	1

The proposal exceeds the parking requirements of Title 19.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
5 foot Wide Parking Area Fingers	1 24 Inch Box Tree/ 6 Spaces	19/6= 4 Trees	0
• Street Trees- Tule Springs Road	1 Tree/ 20 Linear Feet along the streets	128/20= 7 Trees	7
• Street buffer Width	15 Feet Along Streets		21.02 Feet

The proposal does not meet the requirements of Title 19 for landscaping. The proposal does not provide the required parking lot landscaping. The applicant requests that parking lot landscaping requirement be waived. Considering the number of available parking spaces the applicant's position that provision of the landscaping will lead to a parking issue cannot be supported.

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

Pedestrian Open Space	**Required**	**Provided**
Minimum Area	250 Square Feet per area	112 Square Feet per area

The proposal is deficient by 138 square feet in the required amount of open space required for pedestrian use. A condition will be added to address this issue.

A5) Sign Standards

Pursuant to Title 19 and the Town Center Development Standards, all signage will be reviewed by a separate application by the Centennial Hills Architectural Review Committee.

B) General Analysis and Discussion

- Zoning

  The subject site is currently zoned T-C (Town Center) with a SX-TC (Suburban Center Mixed Use – Town Center) General Plan designation.

  The proposed temporary sales trailer is consistent with the approved single and multi-family residential, commercial, retail, office, live-work, and neighborhood service development around the site and the development across Tule Springs.

- Site Plan

  The project consists of a 1,400 square foot temporary sales trailer on 0.016 acres of land.

  Vehicular access to the site is from a driveway to Tule Springs Road. The Tule Springs access will be the primary entrances to the planned commercial portion of the development around the sales office.

- Waivers

  The applicant requests a waiver of the parking lot landscaping standards. No evidence of a unique or extraordinary circumstance has been presented. The applicant has created a self-imposed hardship by planning a parking lot too large for the proposed site. Provision of the four landscaped finger would allow conformance to the Title 19 requirements but would still allow 15 parking spaces where only five are required.

  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 therefore the recommendation is for denial of this request.

- Landscape Plan

  The landscaping proposed is in conformance with Title 19 except for the standards for parking lots. The number of trees shown along the Tule Springs Road is in conformance with the standards for street buffers and the proper amount of landscaping is shown around the structure.

- Elevation

  The exteriors are typical of the type of temporary structure.

- Floor Plan

The proposed floor plans are typical of the type of temporary structure.

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 commercial use is compatible with the commercial around the site and the uses across Tule Springs.

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 intent of the SX-TC designation is to create a neighborhood that generates a sense of place, a feeling of being in a unique business district. The proposed plan is conformance with this philosophy.

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

   The site is bordered by Tule Springs to the east, which is designated as a Town Center (80-foot) Collector on Map 4A of the Town Center Development Standards Manual. Primary access will be from Tule Springs Road. When completed, this roadway will provide adequate access to the subject site.

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

   The building materials proposed meet the design guidelines. The landscaping as proposed does not meet the landscaping standards required for parking lots.

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

   The project as proposed is aesthetically pleasing and represents an attractive development. The proposed project is consistent with the objectives of the SX-TC designation.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 230 – Mailed with SDR-6403

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-6405 APN: **125-17-702-003, 004, 005**

Name of Property Owner: **Carina Corporation**

Name of Applicant: **Carina Corporation**

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: Mark Stopp

Print Name: Mark Doppe

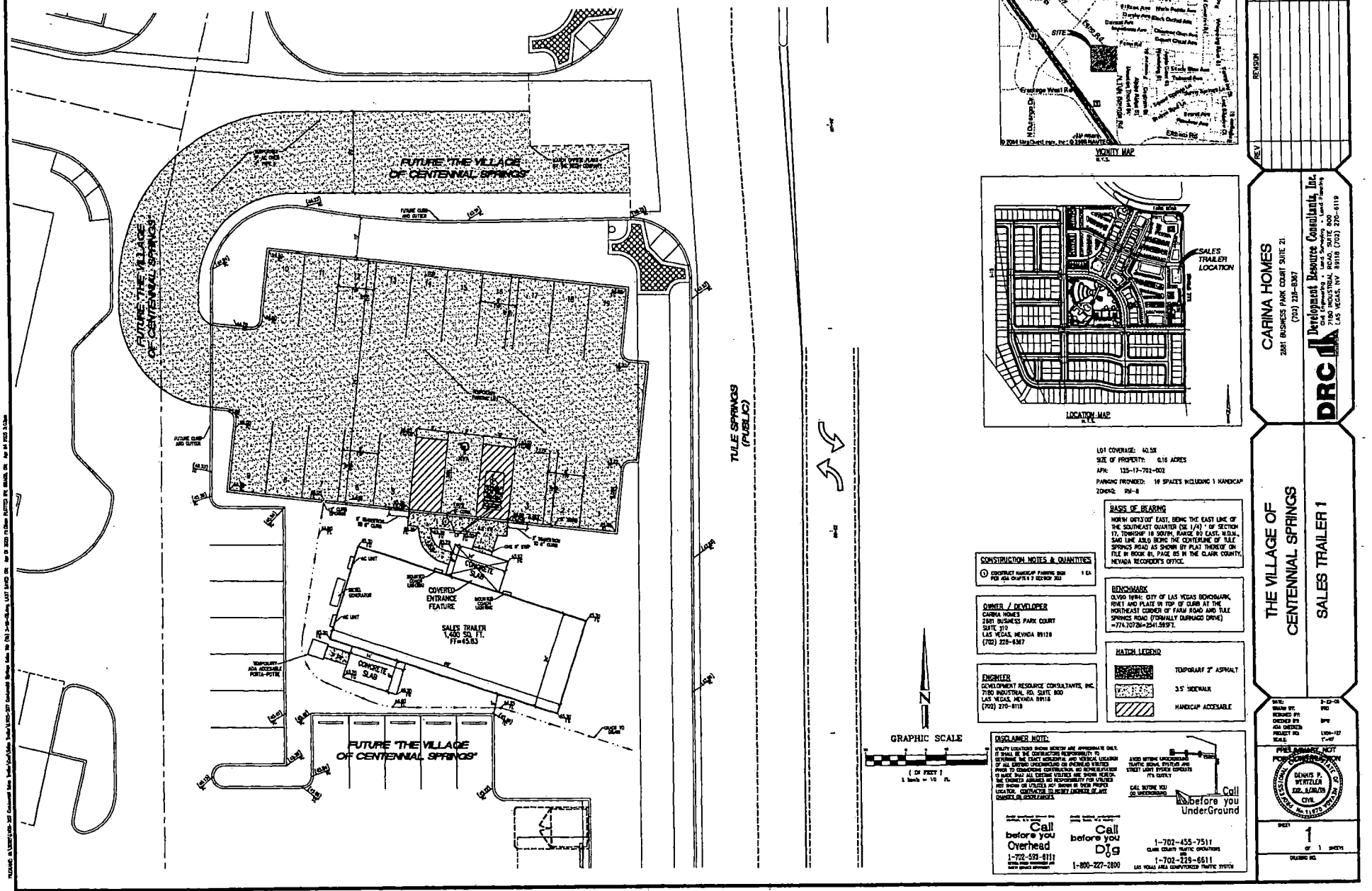
Subscribed and sworn before me

This 11th day of March ,20 05

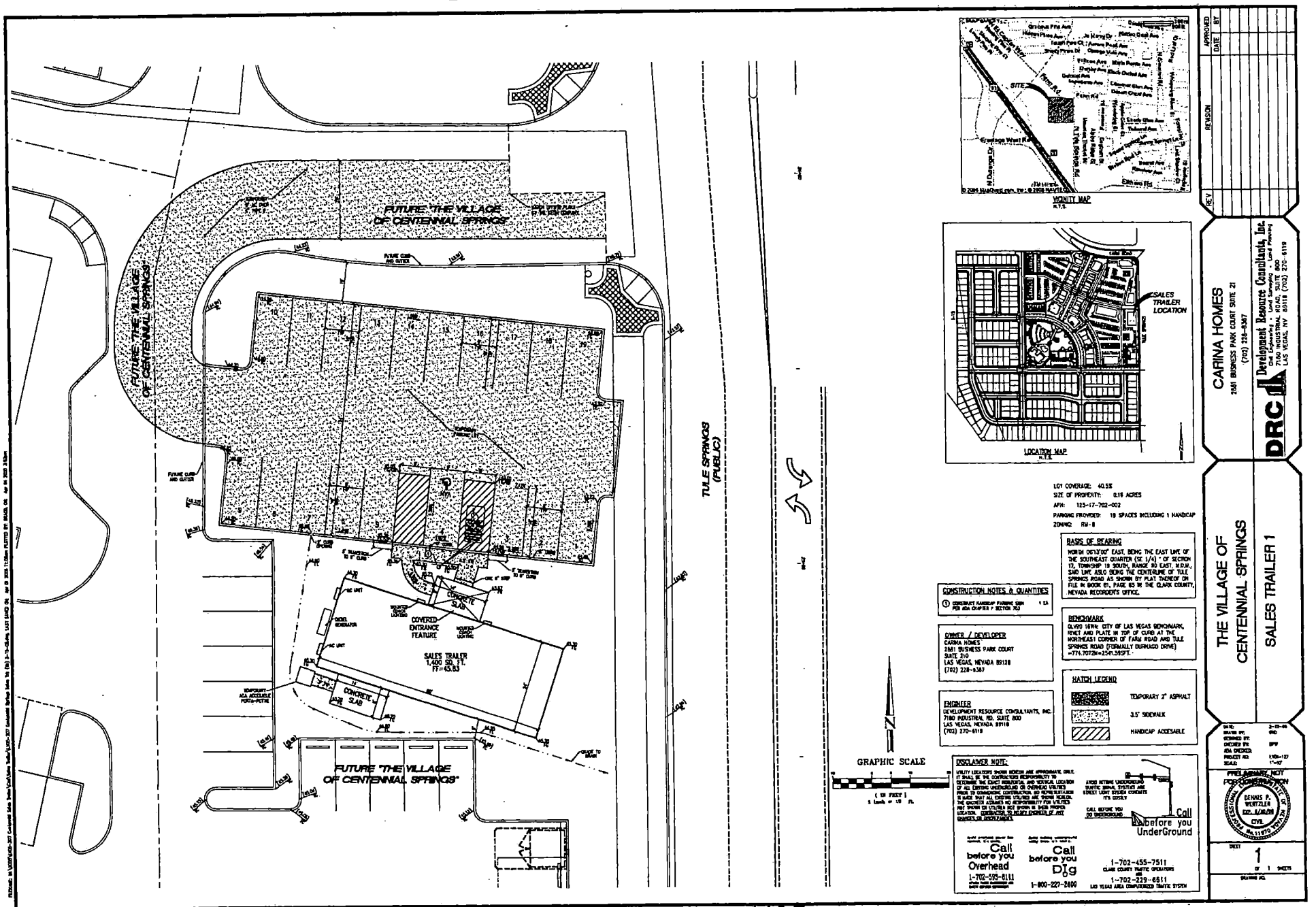
Jessica A. Eylar

Notary Public in and for said County and State

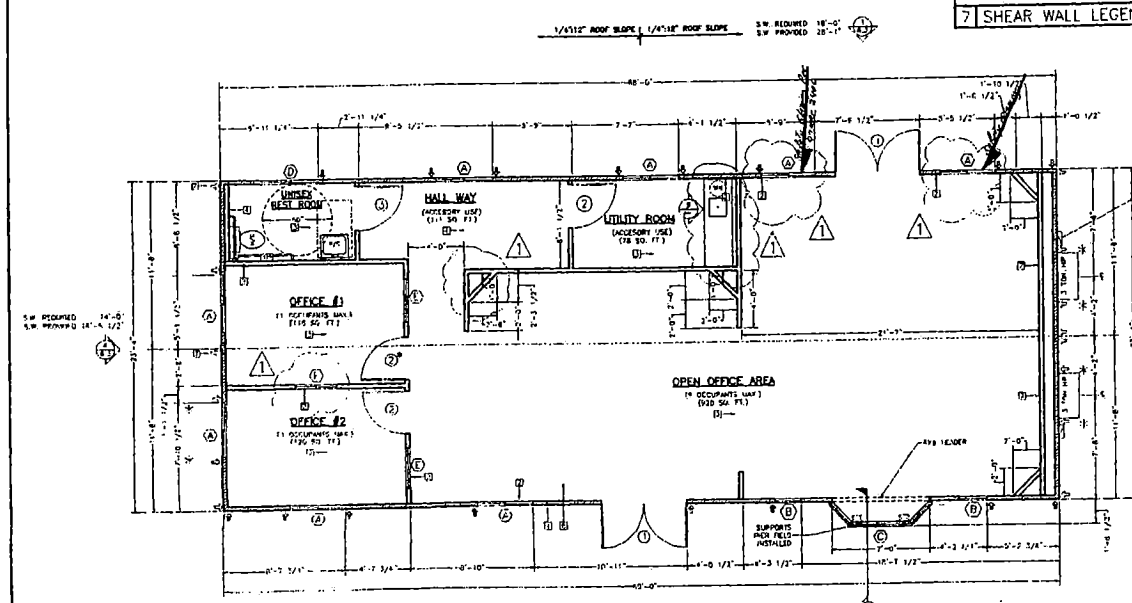
JESSICA A. EYLAR
Notary Public, State of Nevada
Appointment No. 04-90411-1
My Appt. Expires Jul 27, 2008



SUP-6405
SDR-6403
05-12-05 PC



SUP-6405
SDR-6403
05-12-05 PC



FLOOR PLAN LEGEND

INDICATES 2X4 EXTERIOR WALLS W/R11 INSULATION

INDICATES 2X4 INTERIOR WALLS (NO CEILING)

1 FLOOR PLAN

7 SHEAR WALL LEGEND & CHART

(2)#13"x30 GA. STRAP PER W/PERIMETER TRAUE OR (1) W/OUTRIGGER FRAME

(1) 1-1/2" 30 GA. STRAPS

SIMPSON SUSTR2

SIMPSON SUSTR2

STRAP WALL OPENING TOP & BOTTOM PER 6/S6.4

SHEAR WALL

A STATE OF CALIFORNIA GENERAL NOTES

ALL DIMENSIONS ARE NOMINAL, ACTUAL ROUGH SIZES ARE LESS.
ALL ROOMS ARE OFFICES U.N.O.
THIS COMMERCIAL COACH IS APPROVED BY THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DOHCD) AND AS EVIDENCE SHALL BEAR THE STATE INSIGNIA CERTIFYING COMPLIANCE.

1. HANDICAP REQUIREMENTS ANSI A117.1-1986
2. ELECTRICAL SYSTEMS AS SHOWN.
3. MECHANICAL SYSTEMS AS SHOWN.
4. BUILDING SHALL BE LOCATED A MINIMUM OF 20 FEET FROM ADJACENT PROPERTY LINES PER UBC SECTION 504
5. IF ADEQUATE RESTROOM FACILITIES ARE NOT PROVIDED, RESTROOM(S) MUST BE PROVIDED IN ADJACENT BUILDING(S) ON SAME PROPERTY BY OWNER IN ACCORDANCE WITH UBC SECTIONS: 3102 AND 1105 PLUMBING ANSI A117.1-1992 UPC SECTION A113 AND APPENDIX "C"

B STATE OF NEVADA GENERAL NOTES

DESIGN CRITERIA:
FLOOR ..... 30 PSF
WIND ..... 22.6 PSF, 80 MPH EXP. "C"
ROOF ..... 20 PSF
SEISMIC ZONE 2

BUILDING DATA:
OCCUPANCY ..... R-3 (OFFICE) (TOTAL OCCUPANTS 11)
CONSTRUCTION ..... TYPE V, NON-RATED
UBC ..... 1991 (CA), 1997 NEVADA
UMC ..... 1991 (CA)
UPC ..... 1991 (CA)
NEC ..... 1993 (CA) 96 NEC.

INSULATION:
EXTERIOR WALL ..... R-11 FACED
FLOOR ..... R-11 UNFACED
ROOF ..... R-19 UNFACED
INTERIOR WALL ..... NONE

CHASSIS SYSTEM:
FRAME ..... 10" B @ 4# & 1 BEAM CHASSIS W/ CROSS MEMBERS @ 24" o.c.
AXLES ..... DUAL 6,000# AXLES W/ PARKWAY FOUR WHEEL DRIVE
TIRES ..... ST205/75 R 15, 10 PLY (LOAD)
HITCH ..... DETACHABLE
BOTTOM BOARD ..... STD "STRAP, STATE" #R1320/S72

FLOOR SYSTEM:
FRAMING ..... 2X8 JOISTS @ 16" O.C.
DECKING ..... 3/8" EXT. APA RATED SHEATHING FLOORING (TAPED & GLUED)

WALL SYSTEM:
EXT. FRAMING ..... 2x4 W.P.I.F. @ 16" O.C.
INT. FRAMING ..... 2x4 #2 STD OR BETTER @ 16" O.C.

CEILING SYSTEM:
HEIGHT ..... 8' A.F.F. (NOMINAL) 8'-1" (ACTUAL)
FINISH ..... SUSPENDED T-BAR CEILING "ARMSTRONG" HEAVY DUTY W/ "ARMSTRONG" #7558 FISSURED MINERAL BOARD TILES

ROOF SYSTEM:
ROOFING ..... CLEAR 26GA STEEL (EQUAL SLOPE)
POSTS ..... 3"X3"X5/16" STEEL POST (11'-5 1/2" POST HEIGHT)
PURLINS ..... 2"X6"X1" @ 24" o.c.
DECKING ..... 5/16"X4'-0" O.S.B. (APA RATED 24/16)
OVERHANG ..... NONE

HVAC SYSTEM:
BRAND ..... "RAPID"
SIZE ..... 3 TON H/P (SINGLE PHASE)
COLOR ..... MFR. STANDARD
HEAT STRIP ..... 5 KW
SUPPLY AIR ..... DUCTED, 13/16" FIBERGLASS DUCT BOARD
RETURN AIR ..... DUCTED, 13/16" FIBERGLASS DUCT BOARD

ELECTRIC:
DISTRIBUTION ..... 125 AMP, 120/240V, SINGLE PHASE
SUB PANEL ..... CUTLER-HAMMER, SURFACE MOUNTED
LOAD CENTER ..... NONE
WIRING ..... ALL WIRING ENCASED IN NM CABLE

PLUMBING:
WASTE PLUMBING ..... ABS (WHERE LINES TO BE STUBBED BELOW FLOOR FINISH)
SUPPLY PIPING ..... COPPER TYPE "L"
PRESSURE RANGE ..... 40 TO 60 PSI
PLUMBING INFO ..... BY OTHERS, NOT WSI

LOOSE SHIP:
HEATER ..... NONE
DOOR ..... OFFICE#1 DOOR INSTALLED ON SITE

"FOR STRUCTURAL ONLY"

8 GENERAL NOTES

MANUFACTURED BY
WALDE
STRUCTURES ▼ CONSTRUCT
3100 JEFFERSON STREET
RIVERSIDE, CA. 92504
(909) 351-3388 FAX (909) 351-
EMAIL: DAN@WALDESTRUCTURES.

NOTE TO CUSTOMER:
THE DRAWINGS AND WALL LAYOUTS SHOWN ON THIS DRAWING ARE NOMINAL BASED FROM THE ORIGINAL PSD DRAWINGS. DUE TO STRUCTURAL CONSIDERATIONS PLEASE REVIEW ALL DIMENSIONS, DOOR SWING, WINDOW LOCATIONS, ETC. TO INSURE THEY WILL MEET YOUR NEEDS AND WISHES.
SIGNATURE
DATE ..... INITIALS .....

REVISIONS
1. 8-02-04 (MINIMUS PER CUST.
2
3
4
5

PROJECT NAME
CUSTOM OFFICE
24' x 48'

CLIENT NAME
RESIN LEASING, INC.
3330 POLARIS AVE. STE. 1
LAS VEGAS, NV 89102

DRAWING TITLE
FLOOR PLAN & GENERAL NOTES

DRAWN BY
AB/DA
SCALE
1/4"=1'-0
DATE
7-13-04
SERIAL NO.
15675-6

SIGN & DATE TO RELEASE FOR ENGINEERING (SUBJECT TO PAGE VERIFICATION)
☐ PLANS APPROVED (NO CHANGES)
DATE
SIGNATURE

NOT FOR PRODUCTION

SIGN & DATE TO RELEASE FOR MANUFACTURE (SUBJECT TO PAGE VERIFICATION)
☐ PLANS APPROVED (AS NOTED HEREIN)
DATE
SIGNATURE

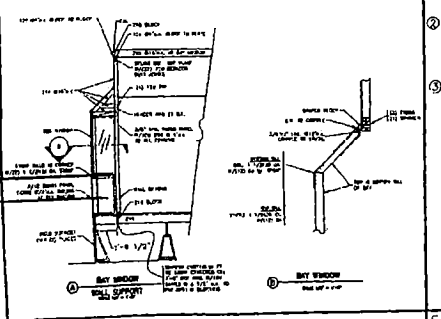
SHEET NO.
A-1

2 FINISH SCHEDULE

PAINT ..... INCH INTERIOR EGGSHELL
TRIM ..... MARSH MAHOGANY 2170

DURAN EDWARDS 5498 LOW SHEEN LATEX ENAMEL OVER FACTORY PRIMER

3 PAINT (DURAN EDWARDS)



4 SECTION DRAWING

① EXTERIOR DOOR: 6'-0" X 6'-8" 3/4 PAINT GRADE, SINGLE LITE (TEMPERED) DOUBLE FRENCH PREHUNG W/HINGES AND CASING
ROUGH OPENING ..... 6'-1" X 6'-9"
DOOR COLOR: ..... DET/INT: PAINT GRADE
FRAME: ..... PAINT GRADE
THRESHOLD ..... "ANDER" 413 SA 36"
LOCK ..... "SCHLAGE" F-SERIES, PASSAGE (LEVER) W/DEADBOLT
STAY CHAIN ..... YES

② EXTERIOR DOOR: 3'-0"x8'-4"x1 3/4" SC, STAIN GRADE, SINGLE LITE FRENCH
ROUGH OPENING ..... HEADY MIX PURCHASING
DOOR COLOR: ..... EXT/INT: PAINT GRADE
FRAME: ..... PREHUNG W/HINGES AND CASING (PAINT GRADE)
INT. CYLINDER: ..... "TELL" LC3675 CTL LEVER/ANSI F-75 (PASSAGE) 26D GRADE 3
DOOR STOP: ..... CONCAVE RUBBER BUMPER, WALL MOUNTED

③ INTERIOR DOOR: 3'-0"x8'-4"x1 3/4" SC, STAIN GRADE
ROUGH OPENING ..... 37 1/4"x81" R.O.
DOOR COLOR: ..... EXT/INT: PAINT GRADE
FRAME: ..... PREHUNG W/HINGES AND CASING (PAINT GRADE)
INT. CYLINDER: ..... "TELL" LC3675 CTL LEVER/ANSI F-75 (PASSAGE) 26D GRADE 3
DOOR STOP: ..... CONCAVE RUBBER BUMPER, WALL MOUNTED

ALL STAINING AND FINISHING OF STAIN GRADE DOORS, FRAMES AND CABINETS ARE BY DEALER ON SITE.

5 DOOR LEGEND

Ⓐ EXTERIOR WINDOW: 48" x 48" MILGARD
ROUGH OPENING ..... 48" X48"
FRAME: ..... WHITE
GLASS: ..... CLEAR W/ FRENCH GRIDS
GLAZE: ..... DUAL
STYLE ..... HORIZONTAL SLIDER
BUG SCREEN ..... YES

Ⓑ EXTERIOR WINDOW: 24" x 48" MILGARD
ROUGH OPENING ..... 24" X 48"
FRAME: ..... WHITE
GLASS: ..... CLEAR
GLAZE: ..... DUAL
STYLE: ..... FIXED

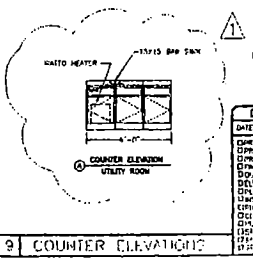
Ⓒ EXTERIOR WINDOW: 60" x 48" (BAY WINDOW) MILGARD
W/3/4" FLUTED
ROUGH OPENING ..... 84"
FRAME: ..... WHITE
GLASS: ..... CLEAR W/8" FLAMERS
GLAZE: ..... DUAL
STYLE: ..... FIXED
INCLUDES FRAMED OUT LEDGER FOR SUPPORT & ROOF COVERING W/SHINGLES

Ⓓ EXTERIOR WINDOW: 48" x 12" MILGARD
ROUGH OPENING ..... 48" X 12"
FRAME: ..... WHITE
GLASS: ..... OBSCURE
GLAZE: ..... DUAL
STYLE: ..... HORIZONTAL SLIDER
BUG SCREEN ..... YES

Ⓔ INTERIOR GLASS: 38" x 36"
ROUGH OPENING ..... 36 1/4" X 36 1/4"
FRAME: ..... NONE
GLASS: ..... CLEAR
GLAZE: ..... TEMPERED
STYLE ..... FIXED
CONTAINED IN WALL W/DRYWALL STOPS

Ⓕ INTERIOR GLASS: 78" x 36" (OCCUPATION TYPE)
ROUGH OPENING ..... 36 1/4" X 36 1/4"
FRAME: ..... NONE
GLASS: ..... 1/4" CLEAR
GLAZE: ..... TEMPERED
STYLE ..... ALUMINUM TOP AND BOTTOM SHAFT

6 WINDOW LEGEND



9 COUNTER ELEVATIONS

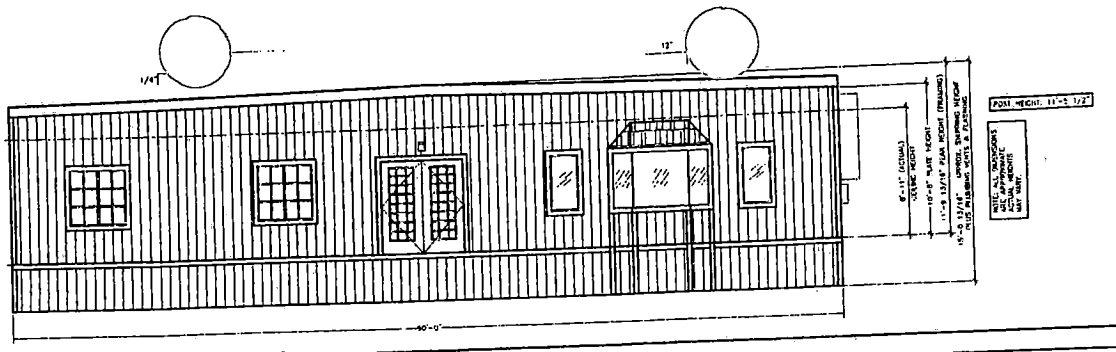
ARISTOCRAFT CABINETS

DISTRIBUTION
DATE
☐ OWNER/ MANAGER
☐ PROD. SUPERVISOR (FI)
☐ PRODUCTION
☐ FINAL PAINTER
☐ QUALITY CONTROL
☐ ELECTRICIAN
☐ DYNASPHERE
☐ SHIPPER/RDP
☐ FURNISHINGS
☐ CLIENT
☐ PLANT MANAGER
☐ DEPT. OF TRANSPORTATION
☐ STATE OF CALIFORNIA
☐ STATE OF NEVADA

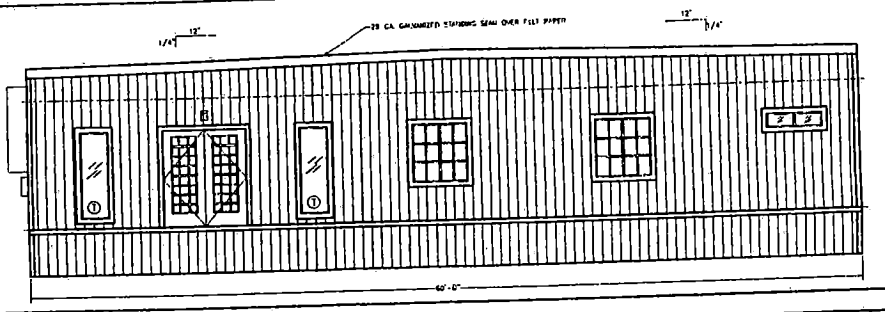
AUG 0 4 '04

APPROVED
AUG 2 0 2004
2662
By
Authorized Signature

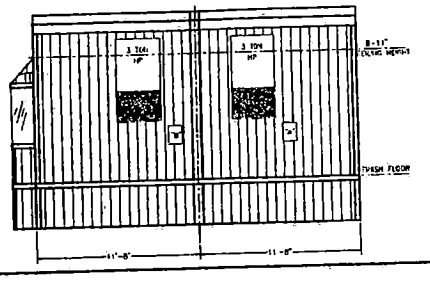
SUP-6405
SDR-6403
05-12-05 PC



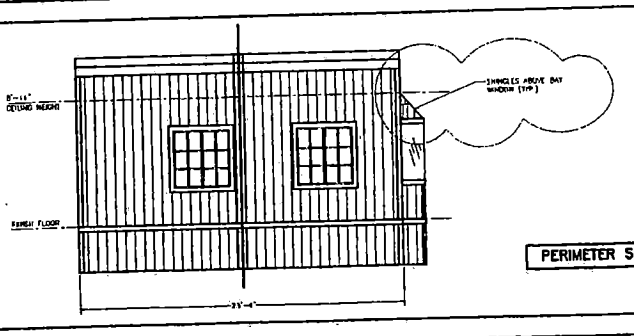
1 SIDEWALL ELEVATION



2 SIDEWALL ELEVATION



3 ENDWALL ELEVATION



4 ENDWALL ELEVATION

MANUFACTURED BY:
WALDEN
STRUCTURES Y CONSTRUCTIO
3101 JEFFERSON STREET
RIVERSIDE, CA - 92504
(909) 351-3353 HOME FAX (909) 351-3
EMAIL: DAN@WALDENSTRUCTURES.CO

NOTE TO CUSTOMER:
THE DIMENSIONS SHOWN ON THIS LAYOUT/S SHOWN ON THIS DRAWING MAY VARY SLIGHTLY FROM THE ORIGINAL DUE TO (DRAWINGS) DUE TO STRUCTURAL CONSIDERATIONS. PLEASE REVIEW ALL DRAWINGS, FLOOR PLANS, FRAMING, ELEVATIONS, ETC. TO DOUBLE-CHECK ANY YOUR QUESTIONS YOU MAY HAVE.
THANK YOU
DWAYNE WALDEN
DATE _____ INITIALS _____

REVISIONS
1. 5-03-04 CHANGES PER CUST.
2.
3.
4.
5.

PROJECT NAME
CUSTOM OFFICE
24 X 60

CLIENT NAME
RESUN LEASING, INC.
13770 POMPEII
LAS VEGAS, NV 89102

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWN BY
AB / DA
SCALE
1/4"=1'-0
DATE
04-13-04
SERIAL NO.
15475-4

FOR STRUCTURAL ONLY
DONALD E. WOOD
No. 63634
CIVIL
STATE OF NEVADA
AUG 04 '04
No. 8108
CIVIL
STATE OF CALIFORNIA
AUG 04 '04

APPROVED
AUG 20 2004
12862
By: _____
Authorized Signature

DISTRIBUTION
DATE
☐ PROJ. MANAGER
☐ PROD. SUPERVISOR
☐ PRODUCTION
☐ FINAL FINISH
☐ QUALITY CONTROL
☐ ELECTRICAL
☐ PLUMBING
☐ INSPECTOR
☐ PURCHASING
☐ CLERK
☐ SALES MANAGER
☐ STATE OF CALIFORNIA
☐ STATE OF ARIZONA
☐ STATE OF NEVADA

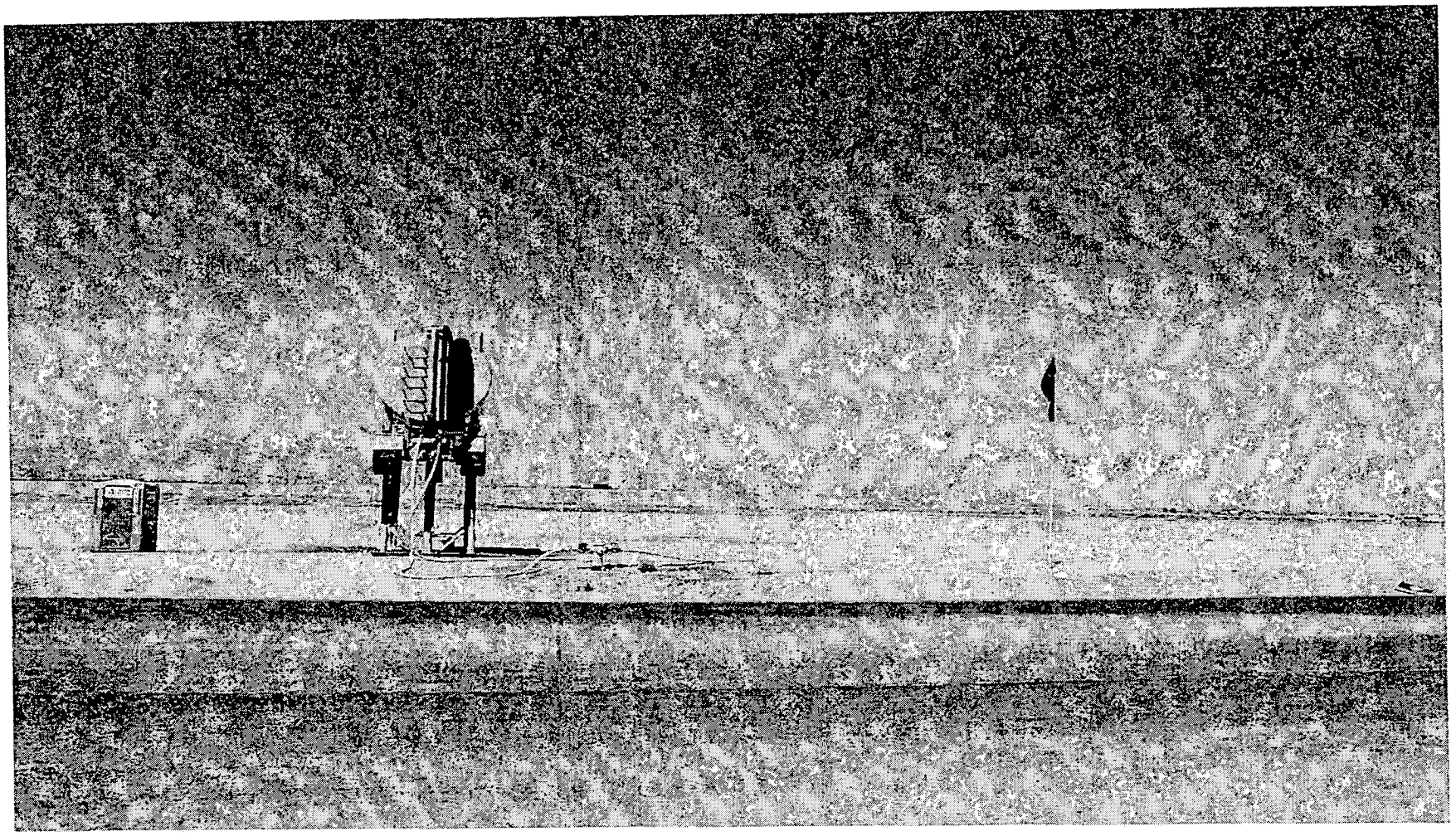
☐ PLANS APPROVED (NO CHANGES)
DATE
SIGNATURE

NOT FOR PRODUCTION

☐ PLANS APPROVED (AS NOTED HEREIN)
DATE
SIGNATURE

SHEET NO.
A-3

SUP-6405
SDR-6403
05-12-05 PC



SUP-6405 & SDR-6403 - APPLICANT/OWNER: CARINA CORP.
ADJACENT TO THE SOUTHWEST CORNER OF FARM ROAD AND TULE SPRINGS ROAD
MAY 12, 2005 PLANNING COMMISSION

04/20/05

DRC **Development Resource Consultants, Inc.**
Civil Engineering • Land Surveying • Land Planning

March 29, 2005

City of Las Vegas
Department of Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

Attention: Kyle Walton
Senior Planner

Subject: Centennial Village Sales Trailer / APN #125-17-702-002
Justification letter for Use Permit and Design Review

Dear Kyle:

On behalf of our client, Carina Homes, DRC Engineering and Surveying is requesting to submit a Use Permit and a Site Design Review for a Sales Trailer located in the Centennial Village of Centennial Springs Community.

This sales trailer will sit on approximately .016 acres of land just off of Tule Springs Road south of Farm Road. From our meeting of March 9, 2005 and as a direction from staff our client has moved the entrance to the sales trailer to the north. The sales trailer is a 1400 square foot trailer to be located on APN #125-17-702-002. There will be 19 parking spaces to include 1 handicapped space. This sales trailer will be permanent (over a 6 month period of time) which necessitates the Use Permit.

The surrounding zoning is TC with the exception to the parcels to the east they are currently zoned RPD-8 and RC-L.

DRC thanks you in advance for the consideration of these two applications. Please feel free to contact Dennis Wertzler of this office or myself if you should have any questions or require additional information.

Sincerely,

DRC ENGINEERING AND SURVEYING

Jolene J. Granberg
Senior Project Coordinator

Cc: Rebecca Ralston/Carina
Dennis Wertzler/DRC
File

SDR-4403

7180 INDUSTRIAL ROAD, SUITE 800 • LAS VEGAS, NV 89118 • PHONE: 702-270-6119 • FAX: 702-270-4899
ANAHEIM HILLS LAS VEGAS VALENCIA ONTARIO

City of Las Vegas

Agenda Item No.: 43

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
SUP-6418 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: RAINBOW II, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT at 615 Tonopah Drive (APN 139-33-302-025), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 06/15/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open on Item 43 [SUP-6418] and Item 44 [SDR-6415].

FLINN FAGG, Planning and Development Department, gave a brief overview of the applications. He stated that the proposed development complies with the new standards adopted in December 2004 for mixed-use development within the Medical District. Staff had minor issues relative to the landscaping and the north elevation of the structure but was addressed with conditions. Staff recommended approval on both applications.

MINUTES – Continued:

TABITHA KEETCH, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, Las Vegas appeared on behalf of the applicant. She reiterated some of staff's comments and added that the developer is proposing a residential development that is creative in concept and design. She then concurred with staff's conditions.

TODD FARLOW, 240 N. 19th Street, liked the idea of mixed use development with residential and commercial.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed on Item 43 [SUP-6418] and Item 44 [SDR-6415].

(10:09 – 10:13)

4-1161

CONDITIONS:

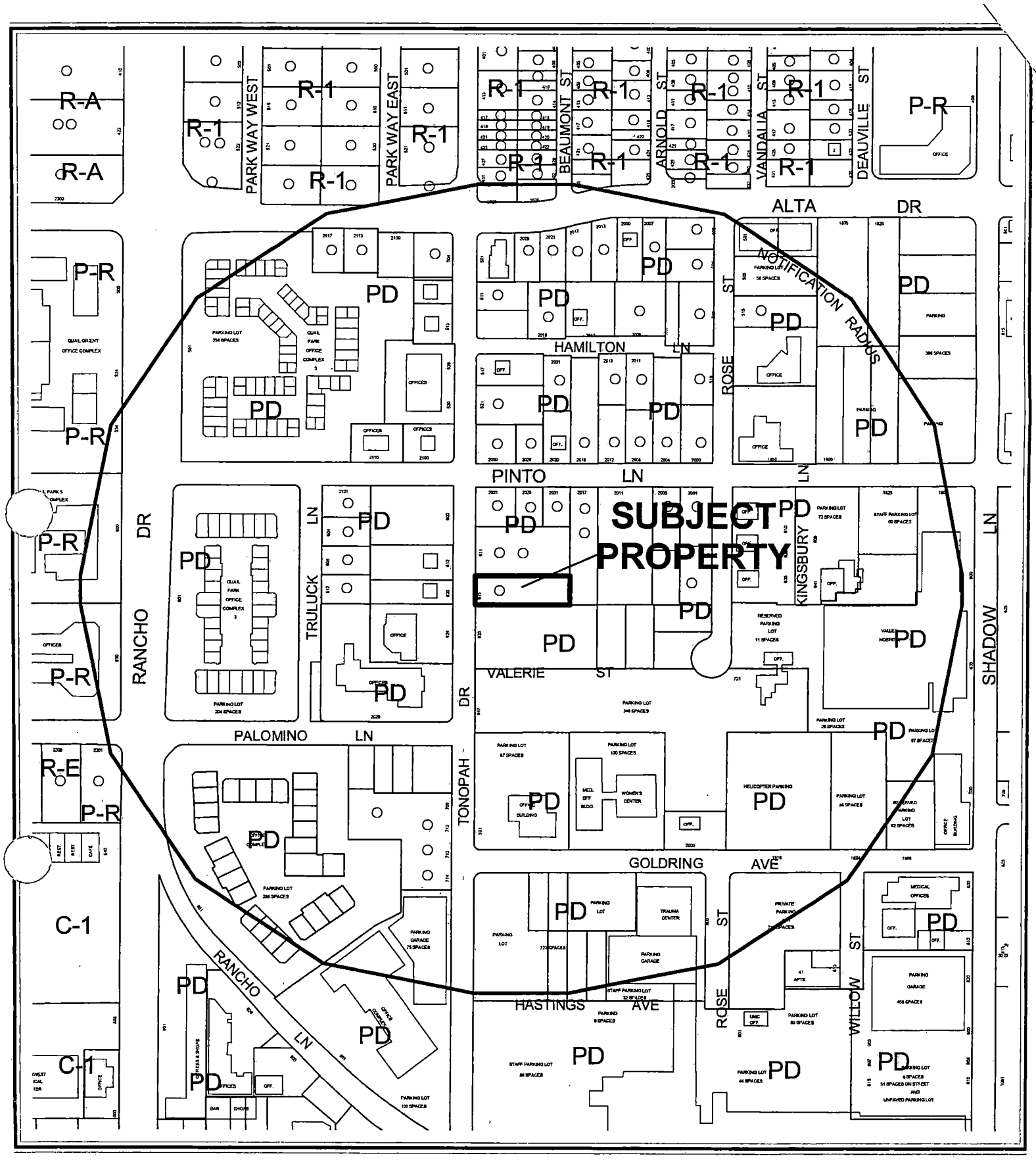
Planning and Development

1. Conformance to all Minimum Requirements under Las Vegas Medical District Plan for Mixed-Use development.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-6415).

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.



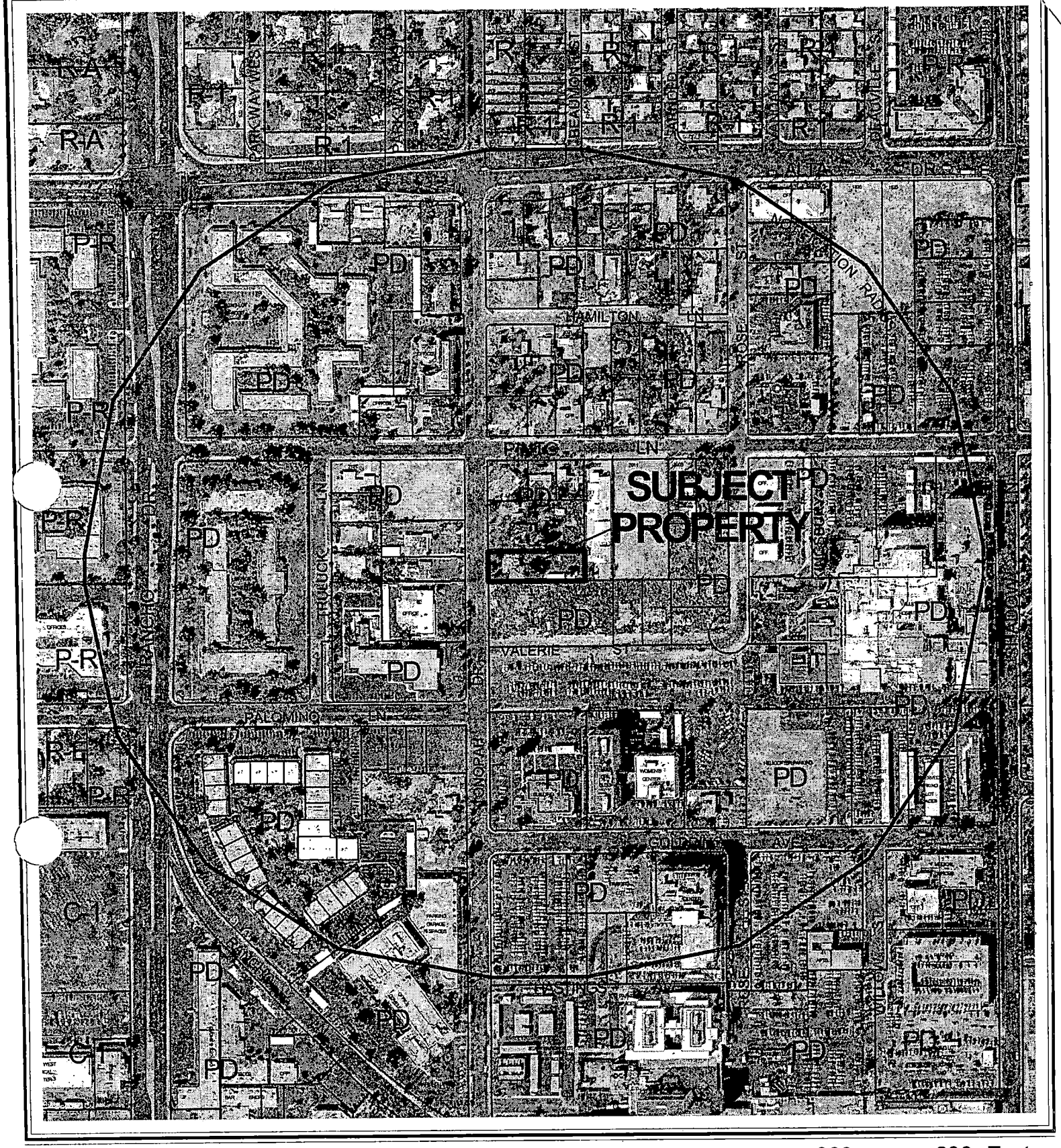
CASE: **SUP-6418**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 300 600 Feet

N



0 300 600 Feet

CASE: **SUP-6418**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-6418 - APPLICANT/ OWNER: RAINBOW II, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Las Vegas Medical District Plan for Mixed-Use development.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-6415).

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.

DA

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a proposed Mixed-Use development at 615 South Tonopah Street. The development will include five residential units and approximately 260-square feet of office space.

B) Applicant's Justification

The applicant has justified this request with the following statement; "We have transformed a small infill lot that was once the site of a dilapidated, abandoned home into a fabulous Mid Rise experience which will include a professional office, one of kind urban flats, a residential fitness center, a residential lounge, and a beautiful recreational area. Due to the constraints of the lot we are proposing a perimeter landscape waiver. In lieu of the perimeter landscaping we are providing exotic, landscaped, grand driveway which is equal to a 26' buffer between our building and a commercial parking lot to the South."

"This is a great use of space that will provide the open space feel the City is seeking while providing a nice residential experience for our potential users."

BACKGROUND INFORMATION

A) Related Actions

05/27/97 The City Council approved a Rezoning (Z-0020-97) to PD (Planned Development) on this site as part of a larger request, which established the Las Vegas Medical District. The Planning Commission recommended approval.

06/19/02 The City Council approved a Major Modification (Z-0020-97(33))to the Las Vegas Medical District Neighborhood Plan to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west. Planning Commission and Staff recommended approval.

DA

05/12/05 The Planning Commission will hear a companion Site Development Plan Review (SDR-6415) for a three-story, mixed use development including; five residential units and 260 square feet of commercial space as well as a Waiver of the perimeter landscaping requirement.

B) Pre-Application Meeting

03/17/05 A pre-application meeting was held where the following items were discussed:

1. three stories, 55 feet, five units, 282 square feet office in the MD-1 – require SUP in addition to SDR.
2. Traffic – pan driveways (will verify), comm. space must be handicap space, no traffic study.
3. Mixed-Use – setbacks not automatically applied (no precedent yet), height not automatically applied.
4. Parking – 1 per unit, 1/300 for office.
5. Parking lot landscaping – 6' buffer and 36" high wall (see page 33).
6. Streetscape – see page 18; trees @ 30" on center max w/tree grates, street lighting (see pages 17-21).
7. Perimeter landscaping – 8' @ side and rear (Request Waiver).
8. Fences/Walls – subject to requirements on page 29.
9. Adjacent to residential, but not designated for Residential Use on General Plan.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: .41 acres

B) Existing Land Use

Subject Property:	Single Family Residential
North:	Single Family Residential
South:	Parking Lot
East:	Single Family Residential
West:	Office

DA

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	PD (Planned Development)
North:	PD (Planned Development)
South:	PD (Planned Development)
East:	PD (Planned Development)
West:	PD (Planned Development)

E) General Plan Compliance

This site is located within the Las Vegas Medical District Plan Area and is designated as MD-1 (Medical Support). The proposed mixed-use project is an allowable use within this designation with a Special Use permit.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Las Vegas Medical District	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 parcel is located within the Las Vegas Medical District, which is intended to provide for future and continued development in this area of an interrelated and cohesive mix of uses in a manner that is safe, orderly, and manageable for pedestrians.

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	Units	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Condominiums	5	1 per Unit	5	0	7	0
Office	260 SF.	1/300 GFA	1	1	1	1
Total			6	1	6	1

The proposed development will comply with the Medical District requirement for off-street parking. Parking for the residential units will be within enclosed garages, with the 1 regular and 1 handicap space available for the office use.

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

Standards	Code Requirement	Provided
Mixed-Use	Residential uses may be permitted in the Medical District plan by means of a Special Use Permit	Y
	Non-residential use shall be located at the ground level fronting the primary public right-of-way	Y*
	The architecture shall highlight the difference in uses	Y

B) General Analysis and Discussion

- Zoning

  The proposed office use is permitted in the MD-1 (Medical Support) district by right; the residential component is permitted upon approval of a Special Use Permit for a Mixed-Use Development.

- Use

  The Las Vegas Medical district plan will allow for Mixed-Use developments to take place with the approval of a Special Use Permit. The proposed office space is permitted by right within the MD-1 (Medical Support) district.

- Conditions

  This development will comply with the minimum standards set forth in the Las Vegas Medical District Plan, found within the section for "Conditions for Specific Uses".

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:

DA

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 development will generally comply with the surrounding uses currently in place and will be harmonious with any future development in the area. With the development only having five units this will overly reduce the impact the residential component will have on the single family residential properties to the north and east. The proposed office space will provide sufficient space for a small office to locate, which will be conducive to the offices that presently exist to the west.

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

   The proposed Mixed-Use project is automatically exempt from the development standards for the Las Vegas Medical District Plan. There is sufficient space on site to provide the required parking and a portion of the required landscaping. The applicant is asking for a waiver of perimeter landscaping, which will fully remove any landscaping requirement along the north and east property line, and will reduce the south landscape area to two feet in width. This will allow for the building and garages to the rear of the property to be located directly on the property line, as well as allow for a parking stall to be located in the front of the building where there would normally be a requirement for a six foot wide planting area adjacent to parking areas.

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

   This site will have access onto Tonopah Drive, which is a 60 foot Right of Way. Tonopah Drive is fed by two Primary Arterial (100 foot) roads, which will provide sufficient circulation to and from the site. The two Primary Arterial roads will be Alta Drive and Rancho Drive, Primary Arterial (100 foot) roads as designated on the Master Plan of Streets and Highways.

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

   Approval of the Special Use Permit is consistent with the General Plan and The Las Vegas Medical District Plan, and will not compromise public health, safety, or welfare.

DA

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 104 – Mailed with SDR-6415

APPROVALS 0

PROTEST 0

DA

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-6418 APN: 139-33-302-025

Name of Property Owner: Rainbow II, LLC

Name of Applicant: Rainbow II, 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 XX 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: Ken Wolfson

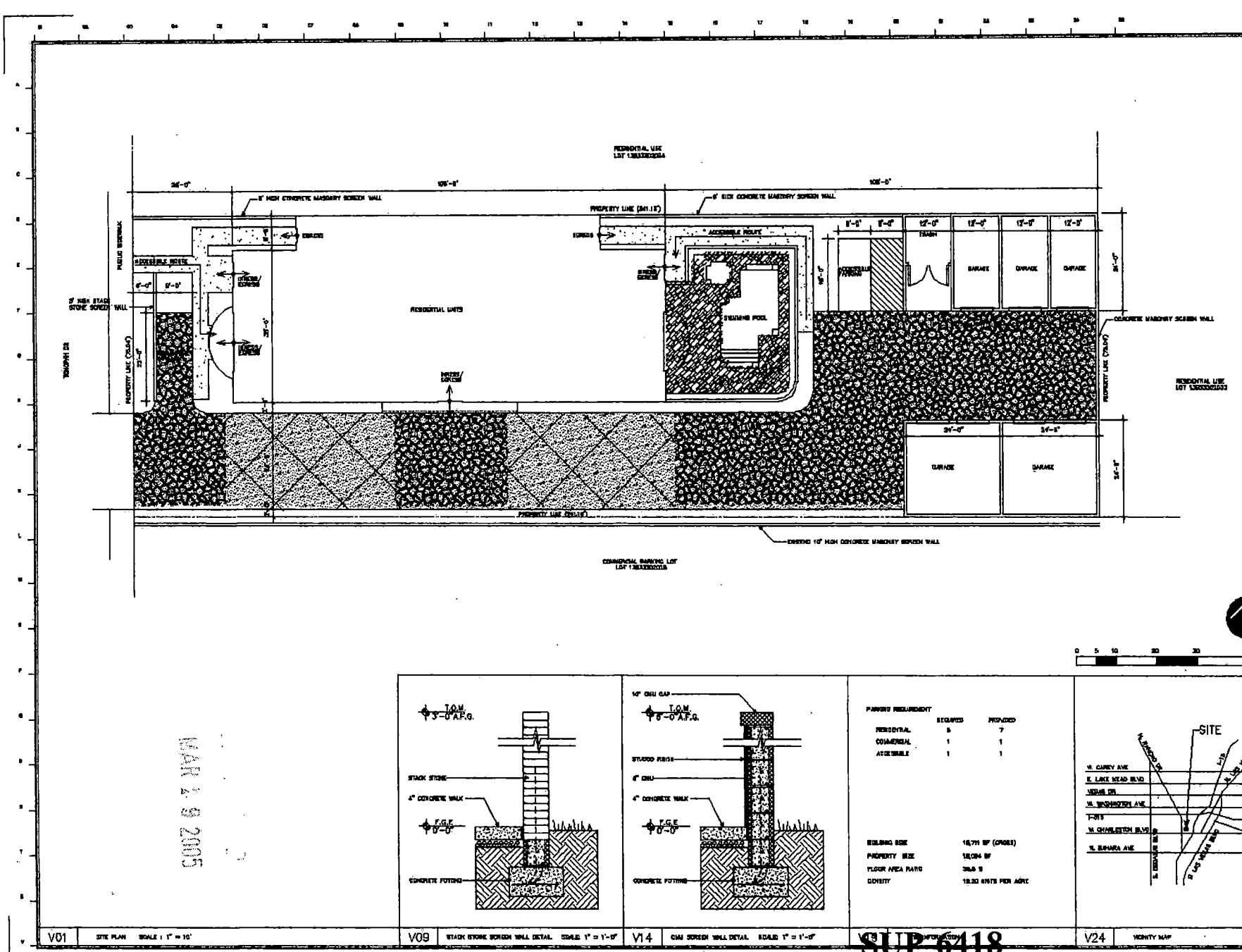
Print Name: Ken Wolfson

Subscribed and sworn before me

This 7th day of MAY, 20 05

Notary Public in and for said County and State

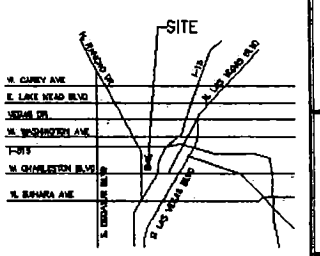
Notary Public - State of Nevada
County of Clark
REBECCA W. ATSHE
My Appointment Expires
October 10, 2008
No: 96-1935-1



PARKING REQUIREMENT

	REQUIRED	PROVIDED
RESIDENTIAL	5	7
COMMERCIAL	1	1
ACCESSIBLE	1	1

BUILDING SIZE	18,711 SF (GROSS)
PROPERTY SIZE	18,004 SF
FLOOR AREA RATIO	3MA 9
DENSITY	12.33 UNITS PER ACRE



V01	SITE PLAN SCALE : 1" = 10'	V09	STACK STONE SCREEN WALL DETAIL SCALE: 1" = 1'-0"	V14	CMU SCREEN WALL DETAIL SCALE: 1" = 1'-0"	V18	PARKING INFORMATION
V24	VICINITY MAP						

MAR 4 2005

SUP-6418
SDR-6415
05-12-05 PC

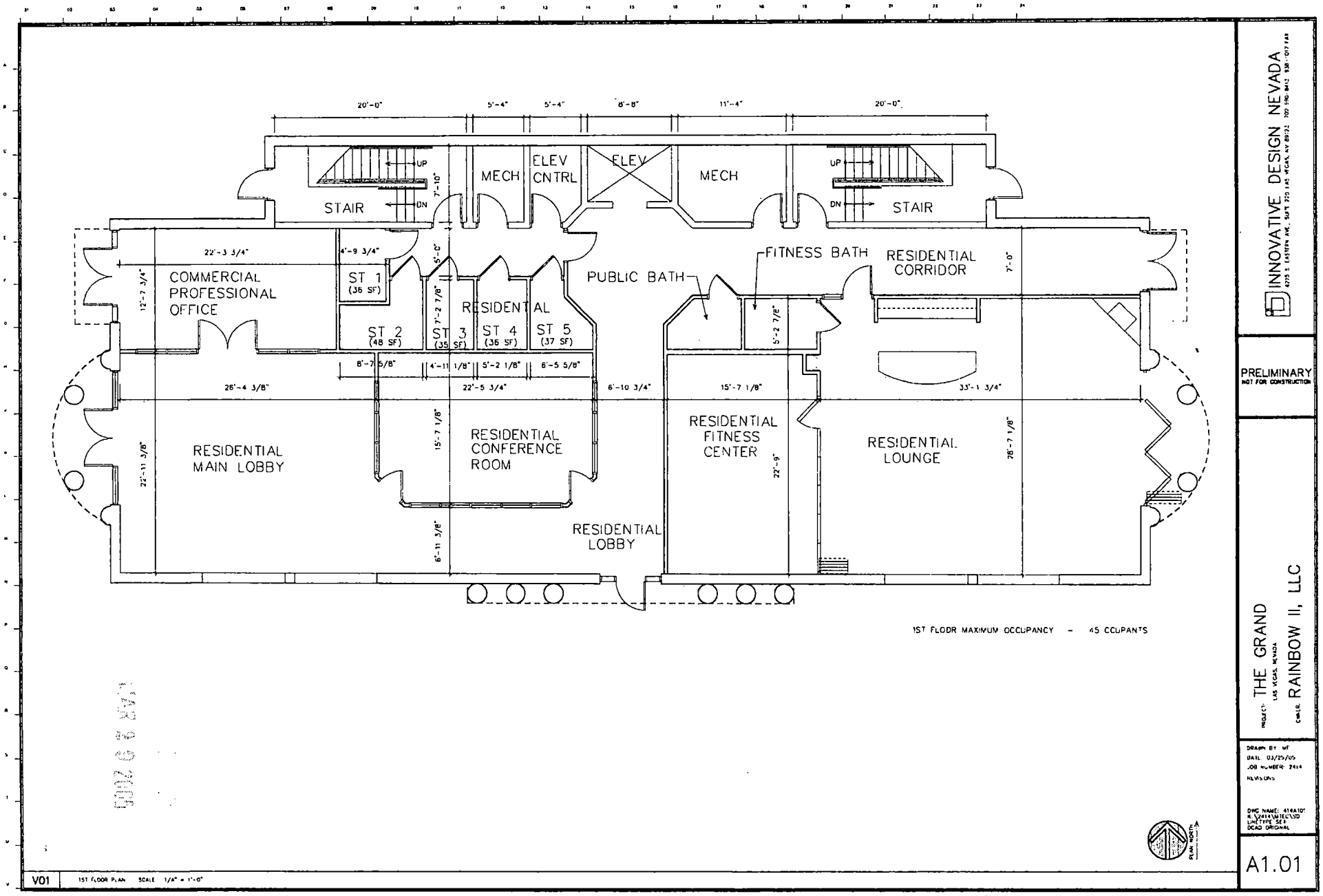
INNOVATIVE DESIGN NEVADA
8370 S. EASTERN AVE., SUITE 220 LAS VEGAS, NV 89123 702.990-8418 888-1017 FAX

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT: THE GRAND
LAS VEGAS, NEVADA
OWNER: RAINBOW II, LLC

DRAWN BY: MF
DATE: 03/25/05
JOB NUMBER: 2014
REVISIONS:

C1.01



INNOVATIVE DESIGN NEVADA
4275 S. EASTERN AVE., SUITE 220 LAS VEGAS, NV 89119 702 590-8412 538-1017 FAX

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT: THE GRAND
LAS VEGAS, NEVADA

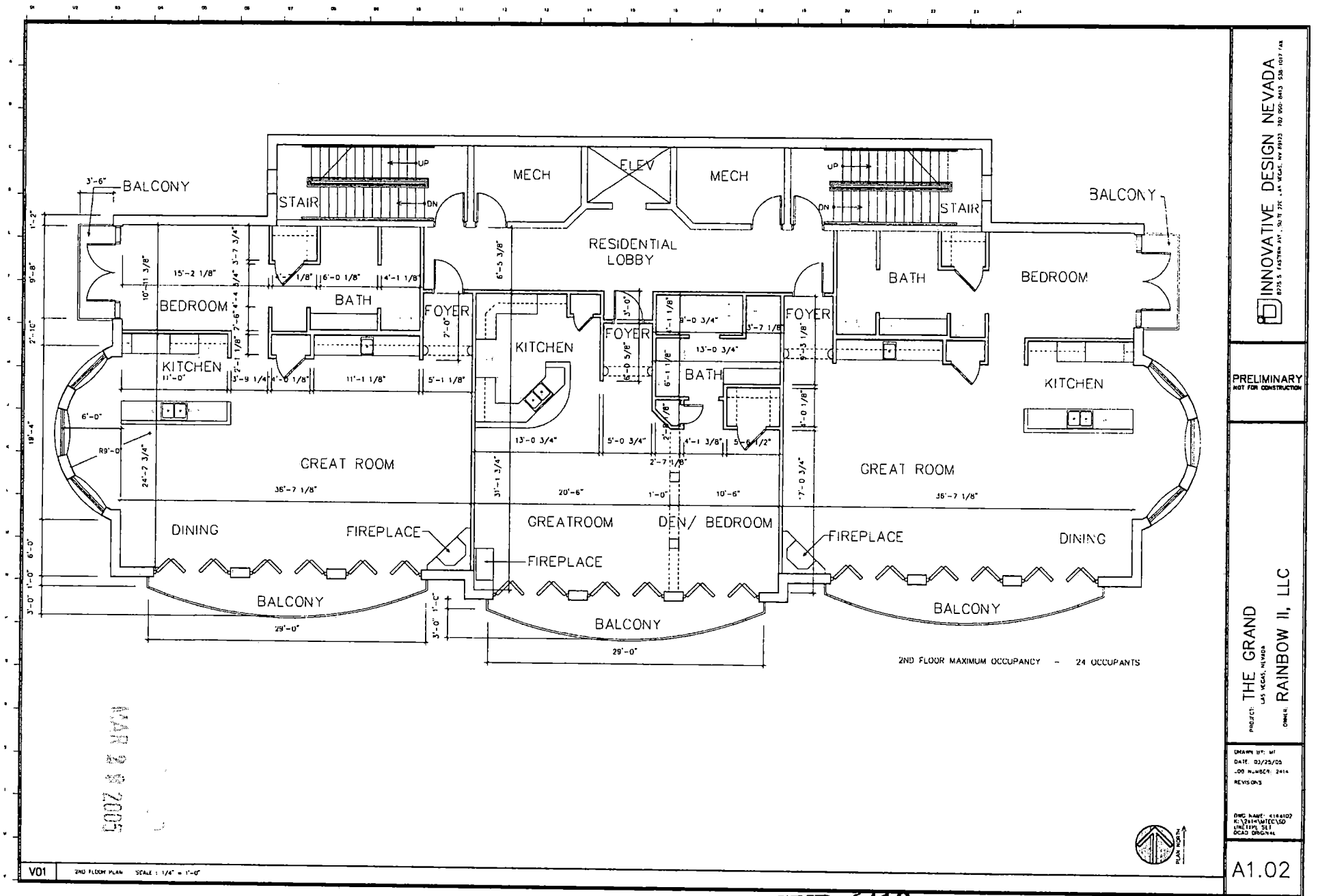
OWNER: RAINBOW II, LLC

DRAWN BY: MF
DATE: 03/25/05
JOB NUMBER: 7414
REVISIONS:

DWG NAME: 414A101
R:\2414\WELL\SD
LINETYPE SET
DCAD ORIGINAL

A1.01

SUP-6418
SDR-6415
05.12.05 PC



INNOVATIVE DESIGN NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT: THE GRAND
LAS VEGAS, NEVADA
OWNER: RAINBOW II, LLC

DRAWN BY: MT
DATE: 03/25/05
JOB NUMBER: 2414
REVISIONS

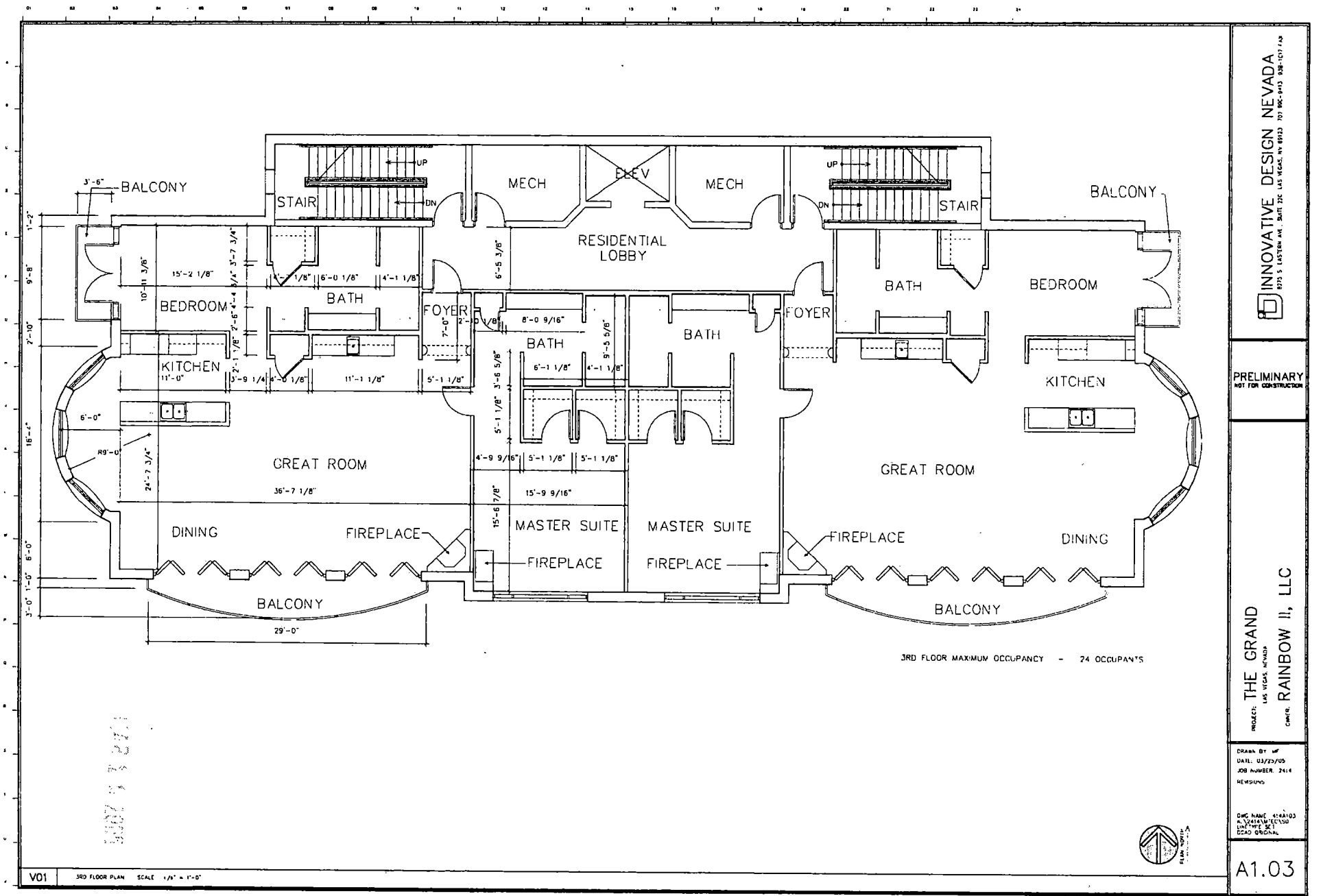
DWG NAME: K:\2414\WTCC\SD
LINETYPE SET
DCAD ORIGINAL

A1.02

V01 2ND FLOOR PLAN SCALE : 1/4" = 1'-0"

RECEIVED
MAY 23 2005
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-6418
SDR-6415
05-12-05 PC



INNOVATIVE DESIGN NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT: THE GRAND
LAS VEGAS, NEVADA
OWNER: RAINBOW II, LLC

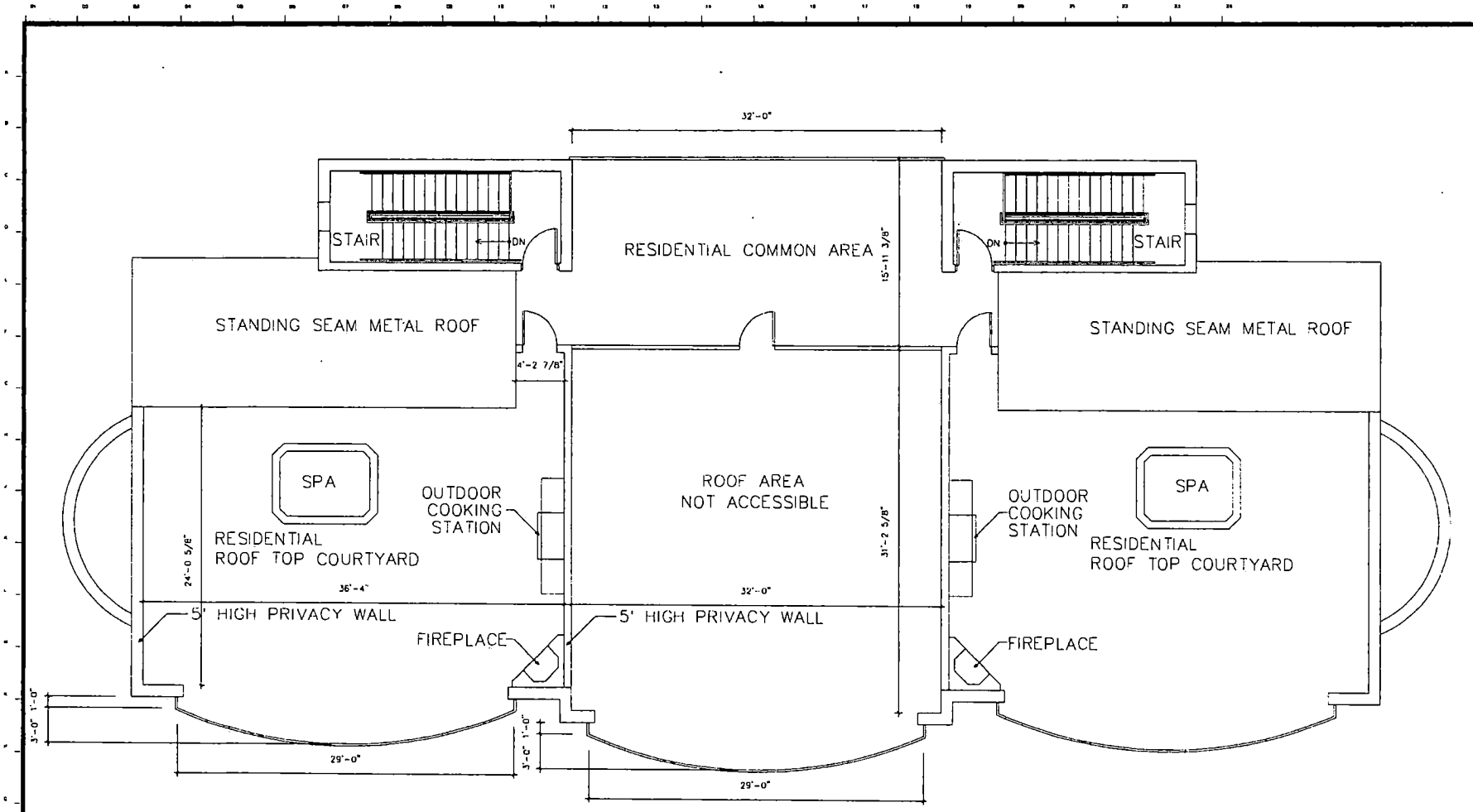
DRAWN BY:
DATE: 03/23/05
JOB NUMBER: 2414
REVISIONS

DWG NAME: 41A103
P:\2414\M\TEC\SD
LAYOUT: SET
DCAD ORIGINAL

A1.03

V01 3RD FLOOR PLAN SCALE 1/8" = 1'-0"

SUP-6418
SDR-6415
05.12.05 PC



INNOVATIVE DESIGN NEVADA
6725 S EASTERN AVE., SUITE 200 LAS VEGAS, NV 89122 702 895-8413 536 1951 FAX

PRELIMINARY
NOT FOR CONSTRUCTION

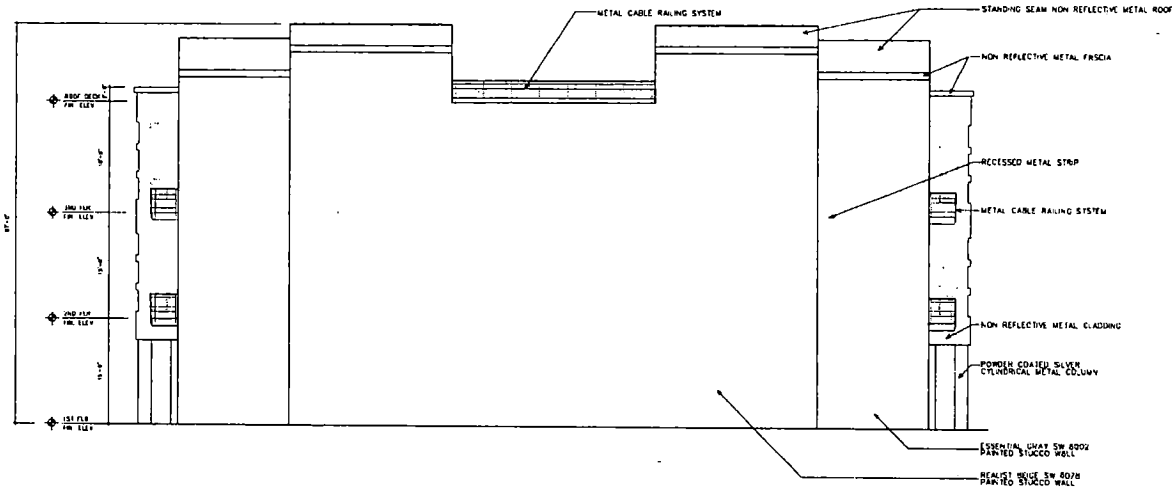
PROJECT: THE GRAND
LAS VEGAS, NEVADA
OWNER: RAINBOW II, LLC

DRAWN BY: MF
DATE: 03/25/05
JOB NUMBER: 2414
REVISIONS:

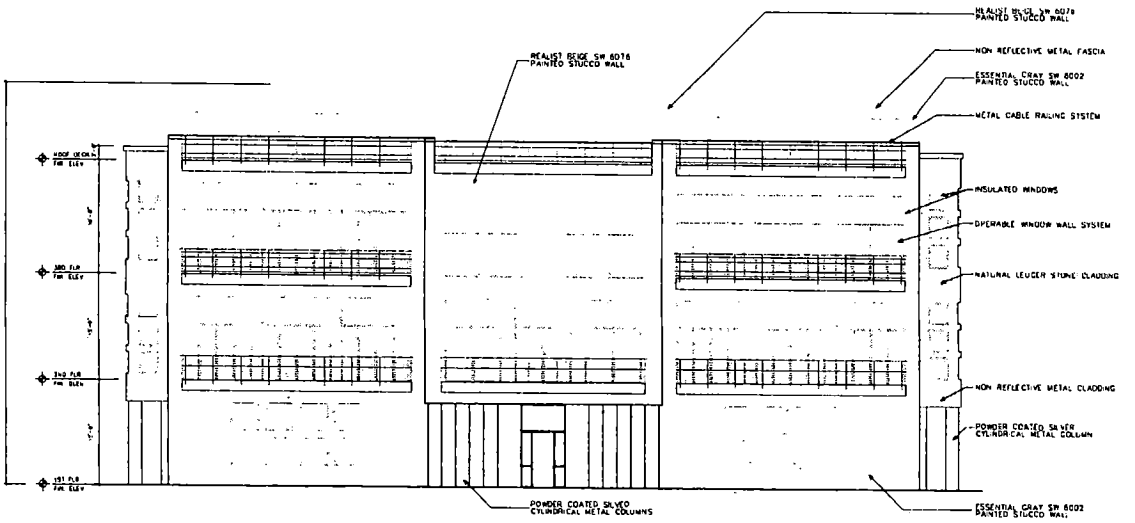
DWG NAME: A1.04.DWG
C:\2414\ARCH\LSD
LINETYPE SET
DEAD ORIGINAL

A1.04

SUP-6418
SDR-6415
05-12-05 PC



K01 NORTH BUILDING ELEVATION SCALE : 1/8" = 1'-0"



V01 SOUTH BUILDING ELEVATION SCALE 1/8" = 1'-0"

INNOVATIVE DESIGN NEVADA
8275 S. EASTERN AVE., SUITE 220, LAS VEGAS, NV 89123 702 896-8413 896-1071 FAX

PRELIMINARY
NOT FOR CONSTRUCTION

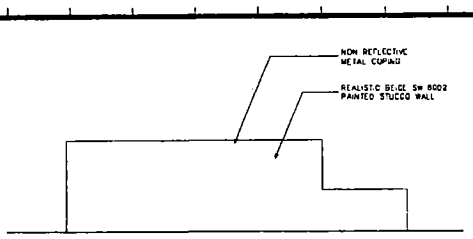
PROJECT: THE GRAND
LAS VEGAS, NEVADA
OWNER: RAINBOW II, LLC

DRAWN BY: MI
DATE: 03/25/05
JOB NUMBER: 2414
REVISIONS

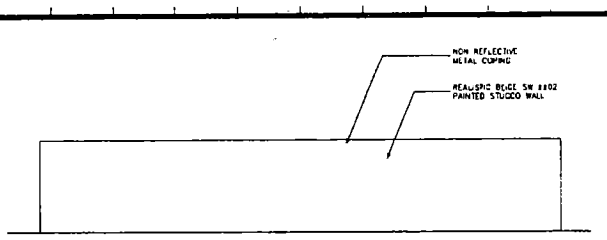
DWG NAME: 414A201
C:\2414\2 SUP\
LINETYPE SET:
JACAD UNIONAL

A2.01

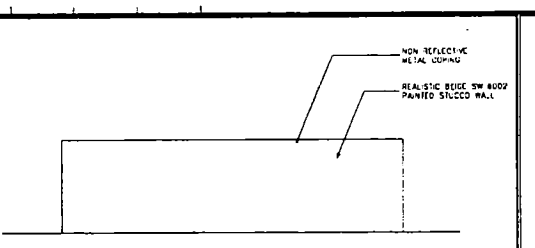
SUP-6418
SDR-6415
05-12-05 PC



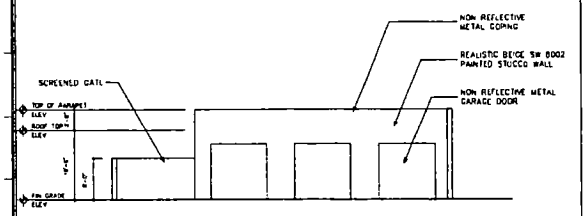
E01 NORTH GARAGE – NORTH ELEVATION SCALE : 1/8" = 1'-0"



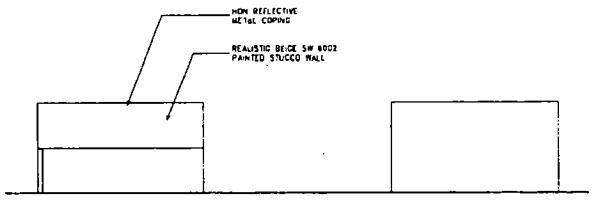
E10 GARAGE – EAST ELEVATION SCALE 1/8" = 1'-0"



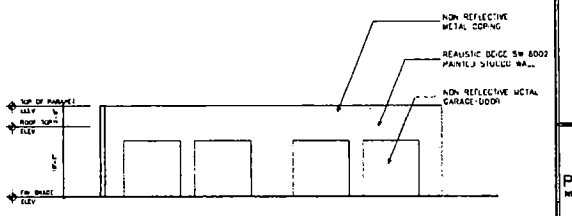
E20 SOUTH GARAGE – SOUTH ELEVATION SCALE : 1/8" = 1'-0"



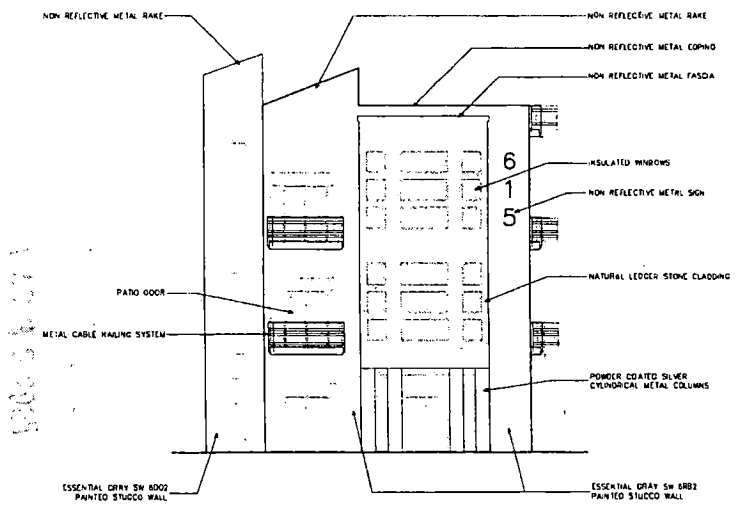
K01 NORTH GARAGE – SOUTH ELEVATION SCALE 1/8" = 1'-0"



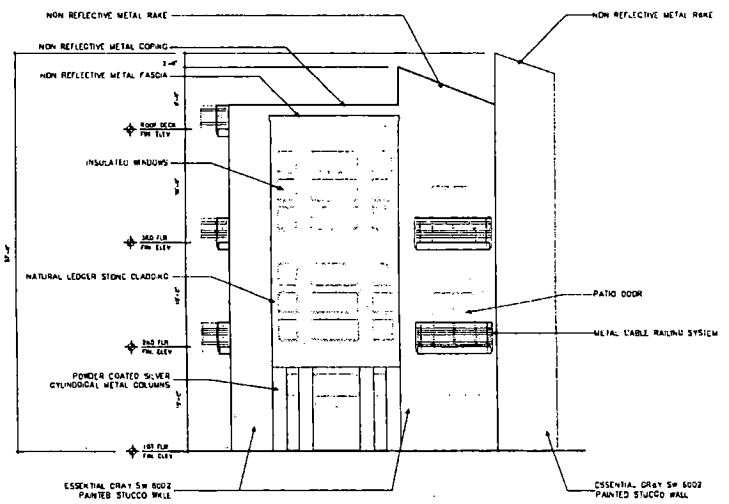
K10 GARAGE – WEST ELEVATION SCALE : 1/8" = 1'-0"



K20 SOUTH GARAGE – NORTH ELEVATION SCALE : 1/8" = 1'-0"



V01 WEST BUILDING ELEVATION SCALE : 1/8" = 1'-0"



V15 EAST BUILDING ELEVATION SCALE : 1/8" = 1'-0"

INNOVATIVE DESIGN NEVADA
6215 S. EASTERN AVE., SUITE 200 LAS VEGAS, NV 89119 (702) 990-8643 FAX (702) 990-1751

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT: THE GRAND LAS VEGAS, NEVADA
OWNER: RAINBOW II, LLC

DRAWN BY: MF
DATE: 03/25/05
JOB NUMBER: 2414
REVISIONS:

DWG NAME: 414A202
PLOTTED: 2:50
LINETYPE SET:
DEAD ORIGINAL

A2.02

SUP-6418
SDR-6415
05-12-05 PC

RAINBOW II, LLC
6440 SKY POINTE DRIVE, #140-137
LAS VEGAS, NV 89131

City of Las Vegas
Planning and Development Office
In Care Of - Mr. Flinn Fagg
731 S. Fourth Street
Las Vegas, NV 89101

RE: Justification Letter for Site Development Review and Special Use Permit

Dear Mr. Fagg;

The proposed site is located east of Tonopah and North of Palomino and consists of approximately .41 acres. This request is for a site development plan review and special use permit for mixed use.

On November 17, 2004 the City Council of Las Vegas ratified a historic decision which added a live work overlay to the Medical District. On December 1, 2004 the City Council of Las Vegas approved another historic decision for the Medical District which was MOD 5267 which specifically allows Mixed Use projects to be considered in the Medical District.

We are honored to introduce to the Medical District of Las Vegas' first Mixed Use project named 'The Grand". Rainbow Companies continuing on its path to provide the City with innovative infill urban solutions has put every resource and effort into this project. We strongly feel that this project will become the prototypical development of the future Las Vegas. Land has become very expensive in Las Vegas and it will take infill solutions to truly reshape our City's inner core.

"The Grand" is located in the middle of a thriving commercial area and our hope is that the Medical District work force will take advantage of our innovative Mixed Use project.

Our design team has worked diligently to strike a balance between our desires for a great building and staff's desire for prudent planning. The dimension of the lot is 75' wide by 241' long which is typical for this area and it requires innovation and creativity to develop. We have transformed a small infill lot that was once the site of a dilapidated, abandoned home into a fabulous Mid Rise experience which will include a professional office, one of a kind urban flats, a residential fitness center, a residential lounge, and a beautiful recreational area. Due to the constraints of the lot we are proposing a perimeter landscape waiver. In lieu of the perimeter landscaping we are providing exotic, landscaped, grand driveway which is equal to a 26' buffer between our building and a commercial parking lot to the South.

SDR-6418

RAINBOW II, LLC
6440 SKY POINTE DRIVE, #140-137
LAS VEGAS, NV 89131

This is a great use of space that will provide the open space feel the City is seeking while providing a nice residential experience for our potential users. The Front setback is 25' and is lushly landscaped which facilitates pedestrian use. Finally the perimeter landscape waiver allows the building to position itself to encourage similar future infill development complimentary development to the north that will complement the proposed project and will motivate future development.

We are proposing a building height of 56'. This allows for a true urban flat design. Our unique floor plans will offer interior ceiling heights of nearly 15' which are expected by today's urban buyers.

If the City approves this project we believe it will encourage mixed use development in the Medical District. The Medical District is poised to become the gold standard of urban living and Rainbow Companies will strive for excellence in it's pursuit of this goal.

In conclusion, "The Grand" will be constructed of the best environmentally friendly materials that will prove that *Grand* living can also be environmentally sensitive. We meet all other Medical District planning requirements.

If approved, The City will be the recipient of a world class urban building that will provide the footprint for future urban redevelopment success in the Medical District.

It is Rainbow Companies sincere desire that this will be the first of many great projects in the Medical District area.

Very Truly Yours,

Ken Wolfson
President

SDR-0418

City of Las Vegas

Agenda Item No.: 44

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

SDR-6415 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6418 - PUBLIC HEARING - APPLICANT/ OWNER: RAINBOW II, LLC - Request for a Site Development Plan Review FOR A THREE-STORY, MIXED USE DEVELOPMENT INCLUDING; FIVE RESIDENTIAL UNITS AND 260 SQUARE FEET OF COMMERCIAL SPACE AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENT on 0.41 acres at 615 Tonopah Drive (APN 139-33-302-025), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 06/15/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:
See Item 43 [SUP-6418] for all related discussion on Item 43 [SUP-6418] and Item 44 [SDR-6415].

(10:09 – 10:13)
4-1161

CONDITIONS:
Planning and Development
1. The proposed streetscape along Tonopah Drive will include a 10 foot wide sidewalk, with a 24 inch box tree every 30 feet on center and a four foot by a four foot tree grate placed within the right-of-way portion of the sidewalk adjacent to Tonopah Drive.

CONDITIONS – Continued:

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

4. All development shall be in conformance with the site plan and building elevations, date stamped 03/29/05 except as amended by conditions herein.

5. A Homeowners Association shall be established to maintain all perimeter walls, private drives, including all common areas created by this action.

6. The site plan shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a tentative map, to reflect a location on the east portion of the property to allow backing room for 2 parking stalls located along this property line.

7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

8. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center with 4 foot by 4 foot tree grate along Tonopah Drive, to be placed along the back of curb.

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

11. Elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance the northern façade articulation.

CONDITIONS – Continued:

12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.

13. The trash enclosure will be required to have a roof structure added that will conform to the Las Vegas Medical District Plan and conform to the design of the overall site.

14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize light fixtures that are to be approved by the Planning & Development Department and shall provide downward-directed lighting. Wallpack lighting shall utilize light fixtures that are to be approved by the Planning & Development Department and shall provide downward-directed lighting 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.

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

16. 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.

Public Works

17. Construct all incomplete half-street improvements, if any, on Tonopah Drive adjacent to this site concurrent with development of this site.

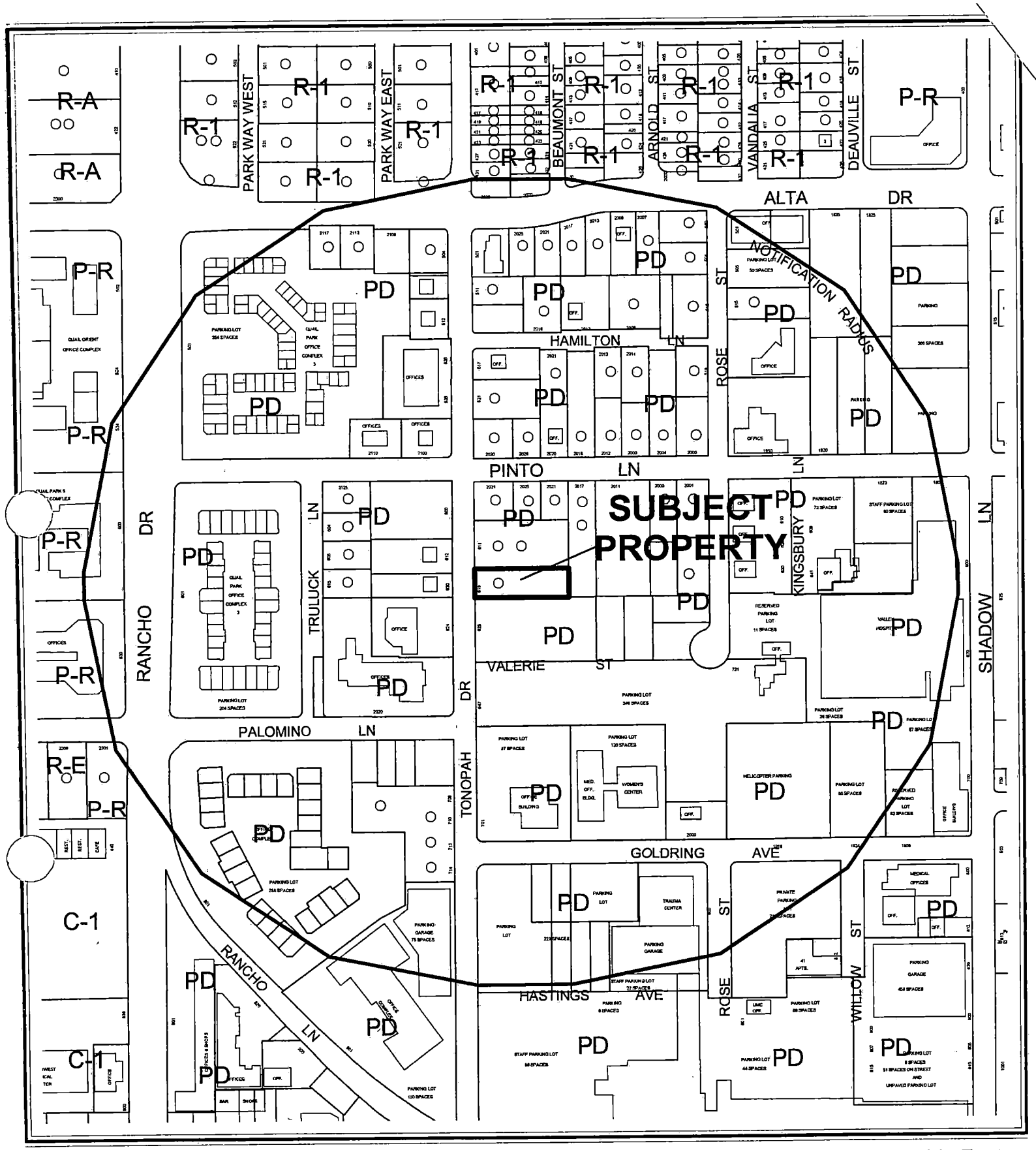
18. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.

19. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

20. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to issuance of any permits for this site.

CONDITIONS – Continued:

21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended.


R-A
R-A
R-1
R-1
R-1

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-6415 - APPLICANT/ OWNER: RAINBOW II, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. The proposed streetscape along Tonopah Drive will include a 10 foot wide sidewalk, with a 24 inch box tree every 30 feet on center and a four foot by a four foot tree grate placed within the right-of-way portion of the sidewalk adjacent to Tonopah Drive.

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

4. All development shall be in conformance with the site plan and building elevations, date stamped 03/29/05 except as amended by conditions herein.

5. A Homeowners Association shall be established to maintain all perimeter walls, private drives, including all common areas created by this action.

6. The site plan shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a tentative map, to reflect a location on the east portion of the property to allow backing room for 2 parking stalls located along this property line.

7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

8. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center with 4 foot by 4 foot tree grate along Tonopah Drive, to be placed along the back of curb.

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.

DA

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

11. Elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance the northern façade articulation.

12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.

13. The trash enclosure will be required to have a roof structure added that will conform to the Las Vegas Medical District Plan and conform to the design of the overall site.

14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize light fixtures that are to be approved by the Planning & Development Department and shall provide downward-directed lighting. Wallpack lighting shall utilize light fixtures that are to be approved by the Planning & Development Department and shall provide downward-directed lighting 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.

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

16. 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.

Public Works

17. Construct all incomplete half-street improvements, if any, on Tonopah Drive adjacent to this site concurrent with development of this site.

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

19. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

20. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to issuance of any permits for this site.

DA

21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended.

DA

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 56-foot tall, five residential unit mixed use development and waiver of the perimeter landscaping requirement on 0.41 acres at 615 South Tonopah Street.

B) Applicant's Justification

The applicant has justified this request with the following statement; "We have transformed a small infill lot that was once the site of a dilapidated, abandoned home into a fabulous Mid Rise experience which will include a professional office, one of kind urban flats, a residential fitness center, a residential lounge, and a beautiful recreational area. Due to the constraints of the lot we are proposing a perimeter landscape waiver. In lieu of the perimeter landscaping we are providing exotic, landscaped, grand driveway which is equal to a 26' buffer between our building and a commercial parking lot to the South."

"This is a great use of space that will provide the open space feel the City is seeking while providing a nice residential experience for our potential users."

BACKGROUND INFORMATION

A) Related Actions

05/27/97 The City Council approved a Rezoning (Z-0020-97) to PD (Planned Development) on this site as part of a larger request, which established the Las Vegas Medical District. The Planning Commission recommended approval.

06/19/02 The City Council approved a Major Modification [Z-0020-97(33)]to the Las Vegas Medical District Neighborhood Plan to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west. Planning Commission and Staff recommended approval.

05/12/05 The Planning Commission will hear a companion Special Use Permit (SUP-6418) for a mixed use development.

DA

B) Pre-Application Meeting

03/17/05 A pre-application meeting was held where the following items were discussed:

1. three stories, 55-feet, five units, 282-square-feet office in the MD-1 – require SUP in addition to SDR.
2. Traffic – pan driveways (will verify), comm. space must be handicap space, no traffic study.
3. Mixed-Use – setbacks not automatically applied (no precedent yet), height not automatically applied.
4. Parking – 1 per unit, 1/300 for office.
5. Parking lot landscaping – 6' buffer and 36" high wall (see page 33).
6. Streetscape – see page 18; trees @ 30" on center max w/tree grates, street lighting (see pages 17-21).
7. Perimeter landscaping – 8' @ side and rear (Request Waiver).
8. Fences/Walls – subject to requirements on page 29.
9. Adjacent to residential, but not designated for Residential Use on General Plan.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: .41 acres

B) Existing Land Use

Subject Property:	Single Family Residential
North:	Single Family Residential
South:	Parking Lot
East:	Single Family Residential
West:	Office

C) Planned Land Use

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

DA

D) Existing Zoning

Subject Property:	PD (Planned Development)
North:	PD (Planned Development)
South:	PD (Planned Development)
East:	PD (Planned Development)
West:	PD (Planned Development)

E) General Plan Compliance

This site is located within the Las Vegas Medical District Plan Area and is designated as MD-1 (Medical Support). The proposed mixed-use project is an allowable use within this designation with a Special Use permit.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Las Vegas Medical District	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 parcel is located within the Las Vegas Medical District, which is intended to provide for future and continued development in this area of an interrelated and cohesive mix of uses in a manner which is safe, orderly, and manageable for pedestrians.

PROJECT DESCRIPTION

This project will entail the removal of a single-family dwelling unit and in its place a three story Mixed-Use project is proposed to be constructed, which will include five residential units and a 260-square-foot office. The site will be accessed from Tonopah Drive and will provide a minimum one on-site parking stall for each residential unit and one parking stall for the office space. A handicap parking stall is also provided for the office use. The residential units will be divided between the second floor, consisting of three one-bedroom units, and the third floor, consisting of two two-bedroom units. The main floor will have a residential lounge, fitness center, conference room and a pool. The office is located on the ground floor and will have its own separate entrance from the residential portion of the building. The roof top of the building provides two residential courtyards, consisting of a spa, outdoor cooking station, and fireplace.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the Las Vegas Medical District Plan and Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	.41 acres	N/A
Min. Lot Width	N/A	75 Feet	N/A
Min. Setbacks			
• Front	5-15 Feet	25 Feet	N/A
• Side	10 Feet	0 Feet/28.5 Feet	N/A
• Corner	15 Feet	N/A	N/A
• Rear	15 Feet	0 Feet	N/A
Max. Lot Coverage	50 %	N/A	N/A
Trash Enclosure	Walled/roofed	Walled	N

Because this is a Mixed-Use development within the Las Vegas Medical District Plan the development standards are not automatically applied and can be approved on a case-by-case basis.

A2) Residential Adjacency Standards

This development is located within the Las Vegas Medical District Plan and thus Residential Adjacency will not automatically apply in this situation.

A3) Parking and Traffic Standards

Pursuant to the Las Vegas Medical District Plan, the following Parking Standards apply to the subject proposal:

Uses	Units	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Condominiums	5	1 per Unit	5	0	7	0
Office	260 SF.	1/300 GFA	1	1	1	1
Total			6	1	6	1

The proposed development complies with the Medical District requirement for off-street parking. Parking for the residential units will be within enclosed garages.

DA

A4) Landscape and Open Space Standards

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

Standards	**Required**		**Provided**
	Ratio	Trees	
Parking Area	1 Trees/6 Spaces	1Trees	1
Buffer: • Min. Trees	1 Trees/30 Linear Feet	19 Trees	12 Trees
• Min. Zone Width	6 Feet		2 Feet
• Wall height	8 Feet		6 Feet

The proposed landscape plan does not comply with the Las Vegas Medical District Plan requirements. The applicant is asking for a waiver of the perimeter landscaping requirements as well as the landscaping requirement along the front of the property adjacent to the required parking stall. Staff supports the proposed waiver to the perimeter landscaping requirement.

B) General Analysis and Discussion

- Zoning

The current zoning on the property is PD (Planned Development) with a land use designation of MD-1 (Medical Support). The current zoning supports a Mixed-Use development with the approval of a Special Use Permit (SUP-6418).

- Site Plan

The overall site plan is well laid out. The proposed office space will be located on the front of the building along Tonopah Drive with the one required parking stall being located in front of the office unit. The proposed location of the building towards the front of the property will allow for the majority of the parking to be located to the rear of the property. Each residential unit will be assigned a parking garage. The two penthouse units will be assigned a two-car garage unit, which are located on the southeast corner of the site. The other three units will be assigned a one-car garage unit located on the northeast corner of the site. The garages will be designed and painted to match the main building. The proposed trash enclosure will be located on the north end of the property in between the garages and the handicap parking space. The trash enclosure will be required to blend in with the garage units and tie back into the design of the main building. The trash enclosure will also be required to have a roof structure, which will architecturally conform to the design of the main building. The gate on the trash enclosure will also have to be solid and colored to conform to the overall design of the site.

The site will be accessed from a 24-foot wide stamped concrete driveway which will be located on the south half of the property which will lead to the rear of the property where the garages and handicap parking are located. The driveway will terminate on the east end of the property. The garages located adjacent to the east property line will need to moved to the west to provide backing room for the two parking spaces against the property line.

The Las Vegas Medical District Plan requires the streetscape along Tonopah Drive be a minimum ten feet wide. Five feet of the streetscape will be placed on site with the remaining five feet being located within the public right of way. The streetscape will include a 10-foot wide sidewalk, with 24-inch box trees being placed every 30-feet on center with a four foot by four foot tree grate being placed around each tree along the portion of sidewalk adjacent to Tonopah Drive. The streetscape in front of the site will be required to conform to this standard. The Las Vegas Medical District Plan also requires that any parking adjacent to a Right-of-Way have a minimum six-foot wide landscape strip with a minimum 36-inch wall placed adjacent to the parking space. The applicant has requested a waiver from the required six-foot landscape strip, but has provided a minimum 36-inch wall in front of the parking space located out along Tonopah Drive.

The proposed perimeter wall will be a minimum 6 feet high custom stonewall with 4 inch anodized ribbon & partial stucco.

- Waivers

  The applicant is requesting a waiver of the perimeter landscaping requirement, which requires the site to have a six-foot wide landscape buffer on the north, south and east property lines, as well as a six-foot wide landscape strip along Tonopah Drive adjacent to the parking stall. Staff supports this waiver.

- Landscape Plan

  The applicant has requested a waiver of the perimeter landscaping requirement and as such has not provided any landscaping along the north or east property lines. The landscape plan does show a two-foot wide landscape strip along the south property line and a small landscape area near the front of the property along Tonopah Drive. The proposed landscaping along the south property line will include a Canary Island Palm, 24 inch box Evergreen Pear trees, 24 inch box Queen Palms, with several types of five gallon shrubs.

  The foundation landscaping will entail five gallon Japanese Boxleaf, and Lily of the Nile shrubs, with 24 inch box Windmill Palms, 24 inch box Hurricane Palm and 36 inch box Sago Palm being planted in front of the building and in the rear near the outdoor pool.

DA

- Elevation

The proposed elevations show the units facing to the south with there being no openings located the north side of the building. Because there are no openings on the north façade, vertical elements will be added to enhance the look and provide visual relief. The north façade will be painted with a two-tone color, Essential Gray stucco and Realist Beige stucco, which will provide depth to the various wall elevations. To visually help the north façade a recessed metal strip will be added to provide horizontal banding. On the north facing slop of the roof a standing seam non-reflective metal roof will be installed. The pop outs on the east and west facades will be faced with a natural ledger stone cladding to provide texture. The east and west facades will also have a balcony which will have a metal cable railing system. The balconies will have a modern looking decorative canopy to cover them. The south elevation will be painted the same two-tone colors found on the north elevation. Each unit will have its own balcony, which will face to the south and will have a metal cable railing system. The same railing system will be used on the roof top balconies. Each unit will have a window wall system, which will open up the units to the outside. The entrances to the building will be decorated with powder coated silver cylindrical metal columns. The overall design of the building will compliment the surrounding developments found to the west and will tie into the overall goals of the Las Vegas Medical District Plan.

- Floor Plan

The proposed floor plans will include three one-bedroom units to be located on the second floor and two two-bedroom units on the third floor. Each unit will include a kitchen, bathroom, and large living room space. The roof will serve as a gathering place for the residences with such amenities as spas, outdoor grilling areas and fireplaces. On the main floor will be located the 260 square feet of office space, as well as amenities for the residential units which will include a conference room, lounge, work out area and individual storage space.

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;"**

DA

The proposed project will be compatible with surrounding developments to the west and south. Though the properties to the north and east continue to be single family residences, the Las Vegas Medical District Plan encourages that no single family properties remain in the Medical District and that more office and mix-use developments take place. This development conforms to the Las Vegas Medical District Plan and strives to meet the goals of the plan by providing mixed-uses and pedestrian friendly space.

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

The proposed development does comply with all of the standards outlined within the Las Vegas Medical District Plan, excepting the request for the waiver of the perimeter landscaping requirement. Staff supports the applicant's request due to the nature of the project and proposed design of the building and proposed landscape plan.

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

This site will have access onto Tonopah Drive, which is a 60 foot Right of Way. Tonopah Drive is fed by two Primary Arterial (100 foot) roads, which will provide sufficient circulation to and from the site. The two Primary Arterial roads will be Alta Drive and Rancho Drive, Primary Arterial (100 foot) roads as designated on the Master Plan of Streets and Highways.

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

The proposed building materials and landscaping materials are appropriate in color, texture and species to conform to the intent of the Las Vegas Medical District Plan.

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

The proposed elevations will provide an atheistically pleasing façade, which will promote a modern look while using various types of materials to provide interest and a unique look for the Medical District.

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

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

DA

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 104 – Mailed with SUP-6418

APPROVALS 0

PROTESTS 0

DA

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-10415 APN: 139-33-302-025

Name of Property Owner: Rainbow II, LLC

Name of Applicant: Rainbow II, 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 ____ XX 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: Ken Wolfson

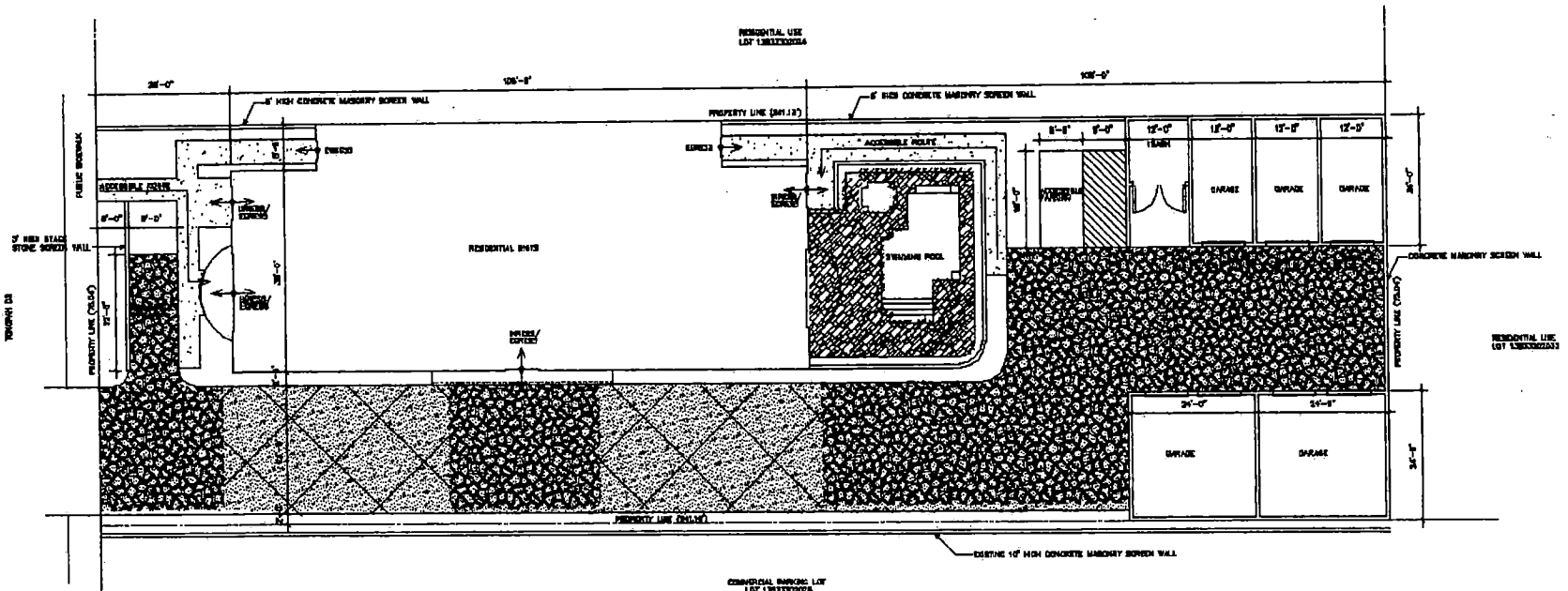
Print Name: Ken Wolfson

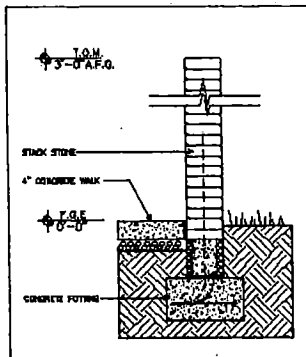
Subscribed and sworn before me

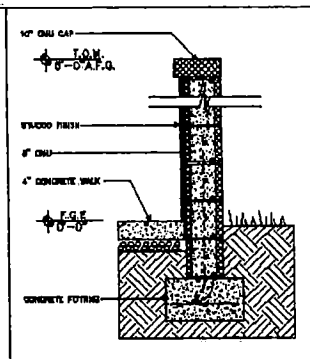
This 29th day of March, 2005

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
REBECCA W. ATSHE
My Appointment Expires
October 10, 2008
No: 96-1935-1



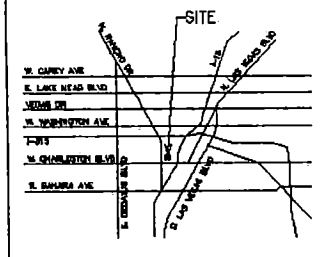




PARKING REQUIREMENT

	REQUIRED	PROVIDED
RESIDENTIAL	5	7
COMMERCIAL	1	1
ACCESSIBLE	1	1

BUILDING SIZE	18,711 SF (GROSS)
PROPERTY SIZE	18,094 SF
FLOOR AREA RATIO	35.8 %
DENSITY	12.20 UNITS PER ACRE



V01	SITE PLAN SCALE : 1" = 10'	V09	STACK STONE SCREEN WALL DETAIL SCALE: 1" = 1'-0"	V14	CMU SCREEN WALL DETAIL SCALE: 1" = 1'-0"	V19	SITE INFORMATION

V24 VICINITY MAP

INNOVATIVE DESIGN NEVADA
8370 S. EASTERN AVE., SUITE 220 LAS VEGAS, NV 89123 702.915-8405 888-1917 FAX

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT: THE GRAND
LAS VEGAS, NEVADA

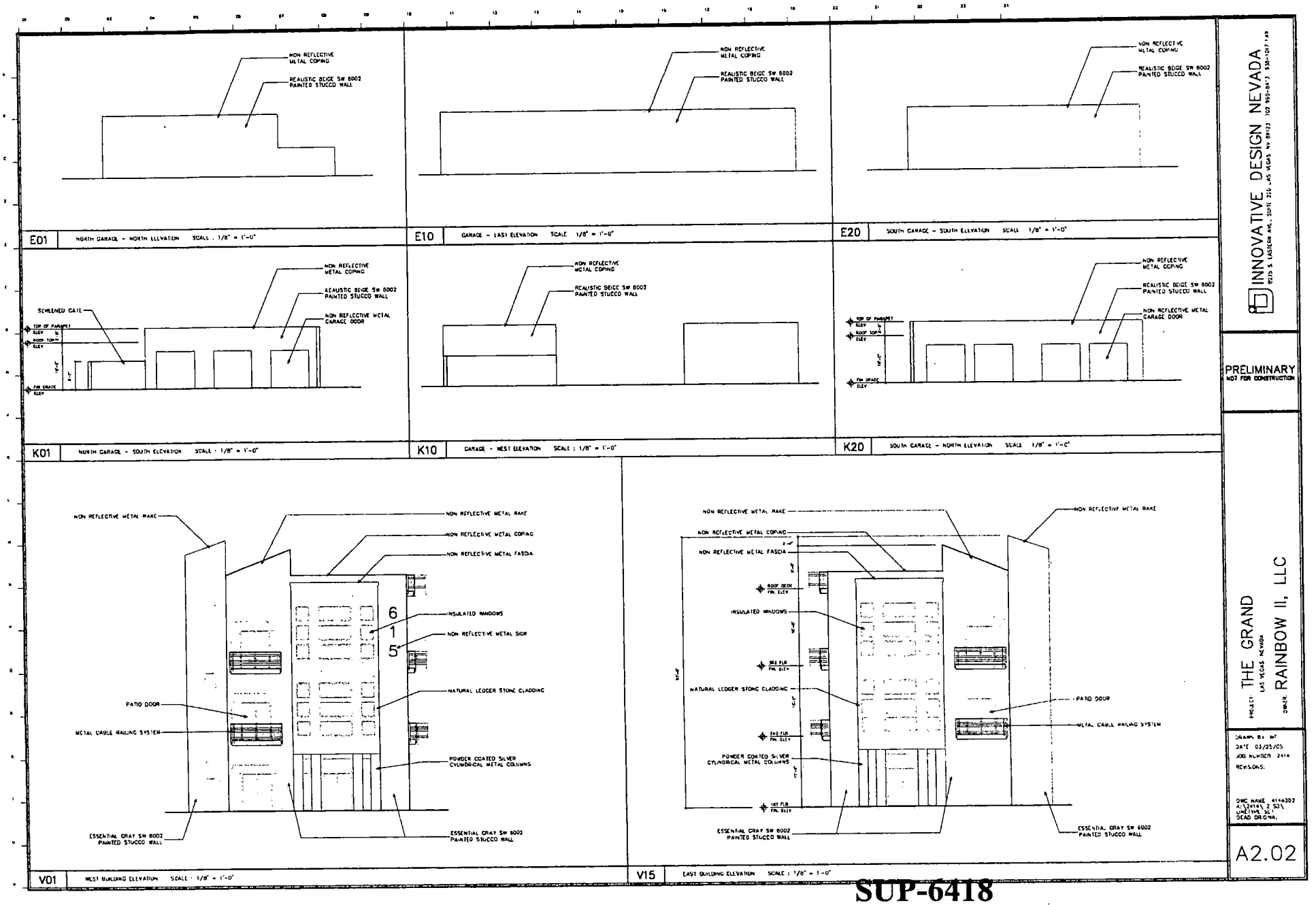
OWNER: RAINBOW II, LLC

DRAWN BY: MF
DATE: 08/25/05
JOB NUMBER: 0414
REVISIONS:

DWG NAME: 414C101
M:\JOBS\414\FILE 00
VERSION: 2011
ACAD ORIGINAL

C1.01

SUP-6418
SDR-6415
05-12-05 PC



INNOVATIVE DESIGN NEVADA
8210 S. EASTERN AVE., SUITE 210, LAS VEGAS, NV 89123 702 990-8413 530-1017 FAX

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT: THE GRAND
LAS VEGAS, NEVADA

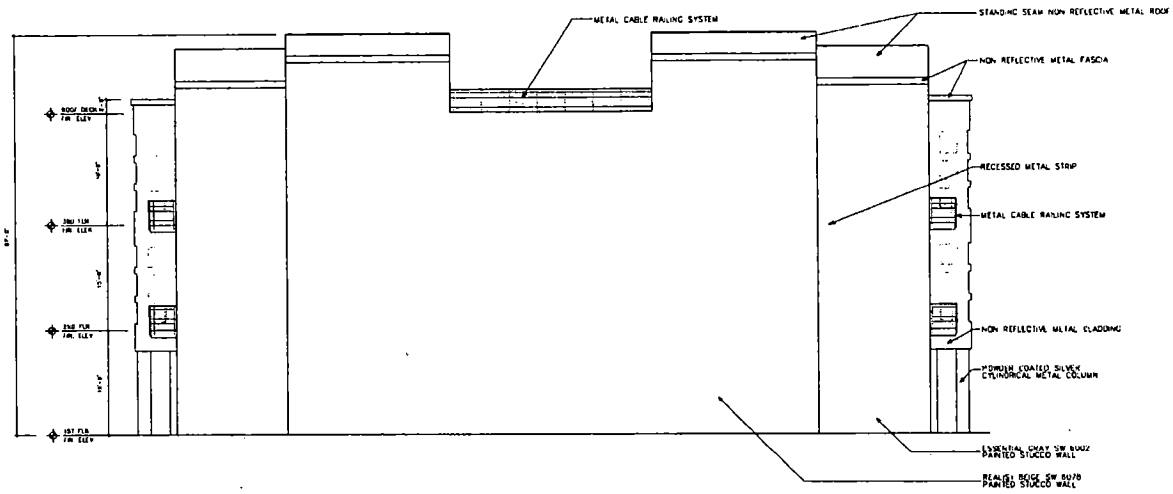
OWNER: RAINBOW II, LLC

DRAWN BY: MF
DATE: 03/25/05
JOB NUMBER: 2414
REVISIONS:

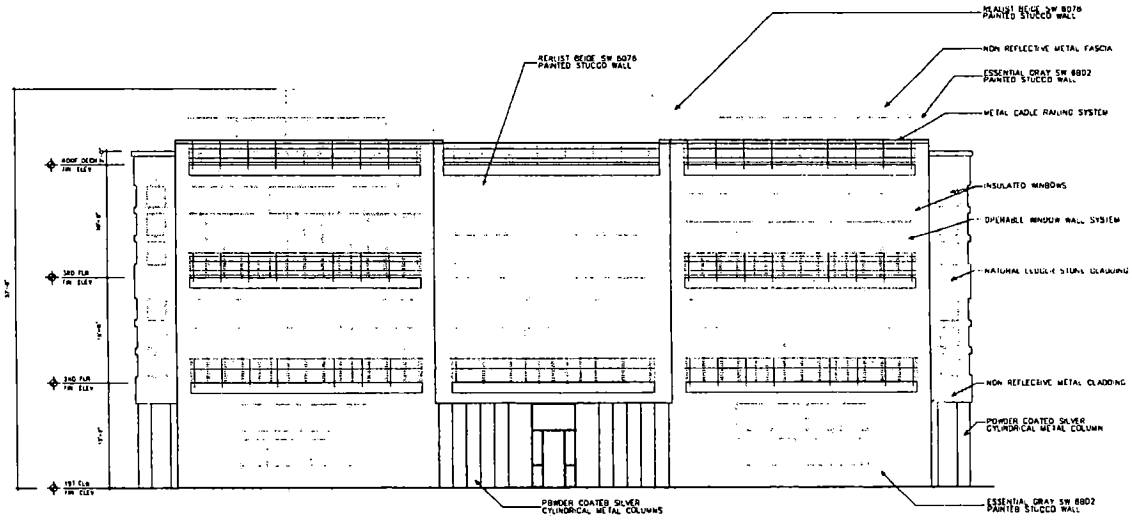
DWG NAME: 41+A202
4:\2414\ 2 SD\
LAYOUT#: 01
DEAD ORIGINAL

A2.02

SUP-6418
SDR-6415
05-12-05 PC



K01 NORTH BUILDING ELEVATION SCALE : 1/8" = 1'-0"



V01 SOUTH BUILDING ELEVATION SCALE : 1/8" = 1'-0"

INNOVATIVE DESIGN NEVADA
8275 S. EASTERN AVE., SUITE 220 LAS VEGAS, NV 89123 702 990-6443 835-1017 FAX

PRELIMINARY
NOT FOR CONSTRUCTION

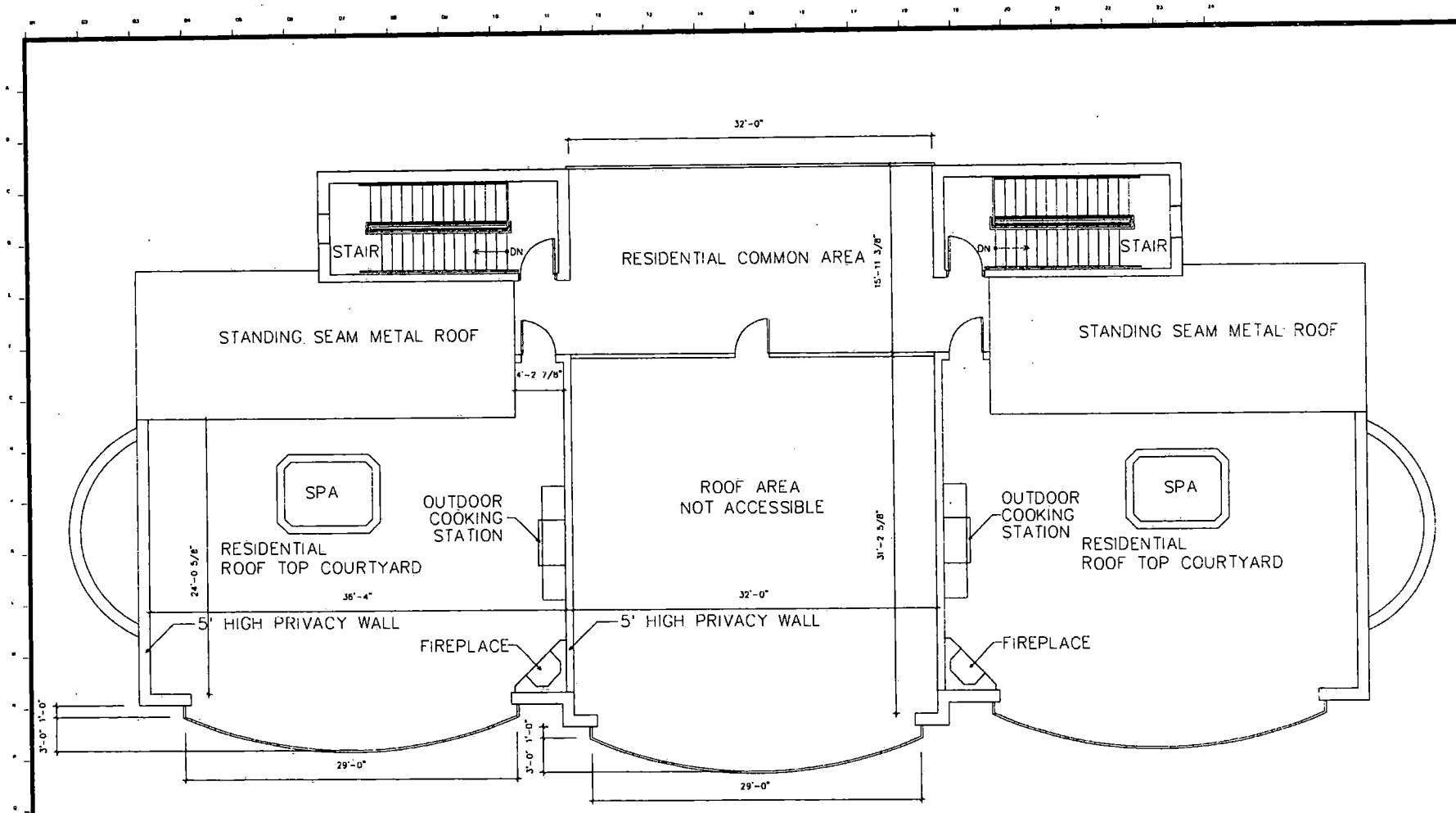
PROJECT: THE GRAND LAS VEGAS NEVADA
OWNER: RAINBOW II, LLC

DRAWN BY: MT
DATE: 03/25/05
JOB NUMBER: 2418
REVISIONS:

DWG NAME: 418A201
C:\2418\ 2.50\
LINETYPE SET:
LAYER ORIGINAL

A2.01

SUP-6418
SDR-6415
05-12-05 PC



SUP-6418
SDR-6415
05-12-05 PC

V01 ROOF TOP COURTYARD PLAN SCALE 1/8" = 1'-0"

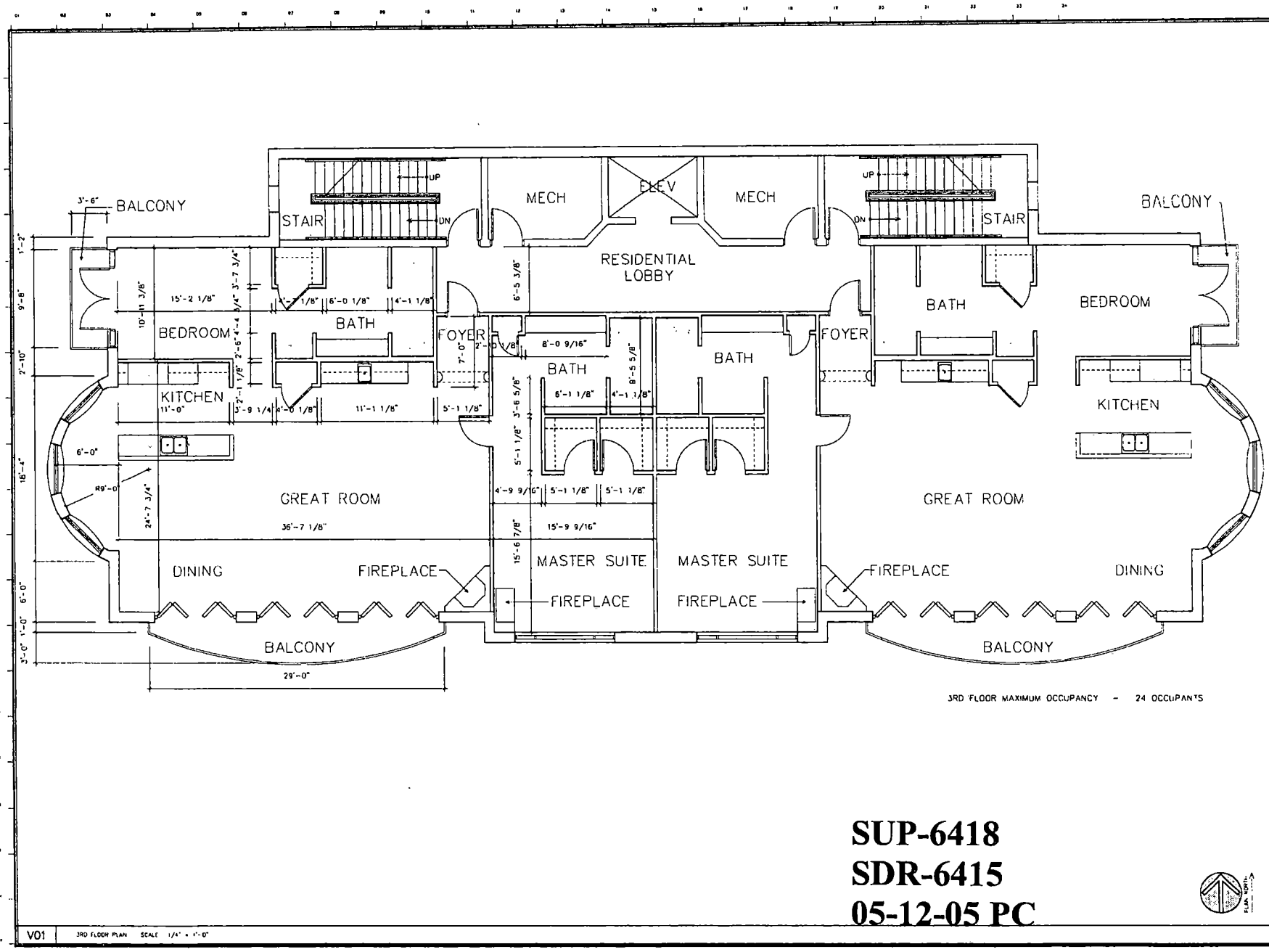
INNOVATIVE DESIGN NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT: THE GRAND
LAS VEGAS, NEVADA
OWNER: RAINBOW II, LLC

DRAWN BY:
DATE: 03/25/05
JOB NUMBER: 2418
REVISIONS

A1.04



SUP-6418
SDR-6415
05-12-05 PC

V01 3RD FLOOR PLAN SCALE 1/4" = 1'-0"

INNOVATIVE DESIGN NEVADA
8275 S. EASTERN AVE., SUITE 220 LAS VEGAS, NV 89123 702 361-4413 938-1017 FAX

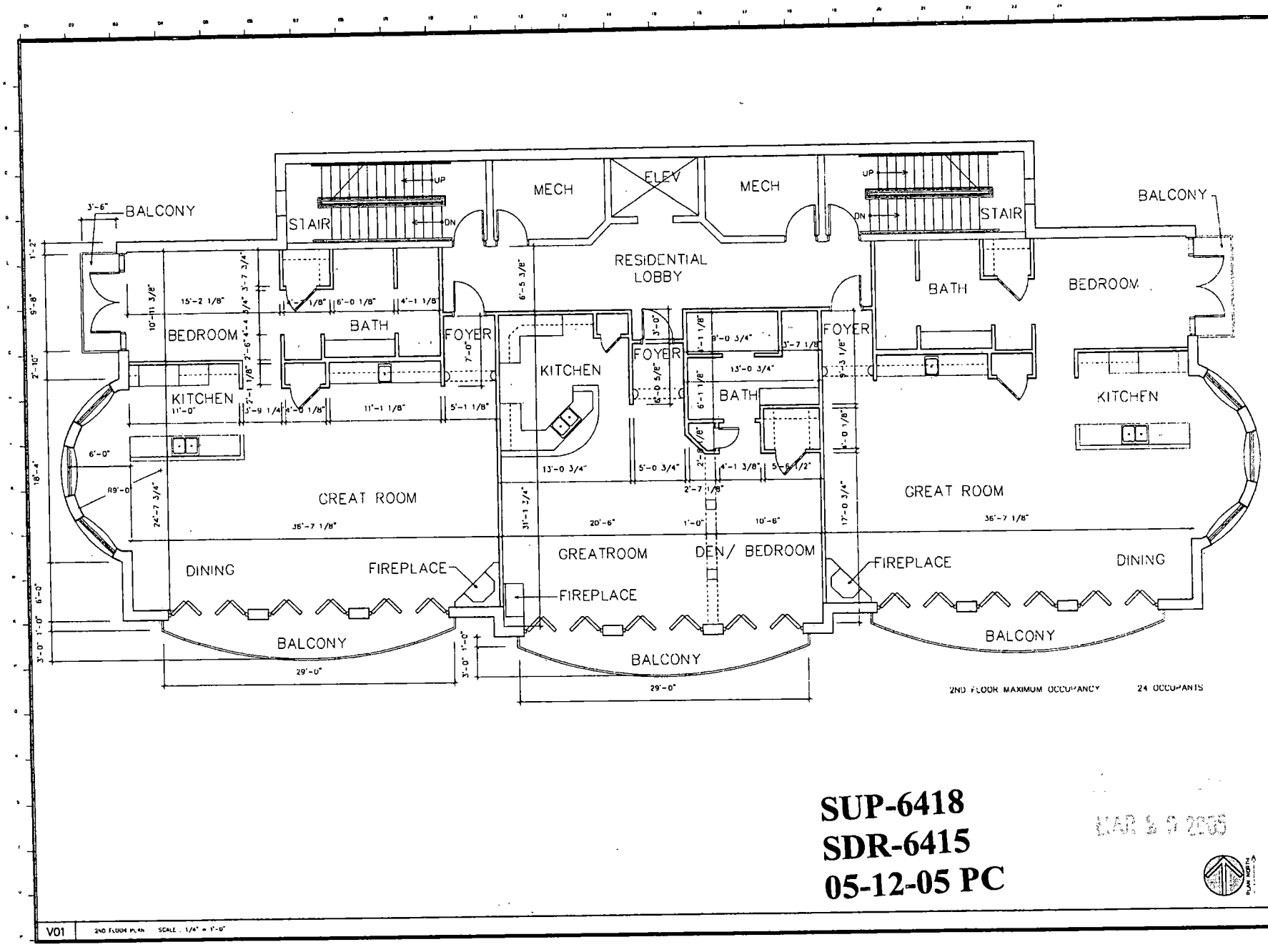
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT: THE GRAND
LAS VEGAS, NEVADA
OWNER: RAINBOW II, LLC

DRAWN BY MF
DATE 03/23/05
JOB NUMBER 2414
REVISIONS

DWG NAME 414A103
R:\2414\SHEETS\SD
LAST SAVE SET
SCAD ORIGINAL

A1.03



SUP-6418
SDR-6415
05-12-05 PC

MAR 9 P 2005

V01 2ND FLOOR PLAN SCALE : 1/4" = 1'-0"

INNOVATIVE DESIGN NEVADA
8275 S. EASTERN AVE., SUITE 220 LAS VEGAS, NV 89123 702 990 8413 525-1017 FAX

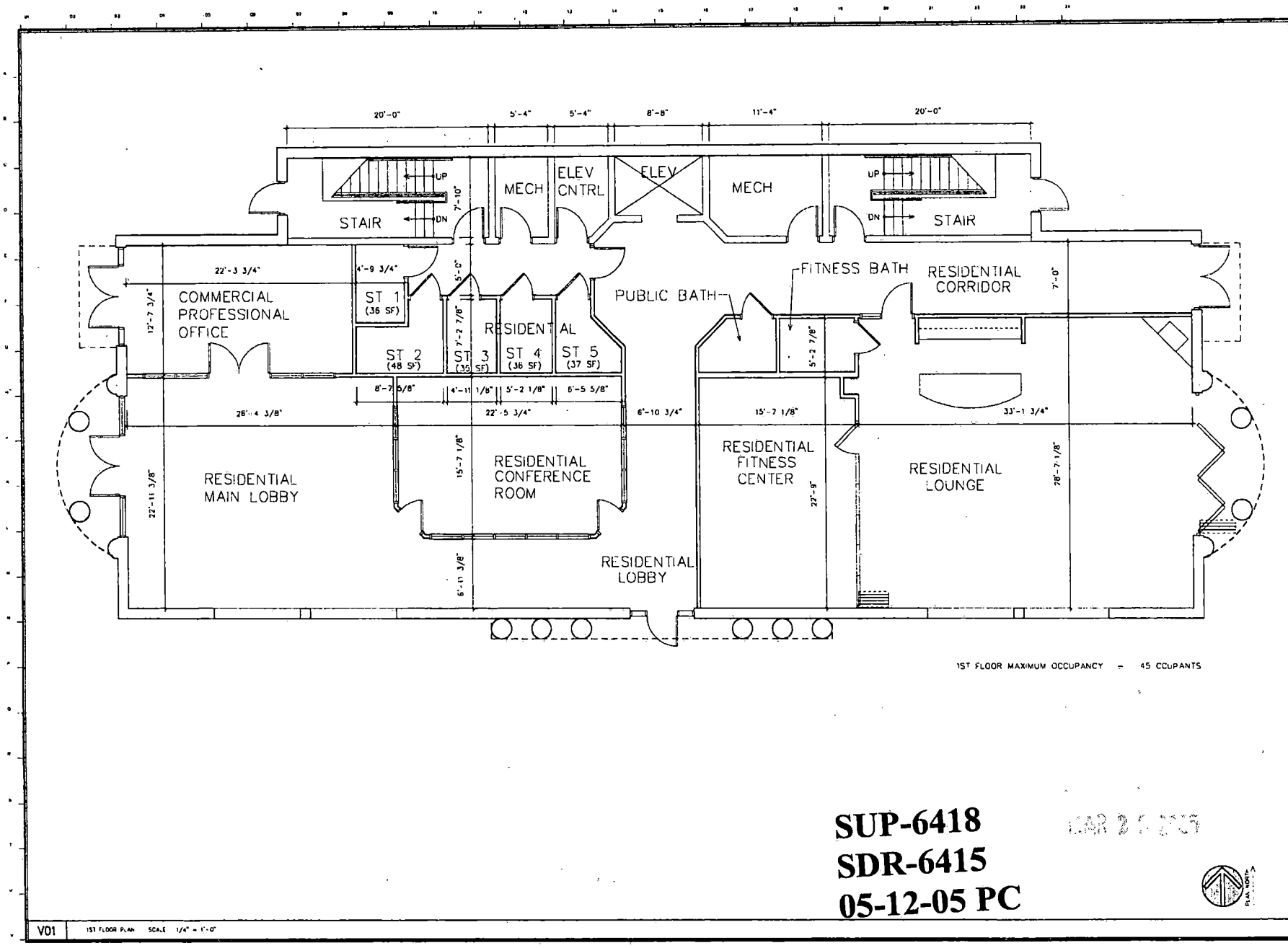
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT: THE GRAND
LAS VEGAS, NEVADA
OWNER: RAINBOW II, LLC

DRAWN BY: MF
DATE: 03/25/05
JOB NUMBER: 2414
REVISIONS

DWG NAME: 4144102
R:\2414\ARCH\EC\SD
SINCITYHL.SET
DCAD ORIGINAL

A1.02



SUP-6418
SDR-6415
05-12-05 PC

RECEIVED
MAR 21 2005

V01 1ST FLOOR PLAN SCALE 1/4" = 1'-0"

INNOVATIVE DESIGN NEVADA
6035 S. EASTERN AVE., SUITE 220 LAS VEGAS, NV 89122 702 990-8413 990 1017 FAX

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT: THE GRAND
LAS VEGAS, NEVADA
OWNER: RAINBOW II, LLC

DRAWN BY: MF
DATE: 03/25/05
JOB NUMBER: 2419
REVISIONS

DWG NAME: A1.6410"
K:\2419\SHEETS\SD
LINETYPE SET:
DCAD ORIGINAL

A1.01

SUP-6418 & SDR-6415 - APPLICANT/ OWNER: RAINBOW II, LLC
615 TONOPAH DRIVE
MAY 12, 2005 PLANNING COMMISSION

04/20/05

SUP-6418 & SDR-6415 - APPLICANT/OWNER: RAINBOW II, LLC
615 TONOPAH DRIVE
MAY 12, 2005 PLANNING COMMISSION

04/20/05

RAINBOW II, LLC
6440 SKY POINTE DRIVE, #140-137
LAS VEGAS, NV 89131

City of Las Vegas
Planning and Development Office
In Care Of - Mr. Flinn Fagg
731 S. Fourth Street
Las Vegas, NV 89101

RE: Justification Letter for Site Development Review and Special Use Permit

Dear Mr. Fagg;

The proposed site is located east of Tonopah and North of Palomino and consists of approximately .41 acres. This request is for a site development plan review and special use permit for mixed use.

On November 17, 2004 the City Council of Las Vegas ratified a historic decision which added a live work overlay to the Medical District. On December 1, 2004 the City Council of Las Vegas approved another historic decision for the Medical District which was MOD 5267 which specifically allows Mixed Use projects to be considered in the Medical District.

We are honored to introduce to the Medical District of Las Vegas' first Mixed Use project named 'The Grand". Rainbow Companies continuing on its path to provide the City with innovative infill urban solutions has put every resource and effort into this project. We strongly feel that this project will become the prototypical development of the future Las Vegas. Land has become very expensive in Las Vegas and it will take infill solutions to truly reshape our City's inner core.

"The Grand" is located in the middle of a thriving commercial area and our hope is that the Medical District work force will take advantage of our innovative Mixed Use project.

Our design team has worked diligently to strike a balance between our desires for a great building and staff's desire for prudent planning. The dimension of the lot is 75' wide by 241' long which is typical for this area and it requires innovation and creativity to develop. We have transformed a small infill lot that was once the site of a dilapidated, abandoned home into a fabulous Mid Rise experience which will include a professional office, one of a kind urban flats, a residential fitness center, a residential lounge, and a beautiful recreational area. Due to the constraints of the lot we are proposing a perimeter landscape waiver. In lieu of the perimeter landscaping we are providing exotic, landscaped, grand driveway which is equal to a 26' buffer between our building and a commercial parking lot to the South.

SDR-1041/15

RAINBOW II, LLC
6440 SKY POINTE DRIVE, #140-137
LAS VEGAS, NV 89131

This is a great use of space that will provide the open space feel the City is seeking while providing a nice residential experience for our potential users. The Front setback is 25' and is lushly landscaped which facilitates pedestrian use. Finally the perimeter landscape waiver allows the building to position itself to encourage similar future infill development complimentary development to the north that will complement the proposed project and will motivate future development.

We are proposing a building height of 56'. This allows for a true urban flat design. Our unique floor plans will offer interior ceiling heights of nearly 15' which are expected by today's urban buyers.

If the City approves this project we believe it will encourage mixed use development in the Medical District. The Medical District is poised to become the gold standard of urban living and Rainbow Companies will strive for excellence in it's pursuit of this goal.

In conclusion, "The Grand" will be constructed of the best environmentally friendly materials that will prove that *Grand* living can also be environmentally sensitive. We meet all other Medical District planning requirements.

If approved, The City will be the recipient of a world class urban building that will provide the footprint for future urban redevelopment success in the Medical District.

It is Rainbow Companies sincere desire that this will be the first of many great projects in the Medical District area.

Very Truly Yours,

Ken Wolfson
President

SDR-6415

City of Las Vegas

Agenda Item No.: 45

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
SUP-6207 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARAM CHOUKHACHIAN - OWNER: TJ PLAZA, LLC - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 2101 South Decatur Boulevard Suites 19 and 20 (APN 163-01-708-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 06/15/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, gave a brief overview of the application. The proposed restaurant service bar will be located in an existing restaurant and will not alter the required parking for the use. Staff recommended approval.

ARAM CHOUKHACHIAN, 2101 S. Decatur Boulevard, concurred with staff's conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MAY 12, 2005
Planning and Development Department
Item 45 – SUP-6207

MINUTES – Continued:
CHAIRMAN NIGRO declared the Public Hearing closed.
(10:13 – 10:14)
4-1286

CONDITIONS:
Planning and Development

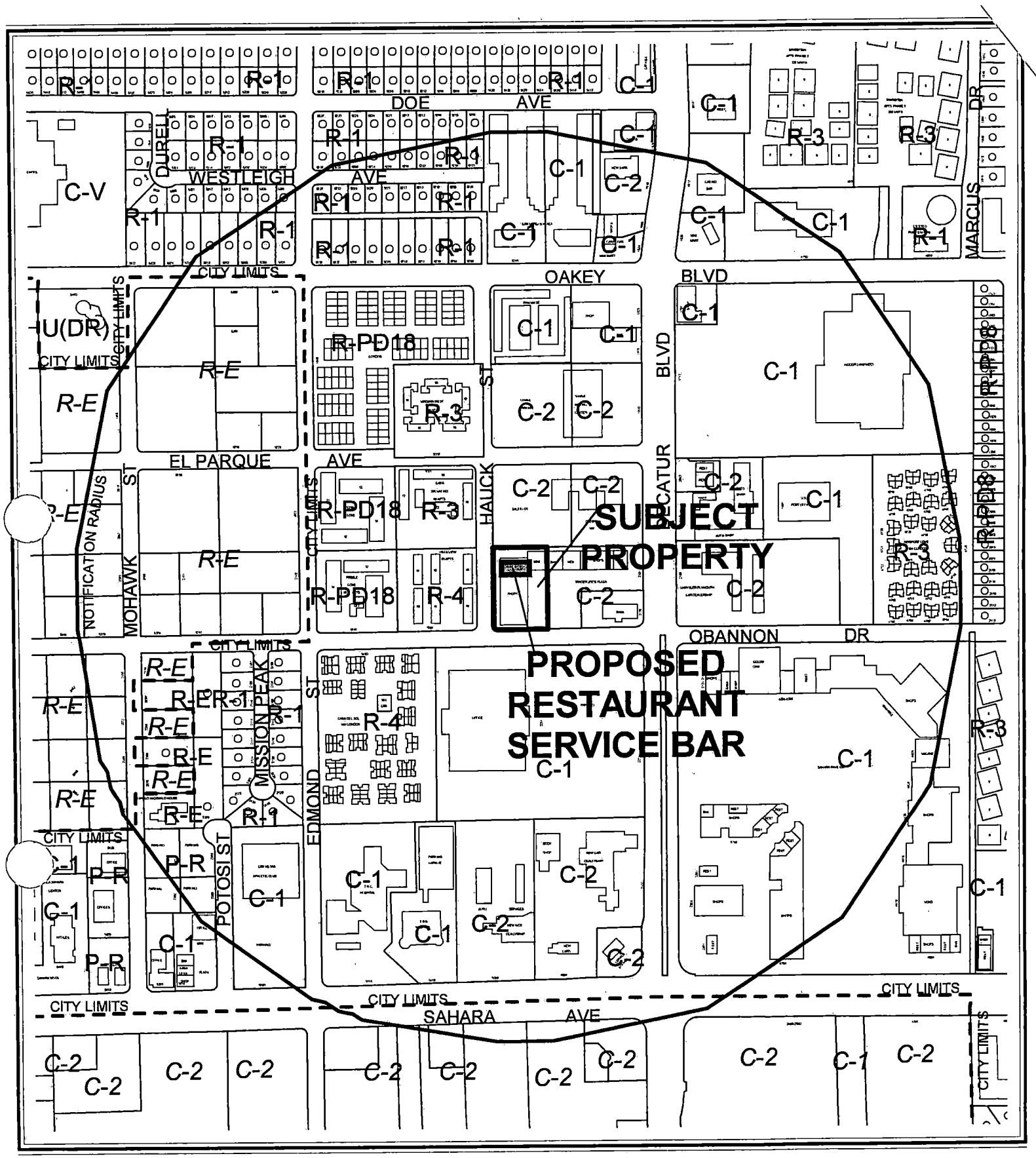
1. Conformance to all Minimum Requirements under Title 19.04 for the Restaurant Service Bar use.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

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.



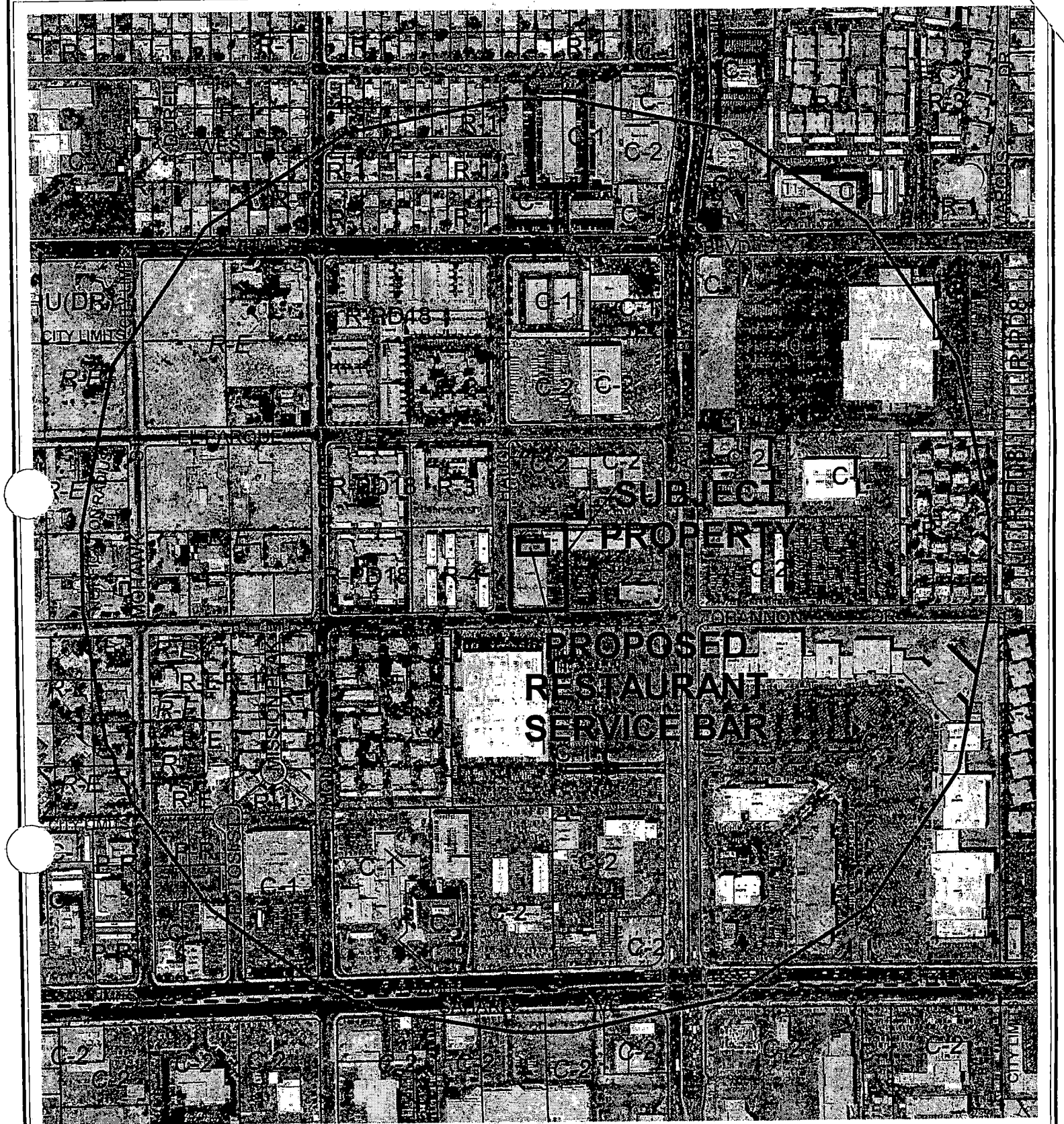
0 500 1000 Feet

CASE: **SUP-6207**

RADIUS: 1500 FT

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

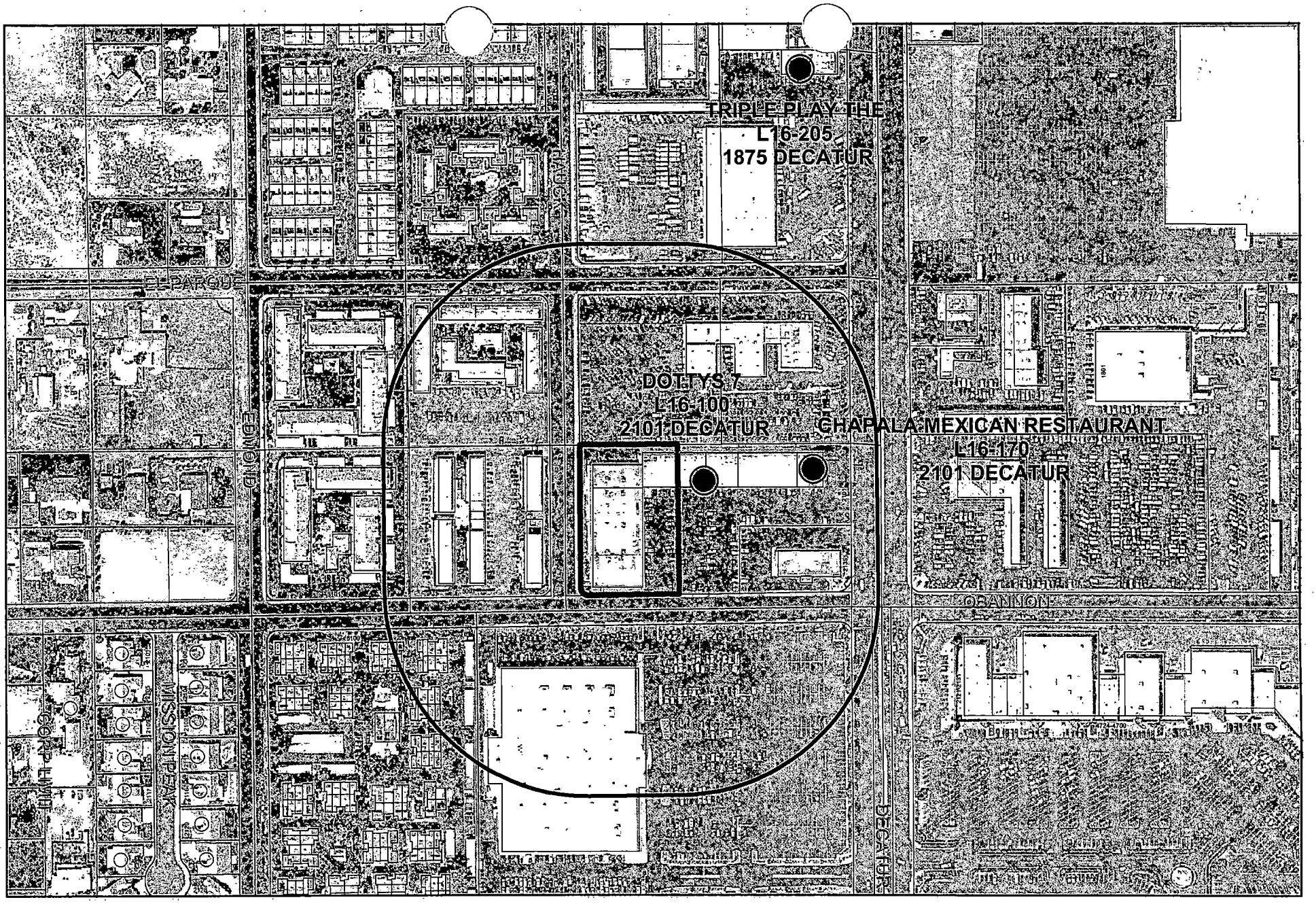
N



CASE: **SUP-6207**

RADIUS: 1500 FT

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



SUP-6207

Protected Landuses

- City Parks
- Religious
- Schools

Business Licenses

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

- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-6207 - APPLICANT: ARAM CHOUKHACHIAN - OWNER: TJ PLAZA, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04 for the Restaurant Service Bar use.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

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

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a proposed Restaurant Service Bar at 2101 South Decatur Boulevard Suites 19 and 20.

B) Applicant's Justification

The applicant indicates that the Restaurant Service Bar would like to continue operations, since the previous Special Use Permit (SUP-2293) has expired.

BACKGROUND INFORMATION

A) Related Actions

08/07/02 The City Council approved a request for a Variance (V-0035-02) to allow 26 parking spaces where 42 spaces are required in conjunction with a proposed market and restaurant. The Planning Commission recommended approval, while staff recommended denial.

07/16/03 The City Council approved a request for a Special Use Permit (SUP-2293) for a Restaurant Service Bar at 2101 South Decatur Boulevard, Suite 19. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

02/09/05 The items related to a Special Use Permit were discussed.

C) Neighborhood Meetings

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

D) Business License Information

09/24/96 The original business license for Caspian Market was issued for a G05-01800 Groceries and Food products.

04/28/98 The license was reclassified to a C15-00162 Convenience Store.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.36

B) Existing Land Use

Subject Property:	Retail/Commercial
North:	Auto Dealership
South:	Office
East:	Auto Dealership
West:	Multi-family housing

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	GC (General Commercial)
South:	SC (Service Commercial)
East:	GC (General Commercial)
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-1 (Limited Commercial)
East:	C-2 (General Commercial)
West:	R-4 (High Density Residential)

E) General Plan Compliance

This site is designated SC (Service Commercial) on the Southwest Sector Plan of the General Plan. The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local patrons, and does not include more intense general commercial characteristics. This category also includes offices either singly or grouped as office centers with professional and business services. The C-2 zoning district is not consistent with the land use designation of SC (Service Commercial); however, the uses that are located on the site, including the proposed Restaurant Service Bar, conform to the Service Commercial category of the General Plan.

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

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

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The proposed Restaurant Service Bar will be located in an existing restaurant and will not alter the required parking for the use. Additionally, no changes to the site or building will result from this application. A parking Variance (V-0035-02) was approved for this specific use to allow 26 parking spaces where 42 spaces are required.

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04, the proposed restaurant service bar must be located a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children or City park. This distance is measured in a straight line from property line to property line of the two uses. In this case there are no known protected uses within 400 feet of the proposed restaurant service bar.

B) General Analysis and Discussion

- Zoning

The subject property is zoned C-1 (Limited Commercial). This district allows for any size and type of restaurant and for the requested Restaurant Service Bar use.

- Use

According to Title 19.04, the Restaurant Service Bar use requires a Special Use Permit. This use may only be located within a restaurant. However, restaurant customers may not purchase alcoholic beverages directly from the bar or for off-premises consumption.

- Conditions

Listed are the applicable conditions as listed in Title 19.04.050 for a Restaurant Service Bar:

Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by requiring that:

(1) No restaurant service bar business use shall be located within four hundred feet of any church, synagogue, school, child care facility licensed for more than twelve children or City park.

(2) Except as otherwise provided in Subsection (3) below, the minimum distances referred to in Subsection (1) shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed restaurant service bar which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed restaurant service bar. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

(a) Any leasehold parcel; or
(b) Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Subsection (1).

(3) In the case of a restaurant service bar proposed to be located on a parcel of at least eighty acres in size, the minimum distances referred to in Subsection (1) shall be measured in a straight line:

(a) From the nearest property line of the existing use to the nearest portion of the structure in which the restaurant service bar will be located, without regard to intervening obstacles; or
(b) In the case of a proposed restaurant service bar which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the restaurant service bar will be located, without regard to intervening obstacles.

(4) When considering a Special Use Permit application for a restaurant service bar which also requires a waiver of the distance limitation in Subsection (1), the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

(5) The minimum distance requirement in Subsection (1) does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of two hundred guest rooms after July 1, 1992.

(6) In the O District, a restaurant service bar is permitted only as an accessory use.

(7) 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 Restaurant Service Bar is compatible with the adjacent commercial and residential uses in this area of the City. The C-1 (Limited Commercial) zoning for this site conforms to the intent of the SC (Service Commercial) General Plan designation.

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

   This Special Use Permit will be used in conjunction with an existing restaurant, where few, if any, interior changes will be made. The existence of a restaurant service bar does not affect parking on the site. The site is therefore suitable for 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."**

   The access to the site is via Decatur Boulevard, designated as a Primary (100-foot) Arterial roadway on the Master Plan of Streets and Highways, which already adequately serves the existing restaurant.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 354

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-6207 APN: 163-01-708-003

Name of Property Owner: TJ PLAZA, LLC

Name of Applicant: Aram Choukhachian

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

_____ Yes _____x____ No

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

City Official: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: [signature]

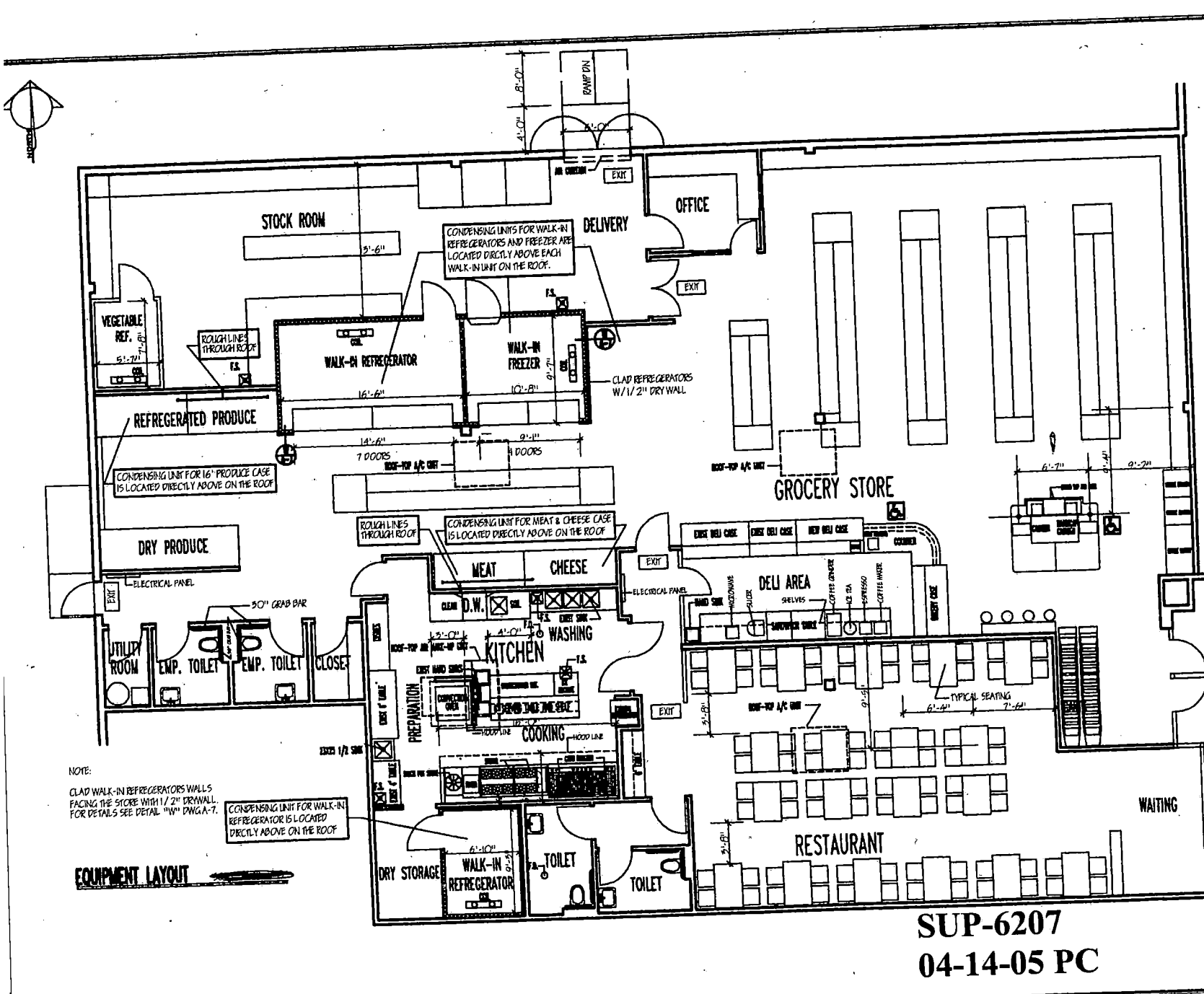
Print Name: JEFF SUSA

Subscribed and sworn before me

This 21 day of February, 20 05

[signature]
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARILEE TULLY
No: 94-2446-1
My Appointment Expires Nov. 23, 2005



V. HARUTHUNIAN
ARCHITECT

RESTAURANT
AND
GROCERY STORE
IN
TRADER JOE'S PLAZA
FOR
CASPIAN MARKET
AT
2101 SOUTH CROCKER BLVD.

DRAWN BY: V.H	CHECKED BY: V.H.
SCALE: [illegible]	DATE: 9-17-02

NO	DATE	REVISION	BY
1	12/11/02	TOILET RM. & ARRANGEMENT REV. HANDICAP CASHIER ADDED DELIVERY RAMP & RESTAURANT ISLE DIM REV GROCERY COOL & RESTAURANT HALL-WAY DIMD REFRIGERATION PIPES & NOTES ADDED	V.H.
2	12/17/02	RESTAURANT SEATING, TOILET LAYOUT REV. POST IN LOCH ADD. RAMPS REV. WALLS REV	V.H.
3	1/30/03	REF. WALL LOAD ADDED, VEG. REF. RELOCATED A/C ROOF-TOP UNIT REMOVED	V.H.
4	2/28/03	HANDICAP EXIT ADDED	V.H.

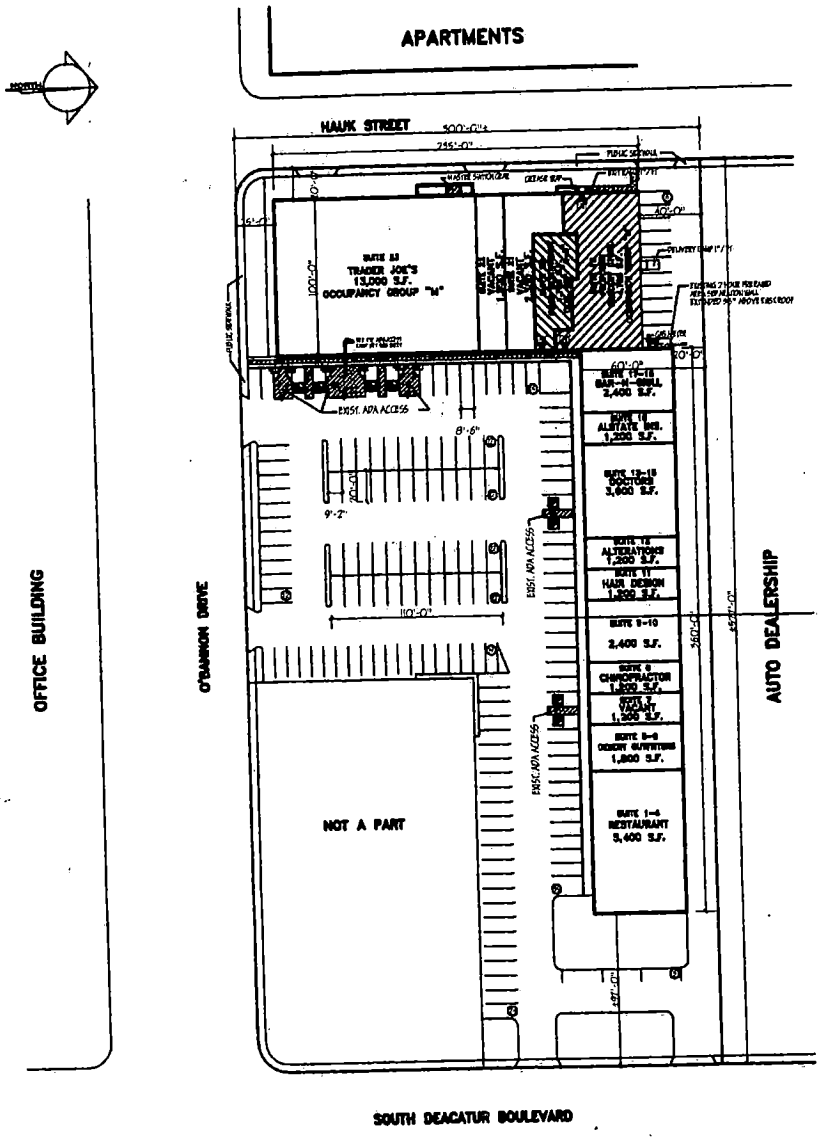
EQUIPMENT LAYOUT

SEAL

PROJECT NO: VH20021

DRAWING NO: A-5

SUP-6207
04-14-05 PC



SITE PLAN

CODE ANALYSIS

ZONING	C2
LOT AREA	2.06 ACRES
BUILDING AREA	46,900 S.F.
OCCUPANCY GROUP	A-3 & M
TYPE OF CONSTRUCTION	VN
SPRINKLERS	NOT REQUIRED (TRAVEL DISTANCE TO EXIS LESS THAN 200', UBC 1004.2.5 2.1)
EFFECTIVE CODE	1997 UBC, UMC, UPC, CBC, AND 1999 NEC.
PARKING PROVIDED	167 SPACES

PROPOSED TENANT IMPROVEMENT

TOTAL AREA OF STORE	6,590 S.F.
GROCERY STORE AREA	4,765 S.F.
RESTAURANT AREA	1,765 S.F.

MULTI-OCCUPANCY RATIO ANALYSIS OF THE BUILDING

THE BUILDING THAT THIS PROJECT IS LOCATED IS SEPARATED FROM THE BUILDING NEXT TO IT BY A 2 HR RATED AREA SEPARATION WALL, THEREFORE, IT IS A SEPARATE BUILDING AND THE CALCULATION BELLOW APPLIES.

TOTAL BUILDING AREA	23,700.00 S.F.
OCCUPANCY GROUP "M"	21,935.00 S.F.
OCCUPANCY GROUP "A-3"	1,765 S.F.
MAJOR TO MINOR OCPNCY RATIO (UBC 504.3)	23700/1000 = 2.370>1765 A-3 OCCUPANCY
ACTUAL SQUARE FOOTAGE	23,700.00 S.F.
ALLOWABLE SQUARE FOOTAGE	23,700.00 S.F.
OCCUPANCY GROUP "A-3"	1,765 : 23700 = 0.071
OCCUPANCY GROUP "M"	21935 :23700 = 0.926
TOTAL RATIO	0.926 + 0.071 = 0.997<1 OK.

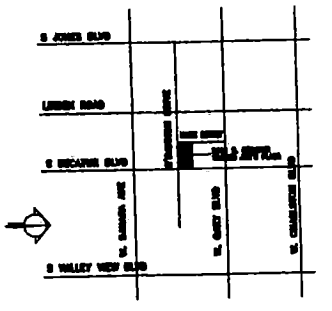
REQUIRED PARKING PER CODE

RESTAURANT SEATING AND WAITING AREA = 950 S.F. : 50 = 19 PARKING SPACES
REMAINING RESTAURANT AREA = 815 S.F. : 200 = 4.08 OR 4 PARKING SPACES
GROCERY STORE AREA = 4785 S.F. . 250 = 19.14 OR 19 PARKING SPACES
TOTAL PARKING SPACES REQUIRED = 42
PARKING SPACES AVAILABLE FOR PROPOSED PROJECT = 6590 : 250 = 26.20 OR 26 SPACES
REQUEST FOR VARIANCE: 42-26 = 16 PARKING SPACES
PERCENTAGE OF REDUCTION REQUESTED FOR PARKING SPACES 16/170 = .09 OR 9%
NUMBER OF ACCESSIBLE PARKING REQUIRED (CBC/ILE A-11-A3 = 6
NUMBER OF ACCESSIBLE PARKING PROVIDED = 8

REQUEST FOR PARKING VARIANCE FILED FILE #V-0055-02.
VARIANCE GRANTED ON 8/8/02

OCCUPANCY NUMBER

GROCERY	9510 : 30 = 190 PERSONS
STOCK ROOM	1500 : 300 = 4 "
RESTAURANT	1165 : 15 = 78 "
KITCHEN	600.5 : 200 = 3 "
TOTAL OCCUPANCY	195 PERSONS



VICINITY MAP NO SCALE

SUP-6207
04-14-05 PC

V. HARUTHUNIAN
ARCHITECT
[illegible]

RESTAURANT
AND
GROCERY STORE
IN
TRADER JOE'S PLAZA
FOR
CASPIAN MARKET
AT
2101 SOUTH DECATUR BLVD.

DRAWN BY: V.H.	CHECKED BY: V.H.
SCALE: AS SHOWN	DATE: 9-17-02

NO	DATE	REVISION	BY

SITE PLAN

SEAL

PROJECT NO: VH20021
DRAWING NO: A-2

LAW OFFICES OF
CROSBY & CHACON
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
711 SOUTH EIGHTH STREET
LAS VEGAS, NEVADA 89101

DAVID M. CROSBY
EDUARDO P. CHACON

OF COUNSEL
MARY C. CRESS
(ARKANSAS BAR ONLY)

TELEPHONE
(702) 382-1007
BANKRUPTCY
(702) 382-2600

FAX
(702) 382-1921

March 1, 2005

City of Las Vegas
Planning & Development
731 South Fourth Street
Las Vegas, NV 89101

Re: Special Use Permit Submittal
Justification Letter
2101 South Decatur, Ste. 19, 20
Las Vegas, NV 889102
AN: 163-01-708-003

Applicant presently operates a specialty restaurant and market at the above location.

It is totally consistent with and ancillary to the restaurant business that the Applicant have a service bar license for service to tables by waiters or waitress of alcoholic beverage to restaurant customers. This location was approved on July 16, 2004 for a similar special use permit SUP-2293 which expired because he did not activate it within the one year period of time.

Approval of this application is not inconsistent with the general health, safety, welfare, morals or good order of the inhabitants of the City of Las Vegas.

Applicant respectfully requests approval of his application for special use permit as submitted.

Best Regards,

David M. Crosby, Esq.

DMC:csv

Approval/Consent

Aram Choukhachian
Caspian Restaurant & Market

F:\Letters\CityofLVPlanDev.ltr.wpd

SUP-6207

City of Las Vegas

Agenda Item No.: 46

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
SUP-6360 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR LOAN CENTER: - OWNER: PAN PACIFIC RETAIL PROPERTIES - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND WAIVERS OF THE 1,000 FOOT DISTANCE SEPARATION FROM A SIMILAR USE AND THE 200 FOOT MINIMUM DISTANCE SEPARATION FROM A RESIDENTIAL USE at 3051 North Rainbow Boulevard (APN 138-15-502-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

C.C.: 06/15/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated that the Dollar Loan Center has been located on the subject property for the past five years. The applicant is proposing to relocate to a new suite within the same shopping center. The use is not appropriate, only due to the fact that the use does not conform to the adopted distance separation standards. These standards should not be waived until there has been sufficient time to evaluate the impacts of these standards. Staff recommended denial.

MINUTES – Continued:

JAY BROWN, Attorney, Singer & Brown, 520 S. 4th Street, appeared with the applicant and the consultant, RICH MORENO. ATTORNEY BROWN stated that the applicant was the first one to have business at the subject site. The business has prospered and additional space is needed. Regarding the Waiver requests, they did not feel that there would be an adverse affect on the adjacent neighbors. He questioned the radius of the 1,000-foot distance separation requirement. MR. RANKIN responded that there are different uses located within the 1,000 foot buffer area, such as the Handy Cash at 3148 Rainbow Boulevard. ATTORNEY BROWN showed photos of that location to prove the owner never moved into that location. Currently, there is a real estate school at that address.

MR. RANKIN confirmed for VICE CHAIRMAN TRUESDELL that if this application were not approved, the applicant would still have an approved business. It would be considered a non-conforming use in a conforming building. Being that the use would still exist and no changes would occur within the neighborhood from the applicant improving his business, VICE CHAIRMAN TRUESDELL supported the application.

COMMISSIONER EVANS confirmed with DAVID GALYEN, Director of Facilities, 6122 W. Sahara Avenue, Las Vegas, NV 89146, that their business does not involve check cashing, money orders or notary services; it is strictly short-term loans.

COMMISSIONER DAVENPORT expressed concern for previous problems with owners painting their structures with loud colors and displaying huge advertising signs. He confirmed with ATTORNEY BROWN that this would not happen with the subject structure.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed.

(10:14 – 10:20)

4-1346

CONDITIONS:

Planning and Development

1. Conformance to all minimum requirements under Title 19.04.050 for a Financial Institution, Specified, except for the separation requirement of a Financial Institution, Specified from a residential use and the separation requirement to another Financial Institution, Specified use.

2. The Waiver requests for the 200-foot separation requirement and the 1000-foot separation requirement shall be granted.

CONDITIONS – Continued:

3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

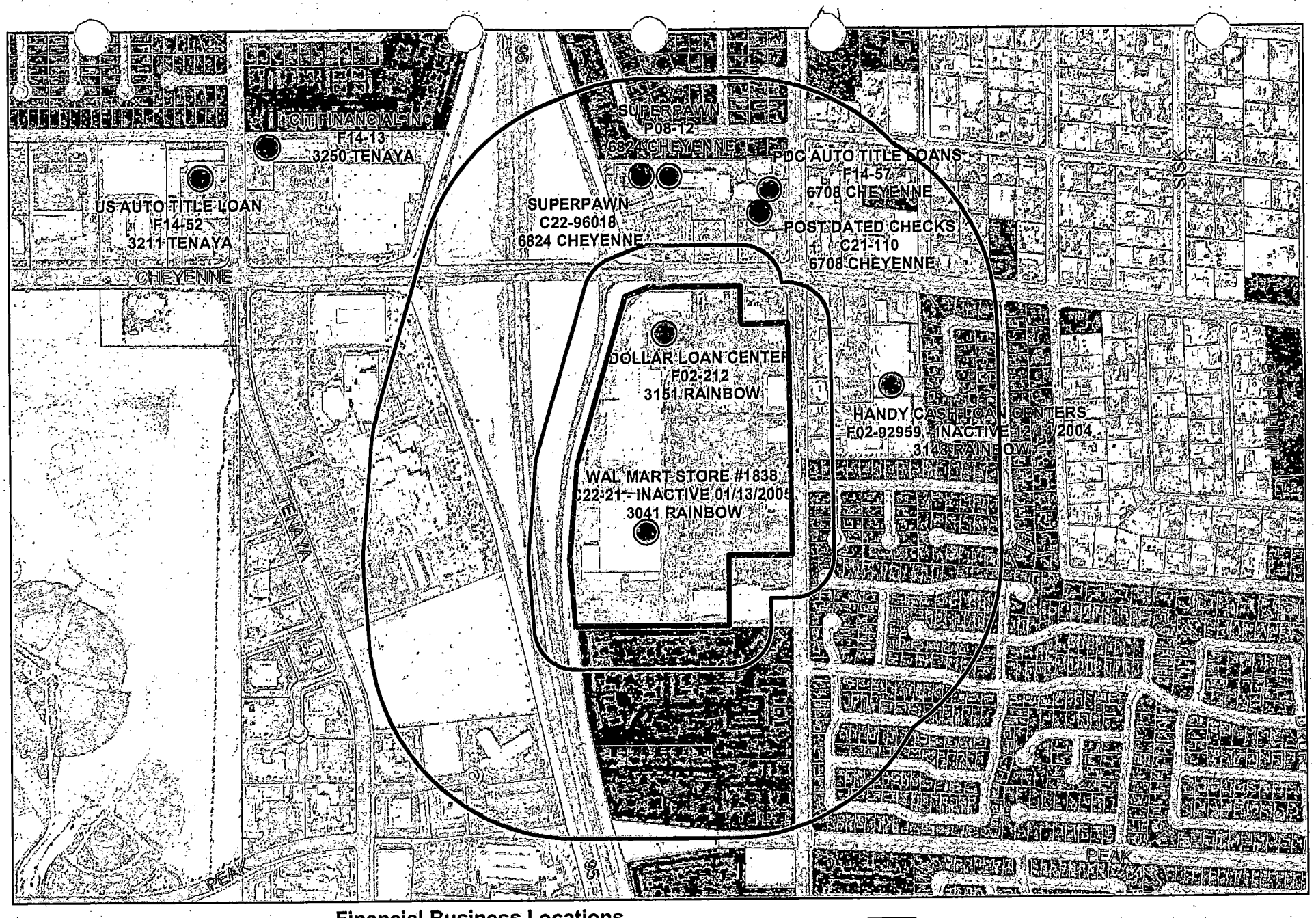
4. Compliance with all City code requirements and design standards of all City departments.

5. The use shall comply with all applicable requirements of LVMC Title 6.

6. The building design and color scheme shall be subject to review by the Planning and Development Department to ensure that it will be harmonious and compatible with the surrounding area.

7. No temporary signs (as described in LVMC Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.

8. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.



SUP-6360

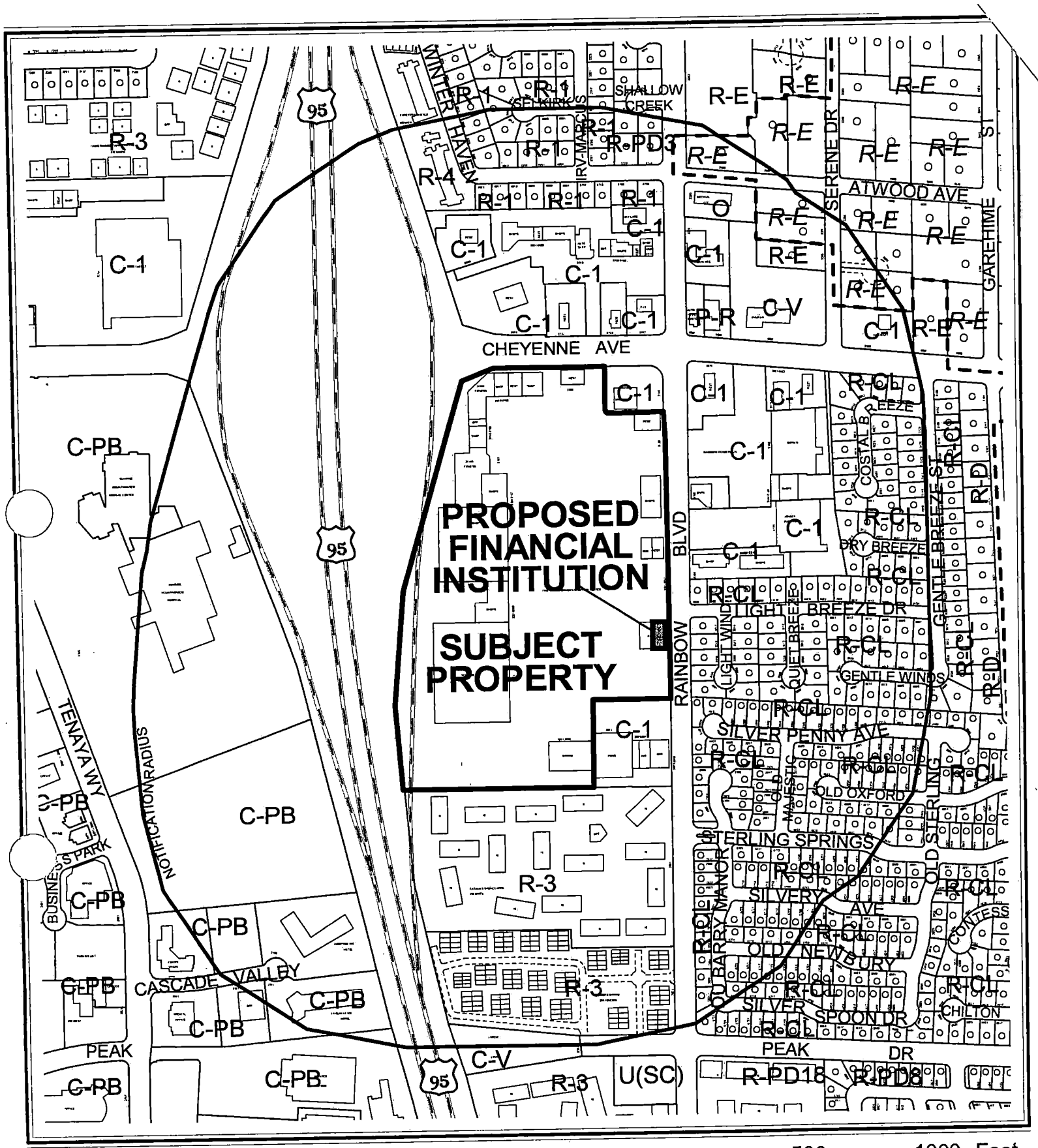
Financial Business Locations

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

Subject Property
Residential Property
Buffer

N

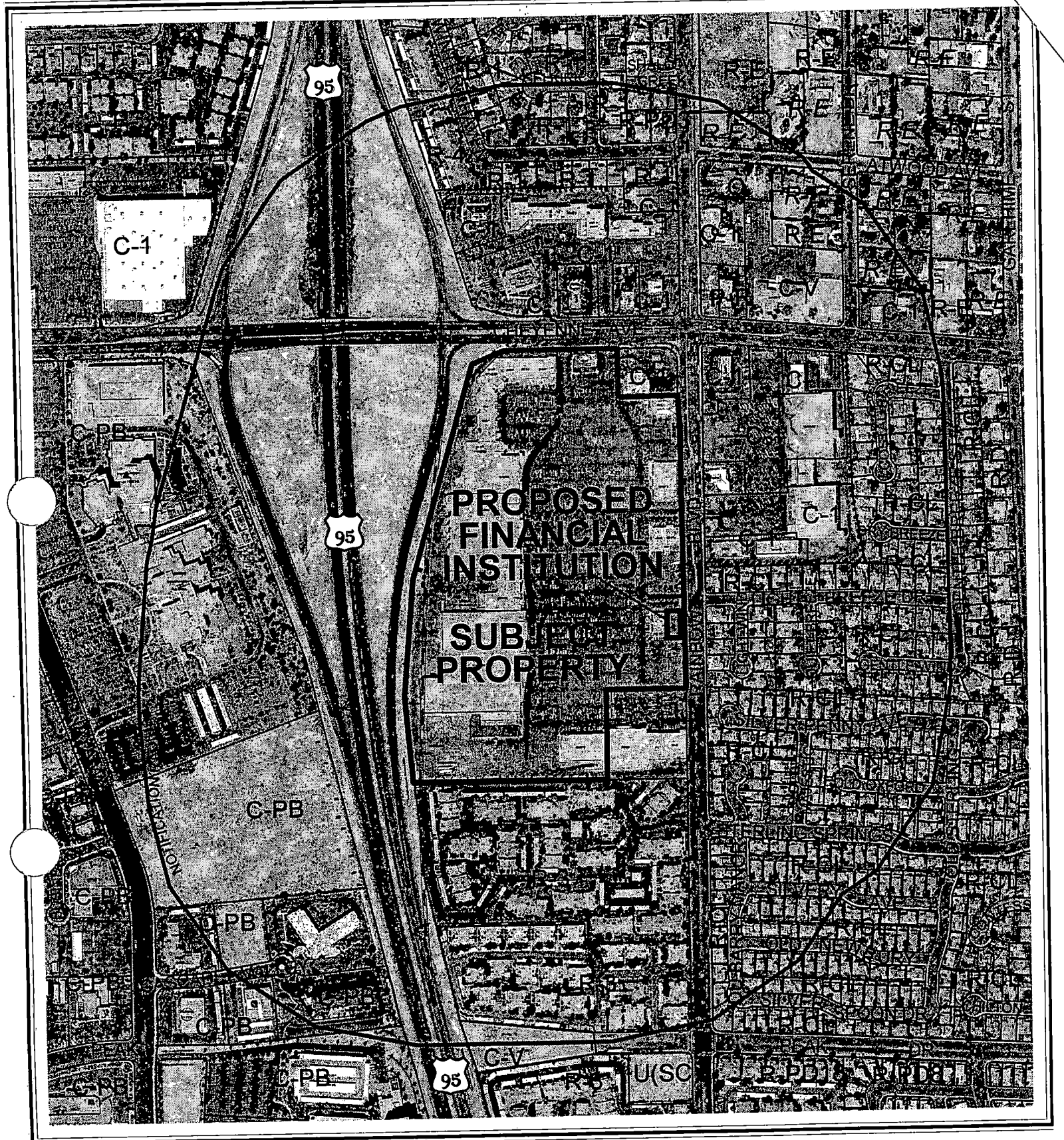
0 390 780 1,560 Feet



CASE: **SUP-6360**

RADIUS: 1000 FT

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



CASE: **SUP-6360**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-6360 - APPLICANT: DOLLAR LOAN CENTER: - OWNER: PAN PACIFIC RETAIL PROPERTIES

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** If Approved, subject to:

Planning and Development

1. Conformance to all minimum requirements under Title 19.04.050 for a Financial Institution, Specified, except for the separation requirement of a Financial Institution, Specified from a residential use and the separation requirement to another Financial Institution, Specified use.

2. The Waiver requests for the 200-foot separation requirement and the 1000-foot separation requirement shall be granted.

3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

4. Compliance with all City code requirements and design standards of all City departments.

5. The use shall comply with all applicable requirements of LVMC Title 6.

6. The building design and color scheme shall be subject to review by the Planning and Development Department to ensure that it will be harmonious and compatible with the surrounding area.

7. No temporary signs (as described in LVMC Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.

8. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.

DA

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a financial institution specified and waivers of the 1,000-foot separation distance from a similar use and a 200-foot minimum separation distance from a residential use to be located at 3051 North Rainbow Boulevard.

B) Applicant's Justification

The applicant has justified this request with the following statement: "Dollar Loan Center is a short term installment loan company and does not engage in check cashing. All of our facilities bring a warm friendly environment and are based on providing the best customer service and care available. We are not a bullet proof glass, ghetto operation with plastic furniture. We do not sell money orders or do Western Union transfers. We provide short term loans as an alternative to Payday Loans and operate under N.R.S. License 675 not a 604. All we are asking is to move from our current location on 1200 square feet to our new location just across the parking lot and in the same Cheyenne Commons Plaza of 3850 square feet. Since we have been in the same plaza for 5 years this should in no way affect the residential community across Rainbow Blvd."

BACKGROUND INFORMATION

A) Related Actions

12/06/89 The City Council approved a Rezoning (Z-0114-89) from N-U (Non-Urban) under resolution of intent to R-3 (Limited Multiple Residence) and C-1 (Limited Commercial) to C-1 (Limited Commercial) on property located at the southwest corner of Rainbow Boulevard and Cheyenne Avenue, including the subject site. The Planning Commission recommended approval on 11/09/89.

02/18/00 The City Council approved a Special Use Permit (U-0017-00) for a proposed Secondhand Dealer (furniture) at 3071 North Rainbow Boulevard, which is within the subject commercial center. The Planning Commission recommended approval on 03/23/00.

05/08/03 The Planning Commission approved a Site Development Plan Review (SDR-2086) for a proposed 10,296 square foot stock room addition to an existing 118,902 square-foot retail store (Wal-Mart) on the subject site.

DA

06/04/03 The City Council approved a Special Use Permit (SUP-2081) for a proposed Restaurant Service Bar and a Waiver of the minimum distance requirement from a protected use (Religious Facility) on property located at 3059 North Rainbow Boulevard, which is within the subject commercial center. The Planning Commission recommended approval on 05/08/03.

11/05/03 The City Council approved a Special Use Permit (SUP-2983) for Second Hand Dealer use on the property located at 3115-B North Rainbow Boulevard, which is within the subject commercial center. The Planning Commission and staff both recommended approval on 10/09/03.

B) Pre-Application Meeting

03/11/05 A pre-application meeting was held where the applicant received the pre-application check list outlining the specific material to be submitted for review.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 32.53 (overall center)

B) Existing Land Use

Subject Property:	Financial Institution, Specified
North:	Retail Shopping Center
South:	Retail Shopping Center
East:	R.O.W. (Rainbow Boulevard)
West:	Retail Shopping Center

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	R.O.W.

DA

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
West:	R.O.W.

E) General Plan Compliance

The site is designated as SC (Service Commercial) on the Southwest Sector Map of the General Plan. The SC (Service Commercial) land use category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and do not include more intense general commercial characteristics. The C-1 (Limited Commercial) zoning designation is in conformance with the General Plan. The proposed Financial Institution, Specified is a permitted use in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

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

County Notification

Property located within the notification radius falls within sections of Unincorporated Clark County. The Clark County Planning Department and Clark County property owners within the notification radius have been notified of the land use application. At the time of this report no comments have been received from the respective parties.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The addition of a Financial Institution, Specified use to the site will not change the on-site parking requirements of the subject property; because a Financial Institution, Specified business has already been established on this site.

DA

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04 Standards adopted by City Council 04/21/04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Financial Institution, Specified	200 feet from any parcel used or zoned for residential use	NO
	1,000 feet from any other specified financial institution, auto tile loan or auto pawn use	NO

The subject site is located adjacent to residentially zoned properties along the south edge of the site and also the site is within 80 feet of residentially zoned property to the east. Due to the proximity of the parcel to residentially zoned land to the south and east the applicant requires a waiver of the 200-foot minimum distance requirement.

The subject parcel intended for the Financial Institution, Specified is located within the 1,000 feet of several other Financial Institution, Specified to the east and north of the subject property. Therefore, the applicant requires a waiver from the minimum 1,000-foot minimum distance requirement.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned C-1 (Limited Commercial). A Financial Institution, Specified use is permitted within the C-1 (Limited Commercial) zone with the approval of Special Use Permit.

- Use

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

The Dollar Loan Center has been located on this property for the past five years. The applicant is proposing to locate to a new suite within the same shopping center. The new suite will be approximately 3,800 square feet in size. The current business activities taking place at their existing location at 3151 North Rainbow Boulevard, will be relocated to 3051 North Rainbow Boulevard

The use is not appropriate, only due to the fact the use does not conform to the adopted distance separation standards. These standards should not be waived until there is sufficient time to evaluate the impacts of these standards.

- Conditions

Title 19.04.050 lists the following conditions for a Financial Institution, Specified use, adopted by City Council April 21, 2004.

1. The use shall comply with all applicable requirements of Title 6.

2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.

3. No temporary signs (as described in Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.

4. Window signs shall not:
   a. Cover more than twenty percent (20%) of the area of all exterior windows;
   b. Include flashing lights or neon lighting; or
   c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.

5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.

6. The building or portion thereof that is dedicated to the use shall have a minimum size of one thousand five hundred square feet, and shall have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).

7. No specified financial institution use may be located closer than two hundred feet from any parcel used or zoned for residential use. In addition, no specified financial institution use may be located closer than one thousand feet from any other specified financial institution use, auto title loan use or pawn use. For purposes of this Paragraph (7), distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to lines of fee interest parcels and not leasehold parcels.

DA

This particular site complies with all the conditions mentioned above, excepting condition #7 where the use will not be 200 feet away from residentially zoned property and the use will not be more than 1000 feet away from another specified financial institution use.

FINDINGS

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

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

   Although this use falls within the parameters of the SC (Service Commercial) category, its specific location makes it incompatible with surrounding land uses. The subject parcel and its neighbor to the south [designated M (Medium Density Residential)] are adjacent to one another with no separation. The City requires a 200-foot buffer between specified financial institutions and residential areas. Additionally, the proposed site of the use is located within 1,000 feet of a similar use, therefore creating a higher probability of saturation in the area. The proposed land use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

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

   The proposed use will comply with Title 19.04 in regards to the physical size of the space, which is approximately 3800 square feet. This large of an interior space will be adequate to accommodate customer waiting areas, customer queuing, and provide transaction space for a Financial Institution, specified. The overall site is adequate in size to accommodate the proposed use as it is part of an overall shopping center. The ingress and egress to the site will provide sufficient access to and from Rainbow Boulevard. The site will also provide sufficient parking for the proposed use.

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

   The subject site is accessible from Rainbow Boulevard, a Secondary (80') Collector per the Master Plan of Streets and Highways, and also Cheyenne Avenue, which is a Primary (100') Arterial per the Master Plan of Streets and Highways. Both of these roads are adequate in size to provide access to and from the property.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 279

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-62360 APN: 138-15-502-006

Name of Property Owner: Pan Pacific Retail Properties, Inc a Maryland corporation

Name of Applicant: DOLLAR LOAN CENTER

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: Jeffrey S. Stauffer
Executive Vice President and
Chief Operating Officer

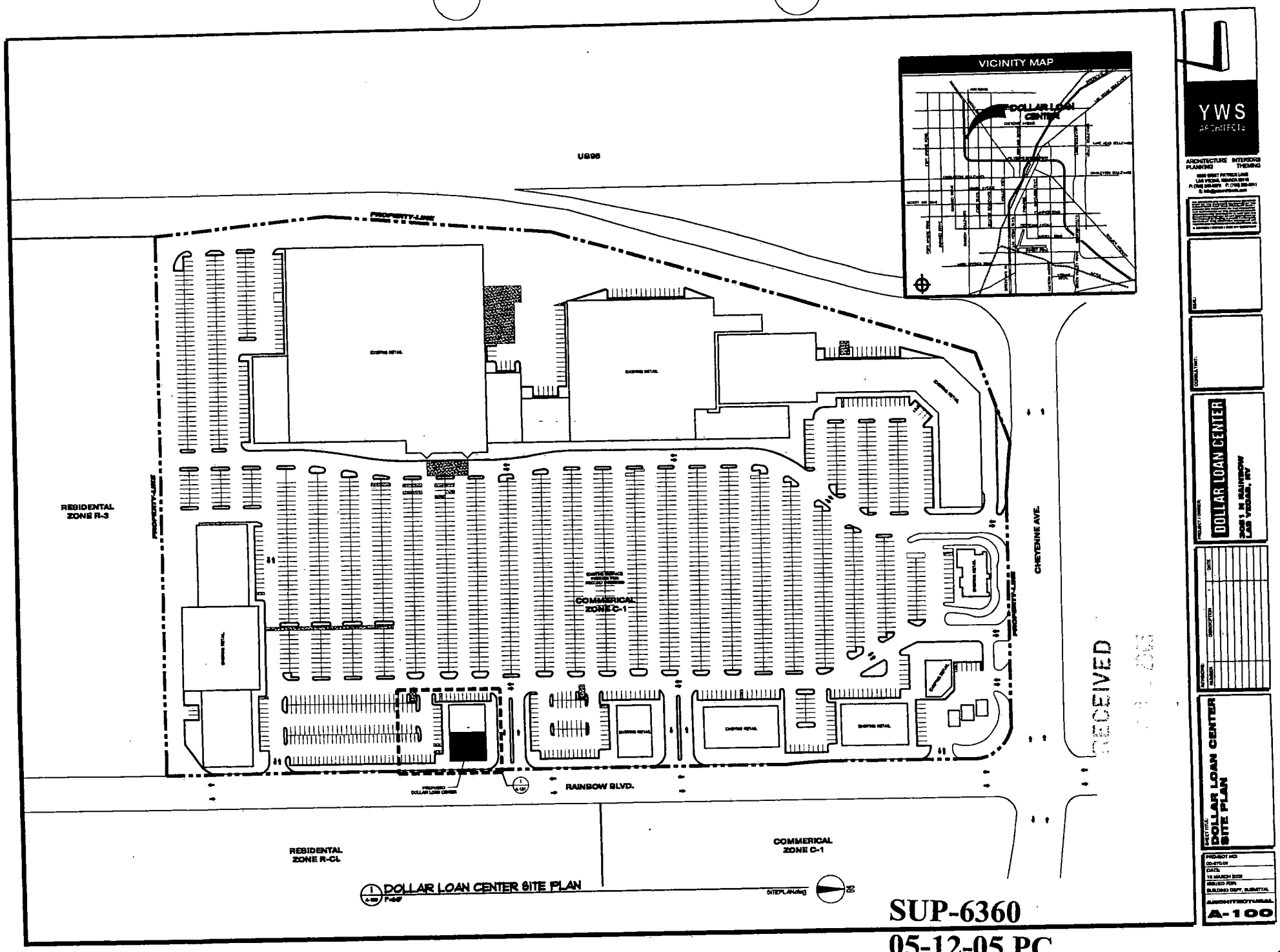
Subscribed and sworn before me

This 15 day of March, 2005

Erin Blair

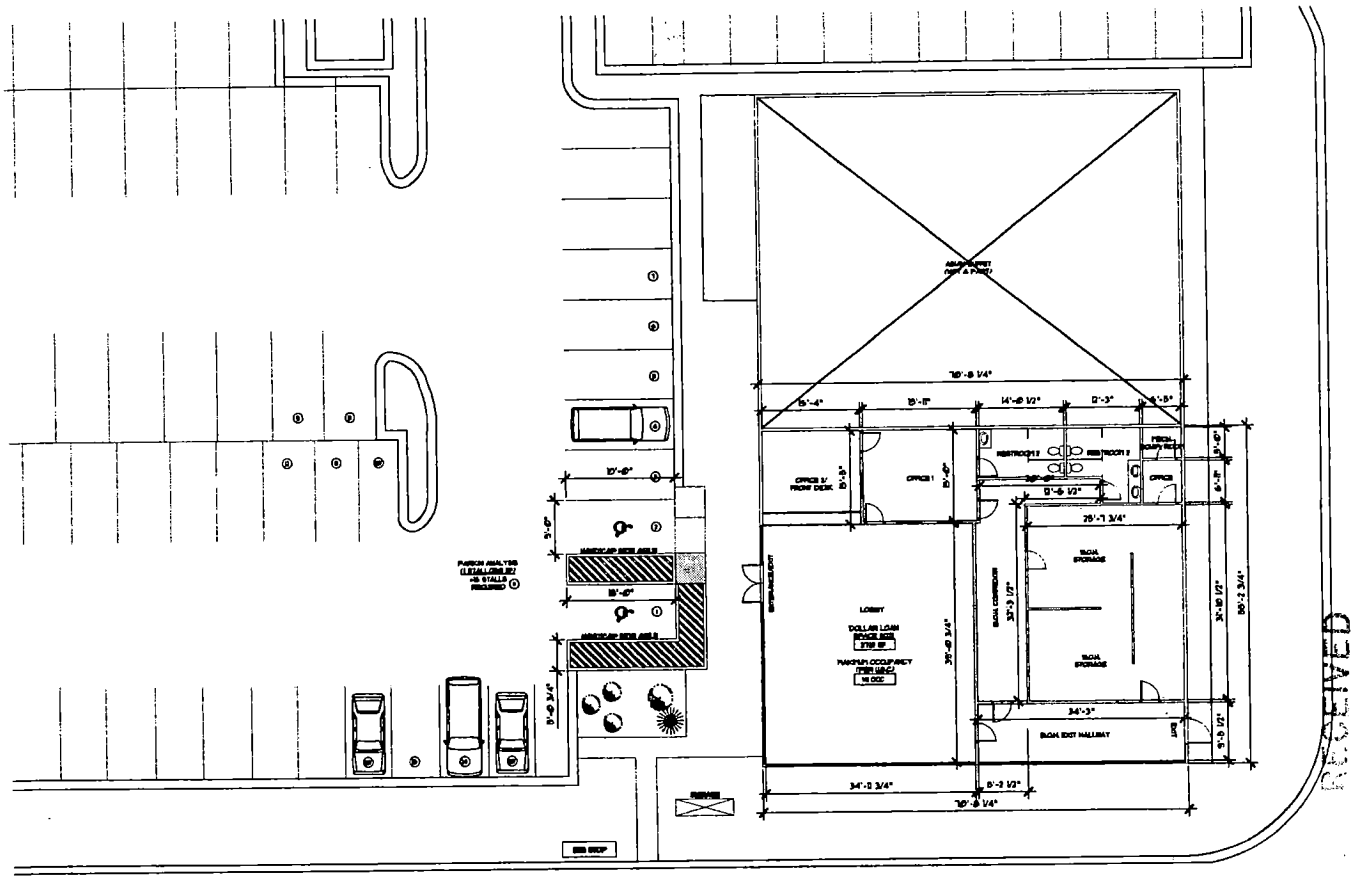
Notary Public in and for said County and State

ERIN BLAIR
Commission # 1515356
Notary Public - California
San Diego County
My Comm. Expires Sep 25, 2008



RECEIVED

SUP-6360
05-12-05 PC



1 ENLARGED SITE/FLOOR PLAN
A-101 1/8"=1'-0"

SITEPLAN

N

RECEIVED

SUP-6360
05-12-05 PC

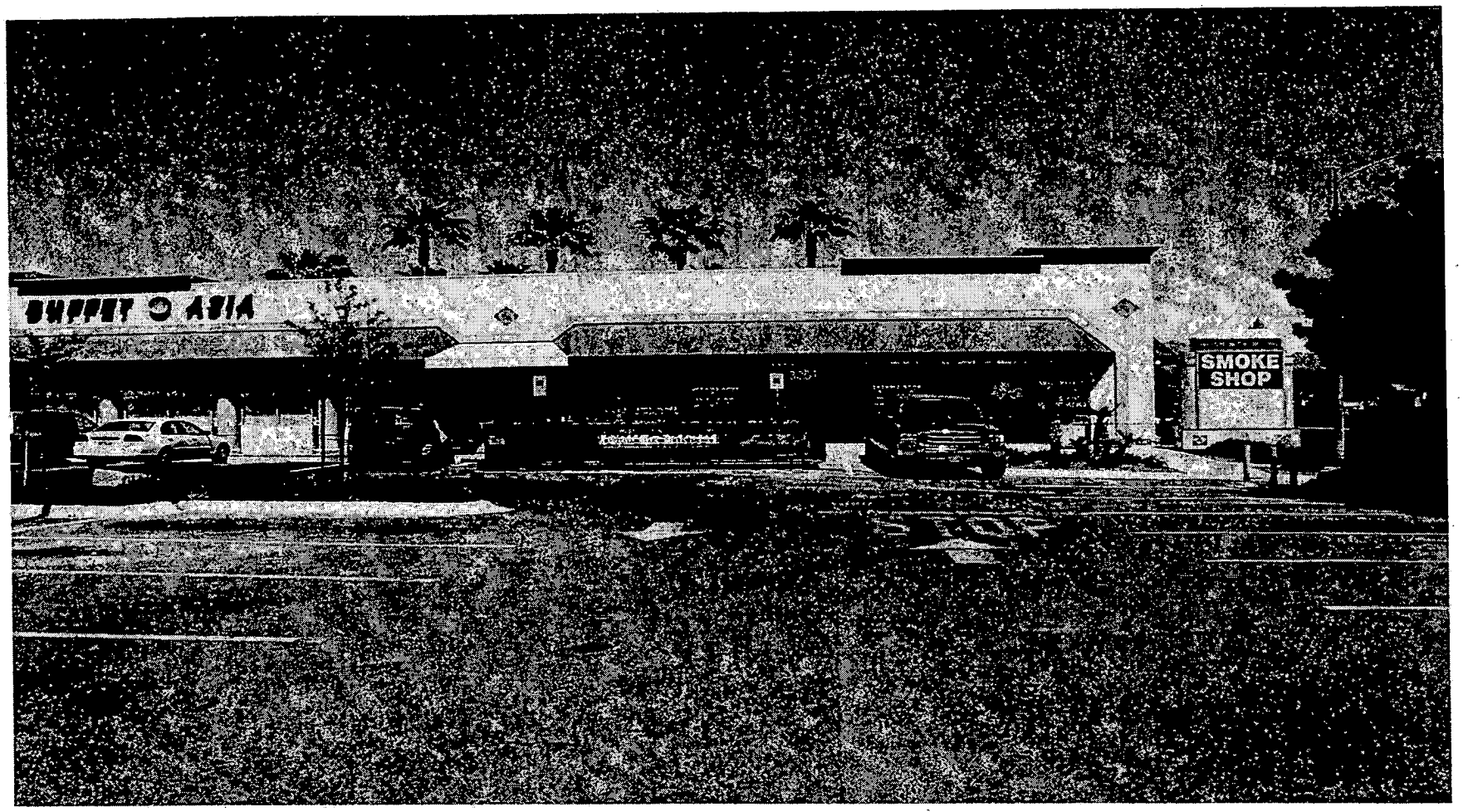
YWS
ARCHITECTS
ARCHITECTURE INTERIORS
PLANNING THEMING

PROJECT NAME
DOLLAR LOAN CENTER
3205 S. N. RAINBOW
LAS VEGAS, NV

SHEET TITLE
ENLARGED
SITE/FLOOR PLAN

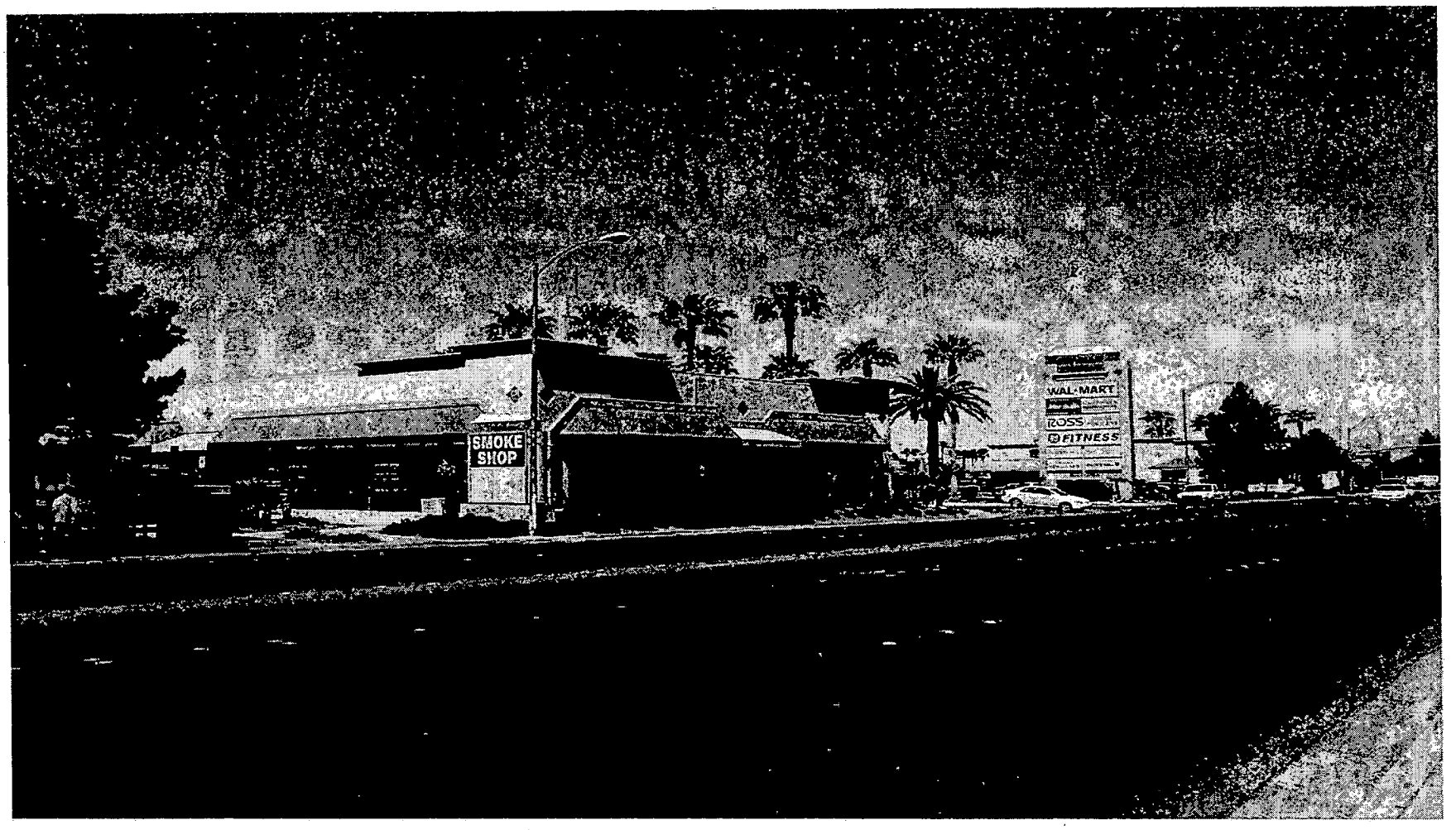
PROJECT NO.
DATE
18 MARCH 2005
ISSUED FOR
BUILDING DEPT. SUBMITTAL

ARCHITECTURAL
A-101



SUP-6360 - APPLICANT: DOLLAR LOAN CENTER: - OWNER: PAN PACIFIC RETAIL PROPERTIES
3051 NORTH RAINBOW BOULEVARD
MAY 12, 2005 PLANNING COMMISSION

04/20/05



SUP-6360 - APPLICANT: DOLLAR LOAN CENTER: - OWNER: PAN PACIFIC RETAIL PROPERTIES
3051 NORTH RAINBOW BOULEVARD
MAY 12, 2005 PLANNING COMMISSION

04/20/05

SUP-6360 - APPLICANT: DOLLAR LOAN CENTER: - OWNER: PAN PACIFIC RETAIL PROPERTIES
3051 NORTH RAINBOW BOULEVARD
MAY 12, 2005 PLANNING COMMISSION

04/20/05

Dollar Loan Center

Las Vegas Headquarters
6122 W. Sahara Avenue
Las Vegas, NV 89146
Ph. 702-364-5626
Fax 702-364-5627

Monday, March 14, 2005

This is a request for a Special use permit and two waivers; one waiver regarding the separation of a 200 foot distance from residential. The second waiver is for the 1,000 foot separation from another Specified Financial Institution. We just became aware of the need for our SUP and two waivers and there was some confusion on what needed to be done before we started our process to relocate. We have already invested over $120,000.00 in our new facility and need the City's approval to proceed. After you review the documentation see the time that we have been located in our present location it will help you understand the need for this move. Below you will read information regarding Dollar Loan Center and our hope that you can approve this so we are able to proceed.

Dollar Loan Center, America's Premier Short Term Lender, has been providing short term installment loans in Las Vegas for over 5 years now. Our second location was opened in April of 2000 at 3151 N. Rainbow Blvd., in the Cheyenne Commons Shopping Center. In early 2004 it had become apparent that we were out growing our current location and had to consider moving soon. Just a few hundred feet away in the same parking lot, in the same exact plaza, Godfather's pizza, 3051 N. Rainbow Blvd., had gone out of business and the location was available for lease. The owner of Dollar Loan Center, Charles Brennan, contacted the City of Las Vegas by phone to discuss what was needed to move. He was told it would be no problem and we would just need to change the address, unfortunately we did not get this in writing. On November 1, 2004 we entered into a new lease with Pan Pacific Retail Properties, Inc for a 5 year term based on the information we received. If we had realized that the new ordinance placed, Ordinance No. 5682 under bill no. 2003-78, would have applied to us, we could have applied for the SUP prior to the lease signing.

Dollar Loan Center is a short term installment loan company and does not engage in check cashing. All of our facilities bring a warm friendly environment and are based on providing the best customer service and care available. We are not a bullet proof glass, ghetto operation with plastic furniture. We do not sell money orders or do Western Union transfers. We provide short term loans as an alternative to Payday Loans and operate under N.R.S. License 675 not a 604. All we are asking is to move from our current location of 1200 square feet to our new location just across the parking lot and in the same Cheyenne Commons Plaza of 3850 square feet. Since we have been in the same plaza for 5 years this should in no way affect the residential community across Rainbow Blvd. We understand also that there are Specified Financial Institutions within 1000 feet but we have been in the plaza for 5 years with no problems or complaints. It is not a new business or location for us we just need more room to accommodate our customers and continue to grow within the city.

Dollar Loan Center has spent the last several years providing loans within communities in 3 states. We invite anyone to our website at www.dontbebroke.com. You can get detailed information on our loan process read testimonials from customers even see pictures of our locations. We are at your mercy on this. At no time did we think that any new laws could apply to us for moving across the parking lot especially after speaking with the City first. If there is anything further you need or that we can do to help this matter please contact anyone us listed below.

Charles Brennan – CEO – ph. 702-364-5626 – cell 702-493-9422 – cbrennan@dontbebroke.com
Tom Vogt - CFO – ph. 702-940-5105 – cell 702-499-9422 – tvogt@dontbebroke.com
David Galyen – Director of Facilities, Technology and Security – *see below*
Bruce Cooey – Director of Operations – ph. 605-275-9111 – cell 605-366-2286 – bcooey@dontbebroke.com

Thank you,

David Galyen
Director of Facilities, Technology and Security
Ph. 702-940-5180
Cell 702-493-0978
dgalyen@dontbebroke.com

SUP-6360
05-12-05 PC

City of Las Vegas

Agenda Item No.: 47

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
SUP-6372 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 2ND SWING - 2 GOLF - OWNER: THREE B'S, INC. - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 8689 West Charleston Boulevard, Suite #102 (APN 163-05-517-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 06/15/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, gave a brief overview of the application. He pointed out that the proposed Secondhand Dealer use will be established in an existing building and will be compatible with the adjacent commercial uses. Staff recommended approval.

KERRY SNEIDER, 2nd Swing – 2 Golf, 9100 W. Flamingo, Las Vegas, appeared on behalf of the applicant and concurred with staff's conditions.

PLANNING COMMISSION MEETING OF MAY 12, 2005
Planning and Development Department
Item 47 – SUP-6372

MINUTES – Continued:
No one appeared in opposition.

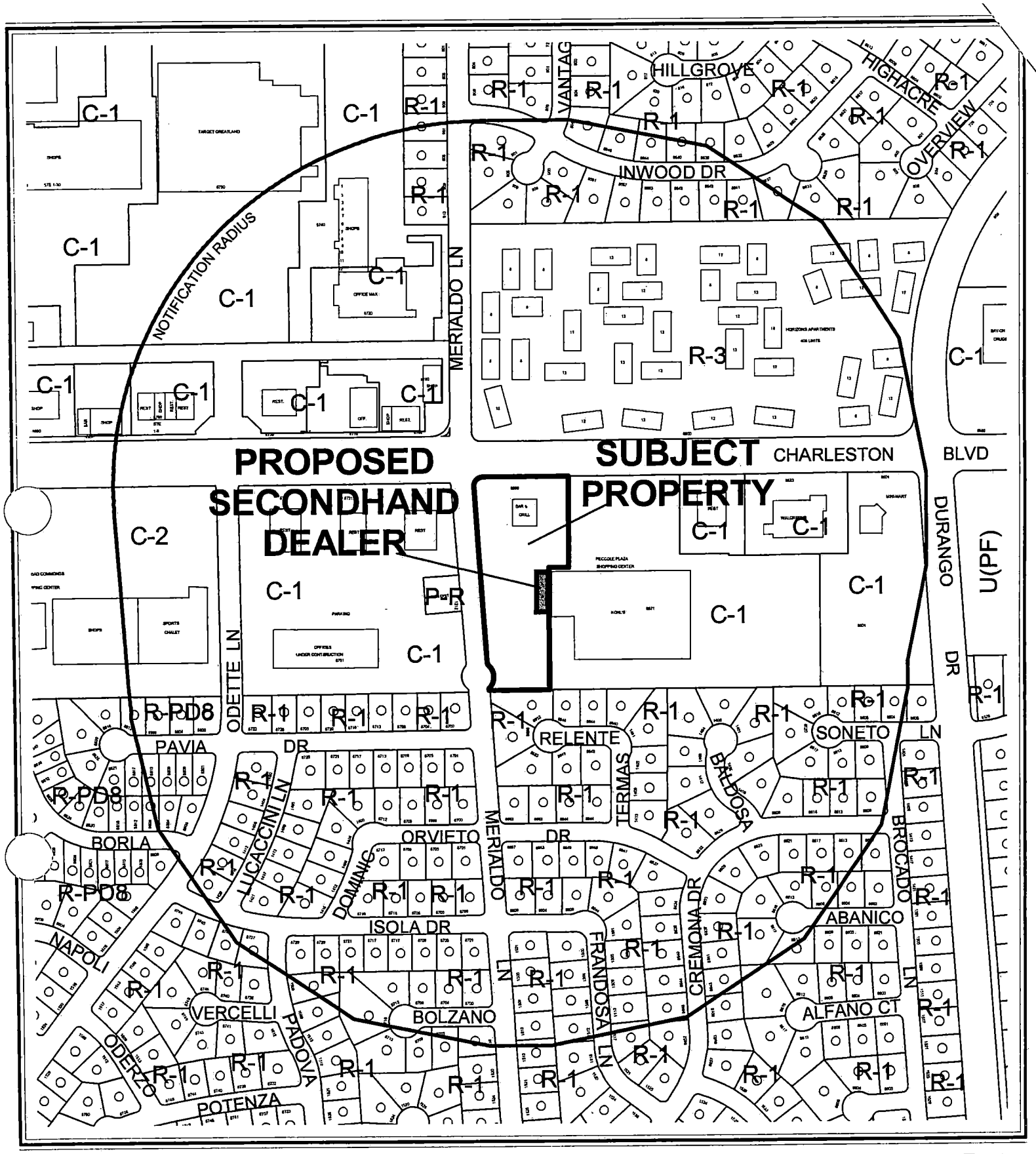
CHAIRMAN NIGRO declared the Public Hearing closed.
(10:20 – 10:21)
4-1566

CONDITIONS:
Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Secondhand Dealer use.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

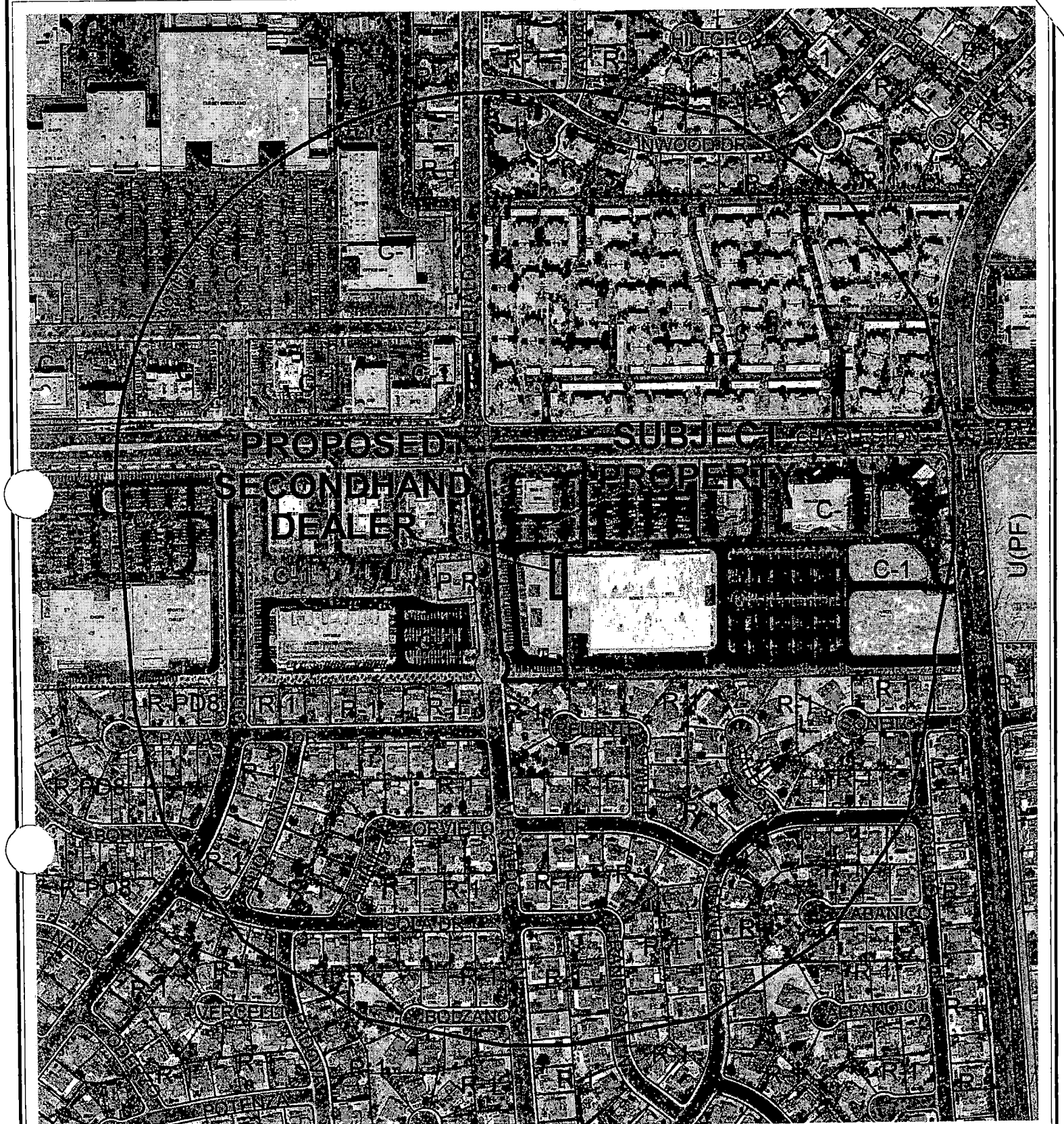
3. All City Code requirements and design standards of all City departments must be satisfied.



CASE: **SUP-6372**

RADIUS: 1000 FT

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



0 400 800 Feet

CASE: **SUP-6372**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-6372 - APPLICANT: 2ND SWING - 2 GOLF - OWNER: THREE B'S, INC.

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Secondhand Dealer use.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Secondhand Dealer at 8689 West Charleston Boulevard, Suite #102.

B) Applicant's Justification

The applicant indicates that the proposed use is compatible with other retail uses in the shopping center.

BACKGROUND INFORMATION

A) Related Actions

02/04/87	The City Council approved a request for a Rezoning (Z-0102-86) from N-U (Non Urban) to C-1 (Limited Commercial) and R-1 (Single Family Residential) of approximately 68 acres located adjacent to the south side of Charleston Boulevard, between Durango Drive and Merialdo Lane. The Planning Commission and staff recommended approval.
05/13/02	Staff approved a request for an administrative Site Development Plan Review (Z-0102-86(6) for an expansion of an existing retail center consisting of three retail buildings totaling 133,284 square feet on approximately 17.1 acres located adjacent to the south side of Charleston Boulevard, between Durango Drive and Merialdo Lane.
11/21/02	The Planning Commission approved a request for a Master Sign Plan (MSP-0011-02) for approved retail building. Staff recommended approval of the request.

B) Pre-Application Meeting

03/17/05	The elements of the Special Use Permit application were discussed.

C) Neighborhood Meetings

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

D) Business License Information

03/09/05 A business license was issued for a S14-00723 Sporting Goods. An additional license will be issued upon approval of the Secondhand Dealer use permit.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: A 3,289 square foot suite on a portion of a 17.11 acre parcel

B) Existing Land Use

Subject Property:	Multi-Tenant Retail Building
North:	Apartments
South:	Single Family Dwellings
East:	Retail Buildings
West:	Las Vegas Valley Water District

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	M (Medium Density Residential Development)
South:	L (Low Density Residential Development)
East:	SC (Service Commercial)
West:	SC (Service Commercial) and C-V (Civic)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-3 (Medium Density Residential)
South:	R-1 (Single Family Residential)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial) and P-R (Professional Office and Parking)

E) General Plan Compliance

The subject site is located within the Southwest Sector of the General Plan with an SC (Service Commercial) land use designation. The Service Commercial category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. This category also includes offices either single or grouped as office center with professional and business services. The existing C-1 (Limited Commercial) zoning district is in compliance with the General Plan.

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**

There are no Special Districts or Zones, which affect the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
General Retail Store, other than listed (less than 25,000 sf)	3,289 SF.	1/175 GFA	19	1	*	*

The proposed Secondhand Dealer is located in a 3,289 square foot building in a portion of a larger 162,462 square foot retail shopping center. The submitted site plan calculates their parking at 1 space per 250 square feet. The actual parking is calculated at 1 space per 175 square feet. The overall site provides 927 total parking spaces with 30 handicapped parking spaces. The site exceeds Title 19.10 Parking, Loading and Traffic Standards by 232 parking spaces. Therefore, the proposed Secondhand Dealer will have a minimal impact on current parking demands.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Secondhand Dealer use; however, there are no similar approved uses within the 1,000-foot notification distance.

B) General Analysis and Discussion

- Zoning

  The proposed Secondhand Dealer use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit, subject to the requirements listed below under Conditions.

- Use

  The subject property is zoned C-1 (Limited Commercial) which permits a Secondhand Dealer with the approval of a Special Use Permit. The proposed Secondhand Dealer use will be established in an existing building. The Site Development Plan Review [Z-0102-86(6)] approved the expansion of an existing retail center consisting of three retail buildings totaling 133,284 square feet. The proposed use, with the incorporation of the recommended conditions, will be in conformance with the requirements set forth in Title 19.

- Conditions

  The site is zoned C-1 (Limited Commercial). The proposed Secondhand Dealer is a permitted use within the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit.

  Pursuant to Title 19.04.050 the following conditions must be met for Secondhand Dealers:

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

  The proposed Secondhand Dealer use will be established in an existing building and will be compatible with the adjacent commercial uses. The proposed use, with the incorporation of the recommended conditions, will be in conformance with the requirements set forth in Title 19.

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 Secondhand Dealer use can be operated in a manner that is compatible with the adjacent commercial uses. Title 19.04.050 requires compliance with specific conditions to ensure the appropriateness of the use.

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

   There are no physical constraints to the location of the proposed Secondhand Dealer use within the existing building on the site.

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

   The site access and circulation will be primarily achieved from Charleston Boulevard and Durango Drive, both Primary (100-foot) Arterials on the Master Plan of Streets and Highways. These streets are sufficient to accommodate the proposed use.

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

   The proposed Secondhand Dealer will not compromise the public health, safety, and welfare because business sales are subject to ongoing City licensing and enforcement.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 204

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-6372 **APN:** 163-05-517-004

Name of Property Owner: THREE B'S, INC.

Name of Applicant: 2nd SWING - 2 GOLF

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: Robert N. Peccole, President

Print Name: Robert N. Peccole

Subscribed and sworn before me

This 16th day of MARCH, 2005

Lynn K. O'Leary

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LYNN K. O'LEARY
Appt. No. 04-88029-1
My Appt. Expires April 1, 2008

OVERALL SITE PLAN

MS | 03/17/05 | SCALE: 1" = 200'-0"

LEGAL DESCRIPTION

BENCHMARK:
CLV BM "ILVIO SHEEB"
BEING A RIVET AND PLATE IN TOP OF CURB,
N/W RETURN OF DEL REY AVENUE AND DURANGO ROAD
ELEV = 3665.44 FEET (812.4423 METERS) (NAVD88)

BASIS OF BEARINGS:
N89°40'03"E - THE NORTH LINE OF SECTION 5, T21S, R60E, M.D.M., CLARK COUNTY, NEVADA PER CHARLESTON-DURANGO COMMERCIAL CENTER AS FILED IN BOOK 72, PAGE 40 OF PLATS IN THE OFFICE OF THE RECORDER OF CLARK COUNTY, NEVADA

LEGAL DESCRIPTION:
ALL OF PAD "E" PER RECORD OF SURVEY FILED 123 PAGE 35, ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

VICINITY MAP

SITE INFORMATION

ZONING - City of Las Vegas
APN Number: 163-05-517-002
Zoning C-1 Limited Commercial
AREA (Approximate, to be verified)
Net Area: 745,312 sf 17.11 acres

BUILDING AREAS

Kohl's	88,740 gsf
Proposed Retail	19,722 gsf
Future Retail	30,000 gsf
Ex. Tavern	4,200 gsf
Ex. Jack in the Box	2,800 gsf
Ex. Walgreens	14,000 gsf
Ex. C-Mart	3,000 gsf
TOTAL BUILDING AREA	162,462 gsf
F.A.R. (Floor Area Ratio - net)	.217

PARKING REQUIREMENTS
Parking Calculations (per Code)

	Required
Kohl's	88,740 / 250 = 355
Suite 102	3,289 / 250 = 13
Future Retail	30,000 / 250 = 120
Ex. Tavern	4,200 / 100 = 42
Ex. Jack in the Box	2,800 / 75 = 38
Ex. Walgreens	14,000 / 250 = 56
Ex. C-Mart	3,000 / 300 = 10
Total Parking Required	695 spaces
Total Parking Provided:	927 spaces
Handicapped Required (2% of entire site):	19
Handicapped Provided:	30

MIN. REQ. SETBACKS

Front:	20 ft
Rear:	20 ft
Side:	10 ft
Corner Street Side:	15 ft
Street Landscape Buffer:	15 ft

BUILDING HEIGHT

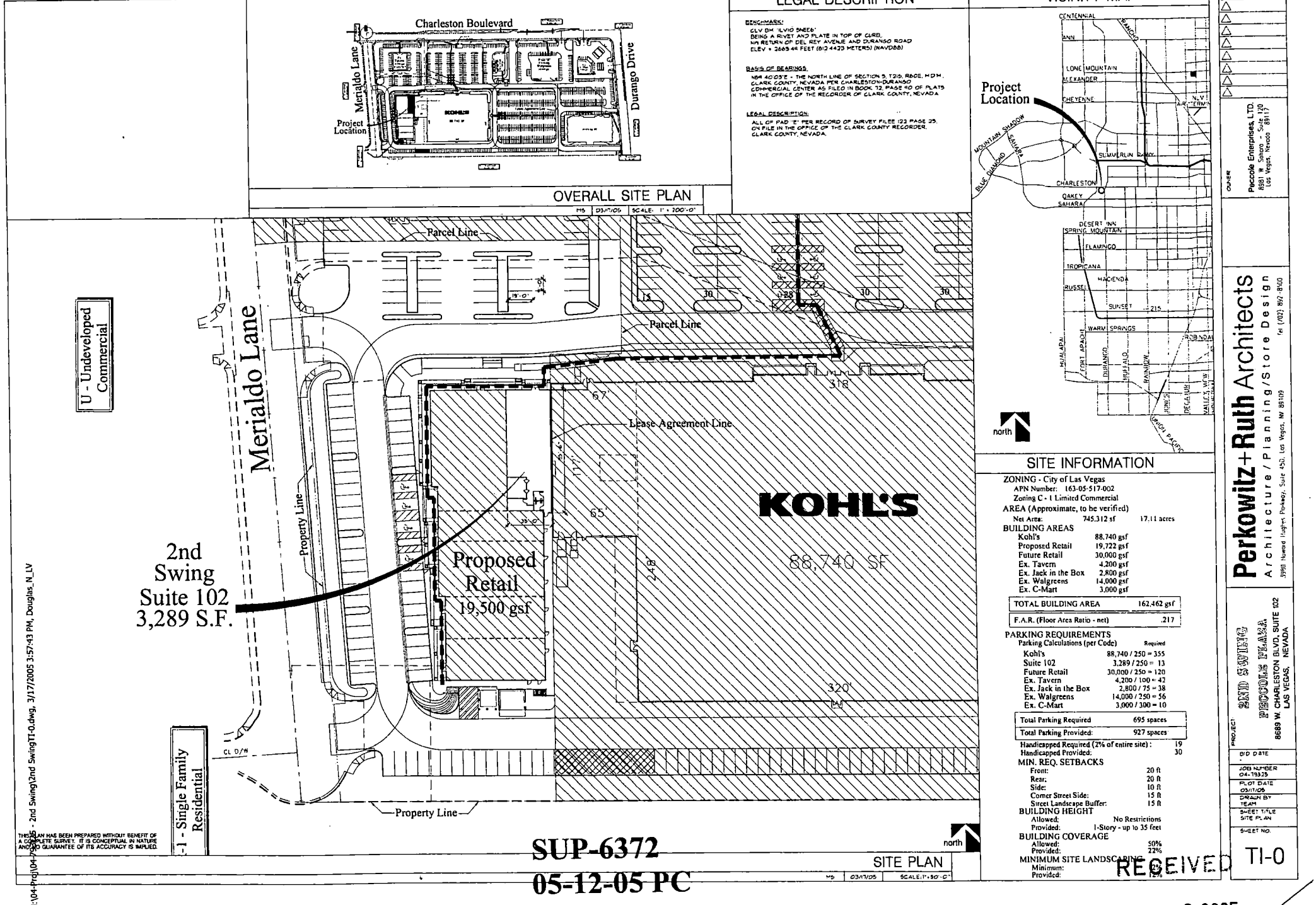
Allowed:	No Restrictions
Provided:	1-Story - up to 35 feet

BUILDING COVERAGE

Allowed:	50%
Provided:	22%

MINIMUM SITE LANDSCAPING

Minimum:	
Provided:	12%



SITE PLAN

MS | 03/17/05 | SCALE: 1" = 50'-0"

THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

N:\04-Proj\04-7325 - 2nd Swing\2nd SwingTI-0.dwg, 3/17/2005 3:57:43 PM, Douglas_N_LV

SUP-6372
05-12-05 PC

RECEIVED
MAR 23 2005

REVISIONS

OWNER: Peccole Enterprises, LTD.
8981 W. Sahara - Suite 120
Las Vegas, Nevada 89117

Perkowitz+Ruth Architects
Architecture / Planning / Store Design
3991 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109 Tel (702) 892-8400

PROJECT: 2ND SWING
PECCOLE PLAZA
8689 W. CHARLESTON BLVD, SUITE 102
LAS VEGAS, NEVADA

BID DATE
-
JOB NUMBER 04-7325
PLOT DATE 03/17/05
DRAWN BY TEAM
SHEET TITLE SITE PLAN
SHEET NO. TI-0

TABLE 302.3.3
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)[a]

USE	H-P					
	2					
	2					
	2					
H-P	-	-	-	-		-

4 SEE EXCEPTION 1 TO SECTION 302.3.3 FOR REDUCTIONS PERMITTED.

b. OCCUPANCY SEPARATION NEED NOT BE PROVIDED FOR STORAGE AREAS WITHIN GROUPS B AND M IF THE:
1. AREA IS LESS THAN 10 PERCENT OF THE FLOOR AREA
2. AREA IS PROVIDED WITH AN AUTOMATIC FIRE-EXTINGUISHING SYSTEM AND IS LESS THAN 3000 SQUARE FEET, OR
3. AREA IS LESS THAN 1000 SQUARE FEET.

SECTION 302 - CLASSIFICATION

302.3.3 SEPARATED USES

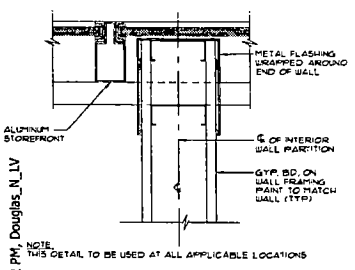
EACH PORTION OF THE BUILDING SHALL BE INDIVIDUALLY CLASSIFIED AS TO USE AND SHALL BE COMPLETELY SEPARATED FROM ADJACENT AREAS BY FIRE BARRIER WALLS OR HORIZONTAL ASSEMBLIES OR BOTH HAVING A FIRE-RESISTANCE RATING DETERMINED IN ACCORDANCE WITH TABLE 302.3.3 FOR USES BEING SEPARATED. EACH FIRE AREA SHALL COMPLY WITH THIS CODE BASED ON THE USE OF THAT SPACE. EACH FIRE AREA SHALL COMPLY WITH THE HEIGHT LIMITATIONS BASED ON THE USE OF THAT SPACE AND THE TYPE OF CONSTRUCTION.

CLASSIFICATION. IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE FLOOR AREA OF EACH USE DIVIDED BY THE ALLOWABLE AREA FOR EACH USE SHALL NOT EXCEED ONE.

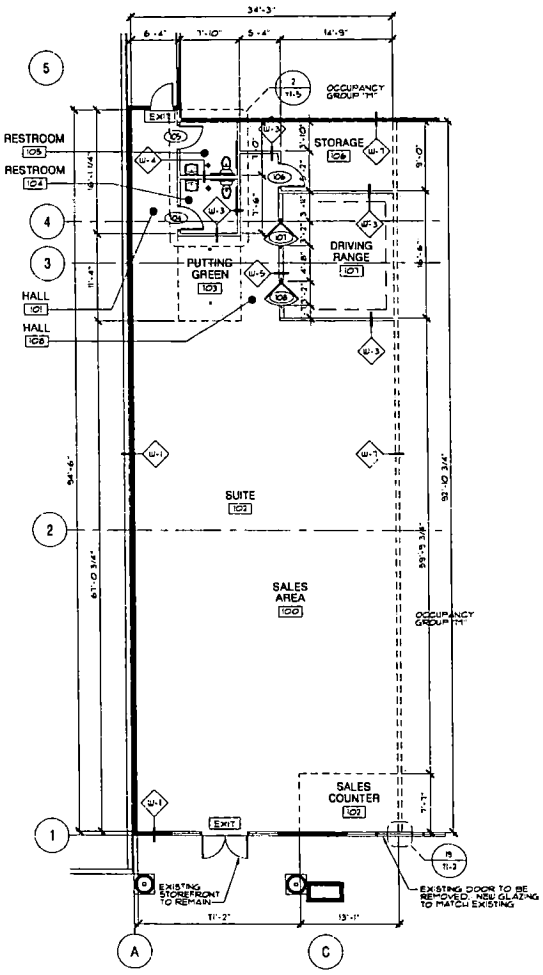
EXCEPTIONS:

EXCEPT FOR GROUP H AND I-2 AREAS, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, INSTALLED IN ACCORDANCE WITH SECTION 903.3.11, THE FIRE-RESISTANCE RATINGS IN TABLE 302.3.3 SHALL BE REDUCED BY 1 HOUR BUT TO NOT LESS THAN 1 HOUR AND TO NOT LESS THAN THAT REQUIRED FOR FLOOR CONSTRUCTION ACCORDING TO THE TYPE OF CONSTRUCTION

SECTION 302 CLASSIFICATION | 18
2003 IBC | SCALE: N.T.S.



WALL @ WINDOW GLAZING | 19
stwindow.dwg | 10/25/04 | SCALE: 3" = 1'-0"



FLOOR PLAN (3389 SF.)
MS | 10/26/04 | SCALE 1/8" = 1'-0"

WALL KEY

- W-1 EXISTING EXTERIOR WALL
- W-2 NOT USED
- W-3 TYPICAL INTERIOR WALL - ⅝" GYPSUM BOARD, 3-½" METAL STUDS AT 16" O.C. ⅝" GYPSUM BOARD USE WATER RESISTANT GYPSUM BOARD WHERE REQUIRED (5 / TI-6)
- W-4 PLUMBING WALL - ⅝" WATER RESISTANT GYPSUM BOARD, 6" METAL STUDS AT 16" O.C. SOUND BATT INSULATION. ⅝" WATER RESISTANT GYPSUM BOARD.
- W-5 SLATWALL SYSTEM BY TENANT, ⅝" GYPSUM BOARD, 3 ⅝" METAL STUDS AT 16" O.C., ⅝" GYPSUM BOARD. SLATWALL SYSTEM BY TENANT. - WALL HEIGHT = 4'-0" (4 / TI-6)
- W-6 NOT USED
- W-7 DEMISING WALL - ⅝" GYPSUM BOARD, 6" METAL STUDS AT 16" O.C. R-19 BATT INSULATION. ⅝" GYPSUM BOARD TO UNDERSIDE OF STRUCTURE ABOVE. SEE DETAIL 18/TI-2 FOR REQUIRED SEPARATION OF OCCUPANCIES. (1 / TI-6)

BUILDING SUMMARY

BUILDING CODE:	THESE PLANS WERE CHECKED UNDER THE 2003 IBC, 2000 UPC AND UFC, THE 2003 NEC AND 1997 UNIFORM FIRE CODE, WITH LOCAL AMENDMENTS ACCEPTED 6/17/1998. ACCESSIBILITY CODE
OCCUPANCY GROUP: 2003 IBC CHAPTER 3	M. MERCANTILE (SEE SECTION 304)
CONSTRUCTION TYPE: 2003 IBC CHAPTER 6	TYPE V- B
FIRE SPRINKLERS: 2003 IBC 504.2 505.3.1 & 506 AND 508	YES
HEIGHT: 2003 IBC 506, TABLE 503	ALLOWABLE 40' PROVIDED 32'
SPECIAL INSPECTION REQUIRED: 2003 IBC CHAPTER 17	YES
NUMBER OF STORIES: 2003 IBC 506, TABLE 503	1 ACTUAL 4 ALLOWABLE
ALLOWABLE AREA INCREASE FOR FIRE SPRINKLERS	300%
ALLOWABLE AREA INCREASE FOR SEPARATION ON THREE SIDES	75%

PLUMBING FIXTURE COUNT (2000 IBC TABLE 2902.1) SOUTHERN NEVADA AMENDMENTS 2000 IBC

PLUMBING ANALYSIS: 3389 SF / 200 = 16 OCCUPANTS 8M, 8F

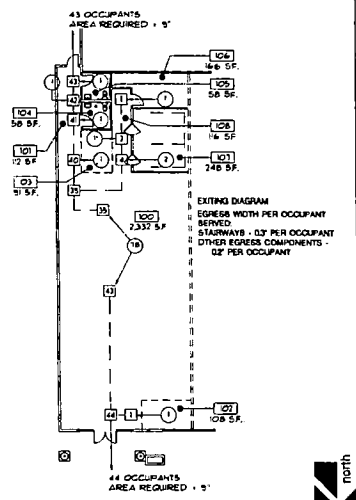
FIXTURES REQUIRED:

MALE:	FEMALE:
M: 1 WC PER 1-50 OCCUPANTS; 1 LAV PER 2 WC'S	F: 1 WC PER 1-50 OCCUPANTS; 1 LAV PER 2 WC'S

FIXTURES TO BE PROVIDED:

MALE:	FEMALE:
FIXTURE COUNT	FIXTURE COUNT
WATER CLOSET	WATER CLOSET
LAVATORY	LAVATORY

NOTE: FIXTURE COUNT TO BE DETERMINED BY PLUMBING ENGINEER



EXITING PLAN
11/07/04 | SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND

- XX — FACE OF STUDWALL / FACE OF CMU WALL
- XX GRID LINE / CENTERLINE OF COL.
- 1 / TI-1 DETAIL IDENTIFICATION
- 101 ROOM NUMBERS
- 101 DOOR TAG
- EXIT EXIT SIGN
- NEW DEMISING WALL - SEE WALL KEY FOR TYPE.
- NEW WALL - SEE WALL KEY FOR TYPE.
- EXISTING WALLS
- FIRE-RATED WALL
- EXISTING STOREFRONT
- A WALL TYPE SYMBOL

FLOOR PLAN GENERAL NOTES

1. ALL INTERIOR WALLS ARE WALL TYPE W-3 UNLESS NOTED OTHERWISE.
2. ALL INTERIOR PARTITIONS SHALL BE 3-⅝ X 20 GA. METAL STUD @ 16" O.C. WITH ⅝" GYPSUM BOARD ON BOTH SIDES UNLESS NOTED OTHERWISE.
3. PROVIDE FURRED WALLS AS REQUIRED FOR ALL UTILITY AND DRAIN LINES THAT EXTEND UP THE INTERIOR WALL SURFACE.
4. PROVIDE 2A-10BC FIRE EXTINGUISHER(S) IN LOCATION APPROVED BY FIRE DEPARTMENT.
5. AN APPROVED SET OF PLANS (BUILDING, FIRE SPRINKLER, FIRE ALARM, ETC.) SHALL BE ON THE JOB SITE DURING CONSTRUCTION.
6. R-19 INSULATION TO BE INCLUDED AT ALL EXTERIOR WALLS TO FULL HEIGHT. INCLUDE R-30 BATT INSULATION AT ROOF.
7. PROVIDE 6" X 20 GA. METAL STUD @ 16" O.C. WITH ⅝" GYPSUM BOARD ON BOTH SIDES FOR WALLS WITH ELECTRICAL PANEL BOARD
8. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD WALLS, AND FROM THE CENTERLINE OF COLUMNS AND BEAMS, UNLESS NOTED OTHERWISE.
9. ALL EXPOSED INTERIOR METAL, WOOD AND GYPSUM BOARD SURFACES SHALL BE FINISHED PER FINISH SCHEDULE AND SPECIFICATIONS. IF A COLOR IS NOT SPECIFIED, VERIFY WITH THE ARCHITECT.
10. EXTEND METAL STUDS A MINIMUM OF 12" ABOVE FINISHED CEILING AND PROVIDE LATERAL BRACING AS REQUIRED. RUN GYPSUM BOARD A MINIMUM OF 6" ABOVE THE FINISHED CEILING OR TO THE UNDERSIDE OF THE ROOF DECK WHERE NO CEILING OCCURS.
11. PROVIDE A SLIP JOINT AT ALL LOCATIONS WHERE METAL STUDS EXTEND TO DECKING OR JOISTS ABOVE. DO NOT PUNCTURE OR PENETRATE RIGID INSULATION OR ROOFING MEMBRANE ABOVE DECKING.
12. ALL GYPSUM BOARD TO BE ⅝" THICK UNLESS NOTED OTHERWISE ON DRAWINGS.
13. ALL 6" METAL STUDS SHALL BE 18 GA. MINIMUM U.N.O. ALL OTHER METAL STUDS SHALL BE AS SHOWN ON PLANS. WHERE NO GA. IS SHOWN, USE GA. AS RECOMMENDED BY MANUFACTURER FOR WALL HEIGHT AND USE.
14. USE WATER-RESISTANT GYPSUM BOARD IN ALL TOILET AREAS.
15. ALL FIRE-RATED ASSEMBLIES ARE BASED UPON GYPSUM ASSOCIATION TEST DATA. SEE SPECIFIC TEST REPORTS FOR REQUIRED COMPONENTS AND ASSEMBLY.
16. BLOCKING IS REQUIRED AT THE FOLLOWING LOCATIONS:
A. TELEPHONE ENCLOSURES
B. COUNTERS
C. RAILS WHERE ATTACHED TO WALLS
D. DOOR FRAMES
E. CASED OPENINGS
F. WALL MOUNTED DOOR STOPS
G. TOILET PARTITIONS
H. COAT RACKS
I. FIRE EXTINGUISHER CABINETS
J. ROOF ACCESS LADDER

AREA SUMMARY

ROOM NO	AREA	S.F.	LOAD FACTOR	OCCUPANTS	EXITS REQ'D	EXITS PROV'D
100	SALES AREA	2332 S.F.	30	78		
101	HALL	112 S.F.	100	1		
102	SALES COUNTER	108 S.F.	100	1		
103	PUTTING GREEN	91 S.F.	100	1		
104	RESTROOM	58 S.F.	100	1		
105	RESTROOM	58 S.F.	100	1		
106	STORAGE	166 S.F.	300	1		
107	DRIVING RANGE	248 S.F.	100	2		
108	HALL	116 S.F.	100	1		
TOTAL:		3389 S.F.		87	2	2

REVISIONS

OWNER: Peccole Enterprises, LTD. 8881 W. Sahara - Suite 120 Las Vegas, Nevada 89117

Perkowitz+Ruth Architects
Architecture / Planning / Store Design
3980 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109
Tel: (702) 892-8500

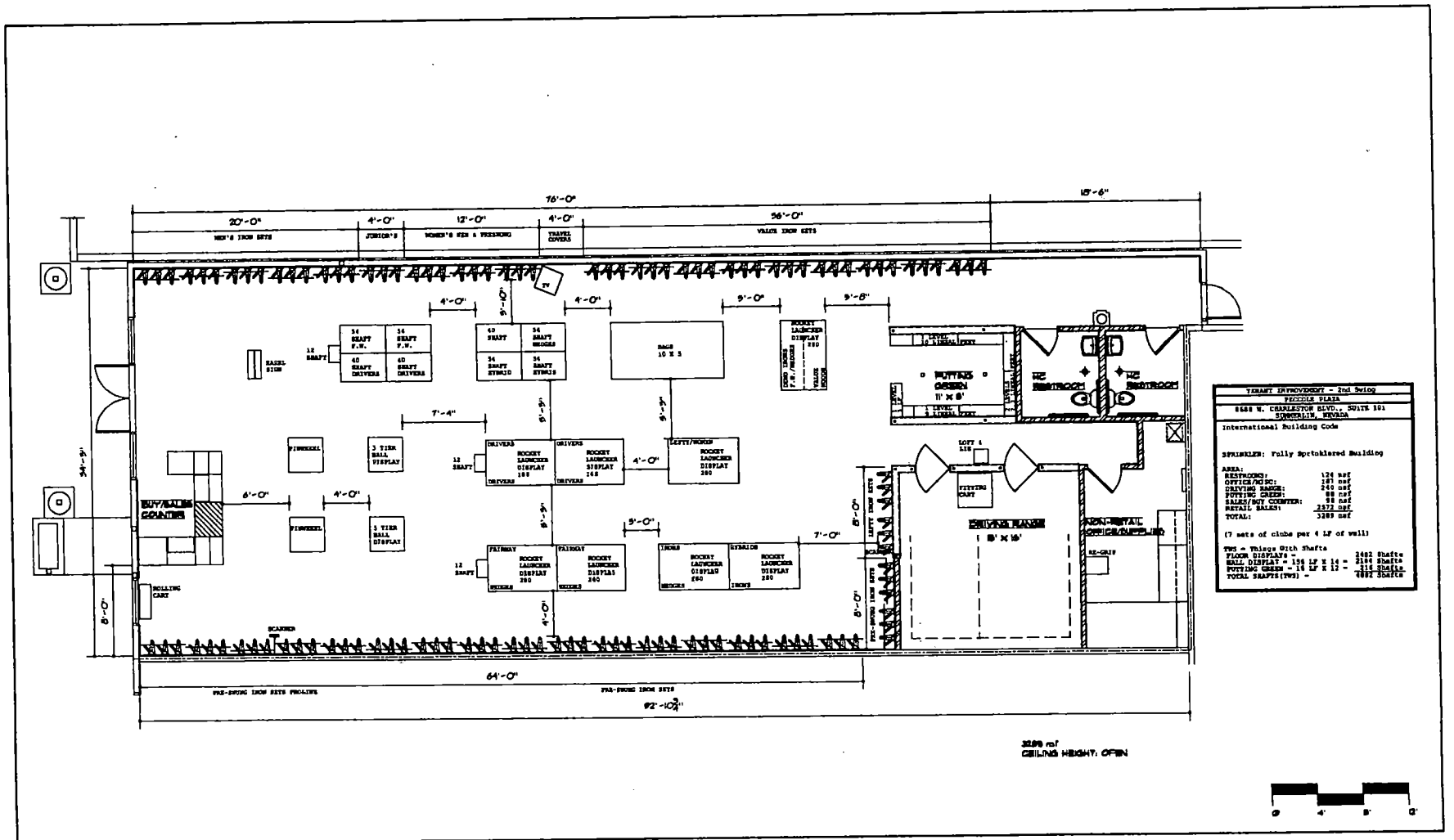
PROJECT: 2ND SWING AT PECOLE PLAZA
8689 W. CHARLESTON BLVD, SUITE 102
LAS VEGAS, NEVADA

BID DATE:
JOB NUMBER: 04-19335
PLOT DATE: 03/11/05
DRAWN BY: TEAM
SHEET TITLE: FLOOR PLAN / BLDG. SUMMARY
SHEET NO: TI-2

RECEIVED
MAR 2 3 2005

SUP-6372
05-12-05 PC

N:\04-Proj\04-793\25 - 2nd Swing\2nd Swing\TI-01.dwg, 3/17/2005 5:22:22 PM, Douglas_N_LV



TENANT IMPROVEMENT - 2nd Swing

PECCOLE PLAZA

8658 W. CHARLESTON BLVD., SUITE 101
SUMMERLIN, NEVADA

International Building Code

SPRINKLER: Fully Sprinklered Building

AREA:	
RESTROOMS:	124 sqf
OFFICE/MISC:	245 sqf
DRIVING RANGE:	240 sqf
PUTTING GREEN:	88 sqf
SALES/NOT COUNTER:	88 sqf
RETAIL SALES:	2372 sqf
TOTAL:	3289 sqf

(7 sets of clubs per 4 LF of wall)

TWS = Things With Shafts

FLOOR DISPLAYS =	3402 Shafts
BALL DISPLAY = 196 LF X 16 =	3136 Shafts
PUTTING GREEN = 16 LF X 12 =	216 Shafts
TOTAL SHAFTS(TWS) =	6802 Shafts

0' 4' 8' 12'

JAMES A. STRAPKO, ARCHITECT, LTD.
ARCHITECTURE INTERIOR DESIGN
4157 Minnehaha Avenue South
Minneapolis, MN 55406 (612) 729-4112

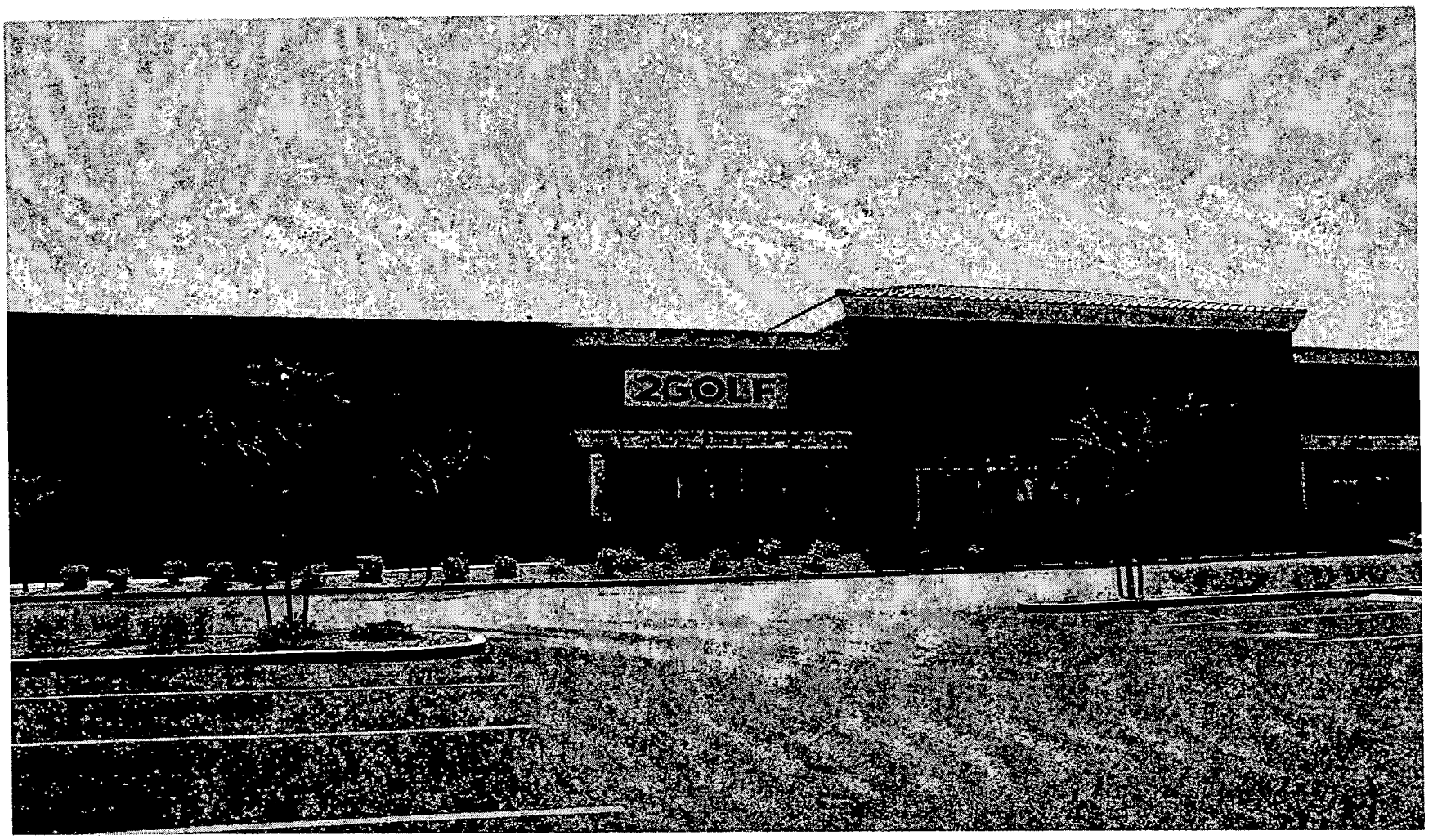
2nd Swing
PECCOLE PLAZA
Summerlin, NV (Las Vegas)

09-30-04
REVISIONS:
02-28-05
REV-2

DWG SHT
1

02-08

SUP-6372
05-12-05 PC



SUP-6372 - APPLICANT: 2ND SWING - 2 GOLF - OWNER: THREE B'S, INC.
8689 WEST CHARLESTON BOULEVARD, SUITE #102
MAY 12, 2005 PLANNING COMMISSION

04/20/05

2nd Swing®

It's Not You, It's Your Clubs!®

March 16, 2005

Las Vegas Department of Planning
Mr. Eddie Dichter
731 South Fourth Street
Las Vegas, Nevada 89101

Hello Mr. Dichter:

As per our discussion this email is a recap of events leading up to obtaining our Business License.

In the spring of 2004 we contacted the Licensing department to determine what type of special use permit we would be required to have. After many conversations back and forth Mr. Eddie Rains told us that we would need only a Business License. We would not be required to apply for a second hand use permit. Karl Larson who obtains Licenses for 2nd Swing was led through the application process by the staff at Las Vegas Licensing. We were told to apply February 1, 2005 because if we applied too soon before opening the License would be kicked back by the Fire Inspectors. We built out our store and applied exactly as we were told. We now understand that the planning department requires us to apply for a Second Hand use Permit. We will go through the process, as you require.

2nd Swing is a National Retailer. We have been in business for 7 years. Currently we have 65 stores open in 24 States and we have a location open in Henderson Nevada.

What we are asking you to consider, is to issue us a temporary License to do business until the Second Hand use permit is obtained.

Thank you for your time and consideration.

Sincerely,

Dick Crandall
VP of Development

SUP-6372
05-12-05 PC

5810 Baker Road • Minnetonka, MN 55345 • Phone (952) 345-3700 • Fax (952) 345-3777

Eddie Dichter

From: Karl Larson [karl.larson@2ndswing.com]
Sent: Thursday, March 17, 2005 12:36 PM
To: edichter@lasvegasnevada.gov

Mr. Dichter:

Per your request concerning the business activities of 2nd Swing, Inc. We sell new and used pro-line golf equipment. The used equipment comes from several sources including directly from local customers who come in to upgrade their current equipment to either new or other pre-swung clubs. We also purchase pre-swung equipment from country clubs thought out the country, manufactures (certified pre-owned), golf equipment sales representatives and other retailers.

Most customers (90%) coming into the store receive store credit that can be applied towards purchasing other equipment new or pre-swung and less than 10% have a corporate check mailed to them from our headquarters in Minnesota. Cash or checks are never given out at the store.

Karl Larson
2ndSwing Inc.
5810 Baker Road Suite 100
Minnetonka, MN 55345
(952) 345-3743

SUP-6372
05-12-05 PC

City of Las Vegas

Agenda Item No.: 48

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

SUP-6378 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DEAN KAPLAN - OWNER: NORTHSHORE PLAZA, LLC - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN AND WAIVERS OF THE 200 FOOT SEPARATION FROM RESIDENTAL ZONING AND THE 1,500 FOOT MINIMUM AREA REQUIREMENT at 8410 West Cheyenne Avenue, Suite #101 (APN 138-09-420-007), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

C.C.: 06/15/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
STEINMAN – APPROVED subject to conditions – Motion carried with TRUESDELL abstaining as he is involved in litigation with the owner, Richard Gordon, EVANS voting NO and McSWAIN excused

To be heard by City Council 6/15/2005

NOTE: Commissioner Steinman disclosed that he serves on the Sun City Summerlin Board, which is located within the Notification area. He resides approximately four miles from the subject site. He did not feel this would have an impact, so he would be voting on this item.

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, gave a brief overview of the application. The applicant is requesting two Waivers. One is for the 200-foot separation

MINUTES – Continued:

distance requirement from residential and the other one is for the 1,500-foot separation distance requirement from similar uses. Staff finds that the land use is not compatible with these waiver requests and recommended denial.

DEAN KAPLAN, Northshore MCB LLC, 4691 Designer Way, Las Vegas, NV 89129, expressed some surprise as to staff's recommendation for denial. He believed he had worked thoroughly with Planning and Development on the application and was informed that there should not be a problem approving this application. There is already an existing Special Use Permit (SUP) for payday loans at the subject location. To clarify the information on the disclosure form, MR. KAPLAN pointed out that RICHARD GORDON is the owner of the subject site, and he is the tenant.

MR. KAPLAN apologized for having a separate SUP request for the proposed auto title loan center when normally it is included in one SUP request. He added that it would be somewhat of a financial burden to redo his signage to not include auto title loans. In addition, he felt there was sufficient space to accommodate his business.

MR. KAPLAN verified for COMMISSIONER STEINMAN that his business is at one location with both uses in one building. He also informed him that the initial SUP request for payday loans was approved a year ago. The Commissioner did not see a problem with having the additional use at the same location. MR. KAPLAN thanked the Commission for their time and approval.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed.

(10:21 – 10:28)

4-1617

CONDITIONS:

Planning and Development

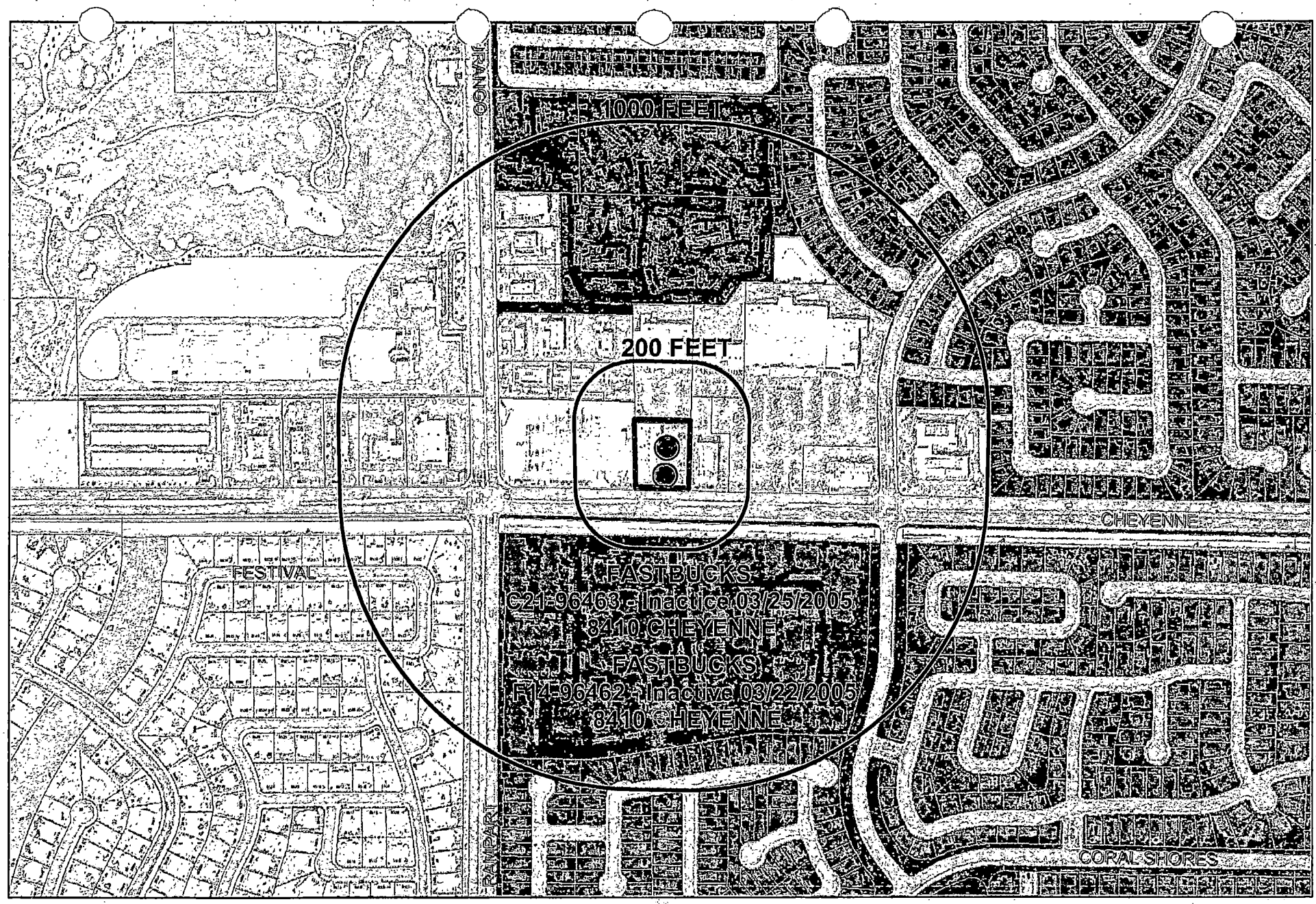
1. Conformance to all Minimum Requirements under Title 19.04.040 for Auto Title Loan uses.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

CONDITIONS – Continued:

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

4. Waivers of the 200-foot separation from residential zoning and the 1,500 square foot minimum floor area requirements are hereby granted.



SUP-6378

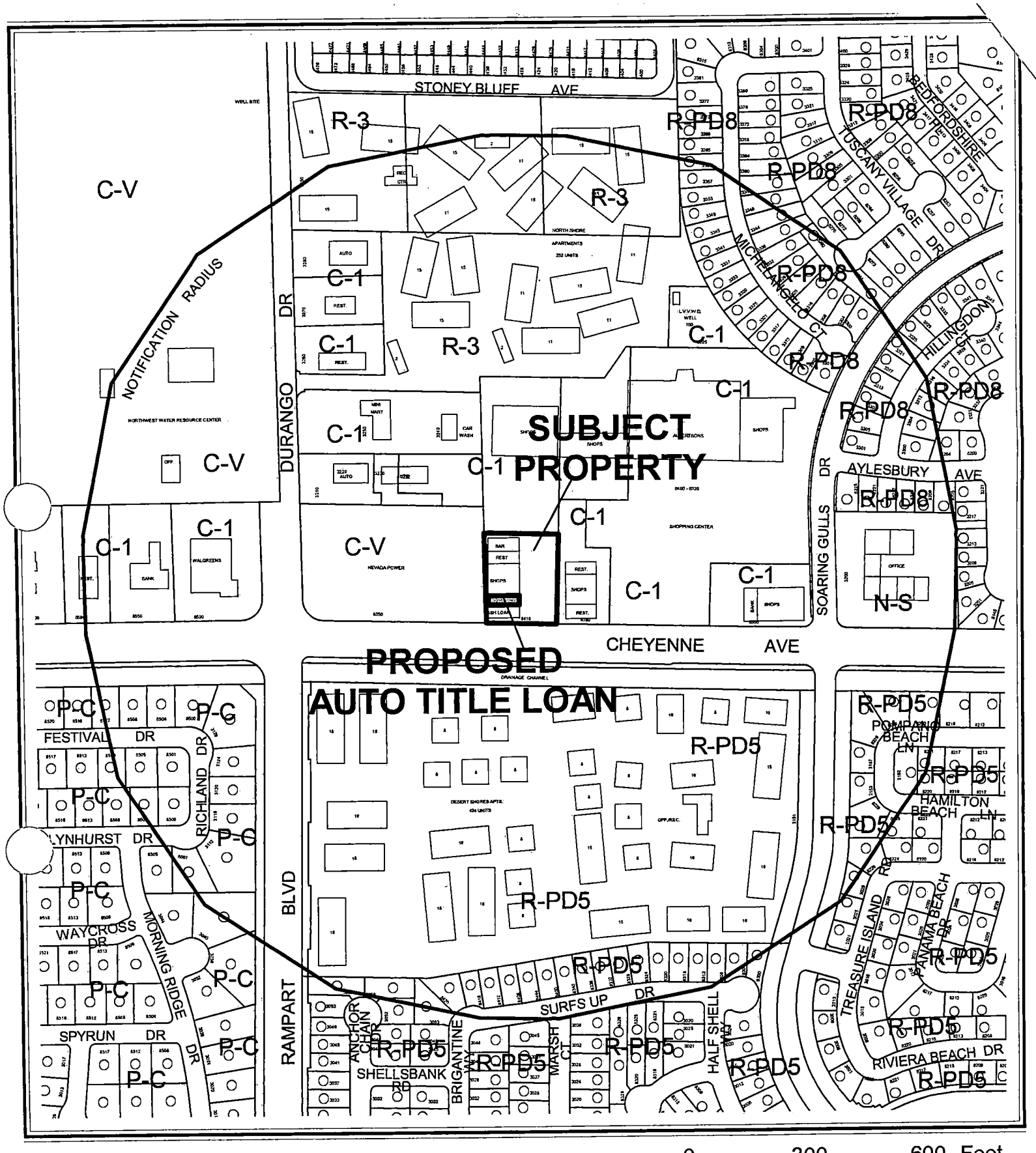
Financial Business Locations

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

Subject Property
Residential Property
Buffer

N

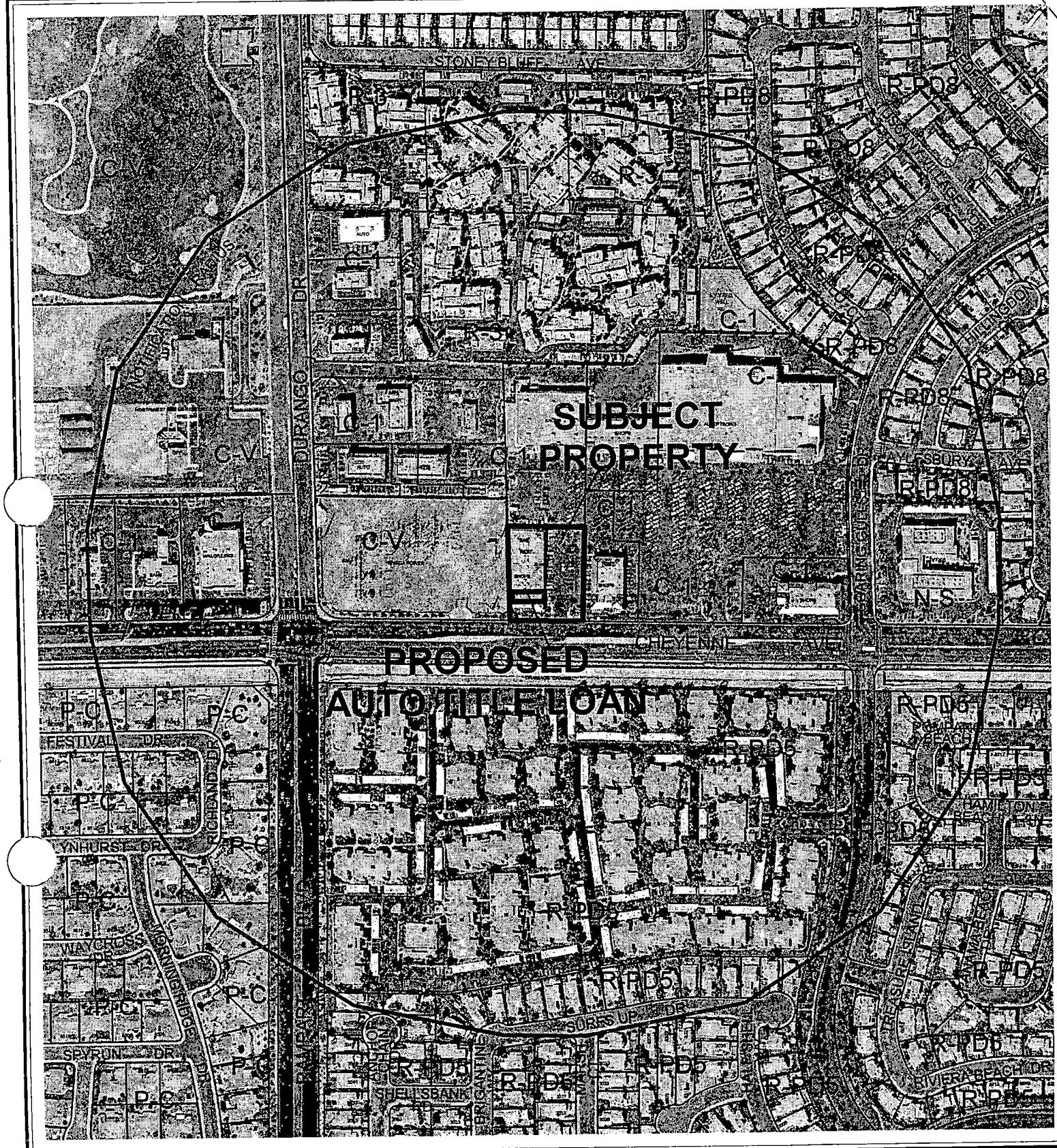
0 270 540 1,080 Feet



CASE: **SUP-6378**

RADIUS: 1000 FT

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



0 300 600 Feet

CASE: **SUP-6378**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-6378 - APPLICANT: DEAN KAPLAN - OWNER: NORTHSHORE PLAZA, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** If Approved, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040 for Auto Title Loan uses.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

4. Waivers of the 200-foot separation from residential zoning and the 1,500 square foot minimum floor area requirements are hereby granted.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for an Auto Title Loan at 8410 West Cheyenne Avenue, Suite #101.

B) Applicant's Justification

The applicant indicates that the proposed Auto Title Loan is appropriate for the intended location.

BACKGROUND INFORMATION

A) Related Actions

03/16/94 The City Council approved a Rezoning (Z-0007-94) to C-1 (Limited Commercial) for this site as part of a larger request. The Planning Commission recommended approval.

01/24/04 The City Council approved a Special Use Permit (SUP-3333) for a Financial Institution, Specified. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

03/25/05 The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

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

D) Business License Information

01/10/05 The applicant applied for a C21-96463 Check Cashing, F14-96462 Auto Title, and W10-96464 Wire Service business licenses, but were withdrawn on 03/22/05.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.93

B) Existing Land Use

Subject Property:	Retail Building
North:	Shopping Center
South:	Multi-Family Residential
East:	Shopping Center
West:	Nevada Power Substation

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	R-PD5 (Residential Planned Development – 5 Units per Acre)
East:	C-1 (Limited Commercial)
West:	C-V (Civic)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The Service Commercial land use category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. This category also includes office either singly grouped as office center with professional and business services. The C-1 (Limited Commercial) zoning designation is in conformance with the General Plan.

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

There are no special districts or zones, which affect the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The suite was previously occupied by a similar use. The parking requirements have not changed from the previous use. Therefore, the proposed use will have no additional impact on the current parking demand. The proposed use is also located within an existing commercial subdivision, which will provide adequate parking.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Auto Title Loan	• 200 feet from a residential use • 1,000 feet from a similar use • 1,500 square foot minimum requirement	• 155 feet from a residential use • 1,000+ feet from a similar use • 1,250 square feet

The applicant has requested Waivers of the 200-foot separation from residential zoning and the 1,500 square foot minimum floor area requirements are hereby approved.

B) General Analysis and Discussion

- Zoning

The site is zoned C-1 (Limited Commercial). The proposed Auto Title Loan use is allowed in the C-1 (Limited Commercial) Zoning District with the approval of a Special Use Permit.

- Use

The Auto Title Loan is defined as a business whose primary function is to lend money on the security of the title to a motor vehicle rather than on the security of the vehicle itself. A Financial Institution, Specified was previously approved as a Special Use Permit (SUP-3333) on 01/21/04.

- Conditions

1. The use shall comply with all applicable requirements of LVMC Title 6.

2. The building design and color scheme shall be subject to review by the Department to ensure that is will be harmonious and compatible with the surrounding area.

3. No temporary signs (as described in LVMC 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.

4. Window signs shall not:
   a. Cover more than twenty percent (20%) of the area of all exterior windows;
   b. Include flashing light or neon lighting; or
   c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.

5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.

6. The building or portion thereof that is dedicated to the use shall have a minimum size of one thousand five hundred square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting area, customer queuing, and transaction space (such as "teller" windows or desks).

7. No auto title loan may be located closer than two hundred feet from any parcel used or zoned for residential use. In addition, no auto title loan use may be located closer than one thousand feet from any other auto title loan use, auto pawn use or specified financial institution use. For purposes of this Paragraph (7), distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

FINDINGS

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

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

   The proposed use is not harmonious with the surrounding residential land uses. Auto Title Loan uses are required to be a minimum of 200 feet from any parcel zoned for residential use. Therefore, the subject site cannot be conducted in a manner that is compatible with the residential homes located south of the site.

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

   The subject site does not meet the minimum building size of 1,500 square feet. The proposed use utilizes only 1,250 square feet. Therefore, the subject site is not suitable for the type and intensity of the proposed use.

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

   Access to the site is either from Cheyenne Avenue classified as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. The site can also be accessed from Soaring Gull Drive, which is a 60-foot right-of-way. These roadways will be adequate in capacity to accommodate the demand of 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 Auto Title Loan use will be subject to inspection by regulatory agencies for business licensing, and will not compromise the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 121

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-1375 APN: 138-09-420-007

Name of Property Owner: Northshore Plaza LLC

Name of Applicant: DEAN VANLANI

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: _____

By: Northshore Plaza, LLC

Signature of Property Owner: [signature]

Print Name: Richard Gordon

Subscribed and sworn before me

This 18 day of Feb., 2005

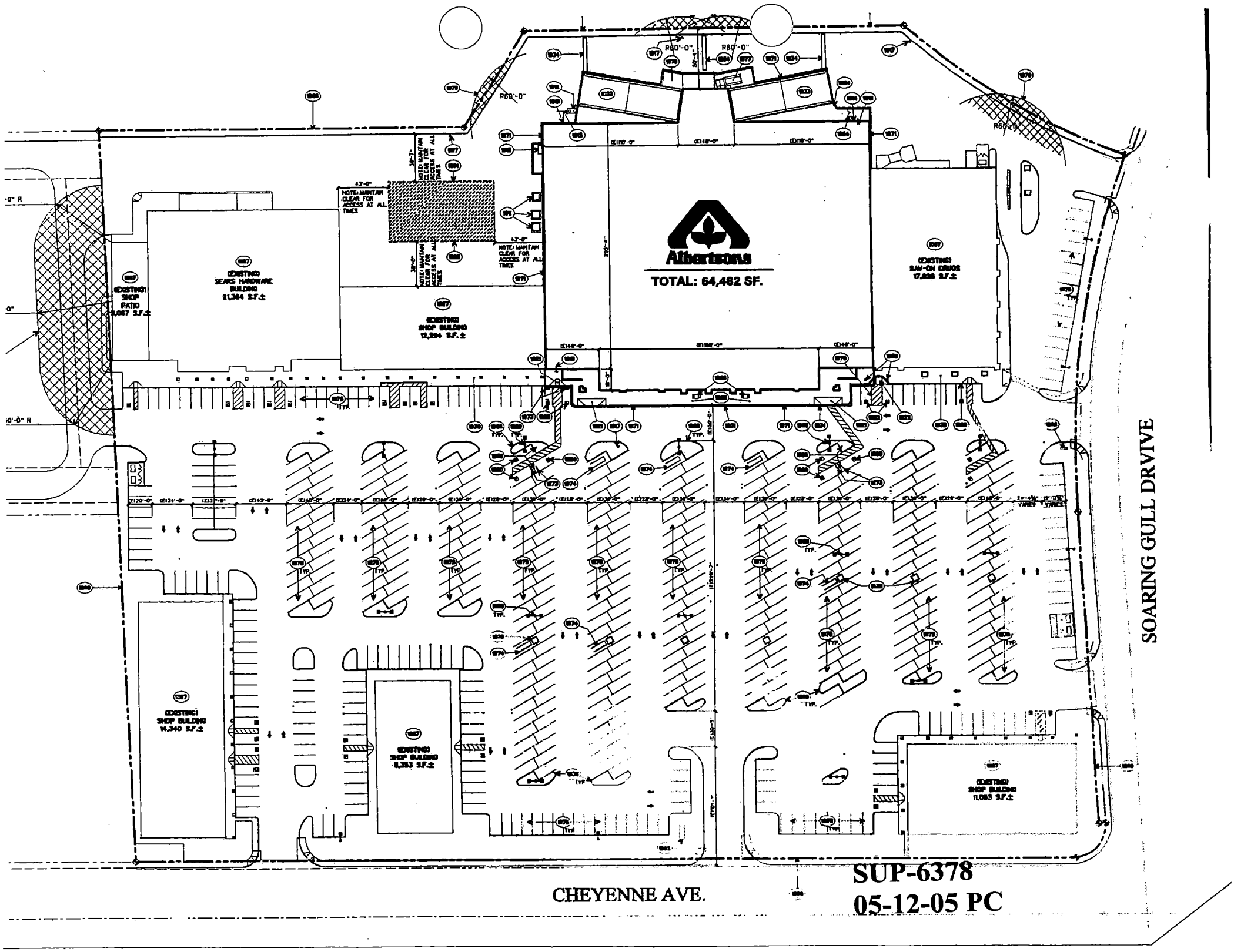
[signature]

Notary Public in and for said County and State

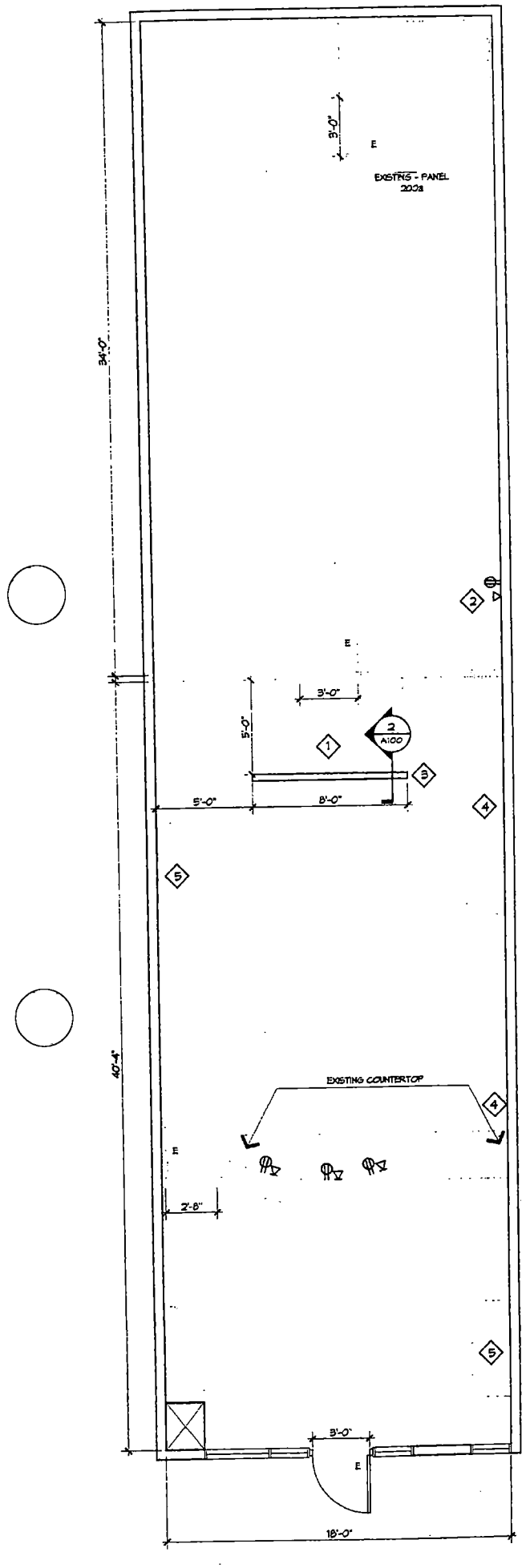
LAURA GROSETH
Notary Public State of Nevada
No. 98-3646-1
My appt. exp. July 1, 2006

Revised 12-03-04

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



SUP-6378
05-12-05 PC

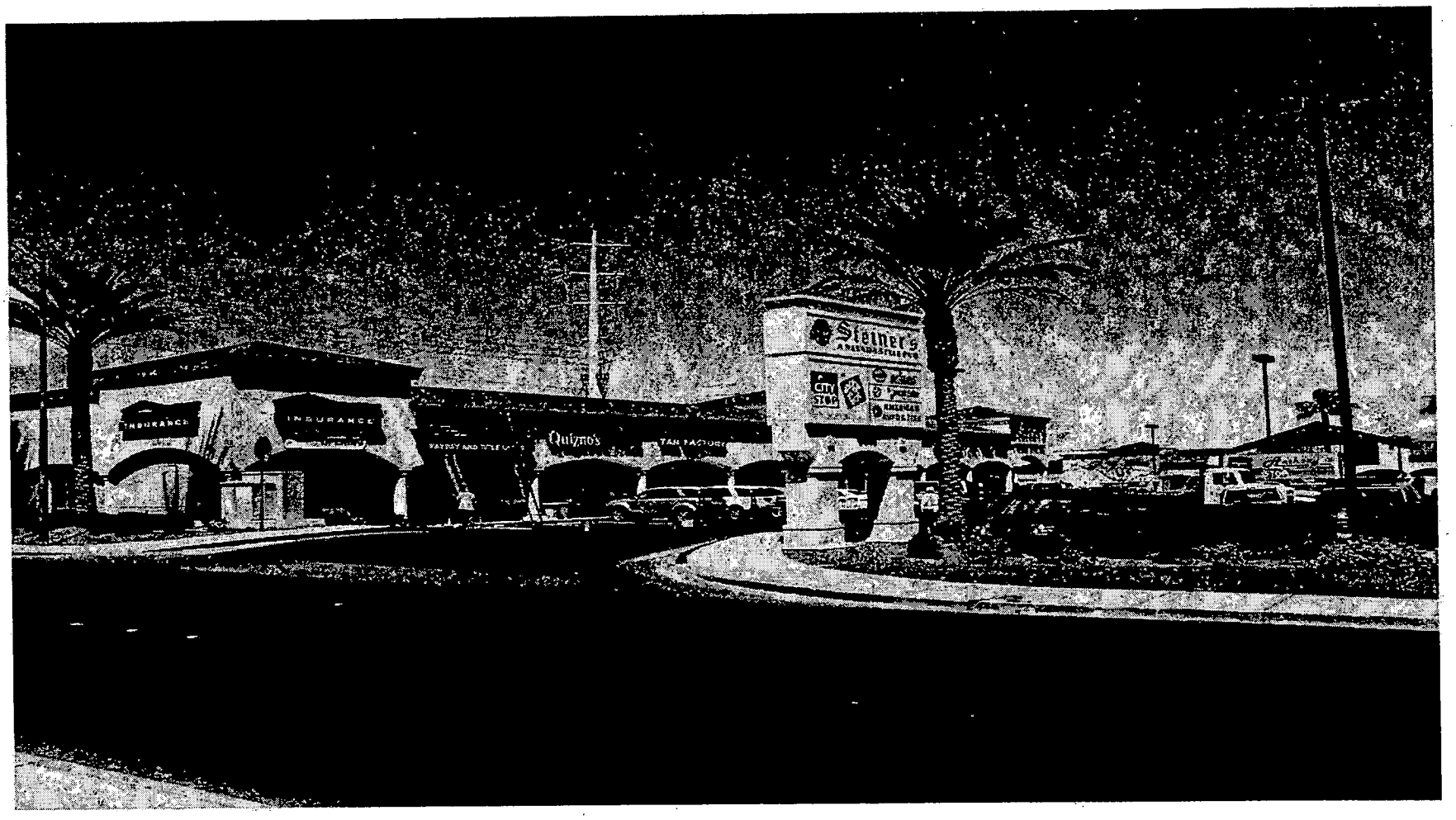


1 FLOOR PLAN

1/4" = 1'-0"

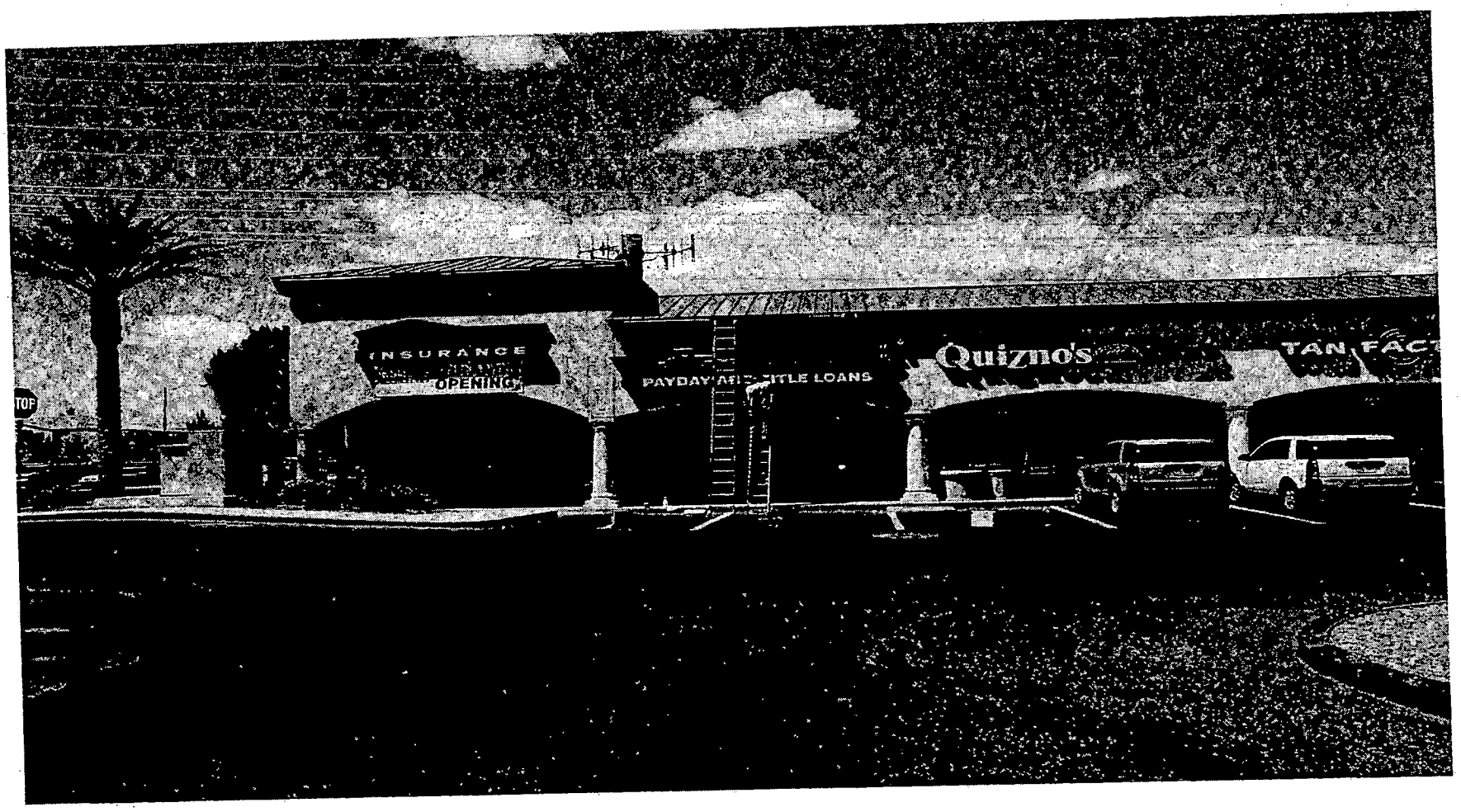
north

SUP-6378
05-12-05 PC



SUP-6378 - APPLICANT: DEAN KAPLAN - OWNER: NORTHSHORE PLAZA, LLC
8410 WEST CHEYENNE AVENUE, SUITE #101
MAY 12, 2005 PLANNING COMMISSION

04/20/05



SUP-6378 - APPLICANT: DEAN KAPLAN - OWNER: NORTHSHORE PLAZA, LLC
8410 WEST CHEYENNE AVENUE, SUITE #101
MAY 12, 2005 PLANNING COMMISSION

04/20/05

Northshore MCB LLC
4691 Designer Way
Las Vegas NV 89129
702-655-8138

City of Las Vegas
Department of Planning

March 24, 2005

Ladies and Gentlemen:

My company is attempting to get a special use permit for Auto Title Loans at 8410 W Cheyenne Ave, Suite 101, Las Vegas NV 89129.

It is requested to get a variance allowance from the two hundred (200) foot distance from residential housing. The location is approximately one hundred fifty (150) feet from the property line of residential apartment buildings directly across Cheyenne Ave., however those units are surrounded by a wall where the access to those residences is approximately another two hundred (200) feet to the east and onto another street off Cheyenne Ave.

It is requested to obtain an allowance for a variance from the one thousand five hundred (1,500) square foot requirement. The square footage of the store is approximately one thousand two hundred fifty (1,250) square feet. This is about two hundred fifty (250) square feet under the requirement for this type of business but is a variance of less than twenty per cent. This is the standard size for most of the units in this shopping center. It is believed that the store has adequate space for this type of business.

If there any further questions or concerns please feel free to contact me at any time.

Very truly yours,

Dean W. Kaplan
General Manager
Northshore MCB LLC

SUP-6378
05-12-05 PC

Dean W Kaplan
Northshore MCB LLC
4691 Designer Way
Las Vegas NV 89129
702-655-8138

March 29, 2005

City of Las Vegas

Re Special Use Permit Application #6378

Ladies and Gentlemen:

The business at 8410 W. Cheyenne, Suite101, Las Vegas Nevada will be considered a financial institution. The parking requirements under Chapter 19.10 are for eight (8) parking spaces within the parameters of the attached parking lot. The lot is shared with other businesses, but has a number of available spaces within three hundred (300) feet of the store front for suite 101. There approximately seventy-five (75) spaces within that distance and an additional three handicapped within sixty (60) feet of the store front. There is ramp access for the handicapped to the store's sidewalk.

The business entities who share these spaces are four in number with the approximate same square footage of thirteen hundred (1300) square feet and one sit down restaurant. The restaurant does have an approximate additional fifty (50) spaces to the north in the same parking lot within three hundred (300) feet.

There are no nor will be a drive up window or automatic teller machines for this business.

If there are any further questions please feel free to contact me.

Dean W. Kaplan
Manager Northshore MCB LLC

SUP-6378
05-12-05 PC

City of Las Vegas

Agenda Item No.: 49

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
SUP-6394 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOANNE PRIETO - OWNER: BURNS FAMILY LLC - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 4864 West Lone Mountain Road (APN 125-36-818-003), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

C.C.: 06/15/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated that the application met all parking and Title 19 standards. Staff recommended approval.

JOANNE PRIETO, 4864 W. Lone Mountain Road, concurred with staff's conditions.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed.

(10:28 – 10:30)

PLANNING COMMISSION MEETING OF MAY 12, 2005
Planning and Development Department
Item 49 – SUP-6394

CONDITIONS:

Planning and Development

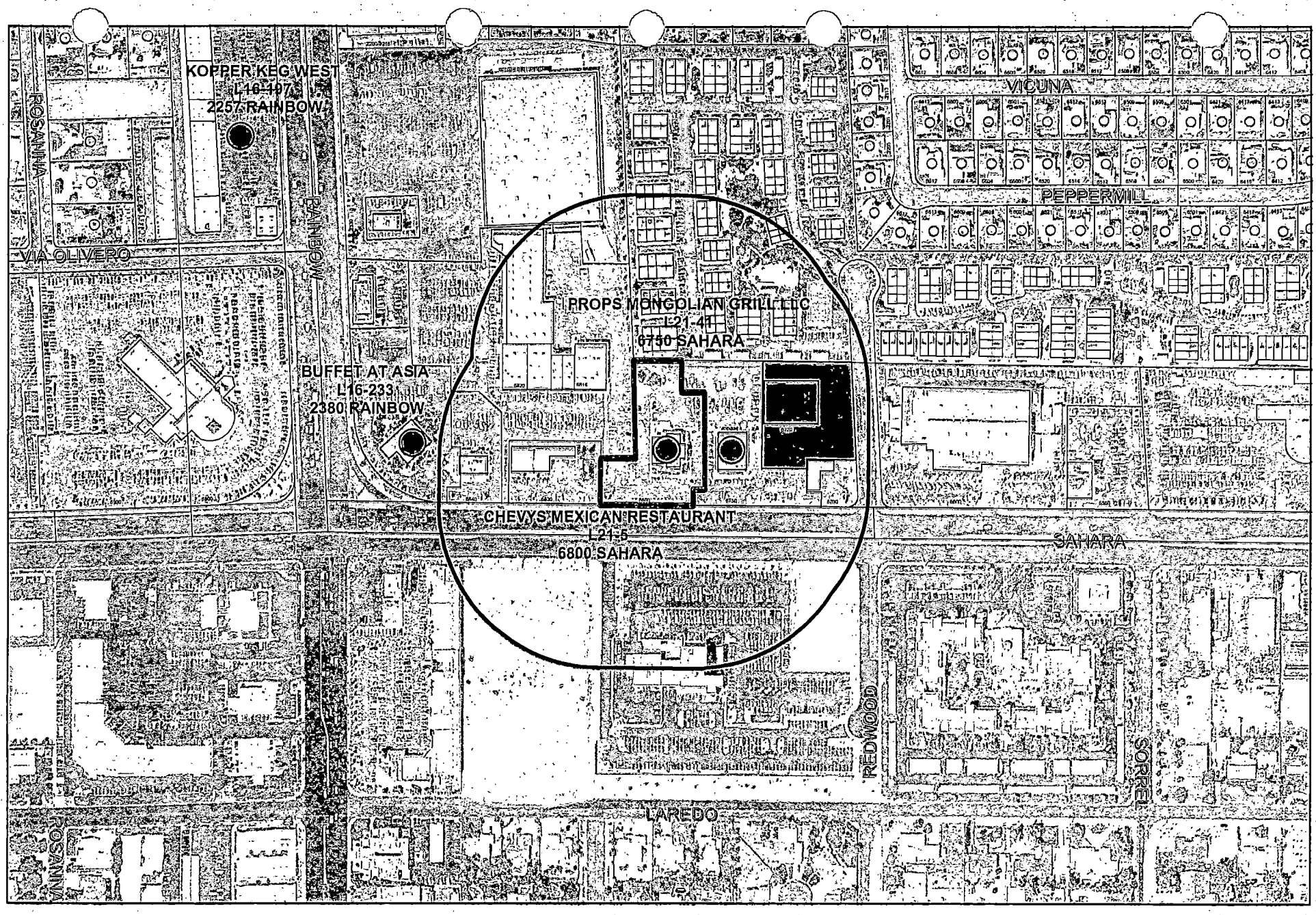
1. Conformance to all Minimum Requirements under Title 19.04 for the Restaurant Service Bar use.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

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

5. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.



SUP-6395

Protected Landuses

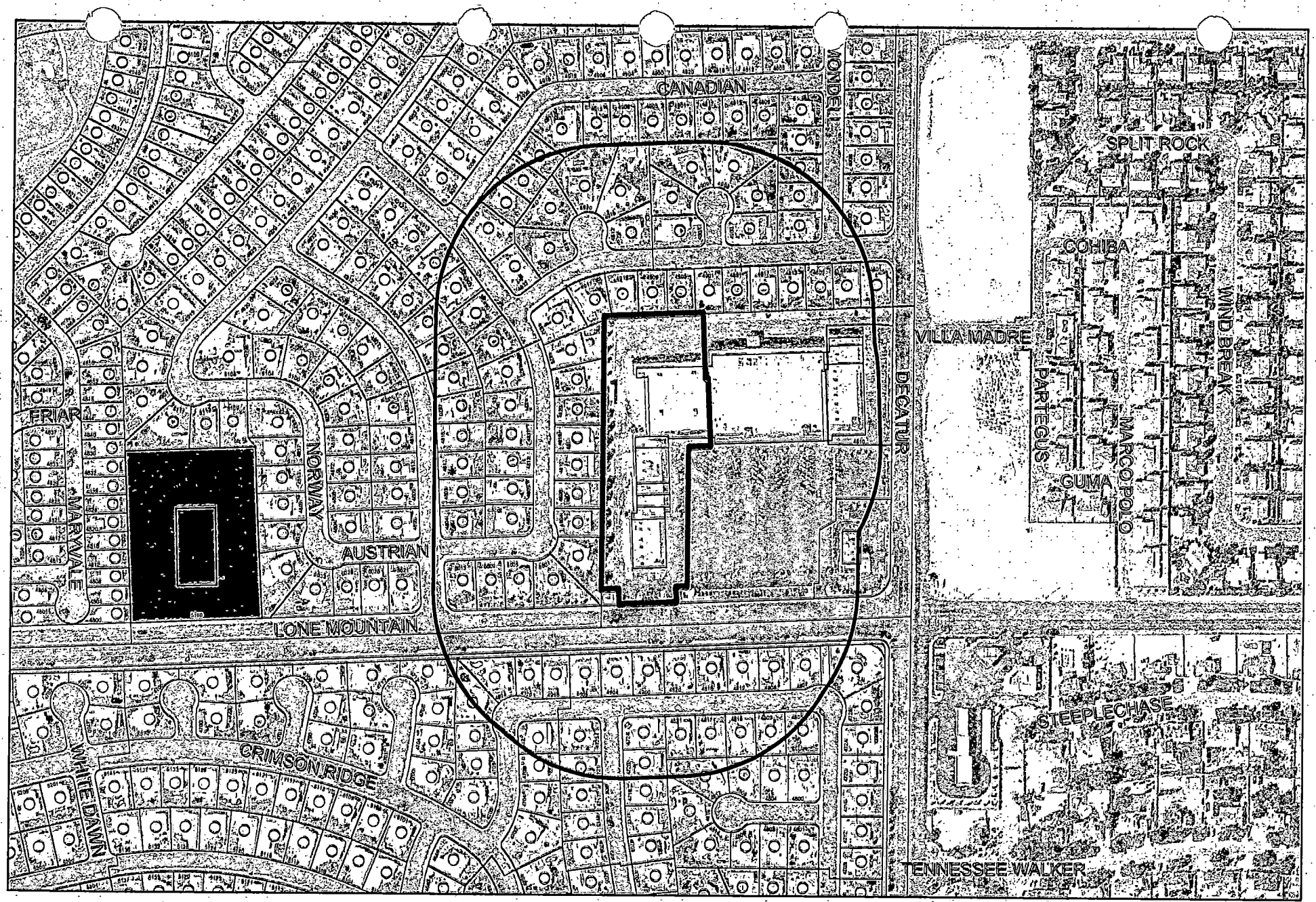
- City Parks
- Religious
- Schools

Business Licenses

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

- Subject Property
- 400 foot buffer

N



SUP-6394

Protected Landuses

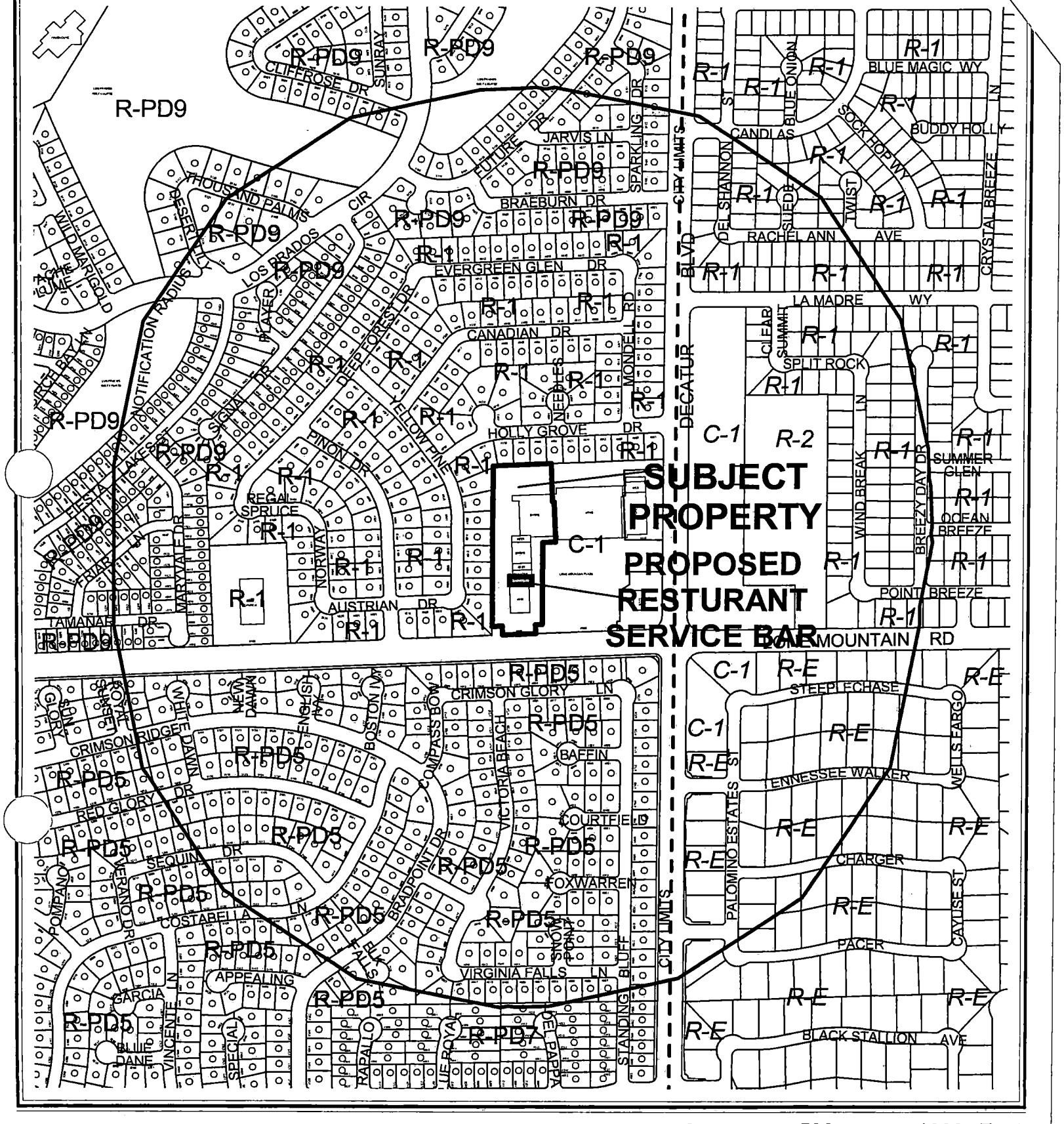
- City Parks
- Religious
- Schools

Business Licenses

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

- Subject Property
- 400 foot buffer

N



CASE: **SUP-6394**

RADIUS: 1500 FT

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

0 500 1000 Feet

CASE: **SUP-6394**

RADIUS: 1500 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-6394 - APPLICANT: JOANNE PRIETO - OWNER: BURNS FAMILY LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04 for the Restaurant Service Bar use.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

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

5. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a Restaurant Service Bar at 4864 West Lone Mountain Road.

B) Applicant's Justification

The applicant would like to serve beer and wine with their Italian cuisine to their customers.

BACKGROUND INFORMATION

A) Related Actions

12/19/84 The City Council approved a Rezoning (Z-0085-84) from R-E (Residence Estates) to C-1 (Limited Commercial) on the subject property as part of a larger request. The Planning Commission recommended approval.

02/13/92 The Planning Commission approved a Plot Plan/Building Elevation Review [Z-0085-84(8)] for the subject shopping center.

04/14/94 The Planning Commission approved a Final Map (FM-0003-94) for the Lone Mountain Plaza Commercial Subdivision, of which the subject parcel is a portion.

12/17/96 The Board of Zoning Adjustment approved a Special Use Permit (U-0134-96) to allow the on-premise sale of beer/wine in conjunction with an existing restaurant (Grotto Trattoria) in the subject tenant space; this Permit has since expired.

02/20/02 The City Council approved a Special Use Permit (U-0154-01) to allow a Restaurant Service Bar in conjunction with a restaurant (Cafe Mama's) located at 4864 West Lone Mountain Road. The Planning Commission and Staff recommended approval.

B) Pre-Application Meeting

03/16/05 During a pre-application submittal conference with the applicant the elements of a complete Special Use Permit application were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 3.32

B) Existing Land Use

Subject Property:	Retail/ Commercial
North:	Single-Family Residential
South:	Single-Family Residential
East:	Retail/ Commercial
West:	Single-Family Residential

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-1 (Single Family Residential)
South:	R-PD5 (Residential Planned Development– 5 units per acre)
East:	C-1 (Limited Commercial)
West:	R-1 (Single Family Residential)

E) General Plan Compliance

The subject property is designated SC (Service Commercial) on the Centennial Hills Interlocal Land Use Plan Map of the Centennial Hills Sector Plan of the General Plan. This land use category allows low to medium intensity retail, office, and other commercial uses that serve primarily local area patrons and that do not include more intense general commercial characteristics. A Restaurant Service Bar is a permitted use within the C-1 (Limited Commercial) zoning district, the zoning equivalent of SC, with approval of a Special Use Permit. The use therefore is consistent with the SC (Service Commercial) General Plan designation.

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	

No special districts, zones, or studies are related to the subject request.

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'

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. The following comments have been received.

- Flood Control has no comment and does not require a drainage study for this project.
- The Las Vegas Valley Water District states that the use will not have an impact on the water supply system.

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

The proposal meets the Parking Standards pursuant to Title 19.10, as the location is part of a commercial subdivision.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Restaurant Service Bar	No restaurant service bar business shall be located within 400 feet of any church, synagogue, school, child care facility, or city park.	No incompatible uses within 400 feet

The proposal meets the conditional requirements of Title 19.04 for a Restaurant Service Bar use.

B) General Analysis and Discussion

- Zoning

  The proposed restaurant service bar is a permitted use within the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

  Section 19.04.050 of the City of Las Vegas Zoning Code establishes the criteria for the approval of alcohol-related uses. The Code requires a restaurant service bar to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children, or City park as measured from property line to property line. In this case, no protected use is known to be within the minimum separation distance requirement.

  The proposed restaurant service bar can be conducted in a manner that is harmonious and compatible with the development in the area and approval of this request is recommended.

- Conditions

  The following conditions are stipulated for the Restaurant Service Bar use in Title 19.04. The conditions with asterisks are non-waivable:

  1. No Restaurant Service Bar business shall be located within 400 feet of any church, synagogue, school, childcare facility licensed for more than twelve children, or city park.

2. Except as otherwise provided in Subsection (3) below, the distances referred to in Subsection 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed liquor establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

   a. Any leasehold parcel; or

   b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Subsection 1.

3. In the case of a liquor establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Paragraph 1 shall be measured in a straight line:

   a. From the nearest property line of the existing use to the nearest portion of the structure in which the liquor establishment will be located, without regard to intervening obstacles; or

   b. In the case of a proposed liquor establishment which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the liquor establishment will be located, without regard to intervening obstacles.

4. When considering a Special Use Permit application for a restaurant service bar which also requires a waiver of the distance limitation in Paragraph 1, the Planning Commission shall take into consideration the distance policy and shall, as a part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

5. Minimum distance requirement in Paragraph 1 does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in conjunction with a resort hotel having in excess of 200 guest rooms after July 1, 1992.

*6. In the O District, a restaurant service bar is permitted only as an accessory use.

*7. All businesses, which sell alcoholic beverages, shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

The application as proposed appears to meet all the applicable conditions of Title 19.04.

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 restaurant service bar for the sale of beer and wine for on-premise consumption will be an accessory use to a restaurant. The proposed use will not adversely affect the surrounding uses.

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

   The proposed use will be located in a restaurant within an existing tenant space and will not change the physical characteristics of the site.

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

   The restaurant service bar use will generate little, if any, additional traffic. Lone Mountain Road and Decatur Boulevard (planned 100-foot wide Primary Arterials on the Master Plan of Streets and Highways) provide adequate access to this site.

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

   The proposed restaurant service bar on this site will be subject to regular inspection by regulatory agencies for business licensing, and will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 849

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SJ.P. 6394 APN: 125-36-818-003

Name of Property Owner: Burns Family LLC

Name of Applicant: J. Anne Prieto

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: JOHN LOMEO

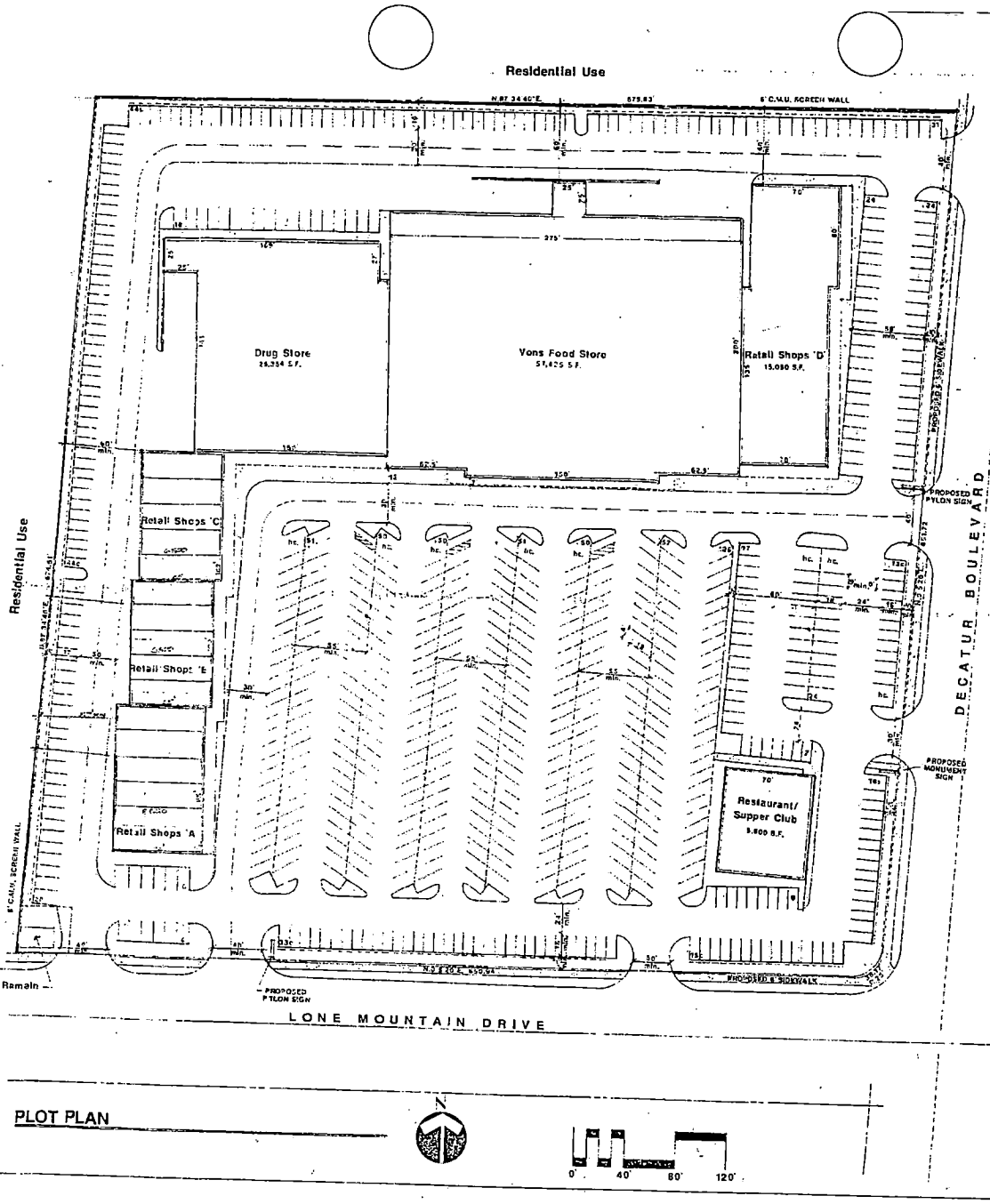
Print Name: JOHN LOMEO

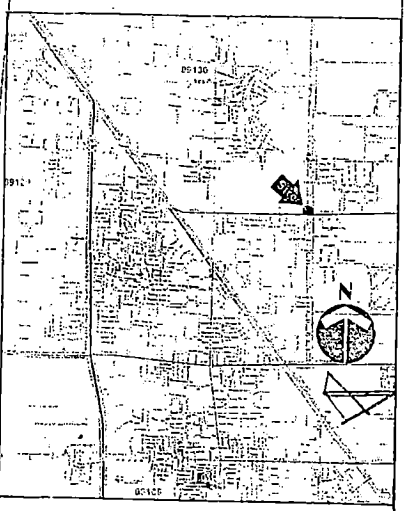
Subscribed and sworn before me

This 18 day of March, 2005

Mary A Lomeo
Notary Public in and for said County and State

MARY ANN LOMEO
Notary Public, State of Nevada
Appointment No. 9331801
My Appt. Expires April 20, 2005





SITE DATA:

SITE AREA:	10.5 ACRES
G.L.A.:	124,475 S.F.
PARKING PROVIDED:	689 CARS
PARKING REQUIRED:	503 CARS
PARKING RATIO:	5.5 CARS/1,000 S.F.

USE	BUILDING	RATIO	AREA	PARKING REQUIRED
Retail	Retail A	1/300 s.f.	6,250 S.F.	21
Retail	Retail B	1/300 s.f.	6,590 S.F.	22
Retail	Retail C	1/300 s.f.	6,520 S.F.	22
Retail	Retail D	1/300 s.f.	15,090 S.F.	50.3
Retail	Drug	1/300 s.f.	26,350 S.F.	87.7
Retail	Vons Food	1/250 s.f.	57,625 S.F.	225.7
Restaurant	Restaurant	1/50 s.f. + 1 per employee	5,600 S.F.	112+30 employees =142
TOTAL				494

LONE MOUNTAIN PROPERTIES

PLOT PLAN

LONE MOUNTAIN PLAZA

LAS VEGAS, NEVADA

Patrick E. Daly

PP- 2

RECEIVED
MAR 8 2005

SUP-6394
05-12-05 PC

1. Table for 6
2. Table for 6
3. Table for 2
4. Table for 3
5. Table for 4
6. Table for 4
7. Table for 4
8. Table for 4
9. Table for 2
10. Table for 2
11. Table for 4
12. Light beer & wine storage?
13. Liquor storage ?
14. Toilet for customers
15. Customers hand sink
16. Employees hand sink
17. Employees toilet
18. Employees hand sink
19. Freezer
20. Ice cream freezer
21. Slicer for meats, cheese
22. Pizza ovens
23. Prep table
24. Broiler
25. Deep fryer
26. Refrigerator
27. Prep table & sink
28. Hand sink
29. Refrigerator
30. Steam table
31. Refrigerator
32. Soda dispenser
33. Ice machine
34. Stand up refrigerator
35. Dishwasher + 3 wy sink
36. Prep sink

65 ft.

Front Door + Exit

Enricos Italian Bistro
4861 W. Lone Mountain Rd
Las Vegas, Nv. 89130

25 ft.

Back Door + Exit

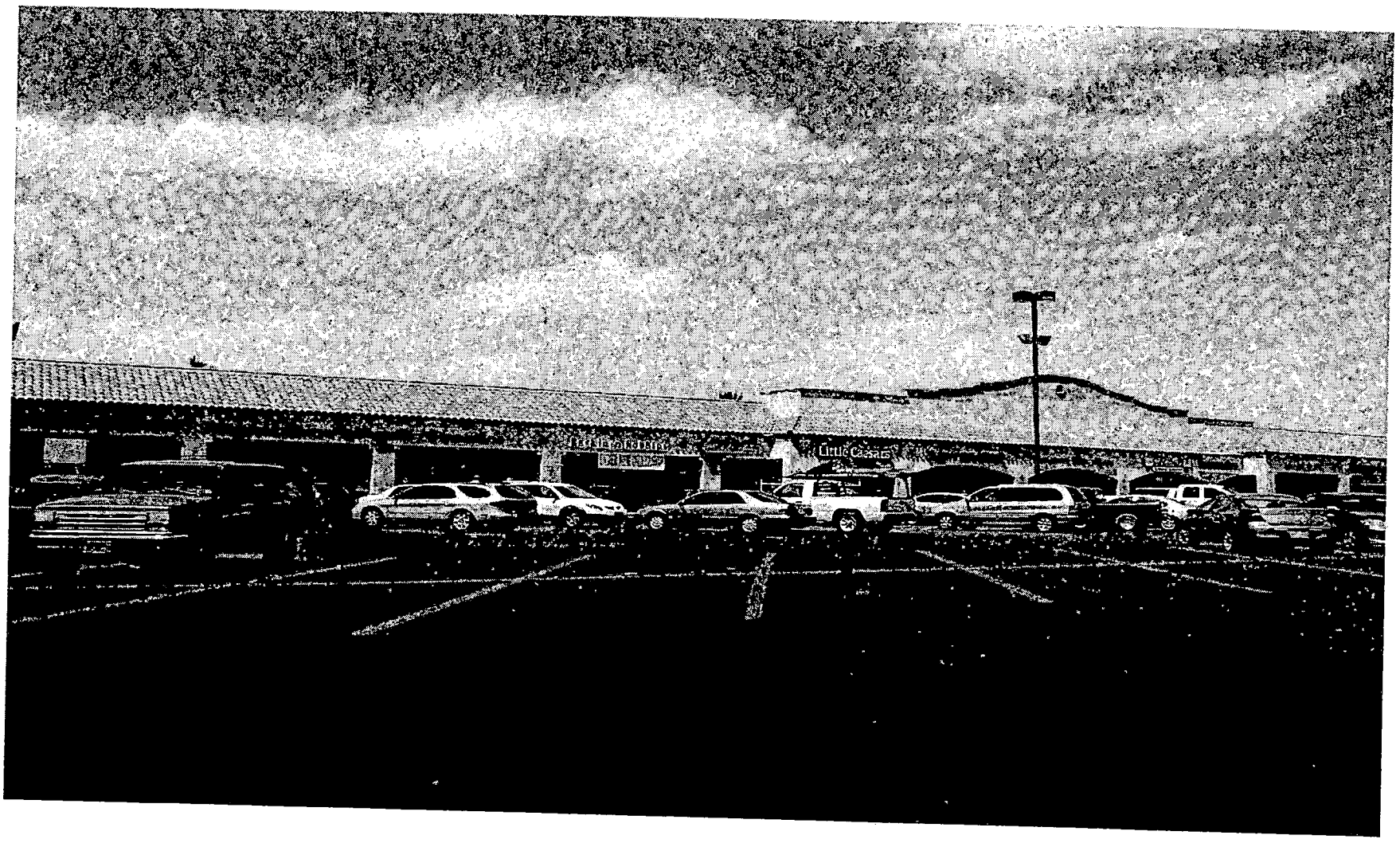
RECEIVED
MAR 8 2 2005

East
North ← → South
West

SUP-6394
05-12-05 PC

Scale 1" in. = 10' ft

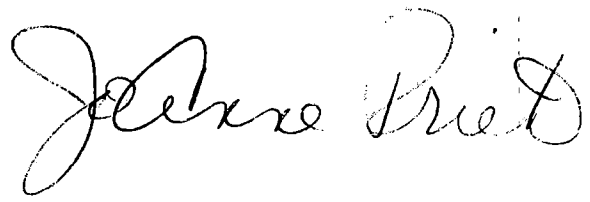
Dining-room 823 sq ft
Kitchen area 350 sq ft
Restrooms area 169 sq ft
Dish-room area 150 sq ft
Approximate Sq Ft 1492



SUP-6394 - APPLICANT: JOANNE PRIETO - OWNER: BURNS FAMILY LLC
4864 WEST LONE MOUNTAIN ROAD
MAY 12, 2005 PLANNING COMMISSION

04/20/05

To Whom This May Concern, I am appling for a SUP (Restaurant Service Bar) license for Enrico`s Italian Bistro. I would like to serve Beer &Wine with our Italian Cuisine to our customers. Thank-You, Joanne Prieto



SUP-6394
05-12-05 PC

City of Las Vegas

Agenda Item No.: 50

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] CONSENT [X] DISCUSSION

SUBJECT:

SUP-6395 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RUN RESTAURANTS, LLC - OWNER: CNL FUNDING 2000-A, LP - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH at 6800 West Sahara Avenue (APN 163-02-415-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 06/15/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated that a supper club previously occupied the subject site, and it is an ideal location for the proposed use. With the approval of the requested distance separation waiver, the site will be physically suitable for the type of land use proposed. He added that there is a church facility located in a commercial center within 400 feet of the subject site but should not have an adverse affect on the church.

MINUTES – Continued:

JIM NYBERG, RUN Restaurants, 2555 Montessouri, Ste. D, Las Vegas, NV 89117, showed renderings of the proposed supper club. He has met with two adjacent property owners and both were happy to see business being developed on the subject site. He concurred with staff's conditions.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed.

(10:30 – 10:33)

4-1973

CONDITIONS:

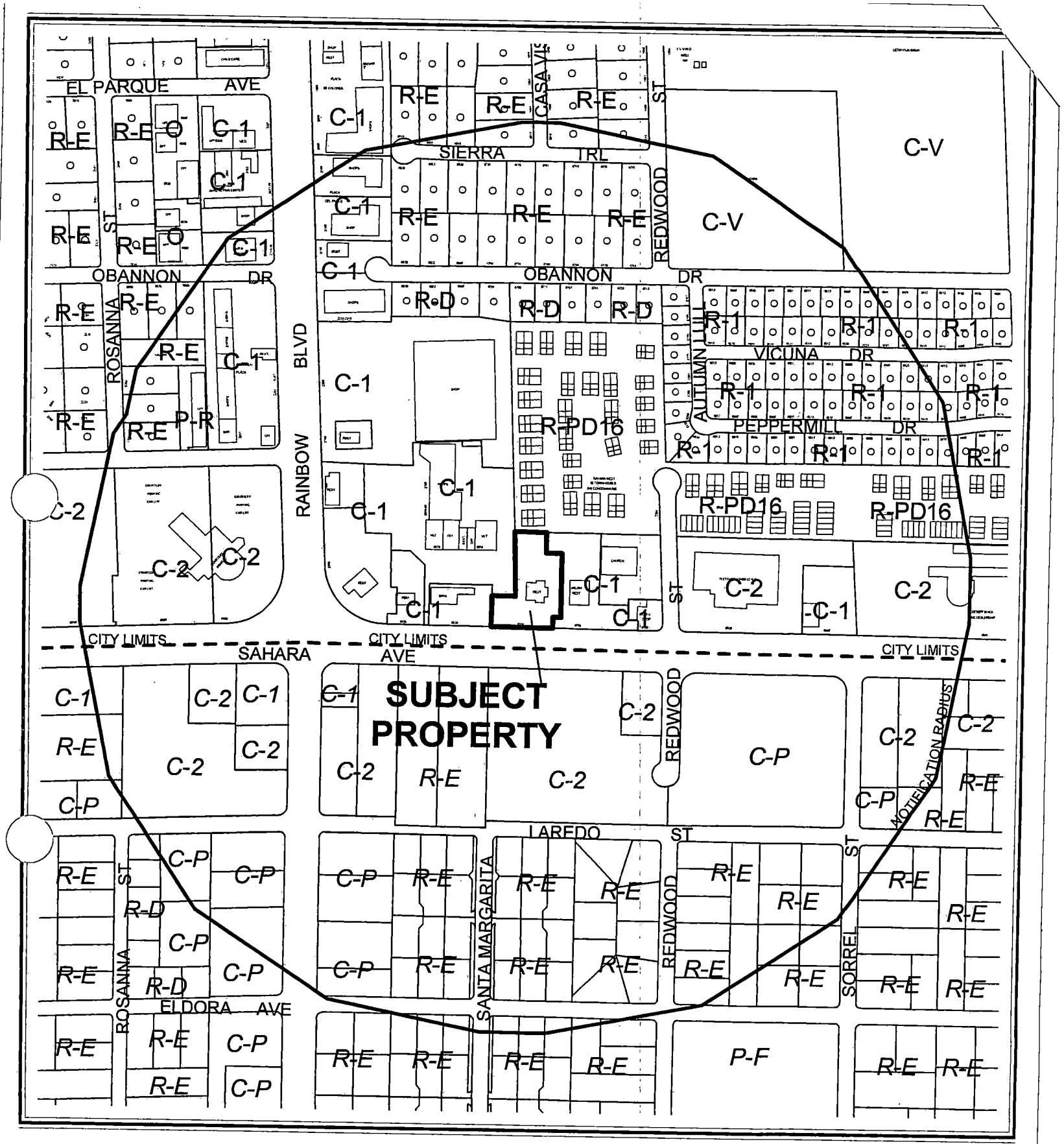
Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Supper Club use.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

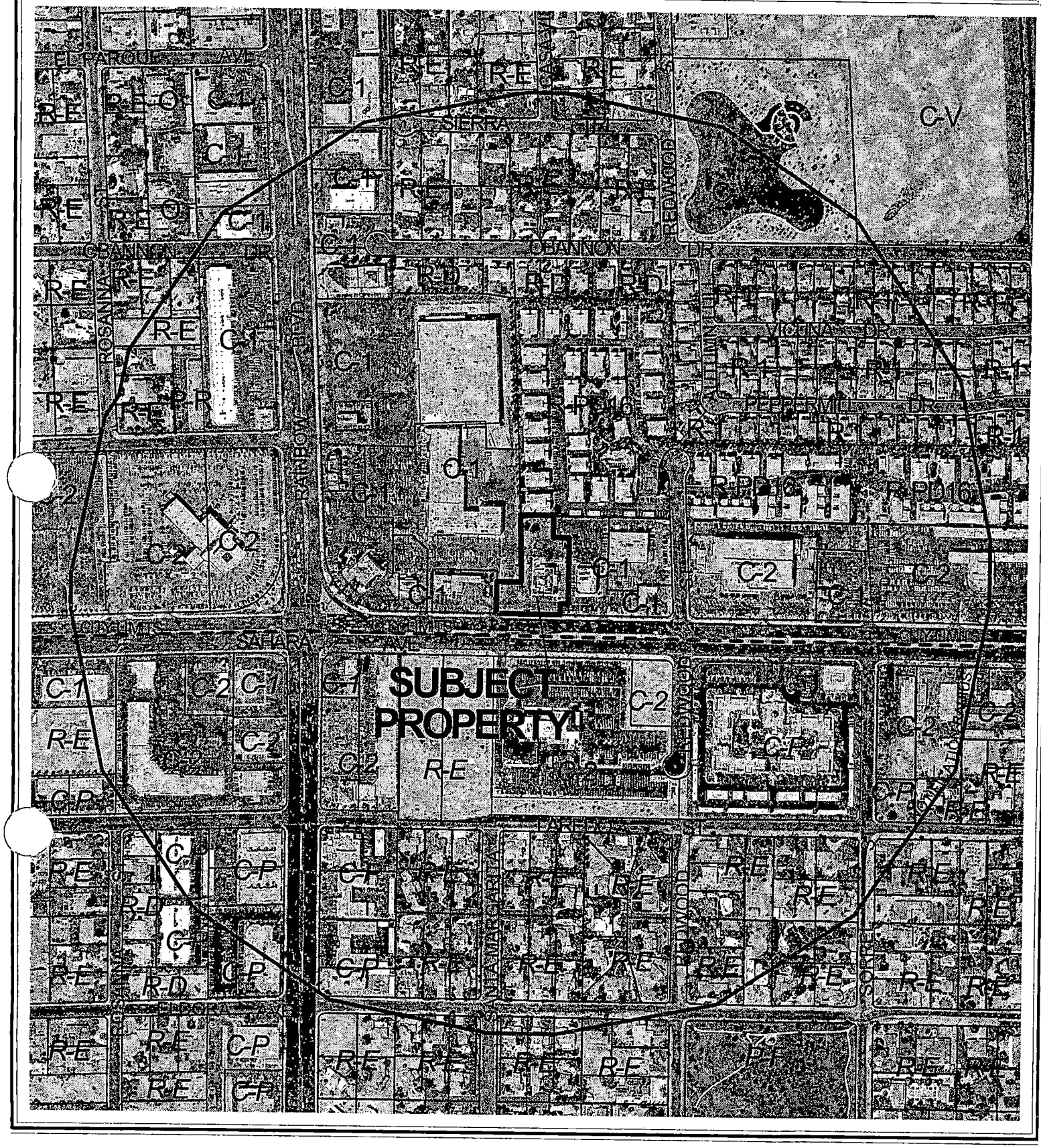
4. A Waiver of the 400-foot distance separation requirement from an existing church is hereby approved.



CASE: **SUP-6395**

RADIUS: 1500 FT

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



CASE: **SUP-6395**

RADIUS: 1500 FT

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

0 500 1000 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-6395 - APPLICANT: RUN RESTAURANTS, LLC - OWNER: CNL FUNDING 2000-A, LP

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Supper Club use.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

4. A Waiver of the 400-foot distance separation requirement from an existing church is hereby approved.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a proposed Supper Club and a Waiver of the 400-foot distance separation requirement from an existing church at 6800 West Sahara Avenue.

B) Applicant's Justification

The applicant indicates that the site was previously a Supper Club and similar uses exist adjacent to the property.

BACKGROUND INFORMATION

A) Related Actions

07/06/88	The City Council approved a Zoning Reclassification (Z-0045-88) to C-1 (Limited Commercial) for this site as a part of a larger request. The Planning Commission and staff recommended approval.
10/07/91	The City Council approved a Variance (V-0097-01) to allow a 100 square foot off-premise sign to allow the sign to a height of 50 feet where 40 feet is the maximum height permitted. The Planning Commission and staff recommended approval.
05/17/95	The City Council approved a Special Use Permit (U-0045-95) for a Supper Club. The Zoning Board of Adjustment and staff recommended approval on 4/25/95.

B) Pre-Application Meeting

03/18/05	The elements of a Special Use Permit application were discussed.

C) Neighborhood Meetings

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

BTS

D) Business License Information

08/08/96 The business license for Chevy's Restaurant was issued for a L21-00005 Supper Club, which closed on 06/28/04.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	1.49
Net Acres:	1.47

B) Existing Land Use

Subject Property:	Vacant Restaurant
North:	Restaurant
South:	Right-Of-Way/Clark County
East:	Restaurant
West:	Multi-Family Housing

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	M (Medium Density Residential)
South:	Clark County
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-PD16 (Residential Planned Development – 16 Units per Acre)
South:	Clark County
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) on the Southwest Sector Map of the General Plan. The Service Commercial category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. This category also includes offices either singly or grouped as office centers with professional and business services. The existing C-1 (Limited Commercial) zoning district is consistent with the General Plan designation.

BTS

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	

County Notification
Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

INTERAGENCY ISSUES

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

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

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

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and no significant issues were identified.

The Planning Commission is to consider the Environmental Impact Assessment and the proposed mitigation measures prior to making a decision on the proposal. Staff has not received any comments pertaining to this request.

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
Supper Club	3,337 sf customer area and 2,840 sf of backroom area	1 space for each 50 sf of public/waiting area, including outdoor seating plus 1 space for 200 sf of remaining gfa	83	4	124	4

The applicant exceeds Title 19.10 Parking Standards for the subject site.

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 any Church, School, Daycare, or City Park	Adjacent to Church

The proposed Supper Club is adjacent to an existing church, and a Waiver has been requested for the distance separation requirement. The Waiver request is appropriate given the commercial nature of the area and the prior use of the site as a Supper Club.

B) General Analysis and Discussion

- Zoning

The C-1 (Limited Commercial) District is intended to provide most retail shopping and personal services. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-l District is consistent with the Service Commercial category of the General Plan.

- Use

Title 19 defines a Supper Club as a restaurant and bar operation with alcoholic beverage sales in which the bar area is separated from the restaurant area by a buffer sufficient to prevent access by minors. Alcohol can only be served within the seating area in conjunction with food, and the restaurant operation shall be the principal portion of the business. The seating accommodates at least one hundred twenty-five persons, and full-

BTS

course meals are available during all hours the bar area is open to the public. A cook and food server, other than a bartender, shall be available at all times the bar area is open to the public.

- Conditions

  Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by requiring that:

  1. No Supper Club use shall be located within four hundred feet of any church, synagogue, school, childcare facility licensed for more than twelve children or City Park.

  2. When considering a Special Use Permit application for a Supper Club which also requires a waiver of the distance limitation, 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.

  3. 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 Supper Club will be located within an existing building, which had previously been occupied with a Supper Club (Chevy's) prior to this request. While there is a church adjacent to the subject parcel, the commercial nature of the area and its location within an established shopping center allows this use to be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future uses as projected by the General Plan.

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

BTS

A Supper Club previously occupied the subject site and it is an ideal location for the proposed use. With the approval of the requested distance separation waiver, the site will be physically suitable for the type 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."**

   Access is provided via a drive from West Sahara Avenue, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. The street facilities are adequate in size to meet the requirements of the proposed use.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 220

APPROVALS 0

PROTESTS 0

BTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4395 APN: 16302415011

Name of Property Owner: CNL Funding 2000-A, LP

Name of Applicant: Ruth Restaurants, LLC

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: BY:CNL FUNDING 2000-A, LP
BY:CNL FUNDING 2000-A, Inc. as General Partner

Print Name: T. Glenn Kindred
Senior Vice President

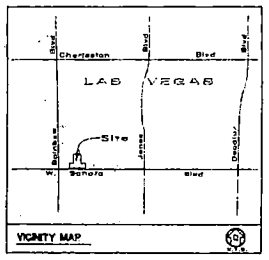
Subscribed and sworn before me

This 24 day of March, 2005

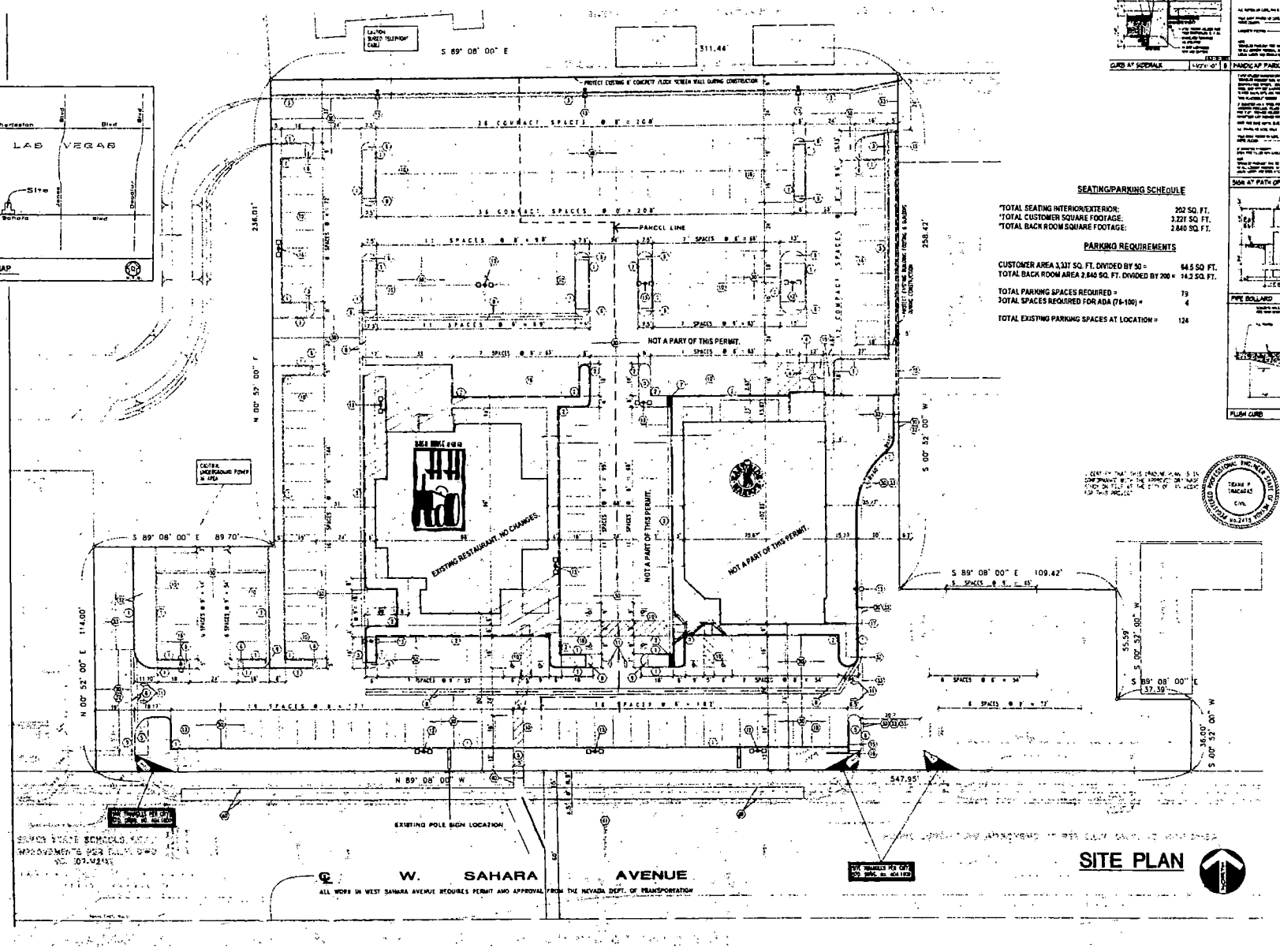
Elaine Grayson

Notary Public in and for said County and State

Elaine Grayson
My Commission DD167433
Expires November 24, 2008



VICINITY MAP



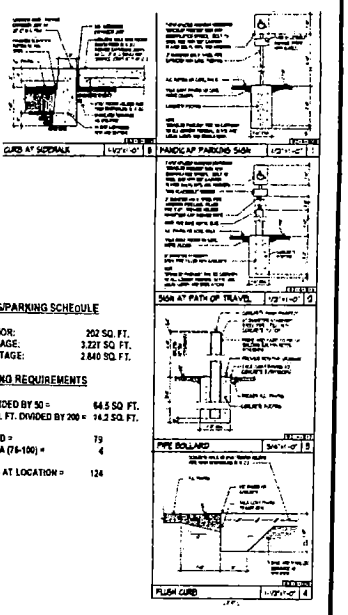
SITE PLAN

SEATING/PARKING SCHEDULE

*TOTAL SEATING INTERIOR/EXTERIOR:	202 SQ. FT.
*TOTAL CUSTOMER SQUARE FOOTAGE:	3,237 SQ. FT.
*TOTAL BACK ROOM SQUARE FOOTAGE:	2,840 SQ. FT.

PARKING REQUIREMENTS

CUSTOMER AREA 3,337 SQ. FT. DIVIDED BY 50 =	64.5 SQ. FT.
TOTAL BACK ROOM AREA 2,840 SQ. FT. DIVIDED BY 200 =	14.2 SQ. FT.
TOTAL PARKING SPACES REQUIRED =	79
TOTAL SPACES REQUIRED FOR ADA (76-100) =	4
TOTAL EXISTING PARKING SPACES AT LOCATION =	124



DESIGNER

RESTAURANT DESIGNS INC
SERVING THE FOOD SERVICE INDUSTRY SINCE 1964
647 CAMINO DE LAS MARES
SUITE #108
SAN CLEMENTE, CA 92673
ORANGE CO. 949 498 7210
PALM DESERT 760 568 5505
FAX 760 568 5596

NOTES

REVISIONS

PROJECT TITLE

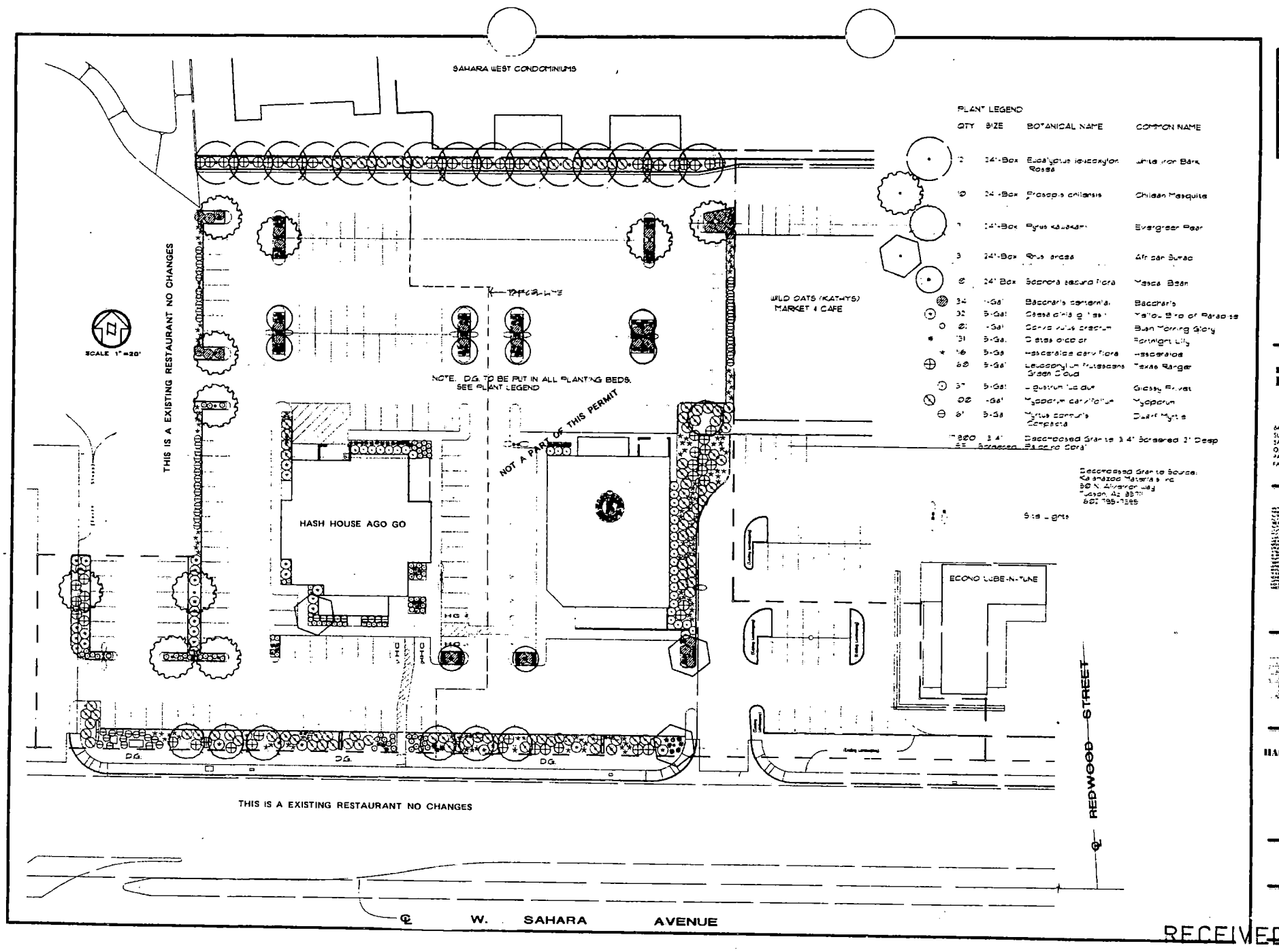
HASH HOUSE A GO-GO

ISSUED

SHEET NO.

RECEIVED
APR 11 2005

SUP-6395
05-12-05 PC



PLANT LEGEND

QTY	SIZE	BOTANICAL NAME	COMMON NAME
12	24"-Box	Eucalyptus leucoxylon Rosea	White Iron Bark
10	24"-Box	Prosopis chilensis	Chilean Mesquite
7	24"-Box	Pyrus kawakamii	Evergreen Pear
3	24"-Box	Rhus lancea	African Sumac
6	24" Box	Sophora secundiflora	Mescal Bean
34	1-Gal	Baccharis centennial	Baccharis
32	5-Gal	Caesalpinia gilliesii	Yellow Bird of Paradise
0	20	1-Gal	Convolvulus cneorum	Bush Morning Glory
*	131	5-Gal.	Dietes bicolor	Fortnight Lily
*	16	5-Gal	Hesperaloe parviflora	Hesperaloe
⊕	68	5-Gal	Leucophyllum frutescens 'Green Cloud'	Texas Ranger 'Green Cloud'
⊙	37	5-Gal	Ligustrum ludidum	Glossy Privet
⊗	02	1-Gal	Hypoporum carnifolium	Hypoporum
⊖	61	5-Gal	Myrtus communis 'Compacta'	Dwarf Myrtle
	3800 S.F.		Decomposed Granite 3/4" Screened 2" Deep
	##	Screened	Bacerno Coral	

Decomposed Granite Source:
Kenaidan Materials Inc.
80 N. Alvernon Way
Tucson, Az. 85711
602 795-7385

Site Lights

DESIGNER

RESTAURANT DESIGNS INC
SERVING THE FOOD SERVICE INDUSTRY SINCE 1964

647 CAMINO DE LAS MARES
SUITE #108
SAN CLEMENTE, CA 92673
ORANGE CO. 949 498 7210
PALM DESERT 760 568 5502
FAX 760 568 5576

NOTES

REVISIONS

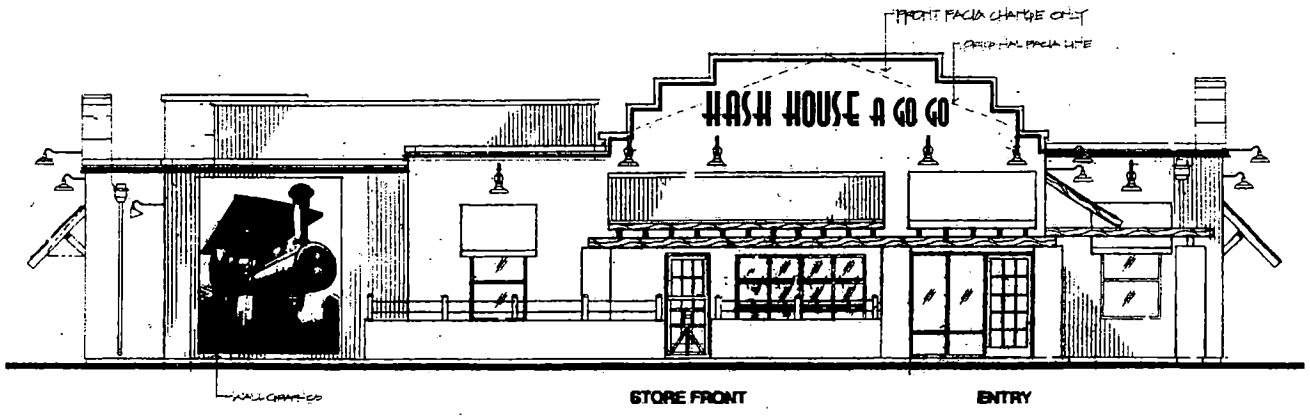
PROJECT TITLE
HASH HOUSE A GO-GO

ISSUED

SHEET NO.

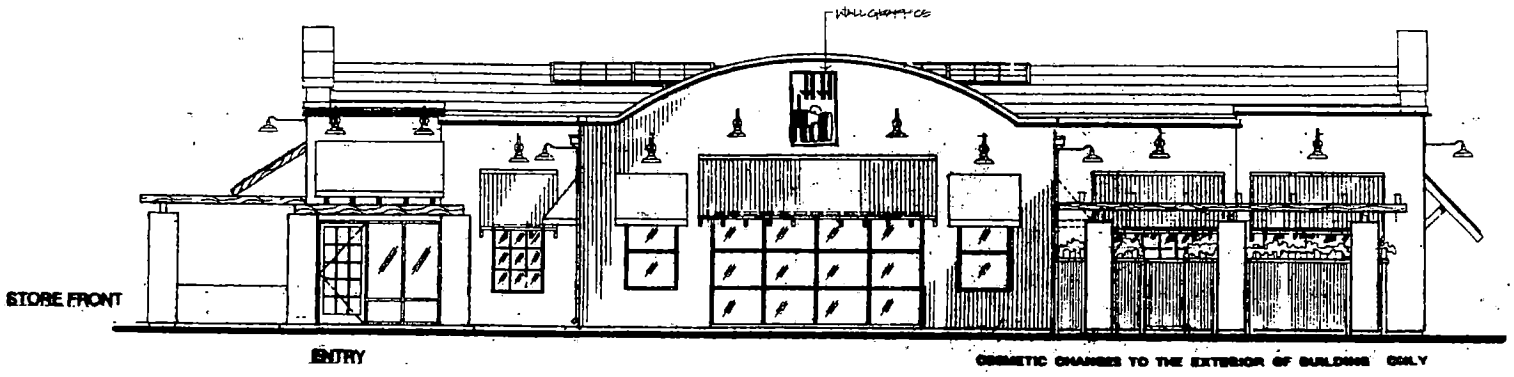
RECEIVED
APR 11 2005

SUP-6395
05-12-05 PC



SOUTH ELEVATION

SCALE 1/4"=1'



EAST ELEVATION

SCALE 1/4"=1'

RECEIVED

APR 11 2005

SUP-6395

05-12-05 PC

DESIGNER

RESTAURANT DESIGNS INC
SERVING THE FOOD SERVICE INDUSTRY SINCE 1984

647 CAMINO DE LAS MARES
SUITE #108
SAN CLEMENTE,CA 92673
ORANGE CO. 949 498 7213
PALM DESERT 760 568 5502
FAX 760 568 5596

NOTES

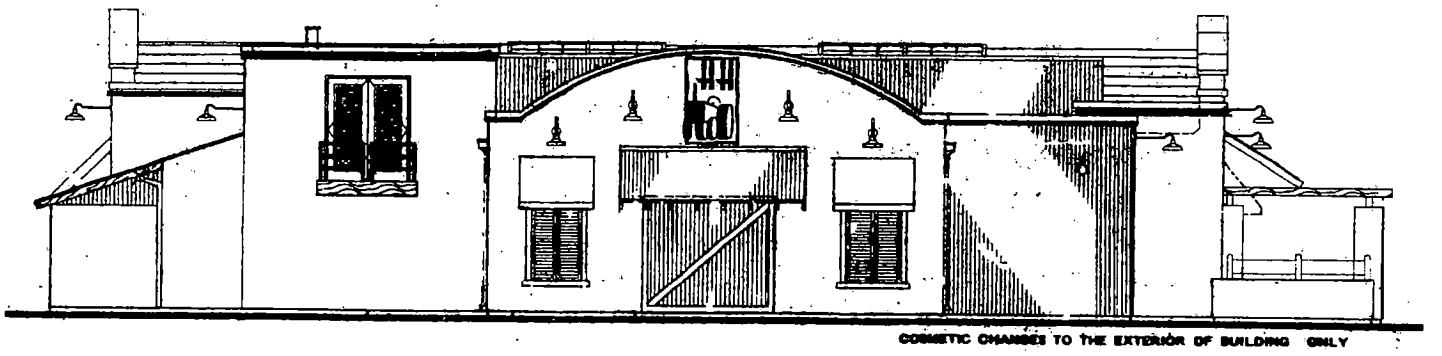
REVISIONS

PROJECT TITLE

HASH HOUSE A GO-GO

ISSUED

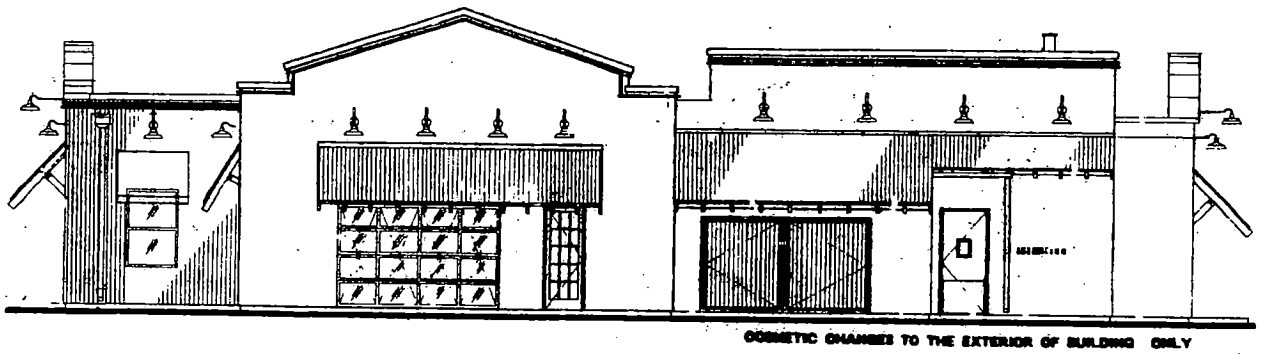
SHEET NO.



COSMETIC CHANGES TO THE EXTERIOR OF BUILDING ONLY

WEST ELEVATION

SCALE 1/4"



COSMETIC CHANGES TO THE EXTERIOR OF BUILDING ONLY

NORTH ELEVATION

SCALE 1/4"

DESIGNER

RESTAURANT DESIGNS INC
SERVING THE FOOD SERVICE INDUSTRY SINCE 1984

647 CAMINO DE LAS MARES
SUITE #108
SAN CLEMENTE,CA 92673
ORANGE CO. 949 498 7210
PALM DESERT 760 568 5502
FAX 760 568 5596

NOTES

REVISIONS

PROJECT TITLE

ASH HOUSE A GO-GO

ISSUED

SHEET NO.

SUP-6395
05-12-05 PC

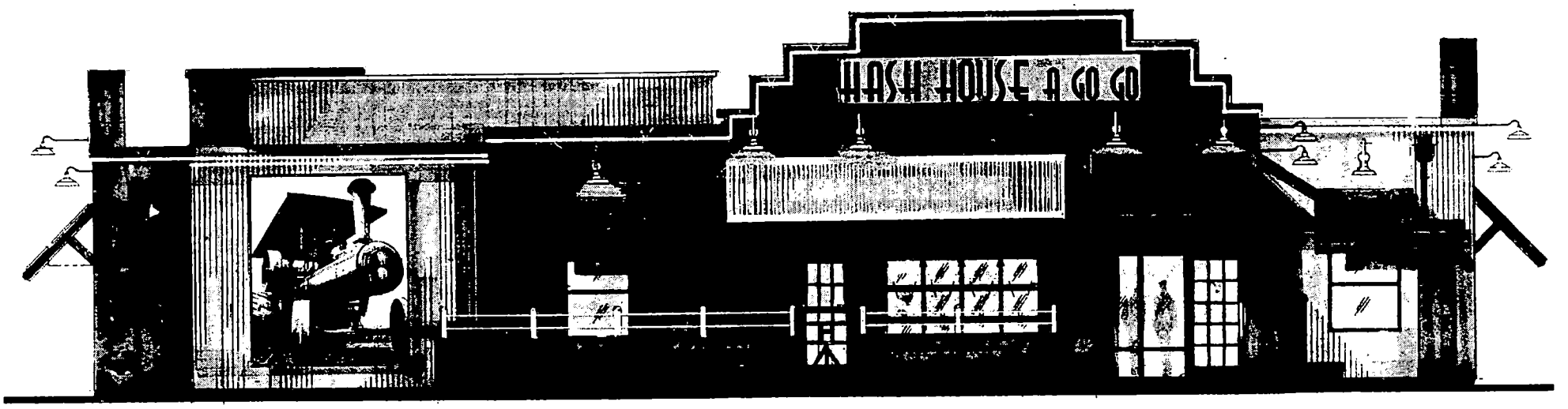
RECEIVED
APR 11 2005

NORTHELEVATION

RECEIVED

APR 11 2005

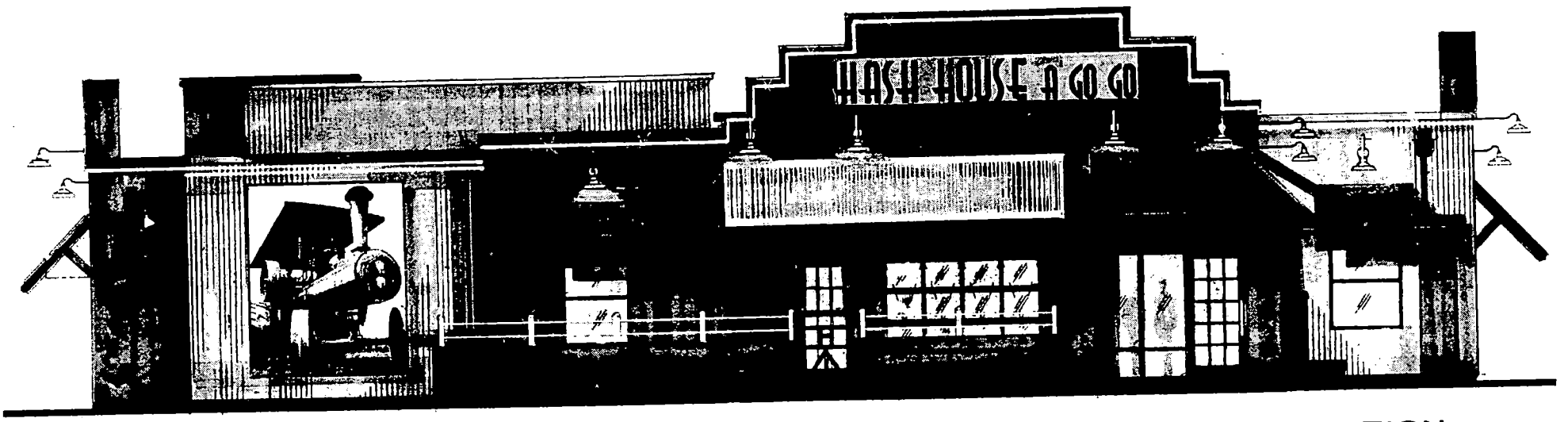
SUP-6395
05-12-05 PC



SOUTH ELEVATION
STORE FRONT

RECEIVED
APR 11 2005

SUP-6395
05-12-05 PC

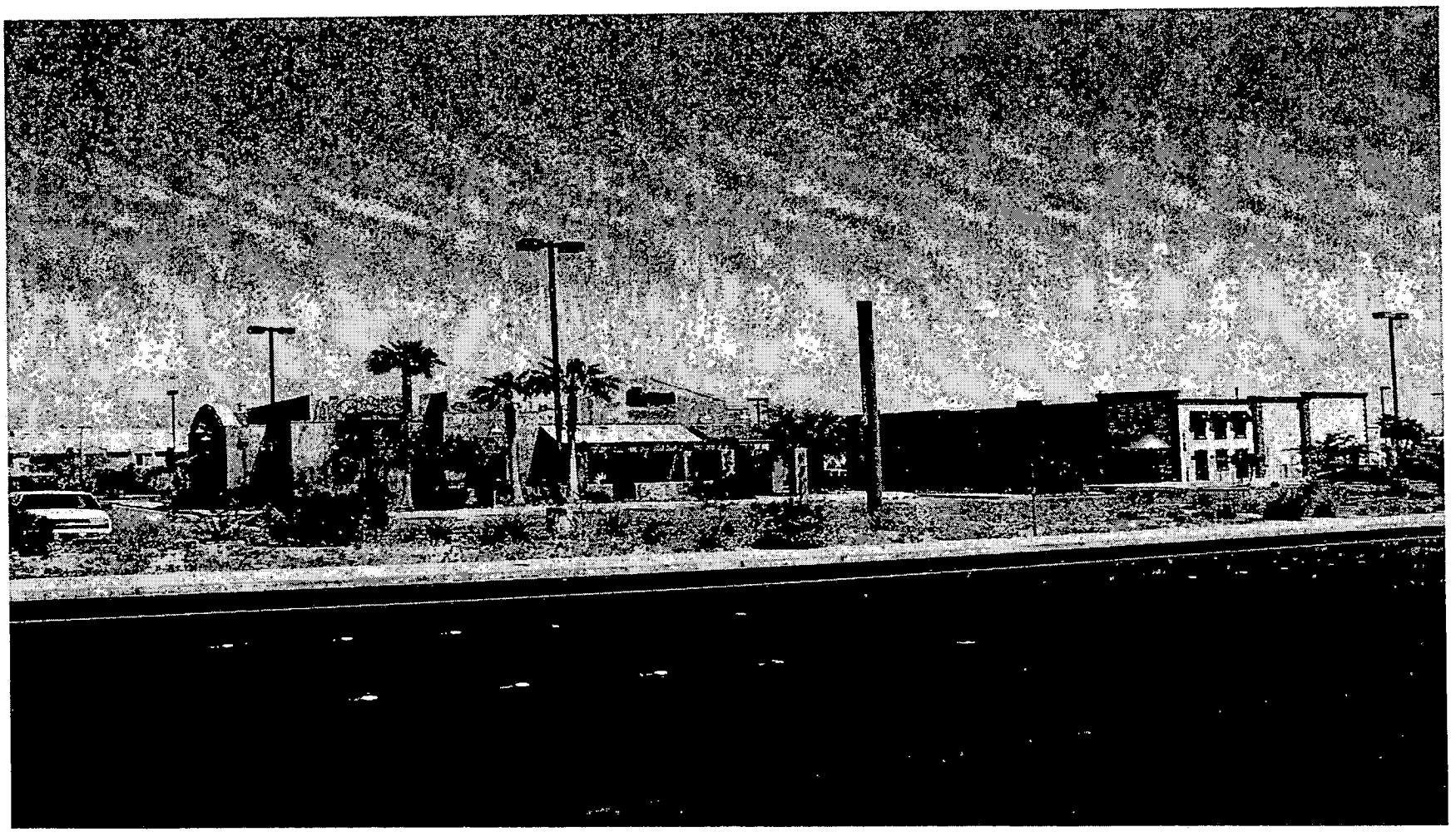


SOUTH ELEVATION
STORE FRONT

SUP-6395
05-12-05 PC

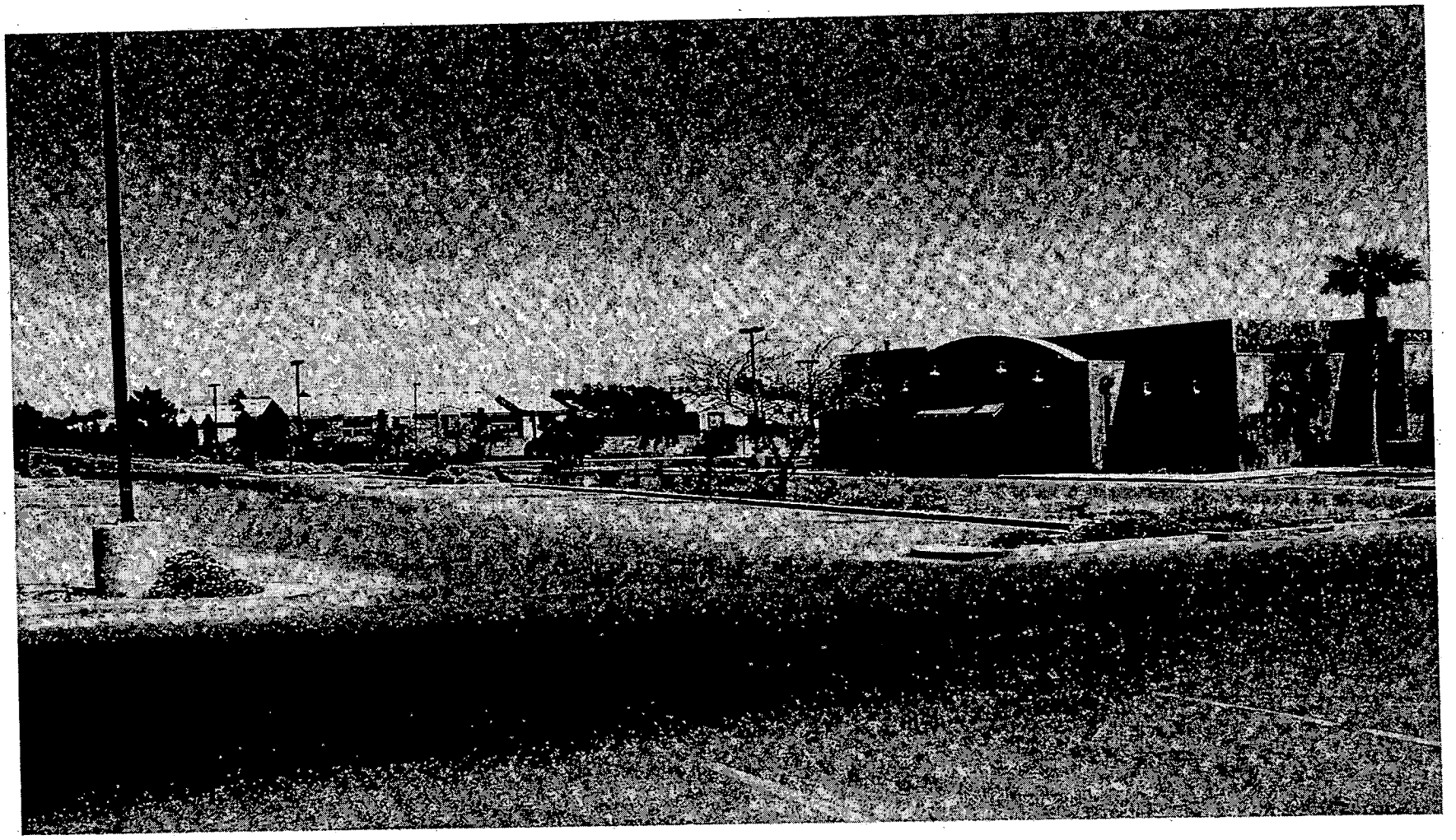
RECEIVED

APR 11 2005



SUP-6395 - APPLICANT: RUN RESTAURANTS, LLC - OWNER: CNL FUNDING 2000-A, LP
6800 WEST SAHARA AVENUE
MAY 12, 2005 PLANNING COMMISSION

04/20/05



SUP-6395 - APPLICANT: RUN RESTAURANTS, LLC - OWNER: CNL FUNDING 2000-A, LP
6800 WEST SAHARA AVENUE
MAY 12, 2005 PLANNING COMMISSION

04/20/05

SUP-6395 - APPLICANT: RUN RESTAURANTS, LLC - OWNER: CNL FUNDING 2000-A, LP
6800 WEST SAHARA AVENUE
MAY 12, 2005 PLANNING COMMISSION

04/20/05

RUN Restaurants, LLC

2555 Montessouri, Suite D
Las Vegas, NV 89117

702 795 7990 phone
702 795 7954 fax

March 18, 2005

RE: LETTER OF JUSTIFICATION -- RUN Restaurant's proposed supper club at 6800 West Sahara Ave., Las Vegas, NV 89102, parcel # 163-02-415-011

Doug Rankin
Planning Supervisor
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

Dear Mr. Rankin,

We do not believe our supper club will have any negative impact on the surrounding area for the following reasons:

1 The location was previously a supper club which has now been vacant for several months
2 There is another supper club immediately adjacent to the property (Props restaurant)
3 There is a tavern on the corner one door away
4 We are reducing the seating from the previous supper club.

While we will require a waiver as a church has moved in within 400 feet, we believe we will have no negative impact as a supper club already exists immediately next to the church between our location and the church.

Respectfully,

William R. Underhill
Chief Executive Officer

WRU/sb

SUP-6395
05-12-05 PC

City of Las Vegas

Agenda Item No.: 51

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
SUP-6417 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EN ENGINEERING, INC. - OWNER: WAL-MART STORES, INC. - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED WITHIN AN EXISTING RETAIL STORE AND WAIVERS OF THE 1,000-FOOT MINIMUM DISTANCE SEPARATION FROM A SIMILAR USE, 200-FOOT MINIMUM DISTANCE SEPARATION FROM A RESIDENTIAL USE, AND THE HOURS OF OPERATION REQUIREMENTS adjacent to the northeast corner of Craig Road and Jones Boulevard (APN 138-01-219-004), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

C.C.: 06/15/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
GOYNES – APPROVED subject to conditions and adding the following conditions:
- ***No exterior signage indicating "Check Cashing" services.***
- ***This Special Use Permit shall be for check cashing only; no Auto Title Loan or Paycheck Advancement uses.***

– Motion carried with NIGRO abstaining as his company is currently working on a Wal-Mart transaction in North Las Vegas, TRUESDELL and EVANS voting NO and McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:
VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

MINUTES – Continued:

DOUG RANKIN, Planning and Development Department, gave a brief overview of the application. Due to the requested waivers, staff recommended denial.

KRIS MUNN, EN Engineering, 245 E. Warm Springs Road, Ste. 100, Las Vegas, NV 89119, appeared on behalf of the applicant. He stated that the check cashing service is an important portion of the Wal-Mart one stop grocery concept. Customers would be able to cash a payroll check for a small fee of $3.00 from any cash register. MR. MUNN added that the applicant would accept a condition stipulating that there will only be check cashing with the $3.00 fee.

VICE CHAIRMAN TRUESDELL stated that current grocery stores have check cashing services. MR. RANKIN responded that a license is required in order to charge a check-cashing fee, and the license falls under the Special Use Permit for financial institution specified. The Vice Chairman then asked if Wal-Mart can cash their employees' checks at the store. MR. MUNN responded the employees do not have to use the cash register system because they have the ability to cash it through another system in Wal-Mart. In addition, the employees are not charged a fee for cashing their checks.

COMMISSIONER GOYNES was concerned that this would set a precedent for the smaller Wal-Mart stores to request the same. MR. RANKIN replied that if a small grocery store was going to charge for cashing checks, a waiver from other financial institutions specified would be required. He questioned if Wal-Mart was planning to expand into full service banking. MR. MUNN responded this is not Wal-Mart's intention, which is why he suggested the previous condition. In addition, these neighborhood markets usually do not have a bank associated with them.

COMMISSIONER EVANS asked if a previous application (Stewart Market) for the same type of request was denied; if so, then the same should be applied to this one. He could not understand the need for charging a fee to cash one's earnings, and he felt this would set a precedent. MR. MUNN responded that Wal-Mart's intention was to establish the lowest possible fee to compensate for set up fees to run the check cashing services. In addition, the average charge in financial institutions can be up to five dollars. He also confirmed for COMMISSIONER DAVENPORT that the fee would still be applied if groceries were purchased with the check to be cashed.

COMMISSIONER STEINMAN felt the market would bear it and did not want to judge the applicant in charging a fee. He questioned if any harm was being done to the community in doing so. He believed the applicant was appropriately charging the fee, as it would help protect against bad checks and the possible losses from these bad checks. COMMISSIONER EVANS responded that the applicant's request falls within the proposed financial institution specified,

MINUTES – Continued:

which has some distance separation issues. He felt this was the only mechanism to ensure that whatever is decided as financial institution specified does not become an issue with saturation. He agreed with staff's recommendation for denial, as it does not meet the distance separation requirement from similar uses.

COMMISSIONER STEINMAN added that Wal-Mart is not advertising on the outside as a financial institution. The individuals who would use the service more than likely live within the 200 feet. He could support the application.

COMMISSIONER GOYNES agreed with COMMISSIONER STEINMAN in supporting the waiver. The subject shopping center is being developed, and he felt it was buffered adequately with the store. However, he requested the condition stipulating check cashing only and no outside signage. MR. MUNN concurred.

In all fairness to staff, VICE CHAIRMAN TRUESDELL questioned if the application were approved with the condition, who would be the gatekeeper. He felt that there really is no mechanism to police these minor conditions on this type of application. MARGO WHEELER, Planning and Development, felt it would be fairly easy to see exterior signage, and a building permit would be required should there ever be exterior signage. In regards to other aspects of the financial institution specified, such as auto title and paycheck advance, there are other licensing requirements involved, so staff felt this could be maintained.

MR. MUNN informed COMMISSIONER DAVENPORT that the check-cashing license is a Clark County license. COMMISSIONER EVANS asked if one's privacy is protected when cashing checks at the Wal-Mart stores, and if the information is used to create a mailing list. MR. MUNN responded that Wal-Mart does not establish a mailing list for flyers; however, if a bad check is written, Wal-Mart is required by law to report that individual.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:33 – 10:48)

PLANNING COMMISSION MEETING OF MAY 12, 2005
Planning and Development Department
Item 51 – SUP-6417

CONDITIONS:

Planning and Development

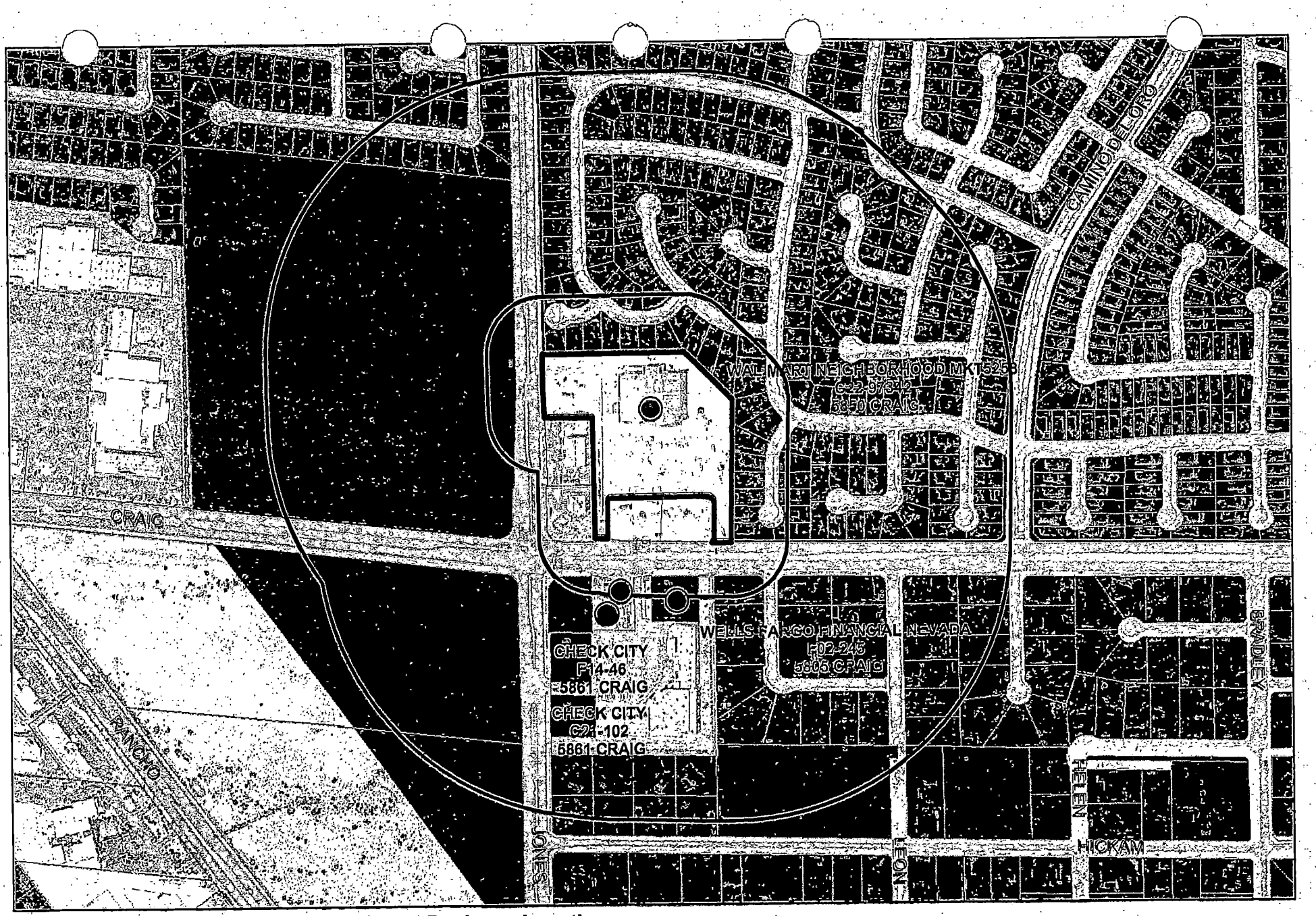
1. Conformance to all minimum requirements under Title 19.04.050 for a Financial Institution, Specified, except for the separation requirement of a Financial Institution, Specified from a residential use and the separation requirement to another Financial Institution, Specified use.

2. The Waiver request to operate 24hrs shall be granted.

3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council. 4. Compliance with all City code requirements and design standards of all City departments.

4. The use shall comply with all applicable requirements of LVMC Title 6.

5. No temporary signs (as described in LVMC Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.



SUP-6417

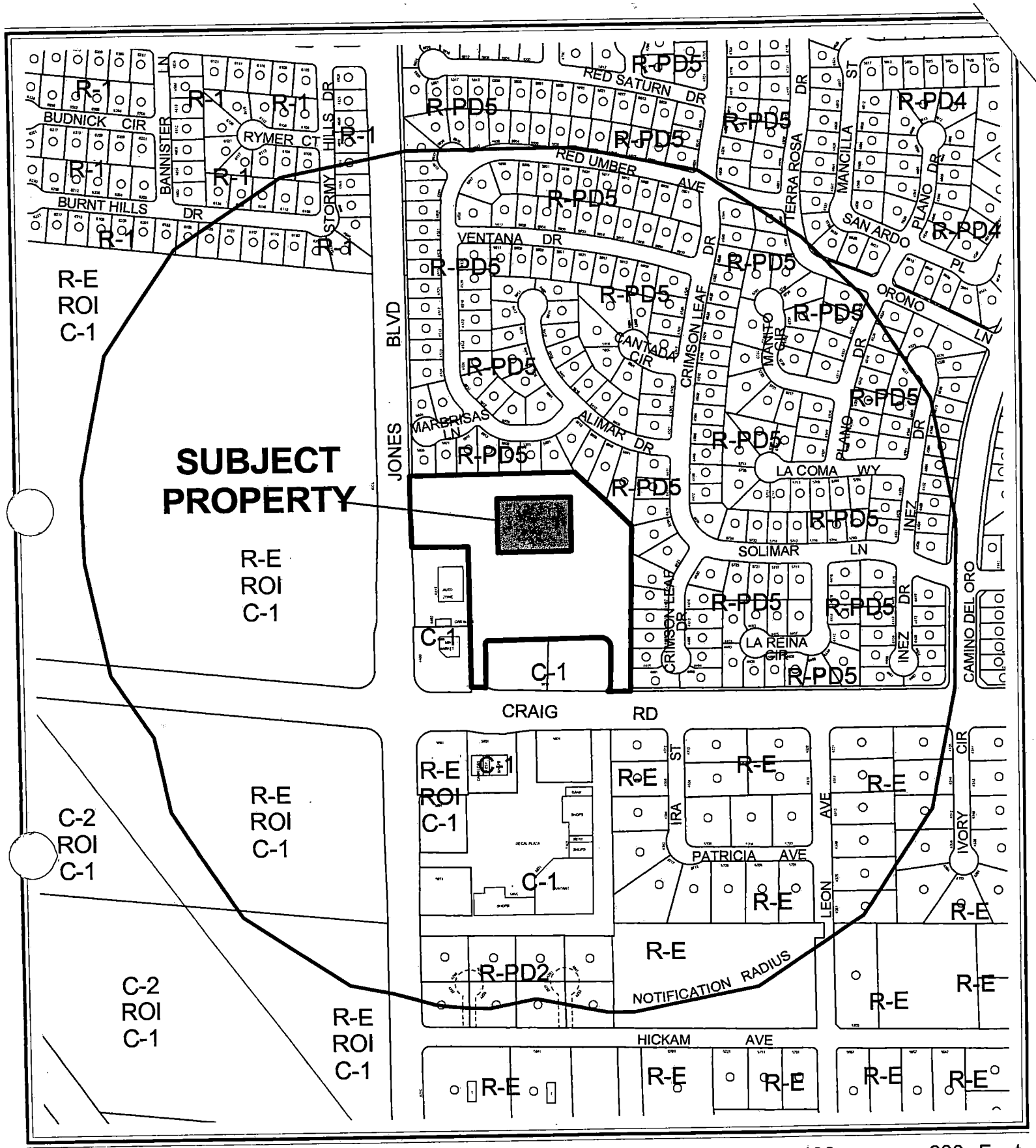
Financial Business Locations

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

Subject Property
Residential Property
Buffer

0 285 570 1,140 Feet

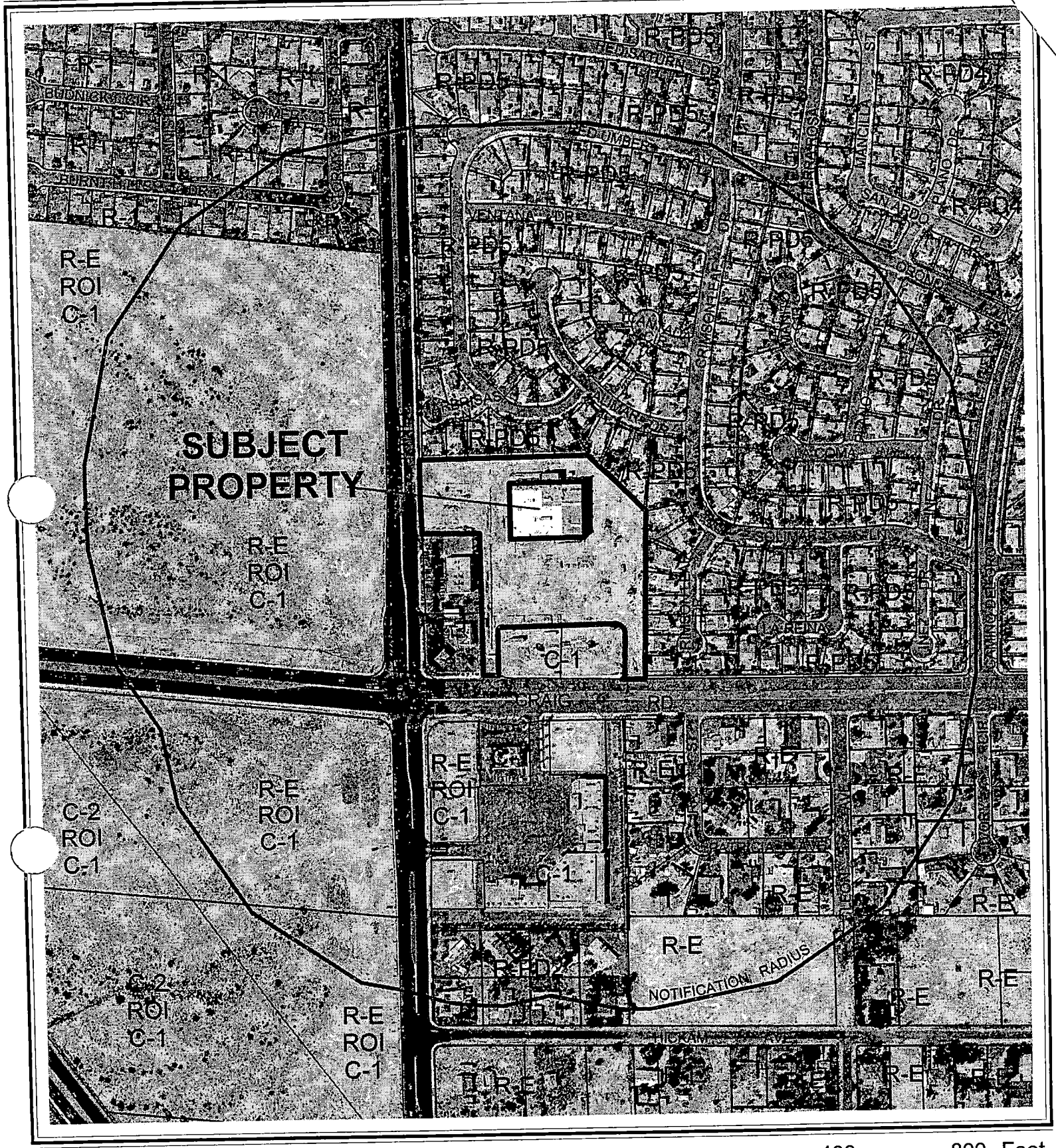
N



CASE: **SUP-6417**

RADIUS: 1000 FT

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



CASE: **SUP-6417**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-6417 - APPLICANT: EN ENGINEERING, INC. - OWNER: WAL-MART STORES, INC.

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** If Approved, subject to:

Planning and Development

1. Conformance to all minimum requirements under Title 19.04.050 for a Financial Institution, Specified, except for the separation requirement of a Financial Institution, Specified from a residential use and the separation requirement to another Financial Institution, Specified use.

2. The Waiver request to operate 24hrs shall be granted.

3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

4. Compliance with all City code requirements and design standards of all City departments.

5. The use shall comply with all applicable requirements of LVMC Title 6.

6. No temporary signs (as described in LVMC Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.

DA

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a proposed Financial Institution, Specified within an existing retail store and waivers of the 1,000-foot minimum distance separation from a similar use, 200-foot minimum distance separation from residential use, and a waiver of the hours of operation adjacent to the northeast corner of Craig Road and Jones Boulevard.

B) Applicant's Justification

The applicant has justified this request with the following statement, "The check cashing service is an important portion of the Wal-Mart one stop grocery concept. Customers will be able to cash a payroll check for a small fee of $3.00 from any cash register. In no event will Wal-Mart operate a kiosk or concession, or offer any deferred check cashing of any kink. Nor is this service meant to compete with any type of "loan center" of financial institution. It is meant to be a 24 hour convenience for customers who need a payroll check cashed while making grocery purchases."

BACKGROUND INFORMATION

A) Related Actions

12/07/88	The City Council approved a Rezoning (Z-0108-88) to C-1 (Limited Commercial) on this site as part of a larger request.
10/16/02	The City Council approved a request for a Site Development Plan Review (Z-0108-88(15) for a 39,910 square foot Wal-Mart Neighborhood Market located adjacent to the northeast corner of Craig Road and Jones Boulevard. The Planning Commission and staff both recommended approval.
09/23/04	The Planning Commission approved a request for a Master Sign Plan (MSP-5003) for a 39,910 square foot Wal-Mart Neighborhood Market on 8.17 acres adjacent to the northeast corner of Craig Road and Jones Boulevard.

DA

03/16/05 The City Council approved a request for a Site Development Plan Review (SDR-5896) for a 12,360 square foot commercial development on 1.76 acres adjacent to the northeast corner of Craig Road and Jones Boulevard. Planning Commission and staff both recommended approval.

B) Pre-Application Meeting

03/09/05 A pre-application meeting was held where the following items were discussed:

1. Applicant will need waivers from the 200-foot distance separation to residentially zoned property and a waiver of the 1000-foot distance requirement from another financial institution specified.
2. Applicant will need a waiver to allow check cashing to be done 24 hrs a day.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres:	1.76 acres

B) Existing Land Use

Subject Property:	Commercial
North:	Single Family Dwellings
South:	Undeveloped Commercial Center Use Single Family Dwellings
East:	Single Family Dwellings
West:	Car Wash Use Convenience Store Use Undeveloped

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	ML (Medium-Low Density Residential)
South:	SC (Service Commercial)
East:	ML (Medium-Low Density Residential)
West:	SC (Service Commercial)

DA

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-PD5 (Residential Planned Development – 5 Units Per Acre)
South:	R-E (Residence Estates) R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) C-1 (Limited Commercial)
East:	R-PD5 (Residential Planned Development – 5 Units Per Acre)
West:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) C-1 (Limited Commercial)

E) General Plan Compliance

The subject property is designated SC (Service Commercial) within the Centennial Hills Section Plan of the General Plan. The Service Commercial designation allows low- to medium-intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. The proposed use is in conformance with the General Plan designation.

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

This subject property is in compliance with the SC (Service Commercial) designation of the City's General Plan and is not apart of any Special District or Zone.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The addition of a Financial Institution, Specified use to the site will not change the on-site parking requirements of the subject property, as the proposed location of the use will be included within an approved retail store.

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04 Standards adopted by City Council 04/21/04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Financial Institution, Specified	200 feet from any parcel used or zoned for residential use	NO
	1,000 feet from any other specified financial institution, auto tile loan or auto pawn use	NO

The subject site is located adjacent to residentially zoned properties to the north and east. Due to the proximity of the parcel to residentially zoned land to the north and east the applicant requires a waiver of the 200-foot minimum distance requirement.

The subject parcel intended for the Financial Institution, Specified is located within the 1,000 feet of another Financial Institution, Specified to the north of the subject property. Therefore, the applicant requires a waiver from the minimum 1,000-foot minimum distance requirement.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned C-1 (Limited Commercial). A Financial Institution, Specified use is permitted within the C-1 (Limited Commercial) zone with the approval of Special Use Permit.

- Use

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

Wal-Mart will be allowing customers to cash payroll checks at any of the cash registers located in the front of the store. This group of registers makes up an area approximately 1,520 square feet in size and conforms with condition #6 for a Financial Institution, Specified requirement in Title 19.04.050.

DA

- Conditions

Title 19.04.050 lists the following conditions for a Financial Institution, Specified use, adopted by City Council April 21, 2004.

1. The use shall comply with all applicable requirements of Title 6.

2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.

3. No temporary signs (as described in Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.

4. Window signs shall not:
   a. Cover more than twenty percent (20%) of the area of all exterior windows;
   b. Include flashing lights or neon lighting; or
   c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.

5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.

6. The building or portion thereof that is dedicated to the use shall have a minimum size of one thousand five hundred square feet, and shall have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).

7. No specified financial institution use may be located closer than two hundred feet from any parcel used or zoned for residential use. In addition, no specified financial institution use may be located closer than one thousand feet from any other specified financial institution use, auto title loan use or pawn use. For purposes of this Paragraph (7), distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to lines of fee interest parcels and not leasehold parcels.

This particular site complies with all the conditions mentioned above, excepting conditions #6 and 7 where the use will not be 200 feet away from residentially zoned property, the use will not be more than 1000 feet away from another specified financial institution use and also the use will be open for 24 hours.

DA

FINDINGS

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

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

   Although this use falls within the parameters of the SC (Service Commercial) category, its specific location makes it incompatible with surrounding land uses. The subject parcel and its neighbors to the north and east [designated ML (Medium-Low Density Residential)] are adjacent to one another with no separation. The City requires a 200-foot buffer between specified financial institutions and residential areas. Additionally, the proposed site of the use is located within 1,000 feet of a similar use, therefore creating a higher probability of saturation in the area. Also the proposed hours of operation will not be compatible with the surrounding neighborhoods. The proposed land use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

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

   The proposed use will comply with Title 19.04 in regards to the physical size of the space, which is approximately 1520 square feet. The overall size of the Wal-Mart store is 39,910 square feet. This large of interior space will be adequate to accommodate customer waiting areas, customer queuing, and provide transaction space for a Financial Institution, specified. The overall site is adequate in size as it is part of an overall shopping center, which will provide sufficient access to and from Jones Boulevard and Craig Road. The site will also provide sufficient parking for the proposed use.

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

   The subject site is accessible from Jones Boulevard, a Primary (100') Arterial per the Master Plan of Streets and Highways, and also Craig Road, which is a Parkway (120') Arterial per the Master Plan of Streets and Highways. Both of these roads are adequate in size to provide the necessary access to and from the subject property.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 290

APPROVALS 0

PROTESTS 0

DA

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-6417 APN: 138 01 219 004

Name of Property Owner: Wal-Mart Stores, Inc.

Name of Applicant: EN Engineering, Inc.

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

_____Yes ___x___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JOHN E. CLARKE, ASST V.P.

Subscribed and sworn before me

This 24th day of March, 2005

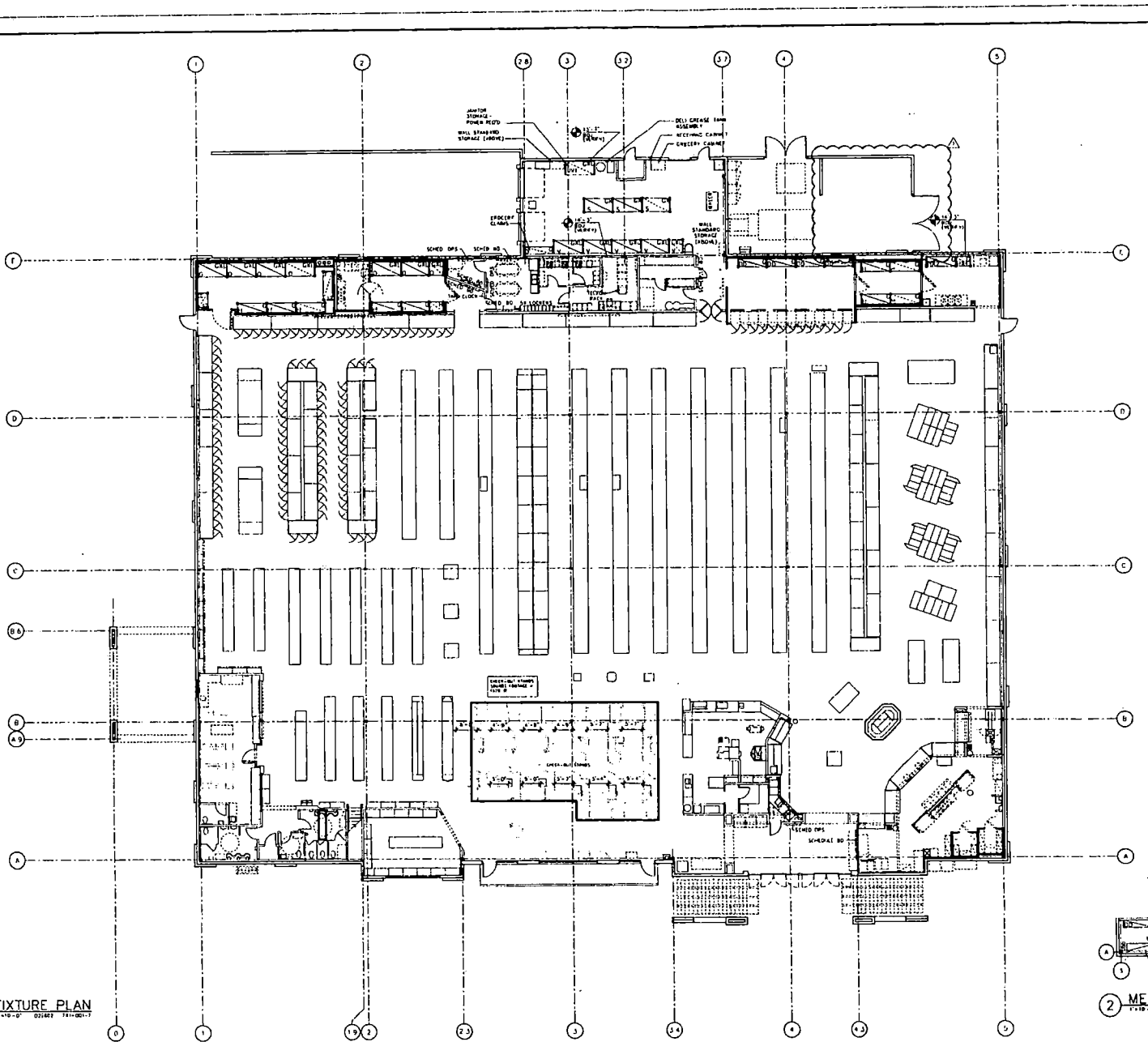
Kristie D. Hamilton

Notary Public in and for said County and State

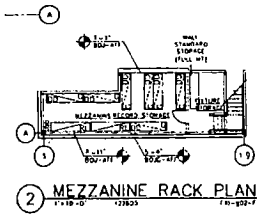
KRISTIE D. HAMILTON
"NOTARY PUBLIC"
State of Arkansas, Washington County
My Commission Expires 10/1/2014

SHEET NOTES

1. MAINTAIN A MINIMUM OF 3'-0" AISLE WITH ON THE SALES FLOOR WHERE MERCHANDISE OR OTHER OBSTRUCTIONS ARE PLACED ON THE SIDE OF THE AISLE. AND 3'-6" AISLE WIDTH WHERE SUCH OBSTRUCTIONS ARE PLACED ON BOTH SIDES OF THE AISLE



1 FIXTURE PLAN



2 MEZZANINE RACK PLAN

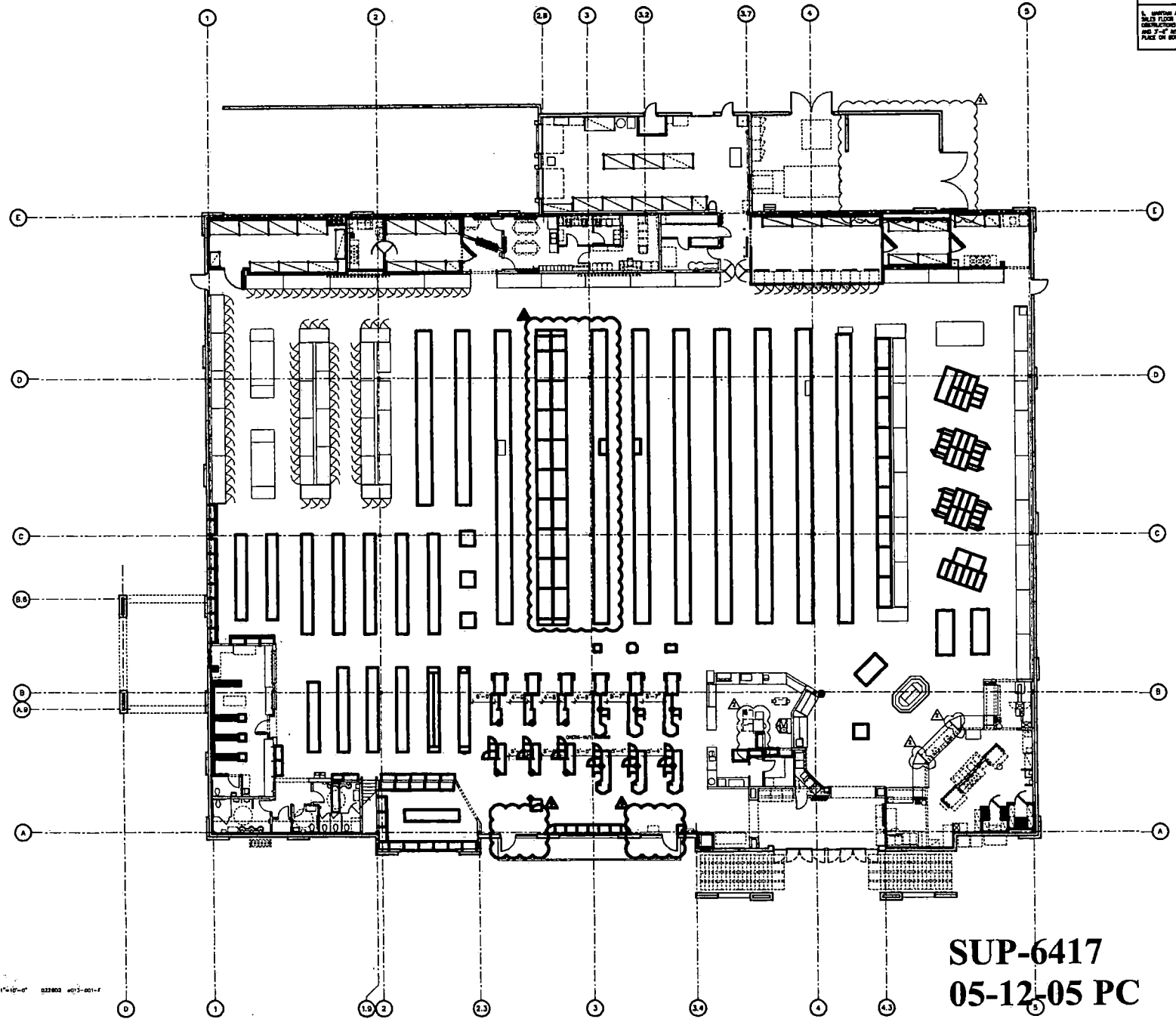
WAL★MART
NEIGHBORHOOD MARKET
LAS VEGAS (CRAIG), NV
STORE NO 5258

FIXTURE PLAN (NOT IN BID SET)

SHEET FX1

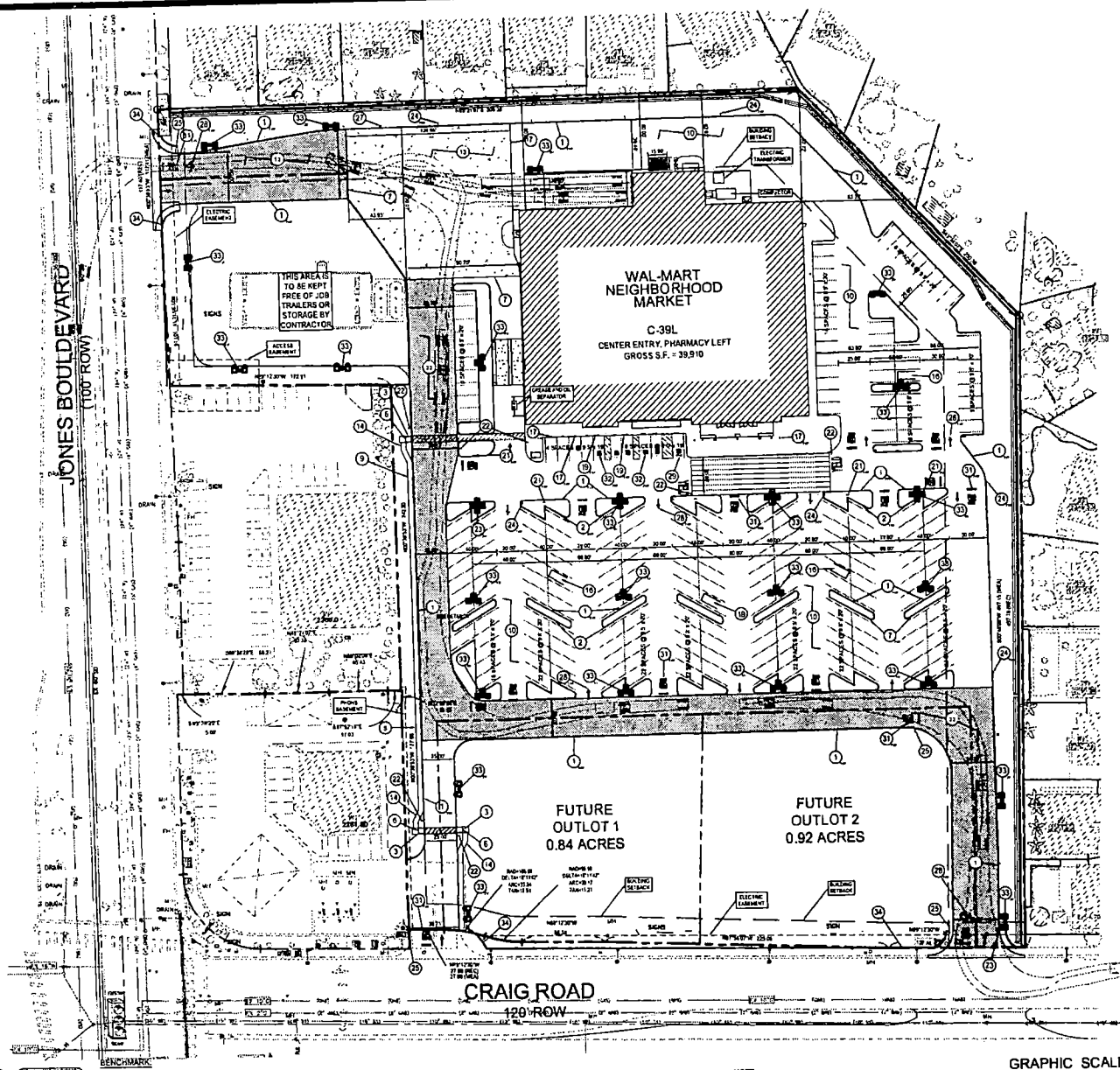
RECEIVED

SUP-6417
05-12-05 PC



SUP-6417
05-12-05 PC

WAL★MART
NEIGHBORHOOD MARKET
LAS VEGAS (CRAIG), NV
STORE NO.5298



SITE CONSTRUCTION NOTES

ITEM #	DESCRIPTION
1	CONSTRUCT TYPE "A" CURB AND GUTTER PER DETAIL 1, CD-1.2
2	CONSTRUCT TYPE "B" CURB PER DETAIL 2, CD-1.1
3	CONSTRUCT TYPE "A" CONCRETE RAMP PER DETAIL 3, CD-1.1
4	CONSTRUCT TYPE "B" CONCRETE RAMP PER DETAIL 4, CD 1.1
5	CONSTRUCT TYPE "C" CONCRETE RAMP PER DETAIL 5, CD-1.1
6	INSTALL DETECTABLE WARNING PER DETAIL 6, CD-1.2
7	CONSTRUCT ASPHALT TURNDOWN PER DETAIL 7, CD-1.2
8	CONSTRUCT CONCRETE TURNDOWN PER DETAIL 8, CD-1.1
9	CONSTRUCT MONOLITHIC CURB AND SIDEWALK PER DETAIL 9, CD-1.1
10	INSTALL REGULAR DUTY ASPHALT PAVEMENT PER DETAIL 10, CD-1.1
11	INSTALL HEAVY DUTY ASPHALT PAVEMENT PER DETAIL 10, CD-1.1
12	INSTALL REGULAR DUTY CONCRETE PAVEMENT PER DETAIL 12, CD-1.1
13	INSTALL HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 13, CD-1.1
14	CONSTRUCT CONCRETE SIDEWALK PER DETAIL 17, CD-1.1
15	CONSTRUCT CART CROSSING PER DETAIL 12, CD-1.1
16	INSTALL CART CORRAL PER DETAIL 15 CD-1.1
17	INSTALL STANDARD PIPE BOLLARD PER DETAIL 1, CD-1.0
18	INSTALL STANDARD SIGN BASE PER DETAIL 2, CD-1.0
19	INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 7, CD-1.0
20	INSTALL "TRUCK DRIVE" SIGN PER DETAIL 4, CD-1.0
21	INSTALL ADA SIGN PER DETAIL 5, CD-1.0
22	INSTALL PEDESTRIAN CROSSING SIGN PER DETAIL 6, CD-1.0
23	INSTALL "TRUCK ENTRANCE" SIGN PER DETAIL 7, CD-1.0
24	INSTALL "NO PARKING FIRE LANE" SIGN PER DETAIL 8, CD-1.0
25	INSTALL "STOP" SIGN PER DETAIL 10, CD-1.0
26	INSTALL "TRUCK EXITANCE" SIGN PER DETAIL 11, CD-1.0
27	INSTALL "TRUCK EXIT" SIGN PER DETAIL 12, CD-1.0
28	INSTALL TRAFFIC FLOW ARROWS AS INDICATED PER DETAIL 8 CD-1.0
29	INSTALL "VAN" PAVEMENT MARKINGS PER DETAIL 13, CD-1.0
30	INSTALL "ENTER" PAVEMENT MARKINGS PER DETAIL 14 CD-1.0
31	INSTALL STOP BAR PAVEMENT MARKINGS PER DETAIL 15, CD-1.0
32	INSTALL ACCESSIBLE PARKING SPACE SYMBOL PER DETAIL 16 CD-1.0
33	INSTALL LIGHT POLE BASE PER DETAIL 1, CD-1.2.
34	INSTALL 6'SM WALL PER DETAIL 2, CD-1.0

COORDINATION NOTES:

1. CONTRACTOR SHALL REFER TO BUILDING PLANS FOR EXACT LOCATION AND DIMENSION OF BLDG'D PAVING, EXIT POINTS, E. TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT ADA SING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS AND SIZES OF ROOF DOWNSPOUTS.
2. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLES TRAFFIC SHALL BE PLACED IN GUARD POST. (REFER TO PARKING LOT SIGN POST DETAIL)
3. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
4. ALL CURB RADII ARE 3' 0" TO FACE OF CURB WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
5. ALL PAVING DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE UNLESS OTHERWISE NOTED.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
7. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
8. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
9. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
10. ALL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED PER APPROVED STREET IMPROVEMENTS PLANS.
11. ON-SITE SIDEWALKS SHALL BE CONSTRUCTED OF FOUR (4") INCH THICK, FOUR THOUSAND (4,000) PSI COMPRESSIVE STRENGTH CONCRETE WITH WELDED WIRE MESH REINFORCING. SIDEWALKS AND APRONS SHALL RECEIVE CONSTRUCTION JOINTS AT 20' O.C. UNLESS OTHERWISE NOTED.
12. REFER TO HORIZONTAL CONTROL PLAN FOR SPECIFIC HEADER DIMENSIONS. REFER TO COORDINATE LAYOUT PLAN FOR STAKEOUT OF TIE AND ADDITIONAL DIMENSIONING.
13. FOR SITE UTILITIES, SEE UTILITY PLANS.
14. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE SITE WORK SPECIFICATIONS.
15. WORK PERFORMED IN CITY RIGHT OF WAY SHALL BE IN STRICT ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS AND/OR PUBLIC IMPROVEMENT PLANS.

FIRELANE NOTES

1. FIRELANES SHALL BE MARKED WITH VERTICAL SIGNS AND CURBS WITH RED WEATHER RESISTANT PAINT WITH WHITE LETTERING STATING "FIRE LANE-NO PARKING".
2. FIRELANES ARE TO BE IN PLACE PRIOR TO THE INTRODUCTION OF COMBUSTIBLES ON SITE.

SITE DATA

ACREAGE

WAL-MART	7.75 AC±
FUTURE LEASE LOT	1.67 AC±
OUT-LOTS	1.75 AC±
TOTAL	± 11.17 AC±

BUILDING AREA:

WAL MART	39910 SF

PARKING REQUIRED (WAL-MART)

STANDARD	193
ACCESSIBLE	4
CART CORRALS	3
TOTAL REQ'D	200

PARKING PROVIDED (WAL-MART)

STANDARD	207
ACCESSIBLE	8
CART CORRALS	4
TOTAL	219
RATIO	5.44

BENCHMARK:
BENCHMARK ID PI YSOGMETES
ANGLE POINT IN TOP OF CURB ON W ST
EDGE OF JONES 9' N MILE NORTH OF CRAIG
ELEVATION = 2263.00 FEET

BASIS OF BEARING:
THE WEST LINE OF THE SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M. BEARING S 0°00'53" W PER BEARING TAKEN ON CENTERLINE OF JONES BOULEVARD

NOTE:
REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLANS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 INCH = 40 FT.

Call before you OVERHEAD 1-702-593-8111

Call before you Dig. 1-800-227-2600

SUP-6417
05-12-05 PC

REVISIONS ◇ △ □

Planning/ Civil Engineering/ Surveying
EN ENGINEERING

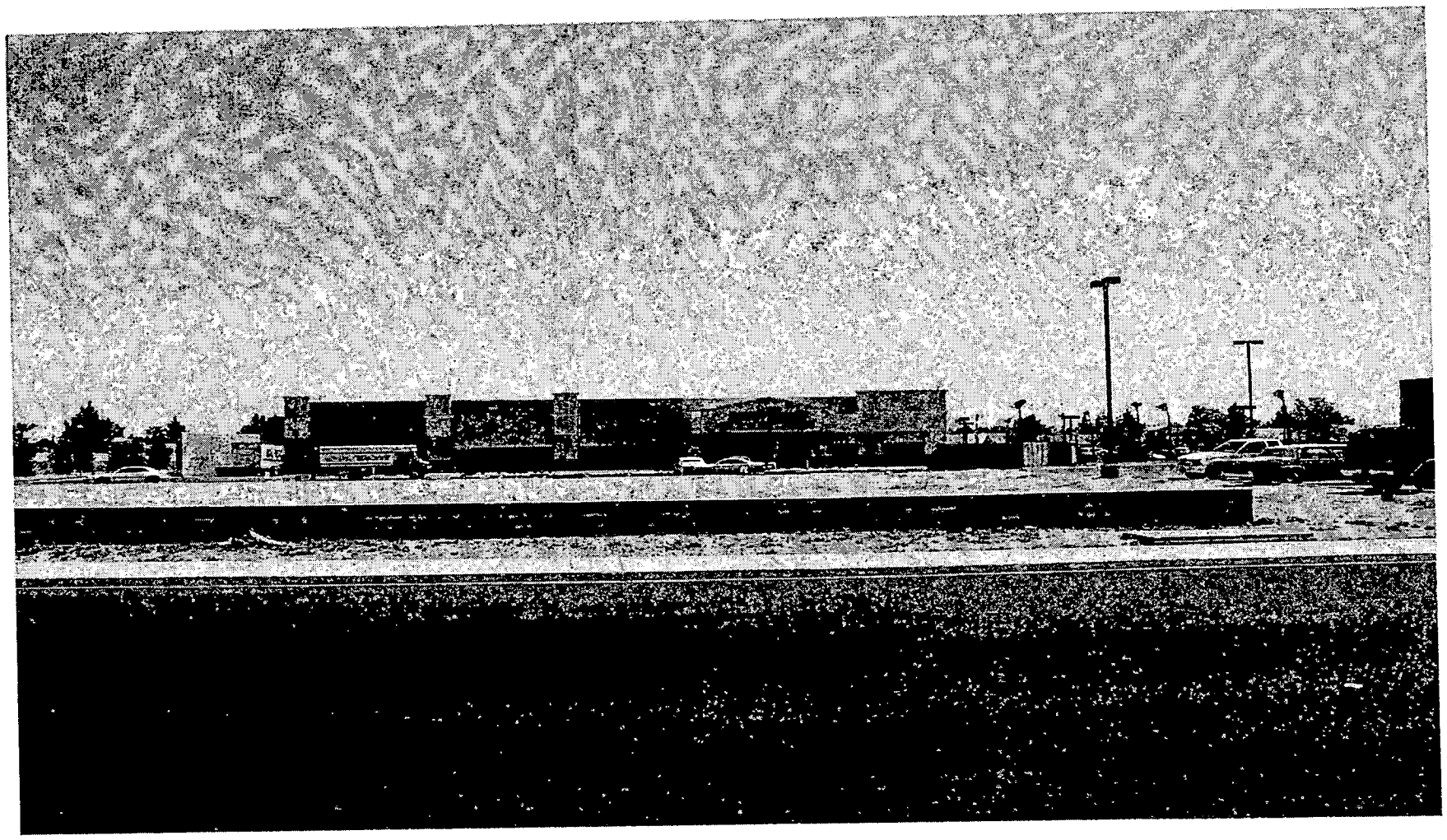
ON-SITE IMPROVEMENT PLANS
PRELIMINARY SITE PLAN

WAL★MART

WAL-MART NM #5258-00
LAS VEGAS, NV
WAL-MART STORES, INC.
BENTONVILLE, AR

DRAWN VC
CHECKED SE
EN JOB No. 01-525
REAL ESTATE APPROVAL DATE: 8/8/02
ORIGINAL ISSUE DATE: 8/15/03
PERMIT SET ISSUE DATE: TBD
CONSTRUCTION SET ISSUE DATE TBD

SHEET C-4.0
1 OF 17 SHEETS



SUP-6417 - APPLICANT: EN ENGINEERING, INC. - OWNER: WAL-MART STORES, INC.
ADJACENT TO THE NORTHEAST CORNER OF CRAIG ROAD AND JONES BOULEVARD
MAY 12, 2005 PLANNING COMMISSION

04/20/05

SUP-6417 - APPLICANT: EN ENGINEERING, INC. - OWNER: WAL-MART STORES, INC.
ADJACENT TO THE NORTHEAST CORNER OF CRAIG ROAD AND JONES BOULEVARD
MAY 12, 2005 PLANNING COMMISSION

04/20/05

EN ENGINEERING

05-507
March 29, 2005

City of Las Vegas
DEVELOPMENT SERVICES DEPARTMENT
731 South Fourth Street
Las Vegas, NV 89101

RE: Special Use Permit to allow check cashing within a Wal-Mart Neighborhood Market at the NEC of Craig and Jones (APN#138-01-219-002)

EN Engineering, Inc. respectfully requests a Special Use Permit to allow paycheck cashing only service on the Wal-Mart Neighborhood Market. at the NEC of Craig Road and Jones Boulevard. The zoning classification is C-1.

The grocery store is 39,690 square feet located on 8.17 acres. The check cashing service is an important portion of the Wal-Mart one stop grocery concept. Customers will be able to cash a payroll check for a small fee of $3.00 from any cash register. In no event will Wal-Mart operate a kiosk or concession, or offer any deferred check cashing of any kind. Nor is this service meant to compete with any type of "loan center" or financial institution. It is meant to be a 24 hour convenience for customers who need a payroll check cashed while making grocery purchases.

Along with the Special Use Permit, in accordance to code, a waiver from the separation distance to residential of the 200' minimum distance is requested. And in accordance with code, a waiver for the separation distance from another financial institution of the 1000' minimum is also requested. And in accordance with code a waiver is requested to allow 24 hour operation of this service to coincide with the current operating hours of the store. This current development will not adversely affect the natural environment (e.g. water, air noise, storm water management, wildlife and vegetation), safety and welfare of the surrounding neighborhoods or property values. The project is designed to meet or exceed all applicable development standards for this type of development.

Please do not hesitate to contact our office at (702) 866-6604, should you have any questions or concerns.

Sincerely,
EN ENGINEERING, INC.

Kris Munn, M.B.A.
Planning Manager

RECEIVED
MAR 30 2005

SUP-6417
05-12-05 PC

EN Engineering, Inc.

Planning
Civil Engineering
Surveying

Las Vegas, Nevada
Irvine, California
www.enengineeringinc.com

245 E. Warm Springs Road, Suite 100
Las Vegas, Nevada 89119
T:702.866.6604 F:702.866.6605

City of Las Vegas

Agenda Item No.: 52

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

SUP-6419 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EN ENGINEERING, INC. - OWNER: WAL-MART STORES, INC. - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED WITHIN AN EXISTING RETAIL STORE AND WAIVERS OF THE 1,000-FOOT MINIMUM DISTANCE SEPARATION FROM A SIMILAR USE, THE 200-FOOT MINIMUM DISTANCE SEPARATION FROM A RESIDENTIAL USE, AND THE HOURS OF OPERATION REQUIREMENTS adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard (APN 138-23-719-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

C.C.: 06/15/05 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions and adding the following conditions:

- ***No exterior signage indicating "Check Cashing" services.***
- ***This Special Use Permit shall be for check cashing only; no Auto Title Loan or Paycheck Advancement uses.***

– Motion carried with NIGRO abstaining as his company is currently working on a Wal-Mart transaction in North Las Vegas, TRUESDELL and EVANS voting NO and McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF MAY 12; 2005
Planning and Development Department
Item 52 – SUP-6419

MINUTES – Continued:
DOUG RANKIN, Planning and Development Department, stated that due to the waiver requests, staff recommended denial.

KRIS MUNN, EN Engineering, 245 E. Warm Springs Road, Ste. 100, Las Vegas, NV 89119, appeared on behalf of the applicant and concurred with staff's conditions.

No one appeared in opposition.

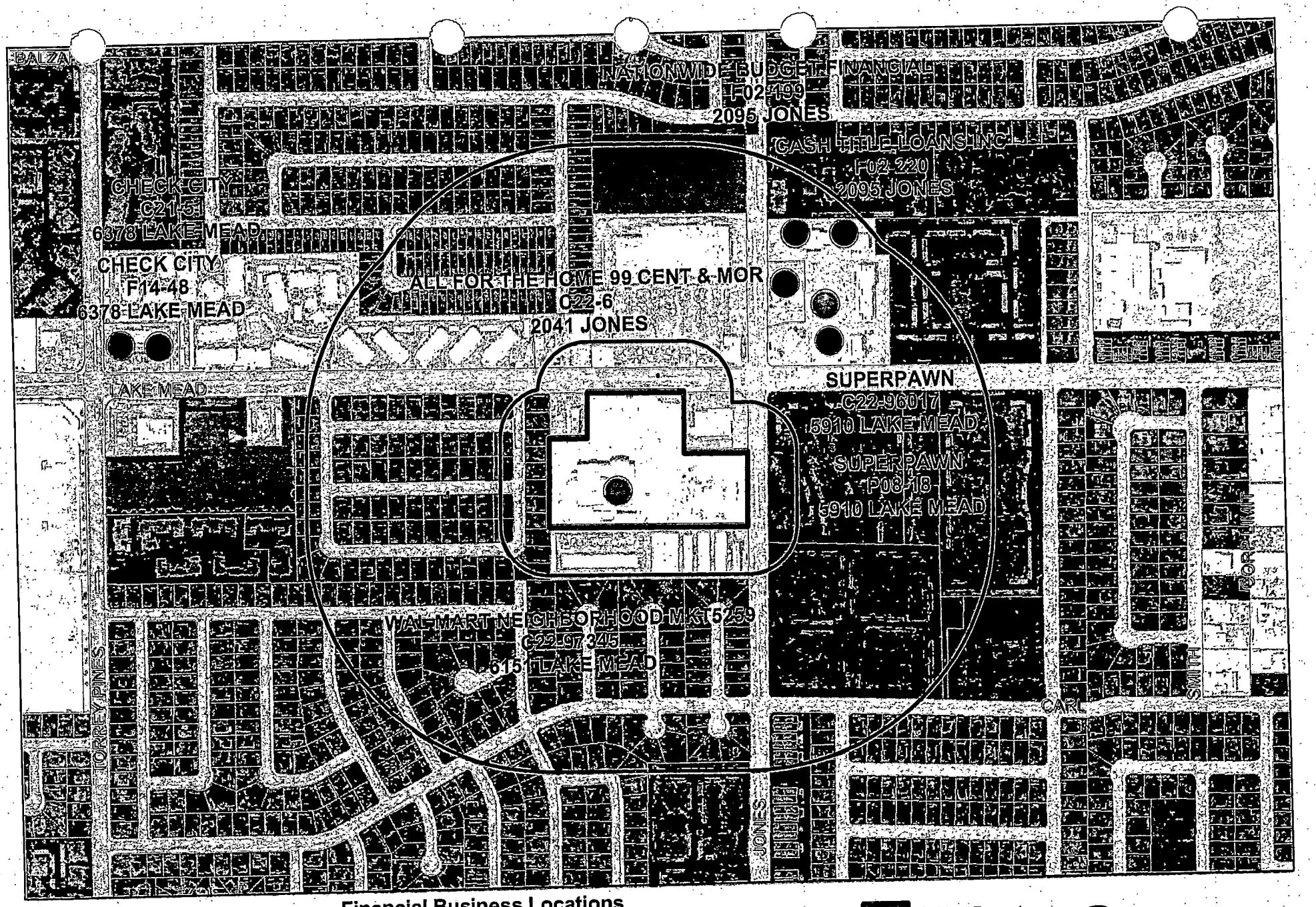
VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.
(10:48 – 10:48)
4-2700

CONDITIONS:
Planning and Development

1. Conformance to all minimum requirements under Title 19.04.050 for the Financial Institution, Specified and Auto Title Loan uses.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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



SUP-6419

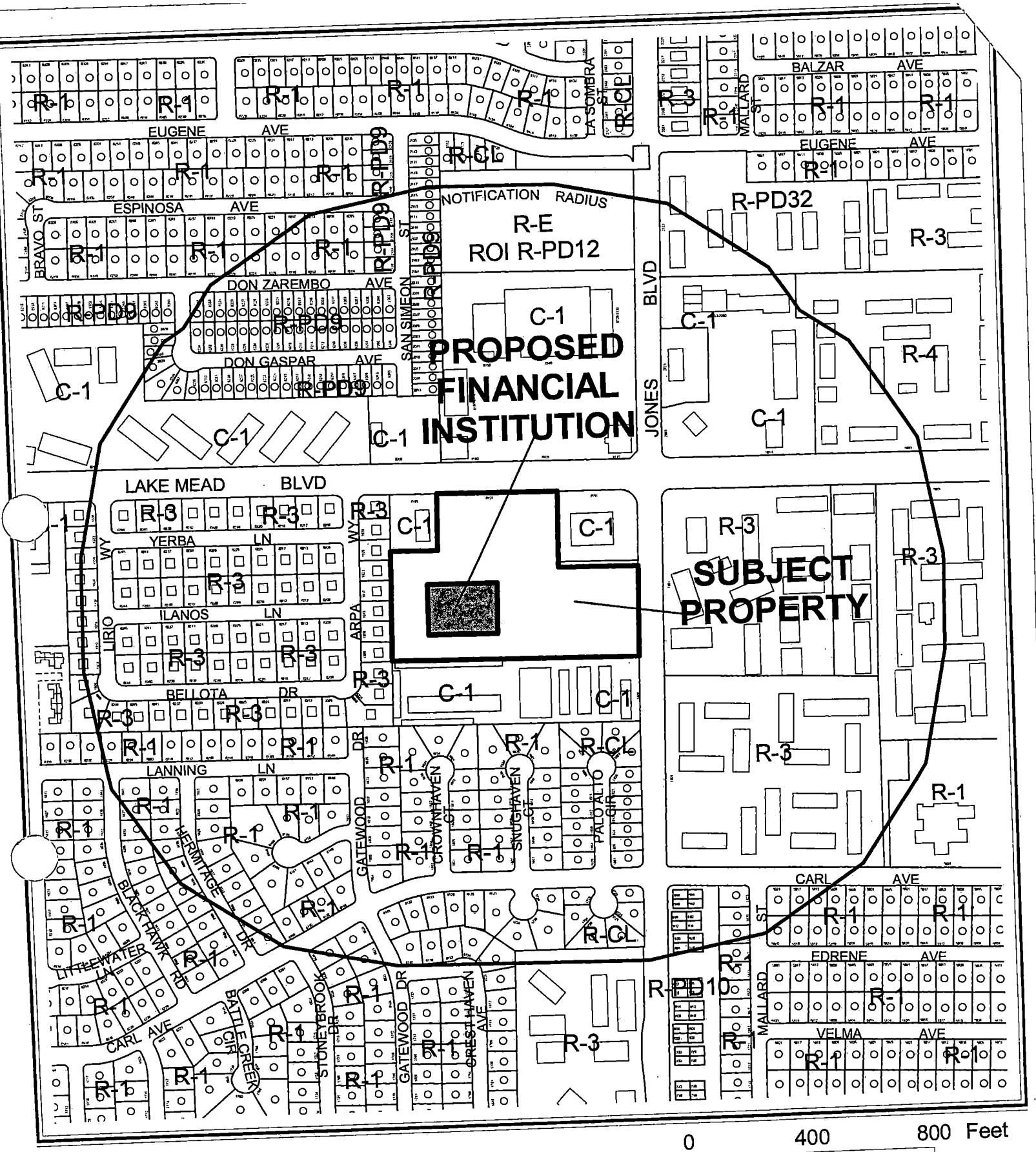
Financial Business Locations

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

Subject Property
Residential Property
Buffer

N

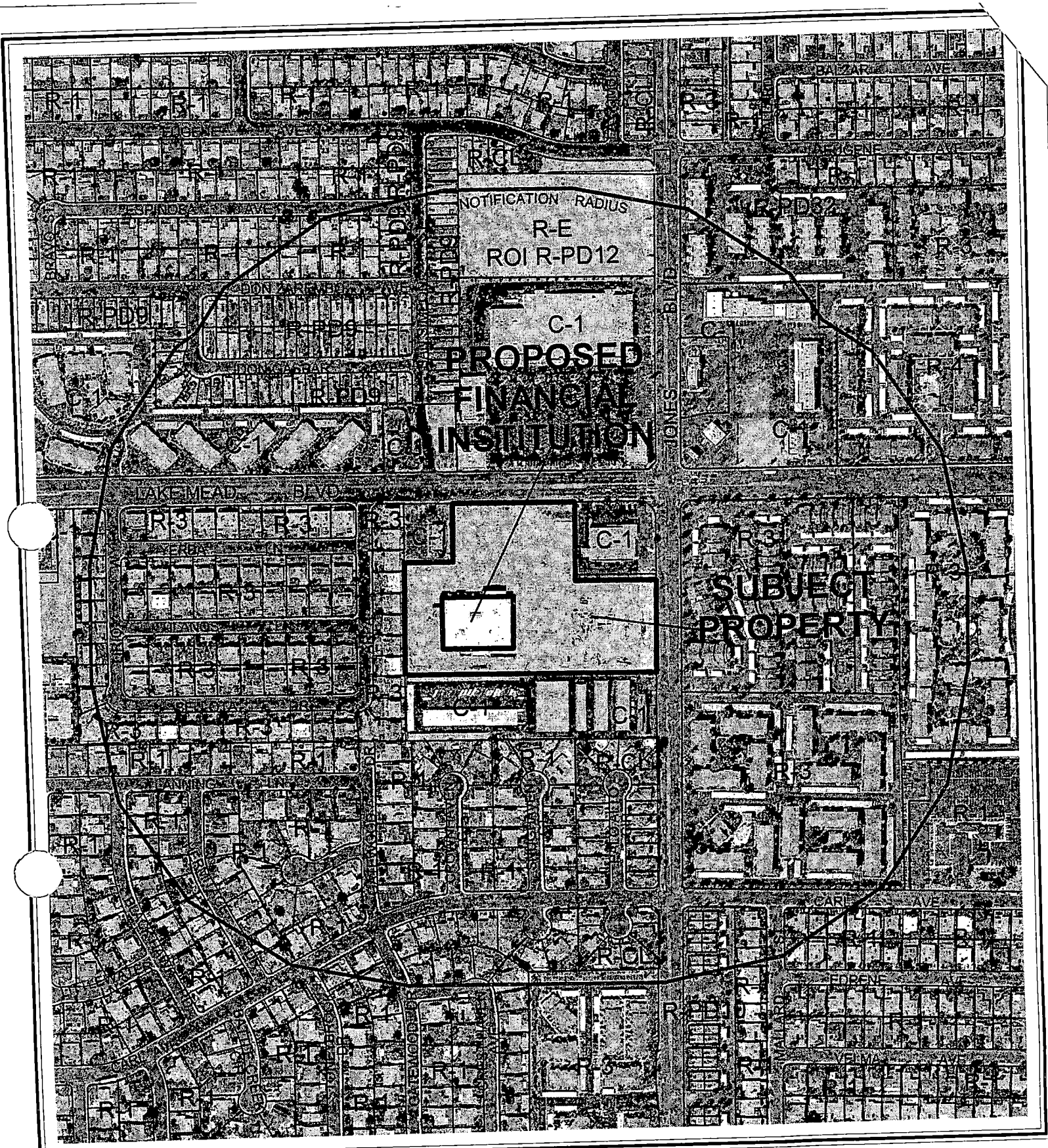
0 320 640 1,280 Feet



CASE: **SUP-6419**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)



CASE: **SUP-6419**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-6419 - APPLICANT: EN ENGINEERING, INC. - OWNER: WAL-MART STORES, INC.

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL** If Approved, subject to:

Planning and Development

1. Conformance to all minimum requirements under Title 19.04.050 for the Financial Institution, Specified and Auto Title Loan uses.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for a proposed Financial Institution, Specified within an existing retail store and waivers of the 1,000-foot minimum distance separation from a similar use, 200-foot minimum distance separation from residential use, and a waiver of the hours of operation adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard.

B) Applicant's Justification

The check cashing service is an important portion of the Wal-Mart one stop grocery concept. The service is meant to be a 24 hour convenience for customers who need a payroll check cashed while making grocery purchases.

BACKGROUND INFORMATION

A) Related Actions

11/02/00 The Planning Commission approved a Request for a Site Development Plan Review [Z-0096-84(17)] for a proposed 58,210 square foot commercial center on 8.69 Acres on the southwest corner of Lake Mead Boulevard and Jones Boulevard. Staff recommended approval.

11/20/02 The City Council approved a request for a Special Use Permit (U-0128-02) for packaged liquor sales for off-premise consumption in conjunction with a proposed Wal-Mart neighborhood market adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard. The Planning Commission and Staff recommended approval.

11/20/02 The City Council approved a Request for a Site Development Plan Review [Z-0096-84(18)] and a reduction in the amount of perimeter landscaping for a proposed 39,910 square foot Wal-Mart neighborhood market on 8.03 acres adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard. The Planning Commission and Staff recommended approval.

KCW

09/23/04 The Planning Commission approved a Master Sign Plan (MSP-5001) request for a Master Sign Plan for a proposed 39,910 square foot Wal-Mart neighborhood market on 8.03 acres adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard. Staff recommended approval.

01/05/05 The City Council approve a request for an Extension of Time (EOT-5744) for an approved Special Use Permit (U-0128-02) which allowed packaged liquor sales for off-premises consumption in conjunction with a proposed Wal-Mart neighborhood market adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard. Staff recommended approval.

B) Pre-Application Meeting

03/09/05 While at a pre-application submittal conference with the applicant the following was discussed.

- Application will need waivers of the separation requirements from residential and another financial institution specified.
- Possible waiver of the hours of operation standard.
- Request for the waivers will be in the justification letter.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 8.03

B) Existing Land Use

Subject Property:	Under development
North:	Retail/ Commercial
South:	Mini-warehouse
East:	Multi-family
West:	Multi-family

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	M (Medium Density Residential)

KCW

D) Existing Zoning

Subject Property: R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North: C-1 (Limited Commercial)
South: C-1 (Limited Commercial)
East: R-3 (Medium Density Residential)
West: R-3 (Medium Density Residential)

E) General Plan Compliance

The subject parcel is designated SC (Service Commercial) within the Southwest Sector Land Use Map of the General Plan. The subject parcel is currently within a C-1 (Limited Commercial) zoning district, which is in conformance with the SC (Service Commercial) General Plan designation.

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

Trails: Multi-use Transportation
The proposed use will be restricted to the interior of a retail building. The use therefore will not be affected by the trail along the northern property line of the site or vice versa.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Requirements to be Waived

Use	Code Requirement	Conformance
Financial Institution, Specified	200 feet from any parcel used or zoned for residential use	NO
Financial Institution, Specified	1,000 feet from any other specified financial institution, auto tile loan or auto pawn use	NO

KCW

Financial Institution, Specified	The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.	NO

The subject site is located adjacent to residentially zoned properties to the west. Due to the proximity of the parcel to residentially zoned land to the west the applicant requires a waiver of the 200-foot minimum distance requirement.

The subject parcel intended for the Financial Institution, Specified is located within 1,000 feet of another Financial Institution, Specified to the northeast of the subject property. Therefore, the applicant requires a waiver from the minimum 1,000-foot minimum distance requirement.

The applicant is proposing the use to be injunction with a retail establishment with 24 hour operations. Therefore the applicant is requesting the waiver of the limitation of hours of operation.

B) General Analysis and Discussion

- Zoning

  The subject site is currently zoned C-1 (Limited Commercial). A Financial Institution, Specified use is permitted within the C-1 (Limited Commercial) zone with the approval of a Special Use Permit.

- Use

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

  Wal-Mart proposes to allow customers to cash payroll checks at any of the cash registers located in the front of the store 24 hours a day.

- Conditions

  Title 19.04.050 lists the following conditions for a Financial Institution, Specified use, adopted by City Council April 21, 2004.

  1. The use shall comply with all applicable requirements of Title 6.

KCW

2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.

3. No temporary signs (as described in Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.

4. Window signs shall not:
   a. Cover more than twenty percent (20%) of the area of all exterior windows;
   b. Include flashing lights or neon lighting; or
   c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.

5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.

6. The building or portion thereof that is dedicated to the use shall have a minimum size of one thousand five hundred square feet, and shall have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).

7. No specified financial institution use may be located closer than two hundred feet from any parcel used or zoned for residential use. In addition, no specified financial institution use may be located closer than one thousand feet from any other specified financial institution use, auto title loan use or pawn use. For purposes of this Paragraph (7), distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to lines of fee interest parcels and not leasehold parcels.

This particular site complies with all the conditions mentioned above except conditions five and seven. The use will be less than 200 feet away from residentially zoned property, less than 1000 feet away from another specified financial institution use, and will be open for 24 hours.

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:

KCW

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

   Although this use falls within the parameters of the SC (Service Commercial) category, its specific location makes it incompatible with surrounding land uses. The subject parcel is adjacent to a R-3 zoned development to the west. The City requires a 200-foot buffer between specified financial institutions and residential areas. Additionally, the proposed site of the use is located within 1,000 feet of a similar use, therefore creating a higher probability of saturation in the area.

   In-light of the need for the requested waivers the proposed land use cannot 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. Therefore the recommendation for this request is for denial.

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

   The proposed use will comply with Title 19.04 in regards to the physical size of the space, which is approximately 1548 square feet. The overall size of the Wal-Mart store is 23,541 square feet. This large area of interior space will be adequate to accommodate customer waiting areas, customer queuing, and provide transaction space for a Financial Institution, specified. The overall site is adequate in size as it is part of an overall shopping center, which will provide sufficient access to and from Jones Boulevard and Lake Mead Boulevard. The site will also provide sufficient parking for the proposed use.

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

   The subject site is accessible from Jones Boulevard and Lake Mead Boulevard, Primary (100') Arterials per the Master Plan of Streets and Highways. Both of these roads are adequate in size to provide the necessary access to and from the subject property.

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

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

KCW

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 334

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-04-14 APN: 138 23 719 004

Name of Property Owner: Wal-Mart Stores, Inc.

Name of Applicant: EN Engineering, Inc.

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

_____Yes ___X___No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

MF

Print Name: JOHN E. CLARKE, ASST V.P.

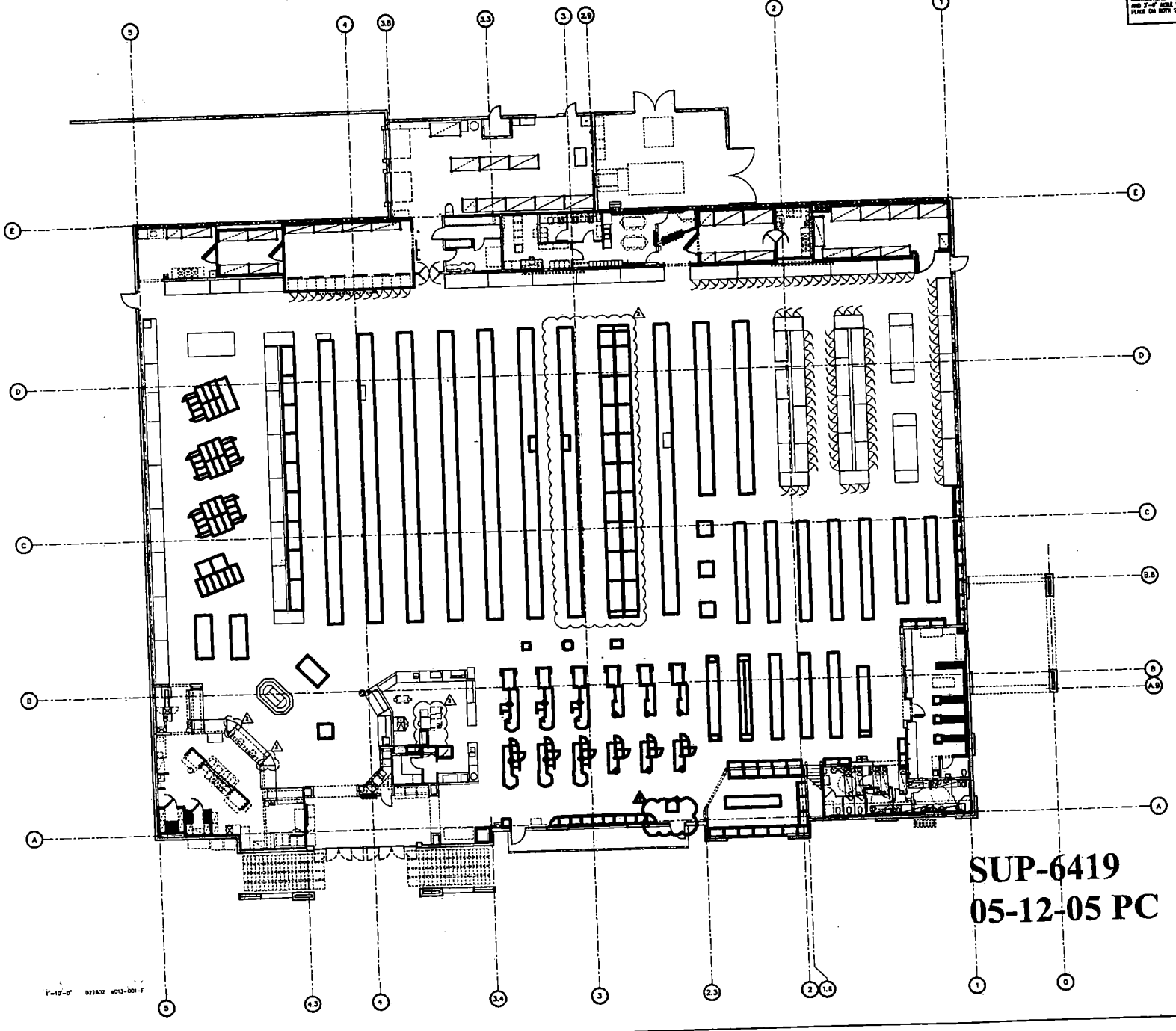
Subscribed and sworn before me

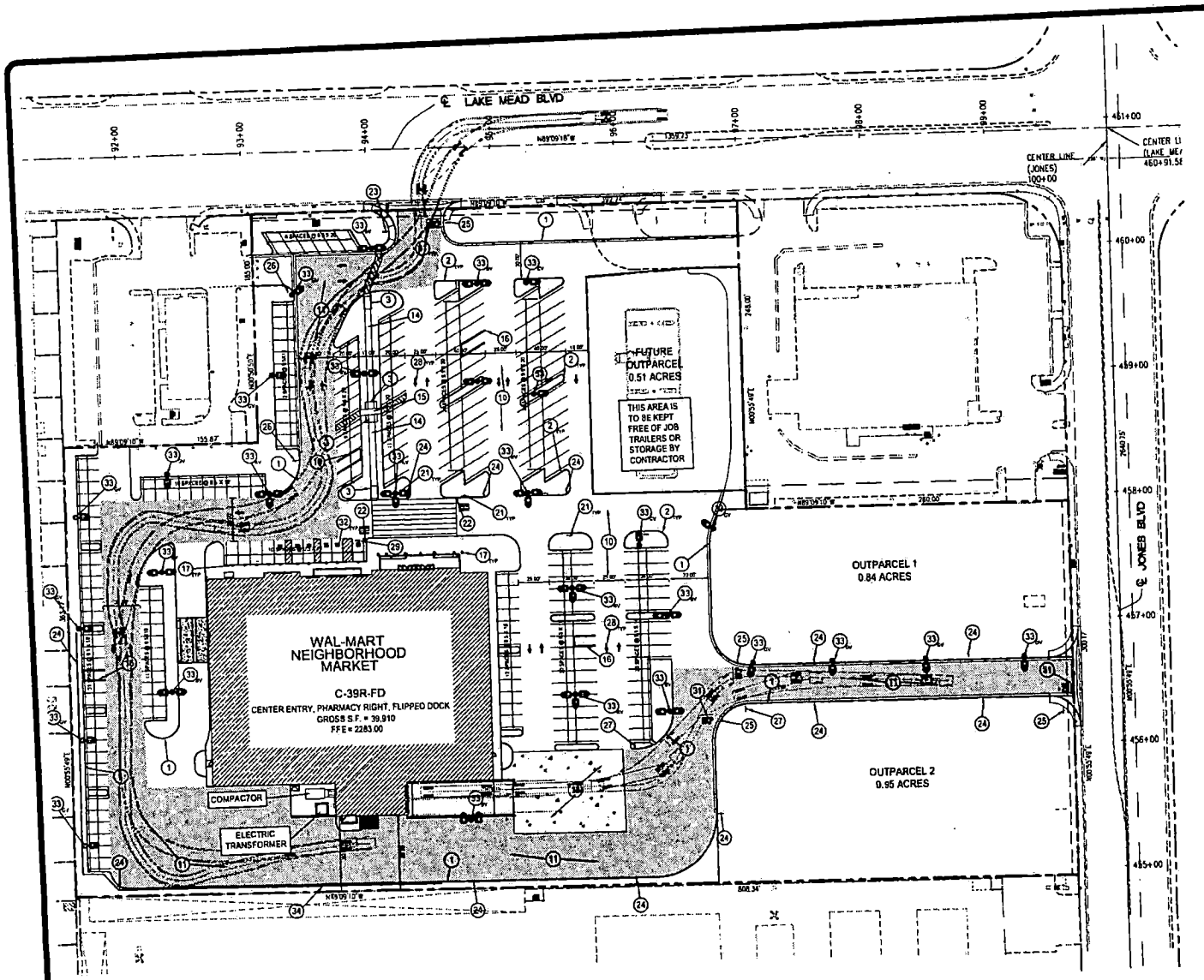
This 21th day of March, 2005

Kristie D. Hamilton

Notary Public in and for said County and State

KRISTIE D. HAMILTON
"NOTARY PUBLIC"
State of Arkansas, Washington County
My Commission Expires 10/1/2014


SUP-6419
05-12-05 PC



SITE CONSTRUCTION NOTES

NOTE	DESCRIPTION
1	CONSTRUCT TYPE "A" CURB AND GUTTER PER DETAIL 7, CD-1.1
2	CONSTRUCT TYPE "B" CURB PER DETAIL 6, CD-1.1
3	CONSTRUCT TYPE "A" CONCRETE RAMP PER DETAIL 3, CD-1.1
4	CONSTRUCT TYPE "B" CONCRETE RAMP PER DETAIL 4, CD-1.1
5	CONSTRUCT TYPE "C" CONCRETE RAMP PER DETAIL 5, CD-1.1
6	INSTALL DETECTABLE WARNING PER DETAIL 8, CD-1.1
7	CONSTRUCT ASPHALT TURNDOWN PER DETAIL 1, CD-1.1
8	CONSTRUCT CONCRETE TURNDOWN PER DETAIL 2, CD-1.1
9	CONSTRUCT MONOLITHIC CURB AND SIDEWALK PER DETAIL 9, CD-1.1
10	INSTALL REGULAR DUTY ASPHALT PAVEMENT PER DETAIL 10, CD-1.1
11	INSTALL HEAVY DUTY ASPHALT PAVEMENT PER DETAIL 12, CD-1.1
12	INSTALL REGULAR DUTY CONCRETE PAVEMENT PER DETAIL 10, CD-1.1
13	INSTALL HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 12, CD-1.1
14	CONSTRUCT CONCRETE AGE-RAILS PER DETAIL 11, CD-1.1
15	CONSTRUCT CART CROSSING PER DETAIL 12, CD-1.1
16	INSTALL CART CORRAL PER DETAIL 11, CD-1.1
17	INSTALL STANDARD PIPE BOLLARD PER DETAIL 1, CD-1.1
18	INSTALL STANDARD SIGN BASE PER DETAIL 6, CD-1.0
19	INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 3, CD-1.0
20	INSTALL "TRUCK DRIVE" SIGN PER DETAIL 6, CD-1.0
21	INSTALL ADA SIGN PER DETAIL 3, CD-1.0
22	INSTALL PEDESTRIAN CROSSING SIGN PER DETAIL 6, CD-1.0
23	INSTALL "TRUCK ENTRANCE" SIGN PER DETAIL 7, CD-1.0
24	INSTALL "NO PARKING FIRE LANE" SIGN PER DETAIL 6, CD-1.0
25	INSTALL "STOP" SIGN PER DETAIL 10, CD-1.0
26	INSTALL "TRUCK ENTRANCE" SIGN PER DETAIL 11, CD-1.0
27	INSTALL "TRUCK EXIT" SIGN PER DETAIL 12, CD-1.0
28	INSTALL TRAFFIC FLOW ARROW AS INDICATED PER DETAIL 6, CD-1.0
29	INSTALL "HAM" PAVEMENT MARKINGS PER DETAIL 13, CD-1.0
30	INSTALL "CENTER" PAVEMENT MARKING PER DETAIL 14, CD-1.0
31	INSTALL STOP BAR PAVEMENT MARKINGS PER DETAIL 15, CD-1.2
32	INSTALL ACCESSIBLE PARKING SPACE SYMBOL PER DETAIL 19, CD-1.0
33	INSTALL LIGHT POLE BASE PER DETAIL 1, CD-1.2
34	INSTALL RETAINING WALL PER DETAIL 1, CD-1.2

COORDINATION NOTES:

1. CONTRACTOR SHALL REFER TO BUILDING PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT DOOR, CANOPIES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS AND SIZES OF ROOF DOWNSPOUTS.
2. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST. REFER TO PARKING LOT SIGN POST DETAIL.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
4. ALL CURB BACKS ARE 2'-0" TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
5. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
7. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND IN KIND.
8. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
9. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
10. ALL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED PER APPROVED STREET IMPROVEMENT PLANS.
11. ON-SITE SIDEWALKS SHALL BE CONSTRUCTED OF FOUR (4") INCH THICK, FOUR THOUSAND (4,000) PSI COMPRESSIVE STRENGTH CONCRETE WITH WWF 6X6 W2.9XW2.9 WELDED WIRE MESH FABRIC SIDEWALKS AND APRONS SHALL RECEIVE CONSTRUCTION JOINTS AS 25' O.C. UNLESS OTHERWISE NOTED.
12. REFER TO HORIZONTAL CONTROL PLAN FOR SPECIFIC CURVE DIMENSIONS. REFER TO COORDINATE LAYOUT PLAN FOR STAKE OUT DATA AND ADDITIONAL DIMENSIONING.
13. FOR SITE UTILITIES, SEE UTILITY PLANS.
14. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE STD & WORK SPECIFICATIONS.
15. WORK PERFORMED IN CITY RIGHT OF WAY SHALL BE IN STRICT ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS AND/OR PUBLIC IMPROVEMENT PLANS.

FIRELANE NOTES

1. FIRELANES SHALL BE MARKED WITH VERTICAL STRIPE AND CURBS WITH RED WEATHER RESISTANT PAINT WITH WHITE LETTERING STATING "FIRELANE-NO PARKING".
2. FIRELANES ARE TO BE IN PLACE PRIOR TO THE INTRODUCTION OF COMBUSTIBLES ON SITE.

SITE DATA

ACREAGE:

WAL-MART	7.48 ACs
FUTURE LEASE LOT:	0.53 ACs
OUTLOTS:	0.79 ACs
TOTAL:	10.35 ACs

BUILDING AREA:

WAL-MART	39,910 SF

PARKING REQUIRED (WAL-MART):

STANDARD	199
ACCESSIBLE	7
CART CORRALS	5
TOTAL REQD	200

PARKING PROVIDED (WAL-MART):

STANDARD	293
ACCESSIBLE	8
CART CORRALS	4
TOTAL	315
RATIO	8.33

BENCHMARK:
BENCHMARK NO. 8 "LVVWD-1416"
RIVET & PLATE IN TOP OF CURB ON SOUTHEAST CORNER OF LAKE MEAD & JONES
ELEVATION = 1766.51 FEET

BASIS OF BEARING:
SOUTH 0° 36' 49" WEST ALONG THE EAST LINE THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 59 EAST M.D.B.&M.

NOTE:
REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLANS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 INCH = 40 FT.

Call before you OVERHEAD 1-702-383-8111
Call before you Dig. 1-800-227-2600

SUP-6419
05-12-05 PC

REVISIONS ◇ △
NO. DESCRIPTION DATE BY

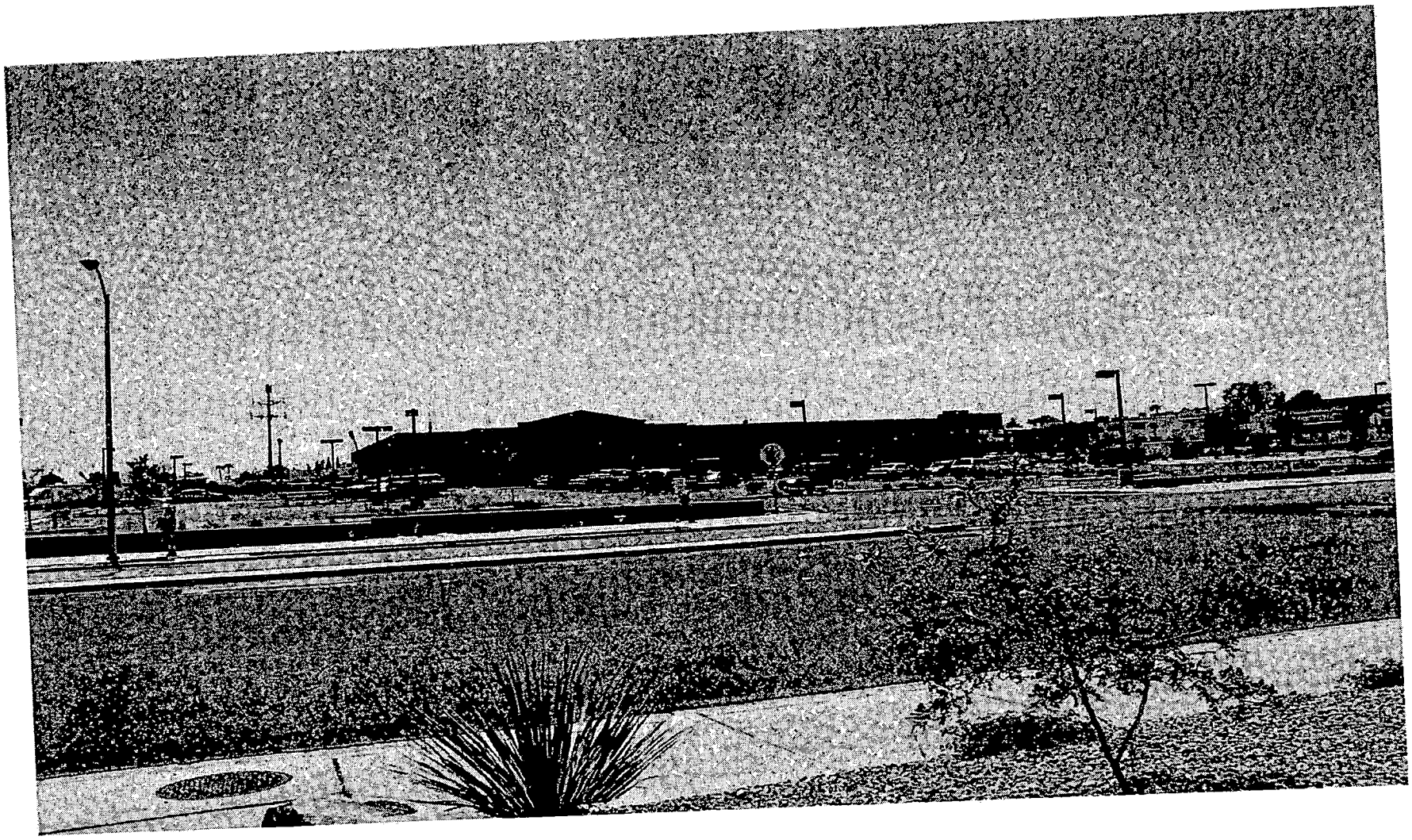
Planning/ Civil Engineering/ Surveying
EN ENGINEERING

ON-SITE IMPROVEMENT PLANS
PRELIMINARY SITE PLAN

WAL★MART

WAL-MART NM #5259-00
LAS VEGAS, NEVADA
WAL-MART STORES, INC.
BENTONVILLE, AR

DRAWN VC
CHECKED JS
EN JOB No. 01-561
REAL ESTATE APPROVAL DATE: 8/04/02
ORIGINAL ISSUE DATE: 8/15/03
PERMIT SET ISSUE DATE: TBD
CONSTRUCTION SET ISSUE DATE: TBD
SHEET C-4.0
1 OF 17 SHEETS



SUP-6419 - APPLICANT: EN ENGINEERING, INC. - OWNER: WAL-MART STORES, INC.
ADJACENT TO THE SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND JONES BOULEVARD
MAY 12, 2005 PLANNING COMMISSION

04/20/05

EN ENGINEERING

5-506
March 29, 2005

City of Las Vegas
DEVELOPMENT SERVICES DEPARTMENT
731 South Fourth Street
Las Vegas, NV 89101

RE: Special Use Permit to allow check cashing within a Wal-Mart Neighborhood Market at the SWC of Jones & Lake Mead

EN Engineering, Inc. respectfully requests a Special Use Permit to allow paycheck cashing only service on the Wal-Mart Neighborhood Market at the SWC of Lake Mead and Jones. The R-E zoning classification is modified by resolution of intent to C-1.

The grocery store is 39,690 square feet located on 8.03 acres. The check cashing service is an important portion of the Wal-Mart one stop grocery concept. Customers will be able to cash a payroll check for a small fee of $3.00 from any cash register. In no event will Wal-Mart operate a kiosk or concession, or offer any deferred check cashing of any kind. Nor is this service meant to compete with any type of "loan center" or financial institution. It is meant to be a 24hr convenience for customers who need a payroll check cashed while making grocery purchases.

Along with the Special Use Permit, in accordance to code, a waiver from the separation distance to residential of the 200' minimum distance is requested. And in accordance with code, a waiver for the separation distance from another financial institution of the 1000' minimum is also requested. And in accordance with code a waiver is requested to allow 24 hour operation of this service to coincide with the current operating hours of the store. This current development will not adversely affect the natural environment (e.g. water, air noise, storm water management, wildlife and vegetation), safety and welfare of the surrounding neighborhoods or property values. The project is designed to meet or exceed all applicable development standards for this type of development.

Please do not hesitate to contact our office at (702) 866-6604, should you have any questions or concerns.

Sincerely,
EN ENGINEERING, INC.

Kris Munn, M.B.A.
Planning Manager

RECEIVED

MAR 30 2005

SUP-6419
05-12-05 PC

EN Engineering, Inc.
Planning
Civil Engineering
Surveying
Las Vegas, Nevada
Irvine, California
www.enengineeringinc.com
245 E. Warm Springs Road, Suite 100
Las Vegas, Nevada 89119
T:702.866.6604 F:702.866.6605

City of Las Vegas

Agenda Item No.: 53

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] CONSENT [X] DISCUSSION

SUBJECT:
SDR-6341 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LATINOS R US LLC - Request for a Site Development Plan Review FOR A PROPOSED OFFICE AND WAIVERS OF THE PERIMETER, STREET, AND FOUNDATION LANDSCAPE STANDARDS on 0.11 acres located at 1709 South Eastern Avenue (APN 162-01-310-199), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

APPLICANT REQUESTS THIS ITEM HELD IN ABEYANCE TO THE JUNE 9, 2005 PC

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

RECOMMENDATION:
Staff recommends ABEYANCE

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

MOTION:
TRUESDELL – Motion to bring forward and HOLD IN ABEYANCE Item 4 [TMP-6396], Item 10 [GPA-6363], Item 16 [GPA-6333], Item 17 [ZON-6334], Item 18 [VAC-6163] and Item 19 [SDR-6336] to the 5/26/2005 Planning Commission Meeting; Item 9 [GPA-6221], Item 20 [ZON-6157], Item 21 [VAR-6349], Item 22 [VAR-6158], Item 23 [VAR-6407], Item 24 [SDR-6155] and Item 53 [SDR-6341] to the 6/09/2005 Planning Commission Meeting and WITHDRAW WITHOUT PREJUDICE Item 31 [ZON-6379] and Item 32 [SDR-6381] – UNANIMOUS with McSWAIN excused

MINUTES:
There was no discussion.

(6:03 – 6:05)

05/03/2005

RECEIVED

MAY 0 3 2005

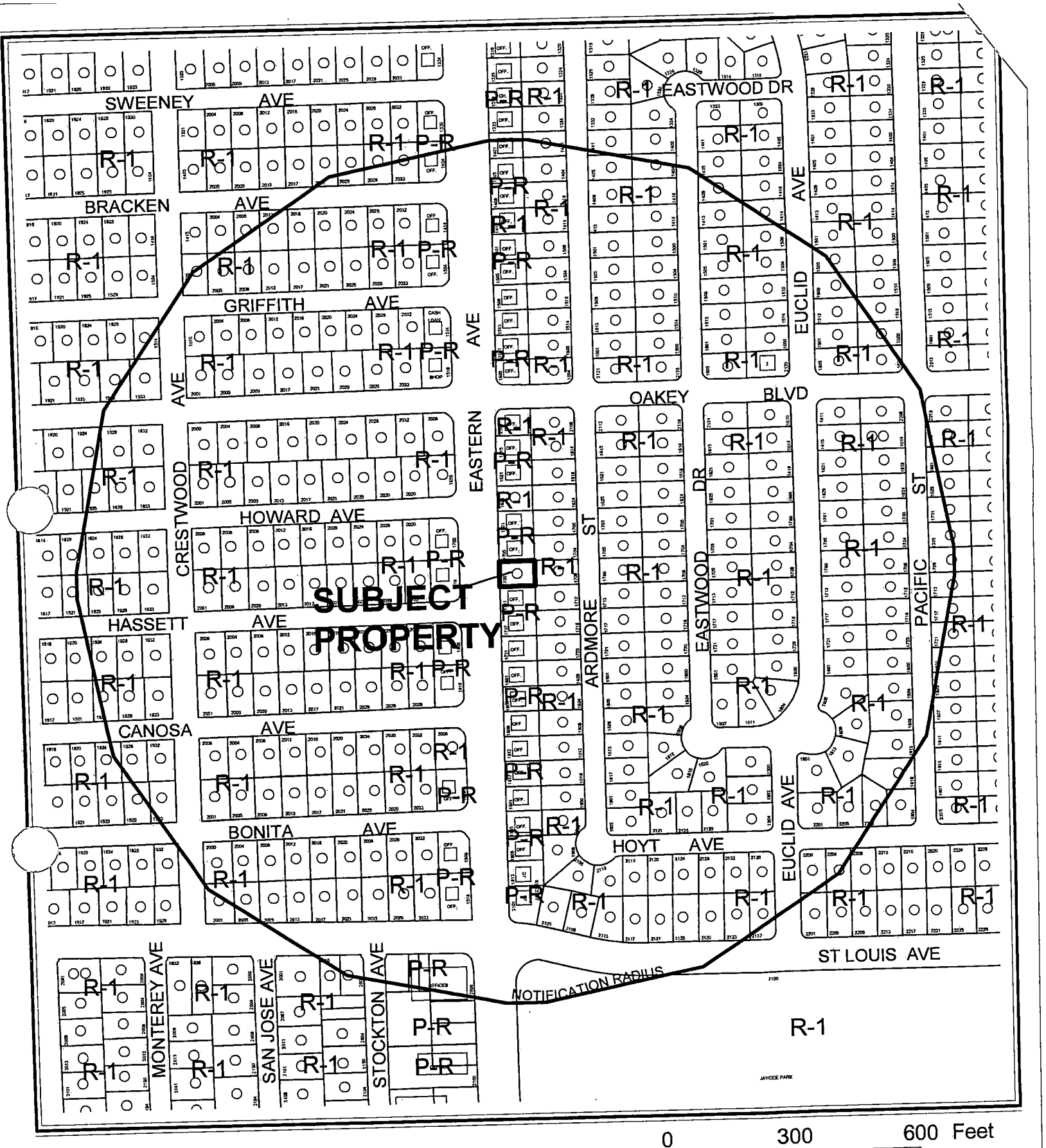
TO : PLANNING DEVELOPMENT
RE: 1709 S EASTERN AVE
LAS VEGAS NV 89104

SDR 63-41 SITE DEVELOPMENT REVIEW

PLEASE HOLD MY CASE TO THE NEXT MEETING ON JUNE 9TH 2005

SINCERELY

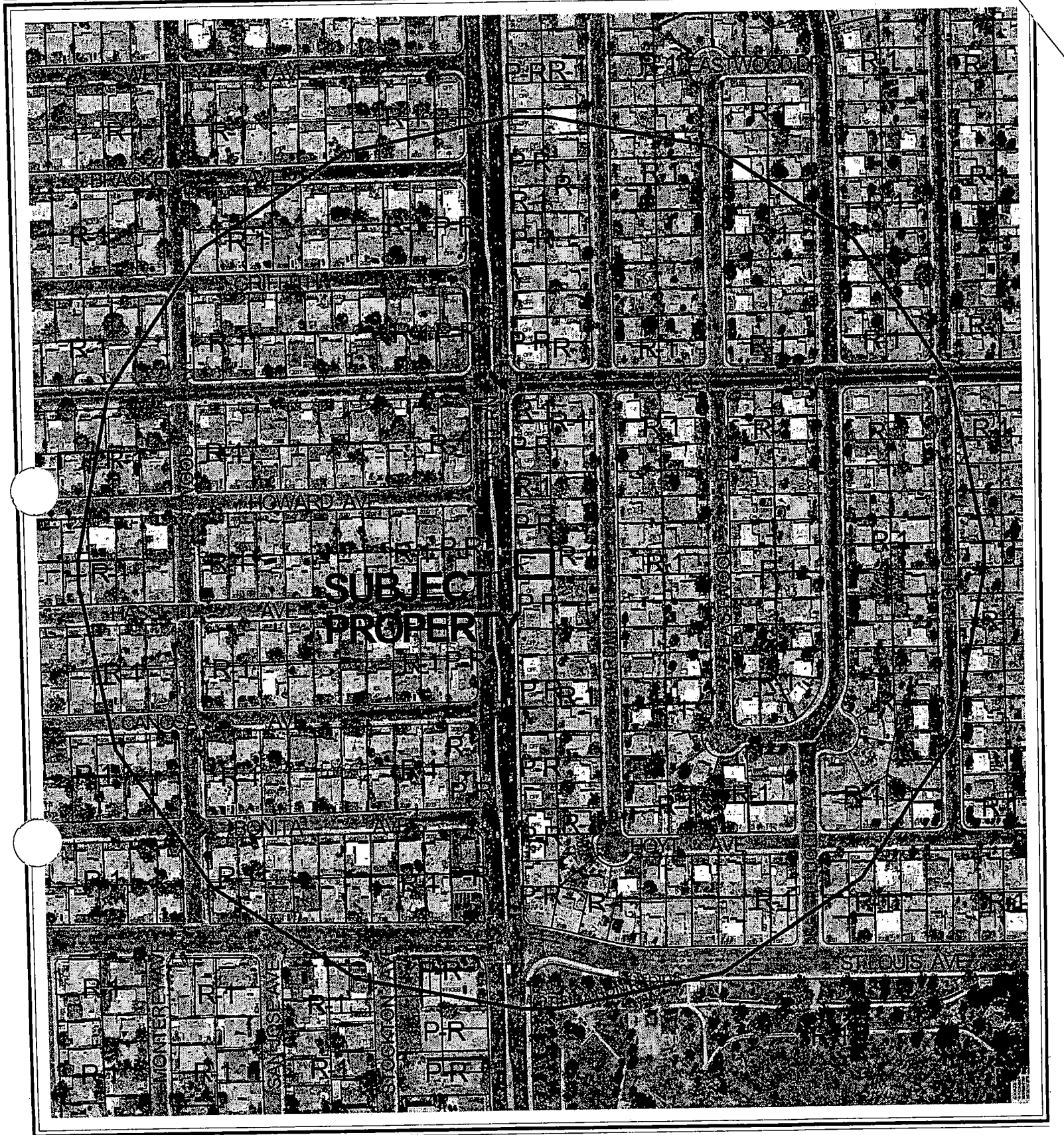
LATINOS R US
ADA ARGUETA



CASE: **SDR-6341**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



0 300 600 Feet

CASE: **SDR-6341**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-6341 - APPLICANT/OWNER: LATINOS R US LLC

ON MAY 3, 2005 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 9, 2005 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ~~SDR-4498~~ SDR-6341 (95) APN: 162-01-310-199

Name of Property Owner: LATINOS R US LLC

Name of Applicant: Ada Arqueta

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: 162-01-310-199

Signature of Property Owner/Authorized Agent: [signature]

Print Name: ADA ARQUETA

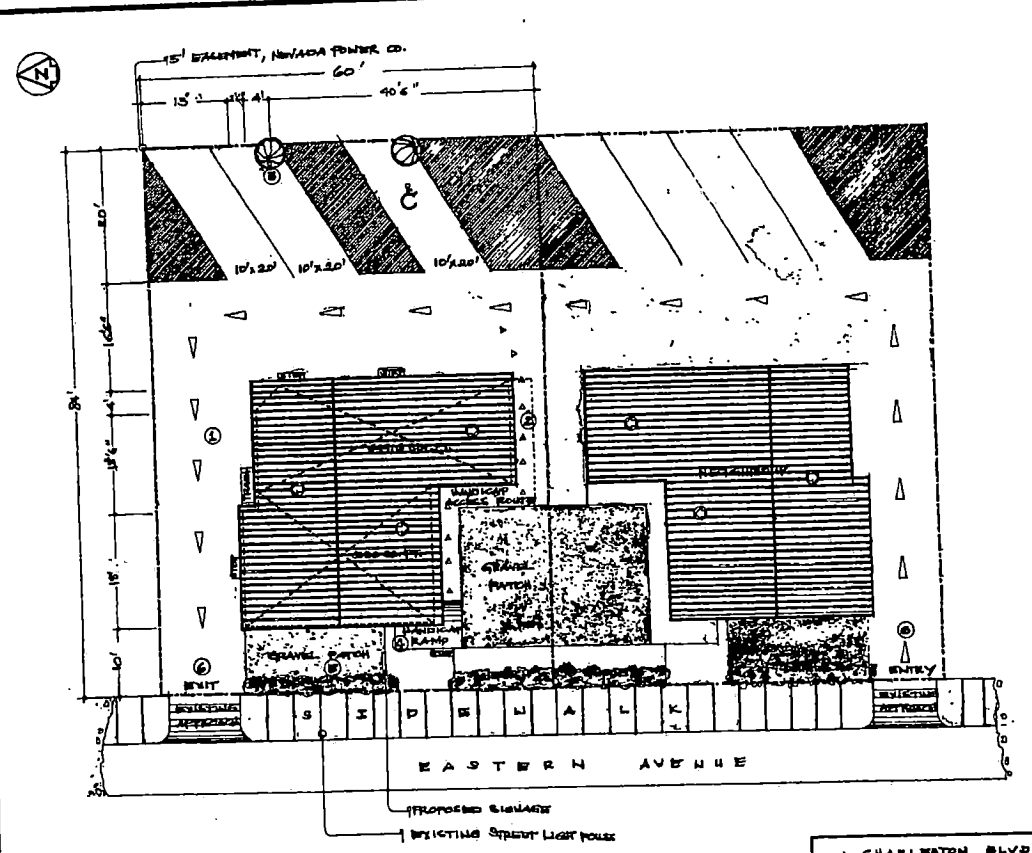
Subscribed and sworn before me

This 16 day of March, 2005

Kathryn M. McDonald

Notary Public in and for said County and State

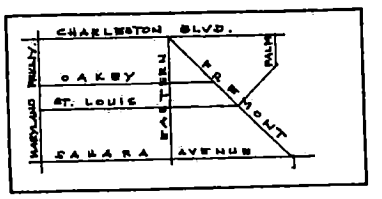
KATHRYN M. McDONALD
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 99-56749-1
MY APPT. EXPIRES JUNE 14, 2007



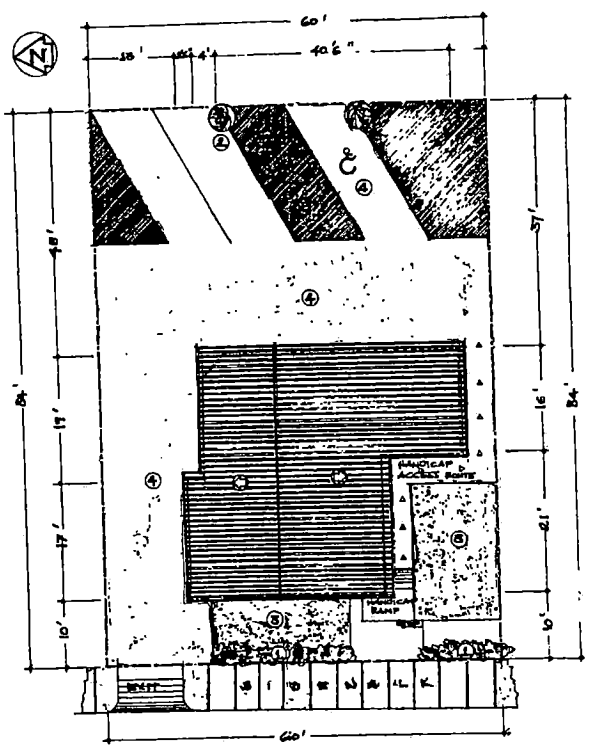
SITE PLAN
SCALE 3/32"=1'-0"

④ EXISTING PARKING LOT AND DRIVEWAY ARE ALL CONCRETE SLAB.
② PREPARATION OF ALL BASE MATERIAL AND CONCRETE SLAB VIA PARKING LOT AND DRIVEWAYS ARE AS PER CITY CODES. FINISHED CONCRETE SURFACE TO MATCH THE EXISTING SURFACES OF THE NORTH & SOUTH NEIGHBOUR PROPERTIES.
③ REQUIRED TO HAVE ONE TREE WITH SIX(6) SPACES FOR THIS PROJECT.
④ HANDICAP RAMP PROVIDED FOR DISABLED CUSTOMERS AND SLOPES TO WEST DRIVEWAY (0.36" PER FEET).
⑤ TREE PLANTED AT TWENTY(20) FEET APART AT CARWALK ON REAR. CURBING ADDED AT FRONT OF LAWN.
⑥ PROPOSED ENTRY/EXIT SHARED WITH NEXT DOOR NEIGHBOUR.

PROPERTY SIZE : 5040 SQ.FT.



VICINITY MAP
NOT TO SCALE



LANDSCAPE PLAN
SCALE 3/32"=1'0"

LEGEND:
① BRUSH - OLEANDER (5 GALLON)
② TREES - WINDMILL PALM (15 GALLON)
③ GRAVEL PATCH
④ PARKING LOT, DRIVEWAY, RAMP, WALKWAY AND ACCESS ROUTES FOR HANDICAPS ARE MADE OF CONCRETE SLAB.

SDR-6341
05-12-05 PC

SHEET CONTENTS
SITE PLAN
LANDSCAPE PLAN
VICINITY MAP

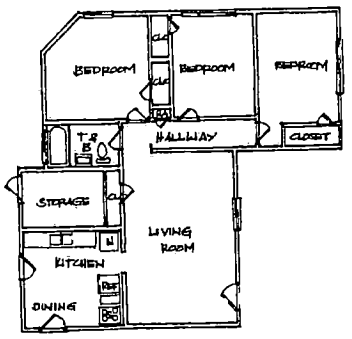
OWNER
ADA ARGUETA
1709 EASTERN AVENUE
LAS VEGAS, NV., 89119

PROPOSED PROJECT
OFFICE BUILDING
CONVERSION

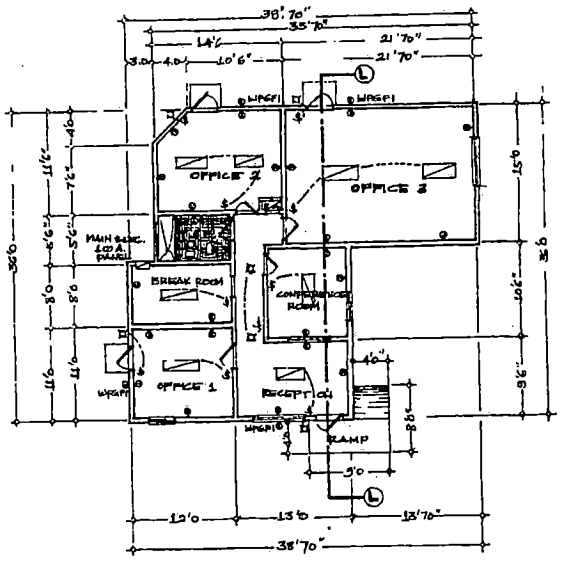
NO.	REVISION	DATE

DRAWN BY: N.A.F.
CHECKED BY:
DATE: 12/27/04
JOB NO:

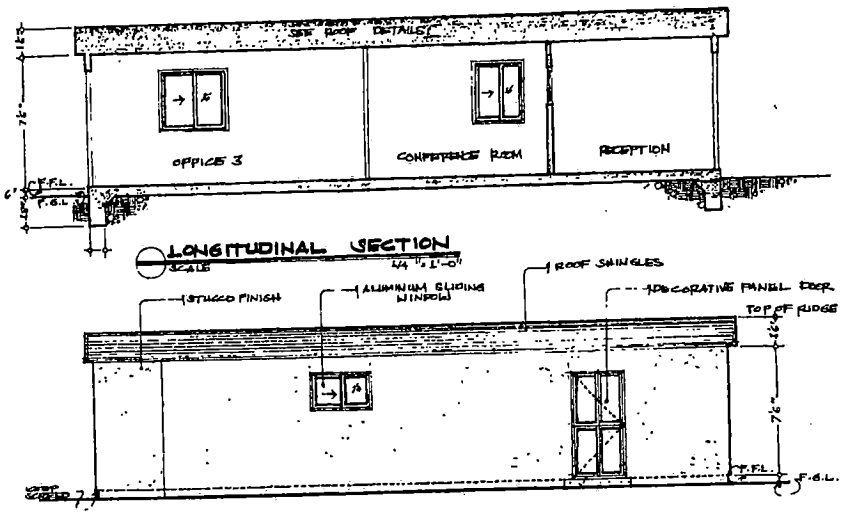
A-1



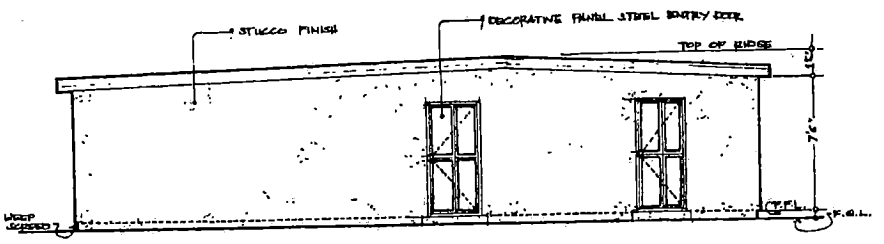
OLD FLOOR PLAN
SCALE 1/8"=1'-0"



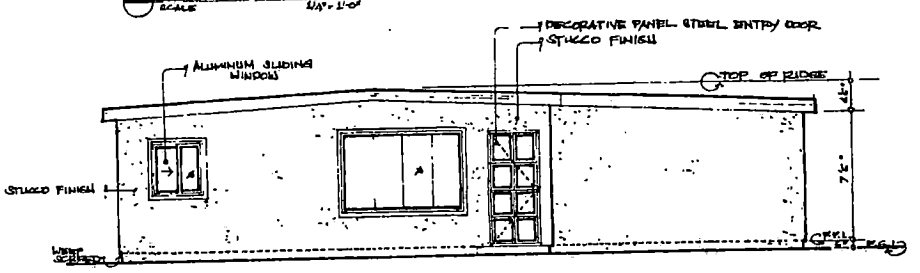
NEW FLOOR PLAN
SCALE 1/8"=1'0"



LONGITUDINAL SECTION
SCALE 1/4"=1'-0"



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



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

SHEET CONTENTS
FLOOR PLAN
FRONT & REAR ELEVATION
LONGITUDINAL SECTION

OWNER
ADA ARGUETA
1709 EASTERN AVE.
LAS VEGAS, NV. 89119

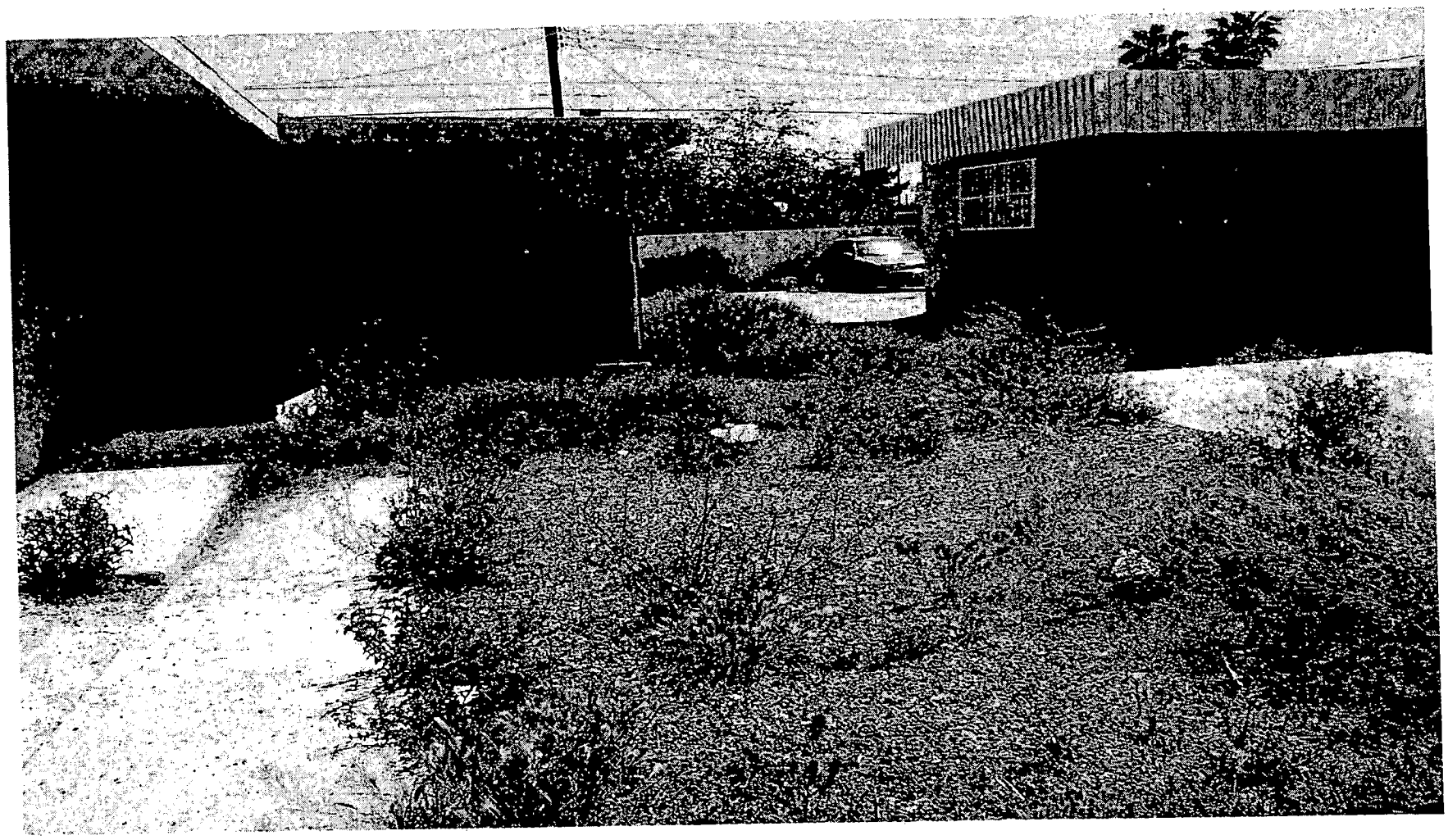
PROPOSED PROJECT
OFFICE BUILDING CONVERSION

NO.	REVISION	DATE

DRAWN BY: MAF
CHECKED BY
DATE: 12/27/04
JOB NO:

A-2

SDR-6341
05-12-05 PC



SDR-6341 - APPLICANT/OWNER: LATINOS R US LLC
1709 SOUTH EASTERN AVENUE
MAY 12, 2005 PLANNING COMMISSION

04/20/05

SDR-6341 - APPLICANT/OWNER: LATINOS R US LLC
1709 SOUTH EASTERN AVENUE
MAY 12, 2005 PLANNING COMMISSION

04/20/05

SDR-6341 - APPLICANT/OWNER: LATINOS R US LLC
1709 SOUTH EASTERN AVENUE
MAY 12, 2005 PLANNING COMMISSION

04/20/05

01/12/2005

JUSTIFICATION LETTER

THIS LETTER IS THE JUSTIFICATION ABOUT THE INTENT TO CONVERT THE PROPERTY LOCATED AT 1709 S EASTERN FROM RESIDENTIAL TO PROFESSIONAL USE.
THE USED OF THE BUILDING WILL BE FOR PROFESSIONAL OFFICE, REAL ESTATE OFFICE, APPRAISAL OFFICE, TAXES ETC.
THIS PROJECT MEETS/ SUPPORTS EXISTING CITY POLICIES AND REGULATIONS REQUIRED.

I ALSO REQUEST A WAIVER TO PERIMETER LANDSCAPING REQUIREMENTS, THE BUILDING AREA DOES NOT HAVE THE SPACE REQUIRED FOR THE STANDARDS TO BE MET.

SINCERELY

ADA ARGUETA
LATINOS R US

SDR-6341
05-12-05 PC

LANDSCAPING WAIVER

RECEIVED
MAY 0 3 2005

4/28/05

RE: 1709 S EASTERN AVE
LAS VEGAS NV 89104

SDR 6341 SITE DEVELOPMENT PLAN

DUE TO THE DIMENSIONS OF THE PROPERTY LOCATED AT 1709 S EASTERN AVE WE ARE REQUESTING A LANDSCAPING WAIVER OF THE PERIMETER, PARKING LOT AND FOUNDATION LANDSCAPING REQUIREMENTS TO CONVERT THE PROPERTY TO A PROFESSIONAL BUILDING.

SINCERELLY

LATINOS R US

ADA ARGUETA.

SDR-6341

City of Las Vegas

Agenda Item No.: 54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
SDR-6408 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TOM COLLINS - OWNER: C.W. & KATHLEEN COLLINS - Request for a Site Development Plan Review FOR A SINGLE STORY 2,432 SQUARE FOOT COMMERCIAL OFFICE BUILDING on 1.24 acres located at 5249 Ricky Road (APN 138-12-810-012), C-2 (General Commercial) Zone, Ward 6 (Mack).

C.C. 06/15/05

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – APPROVED subject to conditions and amending the following conditions:
4. *Any* outside storage *shall* be *located at the rear of the lot fully screened from view of public right-of-way and any vehicular storage shall be on paved surfaces only.*
6. The trash enclosure will be required to conform to all of Title 19 requirements.
– UNANIMOUS with McSWAIN excused

This is Final Action

NOTE: Chairman Nigro disclosed that Tom Collins was his basketball coach at the age of 10. He felt there would be no conflict in voting on this item.

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

MINUTES – Continued:

DOUG RANKIN, Planning and Development Department, stated staff recommended approval on the application, and staff's concerns with the location of the trash enclosure and outside storage were addressed with conditions. He pointed out that the Site Plan does not depict that any development is to take place on the rear half or the western portion of the property at this time. Staff requested further clarification on this or a revised Site Plan addressing this concern.

TOM and KATHLEEN COLLINS, 4716 W. San Miguel, North Las Vegas, stated that prior to submitting an application with the City, they met with residents from the Northwest Area Residents Association (NARA) and discussed their proposal/drawings. NARA representatives supported the application, including MIKE MALONE, who was present earlier at this meeting. MR. COLLINS then showed renderings depicting the proposed development. He pointed out that efforts were made to design a residential type structure that would look compatible with the surrounding neighborhood.

MR. COLLINS added that a block wall would be placed around the entire subject property. MR. RANKIN advised him that staff would need a sample of the proposed wall, which should be submitted at the building permit phase. MR. COLLINS then requested some flexibility regarding the number and height of the required trees. MARGO WHEELER, Planning and Development, responded that to deviate from the Code requirements, a Waiver request should have been included. The Commission cannot approve a Waiver request that has not been noticed. CHAIRMAN NIGRO advised MR. COLLINS that if time permitted, he could come forward at a later date with the Waiver requests.

MR. COLLINS continued by stating that the hours of operation are from 6 a.m. to 2 p.m., and only employees would be coming in and out of the proposed business. A customer may visit the site once a month. He questioned if he would need a waiver request to have the trash enclosure at the front of the site rather than at the rear. MR. RANKIN referred to Title 19 requirements and advised him that if appropriate screening were provided, the trash enclosure could remain at the front of the subject site. In addition, MR. RANKIN advised him that the condition stipulates two handicapped parking spaces, per the ADA requirements.

MR. COLLINS concluded by informing staff and the Commission that there are some trucks/trailer/pulling equipment at the rear of the subject site. Their material is picked up from one source and taken to the job site. CHAIRMAN NIGRO emphasized that a revised Site Plan should be submitted to staff addressing staff's concerns. MS. WHEELER also pointed out that any outside storage needs to be screened from public view. Should there be vehicular storage, it needs to be on a paved surface.

MINUTES – Continued:
MR. COLLINS concurred with staff's conditions and the amended conditions.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed.
(10:48 – 11:03)
4-2800

CONDITIONS:
Planning and Development

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

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

3. All development shall be in conformance with the site plan and building elevations, date stamped 03/29/05 except as amended by conditions herein.

4. No outside storage will be allowed.

5. Property shall be limited to Office Uses only.

6. The site plan shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit, to relocate the trash enclosure from the front of the building to the rear of the building. The trash enclosure will be required to conform to all of Title 19 requirements.

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 two additional 24-inch box trees located within the front landscape area.

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems may result in legal action taken by the City of Las Vegas.

9. 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

CONDITIONS – Continued:

site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.

12. 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.

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

14. 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.

Public Works

15. Construct half-street improvements including appropriate transitional paving on Ricky Road 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

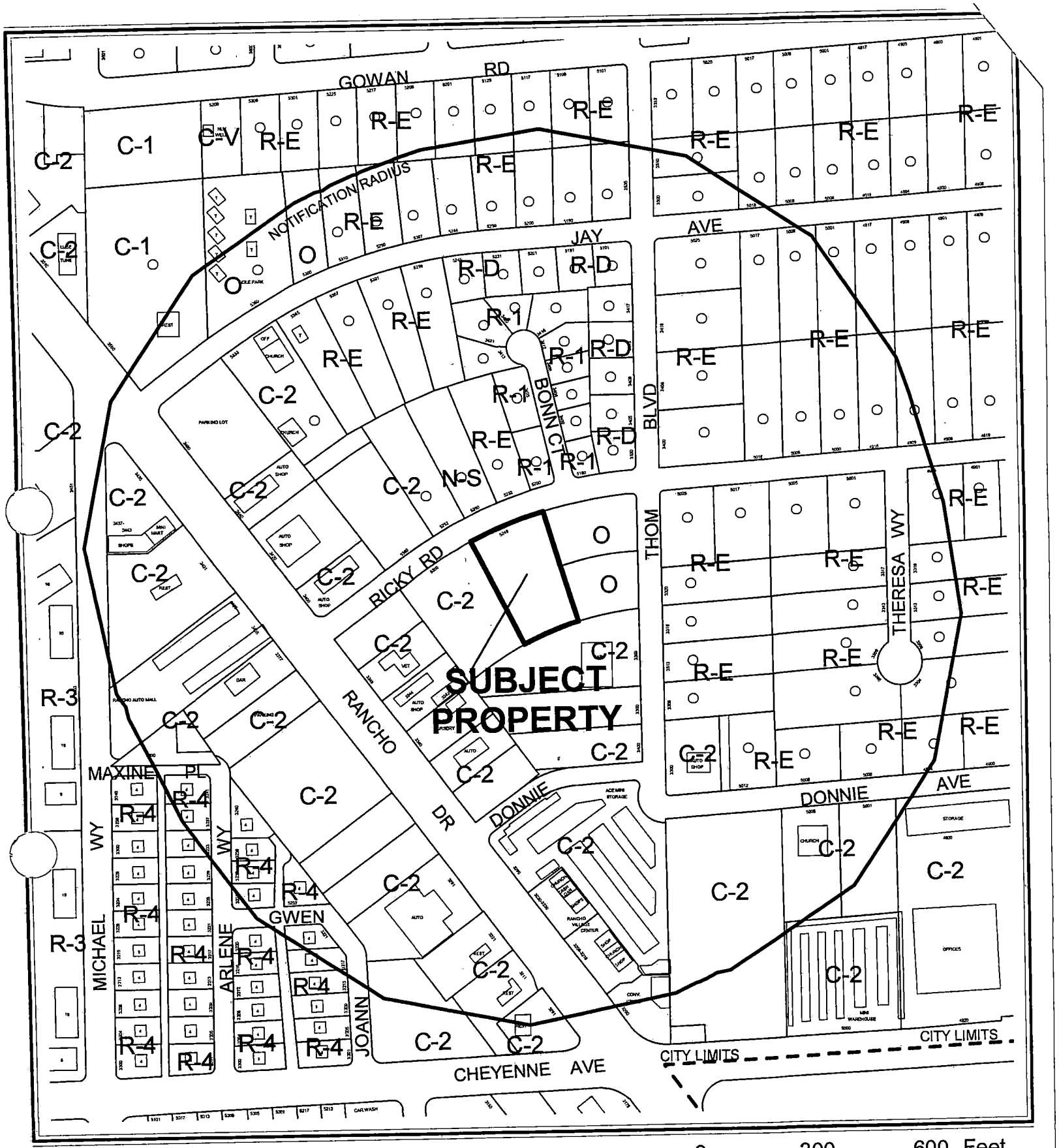
16. Construct sidewalk on at least one side of both driveways connecting this site to the adjacent public street concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the proposed office building; the connecting sidewalk shall be terminated on-site with a handicap ramp.

17. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

CONDITIONS – Continued:

18. The proposed driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

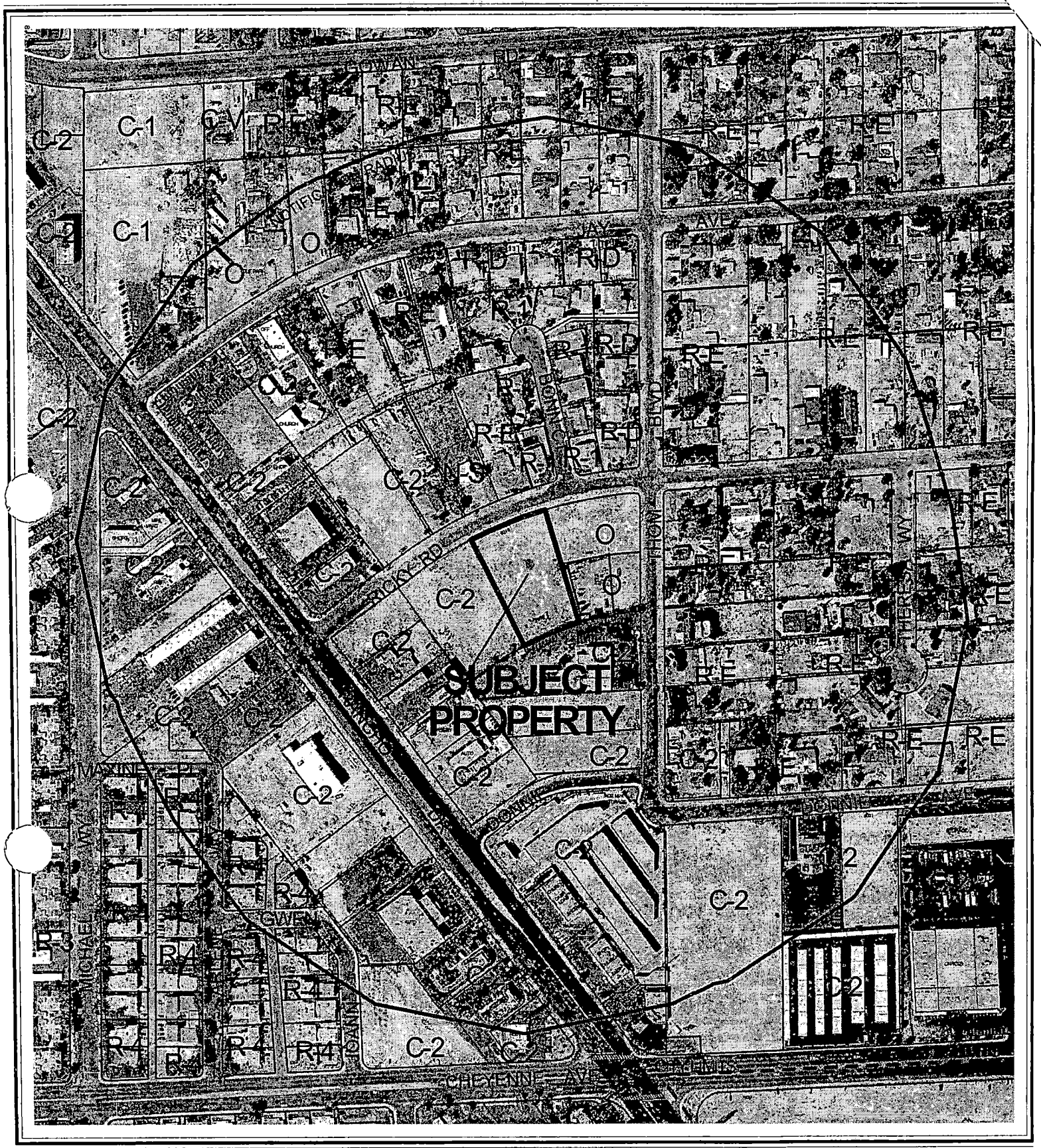
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended.



CASE: **SDR-6408**

RADIUS: 1000 FT

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



CASE: **SDR-6408**

RADIUS: 1000 FT

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

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-6408 - APPLICANT: TOM COLLINS - OWNER: C.W. & KATHLEEN COLLINS

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

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

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

3. All development shall be in conformance with the site plan and building elevations, date stamped 03/29/05 except as amended by conditions herein.

4. No outside storage will be allowed.

5. Property shall be limited to Office Uses only.

6. The site plan shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit, to relocate the trash enclosure from the front of the building to the rear of the building. The trash enclosure will be required to conform to all of Title 19 requirements.

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 two additional 24-inch box trees located within the front landscape area.

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems may result in legal action taken by the City of Las Vegas.

9. 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.

DA

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

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.

12. 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.

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

14. 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.

Public Works

15. Construct half-street improvements including appropriate transitional paving on Ricky Road 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

16. Construct sidewalk on at least one side of both driveways connecting this site to the adjacent public street concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the proposed office building; the connecting sidewalk shall be terminated on-site with a handicap ramp.

17. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

18. The proposed driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended.

DA

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a single story, 2,432 square foot commercial office building on 1.24 acres located at 5249 Ricky Road.

B) Applicant's Justification

The applicant has justified this request by stating that a single story building will be constructed on the site that will be approximately 20 feet tall. The site will include a 15-foot buffer along Ricky Road with an 8-foot buffer surrounding the rest of the site. The buffer areas will include landscaping that will entail 24 inch box trees every 20 feet on center along the street and 30 feet on center along the perimeter walls.

The applicant has also stated, "This district is established to accommodated a full range of commercial uses or mixed commercial and residential uses in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent residential neighborhoods."

BACKGROUND INFORMATION

A) Previous Actions

05/14/90 The City Council considered an appeal to a Variance (V-0020-90) to allow outdoor storage and a perimeter wall to be eight feet, where six feet is permitted. The applicant's request to raise an existing wall height from six feet to eight feet was approved. The request for outside storage was denied. The Board of Adjustments Denied this request, as well staff recommended Denial of this application.

B) Pre-Application Meeting

03/15/05 A pre-application meeting was held where the following items were discussed;

1. Parking lot should be behind the building, if lot is visible from the street should be screened by a three foot landscaped berm.
2. Landscape fingers are required.

3. A 25,000 square foot building required one space per 175 sq ft (1/175) of parking
4. A trash enclosure is required (gated and roofed).
5. Show an accessible pedestrian access route from the street to the building.
6. 15 foot buffer along street w/ 24 in box trees every 20 feet on center.
7. 8 foot buffer along perimeter w/ 24 in box trees every 30 feet on center.
8. One 24 inch box tree per parking lot finger
9. 4 one gallon and 4 five gallon shrubs per tree.
10. A loading zone must be shown
11. Foundation landscaping with a six foot wide landscape area required.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.24 acres

B) Existing Land Use

Subject Property:	Vacant
North:	Single Family Residential
South:	Office Building
East:	Vacant
West:	Vacant

C) Planned Land Use

Subject Property:	GC (General Commercial)
North:	SC (Service Commercial)/ DR (Desert Rural Density Residential)
South:	GC (General Commercial)
East:	O (Office)
West:	GC (General Commercial)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	N-S (Neighborhood Commercial)/ R-E (Residence Estates)
South:	C-2 (General Commercial)
East:	O (Office)
West:	C-2 (General Commercial)

DA

E) General Plan Compliance

The subject property is located within the Centennial Hills General Plan area and has a land use designation of GC (General Commercial). The GC (General Commercial) district will allow for the property to be zoned to C-2 (General Commercial) zone, which would allow general commercial activities as well as office uses. The proposed uses are in compliance with the existing land use designation.

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

The proposed site is not within a Special District or Zone that would affect the overall design.

PROJECT DESCRIPTION

The proposed development will include the construction of a one-story office building, which will be approximately 2,432 square feet in size. The proposed site will only occupy a portion of the overall property along eastern property line. The site will be accessed from Ricky Road, which is a 60 foot Right-of-Way. There will be two driveways that will access the site. The driveway on the east will be a one-way entrance into the parking area, while the western driveway will be a one-way exit onto Ricky Road. The site will have an eight foot wide perimeter landscape buffer to help screen the site from surrounding properties. Currently the site plan does not depict that any development is to take place on the rear half or the western portion of the property at this time. The proposed treatment for this area is to grade it smooth as open space. A trash enclosure has been proposed to be located in the front of the building, visible from Ricky Road. Staff will be recommending that the trash enclosure be moved and re-located to the rear of the building.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

DA

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	1.24 Acres	N/A
Min. Lot Width	100 Feet	117 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 10 Feet 15 Feet 20 Feet	 91 Feet 20 Feet N/A 169 Feet	 Y Y N/A Y
Max. Lot Coverage	50 %	4.5 %	Y
Max. Building Height	N/A	20 Feet	Y/N
Trash Enclosure	Gated & Roofed	Gated	N
Loading Zone	1	1	Y

The overall site is in compliance with the Development Standards found in Title 19.08. The proposed trash enclosure will need to be moved to the rear of building and be designed to match the architectural design of the main building. A condition of approval has been added requiring the trash enclosure to be roofedA roof will be required to be added to the trash enclosure.

A2) Residential Adjacency Standards

Residential Adjacency Standards will not apply this project.

A3) Parking and Traffic Standards

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

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Office	2,432 SF.	1/300 GFA	8	1	10	1

The subject property will conform to the proposed parking standards for an office use only. If any type of commercial activity is to take place on the property, a new parking analysis will need to be done to show conformance to Title 19.10. This analysis may require the property owner to provide more parking. The same is true if the building were to be expanded in the future a new parking analysis will need to be done to ensure compliance with parking standards.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1Trees/6 Space	4 Trees	4
Buffer: • Min. Trees • Min. Zone Width • Wall height	1 Trees/ 30 Linear Feet 8 Feet 6 Feet	23 Trees	23 8 Feet 6 Feet

The perimeter landscaping for the proposed site conforms to the standards outlined within Title 19.12. The front yard landscaped area will be required to add two additional 24 inch box trees, which will bring the total number of trees required within the 15 foot landscape area to five 24 inch box trees. The remaining portion of the site will comply with the required number and size of shrubs per tree.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned C-2 (General Commercial), which allows for general commercial and retail businesses to be located. As well the C-2 (General Commercial) zone will allow for office uses. The proposed structure does comply with the general guidelines outlined within Title 19.08.

- Site Plan

The proposed site plan is well laid out and provides sufficient access to and from the site by the means of a one-way entrance and a one-way exit. The office building consists of two separate units, which will only be allowed to be used as office space. A loading zone has been provided along the rear of the building. The proposed trash enclosure is located in the front of the building, and is visible from Ricky Road. Staff recommends the trash enclosure be moved to the rear of the building and be designed to tie in with the main building. A roof structure will need to be added which will compliment the architecture of the main building. The perimeter of the property will have six foot high block wall to help screen the building from surrounding properties. The perimeter wall shall be a decorative block with 20% contrasting material that will conform to Title 19.08. The portion of the wall that is located in the front of the building may be required to be stepped back from the front property line to provide site visibility zones per Land Development requirements. Staff would recommend the wall be setback from the front property line at least 20 feet.

- Waivers

  The applicant is not requesting any waivers at this time.

- Landscape Plan

  The proposed landscape plan depicts a 24 inch box tree place every 30 feet on center around the perimeter of the property as is required by the City Code. The landscape plan indicates each tree having the minimum required number and size of shrubs per Title 19.12. The front landscape planter is showing three 24 inch box trees. The required number of trees to be located in this area is five 24 inch box trees placed every 30 feet on center. Staff is requiring a new landscape plan be submitted showing the correct number of trees along the front landscape planter area. The types of trees to be used throughout the site will include a Thornless Chilean Mesquite and a Mondale Pine tree. The proposed shrubs and ground cover is acceptable to staff.

- Elevation

  The proposed elevation for the building will include a single story design, which will incorporate a hipped style roof with gabled porches on the north and south elevations of the building. A three foot tall stucco wainscot will wrap around the entire building. The remaining portion of the building will be painted stucco with a concrete tile roof. The columns on the porches located on the north and south sides of the building will include a three foot tall tile wainscot that will wrap all four sides of the columns.

- Floor Plan

  The proposed floor plan shows a central foyer area when entering the building, which will then lead to one of two office units. Each office unit will include a small waiting area and will contain its own set of restroom facilities. Also each unit will have a large walk-in closet and smaller coat type closet. A door has been added that will allow access between the two office units. Both offices will have separate access doors that will lead to the rear of the property.

FINDINGS

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

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

This office development will be compatible with surrounding development. The residential character of the building will tie in with the residential properties to the north and east. This office use will be compatible with the properties to the north that are currently zoned for office use the properties to the south and east that are zoned C-2 (General Commercial).

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;"**

This development will conform to the City's General Plan by providing a use that is a less intense use in a residential area. The use will be well screened with the proposed six foot tall wall and perimeter landscaping that shall comply with Title 19.12 standards. The proposed trash enclosure will be required to be placed to the rear of the building out of site of the public right-of-way and be designed to be harmonious with the design of the main building.

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

The proposed circulation path on the property will provide a single one-way entrance on the eastern portion of the site that will filter traffic through the property either through the parking area or through to the rear of the building where the loading zone is located, back out onto Ricky Road through a one-way exit on the western portion of the site. Staff feels that Ricky Road, a 60 foot wide Right-of-Way, is sufficient in width to handle the traffic coming and going from the site.

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

The materials to be used on the exterior the building and within the landscaped areas will be appropriate to blend in with the surrounding properties. The use of a colored stucco exterior, concrete tile roof, and a multi-colored slate material on the columns will allow the building to tie into the surrounding commercial buildings to the south and west as well as tie into the residential properties to the north and east. The Landscape plan indicates appropriate types plants for a desertscape that are low maintenance and drought tolerant.

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 residential design of the building will be compatible with the surrounding residential properties to the north and east, which will not detract from the commercial properties to the south and west. The color and materials used on the building are conducive to the area and will enhance the area.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 141

APPROVALS 0

PROTESTS 0

DA

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-6408 APN: 138-12-810-012

Name of Property Owner: C.W. & Kathleen J. Collins

Name of Applicant: Tom Collins

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

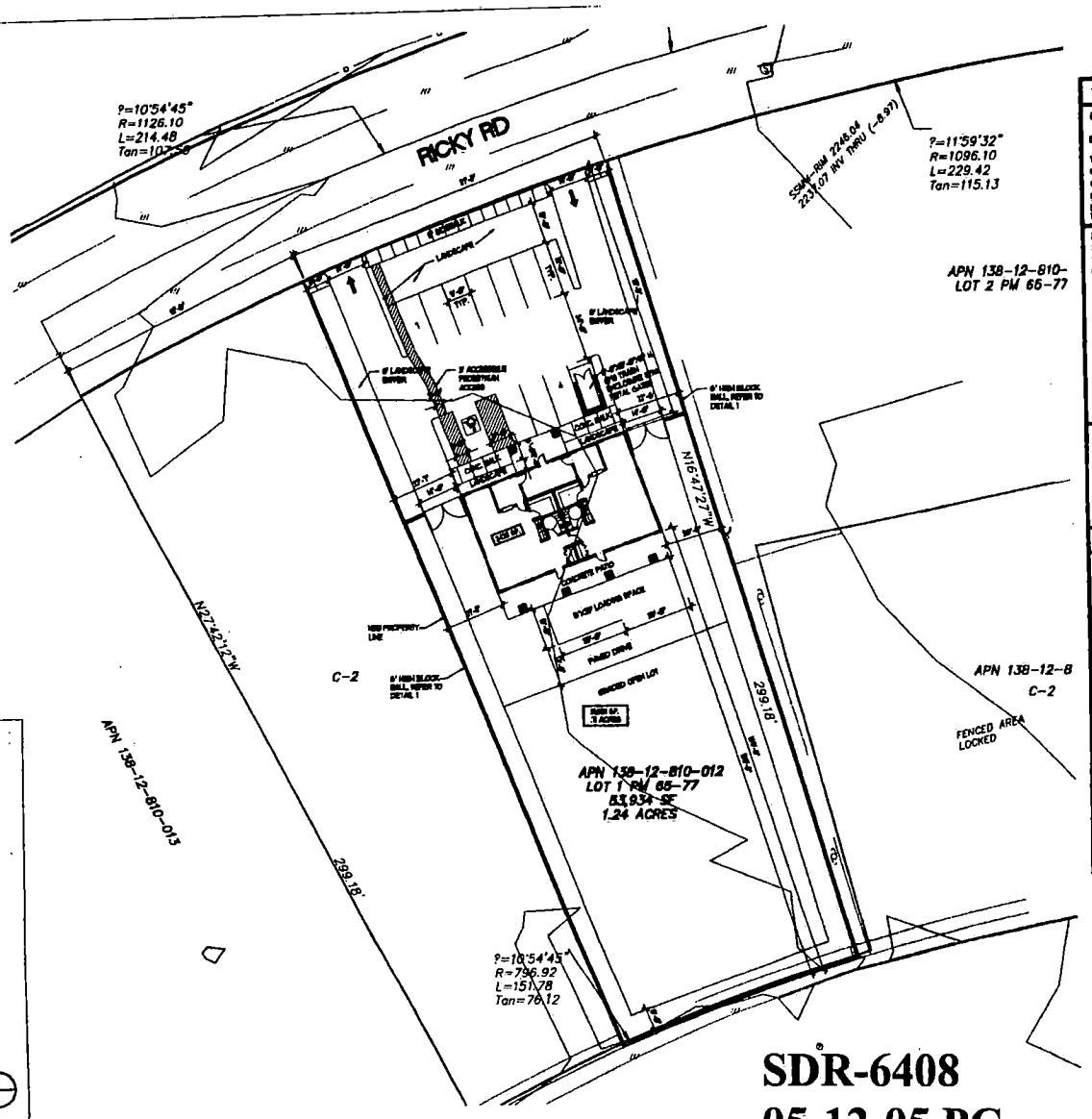
Signature of Property Owner/Authorized Agent: Kathleen J Collins

Subscribed and sworn before me

This 18 day of March, 2005

Notary Public in and for said County and State

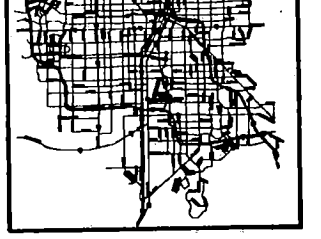
SALLY PELHAM
Notary Public State of Nevada
No. 92-1193-1
My appt. exp. June 6, 2008

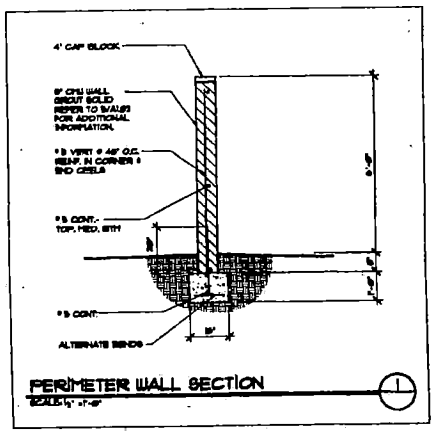


BASIS OF DESIGN

CCDS: 2003 Inc. City of Las Vegas Zoning Code

VICINITY MAP





PERIMETER WALL SECTION

SCALE: 1/2" = 1'-0"

SDR-6408
05-12-05 PC

MAR 2 9 2005

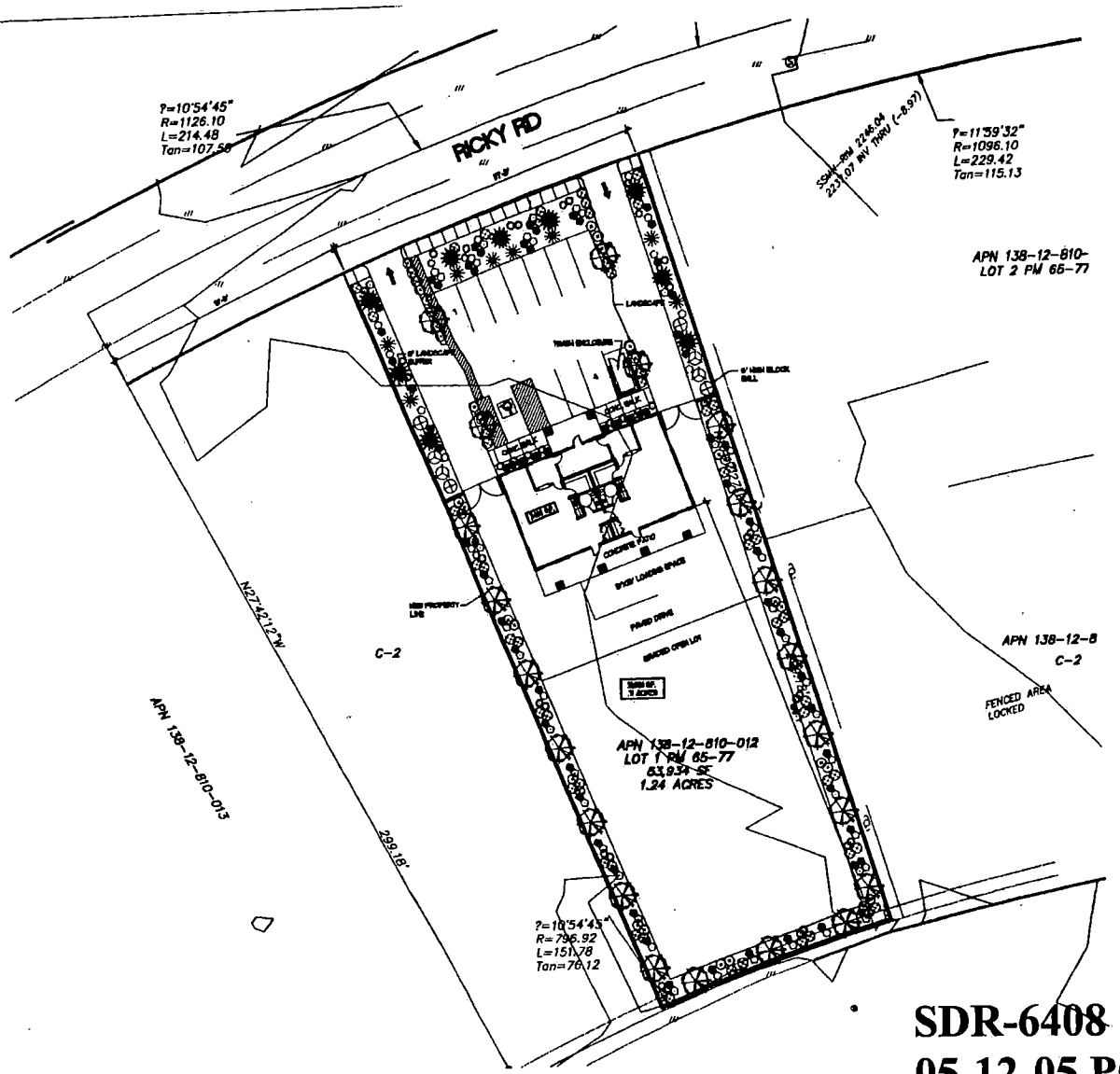
N

SCALE: 1:20

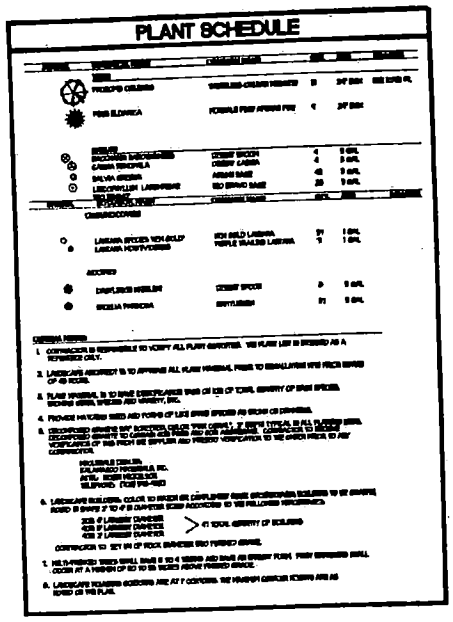
LUCCHESI GALATI

DESIGN REVIEW

MARCH 28, 2005



PLANT SCHEDULE



MAR 2 9 2005

SDR-6408
05-12-05 PC

N

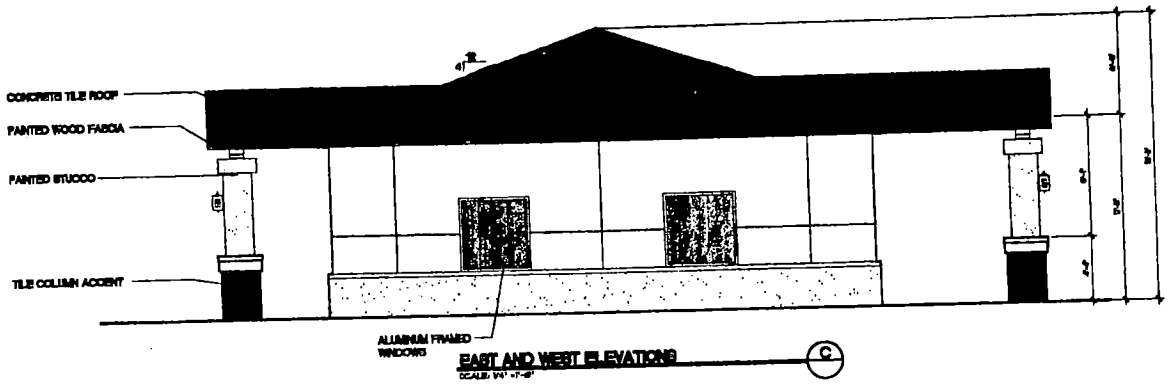
SCALE: 1:20

LUCCHESI •GALATI•

DESIGN REVIEW

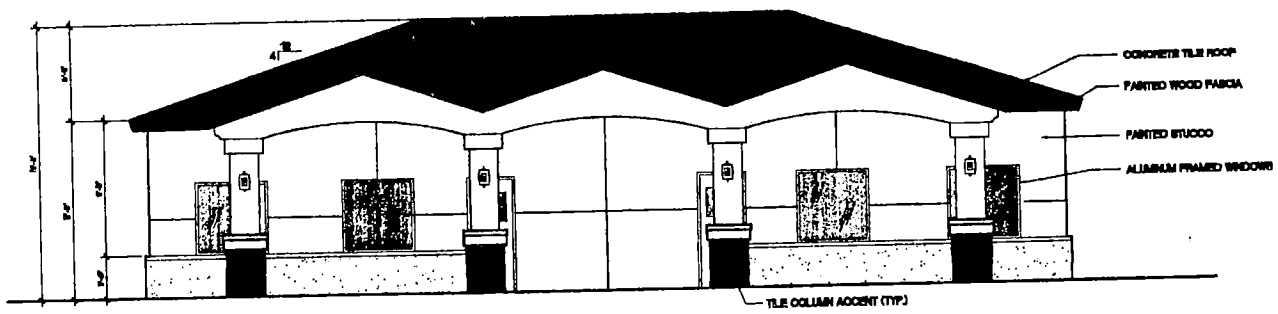
March 28, 2005

O:\0232 - Tom Collins\04-001\Cadd\Concept\0232-A101-LANDSCAPErev1.dwg, 3/28/2005 3:00:33 PM, Oce 9400-II.pc3

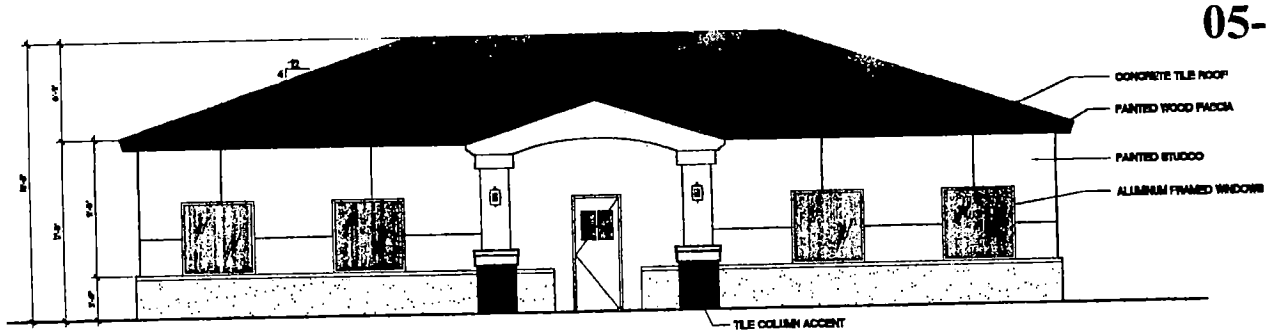


EAST AND WEST ELEVATIONS

FINISH SCHEDULE



SOUTH (REAR) ELEVATION



NORTH (FRONT) ELEVATION

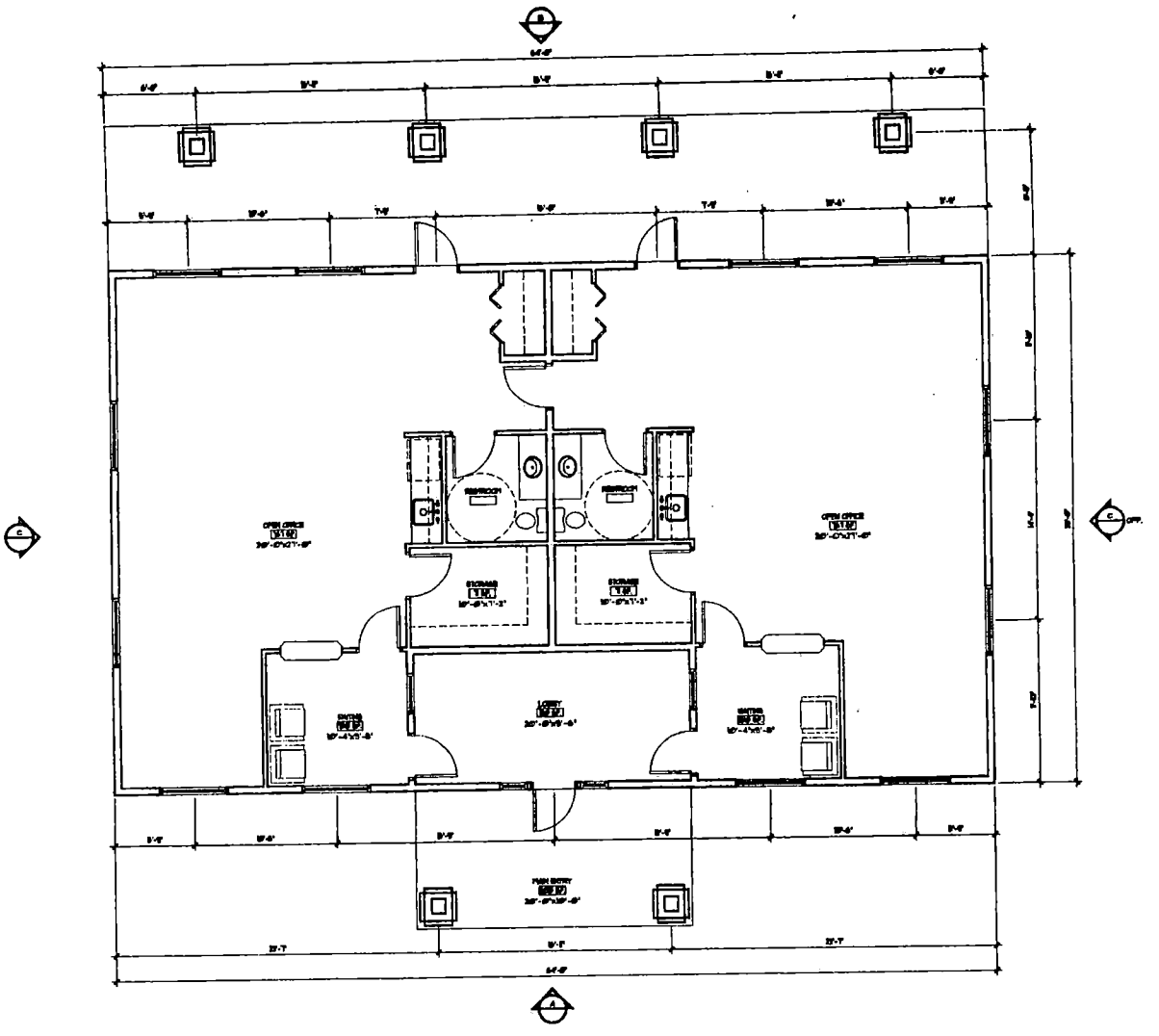
SDR-6408
05-12-05 PC

MAR 2 9 2005

N

LUCCHESI GALATI

DESIGN REVIEW
JANUARY 18, 2005



N

FLOOR PLAN

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

LUCCHESI GALATI

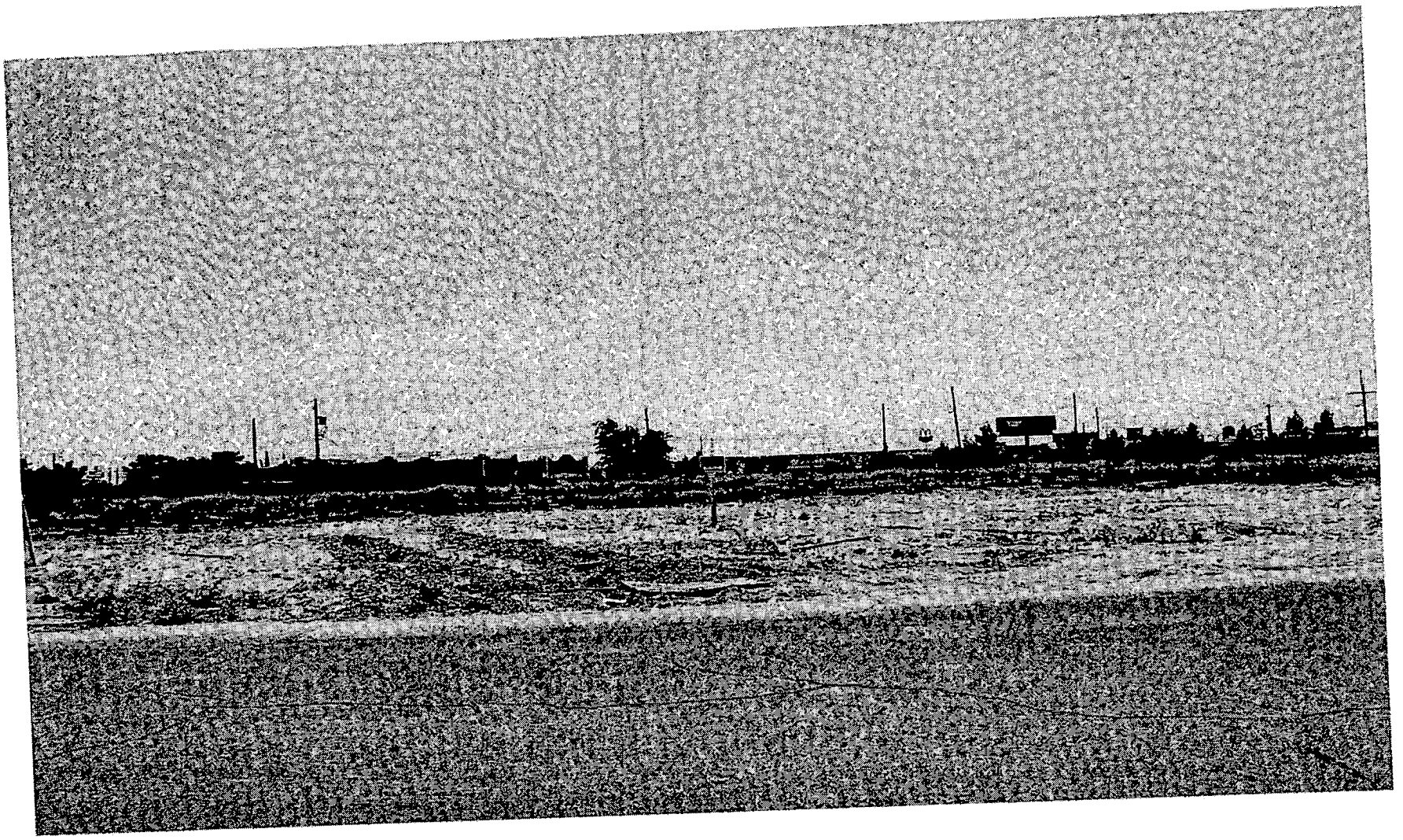
DESIGN REVIEW
JANUARY 18, 2005

SDR-6408
05-12-05 PC

MAR 9 0 2005

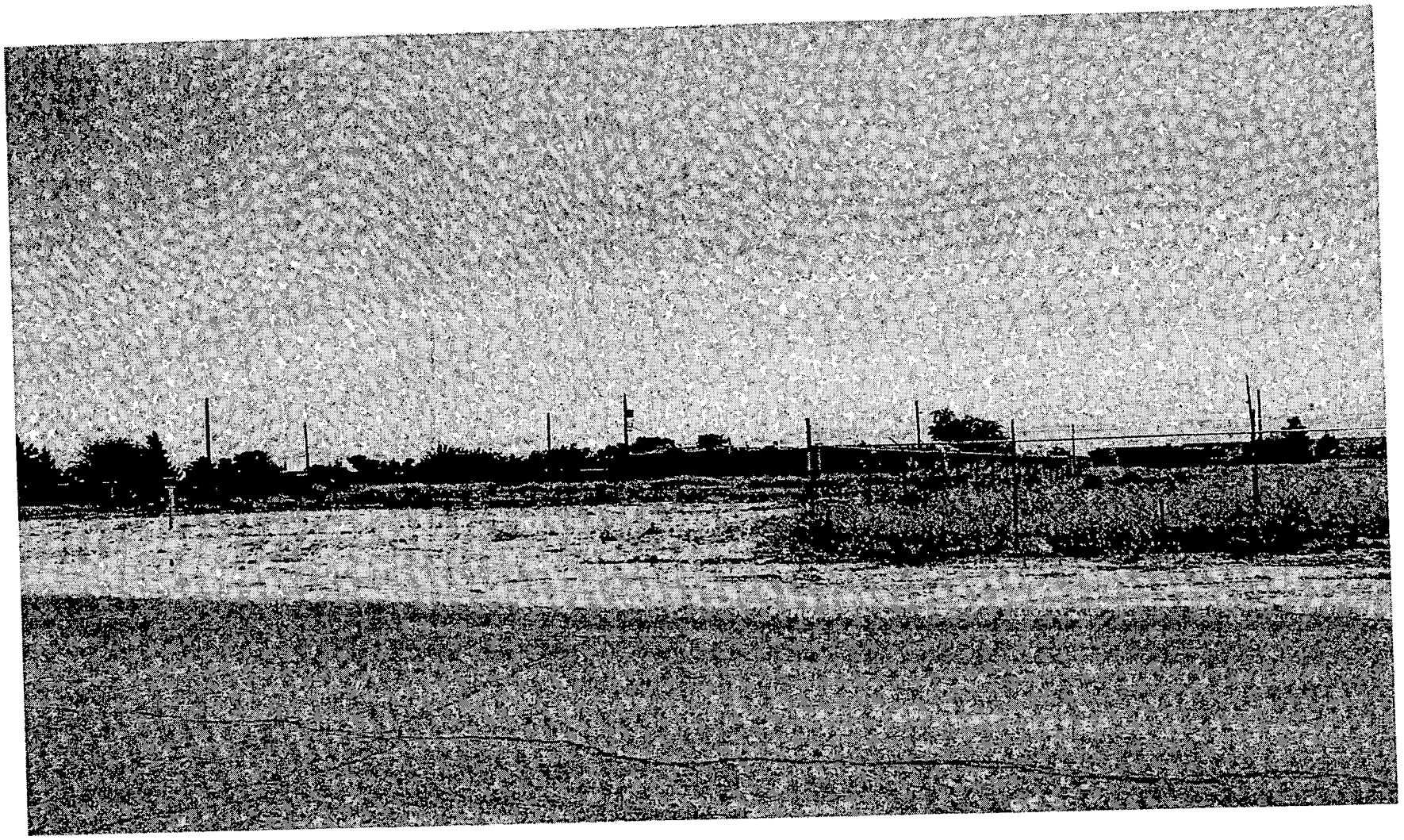
SDR-6408 - APPLICANT: TOM COLLINS - OWNER: C.W. & KATHLEEN COLLINS
5249 RICKY ROAD
MAY 12, 2005 PLANNING COMMISSION

04/20/05



SDR-6408 - APPLICANT: TOM COLLINS - OWNER: C.W. & KATHLEEN COLLINS
5249 RICKY ROAD
MAY 12, 2005 PLANNING COMMISSION

04/20/05



SDR-6408 - APPLICANT: TOM COLLINS - OWNER: C.W. & KATHLEEN COLLINS
5249 RICKY ROAD
MAY 12, 2005 PLANNING COMMISSION

04/20/05

SOUTHWEST ENGINEERING

LAND PLANNING • MAPPING • DEVELOPMENT

March 29, 2005

City of Las Vegas Land Development
731 South 4th Street
Las Vegas, Nevada 89101

Re: Collins Property
Site Development Review
SWE Ref. No. 040524

Dear Planner:

On behalf of our client, Collins Properties, please accept the attached Site Development Review for property located at 5249 Ricky Road on approximately 1.95 acres of property, General Plan Commercial, proposed Commercial, existing zoning Commercial and proposed Commercial (APN: 138-12-810-012).

The property will consist of one building with square footage of 53,934 on approximately 1.24 acres. Building will be single storage and will be used for commercial offices. Building height will be 20 feet, and landscaping will be provided along Ricky Road with a 15-foot landscape buffer, and an 8-foot buffer will be provided along perimeter walls, planted with 24-inch box trees 20 feet apart along the street and 30 feet apart along perimeter walls.

This District is established to accommodate a full range of commercial uses or mixed commercial and residential uses in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent residential neighborhoods.

Please place this Site Development Review on the Planning Commission of May 12, 2005 and City Council of June 15, 2005. Thank you for your consideration for the above application.

Very truly yours,

SOUTHWEST ENGINEERING

Sally I. Pelham

Sally I. Pelham
Director of Processing

SDR-4408

3610 N. Rancho Drive • Las Vegas, Nevada 89130 • Telephone: (702) 648-9700 • Fax: (702) 648-4143

City of Las Vegas

Agenda Item No.: 55

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
SDR-6409 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JRJ INVESTMENTS, INC. C/O AUTONATION - OWNER: JRJ INVESTMENTS, INC. - Request for a Site Development Plan Review FOR A 26,763 SQUARE FOOT EXPANSION OF AN EXISTING AUTOMOBILE DEALERSHIP AND WAIVERS OF THE FOUNDATION AND PARKING LOT LANDSCAPING REQUIREMENTS on 7.81 acres at 6900 West Sahara Avenue (APN 163-03-806-006 and -009), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

C.C. 06/15/05

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – List of Residents' Concerns/Resolutions Submitted by Patrick Castellano

MOTION:
DAVENPORT – APPROVED subject to conditions and amending the following condition:
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit. ***That such landscape plan shall have trees on the northern property line exceeding the minimum number required by Code.***
– UNANIMOUS with McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, gave an overview of the application. He stated that the request is for an expansion of an existing auto dealership, which has changed ownership. The Site Plan depicts three new additions to the original site plan, which covers over

MINUTES – Continued:

23,500 square feet. The new service shop is located west of the existing service shop. The service doors will face southwest and will not directly face Sahara Avenue. The new car delivery area is located on the eastern side of the showroom. The new lounge/display area will be located on the southeastern side of the showroom. Staff supported the waiver requests for the foundation landscaping and parking lot landscaping requirements.

MR. RANKIN also pointed out that staff has included a condition requiring the three concrete display pads be removed from the landscaped area, as the applicant does not currently have an encroachment permit for these structures.

PATRICK CASTELLANO, Project Manager, Welles Pugsley Architects, 2480 E. Tompkins Avenue, Ste. 222, Las Vegas, NV 89121, along with the General Manager, JIM CHAISSON appeared on behalf of the applicant. MR. CASTELLANO stated a neighborhood meeting was held prior to submitting the application. He submitted a list that entailed the residents' concerns and the applicant's resolutions; if necessary, these could be imposed as additional conditions. He read the suggested conditions into the record.

MR. CASTELLANO informed the Commission that the applicant preferred keeping the three concrete display pads, as the previous dealership placed them on the subject site. The applicant was not aware that they did not have an encroachment permit. In addition, the applicant will be required to have encroachment permits for the existing landscaping on site. He showed photos of the concrete display pads and pointed out that they are actually three to four feet higher than the sidewalk. The perimeter of the display pads has bushes around them so the pads are not visible.

VICE CHAIRMAN TRUESDELL appreciated the applicant meeting with the residents and supported the application. However, there has been a previous issue with signage on this site and along Sahara Avenue, and he felt it was important that the display pads be removed from the subject site. MR. CASTELLANO interjected that other dealerships along Sahara Avenue have display pads on their landscaping. Should the applicant be required to remove the display pads now, he asked if the applicant could request to have display pads along Sahara Avenue and Rainbow Boulevard in the future. MR. RANKIN responded that the applicant is at liberty to request this, but it is the Commission and City Council's discretion to approve the request. The Vice Chairman added that should these other dealerships come forward with any modifications, the Commission would have the opportunity to mend some past issues relative to Sahara Avenue.

MR. RANKIN confirmed for COMMISSIONER DAVENPORT that the applicant would be allowed to move the display pads behind the landscaping perimeter.

PLANNING COMMISSION MEETING OF MAY 12, 2005
Planning and Development Department
Item 55 – SDR-6409

MINUTES – Continued:
MARGO WHEELER, Planning and Development, stated that one of the suggested conditions could be included, which would amend Condition 8. MS. WHEELER read the amendment into record.

No one appeared in opposition.

CHAIRMAN NIGRO declared the Public Hearing closed.

(11:03 – 11:14)

5-16

CONDITIONS:
Planning and Development

1. Waivers of the foundation and parking lot landscaping shall be granted.

2. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-39-94 and all other subsequent site-related actions.

3. All development shall be in conformance with the site plan and building elevations date stamped 03/29/05 and the landscape plan, date stamped 04/25/05 except as amended by conditions herein.

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

6. 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.

7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the removal of the three concrete display areas located in the southeast corner of the site and an additional seven trees to be planted along Sahara Avenue and Rainbow Boulevard at 20 feet on center.

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

CONDITIONS – Continued:

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

14. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

15. 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.

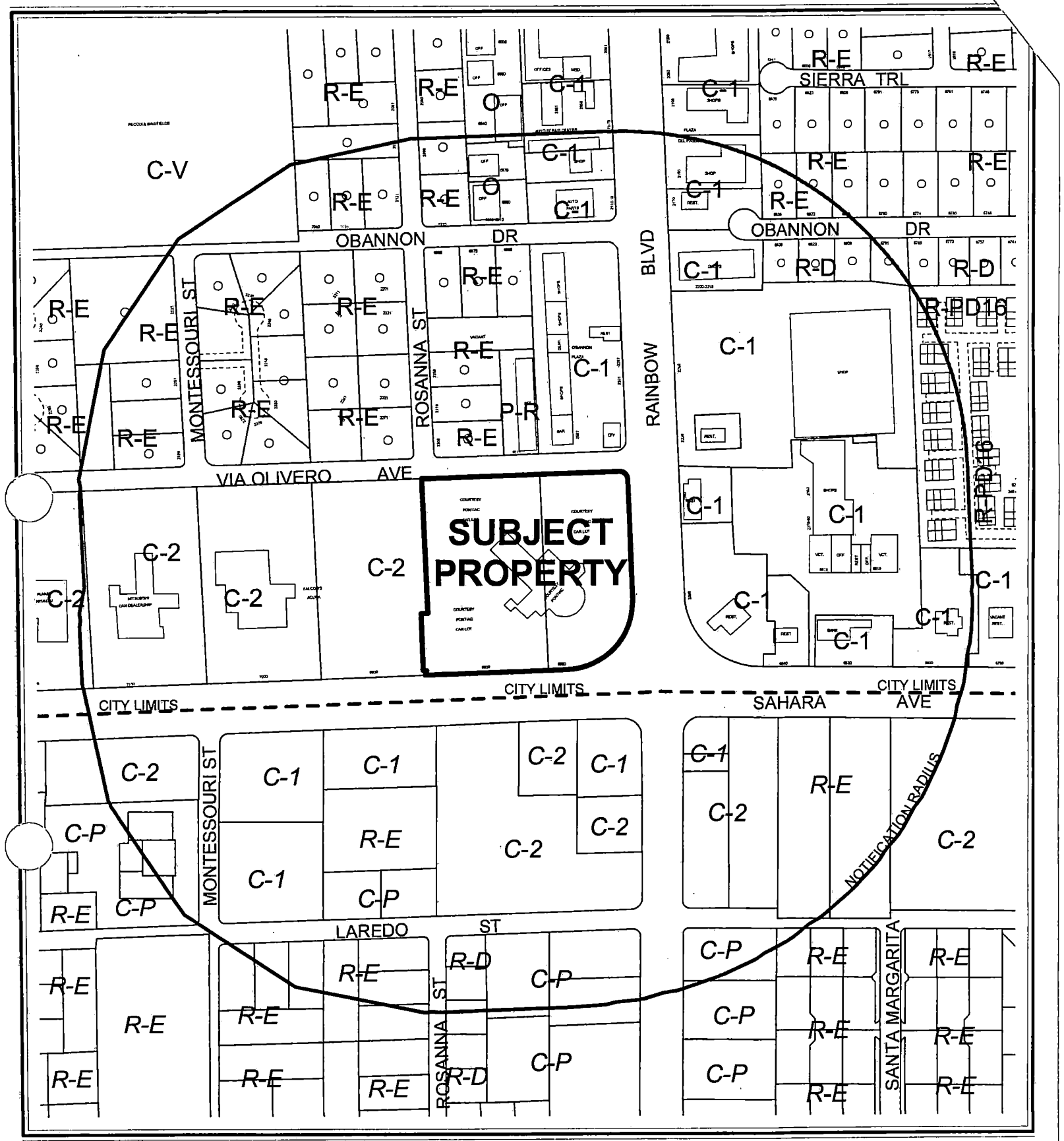
Public Works

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

17. 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.

CONDITIONS – Continued:

18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

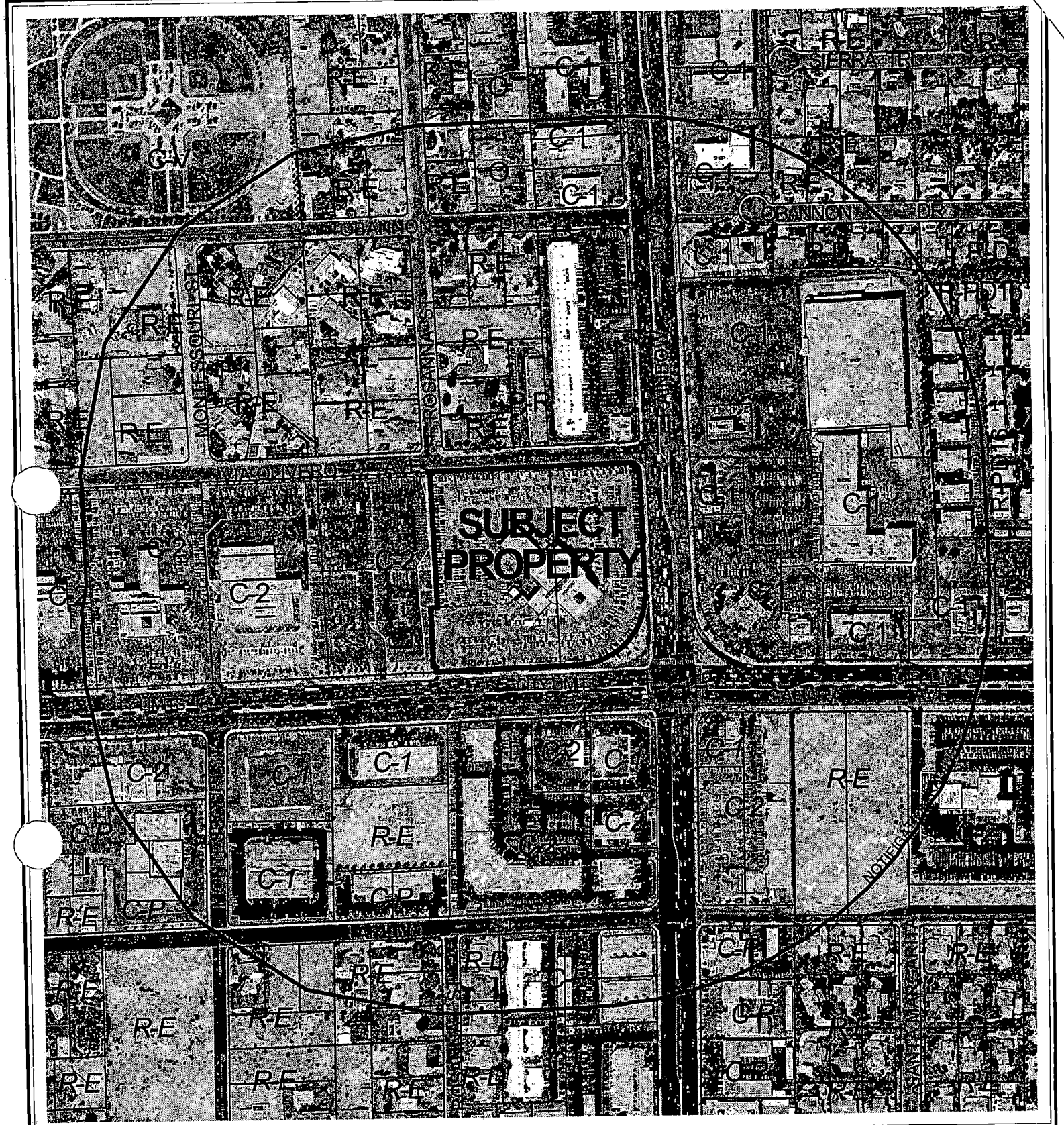


CASE: **SDR-6409**

RADIUS: 1000 FT

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

N



0 400 800 Feet

CASE: **SDR-6409**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-6409 - APPLICANT: JRJ INVESTMENTS, INC. C/O AUTONATION - OWNER: JRJ INVESTMENTS, INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Waivers of the foundation and parking lot landscaping shall be granted.

2. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-39-94 and all other subsequent site-related actions.

3. All development shall be in conformance with the site plan and building elevations date stamped 03/29/05 and the landscape plan, date stamped 04/25/05 except as amended by conditions herein.

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

6. 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.

7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the removal of the three concrete display areas located in the southeast corner of the site and an additional seven trees to be planted along Sahara Avenue and Rainbow Boulevard at 20 feet on center.

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

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

14. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

15. 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.

Public Works

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

17. 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.

18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Review for a 26,763 square foot expansion to an existing Automobile Dealership on 7.81 acres at 6900 West Sahara Avenue.

B) Applicant's Justification

The applicant indicates that the dealership will be doubling in size and will need to expand the existing service shop in order to handle the increase in costumers. The applicant feels that this expansion will "increase the spectrum of services they can offer their customers and the community".

BACKGROUND INFORMATION

A) Previous Actions

06/01/94	The City Council approved a General Plan Amendment (GPA-20-94) to GC (General Commercial). Staff recommended denial and the Planning Commission failed to reach a super majority for approval.
06/01/94	The City Council approved a Zone Change (Z-39-94) from N-U (Non-Urban) to C-2 (General Commercial). The Planning Commission and Staff both recommended denial.
11/30/95	The City Council approved an Extension of Time (EOT-39-34[1]) to delay required street improvements on property located on the south side of Via Olivero Avenue.
04/03/96	The City Council approved an Extension of Time (EOT-39-34[2]) to delay required street improvements on property located on the south side of Via Olivero Avenue.
12/19/96	The City Council approved an Extension of Time (EOT-39-34[3]) to delay required street improvements on property located on the south side of Via Olivero Avenue.

DR

08/20/03 The City Council approved a Master Sign Plan (MSP-2562) for the subject site. The Planning Commission and Staff both recommended approval.

B) Pre-Application Meeting

02/10/05 A pre-application meeting was held with the applicant. Aspects of a Site Plan Development were discussed including landscaping requirements, lot coverage, setbacks, flood studies and the possible requirement for additional right of way.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 7.81

B) Existing Land Use

Subject Property:	Automobile Dealership
North:	Single Family Dwelling, Offices
South:	Retail Complex, Offices
East:	Restaurant
West:	Automobile Dealership

C) Planned Land Use

Subject Property:	GC (General Commercial)
North:	DR (Desert Rural)
	O (Office)
South:	Unincorporated County
East:	SC (Service Commercial)
West:	GC (General Commercial)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	R-E (Residence Estates)
	P-R (Professional Office and Parking)
South:	Unincorporated County
East:	C-1 (Limited Commercial)
West:	C-2 (General Commercial)

DR

E) General Plan Compliance

The subject property is designated as GC (General Commercial) on the Southwest Sector Land Use map of the General Plan. The parcel is zoned C-2 (General Commercial) and is in conformance with the General Plan. The existing and proposed expansion of the Automobile Dealership is permitted in the C-2 (General Commercial) zoning district.

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

No special districts, zones or plans are associated with the subject property.

PROJECT DESCRIPTION

The site plan depicts three new additions to the original site plan consisting of a 23,500 square foot service shop, 711 square foot new car delivery area and 2,552 square foot costumer lounge/display area. The new service shop is located west of the existing service shop. The service doors will face southwest and will not directly face Sahara Avenue. The new car delivery area is located on the eastern side of the show room. The new lounge/display area will be located on the southeastern side of the show room.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	7.81 Acres	Y
Min. Lot Width	100 Feet	577 feet	Y
Min. Setbacks			
• Front	20 Feet	141.5 feet	Y
• Side	10 Feet	67.16 feet	Y
• Corner	15 Feet	148.16 feet	Y
• Rear	20 Feet	160 feet	Y

DR

Max. Lot Coverage	50 %	16.7%	Y
Max. Building Height	None	2 stories/147.8 feet	Y
Trash Enclosure	Yes	Not shown	N/A
Loading Zone	Yes	Yes	Y

The proposed redevelopments are in conformance with the development standards set forth by Title 19.08.

A2) Residential Adjacency Standards

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

a) Proximity slope. The 3:1 slope is required to be 447 feet to 148.16 feet. The existing and proposed elevations fall under the proximity slope of the nearest residentially zoned property. Therefore it meets the requirement.
b) Building setback. The highest point of elevation is set back at 465 feet where 447 feet would be required. The project meets the set back requirement for the Residential Adjacency Standard.

A3) Parking and Traffic Standards

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

Uses	GFA	**Required**			**Provided**	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Office	3,883 SF.	1 /300 GFA	13			
Auto Repair	26,177	5+1/200	136			
Vehicle Sales	6,502	1/500	13			
Gen. Retail	1,387	1/175	8			
Warehouse	10,664	1/1,000	11			
Commercial	19,387	1/250	78			
			Total	Total	Total	Total
			259	7	575	7

The project exceeds the requirement of 259 regular parking spaces needed and meets the required seven handicap spaces. The applicant has provided a more detailed break down of the parking on the site plan. The applicant indicates that 270 spaces will be for new car display, 193 spaces for car storage, 68 spaces for employees, 41 spaces for costumers and three spaces for loading/unloading.

DR

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	6 Trees/ 1 Spaces	96 Trees	16
Buffer: • Min. Trees	1 Trees/ 20 Linear Feet	46 Trees	39 Trees
• Min. Zone Width	15 Feet		20 Feet
• Wall height	6 Feet		6 Feet

The plan as submitted meets the Minimum Zone Width and wall height. The plan does not meet the required parking lot requirement for one parking lot landscape finger for every six spaces of parking provided nor the number of trees for each island, a waiver of these requirements has been requested.

Currently there exists three concrete display areas located at southeast corner of the site in the landscape perimeter buffer zone. Public Works indicates that no encroachment permits have been granted for the concrete display areas or the additional landscape buffer zone. Staff recommends that these concrete display areas be removed and an encroachment permit be submitted as a condition of approval. Also, the plan fails to provide sufficient numbers of trees for the perimeter landscaping. A condition of approval has been written to require the addition seven trees needed.

B) General Analysis and Discussion

- Zoning

The C-2 (General Commercial) District is intended to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character. The C-2 District is consistent with the General Commercial category of the General Plan. A New Car Dealership is permitted in the C-2 District.

- Site Plan

The site plan depicts three new additions to the original site plan consisting of a 23,500 square foot service shop, 711 square foot new car delivery area and 2,552 square foot costumer lounge/display area. The site provides 575 parking spaces where only 279 are required.

- Waivers

  The applicant has requested Waivers of the foundation landscape buffer and the parking lot landscaping requirements. In regards to the foundation landscaping, the applicant indicates that the new service shop will be "back of house" and will not be seen from public view. The plan does include a new landscaped area next to the costumer lounge/display area but does lack in foundation landscaping on the overall project.

- Landscape Plan

  The landscape plan indicates a combination of mature trees, which include palms, ash, pine and mesquite. The landscaping is existing and in conformance with Z-39-94 except for the concrete display areas and the number of trees needed. A condition of approval addresses these issues. The applicant has request a waiver of the foundation landscaping and the parking lot landscaping requirements.

- Elevation

  The elevations depict a combination of white stucco and split faced CMU that matches the existing buildings on the site.

- Floor Plan

  Floor plans include a 30 bay service shop with a locker room for employees. The new costumer lounge is located next to the existing lounge. The new car delivery area is accessed from the eastern drive isle.

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 addition is compatible with the adjacent car dealerships in the area. A landscaped plant has been installed along Via Olivero in order to buffer the residential properties to the north.

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 addition is consistent with the General Plan and meets the Design Standards Manual as conditioned here in, except for foundation landscaping and parking lot landscaping requirements. The applicant has requested a waiver of these standards. Staff can support these waivers. In regards to the foundation landscaping, most of the building is out of public view and landscaping around these structures will not be seen. The parking lot landscaping waiver can be support due to the 20 foot perimeter landscape buffer along Sahara Avenue and Rainbow Boulevard where only 15 feet is required.

In regards to the concrete display areas, staff finds that use of the landscape buffer zone for business purposes in not in conformance with Title 19.12. The intent of Title 19.12 is to ensure that new development will contribute to the overall attractiveness of the City, increase design compatibility and reduce unsightly views. The concrete display areas reduce the attractiveness, are not compatible and are unsightly when placed in the landscape buffer zone.

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

The site is accessed from Sahara Avenue and Rainbow Boulevard. Sahara Avenue and Rainbow Boulevard are both 100-foot primary arterials, which are capable of handling the associated traffic.

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

The variety of building materials, create an appropriate level of visual interest for the new addition. The landscape materials are appropriate for the site as conditioned.

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

The proposed materials and colors of the new additions are appropriate and match the existing building. The building elevations illustrate an appropriate level of visual interest. The overall site and building design create an orderly and aesthetically pleasing environment.

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

The proposed addition will be subject to inspection by the City and will not compromise the health, safety and welfare of the general public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED 101

APPROVALS 0

PROTESTS 0

DR

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-6409 APN: 163-03-806-006, 163-03-806009

Name of Property Owner: JRJ INVESTMENTS, INC. c/o AUTONATION

Name of Applicant: JRJ INVESTMENTS, INC c/o AUTONATION

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: Robert F Jaws

Print Name: Robert F. Jaws

Subscribed and sworn before me

This 28th day of MARCH, 2005

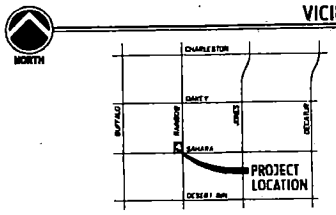
Cynthia A. Hallgren

Notary Public in and for said County and State

CYNTHIA A HALLGREN
Notary Public - State of Florida
My Commission Expires Dec 28, 2007
Commission # DD271786
Bonded By National Notary Assn.

VICINITY MAP

NOT TO SCALE



FLOOR AREA RATIO

PARCEL AREA: 340,203.6 S.F. = 7.81 ACRES

BUILDING AREA:

EXISTING AUTOMOBILE DEALERSHIP ..... 33,500 S.F.
SHOWROOM / SERVICE SHOP EXPANSION ..... 23,600 S.F.
TOTAL S.F. ..... 57,100 S.F.

SITE COVERAGE = 57,100S.F. / 340,203.6 S.F. = 16.7%

PARKING CALCULATION

OFFICE: 1 SPACE / 300 S.F.

FIRST LEVEL OFFICE SQUARE FOOTAGE = 2,480.4 S.F.
SECOND LEVEL OFFICE SQUARE FOOTAGE = 1,382.8 S.F.
TOTAL SQUARE FOOTAGE: 3,863.3 S.F.

3,863.3 S.F. / 300 S.F. = 12.8 SPACES

AUTO REPAIR: 6 SPACES + 1 SPACE / 200 S.F. OF G.F.A.

EXISTING SERVICE SHOP SQUARE FOOTAGE = 19,313.8 G.F.A.
NEW SERVICE SHOP SQUARE FOOTAGE = 13,823.3 G.F.A.
TOTAL SQUARE FOOTAGE: 33,177.1 G.F.A.

33,177.1 G.F.A. / 200 S.F. = 130.8 SPACES + 6 SPACES = 136.8 SPACES

MOTOR VEHICLE SALES: 1 SPACE / 500 S.F. OF ENCLOSED G.F.A.

SHOWROOM SQUARE FOOTAGE = 6,760.8 G.F.A.
NEW CAR DELIVERY = 711.7 G.F.A.
TOTAL SQUARE FOOTAGE: 8,502.3 G.F.A.

8,502.3 G.F.A. / 500 S.F. = 13.0 SPACES

GENERAL RETAIL (LESS THAN 25,000 S.F.): 1 SPACE / 175 S.F. OF G.F.A.

PARTS BOUTIQUE SQUARE FOOTAGE = 1,900.0 G.F.A.
RETAIL PARTS = 167.0 G.F.A.
TOTAL SQUARE FOOTAGE: 1,307.0 G.F.A.

1,307.0 G.F.A. / 175 S.F. = 7.8 SPACES

WAREHOUSE/WAREHOUSING: 1 SPACE / 1,000 S.F. OF G.F.A.

PARTS STORAGE SQUARE FOOTAGE = (2 LEVELS) 10,397.5 G.F.A.
TOOL STORAGE = 266.1 G.F.A.
TOTAL SQUARE FOOTAGE: 10,663.8 G.F.A.

10,663.8 G.F.A. / 1,000 S.F. = 10.8 SPACES

ALL OTHER COMMERCIAL USES - 1 SPACE / 200 S.F. OF G.S.F.
(CUSTOMER LOUNGE, BREAK ROOM, ETC.)

SQUARE FOOTAGE = 18,386.7 G.F.A.

18,386.7 G.F.A. / 200 S.F. = 77.8 SPACES

TOTAL SPACES REQUIRED	= 235 SPACES
TOTAL SPACES PROVIDED	= 376 SPACES

HAND-CAP SPACES REQUIRED 201-300 = 7 SPACES
HAND-CAP SPACES PROVIDED 7 SPACES

PARKING TO BUILDING RATIO

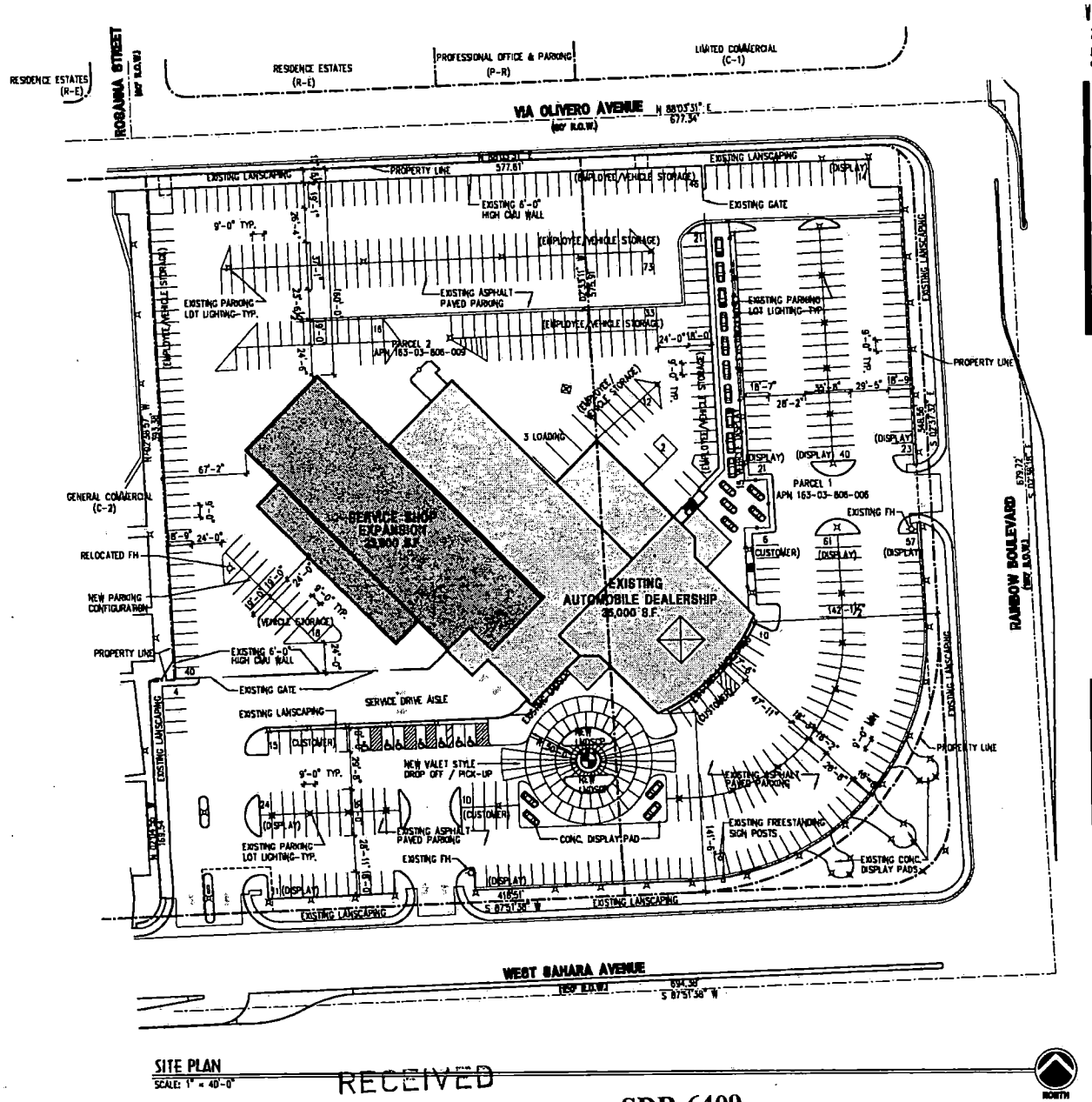
125 : 22,883 S.F. = 1 SPACE : 183.3 S.F.

NOTES:

1. ALL STALLS TO BE 9'-0" WIDE BY 18'-0" LONG
2. 41 SPACES PROVIDED FOR CUSTOMER PARKING INCLUDING 7 HANDICAP STALLS

PARKING TABULATION

NEW CAR DISPLAY	270 SPACES
NEW CAR STORAGE	183 SPACES
EMPLOYEE PARKING	69 SPACES
CUSTOMER	41 SPACES
LOADING/UNLOADING	3 SPACES
TOTAL SPACES PROVIDED	376 SPACES



SITE PLAN
SCALE: 1" = 40'-0"

RECEIVED
APR 21 2005

SDR-6409
05-12-05 PC
REVISED 04-21-05

WELLES · PUGSLEY ARCHITECTS L.L.C.
2480 e. tropicana avenue, suite 222, las vegas, nevada 89121
ph. 702.435.1160 fax. 702.435.7499 e-mail. wellespugsleyarchitects.com

© 2005

STAMP:

REVISIONS:

PROJECT NAME:
AUTONATION
DESERT BMW OF LAS VEGAS
6900 W. SAHARA AVENUE
LAS VEGAS, NEVADA 89117

PROJECT NUMBER:
WP-0504

SHEET TITLE:
SITE PLAN

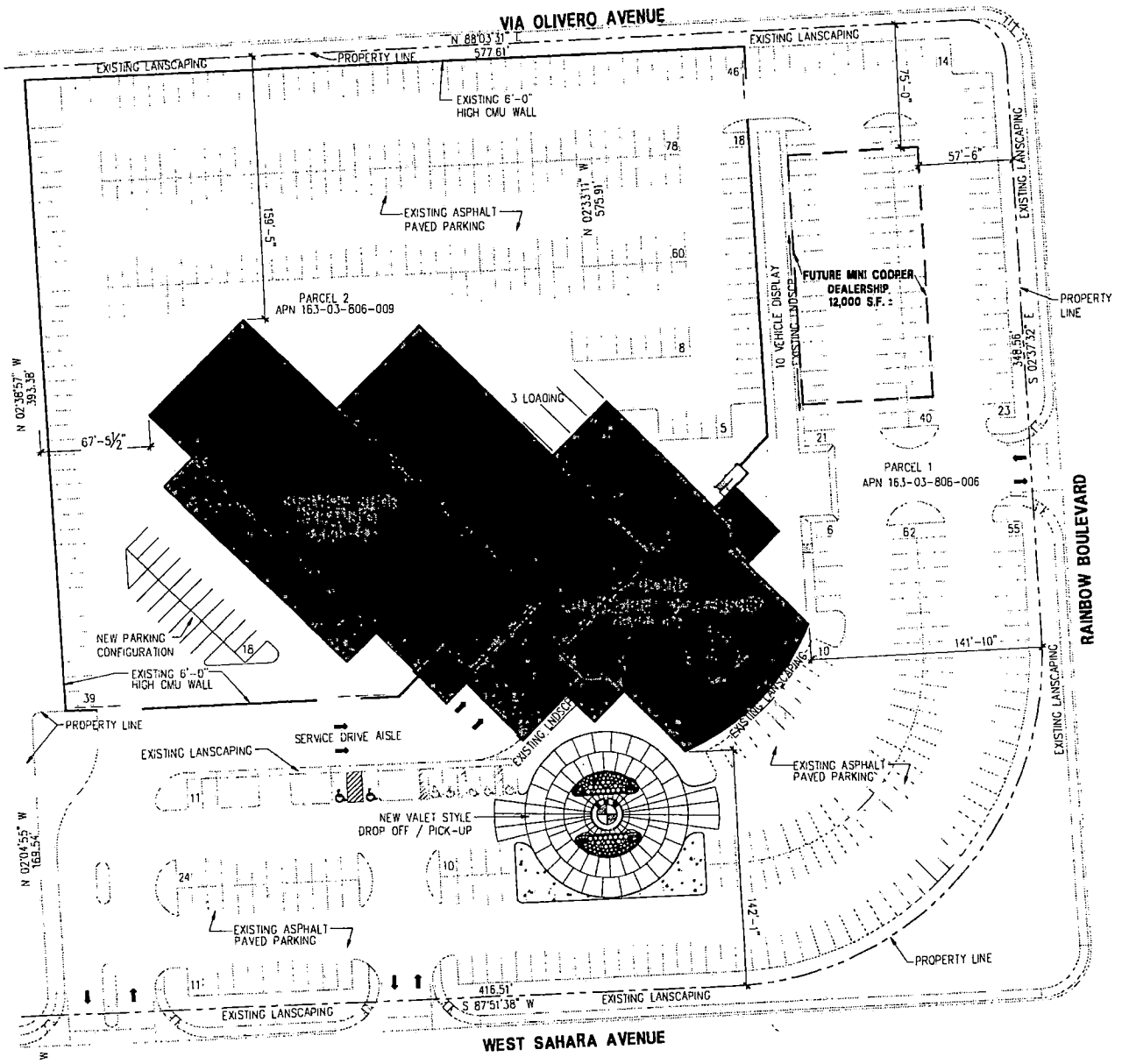
DRAWN BY:
FRK

CHECKED BY:

DATE:
03.28.2005

SUBMITTAL:
SITE DEVELOPMENT PLAN REVIEW

SHEET NUMBER:
AS1.01



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
	TREES			
○	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	6	10' BTH
	GROUNDCOVERS			
o	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE	38	5 GAL
⊕	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	42	5 GAL
	ACCENTS			
*	NYMENOXYS ACAULIS	ANGELITA DAISY	26	5 GAL

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. DECOMPOSED GRANITE, 1/2" MINUS, COLOR: "PINK CORAL", 2" DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE SHALL CONTAIN NON AGGREGATE AND NON FINES. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
   WHOLESALE DEALER:
   KALAMAZOO MATERIALS, INC.
   2251 SOUTH FORT APACHE ROAD, SUITE 2019
   LAS VEGAS, NV 89117
   TELEPHONE: 240-4133
6. ALL PALM HEIGHTS ARE BROWN TRUNK HEIGHTS. ALL PALMS SHALL HAVE STRAIGHT TRUNKS WITH NO CURVES. ALL DATE PALMS SHALL BE SHOVEL CUT. ALL FAN PALMS SHALL BE SKINNED WITHIN 3 FEET OF THE LAST FROND.

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 30'-0"

NORTH

WELLES · PUSSLEY ARCHITECTS L.L.C.
2450 s. hughes [illegible], suite 222, las vegas, nevada 89121
p 702.933.[illegible] fax 702.933.[illegible] e welles@pusslelaw.com

REVISIONS:

PROJECT NAME:
AUTONATION DESERT BMW OF LAS VEGAS
6900 W. SAHARA AVENUE
LAS VEGAS, NEVADA 89117

PROJECT NUMBER:
WP-0504

SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN

DRAWN BY:
TW

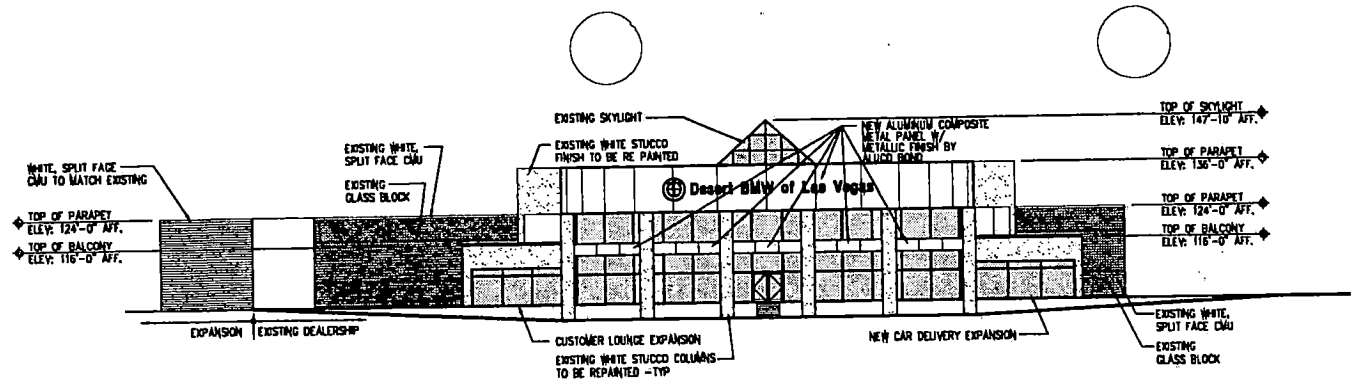
CHECKED BY:

DATE:
MARCH 25, 2005

SUBMITTAL:

SHEET NUMBER:
L1.01

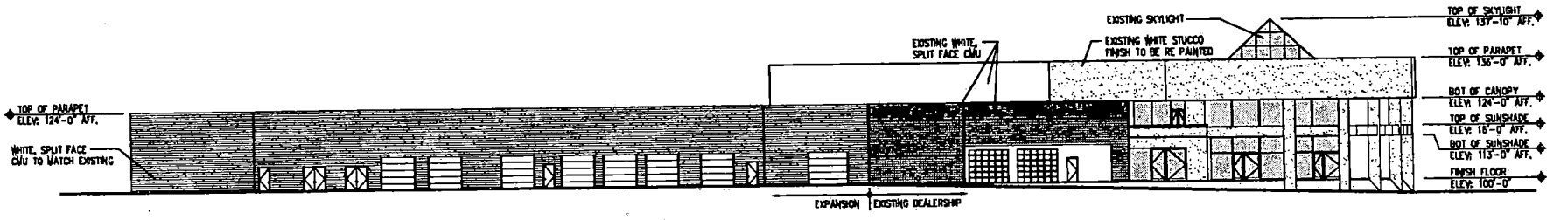
SDR-6409
05-12-05 PC



4 SOUTHEAST ELEVATION

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

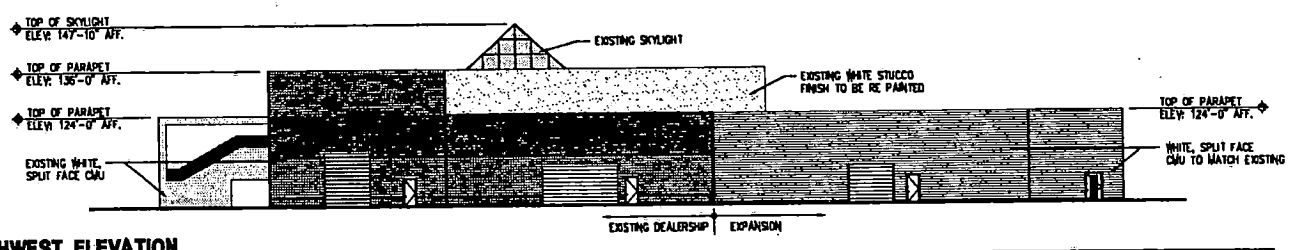
NOTE: PARAPETS TO SCREEN MECHANICAL EQUIPMENT. SIGNAGE FOR REFERENCE ONLY.



3 SOUTHWEST ELEVATION

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

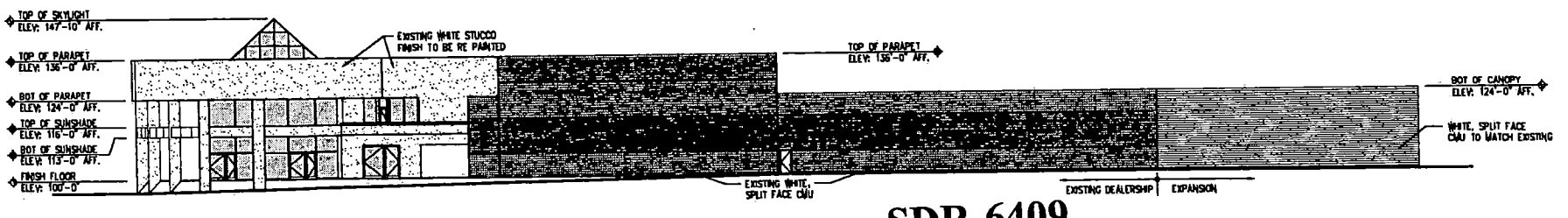
NOTE: PARAPETS TO SCREEN MECHANICAL EQUIPMENT



2 NORTHWEST ELEVATION

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

NOTE: PARAPETS TO SCREEN MECHANICAL EQUIPMENT



2 NORTHEAST ELEVATION

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

NOTE: PARAPETS TO SCREEN MECHANICAL EQUIPMENT

SDR-6409

05-12-05 PC

WELLES · PUGSLEY ARCHITECTS L.L.C.
2480 e. tropicana avenue, suite 222, las vegas, nevada 89121
ph 702.435.1150 fax 702.435.7699 e-mail wellespugsleyarch@aol.com

STAMP:

RECEIVED
MAR 29 2005
CLARK COUNTY

REVISIONS:

PROJECT NAME:
AUTONATION DESERT BMW OF LAS VEGAS
6900 W. SAHARA AVENUE
LAS VEGAS, NEVADA 89117

PROJECT NUMBER:
WP-0504

SHEET TITLE:
EXTERIOR ELEVATIONS

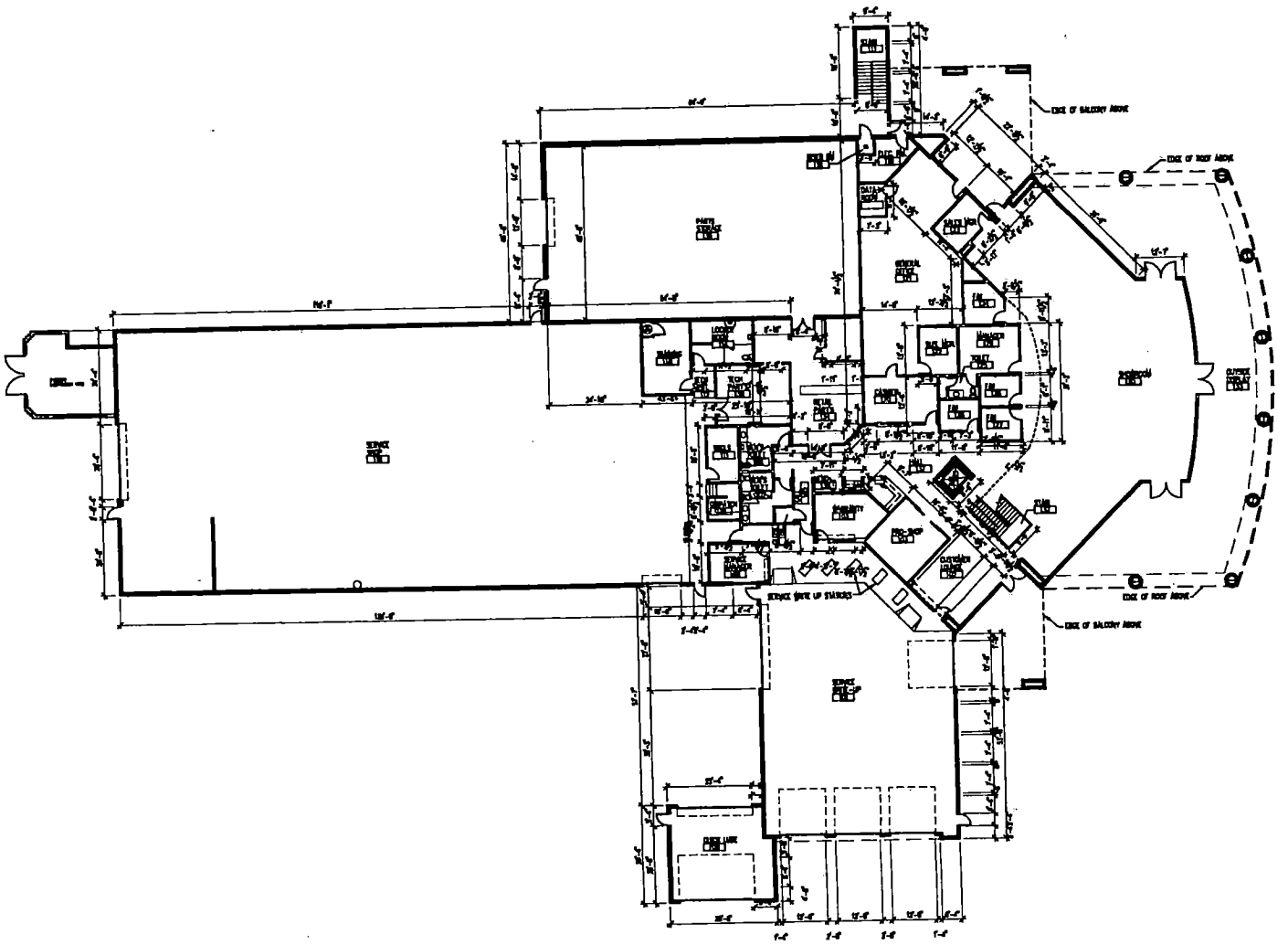
DRAWN BY:
DS

CHECKED BY:

DATE:
03.28.2005

SUBMITTAL:
SITE DEVELOPMENT PLAN REVIEW

SHEET NUMBER:
A6.01



EXISTING FIRST LEVEL FLOOR PLAN

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

NORTH

SDR-6409
05-12-05 PC

WELLES · PUGSLEY ARCHITECTS L.L.C.
2480 e. tropicana avenue, suite 222, las vegas, nevada 89121
ph. 702.435.1150 fax. 702.435.7699 e-mail: wellespugsleyarchitect.com

©2005

STAMP:

MAR 2 9 2005

REVISIONS:

PROJECT NAME:
AUTONATION
DESERT BMW OF LAS VEGAS
6900 W. SAHARA AVENUE
LAS VEGAS, NEVADA 89117

PROJECT NUMBER:
WP-0504

SHEET TITLE:
EXISTING
FIRST LEVEL
FLOOR PLAN

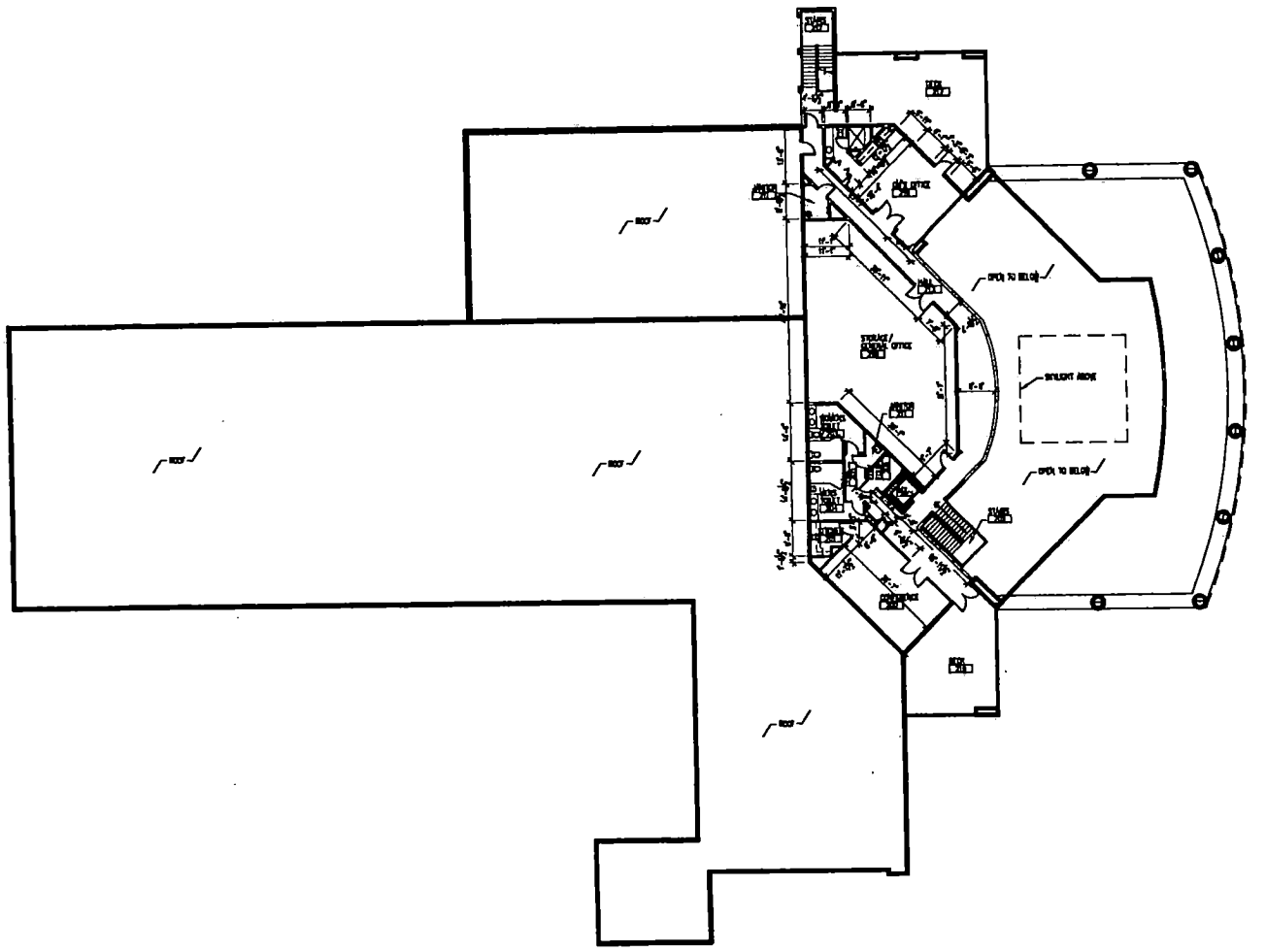
DRAWN BY:
PRC

CHECKED BY:

DATE:
03.28.2005

SUBMITTAL:
SITE DEVELOPMENT PLAN REVIEW

SHEET NUMBER:
A0.01



EXISTING SECOND LEVEL FLOOR PLAN
SCALE: 1/16"=1'-0"

NORTH

SDR-6409
05-12-05 PC

WELLES - PUGSLEY ARCHITECTS L.L.C.
2480 e. tropicana avenue, suite 222, las vegas, nevada 89121
ph. 702.435.7150 fax. 702.435.7699 e-mail. wellespugsley@aol.com

©

STAMP:

MAR 28 2005

REVISIONS:

1.
2.
3.
4.

PROJECT NAME:
AUTONATION
DESERT BMW OF LAS VEGAS
6900 W. SAHARA AVENUE
LAS VEGAS, NEVADA 89117

PROJECT NUMBER:
WP-0504

SHEET TITLE:
EXISTING
SECOND LEVEL
FLOOR PLAN

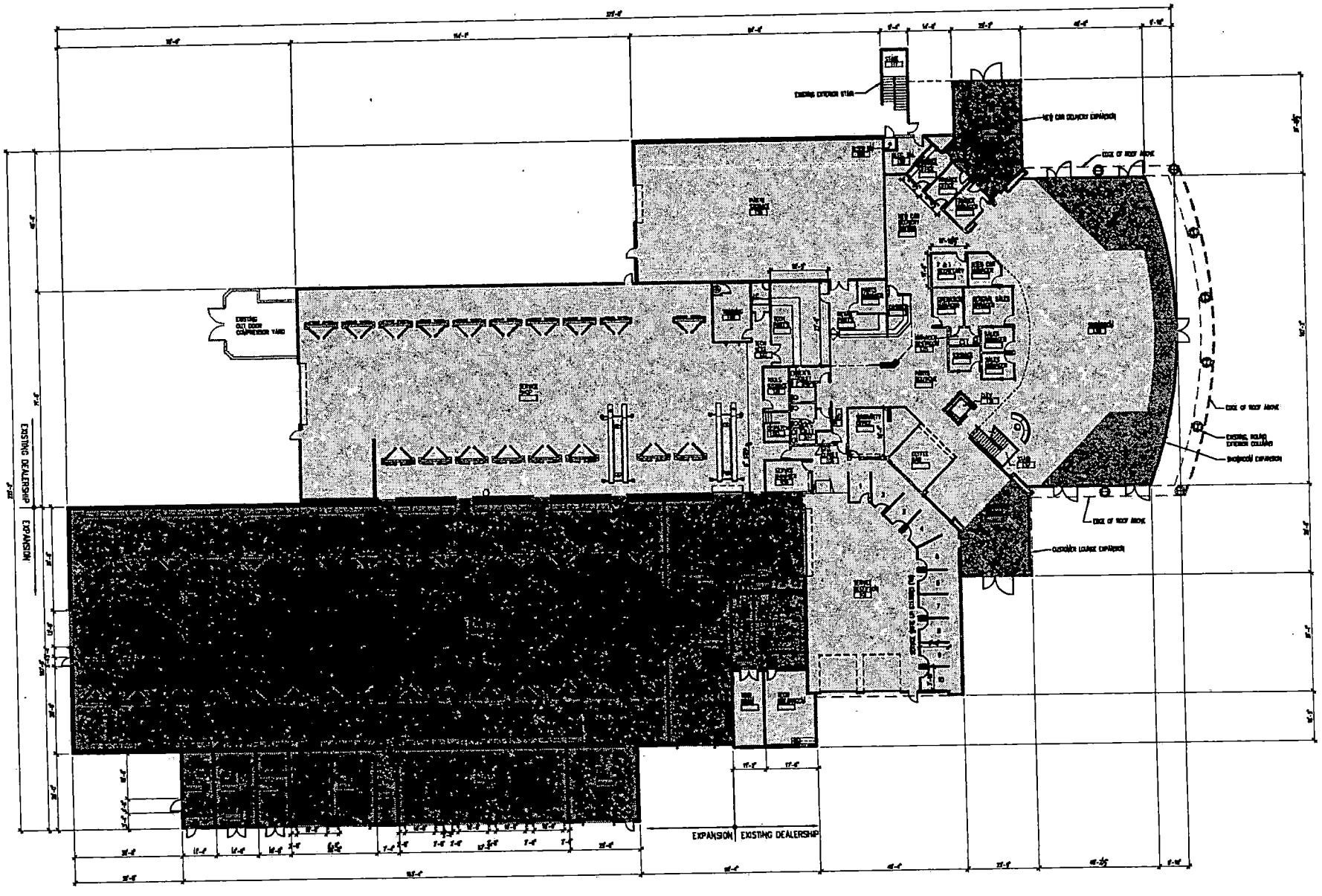
DRAWN BY:
PRC

CHECKED BY:

DATE:
03.28.2005

SUBMITTAL:
SITE DEVELOPMENT PLAN REVIEW

SHEET NUMBER:
A0.02



LEGEND

NEW ADDITION/EXPANSION

EXISTING

FIRST LEVEL FLOOR PLAN

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

NORTH

SDR-6409

05-12-05 PC

WELLES - PUGSLEY ARCHITECTS L.L.C.

2480 e. tropicana avenue, suite 222, las vegas, nevada 89121

ph 702.455.1750 fax 702.455.7499 email wellespugsleyarchitect.com

©2005

STAMP:

RECEIVED
MAR 29 2005

REVISIONS:

PROJECT NAME:
AUTONATION
DESERT BMW OF LAS VEGAS
6900 W. SAHARA AVENUE
LAS VEGAS, NEVADA 89117

PROJECT NUMBER:
WP-0504

SHEET TITLE:
PROPOSED
FIRST LEVEL
FLOOR PLAN

DRAWN BY:
PRC

CHECKED BY:

DATE:
03.28.2005

SUBMITTAL:
SITE DEVELOPMENT PLAN REVIEW

SHEET NUMBER:
A1.01

SQUARE FOOTAGE / OCCUPANCY LOAD

(PER 2003 I.B.C. TABLE 1004.1.2)

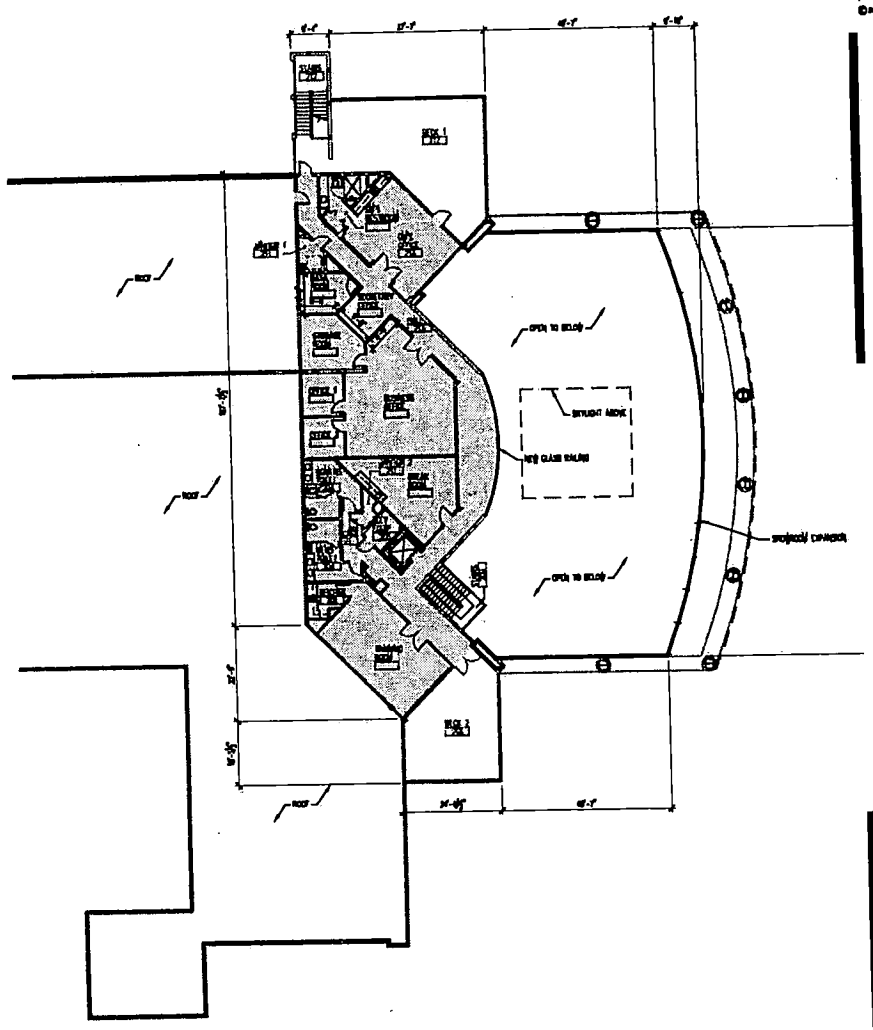
FIRST LEVEL

OCCUPANT USE	SQUARE FOOTAGE	OCCUPANT LOAD FACTOR	MAXIMUM OCCUPANCY LOAD
EXISTING/RENOVATION			
CASHIER	93.6 S.F.	100	.93
COFFEE BAR	259.8 S.F.	15	17.32
CUSTOMER LOUNGE	961.3 S.F.	15	64.08
DISPATCH	80.7 S.F.	100	.80
ELECTRICAL ROOM	119.1 S.F.	300	.39
FINANCE OFFICE	106.9 S.F.	100	1.06
FINANCE OFFICE	109.6 S.F.	100	1.09
FINANCE OFFICE	122.3 S.F.	100	1.22
F&I SECRETARY	130.6 S.F.	100	1.30
GENERAL SALES MANAGER	202.3 S.F.	100	2.02
J.C.	57.4 S.F.	300	.19
MANAGER RESTROOM	80.3 S.F.	--	--
MEN'S TOILET	122.0 S.F.	--	--
NEW CAR DELIVERY	711.7 S.F.	100	7.10
NEW CAR DELIVERY WAITING	501.0 S.F.	15	33.40
OPERATION MANAGER	127.0 S.F.	100	1.27
PARTS BOUTIQUE	1,200.3 S.F.	30	40.01
PARTS MANAGER	99.5 S.F.	100	.99
PARTS STORAGE	3,797.4 S.F.	300	12.65
RETAIL PARTS	248.1 S.F.	30	8.27
RISER ROOM	16.0 S.F.	300	.05
SALES MANAGER	85.7 S.F.	100	.85
SALES MANAGER	87.5 S.F.	100	.87
SERVICE MANAGER	153.3 S.F.	100	1.53
SERVICE RECEPTION	2,263.0 S.F.	100	22.63
SERVICE SHOP	10,203.8 S.F.	100	102.03
SERVICE WRITE-UP (1)	70.8 S.F.	100	.70
SERVICE WRITE-UP (2)	79.0 S.F.	100	.79
SERVICE WRITE-UP (3)	74.0 S.F.	100	.74
SERVICE WRITE-UP (4)	82.4 S.F.	100	.82
SERVICE WRITE-UP (5)	83.4 S.F.	100	.83
SERVICE WRITE-UP (6)	74.0 S.F.	100	.74
SERVICE WRITE-UP (7)	74.0 S.F.	100	.74
SERVICE WRITE-UP (8)	74.0 S.F.	100	.74
SERVICE WRITE-UP (9)	74.0 S.F.	100	.74
SERVICE WRITE-UP (10)	75.7 S.F.	100	.75
SHOWROOM	5,790.6 S.F.	100	57.90
STORAGE	83.1 S.F.	300	.27
STORAGE CLOSET	18.6 S.F.	300	.06
TECH BREAKROOM	385.7 S.F.	15	25.71
TECH PARTS	536.8 S.F.	100	5.36
TOOL ROOM	246.6 S.F.	300	2.46
TOOL STORAGE	119.6 S.F.	300	1.19
TRAINING ROOM	239.6 S.F.	15	15.97
USED CAR MANAGER	108.0 S.F.	100	1.08
WARRANTY OFFICE	315.1 S.F.	100	3.15
WOMEN'S TOILET	147.0 S.F.	--	--
SUBTOTAL:	30,692.2 S.F. (NET)		442.79
SUBTOTAL:	33,535.6 S.F. (GROSS)		
EXPANSION			
COMPRESSOR ROOM	243.3 S.F.	300	.81
DETAIL BAYS	1,420.4 S.F.	100	14.20
DETAIL STORAGE	120.0 S.F.	300	.40
ELECTRICAL ROOM	203.3 S.F.	300	.67
MEN'S TECH LOCKER	213.0 S.F.	50	14.2
MEN'S TECH RESTROOM	152.3 S.F.	--	--
SERVICE DRIVE AISLE	2,495.7 S.F.	100	24.95
SERVICE SHOP	15,973.3 S.F.	100	159.73
SPRINKLER RISER ROOM	33.3 S.F.	300	.11
TIRE ROOM	567.7 S.F.	100	5.67
WASH BAYS	681.3 S.F.	100	6.81
WASTE OIL/FLUIDS ROOM	324.4 S.F.	300	1.08
WOMEN'S TECH LOCKER	45.4 S.F.	50	.90
WOMEN'S TECH RESTROOM	64.0 S.F.	--	--
SUBTOTAL:	22,637.9 S.F. (NET)		229.53
SUBTOTAL:	23,599.0 S.F. (GROSS)		

SECOND LEVEL

EXISTING/RENOVATION			
BREAK ROOM	357.4 S.F.	15	23.82
BUSINESS OFFICE	688.5 S.F.	100	6.88
DATA ROOM	118.4 S.F.	300	.39
ELEVATOR EQUIPMENT ROOM	47.0 S.F.	300	.15
GM'S OFFICE	415.4 S.F.	100	4.15
GM'S RESTROOM	42.9 S.F.	--	--
JANITOR 1	43.0 S.F.	300	.14
JANITOR 2	26.0 S.F.	300	.08
KITCHEN	44.7 S.F.	100	.44
MEN'S TOILET	142.0 S.F.	--	--
OFFICE 1	103.7 S.F.	100	1.03
OFFICE 2	98.3 S.F.	100	.98
SECRETARY OFFICE	87.0 S.F.	100	.87
STORAGE ROOM	179.4 S.F.	300	.59
TRAINING ROOM	498.4 S.F.	15	33.29
WOMEN'S TOILET	160.2 S.F.	--	--
SUBTOTAL:	3,053.3 S.F. (NET)		72.81
SUBTOTAL:	4,633.4 S.F. (GROSS)		

TOTAL NET SQUARE FOOTAGE:	56,283.4 S.F.	MAXIMUM
TOTAL GROSS SQUARE FOOTAGE:	61,768.0 S.F.	OCCUPANCY LOAD = 746.13



SECOND LEVEL FLOOR PLAN

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

NORTH

SDR-6409
05-12-05 PC

WELLES - PUGSLEY ARCHITECTS L.L.C.
2480 e. tropicana avenue, suite 222, las vegas, nevada 89121
ph. 702.435.1150 fax. 702.435.7699 e-mail: wellespugsleyarchitect.com

©2005

STAMP:

RECEIVED
MAR 29 2005

REVISIONS:

PROJECT NAME:
AUTONATION DESERT BMW OF LAS VEGAS
6900 W. SAHARA AVENUE
LAS VEGAS, NEVADA 89117

PROJECT NUMBER:
WP-0504

SHEET TITLE:
PROPOSED SECOND LEVEL FLOOR PLAN

DRAWN BY:
PRC

CHECKED BY:

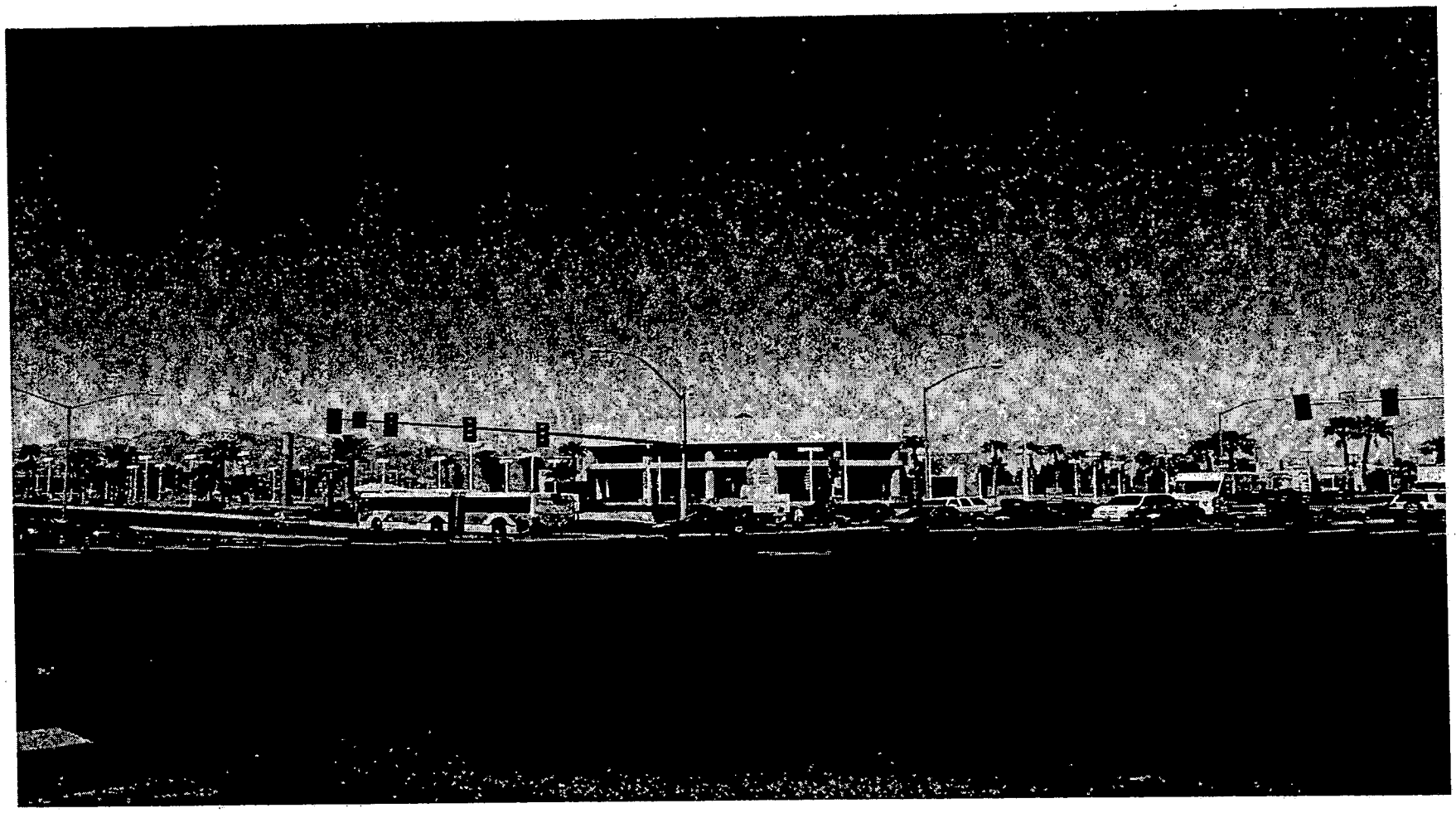
DATE:
03.28.2005

SUBMITTAL:
SITE DEVELOPMENT PLAN REVIEW

SHEET NUMBER:
A1.02

SDR-6409 - APPLICANT: JRJ INVESTMENTS, INC. C/O AUTONATION - OWNER: JRJ INVESTMENTS, INC.
6900 WEST SAHARA AVENUE
MAY 12, 2005 PLANNING COMMISSION

04/20/05



SDR-6409 - APPLICANT: JRJ INVESTMENTS, INC. C/O AUTONATION - OWNER: JRJ INVESTMENTS, INC.
6900 WEST SAHARA AVENUE
MAY 12, 2005 PLANNING COMMISSION

04/20/05

WELLES-PUGSLEY

DAVID G. PUGSLEY, A.I.A.
WADE J. SIMPSON, A.I.A.
DAVID F. WELLES, A.I.A. (Retired)
ARCHITECTS, LLP

March 29, 2005

City of Las Vegas
Development Services Center
Planning & Development Department
731 South 4th Street
Las Vegas, Nevada 89101

Re: AutoNation – Desert BMW of Las Vegas Remodel & Expansion
Site Development Plan Review – Justification Letter
A.P.N. 163-03-806-006 & 163-03-806-009

To Whom It May Concern:

I am writing on behalf of my clients who are requesting a Site Development Plan Review. The intent of this application is to review the proposed 60,000 sq. ft. automobile dealership in determining compliance with the site planning, building design and architectural standards of Title 19, of the Las Vegas Municipal Code. The existing automobile dealership is currently situated on 2 parcels totaling 7.85 acres on the Northwest corner of Sahara Avenue and Rainbow Boulevard. The properties are zoned C-2 and categorized General Commercial (GC) by the City of Las Vegas' General Plan.

Desert BMW will be relocating from it's existing location on Decatur to the proposed location. The dealership will be doubling in size and will need to expand the existing service shop in order to handle the extra work produced by an already established customer base. The new service shop will be an addition to the existing service shop and will be in conjunction with the automobile dealership.

As determined by the City of Las Vegas parking requirements, section 19.10, there is sufficient parking that exists on site (please refer to site plan parking calculations). Therefore, there will be no need for additional parking.

In order to facilitate this development, AutoNation-Desert BMW of Las Vegas is requesting a Waiver of Devolvement Standards for:

1. *Perimeter landscaping buffer around the new Service Shop Addition. (19.12.30.H)*
   We are requesting this waiver because the New Service Shop Addition is truly "back of house" and the base of the building will not be seen from public view. The design and intended use of the building does not justify the need for perimeter landscaping and would only get abused or die due to the ruggedness of activities taking place.

SDR-6409
05-12-05 PC

2480 E. TOMPKINS AVE, SUITE 222, LAS VEGAS, NV 89121 ph: 702.435.1150 fax: 702.435.7699

2. *Parking lot landscaping. (19.12.040.A)*
   We are also requesting a waiver of the required landscape islands and parking lot trees required for every six (6) uncovered parking spaces. The owner feels that the requirements are incompatible to the intended use of the facility. The owner feels that the introduction of trees into the parking lot would damage the paint finish of cars parked in the vicinity of the trees due to debris, such as fallen leaves, pollen, sap, etc. and would require extensive manual labor to keep the cars clean. Another reason the owner requests the waiver of both required trees and landscape islands is based on the parking calculations, the trees/islands would eliminate approximately 100 parking spaces which they could not do without. The final reason for the waiver request is that in order to install the trees and construct the islands would require extensive cost and demolition to the existing site, which the owner cannot afford.

   We feel that these waivers are also reasonable because the parking lots, at the front and behind the dealership are screened by existing, mature landscaping, trees, berms and 6'-0" concrete block wall.

The project will not be removing any existing landscaping but will be altering and adding new landscaping to accommodate the change to the site.

An exterior material board is not provided because the materials and color of the new service shop addition will match the existing service shop's appearance and style. Included is a picture of the proposed aluminum metal panel system to be used at the front of the dealership.

AutoNation – Desert BMW of Las Vegas feels that building such a facility will increase the spectrum of services they can offer their customers and the community, plus help build more loyalty to their current dealership.

We believe that the proposed request for the Service Shop Addition is in compliance with current City policies and regulations, and adheres to the City's future land use and development plan.

Respectfully,

Patrick Castellano, Assoc. AIA
Project Manager

Town Meeting Notes
March 29, 2005

Items of Concern

1. Parking and/or unloading of vehicles and test drives through neighborhood and side streets.
   Action – We will not allow. Desert BMW of Las Vegas will send out a letter to all transporters. All employees will be required to sign set test drive routes. And at not time will we allow any parking on the side streets.

2. City to place signs along street – No Parking or Unloading
   Action – City to review.

3. Exhaust fans – Very noisy and how will the smell/fog affect them?
   Action – We will review options and report information at the planning meeting.

4. Trees to be added in Southwest corner to block view/noise.
   Action – We will add trees to the corner.

5. No paging in rear lot.
   Action – We will obey ordinance.

6. Fix light covers so lights will not shine into residence's homes. (Some are broken)
   Action – When we start construction we will fix all light covers.

7. Clean and maintain landscaping – southwest side.
   Action – This is included as part of our signed contract with our landscaping company.

8. Garbage truck is noisy and comes late at night.
   Action – Desert BMW of Las Vegas will review the location and will ask company for pick ups to be done during the daytime.

Submitted at Planning Commission

Date 5/12/05 Item 55

AutoNation – Desert BMW of Las Vegas
Neighborhood Meeting
Memphis Championship Barbecue
1401 S Rainbow Blvd, Las Vegas, NV 89146
Tuesday, March 29, 2005
6:00 PM

FAX 486-8215

NAME	ADDRESS	PHONE NO
Geoff Roberts	2261 Rosanna ST	FAX 228-4672 228 0837
MARIE FRENCH	2280 SHAD CIRCLE	228 3568
Janet Truchard	2271 Rusanna St. call 1st fax # same	248-6127
Sean Williams	2220 Montessouri	228-6667
Mario Suarez	C.L.V.	229-2082
Council Woman Tarkanian	CCLV	229-2299
Lois Tarkanian	2905 Justice Lane fax 382-8558	229-2299
Robin Mancin	City Las Vegas	229-1772
Ronald G Anderson	6990 Obannon Dr LV	243-7771

EXISTING LANDSCAPING / DISPLAY PADS AT CORNER OF RAINBOW AND SAHARA
DESERT BMW OF LAS VEGAS
SDR-6409

City of Las Vegas

Agenda Item No.: 56

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] CONSENT [X] DISCUSSION

SUBJECT:
MSP-6344 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: CASINO LIGHTING AND SIGN - OWNER: WMC PHASE I, LLC - Request for a Master Sign Plan FOR A PROPOSED BUSINESS PARK at 495 South Grand Central Parkway (APN 139-33-610-005 and 006), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C. 06/15/05

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
TRUESDELL – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by City Council 6/15/2005

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

FLINN FAGG, Planning and Development Department, gave a brief overview of the application, which is for the first phase of the World Market Center. Any future phases will require an amendment of the Master Sign Plan to address those phases. The Parkway Center Architectural Review Committee did a review of the plan on April 19, 2004, and they recommended approval. The freestanding letters that will be located at the southeast corner of the property do exceed the City's requirements for monument signs. Because the signage would be for the entire 36-acre site, staff believes the signage is appropriate based on the scale of the development.

MINUTES – Continued:

ROBERT HOLGATE, 495 South Grand Central Parkway, appeared on behalf of the applicant and concurred with all conditions.

CHAIRMAN NIGRO declared the Public Hearing closed.

(11:14 – 11:16)

5-334

CONDITIONS:

Planning and Development

1. Conformance to the sign illustrations and documentation as submitted in conjunction with this request, dated 03/17/05, except as modified by conditions herein.

2. Any modifications to this Master Sign Plan as submitted, that are in compliance with the requirements of Title 19.14 and the Parkway Center Development Standards, may be reviewed and approved administratively by the Planning and Development Department for Phase I. Signage for any future buildings on the subject site shall require an amendment to the Master Sign Plan, to be reviewed and approved by the Parkway Center Architecture Review Committee (PC-ARC) and the Planning Commission.

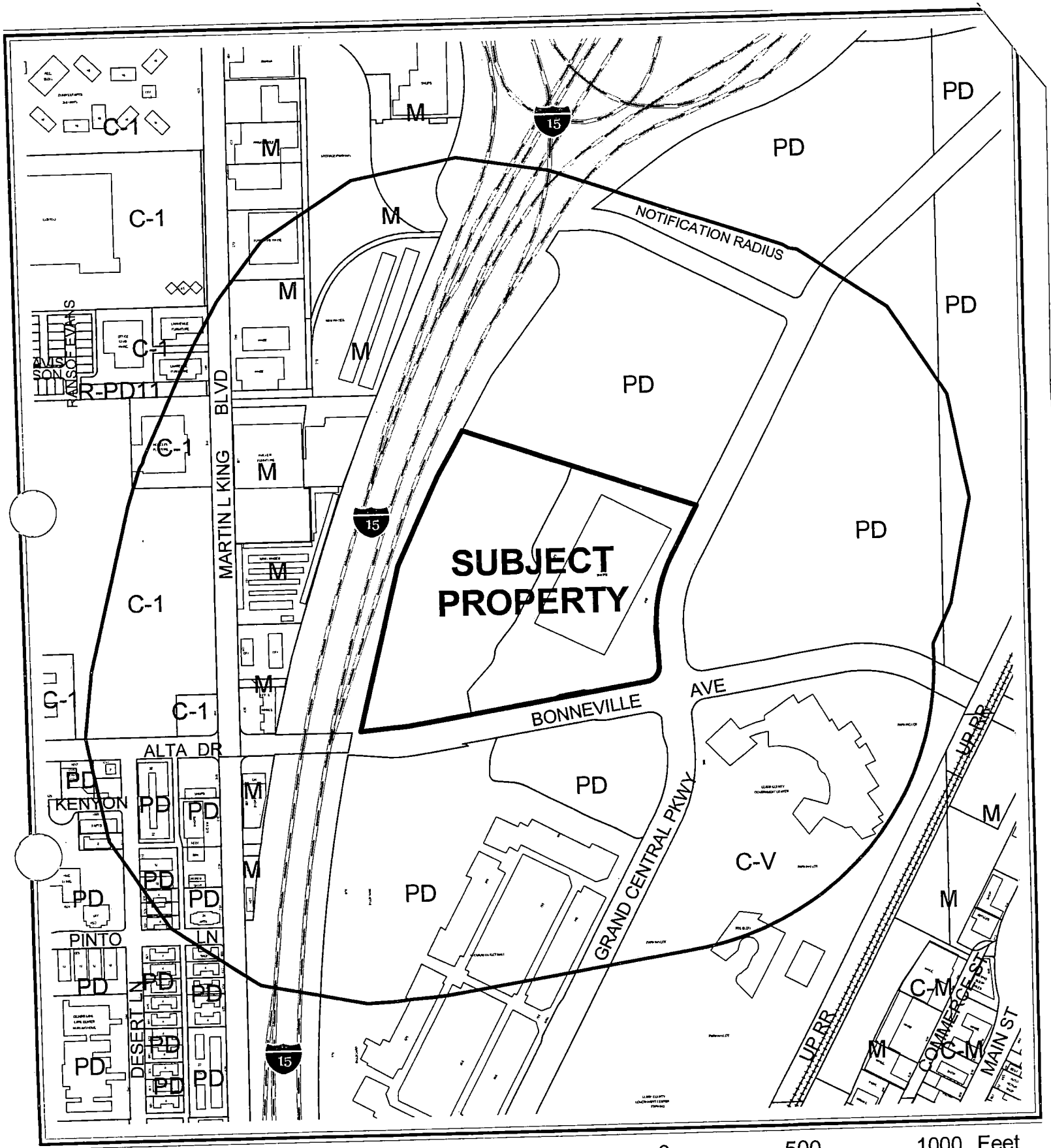
3. All freestanding signage shall be have a minimum five-foot setback from the property line, in accordance with the requirements of Title 19.14.060(F)(5).

4. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

5. Signs shall not be located within the public right-of–way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

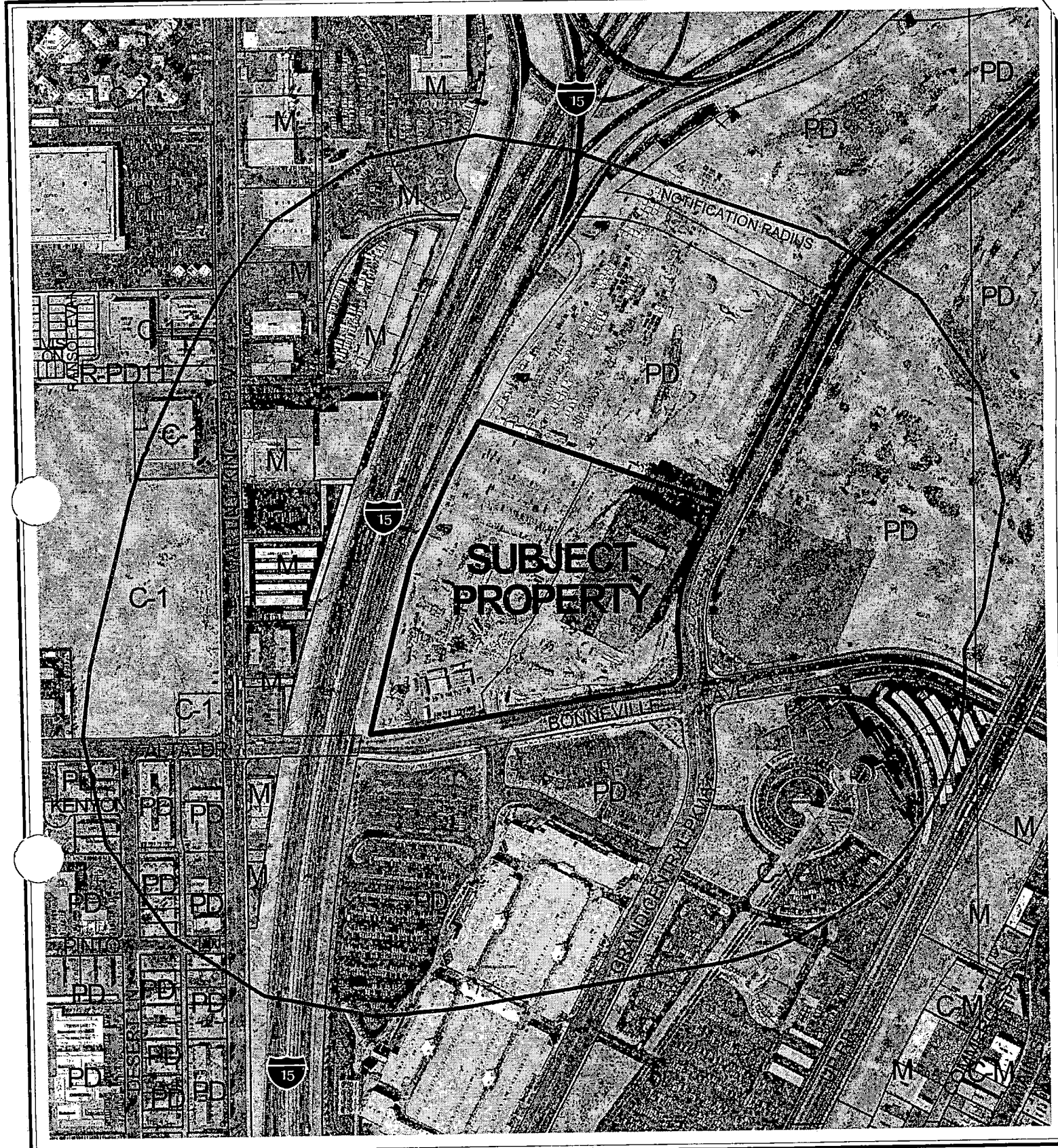
6. Site development to comply with all applicable conditions of approval Zoning Reclassification Z-100-97 and all other applicable site-related actions.



CASE: **MSP-6344**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 500 1000 Feet

CASE: **MSP-6344**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MSP-6344 - APPLICANT: CASINO LIGHTING AND SIGN - OWNER: WMC PHASE I, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to the sign illustrations and documentation as submitted in conjunction with this request, dated 03/17/05, except as modified by conditions herein.

2. Any modifications to this Master Sign Plan as submitted, that are in compliance with the requirements of Title 19.14 and the Parkway Center Development Standards, may be reviewed and approved administratively by the Planning and Development Department for Phase I. Signage for any future buildings on the subject site shall require an amendment to the Master Sign Plan, to be reviewed and approved by the Parkway Center Architecture Review Committee (PC-ARC) and the Planning Commission.

3. All freestanding signage shall be have a minimum five-foot setback from the property line, in accordance with the requirements of Title 19.14.060(F)(5).

4. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

5. Signs shall not be located within the public right-of–way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

6. Site development to comply with all applicable conditions of approval Zoning Reclassification Z-100-97 and all other applicable site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Master Sign Plan for a proposed business park at 495 South Grand Central Parkway.

B) Applicant's Justification

The applicant states that the signage that is proposed meets and supports the policies and regulations of the Downtown Centennial Plan.

BACKGROUND INFORMATION

A) Related Actions

11/23/98 The City Council approved a Rezoning (Z-0100-97) to PD (Planned Development) for this site as part of an action on a 222-acre site including the subject site. The approval was subject to conditions, including a requirement that a Master Development Plan and Development Standards be approved by the Planning Commission in conjunction with submittal of a Site Development Plan Review for any part of the larger site.

07/05/00 The City Council approved the Las Vegas Downtown Centennial Plan. The subject site is within the area designated as the Parkway Center.

02/07/01 The City Council approved a Required Review [Z-0100-97(2)] of 13 existing Off-Premise Advertising (Billboard) Signs on the larger site including the subject parcel. The Planning Commission and staff had recommended approval of the request.

05/16/01 The City Council approved a Site Development Plan Review [Z-0100-97(3)] for a proposed 1,000,000 square foot commercial development (Furniture Mart) on approximately 36.11 acres at the northwest corner of the intersection of Bonneville Avenue and Grand Central Parkway. The Planning Commission and staff both recommended approval of the development.

DJR

04/03/02 The City Council approved a Required Review [Z-0100-97(7)] of 12 existing Off-Premise Advertising (Billboard) Signs on a larger site including the subject parcel, subject to a one-year review. The Planning Commission recommended approval of the request.

05/21/03 City Council approved a Required Review (RQR-1974) of twelve Off-Premise Advertising (Billboard) Signs on a larger site including the subject parcel. Planning Commission and staff recommended approval on April 24, 2003.

10/06/04 The City Council approved a request for a Site Development Plan Review (SDR-4841) for a 345,670 square foot temporary exhibit space on the subject site. Staff and the Planning Commission both recommended approval of the request.

04/19/04 The PC-ARC reviewed MSP-6344 and recommended approval.

B) Pre-Application Meeting

03/07/05 At the pre-application conference, issues were discussed relative to signage proposed in the rights-of-way, the status of the existing billboards on the site, and conformance with separation distance requirements between freestanding signs.

DETAILS OF APPLICATION REQUEST

A) Existing Land Use

Subject Property:	Furniture Mart (under construction) Off-Premise Advertising (Billboard) Signs
North:	Interstate 15
South:	Retail Use
East:	Undeveloped (Union Park)
West:	Interstate 15

B) Planned Land Use

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

C) Existing Zoning

Subject Property:	PD (Planned Development)
North:	R.O.W. (Right-of-Way)
	M (Manufacturing)
South:	PD (Planned Development)
East:	PD (Planned Development)
West:	R.O.W. (Right-of-Way)
	M (Manufacturing)

E) General Plan Compliance

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

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

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

Downtown Centennial Plan
The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Parkway Center District. The district is intended to accommodate a wide variety of commercial, public and residential uses within vertically or horizontally mixed-use configuration. The development is consistent with the goals and objectives of the Downtown Centennial Plan.

Airport Overlay District
The site is subject to the North Las Vegas Airport Overlay District. Structures may be built up to 175 in height; any structures over this height limit must be approved by the Federal Aviation Administration (FAA).

MASTER SIGN PLAN REQUIREMENTS FOR ON-PREMISE SIGNAGE		
THRESHOLD	**YES**	**NO**
Non-Residential project with a site larger than 2.5 acres	X	

ANALYSIS

A) Zoning Code Compliance

General project description

A1) Residential Separation Standards

The subject parcel is not within 200 feet of any protected properties, and is therefore not subject to the Residential Protection Standards.

A2) Sign Standards

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

Freestanding Signs: Sheet A3

Standards	**Allowed**	**Provided**
Maximum Number	1 / 200 feet Street frontage	1 total
Maximum Area	2 SF/LF frontage	66 SF
Maximum Height	40 Feet	39 Feet 9 inches
Minimum Setback	5 Feet	Not indicated
Illumination	Internal, external	Internal

The proposed sign complies with the dimensional requirements listed in Title 19 and the Parkway Center Standards. The setback from the property line is not indicated; the sign will need to be set back a minimum of five feet from the property line.

DJR

Freestanding Signs: Sheet B1

Standards	Allowed	Provided
Maximum Number	1/200' frontage	2
Maximum Area	2 SF/LF frontage	11 SF
Maximum Height	40'	11'
Minimum Setback	5' from property line	Not indicated
Illumination	Internal, external	Internal

The signs will comply with the dimensional requirements listed in Title 19 and the Parkway Center Standards. Although not indicated, it appears that the signs will comply with the setback requirement.

Monument Signs: Sheet A2

Standards	Allowed	Provided
Maximum Number	1 /200 Street frontage	2 total
Maximum Area	75 SF /sign	1,806 SF
Maximum Height	10 Feet	10 Feet 6 inches
Minimum Setback	5 Feet	Not indicated
Illumination	Direct/Internal	Direct

The individual letters to be located at the southeast corner of the property are classified as a monument sign. The letters exceed the maximum permitted height listed in Title 19.14 by six inches, and significantly exceed the permitted area allowed for monument signs.

Wall Signs: A02-1

Standards	Allowed	Provided
Maximum Number	2 per office building maximum	1
Maximum Area	20%/elevation	2%
Maximum Projection	Not above the 2nd floor windowsill, except as approved by the PC-ARC	Located at top of building
Illumination	Internal	Internal

The proposed wall sign conforms to the area limitation described in Title 19.14. The Parkway Center Standards restrict the location of wall signage not to exceed the height of the 2nd floor windowsill; the proposed signage will be located at the upper story of the building. Any signage above the 2nd floor must be approved by the Parkway Center-Architecture Review Committee.

DJR

Directory Sign: Sheet B2

Standards	Allowed	Provided
Maximum Number	1 per building or driveway, whichever is greater	3
Maximum Area	24 SF	5 SF
Maximum Height	8'	7'-8"
Minimum Setback	25' from property lines	Not indicated; most signs internal to development
Illumination	Internal, external	Internal

The proposed directory signs will conform to the dimensional requirements listed in Title 19 and the Parkway Center Standards. The number of signs exceeds the amount permitted; however, two of the signs will be interior to the site and will not be readily visible from adjacent rights-of-way.

B) General Analysis and Discussion

The proposed signage generally conforms to the dimensional requirements of the Parkway Center Development Standards and Title 19.14. The colors and materials are consistent with the architecture of the building, and are adequately scaled to the development on the site. The proposed illumination of the signage is also consistent with Code requirements.

The proposed freestanding letters, to be located at the southeast corner of the property, are classified as a monument sign under Title 19.14. As such, the signage exceeds the permitted height by six inches, and significantly exceeds the amount of signage allowed for an individual monument sign. As the signage will be utilized to identify all three buildings of the Market Center on the 36-acre site, the size of the signage is consistent with the scale of the development, and merits a Waiver from the height and area requirements.

The wall signage will be located only on the east façade of the building, and will be positioned at the 10th floor level. The Parkway Center Development Standards dictate that any wall signage above the second-story windowsill level must be approved by the Parkway Center Architecture Review Committee (PC-ARC). Staff recommends approval of the signage, as it is consistent with the scale materials of the building.

DJR

Title 19.14 limits the location of directory signs to driveway entrances; the proposed plan would allow one directory sign at the front of the building, and two directory signs towards the interior of the site. As the additional directory signs will not generally be visible from the right-of-way, staff recommends approval of the signs as proposed.

The sign plan primarily addresses the first building in the development; the Master Sign Plan will need to be modified as additional buildings are constructed on the site in accordance with the master plan for the property.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 41

APPROVALS 0

PROTESTS 0

DJR

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-12314 APN: 139-33-610-006

Name of Property Owner: WMC Phase 1, LLC

Name of Applicant: Casino Lighting & Sign

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: _____

Print Name: JACK KASHANI

Subscribed and sworn before me

This 9th day of March, 2005

_____

Notary Public in and for said County and State

BARBARA RHEA
NOTARY PUBLIC
STATE OF NEVADA
DATE APPOINTMENT EXP: 06-14-2008
CERTIFICATE NO: 89-1285-1

exp 6/14/08

World Market Center

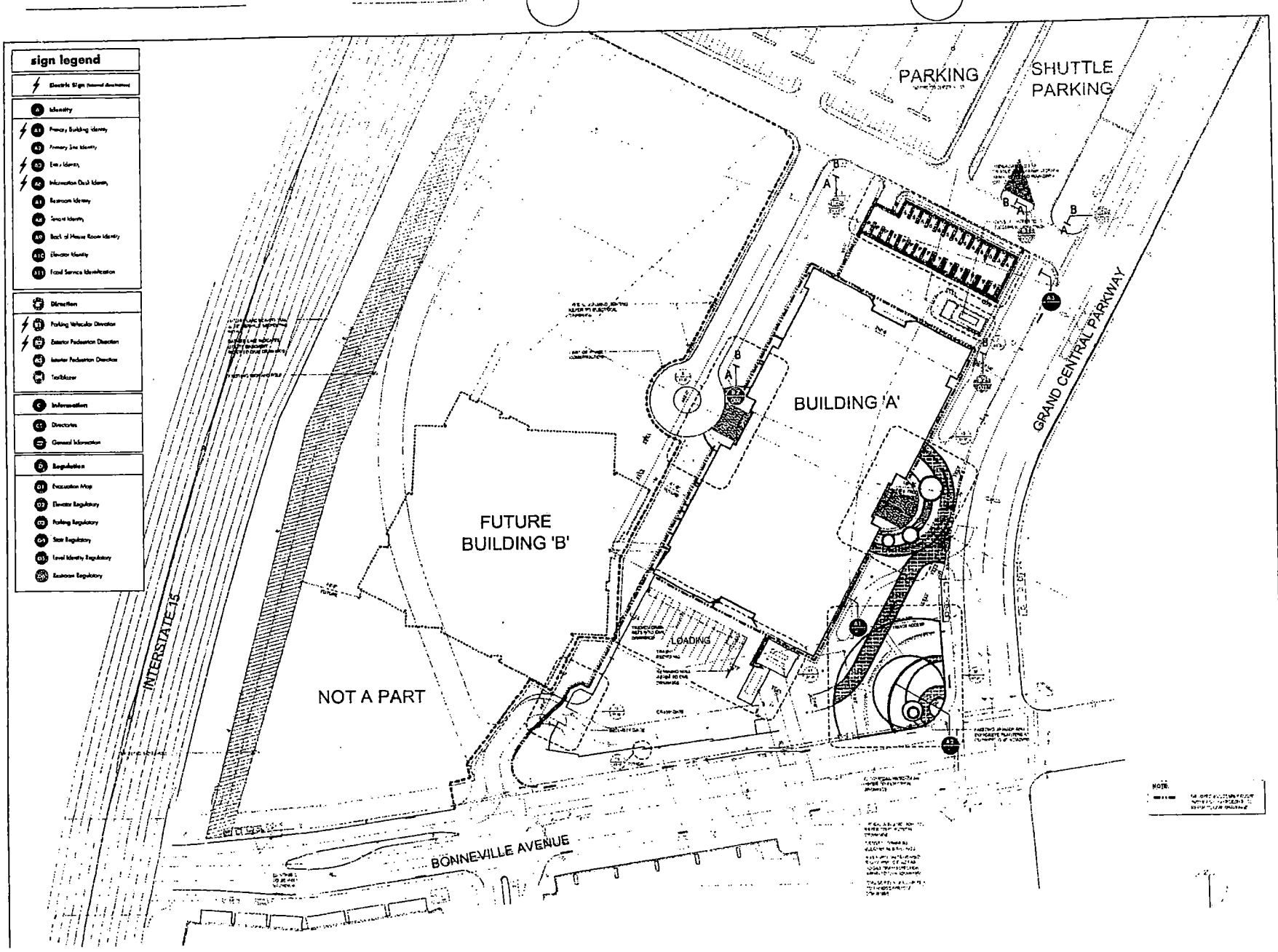
Environmental Graphics 100% Design Development

February 25, 2005

prepared by:
Selbert Perkins Design Collaborative
200 Culver Blvd.
Playa Del Rey, CA 90293
T 310.822.8223 **F** 310.822.8293 **W** www.selbertperkins.com

RECEIVED
MAR 17 2005

MSP-6344
05-12-05 PC



WORLD MARKET CENTER

WORLD MARKET CENTER
495 S Grand Central Parkway
Las Vegas NV 89106

Architect:
JERDE PARTNERSHIP
910 Ocean Front Walk
Venice, CA 90291

selbert perkins design collaborative inc.
200 culver boulevard
playa del rey, ca 90293
T 310 822.5223
F 310 822.5203

© 2005 Selbert Perkins Design Collaborative, Inc.
This portion of this drawing may be reproduced without written consent of Selbert Perkins Design Collaborative, Inc.

SIGN LOCATION PLAN
SITE

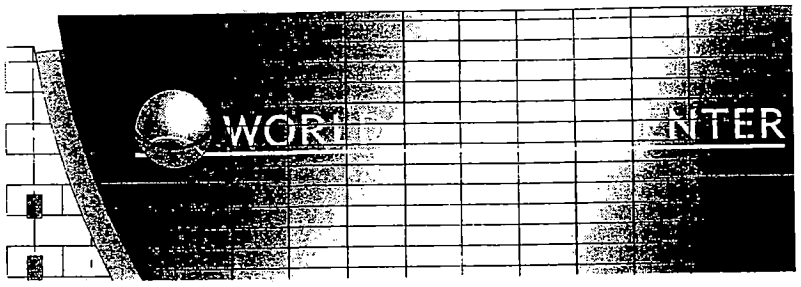
RECEIVED
MAR 14 2005
WHITING TURNER CONTRACTING

rev	description	by	date
5			
4			
3			
2	100% DD SIGN LOCATIONS	KS	2.15.05
1		KS	12.15.04

date October 12, 2004
scale as noted.

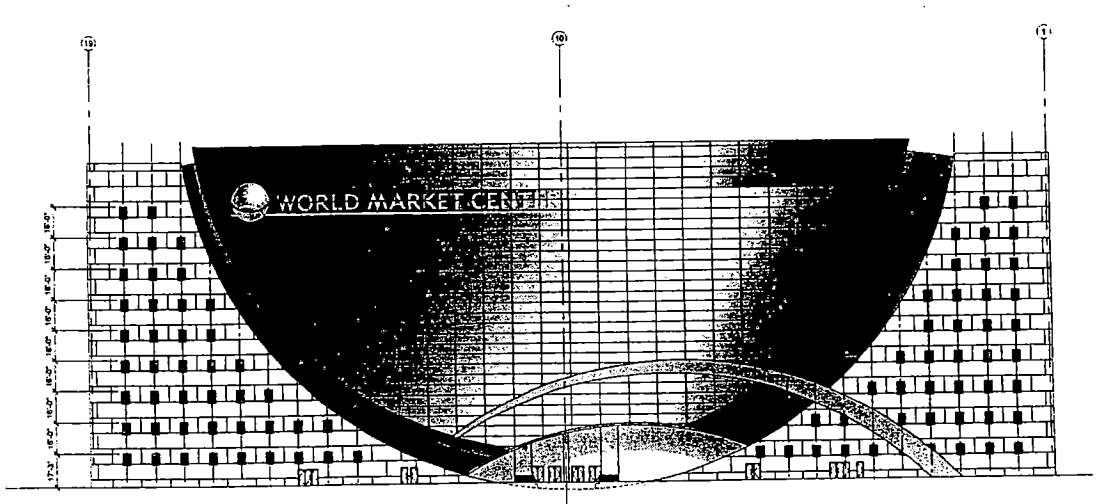
SLP-0

MSP-6344
05-12-05 PC

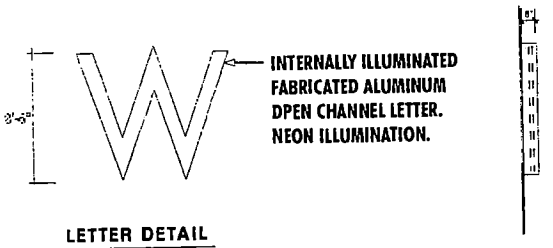


DAY-TIME DETAIL
scale: 1/32" = 1'-0"

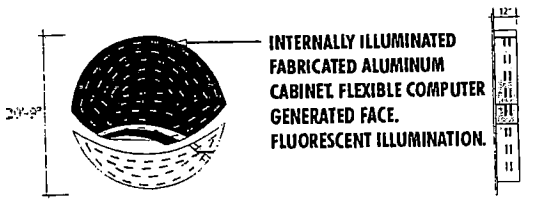
NIGHT-TIME DETAIL
scale: 1/32" = 1'-0"



EAST ELEVATION
scale: 1/64" = 1'-0"



LETTER DETAIL
scale: 1/8" = 1'-0"



SYMBOL ELEVATION
scale: 1/16" = 1'-0"

SYMBOL SIDE
scale: 1/16" = 1'-0"

MSP-6344
05-12-05 PC

WORLD MARKET CENTER
495 S Grand Central Parkway
Las Vegas, NV 89106

Architect
JERDE PARTNERSHIP
913 Ocean Front Walk
Venice, CA 90291

selbert perkins design collaborative inc.
200 culver boulevard
playa del rey ca 90293
T 310 822 5223
F 310 822 5203

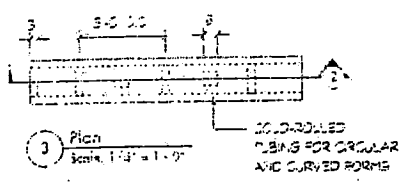
© 2004 Selbert Perkins Design Collaborative, Inc.
No portion of this drawing may be reproduced without consent of Selbert Perkins Design Collaborative, Inc.

PRIMARY SITE IDENTITY - Option A

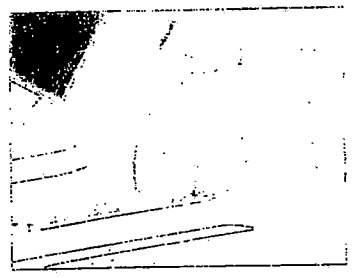
rev	descrip	by	date
6			
5			
4			
3			
2			
1			

date 09/20/04
scale as noted

A22

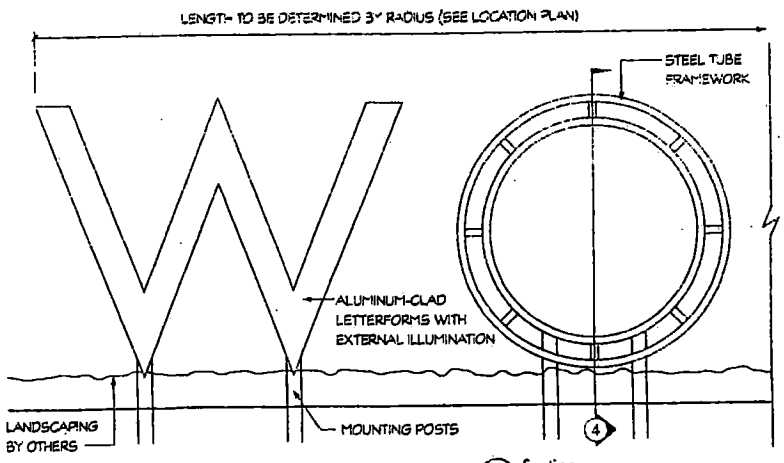


3 Plan
Scale: 1/32" = 1'-0"



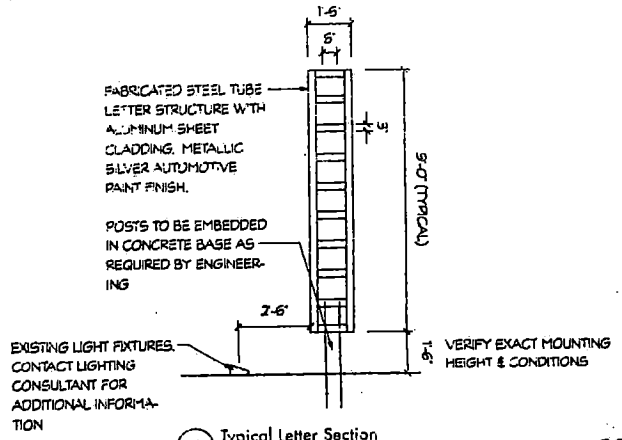
5 Location Plan
Scale: 1/32" = 1'-0"

RECEIVED
[illegible] CORNER CONSULTING



1 Elevation
Scale: 1/4" = 1'-0"

2 Section
Scale: 1/4" = 1'-0"



4 Typical Letter Section
Scale: 1/4" = 1'-0"

MSP-6344
05-12-05 PC

WORLD MARKET CENTER

Primary Site Identity
Scale: 1/16" = 1'-0"

WORLD MARKET CENTER

JERDE PARTNERSHIP

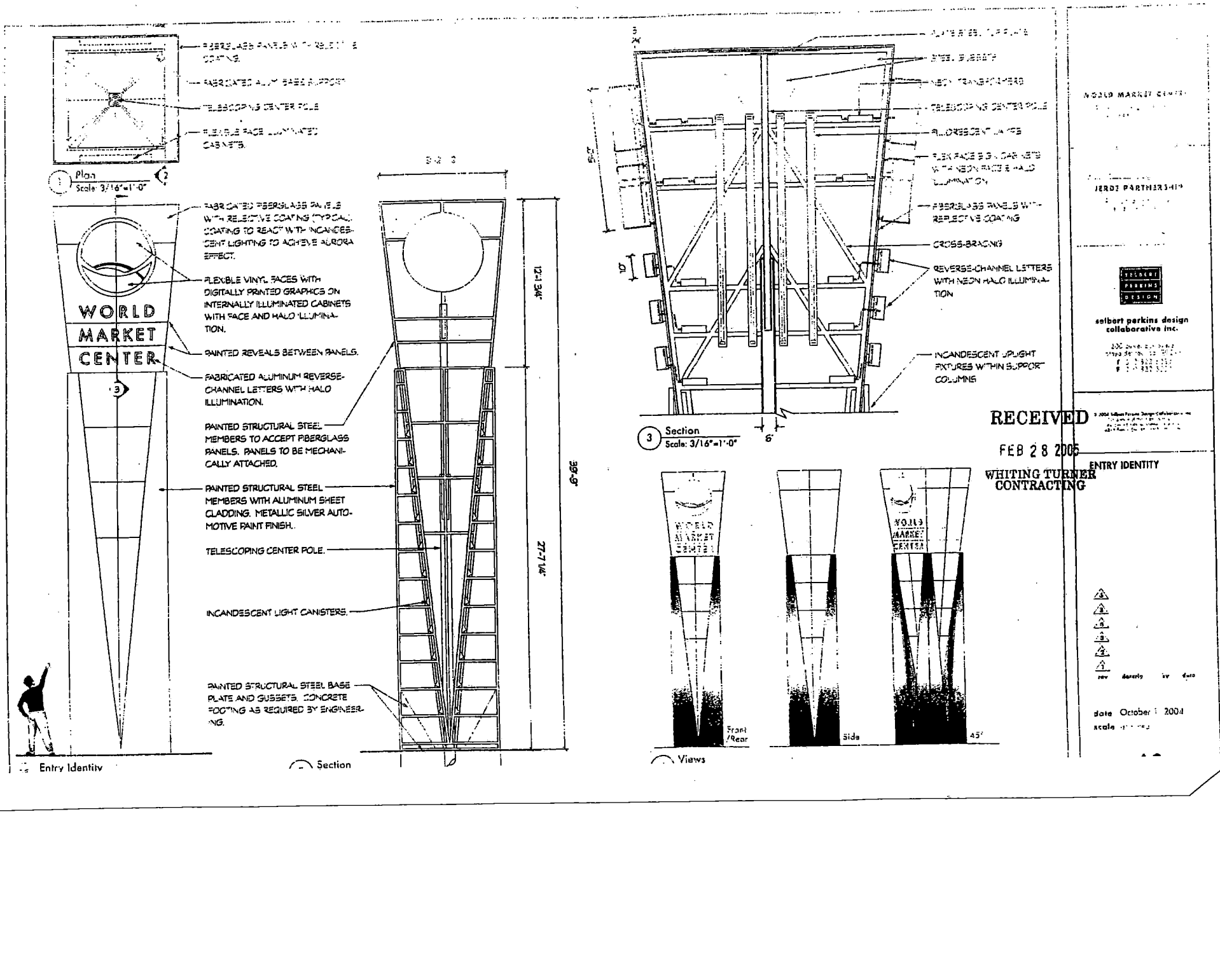
selbert perkins design collaborative inc.

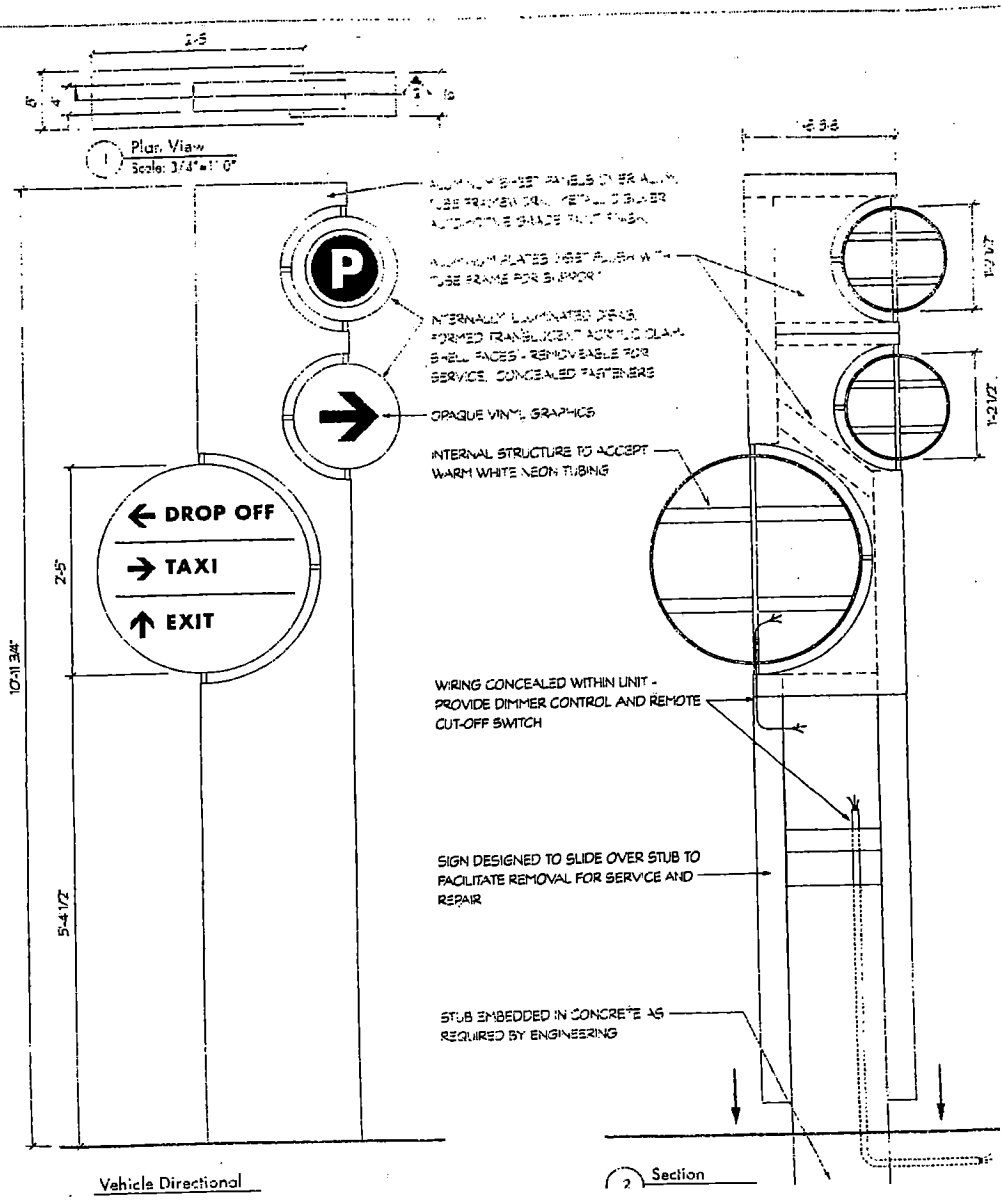
PRIMARY SITE IDENTITY

rev	descrip	by	date
6			
5			
4			
3			
2			
1			

date October 1, 2004
scale

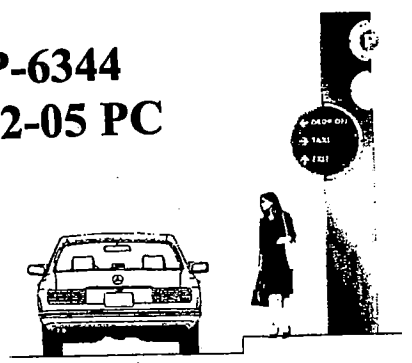
MSP-6344
05-12-05 PC





RECEIVED
SEP 21 2005
ARELLANO TUERKE CONTRACTING

MSP-6344
05-12-05 PC



3 Context Elevation
Scale: 1/4" = 1'-0"

WORLD MARKET CENTER

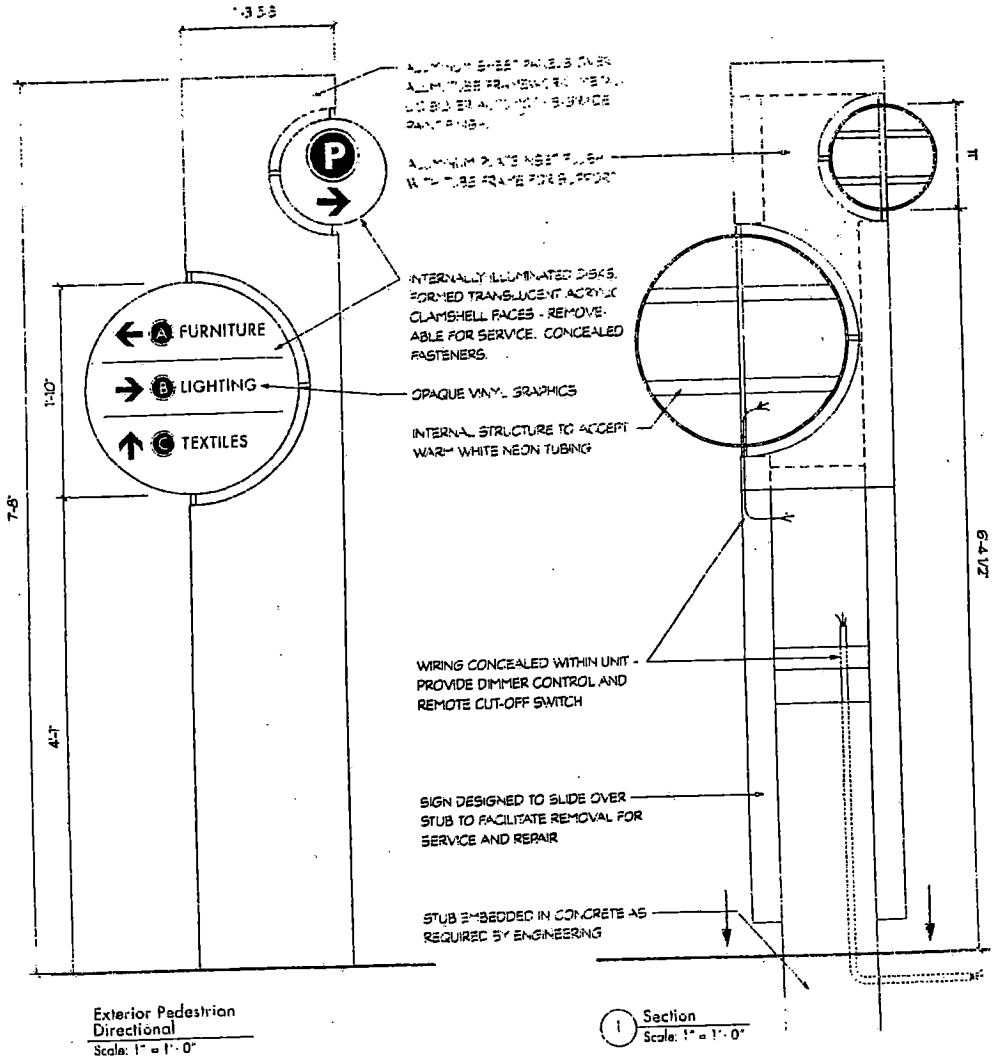
JERDE PARTNERSHIP

selbert perkins design collaborative inc.

VEHICLE DIRECTION

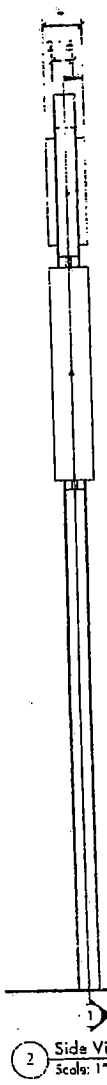
rev	description	by	date
6			
5			
4			
3			
2			
1			

date October 1 2004
scale



Exterior Pedestrian Directional
Scale: 1" = 1'-0"

1 Section
Scale: 1" = 1'-0"



2 Side View
Scale: 1" = 1'-0"

3 Context Elevation
Scale: 1/8" = 1'-0"

RECEIVED
SEP 27 2005
PLANNING/ZONING
CONSTRUCTION

MSP-6344
05-12-05 PC

WORLD MARKET CENTER

JERDE PARTNERSHIP

selbert perkins design collaborative inc.

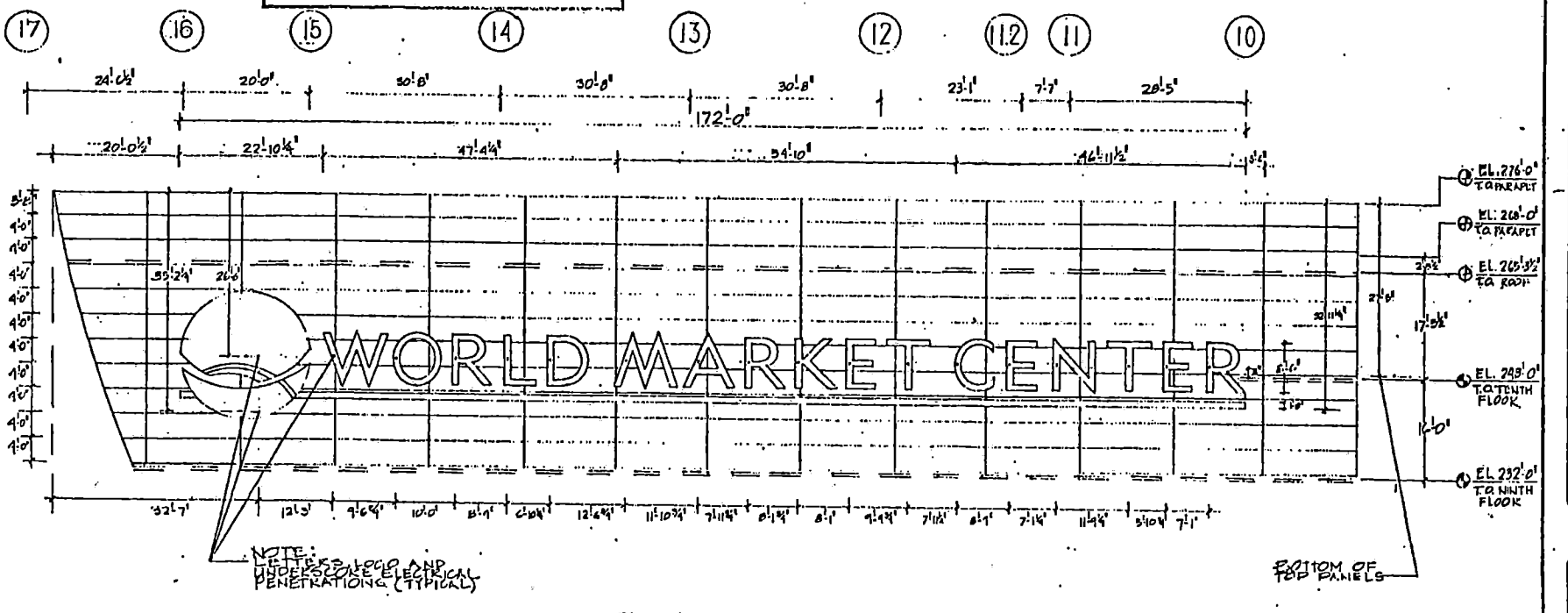
EXTERIOR PEDESTRIAN DIRECTION

date October 1, 2004

ELECTRICAL DATA:

	WATTS	AMPS.
LOGO	5320	44.0
WORLD	900	7.5
	645	5.4
	740	6.2
	400	3.3
	740	6.2
MARKET	1.035	8.7
	690	5.8
	900	7.5
	795	6.6
	600	5.0
	600	5.0
CENTER	600	5.0
	740	6.2
	600	5.0
	750	6.0

UNDERSCORE 5200
THREE (3) 120 VOLTS CIRCUIT — 43



PARTIAL BUILDING FACE
EAST ELEVATION.
SCALE ⅛"=1'-0"

Casino
LIGHTING & SIGN
3825 Wood Diablo Drive
Las Vegas, Nevada 89118
(702) 739-6788
Fax (702) 739-9818
CONTRACTORS
LICENSE #'s 46033 - 43923 - A8548

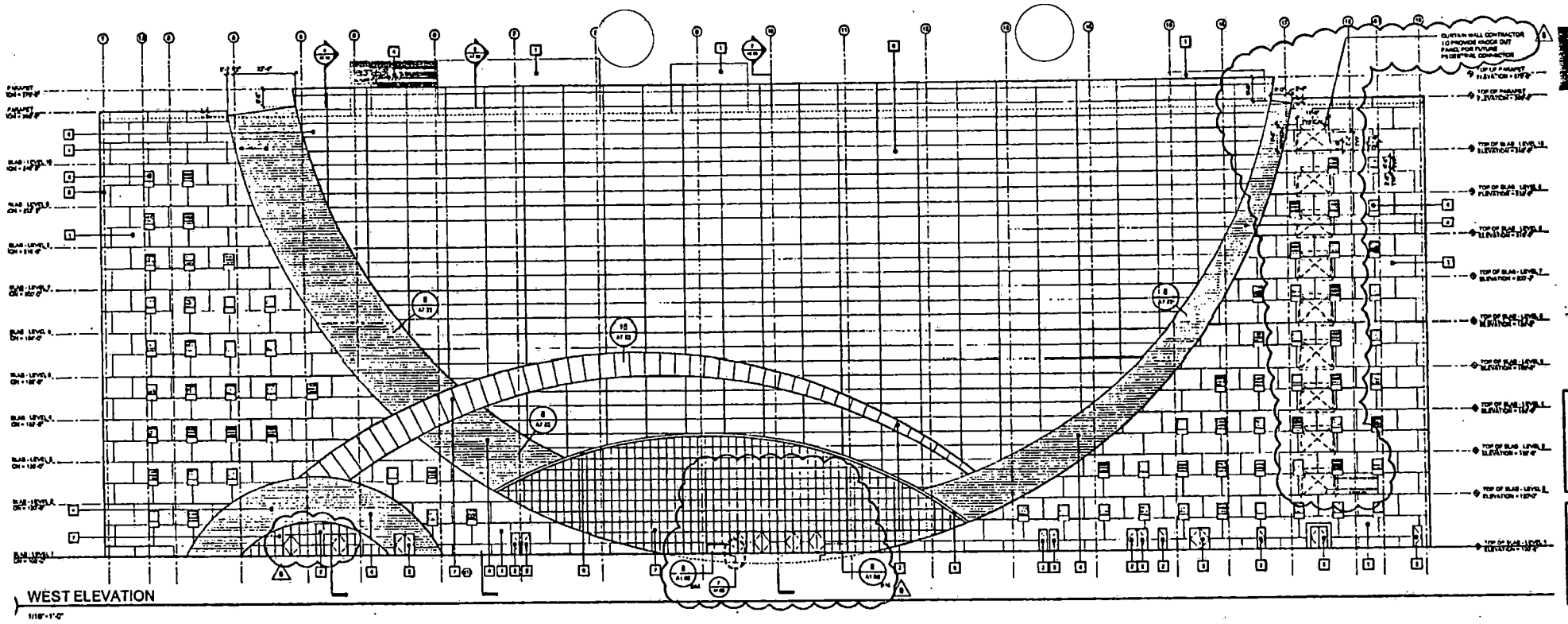
THIS DRAWING AND THE COMPLETE CONTENTS HEREOF ARE THE SOLE PROPERTY OF CASINO LIGHTING & SIGN AND IS INTENDED FOR USE OF SERVICE AND IS NOT TO BE USED IN WHOLE OR IN PART, LIMITED TO USE ONLY ON THE PROJECT AND LOCATION AS SPECIFIED IN THIS DRAWING. REPRODUCTION OF THIS DRAWING, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF CASINO LIGHTING & SIGN CONSTITUTE AN INFRINGEMENT OF COPYRIGHT. THIS DRAWING MUST BE RETURNED TO CASINO LIGHTING AND SIGN UPON DEMAND

"WORLD MARKET CENTER"
BUILDING LTRS. LAYOUT
WALL MOUNTING.
LAS VEGAS, NV.

DRAWN:	S. MEJIA
SALES:	K. G.
DATE:	2-18-05
SCALE:	NOTED.
DESIGN #:	
PATH:	

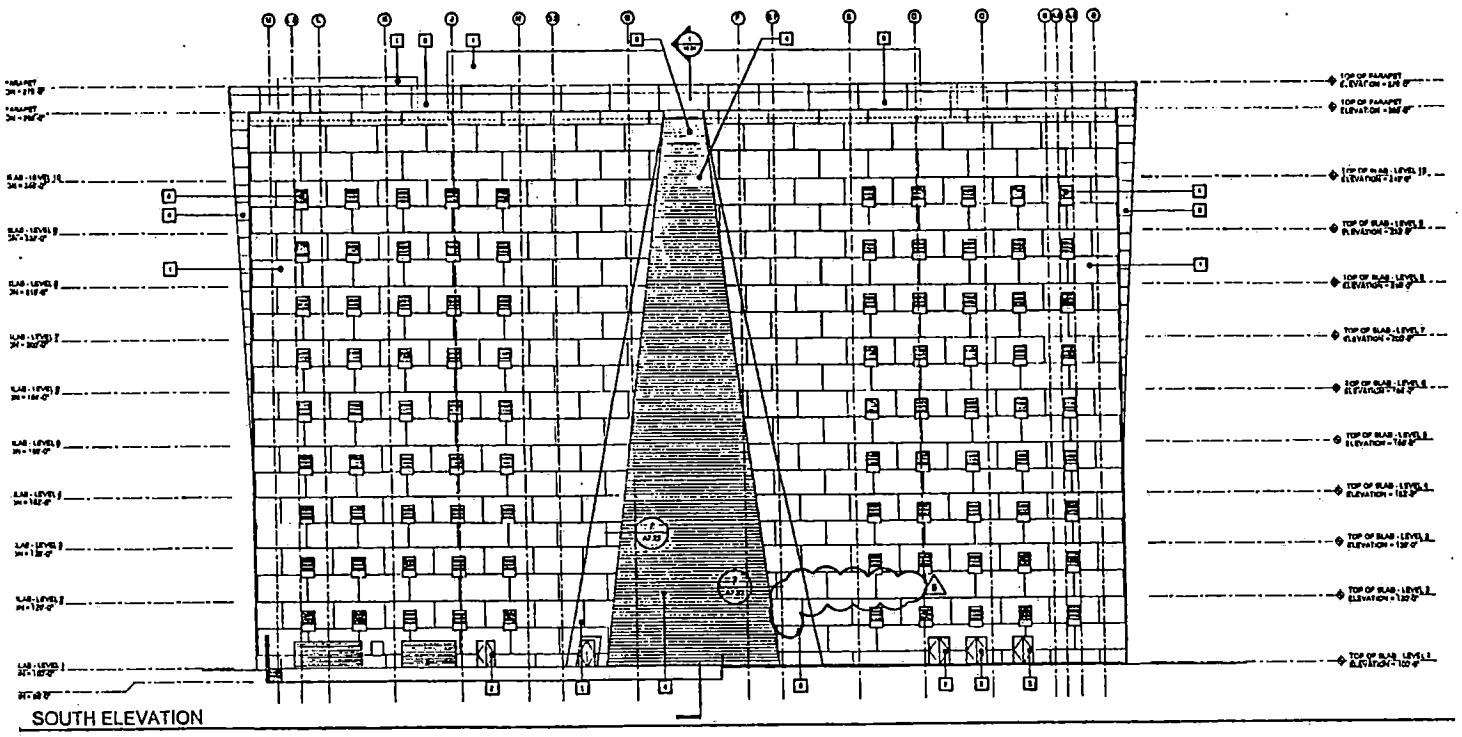
SHEET 5 OF 5 SHEETS

MSP-6344
05-12-05 PC



WEST ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"

EXTERIOR FINISHES

1. EIFS FINISH (FINISHED TO MATCH ST-6)
2. HOLLOW METAL DOOR AND FRAME (PAINTED TO MATCH EIFS PANT-1.0)
3. METAL CANOPY (PAINTED TO MATCH MTL-PNL-2)
4. METAL LOUVERS (PAINTED TO MATCH MTL-PNL-2)
5. METAL PANEL ROOF (PAINTED TO MATCH MTL-PNL-3)
6. COMPOSITE METAL PANEL SYSTEM (MTL-PNL-2)
7. BUTT GLAZED ALUMINUM CURTAIN WALL SYSTEM - REFER TO WINDOW TYPES FOR ADDITIONAL INFORMATION (PAINTED TO MATCH MTL-PNL-2)

MSP-6344
05-12-05 PC

CURTAIN WALL CONTRACTOR TO PROVIDE KNOCK OUT PANEL FOR FUTURE MECHANICAL CONNECTION

JMA ARCHITECTURE STUDIOS

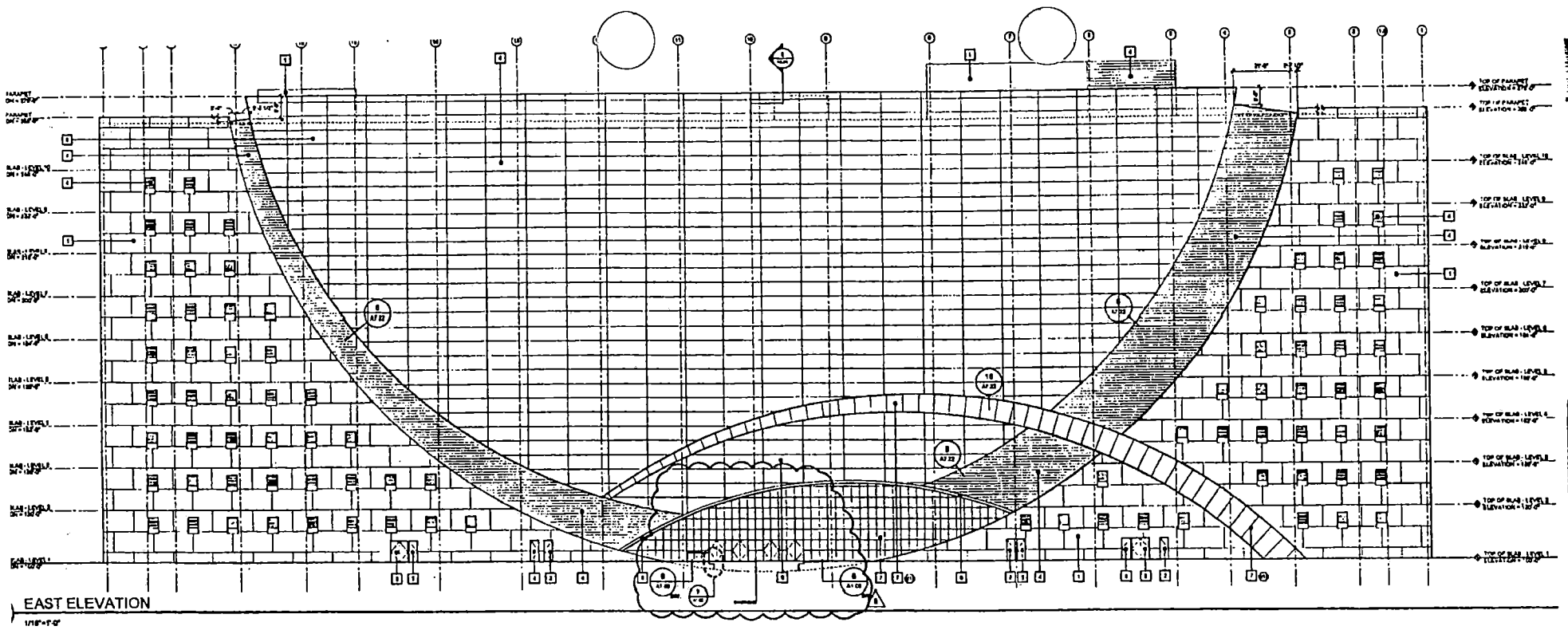
abeJERI PARTNERSHIP
INTERNATIONAL

CONSTRUCTION DOCUMENTS
FOR

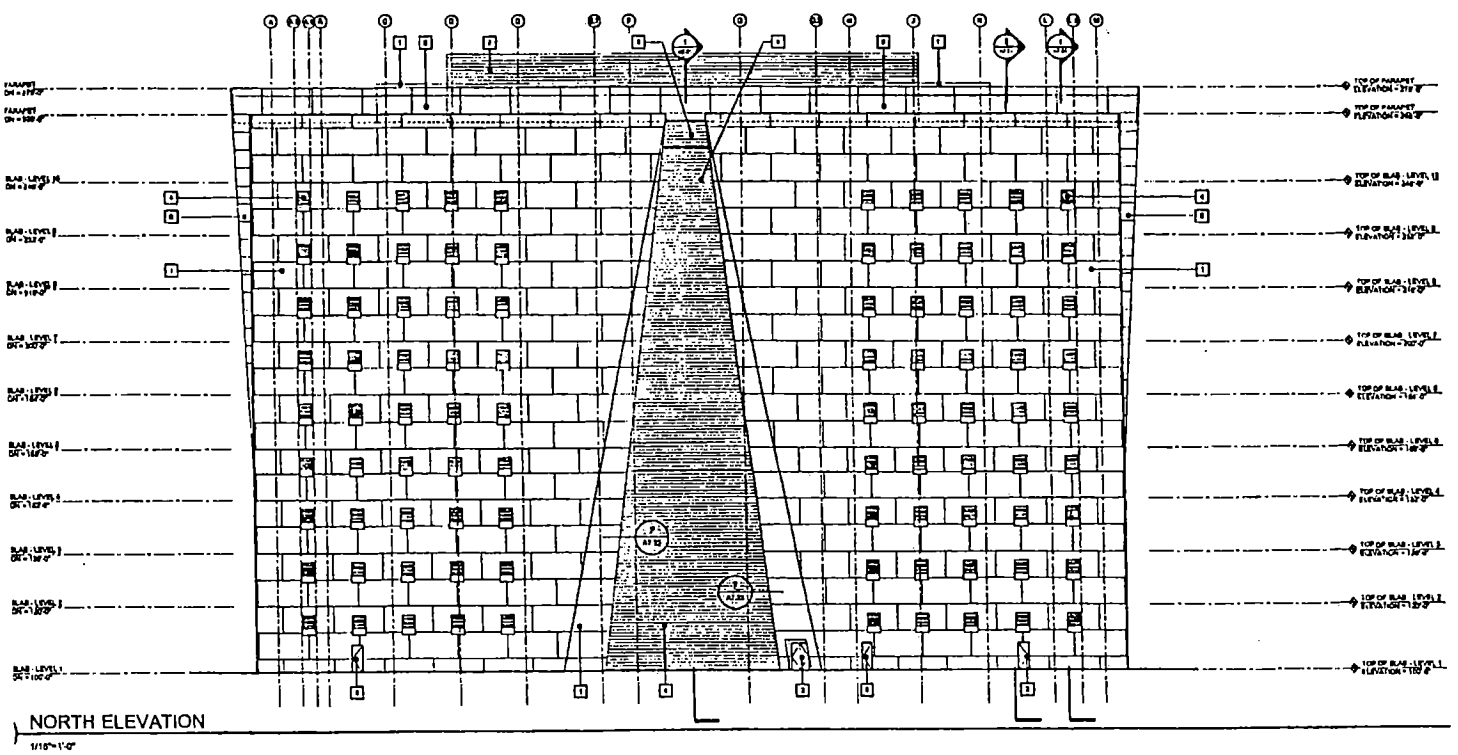
2001378
October 13, 2003
I. Shafer
Bob Lehmann
Edward A. Vance

Exterior Elevations

A5.01



EAST ELEVATION



NORTH ELEVATION

EXTERIOR FINISHES

1. EIFS PANELS (FINISHED TO MATCH #7 4)
2. HOLLOW METAL DOOR AND FRAME (PAINTED TO MATCH #7B PANELS)
3. METAL CANOPY (PAINTED TO MATCH MTL PNL 5)
4. METAL LOUVERS (PAINTED TO MATCH MTL PNL 5)
5. METAL PANEL ROOF (PAINTED TO MATCH MTL PNL 6)
6. COMPOSITE METAL PANEL SYSTEM (MTL PNL 2)
7. BUILT GLAZED ALUMINUM CURTAINWALL SYSTEM - REFER TO WINDOW TYPES FOR ADDITIONAL INFORMATION (PAINTED TO MATCH MTL PNL 8)

MSP-6344
05-12-05 PC

JMA ARCHITECTURE STUDIOS

dba JERDE PARTNERSHIP INTERNATIONAL

CONSTRUCTION DOCUMENTS FOR

2001378

October 13, 2003

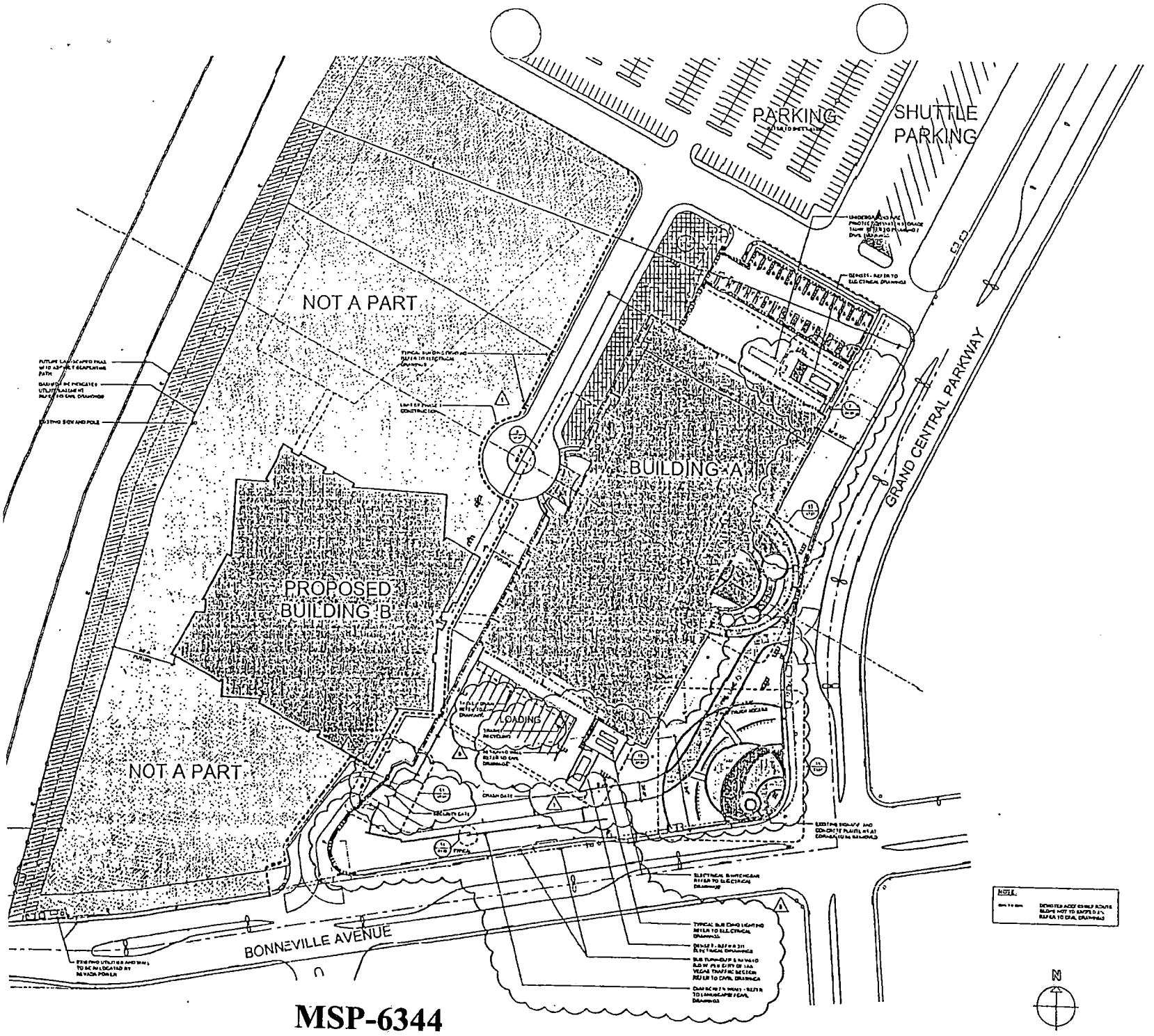
I. Shafer

Bob Lehmann

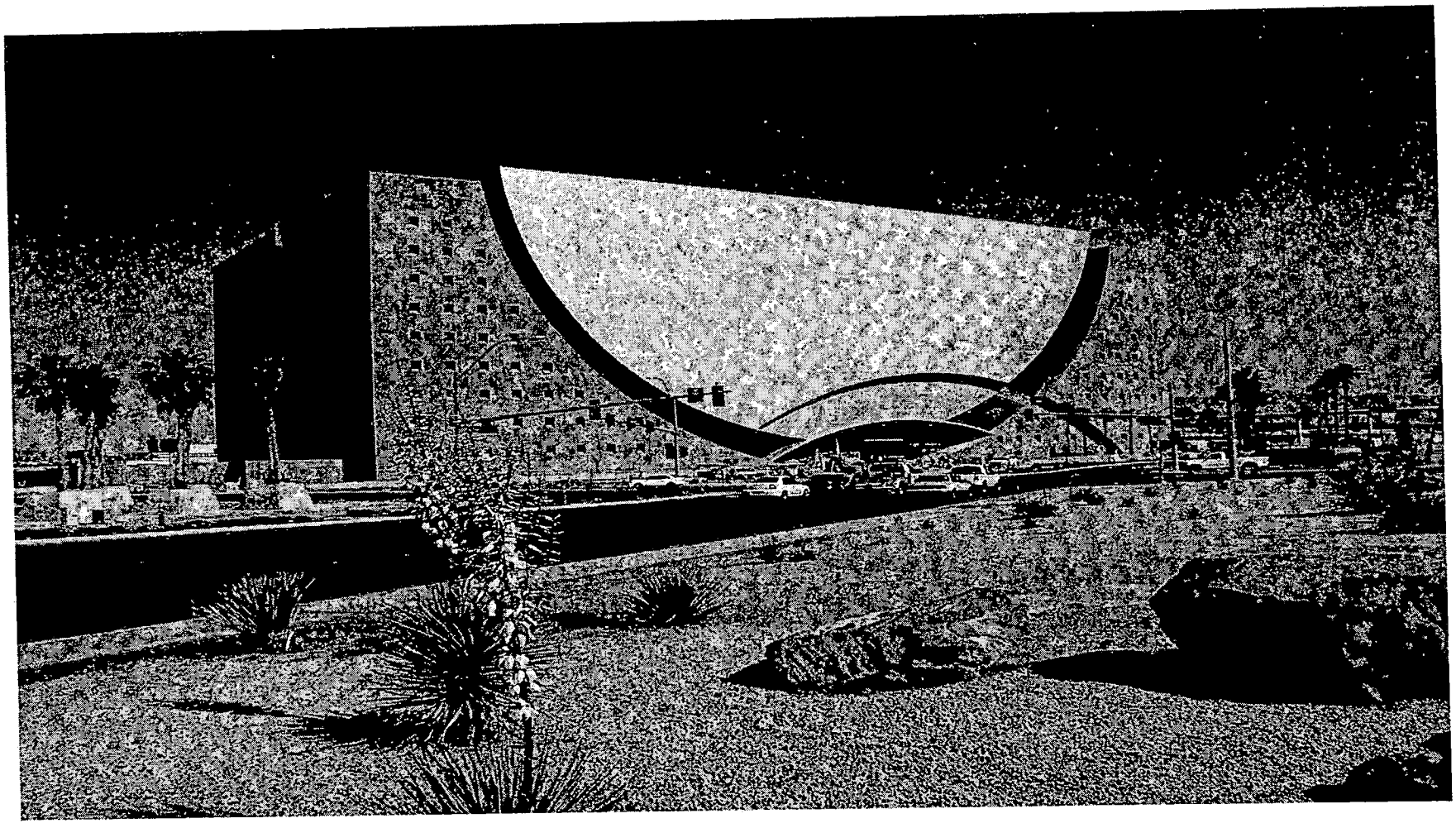
Edward A. Varos

Exterior Elevations

A5.0

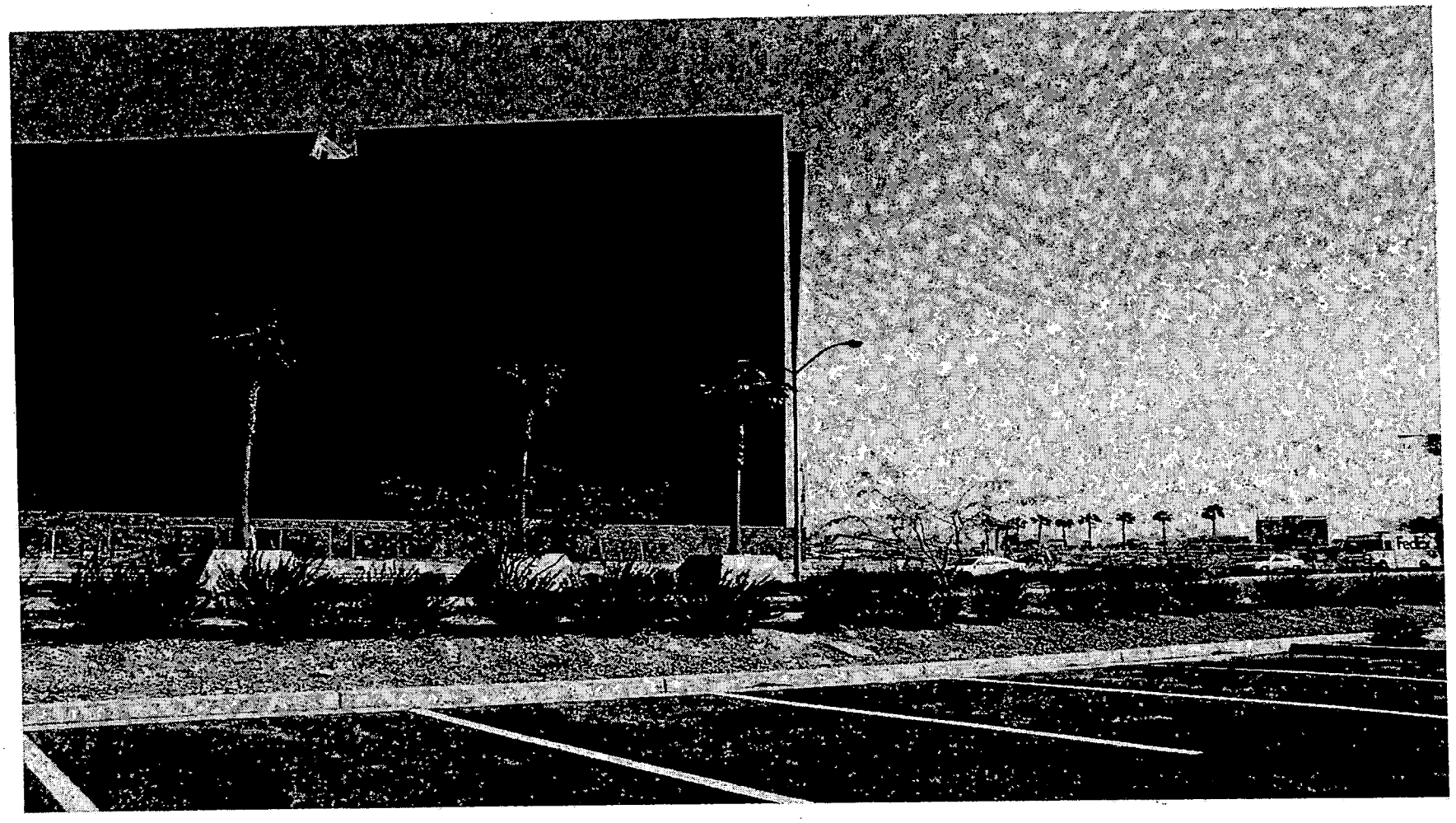


MSP-6344
05-12-05 PC



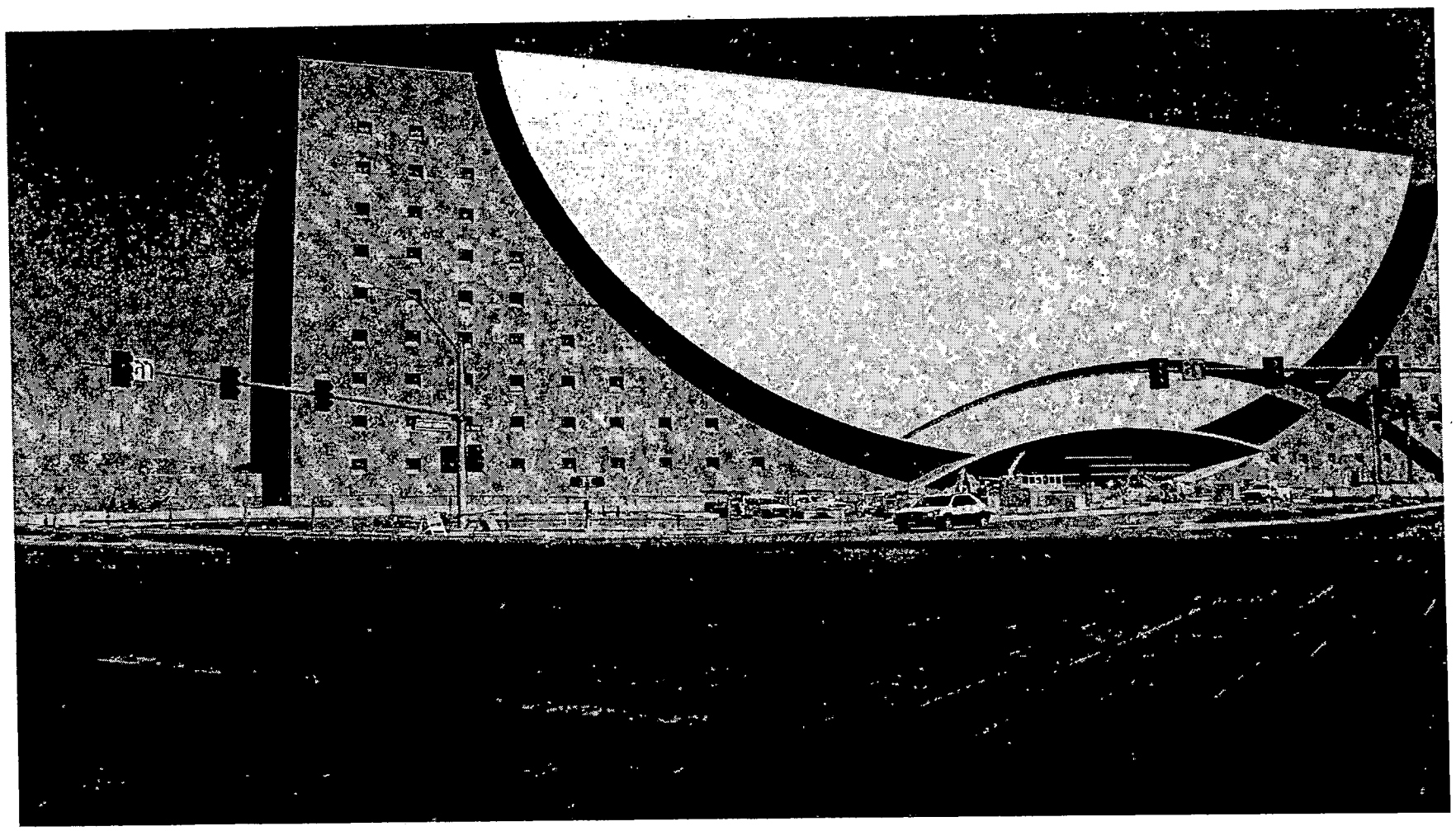
MSP-6344 - APPLICANT: CASINO LIGHTING AND SIGN - OWNER: WMC PHASE I, LLC
495 SOUTH GRAND CENTRAL PARKWAY
MAY 12, 2005 PLANNING COMMISSION

04/20/05



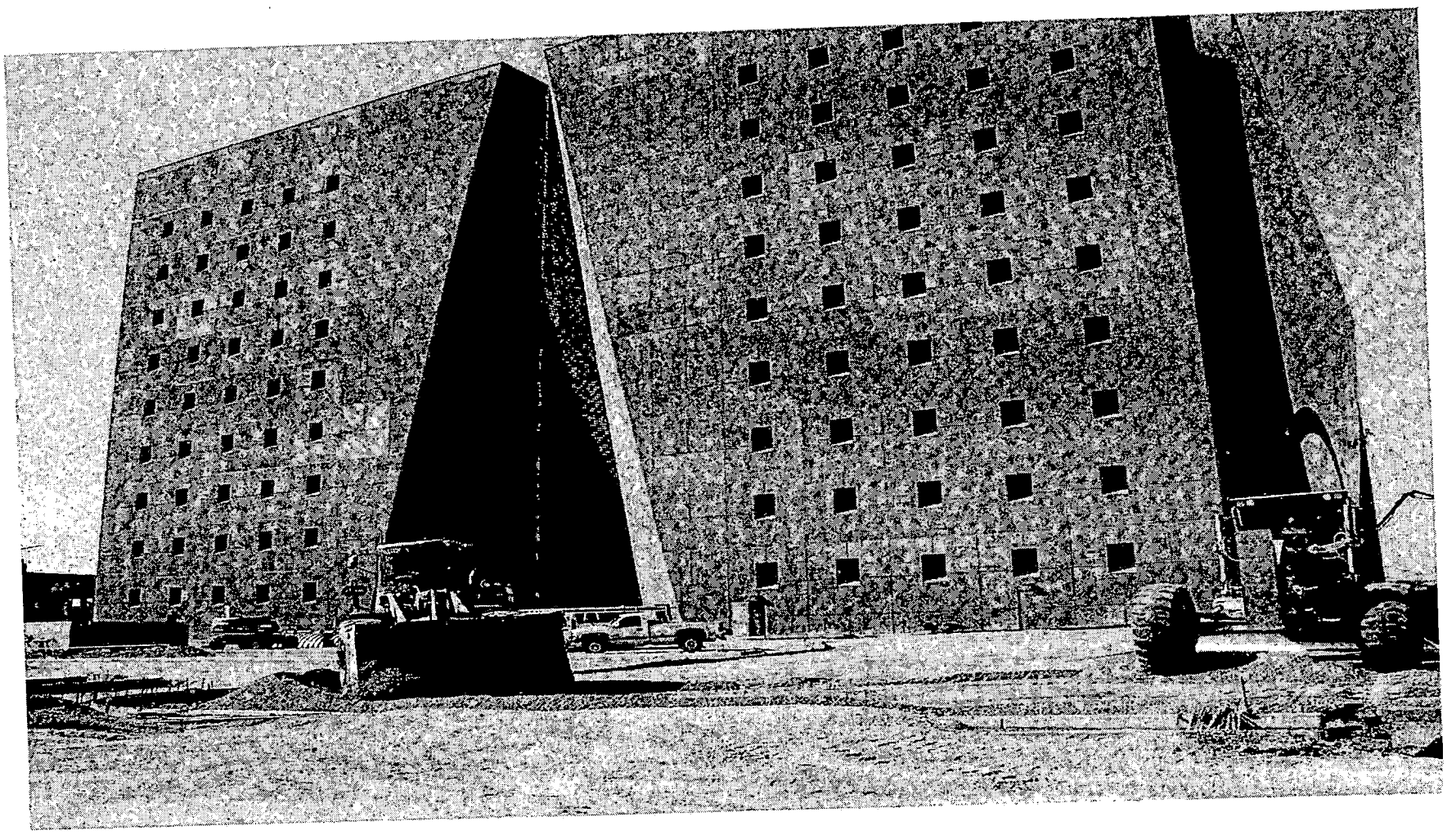
MSP-6344 - APPLICANT: CASINO LIGHTING AND SIGN - OWNER: WMC PHASE I, LLC
495 SOUTH GRAND CENTRAL PARKWAY
MAY 12, 2005 PLANNING COMMISSION

04/20/05



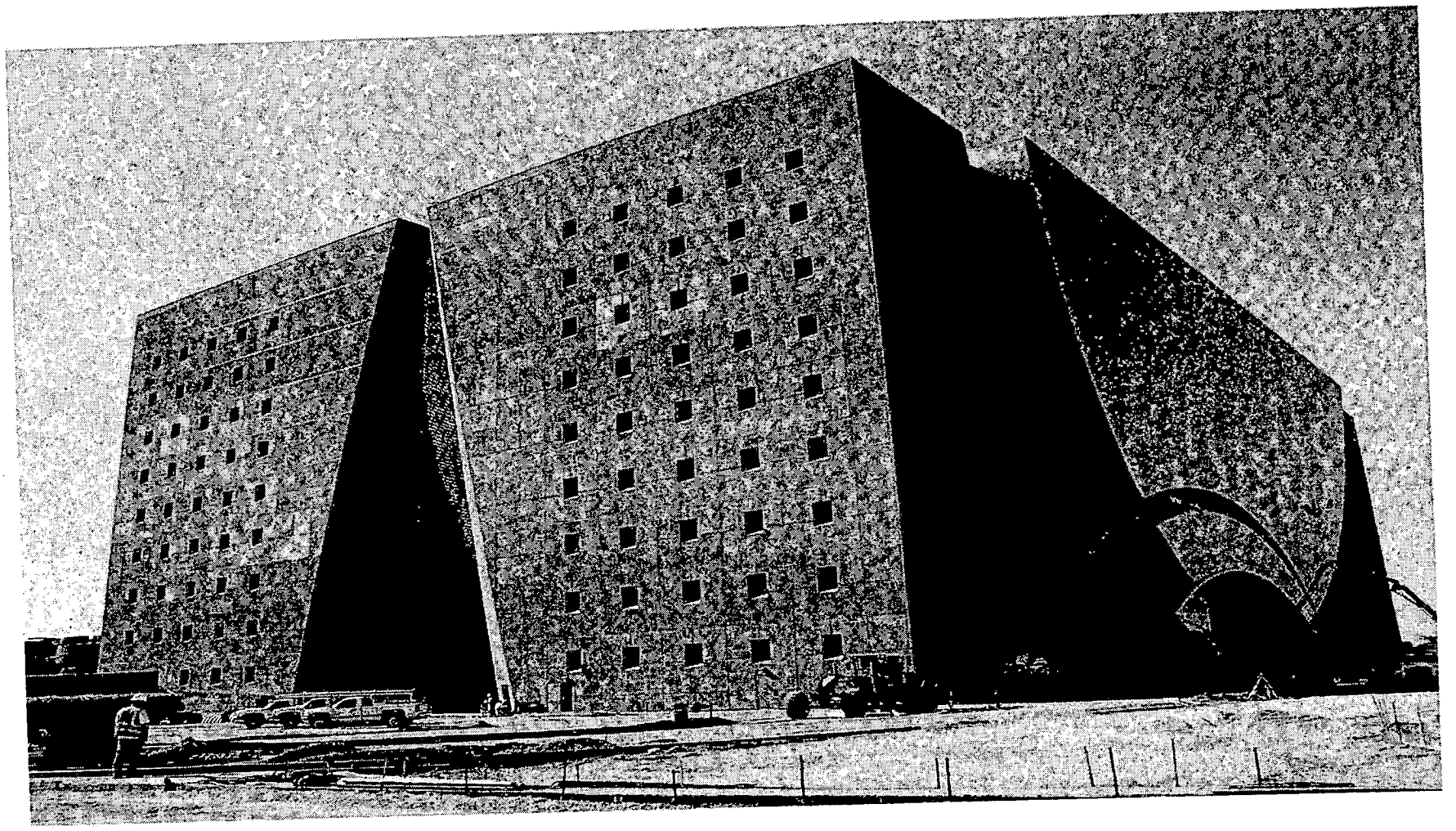
MSP-6344 - APPLICANT: CASINO LIGHTING AND SIGN - OWNER: WMC PHASE I, LLC
495 SOUTH GRAND CENTRAL PARKWAY
MAY 12, 2005 PLANNING COMMISSION

04/20/05



MSP-6344 - APPLICANT: CASINO LIGHTING AND SIGN - OWNER: WMC PHASE I, LLC
495 SOUTH GRAND CENTRAL PARKWAY
MAY 12, 2005 PLANNING COMMISSION

04/20/05



MSP-6344 - APPLICANT: CASINO LIGHTING AND SIGN - OWNER: WMC PHASE I, LLC
495 SOUTH GRAND CENTRAL PARKWAY
MAY 12, 2005 PLANNING COMMISSION

04/20/05

Casino
LIGHTING & SIGN

March 16, 2005

Flinn Fagg, AICP
City of Las Vegas Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

RE: Justification Letter & Sign Analysis Table
Master Sign Plan for World Market Center Las Vegas

Dear Mr. Fagg,

Please accept this Master Sign Plan submitted on behalf or our customer, **World Market Center Las Vegas** located at 495 South Grand Central Parkway.

World Market Center (WMC) is a dynamic new showcase for the home and hospitality contract furnishings industries in the heart of a vibrant, world-class city - Las Vegas. WMC will be the largest, most comprehensive home furnishings showroom and convention complex in the west.

I have attached all the required documentation to assist you in approving this Master Sign Plan. From our analysis of your Downtown Centennial Plan Standards, the signage we are proposing in this plan meets and supports these existing policies and regulations. The exterior signage for World Market Center Las Vegas is listed on page 2 of this letter.

We look forward to your response. Should you have questions please contact me anytime at (702) 739-6789.

Respectfully,

Joe DeJesus
Vice President

MSP-6344
05-12-05 PC

3665 W. Diablo Drive • Las Vegas, NV 89118 • NV State Lic# 40053 • (702) 739-6789 • Fax (702) 739-9618

SIGN ANALYSIS TABLE

PROPOSED SIGN	QTY	DESCRIPTION	LOCATION	ANIMATED
SIGN A1	1	Illuminated 8' H letters to read "WORLD MARKET CENTER" with a 21' H Logo and Underscore. This set of letters and logo are approximately 170'W	East elevation of Phase I building, approximately 185' above ground level	NO
SIGN A2	1	Non-illuminated 8'H letters, mounted on posts at ground level, approximately 170'W.	East building elevation	NO
SIGN A3	1	Illuminated 40'H free-standing pylon sign	Located at the north east corner of Phase I building, along Grand Center Parkway.	NO
SIGN B1	2	Non-illuminated 8'H pole mounted vehicle directional signs.	Located in the parking area near the north end of Phase I building.	NO
SIGN B2	3	Non-illuminated 8'H pole mounted pedestrian directional signs.	North and west sides of Phase I building.	NO

City of Las Vegas

Agenda Item No.: 57

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] CONSENT [X] DISCUSSION

SUBJECT:
ROC-6399 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: JOHN EDMOND - OWNER: EDMOND TOWN CENTER LLC - Request for a Review of Condition #8 of an approved Site Development Plan Review [Z-0093-93(2)] WHICH REQUIRED A SIX-FOOT WALL ALONG THE SIDE AND REAR PROPERTY LINES at 921-931 West Owens Avenue (APN 139-28-503-024), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C. 06/15/05

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
GOYNES – Motion to HOLD IN ABEYANCE – UNANIMOUS with McSWAIN excused

To be held in Abeyance to the 6/09/2005 Planning Commission meeting

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, gave a brief overview of the application, which relates to a condition requiring a block wall along the south property line in order to act as a buffer to the residential. There is currently a wrought iron fence at that location and staff finds that fence insufficient as a buffer. The applicant has indicated that construction of the block wall will create a dead space that could be hazardous and cause an attractive nuisance. Staff has heard from the management of the adjacent apartment complex, and it appears they are supporting the applicant's request.

MINUTES – Continued:

JOHN EDMOND, applicant, appeared and explained that the eight-foot wrought iron fence belongs to the apartment complex behind his property. To meet the requirement, his six-foot tall block wall would abut the wrought iron fence. Also, there are columns that look as if a block wall that was previously constructed was torn down but the supports remained. The combination of the wrought iron, block wall and columns would create three fences on that property line. The areas between the fences would collect debris and there would be no way to maintain it due to access issues. He also worried that small children could climb the walls and get stuck between them. The landscape plan includes planting along that property line and he hoped the landscaping could serve as the buffer staff was requesting.

PENNY TERANGER, Eugene Burger Management Corporation, 4255 Industrial Road, stated that her company manages the Emerald Breeze apartment complex directly south of the proposed project. The area has a high crime rate and the fence, which she described as a Sheppard's Crook, does not deter criminals from accessing the property. The fence sits three feet inside the property line and her company could not agree to have a block wall built against that fence because it would be on the apartment complex property. She was also opposed to MR. EDMOND building the block wall on his property line because it will leave a two to three-foot gap between the fences and that would attract mischief. After meeting with MR. EDMOND, it was agreed he would heavily landscape that area with plants acceptable to complex management and would assume maintenance responsibilities.

TODD FARLOW, 240 North 19th Street, felt that the area should only have one fence because multiple fences would be too problematic.

VICE CHAIRMAN TRUESDELL thought the Shepard's Crook fencing looked more like prison fencing and he would prefer the block wall. He questioned why the fence was constructed three feet off the property line. MS. TERANGER could not explain why the fence was not constructed on the property line.

COMMISSIONER GOYNES concurred that the fence did make the property look like a prison. He also wanted a decorative block wall constructed. MS. TERANGER indicated that the complex received federal monies to install the fence and it is known in the industry as a view fence. She liked the fence and said the fence can be found all over town, including Summerlin. The Commissioner confirmed with MR. EDMOND that the landscaping would be planted in the ground and not in a planter.

MINUTES – Continued:

COMMISSIONER STEINMAN noted that both the applicant and MS. TERANGER made comments indicating they felt the concrete posts were not on their property. He felt that no matter what happens with the applications, those posts should be removed. MR. EDMOND confirmed that they serve no purpose. He felt the posts were on the apartment's property line and because they did not want to remove them, the Shepard's Crook fence was constructed three feet inside the line. MS. TERANGER said that her company felt the posts were on MR. EDMOND'S property. MR. EDMOND informed the Commission that if they were on his property, he would remove them.

COMMISSIONER GOYNES recalled that a previous set of plans came in for a shopping plaza and the proposed fence was similar to the Shepard's Crook. The community strongly opposed it because it made the shopping center look like a prison. Removing the wrought iron fence and the posts and building a decorative wall would give the neighborhood a better sense of community. He suggested that better regulation of the tenants allowed to live in the complex would control the criminal element.

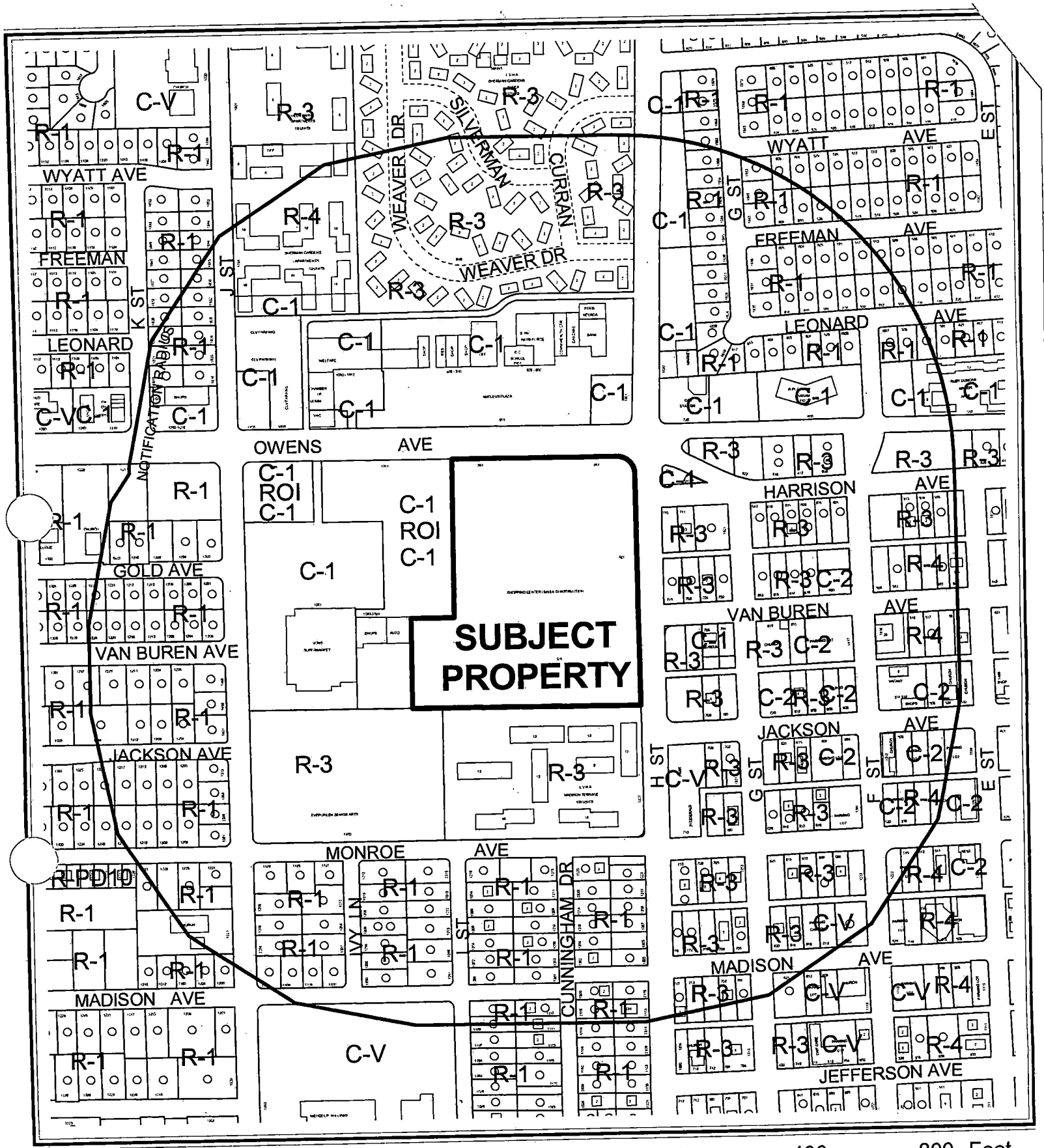
COMMISSIONER EVANS thought that both parties should work together to create a landscape in the dead space. They would have to resolve the legal issue of who has liability for the three-foot strip. He suggested abeying the application to allow time for them to work together.

CHAIRMAN NIGRO said the items could be held to allow MR. EDMOND to provide a landscape plan to staff that would take care of the dead space as well as the original landscaping planned for MR. EDMOND'S property only. The Commissioners did not want a dead space to exist whether the wall was constructed or not. The agreement between both parties against building a block wall could be the motivation for both parties to come to an agreement about the landscaping. MR. EDMOND and MS. TERANGER both agreed to the abeyance so they could work out the details relative to planting in the dead zone on the apartment complex property.

COMMISSIONER STEINMAN reiterated that he did not want to see the concrete pillars regardless of the solutions the applicant would be bringing back before the Board.

CHAIRMAN NIGRO declared the Public Hearing closed.

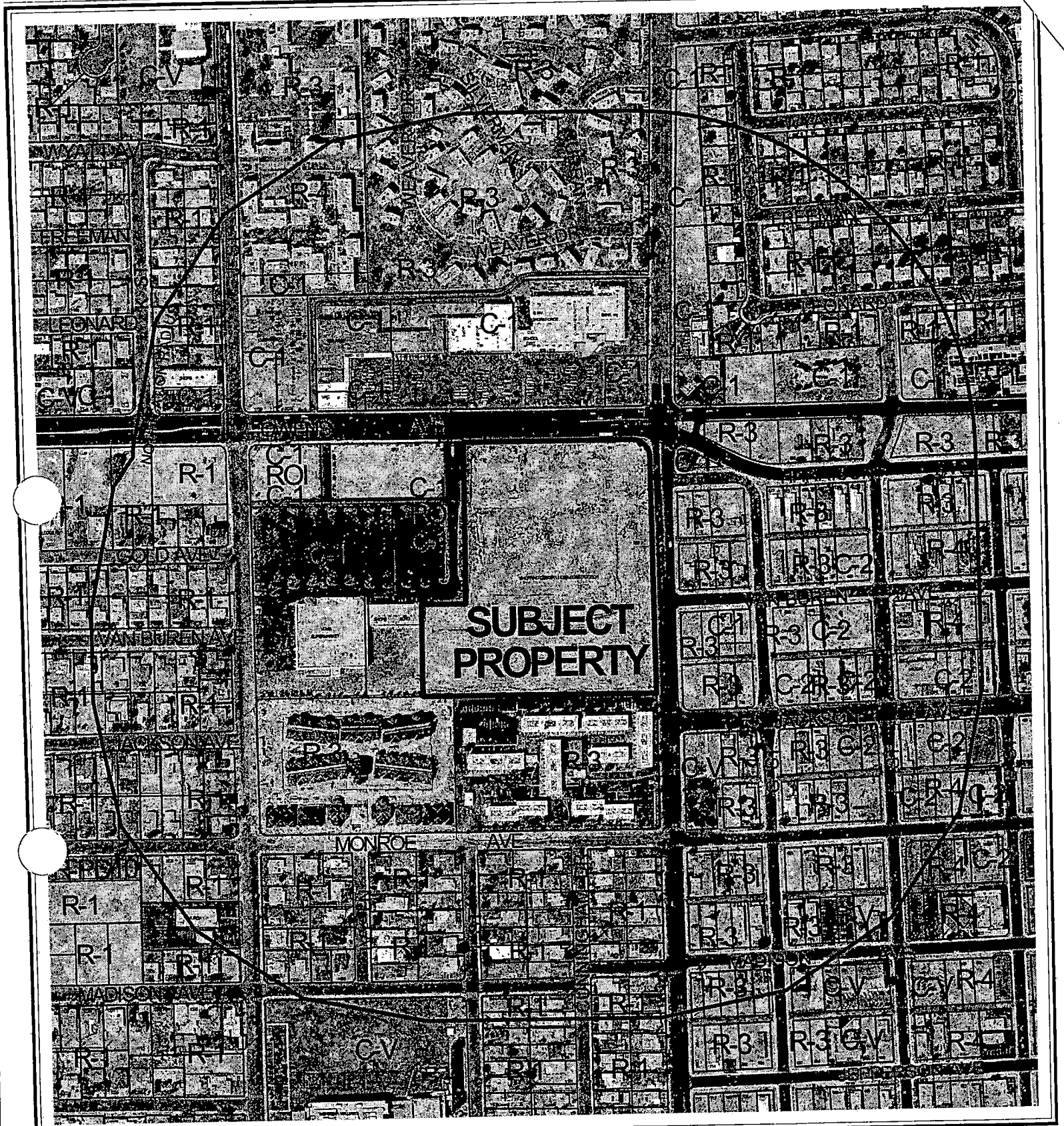
(11:16 – 11:41)



CASE: **ROC-6399**

RADIUS: 1000 FT

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



0 400 800 Feet

CASE: **ROC-6399**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-6399 - APPLICANT: JOHN EDMOND - OWNER: EDMOND TOWN CENTER LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to all applicable Conditions of Approval for Rezoning Z-0093-93, Site Development Plan Review Z-0093-93(2) and all other site related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Review of Condition Number 8 of an approved Site Development Plan Review [Z-0093-93(2)] which required a 6 foot wall along the side and rear property lines at 921-931 West Owens Avenue.

B) Applicant's Justification

The applicant's justification letter indicates that due to the existing fence for the apartment development, construction of a new wall with space in between would create a safety hazard. In lieu of the wall, the applicant is proposing to provide extra trees to establish the buffer.

BACKGROUND INFORMATION

A) Previous Actions

11/17/93	The City Council approved a Rezoning (Z-0093-93) to C-1 (Limited Commercial) for a proposed 223,767 square foot commercial center on this site as part of a larger request. The Planning Commission recommended approval on 10/28/93.
04/28/94	The Planning Commission approved a Building Elevation Review [Z-0093-93(1)] for a proposed commercial shopping center on this site as part of a larger request.
10/18/01	The Planning Commission approved a Site Development Plan Review [Z-0093-93(2)] for a proposed for an 84,350 square foot addition to an existing retail center and a reduction of the parking lot landscape requirements on this site. Staff recommendation was for approval.
11/05/04	Building permits were issued for the commercial development on this site.

B) Pre-Application Meeting

03/24/05	A pre-application meeting was held and the applicant was advised of the requirements for a Review of Condition application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 11.2

B) Existing Land Use

Subject Property:	Undeveloped
North:	Retail/Commercial
South:	Apartments
East:	Undeveloped, Single Family Residence and Retail Commercial
West:	Retail/Commercial

C) Planned Land Use

Subject Property:	C (Commercial)
North:	C (Commercial)
South:	M (Medium Density Residential)
East:	MXU (Mixed Use)
West:	C (Commercial)

D) Existing Zoning

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

E) General Plan Compliance

This site is designated as C (Downtown Redevelopment Plan) of the Southeast Sector of the General Plan. The existing C-1 (Limited Commercial) zoning is compatible with this land use designation.

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

This site is located in the Downtown Redevelopment Plan area. There are no requirements within this plan that affect this Review of Condition request.

ANALYSIS

Condition of Approval Number 8 for the approved Site Development Plan Review reads as follows:

> "If not already existing, the applicant shall construct a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the side and rear property lines. Fence Heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated."

The applicant is now requesting this condition be revised to eliminate the wall along the south property line because they believe construction of a new wall with space between it and the existing fence would create a safety hazard. In lieu of the wall, the applicant is proposing to provide extra trees to establish the buffer.

FINDINGS

The purpose of the condition is to utilize the wall to provide a decorative buffer between the commercial use and the residential uses to the south. While there is an existing fence for the apartment development, it does not satisfy the requirement that the wall be decorative. Nor does it provide adequate screening between the existing apartments and new commercial. The applicant has indicated there will be additional landscaping, however this will not be sufficient as a buffer. Therefore, the recommendation for this request is denial and the 6 foot high decorative block wall should be provided along the south property line.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 276

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-6399 APN: 139-28-503-~~005~~ 024 + 017

Name of Property Owner: Edmond Town Center, LLC

Name of Applicant: John Edmond

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: John Edmond

Print Name: John Edmond

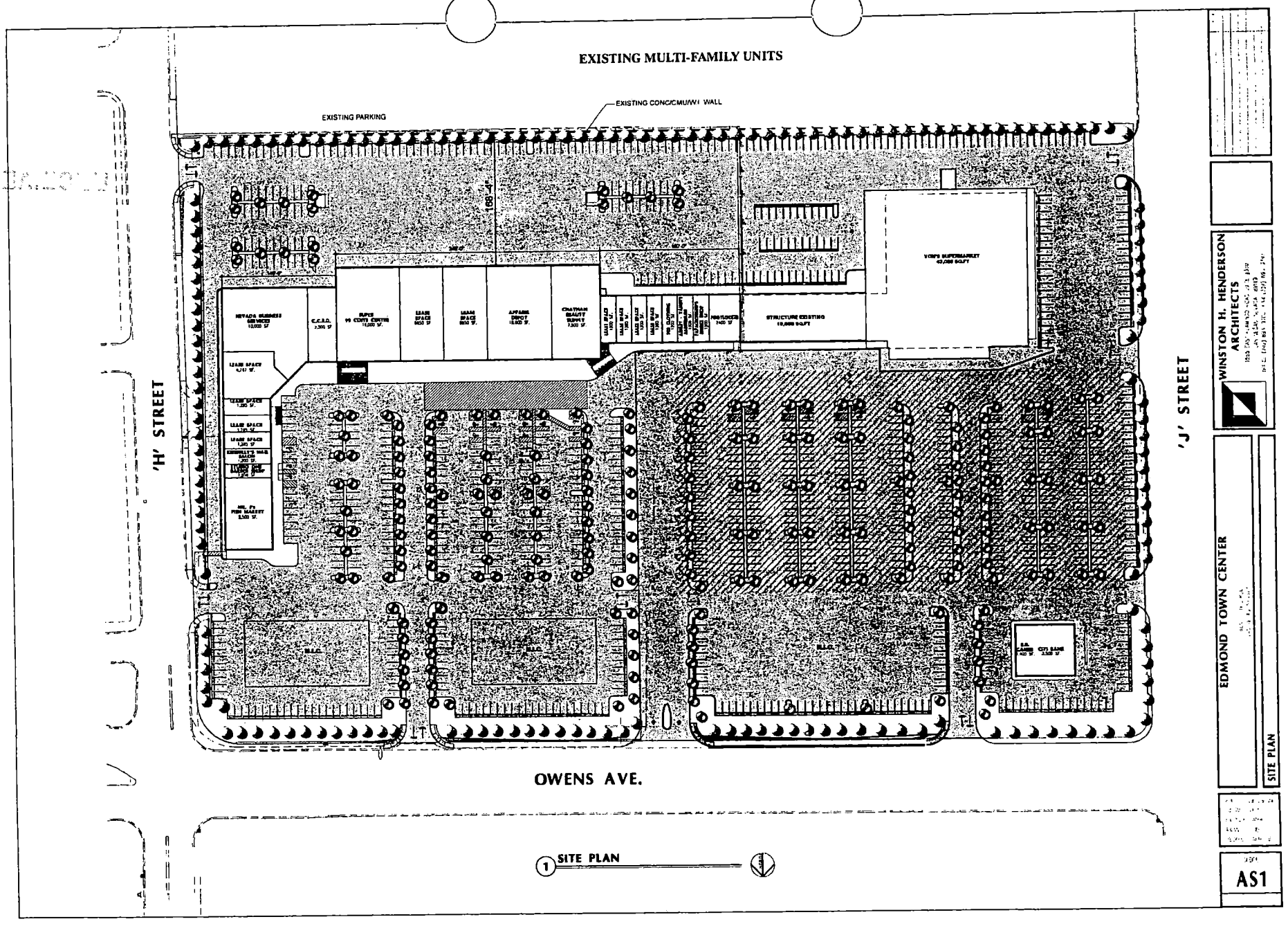
Subscribed and sworn before me

This 28 day of March, 2005

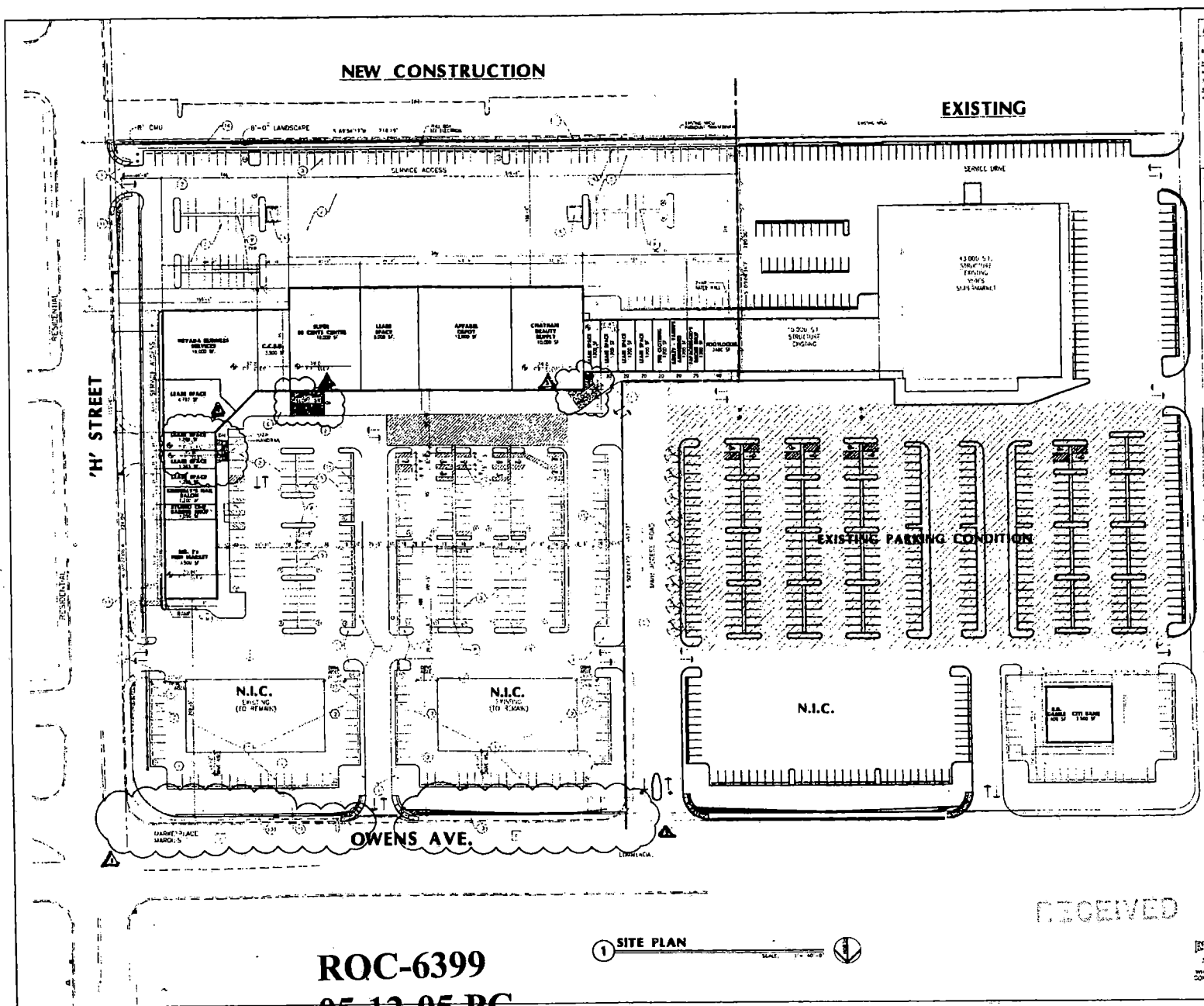
Brenda B. Williams

Notary Public in and for said County and State

BRENDA B. WILLIAMS
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 94-2760-1
MY APPT. EXPIRES APR. 11, 2008



ROC-6399
05-12-05 PC



AREA BREAKDOWN

GENERAL NOTES

LEGEND

WINSTON H. HENDERSON ARCHITECTS

EDMOND TOWN CENTER

SITE PLAN

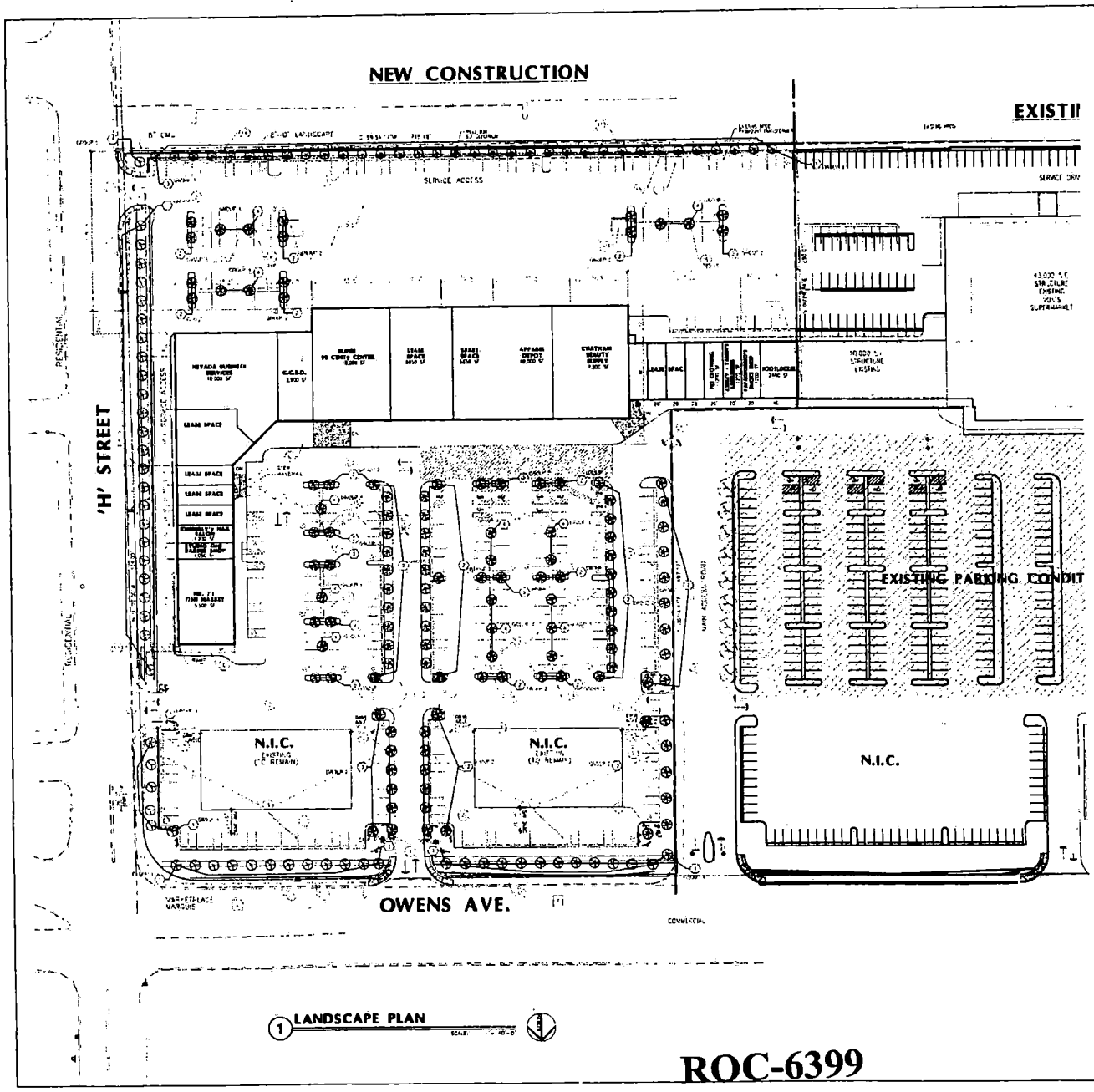
1 SITE PLAN

RECEIVED

APPROVAL IS FOR CLOSED LAYOUT REVISIONS

AS1

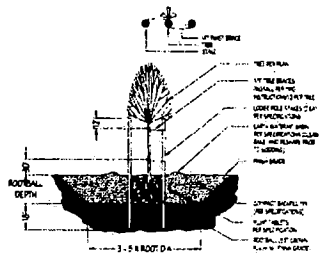
ROC-6399
05-12-05 PC



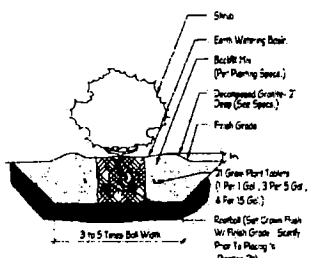
LANDSCAPE SCHEDULE

	SYMBOL	BOTANICAL NAME / COMMON NAME	QUAN	SIZE MINIMUM CAL	SIZE MINIMUM HGT	SIZE MINIMUM SPRD	COND	DTL	REMARKS
TREES		PINUS ELDARICA MONDEL PINE	97	3"	10'	4'	B&B	1/L1	TREE STD
		CERCIDIUM DESERT MUSEUM PALO VERDE	131	1-1/2"	7'	4'	B&B	1/L1	TREE STD
		PISTACIA KHINJUK RED CHINESE RED TWIG ASH	39	1-1/2"	8'	4'	B&B	1/L1	TREE STD
SHRUBS		EUONYMUS EUROPAEUS BLUE RANGER	329		12"	12"	5 GAL	2/L1	
		PITTOSPORUM RANGIFORA RED PIXIE	152		12"	10"	5 GAL	2/L1	
		SALVIA FARINACEA SERPA MEDIA BLACK SAGE	136		12"	12"	5 GAL	2/L1	
GROUPS		(1) MONDEL PINE (6) BLUE RANGER							
		(1) MONDEL PINE (6) RED PIXIE							
		(1) MONDEL PINE (6) BLACK SAGE							
		(1) MONDEL PINE (6) RED PIXIE							

NOTES
1. ALL PLANTS MUST HAVE NURSERY TAG SHOWING TRACKWORK
2. PLANT QUANTITIES ARE FOR REFERENCE ONLY. EACH PLANT COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR
3. ALL PLANTER AREAS TO CONTAIN A TWO INCH LAYER OF GRANITE COVER OR ROCK MULCH



1 TYP. TREE PLANTING & STAKING



Note: Uniformly Matted Roots By Loosening At Root Ball Edge Of Rootball With Water From Hose. Do Not Crack Rootball

2 TYP. SHRUB PLANTING

WINSTON H. HENDERSON ARCHITECTS

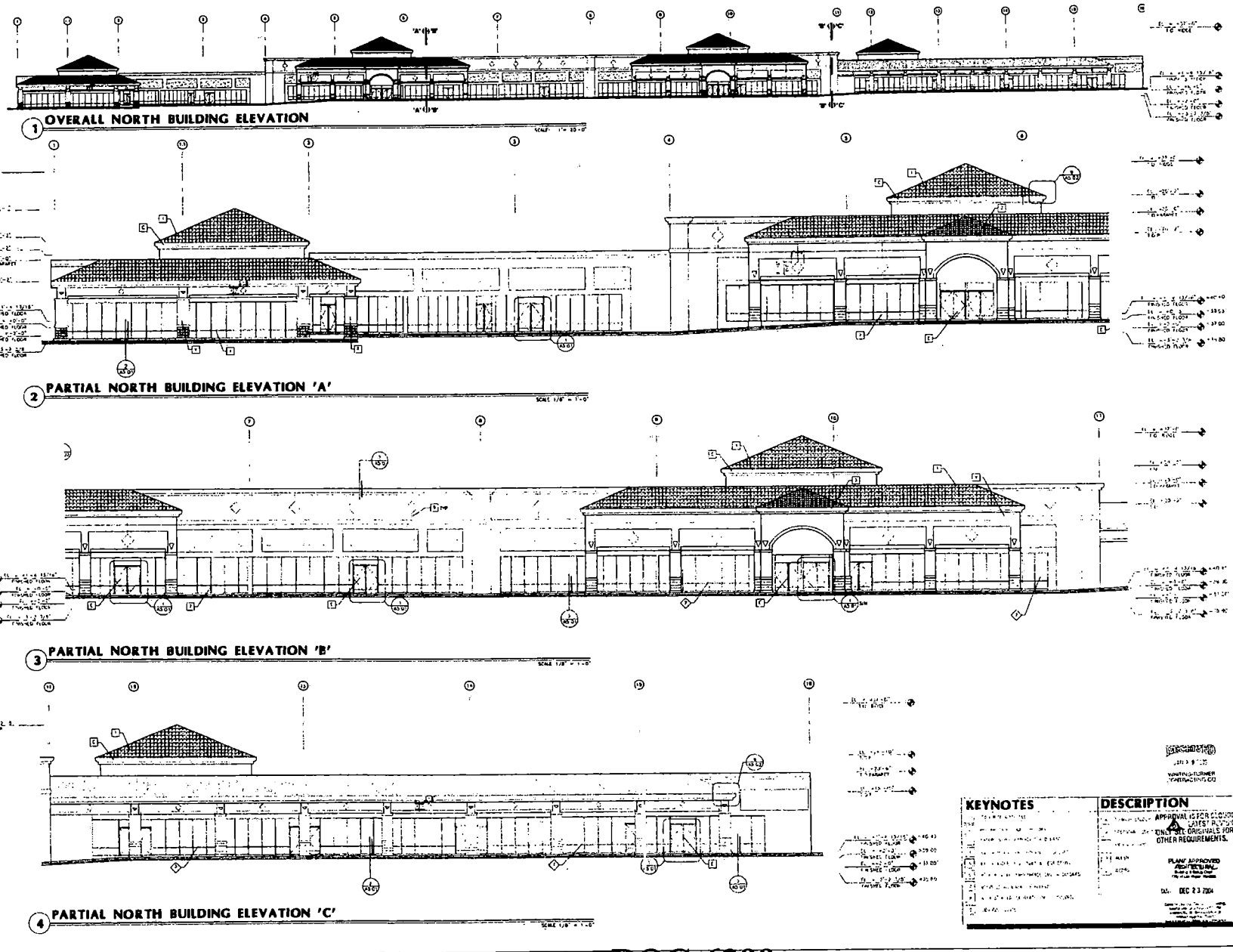
EDMOND TOWN CENTER

LANDSCAPE PLAN

L1

ROC-6399
05-12-05 PC

RECEIVED



1 OVERALL NORTH BUILDING ELEVATION

2 PARTIAL NORTH BUILDING ELEVATION 'A'

3 PARTIAL NORTH BUILDING ELEVATION 'B'

4 PARTIAL NORTH BUILDING ELEVATION 'C'

KEYNOTES

DESCRIPTION

APPROVAL IS FOR CLOUD GATE'S PLANS ONLY. SEE ORIGINALS FOR OTHER REQUIREMENTS.

PLANS APPROVED ARCHITECTURAL

DATE: DEC 23 2004

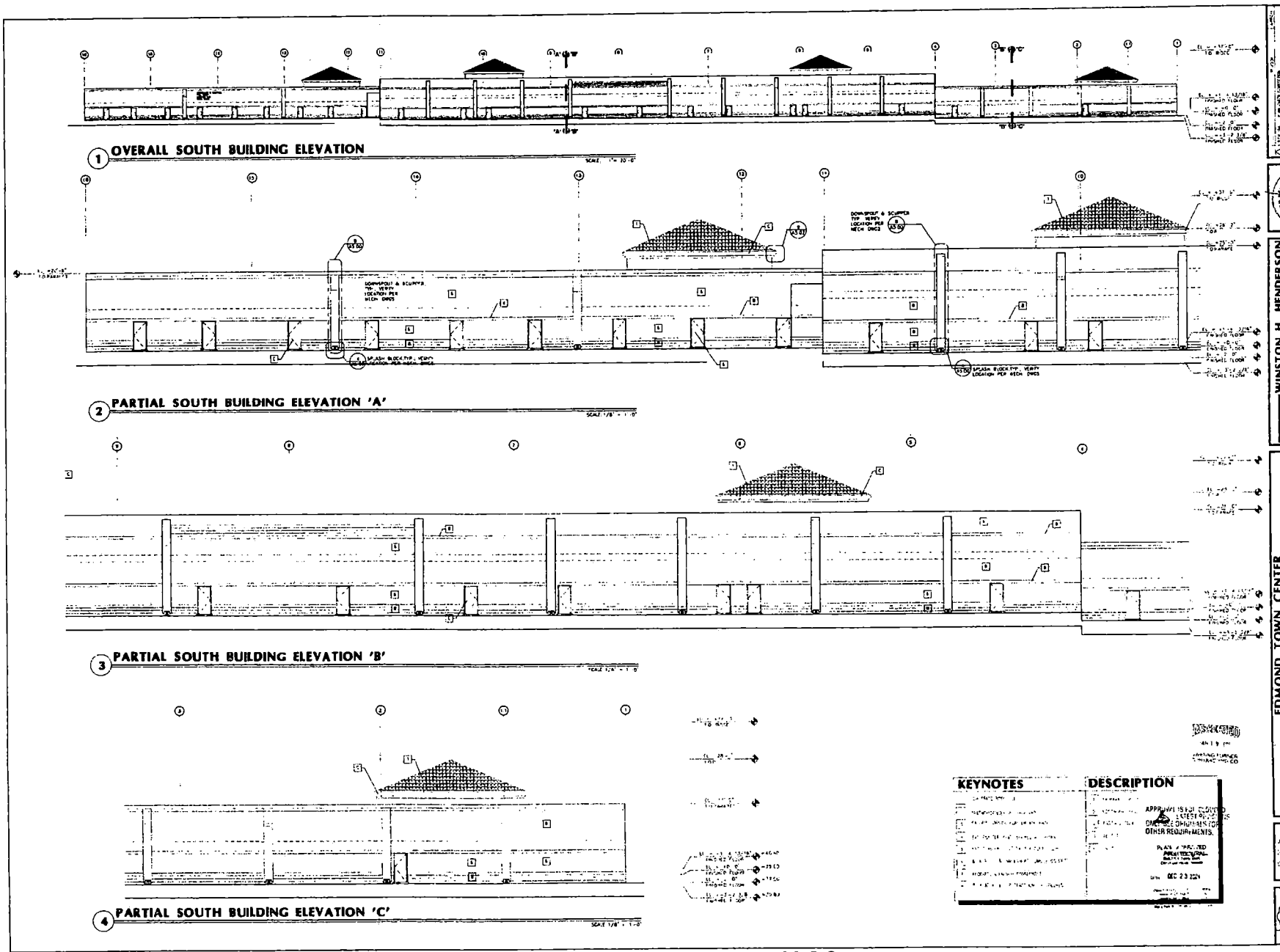
WINSTON H. HENDERSON ARCHITECTS

EDMOND TOWN CENTER

EXTERIOR ELEVATIONS

A2.01

ROC-6399
05-12-05 PC



1 OVERALL SOUTH BUILDING ELEVATION

2 PARTIAL SOUTH BUILDING ELEVATION 'A'

3 PARTIAL SOUTH BUILDING ELEVATION 'B'

4 PARTIAL SOUTH BUILDING ELEVATION 'C'

KEYNOTES

DESCRIPTION

APPROVAL IS FOR CLOSED ... ONLY. SEE CONDITIONS FOR OTHER REQUIREMENTS.

DEC 23 2004

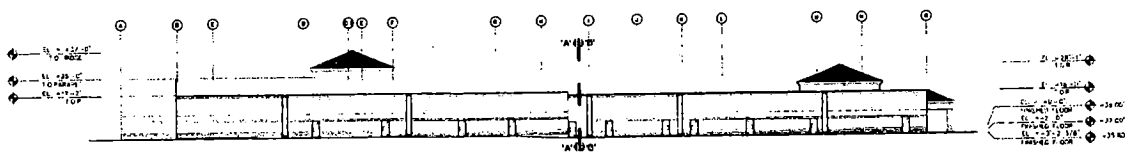
WINSTON H. HENDERSON ARCHITECTS

EDMOND TOWN CENTER

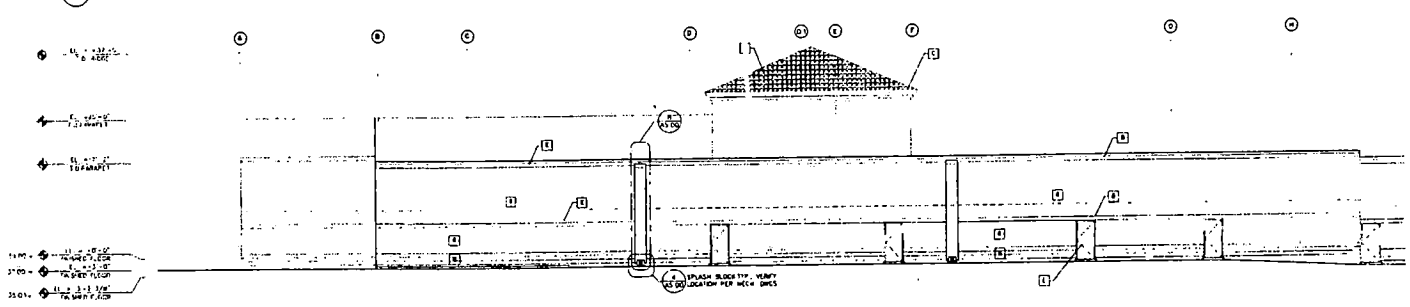
EXTERIOR ELEVATIONS

A2.02

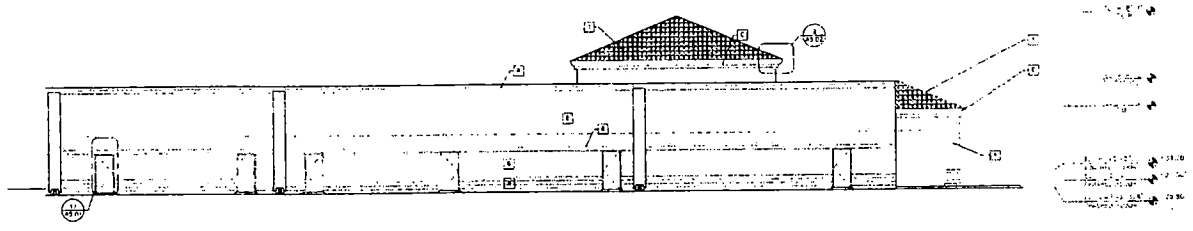
ROC-6399
05-12-05 PC



1 OVERALL EAST BUILDING ELEVATION



2 PARTIAL EAST BUILDING ELEVATION 'A'



3 PARTIAL EAST BUILDING ELEVATION 'B'

KEYNOTES

DESCRIPTION

WINSTON H. HENDERSON ARCHITECTS

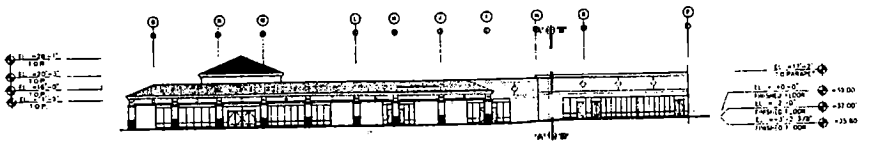
EDMOND TOWN CENTER

EXTERIOR ELEVATIONS

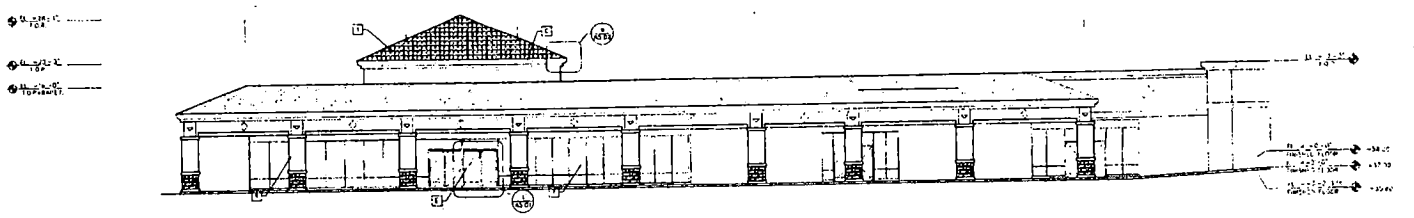
A2.03

RECEIVED

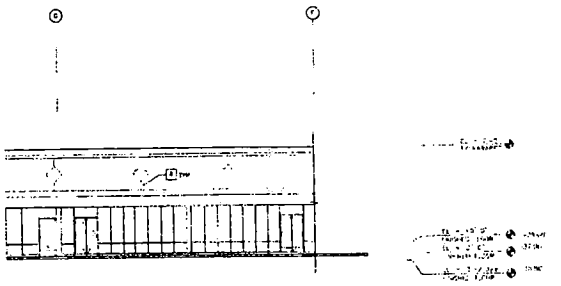
ROC-6399
05-12-05 PC



1 OVERALL WEST BUILDING ELEVATION



2 PARTIAL WEST BUILDING ELEVATION 'A'



3 PARTIAL WEST BUILDING ELEVATION 'B'

KEYNOTES	DESCRIPTION
	APPROVAL IS PER E-CODED LETTER NOTES ONLY SEE DRAWINGS FOR OTHER REQUIREMENTS

PLANS APPROVED ARCHITECTURAL DEC 23 2004

WINSTON H. HENDERSON ARCHITECTS

EDMOND TOWN CENTER

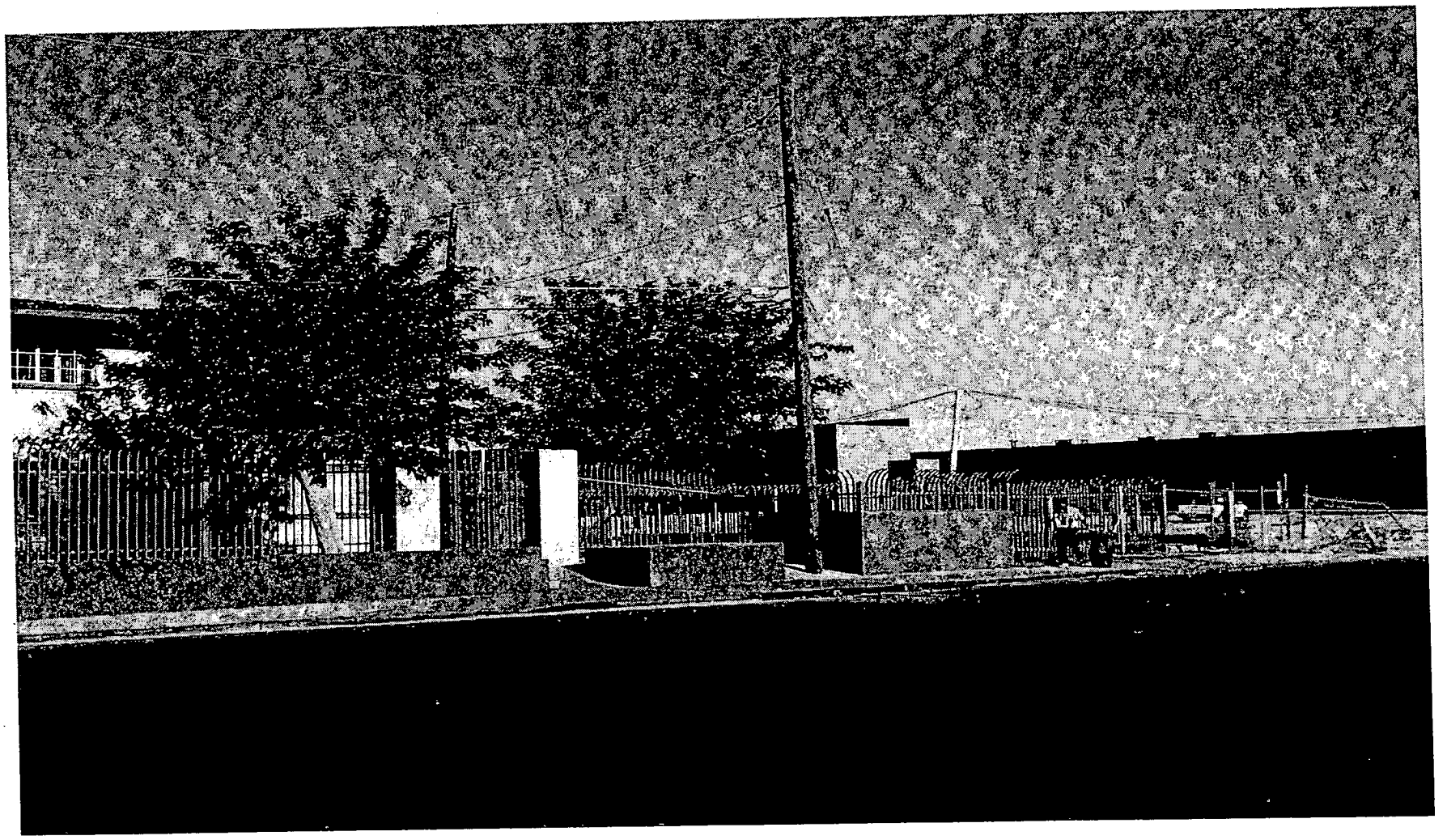
EXTERIOR ELEVATIONS

A2.04

ALL

ROC-6399
05-12-05 PC

RECEIVED

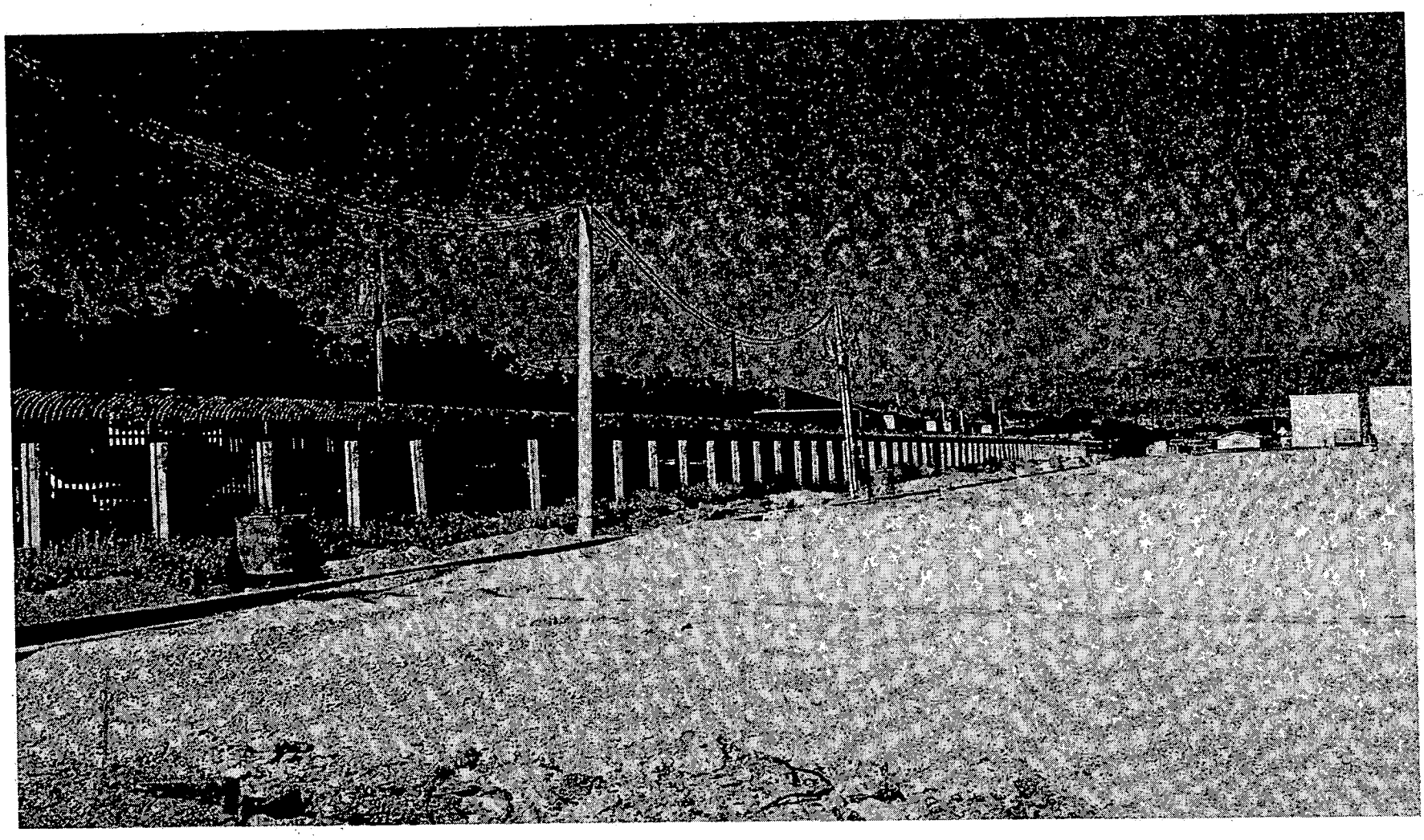


ROC-6399 - APPLICANT: JOHN EDMOND - OWNER: EDMOND TOWN CENTER LLC
921-931 WEST OWENS AVENUE
MAY 12, 2005 PLANNING COMMISSION

05/03/05

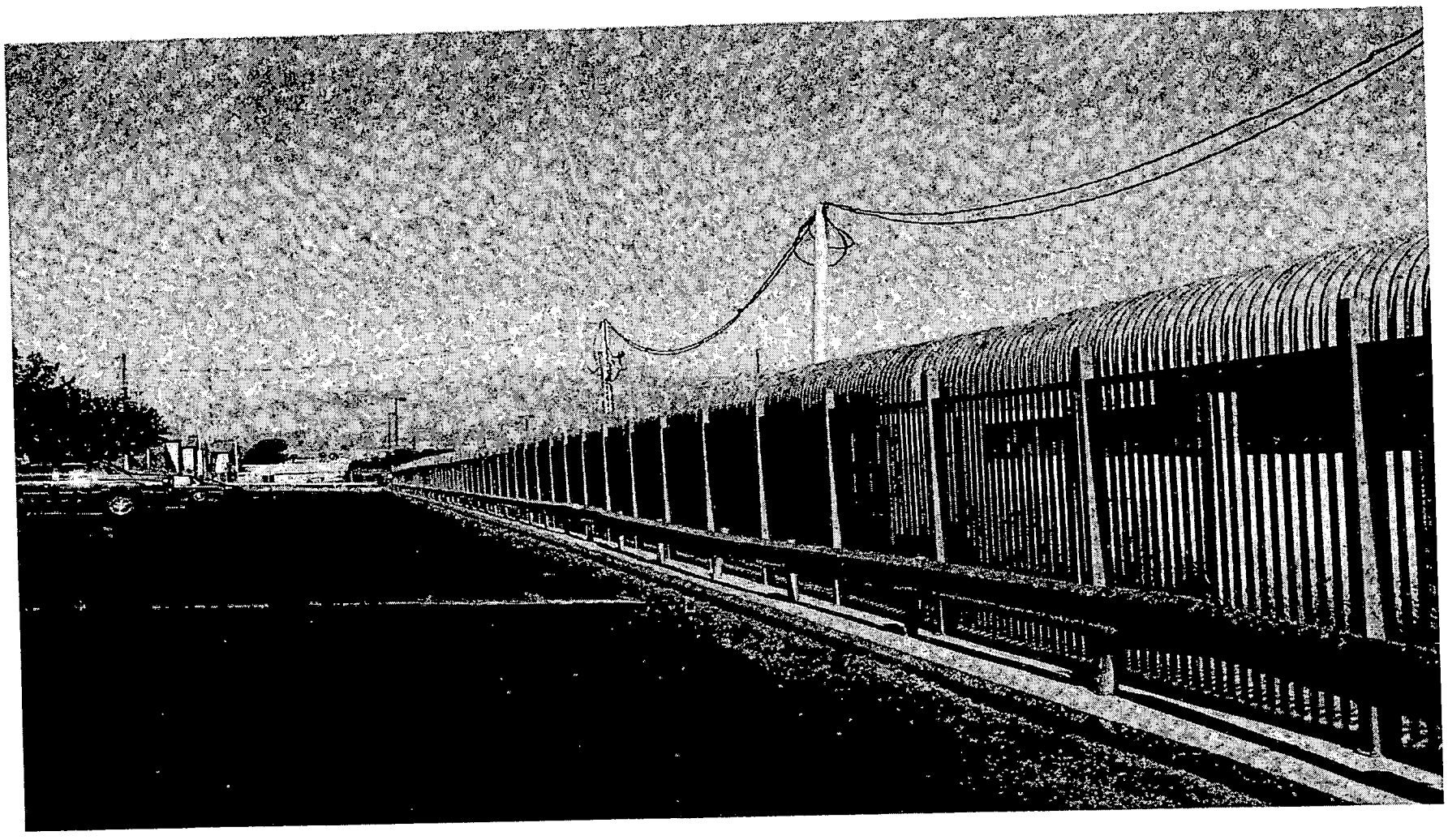
ROC-6399 - APPLICANT: JOHN EDMOND - OWNER: EDMOND TOWN CENTER LLC
921-931 WEST OWENS AVENUE
MAY 12, 2005 PLANNING COMMISSION

05/03/05



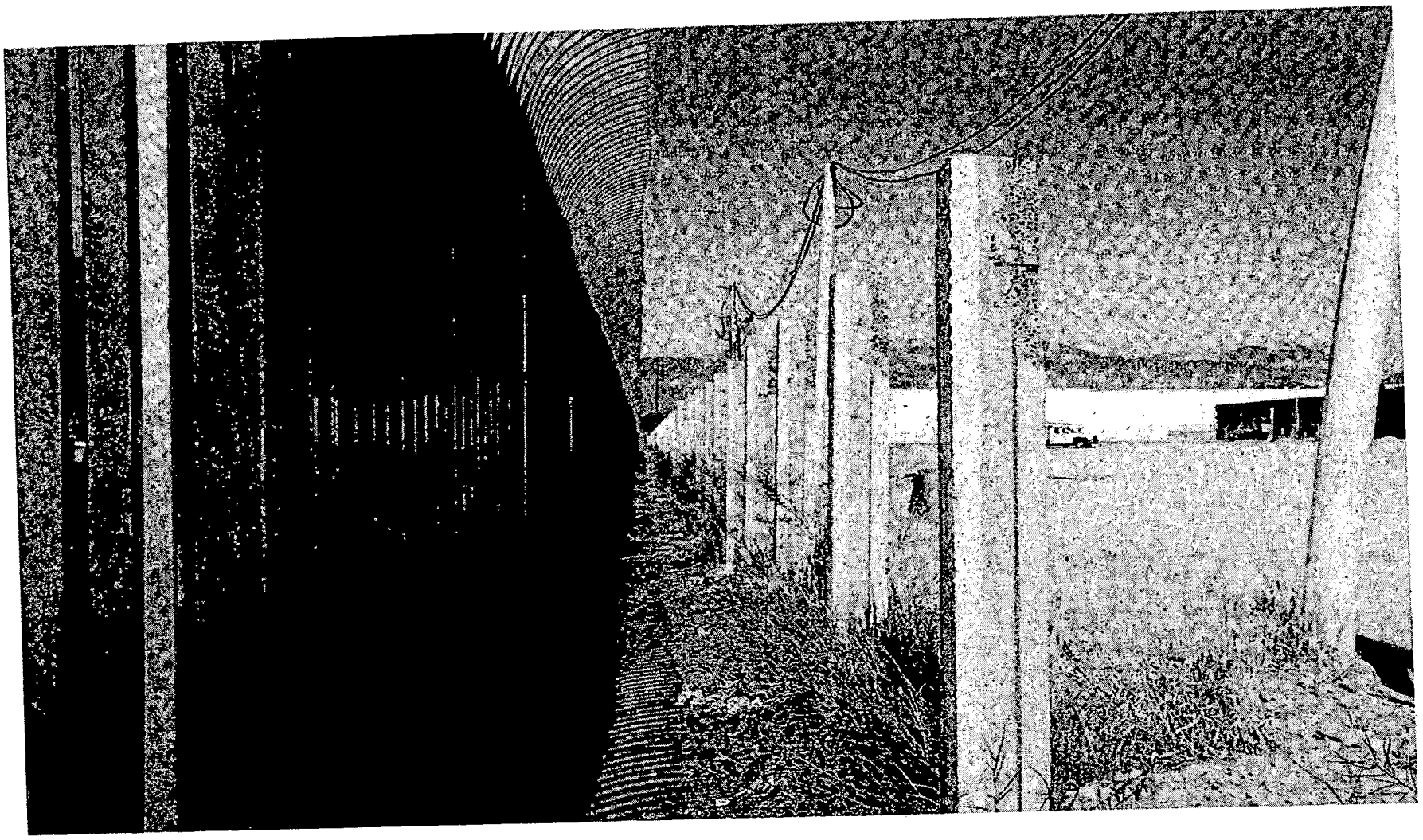
ROC-6399 - APPLICANT: JOHN EDMOND - OWNER: EDMOND TOWN CENTER LLC
921-931 WEST OWENS AVENUE
MAY 12, 2005 PLANNING COMMISSION

05/03/05



ROC-6399 - APPLICANT: JOHN EDMOND - OWNER: EDMOND TOWN CENTER LLC
921-931 WEST OWENS AVENUE
MAY 12, 2005 PLANNING COMMISSION

05/03/05



ROC-6399 - APPLICANT: JOHN EDMOND - OWNER: EDMOND TOWN CENTER LLC
921-931 WEST OWENS AVENUE
MAY 12, 2005 PLANNING COMMISSION

05/03/05

Edmond Town Center LLC.

March 28, 2005

Mr. Eddie Dichter
Planning &Development Dept
Planning Supervisor
731 S. Fourth Street
Las Vegas, NV 89101

Re: Edmond Town Center site development plan review

Dear Mr. Dichter

On October 23, 2001 the Planning Commission voted and approved the site plan for the Edmond Town Center project located at 921 W. Owens. The condition for approval called for a six foot fence to be constructed along the rear property line. We are requesting to amend number eight of the approved site plans to delete the rear block wall fence. In its place we are providing extra trees, shrubs, and planters to beautify and use as a buffer.

There are currently two (2) existing fences that outline the property line between the Edmond Town Center and Evergreen Apartments. The owners and I have met to discuss the danger that the block wall could cause. One it would cause a pocket that would accumulate enormous debris in between there fence and the block wall, the debris would not only be an eye sore but it would be almost impossible to eliminate. Then there are the children that live there who are always climbing the existing fence and we believe it will cause danger if they got stuck between the fence and the block wall. Enclose you will find a letter from the owners of Evergreen Apartments expressing there concerns.

If the City approves I would like to summit revised civil plans to remove the block wall from the civil drawings.

Please direct any questions regarding this request directly to me **(702) 303-4682**

Sincerely,

John Edmond

City of Las Vegas

Agenda Item No.: 58

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
ABEYANCE - TXT-6421 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/ONWER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.16.040 relating to standards for the Expansion of a Nonconforming Use in a Conforming Building.

THIS WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff has NO RECOMMENDATION

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

MOTION:
DAVENPORT – NO RECOMMENDATION – Motion for APPROVAL failed with TRUESDELL, EVANS and STEINMAN voting NO and McSWAIN excused resulting in a tie vote and the item going forward to City Council with No Recommendation

To be forwarded to City Council in Ordinance form

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, gave a brief overview of the application, which would add language to allow for a non-conforming use in a conforming building to relocate within the parcel or commercial subdivision in which it is located. Currently, Title 19 allows a non-conforming use of a conforming building to remodel or expand up to 50 percent but it may not relocate within the parcel or subdivision. This would only apply to uses that became non-conforming due to distance separations, measurements or changes in the Code. Staff has no recommendation on this item.

MINUTES – Continued:

COMMISSIONER DAVENPORT asked if a previous item, the relocation of a check cashing company within the same subdivision, could have moved without being heard by the Board. MR. RANKIN clarified that if there was a Site Plan, it would be heard but in that specific case, there was no Site Plan.

VICE CHAIRMAN TRUESDELL confirmed with MR. RANKIN that this would allow a 1,500 foot tavern in a shopping center that has been remodeled to relocate into a 5,000 foot pad in the same shopping center. He also questioned whether this would apply to billboards. MR. RANKIN reiterated that currently, the tavern could expand up to 50 percent and remain in the same space and that this would not apply to billboards.

COMMISSIONER EVANS asked what prompted this application. MR. RANKIN replied that it was a request by the Mayor and Council. COMMISSIONER EVANS confirmed with DEPUTY CITY ATTORNEY BRYAN SCOTT that there is a current issue involving a development on Charleston Boulevard. COMMISSIONER EVANS asked if a text amendment was being created to allow one business to expand. MARGO WHEELER, Director, Planning and Development Department, explained that there have been other text amendments with regard to various types of allowances for non-conforming uses to be allowed to remain or expand. In this case, the restriction to the same property is indicating that an additional use or location is not being added but the existing non-conforming use would be able to rebuild and retain the same number of uses while improving their property. COMMISSIONER EVANS questioned the unintended consequences of the amendment.

CHAIRMAN NIGRO stated that if a use is not going to go away, he would prefer that the use be allowed to upgrade rather than to have a new center built around the non-conforming use.

COMMISSIONER EVANS explained that he agreed in concept but questioned unforeseen repercussions.

CHAIRMAN NIGRO declared the Public Hearing closed.

(11:41 – 11:47)

PLANNING COMMISSION MEETING OF MAY 12, 2005
Planning and Development Department
Item 58 – TXT-6421

CONDITIONS:

Chapter 19.16.030 REGULATIONS section A subsections 1 and 2 are hereby amended as follows:

19.16.030 REGULATIONS

A. Nonconforming Use of a Conforming Building

1. Expansion or Redevelopment of Use. A nonconforming use of a conforming building shall not be continued following redevelopment of the property nor extended or expanded into any other portion of the conforming building; provided, however, that an existing use which was made nonconforming by one or more of the following may be continued following redevelopment *[,relocation within the same parcel/ commercial subdivision]* or expanded in accordance with Subsection (2) of this Section (A):

a. The adoption of a Special Use Permit requirement for that type of use;

b. The adoption of a 400-foot or 1500-foot separation requirement between that type of use and a protected use;

c. The adoption of a 1500-foot separation requirement between two uses of that type;

d. The establishment of a protected use that, by virtue of a 400-foot or 1500-foot separation requirement, would otherwise prohibit the existing use from expanding or from continuing following redevelopment; or

e. The adoption of a different method of measuring distance for purposes of a separation requirement.

2. Allowable Expansion or Redevelopment. If the proposed expansion *[, relocation]* or continuation of a nonconforming use following redevelopment qualifies under Subsection (1) of this Section (A) and no Variance from (or Waiver of) a separation requirement has previously been granted for the property, the nonconforming use may be expanded *[, relocated within the existing parcel/commercial subdivision*] or continued following redevelopment if the proposed expansion *[, relocation]* or continuation:

Will not increase the size or extent of the use by more than 50%; and

Will not require a Variance or Waiver regarding any other provision of Title 19, including those that pertain to parking, landscaping and residential adjacency requirements.

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-6421 - CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: **No Recommendation**

1. Chapter 19.16.030 REGULATIONS section A subsections 1 and 2 are hereby amended as follows:

19.16.030 REGULATIONS

A. Nonconforming Use of a Conforming Building

1. Expansion or Redevelopment of Use. A nonconforming use of a conforming building shall not be continued following redevelopment of the property nor extended or expanded into any other portion of the conforming building; provided, however, that an existing use which was made nonconforming by one or more of the following may be continued following redevelopment *[,relocation within the same parcel/ commercial subdivision]* or expanded in accordance with Subsection (2) of this Section (A):

a. The adoption of a Special Use Permit requirement for that type of use;

b. The adoption of a 400-foot or 1500-foot separation requirement between that type of use and a protected use;

c. The adoption of a 1500-foot separation requirement between two uses of that type;

d. The establishment of a protected use that, by virtue of a 400-foot or 1500-foot separation requirement, would otherwise prohibit the existing use from expanding or from continuing following redevelopment; or

e. The adoption of a different method of measuring distance for purposes of a separation requirement.

2. Allowable Expansion or Redevelopment. If the proposed expansion *[, relocation]* or continuation of a nonconforming use following redevelopment qualifies under Subsection (1) of this Section (A) and no Variance from (or Waiver of) a separation requirement has previously been granted for the property, the nonconforming use may be expanded *[, relocated within the existing parcel/commercial subdivision*] or continued following redevelopment if the proposed expansion *[, relocation]* or continuation:

a. Will not increase the size or extent of the use by more than 50%; and

b. Will not require a Variance or Waiver regarding any other provision of Title 19, including those that pertain to parking, landscaping and residential adjacency requirements.

** STAFF REPORT **

APPLICATION REQUEST

Discussion and possible action to amend a portion of Section 19.16.030 section A subsections 1 and 2 to allow for the relocation of a Nonconforming Use of a Conforming Building within the same parcel or commercial subdivision.

BACKGROUND INFORMATION

Section 19.16.030 currently allows for Nonconforming Uses of Conforming Buildings to expand or continue if the use was made nonconforming by changes to Title 19. However, it does not allow for the nonconforming use to relocate within the parcel or commercial subdivision. This amendment to Title 19 would allow for the relocation, expansion and continuation of nonconforming uses.

ANALYSIS

The intent of Title 19.16 is to discourage the survival of nonconforming uses and has declared them to be incompatible with permitted uses in the same zoning districts. Furthermore Title 19.16 calls for nonconforming uses not to be enlarged, expanded or extended. In practice, very few nonconforming uses have been discontinued. Instead, older commercial centers decay around the nonconforming use in order to protect the entitlement. By allowing for the expansion, relocation and continuation of nonconforming uses the City of Las Vegas will encourage the redevelopment of older commercial centers.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

DR

City of Las Vegas

Agenda Item No.: 59

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

TXT-6136 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.08.045, "Commercial District Development Standards" to include Industrial District Development standards thereby removing Title 19.08.050 entitled "Industrial District Development Standards"; 19.10.010, "On-site Parking Standards"; 19.12, "Landscape, Wall and Buffer Requirements"; and 19.20.020, "Words and Terms Defined" to define Commercial Development Standards.

THIS WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:

Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:

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

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be forwarded to City Council in Ordinance form

MINUTES:

CHAIRMAN NIGRO declared the Public Hearing open.

FLINN FAGG, Planning and Development Department, gave a brief summary of the application. The City's Commercial Development Standards were adopted approximately two years ago and they are in need of reorganization. Mainly, staff proposes changing the waiver process for setbacks in commercial districts to variances. This will make the commercial standards consistent with the residential and industrial standards. The remainder of the changes would be reorganization.

PLANNING COMMISSION MEETING OF MAY 12, 2005
Planning and Development Department
Item 59 – TXT-6136

MINUTES – Continued:

MARGO WHEELER, Director, Planning and Development Department, pointed out that there will be minor revisions regarding landscaping fingers and foundation landscaping. MR. FAGG also noted that developers could choose to put a trellis structure over a trash enclosure instead of roofing them. MS. WHEELER said the purpose of the amendment is to simplify standards that require waivers.

CHAIRMAN NIGRO declared the Public Hearing closed.

(11:52 – 11:55)

PLANNING COMMISSION MEETING OF MAY 12, 2005
Planning and Development Department
Item 59 – TXT-6136

CONDITIONS:

Delete Chapter 19.08.045 entitled "Commercial District Development Standards" and replace with a new Chapter 19.08.045 entitled "Commercial and Industrial District Development Standards" as follows:

CHAPTER 19.08.045 COMMERCIAL AND INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

A. Specific Purposes

In addition to the general purposes listed in Chapter 19.00, the purposes of the commercial development standards are to:

Promote improved design and enhanced site planning of commercial development

Encourage sensitive design and planning of commercial development which enhances compatibility between the built environment and the natural environment.

Promote design and site planning which furthers the goals of the City's General Plan.

Promote design and site planning which advances the vision of the City.

Promote commercial development which enhances the quality of life for City residents.

B. Applicability

With the exception of unrestricted gaming development, and development located within a designated special purpose, overlay or planned development which has adopted commercial design guidelines, no new commercial site development, building or structure shall be erected in any commercial or industrial zone unless in conformity with all applicable provisions of this Section, including the development standards set forth in Table 1. No existing commercial building or structure shall be moved or substantially enlarged, and no previously developed site shall be substantially modified or enlarged, unless in conformance with all applicable provisions of this section, including the development standards set forth in Table 1.

C. Development Standards

1. Commercial and Industrial District Development Standards

   The following standards set forth in Table 1 shall apply to each zoning district as indicated:

CONDITIONS – Continued:

Table 1. Commercial and Industrial District Development Standards

STANDARD	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M[6]
Min. Site Area to Rezone	NA	NA	NA	NA	NA	NA	20 Ac.	NA	NA
Min. Lot Width (ft.)[4]	60	100	100	100	100	100	100	100	NA
Setbacks, Principal Structures									
Min. Front Yard Setback (ft.)[4]	20	25	25	25	20	20	20	10	10
Min. Side Yard Setback (ft.)[4]	5	10	10	10	10	10	10	10	10
Min. Corner Side Yard Setback (ft.)[4]	15[3]	15	15	15	15	15	20	10	10
Min. Rear Yard Setback (ft.)[1, 4]	15	25	15	25	20	20	15	20	0
Setbacks, Accessory Structures									
Min. Front Yard Setback (ft.)	20	25	25	25	20	20	20	10	10
Min. Side Yard Setback (ft.)	5	8	8	8	8	8	8	8	0
Min. Corner Side Yard Setback (ft.)	15	15	15	15	15	15	20	10	10
Min. Rear Yard Setback (ft.)	8	8	8	8	8	8	8	8	0
Max. Lot Coverage[4]	50%	30%	30%	30%	50%	50%	50%	NA	NA
Max. Building Height (ft.)[1, 2, 4, 5]	2 stories or 35 feet, whichever is less				None	None	None	None	None

Notes:

1. **Rear Yard Setback, Height**—Rear yard setbacks and building heights may be affected by the Residential Adjacency requirements in Section 19.08.060.

2. **Height**
Non-Residential Building Height When Adjacent to Residential. See Section 19.08.060 (B).

P-R and O Districts. The maximum building height in the P-R and O Districts is two stories or 35 feet, whichever is less.

c. **C-D District.** Unless otherwise approved by the City Council in a Site Development Plan, building heights in the C-D District shall not exceed:
(1) One story or 20 feet, whichever is less, for parcels that front on Charleston Boulevard between Rancho Drive and Valley View Boulevard;
Two stories or 35 feet, whichever is less, for all other parcels.

C-1 and C-2 Districts. For parcels that are located within the C-1 and C-2 Districts, but are outside the Neighborhood Revitalization Area, the maximum building height for mixed-use development is ten stories, or one hundred fifty feet, whichever is less. For purposes of the foregoing, the "Neighborhood Revitalization Area" means the area so designated in the Las Vegas 2020 Master Plan adopted by Ordinance No. 5250, as the boundaries of that area may be amended from time to time.

e. **C-PB District.** The maximum building height in the C-PB District is five stories or eighty-five feet, whichever is less. For parcels of land located within a C-PB Zoning District that is contiguous to, or within two hundred feet of, a freeway or expressway, the maximum building height shall be six stories or one hundred feet, whichever is less. Notwithstanding the above, in the case of permitted commercial and retail uses, the maximum building height shall be two stories or thirty-five feet, whichever is less.

CONDITIONS – Continued:

f. **Exemptions.** Chimney and vent stacks; roof structures for the use of elevations, stairs, tanks, ventilation, and similar necessary mechanical equipment; visual screens which surround mounted mechanical equipment; skylights; whip and mounted antennas and flag poles up to forty feet in height may be erected above the required height limits. In no case shall structures above the permitted height limit be constructed for the purpose of providing additional floor space.

g. **Height Along Certain Streets.** For additional building height restrictions along streets classified as collector or larger, see Section 19.08.030(C).

3. **P-R District**—A development in the P-R District which is a conversion from an existing residential structure may maintain the existing setbacks. Any additions may also be constructed to the existing established corner setback.

4. **Downtown Overlay District**—All structures in the Downtown Overlay District are exempted from the automatic application of the height limitations, required setbacks and lot coverage requirements specified in this chapter. However, the exemption does not prohibit the City Council from imposing similar or equivalent limitations in connection with the approval of a Site Development Plan in accordance with Subchapter 19.06.060.

5. **Gaming Enterprise Overlay District**—All licensed gaming establishments within the Gaming Enterprise District are exempted from the automatic application of any height limitations specified in this chapter. However, the exemption does not prohibit the City Council from imposing a similar or equivalent height limitation in connection with the approval of a Site Development Plan.

6. **M District** – Where a property in an M District is adjacent to, or across the street from, a residential district, the minimum setback from the property line or the street right-of-way line shall be 50 feet. The setback area shall be maintained free and clear of all buildings or industrial uses except that this area may be used for parking. This may include parking for industrial equipment and vehicles if parking areas are completely screened from any residential view.

2. Accessory Structures

Accessory structures within any commercial or industrial district shall conform to Table 3 above and the following:

a. Timing of Placement. Accessory structures shall not be established or constructed on a site prior to the start of construction of the principal structure on that site, except that construction trailers may be placed on a site at the same time grading begins. Construction trailers may remain on the site only for the duration of construction.

b. Height. Accessory structures shall not exceed the height of the principal structure and shall be subject to the residential adjacency standards set forth in Chapter 19.08.

CONDITIONS – Continued:

c. Size and Coverage. Accessory structures shall not exceed the aggregate floor area of the principal structure. In zoning districts in which lot coverage provisions exist, the aggregate total of the ground floor areas of all structures shall not exceed the percentage of the lot coverage permitted in that zoning district. Carports and detached trash enclosures are exempt from the lot coverage provisions.

d. Landscape Buffers. Detached accessory structures shall not be located within the required perimeter landscaping on a site, or in such a manner as to interfere with required on-site parking or driveways.

f. Appearance. Accessory structures shall be designed to be architecturally compatible with the principal structure on the site; utilizing the same colors, materials, and style.

3. Variances

The requirements listed in subsection 19.08.045(C) are minimum standards that shall be satisfied. Any requests for deviations from these standards shall require the submittal of a Variance application, processed in accordance with the requirements of Title 19.18.

D. Fences, Walls and Lighting Requirements

1. Fences, Walls and Screening

The following uses and equipment shall be screened from public view from all rights-of-way, pedestrian areas, and parking lots: Trash and refuse collection areas, mechanical equipment such as air conditioners, pumps and motors, propane tanks and other storage tanks, electrical equipment such as switching equipment and transformers, emergency generators, valves, vents and utility meters, satellite dishes, solar collectors, grouped mailboxes and any commercial project which abuts a residential property. Screening includes but is not limited to solid walls and landscaping of a density sufficient to screen the use.

a. Perimeter Walls

(1) Wall Required. Walls and fences shall be constructed adjacent to any residential zoning district and shall be a minimum of six (6) feet in height and in no case shall exceed the height limitations of the adjacent residential zone or property used for residential purposes, or as permitted in an approved Site Development Plan Review. In all other cases there is no requirement to construct a wall nor is there any specific height

CONDITIONS – Continued:

mitation. However, all walls and fencing must meet the applicable building code requirements. The height of walls/fences shall be measured from the side of the wall/fence with the least vertical exposure above finished grade.

(2) Configuration/Design. Perimeter walls, end walls, return walls and common area walls shall be decorative and shall be installed by the developer. Acceptable decorative wall materials include, but are not limited to, stone, decorative block, slump stone, and wrought iron and shall have a minimum of 20 percent contrasting material. All walls shall include detail variations such as pilasters, decorative caps, decorative iron cutouts or fluted blocks. Any decorative materials or ironwork attached to the top of the perimeter wall shall not encroach the public right-of-way or abutting properties. Pilasters, if used, shall have a maximum spacing of 24 feet on center (Figures 1 and 2). No voids or spaces shall be permitted between an existing perimeter wall and a new perimeter wall. All perimeter walls shall be sealed by an approved method to prevent the leaching or transmission of mineral deposits through the wall.

(3) Maintenance. All walls shall be maintained by the property owner, the developer, a business association, or other similar organization, or by such other means as may be approved by the City.

(4) Adjacency Requirements. To achieve design continuity, perimeter walls shall match the design of abutting perimeter walls. The established wall design shall be continued until the next street intersection. In cases where the existing wall is considered to be of unacceptable design by the Director, the design shall not be carried beyond the next street intersection, or a transitional wall area designed to soften the differences between walls shall be constructed.

(5) Prohibited Materials.

Unless otherwise approved as part of an overall development plan, the following materials shall not be acceptable for use as screening or perimeter walls.

- Chainlink or open wire fencing (except as temporary construction fencing or in the M and C-M zoning districts).
- Razor wire or barbed wire.
- Corrugated metal.
- Colored plastic.

CONDITIONS – Continued:

- Untextured or unfinished concrete or block (CMU) walls.
- Pointed post

b. Retaining Walls

(1) Height. Retaining walls shall conform to the height requirements listed in Title 18 (Figure 3).

(2) Configuration/Design. Retaining walls shall be decorative and shall be installed by the developer. Acceptable materials for retaining wall construction include split face block, decorative block, slump stone, stone, caliche rock and colored or exposed aggregate or textured finish concrete. All walls shall include detail variations such as pilasters, decorative caps, or fluted blocks. All retaining walls shall be sealed by an approved method to prevent the leaching or transmission of mineral deposits through the wall.

(3) Maintenance. All walls shall be maintained by the property owner, the developer, a business association, or other similar organization, or by such other means as may be approved by the City.

(4) Landscaping Requirements. In cases where the retaining wall height exceeds six feet or there are multiple stepped retaining walls, or both, a minimum of five five-gallon shrubs, for each 20 feet of linear planting area shall be planted in the area between the walls and at the base of the lowest wall.

c. Interior Screen Walls

(1) Service and loading areas shall be screened by the use of walls and/or dense landscaping that will serve as both a visual and a noise barrier. In no instance shall the screening be less than eight feet in height, and may be required to be higher depending on the use to be screened. Walls shall be architecturally integrated into the design of the development.

(2) Prohibited Materials.

Unless otherwise approved as part of an overall development plan, the following materials shall not be acceptable for use as screening or perimeter walls.

- Chainlink or open wire fencing (except as temporary construction fencing)

CONDITIONS – Continued:

- Razor wire or barbed wire.
- Corrugated metal.
- Colored plastic.
- Untextured or unfinished concrete or block (CMU) walls.
- Pointed Posts

d. Collection Areas

(1) Refuse collection areas and dumpsters of sufficient size and number for the needs of the development shall be provided.

(2) They shall be located away from the street front and screened from view from rights-of-way, sidewalks, and abutting properties through the use of landscaping and screening. Trash enclosures shall be located behind the building setback line when adjacent to any single-family lot.

(3) Trash enclosures shall be subject to the provisions of the Residential Adjacency Standards as listed in Title 19.08.

(4) Refuse collection areas and dumpsters shall be enclosed by walls a minimum of six feet in height and shall follow the same design theme and use similar materials to those used in the principle structures or perimeter walls. All such enclosures shall have solid metal gates, and shall have a roof or a trellis structure (Figures 4 and 5).

e. Mechanical and Electrical Equipment

In the initial design stage of a development project, mechanical and electrical equipment should be incorporated into the architectural form and layout of the proposed building to reduce the need for screening (Figure 6).

(1) Mechanical and electrical equipment, solar collectors, satellite dishes and any other communications equipment, excluding communications towers and antennas, shall be concealed from view of public rights-of-way and neighboring properties from street level within 100 feet of the property boundary. Communication antennas shall be of a design, and installed in such a manner, as to blend in with the architecture and design of the building on which they are mounted. Where reasonable height parapet or screen walls are insufficient to provide screening, all equipment shall be painted in a neutral color to blend with roofing materials (Figure 7).

CONDITIONS – Continued:

(2) Ground and wall mounted mechanical and electrical service equipment such as utility boxes, valves, gas and electric meters shall be screened from public view with materials architecturally compatible with the finishes and character of the principle structures within the development or through the use of shrubs and landscaping and shall be screened to the height of the tallest equipment and/or integrated with the building design (Figure 8).

f. Mechanical Equipment on Sloped Roofs

(1) With the exception of solar panel equipment, no mechanical equipment shall be mounted on or attached to any sloped roof.

(2) When mounted on sloped roofs, solar panel equipment, with the exception of the solar collection cells, shall match the roof in color and appearance. Panels shall be mounted directly to the roof plane and be integral to the roof design. Roof mounted hot water storage systems shall not be visible from neighboring properties or public rights-of-way.

g. Outside Storage Areas

Outside storage areas shall be screened by solid walls. All such walls shall be similar in design and materials to the main buildings or match other screening walls on the site.

2. Lighting

Appropriate levels of lighting shall be provided to create adequate visibility and safety at night (does not apply to public street lighting-

a. Light Intensity

Exterior lighting shall be of low intensity and be of a cutoff variety so that light will not spill out onto surrounding properties or project above the horizontal plane of the light source (Figure 9).

b. Lighting Colors

Warm lighting colors are encouraged. The blue-white colors of fluorescent and mercury vapor lamps shall be prohibited for exterior lighting.

CONDITIONS – Continued:

c. Light Levels

The amount of light produced by exterior light sources shall be reduced to that necessary to maintain a minimum comfort level for safety and security purposes. In parking lots, light shall not exceed an average of 2.0 foot-candles. Light shall not exceed an average of 0.2 foot-candles at a residential property line.

d. Location of Lighting

Freestanding light pole fixtures, where utilized, shall be integrated into landscape buffer areas. Light fixture locations shall not conflict with required landscape materials.

e. Height of Fixtures

The height of light poles shall not exceed 30 feet, including the base; light pole heights no greater than 20 feet are strongly encouraged. Light fixtures of up to 40 feet in height, including the base, may be permitted for parking lots of 15 acres or greater in size.

f. Style of Fixtures

Lighting fixtures, including poles and base, shall be compatible with the architectural character and color of the proposed development.

g. Wall Mounted Lights

Wall mounted lights shall be directed downward. Soffit mounted light fixtures shall be recessed in the soffit or otherwise fully shielded from view from any property line. Ground mounted or other upward directional lighting will be permitted only where some form of shielding or light baffling is provided to create a soft, uniform light quality and minimize light spillage beyond the trees, landscaping, walls or signs being illuminated.

h. Pedestrian Lighting

The design of the fixtures shall be compatible with the overall design of the development and shatterproof lamp coverings shall be used. The fixtures shall be placed to minimize glare and shall be located as to not present hazards for pedestrians or vehicles. Along walkways, low-level lighting (i.e., below eye level) that directs light downward onto the ground surface is encouraged (Figure 10).

CONDITIONS – Continued:

i. Maintenance

All approved lighting shall be continuously maintained in a working manner.

3. Architectural Character and Materials

The purpose of these guidelines is not to dictate a particular architectural style for commercial development in the City, but to provide a set of guidelines and standards by which commercial development can be compatible with its surroundings and help to further the overall vision of development which has been established by the City. Building design, incorporating a base that ties the building into the ground, a midsection, and a top that terminates the building, is strongly encouraged (Figure 11).

a. Height, Bulk and Scale

(1) Box-like or single, monolithic forms must be relieved by variations in massing or articulation of facades. The perceived height and bulk of buildings should be reduced by dividing the building mass into smaller scale components in order to relate to human scale. Buildings should incorporate jogs, offsets or other architectural features to reduce the visual length of long walls. Variety and/or variation of roof lines should be utilized in order to reduce the apparent size of commercial buildings and provide visual interest. Building surfaces over 20 feet high or 50 feet in length shall be relieved with a change of wall plane or by other means that provide strong shadow and visual interest (Figures 12 and 13)

(2) Buildings should be compatible with the scale of development allowed by the applicable land uses for the surrounding area as established at the time of application, and should be sited and designed to provide a sensitive transition to nearby, less intensive areas.

(3) Projects on the edges of zoning districts should be developed in a manner that minimizes the adverse impacts resulting from incongruous height, bulk and scale of large buildings. Alternatives to mitigate such impacts include, but are not limited to, siting and design, additional building setbacks or stepping back of upper floors, and the actual physical reduction of the height, bulk and scale of a project (Figure 14).

b. Exterior Materials and Finishes

CONDITIONS – Continued:

(1) Buildings should be finished in earth tone or neutral colors indigenous to the Las Vegas Valley and its surrounds. Black, white and bright colors are not acceptable except as trim or accent colors on architectural details. Fluorescent colors are prohibited. Materials should be durable and highly suitable to the lower Mojave Desert environment.

(2) Concrete or clay tile and architectural metal should be used on all sloped roofs. Standard three-tab asphalt and fiberglass shingles, and wood shingles and shakes are prohibited.

(3) Stone, stucco, colored or exposed aggregate or textured finish concrete, decorative block and brick are the preferred materials for building exteriors. Simulated materials and building systems that provide a look that is similar to the preferred materials may also be acceptable.

(4) Highly reflective, shiny or mirror-like materials and unplastered exposed standard concrete, standard concrete masonry units and glazed tile should not be used except as accents. Reflective glass at the pedestrian level is prohibited. Glass on the second floor and above should be no greater than twenty two percent (22%) reflectivity so as not to reflect light and solar heat on other buildings, streets and sidewalks.

(5) Restraint should be used in the number of different materials and colors selected.

c. Coherent Design

(1) All sides of a building should be coherently designed and treated. A consistent level of detailing and finish is required for all sides of a building (Figures 15 and 16).

(2) Any building design that utilizes a flat roof should incorporate a parapet wall and/or cornice element on all sides of the roof.

(3) Preferably, roof access should be from the interior of the building. If not possible, external stairwells and ladders should be incorporated into the overall design of the primary structure or be adequately screened from view.

(4) Service and loading zones shall be located to the rear, side or in an internal location where visibility from public rights-of-way and views from neighboring buildings and properties will be minimized (Figures 17 and 18).

CONDITIONS – Continued:

d. Building Façade

The building design should incorporate patterns and materials that provide visual interest. This should be accomplished through the use of changes in color, materials and/or relief such as the inclusion of beltlines, pilasters, recesses, pop outs, etc. Flat, plain building walls are not acceptable. There should be a contrast in the size of solid area to window area. In general there should be more wall than window. Windows and large areas of glass should be recessed in shadow or otherwise contrast with the building façade (Figure 19). Large glazed areas should be divided into smaller parts by using mullions to express individual windows or groupings of windows. The use of arcades, covered walkways, awnings, and other shade devices is strongly encouraged to provide shade to protect pedestrians from the intense desert sun.

(1) Features such as windows and arcades shall total at least 60% of the length of any façade that abuts a public street.

(2) Lightly tinted or "Low-e" glass is acceptable and advisable. Mirrored and metallic tints are prohibited.

e. Building Placement and Orientation

(1) Buildings on corner lots should be oriented to the corner and to the street fronts and make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. Parking and curb cuts shall be located away from corners (Figure 20).

(2) Interconnected walkways and parking drives between buildings on the site and those of adjacent development, should be used to provide for the safe and efficient movement of pedestrians, bicycles and vehicles within the site and between the site and adjacent development where feasible (Figure 21).

(3) In order to develop and maintain a strong street edge, buildings for stand alone projects or individual pad developments associated with a larger commercial center, should be located at the front of the site at the minimum setback line with the exception of additional width landscaping or a single drive through lane.

4. Waivers

CONDITIONS – Continued:

Requirements. The requirements as found in subsection 19.08.045(D) are minimum standards that shall be satisfied. The Planning Commission or City Council may grant a waiver to these requirements as part of a Site Development Plan Review if it can be shown by the applicant through convincing and substantial evidence that any waiver of these requirements will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of these requirements and the granting of such waiver will not detrimentally affect the public health, safety or general welfare.

E. Urban Design and Architectural Character

1. Site Geography

Where feasible, and when geotechnical conditions are favorable, natural features such as washes and existing vegetation should be retained in their natural state and integrated into the design of the site. When geotechnical conditions are favorable, on-site detention of storm water is encouraged as a means of reducing stormwater runoff. Areas such as common areas and existing washes should be explored for this type of use. Buildings should be sited to avoid or lessen the impact of development on sensitive areas such as slopes and drainage washes. The siting of buildings and development of a site should conform to specific site conditions and opportunities such as non-rectangular lots, location on intersections, unusual topography, vegetation, views or other natural features. On sites which contain slopes of five percent or more, the development of the site should reflect, rather than obscure, the natural topography of the site through the use of various techniques such as smooth transition of grades at the property lines, blending of cut and fill slopes, and terracing.

a. Site Grading Design

(1) Where natural sloping is to be used for topographic transitions at the property edges, slopes should not exceed three to one (Figure 22) and should be landscaped with approved materials to achieve minimum ground coverage of sixty percent (not including trees). The sixty percent coverage should be reached within two years after a Certificate of Occupancy is issued by the City.

(2) Cut and fill slopes should be rounded where they meet natural grade so that they blend with the natural slope (Figure 23).

b. Site Grading Permit

CONDITIONS – Continued:

No land shall be graded or the natural ground surface otherwise disturbed so as to create a dust nuisance, except for clearing of weeds and debris, unless the

(1) Compliance with Title 18 when a Final Map is required.

(2) A Site Development Plan and Civil Improvement Plans for a site which does not require a final map has been approved for the site/area to be graded.

c. Natural Features

The area of any channel or wash which is to be retained in its natural state, improved as a non-concrete channel, or improved with a combination of natural materials and other materials such as stamped, patterned concrete, may be counted toward the requirements for open space within the proposed development.

d. Drainage

In order to provide a more natural appearance and to provide for the stabilization of natural channels when geotechnical conditions are favorable, drainage ways should be lined with natural materials such as grass, soil, gravel, rock or other materials allowed by the Clark County Regional Flood Control District Hydrologic Criteria and Drainage Design Manual (HCDDM) as adopted by the City. The use of plain concrete for lining of drainageways should be permitted only as part of a flood control plan or drainage study approved by the Public Works Department (Figures 24, 25, and 26).

(1) All natural drainage channels on sites of fifteen net acres or greater in size should be identified and shown generally on the site plan at the time of submittal of a Site Development Plan Review application. If it is expected that the Drainage Study will require improvements to existing drainage channels, or other on-site drainage facilities, the proposed preliminary design of such channels and of proposed structures such as weirs, drop structures or other appurtenant structures should be shown on the site plan. Such structures should be built of natural materials unless the applicant can demonstrate based on a subsequent approved drainage study that to do so would be infeasible.

CONDITIONS – Continued:

(2) When detention basins are utilized, they should be integrated into the overall landscaping and site development plan of the proposed project. Such areas may be counted toward the open space requirements of the development.

(2) Interconnected walkways and parking drives between buildings on the site and those of adjacent development, should be used to provide for the safe and efficient movement of pedestrians, bicycles and vehicles within the site and between the site and adjacent development where feasible (Figure 21).

(3) In order to develop and maintain a strong street edge, buildings for stand alone projects or individual pad developments associated with a larger commercial center, should be located at the front of the site at the minimum setback line with the exception of additional width landscaping or a single drive through lane.

4. Waivers

Requirements. The requirements as found in subsection 19.08.045(D) are minimum standards that shall be satisfied. The Planning Commission or City Council may grant a waiver to these requirements as part of a Site Development Plan Review if it can be shown by the applicant through convincing and substantial evidence that any waiver of these requirements will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of these requirements and the granting of such waiver will not detrimentally affect the public health, safety or general welfare.

E. Urban Design and Architectural Character

1. Site Geography

Where feasible, and when geotechnical conditions are favorable, natural features such as washes and existing vegetation should be retained in their natural state and integrated into the design of the site. When geotechnical conditions are favorable, on-site detention of storm water is encouraged as a means of reducing stormwater runoff. Areas such as common areas and existing washes should be explored for this type of use. Buildings should be sited to avoid or lessen the impact of development on sensitive areas such as slopes and drainage washes. The siting of buildings and development of a site should conform to specific site conditions and opportunities such as non-rectangular lots, location on intersections, unusual topography, vegetation, views or other natural features. On sites which contain slopes of five percent or more, the development of the site should

CONDITIONS – Continued:

reflect, rather than obscure, the natural topography of the site through the use of various techniques such as smooth transition of grades at the property lines, blending of cut and fill slopes, and terracing.

a. Site Grading Design

(1) Where natural sloping is to be used for topographic transitions at the property edges, slopes should not exceed three to one (Figure 22) and should be landscaped with approved materials to achieve minimum ground coverage of sixty percent (not including trees). The sixty percent coverage should be reached within two years after a Certificate of Occupancy is issued by the City.

(2) Cut and fill slopes should be rounded where they meet natural grade so that they blend with the natural slope (Figure 23).

b. Site Grading Permit

No land shall be graded or the natural ground surface otherwise disturbed so as to create a dust nuisance, except for clearing of weeds and debris, unless the

(1) Compliance with Title 18 when a Final Map is required.

(2) A Site Development Plan and Civil Improvement Plans for a site which does not require a final map has been approved for the site/area to be graded.

c. Natural Features

The area of any channel or wash which is to be retained in its natural state, improved as a non-concrete channel, or improved with a combination of natural materials and other materials such as stamped, patterned concrete, may be counted toward the requirements for open space within the proposed development.

d. Drainage

In order to provide a more natural appearance and to provide for the stabilization of natural channels when geotechnical conditions are favorable, drainage ways should be lined with natural materials such as grass, soil, gravel, rock or other materials allowed by the Clark County Regional Flood Control District Hydrologic Criteria and Drainage Design Manual (HCDDM) as adopted by the City. The use of plain concrete for lining of drainageways should be permitted

CONDITIONS – Continued:

only as part of a flood control plan or drainage study approved by the Public Works Department (Figures 24, 25, and 26).

(1) All natural drainage channels on sites of fifteen net acres or greater in size should be identified and shown generally on the site plan at the time of submittal of a Site Development Plan Review application. If it is expected that the Drainage Study will require improvements to existing drainage channels, or other on-site drainage facilities, the proposed preliminary design of such channels and of proposed structures such as weirs, drop structures or other appurtenant structures should be shown on the site plan. Such structures should be built of natural materials unless the applicant can demonstrate based on a subsequent approved drainage study that to do so would be infeasible.

(2) When detention basins are utilized, they should be integrated into the overall landscaping and site development plan of the proposed project. Such areas may be counted toward the open space requirements of the development.

2. Bicycle, Pedestrian and Automobile Linkages and Circulation

The following standards are designed to reduce dependency on the automobile, reduce the number of daily trips by single occupancy vehicles, and preserve the capacity of existing roadways. Consideration shall be given to alternative transportation modes, such as bicycle and pedestrian ways and paths, and shall be included in site master planning

a. Integration of Bicycle and Pedestrian Paths

Provisions shall be made in all developments to integrate bicycle and pedestrian paths (as defined in the Trails Element of the City's Master Plan) that connect to adjacent developments and residential neighborhoods.

b. Bus Turnouts

Bus turnouts and shelters shall be required where deemed necessary by the City Traffic Engineer. If shelters are provided they shall be installed behind the sidewalk area. Required turnouts may encroach into the perimeter landscape area and may require the granting of easements for placement and maintenance. Bus turnouts shall meet the Uniform Standard Drawings, Clark County Area, as adopted by the City (Figure 27).

CONDITIONS – Continued:

c. Sidewalks

Sidewalks shall be provided along any façade featuring a customer entrance that exits into a parking area or travel lane. Sidewalks that abut ninety degree parking spaces shall be a minimum of seven feet in width in instances where vehicle wheel stops are not used between the parking space and the sidewalk curb, and five feet in width when vehicle wheel stops are installed. Such sidewalks should be located at least six feet from the façade of the building to provide planting beds for foundation landscaping (Figure 28).

d. Internal Site Access

A continuous internal pedestrian and handicap accessible walkway shall be provided from the perimeter public sidewalk to the principal customer entrance. The handicap accessible walkway shall be distinguished from driving surfaces. Additional pedestrian walkways should be distinguished from driving surfaces through the use of special pavers, bricks or patterned concrete, and raised slightly, to enhance pedestrian safety and the attractiveness of the walkway.

e. Paths Along Drainage Channels and Washes

Applicants are strongly encouraged to incorporate bicycle and pedestrian paths along drainage channels and washes. If maintenance roads for a channel are required, consideration should be given to designing them as multi-use facilities to accommodate maintenance vehicles, bicyclists and pedestrians. The design of such paths shall be approved by the Department of Public Works and the Planning and Development Department.

(1) A minimum ten-foot landscape area on each side of the channel shall buffer plain concrete drainage channels which do not incorporate bicycle and pedestrian paths or maintenance roads and which are visible from public view. Maintenance of the landscaping shall be the responsibility of the property owner, the developer, a business association or other similar organization, or by such other means as may be approved by the City.

(2) The area of any such paths and/or landscape areas along drainage channels and washes may be counted toward the open space requirements of the development.

3. Pedestrian Open Spaces and Plazas

CONDITIONS – Continued:

a. Plazas Required

Outdoor pedestrian open spaces and plazas provide shade, opportunities for rest and relief from traffic and noise as well as areas for additional outdoor activities such as vending and dining. Commercial developments shall provide pedestrian open spaces and plazas in relation to the size of the development and shall include designs for such areas in the site plan. Such areas shall be interspersed throughout the development (Figure 29).

(1) Commercial developments shall provide public open space and plaza areas in accordance with this section.

(2) Developments of five acres in size or greater shall provide a minimum of 50 square feet of plaza space for each one acre of gross land area. Such plaza spaces shall be in addition to any such spaces provided by individual tenants or businesses for the use of their customers.

b. Integration of Open Spaces

Pedestrian open spaces and plazas shall be integral to the overall design of the proposed commercial development and shall be located in areas of high pedestrian traffic in such a manner to be convenient and readily accessible. Such spaces shall remain open and accessible during normal hours of operation.

c. Site Amenities

Site amenities, including but not limited to benches, pergolas, landscaped arbors, artwork and other appropriate landscape features shall be incorporated into the design of each pedestrian open space/plaza (Figure 30).

d. Minimum Size

The minimum size for any individual pedestrian open space shall be 250 square feet.

e. Landscaping of Plazas

Any pedestrian open space/plaza that abuts a wall shall include a minimum five-foot wide landscaped area next to the wall to soften and screen the wall and increase pedestrian comfort and interest (Figures 31 and 32). Landscaping plans shall take into consideration site-specific geotechnical recommendations that

CONDITIONS – Continued:

may require additional protection to prevent infiltration of water into unsuitable soils. Applicants are strongly encouraged to design the outside wall of planters in such a manner that they might also be used for seating.

(1) Landscaping for the above purpose shall reach a minimum height at maturity of five feet.

(2) If such landscaping is installed within a raised planter the height of the planter shall not exceed 2'6" in height and the height of the planter may be included in measuring the minimum height of the required landscaping.

4. Waivers

a. Requirements. The requirements as found in subsection 19.08.045(E) are minimum standards that should be satisfied. A waiver to these requirements may be granted if it can be shown by the applicant through convincing and substantial evidence that any waiver of these requirements will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of these requirements and the granting of such waiver will not detrimentally affect the public health, safety or general welfare. Waivers shall be approved as part of a Site Development Plan Review.

F. Parking

Refer to Chapter 19.10 for the design and layout of parking lot facilities.

G. Landscaping

Landscaping shall be provided in all commercial and industrial districts in accordance with Chapter 19.10 and 19.12 and any approved Site Development Plan.

H. Illustrations

Figure 1 through Figure 32

CONDITIONS – Continued:

Delete Chapter 19.08.050 entitled "Industrial District Development Standards." Amend Title 19.10 "Parking, Loading and Traffic Standards" as follows:

19.10.010 ON-SITE PARKING STANDARDS

D. General Regulations

1. The parking requirements in Section 19.10.010 (F) represent general parking standards under which all proposed development shall be evaluated.
2. All required on-site parking shall be provided on the same parcel as the principal use, except as permitted by the off-site parking provisions of this chapter. Parking on the public right-of-way may not be counted towards satisfying the requirement for on-site parking.
3. When buildings are located at the front of a site, all parking shall be located to the side or rear of buildings and away from the street front unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. Parking lots shall not be permitted on street corners unless the applicant can demonstrate by substantial and convincing evidence to do so would be infeasible. (Figure 1, 2, and 3)
4. Large parking lots with greater than 500 parking spaces should be divided into well-landscaped, small sub-area parking lots that contain 250 or fewer parking spaces. Buildings, pedestrian walkways or landscape areas with a minimum width of 15 feet should be used to delineate the sub-area parking lots.

~~3.~~5. The distribution of parking spaces for any and all individual uses will be required to be arranged on site to ensure optimal access and use by the patrons of such use.

~~4.~~6. All parking and vehicle storage areas, including recreational vehicle parking in residential land use districts, shall occur on paved areas, except that areas within automobile salvage yards used for the storage of wrecked vehicles need only be oiled or otherwise protected so as to prevent a dust nuisance.

~~5.~~7. Except as otherwise provided in this chapter, when more than one use is to be conducted on a site, parking shall be calculated and provided for each of the uses separately.

E. Computing On-Site Parking Requirements

1. **Parking Requirements not Listed.** Parking requirements for a use not specifically listed shall be determined by the Director based on the requirements for the closest comparable use and on the particular parking demand and trip generation characteristics of the proposed use.
2. **Calculations.** When measurements of the number of required spaces result in fractions, the space requirements shall be rounded upward to the next whole space. Where multiple uses are located on one parcel, the space requirements shall be rounded upward for each use.

CONDITIONS – Continued:

3. **Different Use Areas.** Parking shall be calculated separately for each different use area in a building or on a site, including any ancillary use.
4. **Parking Based on Seating.** When the parking requirements are based on seating and the seating consists of benches or pews, each 20 linear inches of bench or pew shall be considered one seat.
5. **Parking Based on Floor Area.** Unless specifically stated otherwise, when computing parking requirements based on the amount of square footage in buildings, all calculations shall be on a gross floor area basis.
6. **Parking Based on Employees.** For the purpose of computing parking requirements based on the number of employees, calculations shall be for the largest number of persons working on any single shift.
7. **Single Family Parking.** Driveways may be used to satisfy minimum on-site parking requirements for single-family dwellings, provided that sufficient space is available to satisfy the minimum design standards.
8. **Unimpeded Parking.** No parking space shall be located so as to require the moving of any vehicle on the premises in order to enter or leave any other space.

F. On-Site Parking Requirements

On-site parking spaces shall be provided in accordance with Table 1 below. For purposes of this subchapter, "sf" refers to square foot and "gfa" refers to gross floor area.

Table 1 Parking Requirements

USE	*PARKING STANDARD*
AGRICULTURAL/ANIMAL-RELATED	
Animal Hospital, Clinic or Shelter	One space for every two on-duty employees, plus one space per doctor, plus one space per examination room.
Horse Corral or Stable	One space for each five horses boarded at the maximum capacity on the property.
RESIDENTIAL & LODGING	
Bed & Breakfast Inn	One space per guest room, plus 2 for primary residence.
Fraternity, Sorority House, Private Dorm, Rooming House and Similar Facilities with Guest Rooms	One and a one-half spaces per guest room.
Hotel, Motel, or Residence Hotel	One space for each guest room.
Mobile Home Park	Two spaces per site (may be tandem) and one guest space for every six mobile home sites, distributed throughout the development.
Mobile Home Subdivisions	Two spaces per lot.
Multi-family and Condominium Developments	
Studio and one bedroom	One and one-quarter spaces per unit, plus one guest space for every six units.
Two Bedrooms	One and three-quarter spaces per unit, plus one guest space for every six units.
Three bedrooms and above	Two spaces per unit, plus one guest space for every six units.

PLANNING COMMISSION MEETING OF MAY 12, 2005
Planning and Development Department
Item 59 – TXT-6136

CONDITIONS – Continued:

Senior Citizen Apartment	One space for each unit, plus one guest space for every five units.
Retirement Home	One space for each one and one-half living units and one space for each on-duty employee.
Single Family, Attached	Two spaces per dwelling unit, plus one guest space for every six dwelling units.
Single Family, Detached and Zero Lot line	Two spaces per dwelling unit.
Time-Share Development	One space for each time-share unit, plus 10 spaces for each 1,000 sf of accessory uses.
Trailer/RV Camp or Park	One space for each recreational vehicle, plus one guest space for every 10 recreational vehicle sites.
INSTITUTIONAL/COMMUNITY SERVICE	
Blood Plasma Donor Center	One space for each 200 sf of gfa up to 2,000 sf, plus one space for each additional 175 sf.
Child Care Center	One space for each staff member, plus one space for each ten children.
Church/House of Worship	One space for each staff member, plus one space for each ten sf of non-fixed seating area in the gathering room, whichever is greater.
College, University, or Seminary	One space for every four students.
Conference Facilities and Auditoriums	One space for each four fixed seats, or one space for each 100 sf of non-fixed seating area in gathering room, whichever is greater.
Convalescent Care Facility/Nursing Home	One space for each six beds, plus one space for each employee on the largest shift, plus three spaces for doctors.
Special Care Facility	One space per unit for each patient bed, plus one space for each employee on the largest shift.
Hospital	One and one-half spaces for each patient bed.
Library, Art Gallery or Museum	One space per 300 sf of gfa.
Mortuary or Funeral Chapel/Mausoleum	One space for each four fixed seats or one space for each 100 sf of non-fixed seating area in a gathering room, whichever is greater.
Public or Private School, Elementary or Junior High/Middle School	Two spaces for each classroom, plus twenty spaces for administrative staff.
Public or Private School, High School	Nine spaces for each classroom.
OFFICE & PROFESSIONAL	
Financial Institution	One space for each 200 sf of gfa, plus one lane for each drive-up window and/or automatic teller machine with stacking for six.
Office, Medical and Dental	One space for each 200 sf of gfa up to 2,000 sf, plus one space for each additional 175 sf.
Medical Clinic and Emergency Medical Service	One space for each 200 sf of gfa up to 2,000 sf, plus one space for each additional 250 sf.
Office, Other Than Listed	One space for each 300 sf.
Conversion from single family residence	Refer to appropriate office use category for required number of spaces.
RECREATION, ENTERTAINMENT & AMUSEMENT	
Billiard Parlor or Pool Hall	Two spaces per billiard table.
Bowling Alley	Three spaces per lane.
Community Recreational Facility, Country Club	One space per 200 sf of gfa.
Gaming Establishment, Casino Areas	One space for every 90 sf of gfa.
Go-Cart Track	One space for every three persons that the facility is designed to accommodate.

CONDITIONS – Continued:

Golf Course	Four spaces per hole.
Golf Driving Range	Three spaces, plus one space per tee.
Health Club or Studio	One space for each 200 sf of gfa.
Miniature Golf Course	Three spaces per hole.
Movie Theater	One space per four seats plus one additional space for each employee.
Night Club/Discotheque	One space for each 50 sf of public seating and waiting area, including outdoor seating/eating areas, plus one space for each 200 sf of the total remaining gfa, with a minimum of ten spaces.
Outdoor Amusement Park	One space for every three persons that the outdoor facilities are designed to accommodate when used to maximum capacity.
Private Sports Arena, Stadium or Track	One space per four seats.
Rifle Range	One space per target stall.
Sexually-Oriented Business	One space per 200 sf of gfa.
Skating Rink	One space per 150 sf of skating rink area.
Teen Dance Center	One space for every three persons that the establishment is designed to accommodate.
Tennis/Racquetball Club	Three spaces per court.
Video Arcade	One space per 200 sf of gfa, plus one space per three persons at maximum capacity.
RETAIL, PERSONAL, COMMERCIAL & BUSINESS SERVICES AND AUTO-RELATED	
Art/Dance Studio	One space per employee, plus one space per two students at maximum capacity.
Auto Broker	One space per 300 sf of gfa, plus 2 additional spaces for display.
Auto Lube	One space for each employee, one space per bay, plus two spaces in stacking lanes for each bay.
Auto Repair Garage	Five spaces plus one space for each 200 sf of gfa.
Banquet Facility	One space per 90 sf of gfa plus one per every two employees.
Barber/Beauty Parlor	Two spaces for each barber chair and three spaces for each beautician station.
Car Wash – Full Service	One space per 150 gfa.
Car Wash – Self Service	Two spaces per stall, plus two stacking spaces per stall.
Convenience Store	One space for each 250 sf of gfa.
Delicatessen/Donut Shop	One space for each 100 sf of gfa.
Furniture/Appliance Store	One space for each 500 sf of gfa of sale floor display area, plus one space for every 2,500 sf of gfa of warehouse storage.
Garden Supply/Plant Nursery	One space for each 500 sf of indoor display area, plus one space for each 2,500 sf of outdoor display area.
General Retail ~~Store~~ **Use**, Other Than Listed (25,000 sf or Greater – **Single Use or Multi-Tenant Center**)	One space for each 250 sf of gfa.
General Retail ~~Store~~ **Use**, Other Than Listed (Less than 25,000 sf – **Single Use or Multi-Tenant Center**)	One space for each 175 sf of gfa.
Liquor Establishment (Off-Site Sales)	One space per 300 sf of gfa.
Massage Establishment	Two spaces for each massage room, massage table or massage chair, with a minimum of six spaces required.
Motor Vehicle Rental	One space for each 200 sf of gfa.
Motor Vehicle, Boat, Trailer, or Machinery Sales	One space for each 500 sf of enclosed gfa.

CONDITIONS – Continued:

Multi-Tenant Auto-Related Facility	One space for each 200 sf of gfa, plus one space for each employee.
Museum or Art Gallery (Private)	One space per 300 square feet of gfa.
Recreational Vehicle and Boat Storage	One space for each 50 storage spaces, spread throughout the development. In addition, a minimum of five space shall be provided for customers on the exterior side of the security fence.
Restaurant, Café, Tavern, Bar and Other Eating and Drinking Establishments	One space for each 50 sf of public seating and waiting area, including outdoor seating/eating areas, plus one space for each 200 sf of the total remaining gfa, with a minimum of ten spaces
Restaurant, with Drive-Through/Drive-Up Facilities	One space for each 100 sf of gfa, including outdoor seating areas, plus one lane for each drive-up window with stacking space for six vehicles.
Service Station	One space for each 250 sf of retail/commercial gfa.
Supper Club	One space for each 50 sf of public seating and waiting area, including outdoor seating/eating areas, plus one space for each 200 sf of the total remaining gfa, with a minimum of ten spaces.
Swap Meet, Outdoor	Four spaces for each retail stall or unit.
Trade School	One space for each staff member, plus one space for every two students.
Wedding Chapel	One space for each 200 sf of gfa.
All Other Commercial Uses Not listed	One space for each 250 sf of gfa.
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION & STORAGE	
Industrial/Warehousing	One space for each 1,000 sf of gfa.
Mini-warehouse	One space per 50 storage units, spread throughout the development. In addition, a minimum of 5 spaces shall be provided on the exterior side of the security fence for customers.
Salvage or Reclamation of Products	One space for each 300 sf of gfa plus one space for every 10,000 sf of gross yard area

G. Handicapped Parking Requirements

1. **Residential Uses**

Handicapped parking for residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped..

2. **Non-residential Uses**

Handicapped parking spaces shall be provided for all uses other than residential at the rate shown in Table 2 below, unless otherwise stipulated by the building code:

Table 2 Handicap Parking Requirements

TOTAL NUMBER OF REQUIRED PARKING	NUMBER OF HANDICAPPED PARKING SPACES REQUIRED
1 to 25	1
26 to 50	2
51 to 75	3

CONDITIONS – Continued:

76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	Two percent of total required spaces
1,001 and above	Twenty spaces, plus one space for each 100 over 1,000 spaces or fraction thereof.

3. **Design Standards**

a. **Parking Space Dimensions.** Handicapped parking spaces shall be at least nine feet wide and shall have an adjacent access aisle (a minimum of five feet in width) on each side. Two handicapped parking spaces may share a common access aisle.

b. **Van Accessible.** One in every ~~eight~~ six handicapped spaces shall be served by an access aisle at least eight feet wide and shall be designated "van accessible". The access route to these spaces shall have a minimum vertical clearance of nine feet six inches and the parking spaces shall have a minimum clearance of eight feet two inches. Spaces shall have an additional "van accessible" sign mounted below the symbol of accessibility. ~~The dimensions for a handicapped parking space and symbol for accessibility are illustrated in the Design Standards Manual.~~ (Figure 4)

c. **Location of Spaces.** Handicapped spaces shall be located with the most direct and practical access, at least three feet wide to a primary accessible building entrance unobstructed by bumpers, curbs, or other obstacles to wheelchairs. The site design shall not permit parked vehicle overhangs or any other obstacle to reduce the clear width of adjacent walkways. Parking spaces and access aisles shall be level with surface slopes not exceeding a ratio of 1:48 in all directions.

d. **Signage.** Handicapped spaces shall be designated as reserved for the disabled by a sign showing the symbol of accessibility in accordance with the CABO/ANSI A 117.1 – Current Edition. The required signage shall not be obscured by a vehicle parked in the space.

e. **Relationship to General On-Site Parking Requirements.** Handicapped parking required by this Section (G) may be counted towards the fulfillment of the general on-site parking requirements of this Chapter.

CONDITIONS – Continued:

J. Design of Parking Areas

1. **Access**

Off-street parking areas shall be provided in the following manner:

a. All parking areas shall provide suitable maneuvering room so that all vehicles may enter an abutting street in a forward direction. The backing of a motor vehicle onto a public street from a parking area shall be prohibited, except for the following:
   1) Residential parking facilities not exceeding two spaces per property.
   2) Existing commercial and industrial facilities parking areas not exceeding two spaces per property.
   3) Existing public and quasi-public use facilities not exceeding two spaces per property.

b. Parking spaces for any use shall be placed in a location to facilitate use of the parking facility.

c. No parking space shall be so located as to require the moving of any vehicle on the premises in order to enter or leave another parking space, except where permitted under the provisions of Paragraph (8) that allow tandem parking.

2. **Dimensional Requirements**

a. Compact Spaces Permitted. A minimum of 70 percent of the parking spaces shall be standard size and up to 30 percent of the required on-site parking spaces may be designated as compact parking spaces.

b. Size. Minimum size for parking spaces is shown in Table 3 below:

Table 3 Minimum Parking Space Size

TYPE OF SPACE	WIDTH	LENGTH
Standard Car	9 feet	18 feet
Compact Car	8 feet	18 feet
Handicapped - Car	19 feet	18 feet
Handicapped - Van	22 feet	18 feet
Recreational Vehicle	10 feet	30 feet

c. Size Adjustments. Parking structures may be subject to dimensional adjustments based on utilization (i.e., public or private garage with or without an attendant), but in no case shall the standard stall width be less than eight and one-half feet. Reduction in design standards for parking structures shall be subject to approval by the Director.

CONDITIONS – Continued:

d. Construction Standards. All parking facilities shall be designed and constructed in accordance with the standards of the Department of Public Works.

e. Angle Parking. Minimum dimensional standards for angle parking ~~are indicated in the Design Standards Manual.~~ and access aisles are listed in Table 4 below:

Table 4 Parking/Access Aisle Dimensions

PARKING ANGLE (DEGREES)	STALL WIDTH (FEET)	ACCESS AISLE ONE WAY (FEET)
0	9.0	12.0
30	9.0	12.0
40	9.0	12.0
45	9.0	12.0
50	9.0	12.0
60	9.0	15.0
70	9.0	19.0
80	9.0	23.0
90	9.0	24.0

(Figure 5)

Two-way access aisles shall have a minimum dimension of 24 feet. Maximum of 30% of the parking spaces may meet the compact parking width requirements.

3. **Drainage**

All parking lots shall be suitably graded and drained in accordance with the standards of the Department of Public Works.

4. **Driveways**

Driveways (curb cuts) shall be constructed in accordance with the commercial and multifamily geometric standards of the Department of Public Works.

5. **Lighting**

Parking areas used during the hours of darkness shall have lighting providing adequate illumination for security and safety. The minimum requirement is one foot candle, maintained across the surface of the parking area. Illumination, including security lighting, shall be directed away from adjoining properties and shall be arranged and controlled so as not to cause a nuisance either to highway traffic or to surrounding uses. (See related lighting standards in Chapter 19.08.)

6. **Maintenance**

CONDITIONS – Continued:

Parking facilities shall be continually maintained in compliance with approved Site Development Plans and shall be free of litter and debris.

7. **Surfacing and Striping**

Except as otherwise provided in this chapter, all parking and loading facilities shall be surfaced (paved), striped and marked to clearly define access lanes, compact and handicapped parking spaces, and internal circulation movements.

8. **Tandem Parking**

The Director is authorized to approve an off-street parking program utilizing limited tandem parking for commercial and industrial uses provided that the development requires 150 or more parking spaces. No more than 30 percent of the total number of spaces shall be designated as tandem. In addition, a parking attendant must be on duty during business hours.

9. **Wheel Stops/Curbing**

Concrete wheel stops or curbing at least six inches high and six inches wide shall be provided to prevent vehicles overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties. Such wheel stops or curbing shall be located at least ~~three~~ two feet from any adjacent wall, fence, property line, walkway, landscape area or structure where parking and or drive aisles are located. Wheel stops or curbing shall not be required to protect a sidewalk or walkway around the perimeter of a building if the sidewalk or walkway is at least seven feet wide.

10. ~~**Landscaping**~~ **Covered Parking/Carports**

Any carport structures or other similar covered parking shelter shall be subject to the accessory structure requirements as listed in Title 19.08.

11. **Parking Lot Landscaping**

~~Landscaping shall be provided in accordance with Chapter 19.12.~~

a. **Landscape Islands**

Interior landscape islands shall be provided for all parking lots as follows (Figure 6):

1) **Location.**

CONDITIONS – Continued:

a) **End of parking rows.** Landscape islands shall be provided at the end of each row of parking spaces.

b) **Parallel to parking spaces.** Landscape islands shall be provided parallel to parking spaces, at a ratio of one landscape island for every six parking spaces, except as otherwise provided in this section.

c) **Perpendicular to parking spaces.** Where there are two abutting rows of parking spaces, the landscape island may be located between the parking rows in lieu of every six parking spaces.

d) **Parking areas abutting perimeter landscape buffers.** Landscape islands shall be provided in addition to any required perimeter landscape areas.

2) **Minimum size.** Landscape islands shall have a minimum width of five feet, as measured from the inside of the curbing, and shall have a minimum length equal to the length of the adjacent parking spaces.

b. **Planting Requirements**

1) **Tree requirement.** One tree shall be required for every six uncovered parking spaces provided. Each landscape island shall have at least one shade tree; the required trees shall be a minimum 24-inch box evergreen or deciduous shade tree. Tree spacing within a landscape island shall not exceed 30 feet on center.

2) **Shrub requirement.** Planter islands shall include a minimum of ~~(5)~~ (4) five-gallon shrubs ~~and (5) one-gallon shrubs~~ for every required tree.

3) **Groundcover requirement.** All planter islands shall include a two-inch layer of ground cover or rock mulch.

4) **Perimeter landscaping.** The landscape materials required for perimeter landscape buffer areas cannot be counted towards meeting the requirements for landscape islands in parking lots.

5) **Irrigation.** Landscape islands and any other required landscape areas shall be irrigated with drip irrigation only.

c. **Parking Lot Screening**

Parking lots shall be screened from adjacent roadways by a low wall or berm, maximum 30 inches tall, by a solid living hedge approximately 36 inches tall, or some other method approved as part of a landscape plan in order to provide a continuous screen. (Figure 7)

CONDITIONS – Continued:

d. **Adjacency to Buildings**

No parking lot shall directly abut any building. ~~A six-foot deep landscape buffer shall be provided between the parking lot and any building.~~ A minimum five-foot wide landscape buffer, a minimum five-foot wide sidewalk, or a combination thereof should be used to buffer buildings from parking spaces.

e. **Curbing**

Concrete curbing shall be installed at the perimeter of landscape islands and buffers where parking lots or vehicular access aisles directly abut the landscape area.

f. **Waiver to Parking Lot Landscaping**

The requirements as found in subsection 11 above are minimum standards that shall be satisfied. The Planning Commission or City Council may grant a waiver to these requirements as part of a Site Development Plan Review if it can be shown by the applicant through convincing and substantial evidence that any waiver of these requirements will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of these requirements and the granting of such waiver will not detrimentally affect the public health, safety or general welfare. Site Development Plan Review application.

19.10.020 ON-SITE LOADING STANDARDS

C. On-Site Loading Space Requirements

1. The number of loading spaces shall be based upon the total gross floor area in the building or use.
2. On-site loading spaces shall be provided in accordance with Table 4 5 below:

~~Table 4~~ Table 5 On-Site Loading Requirements

SQUARE FEET	REQUIRED SPACES
Less than 10,000	1
10,000 to 29,999	2
30,000 to 50,000	3
Each one hundred thousand (or fraction thereof) over 50,000	1 additional

CONDITIONS – Continued:
19.10.030 ILLUSTRATIONS

Figure 1
Figure 2
Figure 3
Figure 4
Figure 5
Figure 6
Figure 7

Amend Title 19.12 "Landscape, Wall and Buffer Requirements" as follows:

19.12.030 General

A. Landscape Required

1. All required Site Development Plans shall meet or exceed the minimum standards, and shall comply with any restrictions, established in this chapter. ~~In addition, the City's policy document entitled "Landscape, Wall and Buffer Standards" is a resource for acceptable standards and design solutions. To the extent that such document establishes minimum requirements and standards and is formally adopted by the City Council, a Site Development Plan must comply with that document.~~
2. ~~Landscape and irrigation plans may be combined on the same drawing with required Site Development Plans.~~
3. ~~3.~~2. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer, ~~or~~ Civil Engineer, or as approved by the Director of Planning and Development.
4. ~~4.~~3. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive. Prior to the issuance of a building permit, the owner, developer or contractor shall post a performance bond or equivalent security to assure the performance of the maintenance obligation for a minimum of two years.
4. All revisions to an approved landscape plan shall be reviewed and approved by the Planning and Development Department prior to installation.

E. Installation of Required Landscaping

1. All required ~~perimeter~~ landscaping shall be installed in compliance with an approved landscape plan prior to occupancy. ~~with the first phase of construction when adjacent to or across the street from existing residential uses, or as soon as permitted by standard seasonal planting practices.~~

CONDITIONS – Continued:

2. Prior to the time of installation of all required landscaping the developer shall demonstrate compliance with the approved landscape plan by providing a complete bill of materials.
3. When applicable to a phased development plan, a phased landscape installation plan may be approved concurrently with a Site Development Plan Review.

F. Irrigation of Landscaping

All required landscaping shall be installed with an irrigation system designed to eliminate any run-off of water into the public rights-of-way.

In order to minimize damage to buildings and solid walls from soil settling, expansion/contraction (cracked foundation), all overhead spray irrigation systems shall be a minimum of twenty-four (24) inches back from any building and solid walls with no overspray contacting any building or solid walls.

An automatic irrigation system is required for all planting areas, and shall include:

1. An electric automatic controller with multiple program capabilities;
2. Multiple repeat cycle capabilities; and
3. A flexible calendar program.

All irrigation water shall be retained on-site. When required, swales shall channel water to larger holding areas, catch basins, other planting areas, gravel sumps and/or dry-wells. Areas that accumulate system water shall be provided with underground drainage systems to carry water to holding or discharge areas. Nuisance flows shall not spill over the sidewalk and into any street (Figure 1).

~~(Figure 1)~~

G. Turf Limitations

1. The use of turf shall be limited as follows:

Zoning District/Use	Use of Turf
Commercial/Industrial Districts	Limited to a maximum of 25% of total landscapable area
Public Facilities Districts	Prohibited, except for schools, parks and cemeteries
Golf Course Use	Limited to 5 acres average per hole, with a maximum 10 additional acres for driving range
Residential Districts (Single-Family)	Limited to a maximum of 50% of total front yard area

CONDITIONS – Continued:

Residential Districts (Multi-Family)	Limited to a maximum of 30% of total landscapable area

2. The turf limitations contained in this Section are intended to increase the use of water efficient vegetation. Landscaping shall be designed, and the landscaping materials shall be chosen and installed, so as to ensure that, within 3 years of normal growth, at least 50% of the area covered by non-turf landscaping will consist of water efficient vegetation.
3. The maximum amount of turf allowable pursuant to Subsection (1) may be increased proportionally by the percentage of water used for irrigation that comes from a source to which the property owner has secured water rights.
4. Turf Limitations are subject to conditions and restrictions as stated in Title 14.11.

H. ~~Perimeter~~ Landscape Materials

~~Perimeter~~ Landscaping shall be provided and shall include drought-resistant and water efficient plant materials consistent with the Southern Nevada Water Authority xeriscape guidelines and the turf limitations of Subsection (G). ~~The width of perimeter landscape areas shall conform to the requirements as found in the "Landscape, Wall and Buffer Standards" policy document.~~

~~**I. Plants and Shrubs**~~

~~Plants or shrubs are required and shall include a minimum of four shrubs of five gallon minimum each, and four shrubs of one gallon minimum each, per each 24 inch box and 15 gallon tree provided.~~

~~**J. Ground Covers**~~

~~Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and small stones, crushed rock, and bark installed to a minimum depth of two inches in all areas.~~

~~**19.12.040 Parking Lot Landscaping**~~

~~**A. Landscape Islands**~~

~~In accordance with Figure 1 below:~~

~~1. Landscape islands located within the parking area shall have a minimum planter width of five feet and a minimum length equal to the length of the adjacent parking space. Landscape islands may be located between rows of parking, between individual parking spaces, or at the end of a row of parking spaces.~~
~~2. Landscape islands must be located at the end of each row of parking spaces.~~

CONDITIONS – Continued:

~~3. The required trees shall be distributed throughout the parking area in an aesthetically pleasing manner in order to break up unlandscaped areas of the parking lot.~~

~~4. Landscape islands and any other required landscape areas shall be irrigated with drip irrigation only.~~

~~(Figure 2)~~

~~**B. Planting Requirement**~~

~~The minimum acceptable size plant material for landscaped islands shall be 24 inch box evergreen or deciduous shade trees. These trees shall be provided at a ratio of one tree for every six spaces provided.~~

~~**C. Parking Lot Screening**~~

~~Parking lots shall be screened from adjacent roadways by a low wall, maximum 30 inches tall, by a solid living hedge approximately 36 inches tall, or some other method approved as part of the landscape plan.~~

19.12.04~~50~~ ~~Streetscape~~ Perimeter Landscape Buffering

A. ~~Streetscape~~ Buffer Zones

A ~~streetscape~~ perimeter buffer zone consisting of landscape planting and screening shall be provided adjacent to all street rights-of-way and property lines as identified in Table1. ~~in Section 19.12.010 in accordance with any requirements of the Landscape, Wall and Buffer Standards, as adopted by the City.~~

Table 1 Perimeter Landscape Buffering

STANDARD	MULTIFAMILY	COMMERCIAL	INDUSTRIAL	RESIDENTIAL
Minimum Zone Depth: adjacent to right-of-way	10 feet[1]	15 feet	15 feet	6 feet[2]
Minimum Zone Depth: interior lot lines	6 feet[5]	8 feet[5]	8 feet[5]	0 feet
Minimum Trees (24" box minimum)	1 per 30 linear feet	1 per 20 linear feet[3] 1 per 30 linear feet[4]	1 per 20 linear feet[3] 1 per 30 linear feet[4]	1 per 30 linear feet

[1]When adjacent or across the street from an existing single-family residential use or zoning district, the buffer shall be increased to 15 feet.
[2]Only when adjacent to streets classified as collectors or larger.
[3]Where adjacent to any residential uses(s).
[4]Where adjacent to any commercial or industrial use(s).
[5]Where building setbacks are less restrictive, the building setbacks shall prevail.

CONDITIONS – Continued:

B. Shrub Requirement

Shrubs are required in all buffer areas, and shall include a minimum of four (4) five-gallon shrubs for every required tree.

C. Ground Covers

Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and small stones, crushed rock, and bark installed to a minimum depth of two inches in all areas.

D. Irrigation

Landscape areas shall be irrigated in accordance with Title 19.12.030(F).

~~B~~E. ~~Penetration of Streetscape~~ Buffer Zone Encroachments

~~The streetscape buffer zone is in addition to any sidewalk, but the buffer zone may be penetrated by driveways and sidewalks approximately perpendicular to the street right-of-way.~~ The following encroachments are permitted within required buffer zones:

1. Driveways (curb cuts), located perpendicular or approximately perpendicular to the street right-of-way.
2. Sidewalks, located perpendicular or approximately perpendicular to the street right-of-way.
3. Pedestrian plazas, located adjacent to a public right-of-way, and provided in accordance with the requirements of Title 19.08.045.

~~C~~F. ~~Clustering of Plant Material~~ Alternative Planting Options

~~The clustering of plant material into groups of three or more plants is encouraged.~~ Tree spacing alternatives:

1. Alternative 1 (Figure 2)

   Spacing of trees shall not exceed twenty feet on center (O.C.) for commercial and industrial developments and thirty feet on center (O.C) for single family and multi family developments.

CONDITIONS – Continued:

2. Alternative 2 (Figure 3)

Clustering of trees is allowed if the total number of trees exceeds the minimum requirements by at least one tree; the spacing between any two trees does not exceed thirty-five feet for commercial and industrial developments and forty-five feet for single family and multi family developments.

3. Alternative 3 (Figure 4)

The minimum number of trees required is one 24 inch box deciduous tree, evergreen tree, or 15 foot palm tree for every thirty-five linear feet of planter plus one extra tree of similar size to provide coverage at the ends of planters. In addition, two 15 gallon deciduous trees, evergreen trees or palm trees shall be required for every thirty-five linear feet of planter, and will be located between every 24 inch box tree or 15 foot palm tree.

The spacing of the 24 inch box trees or 15' palm trees shall not exceed thirty-five feet on center. The 15 gallon trees can be either regularly spaced or grouped in between the larger trees.

~~D~~G. **Utility Boxes and Installations**

1. Along streets that border residential subdivision, all utility boxes and above-ground utility installations, other than utility poles, that are in excess of 27 cubic feet in size and that are to be placed back of sidewalk shall be installed with landscaping on ~~three~~ two sides, with one side being available for access by utility companies. The landscaping must include tall grasses and shrubbery which, at maturity, will provide adequate screening of the utility structures.
2. Along streets that border nonresidential development, all utility boxes and above-ground utility installations, other that utility poles, that are in excess of 27 cubic feet in size (excluding pad and concrete collars) shall be set back a sufficient distance so that a minimum of 3 feet of landscaping separates the utility structure from the public street right-of-way or sidewalk, whichever is nearer the structures. The landscaping must include tall grasses and shrubbery which, at maturity, will provide adequate screening of the utility structures. In addition, all utility boxes shall be placed so that the access doors open parallel to the street corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaped screening.
3. Within proposed trail corridors that are identified in the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element, no utility box or above-ground utility installation, other than a utility pole, that is in excess of 27 cubic feet in size (excluding pad and concrete collars) shall be allowed. In addition, all utility boxes to be placed immediately adjacent to a trail corridor shall be placed so that the access doors open parallel to the trail corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaping within the trail area.

CONDITIONS – Continued:

~~E~~H. Sidewalks

Sidewalks a minimum of five feet in width are required. Sidewalks along arterial streets 100 feet and wider may be separated from the back of the street curb by a minimum of five feet of buffer area (Figure ~~3~~5). The buffer area may be planted with low maintenance, drought tolerant materials. Trees may be planted within the buffer area but are not required. Street trees shall be planted in accordance with Section ~~19.12.050.F~~ 19.12.040(I). The developer shall provide preliminary peripheral landscaping plans at the time of application. Maintenance of the peripheral landscaping and sidewalk shall be the responsibility of the property owner, developer, business association, other similar organization, or other method as approved by the City. Additional right-of-way may be required to accommodate the buffer area, in accordance with adopted City Alternative Standards, or if necessary a pedestrian walkway easement for any sidewalk area which will fall on private property, and/or an encroachment agreement for landscaping and private improvements in the right-of-way will be required.

~~1.~~ In areas where the street flow depth of stormwater exceeds the top of the curb elevation, required erosion control measures such as stem or rockery walls, riprap, turf, etc. shall be integrated into the landscape design. Where stem or rockery walls are used the wall shall be backfilled level with the top of the wall and landscaping installed. Color and texture of such walls shall be consistent with the sidewalk, hardscaped areas or perimeter walls. All walls shall be capped with a wall cap. Installation of erosion control devices will still require landscaping to be installed.

~~F~~I. Street Trees

Street trees, of an approved type, shall be planted along public streets in accordance with any corridor or specific area plan as adopted by the City. In the absence of any such adopted plan the following requirements shall apply.

Minimum number of trees required:

The planter shall provide a minimum of one 24 inch box (minimum 1 ½" caliper measured 6" above the soil line) deciduous or evergreen tree, or palm tree with minimum height of 15 feet from the ground to the top of the fronds, for every twenty linear feet of planter, plus one additional similar size tree to provide coverage at the end of planters.

~~Tree spacing alternatives:~~

~~Alternative 1 (See Figure 4)~~

~~Spacing of trees shall not exceed twenty feet on center (O.C.)~~

~~(Figure 4)~~

CONDITIONS – Continued:

~~Alternative 2 (See Figure 5)~~
~~Clustering of trees is allowed if: the total number of trees exceeds the minimum requirements by at least one tree; the spacing between any two trees does not exceed thirty-five feet; and at least three trees are located within a thirty-five foot radius.~~

~~(Figure 5)~~

~~Alternative 3 (See Figure 6)~~
~~The minimum number of trees required is one 24 inch box deciduous tree, evergreen tree, or 15 foot palm tree for every forty linear feet of planter plus one extra tree of similar size to provide coverage at the ends of planters. In addition, two 15 gallon deciduous trees, evergreen trees or palm trees shall be required for every forty linear feet of planter, and will be located between every 24 inch box tree or 15 foot palm tree.~~

~~The spacing of the 24 inch box trees or 15' palm trees shall not exceed thirty-five feet on center. The 15 gallon trees can be either regularly spaced or grouped in between the larger trees.~~

~~(Figure 6)~~

~~**19.12.060 Additional Buffering Requirements**~~

~~**A. Landscape Buffer Zone**~~

~~In addition to any required perimeter wall a landscape buffer zone and screening wall shall be constructed and maintained on all multi-family, commercial and industrial properties to provide a buffer from adjacent properties in accordance with Table 1.~~

1. ~~Deciduous trees must be of a variety that reaches a minimum height of 15' at maturity.~~
2. ~~Evergreen trees shall be a minimum of 8 feet in height at the time of planting and be of a variety that will grow to a minimum height of 15 feet at maturity. Palm trees are not acceptable for screening in this application.~~

~~Table 1 Landscape Buffering~~

~~STANDARD~~	~~MULTIFAMILY~~	~~COMMERCIAL~~	~~INDUSTRIAL~~
~~Minimum Zone Depth: Front yard~~	~~15 feet~~	~~15 feet~~	~~15 feet~~
~~Minimum Zone Depth: Side and rear yard~~	~~6 feet~~	~~8 feet~~	~~8 feet~~

CONDITIONS – Continued:

~~Minimum Trees (24" box minimum)~~	~~1 per 30 linear feet~~	~~1 per 20 linear feet[1] 1 per 30 linear feet[2]~~	~~1 per 20 linear feet[1] 1 per 30 linear feet[2]~~
~~Wall Height: Side and rear yard only~~	~~6 feet~~	~~8 feet~~	~~8 feet~~

~~[1]Where adjacent to any residential uses(s)~~
~~[2]Where adjacent to any commercial or industrial use(s)~~

~~**B. Clustering of Plant Material**~~

~~The clustering of plant material into groups of three or more plants is encouraged.~~

~~**C. Wall Design Standard**~~

~~All walls required under this subchapter and which are not located within 25 feet of a street right-of-way may be made of any solid masonry material, including concrete block, stucco, brick or stone.~~

19.12.05~~070~~ Landscape Plan Approval Procedure

1. Unless approved in connection with a Rezoning, Special Use Permit or Variance application, landscape plans shall be processed and approved, if appropriate, as part of the Site Development Plan approval procedure.
2. Waiver. The requirements as found in Title 19.12 are minimum standards that shall be satisfied. The Planning Commission or City Council may grant a waiver to these requirements as part of a Site Development Plan Reviewe if it can be shown by the applicant through convincing and substantial evidence that any waiver of these requirements will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of these requirements and the granting of such waiver will not detrimentally affect the public health, safety or general welfare.

19.12.06~~080~~ Enforcement and Penalties

In addition to any other remedy which might be available, the City may withhold, deny, revoke or suspend a business license, certificate of occupancy or other permit or approval for failure to comply with this chapter.

19.12.07~~090~~ Landscaping of Existing Multi-Family Developments

(A) Multi-family developments that were approved before the minimum landscaping requirements of this Chapter went into effect may be required to comply with those requirements, within a reasonable time and to the extent reasonably possible. Upon notice from the Department of Neighborhood Services,

CONDITIONS – Continued:

and within the time period specified in the notice, the owner or manager of a development shall submit to the Planning and Development Department a proposed landscaping plan. The submittal shall be subject to the approval of the Director. If a proposed landscaping plan is denied, the owner or manager may appeal the denial to the Planning Commission.

(B) Upon approval of a landscaping plan, the owner and manager of the development shall be jointly and severally responsible for maintaining the approved landscaping in accordance with this Chapter.

19.12.080 Illustrations

Figure 1
Figure 2
Figure 3
Figure 4
Figure 5

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-6136 - CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

Delete Chapter 19.08.045 entitled "Commercial District Development Standards" and replace with a new Chapter 19.08.045 entitled "Commercial and Industrial District Development Standards" as follows:

CHAPTER 19.08.045 COMMERCIAL AND INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

A. Specific Purposes

In addition to the general purposes listed in Chapter 19.00, the purposes of the commercial development standards are to:

- Promote improved design and enhanced site planning of commercial development
- Encourage sensitive design and planning of commercial development which enhances compatibility between the built environment and the natural environment.
- Promote design and site planning which furthers the goals of the City's General Plan.
- Promote design and site planning which advances the vision of the City.
- Promote commercial development which enhances the quality of life for City residents.

B. Applicability

With the exception of unrestricted gaming development, and development located within a designated special purpose, overlay or planned development which has adopted commercial design guidelines, no new commercial site development, building or structure shall be erected in any commercial or industrial zone unless in conformity with all applicable provisions of this Section, including the development standards set forth in Table 1. No existing commercial building or structure shall be moved or substantially enlarged, and no previously developed site shall be substantially modified or enlarged, unless in conformance with all applicable provisions of this section, including the development standards set forth in Table 1.

C. Development Standards

1. Commercial and Industrial District Development Standards

   The following standards set forth in Table 1 shall apply to each zoning district as indicated:

Table 1. Commercial and Industrial District Development Standards

STANDARD	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M[5]
Min. Site Area to Rezone	NA	NA	NA	NA	NA	NA	20 Ac.	NA	NA
Min. Lot Width (ft.)[4]	60	100	100	100	100	100	100	100	NA
Setbacks, Principal Structures									
Min. Front Yard Setback (ft.)[4]	20	25	25	25	20	20	20	10	10
Min. Side Yard Setback (ft.)[4]	5	10	10	10	10	10	10	10	10
Min. Corner Side Yard Setback (ft.)[4]	15[3]	15	15	15	15	15	20	10	10
Min. Rear Yard Setback (ft.)[1, 4]	15	25	15	25	20	20	15	20	0
Setbacks, Accessory Structures									
Min. Front Yard Setback (ft.)	20	25	25	25	20	20	20	10	10
Min. Side Yard Setback (ft.)	5	8	8	8	8	8	8	8	0
Min. Corner Side Yard Setback (ft.)	15	15	15	15	15	15	20	10	10
Min. Rear Yard Setback (ft.)	8	8	8	8	8	8	8	8	0
Max. Lot Coverage[4]	50%	30%	30%	30%	50%	50%	50%	NA	NA
Max. Building Height (ft.)[1, 2, 4, 5]	2 stories or 35 feet, whichever is less				None	None	None	None	None

Notes:

1. **Rear Yard Setback, Height**—Rear yard setbacks and building heights may be affected by the Residential Adjacency requirements in Section 19.08.060.
2. **Height**
   a. **Non-Residential Building Height When Adjacent to Residential.** See Section 19.08.060 (B).

   b. **P-R and O Districts.** The maximum building height in the P-R and O Districts is two stories or 35 feet, whichever is less.

   c. **C-D District.** Unless otherwise approved by the City Council in a Site Development Plan, building heights in the C-D District shall not exceed:
      (1) One story or 20 feet, whichever is less, for parcels that front on Charleston Boulevard between Rancho Drive and Valley View Boulevard;
      (2) Two stories or 35 feet, whichever is less, for all other parcels.

   c. **C-1 and C-2 Districts.** For parcels that are located within the C-1 and C-2 Districts, but are outside the Neighborhood Revitalization Area, the maximum building height for mixed-use development is ten stories, or one hundred fifty feet, whichever is less. For purposes of the foregoing, the "Neighborhood Revitalization Area" means the area so designated in the Las Vegas 2020 Master Plan adopted by Ordinance No. 5250, as the boundaries of that area may be amended from time to time.

   e. **C-PB District.** The maximum building height in the C-PB District is five stories or eighty-five feet, whichever is less. For parcels of land located within a C-PB Zoning District that is contiguous to, or within two hundred feet of, a freeway or expressway, the maximum building height shall be six stories or one hundred feet, whichever is less. Notwithstanding the above, in the case of permitted commercial and retail uses, the maximum building height shall be two stories or thirty-five feet, whichever is less.

   f. **Exemptions.** Chimney and vent stacks; roof structures for the use of elevations, stairs, tanks, ventilation, and similar necessary mechanical equipment; visual screens which surround mounted mechanical equipment; skylights; whip and mounted antennas and flag poles up to forty feet in height may be erected above the required height limits. In no case shall structures above the permitted height limit be constructed for the purpose of providing additional floor space.

   g. **Height Along Certain Streets.** For additional building height restrictions along streets classified as collector or larger, see Section 19.08.030(C).

3. **P-R District**—A development in the P-R District which is a conversion from an existing residential structure may maintain the existing setbacks. Any additions may also be constructed to the existing established corner setback.

4. **Downtown Overlay District**—All structures in the Downtown Overlay District are exempted from the automatic application of the height limitations, required setbacks and lot coverage requirements specified in this chapter. However, the exemption does not prohibit the City Council from imposing similar or equivalent limitations in connection with the approval of a Site Development Plan in accordance with Subchapter 19.06.060.

5. **Gaming Enterprise Overlay District**—All licensed gaming establishments within the Gaming Enterprise District are exempted from the automatic application of any height limitations specified in this chapter. However, the exemption does not prohibit the City Council from imposing a similar or equivalent height limitation in connection with the approval of a Site Development Plan.

6. **M District** – Where a property in an M District is adjacent to, or across the street from, a residential district, the minimum setback from the property line or the street right-of-way line shall be 50 feet. The setback area shall be maintained free and clear of all buildings or industrial uses except that this area may be used for parking. This may include parking for industrial equipment and vehicles if parking areas are completely screened from any residential view.

2. Accessory Structures

Accessory structures within any commercial or industrial district shall conform to Table 3 above and the following:

a. Timing of Placement. Accessory structures shall not be established or constructed on a site prior to the start of construction of the principal structure on that site, except that construction trailers may be placed on a site at the same time grading begins. Construction trailers may remain on the site only for the duration of construction.

b. Height. Accessory structures shall not exceed the height of the principal structure and shall be subject to the residential adjacency standards set forth in Chapter 19.08.

c. Size and Coverage. Accessory structures shall not exceed the aggregate floor area of the principal structure. In zoning districts in which lot coverage provisions exist, the aggregate total of the ground floor areas of all structures shall not exceed the percentage of the lot coverage permitted in that zoning district. Carports and detached trash enclosures are exempt from the lot coverage provisions.

d. Landscape Buffers. Detached accessory structures shall not be located within the required perimeter landscaping on a site, or in such a manner as to interfere with required on-site parking or driveways.

f. Appearance. Accessory structures shall be designed to be architecturally compatible with the principal structure on the site; utilizing the same colors, materials, and style.

3. Variances

The requirements listed in subsection 19.08.045(C) are minimum standards that shall be satisfied. Any requests for deviations from these standards shall require the submittal of a Variance application, processed in accordance with the requirements of Title 19.18.

D. Fences, Walls and Lighting Requirements

1. Fences, Walls and Screening

The following uses and equipment shall be screened from public view from all rights-of-way, pedestrian areas, and parking lots: Trash and refuse collection areas, mechanical equipment such as air conditioners, pumps and motors, propane tanks and other storage tanks, electrical equipment such as switching equipment and transformers, emergency generators, valves, vents and utility meters, satellite dishes, solar collectors, grouped mailboxes and any commercial project which abuts a residential property. Screening includes but is not limited to solid walls and landscaping of a density sufficient to screen the use.

a. Perimeter Walls

(1) Wall Required. Walls and fences shall be constructed adjacent to any residential zoning district and shall be a minimum of six (6) feet in height and in no case shall exceed the height limitations of the adjacent residential zone or property used for residential purposes, or as permitted in an approved Site Development Plan Review. In all other cases there is no requirement to construct a wall nor is there any specific height limitation. However, all walls and fencing must meet the applicable building code requirements. The height of walls/fences shall be measured from the side of the wall/fence with the least vertical exposure above finished grade.

(2) Configuration/Design. Perimeter walls, end walls, return walls and common area walls shall be decorative and shall be installed by the developer. Acceptable decorative wall materials include, but are not limited to, stone, decorative block, slump stone, and wrought iron and shall have a minimum of 20 percent contrasting material. All walls shall include detail variations such as pilasters, decorative caps, decorative iron cutouts or fluted blocks. Any decorative materials or ironwork attached to the top of the perimeter wall shall not encroach the public right-of-way or abutting properties. Pilasters, if used, shall have a maximum spacing of 24 feet on center (Figures 1 and 2). No voids or spaces shall be permitted between an existing perimeter wall and a new perimeter wall. All perimeter walls shall be sealed by an approved method to prevent the leaching or transmission of mineral deposits through the wall.

(3) Maintenance. All walls shall be maintained by the property owner, the developer, a business association, or other similar organization, or by such other means as may be approved by the City.

(4) Adjacency Requirements. To achieve design continuity, perimeter walls shall match the design of abutting perimeter walls. The established wall design shall be continued until the next street intersection. In cases where the existing wall is considered to be of unacceptable design by the Director, the design shall not be carried beyond the next street intersection, or a transitional wall area designed to soften the differences between walls shall be constructed.

(5) Prohibited Materials.

Unless otherwise approved as part of an overall development plan, the following materials shall not be acceptable for use as screening or perimeter walls.

- Chainlink or open wire fencing (except as temporary construction fencing or in the M and C-M zoning districts).
- Razor wire or barbed wire.
- Corrugated metal.
- Colored plastic.
- Untextured or unfinished concrete or block (CMU) walls.
- Pointed post

b. Retaining Walls

(1) Height. Retaining walls shall conform to the height requirements listed in Title 18 (Figure 3).

(2) Configuration/Design. Retaining walls shall be decorative and shall be installed by the developer. Acceptable materials for retaining wall construction include split face block, decorative block, slump stone, stone, caliche rock and colored or exposed aggregate or textured finish concrete. All walls shall include detail variations such as pilasters, decorative caps, or fluted blocks. All retaining walls shall be sealed by an approved method to prevent the leaching or transmission of mineral deposits through the wall.

(3) Maintenance. All walls shall be maintained by the property owner, the developer, a business association, or other similar organization, or by such other means as may be approved by the City.

(4) Landscaping Requirements. In cases where the retaining wall height exceeds six feet or there are multiple stepped retaining walls, or both, a minimum of five five-gallon shrubs, for each 20 feet of linear planting area shall be planted in the area between the walls and at the base of the lowest wall.

c. Interior Screen Walls

(1) Service and loading areas shall be screened by the use of walls and/or dense landscaping that will serve as both a visual and a noise barrier. In no instance shall the screening be less than eight feet in height, and may be required to be higher depending on the use to be screened. Walls shall be architecturally integrated into the design of the development.

(2) Prohibited Materials.

Unless otherwise approved as part of an overall development plan, the following materials shall not be acceptable for use as screening or perimeter walls.

- Chainlink or open wire fencing (except as temporary construction fencing)
- Razor wire or barbed wire.
- Corrugated metal.
- Colored plastic.
- Untextured or unfinished concrete or block (CMU) walls.
- Pointed Posts

d. Collection Areas

(1) Refuse collection areas and dumpsters of sufficient size and number for the needs of the development shall be provided.

(2) They shall be located away from the street front and screened from view from rights-of-way, sidewalks, and abutting properties through the use of landscaping and screening. Trash enclosures shall be located behind the building setback line when adjacent to any single-family lot.

(3) Trash enclosures shall be subject to the provisions of the Residential Adjacency Standards as listed in Title 19.08.

(4) Refuse collection areas and dumpsters shall be enclosed by walls a minimum of six feet in height and shall follow the same design theme and use similar materials to those used in the principle structures or perimeter walls. All such enclosures shall have solid metal gates, and shall have a roof or a trellis structure (Figures 4 and 5).

e. Mechanical and Electrical Equipment

In the initial design stage of a development project, mechanical and electrical equipment should be incorporated into the architectural form and layout of the proposed building to reduce the need for screening (Figure 6).

(1) Mechanical and electrical equipment, solar collectors, satellite dishes and any other communications equipment, excluding communications towers and antennas, shall be concealed from view of public rights-of-way and neighboring properties from street level within 100 feet of the property boundary. Communication antennas shall be of a design, and installed in such a manner, as to blend in with the architecture and design of the building on which they are mounted. Where reasonable height parapet or screen walls are insufficient to provide screening, all equipment shall be painted in a neutral color to blend with roofing materials (Figure 7).

(2) Ground and wall mounted mechanical and electrical service equipment such as utility boxes, valves, gas and electric meters shall be screened from public view with materials architecturally compatible with the finishes and character of the principle structures within the development or through the use of shrubs and landscaping and shall be screened to the height of the tallest equipment and/or integrated with the building design (Figure 8).

f. Mechanical Equipment on Sloped Roofs

(1) With the exception of solar panel equipment, no mechanical equipment shall be mounted on or attached to any sloped roof.

(2) When mounted on sloped roofs, solar panel equipment, with the exception of the solar collection cells, shall match the roof in color and appearance. Panels shall be mounted directly to the roof plane and be integral to the roof design. Roof mounted hot water storage systems shall not be visible from neighboring properties or public rights-of-way.

g. Outside Storage Areas

Outside storage areas shall be screened by solid walls. All such walls shall be similar in design and materials to the main buildings or match other screening walls on the site.

2. Lighting

Appropriate levels of lighting shall be provided to create adequate visibility and safety at night (does not apply to public street lighting

a. Light Intensity

Exterior lighting shall be of low intensity and be of a cutoff variety so that light will not spill out onto surrounding properties or project above the horizontal plane of the light source (Figure 9).

b. Lighting Colors

Warm lighting colors are encouraged. The blue-white colors of fluorescent and mercury vapor lamps shall be prohibited for exterior lighting.

c. Light Levels

The amount of light produced by exterior light sources shall be reduced to that necessary to maintain a minimum comfort level for safety and security purposes. In parking lots, light shall not exceed an average of 2.0 foot-candles. Light shall not exceed an average of 0.2 foot-candles at a residential property line.

d. Location of Lighting

Freestanding light pole fixtures, where utilized, shall be integrated into landscape buffer areas. Light fixture locations shall not conflict with required landscape materials.

e. Height of Fixtures

The height of light poles shall not exceed 30 feet, including the base; light pole heights no greater than 20 feet are strongly encouraged. Light fixtures of up to 40 feet in height, including the base, may be permitted for parking lots of 15 acres or greater in size.

f. Style of Fixtures

Lighting fixtures, including poles and base, shall be compatible with the architectural character and color of the proposed development.

g. Wall Mounted Lights

Wall mounted lights shall be directed downward. Soffit mounted light fixtures shall be recessed in the soffit or otherwise fully shielded from view from any property line. Ground mounted or other upward directional lighting will be permitted only where some form of shielding or light baffling is provided to create a soft, uniform light quality and minimize light spillage beyond the trees, landscaping, walls or signs being illuminated.

h. Pedestrian Lighting

The design of the fixtures shall be compatible with the overall design of the development and shatterproof lamp coverings shall be used. The fixtures shall be placed to minimize glare and shall be located as to not present hazards for pedestrians or vehicles. Along walkways, low-level lighting (i.e., below eye level) that directs light downward onto the ground surface is encouraged (Figure 10).

i. Maintenance

All approved lighting shall be continuously maintained in a working manner.

3. Architectural Character and Materials

The purpose of these guidelines is not to dictate a particular architectural style for commercial development in the City, but to provide a set of guidelines and standards by which commercial development can be compatible with its surroundings and help to further the overall vision of development which has been established by the City. Building design, incorporating a base that ties the building into the ground, a midsection, and a top that terminates the building, is strongly encouraged (Figure 11).

a. Height, Bulk and Scale

(1) Box-like or single, monolithic forms must be relieved by variations in massing or articulation of facades. The perceived height and bulk of buildings should be reduced by dividing the building mass into smaller scale components in order to relate to human scale. Buildings should incorporate jogs, offsets or other architectural features to reduce the visual length of long walls. Variety and/or variation of roof lines should be utilized in order to reduce the apparent size of commercial buildings and provide visual interest. Building surfaces over 20 feet high or 50 feet in length shall be relieved with a change of wall plane or by other means that provide strong shadow and visual interest (Figures 12 and 13)

(2) Buildings should be compatible with the scale of development allowed by the applicable land uses for the surrounding area as established at the time of application, and should be sited and designed to provide a sensitive transition to nearby, less intensive areas.

(3) Projects on the edges of zoning districts should be developed in a manner that minimizes the adverse impacts resulting from incongruous height, bulk and scale of large buildings. Alternatives to mitigate such impacts include, but are not limited to, siting and design, additional building setbacks or stepping back of upper floors, and the actual physical reduction of the height, bulk and scale of a project (Figure 14).

b. Exterior Materials and Finishes

(1) Buildings should be finished in earth tone or neutral colors indigenous to the Las Vegas Valley and its surrounds. Black, white and bright colors are not acceptable except as trim or accent colors on architectural details. Fluorescent colors are prohibited. Materials should be durable and highly suitable to the lower Mojave Desert environment.

(2) Concrete or clay tile and architectural metal should be used on all sloped roofs. Standard three-tab asphalt and fiberglass shingles, and wood shingles and shakes are prohibited.

(3) Stone, stucco, colored or exposed aggregate or textured finish concrete, decorative block and brick are the preferred materials for building exteriors. Simulated materials and building systems that provide a look that is similar to the preferred materials may also be acceptable.

(4) Highly reflective, shiny or mirror-like materials and unplastered exposed standard concrete, standard concrete masonry units and glazed tile should not be used except as accents. Reflective glass at the pedestrian level is prohibited. Glass on the second floor and above should be no greater than twenty two percent (22%) reflectivity so as not to reflect light and solar heat on other buildings, streets and sidewalks.

(5) Restraint should be used in the number of different materials and colors selected.

c. Coherent Design

(1) All sides of a building should be coherently designed and treated. A consistent level of detailing and finish is required for all sides of a building (Figures 15 and 16).

(2) Any building design that utilizes a flat roof should incorporate a parapet wall and/or cornice element on all sides of the roof.

(3) Preferably, roof access should be from the interior of the building. If not possible, external stairwells and ladders should be incorporated into the overall design of the primary structure or be adequately screened from view.

(4) Service and loading zones shall be located to the rear, side or in an internal location where visibility from public rights-of-way and views from neighboring buildings and properties will be minimized (Figures 17 and 18).

d. Building Façade

The building design should incorporate patterns and materials that provide visual interest. This should be accomplished through the use of changes in color, materials and/or relief such as the inclusion of beltlines, pilasters, recesses, pop outs, etc. Flat, plain building walls are not acceptable. There should be a contrast in the size of solid area to window area. In general there should be more wall than window. Windows and large areas of glass should be recessed in shadow or otherwise contrast with the building façade (Figure 19). Large glazed areas should be divided into smaller parts by using mullions to express individual windows or groupings of windows. The use of arcades, covered walkways, awnings, and other shade devices is strongly encouraged to provide shade to protect pedestrians from the intense desert sun.

(1) Features such as windows and arcades shall total at least 60% of the length of any façade that abuts a public street.

(2) Lightly tinted or "Low-e" glass is acceptable and advisable. Mirrored and metallic tints are prohibited.

e. Building Placement and Orientation

(1) Buildings on corner lots should be oriented to the corner and to the street fronts and make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. Parking and curb cuts shall be located away from corners (Figure 20).

(2) Interconnected walkways and parking drives between buildings on the site and those of adjacent development, should be used to provide for the safe and efficient movement of pedestrians, bicycles and vehicles within the site and between the site and adjacent development where feasible (Figure 21).

(3) In order to develop and maintain a strong street edge, buildings for stand alone projects or individual pad developments associated with a larger commercial center, should be located at the front of the site at the minimum setback line with the exception of additional width landscaping or a single drive through lane.

4. Waivers

Requirements. The requirements as found in subsection 19.08.045(D) are minimum standards that shall be satisfied. The Planning Commission or City Council may grant a waiver to these requirements as part of a Site Development Plan Review if it can be shown by the applicant through convincing and substantial evidence that any waiver of these requirements will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of these requirements and the granting of such waiver will not detrimentally affect the public health, safety or general welfare.

E. Urban Design and Architectural Character

1. Site Geography

Where feasible, and when geotechnical conditions are favorable, natural features such as washes and existing vegetation should be retained in their natural state and integrated into the design of the site. When geotechnical conditions are favorable, on-site detention of storm water is encouraged as a means of reducing stormwater runoff. Areas such as common areas and existing washes should be explored for this type of use. Buildings should be sited to avoid or lessen the impact of development on sensitive areas such as slopes and drainage washes. The siting of buildings and development of a site should conform to specific site conditions and opportunities such as non-rectangular lots, location on intersections, unusual topography, vegetation, views or other natural features. On sites which contain slopes of five percent or more, the development of the site should reflect, rather than obscure, the natural topography of the site through the use of various techniques such as smooth transition of grades at the property lines, blending of cut and fill slopes, and terracing.

a. Site Grading Design

(1) Where natural sloping is to be used for topographic transitions at the property edges, slopes should not exceed three to one (Figure 22) and should be landscaped with approved materials to achieve minimum ground coverage of sixty percent (not including trees). The sixty percent coverage should be reached within two years after a Certificate of Occupancy is issued by the City.

(2) Cut and fill slopes should be rounded where they meet natural grade so that they blend with the natural slope (Figure 23).

b. Site Grading Permit

No land shall be graded or the natural ground surface otherwise disturbed so as to create a dust nuisance, except for clearing of weeds and debris, unless the

(1) Compliance with Title 18 when a Final Map is required.

(2) A Site Development Plan and Civil Improvement Plans for a site which does not require a final map has been approved for the site/area to be graded.

c. Natural Features

The area of any channel or wash which is to be retained in its natural state, improved as a non-concrete channel, or improved with a combination of natural materials and other materials such as stamped, patterned concrete, may be counted toward the requirements for open space within the proposed development.

d. Drainage

In order to provide a more natural appearance and to provide for the stabilization of natural channels when geotechnical conditions are favorable, drainage ways should be lined with natural materials such as grass, soil, gravel, rock or other materials allowed by the Clark County Regional Flood Control District Hydrologic Criteria and Drainage Design Manual (HCDDM) as adopted by the City. The use of plain concrete for lining of drainageways should be permitted only as part of a flood control plan or drainage study approved by the Public Works Department (Figures 24, 25, and 26).

(1) All natural drainage channels on sites of fifteen net acres or greater in size should be identified and shown generally on the site plan at the time of submittal of a Site Development Plan Review application. If it is expected that the Drainage Study will require improvements to existing drainage channels, or other on-site drainage facilities, the proposed preliminary design of such channels and of proposed structures such as weirs, drop structures or other appurtenant structures should be shown on the site plan. Such structures should be built of natural materials unless the applicant can demonstrate based on a subsequent approved drainage study that to do so would be infeasible.

(2) When detention basins are utilized, they should be integrated into the overall landscaping and site development plan of the proposed project. Such areas may be counted toward the open space requirements of the development.

2. Bicycle, Pedestrian and Automobile Linkages and Circulation

The following standards are designed to reduce dependency on the automobile, reduce the number of daily trips by single occupancy vehicles, and preserve the capacity of existing roadways. Consideration shall be given to alternative transportation modes, such as bicycle and pedestrian ways and paths, and shall be included in site master planning

a. Integration of Bicycle and Pedestrian Paths

Provisions shall be made in all developments to integrate bicycle and pedestrian paths (as defined in the Trails Element of the City's Master Plan) that connect to adjacent developments and residential neighborhoods.

b. Bus Turnouts

Bus turnouts and shelters shall be required where deemed necessary by the City Traffic Engineer. If shelters are provided they shall be installed behind the sidewalk area. Required turnouts may encroach into the perimeter landscape area and may require the granting of easements for placement and maintenance. Bus turnouts shall meet the Uniform Standard Drawings, Clark County Area, as adopted by the City (Figure 27).

c. Sidewalks

Sidewalks shall be provided along any façade featuring a customer entrance that exits into a parking area or travel lane. Sidewalks that abut ninety degree parking spaces shall be a minimum of seven feet in width in instances where vehicle wheel stops are not used between the parking space and the sidewalk curb, and five feet in width when vehicle wheel stops are installed. Such sidewalks should be located at least six feet from the façade of the building to provide planting beds for foundation landscaping (Figure 28).

d. Internal Site Access

A continuous internal pedestrian and handicap accessible walkway shall be provided from the perimeter public sidewalk to the principal customer entrance. The handicap accessible walkway shall be distinguished from driving surfaces. Additional pedestrian walkways should be distinguished from driving surfaces through the use of special pavers, bricks or patterned concrete, and raised slightly, to enhance pedestrian safety and the attractiveness of the walkway.

e. Paths Along Drainage Channels and Washes

Applicants are strongly encouraged to incorporate bicycle and pedestrian paths along drainage channels and washes. If maintenance roads for a channel are required, consideration should be given to designing them as multi-use facilities to accommodate maintenance vehicles, bicyclists and pedestrians. The design of such paths shall be approved by the Department of Public Works and the Planning and Development Department.

(1) A minimum ten-foot landscape area on each side of the channel shall buffer plain concrete drainage channels which do not incorporate bicycle and pedestrian paths or maintenance roads and which are visible from public view. Maintenance of the landscaping shall be the responsibility of the property owner, the developer, a business association or other similar organization, or by such other means as may be approved by the City.

(2) The area of any such paths and/or landscape areas along drainage channels and washes may be counted toward the open space requirements of the development.

3. Pedestrian Open Spaces and Plazas

a. Plazas Required

Outdoor pedestrian open spaces and plazas provide shade, opportunities for rest and relief from traffic and noise as well as areas for additional outdoor activities such as vending and dining. Commercial developments shall provide pedestrian open spaces and plazas in relation to the size of the development and shall include designs for such areas in the site plan. Such areas shall be interspersed throughout the development (Figure 29).

(1) Commercial developments shall provide public open space and plaza areas in accordance with this section.

(2) Developments of five acres in size or greater shall provide a minimum of 50 square feet of plaza space for each one acre of gross land area. Such plaza spaces shall be in addition to any such spaces provided by individual tenants or businesses for the use of their customers.

b. Integration of Open Spaces

Pedestrian open spaces and plazas shall be integral to the overall design of the proposed commercial development and shall be located in areas of high pedestrian traffic in such a manner to be convenient and readily accessible. Such spaces shall remain open and accessible during normal hours of operation.

c. Site Amenities

Site amenities, including but not limited to benches, pergolas, landscaped arbors, artwork and other appropriate landscape features shall be incorporated into the design of each pedestrian open space/plaza (Figure 30).

d. Minimum Size

The minimum size for any individual pedestrian open space shall be 250 square feet.

e. Landscaping of Plazas

Any pedestrian open space/plaza that abuts a wall shall include a minimum five-foot wide landscaped area next to the wall to soften and screen the wall and increase pedestrian comfort and interest (Figures 31 and 32). Landscaping plans shall take into consideration site-specific geotechnical recommendations that may require additional protection to prevent infiltration of water into unsuitable soils. Applicants are strongly encouraged to design the outside wall of planters in such a manner that they might also be used for seating.

(1) Landscaping for the above purpose shall reach a minimum height at maturity of five feet.

(2) If such landscaping is installed within a raised planter the height of the planter shall not exceed 2'6" in height and the height of the planter may be included in measuring the minimum height of the required landscaping.

4. Waivers

a. Requirements. The requirements as found in subsection 19.08.045(E) are minimum standards that should be satisfied. A waiver to these requirements may be granted if it can be shown by the applicant through convincing and substantial evidence that any waiver of these requirements will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of these requirements and the granting of such waiver will not detrimentally affect the public health, safety or general welfare. Waivers shall be approved as part of a Site Development Plan Review.

F. Parking

Refer to Chapter 19.10 for the design and layout of parking lot facilities.

G. Landscaping

Landscaping shall be provided in all commercial and industrial districts in accordance with Chapter 19.10 and 19.12 and any approved Site Development Plan.

H. Illustrations

Figure 1 through Figure 32

Delete Chapter 19.08.050 entitled "Industrial District Development Standards."

Amend Title 19.10 "Parking, Loading and Traffic Standards" as follows:

19.10.010 ON-SITE PARKING STANDARDS

D. General Regulations

1. The parking requirements in Section 19.10.010 (F) represent general parking standards under which all proposed development shall be evaluated.
2. All required on-site parking shall be provided on the same parcel as the principal use, except as permitted by the off-site parking provisions of this chapter. Parking on the public right-of-way may not be counted towards satisfying the requirement for on-site parking.
3. When buildings are located at the front of a site, all parking shall be located to the side or rear of buildings and away from the street front unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. Parking lots shall not be permitted on street corners unless the applicant can demonstrate by substantial and convincing evidence to do so would be infeasible. (Figure 1, 2, and 3)
4. Large parking lots with greater than 500 parking spaces should be divided into well-landscaped, small sub-area parking lots that contain 250 or fewer parking spaces. Buildings, pedestrian walkways or landscape areas with a minimum width of 15 feet should be used to delineate the sub-area parking lots.

~~3.~~5. The distribution of parking spaces for any and all individual uses will be required to be arranged on site to ensure optimal access and use by the patrons of such use.

~~4.~~6. All parking and vehicle storage areas, including recreational vehicle parking in residential land use districts, shall occur on paved areas, except that areas within automobile salvage yards used for the storage of wrecked vehicles need only be oiled or otherwise protected so as to prevent a dust nuisance.

~~5.~~7. Except as otherwise provided in this chapter, when more than one use is to be conducted on a site, parking shall be calculated and provided for each of the uses separately.

E. Computing On-Site Parking Requirements

1. **Parking Requirements not Listed.** Parking requirements for a use not specifically listed shall be determined by the Director based on the requirements for the closest comparable use and on the particular parking demand and trip generation characteristics of the proposed use.
2. **Calculations.** When measurements of the number of required spaces result in fractions, the space requirements shall be rounded upward to the next whole space. Where multiple uses are located on one parcel, the space requirements shall be rounded upward for each use.
3. **Different Use Areas.** Parking shall be calculated separately for each different use area in a building or on a site, including any ancillary use.
4. **Parking Based on Seating.** When the parking requirements are based on seating and the seating consists of benches or pews, each 20 linear inches of bench or pew shall be considered one seat.
5. **Parking Based on Floor Area.** Unless specifically stated otherwise, when computing parking requirements based on the amount of square footage in buildings, all calculations shall be on a gross floor area basis.

6. **Parking Based on Employees.** For the purpose of computing parking requirements based on the number of employees, calculations shall be for the largest number of persons working on any single shift.
7. **Single Family Parking.** Driveways may be used to satisfy minimum on-site parking requirements for single-family dwellings, provided that sufficient space is available to satisfy the minimum design standards.
8. **Unimpeded Parking.** No parking space shall be located so as to require the moving of any vehicle on the premises in order to enter or leave any other space.

F. On-Site Parking Requirements

On-site parking spaces shall be provided in accordance with Table 1 below. For purposes of this subchapter, "sf" refers to square foot and "gfa" refers to gross floor area.

Table 1 Parking Requirements

USE	*PARKING STANDARD*
AGRICULTURAL/ANIMAL-RELATED	
Animal Hospital, Clinic or Shelter	One space for every two on-duty employees, plus one space per doctor, plus one space per examination room.
Horse Corral or Stable	One space for each five horses boarded at the maximum capacity on the property.
RESIDENTIAL & LODGING	
Bed & Breakfast Inn	One space per guest room, plus 2 for primary residence.
Fraternity, Sorority House, Private Dorm, Rooming House and Similar Facilities with Guest Rooms	One and a one-half spaces per guest room.
Hotel, Motel, or Residence Hotel	One space for each guest room.
Mobile Home Park	Two spaces per site (may be tandem) and one guest space for every six mobile home sites, distributed throughout the development.
Mobile Home Subdivisions	Two spaces per lot.
Multi-family and Condominium Developments	
Studio and one bedroom	One and one-quarter spaces per unit, plus one guest space for every six units.
Two Bedrooms	One and three-quarter spaces per unit, plus one guest space for every six units.
Three bedrooms and above	Two spaces per unit, plus one guest space for every six units.
Senior Citizen Apartment	One space for each unit, plus one guest space for every five units.
Retirement Home	One space for each one and one-half living units and one space for each on-duty employee.
Single Family, Attached	Two spaces per dwelling unit, plus one guest space for every six dwelling units.
Single Family, Detached and Zero Lot line	Two spaces per dwelling unit.
Time-Share Development	One space for each time-share unit, plus 10 spaces for each 1,000 sf of accessory uses.
Trailer/RV Camp or Park	One space for each recreational vehicle, plus one guest space for every 10 recreational vehicle sites.
INSTITUTIONAL/COMMUNITY SERVICE	
Blood Plasma Donor Center	One space for each 200 sf of gfa up to 2,000 sf, plus one space for each additional 175 sf.
Child Care Center	One space for each staff member, plus one space for each ten children.
Church/House of Worship	One space for each staff member, plus one space for each ten sf of non-fixed seating area in the gathering room, whichever is greater.
College, University, or Seminary	One space for every four students.
Conference Facilities and Auditoriums	One space for each four fixed seats, or one space for each 100 sf of non-fixed seating area in gathering room, whichever is greater.

Convalescent Care Facility/Nursing Home	One space for each six beds, plus one space for each employee on the largest shift, plus three spaces for doctors.
Special Care Facility	One space per unit for each patient bed, plus one space for each employee on the largest shift.
Hospital	One and one-half spaces for each patient bed.
Library, Art Gallery or Museum	One space per 300 sf of gfa.
Mortuary or Funeral Chapel/Mausoleum	One space for each four fixed seats or one space for each 100 sf of non-fixed seating area in a gathering room, whichever is greater.
Public or Private School, Elementary or Junior High/Middle School	Two spaces for each classroom, plus twenty spaces for administrative staff.
Public or Private School, High School	Nine spaces for each classroom.
OFFICE & PROFESSIONAL	
Financial Institution	One space for each 200 sf of gfa, plus one lane for each drive-up window and/or automatic teller machine with stacking for six.
Office, Medical and Dental	One space for each 200 sf of gfa up to 2,000 sf, plus one space for each additional 175 sf.
Medical Clinic and Emergency Medical Service	One space for each 200 sf of gfa up to 2,000 sf, plus one space for each additional 250 sf.
Office, Other Than Listed	One space for each 300 sf.
Conversion from single family residence	Refer to appropriate office use category for required number of spaces.
RECREATION, ENTERTAINMENT & AMUSEMENT	
Billiard Parlor or Pool Hall	Two spaces per billiard table.
Bowling Alley	Three spaces per lane.
Community Recreational Facility, Country Club	One space per 200 sf of gfa.
Gaming Establishment, Casino Areas	One space for every 90 sf of gfa.
Go-Cart Track	One space for every three persons that the facility is designed to accommodate.
Golf Course	Four spaces per hole.
Golf Driving Range	Three spaces, plus one space per tee.
Health Club or Studio	One space for each 200 sf of gfa.
Miniature Golf Course	Three spaces per hole.
Movie Theater	One space per four seats plus one additional space for each employee.
Night Club/Discotheque	One space for each 50 sf of public seating and waiting area, including outdoor seating/eating areas, plus one space for each 200 sf of the total remaining gfa, with a minimum of ten spaces.
Outdoor Amusement Park	One space for every three persons that the outdoor facilities are designed to accommodate when used to maximum capacity.
Private Sports Arena, Stadium or Track	One space per four seats.
Rifle Range	One space per target stall.
Sexually-Oriented Business	One space per 200 sf of gfa.
Skating Rink	One space per 150 sf of skating rink area.
Teen Dance Center	One space for every three persons that the establishment is designed to accommodate.
Tennis/Racquetball Club	Three spaces per court.
Video Arcade	One space per 200 sf of gfa, plus one space per three persons at maximum capacity.
RETAIL, PERSONAL, COMMERCIAL & BUSINESS SERVICES AND AUTO-RELATED	
Art/Dance Studio	One space per employee, plus one space per two students at maximum capacity.
Auto Broker	One space per 300 sf of gfa, plus 2 additional spaces for display.
Auto Lube	One space for each employee, one space per bay, plus two spaces in stacking lanes for each bay.
Auto Repair Garage	Five spaces plus one space for each 200 sf of gfa.
Banquet Facility	One space per 90 sf of gfa plus one per every two employees.
Barber/Beauty Parlor	Two spaces for each barber chair and three spaces for each beautician station.
Car Wash – Full Service	One space per 150 gfa.
Car Wash – Self Service	Two spaces per stall, plus two stacking spaces per stall.
Convenience Store	One space for each 250 sf of gfa.
Delicatessen/Donut Shop	One space for each 100 sf of gfa.
Furniture/Appliance Store	One space for each 500 sf of gfa of sale floor display area, plus one space for every 2,500 sf of gfa of warehouse storage.

Garden Supply/Plant Nursery	One space for each 500 sf of indoor display area, plus one space for each 2,500 sf of outdoor display area.
General Retail ~~Store~~ **Use**, Other Than Listed (25,000 sf or Greater – **Single Use or Multi-Tenant Center**)	One space for each 250 sf of gfa.
General Retail ~~Store~~ **Use**, Other Than Listed (Less than 25,000 sf – **Single Use or Multi-Tenant Center**)	One space for each 175 sf of gfa.
Liquor Establishment (Off-Site Sales)	One space per 300 sf of gfa.
Massage Establishment	Two spaces for each massage room, massage table or massage chair, with a minimum of six spaces required.
Motor Vehicle Rental	One space for each 200 sf of gfa.
Motor Vehicle, Boat, Trailer, or Machinery Sales	One space for each 500 sf of enclosed gfa.
Multi-Tenant Auto-Related Facility	One space for each 200 sf of gfa, plus one space for each employee.
Museum or Art Gallery (Private)	One space per 300 square feet of gfa.
Recreational Vehicle and Boat Storage	One space for each 50 storage spaces, spread throughout the development. In addition, a minimum of five space shall be provided for customers on the exterior side of the security fence.
Restaurant, Café, Tavern, Bar and Other Eating and Drinking Establishments	One space for each 50 sf of public seating and waiting area, including outdoor seating/eating areas, plus one space for each 200 sf of the total remaining gfa, with a minimum of ten spaces
Restaurant, with Drive-Through/Drive-Up Facilities	One space for each 100 sf of gfa, including outdoor seating areas, plus one lane for each drive-up window with stacking space for six vehicles.
Service Station	One space for each 250 sf of retail/commercial gfa.
Supper Club	One space for each 50 sf of public seating and waiting area, including outdoor seating/eating areas, plus one space for each 200 sf of the total remaining gfa, with a minimum of ten spaces.
Swap Meet, Outdoor	Four spaces for each retail stall or unit.
Trade School	One space for each staff member, plus one space for every two students.
Wedding Chapel	One space for each 200 sf of gfa.
All Other Commercial Uses Not listed	One space for each 250 sf of gfa.
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION & STORAGE	
Industrial/Warehousing	One space for each 1,000 sf of gfa.
Mini-warehouse	One space per 50 storage units, spread throughout the development. In addition, a minimum of 5 spaces shall be provided on the exterior side of the security fence for customers.
Salvage or Reclamation of Products	One space for each 300 sf of gfa plus one space for every 10,000 sf of gross yard area

G. Handicapped Parking Requirements

1. **Residential Uses**

   Handicapped parking for residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped.

2. **Non-residential Uses**

   Handicapped parking spaces shall be provided for all uses other than residential at the rate shown in Table 2 below, unless otherwise stipulated by the building code:

Table 2 Handicap Parking Requirements

TOTAL NUMBER OF REQUIRED PARKING	NUMBER OF HANDICAPPED PARKING SPACES REQUIRED
1 to 25	1
26 to 50	2
51 to 75	3

76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	Two percent of total required spaces
1,001 and above	Twenty spaces, plus one space for each 100 over 1,000 spaces or fraction thereof.

3. **Design Standards**

a. **Parking Space Dimensions.** Handicapped parking spaces shall be at least nine feet wide and shall have an adjacent access aisle (a minimum of five feet in width) on each side. Two handicapped parking spaces may share a common access aisle.

b. **Van Accessible.** One in every ~~eight~~ six handicapped spaces shall be served by an access aisle at least eight feet wide and shall be designated "van accessible". The access route to these spaces shall have a minimum vertical clearance of nine feet six inches and the parking spaces shall have a minimum clearance of eight feet two inches. Spaces shall have an additional "van accessible" sign mounted below the symbol of accessibility. ~~The dimensions for a handicapped parking space and symbol for accessibility are illustrated in the Design Standards Manual.~~ (Figure 4)

c. **Location of Spaces.** Handicapped spaces shall be located with the most direct and practical access, at least three feet wide to a primary accessible building entrance unobstructed by bumpers, curbs, or other obstacles to wheelchairs. The site design shall not permit parked vehicle overhangs or any other obstacle to reduce the clear width of adjacent walkways. Parking spaces and access aisles shall be level with surface slopes not exceeding a ratio of 1:48 in all directions.

d. **Signage.** Handicapped spaces shall be designated as reserved for the disabled by a sign showing the symbol of accessibility in accordance with the CABO/ANSI A 117.1 – Current Edition. The required signage shall not be obscured by a vehicle parked in the space.

e. **Relationship to General On-Site Parking Requirements.** Handicapped parking required by this Section (G) may be counted towards the fulfillment of the general on-site parking requirements of this Chapter.

J. Design of Parking Areas

1. **Access**

Off-street parking areas shall be provided in the following manner:

a. All parking areas shall provide suitable maneuvering room so that all vehicles may enter an abutting street in a forward direction. The backing of a motor vehicle onto a public street from a parking area shall be prohibited, except for the following:
   1) Residential parking facilities not exceeding two spaces per property.
   2) Existing commercial and industrial facilities parking areas not exceeding two spaces per property.

3) Existing public and quasi-public use facilities not exceeding two spaces per property.

b. Parking spaces for any use shall be placed in a location to facilitate use of the parking facility.

c. No parking space shall be so located as to require the moving of any vehicle on the premises in order to enter or leave another parking space, except where permitted under the provisions of Paragraph (8) that allow tandem parking.

2. **Dimensional Requirements**

a. Compact Spaces Permitted. A minimum of 70 percent of the parking spaces shall be standard size and up to 30 percent of the required on-site parking spaces may be designated as compact parking spaces.

b. Size. Minimum size for parking spaces is shown in Table 3 below:

Table 3 Minimum Parking Space Size

TYPE OF SPACE	WIDTH	LENGTH
Standard Car	9 feet	18 feet
Compact Car	8 feet	18 feet
Handicapped - Car	19 feet	18 feet
Handicapped - Van	22 feet	18 feet
Recreational Vehicle	10 feet	30 feet

c. Size Adjustments. Parking structures may be subject to dimensional adjustments based on utilization (i.e., public or private garage with or without an attendant), but in no case shall the standard stall width be less than eight and one-half feet. Reduction in design standards for parking structures shall be subject to approval by the Director.

d. Construction Standards. All parking facilities shall be designed and constructed in accordance with the standards of the Department of Public Works.

e. Angle Parking. Minimum dimensional standards for angle parking ~~are indicated in the Design Standards Manual.~~ and access aisles are listed in Table 4 below:

Table 4 Parking/Access Aisle Dimensions

PARKING ANGLE (DEGREES)	STALL WIDTH (FEET)	ACCESS AISLE, ONE WAY (FEET)
0	9.0	12.0
30	9.0	12.0
40	9.0	12.0
45	9.0	12.0
50	9.0	12.0
60	9.0	15.0
70	9.0	19.0
80	9.0	23.0
90	9.0	24.0

(Figure 5)

Two-way access aisles shall have a minimum dimension of 24 feet. Maximum of 30% of the parking spaces may meet the compact parking width requirements.

3. **Drainage**

All parking lots shall be suitably graded and drained in accordance with the standards of the Department of Public Works.

4. **Driveways**

Driveways (curb cuts) shall be constructed in accordance with the commercial and multifamily geometric standards of the Department of Public Works.

5. **Lighting**

Parking areas used during the hours of darkness shall have lighting providing adequate illumination for security and safety. The minimum requirement is one foot candle, maintained across the surface of the parking area. Illumination, including security lighting, shall be directed away from adjoining properties and shall be arranged and controlled so as not to cause a nuisance either to highway traffic or to surrounding uses. (See related lighting standards in Chapter 19.08.)

6. **Maintenance**

Parking facilities shall be continually maintained in compliance with approved Site Development Plans and shall be free of litter and debris.

7. **Surfacing and Striping**

Except as otherwise provided in this chapter, all parking and loading facilities shall be surfaced (paved), striped and marked to clearly define access lanes, compact and handicapped parking spaces, and internal circulation movements.

8. **Tandem Parking**

The Director is authorized to approve an off-street parking program utilizing limited tandem parking for commercial and industrial uses provided that the development requires 150 or more parking spaces. No more than 30 percent of the total number of spaces shall be designated as tandem. In addition, a parking attendant must be on duty during business hours.

9. **Wheel Stops/Curbing**

Concrete wheel stops or curbing at least six inches high and six inches wide shall be provided to prevent vehicles overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties. Such wheel stops or curbing shall be located at least ~~three~~ two feet from any adjacent wall, fence, property line, walkway, landscape area or structure where parking and or drive aisles are located. Wheel stops or curbing shall not be required to protect a sidewalk or walkway around the perimeter of a building if the sidewalk or walkway is at least seven feet wide.

10. ~~**Landscaping**~~ **Covered Parking/Carports**

Any carport structures or other similar covered parking shelter shall be subject to the accessory structure requirements as listed in Title 19.08.

11. **Parking Lot Landscaping**

~~Landscaping shall be provided in accordance with Chapter 19.12.~~

a. **Landscape Islands**

Interior landscape islands shall be provided for all parking lots as follows (Figure 6):

1) **Location.**

a) **End of parking rows.** Landscape islands shall be provided at the end of each row of parking spaces.

b) **Parallel to parking spaces.** Landscape islands shall be provided parallel to parking spaces, at a ratio of one landscape island for every six parking spaces, except as otherwise provided in this section.

c) **Perpendicular to parking spaces.** Where there are two abutting rows of parking spaces, the landscape island may be located between the parking rows in lieu of every six parking spaces.

d) **Parking areas abutting perimeter landscape buffers.** Landscape islands shall be provided in addition to any required perimeter landscape areas.

2) **Minimum size.** Landscape islands shall have a minimum width of five feet, as measured from the inside of the curbing, and shall have a minimum length equal to the length of the adjacent parking spaces.

b. **Planting Requirements**

1) **Tree requirement.** One tree shall be required for every six uncovered parking spaces provided. Each landscape island shall have at least one shade tree; the required trees shall be a minimum 24-inch box evergreen or deciduous shade tree. Tree spacing within a landscape island shall not exceed 30 feet on center.

2) **Shrub requirement.** Planter islands shall include a minimum of ~~(5)~~ (4) five-gallon shrubs ~~and (5) one-gallon shrubs~~ for every required tree.

3) **Groundcover requirement.** All planter islands shall include a two-inch layer of ground cover or rock mulch.

4) **Perimeter landscaping.** The landscape materials required for perimeter landscape buffer areas cannot be counted towards meeting the requirements for landscape islands in parking lots.

5) **Irrigation.** Landscape islands and any other required landscape areas shall be irrigated with drip irrigation only.

c. **Parking Lot Screening**

Parking lots shall be screened from adjacent roadways by a low wall or berm, maximum 30 inches tall, by a solid living hedge approximately 36 inches tall, or some other method approved as part of a landscape plan in order to provide a continuous screen. (Figure 7)

d. **Adjacency to Buildings**

No parking lot shall directly abut any building. ~~A six-foot deep landscape buffer shall be provided between the parking lot and any building.~~ A minimum five-foot wide landscape buffer, a minimum five-foot wide sidewalk, or a combination thereof should be used to buffer buildings from parking spaces.

e. **Curbing**

Concrete curbing shall be installed at the perimeter of landscape islands and buffers where parking lots or vehicular access aisles directly abut the landscape area.

f. **Waiver to Parking Lot Landscaping**

The requirements as found in subsection 11 above are minimum standards that shall be satisfied. The Planning Commission or City Council may grant a waiver to these requirements as part of a Site Development Plan Review if it can be shown by the applicant through convincing and substantial evidence that any waiver of these requirements will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of these requirements and the granting of such waiver will not detrimentally affect the public health, safety or general welfare. Site Development Plan Review application.

19.10.020 ON-SITE LOADING STANDARDS

C. On-Site Loading Space Requirements

1. The number of loading spaces shall be based upon the total gross floor area in the building or use.
2. On-site loading spaces shall be provided in accordance with Table ~~4~~ 5 below:

~~Table 4~~ Table 5 On-Site Loading Requirements

SQUARE FEET	REQUIRED SPACES
Less than 10,000	1
10,000 to 29,999	2
30,000 to 50,000	3
Each one hundred thousand (or fraction thereof) over 50,000	1 additional

19.10.030 ILLUSTRATIONS

Figure 1
Figure 2
Figure 3
Figure 4
Figure 5
Figure 6
Figure 7

Amend Title 19.12 "Landscape, Wall and Buffer Requirements" as follows:

19.12.030 General

A. Landscape Required

1. All required Site Development Plans shall meet or exceed the minimum standards, and shall comply with any restrictions~~,~~ established in this chapter. ~~In addition, the City's policy document entitled "Landscape, Wall and Buffer Standards" is a resource for acceptable standards and design solutions. To the extent that such document establishes minimum requirements and standards and is formally adopted by the City Council, a Site Development Plan must comply with that document.~~
~~2. Landscape and irrigation plans may be combined on the same drawing with required Site Development Plans.~~
~~3.~~2. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer, ~~or~~ Civil Engineer, or as approved by the Director of Planning and Development.
~~4.~~3. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive. Prior to the issuance of a building permit, the owner, developer or contractor shall post a performance bond or equivalent security to assure the performance of the maintenance obligation for a minimum of two years.
4. All revisions to an approved landscape plan shall be reviewed and approved by the Planning and Development Department prior to installation.

E. Installation of Required Landscaping

1. All required ~~perimeter~~ landscaping shall be installed in compliance with an approved landscape plan prior to occupancy. ~~with the first phase of construction when adjacent to or across the street from existing residential uses, or as soon as permitted by standard seasonal planting practices.~~
2. Prior to the time of installation of all required landscaping the developer shall demonstrate compliance with the approved landscape plan by providing a complete bill of materials.
3. When applicable to a phased development plan, a phased landscape installation plan may be approved concurrently with a Site Development Plan Review.

F. Irrigation of Landscaping

All required landscaping shall be installed with an irrigation system designed to eliminate any run-off of water into the public rights-of-way.

In order to minimize damage to buildings and solid walls from soil settling, expansion/contraction (cracked foundation), all overhead spray irrigation systems shall be a minimum of twenty-four (24) inches back from any building and solid walls with no overspray contacting any building or solid walls.

An automatic irrigation system is required for all planting areas, and shall include:

1. An electric automatic controller with multiple program capabilities;
2. Multiple repeat cycle capabilities; and
3. A flexible calendar program.

All irrigation water shall be retained on-site. When required, swales shall channel water to larger holding areas, catch basins, other planting areas, gravel sumps and/or dry-wells. Areas that accumulate system water shall be provided with underground drainage systems to carry water to holding or discharge areas. Nuisance flows shall not spill over the sidewalk and into any street (Figure 1).

~~(Figure 1)~~

G. Turf Limitations

1. The use of turf shall be limited as follows:

Zoning District/Use	Use of Turf
Commercial/Industrial Districts	Limited to a maximum of 25% of total landscapable area
Public Facilities Districts	Prohibited, except for schools, parks and cemeteries
Golf Course Use	Limited to 5 acres average per hole, with a maximum 10 additional acres for driving range
Residential Districts (Single-Family)	Limited to a maximum of 50% of total front yard area
Residential Districts (Multi-Family)	Limited to a maximum of 30% of total landscapable area

2. The turf limitations contained in this Section are intended to increase the use of water efficient vegetation. Landscaping shall be designed, and the landscaping materials shall be chosen and installed, so as to ensure that, within 3 years of normal growth, at least 50% of the area covered by non-turf landscaping will consist of water efficient vegetation.
3. The maximum amount of turf allowable pursuant to Subsection (1) may be increased proportionally by the percentage of water used for irrigation that comes from a source to which the property owner has secured water rights.
4. Turf Limitations are subject to conditions and restrictions as stated in Title 14.11.

H. ~~Perimeter~~ Landscape Materials

~~Perimeter~~ Landscaping shall be provided and shall include drought-resistant and water efficient plant materials consistent with the Southern Nevada Water Authority xeriscape guidelines and the turf limitations of Subsection (G). ~~The width of perimeter landscape areas shall conform to the requirements as found in the "Landscape, Wall and Buffer Standards" policy document.~~

~~I. Plants and Shrubs~~

~~Plants or shrubs are required and shall include a minimum of four shrubs of five gallon minimum each, and four shrubs of one gallon minimum each, per each 24 inch box and 15 gallon tree provided.~~

~~J. Ground Covers~~

~~Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and small stones, crushed rock, and bark installed to a minimum depth of two inches in all areas.~~

~~**19.12.040 Parking Lot Landscaping**~~

~~**A. Landscape Islands**~~

~~In accordance with Figure 1 below:~~

~~1. Landscape islands located within the parking area shall have a minimum planter width of five feet and a minimum length equal to the length of the adjacent parking space. Landscape islands may be located between rows of parking, between individual parking spaces, or at the end of a row of parking spaces.~~
~~2. Landscape islands must be located at the end of each row of parking spaces.~~
~~3. The required trees shall be distributed throughout the parking area in an aesthetically pleasing manner in order to break up unlandscaped areas of the parking lot.~~
~~4. Landscape islands and any other required landscape areas shall be irrigated with drip irrigation only.~~

~~(Figure 2)~~

~~**B. Planting Requirement**~~

~~The minimum acceptable size plant material for landscaped islands shall be 24 inch box evergreen or deciduous shade trees. These trees shall be provided at a ratio of one tree for every six spaces provided.~~

~~**C. Parking Lot Screening**~~

~~Parking lots shall be screened from adjacent roadways by a low wall, maximum 30 inches tall, by a solid living hedge approximately 36 inches tall, or some other method approved as part of the landscape plan.~~

19.12.04050 ~~Streetscape~~ Perimeter Landscape Buffering

A. ~~Streetscape~~ Buffer Zones

A ~~streetscape~~ perimeter buffer zone consisting of landscape planting and screening shall be provided adjacent to all street rights-of-way and property lines as identified in Table1. ~~in Section 19.12.010 in accordance with any requirements of the Landscape, Wall and Buffer Standards, as adopted by the City.~~

Table 1 Perimeter Landscape Buffering

STANDARD	MULTIFAMILY	COMMERCIAL	INDUSTRIAL	RESIDENTIAL
Minimum Zone Depth: adjacent to right-of-way	10 feet[1]	15 feet	15 feet	6 feet[2]
Minimum Zone Depth: interior lot lines	6 feet[5]	8 feet[5]	8 feet[5]	0 feet
Minimum Trees (24" box minimum)	1 per 30 linear feet	1 per 20 linear feet[3] 1 per 30 linear feet[4]	1 per 20 linear feet[3] 1 per 30 linear feet[4]	1 per 30 linear feet

[1]When adjacent or across the street from an existing single-family residential use or zoning district, the buffer shall be increased to 15 feet.
[2]Only when adjacent to streets classified as collectors or larger.
[3]Where adjacent to any residential uses(s).
[4]Where adjacent to any commercial or industrial use(s).
[5]Where building setbacks are less restrictive, the building setbacks shall prevail.

B. Shrub Requirement

Shrubs are required in all buffer areas, and shall include a minimum of four (4) five-gallon shrubs for every required tree.

C. Ground Covers

Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and small stones, crushed rock, and bark installed to a minimum depth of two inches in all areas.

D. Irrigation

Landscape areas shall be irrigated in accordance with Title 19.12.030(F).

~~B~~E. ~~Penetration of Streetscape~~ Buffer Zone Encroachments

~~The streetscape buffer zone is in addition to any sidewalk, but the buffer zone may be penetrated by driveways and sidewalks approximately perpendicular to the street right-of-way.~~ The following encroachments are permitted within required buffer zones:

1. Driveways (curb cuts), located perpendicular or approximately perpendicular to the street right-of-way.
2. Sidewalks, located perpendicular or approximately perpendicular to the street right-of-way.
3. Pedestrian plazas, located adjacent to a public right-of-way, and provided in accordance with the requirements of Title 19.08.045.

~~C~~F. ~~Clustering of Plant Material~~ Alternative Planting Options

~~The clustering of plant material into groups of three or more plants is encouraged.~~ Tree spacing alternatives:

1. Alternative 1 (Figure 2)

   Spacing of trees shall not exceed twenty feet on center (O.C.) for commercial and industrial developments and thirty feet on center (O.C) for single family and multi family developments.
2. Alternative 2 (Figure 3)
   Clustering of trees is allowed if the total number of trees exceeds the minimum requirements by at least one tree; the spacing between any two trees does not exceed thirty-five feet for commercial and industrial developments and forty-five feet for single family and multi family developments.
3. Alternative 3 (Figure 4)
   The minimum number of trees required is one 24 inch box deciduous tree, evergreen tree, or 15 foot palm tree for every thirty-five linear feet of planter plus one extra tree of similar size to provide coverage at the ends of planters. In addition, two 15 gallon deciduous trees, evergreen trees or palm trees shall be required for every thirty-five linear feet of planter, and will be located between every 24 inch box tree or 15 foot palm tree.
   The spacing of the 24 inch box trees or 15' palm trees shall not exceed thirty-five feet on center. The 15 gallon trees can be either regularly spaced or grouped in between the larger trees.

~~D~~G. Utility Boxes and Installations

1. Along streets that border residential subdivision, all utility boxes and above-ground utility installations, other than utility poles, that are in excess of 27 cubic feet in size and that are to be placed back of sidewalk shall be installed with landscaping on ~~three~~ two sides, with one side being available for access by utility companies. The landscaping must include tall grasses and shrubbery which, at maturity, will provide adequate screening of the utility structures.
2. Along streets that border nonresidential development, all utility boxes and above-ground utility installations, other that utility poles, that are in excess of 27 cubic feet in size (excluding pad and concrete collars) shall be set back a sufficient distance so that a minimum of 3 feet of landscaping separates the utility structure from the public street right-of-way or sidewalk, whichever is nearer the structures. The landscaping must include tall grasses and shrubbery which, at maturity, will provide adequate screening of the utility structures. In addition, all utility boxes shall be placed so that the access doors open parallel to the street corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaped screening.
3. Within proposed trail corridors that are identified in the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element, no utility box or above-ground utility installation, other than a utility pole, that is in excess of 27 cubic feet in size (excluding pad and concrete collars) shall be allowed. In addition, all utility boxes to be placed immediately adjacent to a trail corridor shall be placed so that the access doors open parallel to the trail corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaping within the trail area.

~~E~~H. Sidewalks

Sidewalks a minimum of five feet in width are required. Sidewalks along arterial streets 100 feet and wider may be separated from the back of the street curb by a minimum of five feet of buffer area (Figure ~~3~~5). The buffer area may be planted with low maintenance, drought tolerant materials. Trees may be planted within the buffer area but are not required. Street trees shall be planted in accordance with Section ~~19.12.050.F~~ 19.12.040(I). The developer shall provide preliminary peripheral landscaping plans at the time of application. Maintenance of the peripheral landscaping and sidewalk shall be the responsibility of the property owner, developer, business association, other similar organization, or other method as approved by the City. Additional right-of-way may be required to accommodate the buffer area, in accordance with adopted City Alternative Standards, or if necessary a pedestrian walkway easement for any sidewalk area which will fall on private property, and/or an encroachment agreement for landscaping and private improvements in the right-of-way will be required.

~~1.~~ In areas where the street flow depth of stormwater exceeds the top of the curb elevation, required erosion control measures such as stem or rockery walls, riprap, turf, etc. shall be integrated into the landscape design. Where stem or rockery walls are used the wall shall be backfilled level with the top of the wall and landscaping installed. Color and texture of such walls shall be consistent with the sidewalk, hardscaped areas or perimeter walls. All walls shall be capped with a wall cap. Installation of erosion control devices will still require landscaping to be installed.

~~F~~I. Street Trees

Street trees, of an approved type, shall be planted along public streets in accordance with any corridor or specific area plan as adopted by the City. In the absence of any such adopted plan the following requirements shall apply.

Minimum number of trees required:

The planter shall provide a minimum of one 24 inch box (minimum 1 ½" caliper measured 6" above the soil line) deciduous or evergreen tree, or palm tree with minimum height of 15 feet from the ground to the top of the fronds, for every twenty linear feet of planter, plus one additional similar size tree to provide coverage at the end of planters.

~~Tree spacing alternatives:~~

~~Alternative 1 (See Figure 4)~~
~~Spacing of trees shall not exceed twenty feet on center (O.C.)~~

~~(Figure 4)~~

~~Alternative 2 (See Figure 5)~~
~~Clustering of trees is allowed if: the total number of trees exceeds the minimum requirements by at least one tree; the spacing between any two trees does not exceed thirty-five feet; and at least three trees are located within a thirty-five foot radius.~~

~~(Figure 5)~~

~~Alternative 3 (See Figure 6)~~
~~The minimum number of trees required is one 24 inch box deciduous tree, evergreen tree, or 15 foot palm tree for every forty linear feet of planter plus one extra tree of similar size to provide coverage at the ends of planters. In addition, two 15 gallon deciduous trees, evergreen trees or palm trees shall be required for every forty linear feet of planter, and will be located between every 24 inch box tree or 15 foot palm tree.~~

~~The spacing of the 24 inch box trees or 15' palm trees shall not exceed thirty five feet on center. The 15 gallon trees can be either regularly spaced or grouped in between the larger trees.~~

~~(Figure 6)~~

~~**19.12.060 Additional Buffering Requirements**~~

~~**A. Landscape Buffer Zone**~~

~~In addition to any required perimeter wall a landscape buffer zone and screening wall shall be constructed and maintained on all multi-family, commercial and industrial properties to provide a buffer from adjacent properties in accordance with Table 1.~~

1. ~~Deciduous trees must be of a variety that reaches a minimum height of 15' at maturity.~~
2. ~~Evergreen trees shall be a minimum of 8 feet in height at the time of planting and be of a variety that will grow to a minimum height of 15 feet at maturity. Palm trees are not acceptable for screening in this application.~~

~~**Table 1 Landscape Buffering**~~

~~STANDARD~~	~~MULTIFAMILY~~	~~COMMERCIAL~~	~~INDUSTRIAL~~
~~Minimum Zone Depth: Front yard~~	~~15 feet~~	~~15 feet~~	~~15 feet~~
~~Minimum Zone Depth: Side and rear yard~~	~~6 feet~~	~~8 feet~~	~~8 feet~~
~~Minimum Trees (24" box minimum)~~	~~1 per 30 linear feet~~	~~1 per 20 linear feet[1]~~ ~~1 per 30 linear feet[2]~~	~~1 per 20 linear feet[1]~~ ~~1 per 30 linear feet[2]~~
~~Wall Height: Side and rear yard only~~	~~6 feet~~	~~8 feet~~	~~8 feet~~

~~[1]Where adjacent to any residential uses(s)~~
~~[2]Where adjacent to any commercial or industrial use(s)~~

~~**B. Clustering of Plant Material**~~

~~The clustering of plant material into groups of three or more plants is encouraged.~~

~~**C. Wall Design Standard**~~

~~All walls required under this subchapter and which are not located within 25 feet of a street right of way may be made of any solid masonry material, including concrete block, stucco, brick or stone.~~

19.12.05~~070~~ Landscape Plan Approval Procedure

1. Unless approved in connection with a Rezoning, Special Use Permit or Variance application, landscape plans shall be processed and approved, if appropriate, as part of the Site Development Plan approval procedure.
2. Waiver. The requirements as found in Title 19.12 are minimum standards that shall be satisfied. The Planning Commission or City Council may grant a waiver to these requirements as part of a Site Development Plan Reviewe if it can be shown by the applicant through convincing and substantial evidence that any waiver of these requirements will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of these requirements and the granting of such waiver will not detrimentally affect the public health, safety or general welfare.

19.12.06~~080~~ Enforcement and Penalties

In addition to any other remedy which might be available, the City may withhold, deny, revoke or suspend a business license, certificate of occupancy or other permit or approval for failure to comply with this chapter.

19.12.07~~090~~ Landscaping of Existing Multi-Family Developments

(A) Multi-family developments that were approved before the minimum landscaping requirements of this Chapter went into effect may be required to comply with those requirements, within a reasonable time and to the extent reasonably possible. Upon notice from the Department of Neighborhood Services, and within the time period specified in the notice, the owner or manager of a development shall submit to the Planning and Development Department a proposed landscaping plan. The submittal shall be subject

to the approval of the Director. If a proposed landscaping plan is denied, the owner or manager may appeal the denial to the Planning Commission.

(B) Upon approval of a landscaping plan, the owner and manager of the development shall be jointly and severally responsible for maintaining the approved landscaping in accordance with this Chapter.

19.12.080 Illustrations

Figure 1
Figure 2
Figure 3
Figure 4
Figure 5

** STAFF REPORT **

PLEASE NOTE – GRAPHICS FOR EACH CHAPTER ATTACHED AT THE END OF THE REPORT

APPLICATION REQUEST

Discussion and possible action to amend a portion of Section Title 19.08.045, "Commercial District Development Standards" to include Industrial District Development standards thereby removing Title 19.08.050 entitled "Industrial District Development Standards"; 19.10.010, "On-site Parking Standards"; 19.12, "Landscape, Wall and Buffer Requirements"; and 19.20.020, "Words and Terms Defined". This amendment accomplishes the following goals:

- clarifies variance and waiver procedures for development standards;
- relocates landscaping and parking standards from Chapter 19.08 (Commercial and Industrial District Development Standards) and places landscaping standards in Chapter 19.12 (Landscape, Wall and Buffer Standards) and parking standards into Chapter 19.10 (Parking, Loading and Traffic Standards); and
- incorporating standards from the document entitled "Las Vegas Urban Design Guidelines and Standards" into Title 19.

BACKGROUND INFORMATION

Related Actions

09/18/02	The City Council adopted Ordinance 5508 thereby creating separate sections for the Commercial (Title 19.08.045) and Industrial (Title 19.08.050) Development Standards.
09/18/02	The City Council adopted Ordinance 5509 thereby amending the Landscape, Wall, and Buffer Requirements within Title 19.12.
07/15/04	The Commercial Design Guidelines was a topic at the Planning Commission Workshop.

INITIALS

ANALYSIS

Commercial design guidelines adopted in September of 2002 were aimed at facilitating a higher and more consistent quality of commercial development within the city. The standards promote sensitive design and planning of commercial development, which enhances compatibility between the built environment and the natural environment. The standards introduced the concept of waivers into the site development plan review process as a means of varying from the development standards. Because the waiver procedure can cause uncertainty over standards for applicants, it is necessary to clarify the variance and waiver procedures.

This text amendment categorizes the development standards into three categories;

- standards that require a Variance for relief of the requirements,
- standards that may be waived only by the Planning Commission and/or City Council as part of an advertised Site Development Plan Review
- standards that may be waived as determined by the Director as part of a Site Development Plan Review.

To increase the function of Title 19, standards relating to landscaping and parking have been relocated from Title 19.08 (Commercial and Industrial District Development Standards) to Chapter 19.10 (Parking, Loading and Traffic Standards) and 19.12 (Landscape, Wall and Buffer Standards). This consolidates the standards, eliminating situations where standards relating to the same topic appear in multiple chapter of Title 19. Standards from the "Las Vegas Urban Design Guidelines and Standards" have also been incorporated into Title 19 to further consolidate the standards.

These changes will create a more effective zoning code, which will assist applicants through the development process.

RECOMMENDATION **Approval**

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

NOTICES MAILED NEWSPAPER ONLY

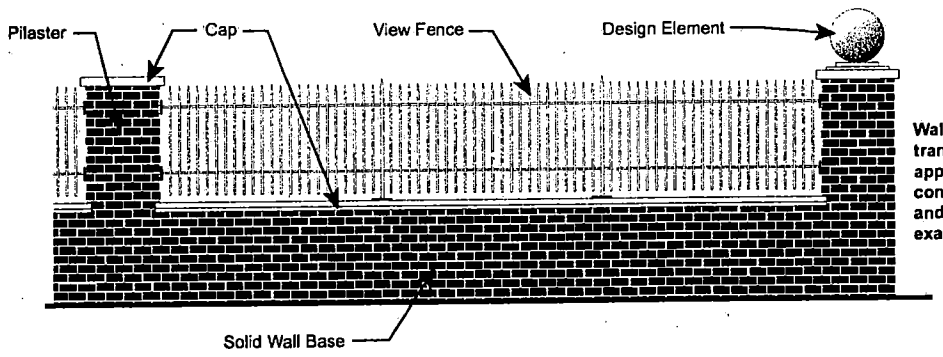
APPROVALS 0

PROTESTS 0

INITIALS

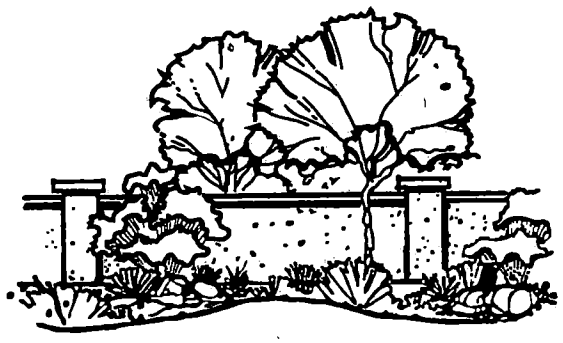
19.08.045H ILLUSTRATIONS

Figure 1 Transparent Walls



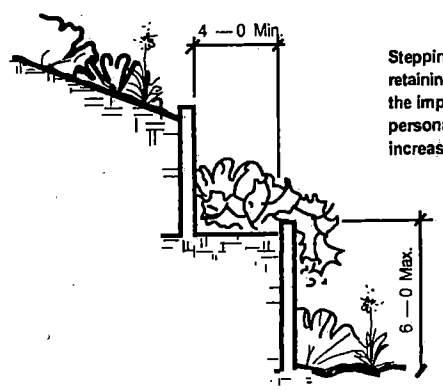
Walls can be transparent where appropriate, and constructed of iron and masonry for example.

Figure 2 Perimeter Screening Walls



Perimeter screening walls must be decorative in nature. Pilasters and decorative caps are one means of achieving this.

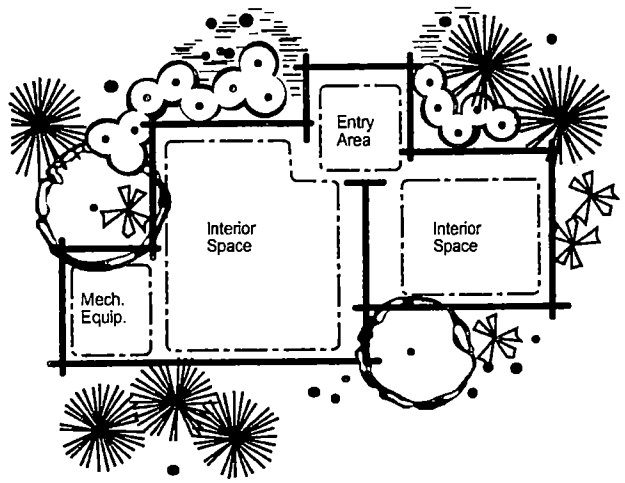
Figure 3 Perimeter Screening Walls



Stepping, or terracing, of high retaining walls helps to reduce the impact of the wall on personal comfort and increases visual interest.

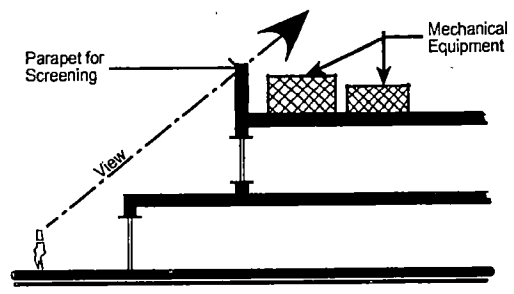
19.08.045H ILLUSTRATIONS

Figure 6 Ground Mounted Mechanical Equipment



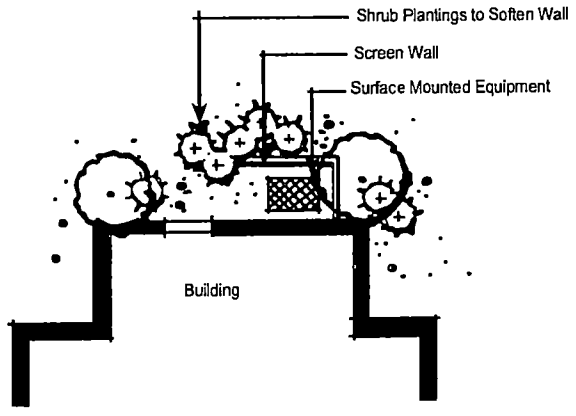
Consideration needs to be given in incorportating mechanical and electrical equipment into the architectural form and layout of proposed buildings to reduce the need for screening.

Figure 7 Flat Roof Mounted Mechanical Equipment



Mechanical and electrical equipment mounted on flat roofs shall be screened from view by a parapet wall or architectural feature that goes around all sides of the building.

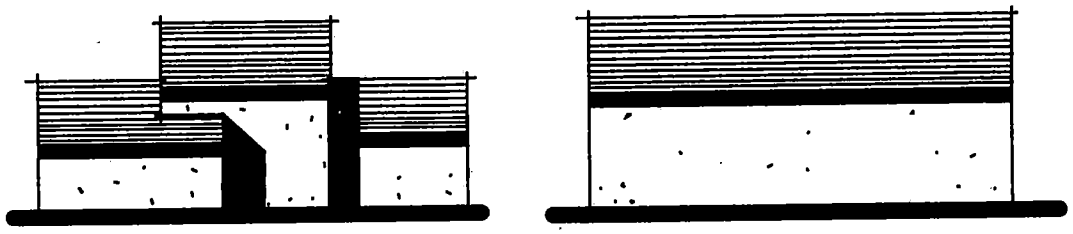
Figure 8 Ground Mounted Mechanical Equipment



Ground mounted mechanical and electrical equipment shall be screened from view with landscaping or walls that match the design of the primary buildings within the development.

19.08.045H ILLUSTRATIONS

Figure 12 Building Mass

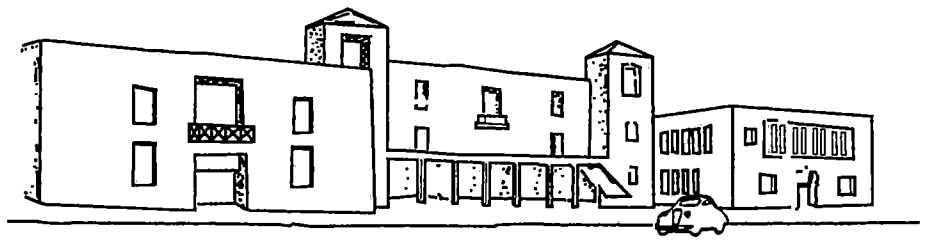


Yes

No

Preceived height and bulk can be reduced by dividing building mass into smaller scale components.

Figure 13 Dividing Building Mass



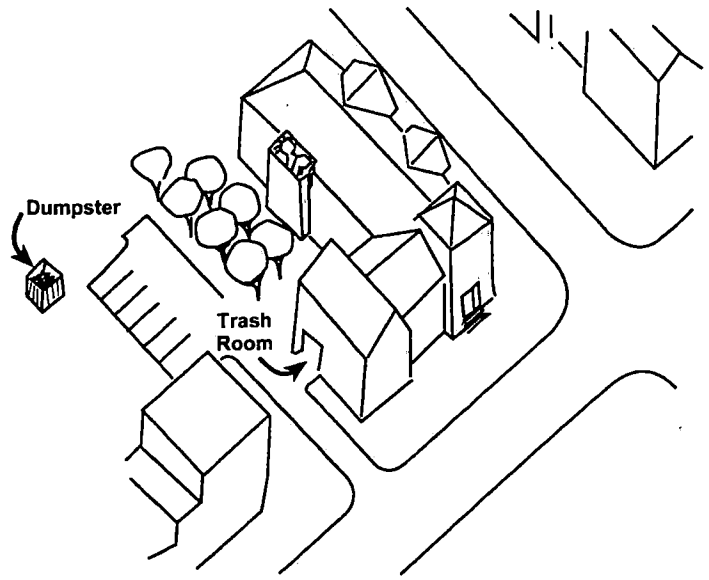
A recessed courtyard is an effective way of dividing building mass into smaller parts.

Figure 14 Upper Floor Step Backs

Stepping back upper floors is one method of reducing the negative impacts of incongruous height, bulk, and scale of larger buildings.

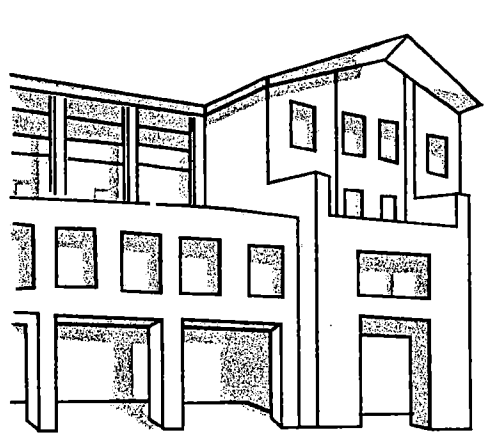
19.08.045H ILLUSTRATIONS

Figure 18 Dumpsters



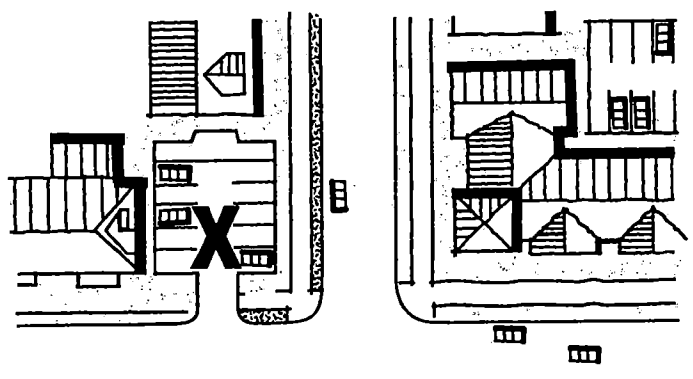
Refuse collection areas and trash receptacles shall be located away from the street front and shall be screened from view of rights-of-way and sidewalks.

Figure 19 Recessed Windows



Windows that are recessed in shadow provide for a more Interesting fa ade and help to reduce solar gain and reflection of glare.

Figure 20 Corner Lots



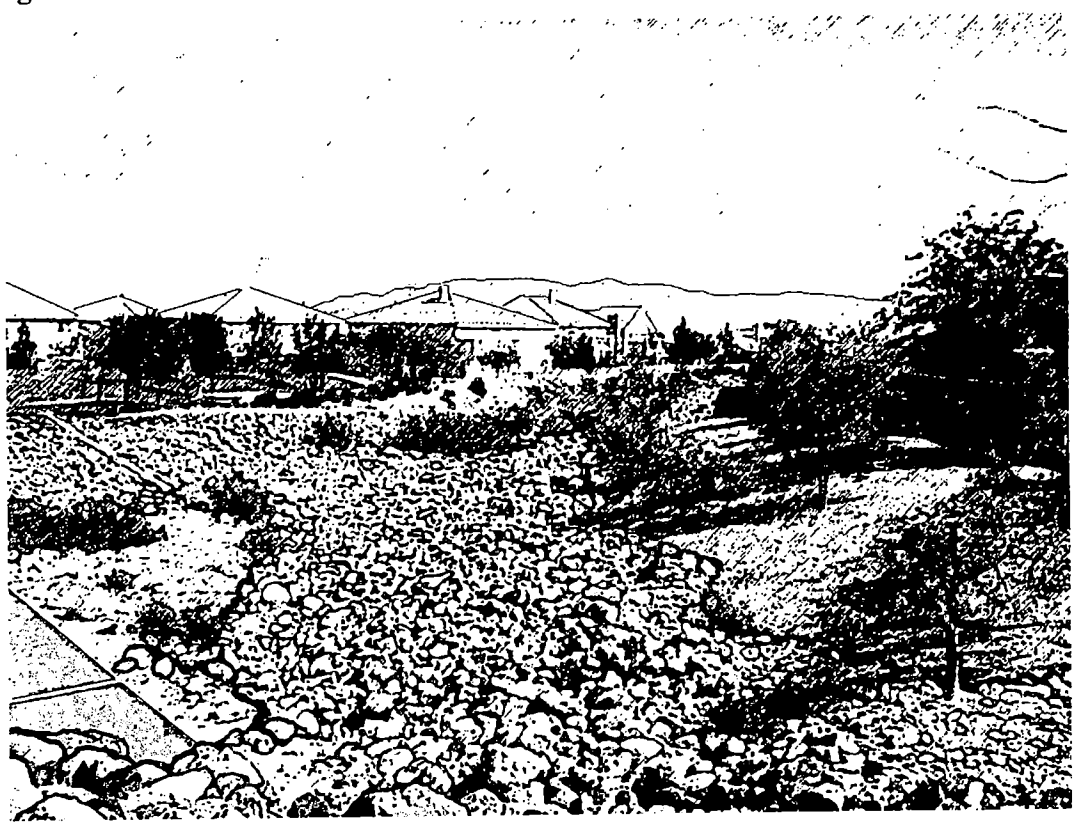
Not This

This

On corner lots, buildings must be oriented to the corner and the street front. Parking and curb cuts must be located away from the corner.

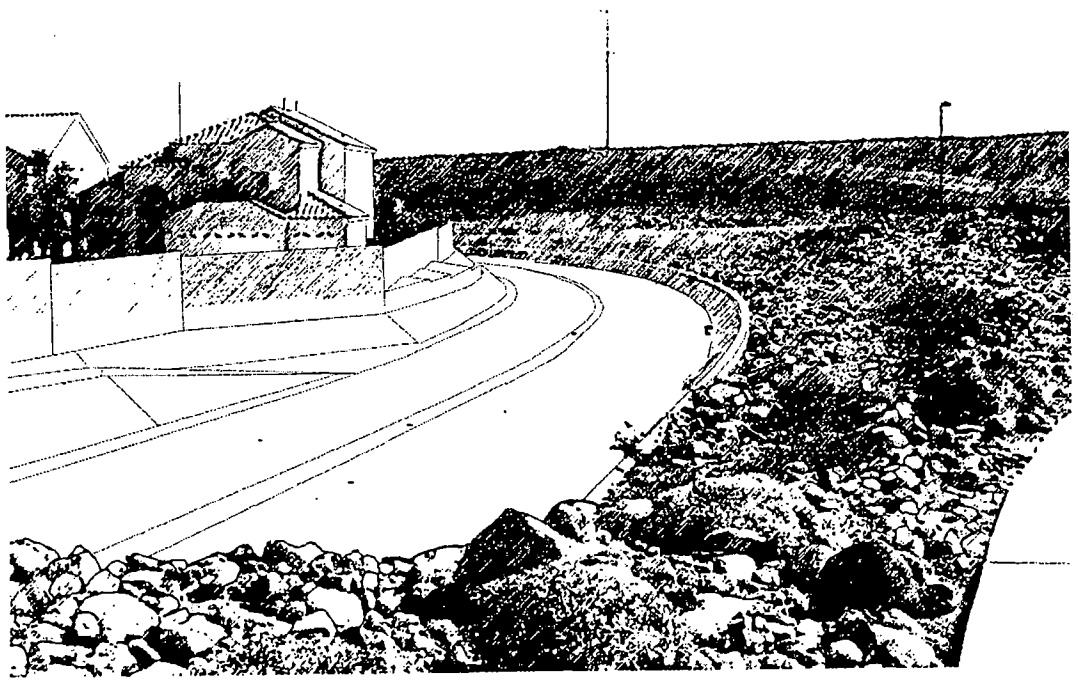
19.08.045H ILLUSTRATIONS

Figure 24 Natural Flood Channel



An example of the preferred use of natural materials on flood channel design.

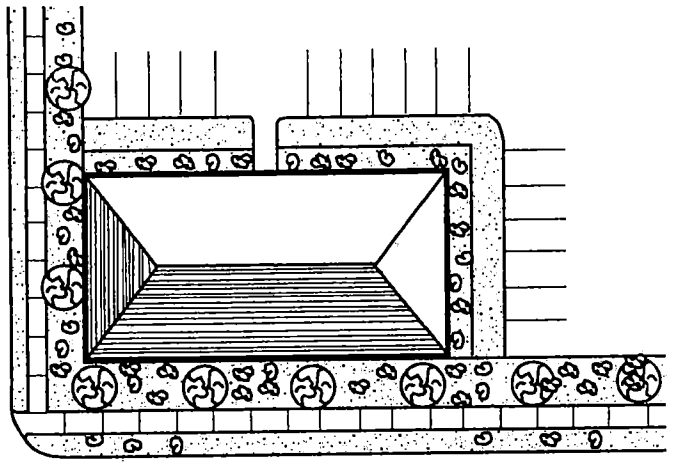
Figure 25 Concrete Flood Channel



An example of a less preferable usage of concrete in flood channel design.

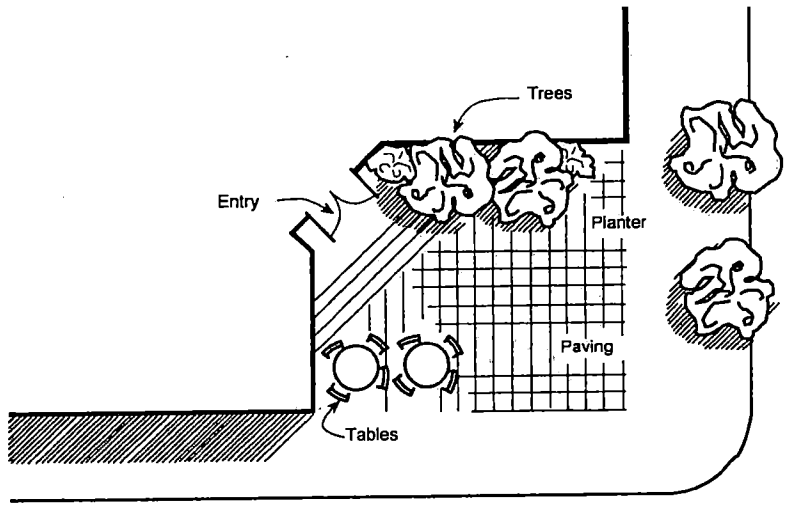
19.08.045H ILLUSTRATIONS

Figure 28 Buildings Separated From Parking Areas



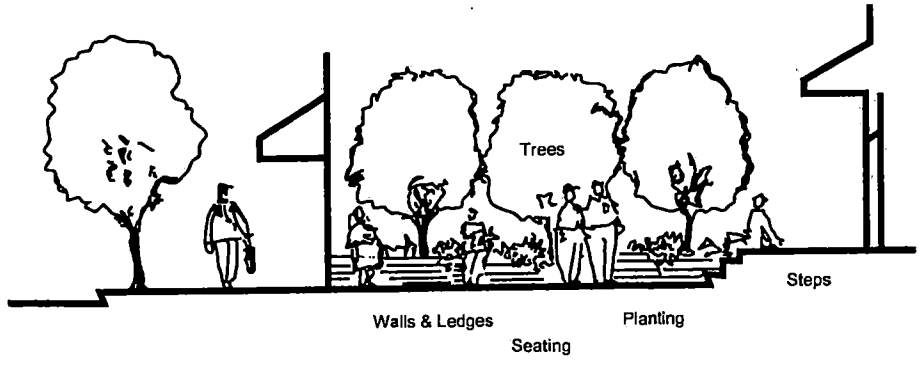
Foundation landscape areas and sidewalks shall be used to separate buildings from parking areas and travel lanes.

Figure 29 Pedestrian Open Spaces



Pedestrian open space and plazas provide opportunities for rest, relief and shade and must be incorporated into every new large commercial development.

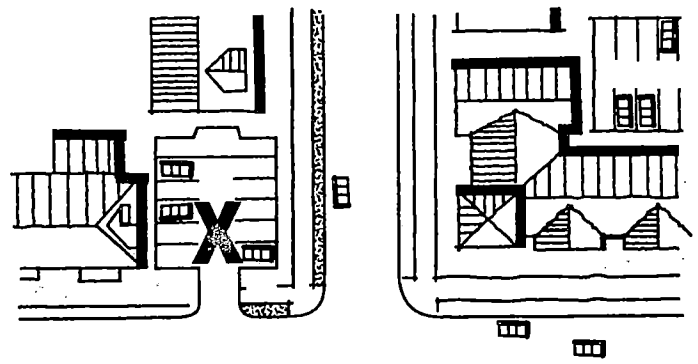
Figure 30 Pedestrian Open Spaces



A combination of various elements make for a successful pedestrian open space.

19.10.030 ILLUSTRATIONS

Figure 1 Corner Lots



Not This

This

On corner lots, buildings must be oriented to the corner and the street front. Parking and curb cuts must be located away from the corner.

Figure 2 Parking to the Side

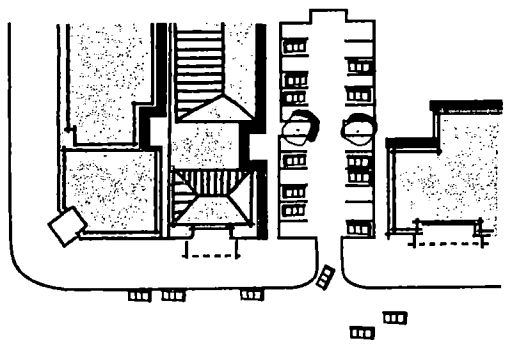
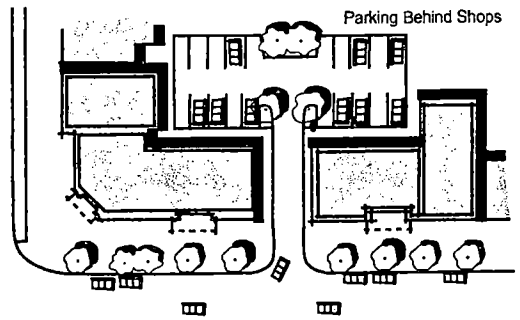
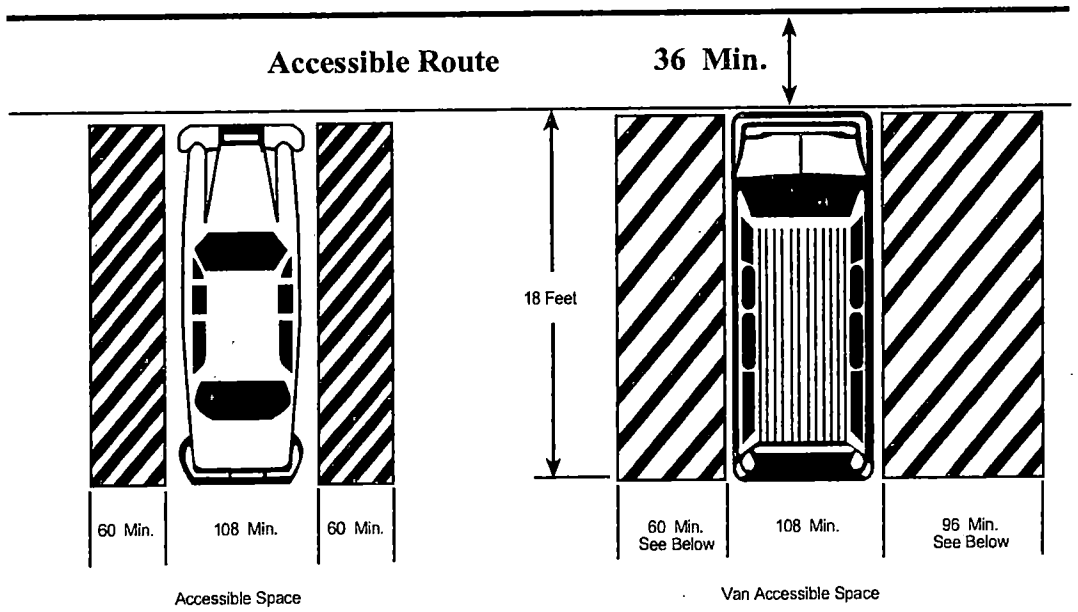


Figure 3 Parking to the Rear



Parking, when located to the side or rear, allows buildings to be placed at the front of the development. This reduces the impact of parking on the pedestrian environment and creates a stronger tie between the buildings and the street and enhances the streetscape.

Figure 4 Accessible Parking



19.10.030 ILLUSTRATIONS

Figure 6 Landscape Planting Alternatives

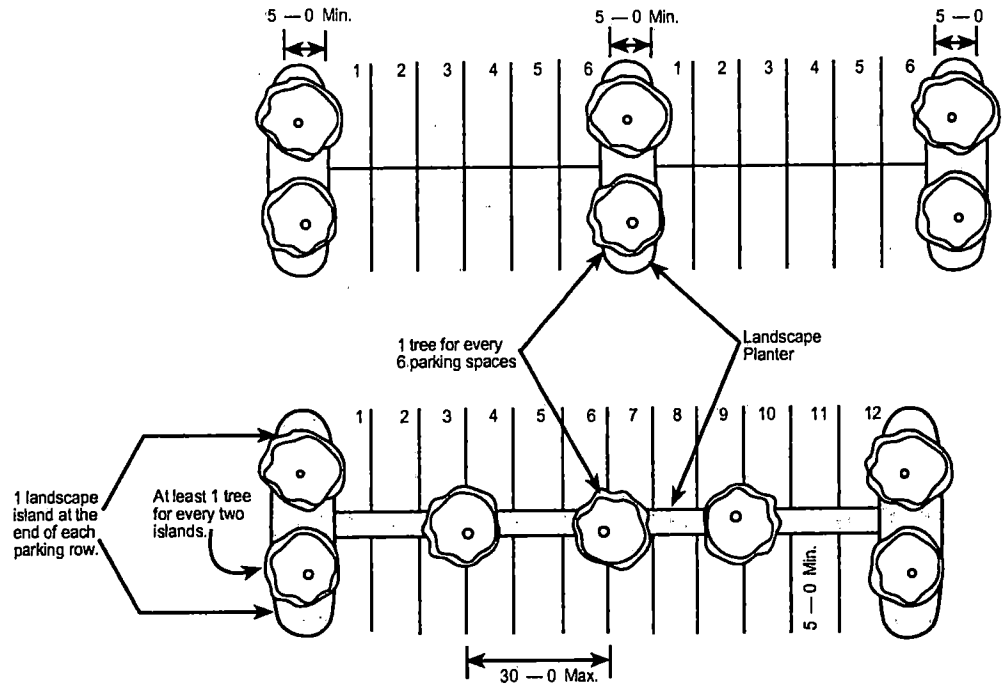
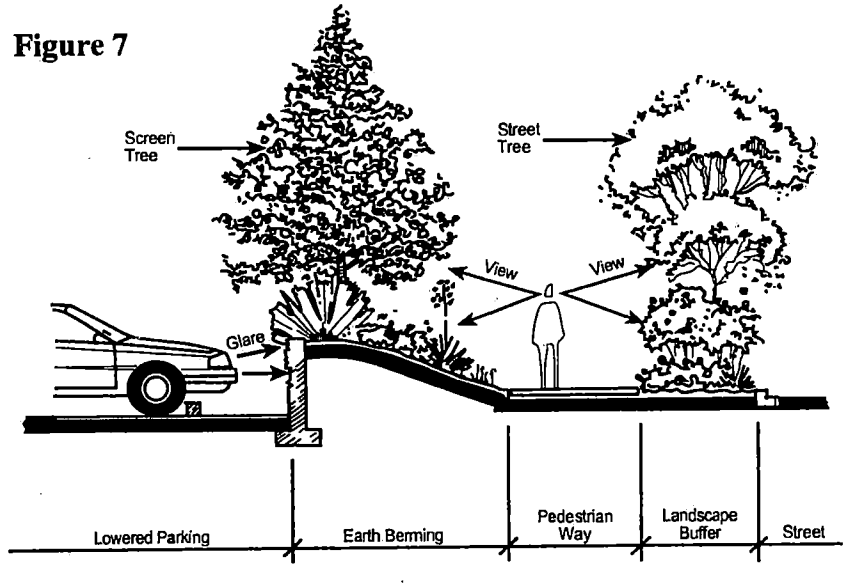


Figure 7



Features such as lowered parking areas, landscaped earthen berms and additional landscaping strips are effective methods of screening parking areas from the street and enhancing the pedestrian envirnoment and the streetscape.

19.12.080 ILLUSTRATIONS

Figure 1 Landscape Area Swale

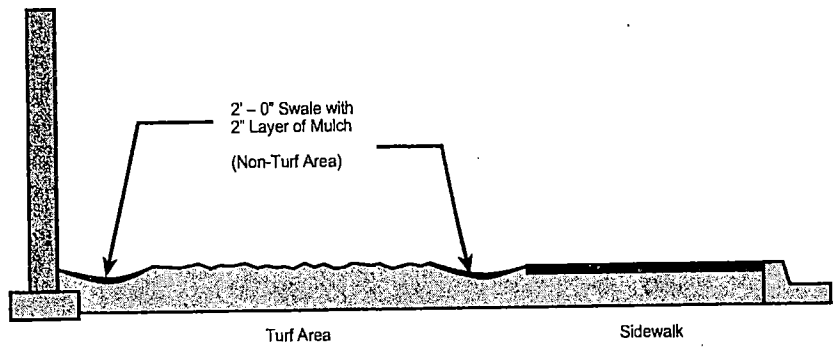
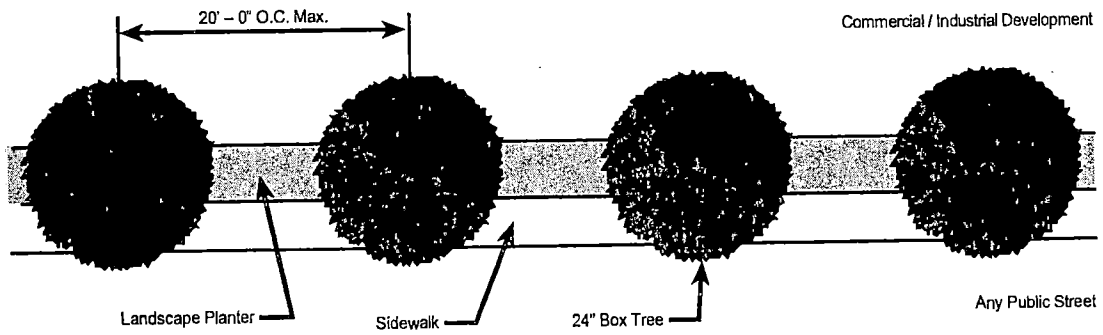
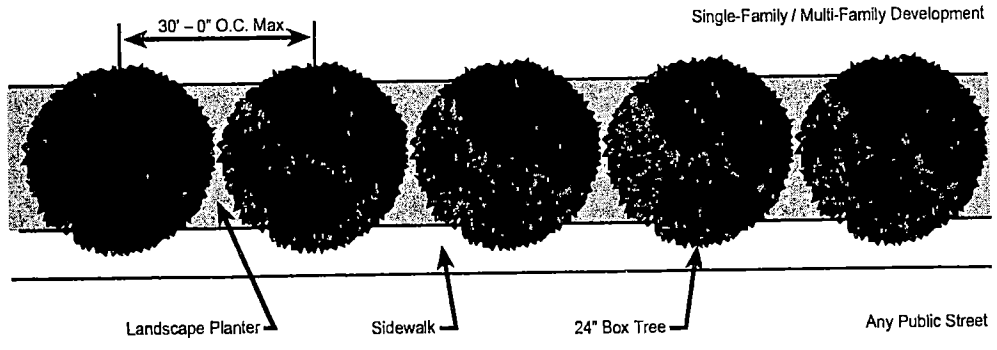


Figure 2





19.12.080 ILLUSTRATIONS

Figure 4

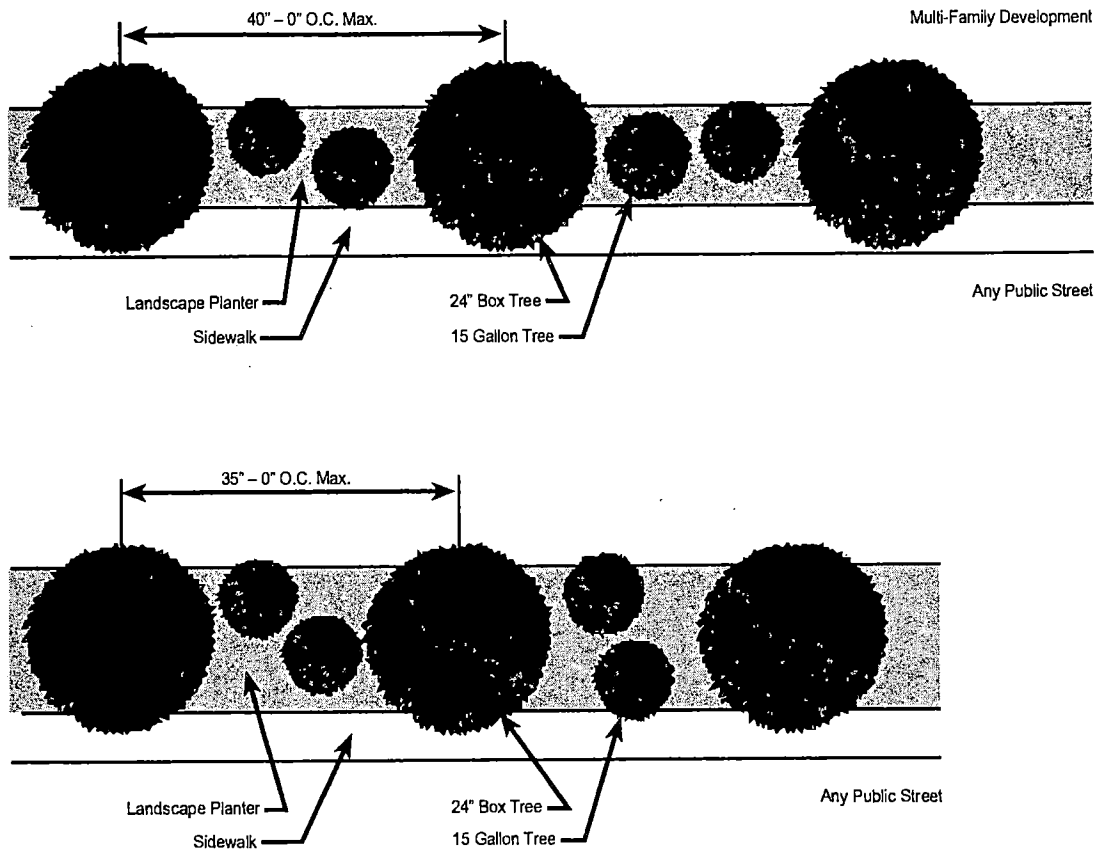
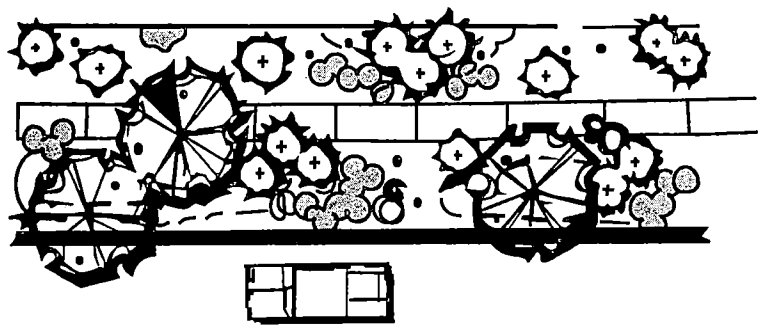


Figure 5 Landscape Perimeter



Landscaped perimeter tracts with sidewalks that are separated from the street by landscaping provide an enhanced pedestrian environment and street edge.

City of Las Vegas

Agenda Item No.: 60

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 12, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
TXT-6530 – TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.010, table 2 "Land Use Tables;" and Title 19.05.050(B), "Minimum Requirements to allow Commercial Amusement/Recreation (Indoor) in the O (Office) zoning district by means of a SUP (Special Use Permit).

THIS WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff has NO RECOMMENDATION

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

MOTION:
STEINMAN – DENIED – Motion carried with DAVENPORT and NIGRO voting NO and McSWAIN excused

To be forwarded to City Council in Ordinance form

NOTE: An initial motion for Approval by Davenport failed with GOYNES, TRUESDELL, EVANS and STEINMAN voting NO and McSWAIN excused

MINUTES:
CHAIRMAN NIGRO declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, gave a brief overview of the application, which would allow commercial amusement in the Office district by a Special Use Permit. Currently, such a use would be allowed; however, the use could not be open to the public. This language would allow that type of use to be open to the public. Restrictions have been added by staff to address issues such as the hours of operation and the size of the use.

MINUTES – Continued:

CHAIRMAN NIGRO confirmed with MR. RANKIN that the genesis of this amendment stems from a previous zone change request last year to allow a batting cage use in this district.

VICE CHAIRMAN TRUESDELL asked if this would permit bowling alleys in class A office towers and batting cages in bank buildings on West Sahara Avenue. MR. RANKIN indicated that if the requirements were met, yes.

TODD FARLOW, 240 North 19th Street, asked how the amended language defined amusement/recreation. He feared exotic dance could fit under the category. CHAIRMAN NIGRO assured him that the definition would not include exotic dance. MR. RANKIN said the definition includes batting cages, bowling alleys, swimming pools and indoor rock climbing as a few examples.

COMMISSIONER STEINMAN did not understand the need for this application. Having uses that attract large numbers of children to office areas did not make sense to him. CHAIRMAN NIGRO pointed out that a Special Use Permit would still be required and the use would have to be compatible with the surrounding area.

CHAIRMAN NIGRO declared the Public Hearing closed.

(11:47 – 11:52)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: May 12, 2005
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-6530 - CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: NO RECOMMENDATION

1. Title 19.04.010, Table 2 "Land Use Tables," is hereby amended to include the following:

RESIDENTIAL												*PERMITTED USES*	*COMMERCIAL*						*INDUSTRIAL*		
U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	RURAL & ANIMAL RELATED	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
												Commercial Amusement/Recreation (Indoor)			S		P	P	S	P	P

2. Title 19.04.050(B), "Minimum Requirements," is hereby amended as follows:

Commercial Amusement/Recreation (Indoor) [O]

1. No business shall be open to the public between the hours of 9 pm and 7 am." This will match the language used in 19.04-070A.
2. The use must be in conjunction with an approved Site Develop Review Plan for an office project.
3. The use may not exceed more than 35% of the entire floor area of the office complex.
4. Maximum height of the structure housing the use shall be 35-feet.
5. Parking shall be calculated per Title 19.10 Table 1 Recreation, Entertainment & Amusement and/or Table 1 Retail, Personal, Commercial & Business Services and Auto-Related.
6. Structures shall be designed to provide reasonable sound barriers for adjoining properties.

DR

** STAFF REPORT **

APPLICATION REQUEST

Discussion and possible action to amend the following portion of Title 19 of the Las Vegas Municipal Code:

1) Section 19.04.010, Table 2 "Land Use Tables;"
2) Section 19.04.050(B), "Minimum Requirements;"

The proposed amendments would provide for Commercial Amusement/Recreation (Indoor) to be allowed by means of a Special Use Permit in O (Office) Zoning and limit the use to certain hours of operation, total size in relationship to an approved office complex and limit the height of the structure containing the use.

BACKGROUND INFORMATION

The Las Vegas Zoning Code does not currently allow Commercial Amusement/Recreation (Indoor) in the O (Office) Zoning district. This amendment will allow for an applicant to apply for a Special Use Permit for this type use with certain restrictions to hours of operation, total size in relationship to an approved office complex and limit the height of the structure containing the use.

ANALYSIS

Currently office complexes may include ancillary amusement/recreation uses not offered to the public. The proposed changes would allow individual office establishments to offer Commercial Amusement/Recreation (Indoor) to the public by means of a Special Use Permit. The Special Use Permit will limit the hours of operation, total size in relationship to the office complex and the height of the structure containing the use.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

DR

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

TODD FARLOW, 240 North 19th Street, informed the Commission that another year of lectures on Sustainable Architecture has come and gone with only COMMISSIONER GOYNES attending the lecture. He also wanted to discuss how closure of a local trailer park is going to make people homeless. Homelessness has to be treated before it is a crisis. If the issue is not addressed now, it will cost more to fix it in the future. The City has to plan ahead and have departments work together to find solutions.

MEETING ADJOURNED AT 11:58 P.M.

Respectfully submitted:

Stacey L Campbell
STACEY CAMPBELL, DEPUTY CITY CLERK

YDOLEENA YTURRALDE, DEPUTY CITY CLERK