

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 19, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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Las Vegas City Council

Mayor Oscar B. Goodman

Mayor Pro-Tem Gary Reese, Ward 3

Councilman Larry Brown, Ward 4

Councilman Lawrence Weekly, Ward 5

Councilman Steve Wolfson, Ward 2

Councilwoman Lois Tarkanian, Ward 1

Councilman Steven D. Ross, Ward 6

City Manager, Douglas Selby

Commissioners

Glenn E. Trowbridge, Chairperson

Steven Evans, Vice-Chairperson

Byron Goynes

Richard Truesdell

Leo Davenport

David W. Steinman

Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

MINUTES: Approval of the September 7, 2006 and September 21, 2006 Planning Commission Meeting minutes by reference (___vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

Consent items are considered routine by the Planning Commission and may be enacted by one motion. However, any item may be discussed if a commission member or applicant so desires.

1. TABLED - TMP-13793 - TENTATIVE MAP - CABALLOS DE ORO A TOWNHOME DEVELOPMENT - APPLICANT: THE CATALYST GROUP - OWNER: CABALLOS DE ORO ESTATES, LLC - Request for a Tentative Map FOR A 31-LOT ATTACHED SINGLE-FAMILY DEVELOPMENT on 5.0 acres on the north side of Buckskin Avenue, approximately 333 feet west of Cliff Shadows Parkway (APN 137-12-301-009), PD (Planned Development) Zone [L (Low Density Residential) Special Land Use Designation], Ward 4 (Brown).
2. TMP-16534 - TENTATIVE MAP - BELLA MONTE - APPLICANT: BRIAN EHLERT - OWNER: WESLEY E. AND SHARON GLOVER - Request for a Tentative Map FOR A PROPOSED FIVE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.37 acres adjacent to the north side of Via Olivero Avenue, approximately 320 feet east of Lisa Lane (APNs 163-04-402-002 and 003), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development -2 Units Per Acre) Zone, Ward 2 (Wolfson).

ONE MOTION - ONE VOTE:

The following are items that may be considered in one motion/one vote. They are considered routine non-public and public hearing items that have no protests or condition changes by the applicant or staff. All public hearings and non-public hearings will be opened at one time. Any person representing an application or a member of the public or a member of the Planning Commission not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

3. ABEYANCE - RENOTIFICATION - SDR-15322 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: MGB, LLC - Request for a Site Development Plan Review FOR A PROPOSED 11,080 SQUARE FOOT RETAIL DEVELOPMENT on 1.54 acres at the northwest corner of Lake Mead Boulevard and Decatur Boulevard (APN 138-24-611-060, 061 and 062), C-1 (Limited Commercial) Zone and U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
NOTE: THIS REQUEST IS BEING AMENDED TO INCLUDE A WAIVER OF THE PERIMETER LANDSCAPE BUFFERING REQUIREMENTS AND MERHI GHASSAN SHOULD BE ADDED AS AN ADDITIONAL OWNER

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4. **SUP-16488 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARCUS SGRIZI - OWNER: BOCA FASHION VILLAGE, LLC** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at 608 Rampart Boulevard, Suite #4 (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Wolfson).
5. **SUP-16515 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HENNESSEY'S TAVERN, INC. - OWNER: FREMONT STREET EXPERIENCE PARKING CORPORATION** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF THE 1,500-FOOT SEPARATION DISTANCE REQUIREMENT FROM ANOTHER LIQUOR ESTABLISHMENT (TAVERN) at 425 Fremont Street, Suite #210 (APN 139-34-610-045), C-2 (General Commercial) Zone, Ward 3 (Reese).
6. **SUP-16518 - SPECIAL USE PERMIT RELATED TO SUP-16515 - PUBLIC HEARING - APPLICANT: HENNESSEY'S TAVERN, INC. - OWNER: FREMONT STREET EXPERIENCE PARKING CORPORATION** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF THE 1,500-FOOT SEPARATION DISTANCE REQUIREMENT FROM ANOTHER LIQUOR ESTABLISHMENT (TAVERN) at 425 Fremont Street, Suite #220 (APN 139-34-610-045), C-2 (General Commercial) Zone, Ward 3 (Reese).
7. **SDR-16542 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JAIVADAN AND HANSA NARAN** - Request for a Site Development Plan Review FOR A PROPOSED 21,726 SQUARE FOOT PROFESSIONAL OFFICE BUILDING on 1.82 acres at 2496 West Charleston Boulevard (APNs 139-32-802-022 and 030), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).

PUBLIC HEARING ITEMS:

8. **ABEYANCE - GPA-13372 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV** - Request to amend a portion of the Southeast Sector of the General Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 5.05 acres at 1515 and 1619 West Charleston Boulevard, 1608 and 1620 Ellis Avenue (APNs 162-04-510-002, 004, 005, 006, and 007), Ward 1 (Tarkanian).

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9. **ABEYANCE - ZON-13491 - REZONING RELATED TO GPA-13372 - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV** - Request to a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 4.13 acres at 1515 West Charleston Boulevard, 1620 Ellis Avenue and 1608 Ellis Avenue (APNs 162-04-510-004, 005, 006, and 007), Ward 1 (Tarkanian).
10. **ABEYANCE - SUP-13494 - SPECIAL USE PERMIT RELATED TO GPA-13372 AND ZON-13491 - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV** - Request for a Special Use Permit FOR A 40-FOOT TALL, 48-FOOT X 14-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1515 West Charleston Boulevard (APN 162-04-510-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian).
11. **ABEYANCE - SUP-13495 - SPECIAL USE PERMIT RELATED TO GPA-13372, ZON-13491, AND SUP-13494 - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV** - Request for a Special Use Permit FOR A 40-FOOT TALL, 36-FOOT X 10-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1515 West Charleston Boulevard (APN 162-04-510-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian).
12. **ABEYANCE - SUP-13490 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LV NV** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14 X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1619 West Charleston Boulevard (APN 162-04-510-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
13. **ABEYANCE - RENOTIFICATION - MOD-12919 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER** - Request for a Major Modification to the Las Vegas Medical District Plan TO AMEND THE LAND USE DESIGNATION FROM: MD-2 (MAJOR MEDICAL) TO: MD-1 (MEDICAL SUPPORT) on 0.74 acres at 728 Desert Lane (APN 139-33-402-021), Ward 5 (Weekly).

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14. **ABEYANCE - RENOTIFICATION - VAR-12925 - VARIANCE RELATED TO MOD-12919 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER** - Request for a Variance TO ALLOW 85 PARKING SPACES WHERE 100 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 0.74 acres at 728 Desert Lane (APN 139-33-402-021), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation] [PROPOSED: MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

15. **SUP-16246 - SPECIAL USE PERMIT RELATED TO MOD-12919 AND VAR-12925 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 728 Desert Lane (APN 139-33-402-021), [PROPOSED: MD-1 (MEDICAL SUPPORT) Las Vegas Medical District Plan Designation], Ward 5 (Weekly).

16. **ABEYANCE - RENOTIFICATION - SDR-12922 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-12919 AND VAR-12925 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER** - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 24 RESIDENTIAL CONDOMINIUM UNITS AND 13,465 SQUARE FEET OF MEDICAL OFFICE SPACE on 0.74 acres at 728 Desert Lane (APN 139-33-402-021), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation] [PROPOSED: MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).
NOTE: THIS APPLICATION HAS BEEN AMENDED FROM 24 RESIDENTIAL CONDOMINIUM UNITS TO 30 RESIDENTIAL CONDOMINIUM UNITS AND FROM 13,465 SQUARE FEET OF MEDICAL OFFICE SPACE TO 9,350 SQUARE FEET OF MEDICAL OFFICE SPACE

17. **ABEYANCE - VAR-13851 - VARIANCE - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: ROBBIE AUTO** - Request for a Variance TO ALLOW A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN WITHIN AN EXISTING COMMERCIAL CENTER TO BE 158.2 FEET FROM RESIDENTIAL PROPERTY, WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SETBACK OF 240 FEET AND TO ALLOW A SIDE SETBACK OF ZERO FEET WHERE 10 FEET IS REQUIRED on 0.80 acres at 500 South Buffalo Drive (APN 138-34-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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18. ABEYANCE - VAR-16021 - VARIANCE RELATED TO VAR-13851 - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: ROBBIE AUTO - Request for a Variance TO ALLOW 42 PARKING SPACES WHERE 46 ARE REQUIRED FOR THE ADDITION OF A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN WITHIN AN EXISTING COMMERCIAL CENTER on 0.80 acres at 500 South Buffalo Drive (APN 138-34-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
19. ABEYANCE - SUP-13849 - SPECIAL USE PERMIT RELATED TO VAR-13851 AND VAR-16021 - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: ROBBIE AUTO - Request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN WITHIN AN EXISTING COMMERCIAL CENTER at 500 South Buffalo Drive (APN 138-34-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
20. VAR-16423 - VARIANCE - PUBLIC HEARING - APPLICANT: SPRINT/NEXTEL - OWNER: THE W.H. BAILEY FAMILY TRUST - Request for a Variance TO ALLOW A REAR YARD SETBACK OF EIGHT FEET WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW A SIDE YARD SETBACK OF THREE FEET WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED FOR AN EXISTING 60-FOOT TALL WIRELESS COMMUNICATIONS FACILITY, NON-STEALTH DESIGN on 0.20 acres at 2412 Santa Clara Drive (APN 162-03-413-024), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).
21. ABEYANCE - SUP-15029 - SPECIAL USE PERMIT RELATED TO VAR-16423 - PUBLIC HEARING - APPLICANT: SPRINT/NEXTEL - OWNER: THE W.H. BAILEY FAMILY TRUST - Request for a Major Amendment of an approved Special Use Permit (U-0057-02) FOR THE PROPOSED ADDITION OF A FULL ARRAY ANTENNA ON AN EXISTING 60-FOOT TALL WIRELESS COMMUNICATIONS FACILITY, NON-STEALTH DESIGN at 2412 Santa Clara Drive (APN 162-03-413-024), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).
22. ABEYANCE - SDR-14306 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BRUCE A. AND JULIE A. KHALILZADEGAN - Request for a Site Development Plan Review FOR A PROPOSED 68-UNIT CONDOMINIUM DEVELOPMENT AND A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 3.52 acres at 5300 North Rainbow Boulevard (APN 125-35-201-006), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 6 (Ross).

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23. **GPA-15231 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS** - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on a portion of 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Ross).
24. **ZON-15233 - REZONING RELATED TO GPA-15231 - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on a portion of 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Ross).
25. **SDR-15235 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-15231 AND ZON-15233 - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS** - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO AN OFFICE on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone and R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 6 (Ross).
26. **GPA-16294 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JOHN HERNANDEZ** - Request to Amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.17 acres at 410 Spencer Street (APN 139-35-413-125), Ward 3 (Reese).
27. **ZON-16296 - REZONING RELATED TO GPA-16294 - PUBLIC HEARING - APPLICANT/OWNER: JOHN HERNANDEZ** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 410 Spencer Street (APN 139-35-413-125), Ward 3 (Reese).
28. **VAR-16298 - VARIANCE RELATED TO GPA-16294 AND ZON-16296 - PUBLIC HEARING - APPLICANT/OWNER: JOHN HERNANDEZ** - Request for a Variance TO ALLOW ONE PARKING SPACE WHERE FOUR IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 0.17 acres at 410 Spencer Street (APN 139-35-413-125), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).

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29. **SDR-16292 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16294, ZON-16296 AND VAR-16298 - PUBLIC HEARING - APPLICANT/OWNER: JOHN HERNANDEZ** - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO AN OFFICE AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFERING REQUIREMENTS on 0.17 acres at 410 Spencer Street (APN 139-35-413-125), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).
30. **GPA-16426 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on a portion of 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), Ward 6 (Ross).
31. **ZON-16469 - REZONING RELATED TO GPA-16426 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), Ward 6 (Ross).
32. **VAR-16470 - VARIANCE RELATED TO GPA-16426 AND ZON-16469 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC** - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF FIVE FEET WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED OFFICE BUILDING on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).
33. **VAR-16471 - VARIANCE RELATED TO GPA-16426, ZON-16469 AND VAR-16470 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC** - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 25 PARKING SPACES ARE THE MINIMUM NUMBER REQUIRED FOR A PROPOSED OFFICE BUILDING on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

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34. **SDR-16472 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16426, ZON-16469, VAR-16470 AND VAR-16471 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 7,500 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).
35. **GPA-16502 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: GALTAR, LLC** - Request to Amend a portion of the Centennial Hills Sector Plan FROM: GC (GENERAL COMMERCIAL) TO: SC (SERVICE COMMERCIAL) on 4.14 acres at 4600 North Rancho Drive (APN 138-02-102-007 and 009), Ward 6 (Ross).
36. **ZON-16504 - REZONING RELATED TO GPA-16502 - PUBLIC HEARING - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: GALTAR, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL) AND C-2 (GENERAL COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 4.14 acres at 4600 North Rancho Drive (APN 138-02-102-007 and 009), Ward 6 (Ross).
37. **SDR-16503 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16502 AND ZON-16504 - PUBLIC HEARING - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: MERHI GHASSAN AND GALTAR, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 81,240 SQUARE FOOT COMMERCIAL DEVELOPMENT CONSISTING OF 10 PAD SITES WITH SINGLE-STORY BUILDINGS on 7.03 acres at 4600 North Rancho Drive (APN 138-02-102-005 through 009, and 011), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).
38. **GPA-16511 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST** - Request to Amend a portion of the Southwest Sector Plan of the Master Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly).

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39. **ZON-16519 - REZONING RELATED TO GPA 16511 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) TO: R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE) on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly).
40. **VAR-16525 - VARIANCE RELATED TO GPA-16511 AND ZON-16519 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST** - Request for a Variance TO ALLOW 35,642 SQUARE FEET OF OPEN SPACE WHERE 53,370 SQUARE FEET IS THE MINIMUM REQUIRED on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre) Zone], Ward 5 (Weekly).
41. **SDR-16522 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16511, ZON-16519, AND VAR-16525 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 77-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre) Zone], Ward 5 (Weekly).
42. **GPA-16538 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC** - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), Ward 6 (Ross).
43. **ZON-16609 - REZONING RELATED TO GPA-16538 - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), Ward 6 (Ross).

10/11/2006 9:29:13 AM

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44. **WVR-16610 - WAIVER RELATED TO GPA-16538 AND ZON-16609 - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC** - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 173 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), R-E (Residence Estates) Zone [PROPOSED R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross).
45. **SDR-16611 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16538, ZON-16609, AND WVR 16610 - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 21-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross).
46. **GPA-16578 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC.** - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross).
47. **ZON-16580 - REZONING RELATED TO GPA-16578 - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC.** - Request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross).
48. **SDR-16581 - SITE DEVELOPMENT REVIEW RELATED TO GPA-16578 AND ZON-16580 - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC.** - Request for a Site Development Review FOR A PROPOSED TWO-STORY, 56-UNIT ASSISTED LIVING APARTMENT DEVELOPMENT WITH A 43,283 SQUARE-FOOT COMMERCIAL AMUSEMENT/RECREATION (INDOOR) FACILITY, 3,024 SQUARE FEET OF MEDICAL OFFICE SPACE, AND 1,382 SQUARE FEET OF RETAIL SPACE on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) Master Plan Designation] [PROPOSED: PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone] Ward 6 (Ross).

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49. GPA-17129 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PRAYER CENTER REVIVAL CRUSADE MINISTRIES - Request for a Rezoning FROM: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue (APNs 139-21-510-007, 073 and 074), Ward 5 (Weekly).
50. ZON-16632 - REZONING RELATED TO GPA-17129 - PUBLIC HEARING - APPLICANT/OWNER: PRAYER CENTER REVIVAL CRUSADE MINISTRIES - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL) TO: C-V (CIVIC) on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue (APNs 139-21-510-007, 073 and 074), Ward 5 (Weekly).
51. SDR-15034 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-17129 AND ZON-16632 - PUBLIC HEARING - APPLICANT/OWNER: PRAYER CENTER REVIVAL CRUSADE MINISTRIES - Request for a Site Development Plan Review FOR A PROPOSED 5,750 SQUARE-FOOT ADDITION TO AN EXISTING 1,673 SQUARE-FOOT CHURCH AND A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue (APNs 139-21-510-007, 073 and 074), C-1 (Limited Commercial) Zone and C-2 (General Commercial) Zone [PROPOSED: C-V (Civic) Zone], Ward 5 (Weekly).
52. ZON-16510 - REZONING - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), Ward 5 (Weekly).
53. VAR-16512 - VARIANCE RELATED TO ZON-16510 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Variance TO ALLOW 68 PERCENT LOT COVERAGE WHERE 50 PERCENT LOT COVERAGE IS THE MAXIMUM PERMITTED on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

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54. **VAR-16516 - VARIANCE RELATED TO ZON-16510 AND VAR-16512 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST** - Request for a Variance TO ALLOW 89 PARKING SPACES WHERE 121 PARKING SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
55. **SUP-16520 - SPECIAL USE PERMIT RELATED TO ZON-16510, VAR-16512 AND VAR-16516 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
56. **SDR-16508 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-16510, VAR-16512, VAR-16516 AND SUP-16520 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 5-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 10,500 SQUARE FEET OF COMMERCIAL SPACE AND 32 RESIDENTIAL UNITS on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
57. **VAR-16497 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KEN BERRYDANE** - Request for a Variance TO ALLOW A NINE-FOOT SETBACK IN THE FRONT YARD WHERE 25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A FIVE-FOOT SETBACK IN THE REAR YARD WHERE 15 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE-FAMILY RESIDENCE on 0.48 acres at 2521 Driftwood Drive (APN 139-32-512-016), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 1 (Tarkanian).
58. **SUP-16498 - SPECIAL USE PERMIT RELATED TO VAR-16497 - PUBLIC HEARING - APPLICANT/OWNER: KEN BERRYDANE** - Request for a Special Use Permit FOR A PROPOSED HABITABLE ACCESSORY STRUCTURE at 2521 Driftwood Drive (APN 139-32-512-016), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 1 (Tarkanian).

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59. VAR-16505 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALVY COOK - Request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ROOM ADDITION at 1117 Strong Drive (APN 162-05-511-005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).
60. SUP-16483 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PAWN PLACE - OWNER: DECATUR REAL ESTATE HOLDINGS, LLC - Request for a Special Use Permit FOR A PAWN SHOP AND WAIVERS OF THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM SIX SIMILAR USES at 1940 North Decatur Boulevard (APN 139-19-301-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
61. SDR-16500 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: WINGS TO GO - OWNER: FORT APACHE COMMONS, LTD., LLC. - Request for a Site Development Plan Review FOR A 580 SQUARE-FOOT RESTAURANT ADDITION TO AN EXISTING SERVICE STATION (WITHOUT INCIDENTAL AUTO REPAIR) on 1.86 acres at 1101 South Fort Apache Road (APN 163-05-110-006), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

DIRECTOR'S BUSINESS:

62. TXT-17138 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend the Las Vegas Zoning Code to update and revise various Title 19 requirements and make corrections and clarifications as appropriate.

CITIZENS PARTICIPATION:

Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission no subject may be acted upon unless that subject is on the agenda and is scheduled for action. If you wish to be heard, give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed to speak, may be limited.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

AFFIDAVIT OF POSTING

(Posting required under the provision of NRS 241, Sec. 1.3 and 1.5)

State of Nevada)
)
County of Clark))
)
City of Las Vegas)

I LANCE SPERRY, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of October 13, 2006, at the hour of 3:00 p.m., there were posted copies of the October 19, 2006 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

1. In the Clark County Government Center
500 South Grand Central Parkway
2. In the Grant Sawyer Building
555 East Washington Avenue
(Go in through the main entrance. Straight ahead is the security desk. Ask one of the guards to unlock the bulletin board so that you may post the agenda.)
3. In the Las Vegas Library
833 Las Vegas Boulevard North
(Go through the double doors. To the right of the desk is the bulletin board. I am told that they keep it very neat. Take some extra pushpins as they may not have any).
4. City Clerk's Bulletin Board
400 Stewart Avenue, 2nd Floor Skybridge
(in the walkway area next to the entrance of the Human Resources Department. See City Clerk for key)
5. On the Public Bulletin Board at the Plaza Level to the City Hall
400 Stewart Avenue
(Near the entrance to the Court Clerk's Office)

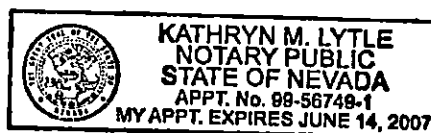
Lance Sperry
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 13th day of October, 2006.

Kathryn M. Lytle
Notary Public in and for said County and State



AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)

) ss

COUNTY OF CLARK)

I **Carman Livingston Burney**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of **October 13, 2006**, a copy of the **October 19, 2006 Planning Commission Agenda**, the attached of which is a true and correct copy, was mailed electronically and/or deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

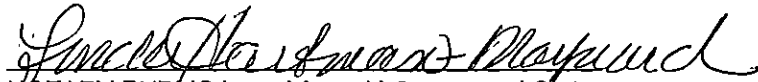


SIGNATURE

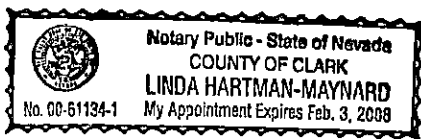
Planning and Development Department

Subscribed and sworn to before me this

12TH day of OCTOBER, 2006



NOTARY PUBLIC in and for said County and State





PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TROWBRIDGE.

CALL TO ORDER: 6:07 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN GLENN TROWBRIDGE, MEMBERS STEVEN EVANS, RICHARD TRUESDELL, BYRON GOYNES, LEO DAVENPORT, DAVID STEINMAN AND SAM DUNNAM

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DOUG RANKIN – PLANNING & DEVELOPMENT DEPT., JOHN KORKOSZ – PLANNING & DEVELOPMENT DEPT., JIM MARSHALL – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, RICK SCHROEDER – PUBLIC WORKS, JIM LEWIS – CITY ATTORNEY'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

SUBJECT:

Approval of the minutes of the September 7, 2006 and September 21, 2006 Planning Commission Meeting

MOTION:

EVANS – APPROVED – UNANIMOUS

MINUTES:

There was no discussion.

(6:09)

1-47

MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298], Item 29 [SDR-16292], Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525], Item 41 [SDR-16522], Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] to the 11/02/2006 Planning Commission Meeting; Item 12 [SUP-13490], Item 46 [GPA-16578], Item 47 [ZON-16580], Item 48 [SDR-16581], Item 52 [ZON-16510], Item 53 [VAR-16512], Item 54 [VAR-16516], Item 55 [SUP-16520] and Item 56 [SDR-16508] to the 11/16/2006 Planning Commission Meeting; Item 17 [VAR-13851], Item 18 [VAR-16021] and Item 19 [SUP-13849] to the 12/07/2006 Planning Commission Meeting; Item 3 [SDR-15322] to the 12/21/2006 Planning Commission Meeting; and WITHDRAW WITHOUT PREJUDICE Item 8 [GPA-13372], Item 9 [ZON-13491], Item 10 [SUP-13494] and Item 11 [SUP-13495] – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated that the applicants for the following items requested the items be held in abeyance or tabled. Letters are on file for each of the requests.

Item 3 [SDR-15322]	Abeyance to 12/21/2006 Planning Commission Meeting
Item 8 [GPA-13372]	WITHDRAWAN WITHOUT PREJUDICE
Item 9 [ZON-13491]	WITHDRAWAN WITHOUT PREJUDICE
Item 10 [SUP-13494]	WITHDRAWAN WITHOUT PREJUDICE
Item 11 [SUP-13495]	WITHDRAWAN WITHOUT PREJUDICE
Item 12 [SUP-13490]	Abeyance to 11/16/2006 Planning Commission Meeting
Item 17 [VAR-13851]	Abeyance to 12/07/2006 Planning Commission Meeting
Item 18 [VAR-16021]	Abeyance to 12/07/2006 Planning Commission Meeting
Item 19 [SUP-13849]	Abeyance to 12/07/2006 Planning Commission Meeting
Item 26 [GPA-16294]	Abeyance to 11/02/2006 Planning Commission Meeting

City of Las Vegas

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006 Planning and Development Department Housekeeping Items

MINUTES – Continued:

Item 27 [ZON-16296]	Abeyance to 11/02/2006 Planning Commission Meeting
Item 28 [VAR-16298]	Abeyance to 11/02/2006 Planning Commission Meeting
Item 29 [SDR-16292]	Abeyance to 11/02/2006 Planning Commission Meeting
Item 38 [GPA-16511]	Abeyance to 11/02/2006 Planning Commission Meeting
Item 39 [ZON-16519]	Abeyance to 11/02/2006 Planning Commission Meeting
Item 40 [VAR-16525]	Abeyance to 11/02/2006 Planning Commission Meeting
Item 41 [SDR-16522]	Abeyance to 11/02/2006 Planning Commission Meeting
Item 42 [GPA-16538]	Abeyance to 11/02/2006 Planning Commission Meeting
Item 43 [ZON-16609]	Abeyance to 11/02/2006 Planning Commission Meeting
Item 44 [WVR-16610]	Abeyance to 11/02/2006 Planning Commission Meeting
Item 45 [SDR-16611]	Abeyance to 11/02/2006 Planning Commission Meeting
Item 46 [GPA-16578]	Abeyance to 11/16/2006 Planning Commission Meeting
Item 47 [ZON-16580]	Abeyance to 11/16/2006 Planning Commission Meeting
Item 48 [SDR-16581]	Abeyance to 11/16/2006 Planning Commission Meeting
Item 52 [ZON-16510]	Abeyance to 11/16/2006 Planning Commission Meeting
Item 53 [VAR-16512]	Abeyance to 11/16/2006 Planning Commission Meeting
Item 54 [VAR-16516]	Abeyance to 11/16/2006 Planning Commission Meeting
Item 55 [SUP-16520]	Abeyance to 11/16/2006 Planning Commission Meeting
Item 56 [SDR-16508]	Abeyance to 11/16/2006 Planning Commission Meeting

MR. KORKOSZ explained that the applicant for Item 3 [SDR-15322] might have additional land to add to the project and asked that it be held to the 12/21/2006 Planning Commission meeting.

The applicant withdrew without prejudice Item 8 [GPA-13372], Item 9 [ZON-13491], Item 19 [SUP-13494], and Item 11 [SUP-13495] and asked for additional time for Item 12 [SUP-13490] and asked that it be heard at the 11/16/2006 meeting.

The applicant for Item 17 [VAR-13851], Item 18 [VAR-16021], and Item 19 [SUP-13849] asked for an abeyance to 12/07/2006 Planning Commission meeting to revise plans to meet Code.

Regarding Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298] and Item 29 [SDR-16292], the applicant was out of town and staff recommended approval for the abeyance to the 11/02/2006 Planning Commission meeting.

The applicant will be coming forward with revised plans; therefore, he asked that Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525] and Item 41 [SDR-16522] be held to the 11/02/2006 Planning Commission meeting.

City of Las Vegas

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Housekeeping Items

MINUTES – Continued:

The applicant is revising the elevation plans to add a different model for Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] and asked to hold them to the 11/02/2006 Planning Commission meeting.

The applicant is revising the plans for Item 46 [GPA-16578], Item 47 [ZON-16580] and Item 48 [SDR-16581] and asked that the items be held to the 11/16/2006 Planning Commission meeting.

Staff needs to re-advertise related waivers; therefore, requested that Item 52 [ZON-16510], Item 53 [VAR-16512], Item 54 [VAR-16516], Item 55 [SUP-16520] and Item 56 [SDR-16508] be held to the 11/16/2006 Planning Commission meeting.

(6:09 – 6:17)

1-61

MARGO WHEELER, Director of Planning and Development Department, introduced JIM MARSHALL, who will be providing staff reports to the Commission during the Planning Commission meeting.

(6:47)

1-1306



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

CHAIRMAN TROWBRIDGE noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

TABLED - TMP-13793 - TENTATIVE MAP - CABALLOS DE ORO A TOWNHOME DEVELOPMENT - APPLICANT: THE CATALYST GROUP - OWNER: CABALLOS DE ORO ESTATES, LLC - Request for a Tentative Map FOR A 31-LOT ATTACHED SINGLE-FAMILY DEVELOPMENT on 5.0 acres on the north side of Buckskin Avenue, approximately 333 feet west of Cliff Shadows Parkway (APN 137-12-301-009), PD (Planned Development) Zone [L (Low Density Residential) Special Land Use Designation], Ward 4 (Brown).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

TRUESDELL – APPROVED subject to conditions Item 1 [TMP-13793] and Item 2 [TMP-16534] – **UNANIMOUS**

This is Final Action

MINUTES:

There was no discussion.

(6:17 – 6:18)

1-297

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 1 – TMP-13793

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-11034), Rezoning (ZON-11031), Variance (VAR-11030), Waiver (WVR-12368) and the Lone Mountain West Master Plan Development Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

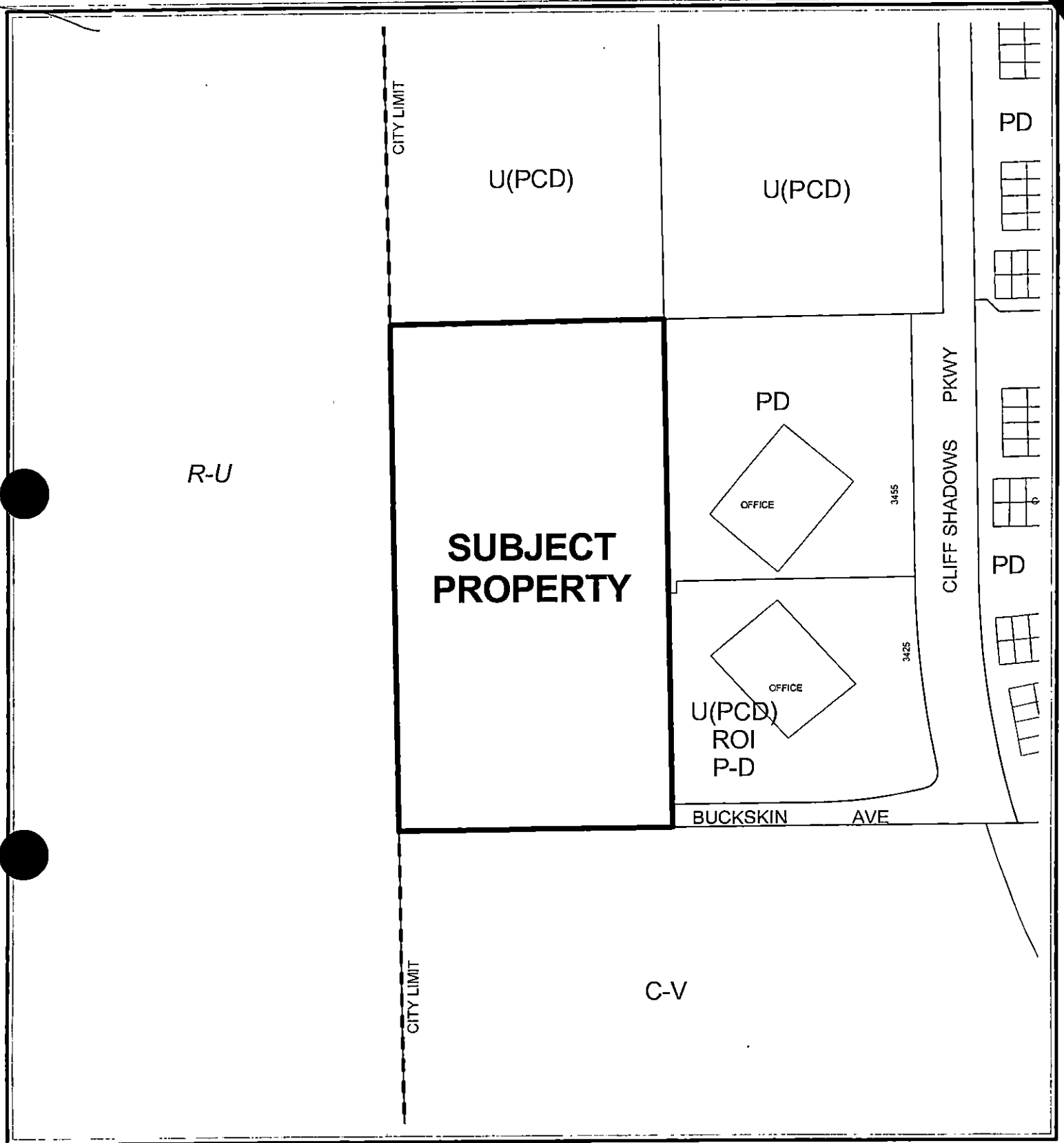
Public Works

7. Each lot shall connect to public sewer. 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.

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 1 – TMP-13793

CONDITIONS – Continued:

8. Gated entry drives shall be designed, located and constructed to meet the intent of Standard Drawing #222a.
9. Private streets must be common lots offered as public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowners' Association.
10. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-11031, Site Development Plan Review SDR-11034 and all other applicable site-related actions.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

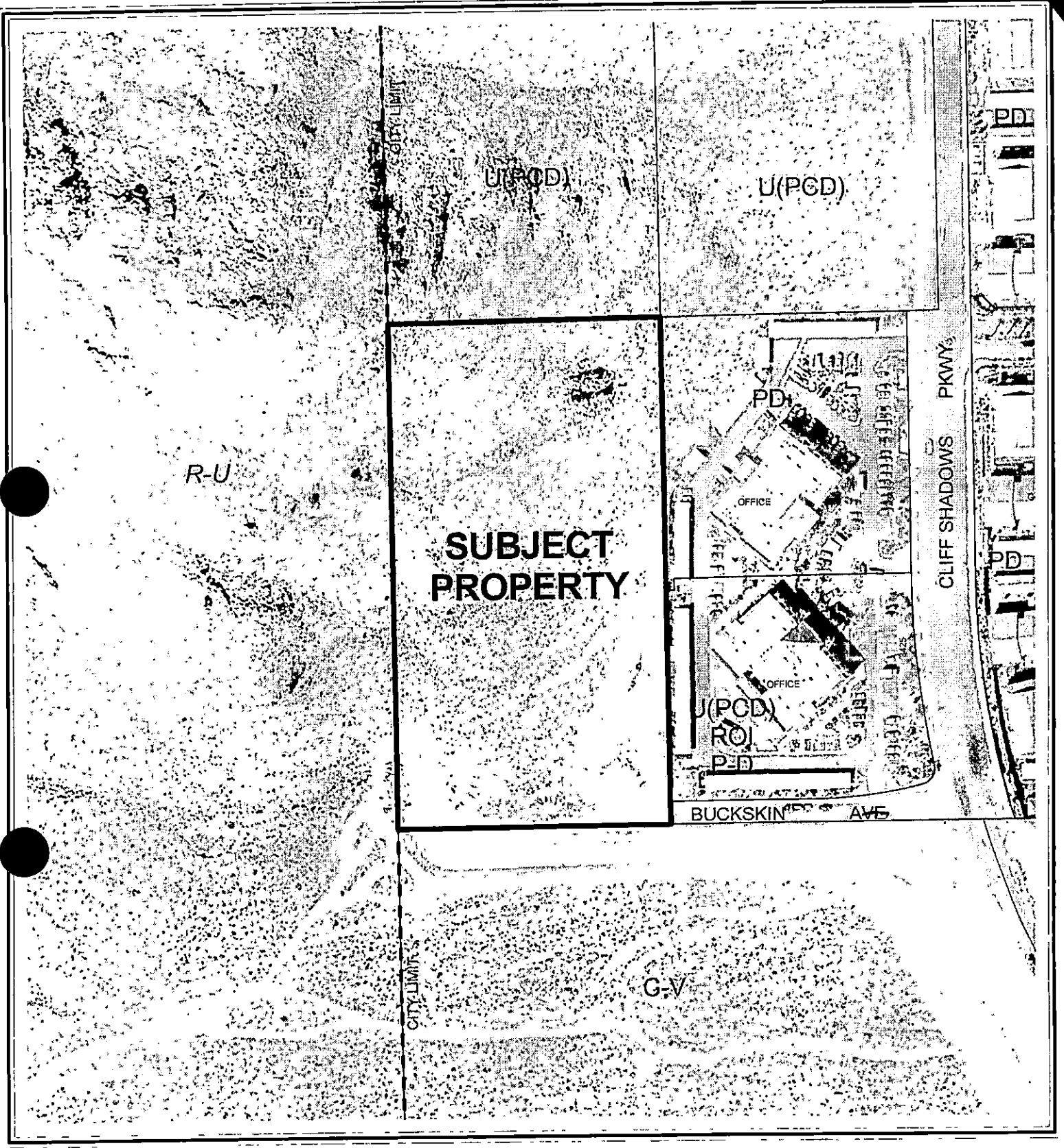


0 200 400 Feet

CASE: TMP-13793

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)





CASE: TMP-13793

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TABLED - TMP-13793 - CABALLOS DE ORO A TOWNHOME DEVELOPMENT - APPLICANT: THE CATALYST GROUP - OWNER: CABALLOS DE ORO ESTATES, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-11034), Rezoning (ZON-11031), Variance (VAR-11030), Waiver (WVR-12368) and the Lone Mountain West Master Plan Development Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

TMP-13793 - Conditions Page Two
October 19, 2006 - Planning Commission Meeting

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Each lot shall connect to public sewer. 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.
8. Private streets must be common lots offered as public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowners' Association.
9. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-11031, Site Development Plan Review SDR-11034, Waiver WVR-12368 and all other applicable site-related actions.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

TMP-13793 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Tentative Map for a 31-lot attached single-family development on 5.0 acres on the north side of Buckskin Avenue, approximately 333 feet west of Cliff Shadows Parkway.

EXECUTIVE SUMMARY

Staff supports this request as the development represents a creative approach to developing the site while considering the constraints of the topography. While some relief from current development standards has been approved, the project is appropriate for the area in which it will be located. Additionally, wall heights meet current Title 19 and Lone Mountain West standards. It should be noted that all walls that exceed typical heights in Las Vegas are interior to the site and are acceptable and appropriate for the project based on the inherent constraints of the site's topography.

BACKGROUND INFORMATION

A) Related Actions

- 02/16/00 The City Council approved a petition to annex property (A-0046-99) located on the northeast corner of Buckskin Avenue and Puli Drive, containing approximately 5.0 acres of land. The Planning Commission and staff had recommended approval on 11/04/99. The effective date was 02/25/00.
- 12/06/00 The City Council approved a request for a Rezoning (Z-0094-00) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on five acres located on the northeast corner of the intersection of Puli Road and Buckskin Avenue alignments, subject to a Resolution of Intent with a two-year time limit. The Planning Commission and staff had recommended approval on 10/26/00. This approval expired on 12/06/02.
- 01/27/05 The Planning Commission voted to abey several related requests to its regular meeting of 02/24/05, to give the applicant an opportunity to meet with adjacent property owners. These requests included a Major Modification (MOD-5781) of the Lone Mountain West Master Development Plan to change the land use designation from L (Low Density Residential) to MFM (Multi-Family Medium Residential), and to amend Tables #1, #2, #3 and #4 (Section 2.2) to reflect

TMP-13793 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

changes to the land use categories and number of residential units, a Rezoning (ZON-5785) to reclassify the site to PD (Planned Development), a Variance (VAR-5786) to allow a 15-story building where a maximum height of three stories was permitted, a Variance (VAR-5792) to allow 168 parking spaces where 222 spaces are required, and a Site Development Plan Review (SDR-5781) to allow a 15-story, 125-unit condominium development on the subject site.

- 02/10/05 The Planning Commission voted to abey a related Vacation request (VAC-5793) to its regular meeting of 2/24/05, to be heard with companion items and to give the applicant an opportunity to address the issue of a horse trail on the site with staff.
- 02/24/05 The Planning Commission voted to abey MOD-5784, ZON-5785, VAR-5786, VAR-5792, VAC-5793 and SDR-5781 to its regular meeting of 4/28/05, to allow the applicant time to redesign the project.
- 04/28/05 The Planning Commission voted to table MOD-5784, ZON-5785, VAR-5786, VAR-5792, VAC-5793 and SDR-5781 to allow the applicant time to adjust this and companion applications in order to present a revised version of the project.
- 04/27/06 The Planning Commission voted to abey this request to its 05/25/06 meeting to allow the applicant to meet with adjacent property owners and discuss design issues related to the project.
- 07/19/06 The City Council approved a Major Modification (MOD-11027) to the Lone Mountain West Master Development Plan to amend Sections 2.3.3, 6.1(a), and 6.3.1(a) to allow three-story buildings and attached single-family units in the L (Low Density) Special Land Use designation; a Rezoning (ZON-11031) from U (Undeveloped) [PCD (Planned Community Development) Master Plan Designation] to PD (Planned Development) [L (Low Density Residential) Special Land Use Designation]; and a Waiver (WVR-12368) of Title 18.12.100 to allow 24-foot wide private streets where 37 feet is the minimum required. A Variance (VAR-11030) to allow a maximum building height of 44 feet where 35 feet is the maximum height allowed for a proposed attached single-family development was withdrawn without prejudice. A Site Development Plan Review (SDR-11034) for a proposed 30-unit attached single-family development was tabled. The Planning Commission and Staff recommended approval.
- 07/27/06 This Tentative Map request was tabled pending approval of the Site Development Plan Review (SDR-11034).
- 09/06/06 The City Council approved a Site Development Plan Review (SDR-11034) for a proposed 30-unit attached single-family development. The Planning Commission and Staff recommended approval.

TMP-13793 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

B) Pre-Application Meeting

04/17/06 A pre-application meeting with the applicant was held and Staff informed the applicant of the submittal requirements for a Tentative Map.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.0

B) Existing Land Use

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

C) Existing Zoning

Subject Property: PD (Planned Development)
 North: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
 South: C-V (Civic)
 East: PD (Planned Development)
 West: Undeveloped (Clark County)

D) Proposed Land Use

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

E) General Plan Compliance

The subject property has a land use designation of PCD (Planned Community Development) and an underlying zoning of PD (Planned Development) as the site is located in the Lone Mountain West Master Plan area. As such, the zoning is in compliance with the General Plan.

TMP-13793 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

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

Lone Mountain West Master Development Plan

The proposed development is not in compliance with the Lone Mountain West Master Development Plan due to the proposed height and the type of use (an attached single-family product). The applicant addressed these issues through Major Modification (MOD-11027).

Trails

Although not required pursuant to the city's Trails Elements, there is an existing equestrian trail that bisects the subject site along the base of the mountain. It is the intent of the applicant to preserve this informal trail as it crosses the site along the northern edge of the portion of the site to be developed.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the Lone Mountain West Master Development Plan, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Density	5 du/ac	5 du/ac	Y
Max. Building Height	2 stories	3 stories	N
Mech. Equipment	Screened	Not indicated	N/A

The proposed development will comply with the residential density limitation, but does not comply with the applicable height limit. A Major Modification (MOD-11027) application was approved to address the height issues. The Major Modification allows a height of three stories within the L (Low Density Residential) special land use designation of the Lone Mountain West Plan.

TMP-13793 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

The applicant is proposing two trash enclosure areas; the main location is outside the entrance gates at the west end of the site. A second enclosure is located inside the gates at the east end of the site, but the applicant is proposing to move the bin located within this enclosure to the west side of the site on collection days.

B) General Analysis Discussion

- **General Information**

The proposed attached single-family units, which will be a maximum of 44 feet in height at any point on any given unit, will be clustered into two approximately parallel buildings, with a private street between the two that is used for parking access to each unit. The northern building will be higher than the southern building, as the project is designed to step up the slope from south to north. As a result, parking for each two-car garage within each unit of the north building will enter at the lowest of three levels, while the parking for each unit within the south building will enter on the middle of three floors. Due to the topography of the site, vehicular entry will be at the southeast corner of the site, which is its low point. This entry will be a gated private street which will provide one-way circulation through the site. The project is designed to flow with the topography of the site and will be designed with colors and materials that will allow the building to blend with the surrounding mountains.

- **Cross Section**

The submitted north/south, east/west cross section depicts maximum natural grade greater than 4% across this site. Per Table A Subdivision Code 18.08.110, a development with natural slope greater than 4% is allowed a maximum six-foot retaining wall per step. There is a proposed rockery wall with a retaining wall adjacent to the northern and western perimeter that faces interior to the site. The eastern perimeter depicts a maximum retaining wall height of four feet topped with wrought iron. A wall is not proposed along Buckskin Avenue along the southern perimeter of the site.

- **Trails**

As mentioned above, there is an existing equestrian trail that bisects the subject site along the base of the mountain. It is the intent of the applicant to preserve this informal trail as it crosses the site along the northern edge of the portion of the site to be developed.

- **Special Conditions of Approval**

4. Building height shall not exceed three stories or 44 feet, subject to approval of Variance VAR-11030.

TMP-13793 - Staff Report Page Six
October 19, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

3

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-13793** APN: 137-12-301-009
Name of Property Owner: Caballos de Oro Estates, LLC
Name of Applicant: The Catalyst Group

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: _____

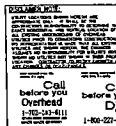
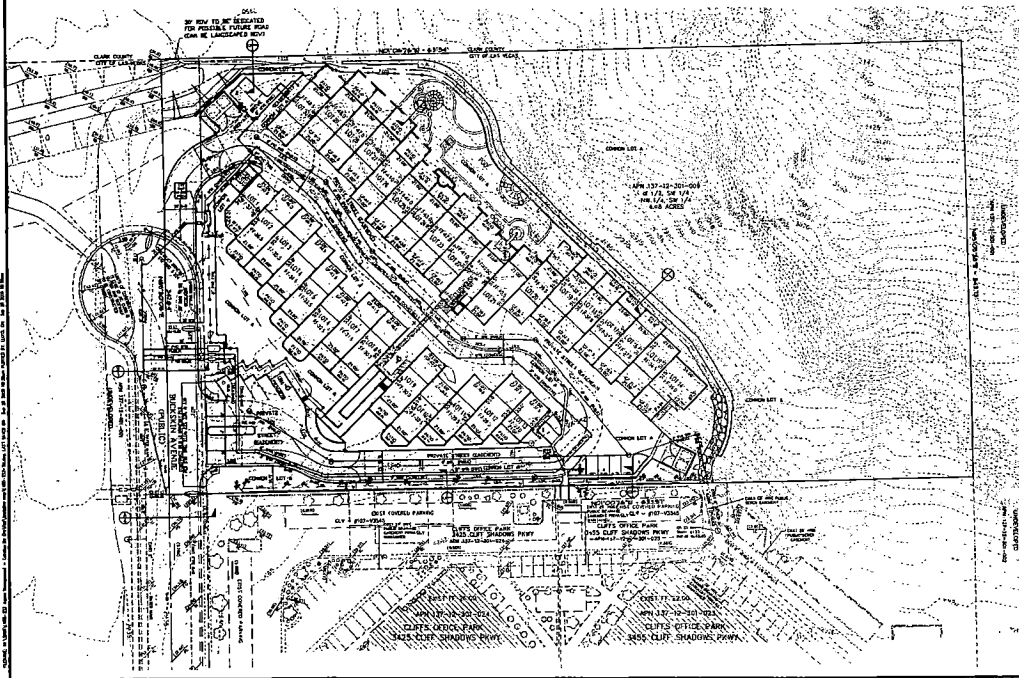
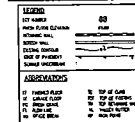
Signature of Property Owner: _____

Print Name: Andy Pham

Subscribed and sworn before me

This 3rd day of MAY, 2006
Keith Robertson
Notary Public in and for said County and State



[illegible][illegible]

AGAVE MANAGEMENT, L.L.C.
2534 W. NORTON ROCK PARKWAY #20-21, HENDERSON, NV. 89032
PHONE: (702) 581-8818 FAX: (702) 808-2896

DRC Development Resource Consultants, Inc.
10000 W. Las Vegas Blvd., Suite 600
Las Vegas, NV 89135
(702) 770-4119

CABALLOS DE ORO
A TOWNHOME DEVELOPMENT

DATE	8-29-68
DRAWN BY	LMA
CHECKED BY	LMA
DESIGNED BY	SPH
PROJECT NO.	1000-247
SHEET	NO. 1

FREDERICKS, INC.

 PORTLAND CEMENT ASSOCIATION, INC.
 ESTD 1913

filed

SHEET
2
 OF 8 SHEETS

DRAWING NO.

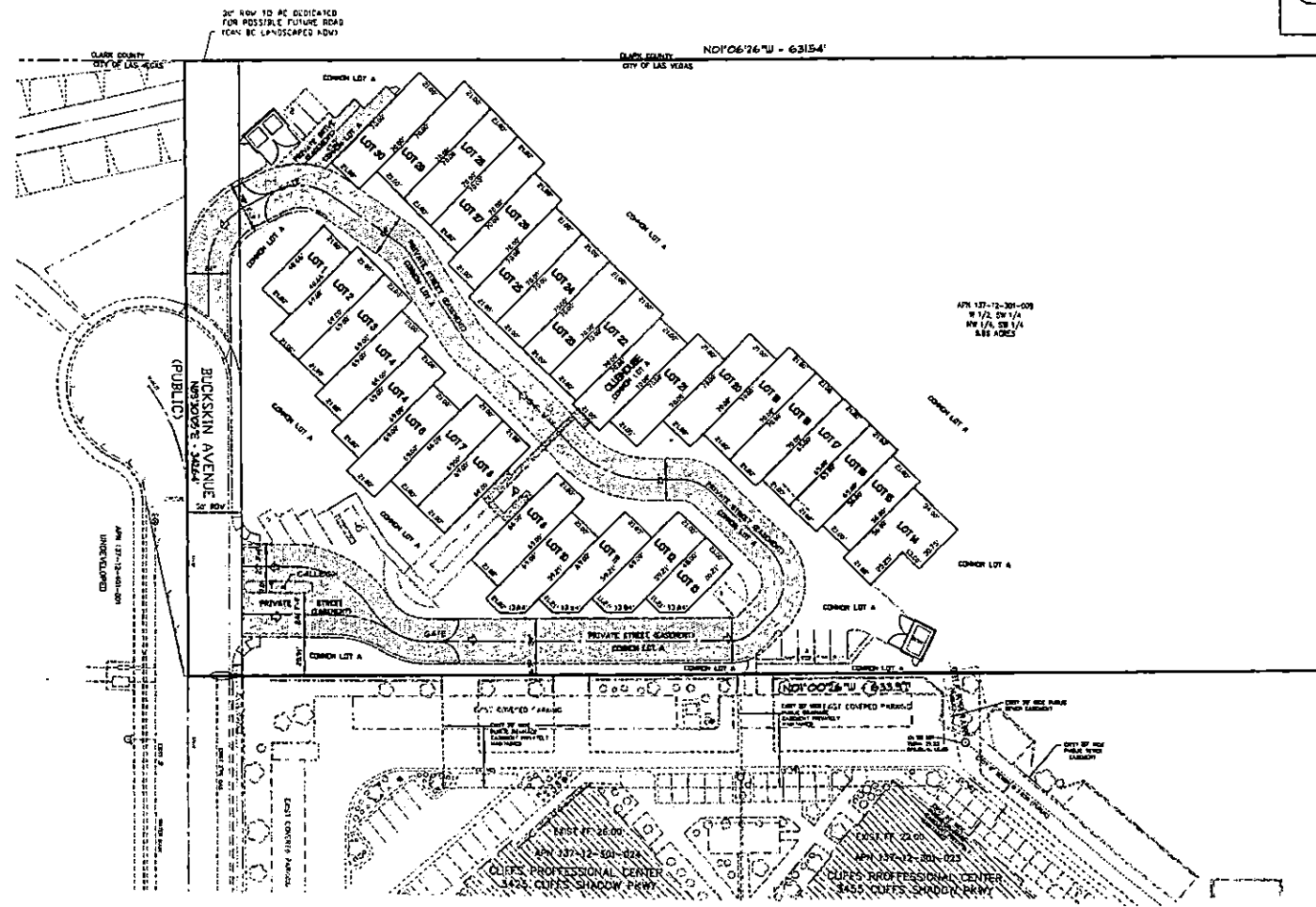
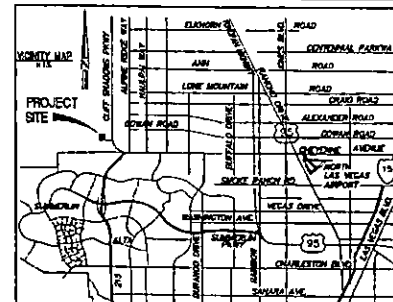
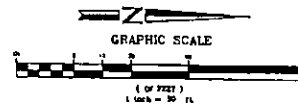
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TMP-13793
REVISED
10/19/06 PC

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Overhead Storage Systems
Call today for a free brochure.

CITY OF LAS VEGAS BENCHMARK STATION - SLUG
173596
SHIELD PLATE ON TOP OF CURB ON THE WEST
END OF CENTER ISLAND ON DIVERTIVE @ THE
WEST SIDE OF BELTWAY.
ELEVATION = 889.7358 meters (NAVD 83)
PUBLISHED
ELEVATION = 2938.35 U.S. SURVEY FEET (NAVD 83)
PUBLISHED

BASIS OF BEARING.
NORTH 27°02'21" WEST, BEING THE BEARING OF
THE WEST LINE OF THE NORTHWEST QUARTER (NW
1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF
SECTION 13, TOWNSHIP 20 SOUTH, RANGE 99
EAST, NEAD. CITY AND LAS VEGAS, CLARK
COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN
MAP ON FILE IN THE CLARK COUNTY RECORDER'S
OFFICE IN FILE 108, PAGE 68 OF PARCEL MAPS.



UNCLAS EOE/DFW
APR 197-12-501-0071
N99-05387E - 343,79

April 13/2012-2011-04

TMP-13793
REVISED
10/19/06 PC

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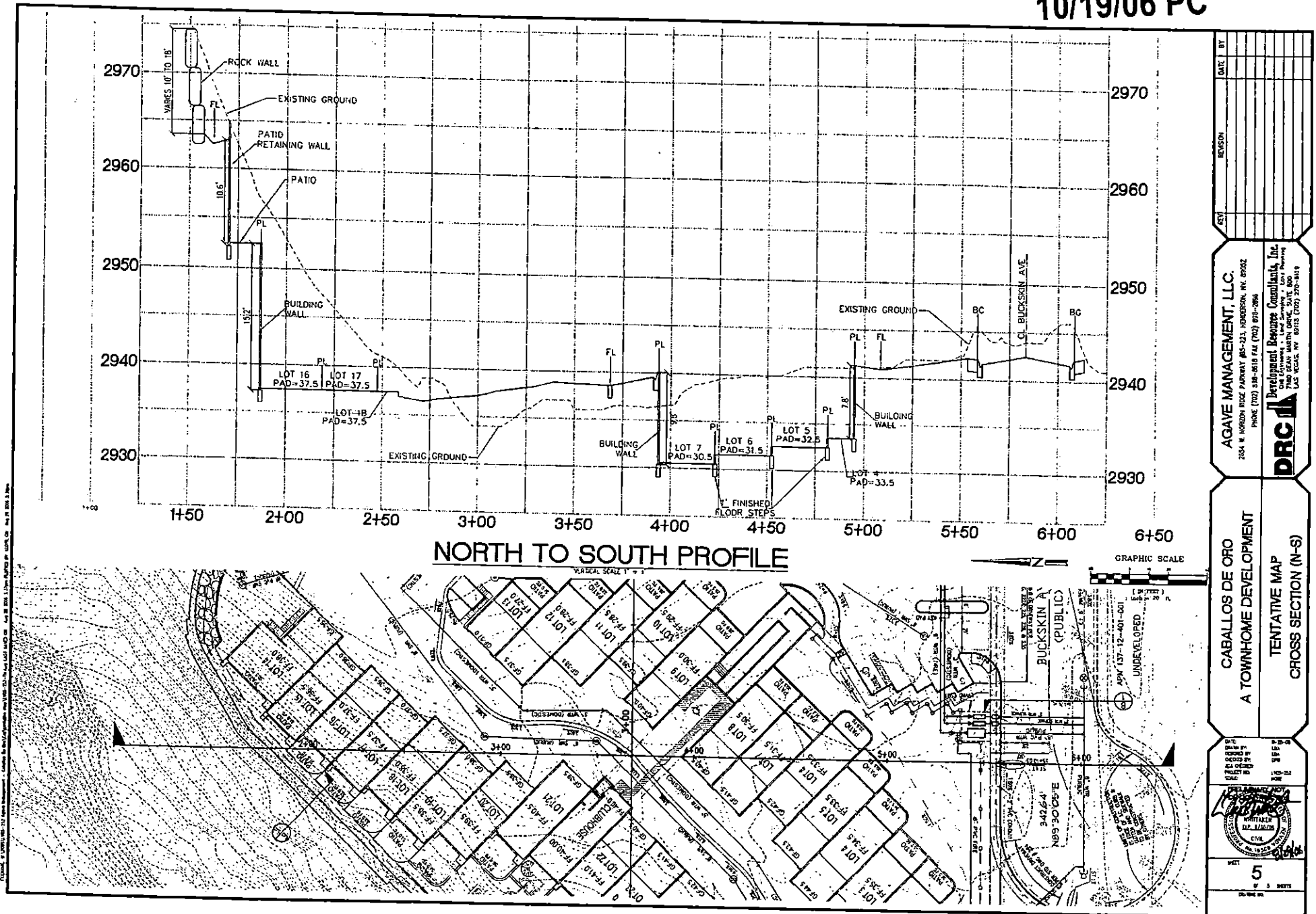
CABALLOS DE ORO ESTATES LLC.
2654 W. HORIZON RIDGE PARKWAY, #35-231, HENDERSON NV. 89052
(PHONE) (702) 968-5818 FAX (702) 968-2906

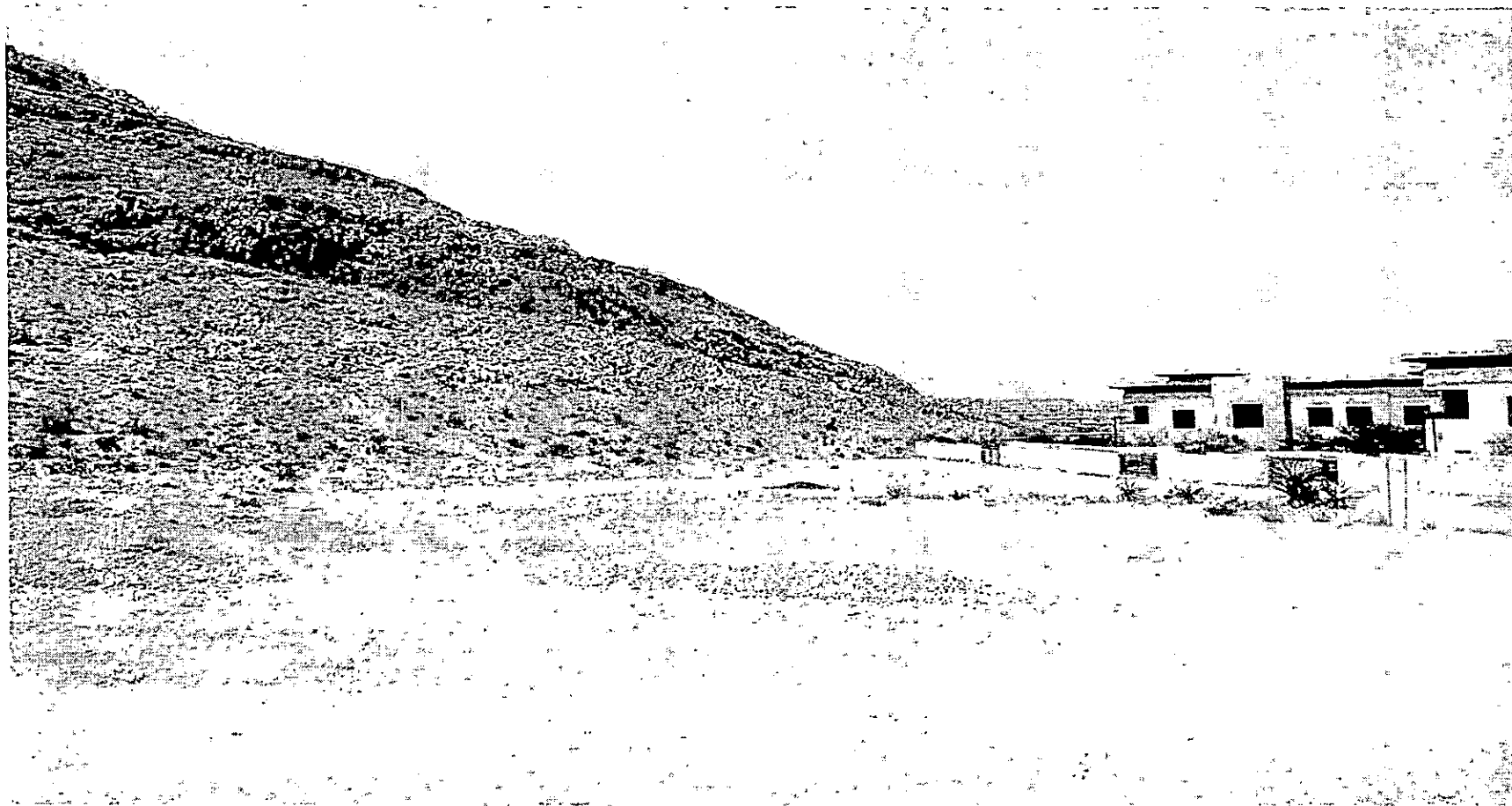
DRC Development Resource Consultants, Inc.
10000 W. DEAN MARINO PARKWAY, SUITE 200
LAS VEGAS, NV. 89118 (702) 879-8119

CABALLOS DE ORO A TOWNHOME DEVELOPMENT	TENTATIVE MAP COMMON LOT EXHIBIT
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DATE: 8-28-68
 FROM: SAC
 TO: SAC
 SUBJECT: CIVIL
 RE: 158-104
 3
 OF 5 SHEETS
 TELETYPE NO.

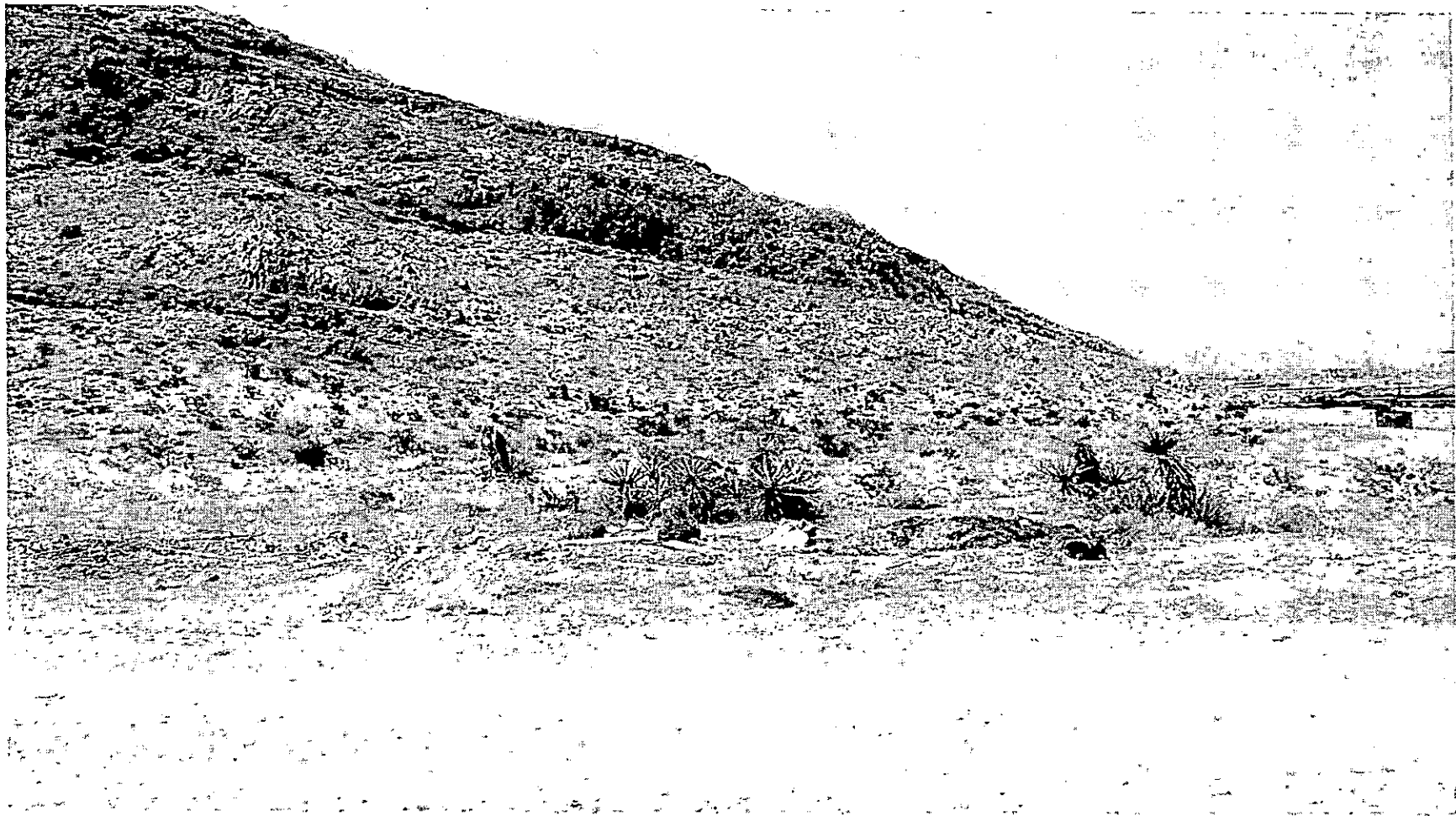
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10/19/06 PC





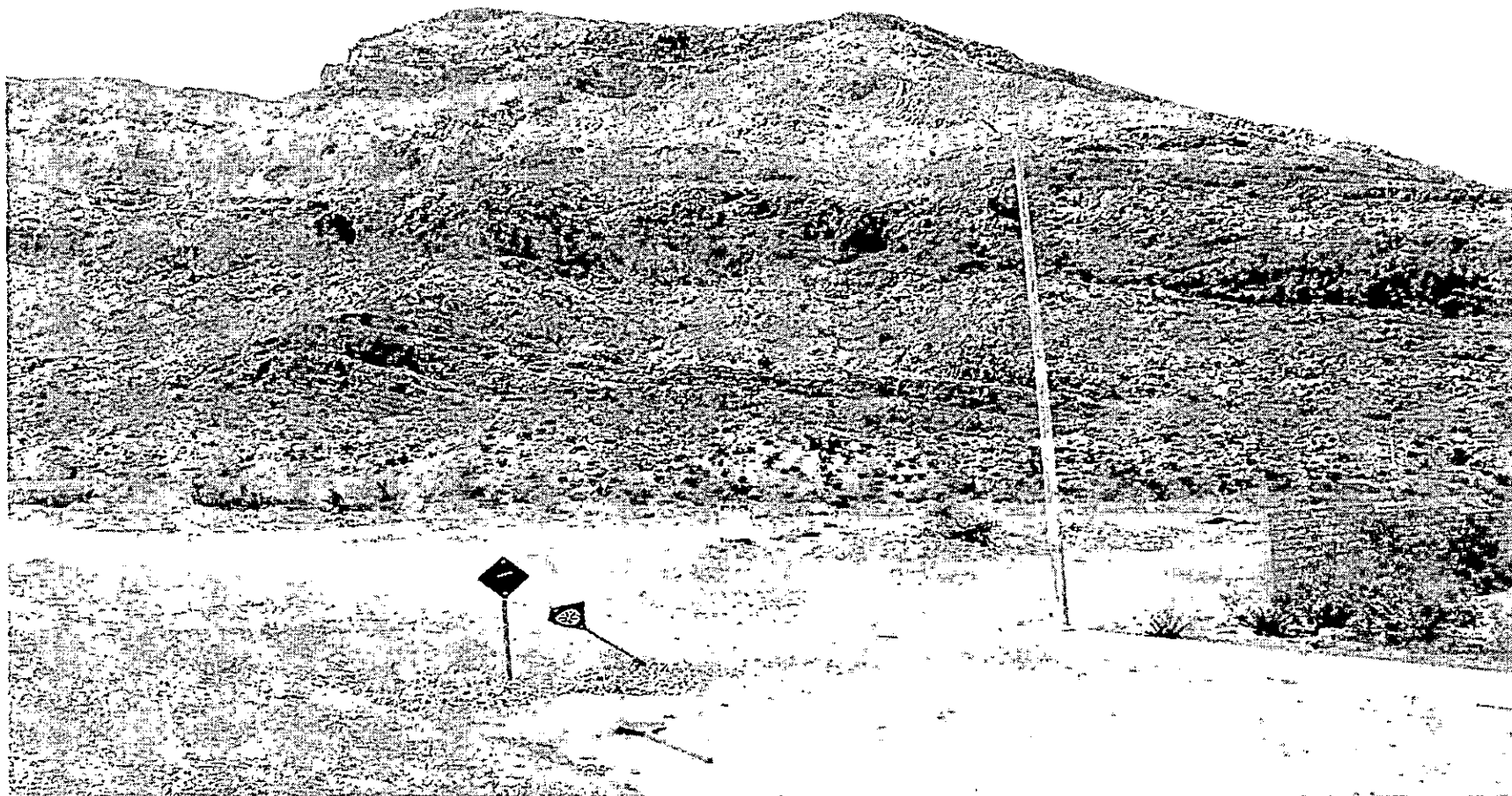
TMP-13793 - CABALLOS DE ORO A TOWNHOME DEVELOPMENT - APPLICANT: THE CATALYST GROUP
- OWNER: CABALLOS DE ORO ESTATES, LLC
NORTH SIDE OF BUCKSKIN AVENUE, APPROXIMATELY 333 FEET WEST OF CLIFF SHADOWS PARKWAY
OCTOBER 19, 2006 PLANNING COMMISSION

07/14/06



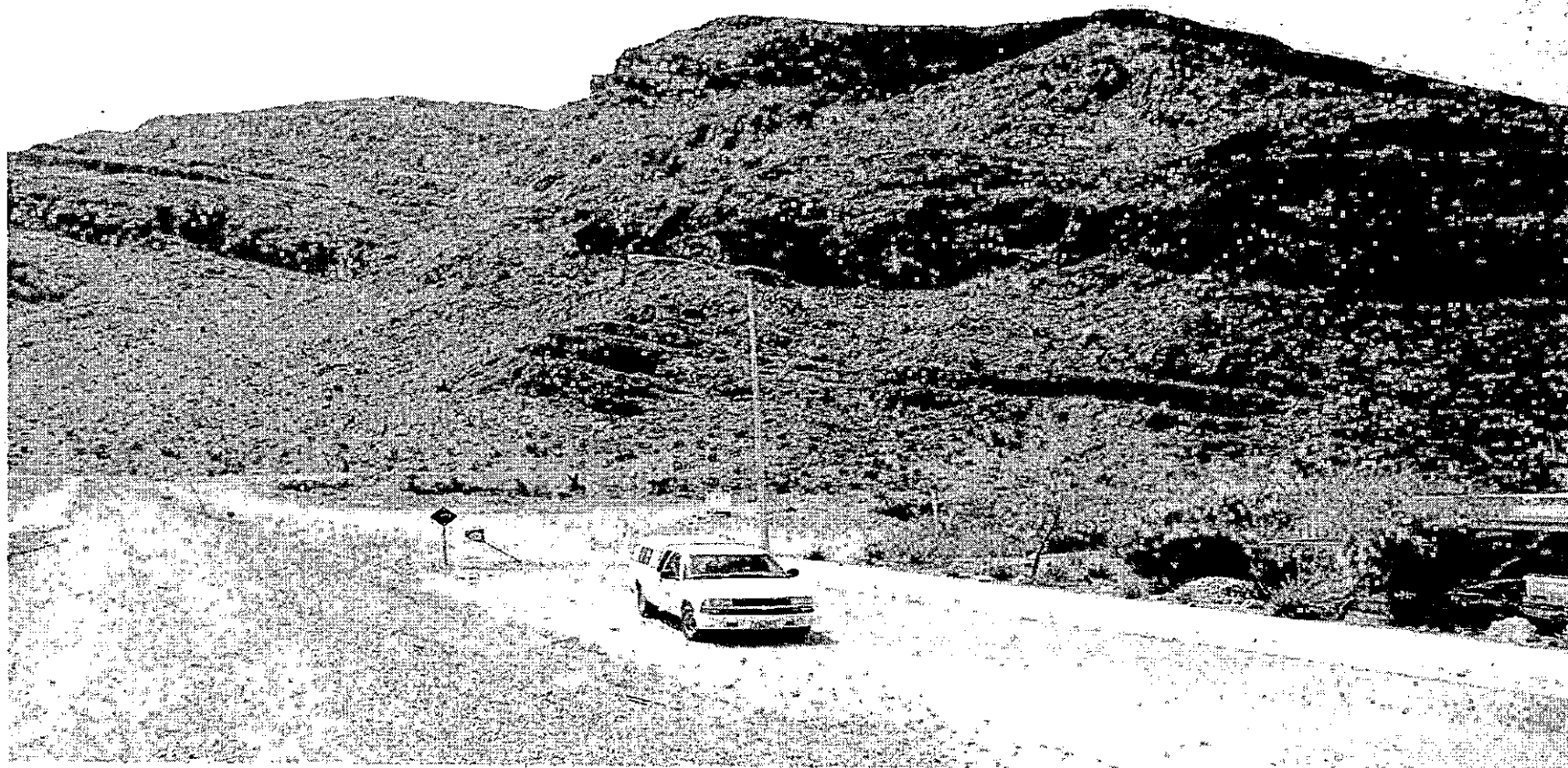
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OCTOBER 19, 2006 PLANNING COMMISSION

07/14/06



TMP-13793 - CABALLOS DE ORO A TOWNHOME DEVELOPMENT - APPLICANT: THE CATALYST GROUP
- OWNER: CABALLOS DE ORO ESTATES, LLC
NORTH SIDE OF BUCKSKIN AVENUE, APPROXIMATELY 333 FEET WEST OF CLIFF SHADOWS PARKWAY
OCTOBER 19, 2006 PLANNING COMMISSION

07/14/06



TMP-13793 - CABALLOS DE ORO A TOWNHOME DEVELOPMENT - APPLICANT: THE CATALYST GROUP
- OWNER: CABALLOS DE ORO ESTATES, LLC
NORTH SIDE OF BUCKSKIN AVENUE, APPROXIMATELY 333 FEET WEST OF CLIFF SHADOWS PARKWAY
OCTOBER 19, 2006 PLANNING COMMISSION

07/14/06



Development Resource Consultants, Inc.

Civil Engineering • Land Surveying • Land Planning

February 22, 2006

City of Las Vegas
700 S. 4th Street
Las Vegas, NV 89155

Attention: Gary Leobold
Planning Supervisor

**Regarding: Justification Letter for Tentative Map
Caballos De Oro / 137-12-301-009**

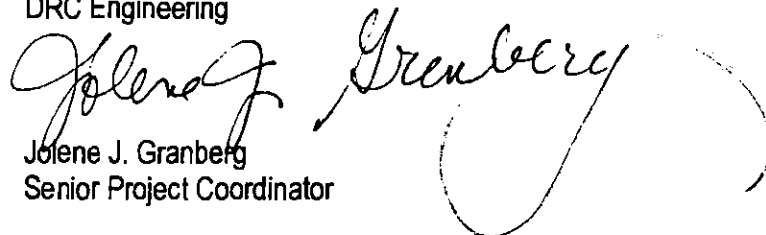
On behalf of our client, Agave Management, DRC Engineering would like to submit a request for a Tentative Map on approximately 5.0 +/- gross acres of land generally located on the Northwest corner of Buckskin Ave. and Cliff Shadows Dr.

The proposed project shall consist of 30 townhomes on a 5.0 +/- acre parcel of land. To the north, south, east and west are all undeveloped. To the south is currently zoned C-V, to the North is currently zoned U (PCD), to the East is BLM land and to the west is zoned P-D.

Please call me if you should have any questions or require additional information.

Sincerely,

DRC Engineering



Jolene J. Granberg
Senior Project Coordinator

CC: Dennis Wertzler / DRC
Keith Robertson/Agave
File

**TMP-13793
10/19/06 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

TMP-16534 - TENTATIVE MAP - BELLA MONTE - APPLICANT: BRIAN EHLERT - OWNER: WESLEY E. AND SHARON GLOVER - Request for a Tentative Map FOR A PROPOSED FIVE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.37 acres adjacent to the north side of Via Olivero Avenue, approximately 320 feet east of Lisa Lane (APNs 163-04-402-002 and 003), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development -2 Units Per Acre) Zone, Ward 2 (Wolfson).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

TRUESDELL – APPROVED subject to conditions Item 1 [TMP-13793] and Item 2 [TMP-16534] – **UNANIMOUS**

This is Final Action

MINUTES:

There was no discussion.

(6:17 – 6:18)

1-297

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 2 – TMP-16534

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-14314), Rezoning (ZON-14315) and Variance (VAR-14317).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

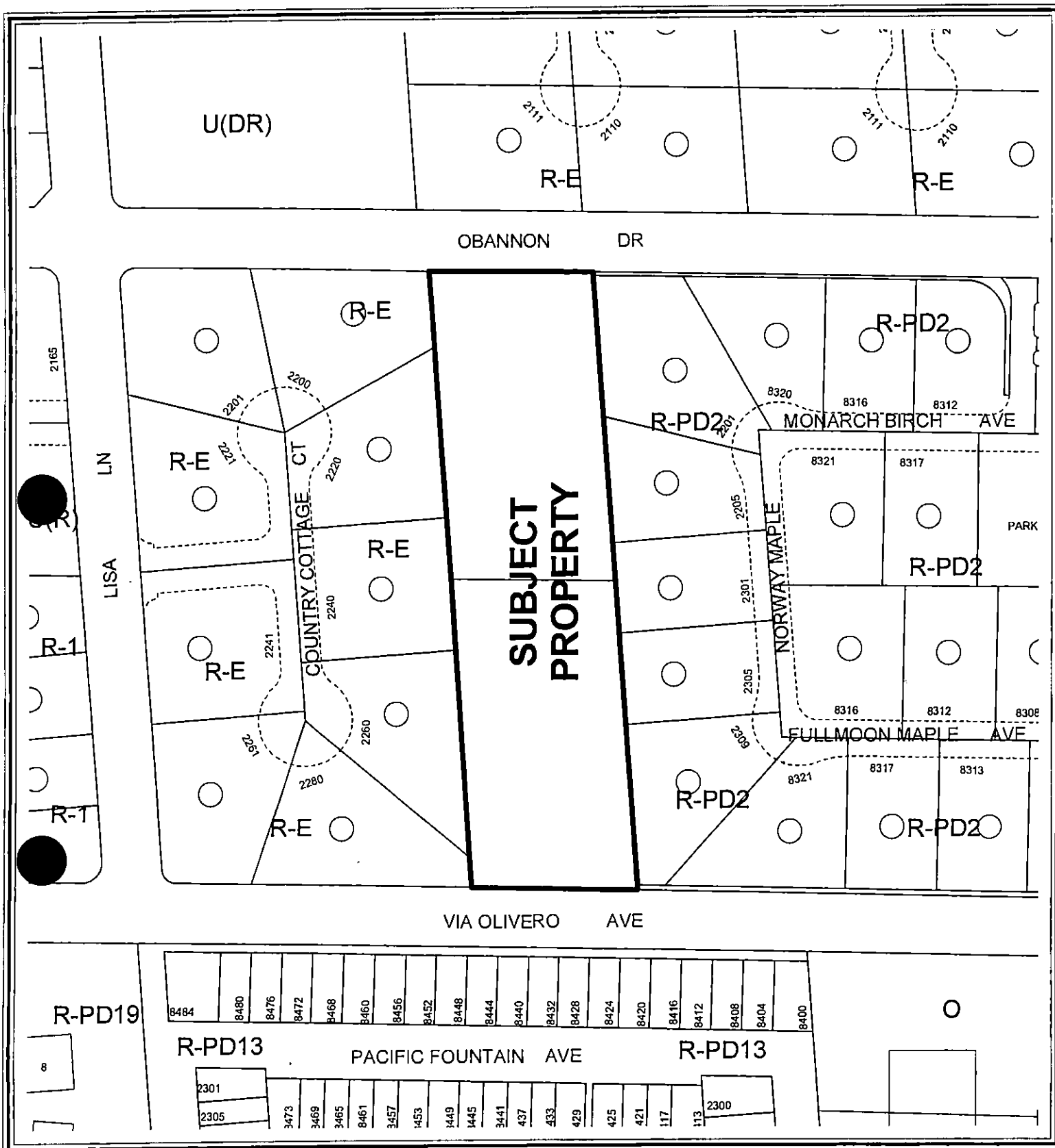
Public Works

7. The private access easement shall be labeled on the Final Map as a perpetual, irrevocable vehicular and pedestrian access easement. Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements shall also be granted as necessary.

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 2 – TMP-16534

CONDITIONS – Continued:

8. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-14315, Site Development Plan Review SDR-14314 and all other applicable site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



CASE: TMP-16534

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: TMP-16534 - APPLICANT: BRIAN EHLERT - OWNER: WESLEY E. AND SHARON GLOVER**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:****Planning and Development**

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-14314), Rezoning (ZON-14315) and Variance (VAR-14317).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

TMP-16534 - Conditions Page Two
October 19, 2006 - Planning Commission Meeting

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. The private access easement shall be labeled on the Final Map as a perpetual, irrevocable vehicular and pedestrian access easement. Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements shall also be granted as necessary.
8. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-14315, Site Development Plan Review SDR-14314 and all other applicable site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

TMP-16534 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The purpose of this request is for a Tentative Map for a proposed five-lot single-family residential subdivision on 2.37 acres adjacent to the north side of Via Olivero Avenue, approximately 320 feet east of Lisa Lane.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/04/87	The subject parcels were annexed into the City of Las Vegas [A-9-98(A)].
03/12/92	The Las Vegas Planning Commission adopted the City of Las Vegas General Plan. The subject parcels are designated for Rural Residential land uses, with a maximum density of 3.5 units per acre.
11/23/98	The Las Vegas City Council adopted a General Plan Amendment (GPA-0027-98) to Amend a portion of the Southwest Sector of the General Plan on properties bounded by the Holmby Avenue Drainage Alignment, Via Olivero Avenue, Rainbow Boulevard, and Durango Drive, from R (Rural Density Residential) to DR (Desert Rural Density Residential).
09/06/06	The City Council approved a request for a Site Development Review (SDR-14314) for a proposed five-lot single-family residential subdivision, a Rezoning (ZON-14315) from R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 Units Per Acre) and a Variance (VAR-14317) to allow a 2.37 acre Residential Planned Development where five acres is the minimum site area required adjacent to the north side of Via Olivero Avenue approximately 320 feet east of Lisa Lane.
<i>Pre-Application Meeting</i>	
8/10/06	A pre-application was held and the conditions of the Site Development Plan Review (SDR -14314) were discussed.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required as part of this application request, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.59
Net Acres	2.37

TMP-16534 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence-Estates)
North	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence-Estates)
South	Town House	M (Medium Density Residential)	R-PD13 (Residential Planned Development – 13 Units Per Acre)
East	Single Family Residential	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units Per Acre)
West	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence – Estates)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	Y
Special Purpose and Overlay Districts		X	Y
Trails		X	Y
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Standard	Provided	Compliance
Min. Lot Size	16,518 Feet	Y
Min. Lot Width	121.58 Feet	Y
Min. Setbacks		
• Front	25 Feet	Y
• Side	10 Feet	Y
• Rear	30 Feet	Y
Max. Building Height	35 Feet	Y

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	N/A		
Adjacent development matching setback	N/A		
Trash Enclosure	N/A		

TMP-16534 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: Min. Trees	1 Trees/30 Linear Feet	10 Trees	10 Trees	Y
TOTAL		10 Trees	10 Trees	Y
Min. Zone Width	6 Feet along both O'Bannon Drive and along Via Olivero Avenue		6 Feet	Y

ANALYSIS

The applicant is proposing to develop five custom homes between O'Bannon and Via Olivero. The subject site is under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre) Zone. The type of residential product currently on the site conforms to the intent of that district and to all applicable development standards.

The subject property is located in a Rural Preservation Overlay District (RPOD). The RPOD permits a maximum of two units per acre. The proposed density is consistent with the standards of a Rural Preservation Overlay District.

An R-PD (Residential Planned Development) development is only required to provide open space if it contains 12 or more lots. As this development is proposed to be five lots, it does not require open space.

This proposal conforms to Title 18 requirements.

FINDINGS

- General Information

The site plan for this development shows five lots, plus three common element lots, one which is the private drive and the others are the landscape buffers along both Via Olivero Avenue and O'Bannon Drive. The five building lots vary from 16,518 to 24,035 square feet. Two homes will be directly accessed from O'Bannon Drive and the other homes will be accessed from Via Olivero Avenue. Lot five will have direct access to Via Olivero Avenue, and lots three and four will share a private access easement along the easternmost 30 feet of the flag-shaped lot four. As this is an R-PD (Residential Planned Development) development, the applicant has defined the standards in regards to setbacks, lot size, and lot width.

TMP-16534 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

- Cross Section

The proposed development is an infill development with six-foot existing walls on the east and west property lines. No retaining walls have been proposed on this site.

- Trails

No required trails are adjacent to the subject site.

- Special Conditions of Approval

Conditions from the Site Development Plan Review (SDR-14314) states that:

- The standards for this development shall include a Minimum lot size of 16,518 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.
- The landscape buffers along Via Olivero Avenue and O'Bannon Drive shall each be designated as a separate common lot.
- The setbacks for Lot 1 shall be 25 feet on the north side of the lot, 30 feet on the south side of the lot, and 10 feet on both the east and west side of the lot.
- The setbacks for Lot 2 shall be 25 feet on the south side of the lot, 30 feet on the east side of the lot, and 10 feet on both the north and west side of the lot.
- The setbacks for Lot 3 shall be 25 feet on the west side of the lot, 30 feet on the north side of the lot, and 10 feet on both the east and south side of the lot.
- The setbacks for Lot 4 shall be 55 feet on the east side of the lot, 30 feet on the west side of the lot, and 10 feet on both the north and south side of the lot.
- The setbacks for Lot 5 shall be 25 feet on the south side of the lot, 30 feet on the north side of the lot, and 10 feet on both the east and west side of the lot.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Brian Ellert

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: Sharon F. Silver / Wendy E. Silver

Print Name: SHIRON GLOCKER / WES GROVER

Subscribed and sworn before me

This 17th day of September, 2006

Tharon L. Leland
Notary Public in and for said County and State





TMP-16534 - TENTATIVE MAP - BELLA MONTE - APPLICANT: BRIAN EHLERT - OWNER: WESLEY E.
AND SHARON GLOVER
NORTH SIDE OF VIA OLIVERO AVENUE, APPROXIMATELY 320 FEET EAST OF LISA LANE
OCTOBER 19, 2006 PLANNING COMMISSION

09/26/06



TMP-16534 - TENTATIVE MAP - BELLA MONTE - APPLICANT: BRIAN EHLERT - OWNER: WESLEY E.
AND SHARON GLOVER
NORTH SIDE OF VIA OLIVERO AVENUE, APPROXIMATELY 320 FEET EAST OF LISA LANE
OCTOBER 19, 2006 PLANNING COMMISSION

09/26/06

Detailed Justification Letter

Bella Monte Development

To Whom It May Concern:

In summary, we are applying for 5 Lot's to be located on 2.37 acres. Our applications include; VAR for less than 5 acres to re-zone for the RPD-2, Re-zoning application from R-E to RPD-2, SDR for a 5 Lot residential sub-division.

The Bella Monte is a development that is proposing to develop five custom estate Lot's. The development is located between O'Bannon and Via Olivera, and near Lisa Lane in the City of Las Vegas.

The site is long and narrow with communities and roads that surround all four sides. At the North and South end where the development boards two roads, Bella Monte will boast six feet of nicely buffered landscaping with split face CMU block walls. The look and feel will blend to the natural environment of the community. The five Lot's will average 19,528.4 square feet in size and each lot will be at least 120 feet wide. Every home will be custom designed and developed for each and every home owner. For this reason we have not provided elevations, floor plans, and proposed color and material boards.

To the West the development will boarder Canyon Estates that is zoned R-E with an average lot size of 20,145 square feet. To the East we boarder Sycamore Square that is zoned RPD-2 with an average lot size of 16,546 square feet. We feel that our five lot's create a nice transition between the five lot's that boarder us on the East and the West.

The neighboring communities have been developed for years. The vacant land has created security issues for both neighboring communities, especially Sycamore Square. Neighboring home owners have expressed the need to get the project under way and finally developed. The development will create further security to all of the communities in the area.

By developing this piece of property we know that we will greatly enhance the community by its appearance alone. The development will also create value and additional security. All will be glad and appreciate that the property will soon be developed.

Thank you,



Per: Brian Ehler

TMP-16534
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER, AICP** ☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

ABEYANCE - RENOTIFICATION - SDR-15322 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: MGB, LLC - Request for a Site Development Plan Review FOR A PROPOSED 11,080 SQUARE FOOT RETAIL DEVELOPMENT on 1.54 acres at the northwest corner of Lake Mead Boulevard and Decatur Boulevard (APN 138-24-611-060, 061 and 062), C-1 (Limited Commercial) Zone and U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

NOTE: THIS REQUEST IS BEING AMENDED TO INCLUDE A WAIVER OF THE PERIMETER LANDSCAPE BUFFERING REQUIREMENTS AND MERHI GHASSAN SHOULD BE ADDED AS AN ADDITIONAL OWNER

C.C.: 11/15/06**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the December 21, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report (Not Applicable)
3. Supporting Documentation
4. Justification Letter

MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298], Item 29 [SDR-16292], Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525], Item 41 [SDR-16522], Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] to the 11/02/2006 Planning Commission Meeting; Item 12 [SUP-13490], Item 46 [GPA-16578], Item 47 [ZON-16580], Item 48 [SDR-16581], Item 52 [ZON-16510], Item 53 [VAR-16512], Item 54 [VAR-16516], Item 55 [SUP-16520] and Item 56 [SDR-16508] to the 11/16/2006 Planning Commission Meeting; Item 17 [VAR-13851], Item 18 [VAR-16021] and Item 19 [SUP-13849] to the 12/07/2006 Planning Commission Meeting; Item 3 [SDR-15322] to the 12/21/2006 Planning Commission Meeting; and **WITHDRAW WITHOUT PREJUDICE** Item 8 [GPA-13372], Item 9 [ZON-13491], Item 10 [SUP-13494] and Item 11 [SUP-13495] – **UNANIMOUS**

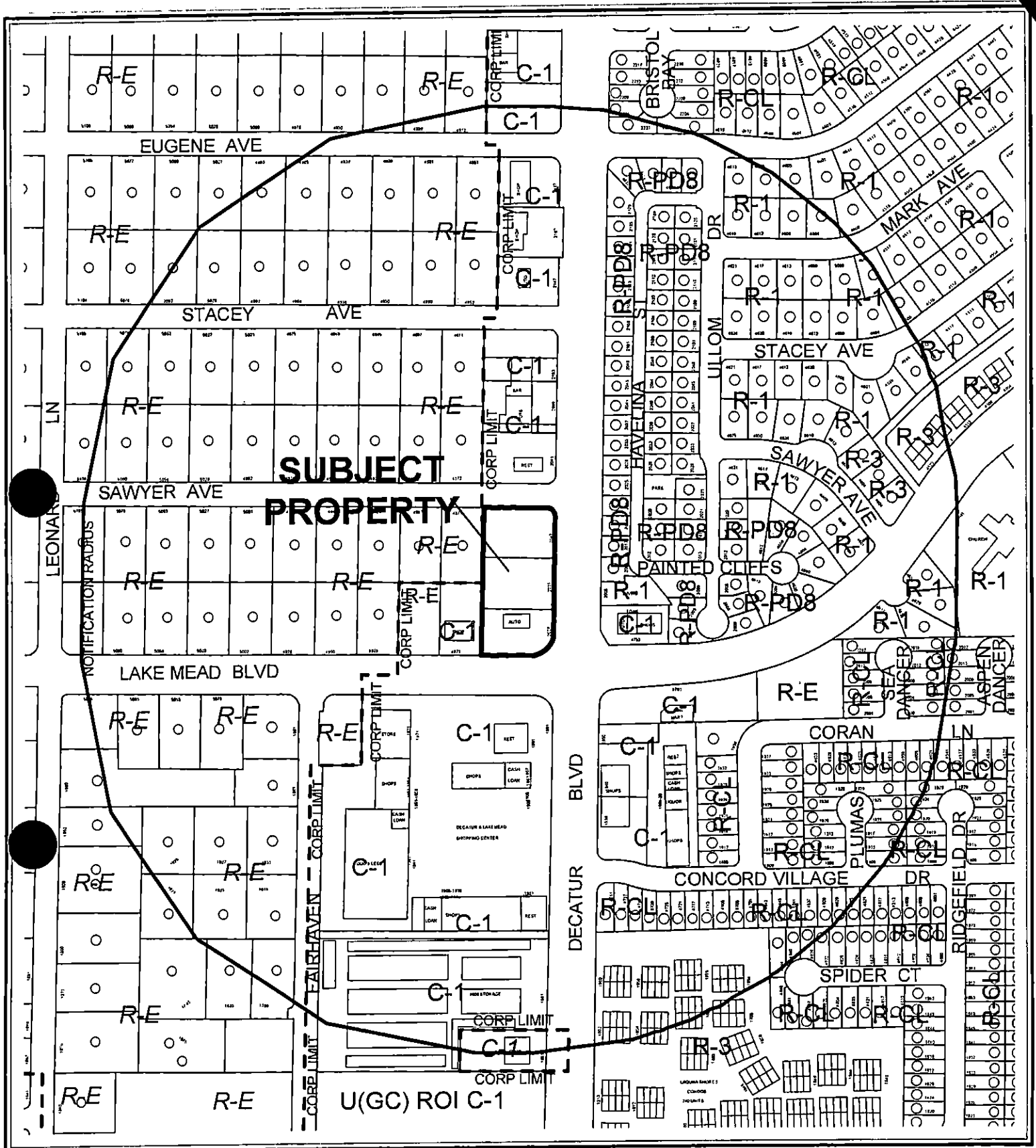
PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 3 – SDR-15322

MINUTES:

JOHN KORKOSZ, Planning and Development Department, explained that the applicant requested to hold in abeyance Item 3 [SDR-15322] to additional land to the project.

(6:09 – 6:17)

1-61



CASE: **SDR-15322**

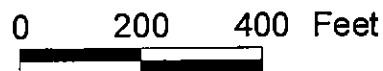
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

0 200 400 Feet





RADIUS: 1000 FT

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SDR-15322 - APPLICANT: JOHN DAVID
BURKE ARCHITECT - OWNER: MGB LLC

***APPLICANT REQUESTS THIS ITEM BE HELD
IN ABEYANCE TO THE DECEMBER 21, 2006
PLANNING COMMISSION MEETING***

John
David
burke, architect
A Professional Corporation

October 16, 2006

City Las Vegas Planning and Development

ATTN: John Korkosz & Andy Reed

731 S. Fourth Street

Las Vegas, NV 89101

Re: Request for HOLD / ABEYANCE - # SDR-15322

Retail Project, Northwest Corner of Lake Mead Boulevard and Decatur Boulevard

To Whom It May Concern:

After submitting the plans for this retail project, it was brought to our attention that the owner of the property to the West may sell their property to the current owner on this property and the project may or may not move forward with revisions.

We would like to request our application for a Site Development Plan Review be put on Hold until the December 21, 2006, for the hold.

We respectfully request your consideration in this matter. If you have any questions or comments, please contact my office at (702) 876-4863.

Sincerely,



Megan Williams

JOHN DAVID BURKE, ARCHITECT

3471 W. Oquendo Road #301 • Las Vegas, Nevada 89118 • (702) 876-4863 • Fax (702) 876-9355

10/16/2006 11:10 #338 P.002/002

From: JOHN DAVID BURKE, ARCHITECT 1 702 876 9355



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-15322** APN: 138-24-611-062

Name of Property Owner: MGB LLC

Name of Applicant: JOHN DAVID BURKE ARCHITECT

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

☐ Yes

☒ 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: Chesson Herli

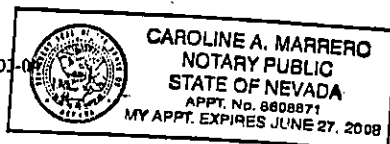
→ Subscribed and sworn before me

This 17th day of May, 2006

Caroline A. Marrero

Notary Public in and for said County and State

Revised 12-01-04



Sharon Nevada
County Clerk

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-15322** APN: 138-24-611-060

Name of Property Owner: GHASSAN MERHI

Name of Applicant: JOHN DAVID BURKE ARCHITECT

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

☐ Yes

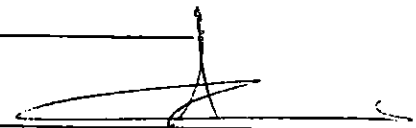
☒ No

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: 

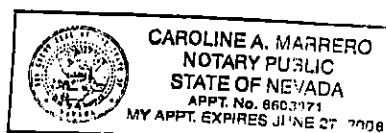
Print Name: Ghassan Merhi

Subscribed and sworn before me

This 17th day of May, 2006

Caroline A. Marrero

Notary Public in and for said County and State



Revised 12-03-04

Shirley J. Nevada
Condy J. Clark

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-15322** APN: 138-24-611-061

Name of Property Owner: GALTAR LLC

Name of Applicant: JOHN DAVID BURKE ARCHITECT

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

☐ Yes

☒ 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: Chassan Mashi

Subscribed and sworn before me

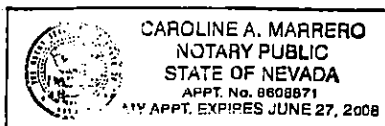
This 17th day of May, 2006

Caroline A. Marrero

Notary Public in and for said County and State

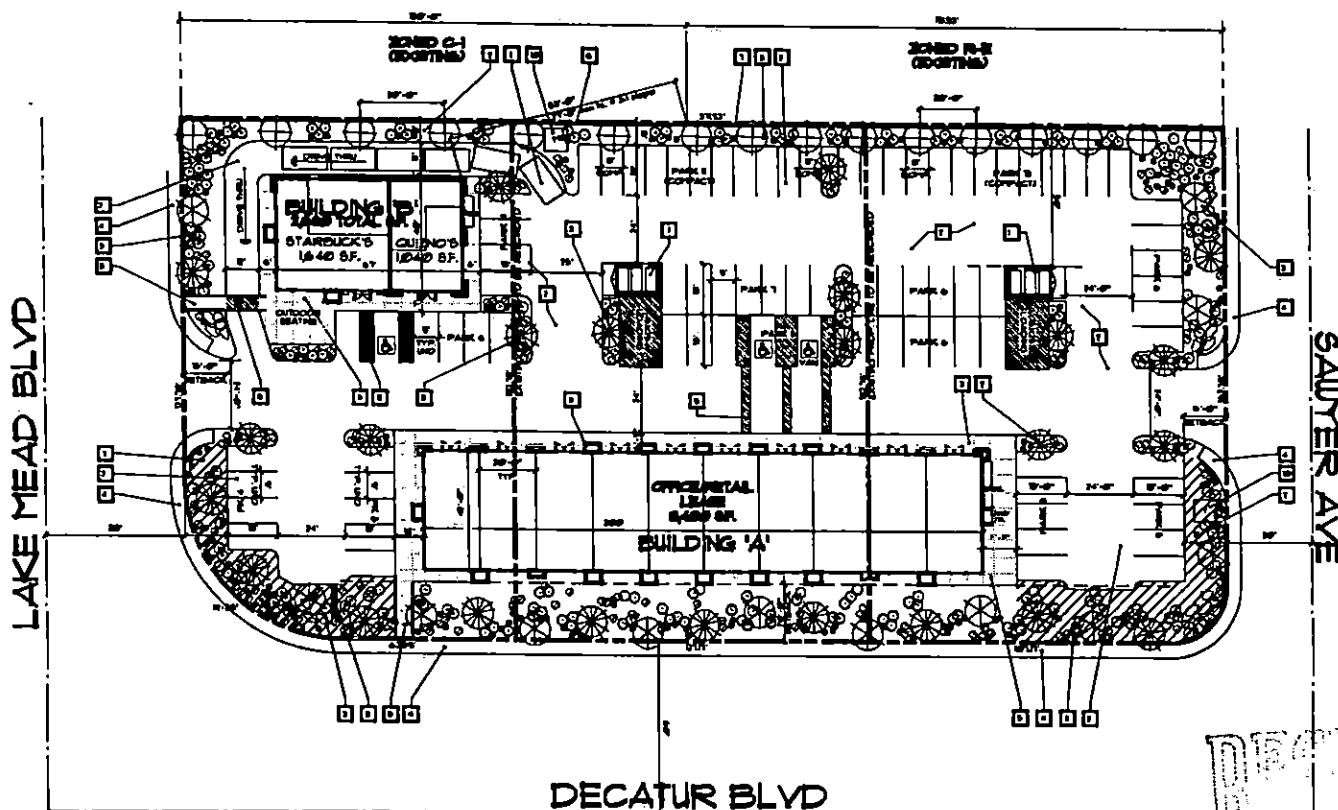
State of Nevada
Carly Clark

Revised 12-03-04



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SYMBOL	LARGE TREES	TYPE	SIZE	SHRUBS and GROUND COVER	
	CALIFORNIA PEPPER TREE Schinus Molle	LARGE DECIDUOUS	34" SOH	○ EVERTHORN EUCALYPTUS Eucalyptus japonica	10 GAL
	PEMBUYE	LARGE DECIDUOUS	34" SOH	○ COTTON WHITE CASHEW Anacardium occidentale	10 GAL
	INCHINDINE ACACIA Acacia mangium	LARGE DECIDUOUS	34" SOH	○ PLANTAIN CANNAS Canna crotolaria	1 GAL
	PONDAL PINE Pinus Sp. (Landed)	LARGE EVERGREEN	34" SOH	○ PEKANAN PRINCESS Cinnamomum polyanthum	1 GAL
	PONDAL PINE Pinus Sp. (Landed)	LARGE EVERGREEN	34" SOH	○ HYPERIC GALLAMA Gallama galeata	1 GAL
	ALORINI PINE Pinus Indragiri	LARGE EVERGREEN	34" SOH	○ PEARL COYOTE BUSH Baccharis pilularis Compacta	1 GAL
SYMBOL	LANDSCAPE				
	LANDSCAPE BORDERS			1. ALL INTERIOR LANDSCAPE GROUND COVER TO BE 3/4" DEEP RED SANDWASH SAND. 2. ALL PLANTS ON SITE MUST COMFORM WITH TITLE & SPEC. 3. 34" SOH TREES A MINIMUM OF 30'-0" O.C. @ WEST PROPERTY LINE ABOUT R-2 ZONING. 4. PROVIDE 142 FIVE GALLON BURLIPS FOR EACH TREE. 5. PROVIDE 1'-0" BURLIP ALONG STREET FRONTAGE LANDSCAPES. 6. MATCHED AREA INDICATED A 1'-0" HIGH BURN	



	description
1	8'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF TUBES STEEL GATES WITH B-DECK BACKING AND LIFT FOR LOCOMOTION
2	AC. PAVING - SEE CIVIL DUBS FOR INCREASE
3	LANDSCAPED AREA - BY OTHERS
4	CONCRETE SIDEWALK, CURB & GUTTER AS PER CITY OF LAS VEGAS
5	4" CONCRETE SIDEWALK UNPROTECTED FINISH
6	8'-0" HIGH CONCRETE BLOCK WALL AGAINST EXISTING CI BOMB-YIELD VESTRY EXISTING BLOCK WALL
7	8'-0" HIGH CONCRETE BLOCK WALL AGAINST EXISTING RESOURCES FIELD VESTRY EXISTING BLOCKWALL
8	PLYON BOX - BY OTHERS
9	HANDICAP ACCESS
10	RYME TRANSFORMER LOCATION

[illegible]

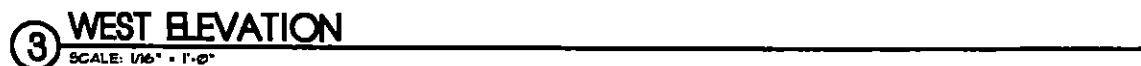
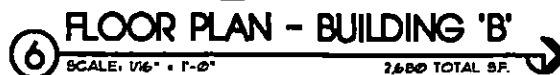
**John
Paul
Dunne, architect**

SHOPPING CENTER
Lakes Mead & DeSoto
Pete Galtner, L.L.C.
City of Las Vegas Nevada

sheet no. A7

1 SITE PLAN / LANDSCAPE PLAN
SCALE: 1" = 20'-0"

SDR-15322
10/19/06 PC



John
Cull
burr, architect

SHOPPING CENTER
Lake Mendota Decatur
for: Galtier, LLC.

date	by
proj. no.	name
drawn by	checked by

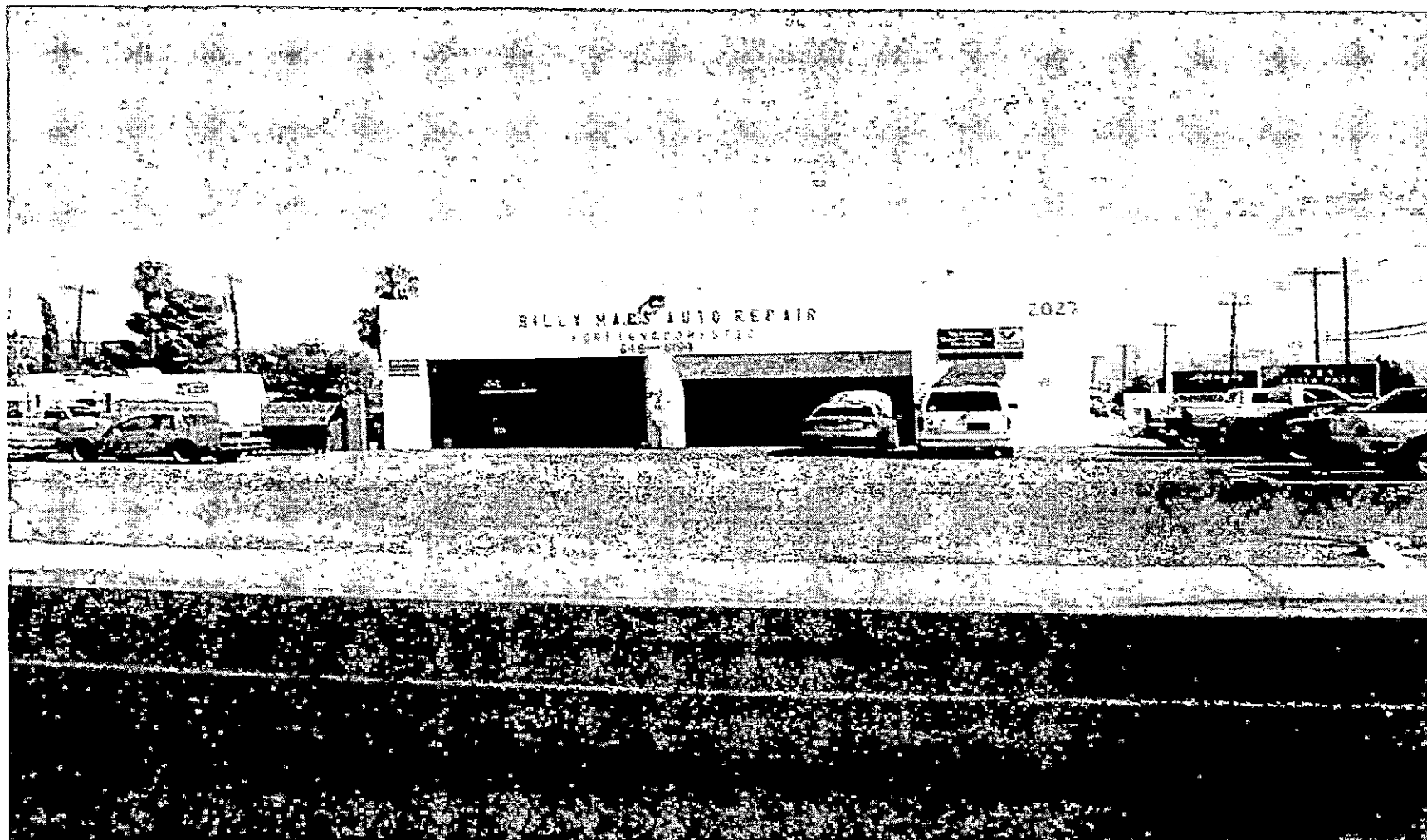
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SDR-15322
10/19/06 PC

JUL 20 2006

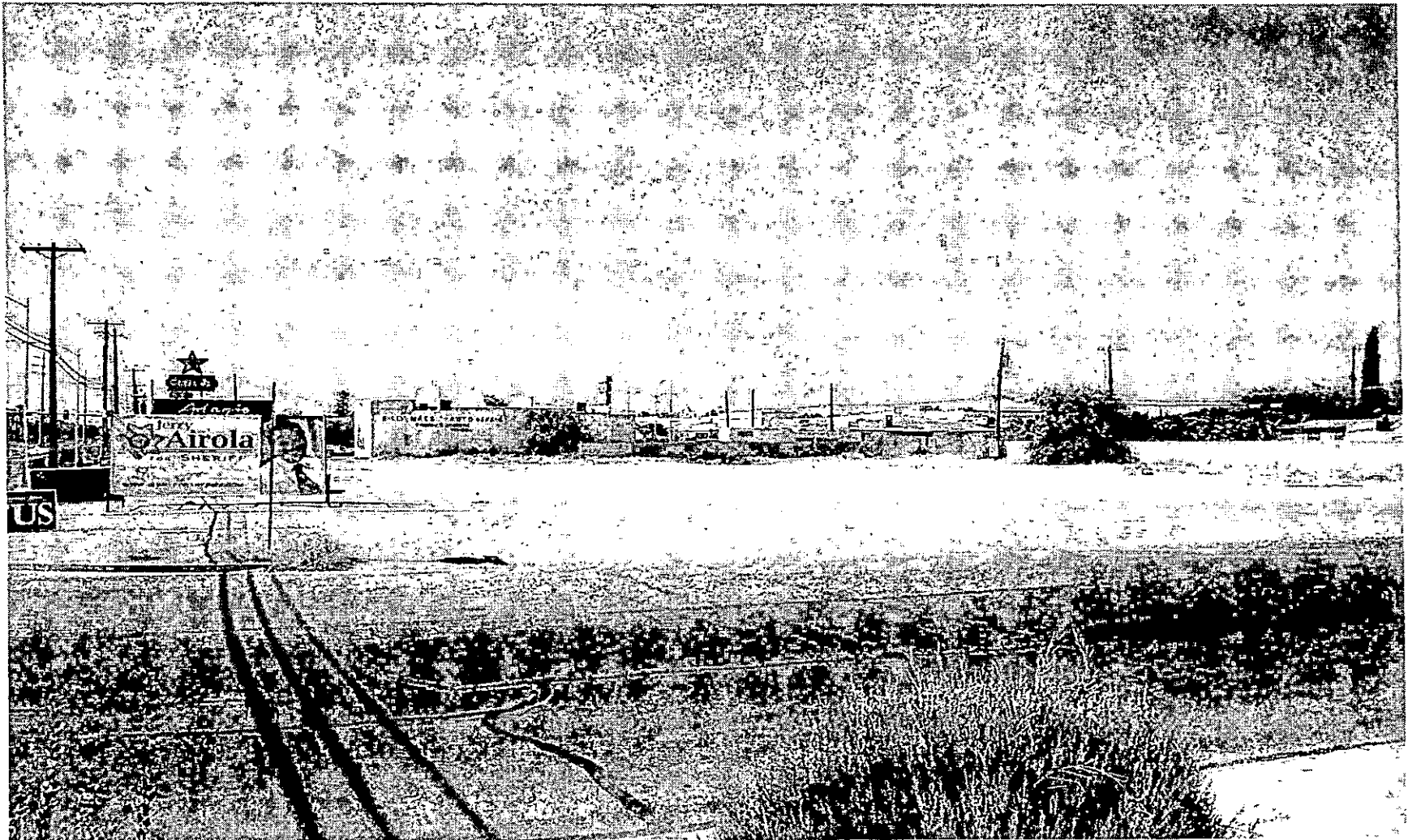
SDR 15322				
John David Burke Architect				
NWC Lake Mead & Decatur				
Proposed 11.08 thousand square foot retail development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	8.4	42.94	361
AM Peak Hour			1.03	9
PM Peak Hour			3.75	32
<i>(heaviest 60 minutes)</i>				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.68	496.12	1,330
AM Peak Hour			53.11	142
PM Peak Hour			34.64	93
<i>(heaviest 60 minutes)</i>				
Combined Uses	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	11.08		1,690
AM Peak Hour				151
PM Peak Hour				124
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets: Counts not available for Sawyer				
Lake Mead Boulevard				
Average Daily Traffic (ADT)	27,746			
PM Peak Hour	2220			
<i>(heaviest 60 minutes)</i>				
Decatur Boulevard				
Average Daily Traffic (ADT)	34,611			
PM Peak Hour	2769			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			

	Capacity			
Lake Mead Boulevard	32585			
Decatur Boulevard	51700			
This project will add approximately 1,690 trips per day on Lake Mead, Decatur				
and Sawyer. This will increase expected volumes by about 6 percent on Lake				
Mead and about 5 percent on Decatur. Counts are not available for Sawyer.				
Lake Mead is at about 85 percent of capacity and Decatur is at about 67				
percent of capacity.				
Based on Peak Hour use, this development will add roughly 124 additional				
cars into the area; which works out to about two every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



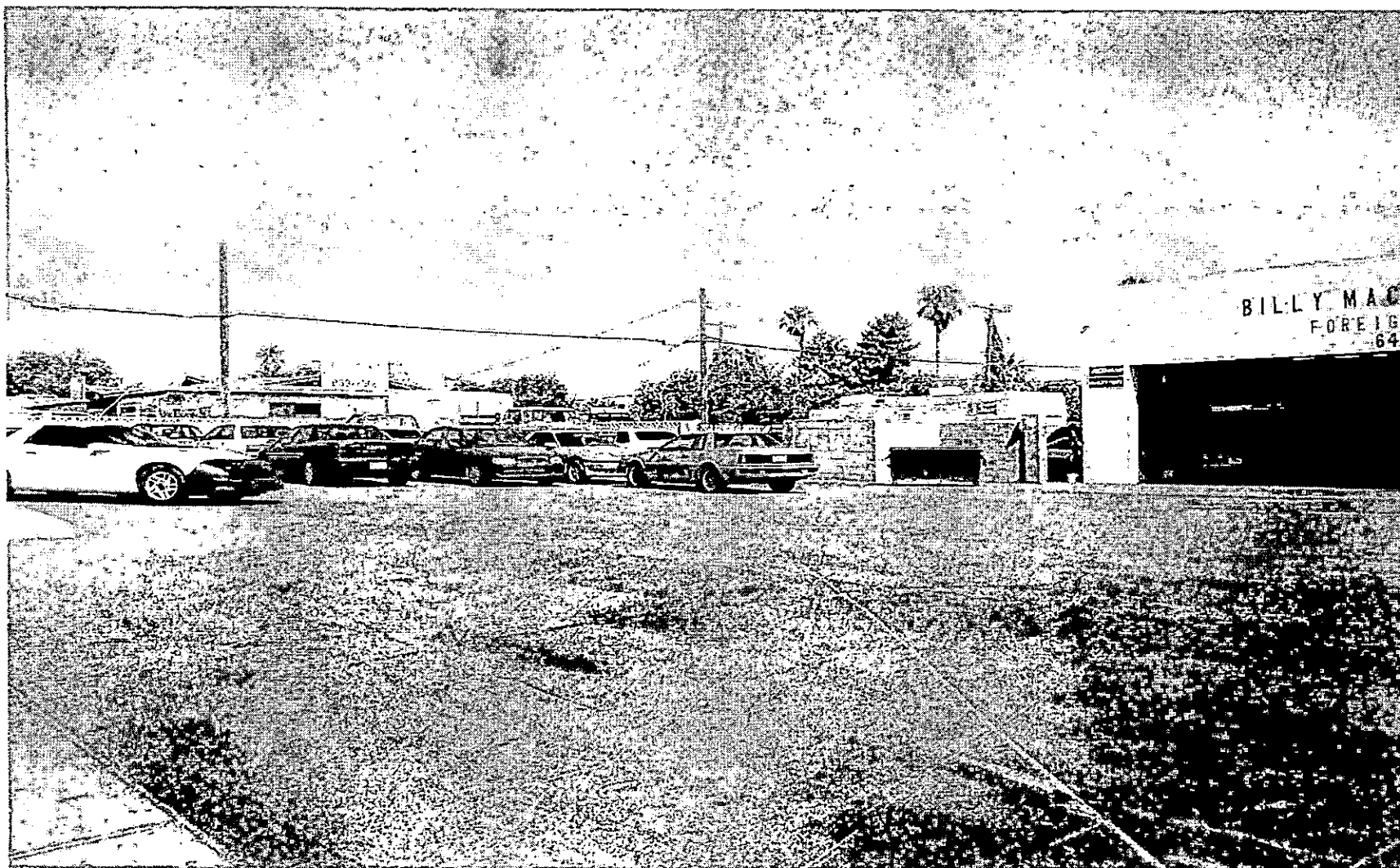
SDR-15322 - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: MGB LLC
THE NORTHWEST CORNER OF LAKE MEAD BOULEVARD AND DECATUR BOULEVARD
OCTOBER 19, 2006 PLANNING COMMISSION

08/08/06



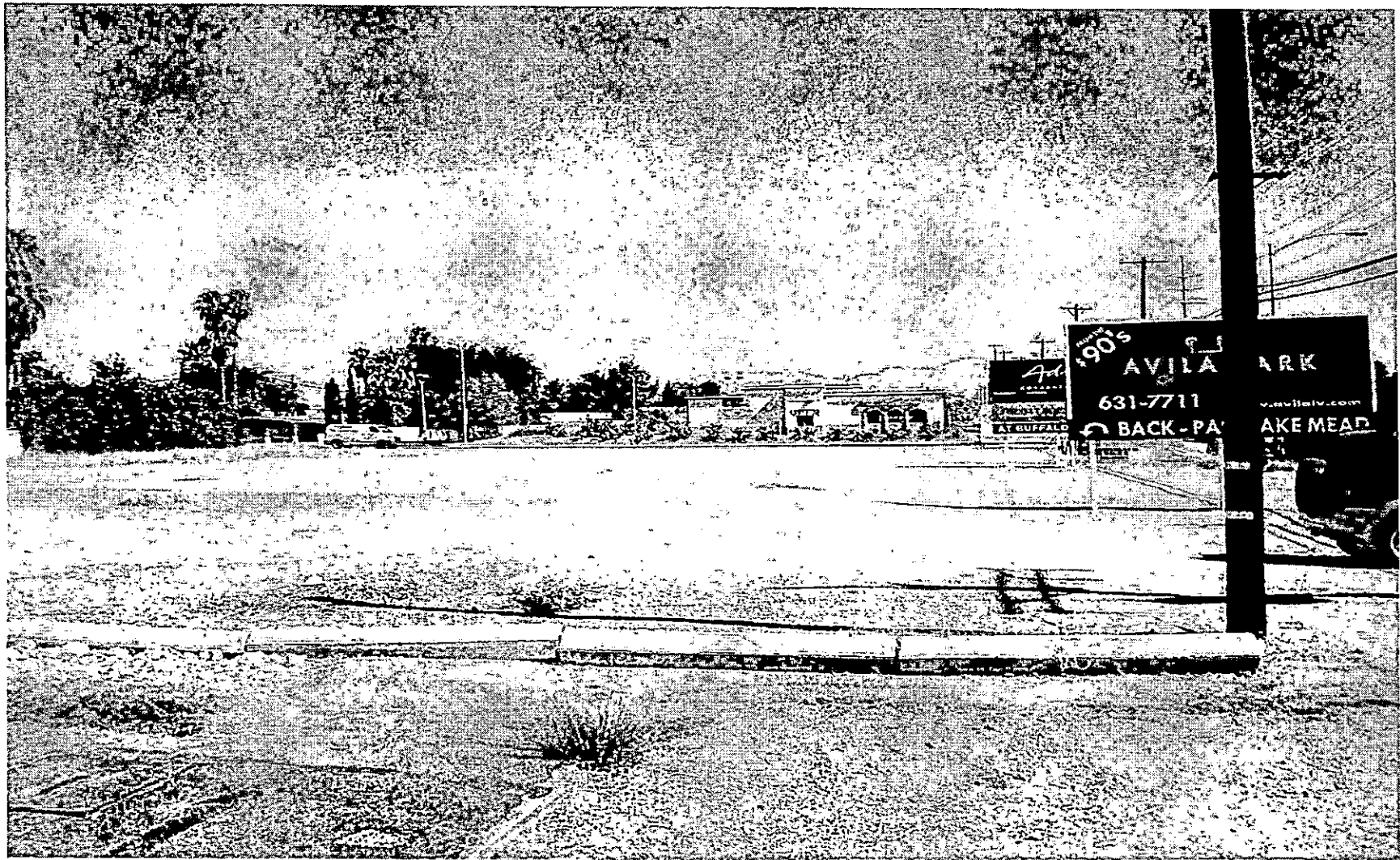
SDR-15322 - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: MGB LLC
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OCTOBER 19, 2006 PLANNING COMMISSION

08/08/06



SDR-15322 - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: MGB LLC
THE NORTHWEST CORNER OF LAKE MEAD BOULEVARD AND DECATUR BOULEVARD
OCTOBER 19, 2006 PLANNING COMMISSION

08/08/06



SDR-15322 - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: MGB LLC
THE NORTHWEST CORNER OF LAKE MEAD BOULEVARD AND DECATUR BOULEVARD
OCTOBER 19, 2006 PLANNING COMMISSION

08/08/06



July 20, 2006

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter – Site Plan Development Review
Shopping Center – Lake Mead & Decatur

Overview

The plans and documents we are submitting today for your review depict a proposed Retail Commercial Lease Shell Building and Retail Pad Building. This is a 1.54 net acre site on the Northwest corner of Lake Mead and Decatur Boulevard in the City of Las Vegas.

Site Plan Development Review

The documents submitted depict a one story retail project, to include a restaurant pad building with drive thru and retail/office shell building. All of the buildings are designed within Title 19 requirements.

This request no longer requires a variance to reduce parking as the site has been adjust to meet the City of Las Vegas requirements. The waiver is no longer needed as the retail building has been moved to meet the ratio for the adjacent residential buildings.

Otherwise, these plans are consistent with the master plan and with the requirements of City of Las Vegas Zoning Code.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,

JOHN DAVID BURKE, ARCHITECT

SDR-15322
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-16488 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARCUS SGRIZI - OWNER: BOCA FASHION VILLAGE, LLC - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at 608 Rampart Boulevard, Suite #4 (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Wolfson).

IF APPROVED: C.C.: 11/15/06

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 11/15/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

JOHN KORKOSZ, Planning and Development Department, indicated that the correct address for the subject establishment should be 740 Rampart Boulevard, Suite 4.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(6:20 – 6:21)

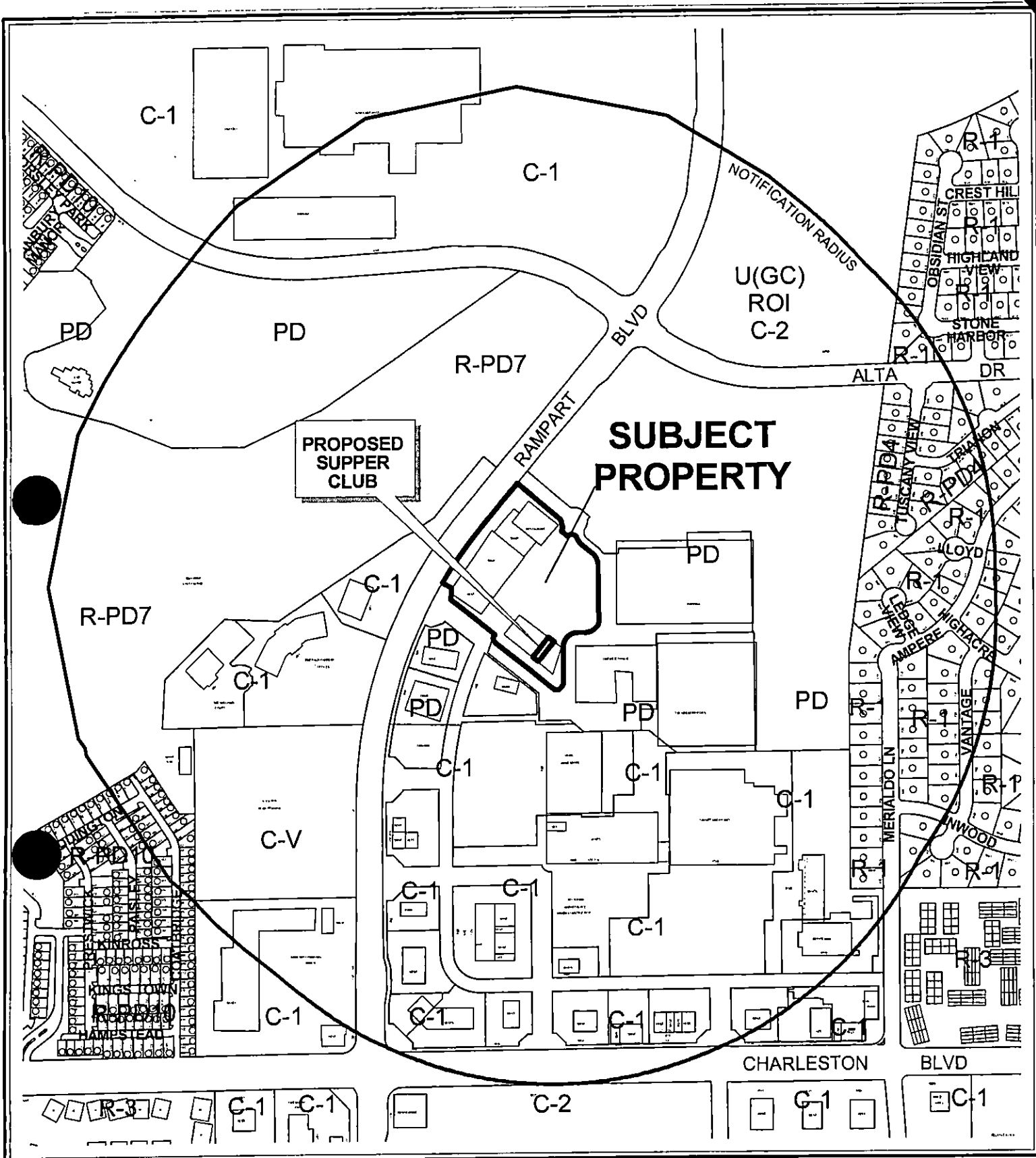
1-392

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 4 – SUP-16488

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a 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 of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

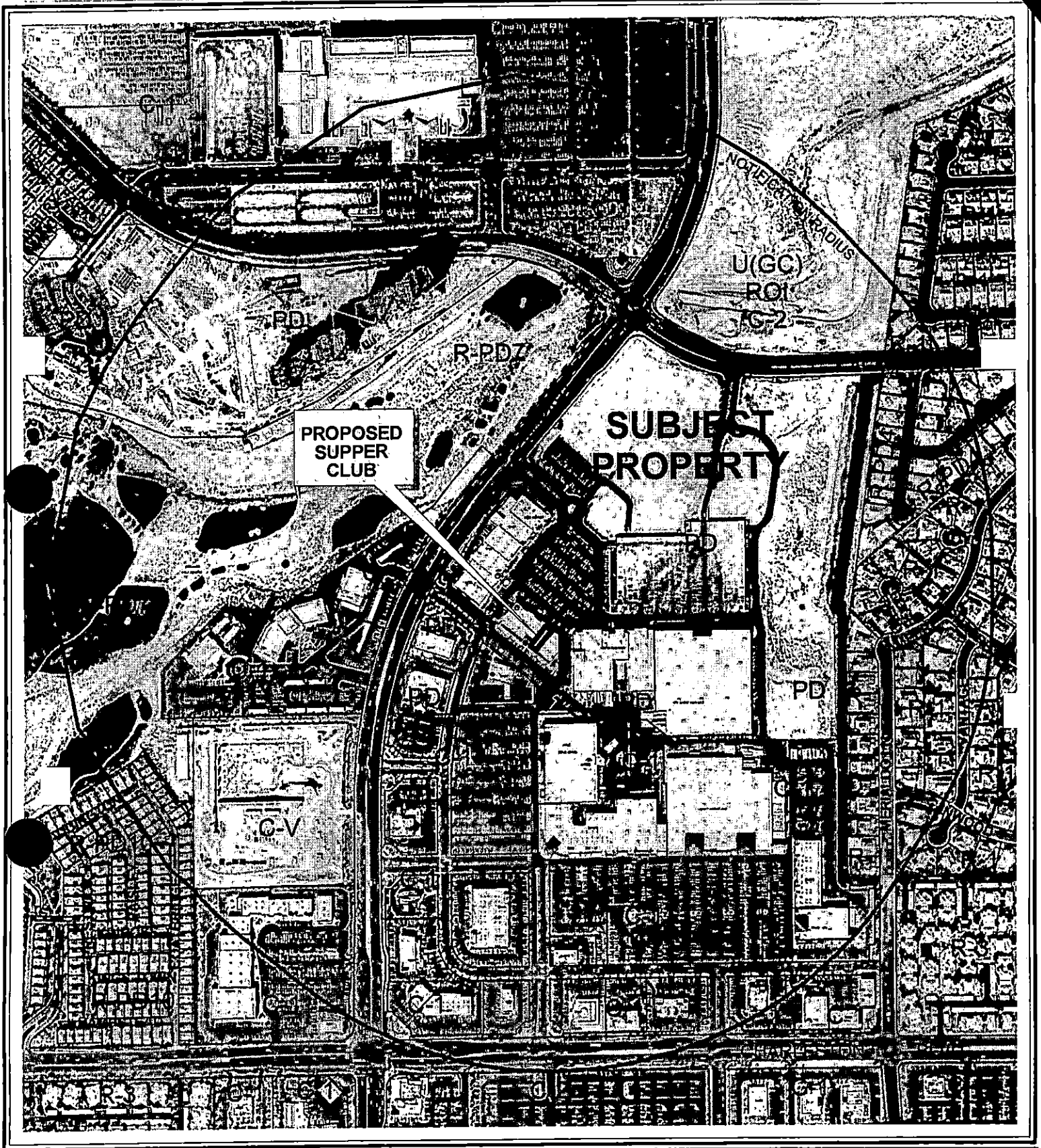


CASE: **SUP-16488**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

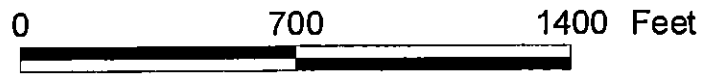


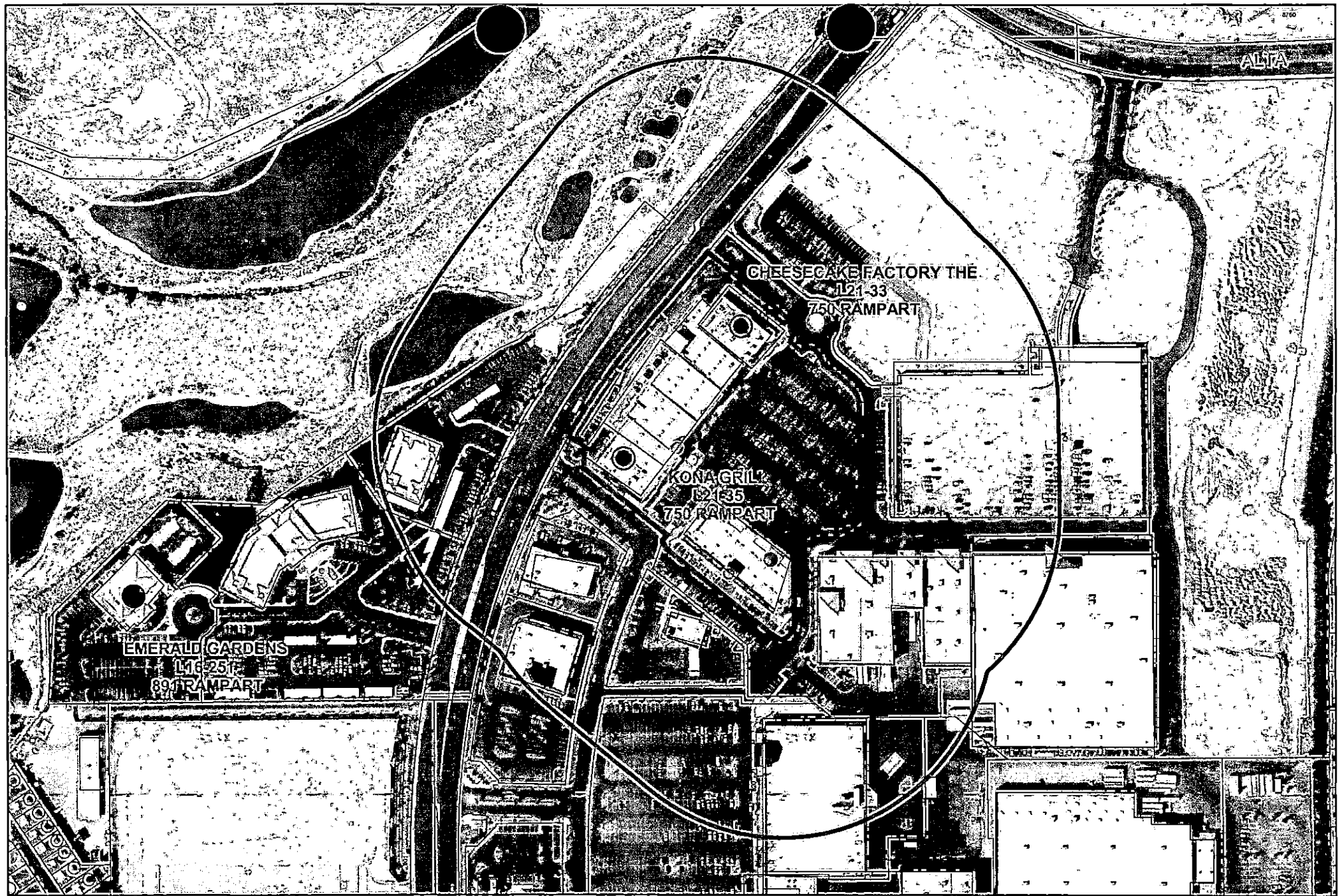


CASE: **SUP-16488**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)





SUP-16488

Protected Landuses

- CITY PARKS
- RELIGIOUS
- SCHOOLS

Business Licenses

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

- Subject Property
- 400 foot buffer



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-16488 - APPLICANT: MARCUS SGRIZI - OWNER:
BOCA FASHION VILLAGE, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a 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 of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-16488 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Supper Club at 740 Rampart Boulevard, Suite #4. The proposed use is located within "Phase III" of Boca Park. "Phase III" consists of buildings six, seven and eight. The subject property is zoned PD (Planned Development) and is part of the Boca Park development. Boca Park is intended to provide for a variety of commercial, retail, and office uses including the proposed Supper Club, subject to approval of a Special Use Permit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/20/81	The City Council approved a Request for a Rezoning (Z-0034-81) of approximately 2,249.23 acres of land from: N-U (Non-Urban) to R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential), R-MHP (Residential Mobile/Manufactured Home Park), R-PD7 (Residential Planned Development – 7 Units Per Acre), R-PD8 (Residential Planned Development – 8 Units Per Acre), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) on property generally located north of Sahara Avenue, south of Westcliff Drive, west of Durango Drive, and east of Hualapai Way. The Planning Commission recommended approval.
09/02/92	The City Council approved a request for Reclassification of Property (Z-0030-92) located on the east side of Rampart Boulevard, between Charleston Boulevard and Alta Drive, from: N-U (Non-Urban) (under Resolution of Intent to R-1 (Single Family Residential), C-1 (Limited Commercial), and C-2 (General Commercial), To: R-1 (Single Family Residence) and C-1 (Limited Commercial), proposed use: Regional Shopping Mall and Single Family Dwellings. The Planning Commission recommended approval.
06/07/95	The City Council approved a Review of Condition [Z-0010-82(2)] that required a planter to be constructed along the north property line. The Planning Commission recommended denial.
04/27/98	The City Council approved a request for a Rezoning (Z-0012-98) on property located on the southeast corner of Rampart Boulevard and Alta Drive, from: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial) to: PD (Planned Development) proposed use: 248 room, five-story, non-gaming hotel, 650 seat amphitheater, 535,200 square foot retail, 57,600 square foot office, 125 unit condominium complex, a four-story parking garage, and a six-story parking garage, size: 47.4 acres. The Planning Commission recommended approval.

SUP-16488 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

04/18/01	The City Council approved a request for a Master Sign Plan Review [Z-0012-98(3)] for property located at the southeast corner of the intersection of Alta Drive and Rampart Boulevard (Boca Park, Phase III). The Planning Commission recommended approval.
07/05/01	The City Council approved a request for a Special Use Permit (U-0054-01) for a 6,218 square foot Supper Club on 1.15 acres on the east side of Rampart Boulevard, approximately 220 feet north of Charleston Boulevard within Boca Park Phase 1. The Planning Commission recommended approval.
02/20/02	The City Council approved a Special Use Permit (U-0151-01) for a Supper Club in conjunction with a proposed restaurant on property located adjacent to the east side of Rampart Boulevard, approximately 750 feet south of Alta Drive. The Planning Commission recommended approval.
08/20/03	The City Council approved a request for a Special Use Permit (SUP-2571) for a Supper Club on the subject site. The Planning Commission and Staff recommended approval.
06/21/06	The City Council approved a Special Use Permit (SUP-12804) for a Beer/Wine/Cooler On-Sale Establishment at 750 South Rampart Boulevard, Suite #7. The Planning Commission and staff recommended approval on 05/25/06.
Related Building Permits/Business Licenses	
	No building permits or business license have been issued for the subject site.
Pre-Application Meeting	
07/13/06	The elements of a pre-application meeting for a Supper Club use were discussed.
Neighborhood Meeting	
	A neighborhood meeting is not required for this type of application.

Details of Application Request	
Site Area	
Gross Acres	6.04

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial/Boca Park	SC (Service Commercial)	PD (Planned Development)
North	Commercial/Boca Park	SC (Service Commercial)	PD (Planned Development)
South	Commercial/Boca Park	SC (Service Commercial)	PD (Planned Development)
East	Commercial/Boca Park	SC (Service Commercial)	PD (Planned Development)
West	Commercial/Boca Park	SC (Service Commercial)	C-1 (Limited Commercial)

SUP-16488 - Staff Report Page Three
 October 19, 2006 - Planning Commission Meeting

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
Boca Park	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
Trails		X	
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required Parking</i>		<i>Provided Parking</i>		<i>Compliance</i>
			Regular	Handi-capped	Regular	Handi-capped	
Proposed Supper Club located in Suite #4 of Building 7	4,575 s.f.	1/250	19	1	*	*	*
Buildings 6, 7 and 8	291,260 s.f.	-	1,165	20	*	*	*
TOTAL	295,835 s.f.	-	1,184	21	*	*	*

*The proposed development is located within "Phase III" of Boca Park. "Phase III" includes; buildings 6, 7 and 8. These buildings consist of approximately 295,835 square feet. Parking for Boca Park was originally addressed within the development agreement, the current parking statistics are noted in the above table. The site is in compliance with parking requirements within the Development Agreement established by [Z-0030-92(5)].

ANALYSIS

The applicant is proposing a 4,575 square-foot Supper Club located within the Boca Park shopping center. The proposed use is consistent with the conditions of approval for a Supper Club use as conditioned. Also, the proposed use is consistent with adjacent uses within Boca Park as there are similar restaurants within the center. There are 19 parking spaces required for the restaurant. The parking requirements for Boca Park were established by a Development Agreement, which was established as a part of Site Development Plan Review [Z-0030-92(5)].

NG

SUP-16488 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

The overall development shares parking. The recent adoption of revised land use table allows for shopping centers to be calculated at one parking space for every 250 square feet. Therefore, the overall center provides adequate parking for the proposed use. The addition of the Supper Club will be compatible with similar uses as conditioned.

CONDITIONS FOR A SUPPER CLUB USE

1. The bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minor;
2. The actual seating available at all times within the restaurant area will accommodate at least 125 persons;
3. Alcoholic beverages are served in the restaurant area only in conjunction with the service of food;
4. Full course meal is available during all hours the bar area is open to the public;
5. A cook and food server, other than a bartender, are available at all times the bar area is open to the public; and
6. The restaurant operation is the principal portion of the business.

FINDINGS

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

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

The proposed Supper Club is located within the Boca Park shopping center. There are several other Supper Clubs located within the development. Therefore, the proposed use is harmonious with the existing and future land uses as projected by the General Plan.

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

The subject site is suitable for retail/restaurant uses. There are several similar businesses within the existing development. Therefore, the subject Supper Club is appropriate for the subject site as 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."**

SUP-16488 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

The subject site has access via S. Rampart Boulevard a Primary (100-foot) Arterial and Alta Drive a Secondary (80-foot) Collector. Given the size of the existing development, the addition of the Supper Club will have a negligible effect on the transportation infrastructure currently serving the 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 proposal conforms to the goals and objectives of the General Plan designation in which it is located. As such, it will not endanger the public health, safety, or welfare of the populace or be inconsistent with the objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.04.**

The site meets all applicable conditions per Title 19.04 for a Supper Club. The use conforms to Title 19 as conditioned.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

ASSEMBLY DISTRICT 3

SENATE DISTRICT 8

NOTICES MAILED 428

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-16488** APN: 138 32 312 005

Name of Property Owner: Bona Fashion Village

Name of Applicant: Marcus Sgrizzi

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: _____

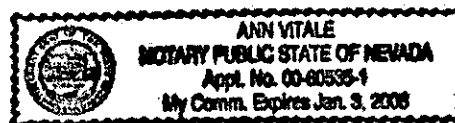
Signature of Property Owner: _____

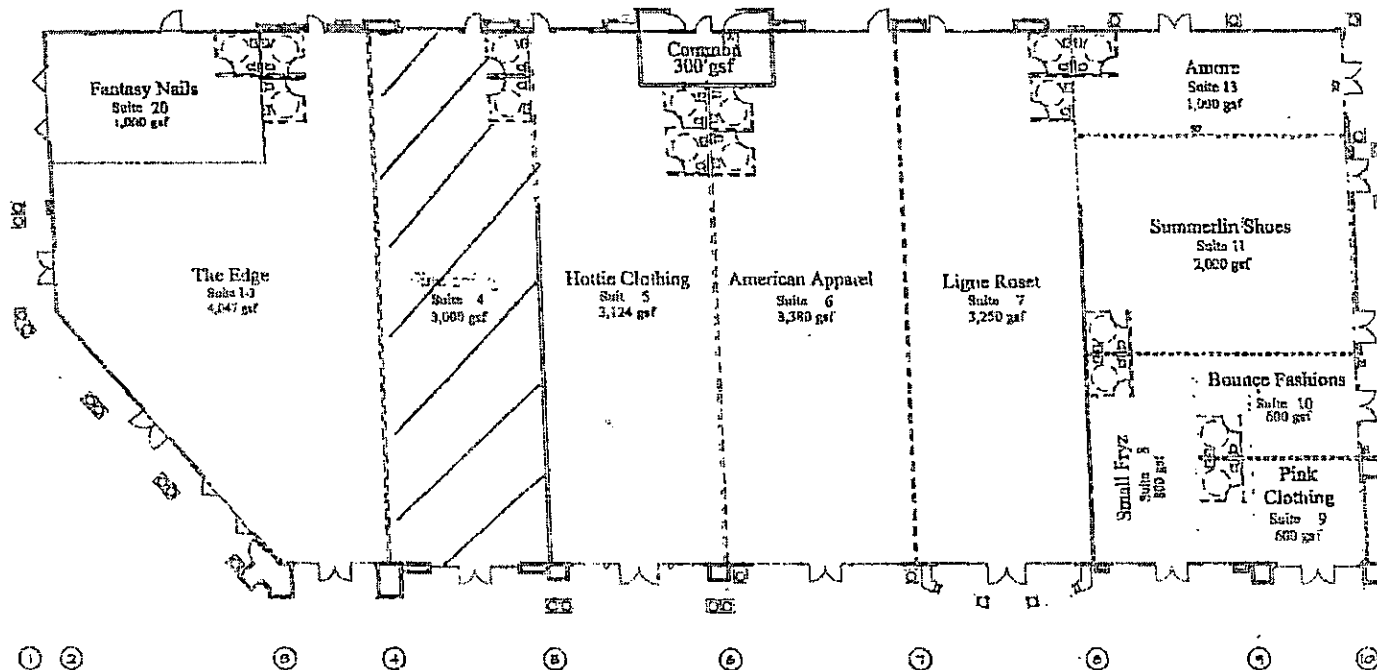
Print Name: Andrew Linker

Subscribed and sworn before me

This 1st day of Sept., 2006

Ann Vitale
Notary Public in and for said County and State





Area Calculation

Suite 1-3	The Edge	3,047 gsf
Suite 4	Fine Things	2,000 gsf
Suite 5	Hottie Clothing	3,124 gsf
Suite 6	American Apparel	3,380 gsf
Suite 7	Ligne Roset	3,250 gsf
Suite 8	Small Fryz	800 gsf
Suite 9	Pink Clothing	600 gsf
Suite 10	Bounce Fashions	600 gsf
Suite 11	Summerlin Shoes	2,000 gsf
Suite 13	Amore	1,000 gsf
Suite 20	Fantasy Nails	1,000 gsf
Common		300 gsf
Total		21,191 gsf

SSS
TRIP & FIVE MARIANA DEVELOPMENT CORPORATION

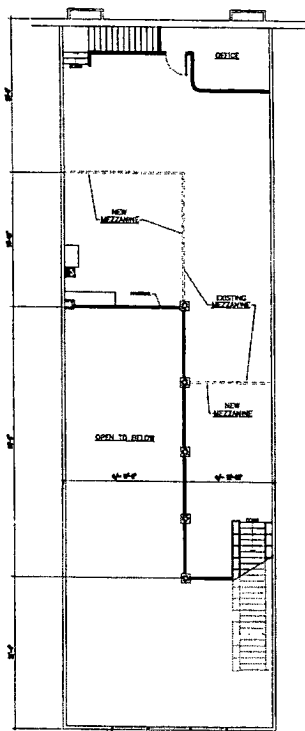
BUILDING SEVEN
BOCA PARK
Las Vegas, Nevada

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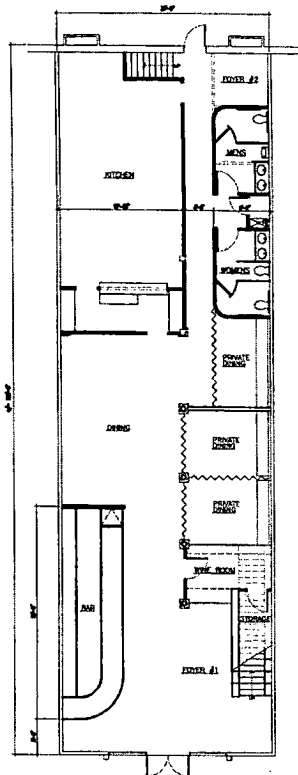
SUP-16488
10/19/06 PC



2

SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"



1

FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

SQUARE FOOTAGE BREAKDOWN	
GROUND LEVEL	
DINING/BAR	1,562
KITCHEN	531
OTHER	753
TOTAL	3,053
2ND LEVEL	
MEZZANINE	1,481
OFFICE	114
TOTAL	1,575
GRAND TOTAL	4,628

PARKING REQUIREMENTS	
DINING/BAR	1,562
2ND FLOOR	1,481
	3,053 / 50 = 61
OTHER	1512 / 250 = 6
TOTAL	67

SHARED PARKING ALLOCATION = 13

SEP 01 2006

SUP-16488
10/19/06 PC

GREENE TINDALL
ARCHITECTS
100 EAST WASHINGTON STREET, SUITE 1
ANN ARBOR, MI 48106
TEL: 734.769.1234
FAX: 734.769.1235
WWW.GREENETINDALL.COM

**1000 PARK BUILDING #7
SUNNYVALE CLUB
FOR MARCUS BROSZKI**
1000 PARK BUILDING #7
SUNNYVALE CLUB
FOR MARCUS BROSZKI

A-1
10/19/06

Perlman

Architects, Inc.

Parking Summary for Boca Park Phase III

September 1, 2006

	Bldg Area		Parking Required		Parking Provided	Parking Available
Totals:						
Retail 6	60,240	sf	481	#	465	129
Retail 7	26,600	sf	173	#	127	14
Retail 8	208,995	sf	837	#	837	0
Overall Site	295,835	sf	1,491	#	1,429	143

SEP 01 2006

SUP-16488
10/19/06 PC

Parking Calculations for Boca Park Phase III

September 1, 2006

Building	Tenant	Suite Area	Parking Occupancies	Area Ratio	Parking Ratio	Parking Required	Parking Provided	Parking Available
Building R-6								
100	Kona Grill	7,300 sf	Public non-public	4,256 3,044	1 per 50 1 per 200	85 13	98	0
104	Empty	2,460 sf	Retail	2,460	1 per 250	10	7	-3
104	Design within reach	1,520 sf	Retail	1,520	1 per 250	7	10	3
105	Joey O	1,420 sf	Retail	1,420	1 per 250	6	7	1
105	Empty	1,420 sf	Retail	1,420	1 per 250	6	7	1
105	Empty	1,420 sf	Retail	1,420	1 per 250	6	8	2
106	Vasari	3,500 sf	Retail	3,500	1 per 250	14	15	1
107	Wild Truffles	3,646 sf	Public non-public	1,425 2,171	1 Per 50 1 per 200	30 11	43	2
108	Hypnotic	3,660 sf	Retail	3,660	1 Per 250	13	21	8
109	Duxiana	1,853 sf	Retail	1,853	1 Per 250	7	23	16
110	Envy	2,460 sf	Retail	2,460	1 Per 250	10	14	4
111	Ultra Diamonds	2,460 sf	Retail	2,460	1 Per 250	10	11	1
112	Bellini	2,461 sf	Retail	2,461	1 Per 250	10	10	0
113	Tululah G	2,408 sf	Retail	2,408	1 per 250	10	7	-3
114	S2 Art	2,401 sf	Retail	2,401	1 per 250	10	15	5
115	C-Level (Clothes)	1,496 sf	Retail	1,496	1 per 250	6	17	11
116	Gordon-Biersch	8,425 sf	Public non-public	4,422 4,003	1 per 50 1 per 200	89 16	105	0
117	Cheese Cake Factory	9,850 sf	Public non-public	4,550 5,300	1 per 50 1 pe 200	91 21	192	80

Total Area R-2

60,240 sf

481

610

129

SEP 31 2006

SUP-16488
10/19/06 PC

Parking Calculations for Boca Park Phase III

September 1, 2006

Building	Tenant	Suite Area	Parking Occupancies	Area Ratio	Parking Ratio	Parking Required	Parking Provided	Parking Available
Building R-7								
101	The Edge	4,047	sf Retail	4,047	1 per 250	17	24	7
104	Mezzo	3,000	sf Rest/Public	1,000	1 per 200	15	12	-3
			Rest/nonpublic	2,000	1 per 50	60		
105	Houtle	3,250	sf Retail	3,250	1 per 250	13	13	0
106	American Apparel	3,380	sf Retail	3,380	1 per 250	14	17	3
106	Empty	3,400	sf Retail	3,400	1 per 250	14	15	1
107	Ligne Roset	3,250	sf Retail	3,250	1 per 250	13	13	0
108	Cricket Alley	800	sf Retail	800	1 per 250	4	7	3
109	Pink	873	sf Retail	873	1 per 250	4	5	1
110	Bounce Fashion	600	sf Retail	600	1 per 250	3	5	2
111	Huechies	2,000	sf Retail	2,000	1 per 250	8	8	0
113	Amore	1,000	sf Retail	1,000	1 per 250	4	4	0
120	Fancy Nails	1,000	sf Retail	1,000	1 per 250	4	4	0

Total Area R-7

26,600 sf

173

127

14

SEP 01 2006

SUP-16488
10/19/06 PC

Parking Calculations for Boca Park Phase III

September 1, 2006

Building	Tenant	Suite Area		Parking Occupancies	Parking Ratio	Parking Required	Parking Provided	Parking Available
Building R-8								
Anchor	The Great Indoors	142,000	sf	Retail	1 per 250	568	568	0
110	Sunshine Floor	26,395	sf	Retail	1 per 250	106	106	0
130	Harry & David	2,100	sf	Retail	1 per 250	9	9	0
140	Mikasa	6,000	sf	Retail	1 per 250	24	24	0
106	Linens 'N Things	32,500	sf	Retail	1 per 250	130	130	0

Total Area R-7

208,995 sf

837

837

0

SEP 01 2006

SUP-16488
10/19/06 PC



SUP-16488 - APPLICANT: MARCUS SGRIZI - OWNER: BOCA FASHION VILLAGE, LLC
608 RAMPART BOULEVARD, SUITE #4
OCTOBER 19, 2006 PLANNING COMMISSION

09/26/06

8.22.06

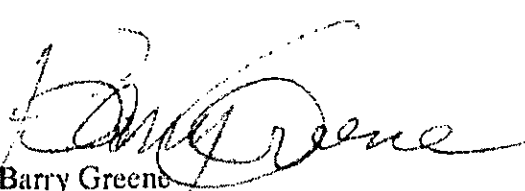
City of Las Vegas
Planning & Development Department
731 S. 4th St.
Las Vegas, NV 89101

Re: Boca Park Supper Club - **Justification Letter**
APN # 138-32-312-005

To Whom It May Concern:

In the Boca Park Center many restaurants presently exist and this request is to provide a restaurant/supper club as a tentative improvement in an existing building, previously occupied by a furniture store.

This use is compatible with the adjacent tenants and the center has adequate parking to include this use.


Barry Greene
Architect

RECEIVED
SEP 01 2006

SUP-16488
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-16515 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HENNESSEY'S TAVERN, INC. - OWNER: FREMONT STREET EXPERIENCE PARKING CORPORATION - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF THE 1,500-FOOT SEPARATION DISTANCE REQUIREMENT FROM ANOTHER LIQUOR ESTABLISHMENT (TAVERN) at 425 Fremont Street, Suite #210 (APN 139-34-610-045), C-2 (General Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 11/15/06

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions Item 5 [SUP-16515], Item 6 [SUP-16518] and Item 7 [SDR-16542] – UNANIMOUS

To be heard by City Council on 11/15/2006

MINUTES:

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 5 – SUP-16515

MINUTES – Continued:

agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 5 [SUP-16515], Item 6 [SUP-16518] and Item 7 [SDR-16542].

DOUG RANKIN, Planning and Development Department, stated that Item 4 [SUP-16488] needed to be heard separately in order to correct an address.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for 5 Item [SUP-16515], Item 6 [SUP-16518] and Item 7 [SDR-16542].

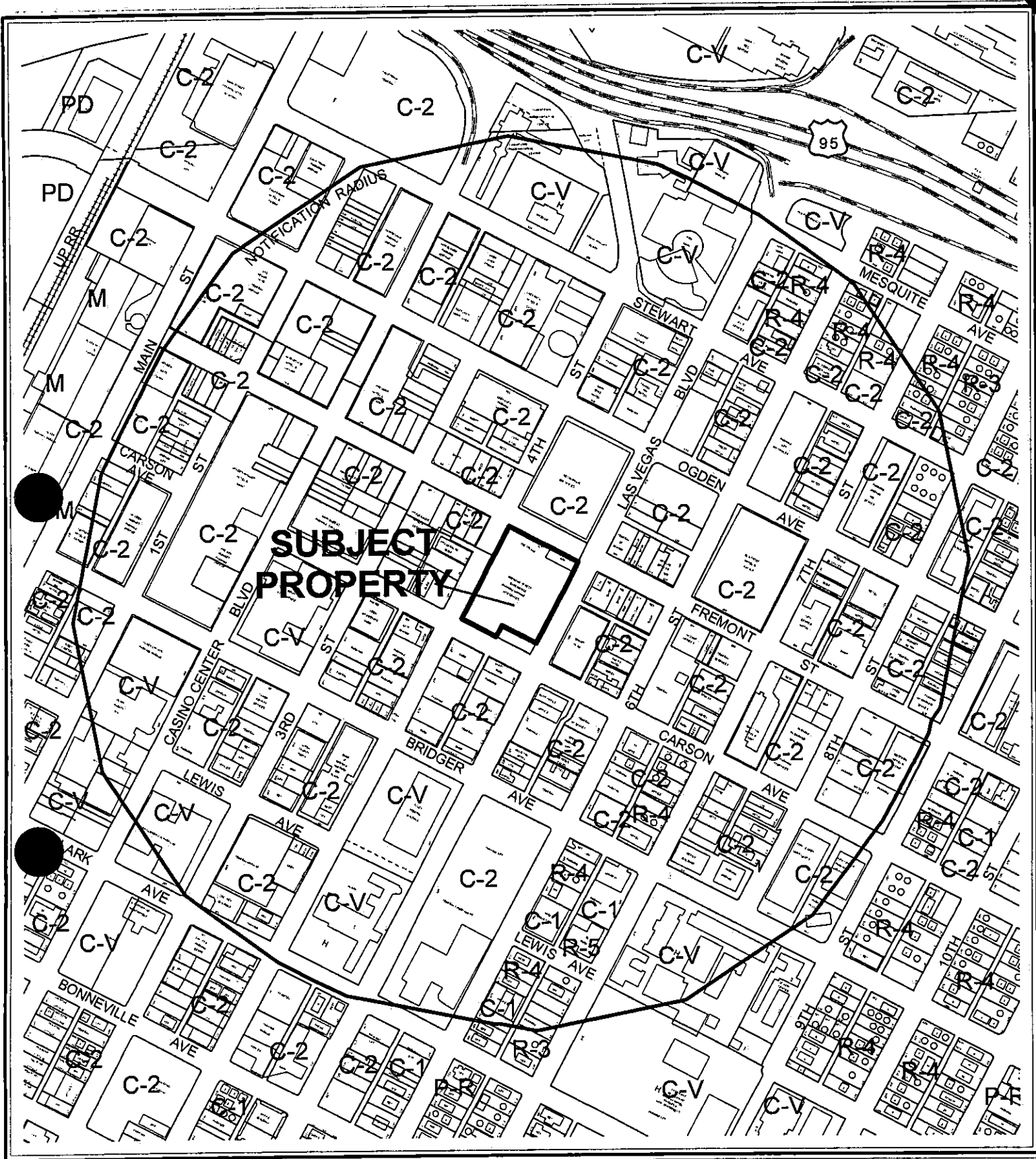
(6:18 – 6:20)

1-337

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Liquor Establishment (Tavern) use.
2. Conformance to the conditions for Special Use Permit (SUP-16518), if approved.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

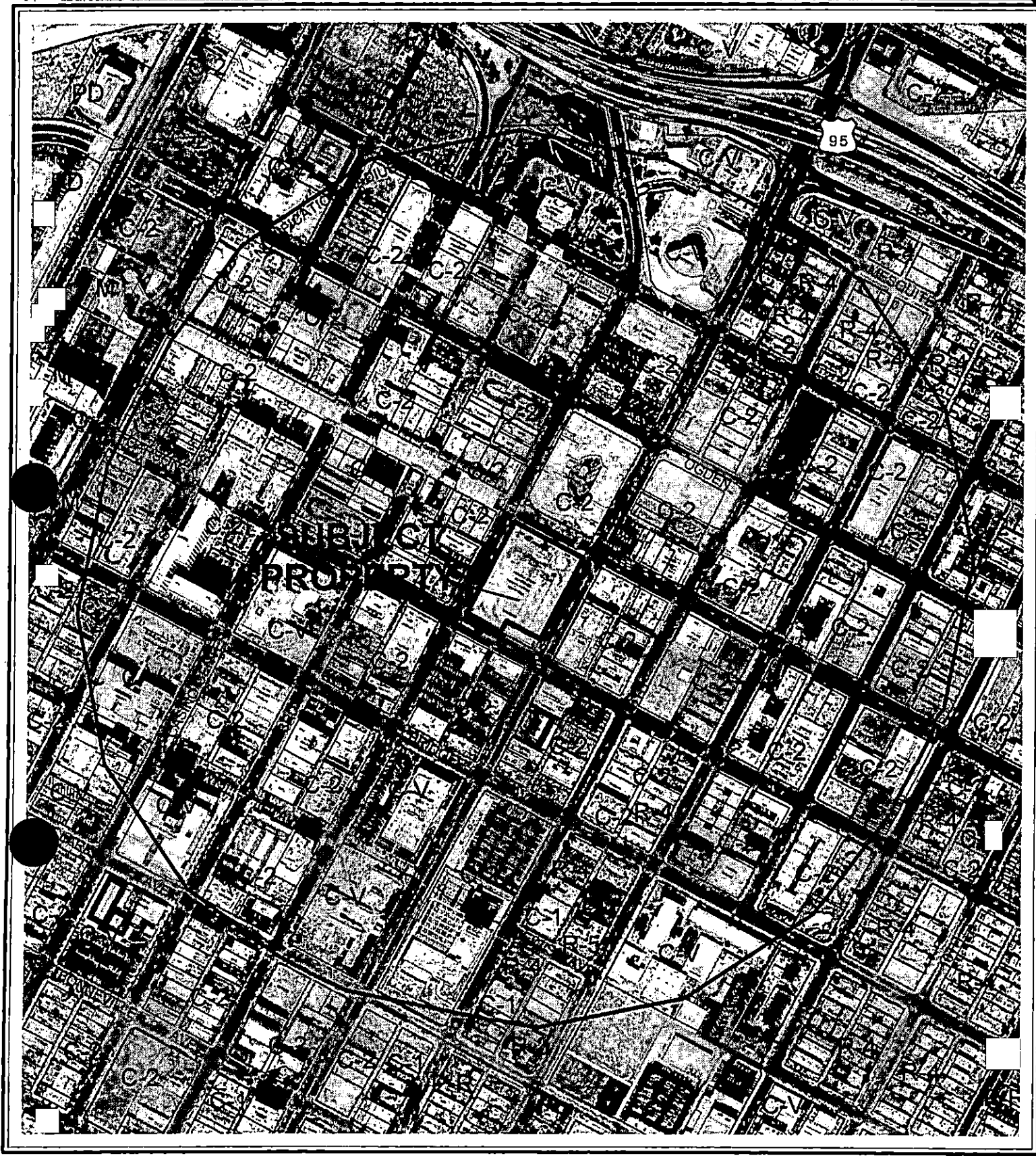


CASE: SUP-16515

RADIUS: 1500 FT

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





CASE: SUP-16515

RADIUS: 1500 FT

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

0 500 1000 Feet

A horizontal scale bar with markings for 0, 500, and 1000 feet.



SUP-16515
SUP-16518

Taverns

Business Licenses



Child Care/
Children Facility



Tavern



RELIGIOUS



CITY PARKS



SCHOOLS



Subject Property



1500 foot buffer

0 385 770 1,540 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-16515 - APPLICANT: HENNESSEY'S TAVERN, INC. -

OWNER: FREMONT STREET EXPERIENCE PARKING CORPORATION

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Liquor Establishment (Tavern) use.
2. Conformance to the conditions for Special Use Permit (SUP-16518), if approved.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-16515 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposal is for two Liquor Establishments (Tavern's) to be located on the second floor of the subject property. This will be developed in two phases. This Special Use Permit is for the first phase. The related Special Use Permit (SUP-16518) is for the second phase. Each will have a separate entrance. The first phase will be located in the northeast portion of the site. The project is in compliance with all applicable plans and policies and approval is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/06/94	The City Council approved an Aesthetic Review (AR-0009-94) for the construction of a parking structure and retail shops on the subject property. The Planning Commission recommended approval on 06/23/94.
10/06/99	The City Council approved a Special Use Permit (U-0096-00) for a proposed tavern on the subject property. The Planning Commission recommended approval of the request on 09/23/99.
01/19/05	The City Council held the request for a Special Use Permit (SUP-5466) in abeyance on 12/01/04 at the applicant's request. The City Council tabled a request for a Special Use Permit (SUP-5466) for a proposed Liquor Establishment (Tavern) and a Waiver of the separation distance requirement on 01/19/05. The Planning Commission recommended approval on 11/18/04.
08/17/05	The City Council approved a request for a Site Development Plan Review (SDR-6914) for two Taverns and two Special Use Permits (SUP-6915 and SUP-6916) at this location. The Planning Commission and staff recommended approval.
10/19/06	A companion Special Use Permit (SUP-16518) for a Liquor Establishment (Tavern) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
There are no business licenses or building permits related to this Special Use Permit.	
<i>Pre-Application Meeting</i>	
08/25/06	A pre-application meeting was held. It was noted that waivers would be required and that each phase would be handled as a separate Special Use Permit. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for a Special Use Permit, nor was one held.	

SUP-16515 - Staff Report Page Two
 October 19, 2006 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.59

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Liquor Establishment (Taverns)/Parking	C (Commercial)	C-2 (General Commercial)
North	Neonopolis	C (Commercial)	C-2 (General Commercial)
South	Bank	C (Commercial)	C-2 (General Commercial)
East	Retail Shops	C (Commercial)	C-2 (General Commercial)
West	Retail Shops	C (Commercial)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	X		
Downtown Overlay District	X		Y
A-O Airport Overlay District	X		Y
Downtown Casino Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided Parking		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular		Handi-capped
Liquor Establishment (Tavern)	2,351 SF	1:50 (Seating)	47				
Phase I	3,068 SF	1:200 (Other)	15				

SUP-16515 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

Phase II	4,847 SF	1:50 (Seating)	97				
	704 SF	1:200 (Other)	4				
SubTotal	10,970 SF		163	6			
TOTAL			163		1,293		Y

The proposed use would typically require 163 parking spaces. This includes both phases of the project. A total of 1,293 spaces are provided in the attached parking structure. Other alternatives are available for parking in the immediate area. As this project is located in the Downtown Centennial Plan Area it is exempt from the automatic application of Title 19.10 parking requirements.

ANALYSIS

This phase of the project includes a circular bar, a patio, a piano lounge, and additional seating area. The site is located in several special plan areas, as noted in the chart above, and is in compliance with all of them. Parking for this site is available from the Fremont Street Experience Garage that is part of this structure. Several other options are available for parking in the surrounding area. This type of development is compatible with the area and will add to the entertainment options available to the downtown area and the Fremont Street Experience. Approval of this request is recommended.

LIQUOR ESTABLISHMENT (TAVERN)

19.04.050 (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 (taverns), 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.

SUP-16515 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

- (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
 - (ii) The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
 - A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Paragraph (1) would qualify the parcel under the distance separation requirement;
 - B. The proposed liquor establishment (tavern) will have direct access (both ingress and egress) from a street having a minimum right-of-way width of one hundred feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed liquor establishment (tavern) will be located;
 - C. All parking spaces required by LVMC Chapter 19.10 for the liquor establishment (tavern) use will be located on the same parcel as the use; and
 - D. The owners of all parcels within the commercial subdivision, including the owner of the parcel on which the liquor establishment (tavern) will be located, execute and record an agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.
- (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 Paragraph 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 an historic property, historic building, or landmark;
 - (c) Will be located within a regional mall; or
 - (d) 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.

SUP-16515 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

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 land use can be conducted in a manner that is harmonious and compatible with the surrounding land uses. This area is intended for this and other similar type uses that offer food, drink, and entertainment. The proposal is in compliance with the area and the General Plan.

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

The subject site is physically suitable for the type and intensity of 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 to the parking garage on the site is available from Fourth Street. Additionally, a large portion of the customers would be pedestrians walking from other areas along Fremont Street. The street and highway facilities providing access to the property are adequate for this type of 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."**

This Special Use Permit request is in compliance with all applicable plans and policies and will not adversely affect the public health or the general welfare.

5. **The use meets all of the applicable conditions per Title 19.04.**

This Special Use Permit request is in compliance with all the conditions of Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

SUP-16515 - Staff Report Page Six
October 19, 2006 - Planning Commission Meeting

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 218 [Mailed with SUP-16518]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-16515** APN: 139-34-610-045

Name of Property Owner: Fremont Street Experience

Name of Applicant: Hennessey's Tavern, 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

☒ 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): _____

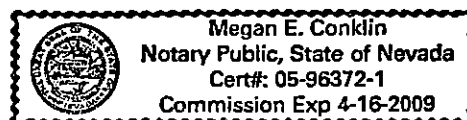
APN: _____

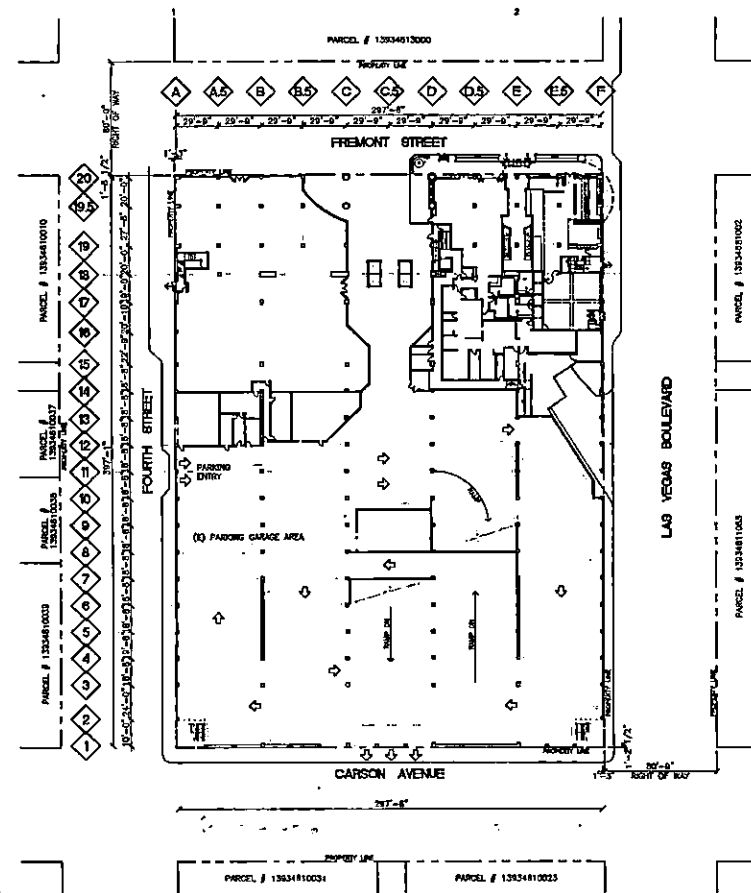
Signature of Property Owner: _____

Print Name: Jeff Victor

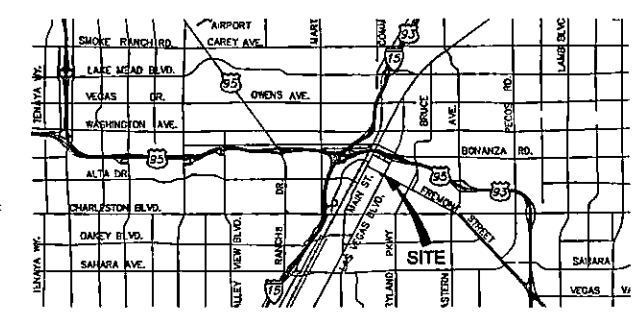
St of NV
County of Clark
Subscribed and sworn before me

This 29th day of August, 2006
Megan E. Conklin
Notary Public in and for said County and State

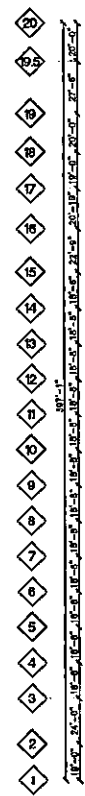




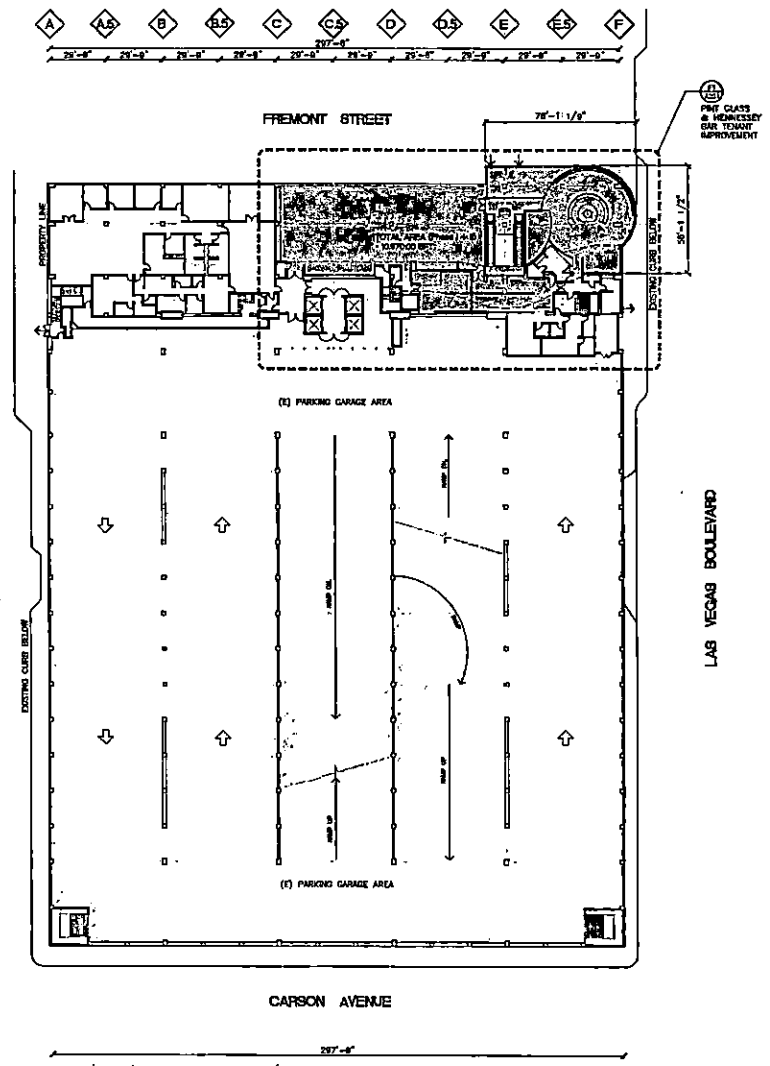
D1 EXISTING BUILDING GROUND LEVEL SITE PLAN



E1 VICINITY MAP



E3 EXISTING BUILDING 2nd LEVEL SITE PLAN



SUP-16515
10/19/06 PC

WILLIAMS ARCHITECTURE
6438 S VALLEY VIEW BLVD. 300
LAS VEGAS, NEVADA 89121
TEL: 702.891.2101
FAX: 702.891.2102

PAUL HENNESSEY

BRASS BAR

PROJECT NO: 02241A101
DATE: 10/19/06
BY: PH
CHECKED: PH

SITE PLAN,
VICINITY MAP

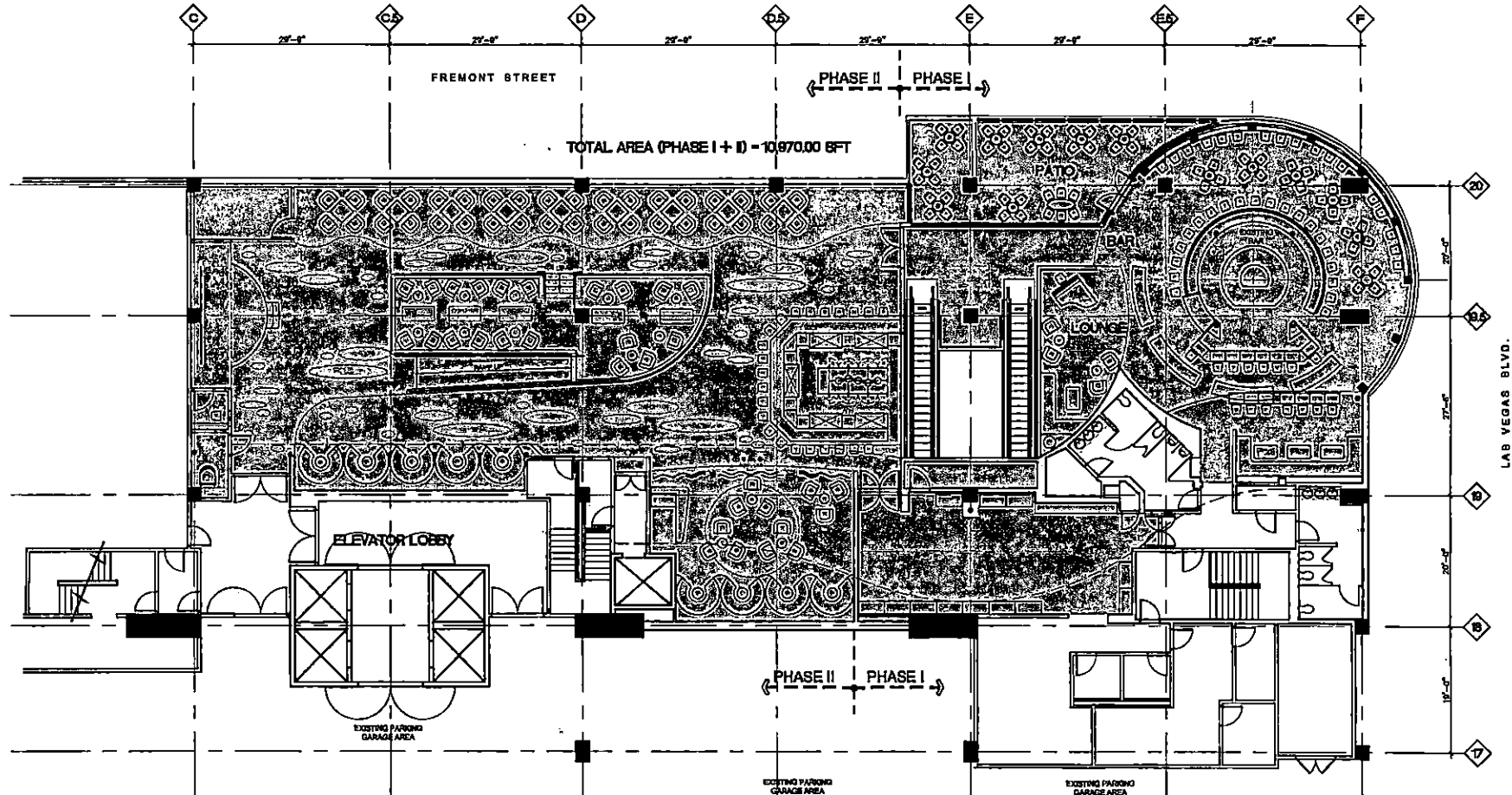
PROJECT NO:
A101

RECEIVED
SEP 05 2006

**BRASS BAR
LAS VEGAS**

PROJECT DATA

PARCEL NUMBER	1324670045	CONSTRUCTION TYPE AND EXCEPTIONS
TOTAL AREA (PHASE I + II)	10,970.00 SFT	TYPE I - FR PROTECTED NON-COMBUSTIBLE
OCCUPANT LOAD		DATA PROVIDED
TOTAL OCCUPANT LOAD (BRASS BAR - PHASE-I)	882	PLUMBING FIXTURE
OCCUPANCY GROUPS AND SPECIAL REQUIREMENTS		EXISTING JACK RESTROOMS :
A-3 OCCUPANCY		WATER CLOSETS
AUTOMATIC SPRINKLER SYSTEM (EXIST. FULLY SPRINKLERED)		URINALS
PARKING		EXISTING BRANCHES RESTROOM :
OPEN PARKING GARAGE		WATER CLOSETS
		LABATORY

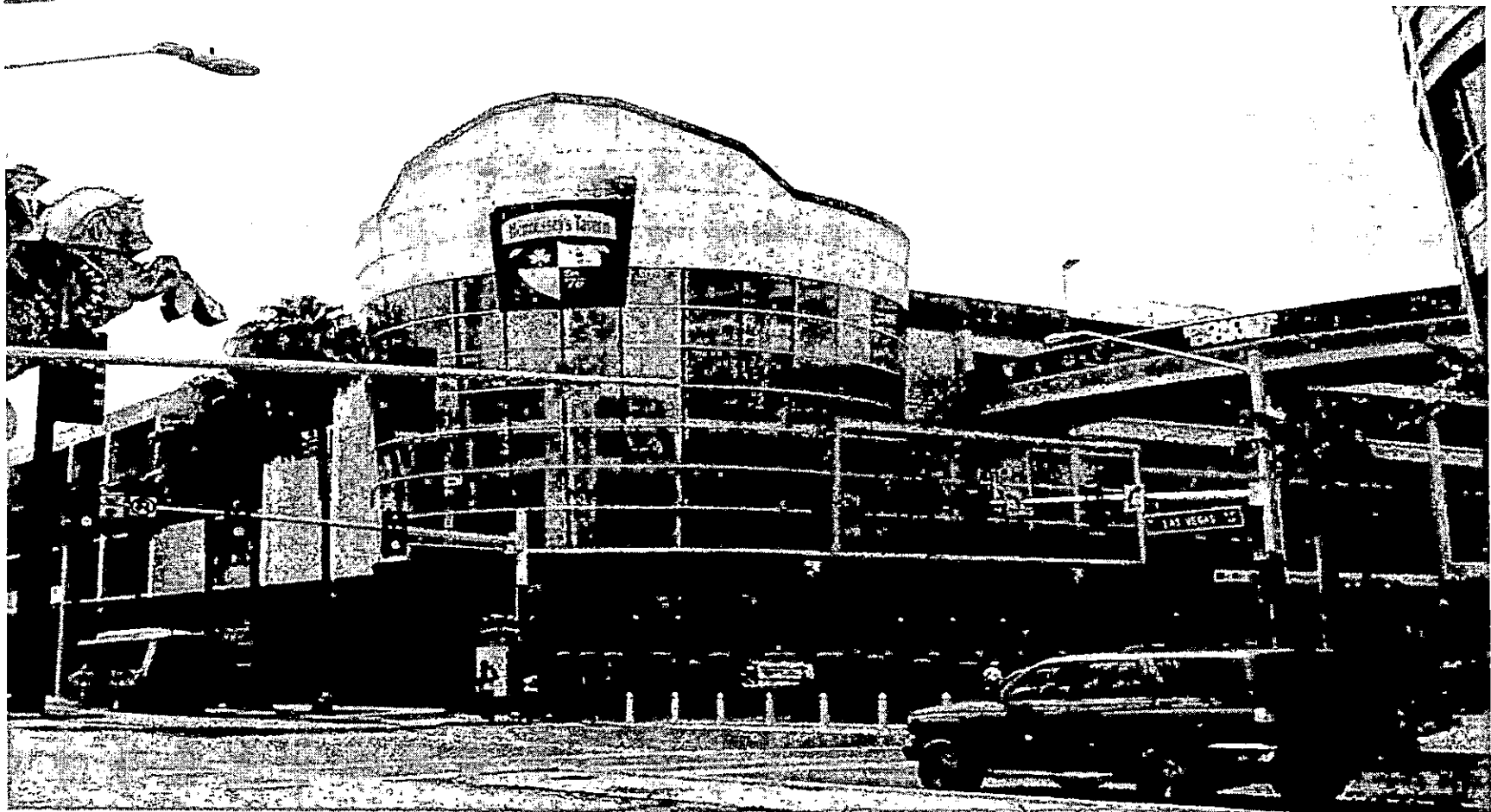


SECOND LEVEL FLOOR PLAN

PRELIMINARY DESIGN PROGRESS
CITY OF LAS VEGAS
AUGUST 20, 2006

**SUP-16515
10/19/06 PC**

**RECEIVED
SEP. 05 2006**



SUP-16515 - APPLICANT: HENNESSEY'S TAVERN, INC. - OWNER: FREMONT STREET EXPERIENCE
PARKING CORPORATION
425 FREMONT STREET, SUITE #210
OCTOBER 19, 2006 PLANNING COMMISSION

09/21/06



City of Las Vegas
Planning and Development Department

September 1, 2006

To Whom it May Concern:

This is our formal request for a Special use Permit for two Liquor Establishments (Two Taverns) located within the Fremont Street parking garage at 425 Fremont Street – second floor, directly above Mickey Finnz and Hennessey's Tavern. The two businesses will be known as The Brass Bar and Brass Nightclub.

The Brass Nightclub will serve as a night club with live band entertainment, (Brass), which is a New Orleans Jazz and/or 30's and 40's Swing style type of music with a contemporary flair. At the Brass Bar there will be a piano player in the bar lounge (Phase I) playing a more subdued form of 30's, 40's Swing and Contemporary music. Food service will be limited to side dishes (such as rings, fries, chips and dips, wings) and short order items (such as sandwiches and wraps) prepared in the first floor kitchen and served from the second floor food service prep area.

Given that this property is within the Fremont Street Experience area, this venue will offer our patrons a wonderful variety of entertainment, food and beverage choices that in many ways are currently not available at the mall. Additionally, we would expect that this venue will materially help revitalize the area on Fremont Street between Las Vegas Boulevard and 4th Street. The revitalization of downtown is currently a critical focus of the City.

We are looking forward to developing our third and fourth entertainment themed project on this site with your support. Please let me know if you have any questions.

Respectfully,

A handwritten signature in cursive script, reading "Peter Bolles".

Peter Bolles
Project Manager, Special Projects
Martin & Harris Construction

SUP-16515
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-16518 - SPECIAL USE PERMIT RELATED TO SUP-16515 - PUBLIC HEARING - APPLICANT: HENNESSEY'S TAVERN, INC. - OWNER: FREMONT STREET EXPERIENCE PARKING CORPORATION - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF THE 1,500-FOOT SEPARATION DISTANCE REQUIREMENT FROM ANOTHER LIQUOR ESTABLISHMENT (TAVERN) at 425 Fremont Street, Suite #220 (APN 139-34-610-045), C-2 (General Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 11/15/06

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions Item 5 [SUP-16515], Item 6 [SUP-16518] and Item 7 [SDR-16542] – **UNANIMOUS**

To be heard by City Council on 11/15/2006

MINUTES:

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 6 – SUP-16518

MINUTES – Continued:

agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 5 [SUP-16515], Item 6 [SUP-16518] and Item 7 [SDR-16542].

DOUG RANKIN, Planning and Development Department, stated that Item 4 [SUP-16488] needed to be heard separately in order to correct an address.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 5 [SUP-16515], Item 6 [SUP-16518] and Item 7 [SDR-16542].

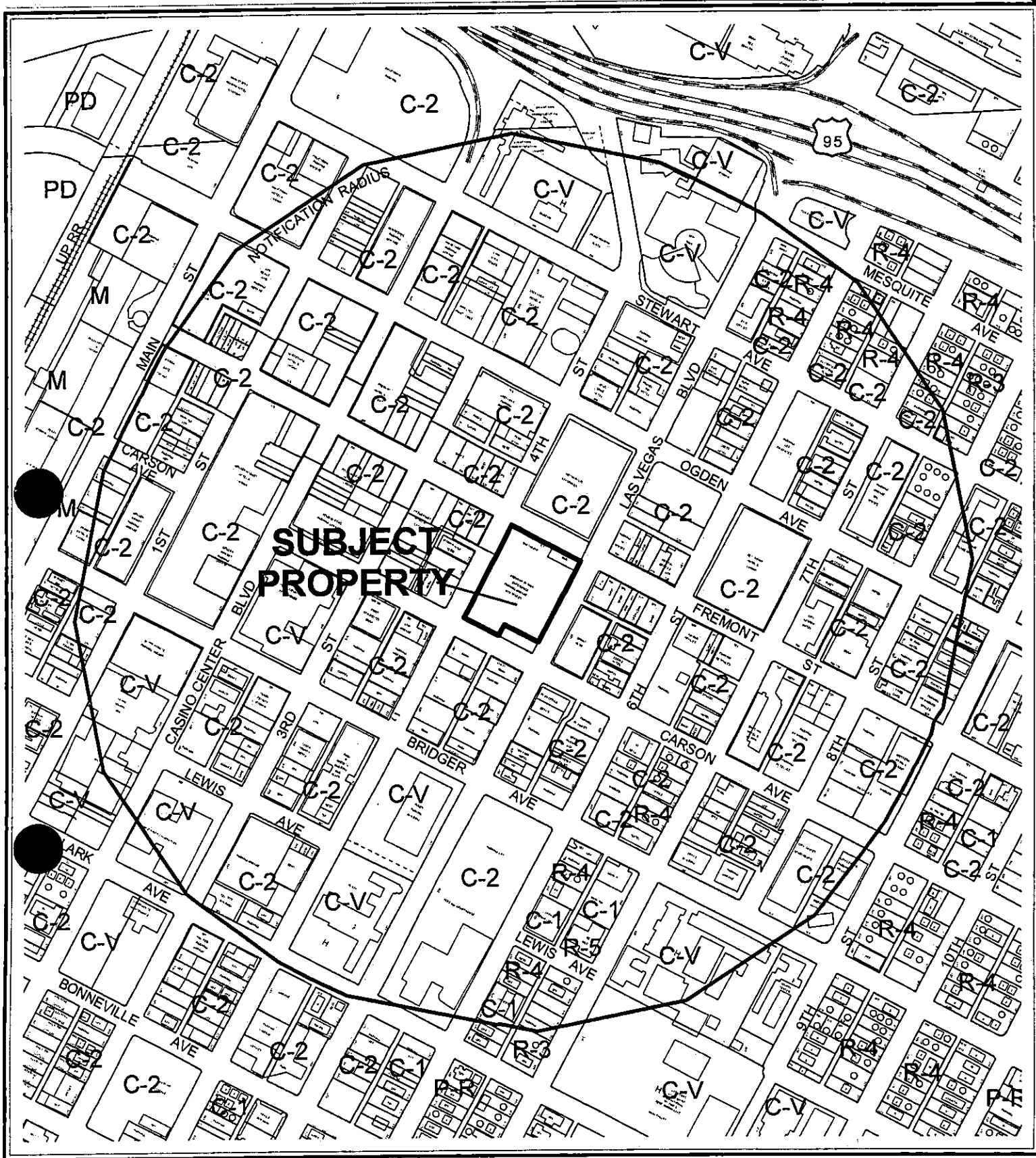
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1-337

CONDITIONS:

Planning and Development

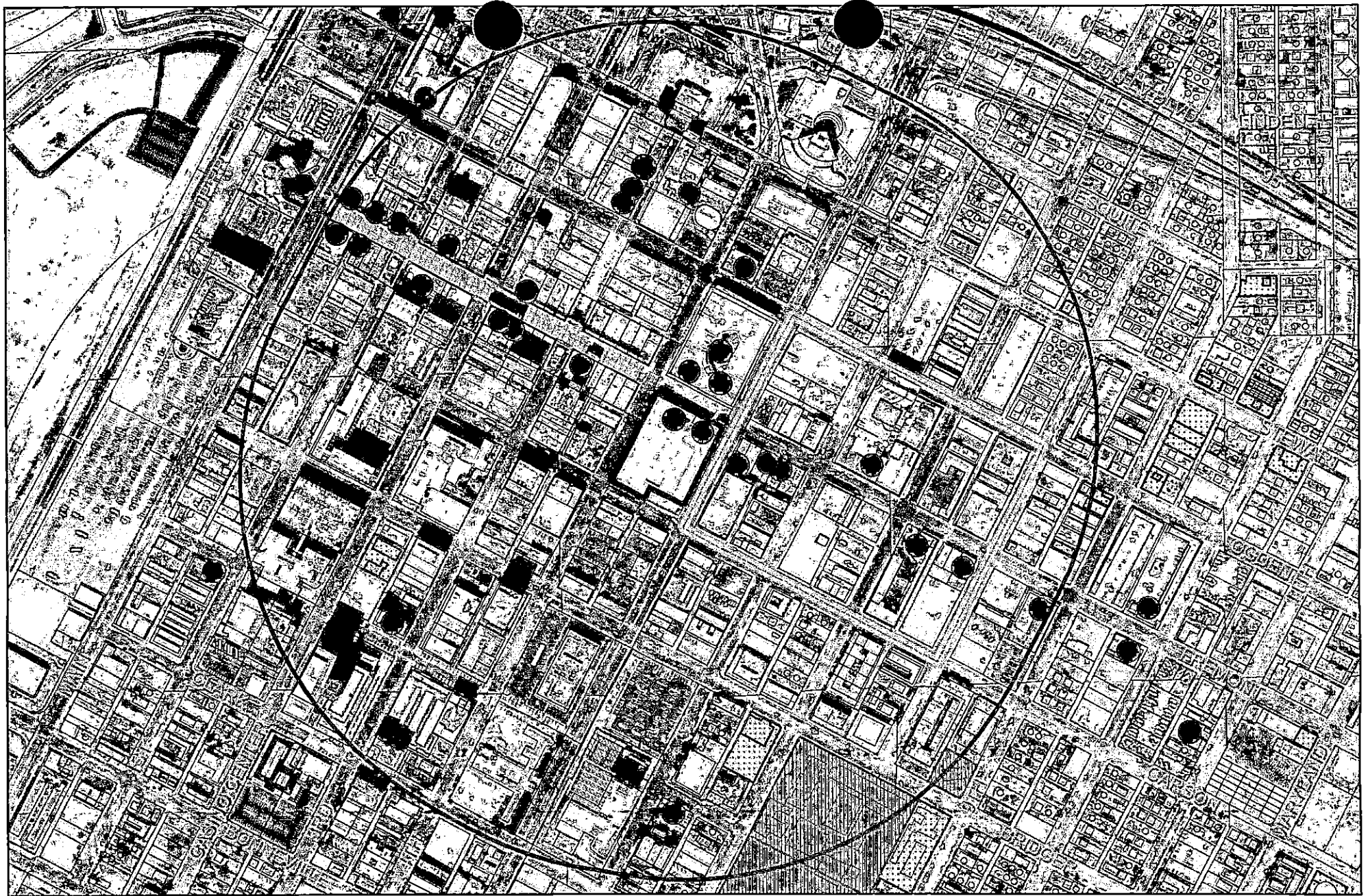
1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Liquor Establishment (Tavern) use.
2. Conformance to the conditions for Special Use Permit (SUP-16515), if approved.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



CASE: SUP-16518

RADIUS: 1500 FT

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



SUP-16515

SUP-16518

Taverns

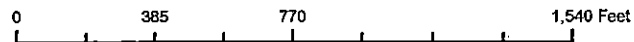
Business Licenses



Child Care/
Children Facility



Tavern



RELIGIOUS



CITY PARKS



SCHOOLS



Subject Property



1500 foot buffer



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-16518 - APPLICANT: HENNESSEY'S TAVERN, INC. -
OWNER: FREMONT STREET EXPERIENCE PARKING CORPORATION**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Liquor Establishment (Tavern) use.
2. Conformance to the conditions for Special Use Permit (SUP-16515), if approved.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-16518 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposal is for two Liquor Establishments (Tavern's) to be located on the second floor of the subject property. This will be developed in two phases. This Special Use Permit is for the second phase. The related Special Use Permit (SUP-16515) is for the first phase. Each Liquor Establishment (Tavern) will have a separate entrance. The project is in compliance with all applicable plans and policies and approval is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/06/94	The City Council approved an Aesthetic Review (AR-0009-94) for the construction of a parking structure and retail shops on the subject property. The Planning Commission recommended approval on 06/23/94.
10/06/99	The City Council approved a Special Use Permit (U-0096-00) for a proposed tavern on the subject property. The Planning Commission recommended approval of the request on 09/23/99.
01/19/05	The City Council held the request for a Special Use Permit (SUP-5466) in abeyance on 12/01/04 at the applicant's request. The City Council tabled a request for a Special Use Permit (SUP-5466) for a proposed Liquor Establishment (Tavern) and a Waiver of the separation distance requirement on 01/19/05. The Planning Commission recommended approval on 11/18/04.
08/17/05	The City Council approved a request for a Site Development Plan Review (SDR-6914) for two Taverns and two Special Use Permits (SUP-6915 and SUP-6916) at this location. The Planning Commission and staff recommended approval.
10/19/06	A companion Special Use Permit (SUP-16515) for a Liquor Establishment (Tavern) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
There are no business licenses or building permits related to this Special Use Permit.	
<i>Pre-Application Meeting</i>	
08/25/06	A pre-application meeting was held. It was noted that waivers would be required and that each phase would be handled as a separate Special Use Permit. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for a Special Use Permit, nor was one held.	

SUP-16518 - Staff Report Page Two
 October 19, 2006 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	2.59

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Liquor Establishment (Taverns)/Parking	C (Commercial)	C-2 (General Commercial)
North	Neonopolis	C (Commercial)	C-2 (General Commercial)
South	Bank	C (Commercial)	C-2 (General Commercial)
East	Retail Shops	C (Commercial)	C-2 (General Commercial)
West	Retail Shops	C (Commercial)	C-2 (General Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	X		
Downtown Overlay District	X		Y
A-O Airport Overlay District	X		Y
Downtown Casino Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular		Handi-capped
Liquor Establishment (Tavern)	2,351 SF	1:50 (Seating)	47				
Phase I	3,068 SF	1:200 (Other)	15				

SUP-16518 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

Phase II	4,847 SF	1:50 (Seating)	97				
	704 SF	1:200 (Other)	4				
SubTotal	10,970 SF		163	6			
TOTAL			163		1,293		Y

The proposed use would typically require 163 parking spaces. This includes both phases of the project. A total of 1,293 spaces are provided in the attached parking structure. Other alternatives are available for parking in the immediate area. As this project is located in the Downtown Centennial Plan Area it is exempt from the automatic application of Title 19.10 parking requirements.

ANALYSIS

This phase of the project includes a bar, a stage for music and other entertainment, and additional seating area. The site is located in several special plan areas, as noted in the chart above, and is in compliance with all of them. Parking for this site is available from the Fremont Street Experience Garage that is part of this structure. Several other options are available for parking in the surrounding area. This type of development is compatible with the area and will add to the entertainment options available to the downtown area and the Fremont Street Experience. Approval of this request is recommended.

LIQUOR ESTABLISHMENT (TAVERN)

19.04.050 (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 (taverns), 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.

SUP-16518 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

(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

(ii) The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:

A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Paragraph (1) would qualify the parcel under the distance separation requirement;

B. The proposed liquor establishment (tavern) will have direct access (both ingress and egress) from a street having a minimum right-of-way width of one hundred feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed liquor establishment (tavern) will be located;

C. All parking spaces required by LVMC Chapter 19.10 for the liquor establishment (tavern) use will be located on the same parcel as the use; and

D. The owners of all parcels within the commercial subdivision, including the owner of the parcel on which the liquor establishment (tavern) will be located, execute and record an agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

(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 Paragraph 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 an historic property, historic building, or landmark;

(c) Will be located within a regional mall; or

(d) 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.

SUP-16518 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

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 land use can be conducted in a manner that is harmonious and compatible with the surrounding land uses. This area is intended for this and other similar type uses that offer food, drink, and entertainment. The proposal is in compliance with the area and the General Plan.

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

The subject site is physically suitable for the type and intensity of 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 to the parking garage on the site is available from Fourth Street. Additionally, a large portion of the customers would be pedestrians walking from other areas along Fremont Street. The street and highway facilities providing access to the property are adequate for this type of 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."**

This Special Use Permit request is in compliance with all applicable plans and policies and will not adversely affect the public health or the general welfare.

5. **The use meets all of the applicable conditions per Title 19.04.**

This Special Use Permit request is in compliance with all the conditions of Title 19.04

SUP-16518 - Staff Report Page Six
October 19, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 218 [Mailed with SUP-16515]

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST**Case Number: **SUP-16518** APN: 139-34-610-045Name of Property Owner: Fremont Street ExperienceName of Applicant: Hennessey's Tavern, 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☒ 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: _____

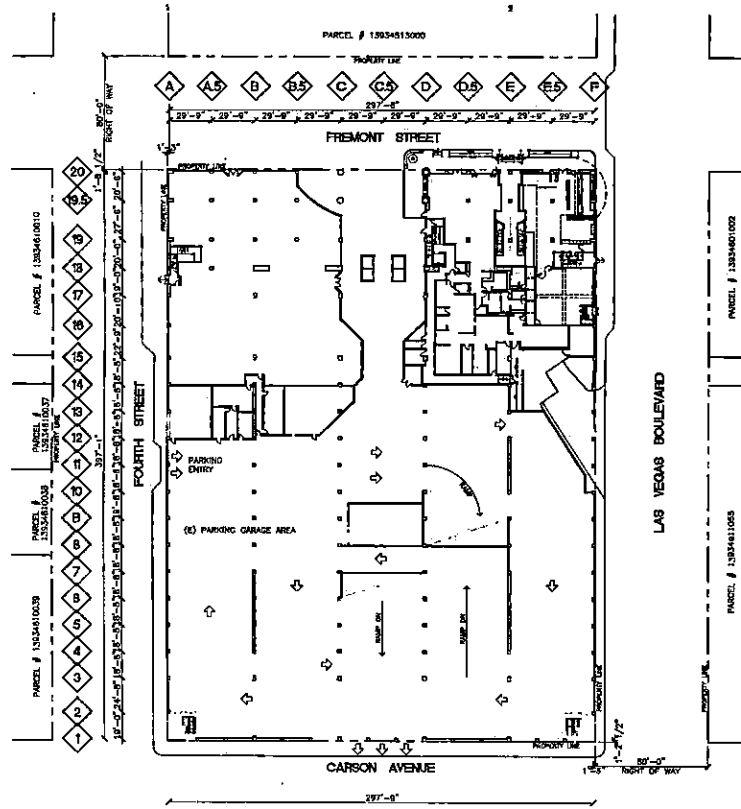
Print Name: JEFF VICTORSubscribed and sworn before me Jeff VictorThis 5th day of September, 2006.

Notary Public in and for said County and State

Megan E. Conklin
State of NV
County of Clark

Revised 12-08-04

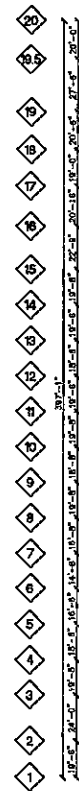




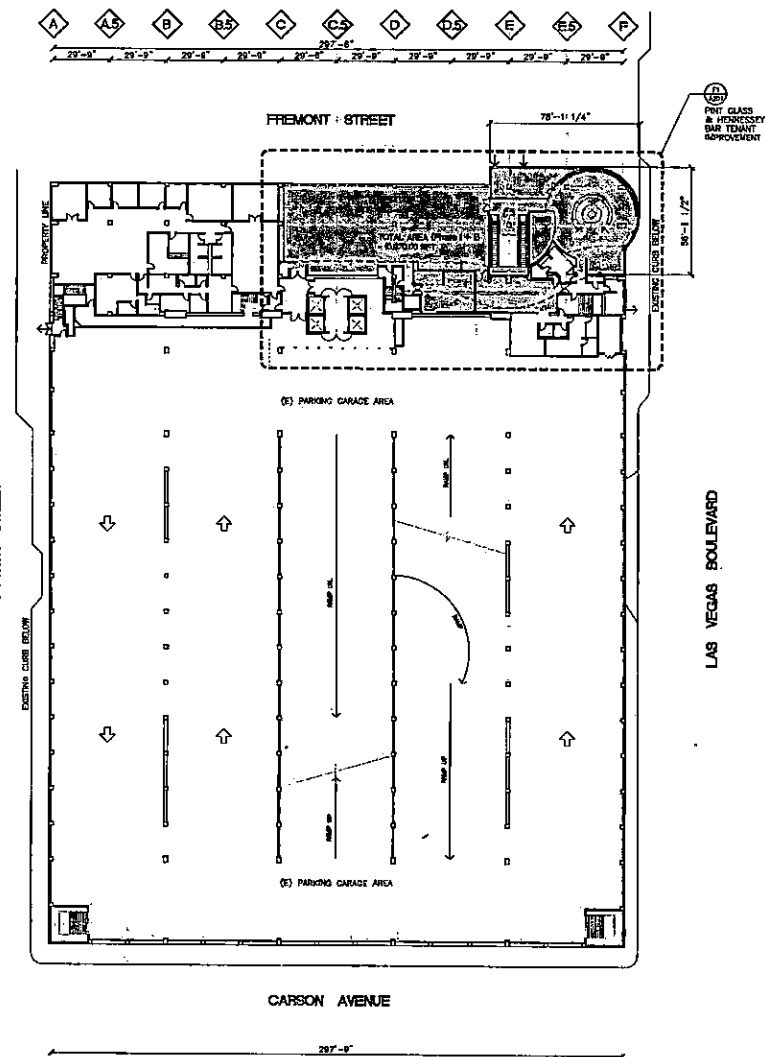
D1 EXISTING BUILDING GROUND LEVEL SITE PLAN



E1 VICINITY MAP
MTS



E3 EXISTING BUILDING 2nd LEVEL SITE PLAN



W2H ARCHITECTURE, INC.

4435 S VALLEY VIEW BLVD. 300
LAS VEGAS, NEVADA 89108
TEL: 702.691.2201
FAX: 702.691.2202

PAUL HENNESSEY

BRASS BAR

PROJECT NO: 05251A101
DATE: 08/21/06
REVISION: 01/01/06

SITE PLANS,
VICINITY MAP

A101

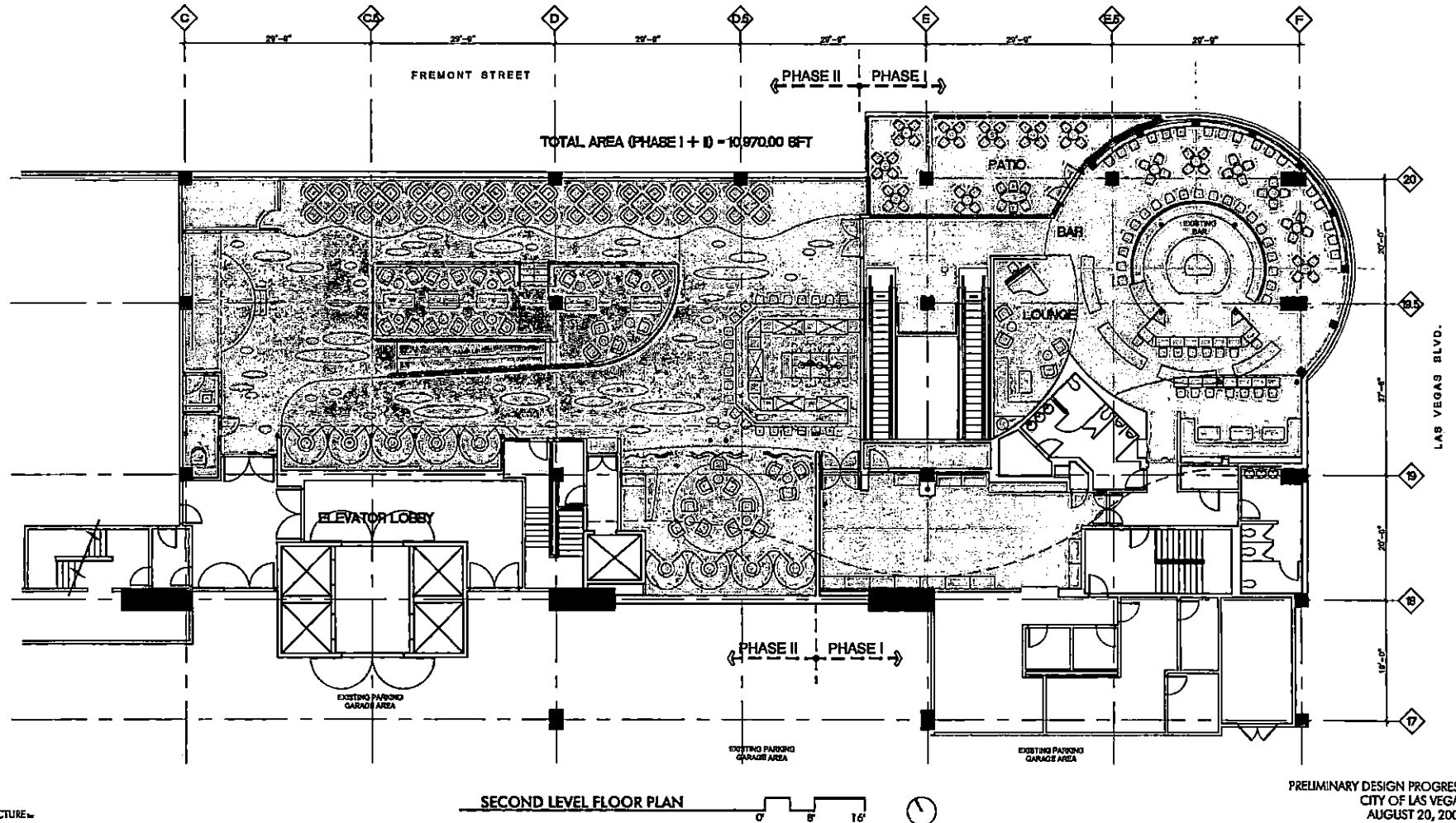
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SEP 05 2006

SUP-16518
10/19/06 PC

BRASS BAR
LAS VEGAS

PROJECT DATA

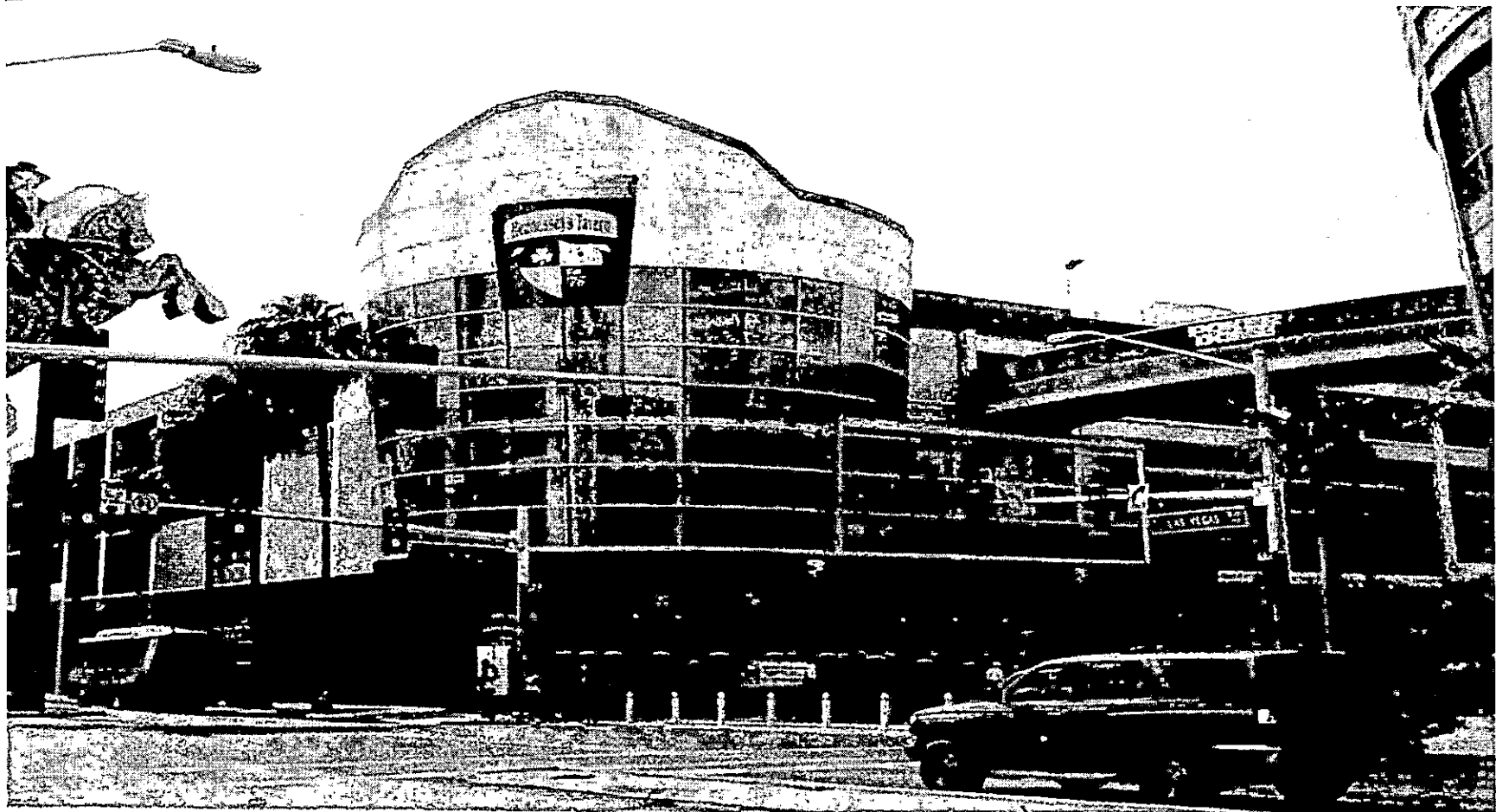
PARCEL NUMBER	13834610045	CONSTRUCTION TYPE AND EXCEPTIONS
TOTAL AREA (PHASE I + II)	10,970.00 SFT	TYPE I - FIRE PROTECTED NON-COMBUSTIBLE
OCCUPANT LOAD		EXITS PROVIDED 3
TOTAL OCCUPANT LOAD (BRASS BAR - PHASE-I)	882	PLUMBING FUTURE
OCCUPANCY GROUPS AND SPECIAL REQUIREMENTS		EXISTING MEN RESTROOMS 1
A-3 OCCUPANCY		WATER CLOSETS 1
AUTOMATIC SPRINKLER SYSTEM (EXIST. FULLY SPRINKLERED)		URINALS 1
PARKING		LABORATORY
OPEN PARKING GARAGE		EXISTING WOMEN RESTROOM 1
		WATER CLOSETS 1
		LABORATORY



SUP-16518
10/19/06 PC

PRELIMINARY DESIGN PROGRESS
CITY OF LAS VEGAS
AUGUST 20, 2006

RECEIVED
SEP 05 2006



SUP-16518 - APPLICANT: HENNESSEY'S TAVERN, INC. - OWNER: FREMONT STREET EXPERIENCE
PARKING CORPORATION
425 FREMONT STREET, SUITE #220
OCTOBER 19, 2006 PLANNING COMMISSION

09/21/06



City of Las Vegas
Planning and Development Department

September 1, 2006

To Whom it May Concern:

This is our formal request for a Special use Permit for two Liquor Establishments (Two Taverns) located within the Fremont Street parking garage at 425 Fremont Street – second floor, directly above Mickey Finnz and Hennessey's Tavern. The two businesses will be known as The Brass Bar and Brass Nightclub.

The Brass Nightclub will serve as a night club with live band entertainment, (Brass), which is a New Orleans Jazz and/or 30's and 40's Swing style type of music with a contemporary flair. At the Brass Bar there will be a piano player in the bar lounge (Phase I) playing a more subdued form of 30's, 40's Swing and Contemporary music. Food service will be limited to side dishes (such as rings, fries, chips and dips, wings) and short order items (such as sandwiches and wraps) prepared in the first floor kitchen and served from the second floor food service prep area.

Given that this property is within the Fremont Street Experience area, this venue will offer our patrons a wonderful variety of entertainment, food and beverage choices that in many ways are currently not available at the mall. Additionally, we would expect that this venue will materially help revitalize the area on Fremont Street between Las Vegas Boulevard and 4th Street. The revitalization of downtown is currently a critical focus of the City.

We are looking forward to developing our third and fourth entertainment themed project on this site with your support. Please let me know if you have any questions.

Respectfully,

A handwritten signature in cursive script that reads "Peter Bolles".

Peter Bolles
Project Manager, Special Projects
Martin & Harris Construction

SUP-16518
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-16542 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JAIVADAN AND HANSA NARAN - Request for a Site Development Plan Review FOR A PROPOSED 21,726 SQUARE FOOT PROFESSIONAL OFFICE BUILDING on 1.82 acres at 2496 West Charleston Boulevard (APNs 139-32-802-022 and 030), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions Item 5 [SUP-16515], Item 6 [SUP-16518] and Item 7 [SDR-16542] – **UNANIMOUS**

To be heard by City Council on 11/15/2006

MINUTES:

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 7 – SDR-16542

MINUTES – Continued:

agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 5 [SUP-16515], Item 6 [SUP-16518] and Item 7 [SDR-16542].

DOUG RANKIN, Planning and Development Department, stated that Item 4 [SUP-16488] needed to be heard separately in order to correct an address.

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(6:18 – 6:20)

1-337

CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 09/05/06, except as amended by conditions herein.
3. A revised site plan and landscape plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect the changes herein. The site plan parking layout shall be revised to include 2 designated loading spaces. The spaces shall be designed 15 feet in width, 25 feet in length with a 15 foot clearance.
4. A technical landscape plan signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: (1) Revise the landscaping plan to add one 24-inch box tree for placement within the parking landscape area islands to meet the required 12 total parking area trees. (2) The landscaping plan

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 7 – SDR-16542

CONDITIONS - Continued:

shall be modified to include the height(s) of existing or proposed wall/fence height(s) along all property lines bordering residential uses. Wall/fence shall comply with City Council Bill No. 2006-43 and the Commercial Development District standards of Section 19.08.050 of Title 19.

5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect: (1) cross sections of the trash enclosure to meet LVMC 19.08.060., and Title 19 Commercial Development Standards – Section 19.08.050.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 7 -- SDR-16542

CONDITIONS - Continued:

12. Prior to the submittal of a building permit application, 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

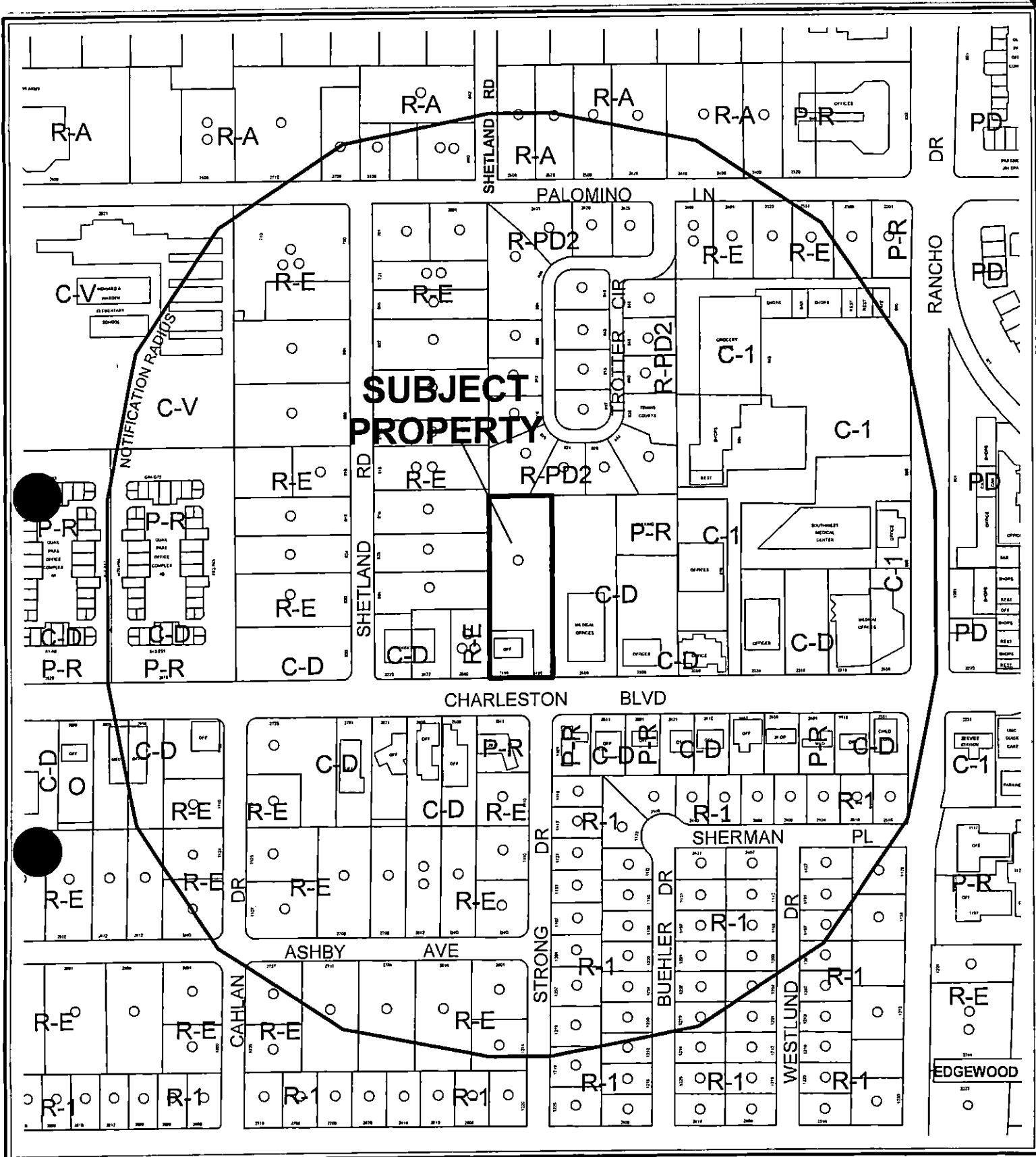
Public Works

14. Coordinate with the City Surveyor to determine whether a Reversionary Map or other mapping is necessary; if a map or joining is required, it should record prior to the issuance of any permits for this site.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a; including driveway throat depth length.
16. Modify the median island in Charleston Boulevard to restrict the driveway to right turn in and right turn out turning movements only, in a manner acceptable to the City Traffic Engineer and the Nevada Department of Transportation.
17. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss the layout of onsite private circulation and to discuss fire requirements for the proposed use of this facility; design shall meet the approval of the Department of Fire Services.

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 7 – SDR-16542

CONDITIONS - Continued:

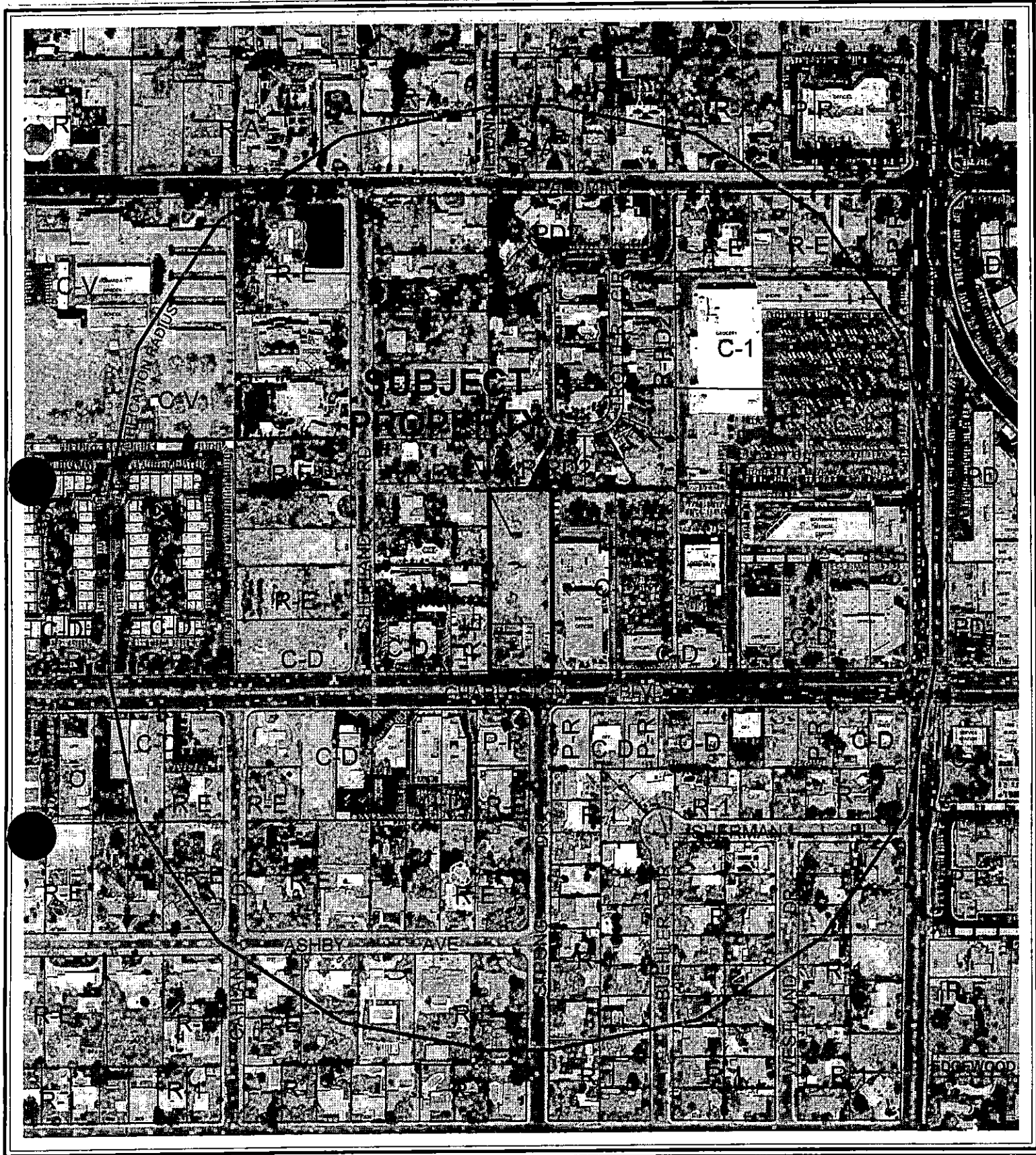
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and 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



CASE: SDR-16542

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)



CASE: **SDR-16542**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-16542 - APPLICANT/OWNER: JAIVADAN AND HANSA NARAN**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:****Planning and Development**

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 09/05/06, except as amended by conditions herein.
3. A revised site plan and landscape plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect the changes herein. The site plan parking layout shall be revised to include 2 designated loading spaces. The spaces shall be designed 15 feet in width, 25 feet in length with a 15 foot clearance.
4. A technical landscape plan signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: (1) Revise the landscaping plan to add one 24-inch box tree for placement within the parking landscape area islands to meet the required 12 total parking area trees. (2) The landscaping plan shall be modified to include the height(s) of existing or proposed wall/fence height(s) along all property lines bordering residential uses. Wall/fence shall comply with City Council Bill No. 2006-43 and the Commercial Development District standards of Section 19.08.050 of Title 19.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

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6. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect: (1) cross sections of the trash enclosure to meet LVMC 19.08.060., and Title 19 Commercial Development Standards – Section 19.08.050.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. Prior to the submittal of a building permit application, 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Coordinate with the City Surveyor to determine whether a Reversionary Map or other mapping is necessary; if a map or joining is required, it should record prior to the issuance of any permits for this site.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a; including driveway throat depth length.

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16. Modify the median island in Charleston Boulevard to restrict the driveway to right turn in and right turn out turning movements only, in a manner acceptable to the City Traffic Engineer and the Nevada Department of Transportation.
17. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss the layout of onsite private circulation and to discuss fire requirements for the proposed use of this facility; design shall meet the approval of the Department of Fire Services.
19. 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

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**** STAFF REPORT ****

PROJECT DESCRIPTION

Construction of a new 21,700 square foot professional office building on 2 parcels totaling 1.82 acres located at 2496 West Charleston directly north of Strong Road. The project involves demolition of an existing substandard office structure and parking lot to allow for construction of a new one-story professional office building.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/15/06	The City Council reviewed a request for a Site Development Plan Review (SDR-10519) and Variance (VAR-10622) for a proposed 40,385 square foot professional office building, a Waiver of the foundation landscaping requirement, and a Waiver of the Commercial District Development Standards to allow a two story 34-foot high building where a one-story, 20-foot building is the maximum allowed on 1.82 acres. The Variance requested a 70-foot setback where residential adjacency standards require a 105 foot minimum setback for the proposed professional office building located at 2496 West Charleston Boulevard, C-D (Designed Commercial) Zone. City Council recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or licenses associated with this application.	
<i>Pre-Application Meeting</i>	
08/24/06	A Pre-Application Meeting was held with the applicant. It was noted that the project was in close proximity to existing residentially protected property. As such, residential adjacency standards apply. Additionally, a drainage study as well as replacement of substandard public improvements are required.
<i>Neighborhood Meeting</i>	
A neighborhood Meeting is not required for this application type, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.82 acres

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial and Undeveloped	Office	C-D (Commercial Designed)
North	Residential	Single Family Residential	R-PD2 (Residential Planned Development - 2 Units Per Acre)
South	Office	Office	P-R (Professional Offices and Parking)
East	Commercial	Office	C-D (Designed Commercial)
West	Residential	Single Family Residential	R-E (Residence Estates)

Special Districts/Zones	Yes	No	Compliance
Rancho-Charleston Land Use Study	X		Y
Las Vegas 2020 Master Plan – Revitalization Area	X		Y
Special Purpose and Overlay Districts			
A-O Airport Overlay District	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	N/A	Y
Min. Lot Width	100	164	Y
Min. Setbacks	25	25	Y
• Front	10	10	
• Side	15	35	
• Corner	25	25	
• Rear			
Min. Distance Between Buildings	N/A	N/A	Y
Max. Lot Coverage	30%	27.5%	Y
Max. Building Height	1-story or 20 feet (whichever is less), for parcels fronting Charleston Boulevard between Rancho Drive and Valley View Boulevard.	20 feet	Y

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Trash Enclosure	1	1	Y
Mech. Equipment	N/A	N/A	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	60 feet	62 feet from west property line; 145 feet from north property line	Y
Adjacent development matching setback	1 foot to the west 1 foot to the north	62 feet 145 feet	Y
Trash Enclosure	50 feet	60 feet	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	12 Trees	11	N
Buffer: Min. Trees	North 1 Tree /20 Linear Feet	9	9	Y
	South 1 Tree/30 Linear Feet	6	6	
	West 1 Tree/20 Linear Feet	24	24	
	East 1 Tree/30 Linear Feet	16	16	
TOTAL		67	66	N
Min. Zone Width	15 feet/adjacent to Right of Way 8 feet/interior lot lines		Y	Y
Wall Height	6 feet adjacent to residential uses 8 feet adjacent to commercial uses		N	N*

* Project shall be conditioned requiring the submittal of a revised landscape plan which identifies wall/fence heights and materials on all property lines bordering adjacent residential uses.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Professional Office	21,726 sf	1 space/300 sf	72	3	75	3	Y

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TOTAL		72	3	75	3	Y
Loading Spaces	0	2		0		N*

* The project shall be conditioned requiring submittal of a revised parking plan showing designated loading parking spaces.

ANALYSIS

The proposed project application is for the approval of a Site Development Plan Review to construct a new 21,700 square foot professional office building. The proposal involves the demolition of an existing substandard office building adjacent to a vacant dirt lot to allow for construction of a new one story office building on two parcels totaling 1.82 acres. Surrounding land uses include residential to the west and north, and office uses to the east and south. The project site is located within the C-D (Designed Commercial) Zone, and the A-O (Airport Overlay District) District for North Las Vegas Airport. The project plans were reviewed and Development Services staff determined the proposal is consistent with the Title 19 Commercial Development Standards, Airport Overlay District Standards, and Residential Adjacency Guidelines.

- Zoning

The project is consistent with Title 19 commercial development standards for the C-D (Designed Commercial) Zone.

- Special Area Plan/Overlay District:

The project is located with the Las Vegas 2020 Master Plan – Revitalization Area between Valley View Boulevard and Rancho Boulevard and is consistent with the purpose and intent of the plan. Moreover, this project is located within the Airport Overlay District (A-O) for North Las Vegas Airport. The highest point on the proposed office structure will be 20 feet from elevation where 175 feet is the maximum permitted. As such, the building would conform to the guidelines for the A-O (Airport Overlay) District.

- Site Plan/Landscaping/Parking:

The project site plan has addressed all of the required setbacks, bulk and scale, and parking requirements of Title 19. The project landscaping plan for the parking area is deficient by one 24-inch Olea Europaea Tree. Title 19 landscaping requirements for commercial district development require this project to provide 1 tree for every 6 parking spaces (72 parking spaces). The landscape plan for the parking area is deficient by one tree. The project shall be conditioned to add one 24" box tree to meet the parking area landscape requirements. The exterior of the building would be designed utilizing a combination of stone, smooth stucco and corrugated veneer and an arch standing seam metal roof with a large overhang. The structure will improve an undeveloped site and is compatible with existing development in the revitalization district.

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- **Residential Adjacency Guidelines:**

The project parcels share property lines with existing adjacent residentially zoned homes at the north and west boundaries. The proposed office building would exceed the required setbacks from existing homes to the north and west. Additionally, the structure is designed to conform to the Residential Adjacency Guidelines.

- **Prior Approval:**

In March of 2006, the site was approved for a proposed 40,385 square foot professional office at the site with subsurface parking. The applicant has modified the design of the previous proposal and currently requests a one story, 21,726 square foot office building with surface parking and no medical use.

- **Applicant Justification Letter:**

The applicant has designed the project to meet the intent of City of Las Vegas revitalization efforts and the surrounding residentially protected uses. The proposal will enhance the availability of professional office space within a re-emerging business corridor. Furthermore, as an urban infill project, this proposal would build upon underutilized land and improve the quality of development within the Charleston Boulevard Corridor.

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 professional office is compatible with existing adjacent residential and commercial uses.

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

The proposal would conform to the guidelines of the General Plan, the goals and intent of the Las Vegas 2020 Master Plan – Revitalization Area, Title 19 Commercial Development Standards, Residential Adjacency Standards, Airport Overlay District requirements, and wall and buffer standards.

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

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Vehicular access and circulation will not adversely affect movements on Charleston Boulevard or neighborhood traffic.

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

The exterior of the proposed office building will be constructed with a combination of stone, smooth stucco and corrugated veneer and an arch standing seam metal roof with large overhand. Utilizing modern architectural elements, the structure would complement as well as enhance the surrounding community development. Project landscaping will include Honey Locust, Fruitless Olive, and Japanese Privet which are appropriate for the area.

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

The proposed development is designed to blend with adjacent structures and will provide contemporary architectural design features.

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

No detrimental effects to human health and public safety will result with this development proposal.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

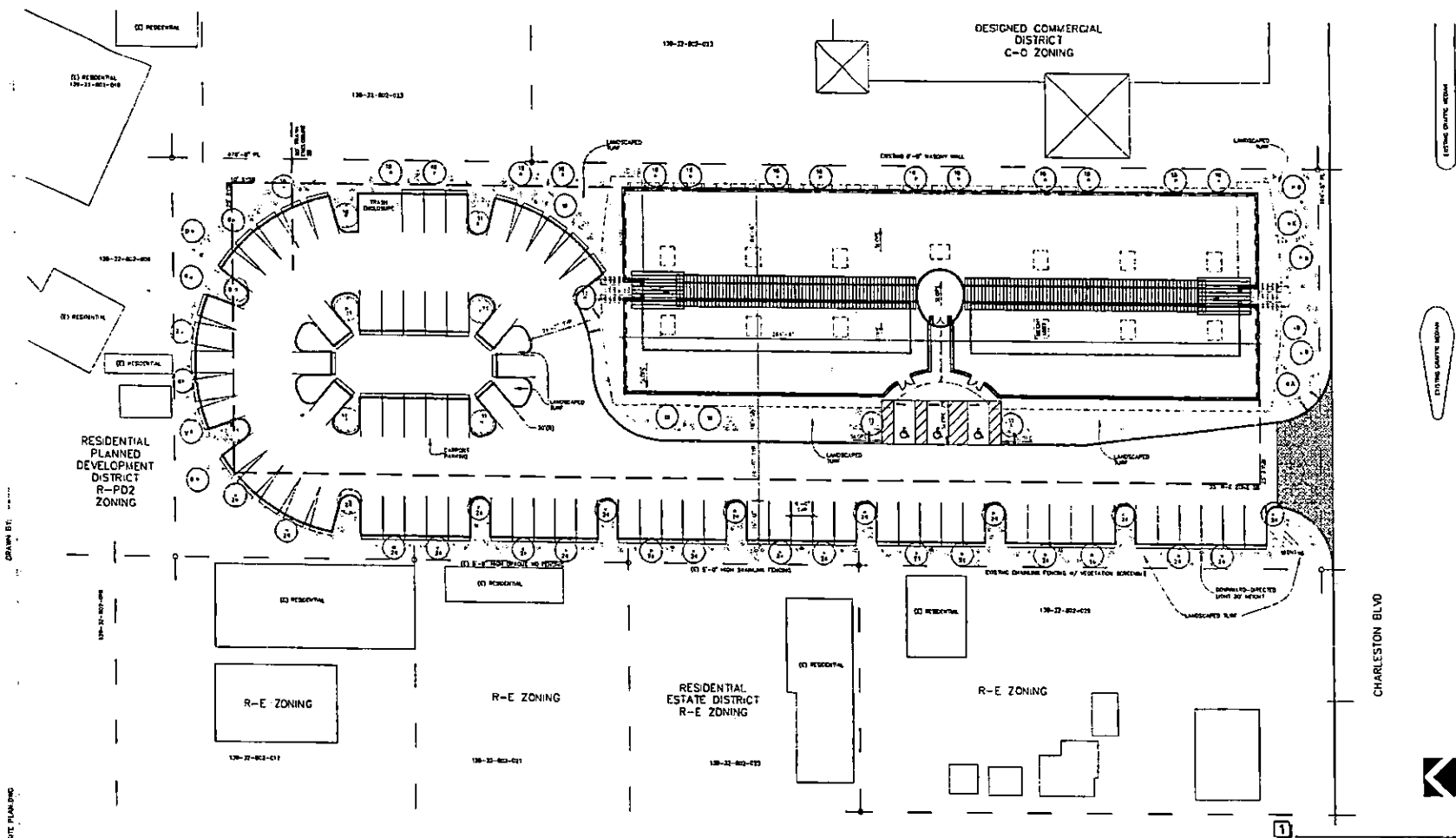
NOTICES MAILED 149

APPROVALS 0

PROTESTS 0



SDR-16542

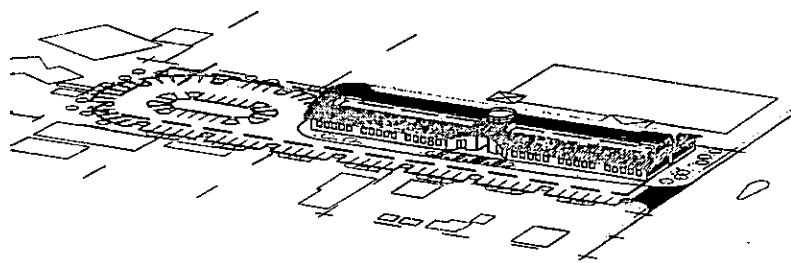
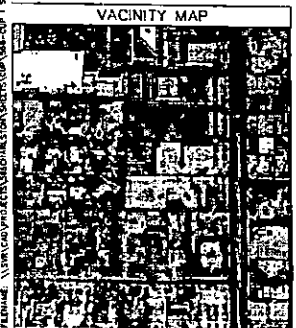


Architect
 ALL DRAWINGS AND WRITTEN MATERIAL CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ARCHITECT

CHARLSTON OFFICE BUILDING
 2496 WEST CHARLSTON BLVD. LAS VEGAS, NV



ROOF & SITE PLAN
 SCALE 1/32" = 1'-0"

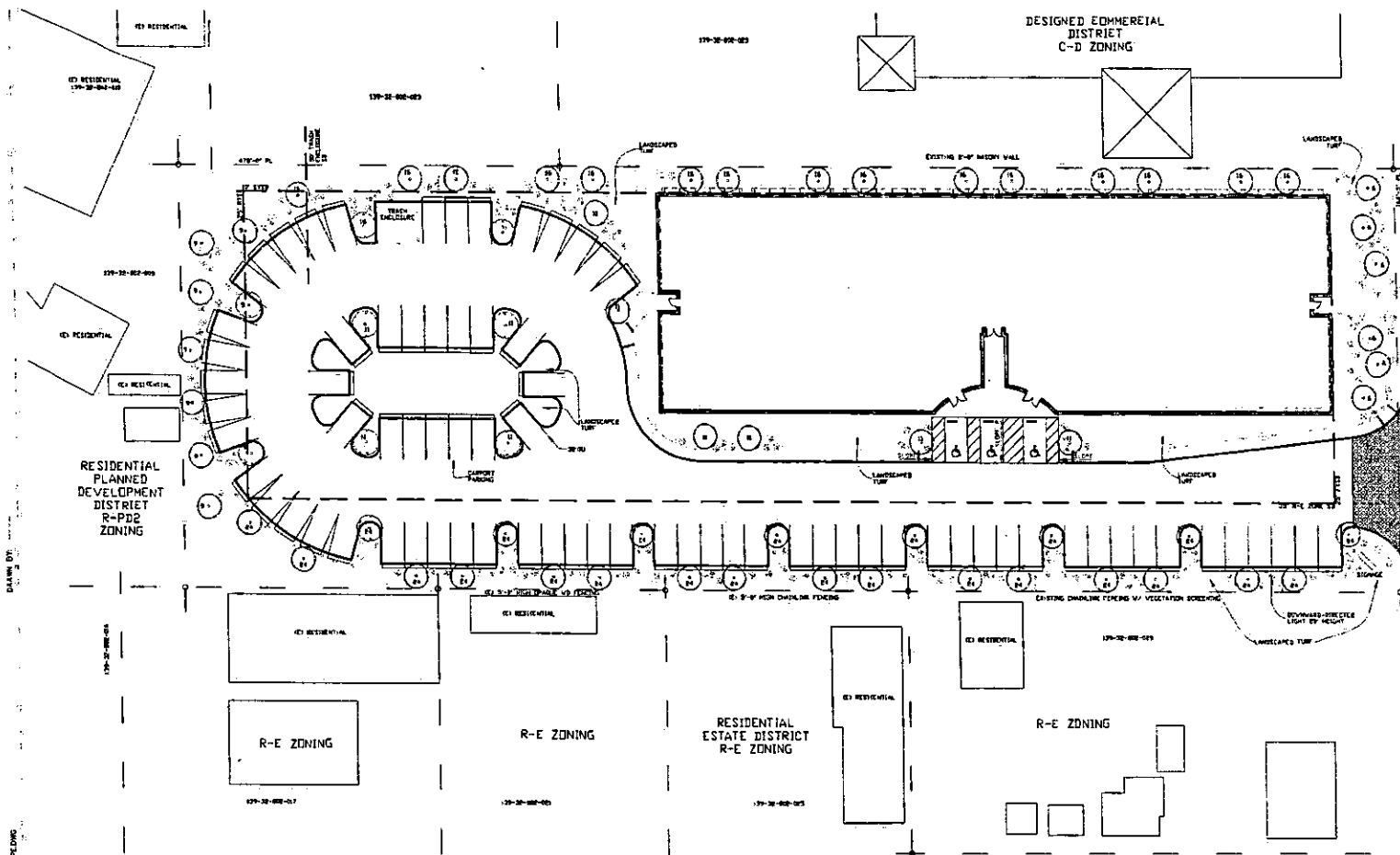


SITE ANALYSIS			
		(FT)	(ACRES)
APN #	139-32-802-030		0.3251
	139-32-802-022		1.4904
			64.922
	GROSS OR NET SITE AREA		1.8155
			79.127
CURRENT ZONE	C-O DESIGNED COMMERCIAL		
	MIN. LOT WIDTH	100	
	FRONT YARD SET BACK	25	
	SIDE YARD SET BACK	10	
	REAR YARD SET BACK	25	
	MAX. BLDG HEIGHT ONE STORY	20	
	TRASH ENCLOSURE AWAY FROM RES. P/L	50	
	RESIDENTIAL ADJACENCY STANDARD REQ	102	
	APPROVED VARIANCE (VAR-106922)	74	
	R-E (RESIDENCE ESTATE) ZONED SETBACK	35	

SITE PLAN
 DATE LAST EDITED
 September 5, 2006
 REVISIONS
 SET DATE
 SHEET NUMBER
CUP 1
 OF SHEETS 4 TOTAL

RECEIVED
 SEP 05 2006

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STRONG ROAD

ARCHITECT



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CHARLSTON OFFICE BUILDING



LANDSCAPE PLAN

VACINITY MAP



LANDSCAPING LEGEND						LANDSCAPE ANALYSIS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.		(FT.)	(ACRES)	(SF)	(%)	(PARKING)	TREE, RED.
(Symbol)	OLESTRA TRACANTHUS	HONEY LOCUST	24" BOX	30'-0"	58	BUILDING FOOT PRINT			21,726			
						BUILDING/ SITE RATIO	(30% ALLOW MAX LOT COVERAGE)			27.46%		
						TOTAL PARKING REQUIRED	1 SPACE/ 300 SF		300		72	
						ADA PARKING REQ.	1- 100 = 3				3	
						REQ TREE	1 TREE PER 6 SPACE					12
						R-PD2 (NORTH)	1 TREE PER 20 LINEAR FT	164.5				9
						C-D ZONING (SOUTH)	1 TREE PER 30 LINEAR FT	164.5				5
						R-E (WEST)	1 TREE PER 20 LINEAR FT	478				24
						E-D ZONING (EAST)	1 TREE PER 30 LINEAR FT	478				16
DECOMPOSED GRANITE ROCK MULCH--INSTALL A 3" LAYER OF 1/4" MAXIMUM MATERIAL OVER DECOMPOSED GRANITE CONTIGUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. BEFORE PLACING GRANITE COMPACT SUB-GRADE TO 60% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL AFTER PLACING GRANITE. MAKE SMOOTH, WET TO ENHANCE COHESION, ALLOW TO DRY THOROUGHLY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE 10-15" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.						LAND USE ANALYSIS						
						BUILDING			21,726	27.46%		
						PAVING + HARDSCAPE			31,248	39.49%		
						LANDSCAPE			26,153	33.05%		
						ENTIRE SITE			79,127	100.00%		

LANDSCAPE

DATE LAST EDITED: September 5, 2006

REVISIONS:

REVISIONS:	

SET DATE:

SHEET NUMBER

CUP 2

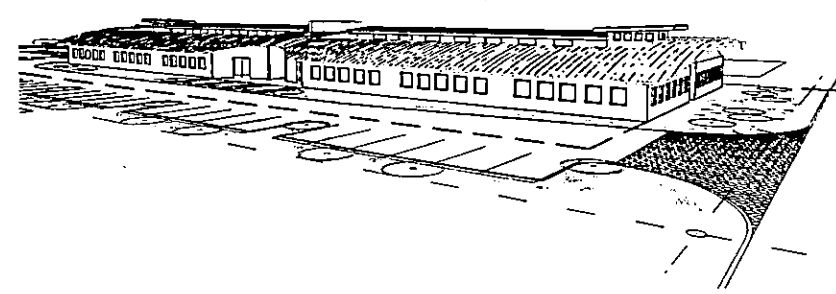
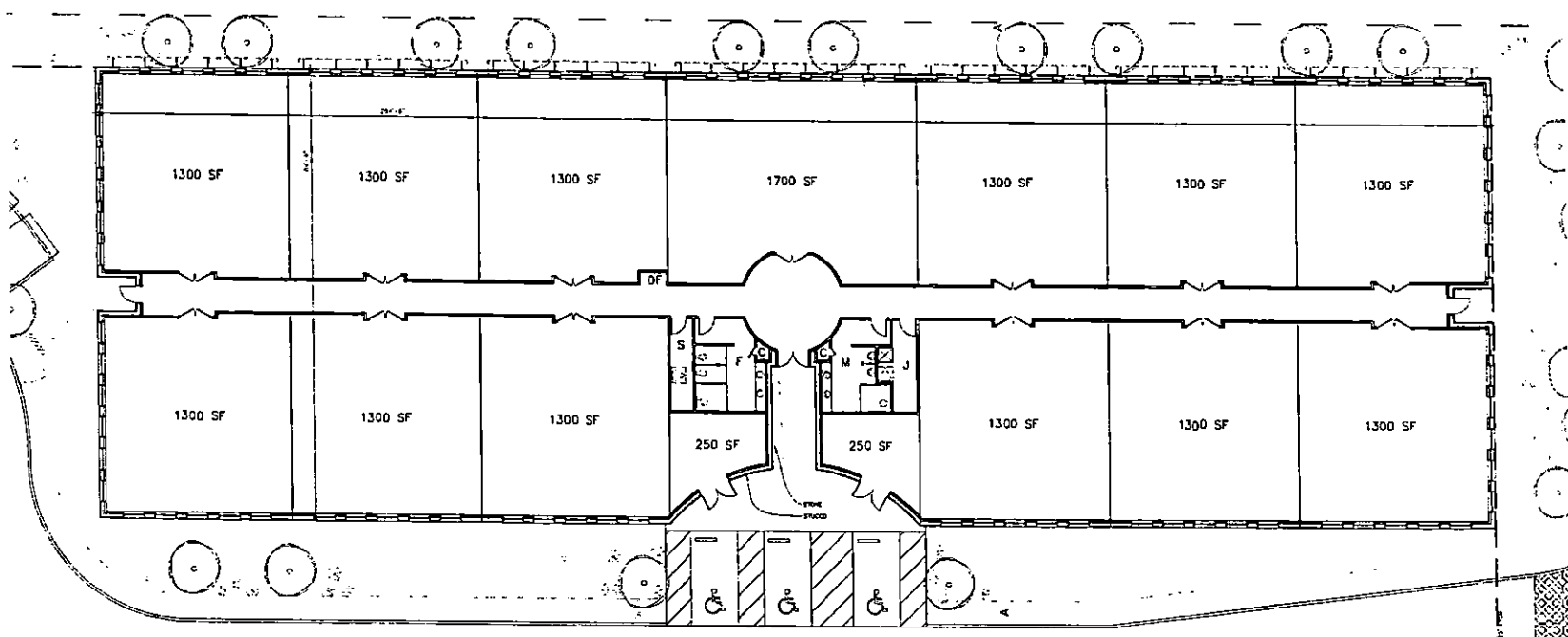
OF SHEETS IN SERIES

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SEP 05 2006 10/19/06 PC

CHARLSTON OFFICE BUILDING



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



RECEIVED
SEP 05 2006

[illegible]

FLOOR PLAN
DATE LAST EDITED:
September 5, 2000
REVISED:

SET DATE:

SHEET NUMBER
CUP 4
OF SHEETS IN SETS

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BLDG ANALYSIS

IBC, SEC 506

SEC.304.1 PROFESSIONAL SERVICE

TABLE 503 (GROUP B)
/ TYPE V B

$$84.5 + 84.5 + 264.5$$

$$2(84.5 + 264.5)$$

60

9000

$$I_f = 100 [F / P - 0.25] W / 30$$

$$A_t [A_t \times I_f / 100] + [A_t \times I_s / 100] = A_a$$

300

(AUTOMATIC
SPRINKLER SYSTEM +
SINGLE-STORY)

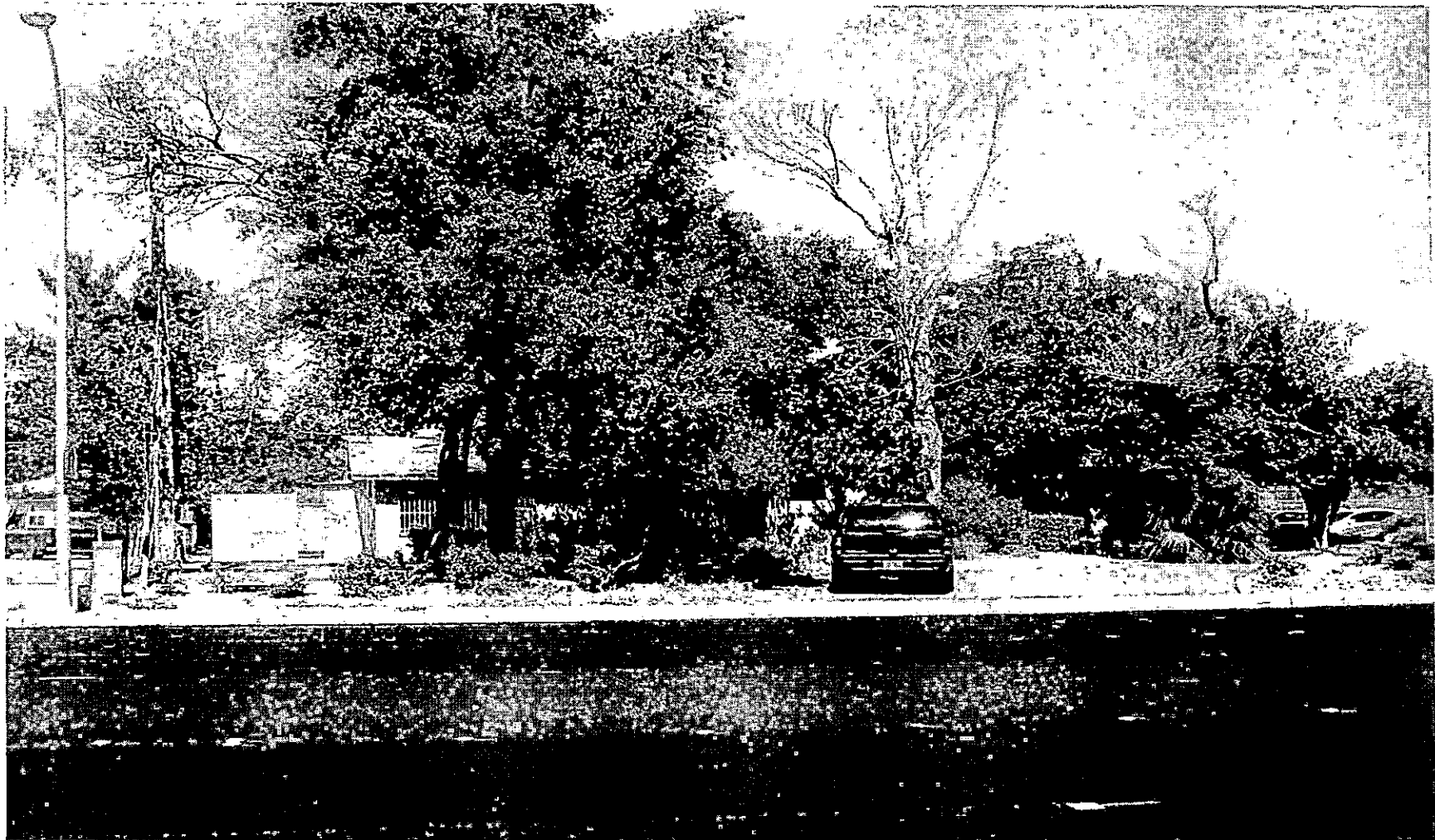
SEC 506
AREA
MODIFICATION
= 42,679 SF

IBC, TABLE 601 = BUILDING ELEMENTS = 0 HOUR

		NORTH	EAST	SOUTH	WEST
	DISTANCE FROM PL	30'+	10'+	30'+	30'+
TABLE 602	EXTERIOR WALL FIRE RATING	0	0	0	0
TABLE 704.8	PROTECTED EXTERIOR OPENING	NO LIMIT	45%	NO LIMIT	NO LIMIT

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SDR 16542				
Jaivadan & Hansa Naran				
2496 W. Charleston				
Proposed 21.726 thousand square foot office building.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	21.726	11.01	239
AM Peak Hour			1.55	34
PM Peak Hour			1.49	32
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Charleston Avenue				
Average Daily Traffic (ADT)	52,374			
PM Peak Hour	4190			
(heaviest 60 minutes)				
Rancho Drive				
Average Daily Traffic (ADT)	29,036			
PM Peak Hour	2323			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				
Capacity				
Charleson Avenue	49115			
Rancho Drive	32585			
This project will add approximately 239 trips per day on Charleston & Rancho. This will increase expected volumes by less than 1 percent on Charleston and Rancho. Charleston is over capacity and Rancho is at about 89 percent of capacity.				
Based on Peak Hour use, this development will add roughly 32 additional cars into the area; which works out to about one every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



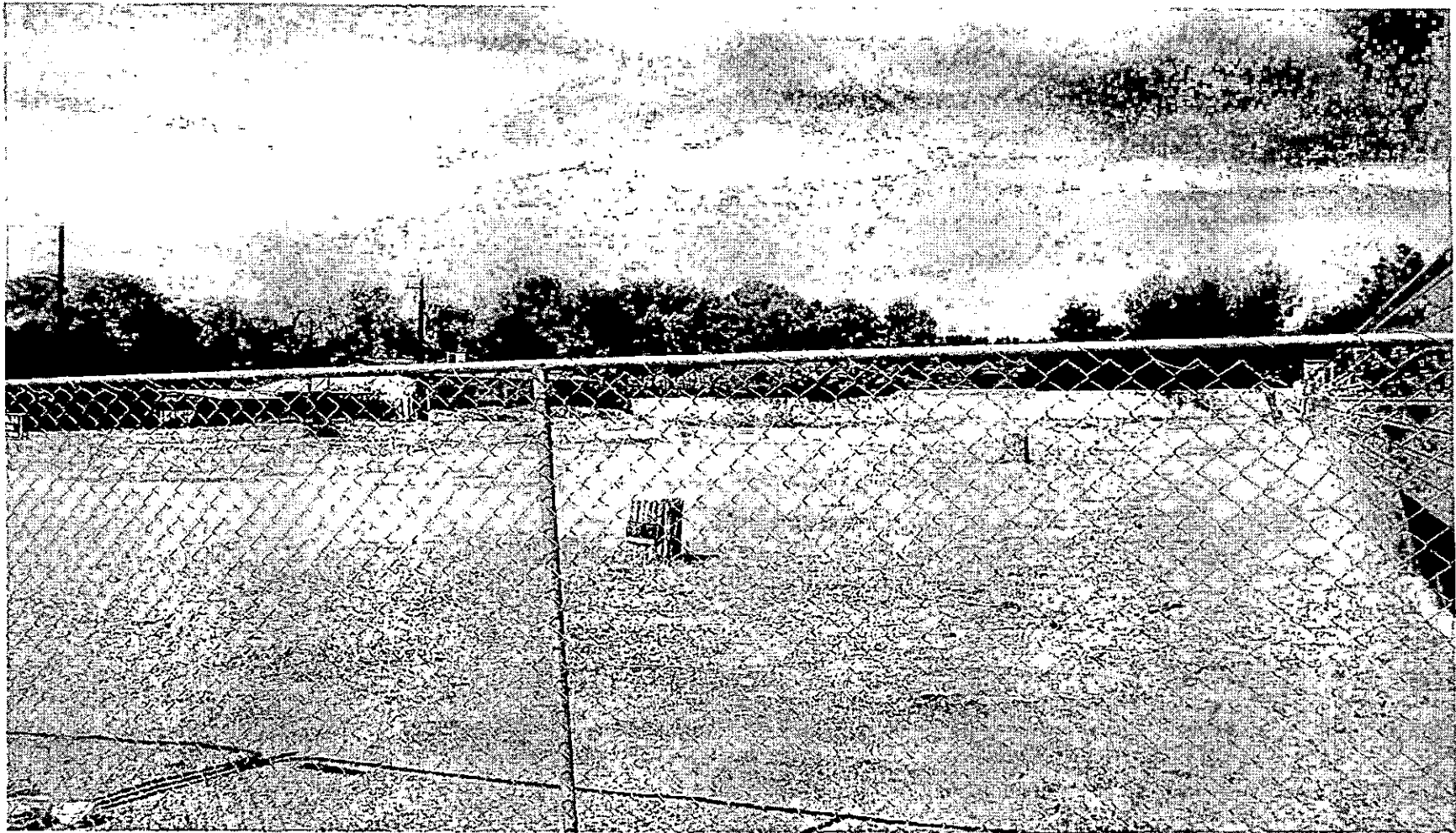
SDR-16542 - APPLICANT/OWNER: JAIVADAN AND HANSA NARAN
2496 WEST CHARLESTON BOULEVARD
OCTOBER 19, 2006 PLANNING COMMISSION

09/21/06



SDR-16542 - APPLICANT/OWNER: JAIVADAN AND HANSA NARAN
2496 WEST CHARLESTON BOULEVARD
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09/21/06



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09/21/06



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2496 WEST CHARLESTON BOULEVARD
OCTOBER 19, 2006 PLANNING COMMISSION

09/21/06

ROBERT F. TUTTLE
ARCHITECTURE * PLANNING * DESIGN

New Profesional Office Building
2496 West Charleston Boulevard

The proposed project, located along Charleston Boulevard will provide additional professional office space for the growing market along the already established professional corridor in this area.

The project is located on two parcels of property zoned C-D (designed commercial), which is currently occupied by small, ill maintained structures and vegetation, with a majority of the property being vacated land. The creation of a new professional commercial business will provide a clean, contemporary look, similar in fashion to the existing developments along Charleston Boulevard and in keeping with the future path the area is moving toward. This new professional office building and surrounding landscape will be well maintained and increase the beautification of the surrounding area.

The revised proposed project consists of one story 21,726 sq.ft. professional office space. Parking facilities will consist of 78 surface spaces (72 parking space is required). No loading dock is necessary. All major delivery will be with car or van only.

The building exterior wall is construct of high energy efficient Styro-Form insulated concrete forming system. With combination of stone, smooth stucco and corrugated veneer and arch stand seam metal roof with large overhang. The building is keep within required 20'-0" height limit, while still provide nature lighting and nature ventilation through corridor high window. The main idea of architecture design is to provide a well fit with surround Charleston Boulevard office building style while keeping with the requirement of the local regulations and ordinances; The intelligent in architecture design and creative use of materials are made to respect neighboring properties, the community and the natural environment of southern Nevada.

The proposed new sidewalk and new driveway also increase safety ingress/egress from Charleston Boulevard, meeting necessary requirements of the Nevada Department of Transportation, and provide the required traffic width and flow for fire department to access the property.

The proposed project are in good faith and sensitivity toward the community, governmental bodies, and overall development of existing and new businesses. The continuing effort of this project is to create a well-designed structure and environment for professional development, and to provide and maintain the growing market of accessible and contemporary services.

92677

SDR-16542
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER, AICP** ☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

ABEYANCE - GPA-13372 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV - Request to amend a portion of the Southeast Sector of the General Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 5.05 acres at 1515 and 1619 West Charleston Boulevard, 1608 and 1620 Ellis Avenue (APNs 162-04-510-002, 004, 005, 006, and 007), Ward I (Tarkanian).

C.C.: 11/15/06**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letters

MOTION:

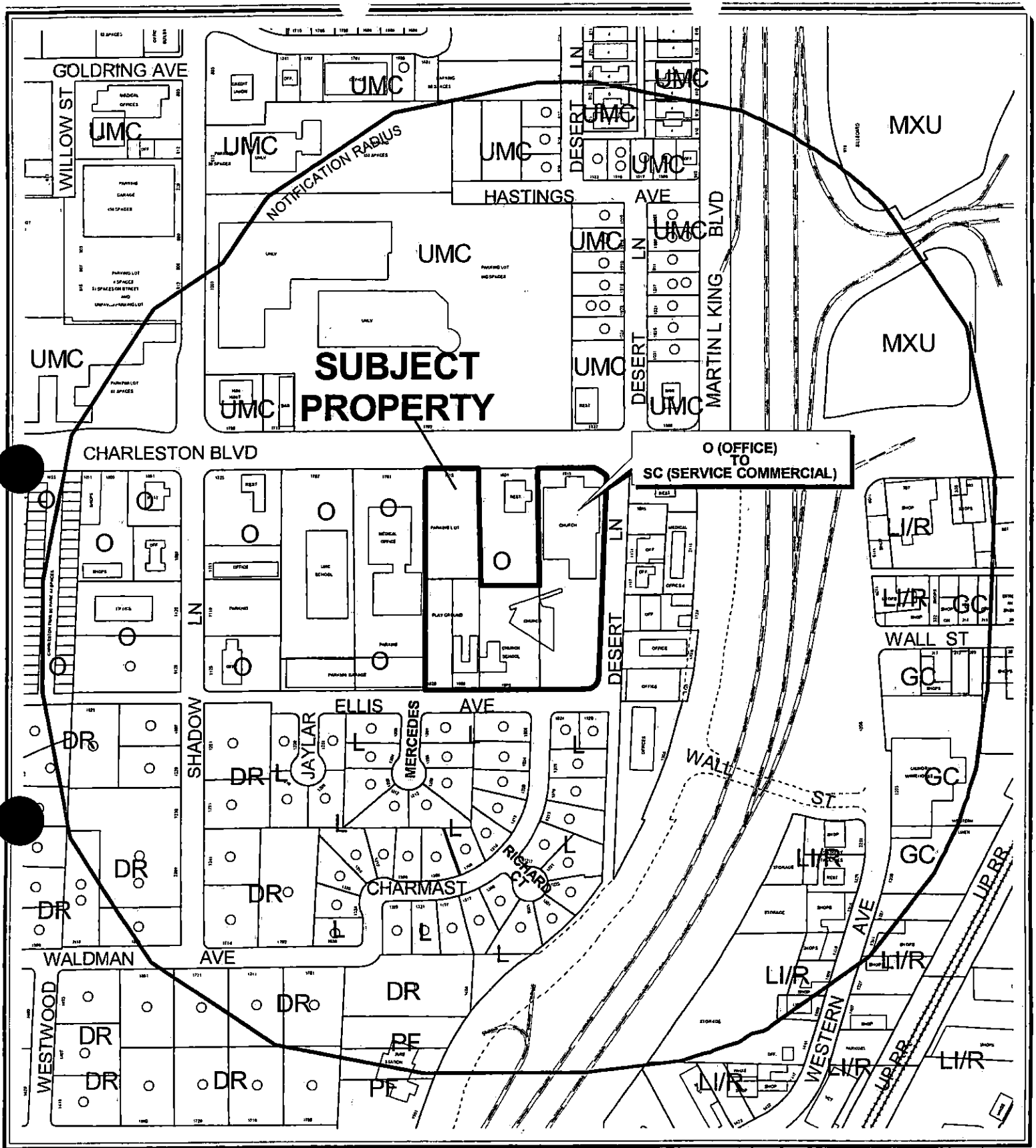
EVANS – Motion to HOLD IN ABEYANCE Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298], Item 29 [SDR-16292], Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525], Item 41 [SDR-16522], Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] to the 11/02/2006 Planning Commission Meeting; Item 12 [SUP-13490], Item 46 [GPA-16578], Item 47 [ZON-16580], Item 48 [SDR-16581], Item 52 [ZON-16510], Item 53 [VAR-16512], Item 54 [VAR-16516], Item 55 [SUP-16520] and Item 56 [SDR-16508] to the 11/16/2006 Planning Commission Meeting; Item 17 [VAR-13851], Item 18 [VAR-16021] and Item 19 [SUP-13849] to the 12/07/2006 Planning Commission Meeting; Item 3 [SDR-15322] to the 12/21/2006 Planning Commission Meeting; and WITHDRAW WITHOUT PREJUDICE Item 8 [GPA-13372], Item 9 [ZON-13491], Item 10 [SUP-13494] and Item 11 [SUP-13495] – UNANIMOUS

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 8 – GPA-13372

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated the applicant withdrew without prejudice Item 8 [GPA-13372], Item 9 [ZON-13491], Item 10 [SUP-13494], and Item 11 [SUP-13495] and asked for additional time for Item 12 [SUP-13490] and asked that it be heard at the 11/16/2006 meeting.

(6:09 – 6:17)
1-61



CASE: GPA-13372

RADIUS: 1000 FT

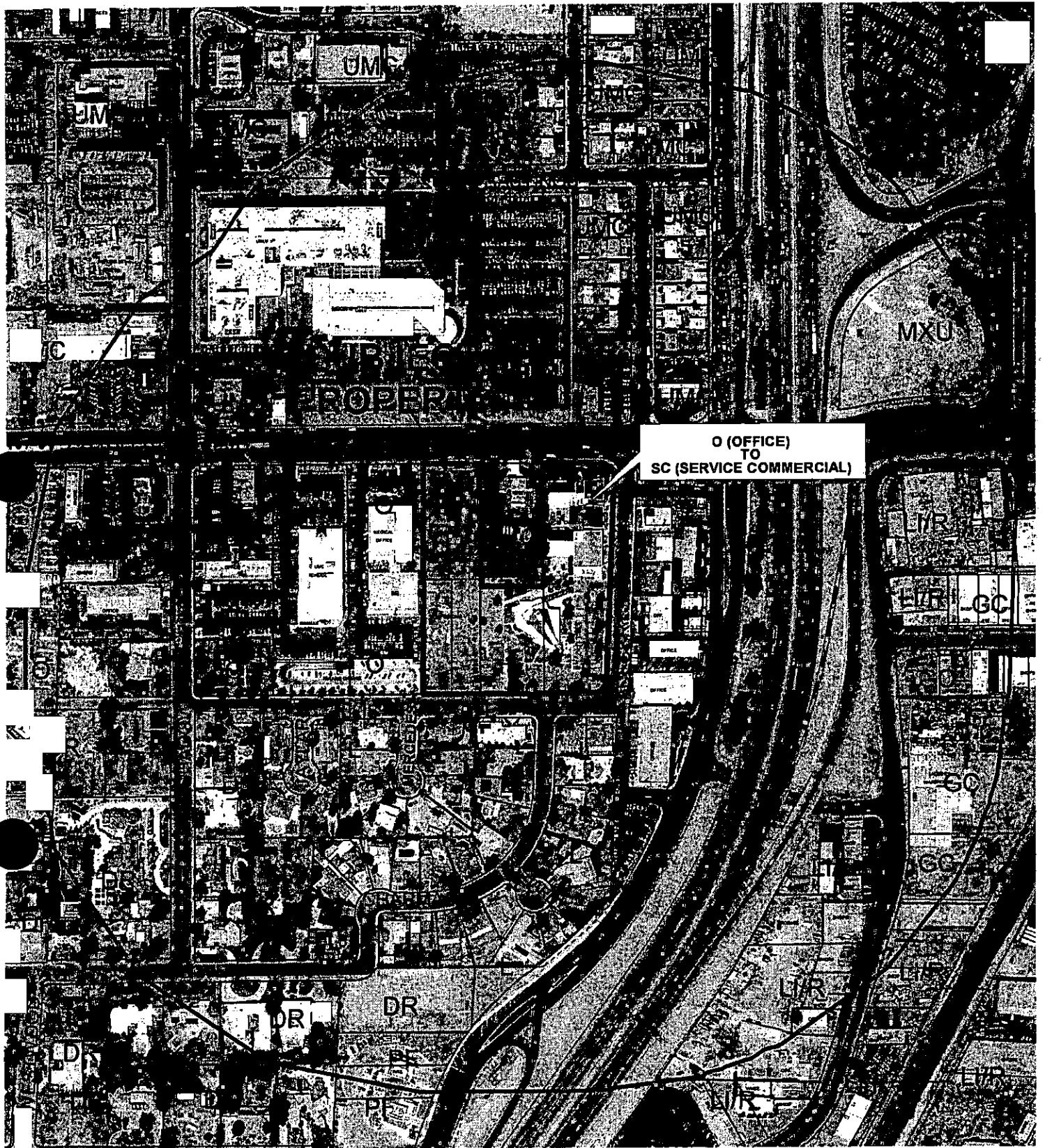
GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)





CASE: **GPA-13372**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-13372 - APPLICANT: THALIA DONDERO - OWNER:
FIRST PRESBYTERIAN CHURCH LV NV

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL

GPA-13372 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request to amend a portion of the Southeast Sector of the General Plan from O (Office) to SC (Service Commercial) on 5.05 acres at 1515 West Charleston Boulevard, 1620 Ellis Avenue and 1608 Ellis Avenue.

A related rezoning (ZON-13491) and related Special Use Permits (SUP-13490, SUP-13494, SUP-13495) will be considered concurrently.

EXECUTIVE SUMMARY

The proposed SC (Service Commercial) land use designation would allow development of a C-1 (Limited Commercial) zoning district that is not compatible with the existing R-1 (Single Family Residential) zoning of the neighborhood to the south of the subject site. The requested General Plan Amendment is not consistent with the intent of that Land Use Study, the Las Vegas 2020 Master Plan and is not compatible with adjoining residential development.

BACKGROUND DATA:

- | | |
|----------|---|
| 01/06/54 | The City Council approved a Special Use Permit (U-70-53) to allow a church on the subject property |
| 08/07/85 | The City Council approved the Community Profiles of the City of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for SC (Service Commercial) land uses. |
| 10/24/91 | The Board of Zoning Adjustment approved a Special Use Permit for a child care facility in conjunction with the church on the subject property (U-261-91). |
| 05/24/94 | The Board of Zoning Adjustment approved a Special Use Permit for a school in conjunction with the church on the subject property (U-108-94). |
| 06/19/02 | The City Council adopted the Rancho Charleston Land Use Study and approved General Plan Amendment GPA-47-01. This amendment designated the subject property for O (Office) land uses. |

GPA-13372 - Staff Report Page Two
October 19, 2006, 2006 - Planning Commission Meeting

07/13/06 The Planning Commission voted to hold this item in abeyance to allow applicant to meet with neighbors.

08/10/06 The Planning Commission voted to table this item.

DETAILS OF APPLICATION REQUEST

Site Area: 5.05 Net Acres

Existing Land Use

Subject Property	Church
North	UNLV Dentistry School/Restaurant
South	Single Family Dwellings
East	Offices
West	Offices

Planned Land Use

Subject Property	O (Office)
North	MD-1 (Medical Support)
South	L (Low Density Residential)
East	SC (Service Commercial)
West	O (Office)

Existing Zoning

Subject Property	R-E (Residence Estates)
North	PD (Planned Development)
South	R-1 (Single Family Residential)
East	C-1 (Limited Commercial)
	P-R (Professional Office and Parking)
West	C-1 (Limited Commercial)

DEFINITIONS

L (Low Density Residential) (3.6 to 5.5 units/gross acre.) This category permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments, and planned community developments. Local supporting uses such as parks, other recreation facilities, schools, and churches are allowed in this category.

GPA-13372 - Staff Report Page Three
October 19, 2006, 2006 - Planning Commission Meeting

O (Office) The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations.

SC (Service Commercial) The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

MD-1 (Medical Support) The Medical Support category is intended to allow less intense development within the Las Vegas Medical District. It is designed to allow medical, medically related, office and professional uses.

SPECIAL PLAN AREA

The subject site is located within the Charleston/Rancho study area. This study designates this site for Office uses.

ANALYSIS

In 2002, the City of Las Vegas approved a land use study of properties located in the vicinity of Charleston Boulevard, Rancho Drive and Martin L. King Boulevard in an effort to resolve land use conflicts in the study area. The Charleston/Rancho study re-designated all properties along the south side of Charleston Boulevard between Rancho Drive and Desert Lane for O (Office) land uses. This action provides a consistent land use buffer between the very intense uses of the Las Vegas Medical District and the residential neighborhoods south of the subject properties. The proposed amendment would result in the incompatibility of land uses that the Charleston/Rancho study sought to resolve.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

GPA-13372 - Staff Report Page Four
October 19, 2006, 2006 - Planning Commission Meeting

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1": The Rancho Charleston Land Use Study adopted by the City Council on June 19, 2002 determined that any redevelopment of this site should be for O (Office) land uses which would be compatible with existing residential development in the vicinity. This was to ensure that low-density residential land uses within mature neighborhoods can exist in close proximity to non-residential land uses by mitigating adverse impacts where feasible. The requested General Plan Amendment is not consistent with the intent of that Land Use Study, the Las Vegas 2020 Master Plan and is not compatible with adjoining residential development.

In regard to "2": The proposed SC (Service Commercial) land use designation would allow development of a C-1 (Limited Commercial) zoning district that is not compatible with the existing R-1 (Single Family Residential) zoning of the neighborhood to the south of the subject site.

In regard to "3": The subject site is located in an area of the city where all utilities and services are currently in place and available to this site.

In regard to "4": As part of the 2020 Master Plan, a special area plan, The Rancho Charleston Land Use Study, was adopted by the Las Vegas City Council. The subject site was designated as O "Office" in order to ensure that the quality of existing residential neighborhoods within the City of Las Vegas is maintained and enhanced. The proposed SC (Service Commercial) land use designation does not conform to the Rancho Charleston Land Use Study.

GPA-13372 - Staff Report Page Five
October 19, 2006, 2006 - Planning Commission Meeting

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, a neighborhood meeting was held on Tuesday, June 20, 2006 at 6:00 pm at the First Presbyterian Church, 1515 West Charleston Boulevard. In attendance were: 32 citizens; 3 applicant representatives; Councilwoman Tarkanian and two council liaisons; and Margo Wheeler, Planning and Development Director

The applicant presented the project as five total signs. Three of the signs will be billboards and two of them will be for the church. The applicant indicated the height of signs could increase if the freeway is modified, and that all signs are proposed to include reader board.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 175 (Mailed with ZON-13491, SUP-13490, SUP-13494, SUP-13495)

APPROVALS 0

PROTESTS 2



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-13372** APN: 162-04-510-002

Name of Property Owner: First Presbyterian Church Las Vegas Nevada

Name of Applicant: First Presbyterian Church Las Vegas Nevada

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: _____

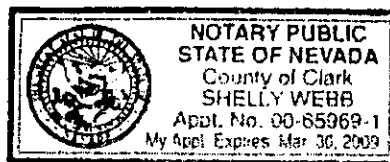
Signature of Property Owner: Wayne Petersen

Print Name: Wayne Petersen, President

Subscribed and sworn before me

This 2nd day of May, 2006

Shelly Webb
Notary Public in and for said County and State



Rural Neighborhood Preservation - up to 2 acres (0-2 du/ac)

Open Rural - Up to 2.49 du/ac (0-2 du/ac)

Rural - up to 3.5 du/ac (0-2 du/ac)

Low density (0-2 du/ac)

Single family

Residential/Commercial

High density

Light Industrial/Residential

General Commercial/Industrial/Office/Other

Other

General Commercial

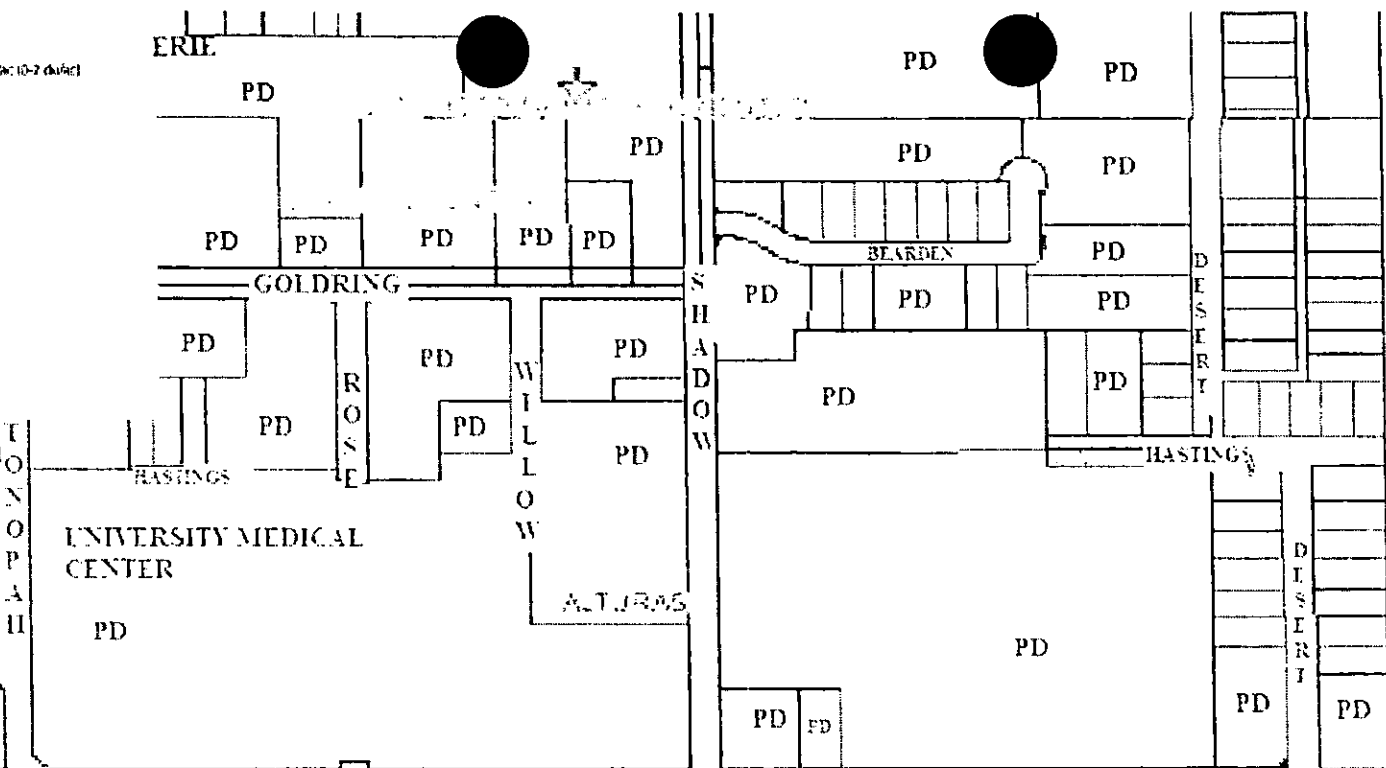
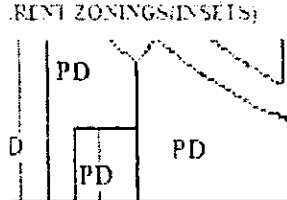
General Commercial

General Commercial/Office/Other

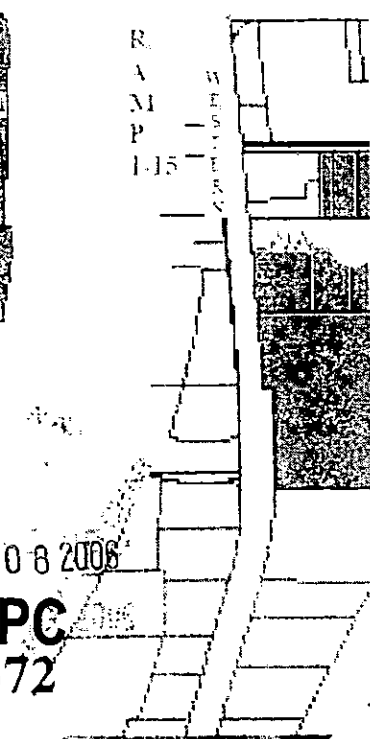
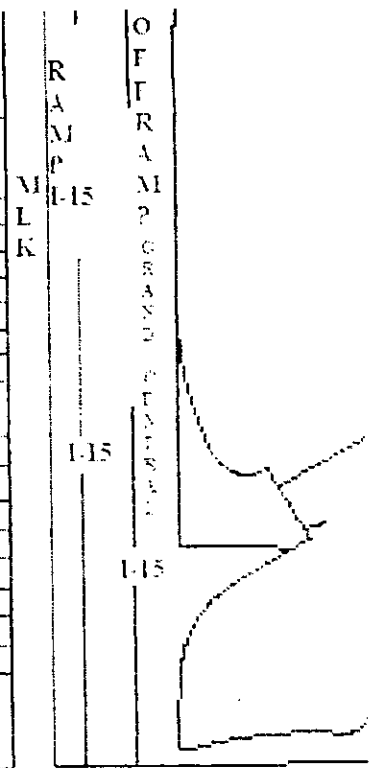
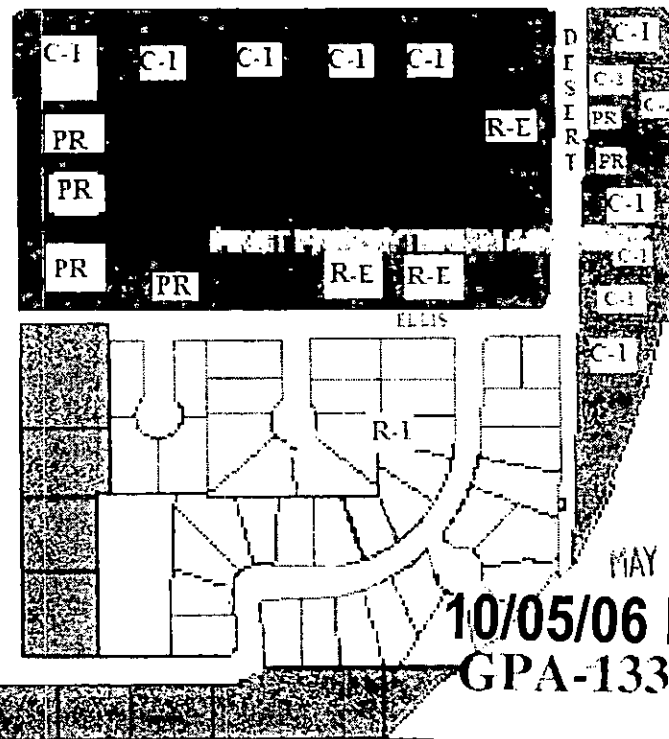
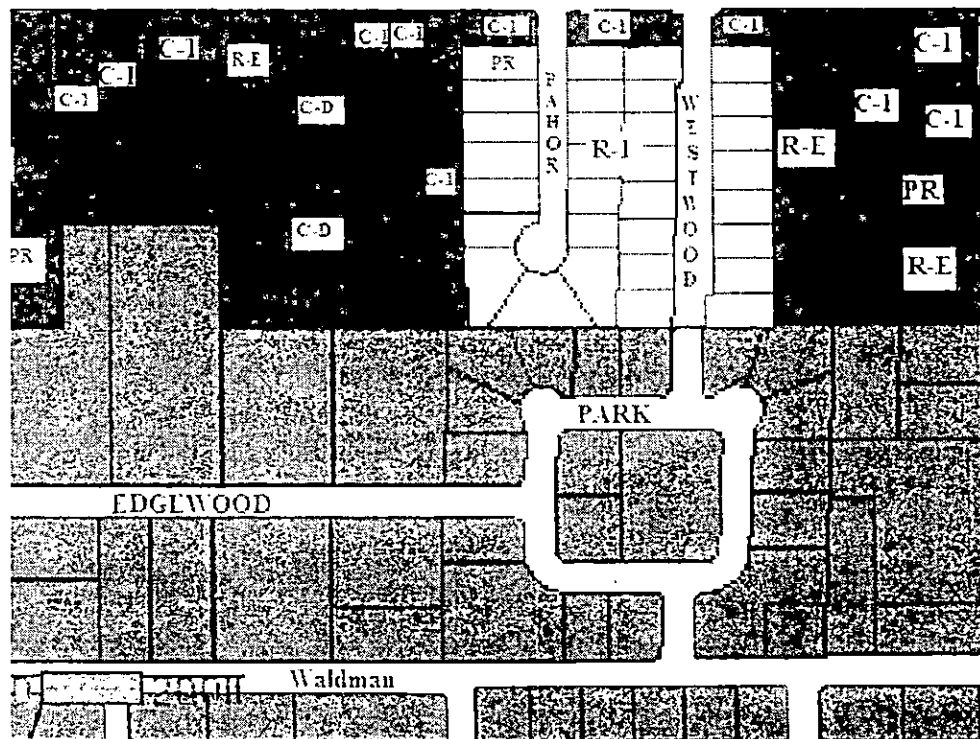
ST. PRESBYTERIAN CHURCH PROJECT

TRIAL PLANS/COLORS

PRINT ZONINGS/INSETS



CHARLESTON



MAY 08 2006

10/05/06 PC
GPA-13372

PECKMAN

SIGN COMPANY

Justification Letter

April 14, 2006

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

RE: First Presbyterian Church, 1515 W. Charleston, 162-04-510-004, 005, 006 & 007

Dear City Representative:

I am hereby requesting a General Plan Amendment from OP to SC for the following reasons:

- The property is and has been used for a Church and activities for fifty three years that are compatible with permitted uses in C-1.
- Having permitted uses such as Church services, a day Care Center, a business school and Wedding Chapel would eliminate the expenses of having multiple Special Use and Conditional Use Permits that have to be tracked and renewed periodically which creates a financial hardship.
- One of the five parcels developed by the Church is already zoned C-1.
- There will no impact on the surrounding areas.
- Properties to the east and west are zoned commercial.
- This is an appropriate location for this use.

Thank you in advance for your anticipated time and attention concerning this matter.

Sincerely,

Thalia Dondero
Representative

TEL 702 305-7149

FAX 702 305-8617

1001 E. HIGDON AVE.

GPA-13372
10/05/06 PC

1001 E. HIGDON AVE. LAS VEGAS, NV 89101

LAW OFFICE OF L. EARL HAWLEY

916 CASINO CENTER BOULEVARD

LAS VEGAS, NEVADA 89101

(702) 382-8910

FAX (702) 382-6675

July 03, 2006

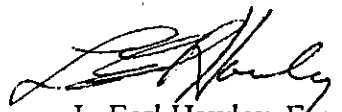
City of Las Vegas
Planning and Development Dept.
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Re: SUP 13494, 134954, 13372, 13362, 13490
SDR 13820

To Whom It May Concern:

This is to advise you on behalf of the entity I represent, that objection to above permit applications is hereby made. Traffic in the area is a problem now and proposed development in the immediate area is only going to increase financial costs to the public, as well as create hazards that could result in accidents.

Very truly yours,


L. Earl Hawley, Esq.

LEH/sv

RECEIVED
JUL 10 3 01 PM '06
CITY OF LAS VEGAS

ITEM # c14
CASE # GPA-13372
PC MTG 8-10-06

Patricia Ames
1201 Shadow Lane
Las Vegas, NV 89102
Email: patriciaames@hotmail.com

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

July 10, 2006

RE: SUP-13372, 13490, 13491, 13494, 13495

Dear Current Planning Division:

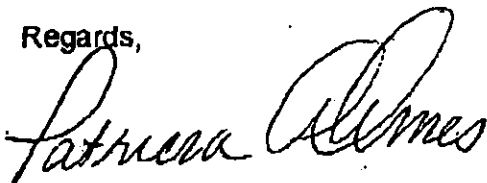
I would like to voice my strong objection to changing the zoning of what now is the First Presbyterian Church to Service Commercial. This is a lovely residential area, and right next to an historic Las Vegas neighborhood. While modern office buildings have in my opinion improved the area around Charleston, changing the zoning to a more commercial application could affect the area negatively and interrupt the residential properties adjacent. In addition, if the new zoning would at all increase traffic flow along Ellis Street, this could have a very negative impact on the residences along Ellis. It is a small side street in a residential area and does not appear to be meant for the heavier traffic associated with commercial activities.

The church has been a nice buffer between the busy C-1 activities on Charleston and the local neighborhood. Any zoning change will definitely impact the local community. A change from R-E to C-1 is quite dramatic. A much easier transition for the people that actually live adjacent would be from R-E to P-R, as is done on Shadow Lane. P-R tends to be quieter with much less traffic.

Also, raising 3 additional billboards in this area is extreme. There is already a proliferation of billboards here (Wendy's, MacDonald's, Carls Jr), and more would really ruin any residential character the area has left. Since I am not sure whether the billboards are only temporary in nature, and what the billboards would say, it is difficult to elaborate further. But, I strongly oppose any permanent billboards on any of the sites listed. There are residences right behind the church and billboards are very unsightly to have in a residential area.

Thank you for taking the time to gather our input!

Regards,



ITEM # 14, 15, 16, 17, 18
CASE # SEE ABOVE
PC MTG 8-10-06

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER, AICP** ☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

ABEYANCE - ZON-13491 - REZONING RELATED TO GPA-13372 - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV - Request to a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 4.13 acres at 1515 West Charleston Boulevard, 1620 Ellis Avenue and 1608 Ellis Avenue (APNs 162-04-510-004, 005, 006, and 007), Ward 1 (Tarkanian).

C.C.: 11/15/06**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letter

MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298], Item 29 [SDR-16292], Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525], Item 41 [SDR-16522], Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] to the 11/02/2006 Planning Commission Meeting; Item 12 [SUP-13490], Item 46 [GPA-16578], Item 47 [ZON-16580], Item 48 [SDR-16581], Item 52 [ZON-16510], Item 53 [VAR-16512], Item 54 [VAR-16516], Item 55 [SUP-16520] and Item 56 [SDR-16508] to the 11/16/2006 Planning Commission Meeting; Item 17 [VAR-13851], Item 18 [VAR-16021] and Item 19 [SUP-13849] to the 12/07/2006 Planning Commission Meeting; Item 3 [SDR-15322] to the 12/21/2006 Planning Commission Meeting; and WITHDRAW WITHOUT PREJUDICE Item 8 [GPA-13372], Item 9 [ZON-13491], Item 10 [SUP-13494] and Item 11 [SUP-13495] – UNANIMOUS

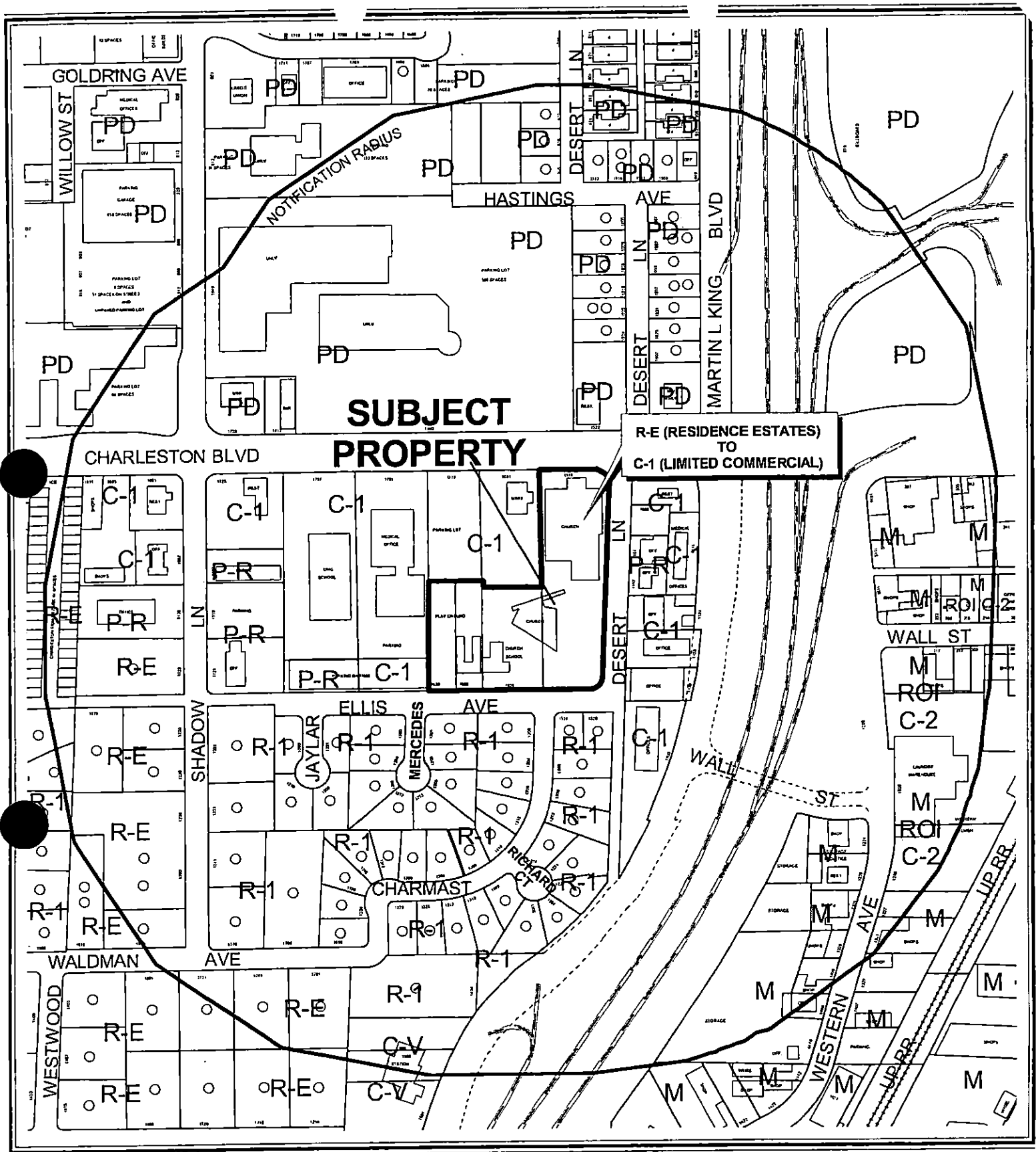
PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 9 – ZON-13491

MINUTES:

JOHN KORKOSZ, Planning and Development Department, indicated that the applicant for Item 17 [VAR-13851], Item 18 [VAR-16021], and Item 19 [SUP-13849] asked for an abeyance to 12/07/2006 Planning Commission Meeting to revise plans to meet Code.

(6:09 – 6:17)

1-61

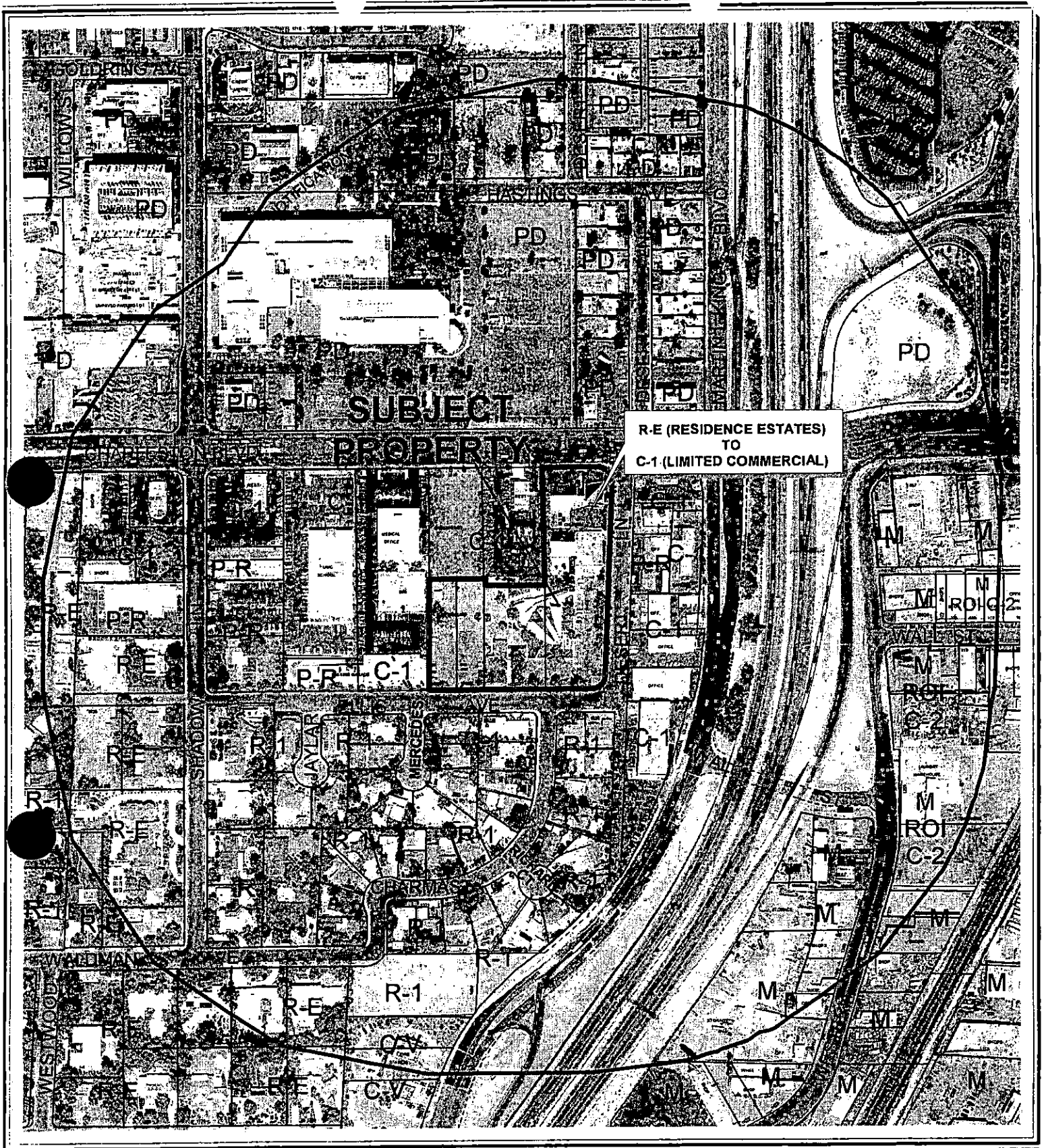


CASE: ZON-13491

RADIUS: 1000 FT

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

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



CASE: **ZON-13491**

RADIUS: 1000 FT

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

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

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-13491 - APPLICANT: THALIA DONDERO - OWNER:
FIRST PRESBYTERIAN CHURCH LV NV**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-13372) to an SC (Service Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. Prior to the issuance of building permits, the applicant shall file a Reversionary Map to combine the separate lots into one parcel.

Public Works

4. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the southwest corner of West Charleston Boulevard and Desert Lane prior to the issuance of any permits; this dedication shall not be enforced if the applicant submits information acceptable to Staff that shows permanent existing structures located within the area being requested for dedication.
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

ZON-13491 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request to a Rezoning from R-E (Residence Estates) to C-1 (Limited Commercial) on 4.13 acres at 1515 West Charleston Boulevard, 1620 Ellis Avenue and 1608 Ellis Avenue.

EXECUTIVE SUMMARY

The C-1 Limited Commercial District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. Staff finds rezoning the subject site to C-1 (Limited Commercial) would allow uses such as large scale ("big box") retail stores and supermarkets that are not compatible with the existing residential development immediately to the south.

BACKGROUND INFORMATION

A) Related Actions

- | | |
|----------|---|
| 01/06/54 | The City Council approved a Special Use Permit (U-70-53) to allow a church on the subject property |
| 08/07/85 | The City Council approved the Community Profiles of the City of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for SC (Service Commercial) land uses. |
| 10/24/91 | The Board of Zoning Adjustment approved a Special Use Permit for a child care facility in conjunction with the church on the subject property (U-261-91). |
| 05/24/94 | The Board of Zoning Adjustment approved a Special Use Permit for a school in conjunction with the church on the subject property (U-108-94). |
| 06/19/02 | The City Council adopted the Rancho Charleston Land Use Study and approved General Plan Amendment GPA-47-01. This amendment designated the subject property for O (Office) land uses. |
| 07/13/06 | The Planning Commission voted to hold this item in abeyance to allow applicant to meet with neighbors. |
| 08/10/06 | The Planning Commission voted to table this item. |

ZON-13491 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

B) Pre-Application Meeting

04/26/06 Staff explained the requirements for a General Plan Amendment to the applicant and provided information regarding the required neighborhood meeting.

C) Neighborhood Meetings

A neighborhood meeting was held on Tuesday, June 20, 2006 at 6:00 pm at the First Presbyterian Church, 1515 West Charleston Boulevard. In attendance were: 32 citizens; 3 applicant representatives; Councilwoman Tarkanian and two council liaisons; and Margo Wheeler, Planning and Development Director

The applicant presented the project as five total signs. Three of the signs will be billboards and two of them will be for the church. The applicant indicated the height of signs could increase if the freeway is modified, and that all signs are proposed to include reader board.

DETAILS OF APPLICATION REQUEST

Site Area: 5.05 Net Acres

Existing Land Use

Subject Property	Church
North	UNLV Dentistry School/Restaurant
South	Single Family Dwellings
East	Offices
West	Offices

Planned Land Use

Subject Property	O (Office)
North	MD-1 (Medical Support)
South	L (Low Density Residential)
East	SC (Service Commercial)
West	O (Office)

ZON-13491 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

Existing Zoning

Subject Property R-E (Residence Estates)
 North PD (Planned Development)
 South R-1 (Single Family Residential)
 East C-1 (Limited Commercial)
 P-R (Professional Office and Parking)
 West C-1 (Limited Commercial)

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
<i>Special Area Plan</i>	X	
Charleston/Rancho Study Area	X	
<i>Special Overlay District</i>		X
<i>Trails</i>		X

The subject site is located within the Charleston/Rancho study area. This study designates this site for Office uses.

B) General Analysis and Discussion

The applicant is proposing to change the zoning of this property to C-1 (Limited Commercial) for the purpose of placing two billboards on the site. These billboards will be considered under Special Use Permits SUP-13494 and SUP-13495. Another billboard is proposed for a portion of the property (immediately to the west of the existing McDonalds restaurant) that is currently zoned C-1 (Limited Commercial).

The applicant also indicates that approval of this request will allow the church to have the following uses on the site: a child care center, a business school and a wedding chapel. Staff notes that both a child care center and a business school are permitted uses in the O (Office) zoning district, which is compatible with the existing O (Office) General Plan Designation of the subject site and would not require the related General Plan Amendment. GPA-13372.

FINDINGS

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

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

The project as proposed is inconsistent with the General Plan designation of O (Office) unless the companion General Plan Amendment to change the land use designation to SC (Service Commercial) is approved.

ZON-13491 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

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

The C-1 (Limited Commercial) District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. Staff finds rezoning the subject site to C-1 (Limited Commercial) would allow uses such as large scale ("big box") retail stores and supermarkets that are not compatible with the existing residential development immediately to the south.

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

The proximity of this parcel to existing single-family residential indicates that the proposed Rezoning to C-1 (Limited Commercial) zone is not appropriate for the area.

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

The C-1 (Limited Commercial) zoning district allows large scale retail development which could adversely impact adjacent streets.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 175 (Mailed with GPA-13372, SUP-13490, SUP-13494, SUP-13495)

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-13491 APN: 162-04-510-004

Name of Property Owner: First Presbyterian Church Las Vegas Nevada

Name of Applicant: First Presbyterian Church Las Vegas Nevada

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: _____

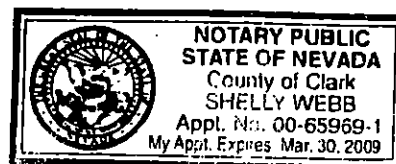
Signature of Property Owner: Wayne Petersen

Print Name: Wayne Petersen, President

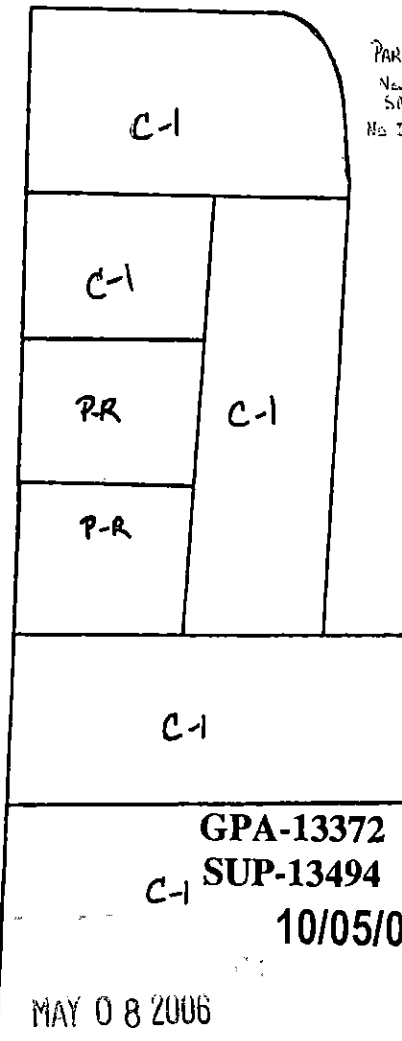
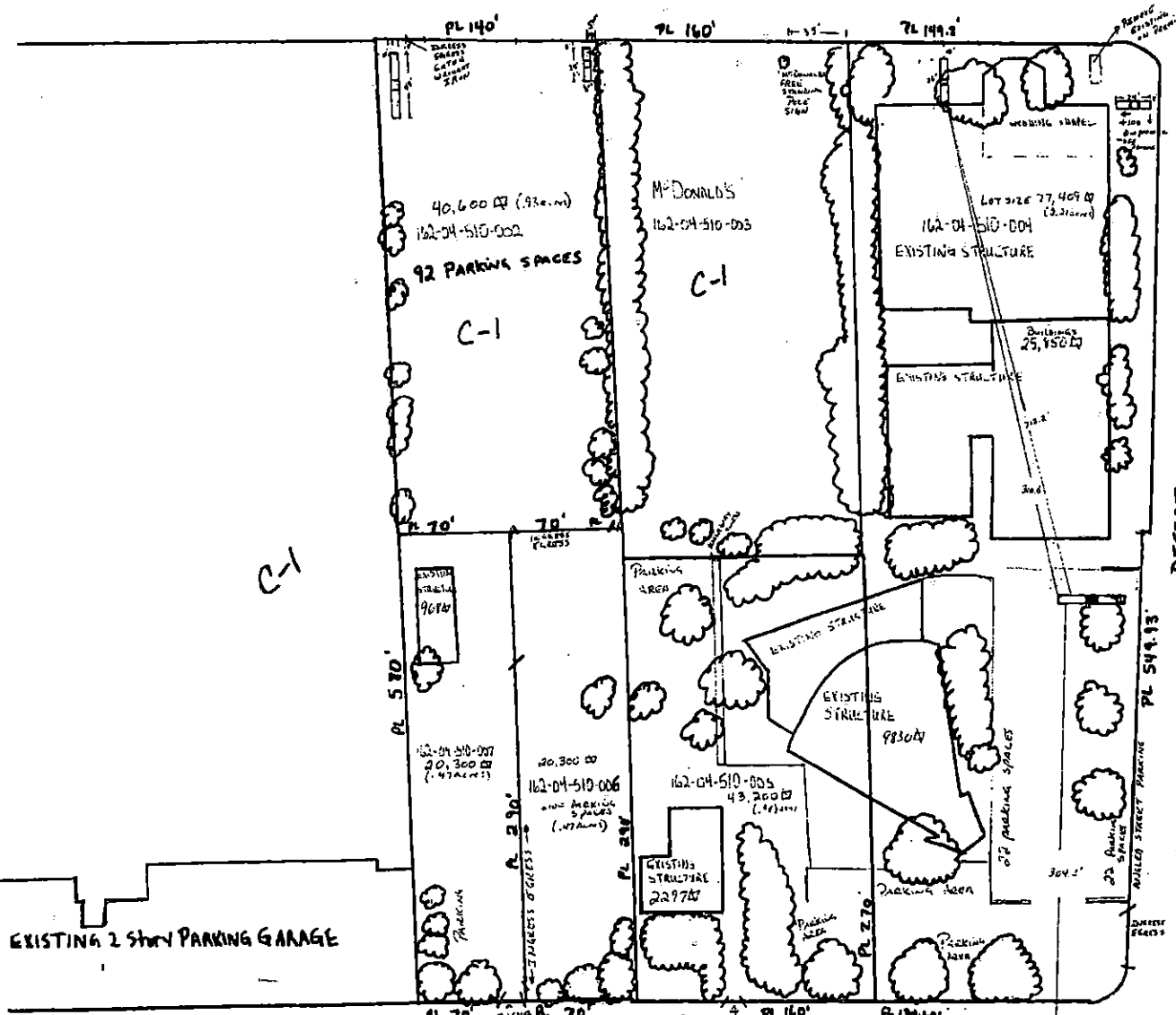
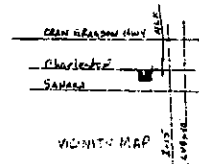
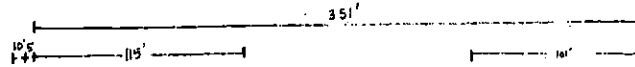
Subscribed and sworn before me

This 2nd day of May, 2006

Shelly Webb
Notary Public in and for said County and State



CHARLESTON BLVD



GPA-13372
SUP-13494

ZON-13491
SUP-13495

10/05/06 PC

MAY 08 2006

First Presbyterian Ch. Rev. L.V. N.	
1-188	PCS
Parcels	162-04-510-003, 004, 005, 006, 007
5.04 acres	

PECKMAN

SIGN COMPANY

Justification Letter

April 14, 2006

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

RE: First Presbyterian Church, 1515 W. Charleston, 162-04-510-004, 005, 006 & 007

Dear City Representative:

I am hereby requesting a General Plan Amendment from R-E to C-1 for the following reasons:

- The property is and has been used for a Church and activities for fifty three years that are compatible with permitted uses in C-1.
- Having permitted uses such as Church services, a day Care Center, a business school and Wedding Chapel would eliminate the expenses of having multiple Special Use and Conditional Use Permits that have to be tracked and renewed periodically which creates a financial hardship.
- One of the five parcels developed by the Church is already zoned C-1.
- There will no impact on the surrounding areas.
- Properties to the east and west are zoned commercial.
- This is an appropriate location for this use.

Thank you in advance for your anticipated time and attention concerning this matter.

Sincerely,

Thalia Dondero
Representative

TEL 702.303.7642

GPA-13372 ZON-13491
SUP-13494 SUP-13495

FAX 702.876.5612

10/05/06 PC

1111 S. TROPICANA AVE.

LAS VEGAS, NEVADA 89119

Patricia Ames
1201 Shadow Lane
Las Vegas, NV 89102
Email: patriciaames@hotmail.com

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

July 10, 2006

RE: SUP-13372, 13490, 13491, 13494, 13495

Dear Current Planning Division:

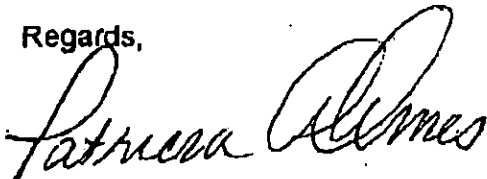
I would like to voice my strong objection to changing the zoning of what now is the First Presbyterian Church to Service Commercial. This is a lovely residential area, and right next to an historic Las Vegas neighborhood. While modern office buildings have in my opinion improved the area around Charleston, changing the zoning to a more commercial application could affect the area negatively and interrupt the residential properties adjacent. In addition, if the new zoning would at all increase traffic flow along Ellis Street, this could have a very negative impact on the residences along Ellis. It is a small side street in a residential area and does not appear to be meant for the heavier traffic associated with commercial activities.

The church has been a nice buffer between the busy C-1 activities on Charleston and the local neighborhood. Any zoning change will definitely impact the local community. A change from R-E to C-1 is quite dramatic. A much easier transition for the people that actually live adjacent would be from R-E to P-R, as is done on Shadow Lane. P-R tends to be quieter with much less traffic.

Also, raising 3 additional billboards in this area is extreme. There is already a proliferation of billboards here (Wendy's, MacDonald's, Carls Jr), and more would really ruin any residential character the area has left. Since I am not sure whether the billboards are only temporary in nature, and what the billboards would say, it is difficult to elaborate further. But, I strongly oppose any permanent billboards on any of the sites listed. There are residences right behind the church and billboards are very unsightly to have in a residential area.

Thank you for taking the time to gather our input!

Regards,



ITEM # 14, 15, 16, 17, 18
CASE # SEE ABOVE
PC MTG 7-10-06

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-13494 - SPECIAL USE PERMIT RELATED TO GPA-13372 AND ZON-13491 - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV - Request for a Special Use Permit FOR A 40-FOOT TALL, 48-FOOT X 14-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1515 West Charleston Boulevard (APN 162-04-510-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	2
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location, Separation, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letters

MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298], Item 29 [SDR-16292], Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525], Item 41 [SDR-16522], Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] to the 11/02/2006 Planning Commission Meeting; Item 12 [SUP-13490], Item 46 [GPA-16578], Item 47 [ZON-16580], Item 48 [SDR-16581], Item 52 [ZON-16510], Item 53 [VAR-16512], Item 54 [VAR-16516], Item 55 [SUP-16520] and Item 56 [SDR-16508] to the 11/16/2006 Planning Commission Meeting; Item 17 [VAR-13851], Item 18 [VAR-16021] and Item 19 [SUP-13849] to the 12/07/2006 Planning Commission Meeting; Item 3 [SDR-15322] to the 12/21/2006 Planning Commission Meeting; and WITHDRAW WITHOUT PREJUDICE Item 8 [GPA-13372], Item 9 [ZON-13491], Item 10 [SUP-13494] and Item 11 [SUP-13495] – UNANIMOUS

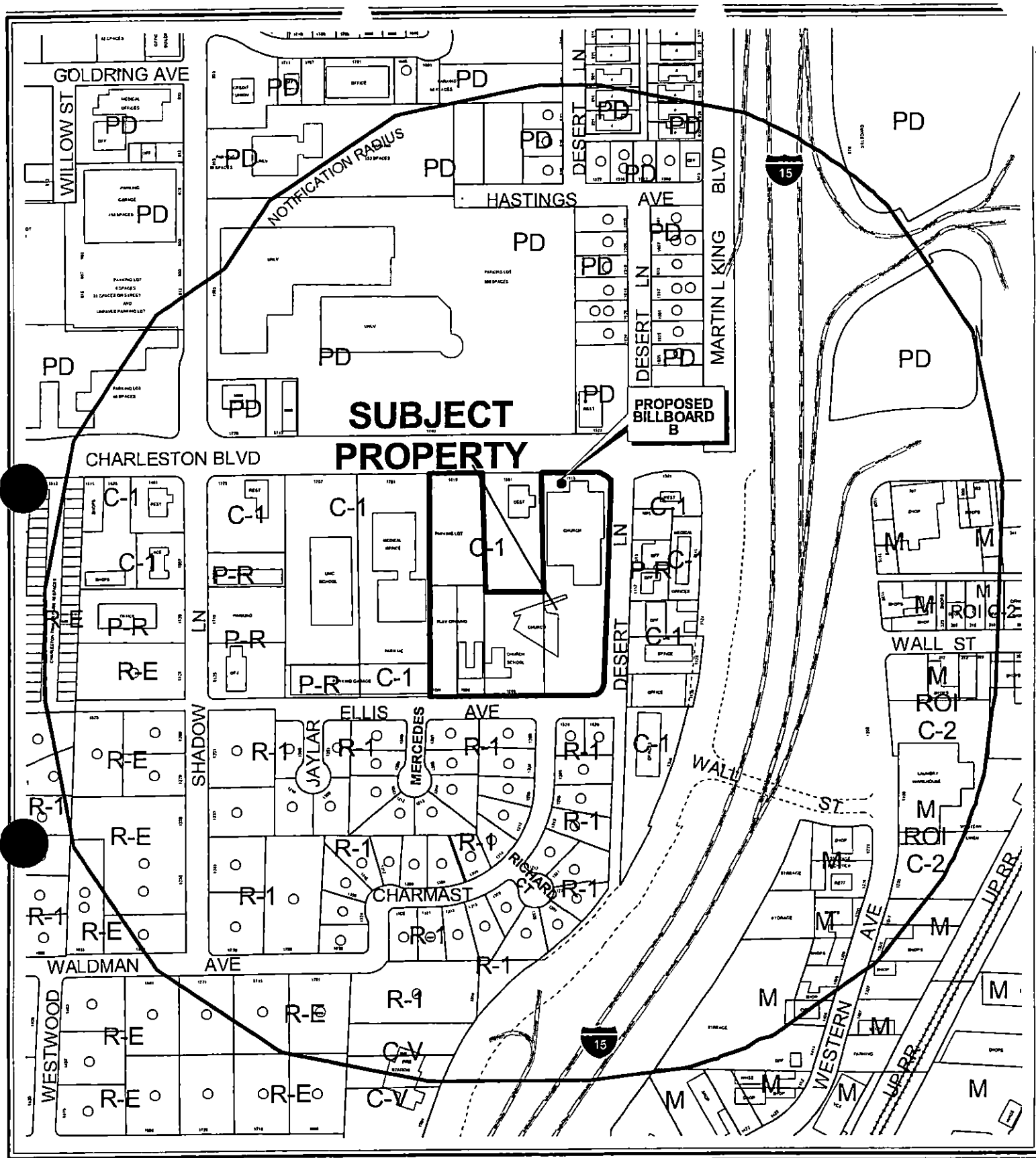
PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 10 – SUP-13494

MINUTES:

JOHN KORKOSZ, Planning and Development Department, indicated that the applicant for Item 17 [VAR-13851], Item 18 [VAR-16021], and Item 19 [SUP-13849] asked for an abeyance to 12/07/2006 Planning Commission Meeting to revise plans to meet Code.

(6:09 – 6:17)

1-61



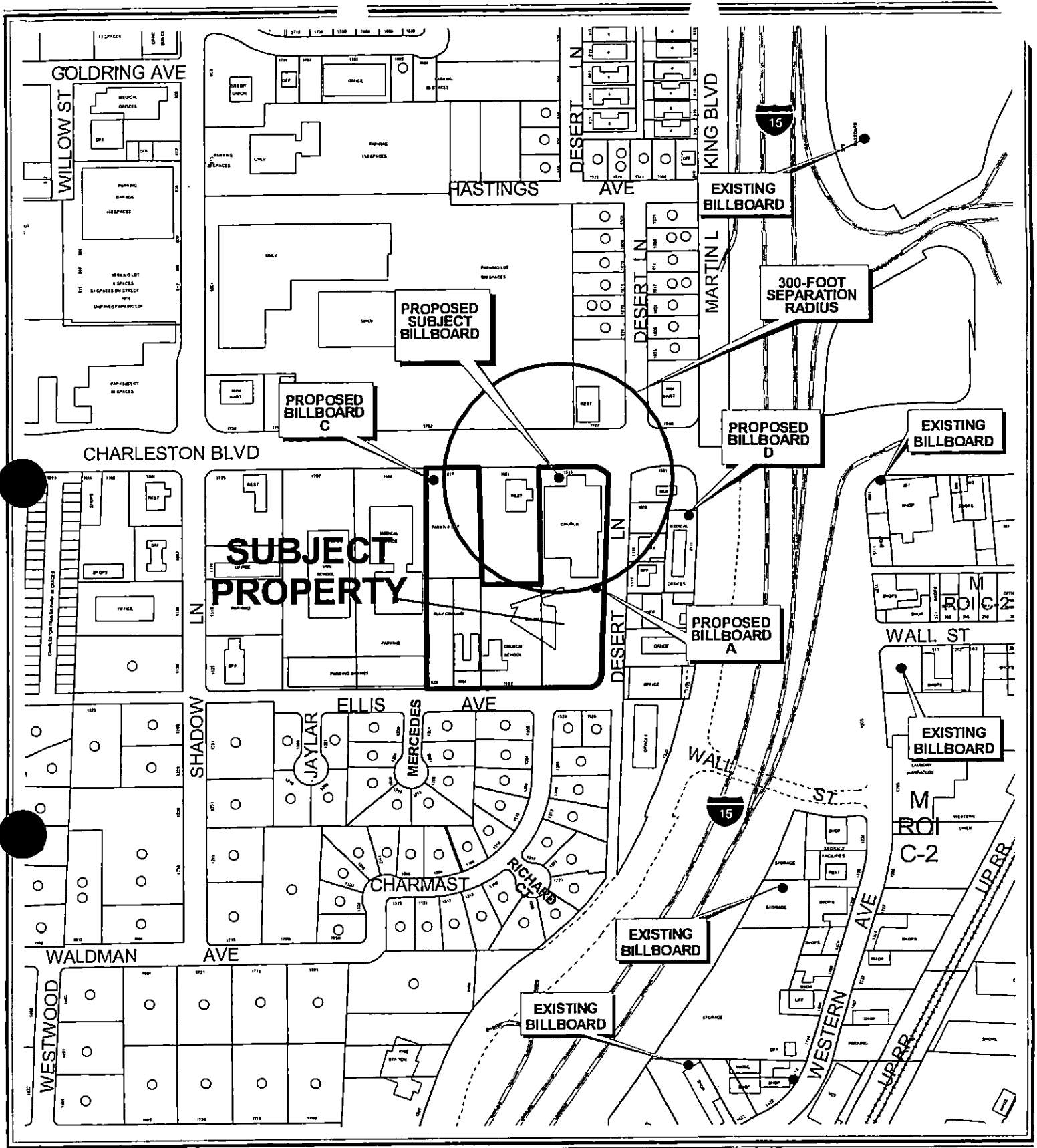
CASE: SUP-13494

RADIUS: 1000 FT

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

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





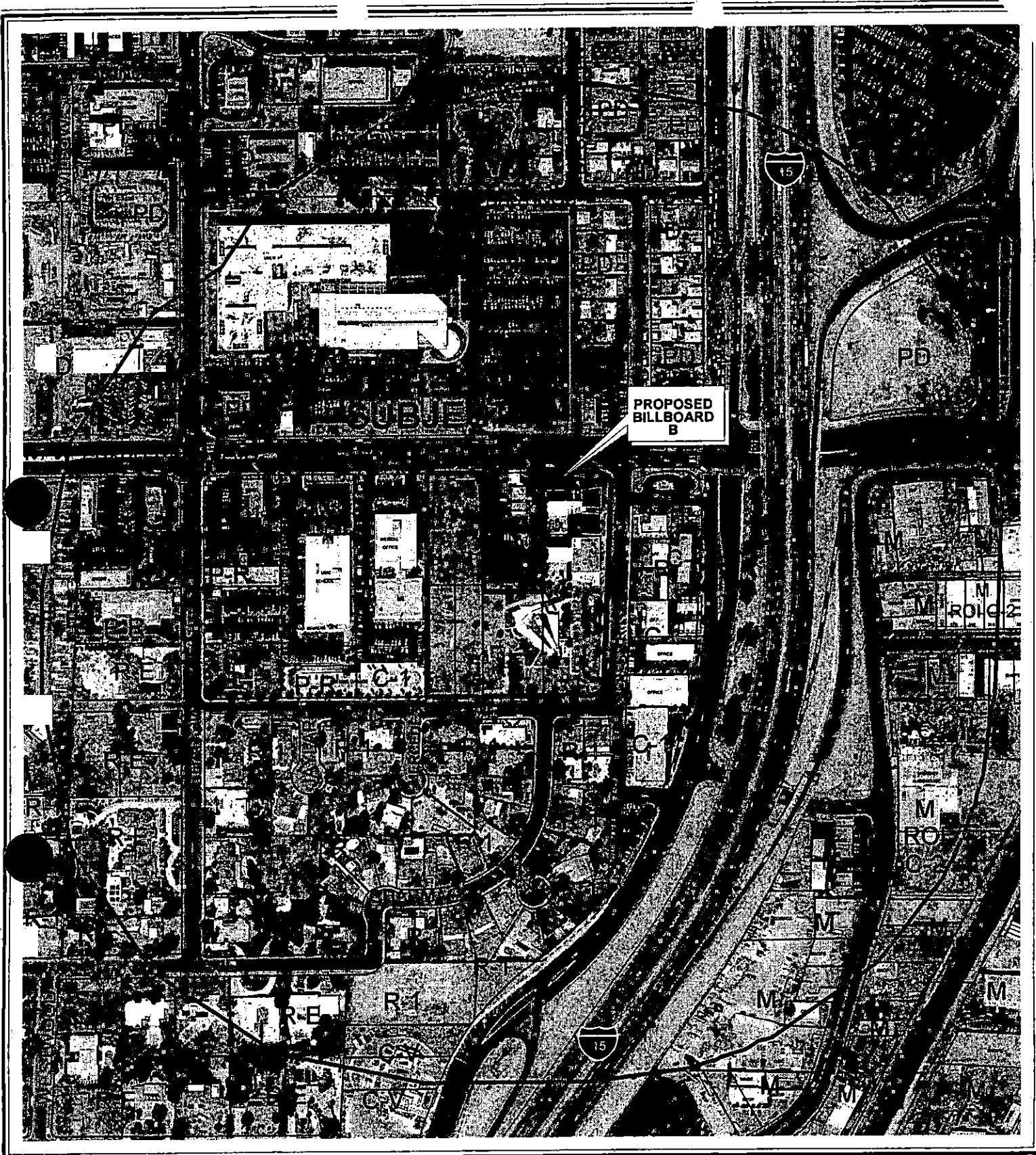
CASE: SUP-13494

SEPARATION RADIUS: 300 FT

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

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





CASE: SUP-13494

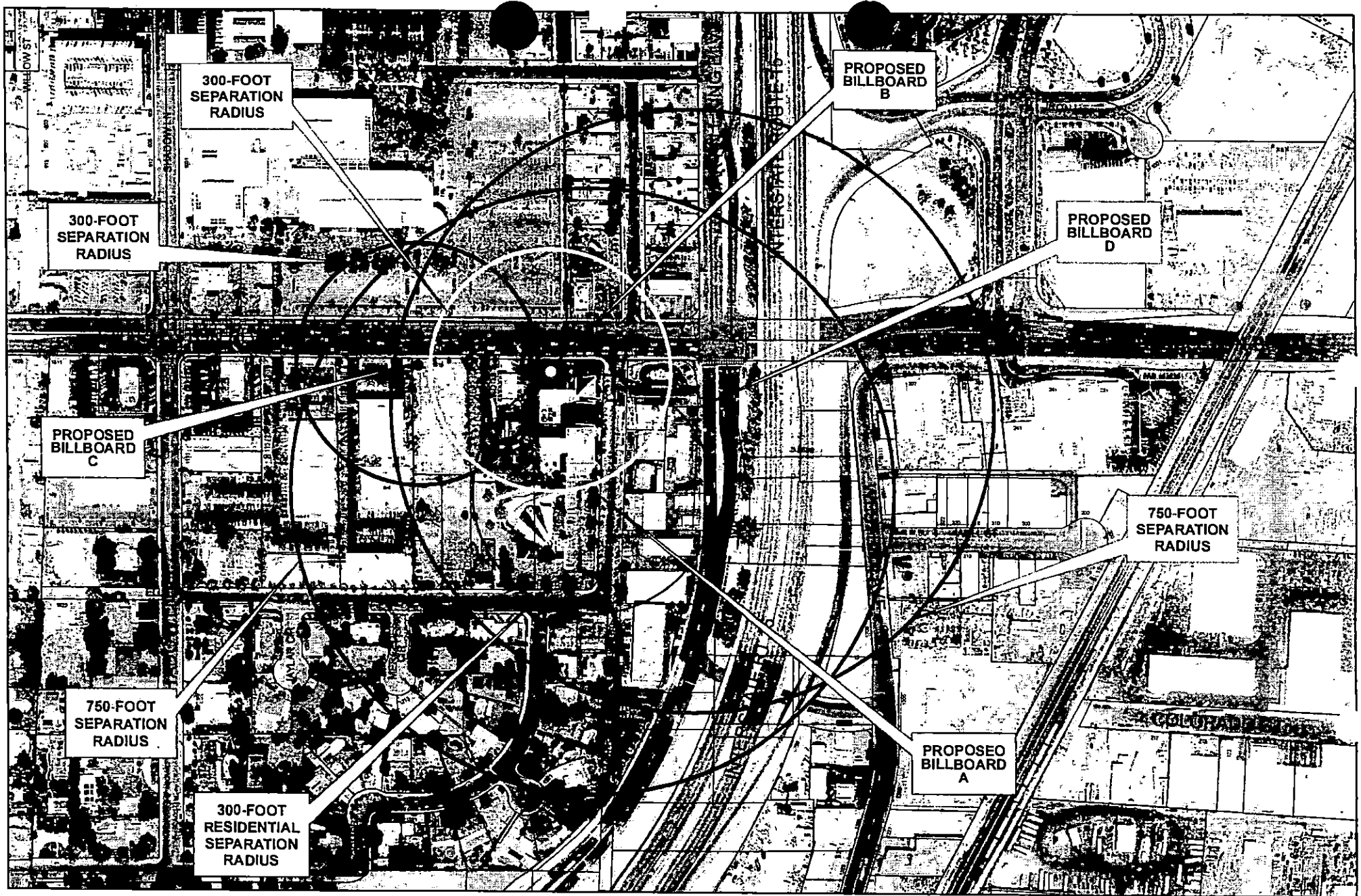
RADIUS: 1000 FT

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

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

0 300 600 Feet





- SUP-13362 (D) ● SUP-13495 (A)
- SUP-13490 (C) ○ SUP-13494 (B)

City of Las Vegas Billboard Data

- | | | |
|--|--|---------------------------------------|
| ⊠ Subject Parcel | ○ 300 Foot Buffer Around Billboard | ⊠ Residential Zoned Property |
| ● City of Las Vegas Billboard Location | ○ 750 Foot Buffer Around Freeway Billboard | □ Off Premise Sign Exclusion Area |
| ● Clark County Billboard Location | | □ Exempt - Off Premise Area Sign Area |



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SUP-13494 - APPLICANT: THALIA DONDERO - OWNER:
FIRST PRESBYTERIAN CHURCH LV NV**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-13372) and Rezoning (ZON-13491) shall be required.
2. The billboard shall be placed so that it is perpendicular to Charleston Boulevard.
3. The billboard face shall consist of static vinyl panels, or a similar material as approved by the Planning and Development Department
4. Animated and electronic message unit signage is prohibited.
5. The billboard shall not be internally or externally illuminated.
6. The billboard is limited to the exact height as specified in the public hearing notice. If the height of the adjacent freeway increases, the billboard is not entitled to any height increases allowed by Title 19 or Nevada Revised Statutes.
7. Prior to the issuance of any building permits, the applicant shall submit a site plan which includes a stamped certification, signed by a professional engineer, which includes the exact distances to the nearest residential property and to all other billboards and which states that the billboard complies with all separation requirements.
8. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a off-premise advertising (billboard) use.
9. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

SUP-13494 - Conditions Page Two
October 19, 2006 - Planning Commission Meeting

10. This Special Use Permit shall be reviewed in two years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
11. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
12. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
13. Only one advertising sign is permitted per sign face.
14. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
15. Bird deterrent devices shall be installed on the sign.

Public Works

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

SUP-13494 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit for a 40-foot tall, 48 foot x 14 foot off-premise advertising sign (billboard) at 1515 West Charleston Boulevard. The sign is to be located immediately to the north of an existing church located at 1515 West Charleston Boulevard.

This billboard is one of four, generally located near Charleston Boulevard and Martin L. King Boulevard to be considered on this agenda. Staff has prepared a map of the proposed billboard locations, on which the subject sign is identified as billboard "B"

EXECUTIVE SUMMARY

The Southeast Sector Map of the General Plan and the Charleston/Rancho land use study both designate this site for O (Office) land uses. Because the zoning districts recommended for this property by the Office land use designation do not permit billboards, and because staff is recommending denial of a related General Plan Amendment to SC (Service Commercial) (GPA-13372) and a related rezoning to C-1 (Limited Commercial) (ZON-13491), staff's recommendation is for denial.

BACKGROUND INFORMATION

- | | |
|----------|---|
| 01/06/54 | The City Council approved a Special Use Permit (U-70-53) to allow a church on the subject property |
| 08/07/85 | The City Council approved the Community Profiles of the City of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for SC (Service Commercial) land uses. |
| 10/24/91 | The Board of Zoning Adjustment approved a Special Use Permit for a child care facility in conjunction with the church on the subject property (U-261-91). |
| 05/24/94 | The Board of Zoning Adjustment approved a Special Use Permit for a school in conjunction with the church on the subject property (U-108-94). |
| 06/19/02 | The City Council adopted the Rancho Charleston Land Use Study and approved General Plan Amendment GPA-47-01. This amendment designated the subject property for O (Office) land uses. |

B) Pre-Application Meeting

C) *Neighborhood Meetings*

The applicant presented the project as five total signs. Three of the signs will be billboards and two of them will be for the church. The applicant indicated the height of signs could increase if the freeway is modified, and that all signs are proposed to include reader board.

Site Area: 4.13 Net acres

Subject Property	Church
North	UNLV Dentistry School/Restaurant
South	Single Family Dwellings
East	Offices
West	Restaurant

Subject Property	O (Office)
North	MD-1 (Medical Support)
South	L (Low Density Residential)
East	SC (Service Commercial)
West	O (Office)

SUP-13494 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

Existing Zoning

Subject Property C-1 (Limited Commercial)
 North PD (Planned Development)
 South R-1 (Single Family Residential)
 East C-1 (Limited Commercial)
 P-R (Professional Office and Parking)
 West C-1 (Limited Commercial)

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
<i>Special Area Plan</i>	X	
Charleston/Rancho Study Area	X	
<i>Special Overlay District</i>		X
<i>Trails</i>		X

The subject site is located within the Charleston/Rancho study area. This study designates this site for Office uses.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

The Off-Premise Advertising (Billboard) Sign is subject to a minimum 300-foot separation from other off-premise advertising signs not oriented toward I-15. There are no existing billboards within the separation distance, and the applicant has indicated that this billboard will be at least 300 feet from the billboards that are proposed under Special Use Permits SUP-13362, SUP-13490, and SUP-13495.

In addition, the sign cannot be located less than 300 feet from the nearest property line of a lot in the "R" Zoning District. The nearest "R" zoned property is located approximately 600 feet to the south of the proposed location.

A2) Off-Premise Sign Requirements

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

SUP-13494 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

Standards	Code Requirement	Proposed	Compliance
Location	No off-premise sign may be located within the public right-of-way	Located south of the Charleston Boulevard right-of-way	Y
Zoning	Off-premise signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	The applicant has requested a rezoning to C-1	Yes – if rezoning is approved
Area	No off-premise sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	The east and west faces are each 672 square feet.	Y
Height	40 Feet above grade	40 Feet above grade	Y
Setback	Off-premise signs shall not be located closer than 50 feet to the intersection of the present or future rights-of-way of any two public roads, streets or highways.	The subject sign is set back approximately 150 feet from the right-of-way line of the intersection of Charleston Boulevard and Desert Lane	Y
Screening	All structural elements of an off-premise sign to which the display panels are attached shall be screened from view.	Screened from view by sign panels	Y
Other	All off-premise signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Permanently secured to ground; no residential uses on site.	Y

The proposed Off-Premise Advertising (Billboard) Sign meets the provisions of the Title 19 sign code.

B) General Analysis and Discussion

- Zoning**

The applicant has requested a General Plan Amendment from O (Office) to SC (Service Commercial) and a rezoning from R-E (Residence Estates) to C-1 (Limited Commercial). The Southeast Sector Map of the General Plan and the Charleston/Rancho land use study both designate this site for O (Office) land uses. Additionally, staff has determined that these changes are not compatible with residential development to the south of this site and is recommending denial of the applications. Consequently, staff is recommending denial of this Special Use Permit.

SUP-13494 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

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 Southeast Sector Map of the General Plan and the Charleston/Rancho land use study both designate this site for O (Office) land uses. Because the zoning districts recommended for this property by the Office land use designation do not permit billboards, and because staff is recommending denial of a related General Plan Amendment to SC (Service Commercial) (GPA-13372) and a related rezoning to C-1 (Limited Commercial) (ZON-13491), staff's recommendation is for denial.

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 use on the subject site.

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

There are no requirements for access to a property containing an Off-Premise Advertising (Billboard) Sign.

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

If approved, the off-premise sign will be subject to regular inspection and will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18

ASSEMBLY DISTRICT 9

SUP-13494 - Staff Report Page Six
October 19, 2006 - Planning Commission Meeting

SENATE DISTRICT 3

NOTICES MAILED 175 (Mailed with GPA-13372, ZON-13491, SUP-13490, SUP-13495)

APPROVALS 0

PROTESTS 2



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-13494 APN: 162-04-510-004,

Name of Property Owner: First Presbyterian Church Las Vegas Nevada

Name of Applicant: First Presbyterian Church Las Vegas Nevada

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: _____

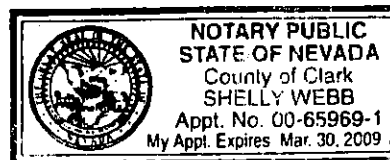
Signature of Property Owner: _____

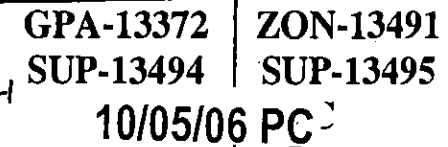
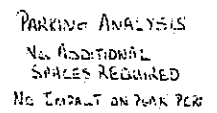
Print Name: Wayne Petersen, President

Subscribed and sworn before me

This 2nd day of May, 2006

Shelly Webb
Notary Public in and for said County and State

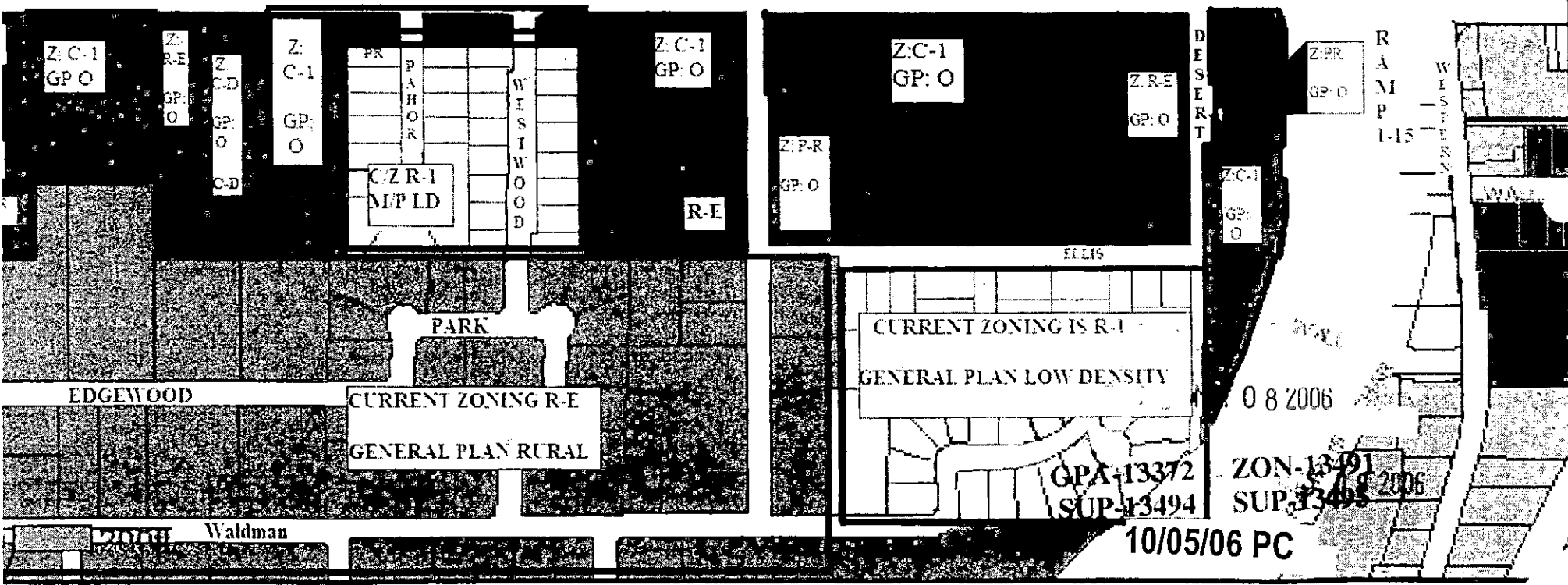
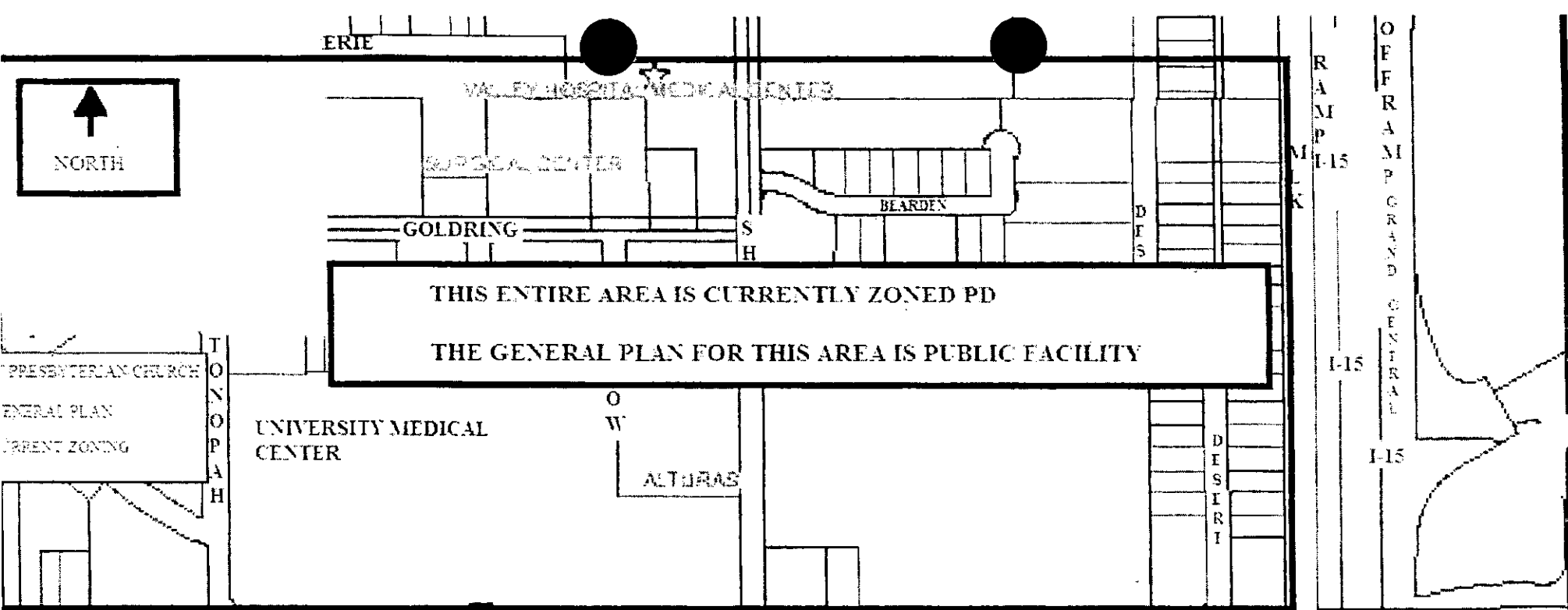




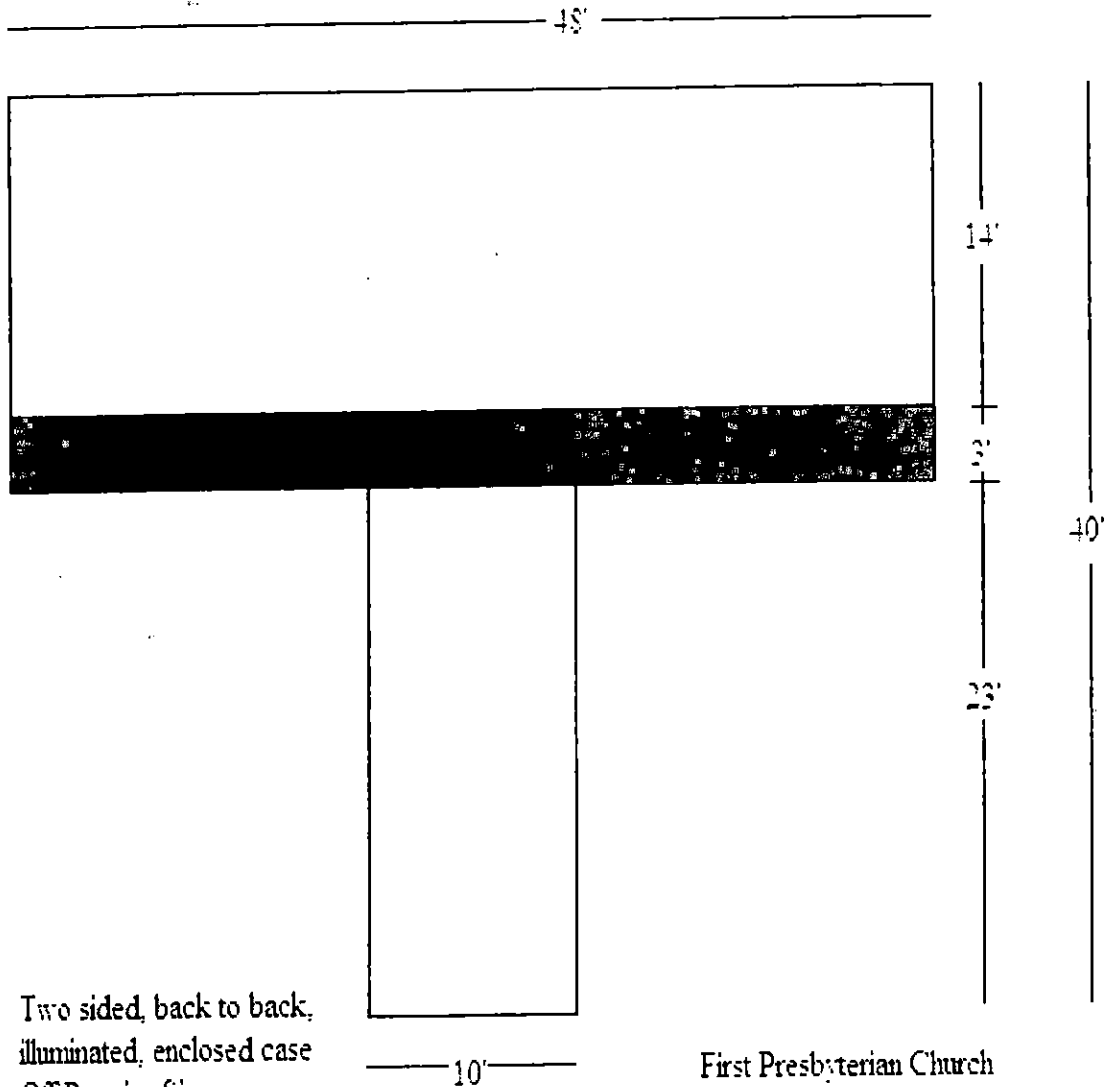
MAY 08 2006

First PRESBYTERIAN CH. REC. L.V. N

NAME: J. S.	DATE: 1885	REMARKS:
AGE: 25	SEX: M	REMARKS:
162-04-510-002,004-55 COL 007		
5. 6. 7. 8. 9. 10. 11. 12.		



Scale 1:10
Elevation



Two sided, back to back,
illuminated, enclosed case
Off Premise Sign

First Presbyterian Church
162-04-510-004
On Desert 243' N of Ellis

GPA-13372 ZON-13491
SUP-13494 SUP-13495
10/05/06 PC

MAY 08 2006

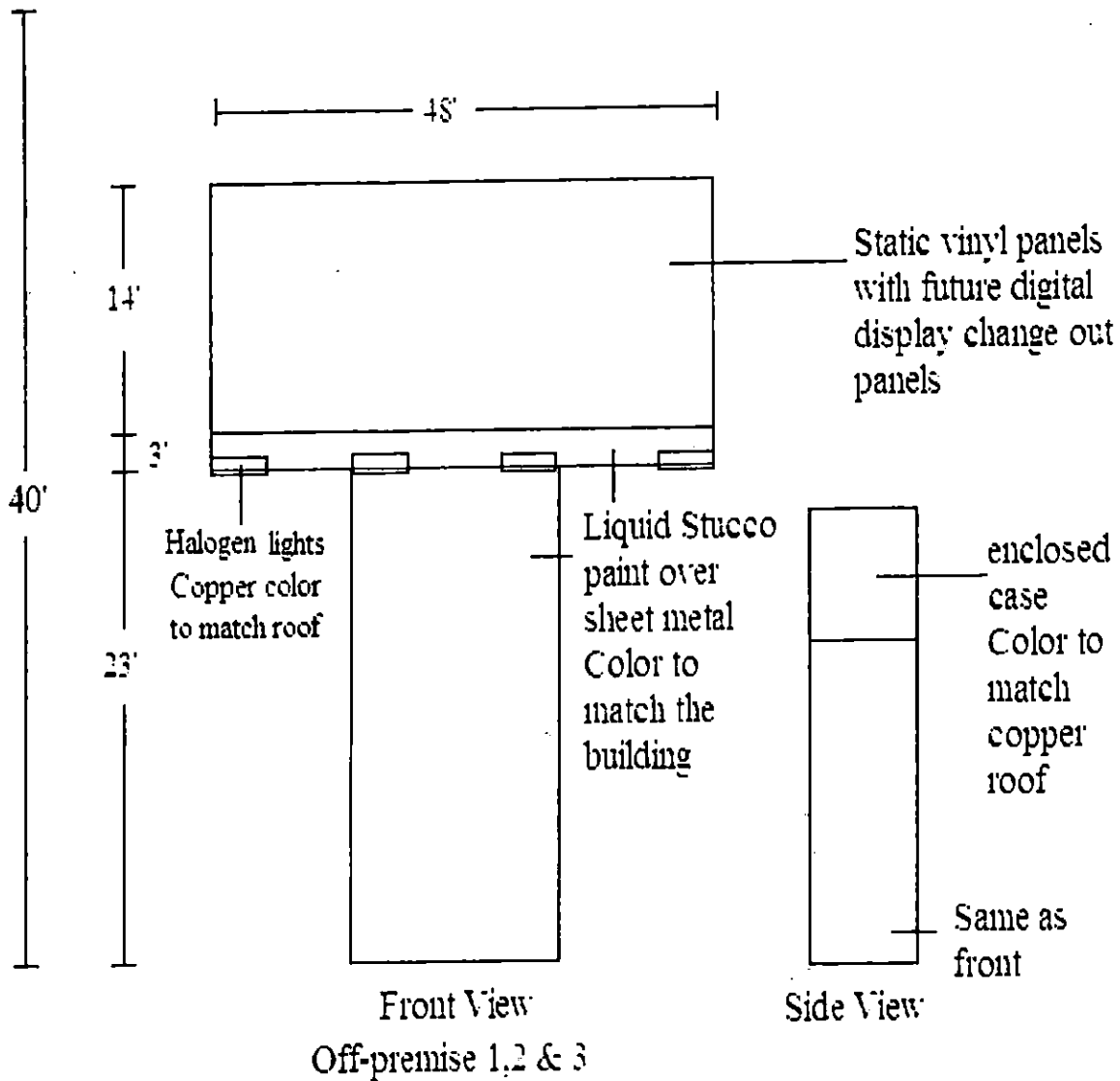
ELEVATION & MATERIALS

FIRST PRESBYTERIAN CHURCH

162-04-510-004

COLOR, DESIGN AND TEXTURE TO MATCH
BUILDING AND ROOF OF THE CHURCH

NO SCALE



GPA-13372 ZON-13491

SUP-13494 SUP-13495

10/05/06 PC

MAY 08 2006

Justification Letter required by Doug Rankin

June 23, 2006

Doug Rankin
City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

RE: First Presbyterian Church, 1515 W. Charleston, 162-04-510-002, & 004

Dear Mr. Rankin:

I would like to clarify the off-premise billboards in terms of orientation to particular streets

- The proposed Sign on 162-04-510-002 and is oriented only to traffic traveling east and west on Charleston. This sign is not oriented to nor can it be reasonably seen from the Interstate 15.
- The northern most Sign on 162-04-510-004 is oriented only to traffic traveling east and west on Charleston. This sign is not oriented to nor can it be reasonably seen from the Interstate 15.
- The southern most Sign on 162-04-510-004 is oriented only to traffic traveling north and south on Desert, this Sign is not intended to be seen nor can it be reasonably seen from Interstate 15. There is a proposed Sign to the east of this location that is oriented to the Interstate 15 and is significantly taller.

ADDITIONALLY:

- I agree to a condition that within 30 days of approval of the sign oriented to traffic on Desert that a site plan with a wet stamp for all locations be submitted to prove that the minimum spacing requirements are met.

Thank you in advance for your anticipated time and attention concerning this matter.

Sincerely,

Thalia Dondero

Thalia Dondero
Representative *PC*

SUP-13494 SUP-13495
SUP-13490 REVISED
10/05/06 PC

PECKMAN

SIGN COMPANY

Justification Letter

April 14, 2006

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

RE: First Presbyterian Church, 1515 W. Charleston, 162-04-510-004

Dear City Representative:

I am hereby requesting a Special Use Permit for one 14'x48' billboard with an overall height of 40' with the advertising faces oriented to Charleston for the following reasons:

- This meets the current requirements of off premise advertising standards.
- The sign design will be compatible with the area and match new on-premise signs that will be erected.
- This sign will provide revenue that will enable the Church to continue and to improve services to the surrounding area.
- Properties to the east and west are zoned commercial. UMC and the UNLV Dental School are to the North. This is heavily traveled commercial use area.
- This is an appropriate location for this use.

Thank you in advance for your anticipated time and attention concerning this matter.

Sincerely,

Thalia Dondero
Representative

GPA-13372 ZON-13491
SUP-13494 SUP-13495
10/05/06 PC

TEL 702.383.7642

TEL 702.876.5612

1101 E. PROSPERITY AVE.

LAS VEGAS, NEVADA 89119

LAW OFFICE OF L. EARL HAWLEY

916 CASINO CENTER BOULEVARD

LAS VEGAS, NEVADA 89101

(702) 382-8910

FAX (702) 382-6675

July 03, 2006

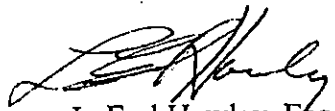
City of Las Vegas
Planning and Development Dept.
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Re: SUP 13494, 134954, 13372, 13362, 13490
SDR 13820

To Whom It May Concern:

This is to advise you on behalf of the entity I represent, that objection to above permit applications is hereby made. Traffic in the area is a problem now and proposed development in the immediate area is only going to increase financial costs to the public, as well as create hazards that could result in accidents.

Very truly yours,


L. Earl Hawley, Esq.

LEH/sv

RECEIVED
JUL 10 3 01 PM '06
CITY OF LAS VEGAS

ITEM # 46.
CASE # SUP 13494
PC MTG 8.10.06

8

Patricia Ames
1201 Shadow Lane
Las Vegas, NV 89102
Email: patriciaames@hotmail.com

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

July 10, 2006

RE: SUP-13372, 13490, 13491, 13494, 13495

Dear Current Planning Division:

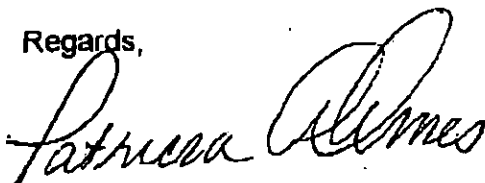
I would like to voice my strong objection to changing the zoning of what now is the First Presbyterian Church to Service Commercial. This is a lovely residential area, and right next to an historic Las Vegas neighborhood. While modern office buildings have in my opinion improved the area around Charleston, changing the zoning to a more commercial application could affect the area negatively and interrupt the residential properties adjacent. In addition, if the new zoning would at all increase traffic flow along Ellis Street, this could have a very negative impact on the residences along Ellis. It is a small side street in a residential area and does not appear to be meant for the heavier traffic associated with commercial activities.

The church has been a nice buffer between the busy C-1 activities on Charleston and the local neighborhood. Any zoning change will definitely impact the local community. A change from R-E to C-1 is quite dramatic. A much easier transition for the people that actually live adjacent would be from R-E to P-R, as is done on Shadow Lane. P-R tends to be quieter with much less traffic.

Also, raising 3 additional billboards in this area is extreme. There is already a proliferation of billboards here (Wendy's, MacDonald's, Carls Jr), and more would really ruin any residential character the area has left. Since I am not sure whether the billboards are only temporary in nature, and what the billboards would say, it is difficult to elaborate further. But, I strongly oppose any permanent billboards on any of the sites listed. There are residences right behind the church and billboards are very unsightly to have in a residential area.

Thank you for taking the time to gather our input!

Regards,



ITEM # 14, 15, 16, 17, 18
CASE # SEE ABOVE
PC MTG 8-10-06

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER, AICP** ☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

ABEYANCE - SUP-13495 - SPECIAL USE PERMIT RELATED TO GPA-13372, ZON-13491, AND SUP-13494 - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV - Request for a Special Use Permit FOR A 40-FOOT TALL, 36-FOOT X 10-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1515 West Charleston Boulevard (APN 162-04-510-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian).

C.C.: 11/15/06**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

2**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location, Separation, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letters

MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298], Item 29 [SDR-16292], Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525], Item 41 [SDR-16522], Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] to the 11/02/2006 Planning Commission Meeting; Item 12 [SUP-13490], Item 46 [GPA-16578], Item 47 [ZON-16580], Item 48 [SDR-16581], Item 52 [ZON-16510], Item 53 [VAR-16512], Item 54 [VAR-16516], Item 55 [SUP-16520] and Item 56 [SDR-16508] to the 11/16/2006 Planning Commission Meeting; Item 17 [VAR-13851], Item 18 [VAR-16021] and Item 19 [SUP-13849] to the 12/07/2006 Planning Commission Meeting; Item 3 [SDR-15322] to the 12/21/2006 Planning Commission Meeting; and WITHDRAW WITHOUT PREJUDICE Item 8 [GPA-13372], Item 9 [ZON-13491], Item 10 [SUP-13494] and Item 11 [SUP-13495] – UNANIMOUS

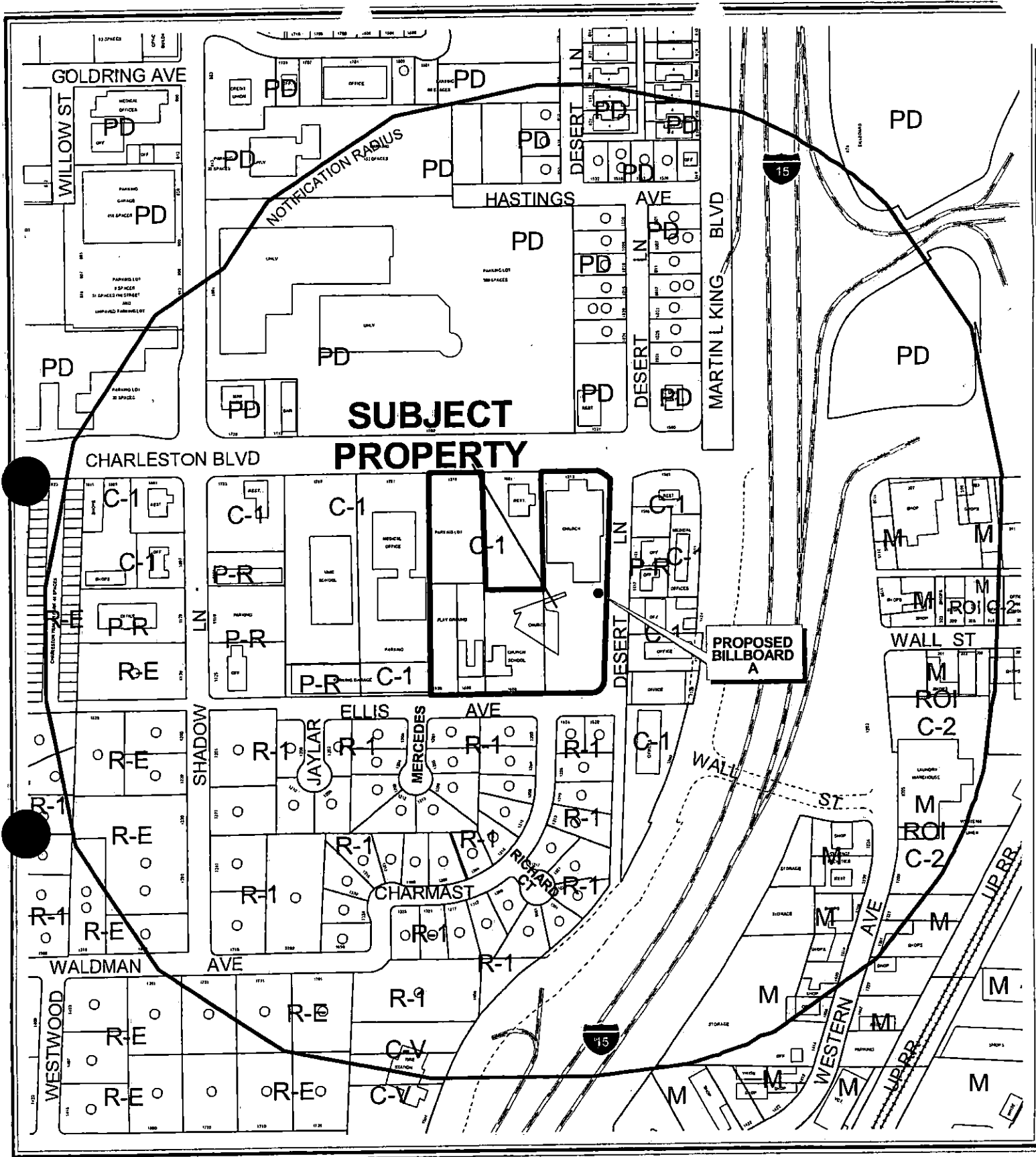
PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 11 – SUP-13495

MINUTES:

JOHN KORKOSZ, Planning and Development Department, indicated that the applicant for Item 17 [VAR-13851], Item 18 [VAR-16021], and Item 19 [SUP-13849] asked for an abeyance to 12/07/2006 Planning Commission Meeting to revise plans to meet Code.

(6:09 – 6:17)

1-61

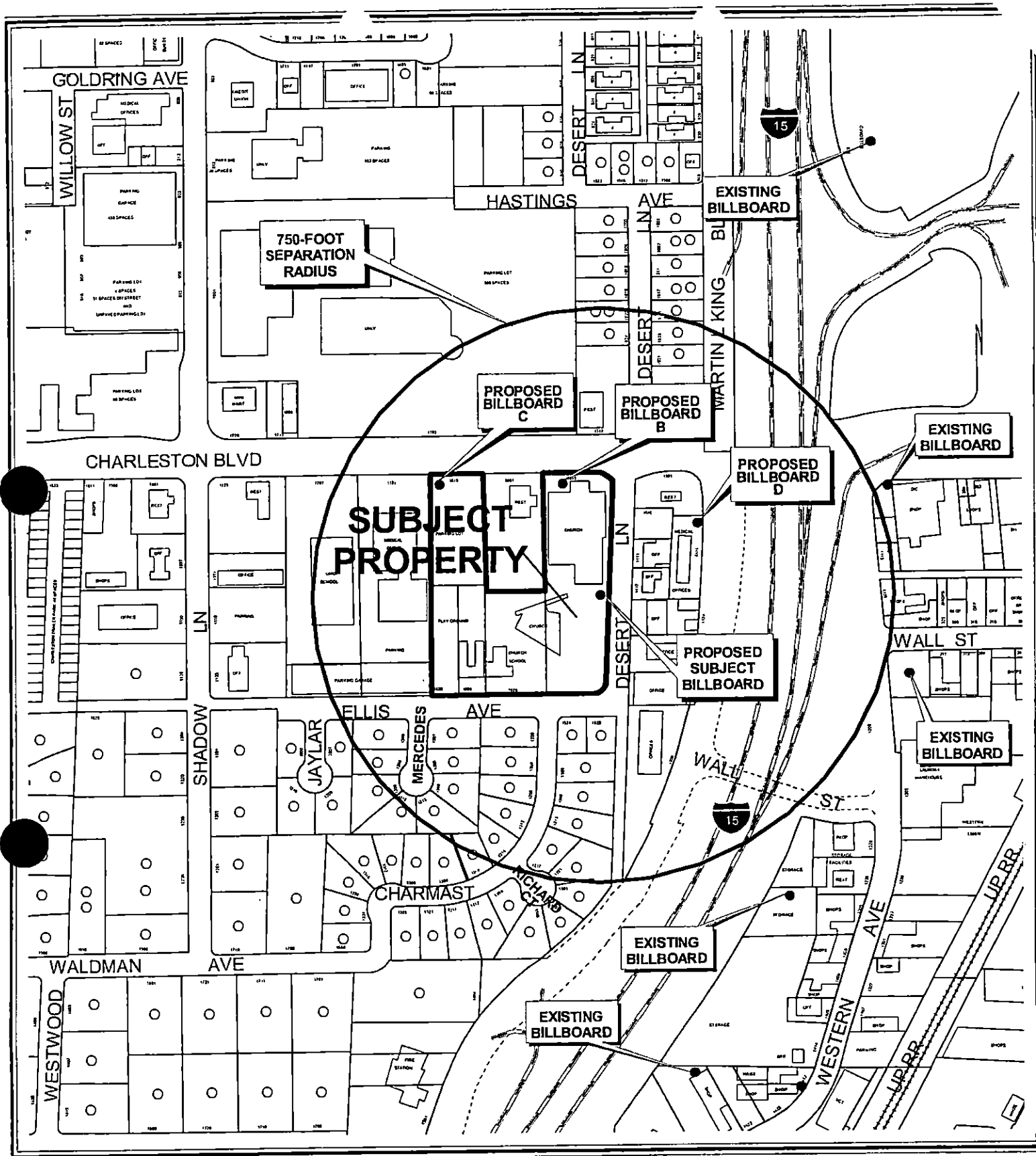


CASE: SUP-13495

RADIUS: 1000 FT

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

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



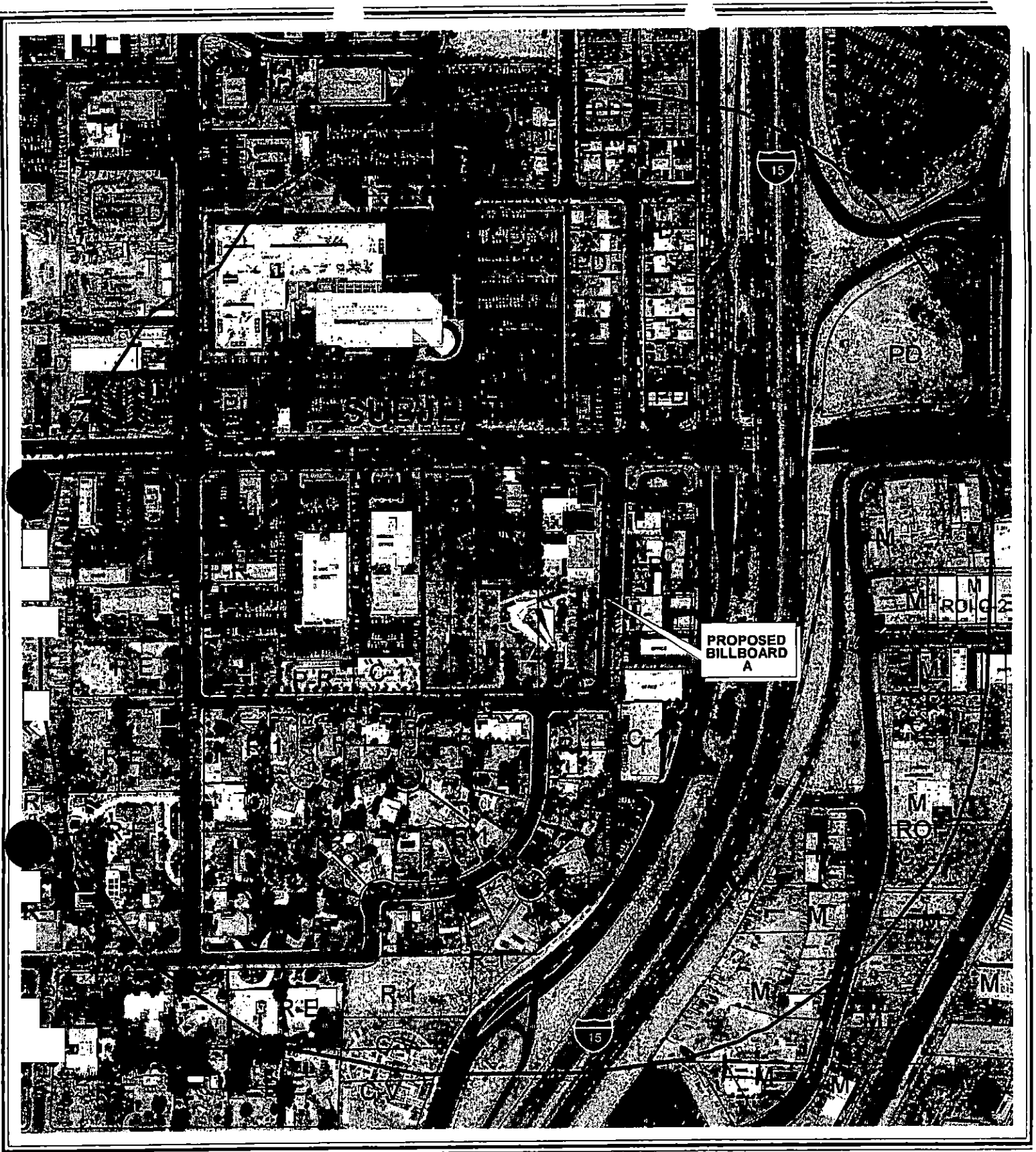
CASE: SUP-13495

SEPARATION RADIUS: 750 FT

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

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





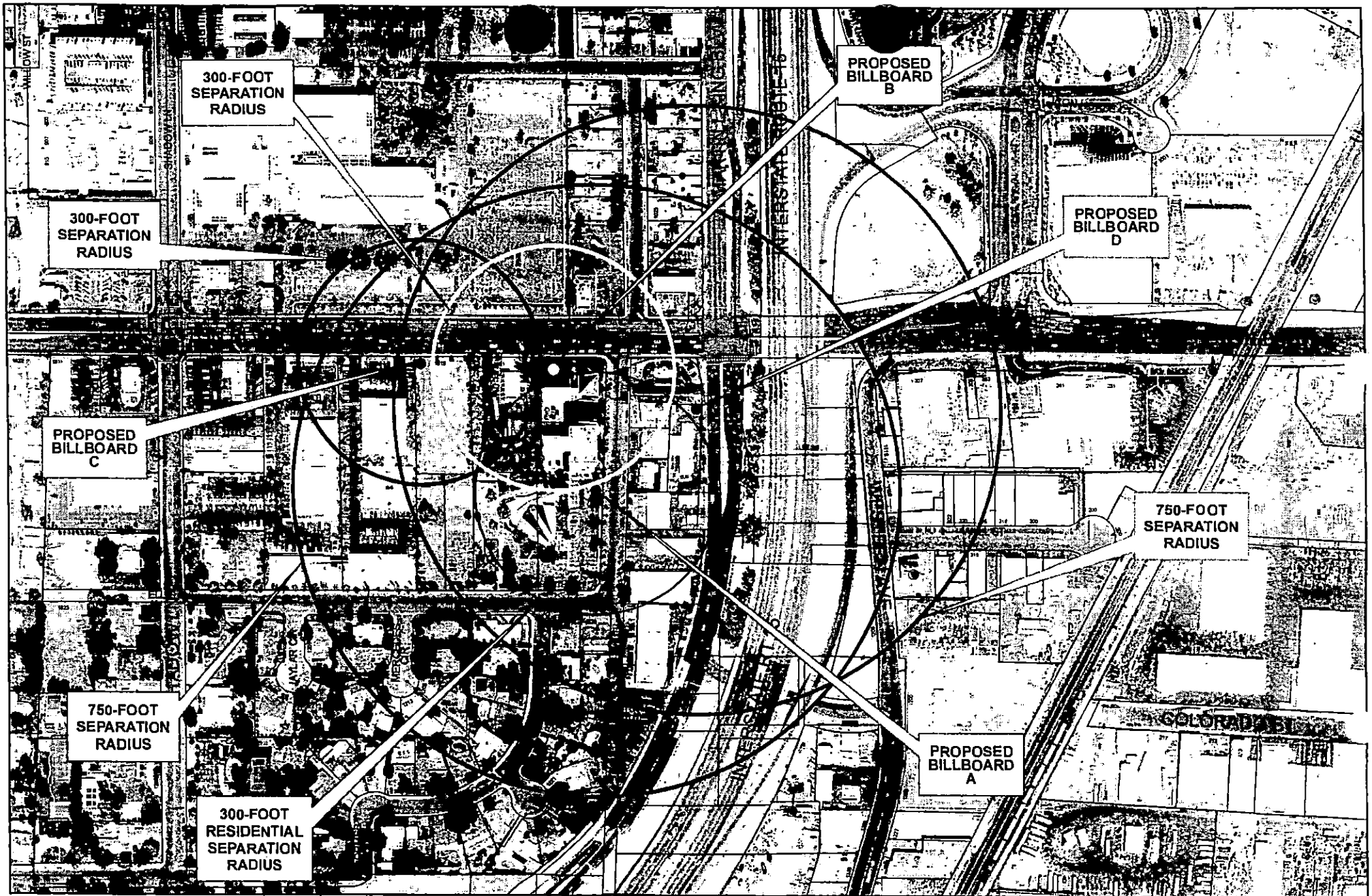
CASE: **SUP-13495**

RADIUS: 1000 FT

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

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





- SUP-13362 (D) ● SUP-13495 (A)
- SUP-13490 (C) ○ SUP-13494 (B)

City of Las Vegas Billboard Data

☒ Subject Parcel

● City of Las Vegas Billboard Location

● Clark County Billboard Location

○ 300 Foot Buffer Around Billboard

○ 750 Foot Buffer Around Freeway Billboard

▨ Residential Zoned Property

□ Off Premise Sign Exclusion Area

□ Exempt - Off Premise Area Sign Area



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SUP-13495 - APPLICANT: THALIA DONDERO - OWNER:
FIRST PRESBYTERIAN CHURCH LV NV**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-13372) and Rezoning (ZON-13491) shall be required.
2. The applicant shall submit, for review and approval by the Planning and Development Department, revised site plans and elevations which depict the following: The billboard faces shall be at an angle of 60 degrees relative to each other (with the apex of the angle pointing in a westerly direction) and shall be orientated in such a manner as to limit sign-face visibility from Interstate 15, associated on/off-ramps and flyovers. The area between the two faces shall be screened as required by the Planning and Development Department, and the screening material shall contain no signage and shall not be used as a third sign face.
3. The billboard face shall consist of static vinyl panels, or a similar material as approved by the Planning and Development Department
4. Animated and electronic message unit signage is prohibited.
5. The billboard shall not be internally or externally illuminated.
6. The billboard is limited to the exact height as specified in the public hearing notice. If the height of the adjacent freeway increases, the billboard is not entitled to any height increases allowed by Title 19 or Nevada Revised Statutes.
7. Prior to the issuance of any building permits, the applicant shall submit a site plan which includes a stamped certification, signed by a professional engineer, which includes the exact distances to the nearest residential property and to all other billboards and which states that the billboard complies with all separation requirements.
8. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a off-premise advertising (billboard) use.

SUP-13495 - Conditions Page Two
October 19, 2006 - Planning Commission Meeting

9. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
10. This Special Use Permit shall be reviewed in two years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
11. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
12. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
13. Only one advertising sign is permitted per sign face.
14. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
15. Bird deterrent devices shall be installed on the sign.

Public Works

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

SUP-13495 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit for a 40-foot tall, 36 foot x 10 foot off-premise advertising sign (billboard) at 1515 West Charleston Boulevard. The sign is to be located immediately to the south of an existing church located at 1515 West Charleston Boulevard.

This billboard is one of four to be considered on this agenda. Staff has prepared a map of the proposed billboard locations, on which the subject sign is identified as billboard "A"

EXECUTIVE SUMMARY

The Southeast Sector Map of the General Plan and the Charleston/Rancho land use study both designate this site for O (Office) land uses. Because the zoning districts recommended for this property by the Office land use designation do not permit billboards, and because staff is recommending denial of a related General Plan Amendment to SC (Service Commercial) (GPA-13372) and a related rezoning to C-1 (Limited Commercial) (ZON-13491), staff's recommendation is for denial.

BACKGROUND INFORMATION

- 01/06/54 The City Council approved a Special Use Permit (U-70-53) to allow a church on the subject property
- 08/07/85 The City Council approved the Community Profiles of the City of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for SC (Service Commercial) land uses.
- 10/24/91 The Board of Zoning Adjustment approved a Special Use Permit for a child care facility in conjunction with the church on the subject property (U-261-91).
- 05/24/94 The Board of Zoning Adjustment approved a Special Use Permit for a school in conjunction with the church on the subject property (U-108-94).
- 06/19/02 The City Council adopted the Rancho Charleston Land Use Study and approved General Plan Amendment GPA-47-01. This amendment designated the subject property for O (Office) land uses.
- 07/13/06 The Planning Commission voted to hold this item in Abeyance to allow the applicant to meet with neighbors.

AR

SUP-13495 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

08/10/06 The Planning Commission voted to table this item.

B) Pre-Application Meeting

04/26/06 Staff explained the requirements for a Special Use Permit to the applicant and provided information regarding the required neighborhood meeting.

C) Neighborhood Meetings

A neighborhood meeting was held on Tuesday, June 20, 2006 at 6:00 pm at the First Presbyterian Church, 1515 West Charleston Boulevard. In attendance were: 32 citizens; 3 applicant representatives; Councilwoman Tarkanian and two council liaisons; and Margo Wheeler, Planning and Development Director

The applicant presented the project as five total signs. Three of the signs will be billboards and two of them will be for the church. The applicant indicated the height of signs could increase if the freeway is modified, and that all signs are proposed to include reader board.

DETAILS OF APPLICATION REQUEST

Site Area: 4.13 Net Acres

Existing Land Use

Subject Property	Church
North	UNLV Dentistry School/Restaurant
South	Single Family Dwellings
East	Offices
West	Restaurant

Planned Land Use

Subject Property	O (Office)
North	MD-1 (Medical Support)
South	L (Low Density Residential)
East	SC (Service Commercial)
West	O (Office)

SUP-13495 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

Existing Zoning

Subject Property C-1 (Limited Commercial)
 North PD (Planned Development)
 South R-1 (Single Family Residential)
 East C-1 (Limited Commercial)
 P-R (Professional Office and Parking)
 West C-1 (Limited Commercial)

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
<i>Special Area Plan</i>	X	
Charleston/Rancho Study Area	X	
Special Overlay District		X
Trails		X

The subject site is located within the Charleston/Rancho study area. This study designates this site for Office uses.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

The Off-Premise Advertising (Billboard) Sign is subject to a minimum 300-foot separation from other off-premise advertising signs not oriented toward I-15. There are no existing billboards within the separation distance, and the applicant has indicated that this billboard will be at least 300 feet from the billboards that are proposed under Special Use Permits SUP-13362, SUP-13490, and SUP-13495.

In addition, the sign cannot be located less than 300 feet from the nearest property line of a lot in the "R" Zoning District. The nearest "R" zoned property is located approximately 600 feet to the south of the proposed location.

A2) Off-Premise Sign Requirements

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

SUP-13495 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

Standards	Code Requirement	Proposed	Compliance
Location	No off-premise sign may be located within the public right-of-way	Located west of the Desert Lane right-of-way	Y
Zoning	Off-premise signs are permitted in the C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial) and M (Industrial) Zoning Districts only	The applicant has requested a rezoning to C-1 (Limited Commercial)	Yes – if rezoning is approved
Area	No off-premise sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	The east and west faces are each 378 square feet.	Y
Height	40 Feet above grade	40 Feet above grade	Y
Setback	Off-premise signs shall not be located closer than 50 feet to the intersection of the present or future rights-of-way of any two public roads, streets or highways.	The subject sign is set back approximately 265 feet from the right-of-way line of the intersection of Ellis Avenue and Desert Lane	Y
Screening	All structural elements of an off-premise sign to which the display panels are attached shall be screened from view.	Screened from view by sign panels	Y
Other	All off-premise signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Permanently secured to ground; no residential uses on site.	Y

The proposed Off-Premise Advertising (Billboard) Sign meets the provisions of the Title 19 sign code.

B) General Analysis and Discussion

- Zoning

The applicant has requested a General Plan Amendment from O (Office) to SC (Service Commercial) and a rezoning from R-E (Residence Estates) to C-1 (Limited Commercial). The Southeast Sector Map of the General Plan and the Charleston/Rancho land use study both designate this site for O (Office) land uses. Additionally, staff has determined that these changes are not compatible with residential development to the south of this site and is recommending denial of the applications. Consequently, staff is recommending denial of this Special Use Permit.

AR

SUP-13495 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

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 Southeast Sector Map of the General Plan and the Charleston/Rancho land use study both designate this site for O (Office) land uses. Because the zoning districts recommended for this property by the Office land use designation do not permit billboards, and because staff is recommending denial of a related General Plan Amendment to SC (Service Commercial) (GPA-13372) and a related rezoning to C-1 (Limited Commercial) (ZON-13491), staff's recommendation is for denial.

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 use on the subject site.

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

There are no requirements for access to a property containing an Off-Premise Advertising (Billboard) Sign.

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

If approved, the off-premise sign will be subject to regular inspection and will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18

ASSEMBLY DISTRICT 9

SUP-13495 - Staff Report Page Six
October 19, 2006 - Planning Commission Meeting

SENATE DISTRICT 3

NOTICES MAILED 175 (Mailed with GPA-13372, ZON-13491, SUP-13490, SUP-13494)

APPROVALS 0

PROTESTS 2



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-13495 APN: 162-04-510-004

Name of Property Owner: First Presbyterian Church Las Vegas Nevada

Name of Applicant: First Presbyterian Church Las Vegas Nevada

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: _____

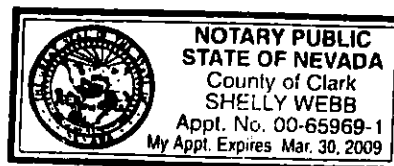
Signature of Property Owner: _____

Print Name: Wayne Petersen, President

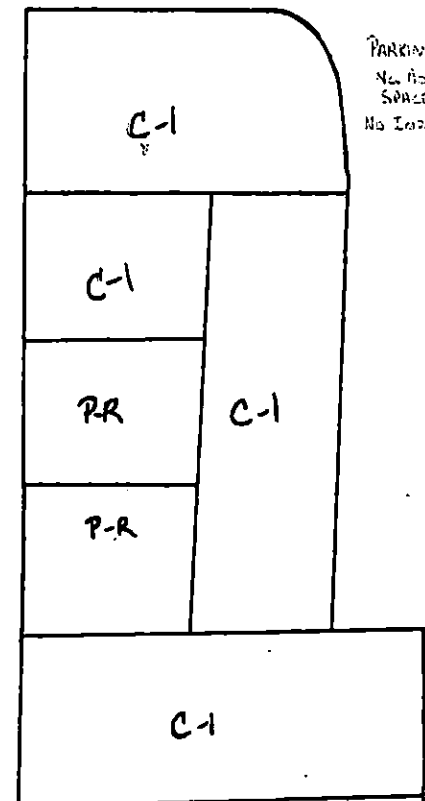
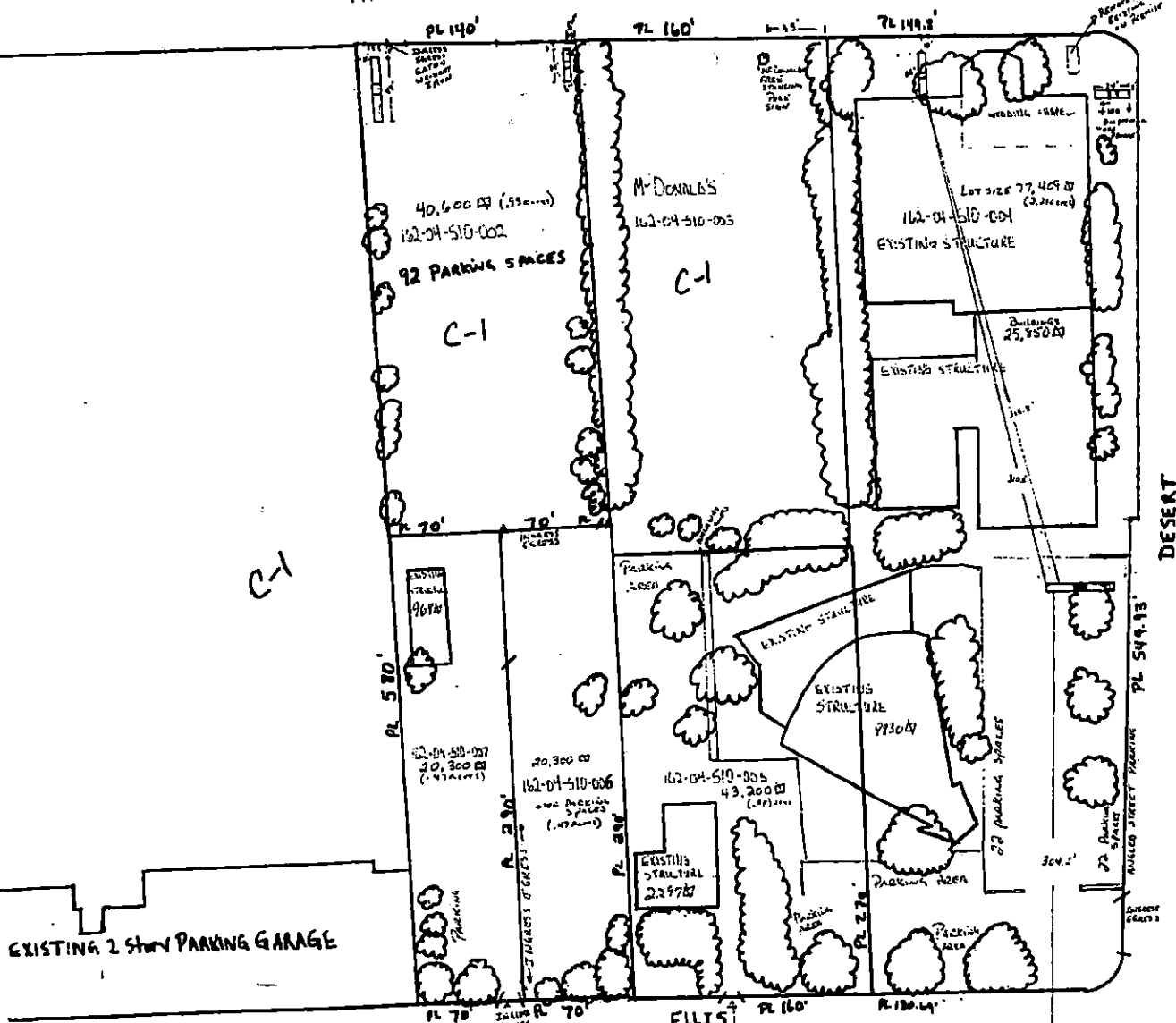
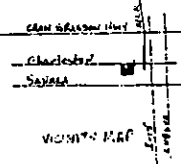
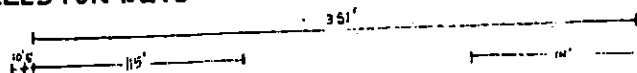
Subscribed and sworn before me

This 2nd day of May, 2006

Shelly Webb
Notary Public in and for said County and State



CHARLESTON BLVD



PARKING ANALYSIS
NO ADDITIONAL
SPACES REQUIRED
NO IMPACT ON PARK PER

GPA-13372 ZON-13491
SUP-13494 SUP-13495

10/05/06 PC

MAY 08 2006

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ERIE



VALLEY HILLS

SURGICAL CENTER

BLARDEN

GOLDRING

SH

DES

THIS ENTIRE AREA IS CURRENTLY ZONED PD

THE GENERAL PLAN FOR THIS AREA IS PUBLIC FACILITY

RAMP I-15

OFF RAMP GRAND CENTRAL

I-15

I-15

DISERT

UNIVERSITY MEDICAL CENTER

OW

A. TURAS

CHARLESTON

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GP: O

Z: R-E
GP: O

Z: C-D
GP: O

Z: C-1
GP: O

PR
PAHON

C/Z R-1
M/PLD

WESTWOOD

Z: C-1
GP: O

R-E

Z: C-1
GP: O

Z: R-E
GP: O

Z: R-E
GP: O

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RAMP I-15

WESTERN

Z: C-1
GP: O

ELLS

EDGEWOOD

CURRENT ZONING R-E
GENERAL PLAN RURAL

PARK

CURRENT ZONING IS R-1
GENERAL PLAN LOW DENSITY

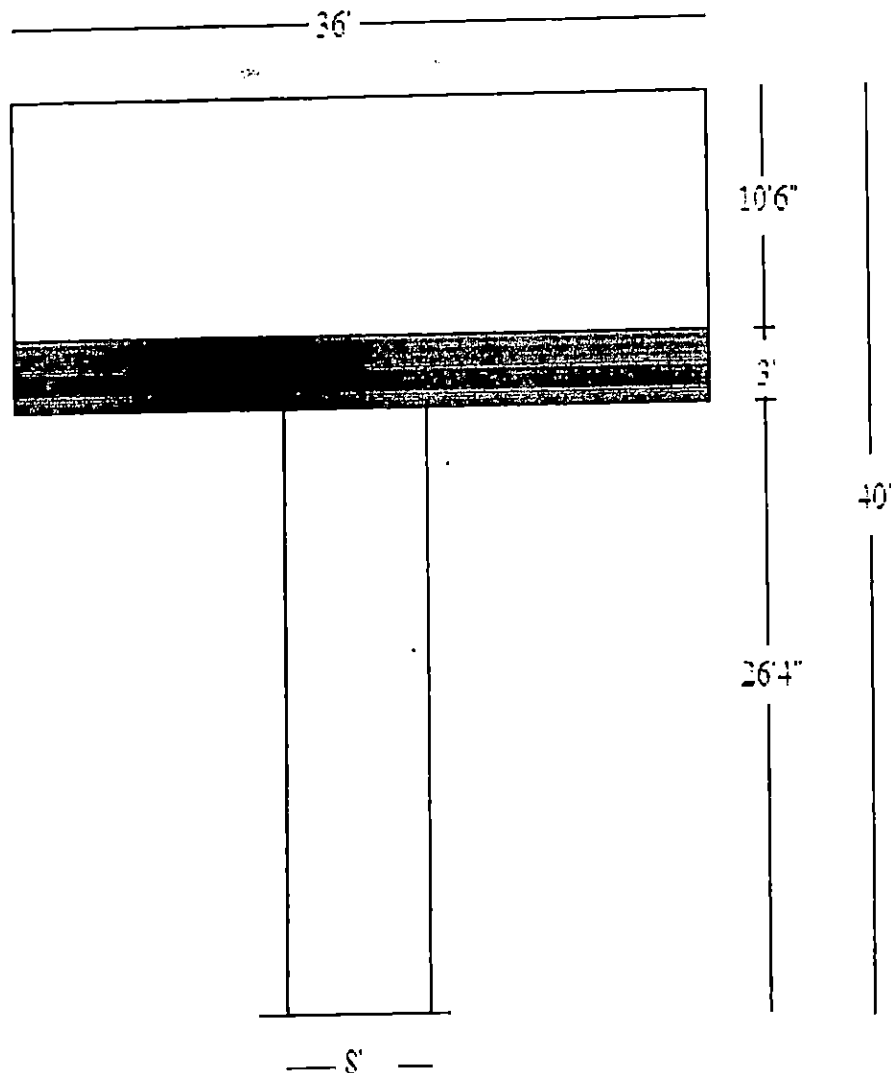
MAY 08 2006

GPA-13372
SUP-13494

ZON-13491
SUP-13495

10/05/06 PC

Waldman



Scale 1:10

Elevation

Two sided, Back to Back,
illuminated, enclosed case
Off Premise Sign

First Presbyterian Church
162-04-510-004
Off-Premise Sign
On Charleston 125' east of Desert

GPA-13372 ZON-13491
SUP-13494 SUP-13495
10/05/06 PC

MAY 08 2006

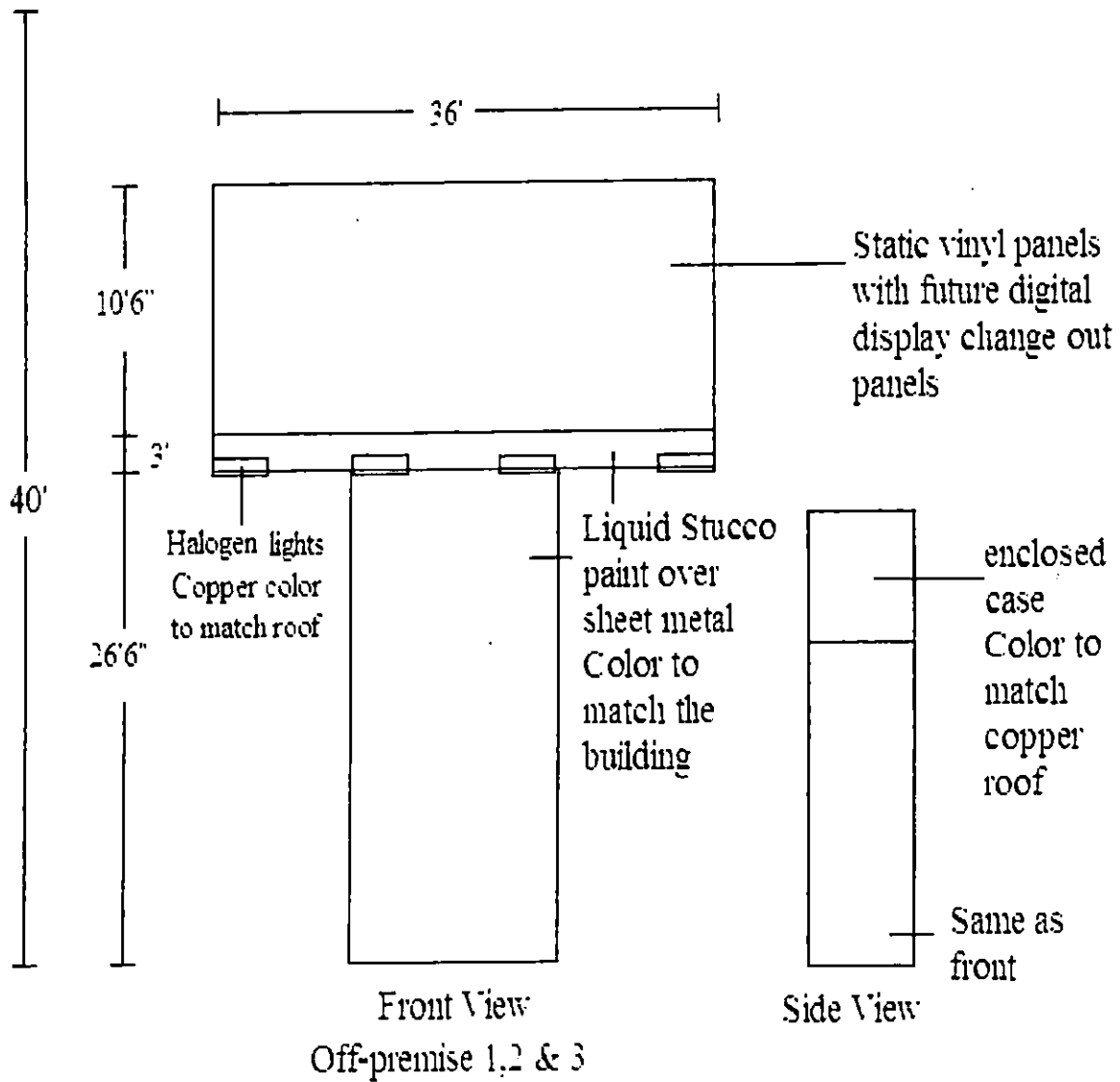
ELEVATION & MATERIALS

FIRST PRESBYTERIAN CHURCH

COLOR, DESIGN AND TEXTURE TO MATCH
BUILDING AND ROOF OF THE CHURCH

162-04-510-004

NO SCALE



GPA-13372 ZON-13491
SUP-13494 SUP-13495

10/05/06 PC

MAY 08 2006

Justification Letter required by Doug Rankin

June 23, 2006

Doug Rankin
City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

RE: First Presbyterian Church, 1515 W. Charleston, 162-04-510-002, & 004

Dear Mr. Rankin:

I would like to clarify the off-premise billboards in terms of orientation to particular streets

- The proposed Sign on 162-04-510-002 and is oriented only to traffic traveling east and west on Charleston. This sign is not oriented to nor can it be reasonably seen from the Interstate 15.
- The northern most Sign on 162-04-510-004 is oriented only to traffic traveling east and west on Charleston. This sign is not oriented to nor can it be reasonably seen from the Interstate 15.
- The southern most Sign on 162-04-510-004 is oriented only to traffic traveling north and south on Desert, this Sign is not intended to be seen nor can it be reasonably seen from Interstate 15. There is a proposed Sign to the east of this location that is oriented to the Interstate 15 and is significantly taller.

ADDITIONALLY:

- I agree to a condition that within 30 days of approval of the sign oriented to traffic on Desert that a site plan with a wet stamp for all locations be submitted to prove that the minimum spacing requirements are met.

Thank you in advance for your anticipated time and attention concerning this matter.

Sincerely,



Thalia Dondero
Representative 

SUP-13494 SUP-13495
SUP-13490 REVISED
10/05/06 PC

PECKMAN

SIGN COMPANY

Justification Letter

April 14, 2006

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

RE: First Presbyterian Church, 1515 W. Charleston, 162-04-510-004

Dear City Representative:

I am hereby requesting a Special Use Permit for one 10'6"x36' billboard with an overall height of 40' with the advertising faces oriented to desert for the following reasons:

- This meets the current requirements of off premise advertising standards.
- The sign design will be compatible with the area and match new on-premise signs that will be erected.
- This sign will provide revenue that will enable the Church to continue and to improve services to the surrounding area.
- Properties to the east and west are zoned commercial. UMC and the UNLV Dental School are to the North. This is heavily traveled commercial use area.
- This is an appropriate location for this use.
- Future plans for this location make it viable for traffic on Martin L. King Blvd.

Thank you in advance for your anticipated time and attention concerning this matter.

Sincerely,

Thalia Dondero
Representative

Tel 702.303.7642

GPA-13372 ZON-13491
SUP-13494 SUP-13495

Fax 702.376.5612

10/05/06 PC

1101 E TROPICANA AVE.

LAS VEGAS, NEVADA 89119

LAW OFFICE OF L. EARL HAWLEY

916 CASINO CENTER BOULEVARD

LAS VEGAS, NEVADA 89101

(702) 382-8910

FAX (702) 382-6675

July 03, 2006

City of Las Vegas
Planning and Development Dept.
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Re: SUP 13494, 134954, 13372, 13362, 13490
SDR 13820

To Whom It May Concern:

This is to advise you on behalf of the entity I represent, that objection to above permit applications is hereby made. Traffic in the area is a problem now and proposed development in the immediate area is only going to increase financial costs to the public, as well as create hazards that could result in accidents.

Very truly yours,


L. Earl Hawley, Esq.

LEH/sv

RECEIVED
JUL 10 3 01 PM '06
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPT.

ITEM # 17
CASE # SUP-13495
PC MTG 8-10-06

8

Patricia Ames
1201 Shadow Lane
Las Vegas, NV 89102
Email: patriciaames@hotmail.com

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

July 10, 2006

RE: SUP-13372, 13490, 13491, 13494, 13495

Dear Current Planning Division:

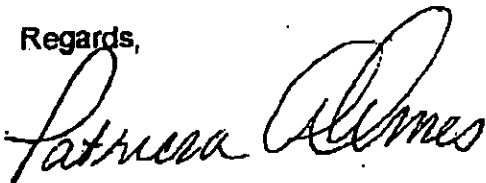
I would like to voice my strong objection to changing the zoning of what now is the First Presbyterian Church to Service Commercial. This is a lovely residential area, and right next to an historic Las Vegas neighborhood. While modern office buildings have in my opinion improved the area around Charleston, changing the zoning to a more commercial application could affect the area negatively and interrupt the residential properties adjacent. In addition, if the new zoning would at all increase traffic flow along Ellis Street, this could have a very negative impact on the residences along Ellis. It is a small side street in a residential area and does not appear to be meant for the heavier traffic associated with commercial activities.

The church has been a nice buffer between the busy C-1 activities on Charleston and the local neighborhood. Any zoning change will definitely impact the local community. A change from R-E to C-1 is quite dramatic. A much easier transition for the people that actually live adjacent would be from R-E to P-R, as is done on Shadow Lane. P-R tends to be quieter with much less traffic.

Also, raising 3 additional billboards in this area is extreme. There is already a proliferation of billboards here (Wendy's, MacDonald's, Carls Jr), and more would really ruin any residential character the area has left. Since I am not sure whether the billboards are only temporary in nature, and what the billboards would say, it is difficult to elaborate further. But, I strongly oppose any permanent billboards on any of the sites listed. There are residences right behind the church and billboards are very unsightly to have in a residential area.

Thank you for taking the time to gather our input!

Regards,



ITEM # 14, 15, 16, 17, 18
CASE # SEE ABOVE
PC MTG 8.10.06

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-13490 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LV NV - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1619 West Charleston Boulevard (APN 162-04-510-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location, Separation, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letters

MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298], Item 29 [SDR-16292], Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525], Item 41 [SDR-16522], Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] to the 11/02/2006 Planning Commission Meeting; Item 12 [SUP-13490], Item 46 [GPA-16578], Item 47 [ZON-16580], Item 48 [SDR-16581], Item 52 [ZON-16510], Item 53 [VAR-16512], Item 54 [VAR-16516], Item 55 [SUP-16520] and Item 56 [SDR-16508] to the 11/16/2006 Planning Commission Meeting; Item 17 [VAR-13851], Item 18 [VAR-16021] and Item 19 [SUP-13849] to the 12/07/2006 Planning Commission Meeting; Item 3 [SDR-15322] to the 12/21/2006 Planning Commission Meeting; and WITHDRAW WITHOUT PREJUDICE Item 8 [GPA-13372], Item 9 [ZON-13491], Item 10 [SUP-13494] and Item 11 [SUP-13495] – UNANIMOUS

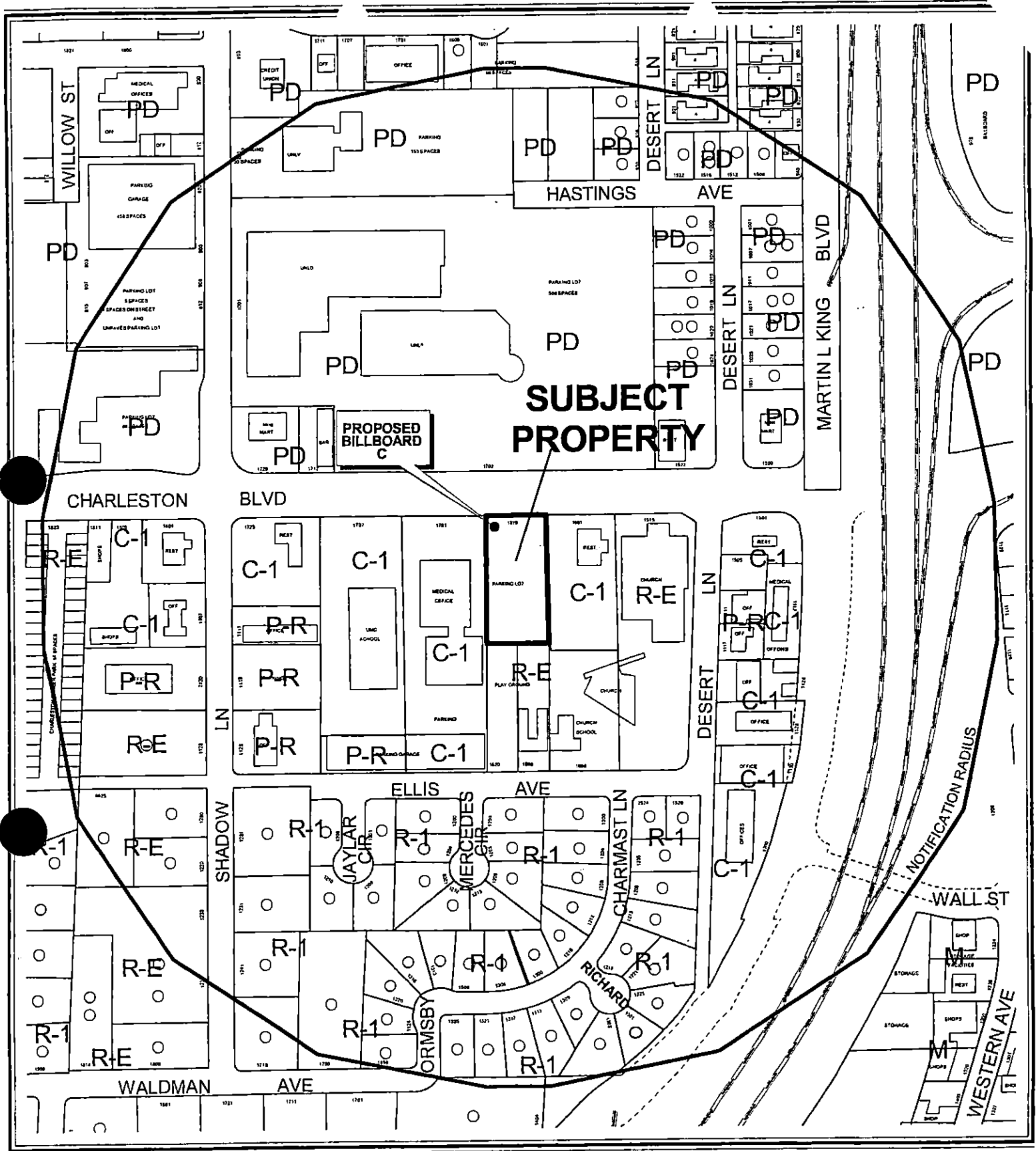
PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 12 – SUP-13490

MINUTES:

JOHN KORKOSZ, Planning and Development Department, indicated that the applicant for Item 17 [VAR-13851], Item 18 [VAR-16021], and Item 19 [SUP-13849] asked for an abeyance to 12/07/2006 Planning Commission Meeting to revise plans to meet Code.

(6:09 – 6:17)

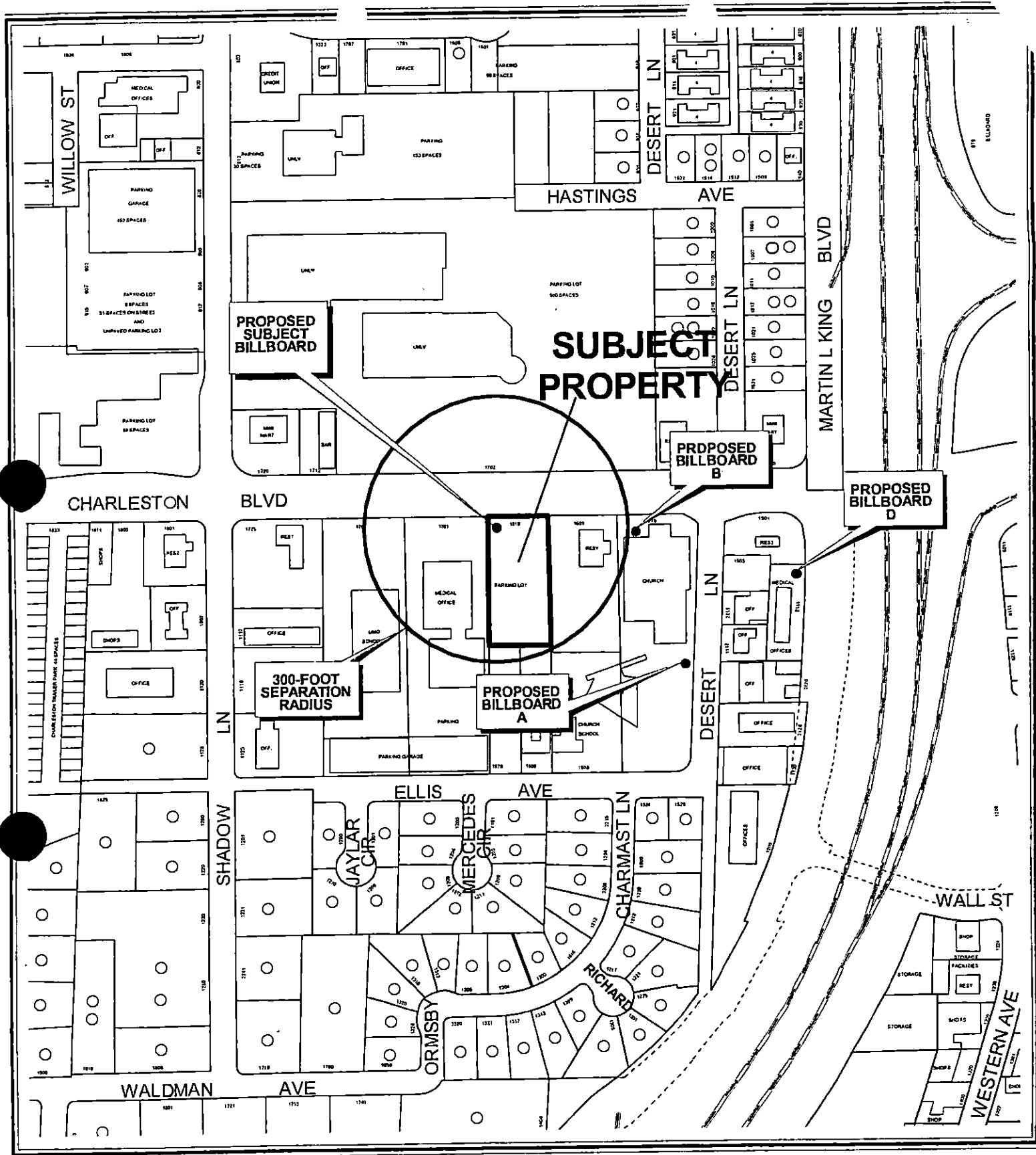
1-61



CASE: SUP-13490

RADIUS: 1000 FT

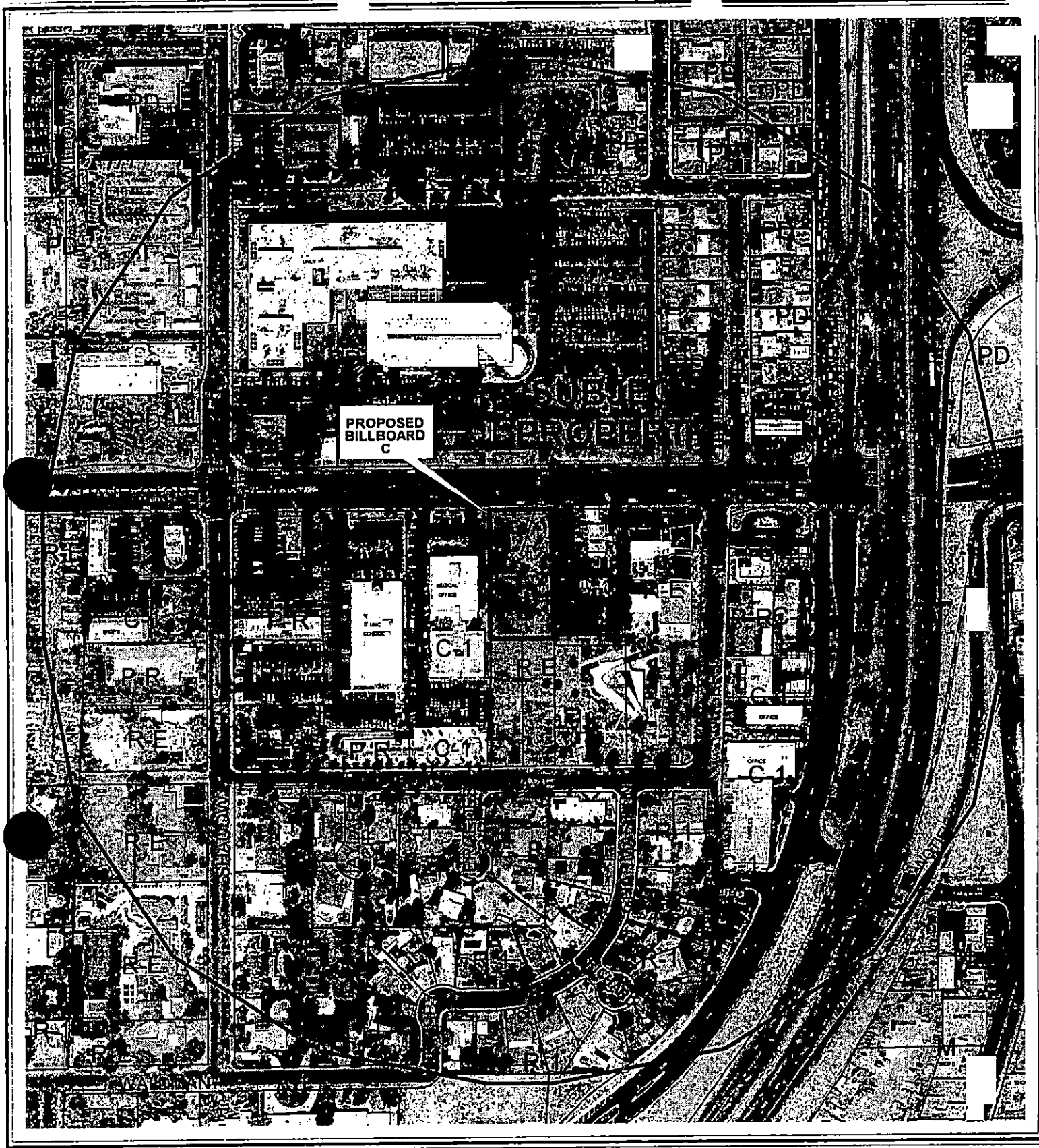
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: SUP-13490

SEPARATION RADIUS: 300 FT

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



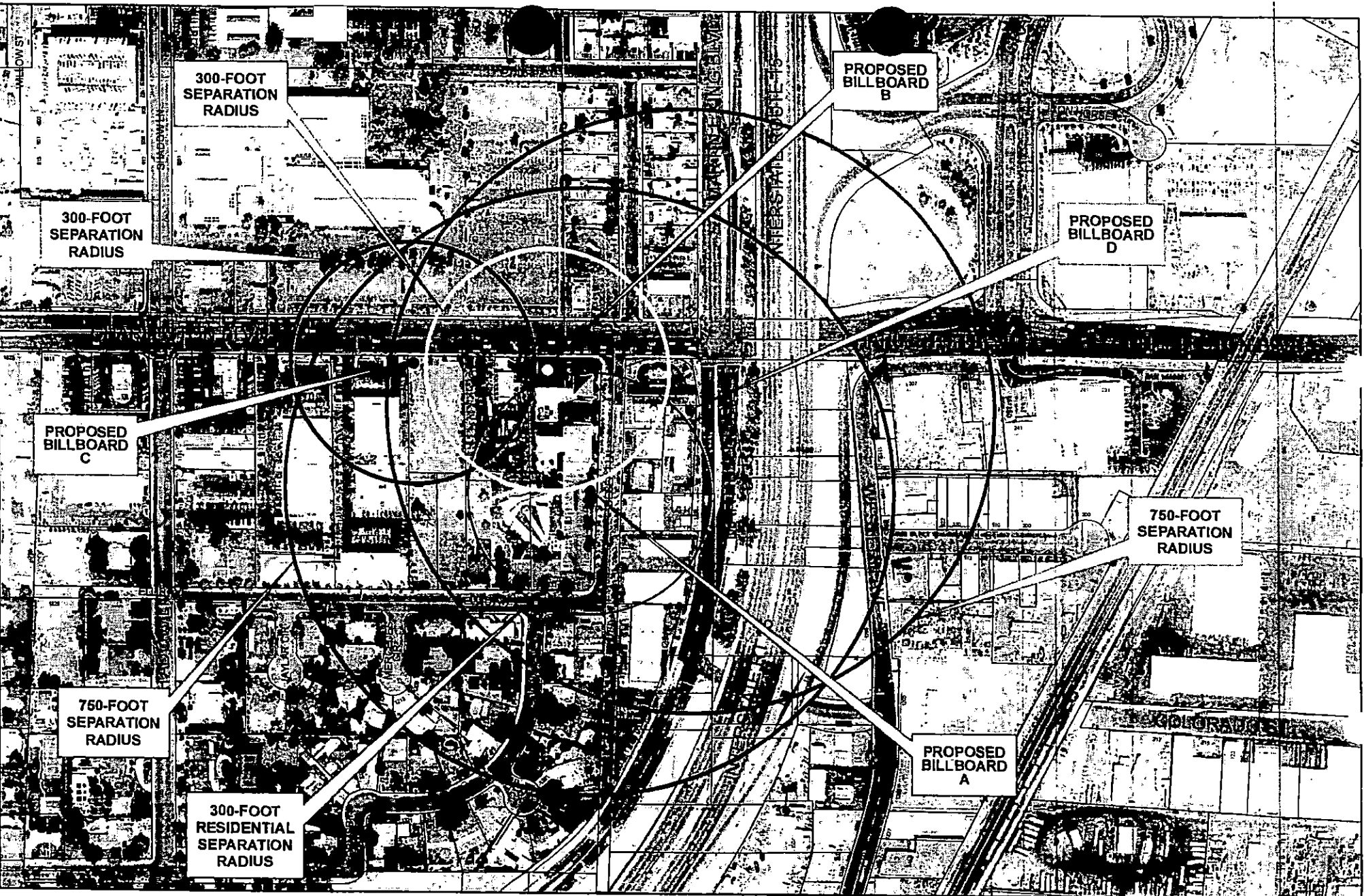
CASE: SUP-13490

RADIUS: 1000 FT

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

0 300 600 Feet





- SUP-13362 (D) ● SUP-13494 (A)
- SUP-13490 (C) ○ SUP-13495 (B)

City of Las Vegas Billboard Data

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> ⊗ Subject Parcel ● City of Las Vegas Billboard Location ● Clark County Billboard Location | <ul style="list-style-type: none"> ○ 300 Foot Buffer Around Billboard ○ 750 Foot Buffer Around Freeway Billboard | <ul style="list-style-type: none"> ▨ Residential Zoned Property □ Off Premise Sign Exclusion Area □ Exempt - Off Premise Area Sign Area |
|---|--|--|



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SUP-13490 - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LAS VEGAS**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. Approval of a General Plan Amendment (GPA-13372) to a Service Commercial land use.
2. The billboard shall be placed so that it is perpendicular to Charleston Boulevard.
3. The billboard face shall consist of static vinyl panels, or a similar material as approved by the Planning and Development Department
4. Animated and electronic message unit signage is prohibited.
5. The billboard shall not be internally or externally illuminated.
6. The billboard is limited to the exact height as specified in the public hearing notice. If the height of the adjacent freeway increases, the billboard is not entitled to any height increases allowed by Title 19 or Nevada Revised Statutes.
7. Prior to the issuance of any building permits, the applicant shall submit a site plan which includes a stamped certification, signed by a professional engineer, which includes the exact distances to the nearest residential property and to all other billboards and which states that the billboard complies with all separation requirements.
8. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a off-premise advertising (billboard) use.
9. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
10. This Special Use Permit shall be reviewed in two years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

SUP-13490 - Conditions Page Two
October 19, 2006 - Planning Commission Meeting

11. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
12. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
13. Only one advertising sign is permitted per sign face.
14. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
15. Bird deterrent devices shall be installed on the sign.

Public Works

16. The proposed (billboard) sign shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The sign base shall not be located within existing or proposed public sewer or drainage easements.

SUP-13490 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit for a proposed 40-foot tall, 14 x 48 foot off-premise advertising (billboard) sign at 1619 West Charleston Boulevard. The sign is to be located within an existing church parking lot located west of the McDonalds restaurant.

This billboard is one of four to be considered on this agenda. Staff has prepared a map of the proposed billboard locations, on which the subject sign is identified as billboard "C"

EXECUTIVE SUMMARY

The Southeast Sector Map of the General Plan and the Charleston/Rancho land use study both designate this site for O (Office) land uses. Because the zoning districts recommended for this property by the Office land use designation do not permit billboards, and because staff is recommending denial of a related General Plan Amendment to SC (Service Commercial) (GPA-13372), staff's recommendation is for denial.

BACKGROUND INFORMATION

- | | |
|----------|---|
| 01/06/54 | The City Council approved a Special Use Permit (U-70-53) to allow a church on the subject property |
| 08/07/85 | The City Council approved the Community Profiles of the City of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for SC (Service Commercial) land uses. |
| 10/24/91 | The Board of Zoning Adjustment approved a Special Use Permit for a child care facility in conjunction with the church on the subject property (U-261-91). |
| 05/24/94 | The Board of Zoning Adjustment approved a Special Use Permit for a school in conjunction with the church on the subject property (U-108-94). |
| 06/19/02 | The City Council adopted the Rancho Charleston Land Use Study and approved General Plan Amendment GPA-47-01. This amendment designated the subject property for O (Office) land uses. |

SUP-13490 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

07/13/06 The Planning Commission voted to hold this item in abeyance to allow applicant to meet with neighbors.

08/10/06 The Planning Commission voted to table this item.

B) Pre-Application Meeting

04/26/06 Staff explained the requirements for a Special Use Permit to the applicant and provided information regarding the required neighborhood meeting.

C) Neighborhood Meetings

A neighborhood meeting was held on Tuesday, June 20, 2006 at 6:00 pm at the First Presbyterian Church, 1515 West Charleston Boulevard. In attendance were: 32 citizens; 3 applicant representatives; Councilwoman Tarkanian and two council liaisons; and Margo Wheeler, Planning and Development Director

The applicant presented the project as five total signs. Three of the signs will be billboards and two of them will be for the church. The applicant indicated the height of signs could increase if the freeway is modified, and that all signs are proposed to include reader board.

DETAILS OF APPLICATION REQUEST

Site Area: 0.93 Net acres

Existing Land Use

Subject Property	Church parking lot
North	UNLV Dentistry School/Restaurant
South	Single Family Dwellings
East	Restaurant
West	Offices

Planned Land Use

Subject Property	O (Office)
North	MD-1 (Medical Support)
South	L (Low Density Residential)
East	SC (Service Commercial)
West	O (Office)

SUP-13490 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

Existing Zoning

Subject Property C-1 (Limited Commercial)
 North PD (Planned Development)
 South R-1 (Single Family Residential)
 East C-1 (Limited Commercial)
 West C-1 (Limited Commercial)

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
<i>Special Area Plan</i>	X	
Charleston/Rancho Study Area	X	
Special Overlay District		X
Trails		X

The subject site is located within the Charleston/Rancho study area. This study designates this site for Office uses.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

The Off-Premise Advertising (Billboard) Sign is subject to a minimum 300-foot separation from other off-premise advertising signs not oriented toward I-15. There are no existing billboards within the separation distance, and the applicant has indicated that this billboard will be at least 300 feet from the billboards that are proposed under Special Use Permits SUP-13362, SUP-13494, and SUP-13495.

In addition, the sign cannot be located less than 300 feet from the nearest property line of a lot in the "R" Zoning District. The nearest "R" zoned property is located approximately 600 feet to the south of the proposed location.

A2) Off-Premise Sign Requirements

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

Standards	Code Requirement	Proposed	Compliance
Location	No off-premise sign may be located within the public right-of-way	Located south of the Charleston Boulevard right-of-way	Y
Zoning	Off-premise signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	Located within a C-1 (Limited Commercial) zoning district	Y

AR

SUP-13490 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

Area	No off-premise sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	The east and west faces are each 378 square feet.	Y
Height	40 Feet above grade	40 Feet above grade	Y
Setback	Off-premise signs shall not be located closer than 50 feet to the intersection of the present or future rights-of-way of any two public roads, streets or highways.	The subject sign is set back approximately 470 feet from the right-of-way line of the intersection of Charleston Boulevard and Desert Lane	Y
Screening	All structural elements of an off-premise sign to which the display panels are attached shall be screened from view.	Screened from view by sign panels	Y
Other	All off-premise signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Permanently secured to ground; no residential uses on site.	Y

The proposed Off-Premise Advertising (Billboard) Sign meets the provisions of the Title 19 sign code.

B) General Analysis and Discussion

- Zoning**

The subject site is zoned C-1 (Limited Commercial) and is not located within the Off-Premise Sign Exclusionary Zone. An Off-Premise Advertising (Billboard) Sign is a permitted use in this district with the approval of a Special Use Permit. However, the Southeast Sector Map of the General Plan and the Charleston/Rancho land use study both designate this site for O (Office) land uses. The zoning districts recommended for this property by the Office land use designation do not permit billboards.

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:

- “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.”**

AR

SUP-13490 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

This proposed use would be located in the O (Office) General Plan designation. This area is characteristic of office development, and is not compatible with this proposed billboard.

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 use on the subject site.

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

There are no requirements for access to a property containing an Off-Premise Advertising (Billboard) Sign.

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

If approved, the off-premise sign will be subject to regular inspection and will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 175 (Mailed with GPA-13372, ZON-13491, SUP-13494, SUP-13495)

APPROVALS 0

PROTESTS 2



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-13490** APN: 162-04-510-004, 005, 006, 007

Name of Property Owner: First Presbyterian Church Las Vegas Nevada

Name of Applicant: First Presbyterian Church Las Vegas Nevada

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: _____

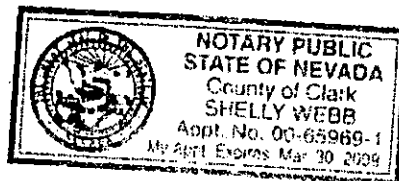
Signature of Property Owner: Wayne Petersen

Print Name: Wayne Petersen, President

Subscribed and sworn before me

This 2nd day of May, 2006

Shelly Webb
Notary Public in and for said County and State



ERIE



GOLDRING

BLVDEN

THIS ENTIRE AREA IS CURRENTLY ZONED PD

THE GENERAL PLAN FOR THIS AREA IS PUBLIC FACILITY

UNIVERSITY MEDICAL
CENTER

ALYRAE

CHARLESTON

Z C-1
GP O

Z
C-1
GP:
O

CZ R-1
MPLD

Z C-1
GP O

R-E

Z C-1
GP O

Z R-E
GP O

ELLIS

PARK

EDGEWOOD

CURRENT ZONING R-E

GENERAL PLAN RURAL

CURRENT ZONING IS R-1

GENERAL PLAN LOW DENSITY

GPA-13372 ZON-13491
SUP-13004 SLP-13195

UP-13490
10/05/06 PC

MAY 08 2006

Waldman

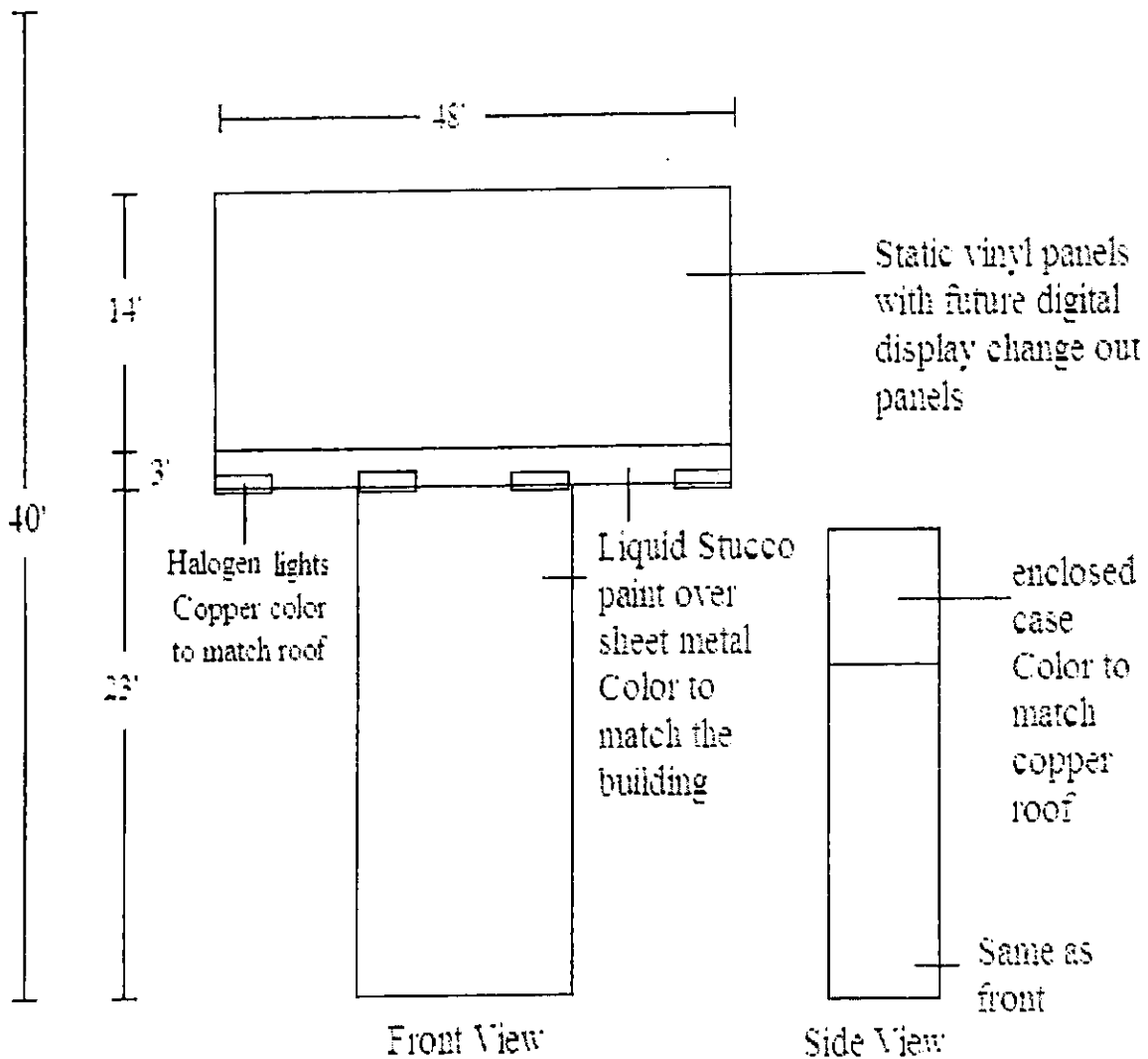
ELEVATION & MATERIALS

FIRST PRESBYTERIAN CHURCH

162-04-510-002

COLOR, DESIGN AND TEXTURE TO MATCH
BUILDING AND ROOF OF THE CHURCH

NO SCALE



Off-premise 1,2 & 3

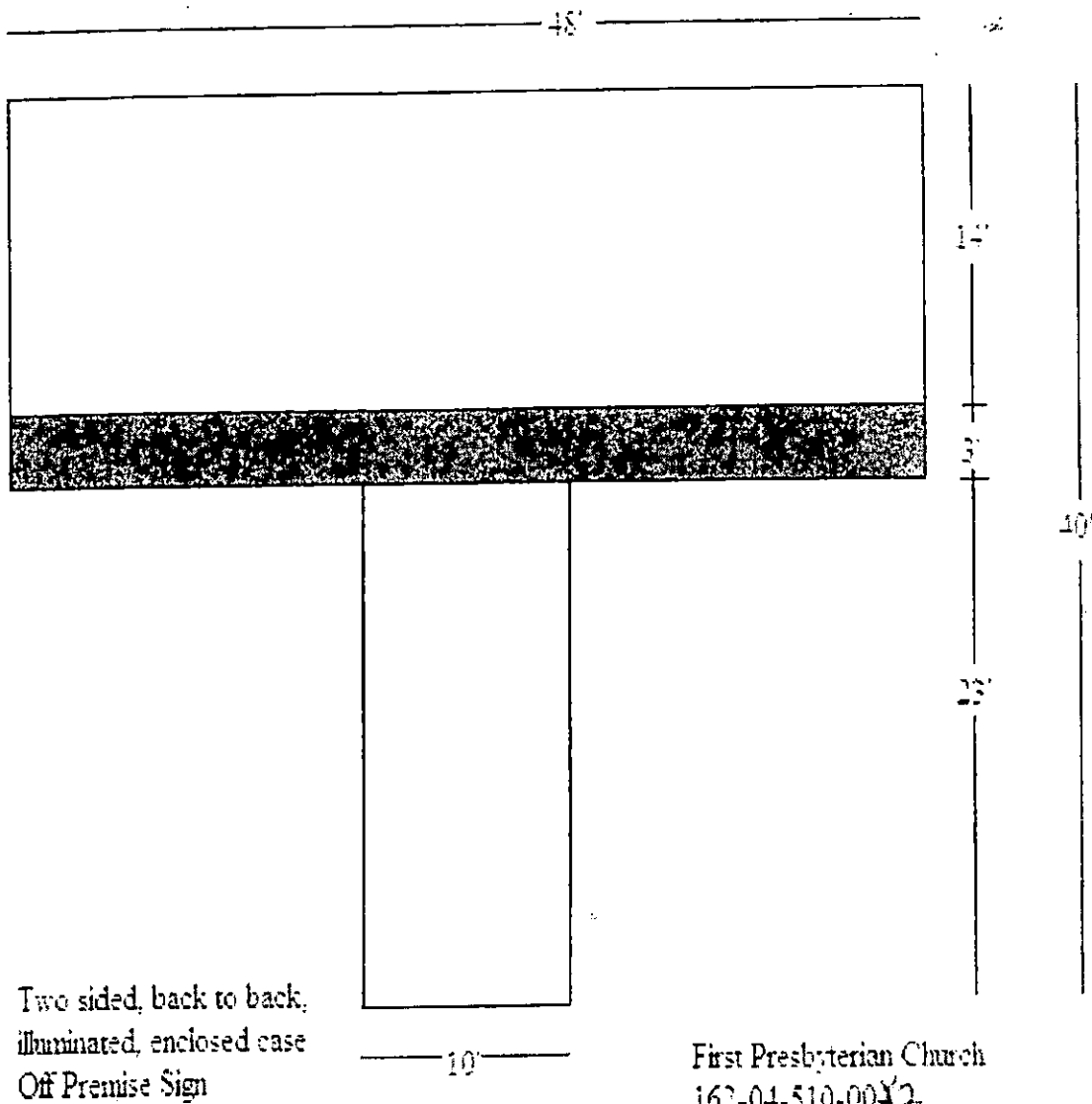
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SUP-13494

ZON-13491
SUP-13495

SUP-13490
10/05/06 PC

MAY 08 2006

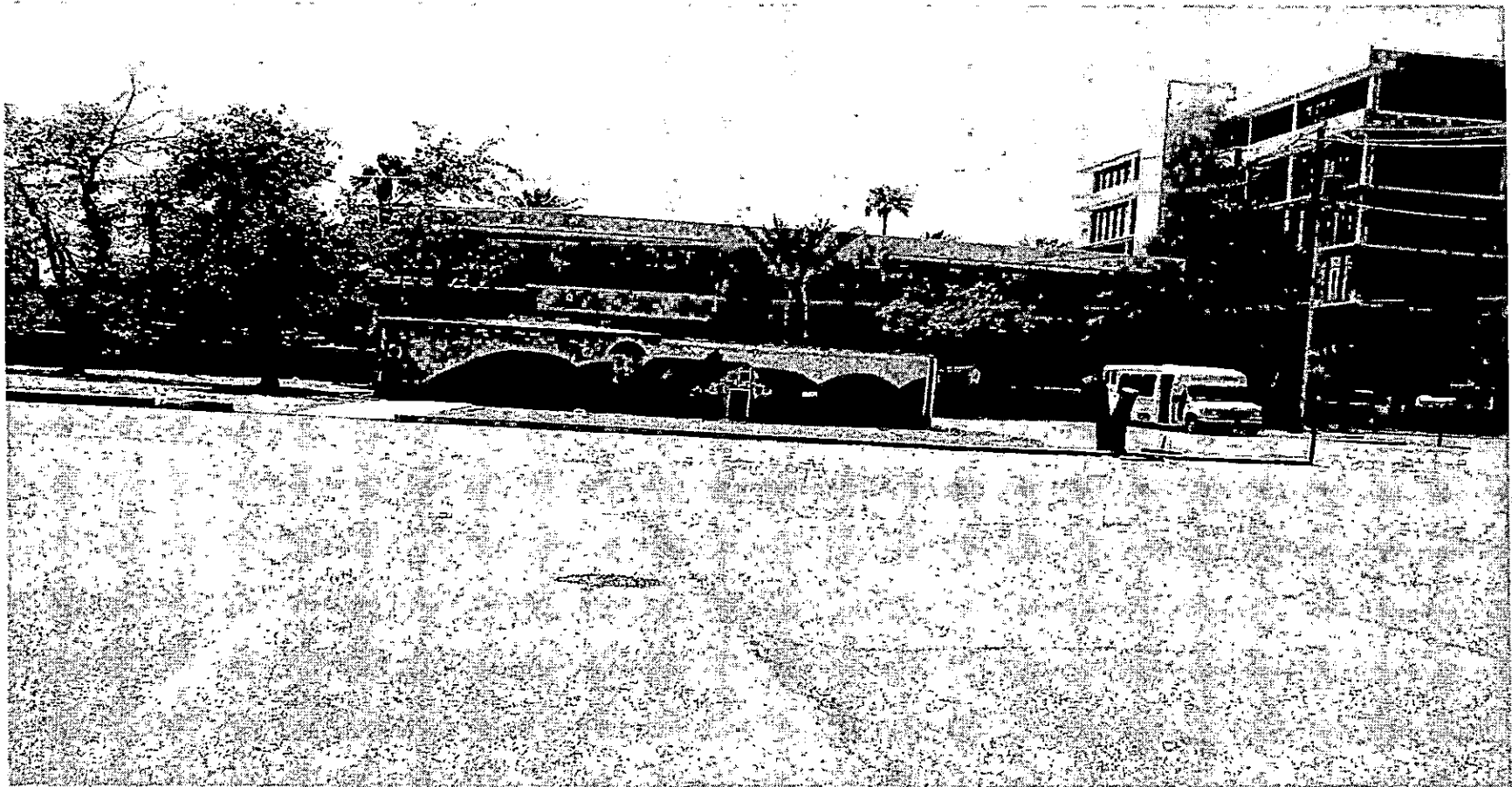
Scale 1:10
Elevation



GPA-13372
SUP-13494

ZON-13491
SUP-13495

SUP-13490
10/05/06 PC



GPA-13372, ZON-13491, SUP-13494, SUP-13495 & SUP-13490 - APPLICANT: THALIA DONDERO -
OWNER: FIRST PRESBYTERIAN CHURCH LV NV
1515 AND 1619 WEST CHARLESTON BOULEVARD, 1608 AND 1620 ELLIS AVENUE
OCTOBER 19, 2006 PLANNING COMMISSION

06/20/06

Justification Letter required by Doug Rankin

June 23, 2006

Doug Rankin
City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

RE: First Presbyterian Church, 1515 W. Charleston, 162-04-510-002, & 004

Dear Mr. Rankin:

I would like to clarify the off-premise billboards in terms of orientation to particular streets

- The proposed Sign on 162-04-510-002 and is oriented only to traffic traveling east and west on Charleston. This sign is not oriented to nor can it be reasonably seen from the Interstate 15.
- The northern most Sign on 162-04-510-004 is oriented only to traffic traveling east and west on Charleston. This sign is not oriented to nor can it be reasonably seen from the Interstate 15.
- The southern most Sign on 162-04-510-004 is oriented only to traffic traveling north and south on Desert, this Sign is not intended to be seen nor can it be reasonably seen from Interstate 15. There is a proposed Sign to the east of this location that is oriented to the Interstate 15 and is significantly taller.

ADDITIONALLY:

- I agree to a condition that within 30 days of approval of the sign oriented to traffic on Desert that a site plan with a wet stamp for all locations be submitted to prove that the minimum spacing requirements are met.

Thank you in advance for your anticipated time and attention concerning this matter.

Sincerely,



Thalia Dondero
Representative

SUP-13494 SUP-13495
SUP-13490 REVISED
10/05/06 PC

PECKMAN

SIGN COMPANY

Justification Letter

April 14, 2006

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

RE: First Presbyterian Church, 1515 W. Charleston, 162-04-510-002

Dear City Representative:

I am hereby requesting a Special Use Permit for one 14'x48' billboard with an overall height of 40' for the following reasons:

- This meets the current requirements of off premise advertising standards.
- The sign design will be compatible with the area and match new on-premise signs that will be erected.
- This sign will provide revenue that will enable the Church to continue and to improve services to the surrounding area.
- Properties to the east and west are zoned commercial. UMC and the UNLV Dental School are to the North. This is heavily traveled commercial use area.
- This is an appropriate location for this use.

Thank you in advance for your anticipated time and attention concerning this matter.

Sincerely,

Thalia Dondero
Representative

GPA-13372 ZON-13491
SUP-13494 SUP-13495

SUP-13490
10/05/06 PC

MAY 08 2006

CITY OF LAS VEGAS

PECKMAN

SIGN COMPANY

Justification Letter

April 14, 2006

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Parcel numbers: 162-04-510-002, 004, 003, 006 & 007

Dear City Representative:

I am hereby requesting a general plan amendment, a rezoning and a Special Use Permit for three off-premise advertising signs for the following reasons:

- The proposed rezoning and uses by the First Presbyterian Church ("FPC") are consistent and compatible with the goals, policies, objectives and programs of the General Plan without deviation. The proposed zoning and Uses by FPC meet the density designations and land use requirements and General Plan in density and use while promoting an orderly development with the resources available. The FPC has operated as a church for fifty three years and requests that it have permitted uses for their ongoing activities.
- The FPC currently operates a Church, a Child Care Center facility a Wedding Chapel and would like to operate a business school on the property and C-1 is a permitted use for all of these activities.
- The proposed Business School for Christians would allow up to eight people per session between 4 PM and 8 PM Monday through Thursday and is only permitted in C-1.
- FPC would like to operate a Wedding Chapel to accommodate weddings and a C-1 zoning is required.
- Parcel 162-04-510-002 is already C-1. Parcels to the east and west are C-1 to the north is a special district to accommodate UMC and the UNLV Dental school. The residential neighborhood to the south is bordered by other parcels that are C-1 including a two story parking garage. FPC has intense and mature landscaping and will have a minimal impact, if any, on the neighborhood.
- The above mentioned reasons also justify the request for a general amendment plan from office professional to C-1. The FPC with O,OP zoning would be unable to operate under permitted use status for Church Services, a wedding chapel and not be permitted at . It is a financial hardship to continually renew special and conditional use permits with the possibility of being denied and to not be able to operate a business school at all.
- Along with two on-premise signs FPC is requesting three off-premise signs that will be an important cash generating component to continue to minister to the needs of the community. The on-premise signs will be digital and allow FPC to display messages of church activities and services as well as create an affordable means of growing their congregation.
- FPC will only allow appropriate advertising on their property and has required by a design and maintenance program of the contracted advertising company

GPA-13372 ZON-13491
SUP-13494 SUP-13495

SUP-13490
10/05/06 PC

LAS VEGAS, NEVADA 89119
1101 E. TROPICANA AVE.
08 2006

- The billboards are the highest and best use of the property and are legal conforming locations with the proposed C-1 zoning.

Thank you in advance for your anticipated time and attention concerning this matter. I can be reached at (702) 281-5442.

Best regards,

Thalia Dondero

SUP-13490
10/05/06 PC

MAY 08 2006

LAW OFFICE OF L. EARL HAWLEY

916 CASINO CENTER BOULEVARD

LAS VEGAS, NEVADA 89101

(702) 382-8910

FAX (702) 382-6675

July 03, 2006

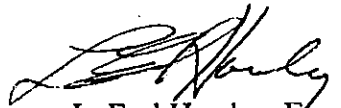
City of Las Vegas
Planning and Development Dept.
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Re: SUP 13494, 134954, 13372, 13362, 13490
SDR 13820

To Whom It May Concern:

This is to advise you on behalf of the entity I represent, that objection to above permit applications is hereby made. Traffic in the area is a problem now and proposed development in the immediate area is only going to increase financial costs to the public, as well as create hazards that could result in accidents.

Very truly yours,


L. Earl Hawley, Esq.

LEH/sv

RECEIVED
JUL 10 3 01 PM '06
CITY OF LAS VEGAS

ITEM # 18
CASE # SUP 13490
PC MTG 8-10-06

P

Patricia Ames
1201 Shadow Lane
Las Vegas, NV 89102
Email: patriciaames@hotmail.com

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

July 10, 2006

RE: SUP-13372, 13490, 13491, 13494, 13495

Dear Current Planning Division:

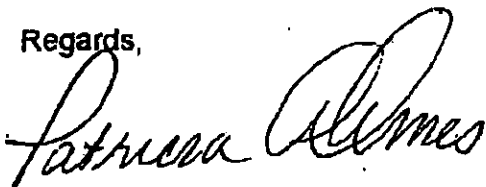
I would like to voice my strong objection to changing the zoning of what now is the First Presbyterian Church to Service Commercial. This is a lovely residential area, and right next to an historic Las Vegas neighborhood. While modern office buildings have in my opinion improved the area around Charleston, changing the zoning to a more commercial application could affect the area negatively and interrupt the residential properties adjacent. In addition, if the new zoning would at all increase traffic flow along Ellis Street, this could have a very negative impact on the residences along Ellis. It is a small side street in a residential area and does not appear to be meant for the heavier traffic associated with commercial activities.

The church has been a nice buffer between the busy C-1 activities on Charleston and the local neighborhood. Any zoning change will definitely impact the local community. A change from R-E to C-1 is quite dramatic. A much easier transition for the people that actually live adjacent would be from R-E to P-R, as is done on Shadow Lane. P-R tends to be quieter with much less traffic.

Also, raising 3 additional billboards in this area is extreme. There is already a proliferation of billboards here (Wendy's, MacDonald's, Carls Jr), and more would really ruin any residential character the area has left. Since I am not sure whether the billboards are only temporary in nature, and what the billboards would say, it is difficult to elaborate further. But, I strongly oppose any permanent billboards on any of the sites listed. There are residences right behind the church and billboards are very unsightly to have in a residential area.

Thank you for taking the time to gather our input!

Regards,



ITEM # 14, 15, 16, 17, 18
CASE # SEE ABOVE
PC MTG 8-10-06

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - MOD-12919 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER - Request for a Major Modification to the Las Vegas Medical District Plan TO AMEND THE LAND USE DESIGNATION FROM: MD-2 (MAJOR MEDICAL) TO: MD-1 (MEDICAL SUPPORT) on 0.74 acres at 728 Desert Lane (APN 139-33-402-021), Ward 5 (Weekly).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 11/15/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 13 [MOD-12919], Item 14 [VAR-12925], Item 15 [SUP-16246] and Item 16 [SDR-12922].

DOUG RANKIN, Planning and Development Department, recommended approval of the Major Modification request from MD-2 (Major Medical) to MD-1 (Medical Support). The area already has adjacent parcels designated as MD-1 and this would act as a buffer between MD-1 and MD-2. The Variance is no longer necessary; therefore, staff recommended it be withdrawn.

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 13 – MOD-12919

MINUTES – Continued:

MR. RANKIN explained that staff cannot support the Special Use Permit and site plan, as the Las Vegas Medical District Plan requires that mixed use projects have ground floor retail or office oriented towards the pedestrian walkway. Since this project does not have that, staff recommended denial of both applications.

BOB BROCKAW, 3031 Scenic Valley Way, Henderson, appeared on behalf of the owner and agreed with MR. RANKIN'S recommendation for the withdrawal of Item 14 [VAR-12925]. Regarding the site plan, MR. BROCKAW explained he became interested in the medical district several years ago when he met DR. MANIER and MARGARET McMILLAN. DR. MAINER maintained his clinic on Bearden Drive for nearly 30 years, retired and asked him to come up with a development plan for that site, which is located at 711 Bearden Drive. MR. BROCKAW explained that a similar site plan, [SDR-3799], consisting of two levels of parking; one underground and one on the main floor with the entry oriented toward Bearden Drive, with commercial space on the second floor and residential on third and fourth floors, received staff's approval and was approved by both the Planning Commission and City Council.

MR. BROCKAW added that he became involved with the proposed project after the plans were drawn and when the plan was first submitted for preliminary review by staff. In that review there was some parking deficiency. The requirement was for approximately 100 parking spaces and the facility would only provide 82 parking spaces. The plan was removed from the agenda, re-worked to increase the number of units from 24 to 30 and reduce the medical office space to lighten the impact of parking. Staff's denial was based on the parking deficiency and there was no mention about having the requirement of the commercial space on the first floor. The entry to the building was oriented on both Bearden Drive and Desert Lane with a lobby at each end.

MR. BROCKAW stated that the medical district plan calls for three different and distinct uses; the apartment and condominiums, which are approved uses with a conditional use permit in MD-1 designation. The second use proposed is a health care office, which is also permitted. The third use is a two-story parking facility that is also permitted, as outlined in the permitted use table. In addition, the plan states that non-residential use should be located on the ground level fronting the primary public right-of-way, and the primary entryway to that use shall be directly oriented to the street. It does not say that the commercial space has to be on the first level. MR. BROCKAW indicated that the proposed project as presented meets the requirement of the plan. He also indicated he attempted to have two separate meetings with City staff on this project and was refused. He was told that the City Attorney directed staff not to communicate with him.

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 13 – MOD-12919

MINUTES – Continued:

DEPUTY CITY ATTORNEY JAMES LEWIS explained that the second meeting was set up to discuss issues that are irrelevant at this time. They had set up a meeting with a condemnation lawyer and the City staff and it was the City Attorney's belief that this item best be handled before the Commission without any extraneous, irrelevant information being discussed. DEPUTY CITY ATTORNEY LEWIS added that the reason there was no meeting between staff and the applicant was because he thought best to discuss issues in a public forum.

MR. BROCKAW reiterated the three uses. All three uses are listed as permitted uses on Table 1 of page 10. The table on page 12 does not specify that the commercial space has to be on the first floor. COMMISSIONER TRUESDELL pointed out those are approved uses, but when put into a mixed-use building, other requirements come into play. Non-residential uses should be on the ground floor, but the applicant wants to put commercial on the second floor. MR. BROCKAW argued that non-residential uses would be on the first floor, which is the parking facility, and according to the table, the parking facility is a permitted use. COMMISSIONER TRUESDELL noted that a mixed use project encourages commercial/pedestrian interaction at the ground level, and as stated in the code, those uses should be oriented to the street and accessible to pedestrians. MR. BROCKAW responded that that is the reason why he offered the history of the process with the same development concept. However, COMMISSIONER TRUESDELL pointed out that that was a different property with a different configuration and different design solutions, other than what was being presented this evening.

CHAD VELLINGA, 3660 South Valley View Boulevard, responded that the actual commercial use as defined by staff on the other development was on the second floor and the ground level was all parking. That concept is the same on both developments. There are two hundred feet between each and the commercial space is on the second floor and the parking is at grade A level. COMMISSIONER TRUESDELL countered that the other application does not have any bearing on this application and it needs to stand on its own. MR. VELLINGA commented that based on the Medical District Plan Table, permitted uses include a parking facility. This is clearly a two-level parking facility and not a residential use. COMMISSIONER TRUESDELL replied that a two-story parking garage can be built for a commercial business, not a mixed use project, as a parking structure is an approved use. An office is another approved use.

MR. VELLINGA responded that his interpretation of the code clearly states that the parking is a mixed use. There is no clear direction on the mixed use, as far as how much of the commercial versus parking needs to be on the first level. The code does not point or allude to the zoning requirements and it does not suggest some type of ratio in that direction. It simply states the permitted uses. He feels that saying that a parking facility is not a permitted use is a scapegoat for some other type of issue.

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 13 – MOD-12919

MINUTES – Continued:

MARGO WHEELER, Director of Planning and Development Department, clarified that staff's report on page six refers to the mixed use standards of the Medical District Plan. The applicant specifically refers to page 12 indicating that they believe their project meets the intent of the Medical District Plan. The staff has recommended denial, but the project is before the Board to be approved on its own merits. There is no other reason for staff's recommendation, other than that given within the staff report.

CHAIRMAN TROWBRIDGE asked MR. RANKIN if MD-1 or mixed use is part of the requirement to have ground floor retail. MR. RANKIN replied that the requirement is to have a non-residential component at the first level. For this project, the required parking is not considered a use on its own.

COMMISSIONER STEINMAN discussed with MR. RANKIN that a non-residential does not necessarily need to be only on the first level. It speaks to a requirement of a non-residential component that faces the pedestrian right-of-way. This is to encourage pedestrian activity at the site. It can be on the second floor, if it exists on the first floor.

COMMISSIONER GOYNES supported the major modification, but concurred with staff's position that parking is not a use within this project; therefore, he could not support the special use and site plan.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 13 [MOD-12919], Item 14 [VAR-12925], Item 15 [SUP-16246] and Item 16 [SDR-12922].

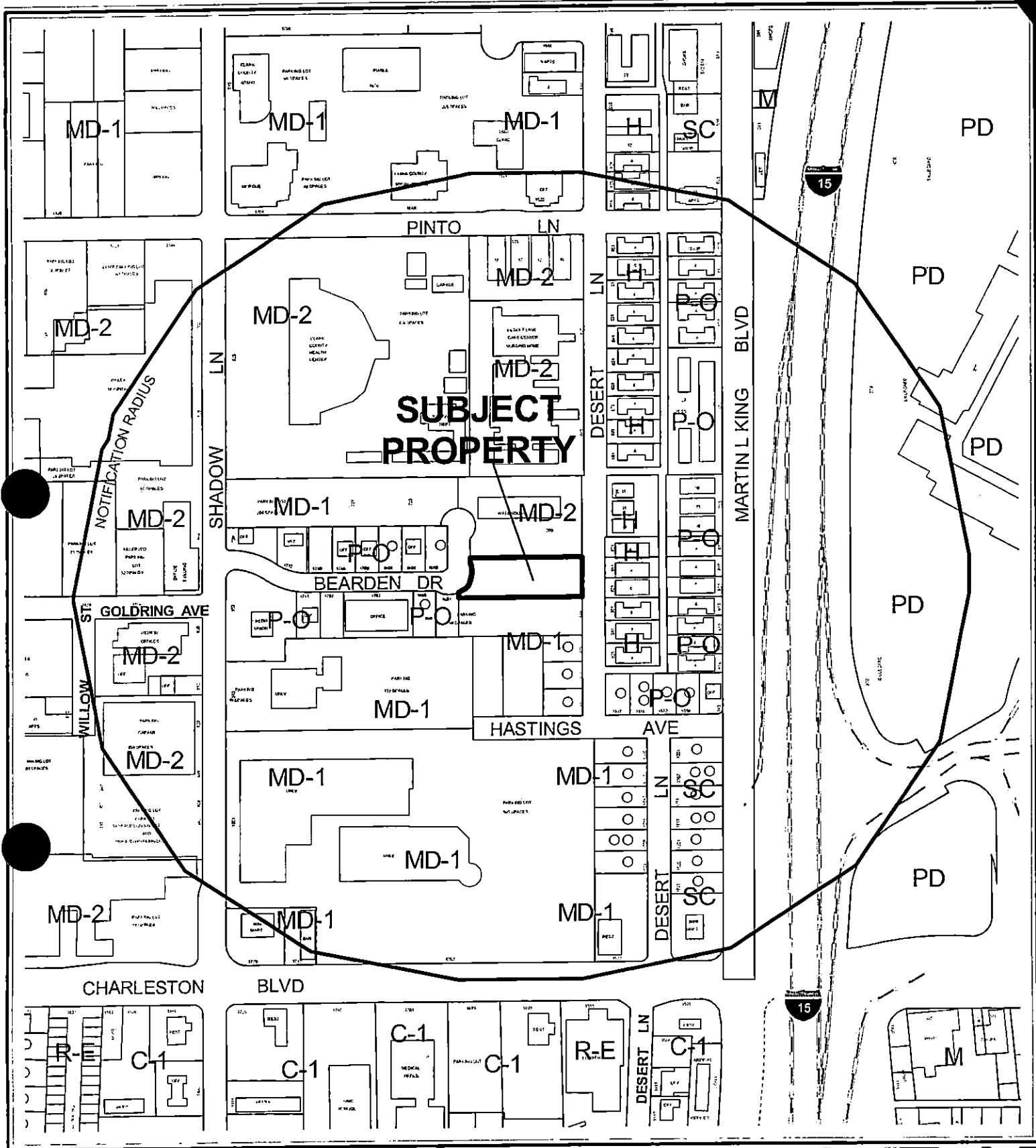
(6:21 – 6:47)

1-441

CONDITIONS:

Planning and Development

1. Site Development Plan Review (SDR-12922) approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.



CASE: MOD-12919

RADIUS: 1000 FT

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

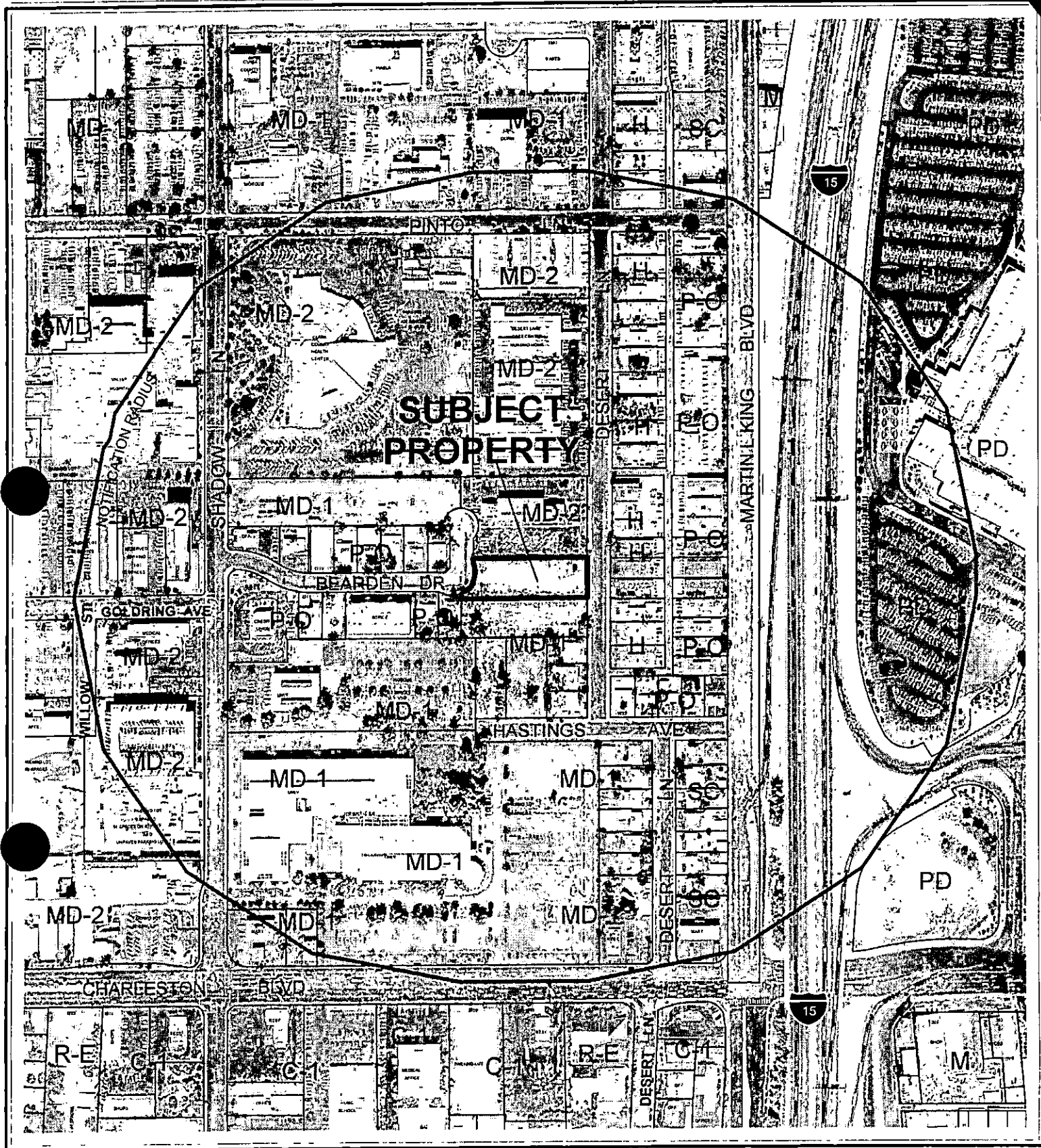
MD-2 (MAJOR MEDICAL)

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

MD-1 (MEDICAL SUPPORT)

0 400 800 Feet





CASE: **MOD-12919**

RADIUS: 1000 FT

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

MD-2 (MAJOR MEDICAL)

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

MD-1 (MEDICAL SUPPORT)

0 400 800 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - MOD-12919 - APPLICANT: DORSAL
DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Site Development Plan Review (SDR-12922) approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Major Modification to the Las Vegas Medical District Plan to amend the land-use designation from MD-2 (Major Medical) to MD-1 (Medical Support) on 0.74 acres at 728 Desert Lane.

EXECUTIVE SUMMARY

The applicant proposes a five-story, mixed-use development consisting of 30 residential condominium units and 9,350 square feet of medical office space on 0.74 acres. The subject request to change the MD-2 (Major Medical) sub-district classification of the Las Vegas Medical District to MD-1 (Medical Support) would be required to permit the development.

BACKGROUND DATA:

A) Previous Actions

- 05/27/97 The City Council approved a Request for Rezoning (Z-0020-97) on properties located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive from R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), R-E (Residence Estates), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to PD (Planned Development) on 171 acres. The Planning Commission and staff recommended approval on April 2, 1997.
- 06/19/02 The City Council approved a Request for a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District 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. The Planning Commission and staff recommended approval on April 11, 2002.
- 11/17/04 The City Council approved a Request for a Major Modification MOD-5267 to the Las Vegas Medical District Plan in order to reduce height and setback restrictions on mixed-use developments, list them as a specific use on the table of permitted uses, provide for the incorporation of the live/work ordinance, and clarify the table of permitted uses to update terminology. The Planning Commission and staff recommended approval on October 21, 2004

MOD-12919 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

B) Pre-Application Meeting

A pre-application meeting was held on March 21, 2006. Issues discussed included:

- The Department of Building and Safety indicated that a handicap accessible route would need to be shown to the right-of-way.
- A representative from the Traffic Division indicated that Project Neon could affect this site, and that a traffic study would be required.
- The Department of Public Works indicated that a Flood Study would be required because of the underground parking.
- The Planning Department informed the applicant of the Medical District Streetscape standards.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.74 acres

B) Existing Land Use

Subject Property: Undeveloped
 North: Clark County Health District warehouse
 South: Parking lot
 East: Apartments
 West: Offices

C) Planned Land Use

Subject Property: UMC [MD-2 (Major Medical)]
 North: UMC [MD-2 (Major Medical)]
 South: UMC [MD-1 (Medical Support)]
 East: UMC [HD (High Density Residential)]
 West: UMC [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)

MOD-12919 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

E) General Plan Compliance

The subject site is located within the Southeast Sector of the General Plan. More specifically, the site is located within the Las Vegas Medical District Neighborhood Plan (LVMD), which is itself an element of the General Plan. This site is designated as MD-2 (Major Medical) within the LVMD. The Major Medical category is intended to allow the most intensive development within the LVMD. It is designed to allow major medical uses and office uses.

In terms of zoning, the site is zoned PD (Planned Development). The PD (Planned Development) zoning district is consistent with the General Plan designation and the proposed use shown on companion site plan SDR-12922 is a permitted use within the PD (Planned Development) zoning district.

SPECIAL DISTRICTS/ZONES	Yes	No
<i>Special Area Plan</i>	X	
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

Las Vegas Medical District

The intent of the Las Vegas Medical District is 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.

INTERAGENCY ISSUES

There are no interagency issues involved with this request.

ANALYSIS

A) Zoning Code Compliance

The applicant proposes a five-story, mixed-use development consisting of 30 residential condominium units and 9,350 square feet of medical office space on 0.74 acres. The subject request to change the MD-2 (Major Medical) sub-district classification of the Las Vegas Medical District to MD-1 (Medical Support) would be required to permit the development.

MOD-12919 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

B) General Analysis and Discussion

The Las Vegas Medical District was created to provide for the transitional development of the area bounded by Charleston Boulevard, Rancho Drive, Alta Drive, and Martin Luther King Boulevard. Focusing on the two principal uses, University Medical Center and Valley Hospital, the PD (Planned Development) plan document encourages medically oriented uses as well as supporting commercial and residential uses, developed in a pedestrian oriented manner.

This site is designated as MD-2 (Major Medical) within the LVMD. The Major Medical category is intended to allow the most intensive development within the LVMD. It is designed to allow major medical uses and office uses. The minimum allowable site shall be one acre to encourage large-scale development. The applicant is requesting this Major Modification to amend the sub-district to MD-1 (Medical Support), which allows less intense development within the LVMD. It is designed to allow medical and related office and professional uses.

The proposed amendment to MD-1 (Medical Support) will provide for a mixed-use development that will serve as a transition between the MD-2 (Major Medical) uses to the north and the MD-1 (Medical Support) designated uses to the south of the project site and; therefore, is an appropriate amendment for this site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

19

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 70 (Mailed with VAR-12925 & SDR-12922)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-12919** APN: 139-33-402-021
Name of Property Owner: The Fullstone 1993 Trust (50%) / Jeff Sellinger (50%)
Name of Applicant: Dorsal Development LLC.

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

☐ Yes

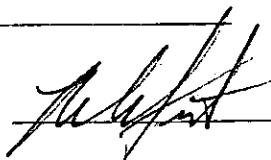
☒ No

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

City Official: N/A

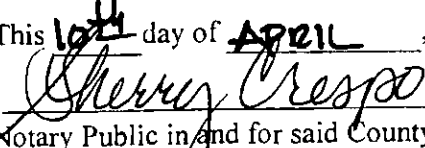
Partner(s): N/A

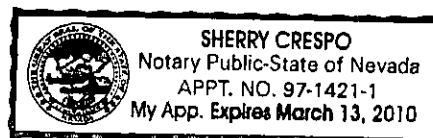
APN: N/A

Signature of Property Owner: 

Print Name: ROBERT FULSTONE

Subscribed and sworn before me

This 10th day of APRIL, 2006

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-12919** APN: 139-33-402-021

Name of Property Owner: The Fullstone 1993 Trust (50%) / Jeff Sellinger (50%)

Name of Applicant: Dorsal Development LLC.

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

☐ Yes

☒ No

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

City Official: N/A

Partner(s): N/A

APN: N/A

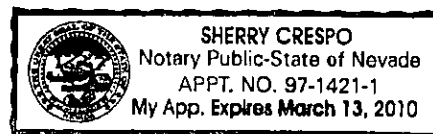
Signature of Property Owner: _____

Print Name: JEFF SELLINGER

Subscribed and sworn before me

This 10th day of April, 2006

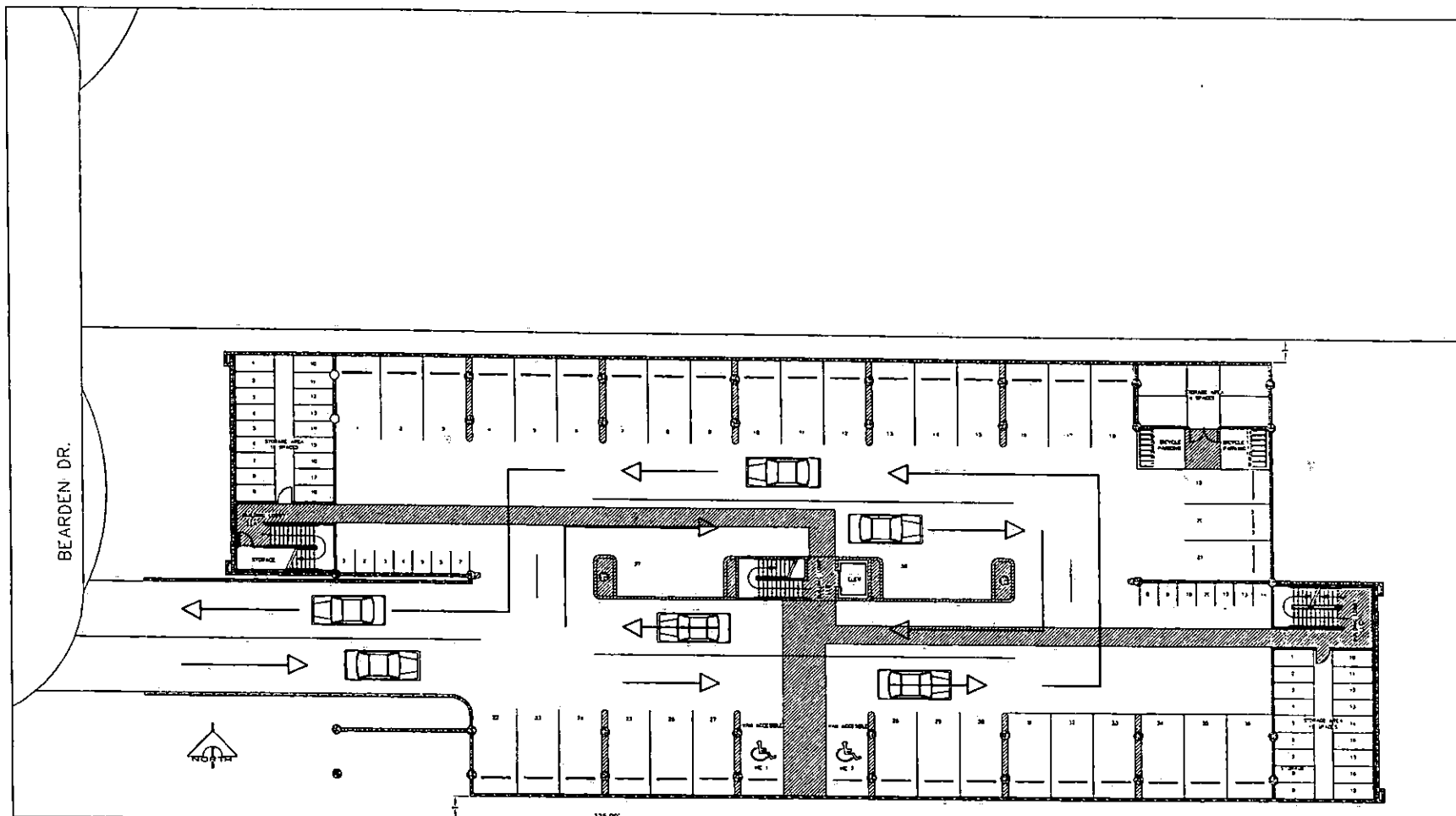
Sherry Crespo
Notary Public in and for said County and State



MOD-12919 SDR-12922
VAR-12925 REVISED
10/19/06 PC

WEALE	T = 20°
JOE DOZ	---
ED	TSV
CHERRY IN	CCV
SPEEDY NO	
0006	= 1

AUG 23 2006



REQUIRED PARKING

MEDICAL OFFICE AREA
 ONE SPACE FOR EVERY
 200 SQ.FT. UP TO 2,000 SQ.FT. = 10 SPACES

ONE SPACE FOR EVERY
 175 SQ.FT. OVER 2,000 SQ.FT.
 $7,350 / 175 = 42 \text{ SPACES}$
TOTAL = 52 SPACES

CONDOMINIUMS 30 TOTAL UNITS
 ONE SPACE PER UNIT = 30 SPACES
TOTAL REQUIRED FOR BUILDING = 82 SPACES

PROVIDED 82 SPACES

SITE AREA 31,865 +/- SQ.FT.
 BUILDING FOOTPRINT 18,273 SQ.FT.
 PROPOSED LOT COVERAGE 57.70%

PROPOSED BUILDING HEIGHT 55'

8,550 SQ.FT. MEDICAL OFFICE AREA
 30 CONDOMINIUMS UNITS TOTAL

STREET LEVEL - PARKING
 SCALE 3/32" = 1'-0"

STANDARD PARKING	40
HANDICAP PARKING	2
TOTAL PARKING LOWER LEVEL	42
TOTAL STANDARD PARKING	78
TOTAL HANDICAP PARKING	2
TOTAL BUILDING PARKING	82

BI-CYCLE PARKING 19 TOTAL
 MOTOR CYCLE PARKING 28 TOTAL

BUILDING STORAGE 40 LOWER PARKING LEVEL
 BUILDING STORAGE 30 STREET PARKING LEVEL
 TOTAL BUILDING STORAGE 70 SPACES

RECEIVED
 AUG 23 2006

MOD-12919 SDR-12922
VAR-12925 REVISED
10/19/06 PC

LOT Design Group
 Custom Design Service
LARRY D. THRONDSSEN
 22018 88th Avenue West
 Edmonds, WA 98026-0227
 Phone 425-548-8228 Cell 425-478-8614

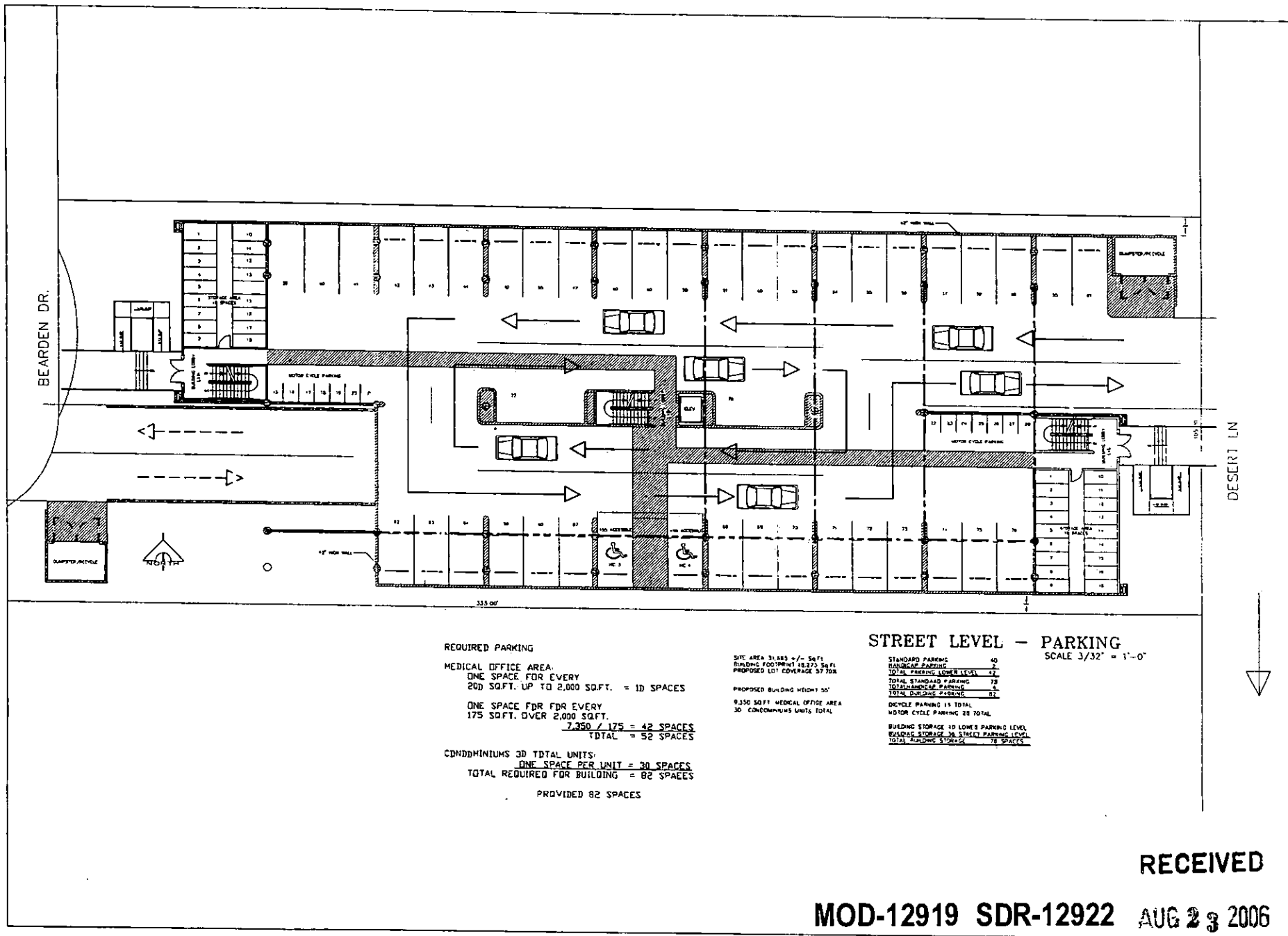
**Medical Office /
 Residence Building**
 728 Desert Lane
 Las Vegas, Nevada 8901

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
 BUILDING FOR:
 Alex Azali
 Dorcas Development LLC
 PO Box 8155
 Corpus Christi, Texas 78468

CONTENTS
 1. SITE PLAN
 2. FLOOR PLAN
 3. SECTION
 4. ELEVATION
 5. PAVING PLAN
 6. LIGHTING PLAN
 7. LANDSCAPE PLAN
 8. UTILITY PLAN
 9. SIGNAGE PLAN
 10. FENCE PLAN
 11. FURNITURE PLAN
 12. OTHER

DATE
 08/02/2006

Drawing No.
 A-1



RECEIVED

MOD-12919 SDR-12922 AUG 23 2006
 VAR-12925 REVISED
 10/19/06 PC

LOT Design Group
 Custom Design Service
LARRY O. THRONSEN
 21850 48th Avenue West
 Edmonds, WA 98149
 Phone 425-810-8258 Cell 425-428-6810



Medical Office /
 Residence Building
 728 Desert Lane
 Las Vegas, Nevada 8901

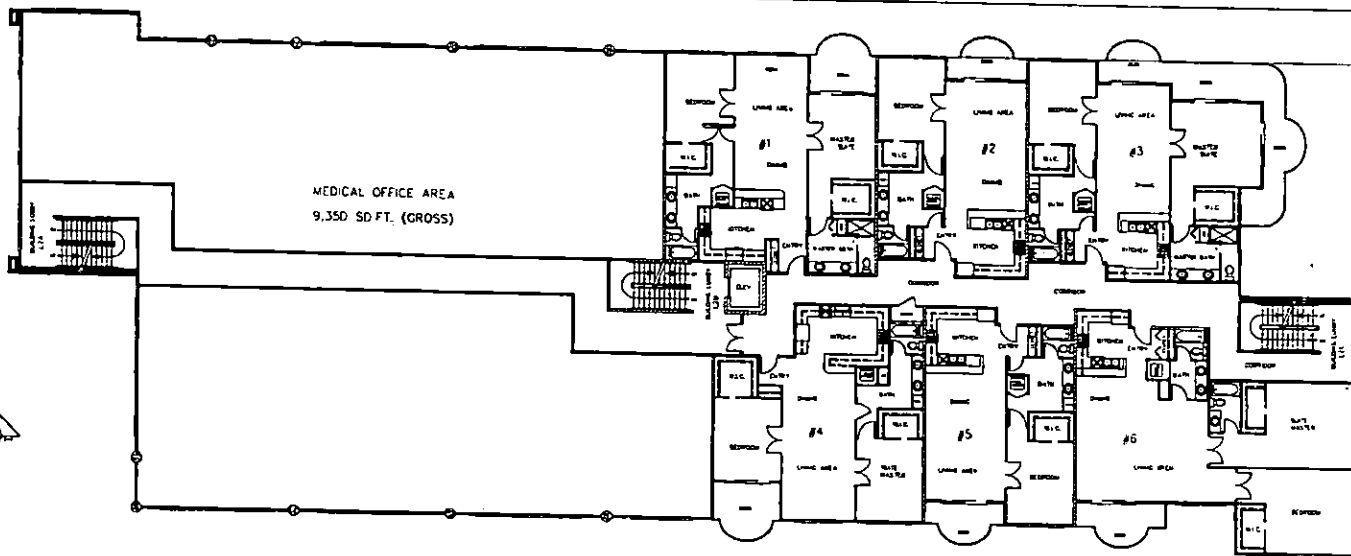
PROPOSED NEW MEDICAL OFFICE / RESIDENCE
 BUILDING FOR:
 Alex Azali
 Dorsal Development LLC
 PO Box 8155
 Corpus Christi, Texas 78468

CONTENTS

DATE
 08/02/2006

Drawing No.
 A-2

BEARDEN DR.



SECOND LEVEL - MEDICAL OFFICES - CONDOMINIUMS

SCALE 3/32" = 1'-0"

REQUIRED PARKING

9,350 SQ. FT. MEDICAL OFFICE AREA

6 CONDOMINIUMS UNITS

MEDICAL OFFICE AREA:

ONE SPACE FOR EVERY

200 SQ. FT. UP TO 2,000 SQ. FT. = 10 SPACES

ONE SPACE FOR EVERY

175 SQ. FT. OVER 2,000 SQ. FT.

$7,350 / 175 = 42$ SPACES

TOTAL = 52 SPACES

CONDOMINIUMS 30 TOTAL UNITS

ONE SPACE PER UNIT = 30 SPACES

TOTAL REQUIRED FOR BUILDING = 82 SPACES

PROVIDED 82 SPACES

DESERT LN



LOT Design Group
Custom Design Service
LARRY O. THRONSEN
2300 8th Avenue West
Burien, WA 98148-2375
Phone 425 468 8718 Cell 425 428 4814



Medical Office /
Residence Building
778 Desert Lane
Las Vegas, Nevada 8901

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
BUILDING FOR:

Alex Azali
Dorsal Development LLC
PO Box 8153
Corpus Christi, Texas 78468

CONTENTS



DATE

08/02/2006

Drawing No.

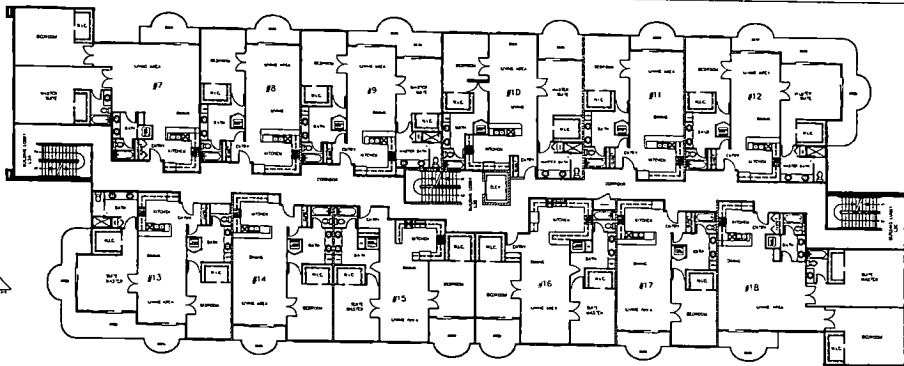
A-3

MOD-12919 SDR-12922 RECEIVED

VAR-12925 REVISED AUG 23 2006

10/19/06 PC

BEARDEN DR.



375' 0"

THIRD LEVEL - CONDOMINIUMS

SCALE 3/32" = 1'-0"

REQUIRED PARKING

12 CONDOMINIUMS UNITS

MEDICAL OFFICE AREA

ONE SPACE FOR EVERY
800 SQFT. UP TO 2,000 SQFT. = 10 SPACES

ONE SPACE FOR EVERY
175 SQFT. OVER 2,000 SQFT.
 $\frac{2,000}{175} = 11.43 \approx 12$ SPACES
TOTAL = 22 SPACES

CONDOMINIUMS 30 TOTAL UNITS

ONE SPACE PER UNIT = 30 SPACES
TOTAL REQUIRED FOR BUILDING = 52 SPACES

PROVIDED 82 SPACES

DESERT INN



Lot Design Group
Custom Design Service
LARRY O. THRONSEN
2200 W. ARLING ROAD
PO BOX 1000
PRIME 93168788 CO. 95414 04



Medical Office /
Residence Building
728 Desert Lane
Las Vegas, Nevada 8901

PREPARED BY: MEDICAL OFFICE / RESIDENCE
Alex Azoli
Dorsal Development LLC
PO Box 8155
Corpus Christi, Texas 78469

CONTENTS
.....

DATE
08/02/2006

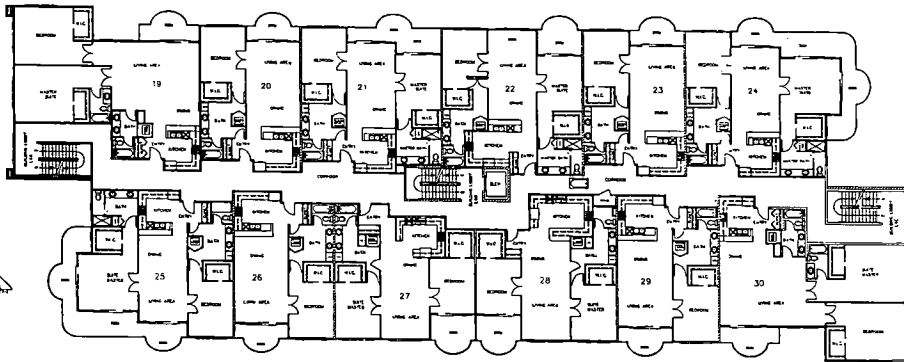
Drawing No.
A-4

MOD-12919 SDR-12922
VAR-12925 REVISED
10/19/06 PC

RECEIVED

AUG 23 2006

BEARDEN DR.



DESERT LN.

FOURTH LEVEL - CONDOMINIUMS

SCALE 3/32" = 1'-0"

REQUIRED PARKING

MEDICAL OFFICE AREA:
ONE SPACE FOR EVERY
200 SQFT. UP TO 2,000 SQFT. = 10 SPACES

ONE SPACE FOR EVERY
175 SQFT. OVER 2,000 SQFT.
 $\frac{7,250}{175} = 42$ SPACES
TOTAL = 52 SPACES

CONDOMINIUMS 30 TOTAL UNITS:
ONE SPACE PER UNIT = 30 SPACES
TOTAL REQUIRED FOR BUILDING = 82 SPACES

PROVIDED 82 SPACES

12 CONDOMINIUMS UNITS

MOD-12919 SDR-12922 RECEIVED
VAR-12925 REVISED AUG 29 2006
10/19/06 PC

Design Group
Custom Design Services
LARRY O. THRONSDEN
DESIGNER
10000 N. 10TH ST.
SUITE 100
PHOENIX, AZ 85020
PHONE 602.944.0000 FAX 602.944.0001



Michael J. Jones /
Residence Building
7225 Desert Lane
Las Vegas, Nevada 8901

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
BUILDING
Alex Azale
Dorsal Development LLC
PO Box 8155
Corpus Christi, Texas 78406

CONTENTS

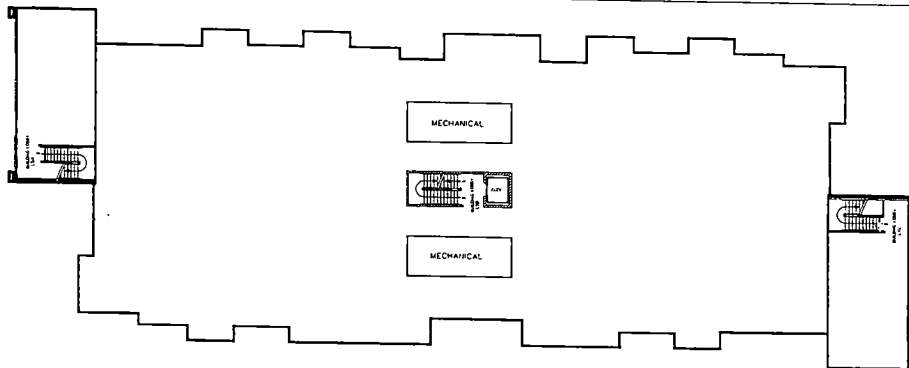
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DATE
08/02/2006

Drawing No.

A-5

BEARDEN DR.



313.00'

FIFTH LEVEL - ROOF DECK LEVEL

14,864 SQ.FT. ROOF DECK AREA
616 SQ.FT. MECHANICAL AREA

SCALE 3/32" = 1'-0"

DESERT LN.



MOD-12919 SDR-12922
VAR-12925 REVISED

10/19/06 PC

RECEIVED

AUG 23 2006

LOT Design Group
Custom Design Service
LARRY D. THRONSEN
2001 MacArthur Blvd.
Suite 100
Las Vegas, NV 89101
Phone 702.546.0372 Cell 702.546.0374



Medical Office /
Residence Building
728 Desert Lane
Las Vegas, Nevada 8901

PROPOSED BY: MEDICAL OFFICE / RESIDENCE
Alex Azuli
Dorsal Development LLC.
PO Box 8155
Corpus Christi, Texas 78468

CONTENTS

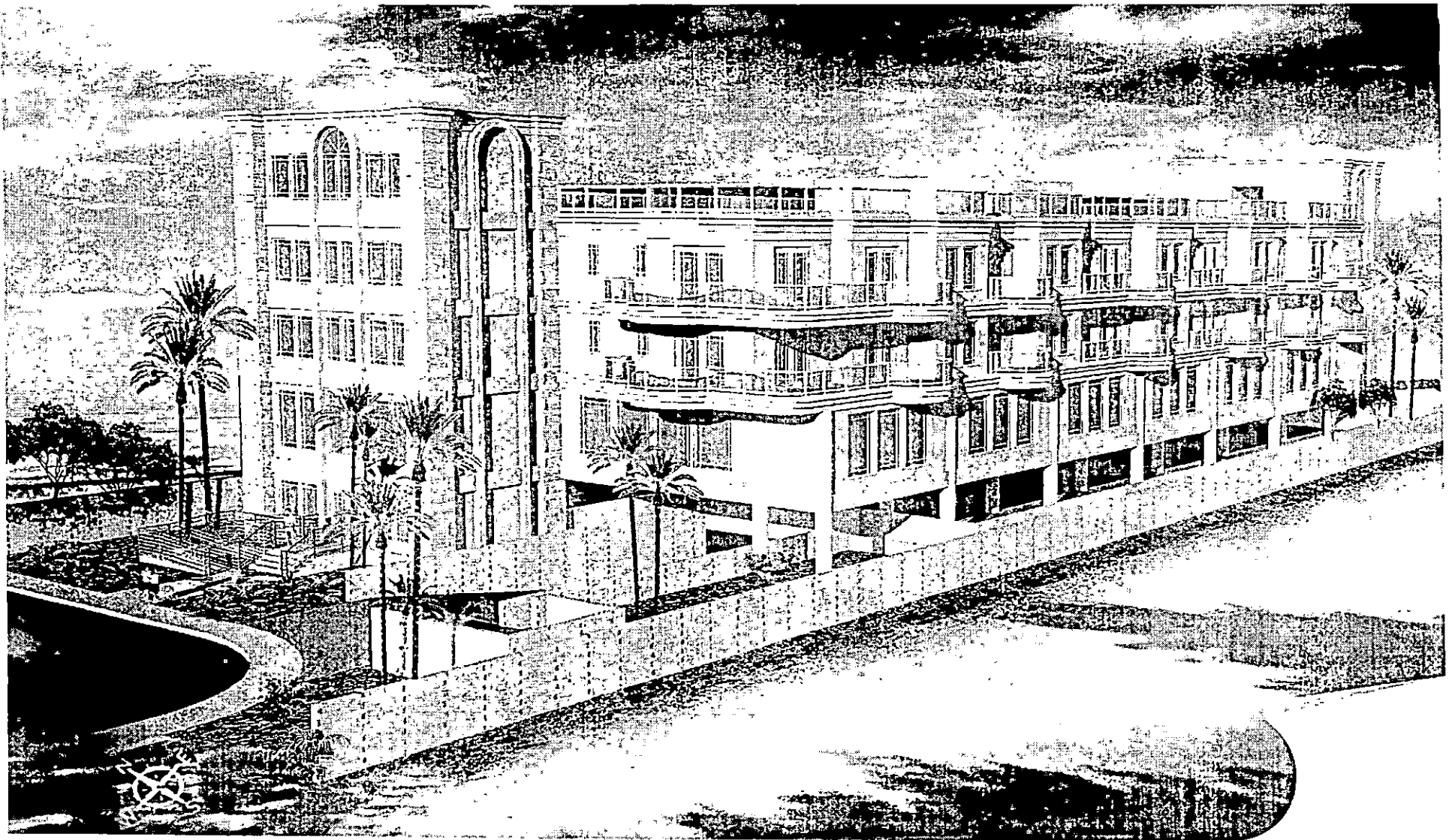


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DATE
08/02/2006

Drawing No.

A-6



MOD-12919
VAR-12925
SDR-12922

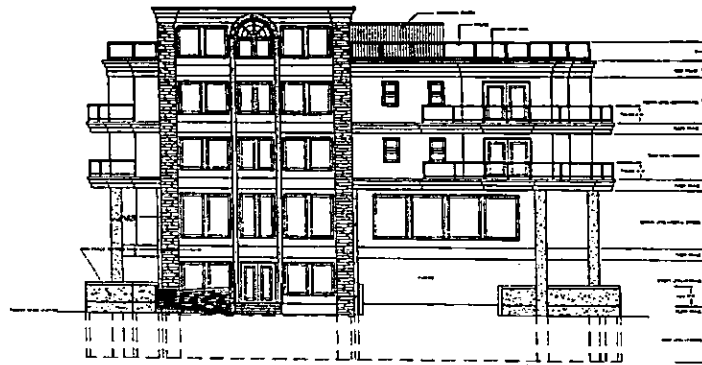
REVISED 05-08-06

DESERT LANE

MEDICAL OFFICE & RESIDENTIAL CONDOMINIUMS
LAS VEGAS, NEVADA

RECEIVED

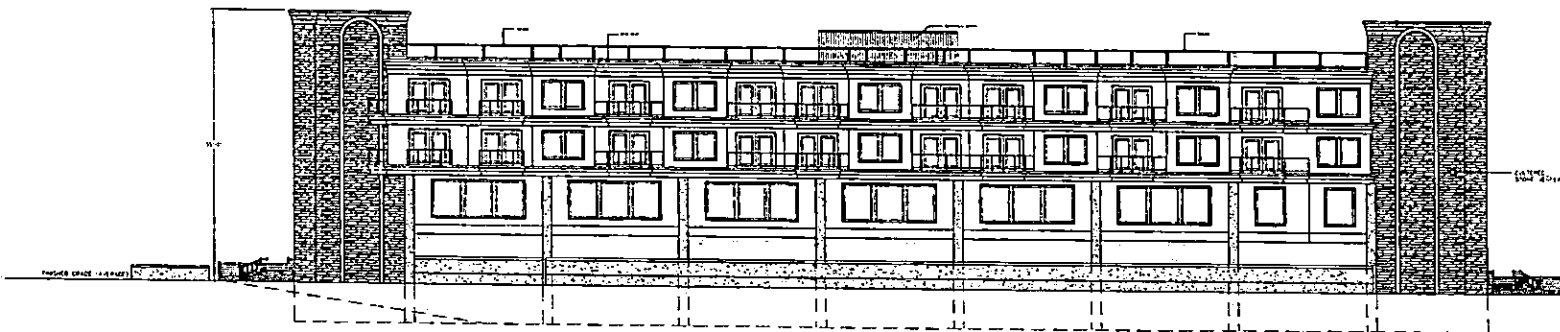
MAY 08 2006



WEST ELEVATION--BEARDEN DR.
EAST ELEVATION--DESERT LN. (SIMILAR)

DESERT LANE - MEDICAL OFFICES & CONDOMINIUMS

13,465 SQ.FT. MEDICAL OFFICE AREA / 24 RESIDENTIAL CONDOMINIUMS



SOUTH ELEVATION
NORTH ELEVATION (SIMILAR)

MOD-12919
VAR-12925
SDR-12922

RECEIVED

REVISED 05-08-06

MAY 08 2006

LOT Design Group
Custom Design Service
LARRY O. THRONDSSEN
22850-46th Avenue, Suite 100
Las Vegas, NV 89133
Phone 425.540.8351 FAX 425.412.4114



Medical Office /
Residence Building
728 Desert Lane
Las Vegas, Nevada 8901

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
BUILDING PER:
Alex Azali
Dorsal Development LLC.
PO Box 8155
Corpus Christi, Texas 78468

CONTENTS
ELEVATIONS

DATE
06/06/2006

Drawing No.

CS

CHAD VELLINGA, P.E.

CIVIL ENGINEER

3311 S. RAINBOW, STE. 129
LAS VEGAS, NV 89146

(702) 949-2900
FAX (702) 949-2901

April 10, 2006

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

RE: JUSTIFICATION LETTER
MAJOR MODIFICATION (MD-2 to MD-1)
DESERT LANE MEDICAL OFFICES & RESIDENTIAL CONDOMINIUMS

Dear Current Planning,

The owners and applicant of the property located at 728 Desert Lane also identified as APN: 139-33-402-021, have requested that we present and submit this application for a Major Modification to the "Las Vegas Medical District Plan".

The proposed development includes 24 residential condominiums in addition to the medical office space. Residential condominiums are not allowed in MD-2. The proposed MD-1 zoning will conform to the uses proposed for this project. The additional residential component of this project we feel will be beneficial to the medical professionals working in the Medical District.

If you have any questions please do not hesitate to call.

Sincerely,



Chad Vellinga, P.E.

MOD-12919
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - VAR-12925 - VARIANCE RELATED TO MOD-12919 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER - Request for a Variance TO ALLOW 85 PARKING SPACES WHERE 100 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 0.74 acres at 728 Desert Lane (APN 139-33-402-021), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation] [PROPOSED: MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **WITHDRAWN WITHOUT PREJUDICE.**

BACKUP DOCUMENTATION:

1. Location Map
2. Supporting Documentation
3. Justification Letter

MOTION:

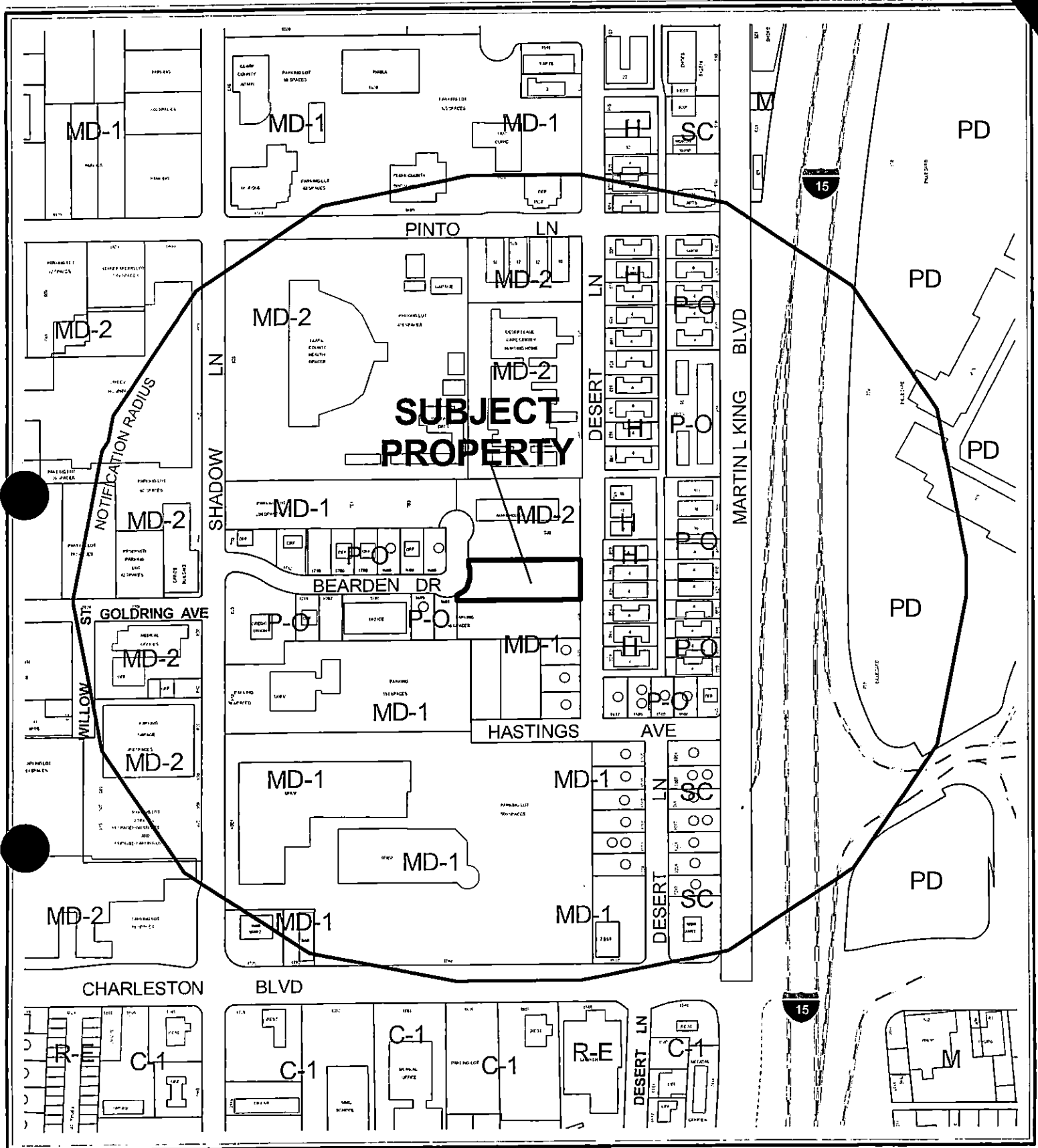
GOYNES – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS

MINUTES:

NOTE: See Item 13 [MOD-12919] for all related discussion.

(6:21 – 6:47)

1-441



CASE: VAR-12925

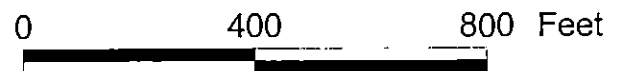
RADIUS: 1000 FT

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

MD-2 (MAJOR MEDICAL)

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

MD-1 (MEDICAL SUPPORT)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-12925 - APPLICANT: DORSAL
DEVELOPMENT, LLC - OWNER: FULLSTONE 1993 TRUST AND JEFF
SELLINGER

***APPLICANT REQUESTS THIS ITEM BE WITHDRAWN
WITHOUT PREJUDICE***

LHIW, LLC
P. O. Box 777561
Henderson, NV 89077-7561
(702) 443-5878
builderbob@cox.net

September 20, 2006

Andy Reed
Planning and Development
City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: VAR 12925

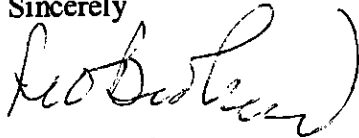
10/19 PC

Dear Andy Reed:

Please accept this letter as our request to withdraw variance 12925 from our project located at 728 Desert Lane.

Please let me know if you have any questions or comments.

Sincerely



Robert Brokaw
LHIW, LLC

SEP 20 2006

SEP 20 2006



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-12925** APN: **139-33-402-021**
Name of Property Owner: _____
Name of Applicant: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

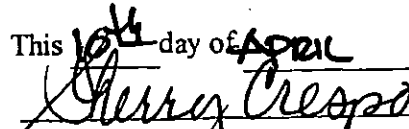
APN: _____

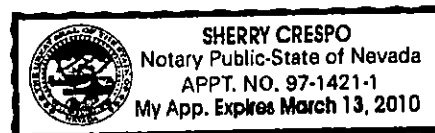
Signature of Property Owner:  _____

Print Name: **ROBERT FULSTONE** _____

Subscribed and sworn before me

This **10th** day of **APRIL**, 20 **09**


Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-12925** APN: 139-33-402-021
Name of Property Owner: _____
Name of Applicant: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

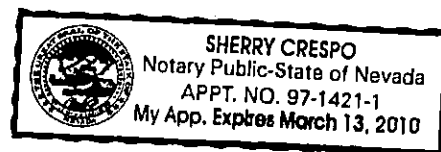
APN: _____

Signature of Property Owner: _____

Print Name: JEFF SELLINGER

Subscribed and sworn before me

This 10th day of APRIL, 2006
Sherry Crespo
Notary Public in and for said County and State



A.P.N. 139-33-402-001
701 SHADOW LLC
PD (MD-2)

A.P.N. 139-33-402-031
CLARK COUNTY HEALTH DEPARTMENT
PD (MD-2)

A.P.N. 139-33-402-011
JOHN C. WAMERNA
PD (P-0)

A.P.N. 139-33-402-010
JOHN C. WAMERNA
PD (P-0)

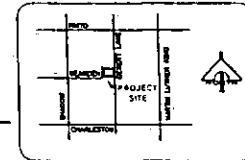
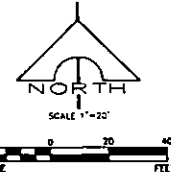
A.P.N. 139-33-402-020
UNIVERSITY BOARD OF REGENTS
PD (MD-1)

BEARDED DRIVE (PUBLIC)	BEARDED DRIVE (PUBLIC)	BEARDED DRIVE (PUBLIC)
11.00'	11.00'	11.00'
11.00'	11.00'	11.00'
11.00'	11.00'	11.00'
11.00'	11.00'	11.00'

BEARDED DRIVE (PUBLIC)	BEARDED DRIVE (PUBLIC)	BEARDED DRIVE (PUBLIC)
11.00'	11.00'	11.00'
11.00'	11.00'	11.00'
11.00'	11.00'	11.00'
11.00'	11.00'	11.00'
11.00'	11.00'	11.00'

A.P.N. 139-33-402-021
THE FULLSTON 1993 TRUST / JEFF SELLINGER
0.78 ACRES
PD (EXIST. MD-2, PROPOSED MD-1)

A.P.N. 139-33-402-022
UNIVERSITY BOARD OF REGENTS
PD (MD-2)



VICINITY MAP SITE INFORMATION

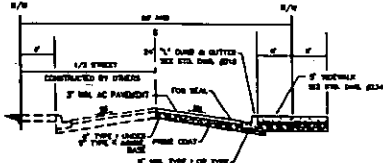
CURRENT ZONING: MD-1 (PD)
PROPOSED ZONING: MD-1 (PD)
PROPOSED USE: MEDICAL OFFICE / RESIDENTIAL
TOTAL SITE AREA: 0.78 ACRES
NET AREA: 0.78 ACRES
BUILDING DATA: 10,000 SF
RECREATION: 10,000 SF
TOTAL # UNITS: 10 UNITS
RECREATION: 10 UNITS
DENSITY (S/F): 12.5 UNITS/ACRE
BUILDING SETBACKS: 10 FT SIDE (10 FT PROVIDED)
RECREATION: 10 FT SIDE (10 FT PROVIDED)
RECREATION: 10 FT SIDE (10 FT PROVIDED)

PARKING ANALYSIS
MEDICAL OFFICE: 10 SPACES
RECREATION: 10 SPACES
TOTAL SPACES REQUIRED: 20 SPACES
TOTAL SPACES PROVIDED: 20 SPACES
RECREATION: 10 SPACES
TOTAL SPACES PROVIDED: 20 SPACES
RECREATION: 10 SPACES
TOTAL SPACES PROVIDED: 20 SPACES
RECREATION: 10 SPACES
TOTAL SPACES PROVIDED: 20 SPACES

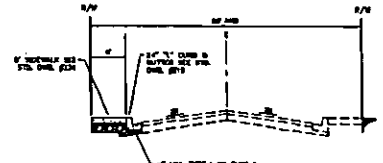
SYMBOL	LEGEND
[Hatched Box]	PARKING LOT (SPLIT AT ROAD)
[Solid Box]	PROPOSED BUILDING (CONCRETE/RECREATION)
[Dashed Box]	PROPOSED UNDERGROUND
[Dotted Box]	PROPOSED IN PROGRESS
[Cross-hatched Box]	PROPOSED CONCRETE DRIVEWAY / EXISTING
[Solid Line]	EXISTING RIGHT-OF-WAY
[Dashed Line]	PROPOSED RIGHT-OF-WAY
[Dotted Line]	PROPERTY LINE BOUNDARY
[Cross-hatched Line]	EXISTING PROPERTY LINE
[Dashed Line]	PROPOSED BUILDING LINE
[Dotted Line]	SETBACK LINE
[Cross-hatched Line]	STRIPED LINE

PROPOSED CONSTRUCTION

- PROPOSED STRIPED 3-FT TRAIL (CONCRETE) (P-11) (P-12) (P-13)
- PROPOSED 1/2" HIGH DECORATIVE CURB WALL
- EXISTING DRIVE, 4" x 4" REDUCED CAST IRON GRATE AND LAR VEGAS MEDICAL DISTRICT PLAN, (MEDICAL PLUMBING MOOD, (P-12) (P-13)
- NOTE NOT USED
- PROPOSED TYPE 1 RECREATION TRAIL FOR EXISTING ROAD



EXISTING BEARDEAN DRIVE



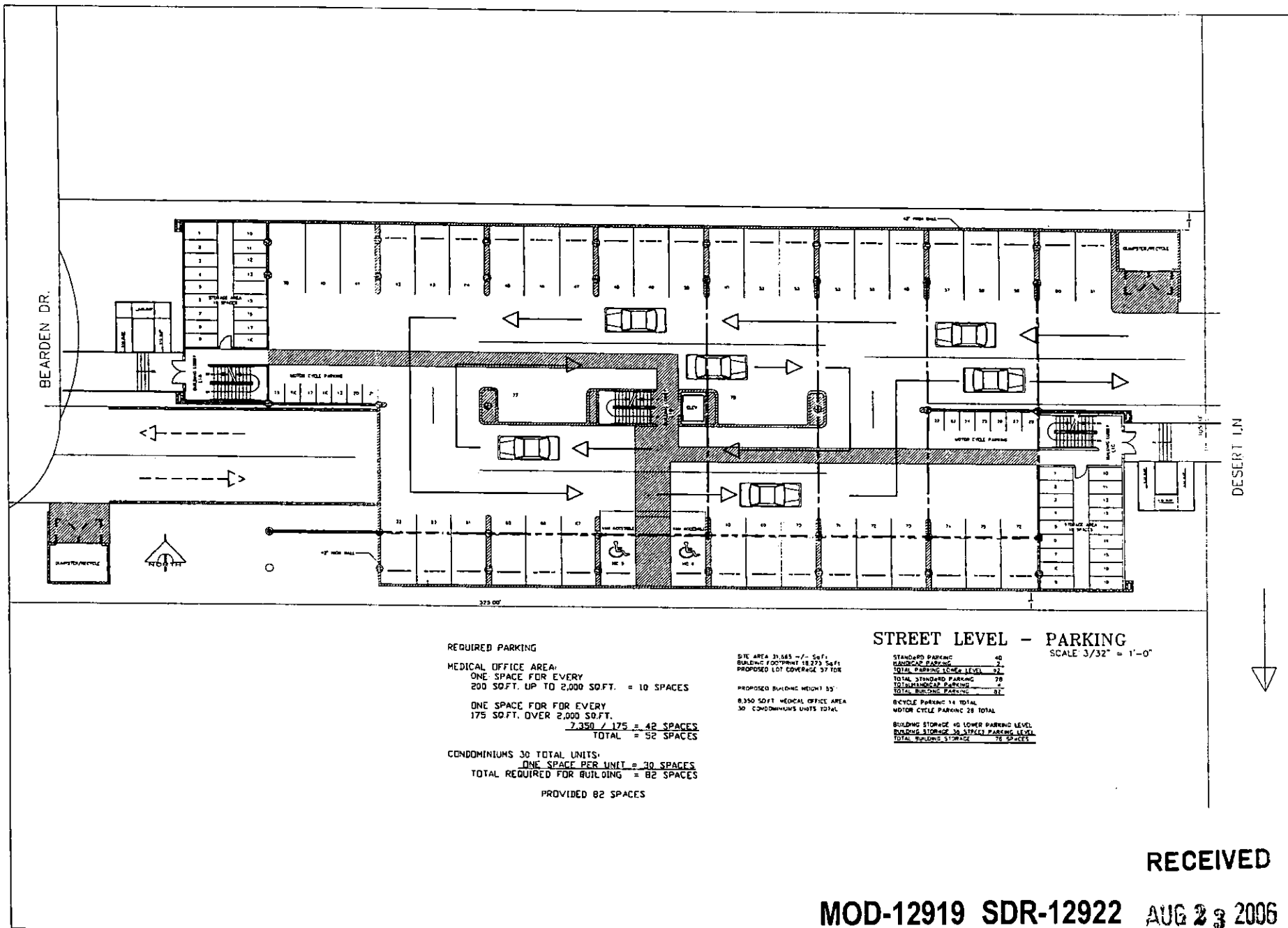
EXISTING DESERT LANE

MOD-12919 SDR-12922
VAR-12925 REVISED
10/19/06 PC

RECEIVED
AUG 2, 2006

PROJECT:	DESERT LANE MEDICAL OFFICE SPACE & RESIDENTIAL CONDOMINIUMS
CLIENT:	TSV
DESIGNER:	CCV
DATE:	10/19/06
SCALE:	1" = 20'
PROJECT TITLE:	SITE PLAN
DESIGNER:	CHAD VELLINGA, P.E. CIVIL ENGINEER, LLC
CLIENT:	THE FULLSTON 1993 TRUST / JEFF SELLINGER
PROJECT:	DESERT LANE MEDICAL OFFICE SPACE & RESIDENTIAL CONDOMINIUMS
CLIENT:	TSV
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DATE:	10/19/06
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DESIGNER:	CHAD VELLINGA, P.E. CIVIL ENGINEER, LLC
CLIENT:	THE FULLSTON 1993 TRUST / JEFF SELLINGER

MOD-12919 SDR-12922
VAR-12925 REVISED
10/19/06 PC



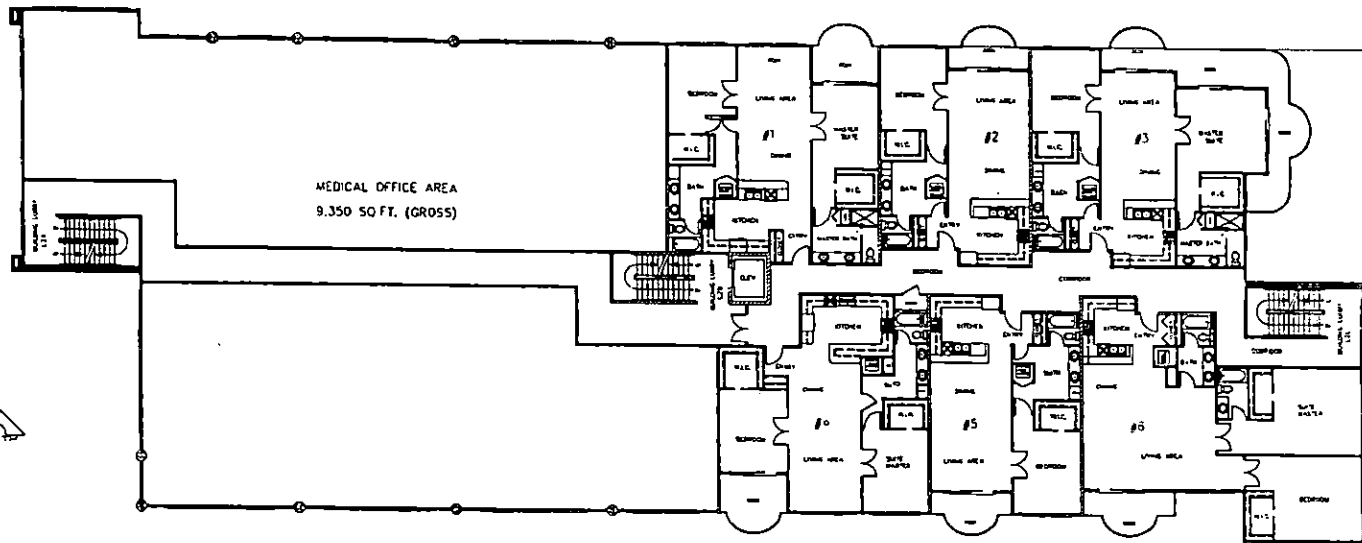
LOT Design Group
 Custom Design Services
LARRY O. THRONSDEN
 L. O. Thronsden, Inc.
 Edmonds, WA 98026-0237
 Phone 425.846.9356 Cell 425.719.4814

Medical Office / Residence Building
 728 Desert Lane
 Las Vegas, Nevada 8901

CONTENTS

 DATE
 08/02/2006
 Drawing No.
 A-2

BEARDEN DR.



375.00'

SECOND LEVEL - MEDICAL OFFICES - CONDOMINIUMS

SCALE 3/32" = 1'-0"

REQUIRED PARKING
 MEDICAL OFFICE AREA:
 ONE SPACE FOR EVERY
 200 SQ. FT. UP TO 2,000 SQ. FT. = 10 SPACES
 ONE SPACE FOR EVERY
 175 SQ. FT. OVER 2,000 SQ. FT.
 $2,350 / 175 = 13$ SPACES
 TOTAL = 23 SPACES
 CONDOMINIUMS 30 TOTAL UNITS:
 ONE SPACE PER UNIT = 30 SPACES
 TOTAL REQUIRED FOR BUILDING = 53 SPACES
 PROVIDED 82 SPACES

9,350 SQ. FT. MEDICAL OFFICE AREA
 6 CONDOMINIUMS UNITS

DESERT LN



MOD-12919 SDR-12922 RECEIVED
 VAR-12925 REVISED AUG 23 2006
 10/19/06 PC

LOT Design Group
 Custom Design Service
 LARRY O. THRONDSSEN
 22400 18th Avenue West
 Edmonds, WA 98226-8232
 Phone 425 648 8758 Cell 425 628 4414



Medical Office /
 Residence Building
 1726 Desert Lane
 Las Vegas, Nevada 8901

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
 BUILDING PER
 Alex Azadi
 Dorset Development LLC
 PO Box 8155
 Corpus Christi, Texas 78468

CONTENTS

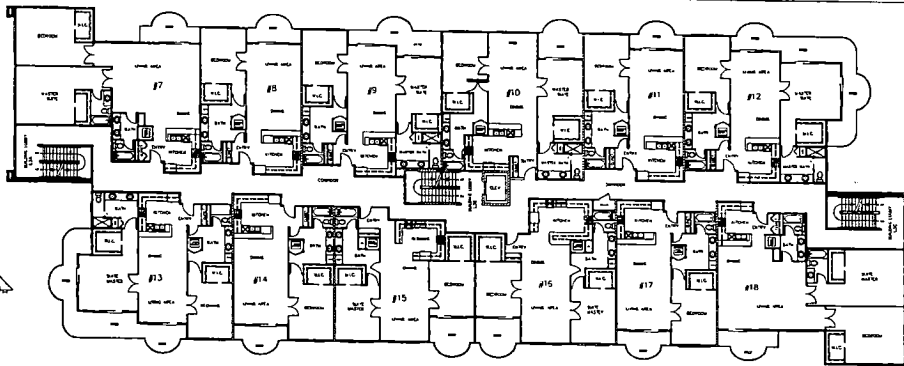
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DATE
 08/02/2006

Drawing No.

A-3

BEARDEN DR.



323' 00"

THIRD LEVEL - CONDOMINIUMS

SCALE 3/32" = 1'-0"

REQUIRED PARKING

MEDICAL OFFICE AREA:
ONE SPACE FOR EVERY
200 SQFT. UP TO 2,000 SQFT. = 10 SPACES
ONE SPACE FOR EVERY
175 SQFT. OVER 2,000 SQFT.
7,350 / 175 = 42 SPACES
TOTAL = 52 SPACES

12 CONDOMINIUMS UNITS

CONDOMINIUMS 30 TOTAL UNITS
ONE SPACE PER UNIT = 30 SPACES
TOTAL REQUIRED FOR BUILDING = 82 SPACES
PROVIDED 82 SPACES

DR. SERT IN



LDI Design Group
Custom Design Service
LARRY O. THRONSEN
Architect
1000 W. 10th St.
Las Vegas, NV 89102
Phone 702.442.8212 Fax 702.442.8844



Medical Office /
Residence Building
728 Desert Lane
Las Vegas, Nevada 89001

MEDICAL OFFICE / RESIDENCE
Alex Azoli
Dorsal Development, LLC
PO Box 8155
Corpus Christi, Texas 78408

CONTENTS

1.00

DATE
08/02/2006

Drawing No.

A-4

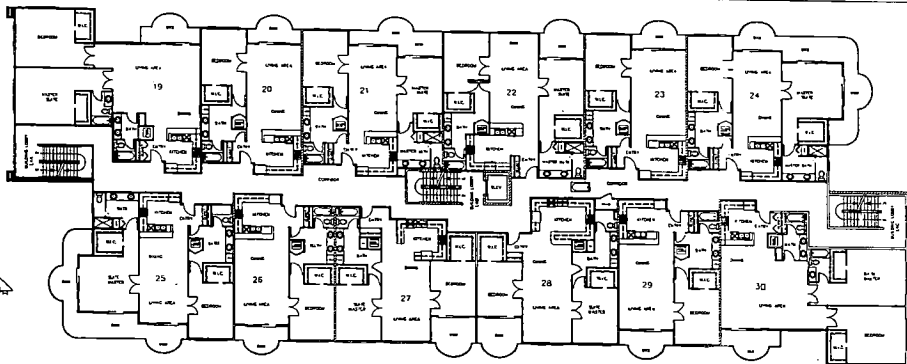
MOD-12919 SDR-12922
VAR-12925 REVISED

RECEIVED

AUG 23 2006

10/19/06 PC

BEARDEN DR.



323.00'

DESERT LN.

FOURTH LEVEL - CONDOMINIUMS

SCALE 3/32" = 1'-0"

REQUIRED PARKING

MEDICAL OFFICE AREA
 ONE SPACE FOR EVERY
 500 SQ. FT. UP TO 2,000 SQ. FT. = 10 SPACES
 ONE SPACE FOR EVERY
 175 SQ. FT. OVER 2,000 SQ. FT.
 $7,336 / 175 = 42$ SPACES
 TOTAL = 52 SPACES

CONDOMINIUMS 30 TOTAL UNITS
 ONE SPACE PER UNIT = 30 SPACES
 TOTAL REQUIRED FOR BUILDING = 82 SPACES
 PROVIDED 82 SPACES

12 CONDOMINIUMS UNITS

MOD-12919 SDR-12922 RECEIVED
 VAR-12925 REVISED AUG 23 2006
 10/19/06 PC

LD Design Group
 ARCHITECTS & ENGINEERS
 LARRY D. THROSEN
 2218 N. RIVINGTON BLVD.
 PHOENIX, ARIZONA 85016
 PHONE 602-944-1111 FAX 602-944-1111



Medical Office /
 Research Building
 7224 Desert Lane
 Las Vegas, Nevada 89101

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
 BUILDING FOR
 Alex A. And
 Development LLC
 PO Box 8155
 Corpus Christi, Texas 78468

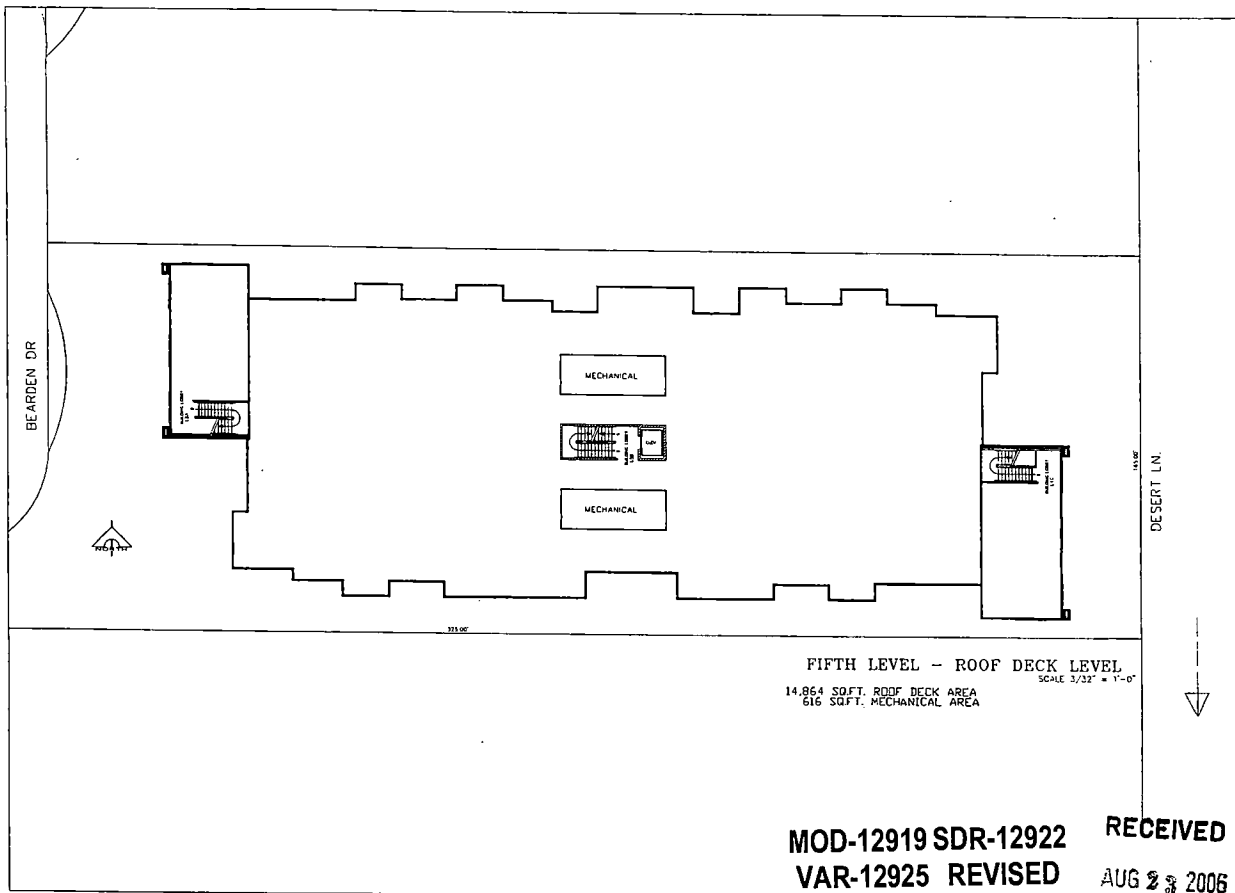
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DATE
 08/02/2006

Drawing No.

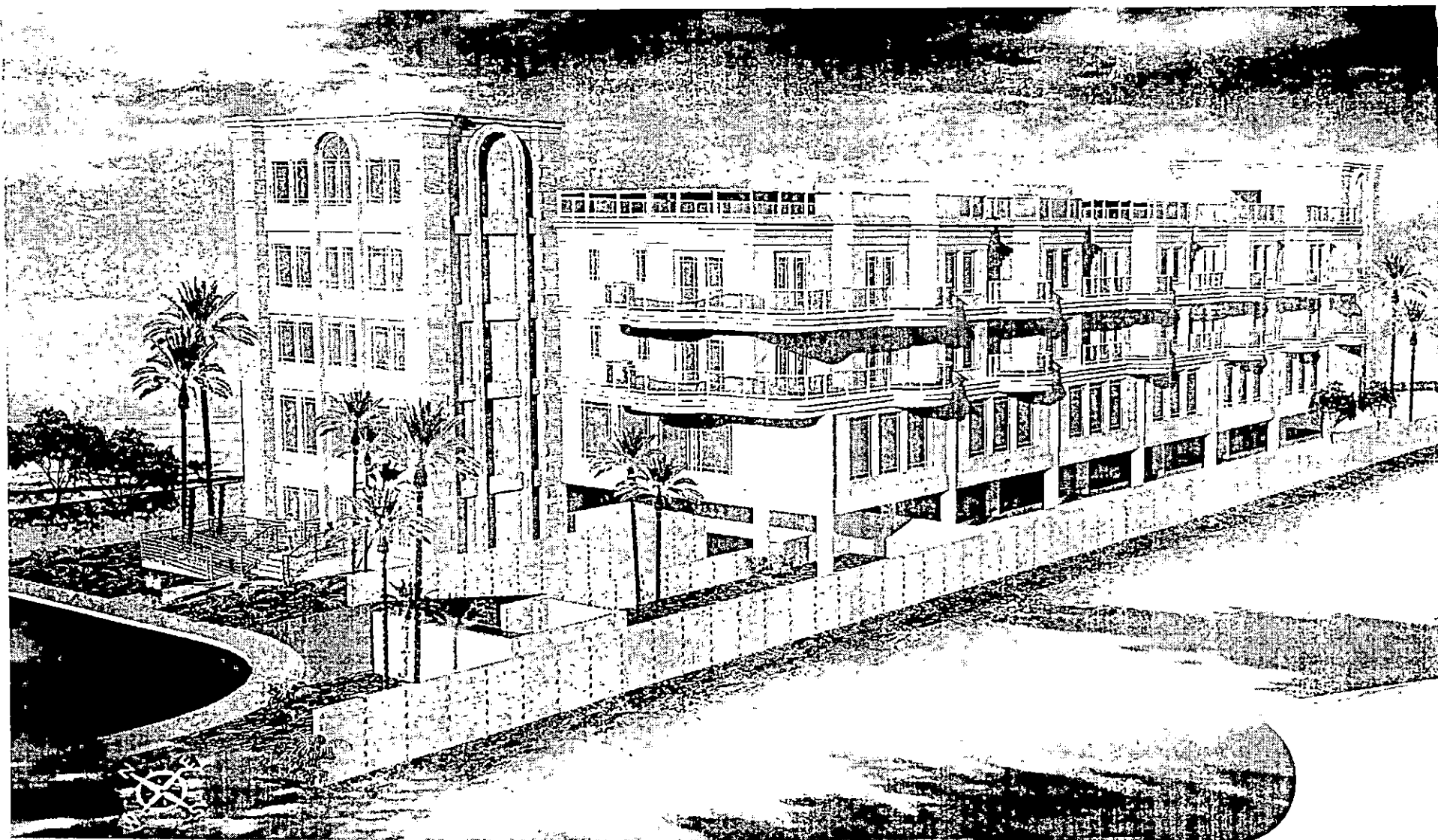
A-5



MOD-12919 SDR-12922
 VAR-12925 REVISED
 10/19/06 PC

RECEIVED
 AUG 23 2006

for Design Group Custom Design Services LARRY D. THRONSEN 21500 N. ALBUQUERQUE BLVD. PHOENIX, ARIZONA 85024 PHONE: 602/998-1444	Musical Office / Residence Building 728 Desert Lane Las Vegas, Nevada 8901	PROPOSED NEW MEDICAL OFFICE / RESIDENCE BUILDING NO. 201 Musical Development LLC PO Box 8155 Corpus Christi, Texas 78468	CONTENTS 10/19/06	DATE 08/02/2006	Drawing No. A-6
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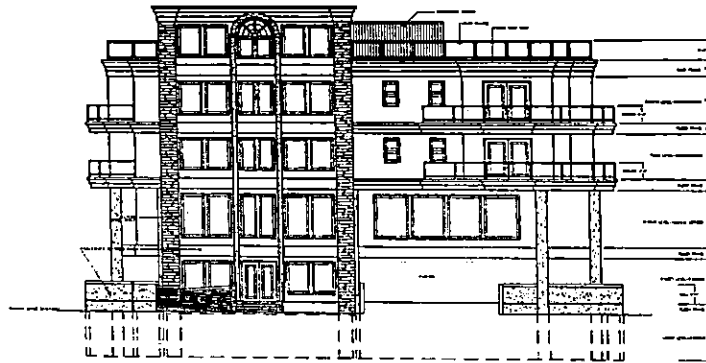


MOD-12919
VAR-12925
SDR-12922
06-08-06 PC
REVISED 05-08-06

DESERT LANE
MEDICAL OFFICE & RESIDENTIAL CONDOMINIUMS
LAS VEGAS, NEVADA

RECEIVED

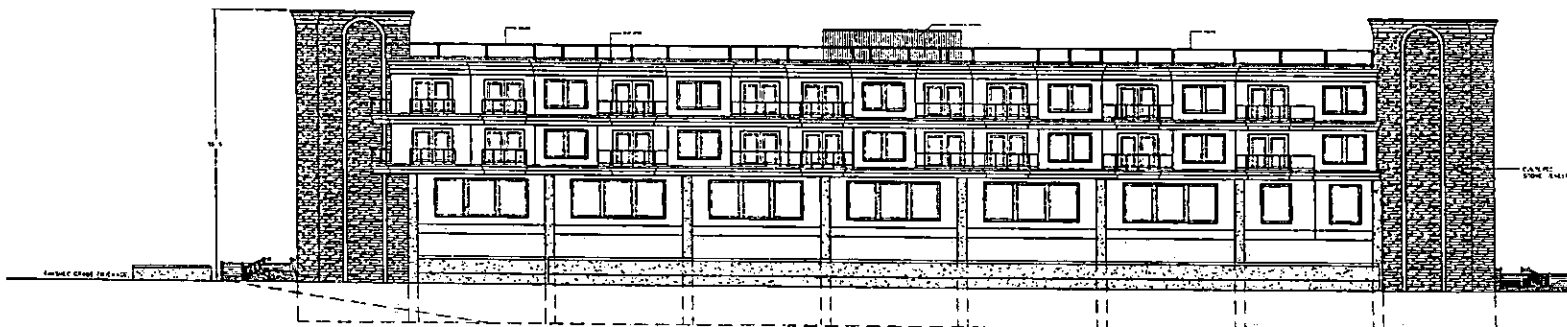
MAY 08 2006



WEST ELEVATION-BEAARDEN DR
EAST ELEVATION-DESERT LN. (SIMILAR)

DESERT LANE - MEDICAL OFFICES & CONDOMINIUMS

13,465 SQ.FT. MEDICAL OFFICE AREA / 24 RESIDENTIAL CONDOMINIUMS



SOUTH ELEVATION
NORTH ELEVATION (SIMILAR)

MOD-12919
VAR-12925
SDR-12922
06-08-06 PC
REVISED 05-08-06

RECEIVED

MAY 08 2006

LOT Design Group
Custom Design Service
LARRY O. THRONDSSEN
21430-48th Avenue West
Edmonds, WA 98026-4217
Phone 425-860-3728 OR 425-497-4914



Medical Office /
Residence Building
728 Desert Lane
Las Vegas, Nevada 8901

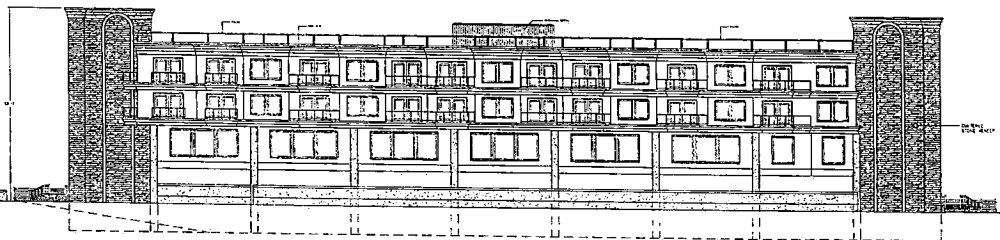
PROPOSED NEW MEDICAL OFFICE / RESIDENCE
BUILDING FOR:
Alex Azali
Dorsal Development LLC.
PO Box 8155
Corpus Christi, Texas 78468

CONTENTS
ELEVATIONS

DATE
06/06/2006

Drawing No.

CS



SOUTH ELEVATION
NORTH ELEVATION (SIMILAR)

SCALE 2/32" = 1'-0" 2/24-36
SLATE 3/64" = 1'-0" 7/12-18

RECEIVED

MAY 08 2006

MOD-12919
VAR-12925
SDR-12922
06-08-06 PC
REVISED 05-08-06

OT Design Group
LARRY O. TAYLOR, P.E.
215 S. 4TH AVENUE, SUITE 100
PHOENIX, ARIZONA 85001
PHONE 215.345.1111 FAX 215.345.1114



Medical Office /
Residence Building
744 S. 4TH AVENUE
LAS VEGAS, NEVADA 89001

TRINIDAD AVILA, ARCHITECT
ALEX AZULI
DORSEY DEVELOPMENT, LLC
PO BOX 8135
CORPUS CHRISTI, TEXAS 78468

CONTENTS
SHEET 01-01

DATE
04/10/2006

Drawing No.

A-8

CHAD VELLINGA, P.E.

CIVIL ENGINEER

3311 S. RAINBOW, STE. 129
LAS VEGAS, NV 89146

April 10, 2006

(702) 949-2900
FAX (702) 949-2901

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

RE: JUSTIFICATION LETTER
VARIANCE ON-SITE PARKING
DESERT LANE MEDICAL OFFICES & RESIDENTIAL CONDOMINIUMS

Dear Current Planning,

The owners and applicant of the property located at 728 Desert Lane also identified as APN: 139-33-402-021, have requested that we present and submit this application for a Variance for the required onsite parking for the mixed use develop of medical offices and residential condominiums.

This Development will provide a total of 85 on-site parking spaces where 99 spaces would typical be required if the respective uses were not mixed.

The medical offices require a total of 75 parking spaces and the residential condominiums require 24 parking spaces. The parking demand for the medical office space will occur between the hours of 8:00 a.m. and 5:00 p.m. The demand for the residential condominiums will occur between the hours of 5:15 p.m. to 7:15 a.m. and on weekends. The demand for each use occurs at different times of the day. The parking provided will provide adequate service for each type of use.

In addition this development is providing 6 motorcycle spaces where none are required, and providing 12 additional bicycle spaces. Thus the site will have a total of 108 mixed parking spaces.

If you have any questions please do not hesitate to call.

Sincerely,


Chad Vellinga, P.E.

VAR-12925

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-16246 - SPECIAL USE PERMIT RELATED TO MOD-12919 AND VAR-12925 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 728 Desert Lane (APN 139-33-402-021), [PROPOSED: MD-1 (MEDICAL SUPPORT) Las Vegas Medical District Plan Designation], Ward 5 (Weekly).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – DENIED – UNANIMOUS

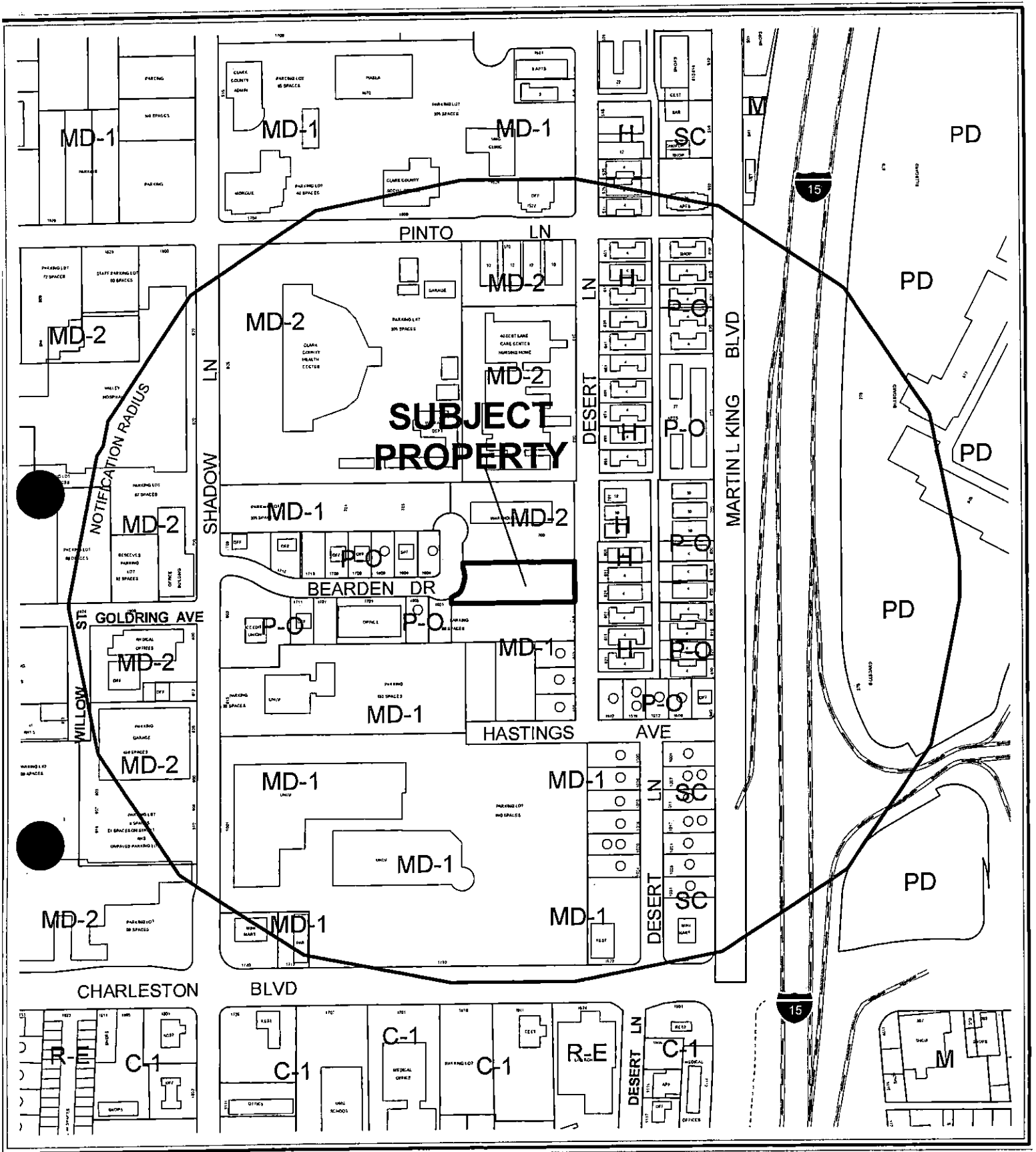
To be heard by City Council on 11/15/2006

MINUTES:

NOTE: See Item 13 [MOD-12919] for all related discussion.

(6:21 – 6:47)

1-441



CASE: SUP-16246

RADIUS: 1000 FT

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

MD-2 (MAJOR MEDICAL)

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

MD-1 (MEDICAL SUPPORT)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-16246 - APPLICANT: DORSAL DEVELOPMENT, LLC -
OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-12922 shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-16246 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit a proposed five-story, mixed-use development consisting of 30 residential condominium units and 9,350 square feet of medical office space on 0.74 acres at 728 Desert Lane.

EXECUTIVE SUMMARY

Because the floor plans depict parking spaces at ground level, the proposed development does not comply with the mixed-use standards of the Las Vegas Medical District Plan (page 12). These standards require that the office use shall be located at ground-level fronting the primary public right-of-way, and the primary entry way to that use shall be directly from and oriented to a street.

Because there is no hardship, which precludes compliance with these requirements, the recommendation for this application is denial.

BACKGROUND INFORMATION

A) Related Actions

- 05/27/97 The City Council approved a Request for Rezoning (Z-0020-97) on properties located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive from R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), R-E (Residence Estates), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to PD (Planned Development) on 171 acres. The Planning Commission and staff recommended approval on April 2, 1997.
- 06/19/02 The City Council approved a Request for a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District 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. The Planning Commission and staff recommended approval on April 11, 2002.

SUP-16246 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

11/17/04 The City Council approved a Request for a Major Modification MOD-5267 to the Las Vegas Medical District Plan in order to reduce height and setback restrictions on mixed-use developments, list them as a specific use on the table of permitted uses, provide for the incorporation of the live/work ordinance, and clarify the table of permitted uses to update terminology. The Planning Commission and staff recommended approval on October 21, 2004

B) Pre-Application Meeting

A pre-application meeting was held on March 21, 2006. Issues discussed included:

- The Department of Building and Safety indicated that a handicap accessible route would need to be shown to the right-of-way.
- A representative from the Traffic Division indicated that Project Neon could affect this site, and that a traffic study would be required.
- The Department of Public Works indicated that a Flood Study would be required because of the underground parking.
- The Planning Department informed the applicant of the Medical District Streetscape standards.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.74 acres

B) Existing Land Use

Subject Property: Undeveloped
 North: Clark County Health District warehouse
 South: Parking lot
 East: Apartments
 West: Offices

C) Planned Land Use

Subject Property: UMC [MD-2 (Major Medical)]
 North: UMC [MD-2 (Major Medical)]
 South: UMC [MD-1 (Medical Support)]
 East: UMC [HD (High Density Residential)]
 West: UMC [P-O (Professional Office)]

SUP-16246 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

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

The subject site is located within the Southeast Sector of the General Plan. More specifically, the site is located within the Las Vegas Medical District Neighborhood Plan (LVMD), which is itself an element of the General Plan. This site is designated as MD-2 (Major Medical) within the LVMD. The Major Medical category is intended to allow the most intensive development within the LVMD. It is designed to allow major medical uses and office uses.

In terms of zoning, the site is zoned PD (Planned Development). The PD (Planned Development) zoning district is consistent with the General Plan designation and the proposed use shown on companion site plan SDR-12922 is a permitted use within the PD (Planned Development) zoning district.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
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

Las Vegas Medical District

The intent of the Las Vegas Medical District is 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.

INTERAGENCY ISSUES

There are no interagency issues involved with this request.

SUP-16246 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Medical Offices	9,350 SF.	One space for each 200 sf of gfa up to 2,000 sf, plus one space for each additional 175 sf	52			
30 Condominium Units		1 space per unit	30			
TOTAL			82	4	82	4

The proposed development complies with the parking standards of the Las Vegas Medical District Plan.

The Medical District Standards also require two bicycle parking spaces to be provided in conjunction with a medical office. The submitted site plan depicts 14 such spaces and thus complies with this portion of the standards.

Pursuant to Title 19.08, the following Standards apply:

Standards	Code Requirement	Provided
Trash Enclosure	50 Feet from residential	1,489 feet from residential

The trash enclosure meets the separation requirement of the zoning code.

SUP-16246 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

B) General Analysis and Discussion

- Zoning

The proposed office use is consistent with the PD (Planned Development) Zoning District and the MD-1 (Medical Support) Las Vegas Medical District land-use designation.

- Use

Because the floor plans depict parking spaces at ground-level, the proposed development does not comply with the mixed-use standards of the Las Vegas Medical District Plan (page 12). These standards require that the office use shall be located at ground-level fronting the primary public right-of-way, and the primary entry way to that use shall be directly from and oriented to a street.

Because there is no hardship, which precludes compliance with these requirements, the recommendation for this application is denial.

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."**

Because the floor plans depict parking spaces at ground-level, the proposed development does not comply with the mixed-use standards of the Las Vegas Medical District Plan (page 12).

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

The site can accommodate the proposed mixed-use development.

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

Adequate access to Desert Lane and Bearden Drive is depicted on the site. These adjacent roadways will not be adversely affected by this development.

SUP-16246 - Staff Report Page Six
October 19, 2006 - Planning Commission Meeting

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 use will not be inconsistent with the General Plan, nor will it compromise public health, safety, or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 70 [Mailed with MOD-12919, VAR-12925 & SDR-12922]

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-16246** APN: 129-33-402-021

Name of Property Owner: ATA AZALI

Name of Applicant: ATA AZALI

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:

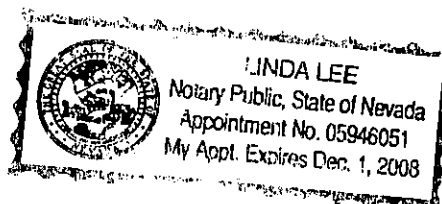
Signature of Property Owner:

Print Name:

Subscribed and sworn before me

This 12th day of JUNE, 2006

Notary Public in and for said County and State



A.P.N. 139-33-402-001
701 SHADOW LLC
PD (MD-2)

A.P.N. 139-33-402-031
CLARK COUNTY HEALTH DEPARTMENT
PD (MD-2)

A.P.N. 139-33-402-011
JOHN C. WARDEN
PD (P-D)

A.P.N. 139-33-402-019
JOHN C. WARDEN
PD (P-D)

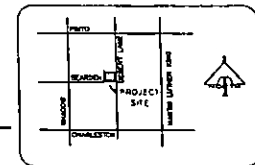
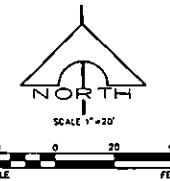
A.P.N. 139-33-402-020
UNIVERSITY BOARD OF REGENTS
PD (MD-1)

BEARDEN (FEET)	BEARDEN (FEET)	BEARDEN (FEET)
11	11	11
12	12	12
13	13	13
14	14	14

BEARDEN (FEET)	BEARDEN (FEET)	BEARDEN (FEET)
11	11	11
12	12	12
13	13	13
14	14	14

A.P.N. 139-33-402-021
THE FULLSTON 1993 TRUST / JEFF SELLINGER
0.76 ACRES
PD (EXIST. MD-2, PROPOSED MD-1)

A.P.N. 139-33-402-022
UNIVERSITY BOARD OF REGENTS
PD (MD-2)



VICINITY MAP SITE INFORMATION

CURRENT ZONING: MD-2 (PD)
PROPOSED ZONING: MD-1 (PD)
PROPOSED USE: MEDICAL OFFICE / RESIDENTIAL

TOTAL SITE AREA: 0.76 ACRES
NET AREA: 0.76 ACRES

SUBMITTAL DATA: 10 FEET
MINIMUM DRIVE SPACE: 10 FEET
MINIMUM CONCERNANCE: 10 FEET
TOTAL # UNITS: 10 UNITS
MIN. DRIVE SPACE: 10 FEET
MIN. CONCERNANCE: 10 FEET
MIN. DRIVE SPACE: 10 FEET
MIN. CONCERNANCE: 10 FEET

NOTE: IF THE SITE IS IN THE LAS VEGAS MEDICAL DISTRICT PLANNING AREA, THE APPLICANT SHALL SUBMIT A SITE PLAN TO THE LAS VEGAS MEDICAL DISTRICT PLANNING AREA FOR REVIEW AND APPROVAL.

PARKING ANALYSIS

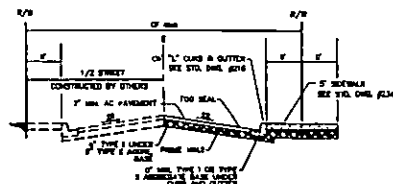
VEHICLE TYPE: 10 SPACES
MIN. CONCERNANCE: 10 FEET
MIN. CONCERNANCE: 10 FEET
MIN. CONCERNANCE: 10 FEET
MIN. CONCERNANCE: 10 FEET
MIN. CONCERNANCE: 10 FEET
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MIN. CONCERNANCE: 10 FEET

SYMBOL LEGEND

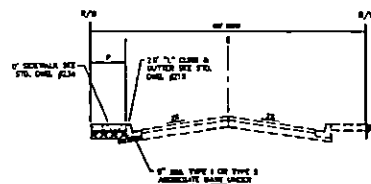
- PROPOSED BUILDING (MEDICAL/RESIDENTIAL)
- PROPOSED LANDSCAPE
- PROPOSED AC PAVEMENT
- PROPOSED CONCRETE DRIVEWAY / SIDEWALK
- EXISTING RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY LINE BOUNDARY
- CONTIGUOUS
- EXISTING PROPERTY LINE
- PROPOSED BUILDING LINE
- SETBACK LINE

PROPOSED CONSTRUCTION

- PROPOSED 3-4" TRAP DIAMETER (1'-11" x 1'-11")
- PROPOSED 1" HIGH DECORATIVE GAN WALL
- TRAP GRATE, 1" x 1" SQUARE CAST IRON GRATE PER LAS VEGAS MEDICAL DISTRICT PLAN, (DESIGN FOUNDRY MODEL #8-070-1A)
- NOTE NOT USED
- PROPOSED TYPE B SIDEWALK SHIP FOR CEILING



EXISTING BEARDEN DRIVE



EXISTING DESERT LANE

SUP-16246

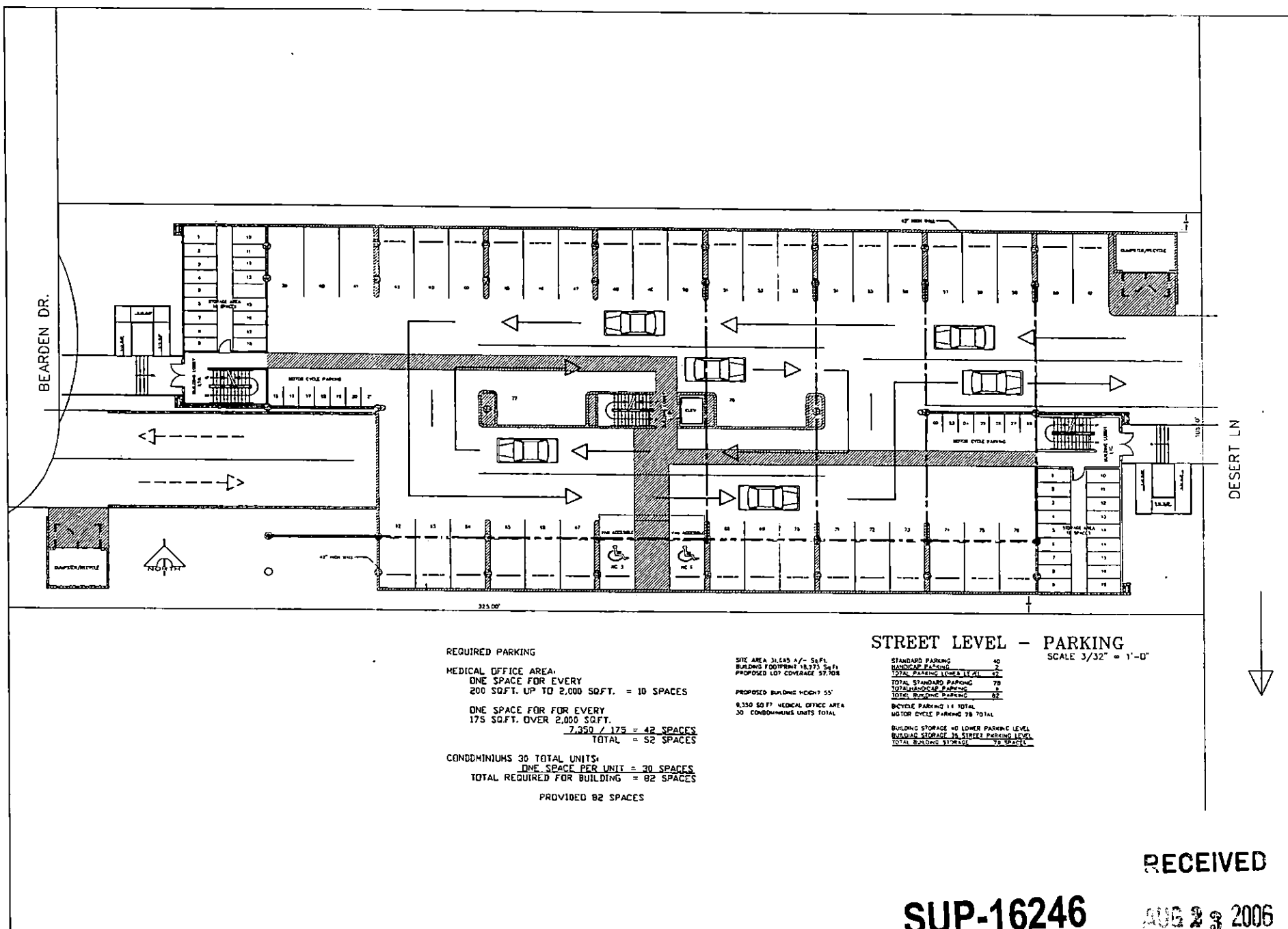
10/19/06 PC

RECEIVED

AUG 23 2006

PROJECT:	DESERT LANE MEDICAL OFFICE SPACE & RESIDENTIAL CONDOMINIUMS
DATE:	10/19/06
DRAWN BY:	TSV
CHECKED BY:	CCV
DATE:	10/19/06
PROJECT TITLE:	SITE PLAN
SCALE:	1" = 20'
JOB NO:	2006-001
1	1

PROJECT	DESERT LANE MEDICAL OFFICE SPACE & RESIDENTIAL CONDOMINIUMS	OWNER	WALL, JENNIFER FULLSTONE TRUST JEFF BELLINGER DORBAL DEVELOPMENT LLC.	DATE		APPRAISER	
SHEET TITLE	LANDSCAPE PLAN	DESIGNER	CHAD VELLINGA, P.E. CIVIL ENGINEER, LLC.				
SCALE	1" = 20'	DATE	NOV 11 2006				
JOB NO.	TSV	DATE	NOV 11 2006				
CHECKED BY	CCV	DATE	NOV 11 2006				
SHEET NO.	1	DATE	NOV 11 2006				



REQUIRED PARKING

MEDICAL OFFICE AREA:
 ONE SPACE FOR EVERY
 200 SQ.FT. UP TO 2,000 SQ.FT. = 10 SPACES

ONE SPACE FOR FOR EVERY
 175 SQ.FT. OVER 2,000 SQ.FT.
 $7,350 / 175 = 42 \text{ SPACES}$
 TOTAL = 52 SPACES

CONDOMINIUMS 30 TOTAL UNITS:
 ONE SPACE PER UNIT = 30 SPACES
 TOTAL REQUIRED FOR BUILDING = 82 SPACES

PROVIDED 82 SPACES

SITE AREA 31,645 +/- SQ.FT.
 BUILDING FOOTPRINT 18,771 SQ.FT.
 PROPOSED LOT COVERAGE 59.30%

PROPOSED BUILDING HEIGHT 55'
 8,350 SQ.FT. MEDICAL OFFICE AREA
 30 CONDOMINIUMS UNITS TOTAL

STREET LEVEL - PARKING

SCALE 3/32" = 1'-0"

STANDARD PARKING 40
 HANDICAP PARKING 2
 TOTAL PARKING LOWER LEVEL 42
 TOTAL STANDARD PARKING 78
 TOTAL HANDICAP PARKING 8
 TOTAL BUILDING PARKING 82

BICYCLE PARKING 14 TOTAL
 MOTOR CYCLE PARKING 78 TOTAL

BUILDING STORAGE 40 LOWER PARKING LEVEL
 BUILDING STORAGE 30 STREET PARKING LEVEL
 TOTAL BUILDING STORAGE 70 SPACES

LOT Design Group
 Custom Design Service
LARRY O. THRONDSSEN
 12558 88th Avenue West
 Edmonds, WA 98026-8332
 Phone: 425.836.8888 Fax: 425.836.8888



Medical Office /
 Residence Building
 728 Desert Lane
 Las Vegas, Nevada 8901

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
 BUILDING FOR:
 Alex Azali
 Dorsal Development LLC
 PO Box 8155
 Corpus Christi, Texas 78468

CONTENTS

.....

DATE
 08/02/2006

Drawing No.
 A-2

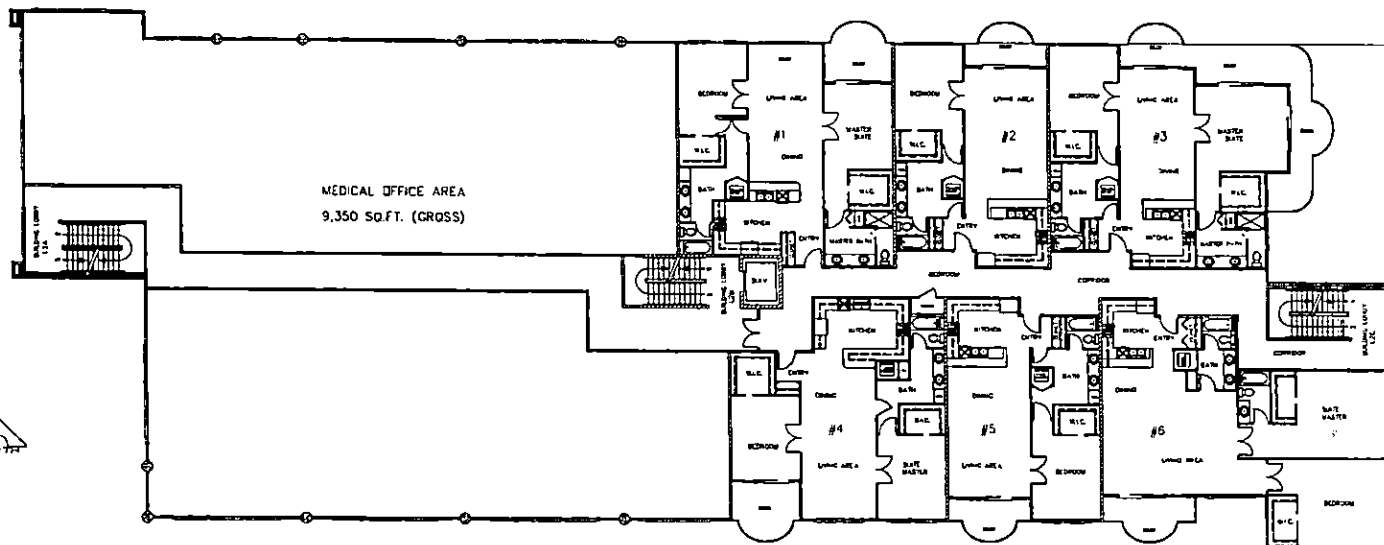
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AUG 2 8 2006

SUP-16246

10/19/06 PC

BEARDEN DR.



DESERT LN.



SECOND LEVEL - MEDICAL OFFICES - CONDOMINIUMS

SCALE 3/32" = 1'-0"

REQUIRED PARKING

9,350 SQ.FT. MEDICAL OFFICE AREA
5 CONDOMINIUMS UNITS

MEDICAL OFFICE AREA:

ONE SPACE FOR EVERY
200 SQ.FT. UP TO 2,000 SQ.FT. = 10 SPACES

ONE SPACE FOR EVERY
175 SQ.FT. OVER 2,000 SQ.FT.

$7,350 / 175 = 42$ SPACES
TOTAL = 52 SPACES

CONDOMINIUMS 30 TOTAL UNITS:

ONE SPACE PER UNIT = 30 SPACES
TOTAL REQUIRED FOR BUILDING = 82 SPACES

PROVIDED 82 SPACES

RECEIVED

SUP-16246

AUG 23 2006

10/19/06 PC

LOT Design Group
Custom Design Service
LARRY O. THRONDSSEN
22038 86th Avenue West
Edmonds, WA 98026-8332
Phone 822 608 8286 Cell 425 476 4814



Medical Office /
Residence Building
728 Desert Lane
Las Vegas, Nevada 8901

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
BUILDING FOR:
Alex Azali
Darsol Development LLC
PO Box 8155
Carpus Christi, Texas 78468

CONTENTS

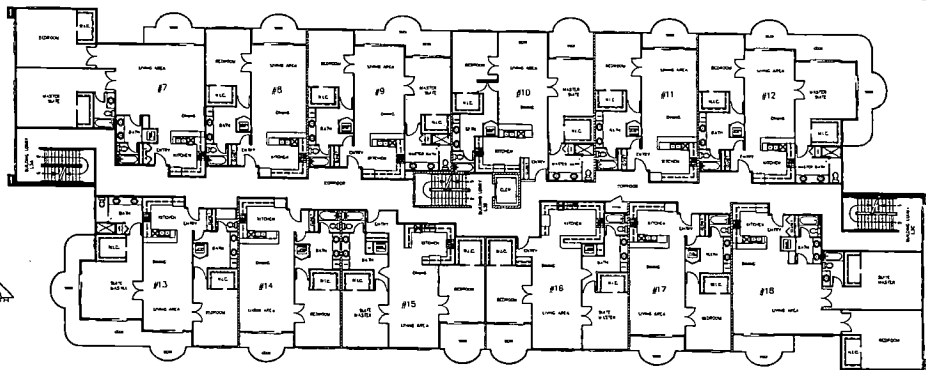
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DATE
08/02/2006

Drawing No.

A-3

BEARDEN DR.



379.00'

THIRD LEVEL - CONDOMINIUMS

SCALE 3/32" = 1'-0"

12 CONDOMINIUMS UNITS

REQUIRED PARKING

MEDICAL OFFICE AREA:
ONE SPACE FOR EVERY
200 SQ.FT. UP TO 2,000 SQ.FT. = 10 SPACES

ONE SPACE FOR EVERY
175 SQ.FT. OVER 2,000 SQ.FT.
 $2,450 / 175 = 14$ SPACES
TOTAL = 24 SPACES

CONDOMINIUMS 30 TOTAL UNITS
ONE SPACE PER UNIT = 30 SPACES
TOTAL REQUIRED FOR BUILDING = 54 SPACES

PROVIDED 82 SPACES

DESERT LN.

RECEIVED

AUG 23 2006

SUP-16246
10/19/06 PC

PROVIDED NEW MEDICAL OFFICE / RESIDENCE BUILDING FOR

Alex Azuli
Dorsal Development LLC.
PO Box 8155
Corpus Christi, Texas 78468

CONTENTS

DATE
08/02/2006

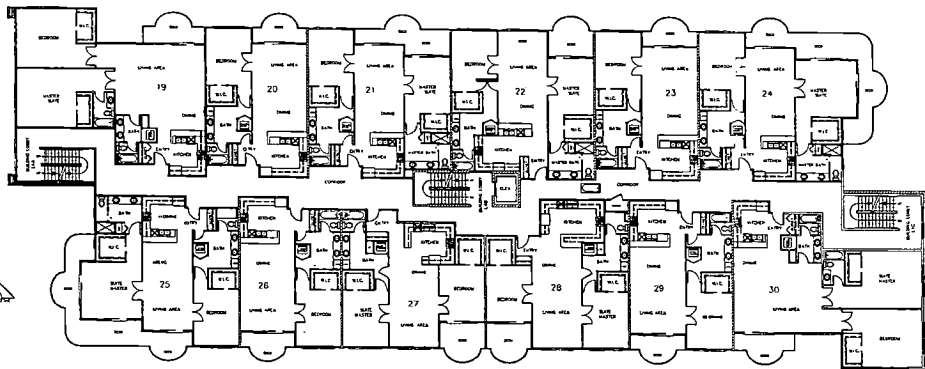
Drawing No.
A-4

Medical Office /
Residence Building
728 Desert Lane
Los Vegas, Nevada 8901

OT Design Group
Custom Design Service
LARRY O. HENSEN
20230 AMERICAN PKWY
EDMONT, ALABAMA 35890
PHONE: 205.833.4242 FAX: 205.833.4244



BEARDEN DR.



275' 0"

FOURTH LEVEL - CONDOMINIUMS

SCALE 3/32" = 1'-0"

REQUIRED PARKING

MEDICAL OFFICE AREA
ONE SPACE FOR EVERY
200 SQ.FT. UP TO 2,000 SQ.FT. = 10 SPACES

ONE SPACE FOR EVERY
175 SQ.FT. OVER 2,000 SQ.FT.
 $\frac{7,350}{175} = 42$ SPACES
TOTAL = 52 SPACES

CONDOMINIUMS 30 TOTAL UNITS
ONE SPACE PER UNIT = 30 SPACES
TOTAL REQUIRED FOR BUILDING = 82 SPACES

PROVIDED 82 SPACES

12 CONDOMINIUMS UNITS

DESERT LN.



Lot Design Group
COURTNEY BAKER, SVP/VP
LARRY O. THORNDSEN
23030 BIRCH AVE. SUITE 100
VAN NUYS, CA 91411
PHONE 424.434 4328 FAX 424.434 4844



Musculi Village /
Residence Building
7248 Desert Lane
Las Vegas, Nevada 89001

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
Alex. Azouli
Alex. Azouli Development LLC.
PO Box 81550
Corpus Christi, Texas 78468

CONTENTS

.....

DATE
08/02/2006

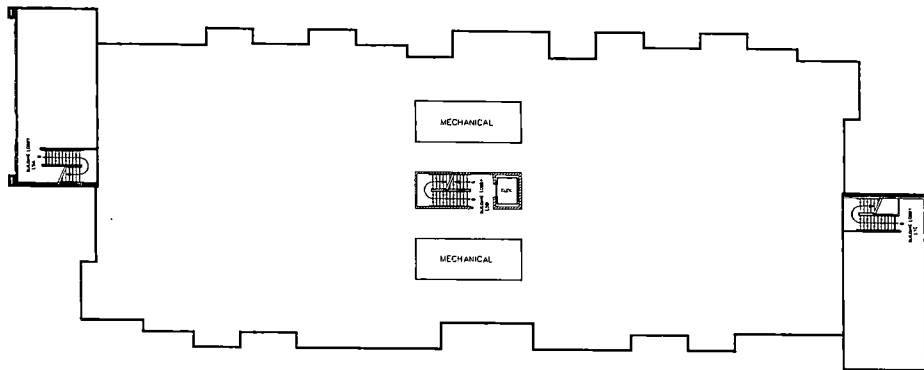
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A-5

RECEIVED

AUG 12 2006

SUP-16246
10/19/06 PC

BEARDEN DR.



DESERT LN.

FIFTH LEVEL - ROOF DECK LEVEL

14,864 SQ.FT. ROOF DECK AREA
616 SQ.FT. MECHANICAL AREA

SCALE 1/32" = 1'-0"

RECEIVED

SUP-16246 AUG 23 2006

10/19/06 PC

LOT Design Group
ARCHITECTS & ENGINEERS
LARRY O. THORNDSEN
2110-4th Avenue West
Phoenix AZ 85029-1212 Cell: 602-974-1444



Medical Office /
Residence Building
Desert
728
Las Vegas, Nevada 8901

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
Alex Azoli
Doral Development LLC.
PO Box 8135
Corpus Christi, Texas 78468

CONTENTS

.....

DATE
08/02/2006

Drawing No.
A-6

Chad Vellinga, PE
Civil Engineer LLC

3445 S. Valley View Blvd.
Las Vegas, NV 89102

(702) 400-5560
(702) 949-2901 fax
cvcivil@yahoo.com

August 23, 2006

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

RE: JUSTIFICATION LETTER
SPECIAL USE PERMIT
DESERT LANE MEDICAL OFFICES & RESIDENTIAL CONDOMINIUMS

Dear Current Planning,

The owners and applicant of the property located at 728 Desert Lane also identified as APN: 139-33-402-021, have requested that we present and submit this application for a Special Use Permit to allow 30 single family residential condominium units. The proposed Mixed Use project will also include 9,350 sq-ft of Medical Office Space.

A Major Modification Application, MOD 12919, has previously been submitted requesting a zone change from MD-2 to MD-1. The proposed MD-1 zoning will allow for residential condominiums per the Las Vegas Medical District Plan provided they are part of a mixed use development and the units are located on a second or successive floor. The proposed development satisfies these criteria and is in conformance to the Las Vegas Medical District Plan.

Please note that building floor plans and elevations have been modified and are different than what was shown in the previous applications, (SDR 12922, & MOD 12919). We will be using these drawings at all public hearings, and we request that you update the drawings in the previous applications to be consistent with this application. These changes make better use of the site, and improve the parking. In fact, a parking waiver will no longer be required.

If you have any questions please do not hesitate to call.

Sincerely,



Chad Vellinga, P.E.

RECEIVED
AUG 23 2006

SUP-16246
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-12922 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-12919 AND VAR-12925 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 24 RESIDENTIAL CONDOMINIUM UNITS AND 13,465 SQUARE FEET OF MEDICAL OFFICE SPACE on 0.74 acres at 728 Desert Lane (APN 139-33-402-021), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation] [PROPOSED: MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

NOTE: THIS APPLICATION HAS BEEN AMENDED FROM 24 RESIDENTIAL CONDOMINIUM UNITS TO 30 RESIDENTIAL CONDOMINIUM UNITS AND FROM 13,465 SQUARE FEET OF MEDICAL OFFICE SPACE TO 9,350 SQUARE FEET OF MEDICAL OFFICE SPACE

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – DENIED – UNANIMOUS

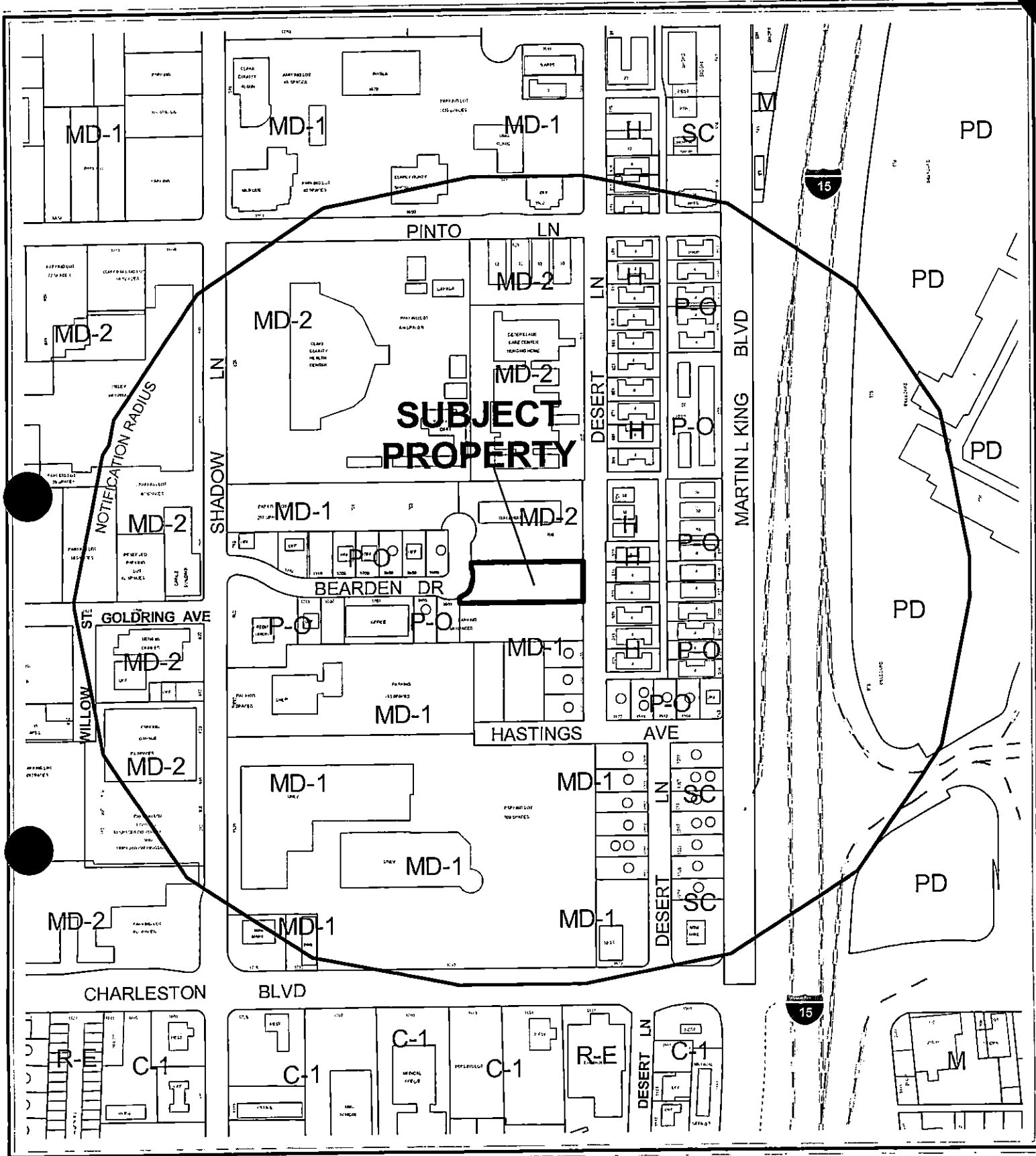
To be heard by City Council on 11/15/2006

MINUTES:

NOTE: See Item 13 [MOD-12919] for all related discussion.

(6:21 – 6:47)

1-441



CASE: SDR-12922

RADIUS: 1000 FT

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

MD-2 (MAJOR MEDICAL)

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

MD-1 (MEDICAL SUPPORT)

0 400 800 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - SDR-12922 - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and landscape plans, date stamped 08/23/06, and building elevations, date stamped 05/08/06, except as amended by conditions herein.
3. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
4. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
6. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers
7. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.

SDR-12922 - Conditions Page Two
October 19, 2006 - Planning Commission Meeting

8. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

10. Prior to submittal of any construction drawings or Maps subdividing this site, or any further actions, coordinate with the City Engineer to discuss the potential extension of Bearden Drive through this site.
11. Construct all incomplete half-street improvements on Bearden Drive and Desert Lane adjacent to this site 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.
12. Remove all substandard public street improvements, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
13. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way along Bearden Drive.
14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths 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 drainage ways as recommended.
15. All landscaping and private improvements (including trash enclosures) installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Site development to comply with all applicable conditions of approval for Z-20-97 and all other applicable site-related actions.

SDR-12922 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed five-story, mixed-use development consisting of 30 residential condominium units and 9,350 square feet of medical office space on 0.74 acres at 728 Desert Lane.

EXECUTIVE SUMMARY

Because the floor plans depict parking spaces at ground-level, the proposed development does not comply with the mixed-use standards of the Las Vegas Medical District Plan (page 12). These standards require that the office use shall be located at ground-level fronting the primary public right-of-way, and the primary entry way to that use shall be directly from and oriented to a street.

Because there is no hardship, which precludes compliance with these requirements, the recommendation for the subject application is for denial.

BACKGROUND INFORMATION

A) Previous Actions

05/27/97 The City Council approved a Request for Rezoning (Z-0020-97) on properties located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive from R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), R-E (Residence Estates), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to PD (Planned Development) on 171 acres. The Planning Commission and staff recommended approval on April 2, 1997.

06/19/02 The City Council approved a Request for a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District 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. The Planning Commission and staff recommended approval on April 11, 2002.

SDR-12922 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

11/17/04 The City Council approved a Request for a Major Modification MOD-5267 to the Las Vegas Medical District Plan in order to reduce height and setback restrictions on mixed-use developments, list them as a specific use on the table of permitted uses, provide for the incorporation of the live/work ordinance, and clarify the table of permitted uses to update terminology. The Planning Commission and staff recommended approval on October 21, 2004.

B) Pre-Application Meeting

A pre-application meeting was held on March 21, 2006. Issues discussed included:

- The Department of Building and Safety indicated that a handicap accessible route would need to be shown to the right-of-way
- A representative of the Traffic Division indicated that Project Neon could affect this site, and that a traffic study would be required.
- The Department of Public Works indicated that a Flood Study would be required because of the underground parking.
- The Planning Department informed the applicant of the Medical District Streetscape standards.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.74 acres

B) Existing Land Use

Subject Property: Undeveloped
 North: Clark County Health District warehouse
 South: Parking lot
 East: Apartments
 West: Offices

C) Planned Land Use

Subject Property: UMC [MD-2 (Major Medical)]
 North: UMC [MD-2 (Major Medical)]
 South: UMC [MD-1 (Medical Support)]
 East: UMC [HD (High Density Residential)]
 West: UMC [P-O (Professional Office)]

SDR-12922 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

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

The subject site is located within the Southeast Sector of the General Plan. More specifically, the site is located within the Las Vegas Medical District Neighborhood Plan (LVMD), which is itself an element of the General Plan. This site is designated as MD-2 (Major Medical) within the LVMD. The Major Medical category is intended to allow the most intensive development within the LVMD. It is designed to allow major medical uses and office uses.

In terms of zoning, the site is zoned PD (Planned Development). The PD (Planned Development) zoning district is consistent with the General Plan designation and the proposed use shown on companion site plan SDR-12922 is a permitted use within the PD (Planned Development) zoning district.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
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

Las Vegas Medical District

The intent of the Las Vegas Medical District is 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.

INTERAGENCY ISSUES

There are no interagency issues involved with this request.

SDR-12922 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

PROJECT DESCRIPTION

The applicant proposes a five-story, mixed-use development consisting of 30 residential condominium units and 9,350 square feet of medical office space on the subject 0.74 acres. Access to the site is provided by driveways to Desert Lane and Bearden Drive. Parking is provided on a below-grade level and on a street-grade level. Landscaping with 24-inch box trees is shown at the vehicular entrances. The elevations drawings depict a 55-foot tall structure with a stucco exterior and stone veneer accents.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the Las Vegas Medical District Plan, the following Development Standards apply:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.75 Acres	Y
Min. Lot Width	N/A	100 Feet	Y
Min. Setbacks			
• Front	N/A	15 Feet	Y
• Side	N/A	10 Feet	Y
• Rear	N/A	15 Feet	Y
Max. Lot Coverage	N/A	46 %	Y
Max. Building Height	N/A	5 Stories/55 Feet	Y
Trash Enclosure	50 Feet from residential	1,489 feet from residential	Y
Loading Zone	N/A	No	Y
Mech. Equipment	Screened	Screened	Y

The proposed development meets the standards of the Medical District Plan.

A2) Residential Adjacency Standards

Pursuant to the Las Vegas Medical District Plan, mixed-use projects are exempt from the Residential Adjacency Standards.

SDR-12922 - Staff Report Page Five
October 19, 2006 - Planning Commission Meeting

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Medical Offices	9,350 SF.	One space for each 200 sf of gfa up to 2,000 sf, plus one space for each additional 175 sf	52			
30 Condominium Units		1 space per unit	30			
TOTAL			82	3	82	4

The proposed development complies with the parking standards of the Las Vegas Medical District Plan.

The Medical District Standards also require two bicycle parking spaces to be provided in conjunction with a medical office. The submitted site plan depicts 14 such spaces and thus complies with this portion of the standards.

A4) Landscape and Open Space Standards

Pursuant to the Las Vegas Medical District Plan, the following Landscape Standards apply:

Standards	Required		Provided
	Ratio	Trees	
Buffer:			
• Min. Trees	1 Trees/Linear Feet	7 Trees	7 Trees
• Min. Zone Width			
Desert Lane	5 to 15 Feet		15 Feet
Bearden Drive	5 to 15 Feet		15 Feet
North property line	5 Feet		5 Feet
South property line	5 Feet		5 Feet

The proposed site plan meets the landscaping standards of the Medical District plan.

SDR-12922 - Staff Report Page Six
October 19, 2006 - Planning Commission Meeting

The Medical District Plan requires Desert Lane and Bearden Drive to have streetscape treatments which consist of a five to 15-foot wide landscape planter, and ten-foot wide public sidewalk. The submitted site plan depicts compliance with this standard along both adjacent streets.

B) General Analysis and Discussion

- **Zoning**

The proposed office use is consistent with the PD (Planned Development) zoning district and the MD-1 (Medical Support) Las Vegas Medical District land use designation.

- **Site Plan**

The site plan complies with the standards of the Las Vegas Medical District.

- **Waivers**

No waivers are required in conjunction with this application.

- **Landscape Plan**

The width of the planters and the size and locations of the trees comply with the landscape standards of the Medical District Plan.

- **Elevation**

The proposed materials and architectural articulation are in compliance with the standards of the Medical District Plan.

- **Floor Plan**

Because the floor plans depict parking spaces at ground-level, the proposed development does not comply with the mixed-use standards of the Las Vegas Medical District Plan (page 12). These standards require that the office use shall be located at ground-level fronting the primary public right-of-way, and the primary entry way to that use shall be directly from and oriented to a street.

Because there is no hardship, which precludes compliance with these requirements, the recommendation for this application is denial.

SDR-12922 - Staff Report Page Seven
October 19, 2006 - Planning Commission Meeting

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 mixed-use development is compatible with adjacent development and the surrounding area.

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

The setbacks and landscaping as proposed comply with the Medical District plan and Title 19.

Because the floor plans depict parking spaces at ground-level, the proposed development does not comply with the mixed-use standards of the Las Vegas Medical District Plan (page 12).

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

Adequate access to Desert Lane and Bearden Drive is depicted on the site. These adjacent roadways will not be adversely impacted by this development.

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

Building and landscape materials are appropriate for the area.

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

Building design and architectural features will be harmonious and compatible with surrounding development.

The Las Vegas Medical District Plan standards require that the office use shall be located at ground-level fronting the primary public right-of-way, and the primary entry way to that use shall be directly from and oriented to a street. The floor plans depict parking spaces at ground-level and do not comply with this standard.

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October 19, 2006 - Planning Commission Meeting

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

The site will be subject to inspections and will not compromise public health and safety.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 70 (Mailed with MOD-12919 & VAR-12925)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-12922** APN: 139-33-402-021

Name of Property Owner: The Fullstone 1993 Trust (50%) / Jeff Sellinger (50%)

Name of Applicant: Dorsal Development LLC.

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

☐ Yes

☒ No

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

City Official: N/A

Partner(s): N/A

APN: N/A

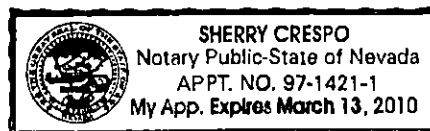
Signature of Property Owner: _____

Print Name: JEFF SELLINGER

Subscribed and sworn before me

This 10th day of APRIL, 2006

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-12922** APN: 139-33-402-021

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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

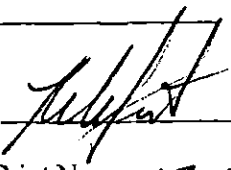
☒ No

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.

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Partner(s): N/A

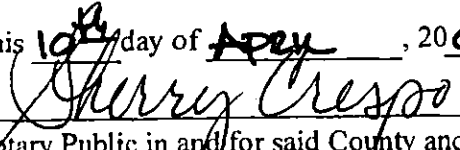
APN: N/A

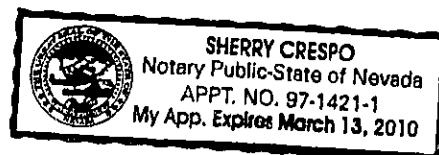
Signature of Property Owner: 

Print Name: ROBERT FULLSTONE

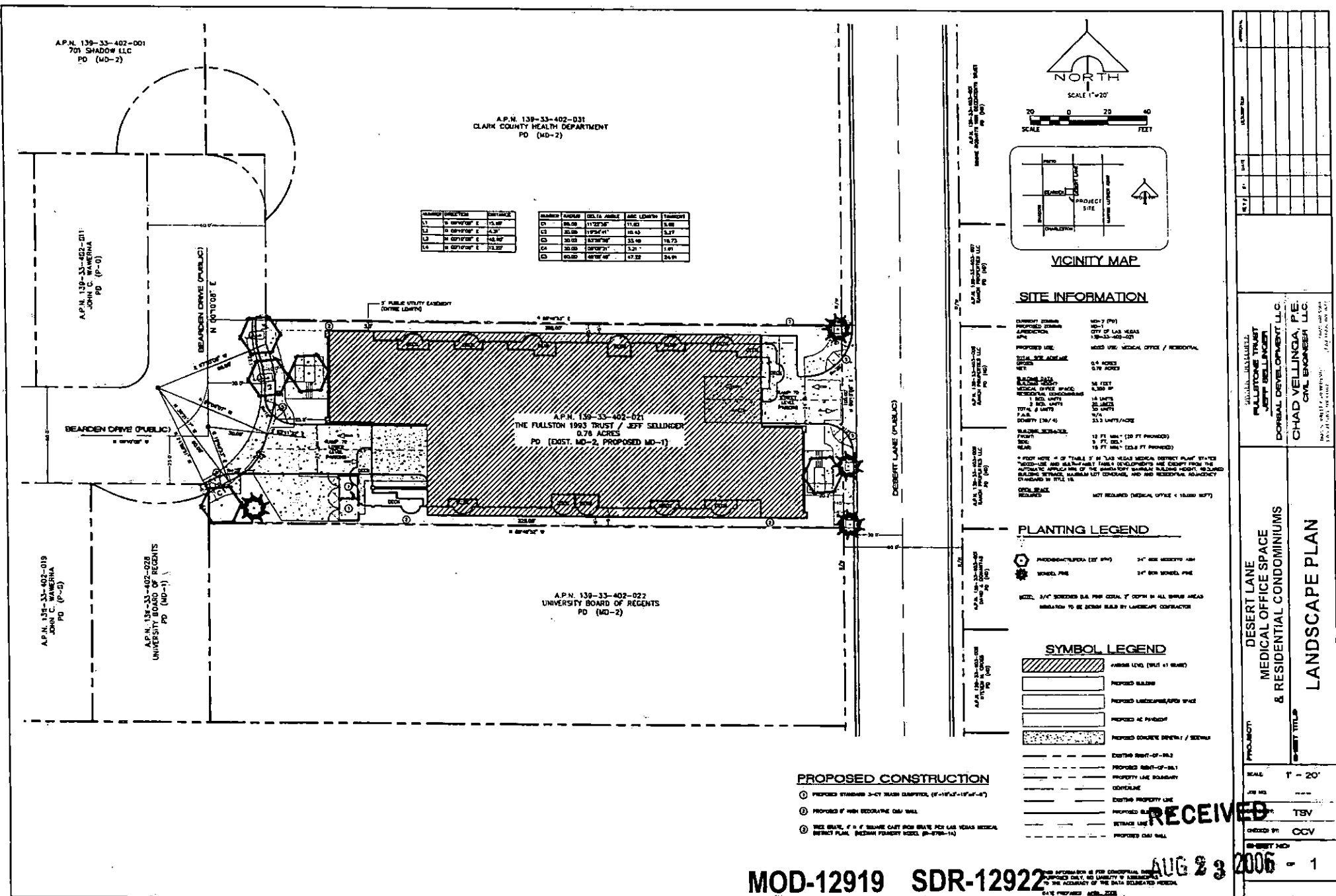
Subscribed and sworn before me

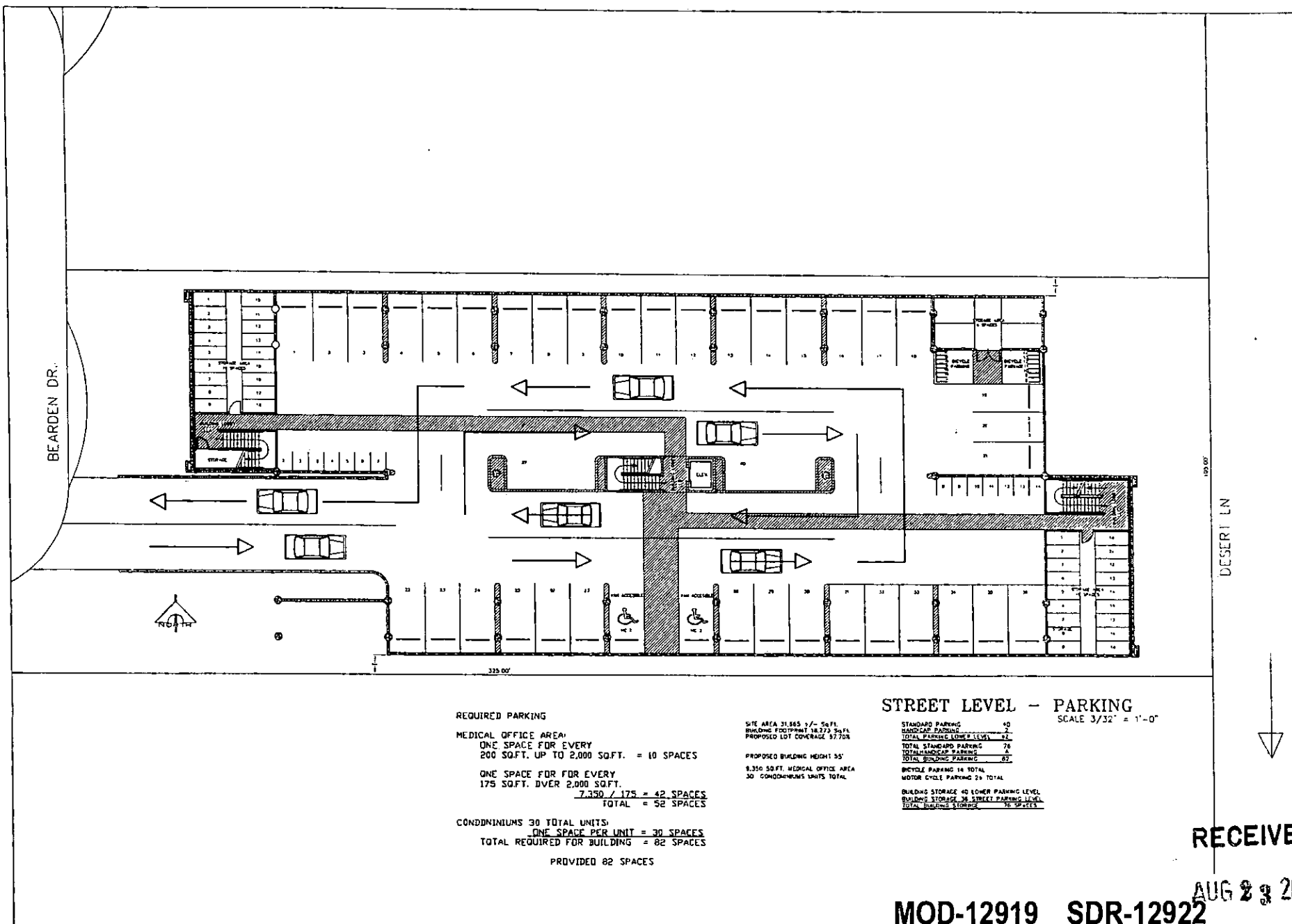
This 10th day of April, 2006


Notary Public in and for said County and State



PROJECT NO.	DRAWN BY	CHECKED BY	SCALE	PROJECT	DESIGNER/LOCATOR	DATE	DESCRIPTION	APPROVED
1	TSV	CCV	1" = 20'	DESERT LANE MEDICAL OFFICE SPACE & RESIDENTIAL CONDOMINIUMS	QUANTEL LOCATOR PALLADINO TRUBET JEFF BELLINGER			
1				SITE PLAN	DORRAL DEVELOPMENT U.C. CHAD VELLUNGA, P.E. CIVIL ENGINEER U.C.			
					1400 S. 10TH AVE. #100 TULSA, OK 74106 TEL: 335-2414			





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AUG 23 2006

MOD-12919 SDR-12922
VAR-12925 REVISED
10/19/06 PC

LOT Design Group
Custom Design Service
LARRY O. THRONSEN
2700 8th Avenue West
Suite 100
Princeton, UT 84601
Phone 435 508 9255 Cell 435 428 4815

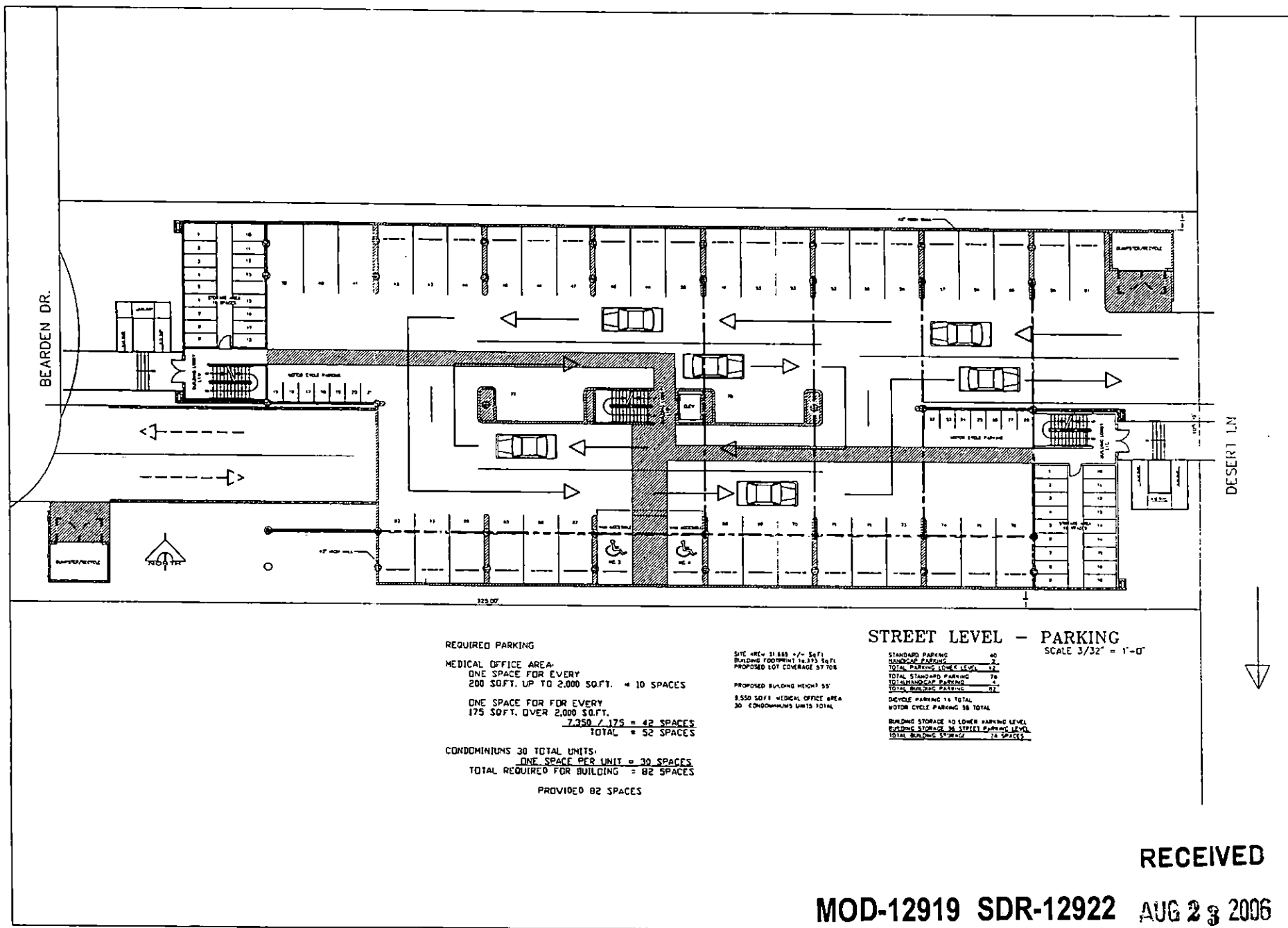
**Medical Office /
Residence Building**
728 Desert Lane
Las Vegas, Nevada 8901

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
BUILDING FOR:
Alex Azoli
Dorsol Development LLC.
PO Box 8155
Corpus Christi, Texas 78408

CONTENTS
.....

DATE
08/02/2006

Drawing No.
A-1



LOT Design Group
Custom Design Services
LARRY O. THRONSEN
20400 N. 15th Ave., Suite 100
Phoenix, AZ 85024-4071
Phone 602 840 8296 Cell 423 878 4814



Medical Office /
Residence Building
728 Desert Lane
Las Vegas, Nevada 8901

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
BUILDING FOR:
Alex Azali
Dorsal Development LLC
PO Box 8155
Corpus Christi, Texas 78468

CONTENTS
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DATE
08/02/2006

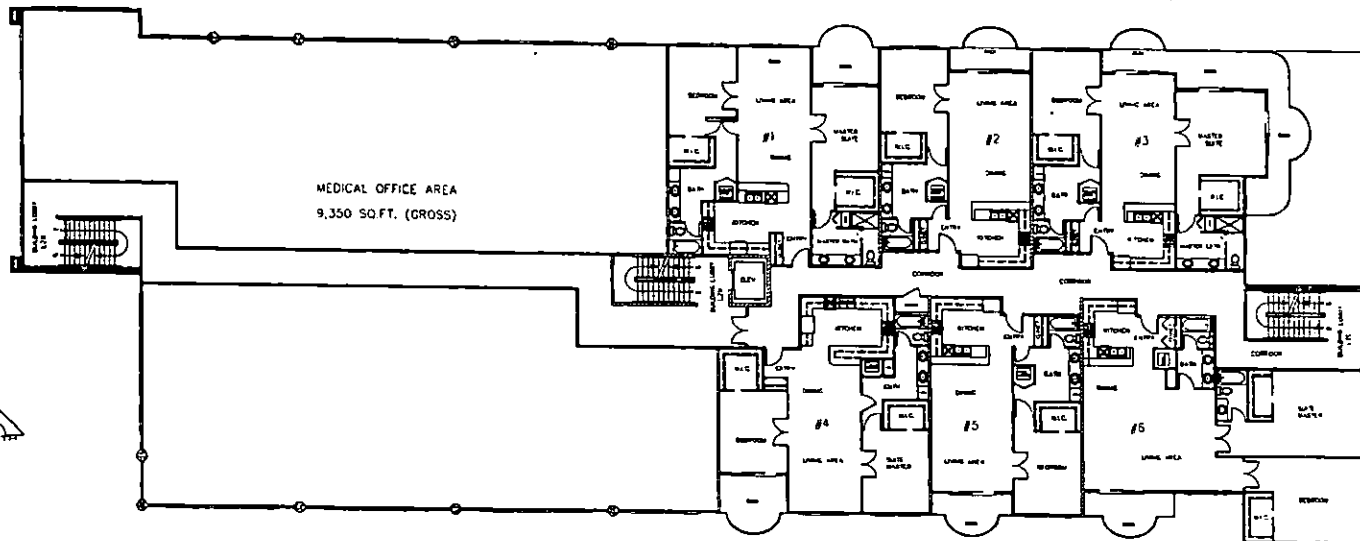
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RECEIVED

MOD-12919 SDR-12922
VAR-12925 REVISED
10/19/06 PC

AUG 23 2006

BEARDEN DR.



MEDICAL OFFICE AREA
9,350 SQ.FT. (GROSS)

SECOND LEVEL - MEDICAL OFFICES - CONDOMINIUMS

SCALE 3/32" = 1'-0"

REQUIRED PARKING

9,350 SQ.FT. MEDICAL OFFICE AREA

6 CONDOMINIUMS UNITS

MEDICAL OFFICE AREA:

ONE SPACE FOR EVERY
200 SQ.FT. UP TO 2,000 SQ.FT. = 10 SPACES

ONE SPACE FOR EVERY
175 SQ.FT. OVER 2,000 SQ.FT.
 $7,350 / 175 = 42$ SPACES
TOTAL = 52 SPACES

CONDOMINIUMS 30 TOTAL UNITS:

ONE SPACE PER UNIT = 30 SPACES
TOTAL REQUIRED FOR BUILDING = 82 SPACES

PROVIDED 82 SPACES

DESERT LN.



Lot Design Group
Custom Design Service
LARRY D. THRONSEN
22130 4th Avenue West
Edmonds, WA 98026-4132
Phone 425 658 9158 Cell 425 478 4414



Medical Office /
Residence Building
778 Desert Lane
Las Vegas, Nevada 8901

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
BUILDING FOR

Alex Azoli
Oorsal Development LLC
PO Box 8155
Corpus Christi, Texas 78468

CONTENTS



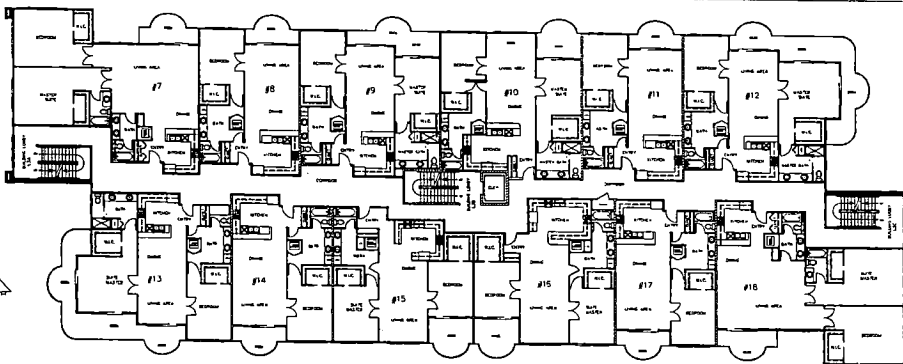
DATE
08/02/2006

Drawing No.

A-3

MOD-12919 SDR-12922 RECEIVED
VAR-12925 REVISED AUG 23 2006
10/19/06 PC

BEARDEN DR.



113.50'

110.00'

DESERT INN



THIRD LEVEL - CONDOMINIUMS

SCALE 3/32" = 1'-0"

REQUIRED PARKING

12 CONDOMINIUMS UNITS
 MEDICAL OFFICE AREA
 ONE SPACE FOR EVERY
 200 SQFT. UP TO 2,000 SQFT. = 10 SPACES
 ONE SPACE FOR EVERY
 175 SQFT. OVER 2,000 SQFT.
 $\frac{7,350}{175} = 42$ SPACES
 TOTAL = 52 SPACES

CONDOMINIUMS 30 TOTAL UNITS
 ONE SPACE PER UNIT = 30 SPACES
 TOTAL REQUIRED FOR BUILDING = 82 SPACES
 PROVIDED 82 SPACES

MOD-12919 SDR-12922
 VAR-12925 REVISED
 10/19/06 PC

RECEIVED

DATE 08/02/2006

Drawing No.

A-4

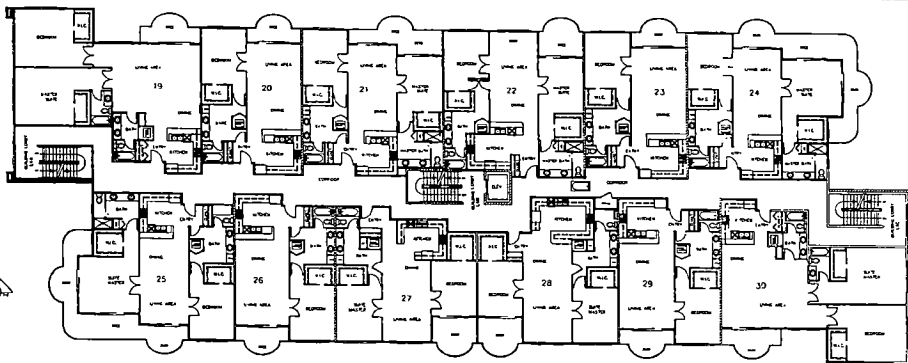
CONTENTS

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
 Alex Azoli
 Dorso Development LLC
 PO Box 8155
 Corpus Christi, Texas 78408

Medical Office /
 Residence Building
 7224 Desert Lane
 Las Vegas, Nevada 89001



LOR Design Group
 Custom Design Services
 LARRY O. THRONSDEN
 14300 Ave. 14, Suite 100
 Irvine, CA 92618-1007
 Phone 949.458.0238 Cell 949.418.4814



DESERT LN. 103 00'

12 CONDOMINIUMS UNITS

SCALE 3/32" = 1'-0"

ONE SPACE FOR EVERY
175 SQ.FT. OVER 2,000 SQ.FT.

7,350 / 175 =	42 SPACES
TOTAL =	52 SPACES

CONDOMINIUMS 3B TOTAL UNITS:
ONE SPACE PER UNIT = 30 SPACES
 TOTAL REQUIRED FOR BUILDING = 82 SPACES
 PROVIDED 82 SPACES

MOD-12919 SDR-12922 RECEIVED
VAR-12925 REVISED AUG 28 2006
10/19/06 PC

LEI Design Group
Custom Design Service
LARRY D. THRONDSSEN
77630 84th Avenue West
Edinboro, PA 16741-8227
Phone 415 648 4216 Cell 415 428 4314



Medical Office /
Residence Building
7228 Desert Lane
Las Vegas, Nevada 8901

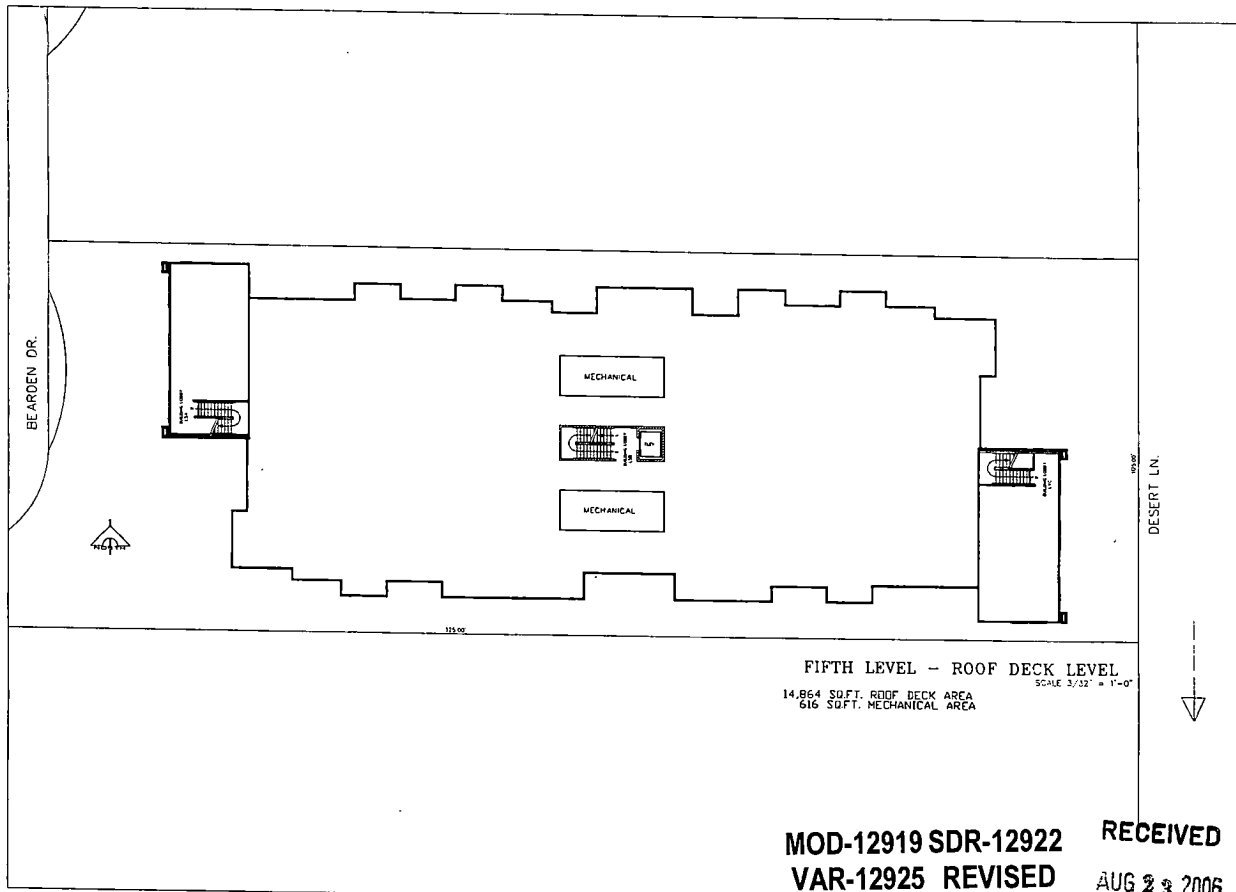
PROPOSED NEW MEDICAL OFFICE / RESIDENCE
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PO Box 8155
Corpus Christi, Texas 78411

CONTENTS

DATE
08/02/2006

Drawing No.

A-5



MOD-12919 SDR-12922
VAR-12925 REVISED
10/19/06 PC

RECEIVED
AUG 23 2006

LOT Design Group
Civil/Structural/Interior
LARRY D. LUTSEN
P.E. 124444000
Phone: 425.565.0000 Fax: 425.565.0000



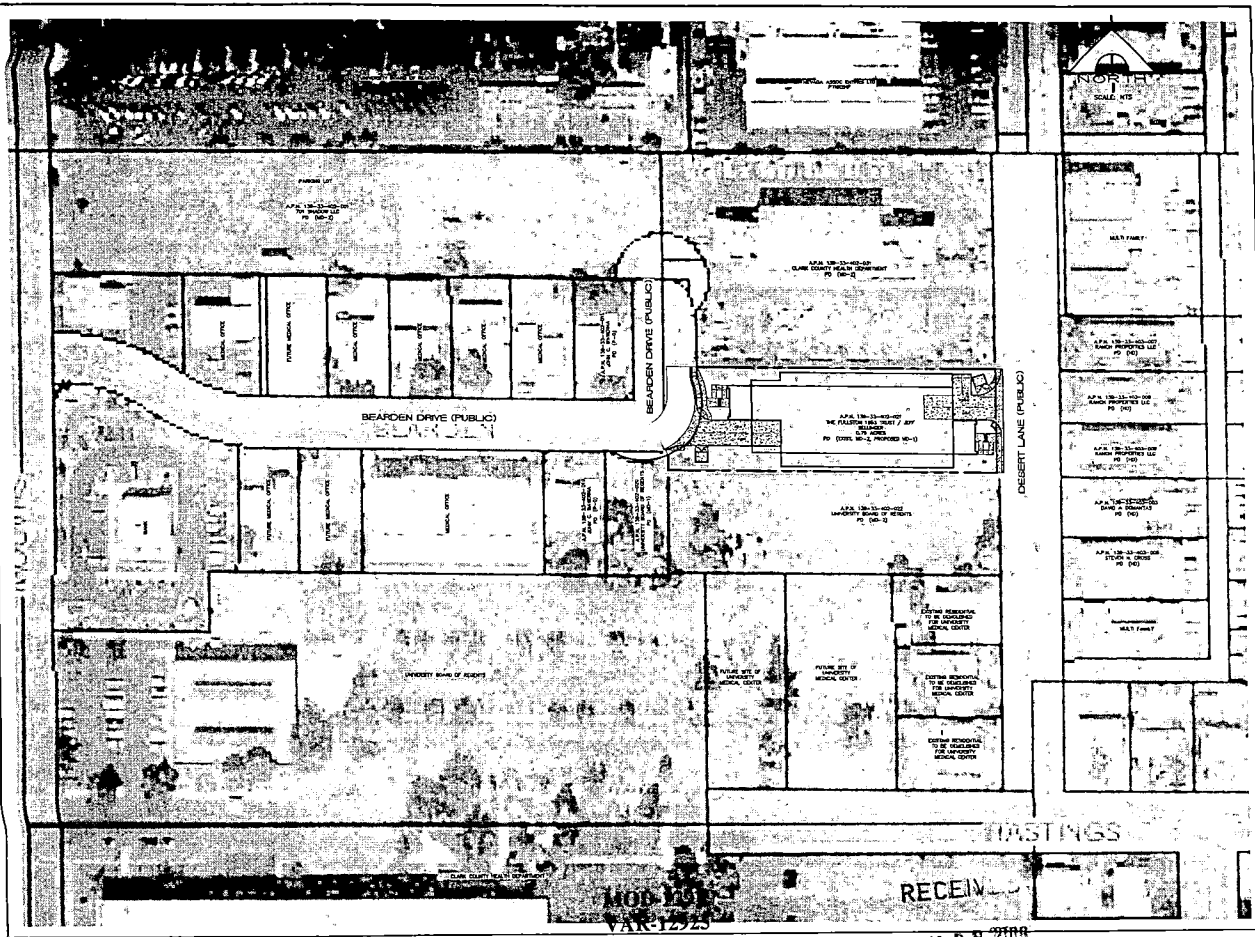
Medical Office /
Residence Building
Residence Building
728 Desert Lane
Las Vegas, Nevada 89001

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
BUILDING FOR
Alex A. Ali
Development LLC.
P.O. Box 8155
Corpus Christi, Texas 78468

CONTENTS

DATE
08/02/2006

Drawing No.
A-6



MOD 100

VAR-12922

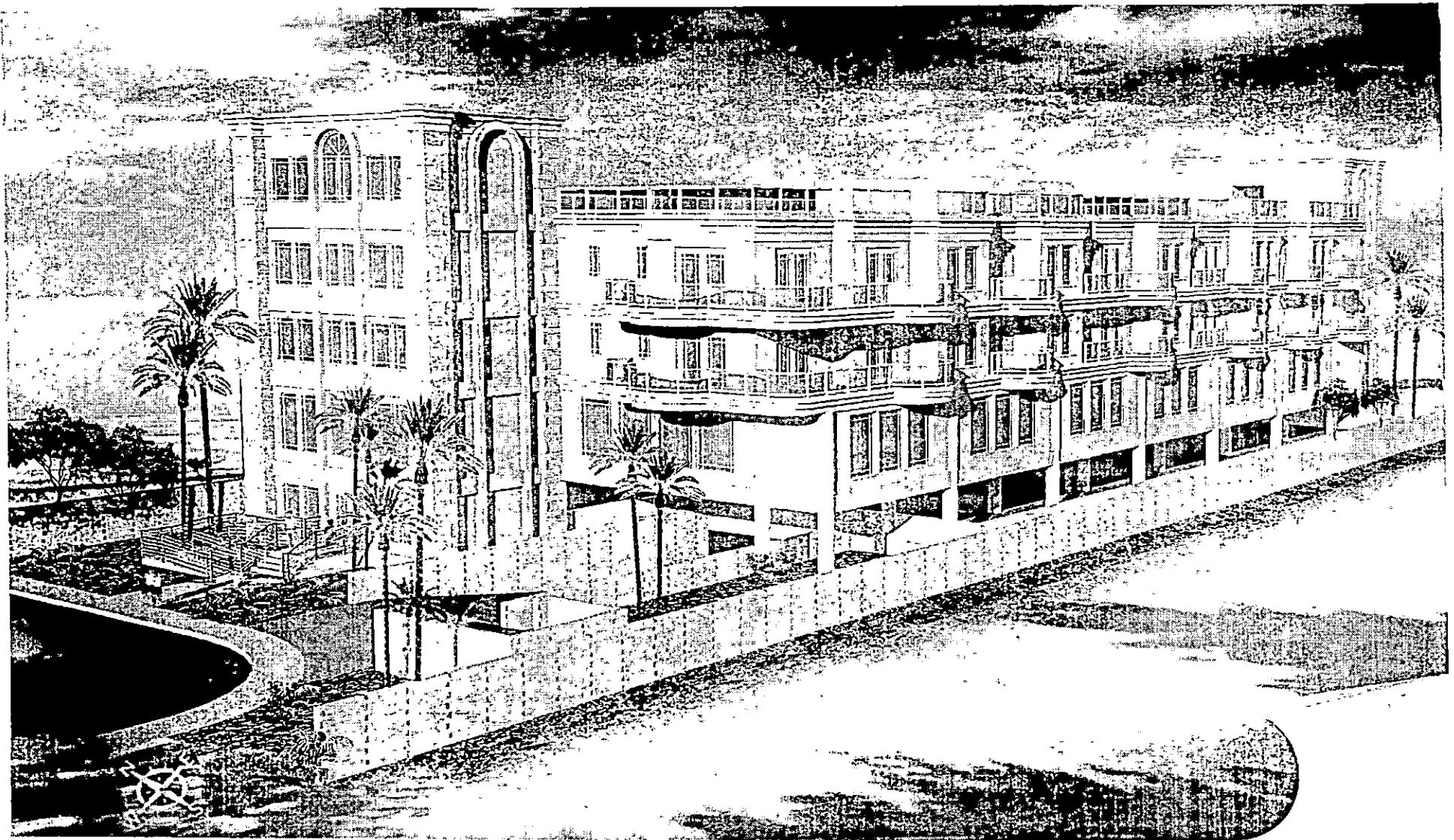
SDR-12922

06-08-06 PC

RECEIVED

MAY 08 2006

PROJECT		DESERT LANE MEDICAL OFFICE SPACE & RESIDENTIAL CONDOMINIUMS	
SHEET TITLE		VICINITY MAP	
DATE	NTS		
DATE	TSV		
DATE	CCV		
DATE	1 - 1		
UNDESIGNED		PULFORD BLVD. OF RECORD DONALD DEVELOPMENT, L.C. CHAD VELLINO, P.E. CIVIL ENGINEER 14400 N. 10TH AVE. PHOENIX, AZ 85020	

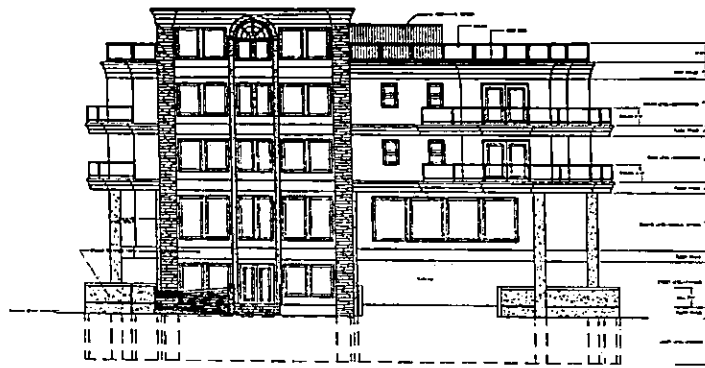


MOD-12919
VAR-12925
SDR-12922
06-08-06 PC
REVISED 05-08-06

DESERT LANE
MEDICAL OFFICE & RESIDENTIAL CONDOMINIUMS
LAS VEGAS, NEVADA

RECEIVED

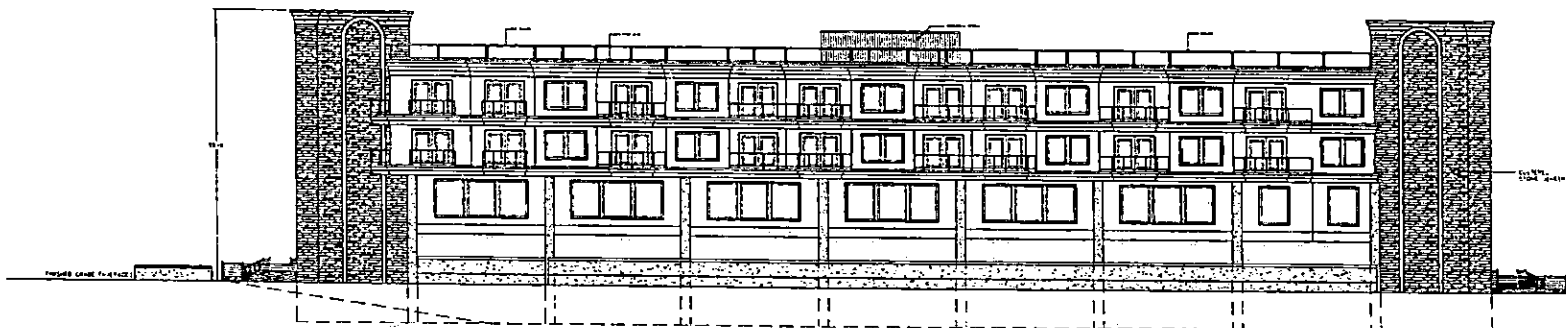
MAY 08 2006



WEST ELEVATION-BEARDEN DR
EAST ELEVATION-DESERT LN. (SIMILAR)

DESERT LANE - MEDICAL OFFICES & CONDOMINIUMS

13,465 SQ.FT. MEDICAL OFFICE AREA / 24 RESIDENTIAL CONDOMINIUMS



SOUTH ELEVATION
NORTH ELEVATION (SIMILAR)

MOD-12919
VAR-12925
SDR-12922
06-08-06 PC
REVISED 05-08-06

RECEIVED

MAY 08 2006

LOT Design Group
Custom Design Service
LARRY O. THRONDSSEN
2220-8200 Avenue West
Edmonds, WA 98026-2227
Phone 425-849-3274 Cell 425-478-4814



Medical Office /
Residence Building
728 Desert Lane
Las Vegas, Nevada 8901

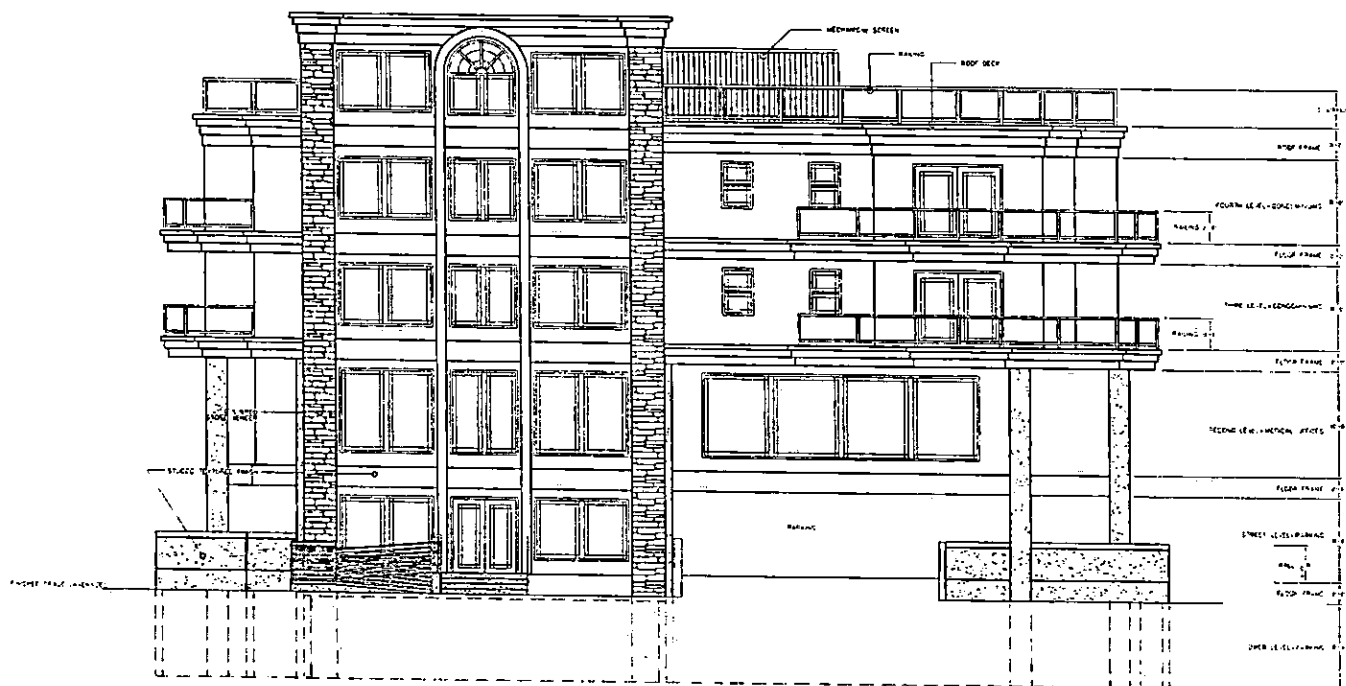
PROPOSED NEW MEDICAL OFFICE / RESIDENCE
BUILDING FOR:
Alex Azali
Dorsal Development LLC.
PO Box 8155
Corpus Christi, Texas 78468

CONTENTS
ELEVATIONS

DATE
06/06/2006

Drawing No.

CS



WEST ELEVATION-BEARDEN DR
EAST ELEVATION-DESERT LN. (SIMILAR)

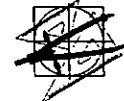
SCALE 3/16" = 1'-0"/24x36
SCALE 3/32" = 1'-0"/12x18

MOD-12919
VAR-12925
SDR-12922
06-08-06 PC
REVISED 05-08-06

RECEIVED

MAY 08 2006

LOT Design Group
Custom Design Services
LARRY O. THRONDSSEN
22631 46th Avenue West
Edmonds, WA 98149
Phone 425.843.8258 Fax 425.478.4814



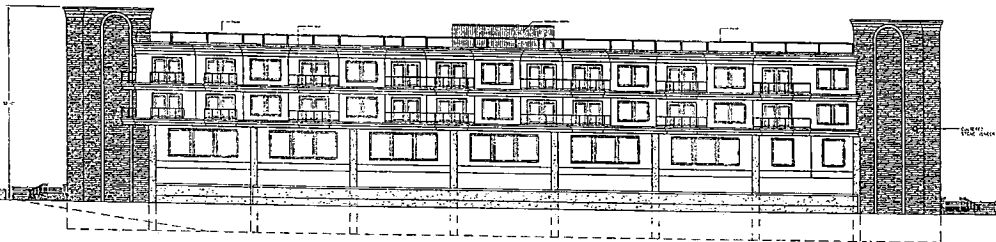
Medical Office /
Residence Building
728 Desert Lane
Las Vegas, Nevada 8901

PREPARED FOR: MEDICAL OFFICE / RESIDENT
BUILDING, PER
Alex Azali
Dorsal Development LLC,
PO Box 8155
Corpus Christi, Texas 78468

CONTENTS
WEST ELEVATION

DATE
05/06/2006

Drawing No.
A-7



SOUTH ELEVATION
NORTH ELEVATION (SIMILAR)

SCALE 1/32" = 1'-0" 24x36
SCALE 1/64" = 1'-0" 12x18

RECEIVED

MAY 08 2006

MOD-12919
VAR-12925
SDR-12922
06-08-06 PC
REVISED 05-08-06

LOT Design Group
Custom Design Services
LARRY A. LINDEN
12450 1st Avenue West
P.O. Box 1000
Minneapolis, MN 55431
Phone 612-845-2129 Cell 612-845-1414



Medical Office /
Residence Building
700 West
Las Vegas, Nevada 8901

PREPARED BY: MEDICAL OFFICE / RESIDENCE
DRAWN BY: JLB
Alex Azili
Borad Development LLC
PO Box 8135
Corpus Christi, Texas 78468

CONTENTS
SHEET 18-10-18

DATE
04/10/2006

Drawing No.

A-8

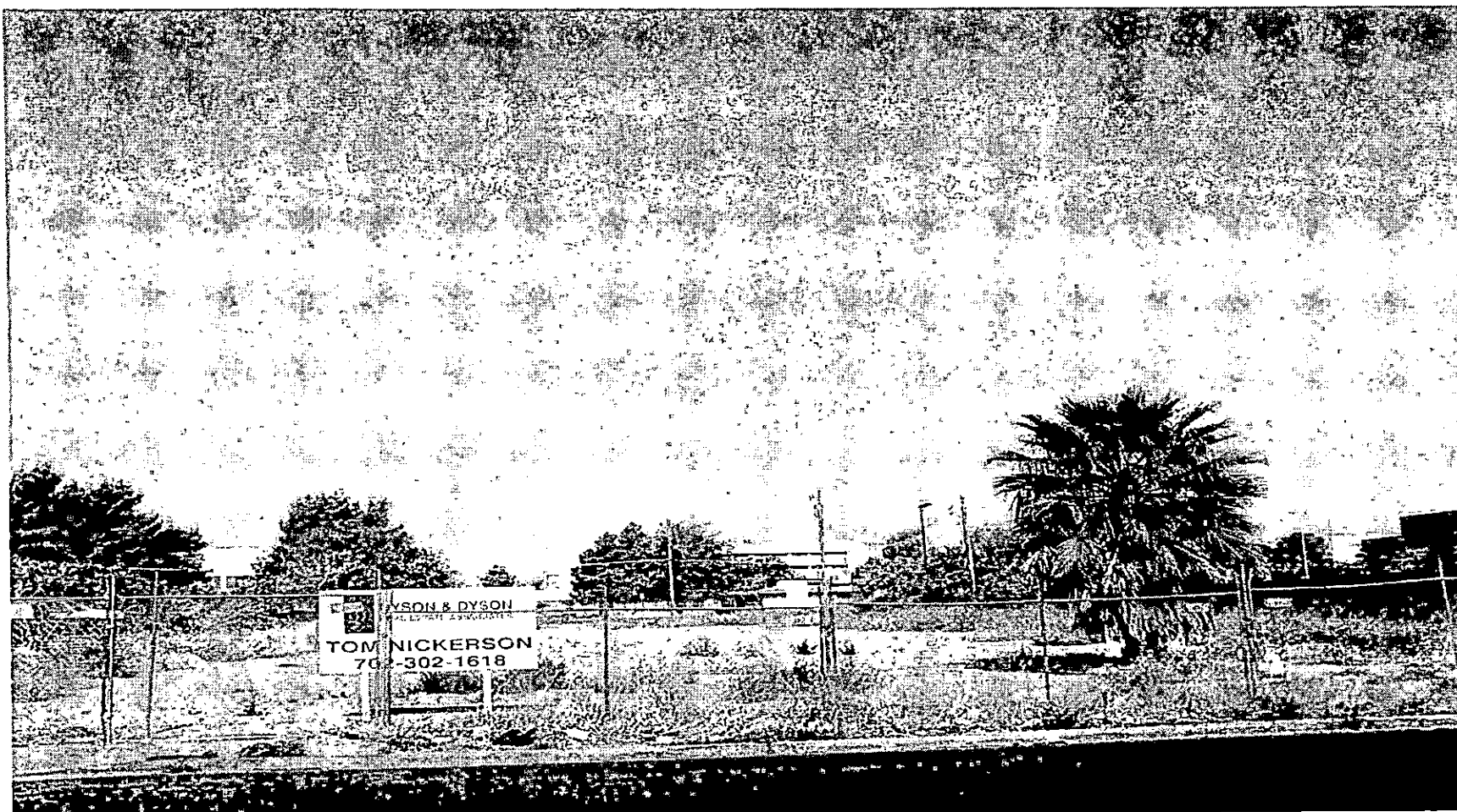
SDR 12922				
Dorsal Development, LLC				
728 Desert Lane				
Proposed 13.465 thousand square foot medical office development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	24	5.86	141
AM Peak Hour			0.44	11
PM Peak Hour			0.52	12
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	13.465	36.13	486
AM Peak Hour			2.48	33
PM Peak Hour			3.72	50
(heaviest 60 minutes)				
Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	13.465		627
AM Peak Hour				44
PM Peak Hour				63
(heaviest 60 minutes)				
Existing traffic on all nearby streets: No count data available for Bearden and Desert				
Charleston Boulevard				
Average Daily Traffic (ADT)	49,880			
PM Peak Hour	3990			
(heaviest 60 minutes)				
Shadow Lane				
Average Daily Traffic (ADT)	7,350			
PM Peak Hour	588			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Charleston Boulevard	49000			

Shadow Lane	24450			
This project will add approximately 627 trips per day on Charleston, Shadow, Desert and Bearden. This will increase expected volumes by about 1 percent on Charleston and 9 percent on Shadow. Charleston is over capacity and Shadow is at about 30 percent of capacity. Counts are not available for Desert or Bearden, but they are believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 63 additional cars into the area; which works out to about one every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



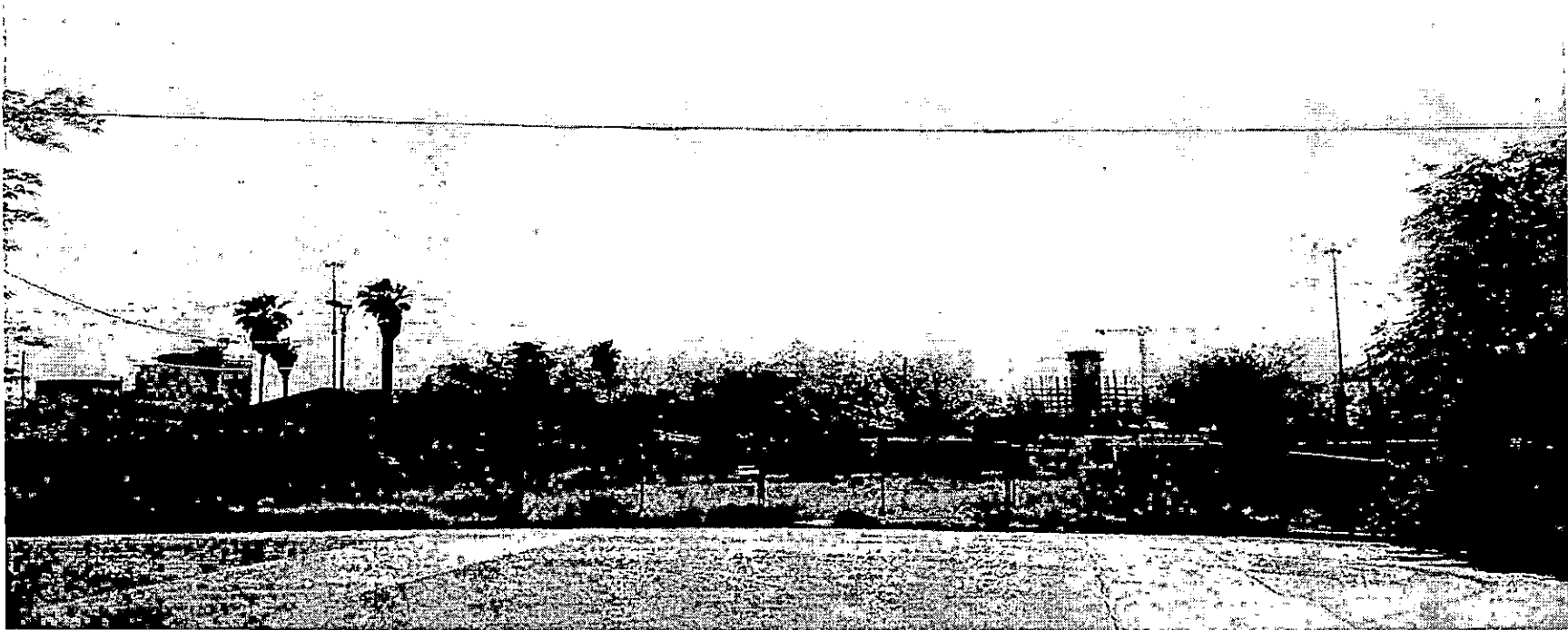
MOD-12919, VAR-12925 & SDR-12922 - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER:
FULLSTONE 1993 TRUST AND JEFF SELLINGER
728 DESERT LANE
AUGUST 24, 2006 PLANNING COMMISSION

05/4/06



MOD-12919, VAR-12925, SUP-16246 & SDR-12922 - APPLICANT: DORSAL DEVELOPMENT, LLC -
OWNER: FULLSTONE 1993 TRUST AND JEFF SELLINGER
728 DESERT LANE
OCTOBER 19, 2006 PLANNING COMMISSION

05/4/06



MOD-12919, VAR-12925, SUP-16246 & SDR-12922 - APPLICANT: DORSAL DEVELOPMENT, LLC -
OWNER: FULLSTONE 1993 TRUST AND JEFF SELLINGER
728 DESERT LANE
OCTOBER 19, 2006 PLANNING COMMISSION

05/4/06



MOD-12919, VAR-12925, SUP-16246 & SDR-12922 - APPLICANT: DORSAL DEVELOPMENT, LLC -
OWNER: FULLSTONE 1993 TRUST AND JEFF SELLINGER
728 DESERT LANE
OCTOBER 19, 2006 PLANNING COMMISSION

05/4/06

CHAD VELLINGA, P.E.

CIVIL ENGINEER

3311 S. RAINBOW, STE. 129
LAS VEGAS, NV 89146

April 10, 2006

(702) 949-2900
FAX (702) 949-2901

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

RE: JUSTIFICATION LETTER
VARIANCE ON-SITE PARKING
DESERT LANE MEDICAL OFFICES & RESIDENTIAL CONDOMINIUMS

Dear Current Planning,

The owners and applicant of the property located at 728 Desert Lane also identified as APN: 139-33-402-021, have requested that we present and submit this application for a Variance for the required onsite parking for the mixed use develop of medical offices and residential condominiums.

This Development will provide a total of 85 on-site parking spaces where 99 spaces would typical be required if the respective uses were not mixed.

The medical offices require a total of 75 parking spaces and the residential condominiums require 24 parking spaces. The parking demand for the medical office space will occur between the hours of 8:00 a.m. and 5:00 p.m. The demand for the residential condominiums will occur between the hours of 5:15 p.m. to 7:15 a.m. and on weekends. The demand for each use occurs at different times of the day. The parking provided will provide adequate service for each type of use.

In addition this development is providing 6 motorcycle spaces where none are required, and providing 12 additional bicycle spaces. Thus the site will have a total of 108 mixed parking spaces.

If you have any questions please do not hesitate to call.

Sincerely,


Chad Vellinga, P.E.

SDR-12922
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ CONSENT ☒ DISCUSSION**SUBJECT:**

ABEYANCE - VAR-13851 - VARIANCE - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: ROBBIE AUTO - Request for a Variance TO ALLOW A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN WITHIN AN EXISTING COMMERCIAL CENTER TO BE 158.2 FEET FROM RESIDENTIAL PROPERTY WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SETBACK OF 240 FEET AND TO ALLOW A SIDE SETBACK OF ZERO FEET WHERE 10 FEET IS REQUIRED on 0.80 acres at 500 South Buffalo Drive (APN 138-34-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the December 7, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report (Not Applicable)
3. Supporting Documentation
4. Justification Letter
5. Protest Letters

MOTION:

EVANS – Motion to **HOLD IN ABEYANCE** Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298], Item 29 [SDR-16292], Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525], Item 41 [SDR-16522], Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] to the 11/02/2006 Planning Commission Meeting; Item 12 [SUP-13490], Item 46 [GPA-16578], Item 47 [ZON-16580], Item 48 [SDR-16581], Item 52 [ZON-16510], Item 53 [VAR-16512], Item 54 [VAR-16516], Item 55 [SUP-16520] and Item 56 [SDR-16508] to the 11/16/2006 Planning Commission Meeting; Item 17 [VAR-13851], Item 18 [VAR-16021] and Item 19 [SUP-13849] to the 12/07/2006 Planning Commission Meeting; Item 3 [SDR-15322] to the 12/21/2006 Planning Commission Meeting; and **WITHDRAW WITHOUT PREJUDICE** Item 8 [GPA-13372], Item 9 [ZON-13491], Item 10 [SUP-13494] and Item 11 [SUP-13495] – **UNANIMOUS**

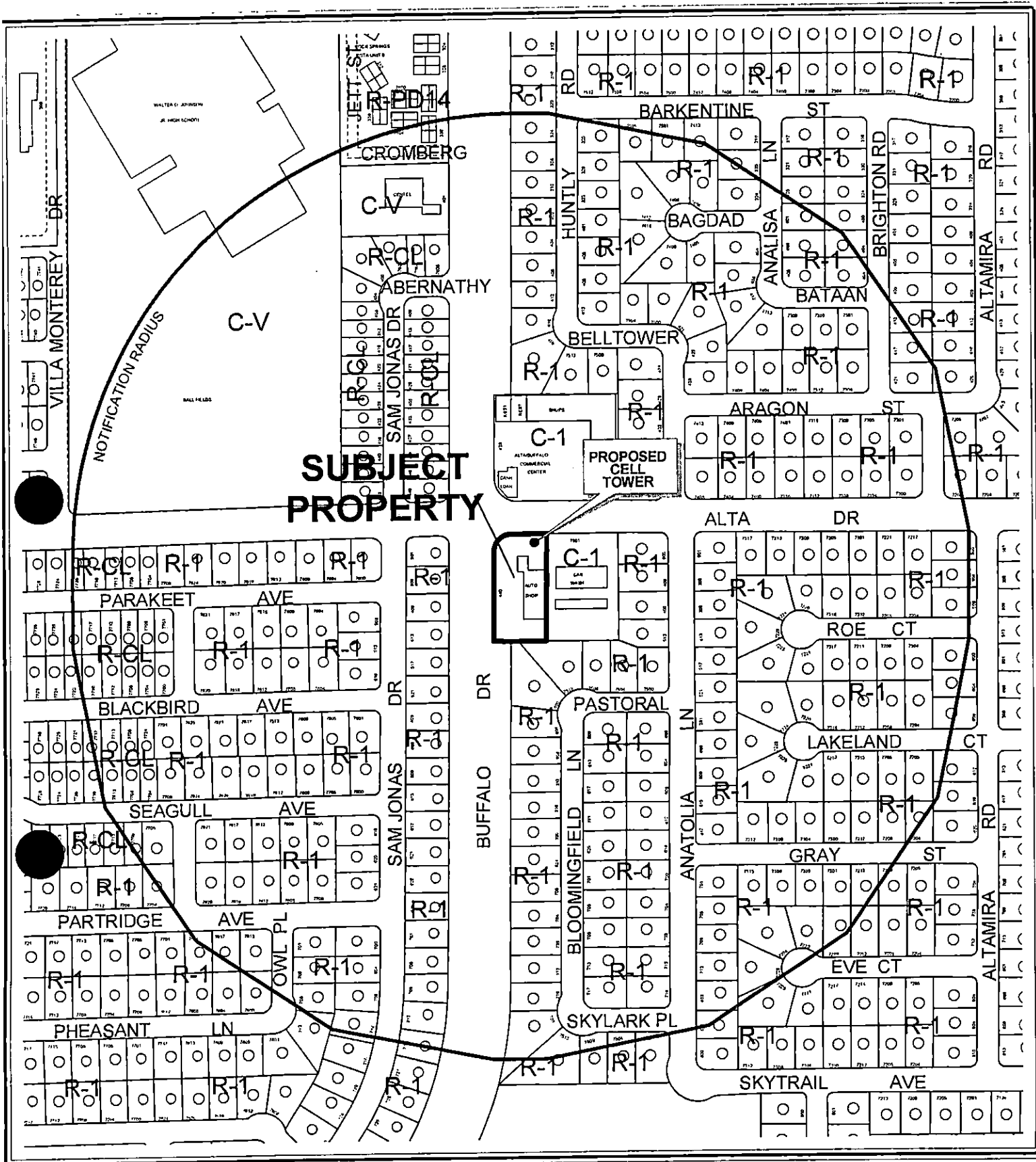
PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 17 – VAR-13851

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated that the applicant for Item 17 [VAR-13851], Item 18 [VAR-16021], and Item 19 [SUP-13849] asked for an abeyance to 12/07/2006 Planning Commission Meeting to revise plans to meet Code.

(6:09 – 6:17)

1-61

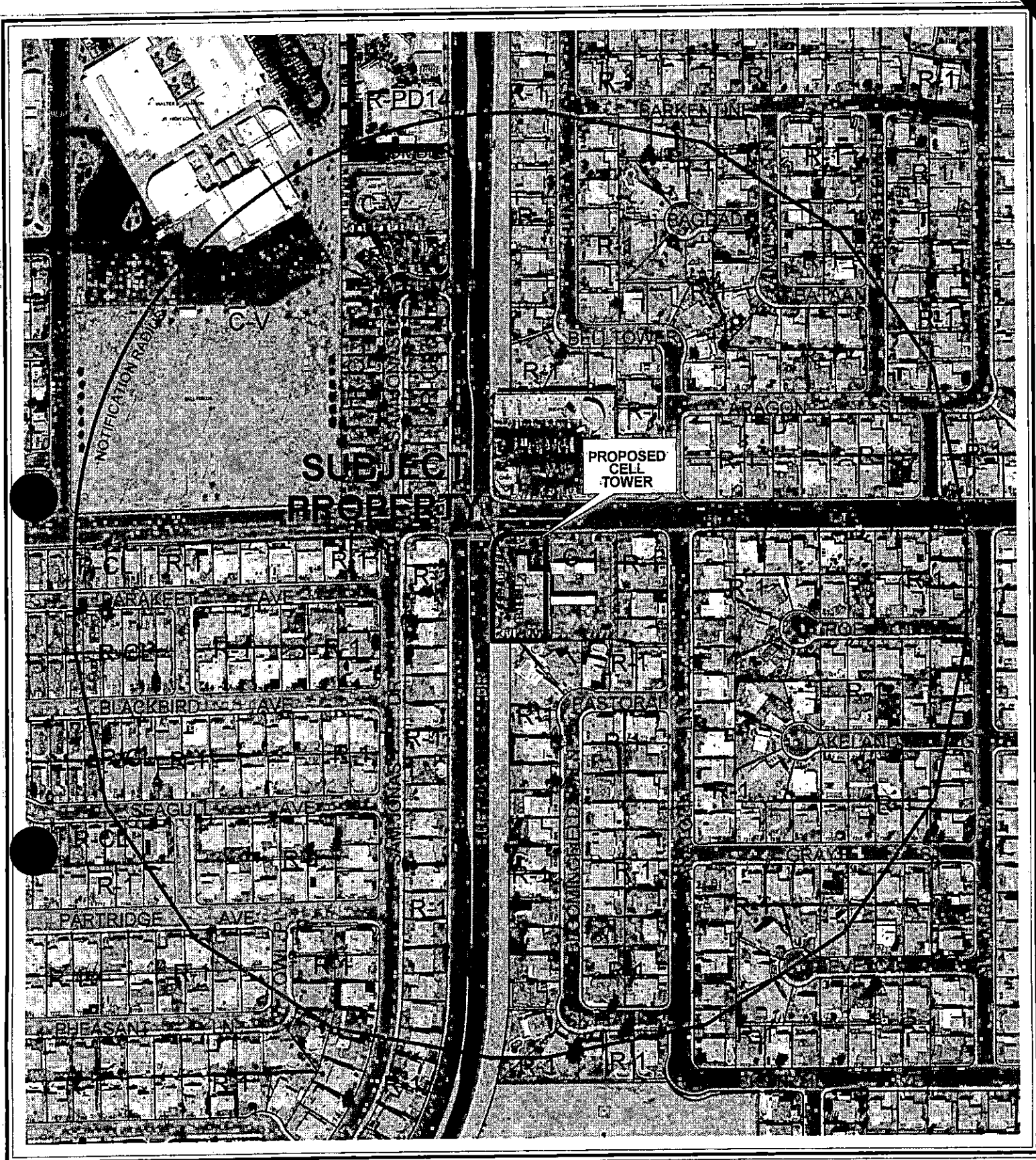


CASE: **VAR-13851**

RADIUS: 1000 FT

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

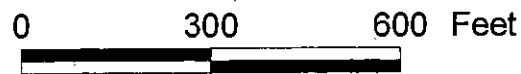




CASE: VAR-13851

RADIUS: 1000 FT

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-13851 - APPLICANT: CINGULAR
WIRELESS - OWNER: ROBBIE AUTO

***APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE DECEMBER 7, 2006 PLANNING
COMMISSION MEETING***



October 16, 2006

Mr. John Korkosz
City of Las Vegas Planning & Development Department
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

**RE: REQUEST FOR CONTINUANCE – October 19, 2006 PLANNING COMMISSION
Cingular Wireless Permanent Communication Facility Proposal, 500 S. Buffalo Drive
Special Use Permit SUP-13849, Variance VAR-13851, Parking Variance VAR-16021**

Dear Mr. Korkosz:

On behalf of Cingular Wireless, we respectfully request a continuance of the following applications, Special Use Permit SUP-13849 (Item 30), Variance VAR-13851 (Item 28) and Parking Variance VAR-16021 (Item 29) from the October 19, 2006 Planning Commission Meeting.

At this time, Cingular is researching the proposal to find an installation that will be more acceptable by City Development standards. A continuance is requested so the above-referenced applications are placed on the December 7, 2006 Planning Commission agenda.

This project is located on APN 138-34-301-002 on the northeast corner of Buffalo Drive and Alta Road. It is designed as an 80-foot, "pine-tree stealth," full-array antenna configuration, wireless communication tower with all equipment located inside adjacent outdoor cabinets and screened by an 6-foot block wall to match existing on the C-1, Limited Commercial designated parcel. Also, if this proposal is constructed, soon after completion Sprint is interested in collocating antennas to this stealth pine tree.

As a condition of the recent merger between AT&T and Cingular, the Federal Communications Commission (FCC) stated that in order for the marketplace to remain competitive, Cingular needed to sell their existing network and wireless communication towers to T-Mobile in California and Nevada. Therefore, with this application, Cingular is in the process of rebuilding their network to provide service to all of their existing customers. Without the installation of an application, the surrounding area will not have sufficient network coverage to provide the kind of service the marketplace demands.

We hope that with this additional time, we can work to design a facility that will be more compatible with Title 19, City of Las Vegas Development Standards. If you have any concerns regarding this application, please contact me immediately at (702) 501-0992.

When you receive this transmission, please call or email me to confirm delivery and to ensure that the request for continuance has been accepted. Thank you for your assistance!

Sincerely,

Shane Hennessy-York
Land Use Zoning Specialist – West Region
Shane.HennessyYork@wfinet.com

1701 W. Charleston Blvd., Suite 600
Las Vegas, NV 89102



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

VAR-13851

Case Number: _____ APN: 138-34-301-002

Name of Property Owner: Robbie Auto

Name of Applicant: Cingular Wireless

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: _____

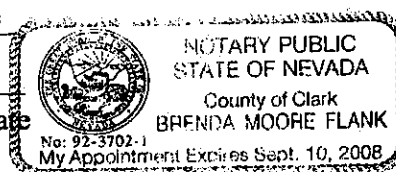
Signature of Property Owner: _____

Print Name: Robert Handal

Subscribed and sworn before me

This 26th day of May, 2006

Brenda Moore Flank
Notary Public in and for said County and State



LAWS OF BEARINGS

A FIELD SURVEY WAS PERFORMED ON FEBRUARY 17, 2006
SOUTH 89°36'14" EAST, BEING THE NORTH LINE OF THE
SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 20
SOUTH, RANGE 80 EAST, M.D.M. AS SHOWN BY MAP THEREOF
ON FILE IN FILE 83, PAGE 24 OF PARCEL MAPS IN THE
CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL, 11100 S4EA,
BEING A 1.5" BRASS CAP IN THE TOP OF CURB AT THE
NORTHWEST CORNER OF BUFFALO DRIVE AND ALTA DRIVE,
NEAR THE PC OF BUFFALO DRIVE.

ELEVATION: 2510.02 FEET (NAVD 1988)
795.056 METERS (NAVD 1988)

LEGAL DESCRIPTION

THAT 8878141 PARCEL OF LAND AS DESCRIBED IN A GRANT,
BARGAIN & SALE DEED RECORDED JUNE 27, 2005 IN BOOK
20050827 AS INSTRUMENT NO. 04487 IN THE CLARK COUNTY
RECORDER'S OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN
THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST
QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 20 SOUTH,
RANGE 80 EAST, M.D.M.

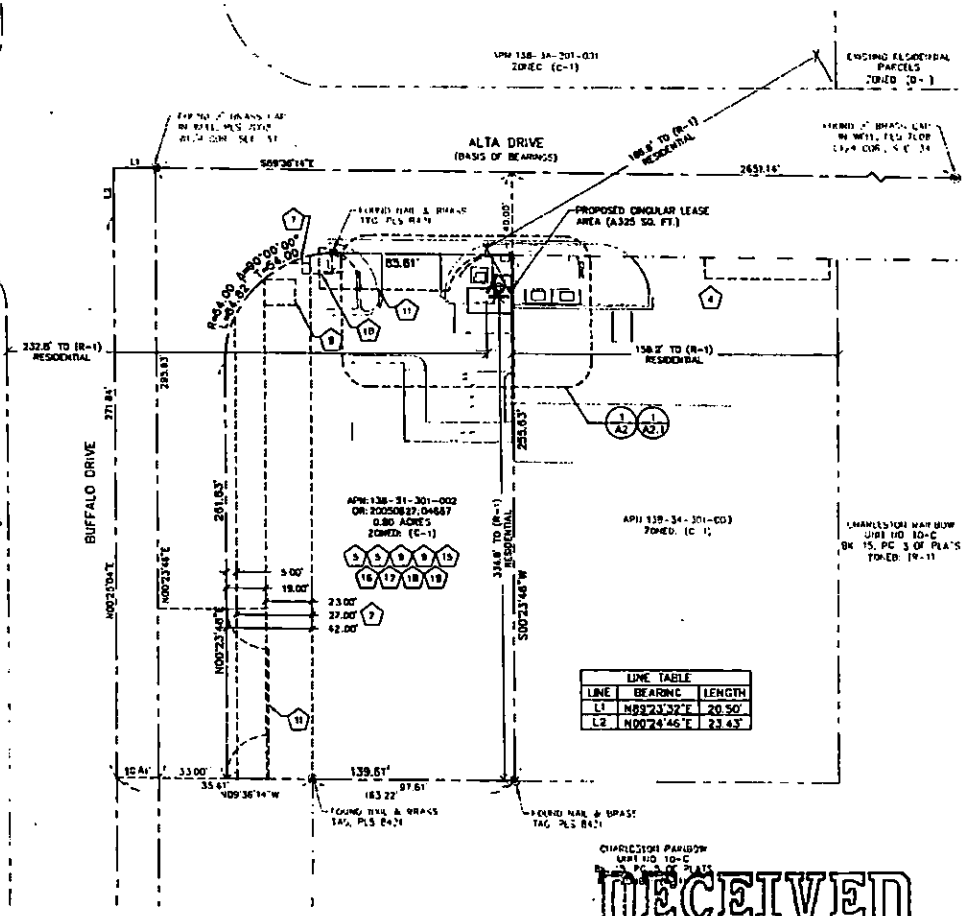
TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION LISTED IN TITLE REPORT NO.
08-02-0005-WME, DATED JANUARY 20, 2006, PREPARED BY NEVADA
TITLE COMPANY, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND
WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL
DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE
CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS
CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

- 1 RESERVATION & EASEMENTS IN THE PATENT, FROM USA,
OR 17.82, AFFECTS ENTIRE SUBJECT PROPERTY.
- 2 NPE FOR ELEC. FACILITIES, OR 8408-867789, DOES NOT AFFECT
SUBJECT PROPERTY.
- 3 AGREEMENT, OR 840817-01029, AFFECTS ENTIRE SUBJECT
PROPERTY.
- 4 FILE 83, PAGE 24 OF PARCEL MAPS, AFFECTS ENTIRE SUBJECT
PROPERTY.
- 5 ORDER OF VACATION, OR 850818-01061, AFFECTS A PORTION OF
SUBJECT PROPERTY AS SHOWN HEREON.
- 6 NPE FOR ELEC. FACILITIES, OR 860224-01778, AFFECTS ENTIRE
SUBJECT PROPERTY. (NOT OCCUPIED BY BUILDING)
- 7 NATIONAL EXPRESS, LEASE, OR 830318-01178, AFFECTS A
PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.
- 8 LIVING, FOR WATER FACILITIES, OR 860715-00817, AFFECTS A
PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.
- 9 CLV. FOR INGRESS/ EGRESS, OR 860814-01138, AFFECTS A
PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.
- 10 AUTO TECH, LEASE, OR 20030312-00958, AFFECTS ENTIRE
SUBJECT PROPERTY.
- 11 BRACE DEPOT, LEASE, OR 20030312-00959, AFFECTS ENTIRE
SUBJECT PROPERTY.
- 12 MR. CONVERSE, LEASE, OR 20030312-00958, AFFECTS ENTIRE
SUBJECT PROPERTY.
- 13 ALL VALLEY WINDOW TINTING, LEASE,
OR 20030312-00958, AFFECTS ENTIRE SUBJECT
PROPERTY.
- 14 WINTER HILL EXPRESS, LEASE, OR 20030312-00957,
AFFECTS ENTIRE SUBJECT PROPERTY.

EXISTING RESIDENTIAL PARCELS
ZONED (R-1)

EXISTING RESIDENTIAL PARCELS
ZONED (R-1)



LINE	BEARING	LENGTH
L1	N89°23'22"E	20.50'
L2	N00°23'46"W	23.43'

- LEGEND
- LEASE AREA
 - CENTERLINE
 - EASEMENT
 - RIGHT-OF-WAY
 - SECTION LINE
 - PROPERTY LINE
 - OVERHEAD POWER
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING 1" CONTOUR
 - EXISTING 5' CONTOUR
 - EXISTING BLOCK WALL
 - PROPOSED BLOCK WALL
 - FIRE HYDRANT
 - PARKING LOT AREA LIGHT
 - OFFICIAL RECORD
 - POWER POLE

x cingular
WIRELESS

3783 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NV 89109

PROJECT INFORMATION:
LSVGNVL-435-04
ALTA & BUFFALO

500 SOUTH BUFFALO DRIVE
LAS VEGAS, NEVADA 89145

CURRENT ISSUE DATE:
03/30/06

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
1	03/30/06	CLIENT REVISION	D.S.
2	03/24/06	CLIENT REVISION	D.S.
3	03/24/06	CLIENT REVISION	D.S.
4	03/23/06	BOX ZONING	D.S.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH (702) 387-7705
FAX (702) 387-8753

DRAWN BY: CHC. APV.
D. ESCOBAR M. CEFALLI C. WENDER

LICENSE:
SHEET TITLE:
SITE PLAN

SHEET NUMBER: A1
REVISION: 3
LSVGNVL 435-04

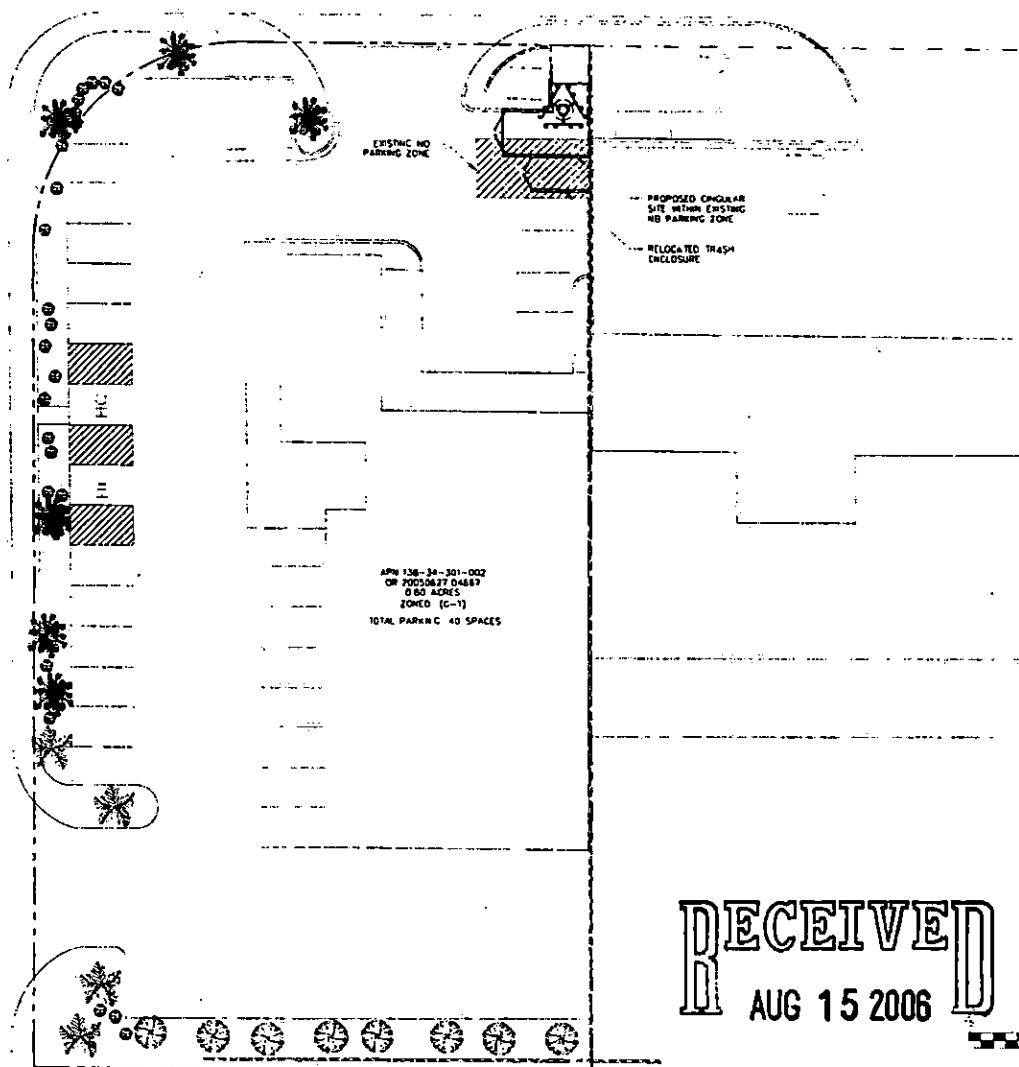
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AUG 15 2006



SITE PLAN

VAR-13851
10/19/06 PC

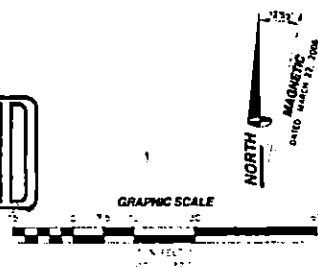
AUG 1 2006



- LEGEND**
- LEASE AREA
 - CENTERLINE
 - EASEMENT
 - RIGHT-OF-WAY
 - SECTION LINE
 - PROPERTY LINE
 - OVERHEAD POWER
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING 1' CONTOUR
 - EXISTING 5' CONTOUR
 - EXISTING BLOCK WALL
 - PROPOSED BLOCK WALL
 - FIRE HYDRANT
 - PARKING LOT AREA LIGHT
 - OR --- OFFICIAL RECORD
 - POWER POLE

APN 138-34-301-002
OR 70050477 04687
0.60 ACRES
ZONED (C-1)
TOTAL PARKING 40 SPACES

RECEIVED
AUG 15 2006

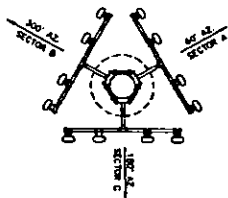


SITE PLAN

SCALE
1" = 30'

PROJECT INFORMATION		
LSVGNVL-435-04 ALTA & BUFFALO 500 SOUTH BUFFALO DRW! LAS VEGAS, NEVADA 89145		
CURRENT ISSUE DATE 04/19/06		
ISSUED FOR ZONING		
REV	DATE	DESCRIPTION
1	04/19/06	100% ZONING
2	03/30/06	CLIENT REVISION
3	03/19/06	CLIENT REVISION
4	03/24/06	CLIENT REVISION
5	03/23/06	100% ZONING
PLANS PREPARED BY:		
DRAWN BY: CHN APV:		
D	ESCOBAR	M. CEFALU
C	WENER	
LICENSURE		
SHEET TITLE SITE PLAN		
SHEET NUMBER A1.1		
REVISION 4		
LSVGNVL 435-04		

VAR-13851
10/19/06 PC



ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	COLOR CODE	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH
SECTOR A	60°	POWERWAVE 7755	95' X 16	7/8" COAX		8' MAX	1/2" SUPERFLEX JUMPER (8' MAX)
SECTOR B	300°	POWERWAVE 7755	95' X 10	7/8" COAX		8' MAX	1/2" SUPERFLEX JUMPER (8' MAX)
SECTOR C	180°	POWERWAVE 7755	85' X 10	7/8" COAX		8' MAX	1/2" SUPERFLEX JUMPER (8' MAX)
OPS	N/A	MOTOROLA OPS	30' X 1	1/2" COAX			

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES

cingular
WIRELESS

3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NV 89109

PROJECT INFORMATION:

LSVGNV-435-04
ALTA & BUFFALO

500 SOUTH BUFFALO DRIVE
LAS VEGAS, NEVADA 89145

CURRENT ISSUE DATE:

03/30/06

ISSUED FOR:

ZONING

REV: DATE: DESCRIPTION: BY:

REV	DATE	DESCRIPTION	BY
1	03/30/06	CLIENT REVISION	D.S.
2	03/26/06	CLIENT REVISION	D.S.
3	03/21/06	CLIENT REVISION	D.S.
4	03/22/06	BOX ZONING	D.S.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
7351 W CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89111
PH: (702) 367-7705
FAX: (702) 367-8733

DRAWN BY: CHK: APV:

D. ESCOBAR M. CEFALU C. WENGER

LICENSURE:

SHEET TITLE:

PROPOSED SITE DETAIL,
ANTENNA & CABLE
SCHEDULE AND ANTENNA
LAYOUT

SHEET NUMBER: REVISION:

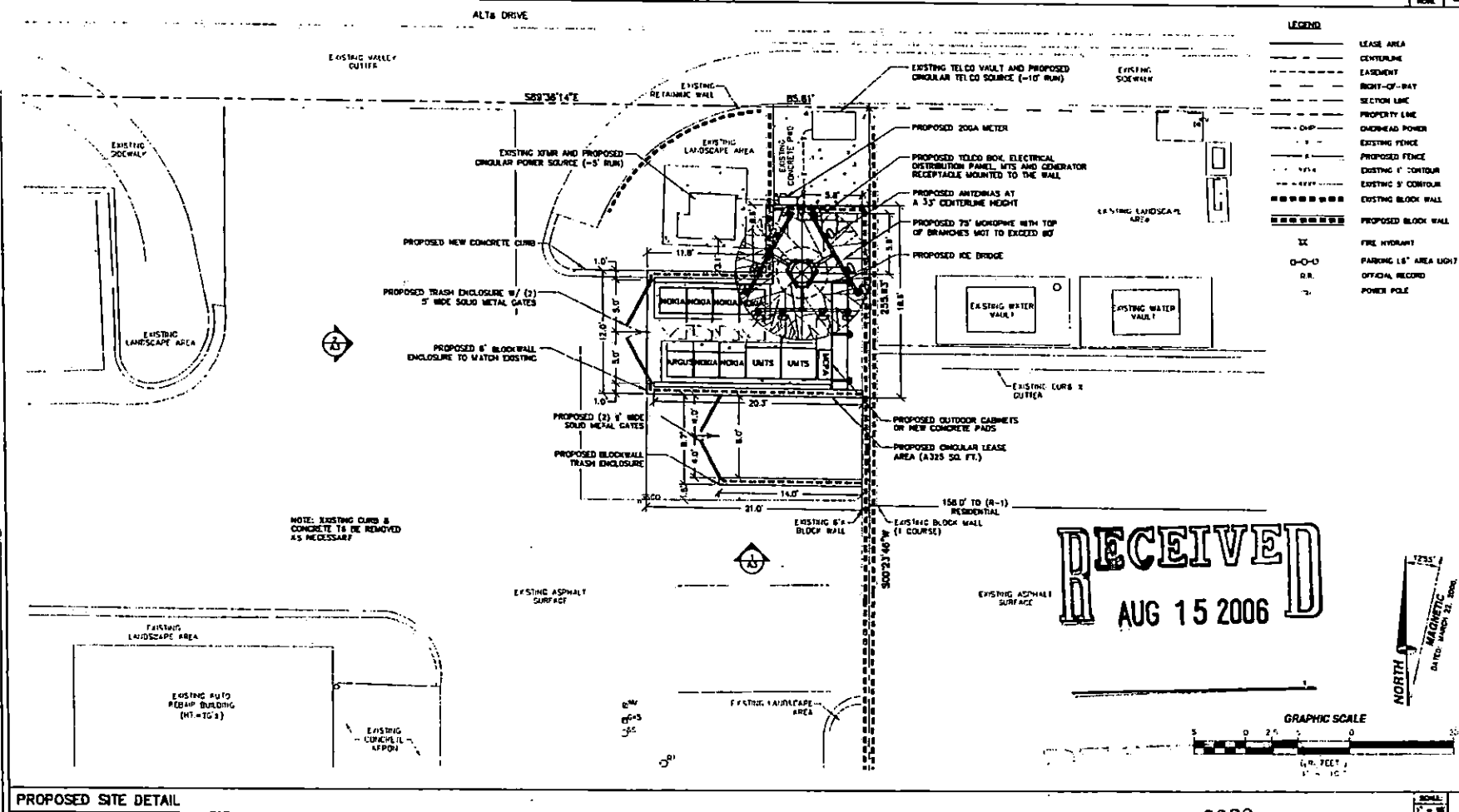
A2.1 3

LSVGNV-435-04

ANTENNA LAYOUT

3 ANTENNA AND CABLE SCHEDULE

SCALE:
NONE 2



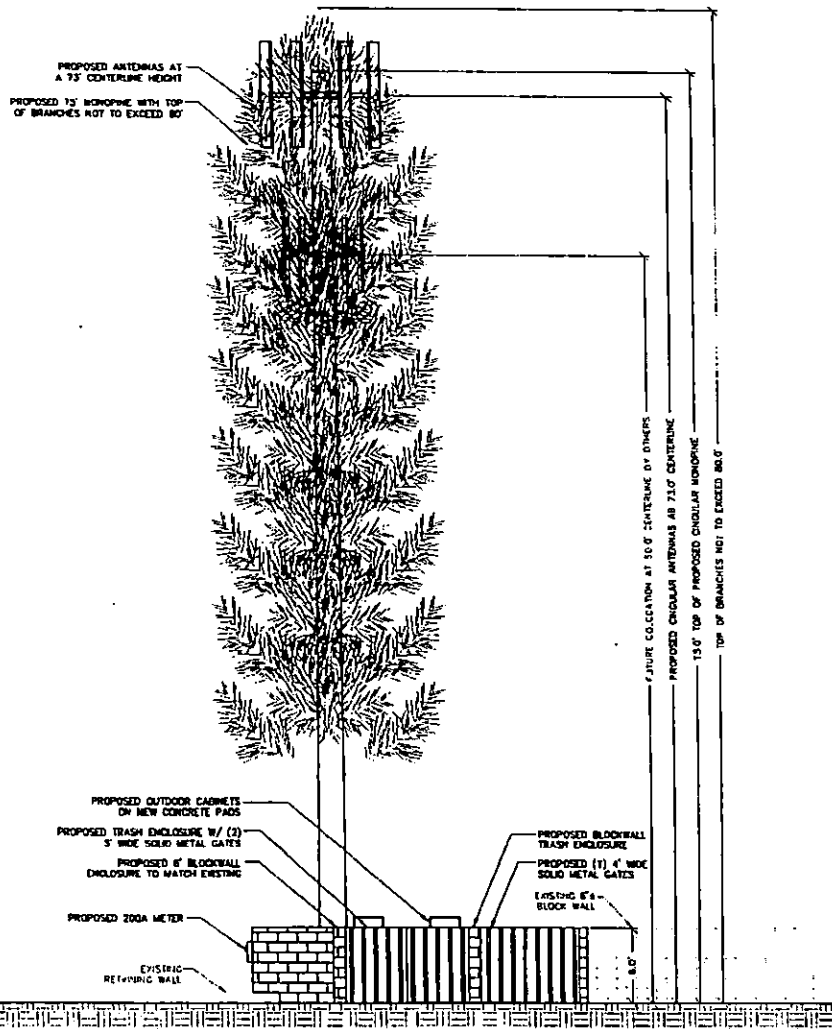
RECEIVED
AUG 15 2006

MAGNETIC
DATED MARCH 22, 2006

PROPOSED SITE DETAIL

SCALE:
1" = 40' 1

VAR-13851
10/19/06 PC

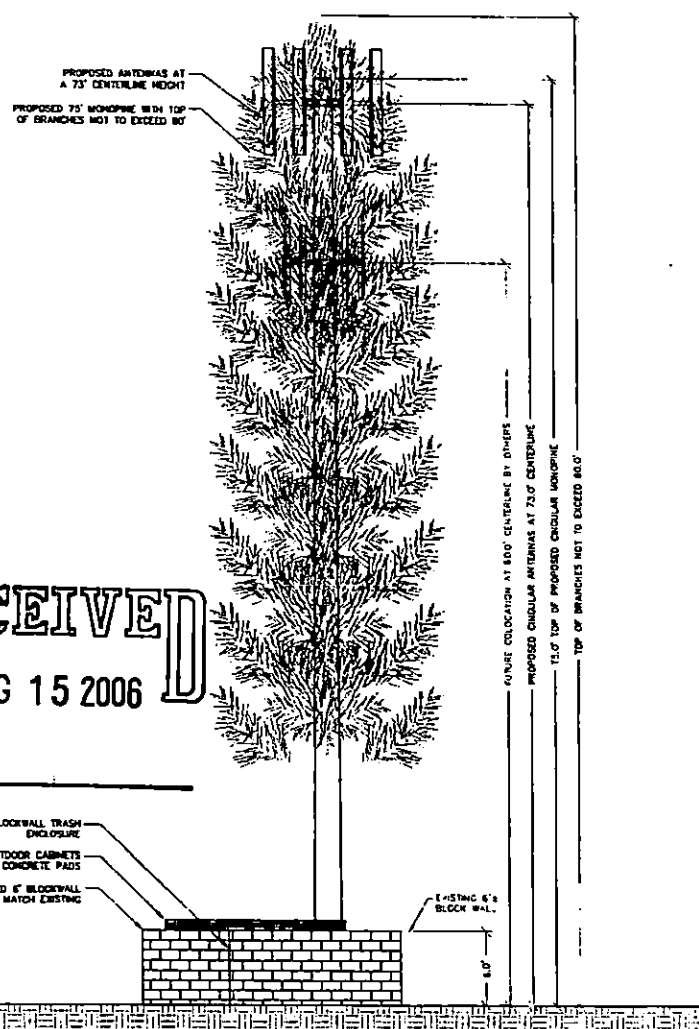


WEST ELEVATION

SCALE 1" = 10'

2

SOUTH ELEVATION



RECEIVED
AUG 15 2006

SCALE 1" = 10'

1

cingular
WIRELESS

3783 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NV 89109

PROJECT INFORMATION

LSVCNVL-435-04
ALTA & BUFFALO

500 SOUTH BUFFALO DRIVE
LAS VEGAS, NEVADA 89145

CURRENT ISSUE DATE:

03/30/06

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION BY

3	03/30/06	CLIENT REVISION		D.S.
2	03/28/06	CLIENT REVISION		D.S.
1	03/24/06	CLIENT REVISION		D.S.
1	03/22/06	BOX CONSTRUCTION		D.S.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY: CHK: APV:

D. ESCOBAR M. CEFALI C. WENER

CONCURRE:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER: REVISION:

A3 3

LSVCNVL
435-04

VAR-13851
10/19/06 PC



Representing Cingular Wireless
1701 W. Charleston, Suite 600
Las Vegas, NV 89102

August 14, 2006

Mr. Ben Sticka
City of Las Vegas, Current Planning Department
731 South Fourth Street
Las Vegas, NV 89101

RE: Cingular Wireless Permanent Communication Facility – Parking Variance Application
500 S. Buffalo Drive (APN 138-34-301-002) LSVGNVL-435-04

Dear Mr. Sticka:

On behalf of Cingular Wireless, we respectfully request your consideration and acceptance of the enclosed Wireless Communication Facility Parking Variance application. This project is located on APN 138-34-301-002 on the northeast corner of Buffalo Drive and Alta Road. It is to be constructed as an 80-foot, "pine-tree stealth," full-array antenna configuration, wireless communication tower with all equipment located inside adjacent outdoor cabinets and screened by an 6-foot block wall to match existing on the C-1, Limited Commercial designated parcel. Also, if this proposal is constructed, soon after completion Sprint is interested in collocating antennas to this stealth pine tree.

As a condition of the recent merger between AT&T and Cingular, the Federal Communications Commission (FCC) stated that in order for the marketplace to remain competitive, Cingular needed to sell their existing network and wireless communication towers to T-Mobile in California and Nevada. Therefore, with this application, Cingular is in the process of rebuilding their network to provide service to all of their existing customers. Without the approval of this application, the surrounding area will not have sufficient network coverage to provide the kind of service the marketplace demands.

This property is located near residentially developed parcels and we propose a 186.8-foot setback to the City of Las Vegas R-1, single family residential property to the northeast, a 158.2-foot setback to the R-1 property to the east, 234.8-foot setback to the R-1 development to the south and 232.8-foot setback to the R-1 property to the west. Due to the 186.8-foot setback from an R-1 property, we are respectfully requesting a Setback Variance. But please note, the Setback Variance will also be needed since the location of the communication compound is flush to the property line where 10-feet is needed on a limited commercial (C-1) parcel.

However, this property was selected for the installation of a communication facility because our options are very limited in this area. Originally, Cingular Wireless tried to collocate our antennas to the existing Verizon pole at the Sprint Utility Switch which is located north on Buffalo. We submitted an application with Verizon last year but Verizon would not accept the design of our project therefore we could not progress with this site.

Next, we tried to add antennas to the roof of the strip mall located on the northeast corner of the Buffalo & Alta intersection. However, after visiting the site for a feasibility study, it was determined that due to the weak structural integrity of the wooden truss members, the roof could not handle the weight of our equipment. Also, since there were other carriers present on the roof, it made it impossible to gain the necessary height separation required for interference from the existing equipment. Therefore, even if the roof possessed the structural

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VAR-13851
10/19/06 PC

integrity, since we couldn't vertically separate our equipment from the other carriers we would shoot our signals directly into one another's antennas & the sites would not function correctly.

Finally, we looked to collocate antennas to the existing slim-line flag pole in the front parking lot of the strip mall but there is not enough ground space for Cingular to put our equipment, not to mention that if we did collocate, the pole would be overstressed by as much as 229 % of capacity (structural analysis included in Setback Variance & Special Use Permit application for reference). As the flag pole is designed, T-Mobile has their coaxial cables running under the parking lot surface to equipment cabinets inside an adjacent building.

Therefore, after trying to make each of the other installations work for Cingular, the only option we have in this intersection is to add a new communication facility.

When Cingular first designed this camouflaged proposal, it was a palm tree, which is difficult for full-array collocation, but after learning Sprint was also interested in adding antennas in this region, we are proposing a stealth pine tree design so that both carriers can hide their antennas within the pine branches.

A Parking Variance is required because the parcel does not conform to the original Site Development Review (U-34-97) which states that the subject site was approved with 42 spaces where 46 are required, but the site was only striped with 40 stalls & a "No Parking" zone. The proposed Cingular installation is designed to occupy & relocate the existing trash enclosure on a rarely used, compact area of the "No Parking" zone which was where the additional two (2) parking stalls were supposed to be located. Therefore, we are technically requesting a Variance for two parking spaces to allow the site to continue to operate as it is presently conducting business. **Two parking stalls is only a 4% deviation from the project as currently approved and overall, 40 spaces is only a 13% deviation from what is required.**

By permitting the Cingular Special Use Permit & Variance applications, an 80-foot camouflaged, stealth pine tree wireless communication facility will be installed on the C-1, Limited Commercial parcel which will be screened by an 6-foot block wall to match existing walls and also designed to be co-locatable by other carriers with plenty of ground space available for future expansion, at an intersection that has no other options. If you have any concerns regarding this application, please contact me immediately at (702) 501-0992.

Sincerely,

Shane Hennessy-York
Land Use Zoning Specialist – West Region
Shane.HennessyYork@wfinet.com

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VAR-13851
10/19/06 PC

Telephone Protest/ Approval Log

Meeting Date: 09/21/06

Case Number: SUP-13849
VAR-13851
VAR-16021

Date: 09/15/06
Name: Diana Mleszewsky
Address: 416 Sam Jonas Dr
Las Vegas NV
Phone: 702-838-7406

☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____

☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____

☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____

☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____

☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____

☐ PROTEST ☐ APPROVE

Written Objections*

9/14/2006

Planning & Development Dept.
Current Planning Division
Development Services Center
731 South 4th Street
Las Vegas, NV 89101

Meeting
Planning Commission
9/21/2006
6:00 p.m.

Re: Var-13851/28
Var-16021/29
Sup-13849/30

Dear Sirs:

We are unable to attend the meeting, but wish to object or protest these Variances (2) and the Special Use Permit.

There is already 2 towers — one on the West side of Buffalo 1/2 block N. of Alta (Sprint) and the other one on the N/E corner across from where this is proposed.

I believe we are going to be over-saturated with towers — unacceptable!

28 VAR-13851
29 VAR-16021
30 SUP-13849

(2.)

It is obvious that our complaining will do no good, because it sounds like it is going in anyway.

We, in the neighborhood object to 80 foot towers & being bombarded with radio waves. (radiation)

It does not sound good to us or probably anyone else who is working & cannot attend the meetings. (radiation)

Sincerely,
Mr & Mrs. Wm. Betters
457 Anatolia Lane
Las Vegas, Nv. 89145

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-16021 - VARIANCE RELATED TO VAR-13851 - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: ROBBIE AUTO -
 Request for a Variance TO ALLOW 42 PARKING SPACES WHERE 46 ARE REQUIRED FOR THE ADDITION OF A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN WITHIN AN EXISTING COMMERCIAL CENTER on 0.80 acres at 500 South Buffalo Drive (APN 138-34-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	2
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the December 7, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report (Not Applicable)
3. Supporting Documentation
4. Justification Letter
5. Protest Letters

MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298], Item 29 [SDR-16292], Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525], Item 41 [SDR-16522], Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] to the 11/02/2006 Planning Commission Meeting; Item 12 [SUP-13490], Item 46 [GPA-16578], Item 47 [ZON-16580], Item 48 [SDR-16581], Item 52 [ZON-16510], Item 53 [VAR-16512], Item 54 [VAR-16516], Item 55 [SUP-16520] and Item 56 [SDR-16508] to the 11/16/2006 Planning Commission Meeting; Item 17 [VAR-13851], Item 18 [VAR-16021] and Item 19 [SUP-13849] to the 12/07/2006 Planning Commission Meeting; Item 3 [SDR-15322] to the 12/21/2006 Planning Commission Meeting; and **WITHDRAW WITHOUT PREJUDICE** Item 8 [GPA-13372], Item 9 [ZON-13491], Item 10 [SUP-13494] and Item 11 [SUP-13495] – **UNANIMOUS**

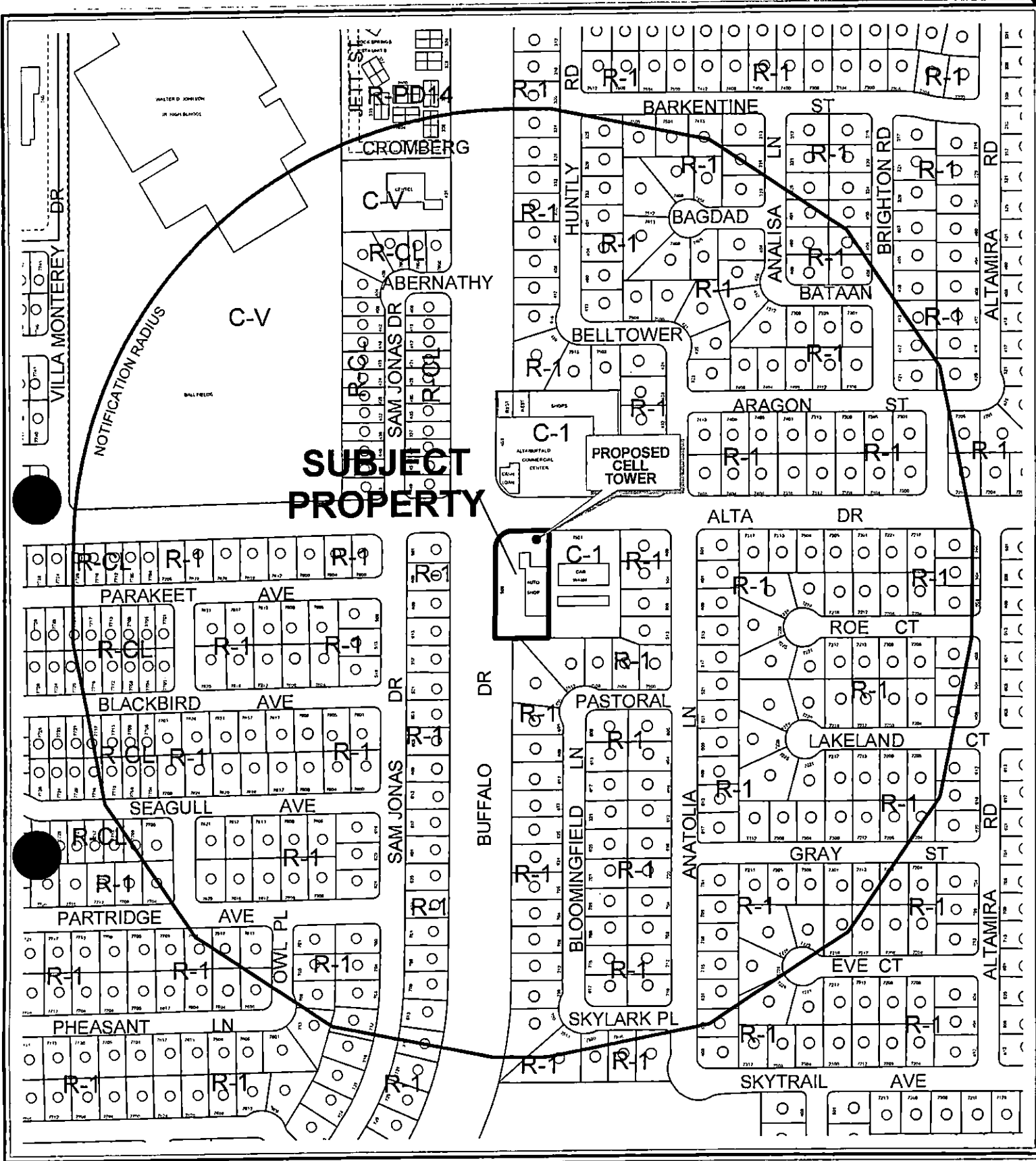
PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 18 – VAR-16021

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated that the applicant for Item 17 [VAR-13851], Item 18 [VAR-16021], and Item 19 [SUP-13849] asked for an abeyance to 12/07/2006 Planning Commission Meeting to revise plans to meet Code.

(6:09 – 6:17)

1-61



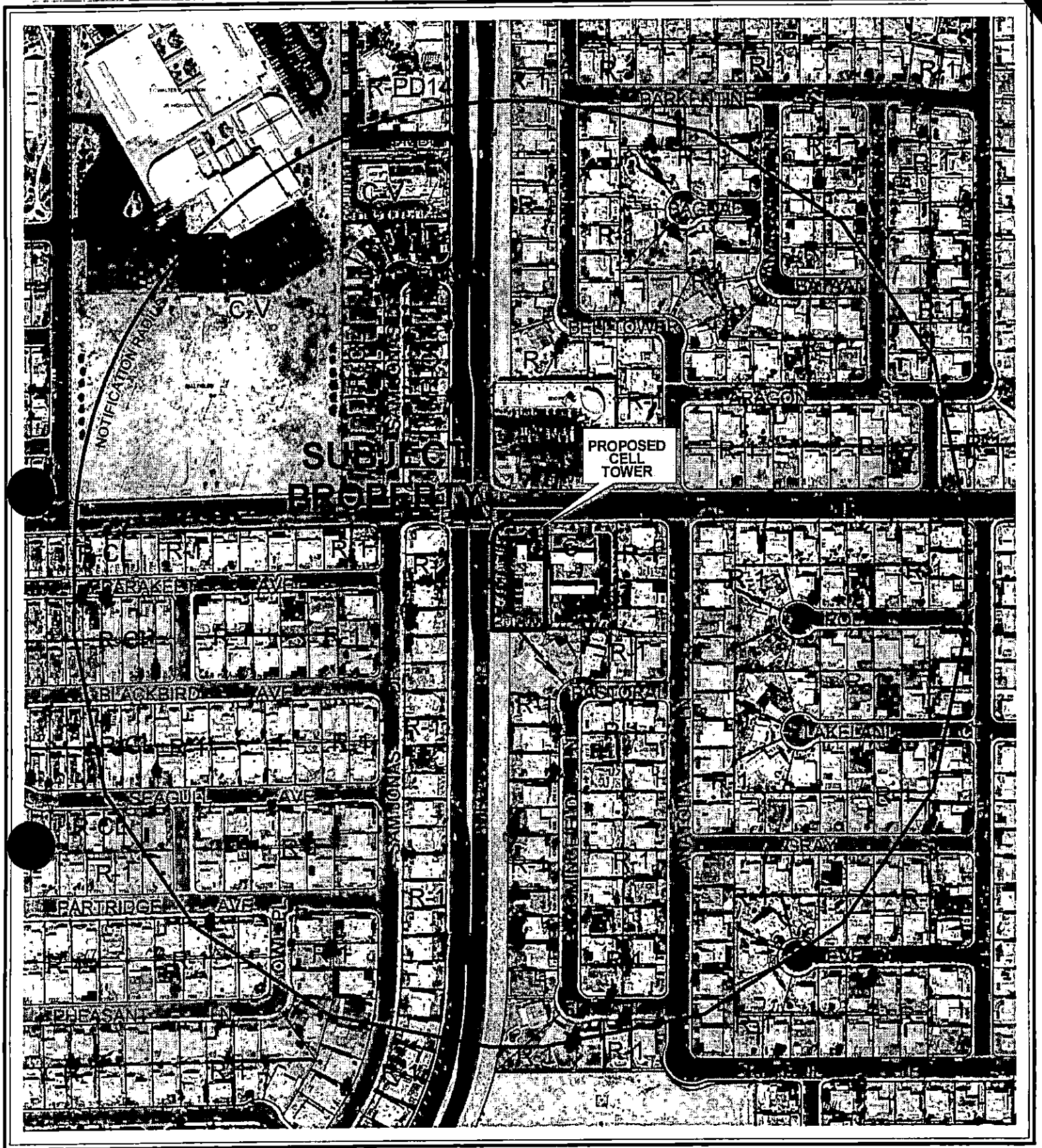
CASE: **VAR-16021**

RADIUS: 1000 FT

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

0 300 600 Feet

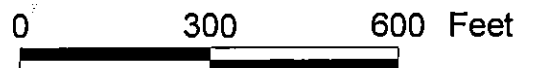




CASE: **VAR-16021**

RADIUS: 1000 FT

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-16021 - APPLICANT: CINGULAR
WIRELESS - OWNER: ROBBIE AUTO

***APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE DECEMBER 7, 2006 PLANNING
COMMISSION MEETING***

WFI
the global leader
IN TELECOM OUTSOURCING

October 16, 2006

Mr. John Korkosz
City of Las Vegas Planning & Development Department
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

**RE: REQUEST FOR CONTINUANCE – October 19, 2006 PLANNING COMMISSION
Cingular Wireless Permanent Communication Facility Proposal, 500 S. Buffalo Drive
Special Use Permit SUP-13849, Variance VAR-13851, Parking Variance VAR-16021**

Dear Mr. Korkosz:

On behalf of Cingular Wireless, we respectfully request a continuance of the following applications, Special Use Permit SUP-13849 (Item 30), Variance VAR-13851 (Item 28) and Parking Variance VAR-16021 (Item 29) from the October 19, 2006 Planning Commission Meeting.

At this time, Cingular is researching the proposal to find an installation that will be more acceptable by City Development standards. A continuance is requested so the above-referenced applications are placed on the December 7, 2006 Planning Commission agenda.

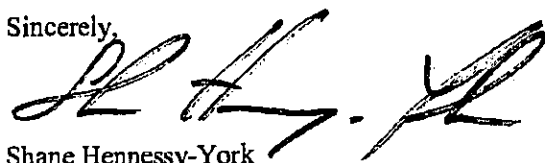
This project is located on APN 138-34-301-002 on the northeast corner of Buffalo Drive and Alta Road. It is designed as an 80-foot, "pine-tree stealth," full-array antenna configuration, wireless communication tower with all equipment located inside adjacent outdoor cabinets and screened by an 6-foot block wall to match existing on the C-1, Limited Commercial designated parcel. Also, if this proposal is constructed, soon after completion Sprint is interested in collocating antennas to this stealth pine tree.

As a condition of the recent merger between AT&T and Cingular, the Federal Communications Commission (FCC) stated that in order for the marketplace to remain competitive, Cingular needed to sell their existing network and wireless communication towers to T-Mobile in California and Nevada. Therefore, with this application, Cingular is in the process of rebuilding their network to provide service to all of their existing customers. Without the installation of an application, the surrounding area will not have sufficient network coverage to provide the kind of service the marketplace demands.

We hope that with this additional time, we can work to design a facility that will be more compatible with Title 19, City of Las Vegas Development Standards. If you have any concerns regarding this application, please contact me immediately at (702) 501-0992.

When you receive this transmission, please call or email me to confirm delivery and to ensure that the request for continuance has been accepted. Thank you for your assistance!

Sincerely,



Shane Hennessy-York
Land Use Zoning Specialist – West Region
Shane.HennessyYork@wfinet.com

1701 W. Charleston Blvd., Suite 600
Las Vegas, NV 89102

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AUG 15 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-16021**APN: 138-34-301-002Name of Property Owner: Robbie AutoName of Applicant: Cingular Wireless

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: _____

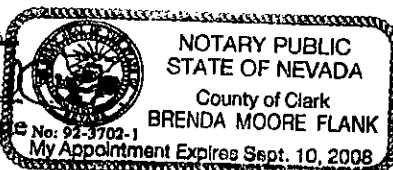
Signature of Property Owner: _____

Print Name: Robert Flanked

Subscribed and sworn before me

This 3rd day of Aug, 2006Brenda Moore Flank

Notary Public in and for said County and State



BASIS OF BEARINGS

A FIELD SURVEY WAS PERFORMED ON FEBRUARY 17, 2006 SOUTH 89°30'14" EAST, BEING THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 60 EAST, N.M.S. AS SHOWN BY MAP THEREOF ON FILE IN FILE 83, PAGE 24 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL, #1000 3469, BEING A 1.5" BRASS CAP IN THE TOP OF CURB AT THE NORTHWEST CORNER OF BUFFALO DRIVE AND ALTA DRIVE, NEAR THE PC OF BUFFALO DRIVE.

ELEVATION: 2510.02 FEET (NAVD 1988)
785.056 METERS (NAVD 1988)

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT, BARGAIN & SALE DEED RECORDED JUNE 27, 2006 IN BOOK 7030857 AS INSTRUMENT NO. 04687 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 60 EAST, N.M.S.

TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION LISTED IN TITLE REPORT NO. 05-02-0095-NRE, DATED JANUARY 20, 2006, PREPARED BY NEVADA TITLE COMPANY, WHICH ARE NOT SOLELY FRANCHISE, IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

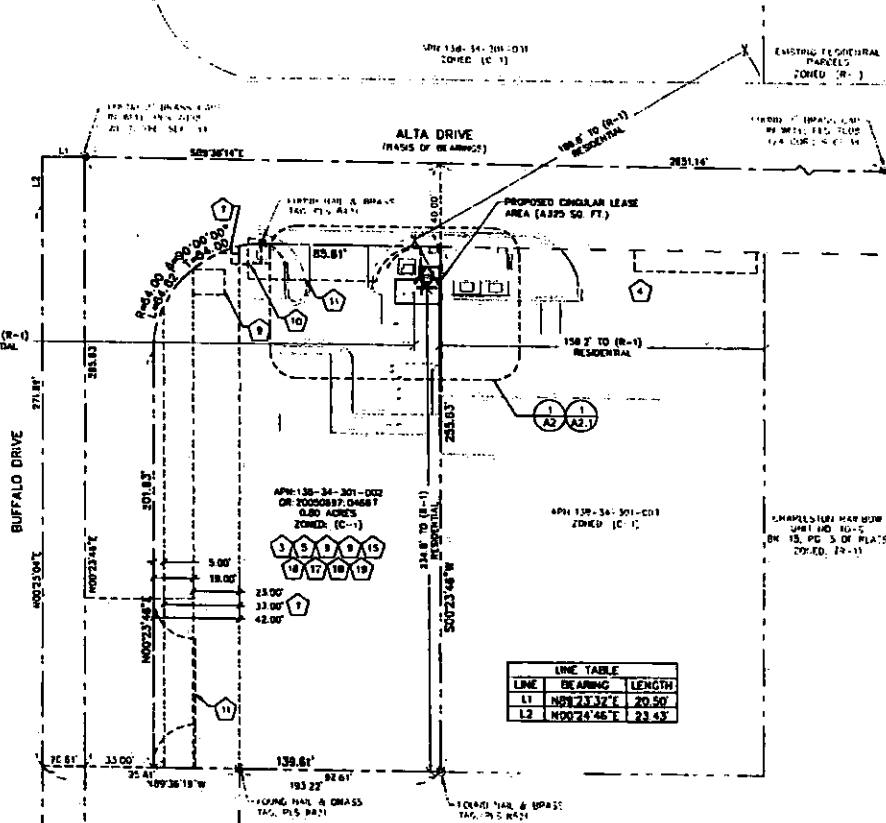
- 1 RESERVATION & EASEMENTS IN THE PATENT FROM USA, OR 17-82, AFFECTS ENTIRE SUBJECT PROPERTY.
- 2 N.P.C. FOR ELEC. FACILITIES, OR 848-09778, DOES NOT AFFECT SUBJECT PROPERTY.
- 3 AGREEMENT, OR 840817-01029, AFFECTS ENTIRE SUBJECT PROPERTY.
- 4 FILE 83, PAGE 24 OF PARCEL MAPS, AFFECTS ENTIRE SUBJECT PROPERTY.
- 5 ORDER OF VACATION, OR 850819-01091, AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.
- 6 N.P.C. FOR ELEC. FACILITIES, OR 860224-01779 AFFECTS ENTIRE SUBJECT PROPERTY. (NOT OCCUPIED BY BUILDING)
- 7 MATERIAL EXPRESS LEASE, OR 830316-01178, AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.
- 8 L.V.M.D. FOR WATER FACILITIES, OR 860712-00897, AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.
- 9 E.L.V. FOR WOODS/LOGS, OR 860814-01338, AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.
- 10 AUTO TECH. LEASE, OR 20030312-00054, AFFECTS ENTIRE SUBJECT PROPERTY.
- 11 BRACE DEPOT LEASE, OR 20030312-00059, AFFECTS ENTIRE SUBJECT PROPERTY.
- 12 M.R. CONVERTER LEASE, OR 20030312-00056, AFFECTS ENTIRE SUBJECT PROPERTY.
- 13 ALL VALLEY WINDOW TINTING LEASE, OR 20030312-00060, AFFECTS ENTIRE SUBJECT PROPERTY.
- 14 WATER MILL EXPRESS LEASE, OR 20030312-00052, AFFECTS ENTIRE SUBJECT PROPERTY.

EXISTING RESIDENTIAL PARCELS
ZONED (R-1)

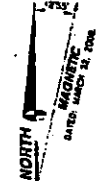
EXISTING RESIDENTIAL PARCELS
ZONED (R-1)

LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING 1" CONTOUR
- EXISTING 5" CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- OFFICIAL RECORD
- POWER POLE



RECEIVED
AUG 15 2006



SITE PLAN

cingular
WIRELESS

3763 HOWARD MILDES PKWY, STE 200
LAS VEGAS, NV 89109

PROJECT INFORMATION

LSVGNVL-435-04
ALTA & BUFFALO

500 SOUTH BUFFALO DRIVE
LAS VEGAS, NEVADA 89145

CURRENT ISSUE DATE:

03/30/06

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION BY

REV.	DATE	DESCRIPTION	BY
1	03/30/06	CLIENT REVISION	D.S.
2	02/28/06	CLIENT REVISION	D.S.
3	03/24/06	CLIENT REVISION	D.S.
4	03/22/06	BOX ZONING	D.S.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
1351 W CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH: (702) 367-7705
FAX: (702) 367-5733

DRAWN BY: CHK. BY: APV. BY:

D. ESCOBAR M. DEFAU C. WENER

LICENSURE:

SHEET TITLE

SITE PLAN

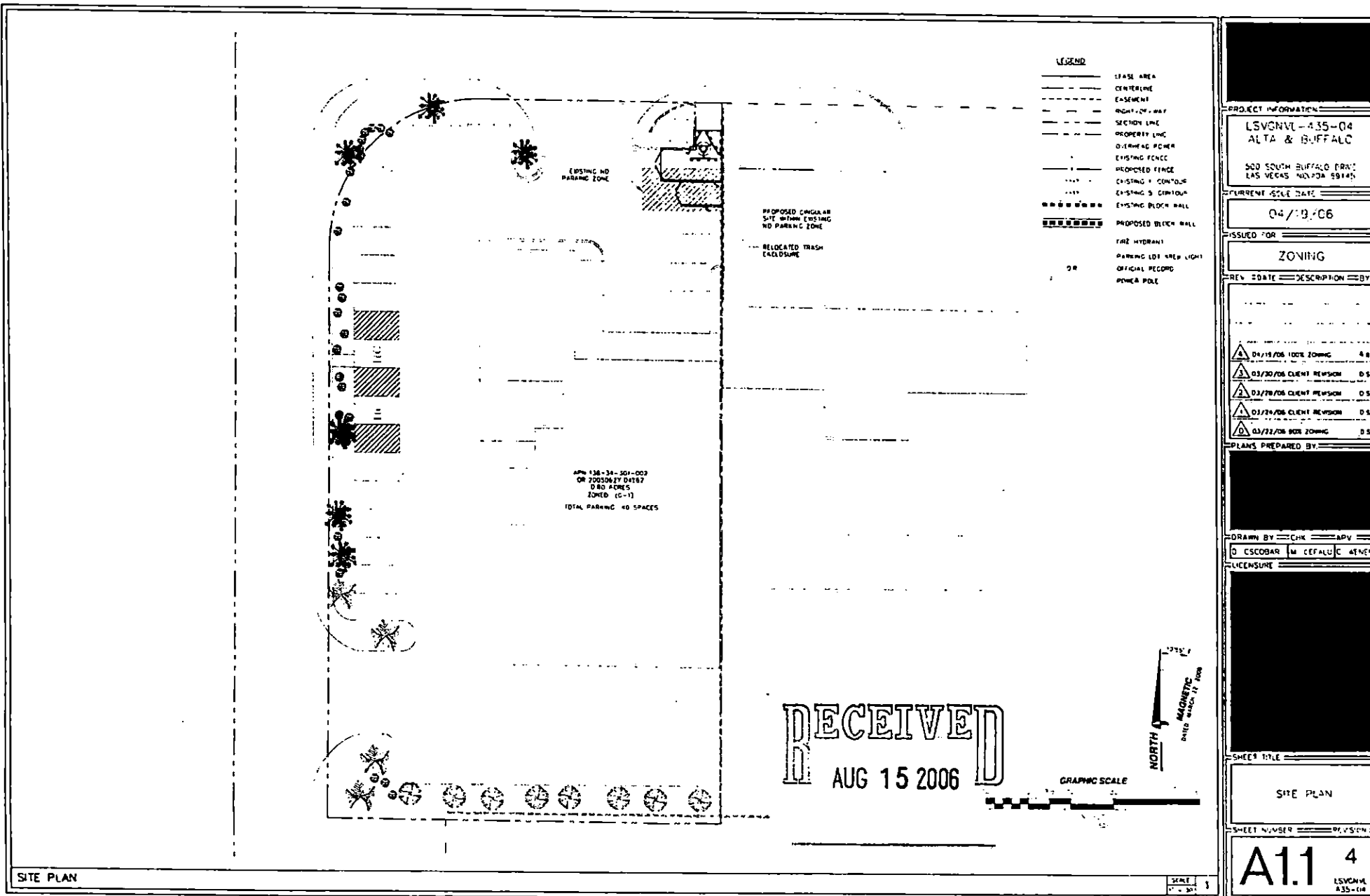
SHEET NUMBER: REVISION:

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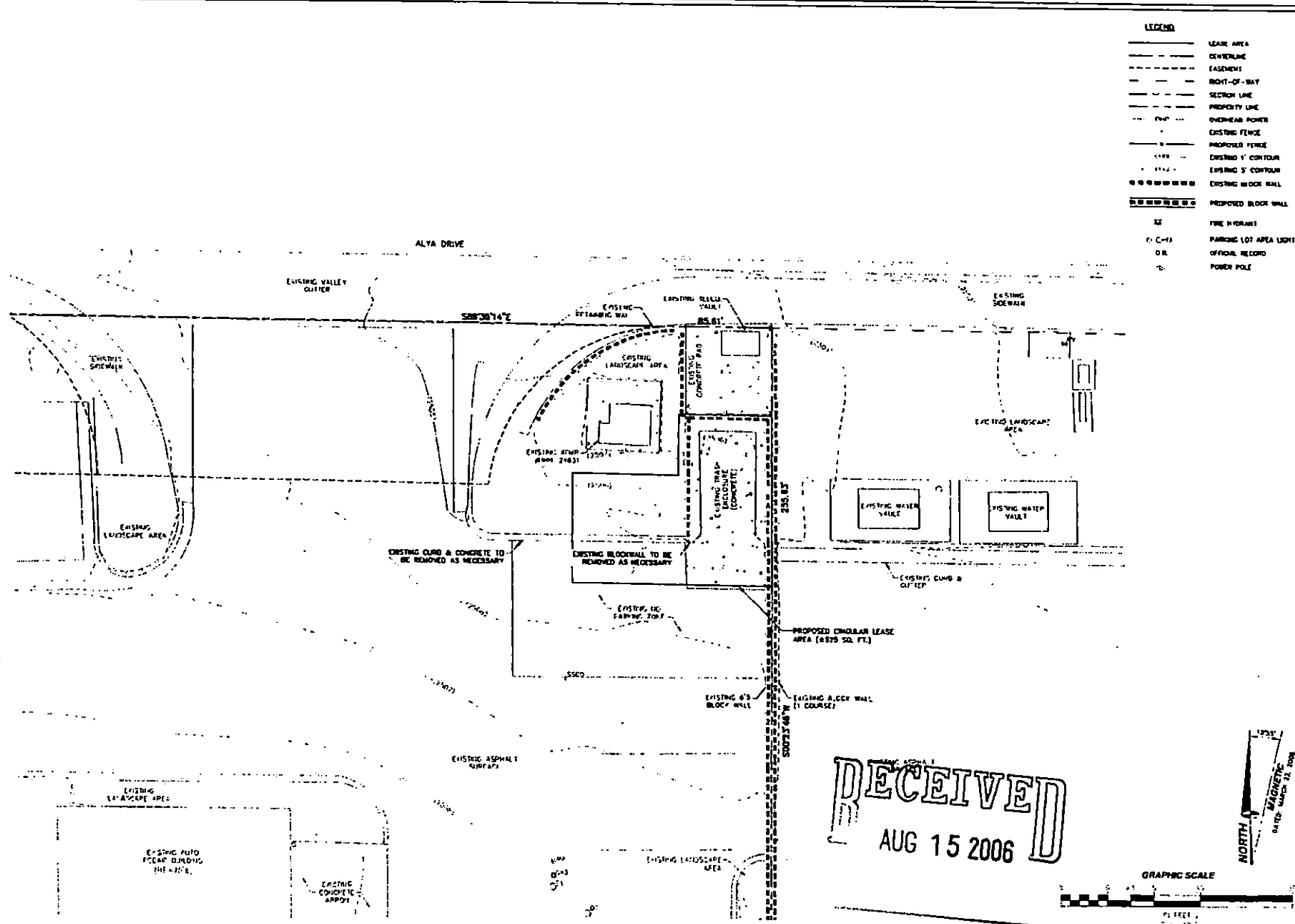
3

LSVGNVL
435-04

VAR-16021
10/19/06 PC



VAR-16021
10/19/06 PC



- LEGEND**
- LEASE AREA
 - CENTERLINE
 - EASEMENT
 - RIGHT-OF-WAY
 - SECTION LINE
 - PROPERTY LINE
 - OVERHEAD POWER
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING 1' CONTOUR
 - EXISTING 5' CONTOUR
 - EXISTING BLOCK WALL
 - PROPOSED BLOCK WALL
 - FIRE HYDRANT
 - PARKING LOT AREA LIGHT
 - OFFICIAL RECORD
 - POWER POLE

x cingular
WIRELESS

3183 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NV 89109

PROJECT INFORMATION

LSVGNVL-435-04
ALTA & BUFFALO

500 SOUTH BUFFALO DRIVE
LAS VEGAS, NEVADA 89145

CURRENT ISSUE DATE:
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REV. DATE DESCRIPTION BY

03/30/06	CLIENT REVISION	D.S.
03/28/06	CLIENT REVISION	D.S.
03/24/06	CLIENT REVISION	D.S.
03/22/06	BO'S ZONING	D.S.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
7331 W CHARLESTON BLVD, SUITE 120
LAS VEGAS, NEVADA 89117
PH (702) 367-7700
FAX (702) 367-8723

DRAWN BY: D.M. APV:
D. ESCOBAR M. DETALU C. WENER

LICENSURE:

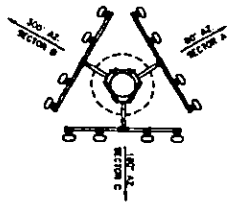
SHEET TITLE:
EXISTING SITE DETAIL

SHEET NUMBER: REVISION:
A2 3

LSVGNVL 435-04

EXISTING SITE DETAIL

VAR-16021
10/19/06 PC



ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	COLOR CODE	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH
SECTOR A	300°	POWERWAVE 7755	95' ± 10	7/8" COAX		8' MAX	1/2" SUPERFLEX JUMPER (8' MAX)
SECTOR B	300°	POWERWAVE 7755	95' ± 10	7/8" COAX		8' MAX	1/2" SUPERFLEX JUMPER (8' MAX)
SECTOR C	180°	POWERWAVE 7755	95' ± 10	7/8" COAX		8' MAX	1/2" SUPERFLEX JUMPER (8' MAX)
OPS	N/A	MOTOROLA OPS	30' ± 1	1/2" COAX			

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES

Xcingular
WIRELESS

3743 HOWARD HUGHES DRIVE, STE. 200
LAS VEGAS, NV 89108

PROJECT INFORMATION:
LSVGNV-435-04
ALTA & BUFFALO

500 SOUTH BUFFALO DRIVE
LAS VEGAS, NEVADA 89145

CURRENT ISSUE DATE:
03/30/06

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
1	03/28/06	CLIENT REVISION	D.S.
2	03/28/06	CLIENT REVISION	D.S.
3	03/24/06	CLIENT REVISION	D.S.
4	03/23/06	BOX ZONING	D.S.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
7331 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH: (702) 367-3705
FAX: (702) 367-8733

DRAWN BY: CHC APV:
D. ESCOBAR M. CEFALU C. WEMER

LICENSE:

SHEET TITLE:
**PROPOSED SITE DETAIL,
ANTENNA & CABLE
SCHEDULE AND ANTENNA
LAYOUT**

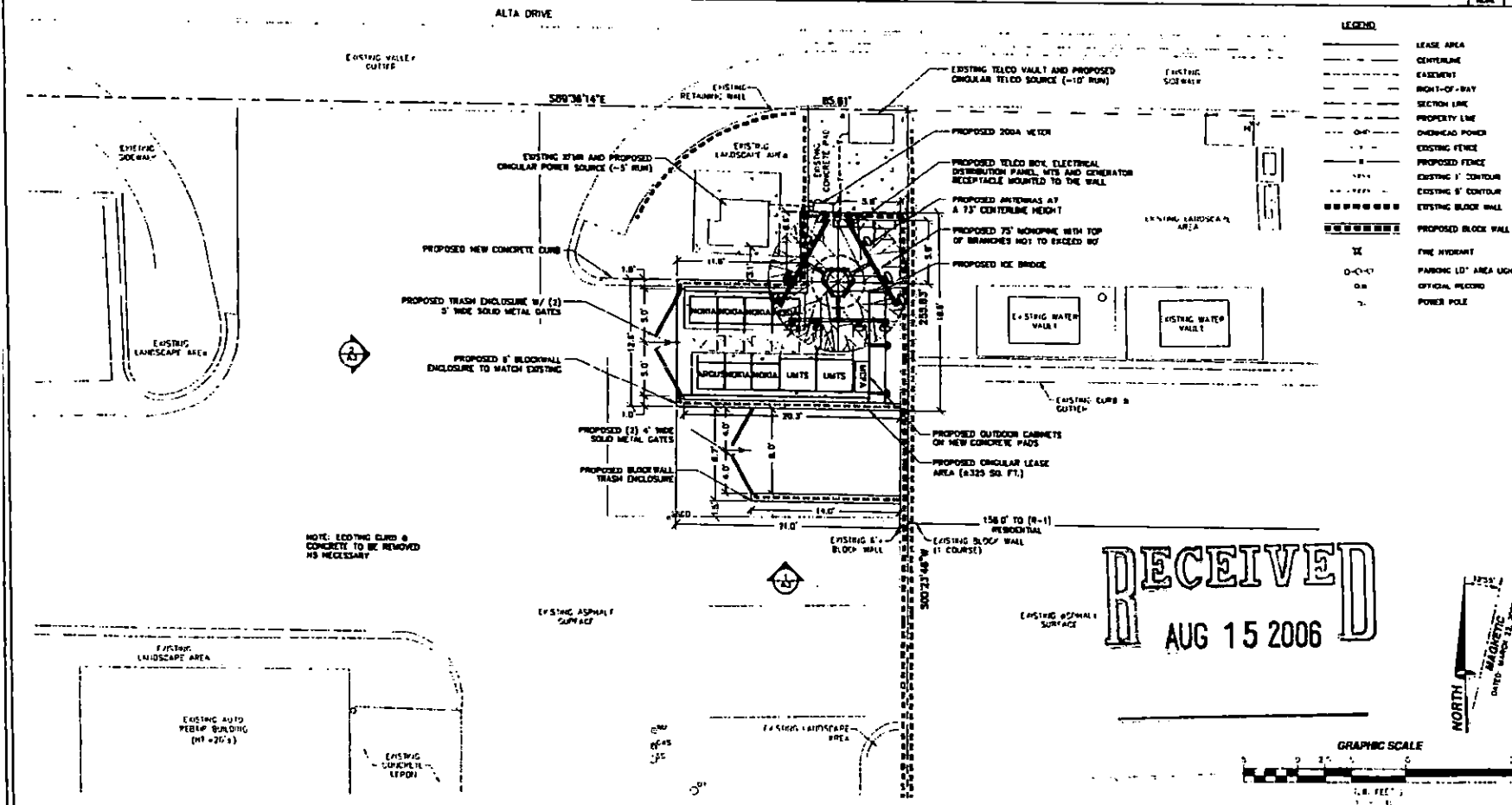
SHEET NUMBER: **A2.1** REVISION: **3**

LSVGNV-435-04

ANTENNA LAYOUT

3 ANTENNA AND CABLE SCHEDULE

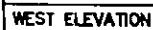
SCALE: 1" = 10'



PROPOSED SITE DETAIL

SCALE: 1" = 10'

VAR-16021
10/19/06 PC



SCALE: **2**
1" = 10'

SOUTH ELEVATION



LSVON VL
435--04

VAR-16021
10/19/06 PC



Representing Cingular Wireless
1701 W. Charleston, Suite 600
Las Vegas, NV 89102

August 14, 2006

Mr. Ben Sticka
City of Las Vegas, Current Planning Department
731 South Fourth Street
Las Vegas, NV 89101

RE: Cingular Wireless Permanent Communication Facility – Parking Variance Application
500 S. Buffalo Drive (APN 138-34-301-002) LSVGNVL-435-04

Dear Mr. Sticka:

On behalf of Cingular Wireless, we respectfully request your consideration and acceptance of the enclosed Wireless Communication Facility Parking Variance application. This project is located on APN 138-34-301-002 on the northeast corner of Buffalo Drive and Alta Road. It is to be constructed as an 80-foot, "pine-tree stealth," full-array antenna configuration, wireless communication tower with all equipment located inside adjacent outdoor cabinets and screened by an 6-foot block wall to match existing on the C-1, Limited Commercial designated parcel. Also, if this proposal is constructed, soon after completion Sprint is interested in collocating antennas to this stealth pine tree.

As a condition of the recent merger between AT&T and Cingular, the Federal Communications Commission (FCC) stated that in order for the marketplace to remain competitive, Cingular needed to sell their existing network and wireless communication towers to T-Mobile in California and Nevada. Therefore, with this application, Cingular is in the process of rebuilding their network to provide service to all of their existing customers. Without the approval of this application, the surrounding area will not have sufficient network coverage to provide the kind of service the marketplace demands.

This property is located near residentially developed parcels and we propose a 186.8-foot setback to the City of Las Vegas R-1, single family residential property to the northeast, a 158.2-foot setback to the R-1 property to the east, 234.8-foot setback to the R-1 development to the south and 232.8-foot setback to the R-1 property to the west. Due to the 186.8-foot setback from an R-1 property, we are respectfully requesting a Setback Variance. But please note, the Setback Variance will also be needed since the location of the communication compound is flush to the property line where 10-feet is needed on a limited commercial (C-1) parcel.

However, this property was selected for the installation of a communication facility because our options are very limited in this area. Originally, Cingular Wireless tried to collocate our antennas to the existing Verizon pole at the Sprint Utility Switch which is located north on Buffalo. We submitted an application with Verizon last year but Verizon would not accept the design of our project therefore we could not progress with this site.

Next, we tried to add antennas to the roof of the strip mall located on the northeast corner of the Buffalo & Alta intersection. However, after visiting the site for a feasibility study, it was determined that due to the weak structural integrity of the wooden truss members, the roof could not handle the weight of our equipment. Also, since there were other carriers present on the roof, it made it impossible to gain the necessary height separation required for interference from the existing equipment. Therefore, even if the roof possessed the structural

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VAR-16021
10/19/06 PC

integrity, since we couldn't vertically separate our equipment from the other carriers we would shoot our signals directly into one another's antennas & the sites would not function correctly.

Finally, we looked to collocate antennas to the existing slim-line flag pole in the front parking lot of the strip mall but there is not enough ground space for Cingular to put our equipment, not to mention that if we did collocate, the pole would be overstressed by as much as 229 % of capacity (structural analysis included in Setback Variance & Special Use Permit application for reference). As the flag pole is designed, T-Mobile has their coaxial cables running under the parking lot surface to equipment cabinets inside an adjacent building.

Therefore, after trying to make each of the other installations work for Cingular, the only option we have in this intersection is to add a new communication facility.

When Cingular first designed this camouflaged proposal, it was a palm tree, which is difficult for full-array collocation, but after learning Sprint was also interested in adding antennas in this region, we are proposing a stealth pine tree design so that both carriers can hide their antennas within the pine branches.

A Parking Variance is required because the parcel does not conform to the original Site Development Review (U-34-97) which states that the subject site was approved with 42 spaces where 46 are required, but the site was only striped with 40 stalls & a "No Parking" zone. The proposed Cingular installation is designed to occupy & relocate the existing trash enclosure on a rarely used, compact area of the "No Parking" zone which was where the additional two (2) parking stalls were supposed to be located. Therefore, we are technically requesting a Variance for two parking spaces to allow the site to continue to operate as it is presently conducting business. **Two parking stalls is only a 4% deviation from the project as currently approved and overall, 40 spaces is only a 13% deviation from what is required.**

By permitting the Cingular Special Use Permit & Variance applications, an 80-foot camouflaged, stealth pine tree wireless communication facility will be installed on the C-1, Limited Commercial parcel which will be screened by an 6-foot block wall to match existing walls and also designed to be co-locatable by other carriers with plenty of ground space available for future expansion, at an intersection that has no other options. If you have any concerns regarding this application, please contact me immediately at (702) 501-0992.

Sincerely,

Shane Hennessy-York
Land Use Zoning Specialist – West Region
Shane.HennessyYork@wfinet.com

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AUG 15 2006

VAR-16021
10/19/06 PC

Telephone Protest/ Approval Log

Meeting Date: 09/21/06

Case Number: SUP-13849
VAR-13851
VAR-16021

Date: 09/15/06
Name: Diana Mleszewsky
Address: 416 Sam Jonas Dr
Las Vegas NV
Phone: 702-838-7406
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Written Objections* - 9/14/2006

Planning & Development Dept.
Current Planning Division
Development Services Center
731 South 4th Street
Las Vegas, NV 89101

Meeting
Planning Commission
9/21/2006
6:00 p.m.

Re: Var-13851 28
Var-16021 29
Sup-13849 30

Dear Sirs:

We are unable to attend the meeting, but wish to object or protest these Variances (2) and the Special Use Permit.

There is already 2 towers - one on the West side of Buffalo 1/2 block N. of Alta (Sprint) and the other one on the N/E corner across from where this is proposed.

I believe we are going to be over-saturated with towers - enabled!

28 VAR-13851
29 VAR-16021
30 SUP-13849

(2.)

It is obvious that our complaining will do no good, because it sounds like it is going in anyway.

We, in the neighborhood object to 50 foot towers & being bombarded with radio waves. (radiation)

It does not sound good to us or probably anyone else who is working & cannot attend the meetings. (radiation)

Sincerely,
Mr & Mrs Wm. Bettens
429 Hazelton Lane
Las Vegas, Nv. 89145

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-13849 - SPECIAL USE PERMIT RELATED TO VAR-13851 AND VAR-16021 - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: ROBBIE AUTO - Request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN WITHIN AN EXISTING COMMERCIAL CENTER at 500 South Buffalo Drive (APN 138-34-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	2
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the December 7, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions (Not Applicable) and Staff Report (Not Applicable)
3. Supporting Documentation
4. Justification Letter
5. Protest Letters

MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 26 [GPA-16294], Item 27 [ZON-16296], Item 28 [VAR-16298], Item 29 [SDR-16292], Item 38 [GPA-16511], Item 39 [ZON-16519], Item 40 [VAR-16525], Item 41 [SDR-16522], Item 42 [GPA-16538], Item 43 [ZON-16609], Item 44 [WVR-16610] and Item 45 [SDR-16611] to the 11/02/2006 Planning Commission Meeting; Item 12 [SUP-13490], Item 46 [GPA-16578], Item 47 [ZON-16580], Item 48 [SDR-16581], Item 52 [ZON-16510], Item 53 [VAR-16512], Item 54 [VAR-16516], Item 55 [SUP-16520] and Item 56 [SDR-16508] to the 11/16/2006 Planning Commission Meeting; Item 17 [VAR-13851], Item 18 [VAR-16021] and Item 19 [SUP-13849] to the 12/07/2006 Planning Commission Meeting; Item 3 [SDR-15322] to the 12/21/2006 Planning Commission Meeting; and WITHDRAW WITHOUT PREJUDICE Item 8 [GPA-13372], Item 9 [ZON-13491], Item 10 [SUP-13494] and Item 11 [SUP-13495] – UNANIMOUS

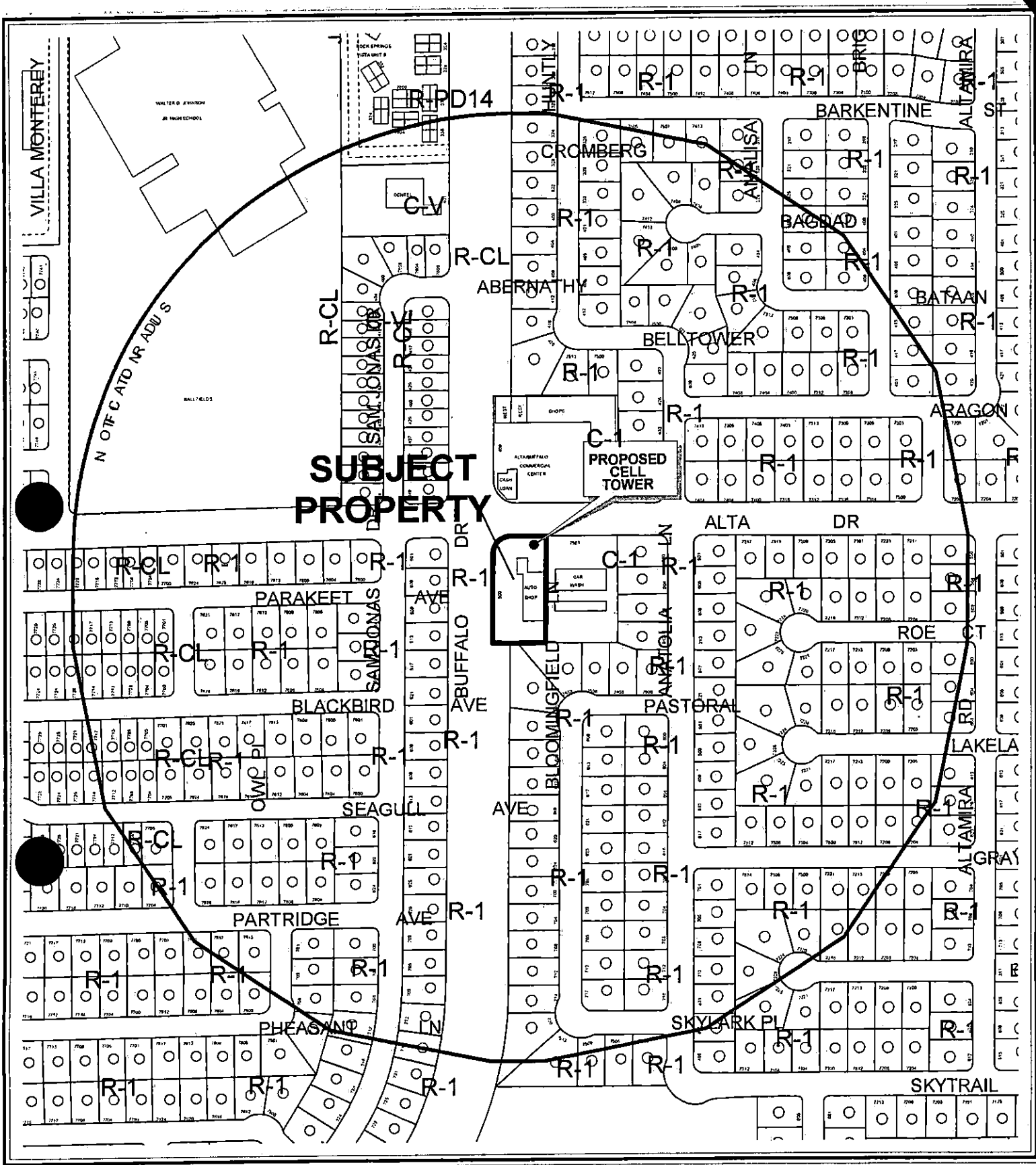
PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 19 – SUP-13849

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated that the applicant for Item 17 [VAR-13851], Item 18 [VAR-16021], and Item 19 [SUP-13849] asked for an abeyance to 12/07/2006 Planning Commission Meeting to revise plans to meet Code.

(6:09 – 6:17)

1-61



CASE: SUP-13849
RADIUS: 1000 FT

C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SUP-13849 - APPLICANT: CINGULAR
WIRELESS - OWNER: ROBBIE AUTO

***APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE DECEMBER 7, 2006 PLANNING
COMMISSION MEETING***



October 16, 2006

Mr. John Korkosz
City of Las Vegas Planning & Development Department
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

**RE: REQUEST FOR CONTINUANCE – October 19, 2006 PLANNING COMMISSION
Cingular Wireless Permanent Communication Facility Proposal, 500 S. Buffalo Drive
Special Use Permit SUP-13849, Variance VAR-13851, Parking Variance VAR-16021**

Dear Mr. Korkosz:

On behalf of Cingular Wireless, we respectfully request a continuance of the following applications, Special Use Permit SUP-13849 (Item 30), Variance VAR-13851 (Item 28) and Parking Variance VAR-16021 (Item 29) from the October 19, 2006 Planning Commission Meeting.

At this time, Cingular is researching the proposal to find an installation that will be more acceptable by City Development standards. A continuance is requested so the above-referenced applications are placed on the December 7, 2006 Planning Commission agenda.

This project is located on APN 138-34-301-002 on the northeast corner of Buffalo Drive and Alta Road. It is designed as an 80-foot, "pine-tree stealth," full-array antenna configuration, wireless communication tower with all equipment located inside adjacent outdoor cabinets and screened by an 6-foot block wall to match existing on the C-1, Limited Commercial designated parcel. Also, if this proposal is constructed, soon after completion Sprint is interested in collocating antennas to this stealth pine tree.

As a condition of the recent merger between AT&T and Cingular, the Federal Communications Commission (FCC) stated that in order for the marketplace to remain competitive, Cingular needed to sell their existing network and wireless communication towers to T-Mobile in California and Nevada. Therefore, with this application, Cingular is in the process of rebuilding their network to provide service to all of their existing customers. Without the installation of an application, the surrounding area will not have sufficient network coverage to provide the kind of service the marketplace demands.

We hope that with this additional time, we can work to design a facility that will be more compatible with Title 19, City of Las Vegas Development Standards. If you have any concerns regarding this application, please contact me immediately at (702) 501-0992.

When you receive this transmission, please call or email me to confirm delivery and to ensure that the request for continuance has been accepted. Thank you for your assistance!

Sincerely,

Shane Hennessy-York
Land Use Zoning Specialist – West Region
Shane.HennessyYork@wfinet.com

1701 W. Charleston Blvd., Suite 600
Las Vegas, NV 89102



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SUP-13849

Case Number: _____ APN: 138-34-301-002

Name of Property Owner: Robbie Auto

Name of Applicant: Cingular Wireless

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: _____

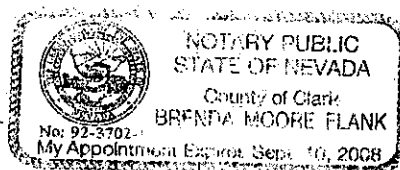
Signature of Property Owner: _____

Print Name: Robert Handic

Subscribed and sworn before me

This 26th day of May, 2006

Brenda Moore Flank
Notary Public in and for said County and State



BASIS OF BEARINGS

A FIELD SURVEY WAS PERFORMED ON FEBRUARY 17, 2006 SOUTH 89°36'14" EAST, BEING THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 90 EAST, M.D.M. AS SHOWN BY MAP THEREOF ON FILE IN FILE 83, PAGE 14 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL #11000 3444 BEING A 1.0" BRASS CAP IN THE TOP OF CURB AT THE NORTHEAST CORNER OF BUFFALO DRIVE AND ALTA DRIVE, NEAR THE PC OF BUFFALO DRIVE.

ELEVATION: 2510.02 FEET (NAVD 1988)
785.056 METERS (NAVD 1988)

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT, BARGAIN & SALE DEED RECORDED JUNE 27, 2006 IN BOOK 00000077 AS INSTRUMENT NO. 040617 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 90 EAST, M.D.M.

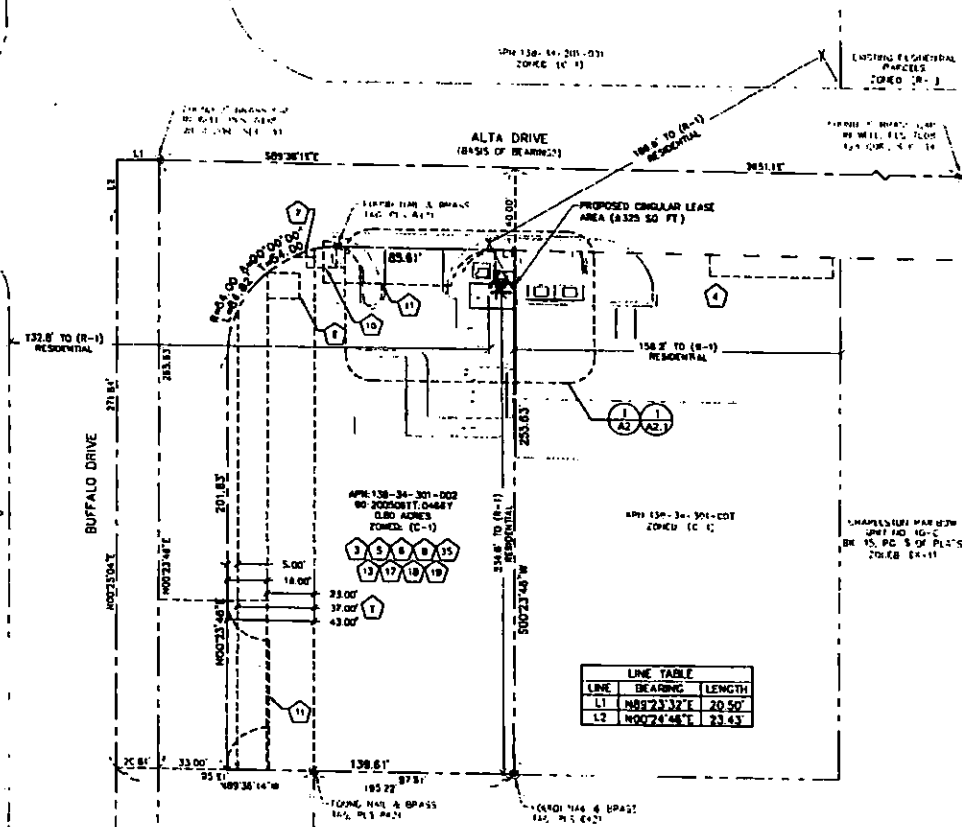
TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION LISTED IN TITLE REPORT NO. 06-02-8000-NAME, DATED JANUARY 20, 2006, PREPARED BY NEVADA TITLE COMPANY, WHICH ARE NOT SOLIDLY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

- 1 RESERVATION & EASEMENTS BY THE PATENT FROM USA, OR 11-82, AFFECTS ENTIRE SUBJECT PROPERTY.
- 2 N.P.C. FOR ELEC. FACILITIES, OR 848-807788, DOES NOT AFFECT SUBJECT PROPERTY.
- 3 ADJUSTMENT, OR 840617-01029, AFFECTS ENTIRE SUBJECT PROPERTY.
- 4 FILE 83, PAGE 24 OF PARCEL MAPS, AFFECTS ENTIRE SUBJECT PROPERTY.
- 5 ORDER OF VACATION, OR 80018-01091, AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.
- 6 N.P.C. FOR ELEC. FACILITIES, OR 802224-01778, AFFECTS ENTIRE SUBJECT PROPERTY, (NOT OCCUPIED BY BUILDING).
- 7 WATERL. EXPRESS, LEASE, OR 830318-01078, AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.
- 8 L.V.M.D. FOR WATER FACILITIES, OR 800712-00887, AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.
- 9 C.V. FOR HIGHWAY/ EXPRESS, OR 800801-01338, AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.
- 10 AUTO TECH. LEASE, OR 20030312-00958, AFFECTS ENTIRE SUBJECT PROPERTY.
- 11 BRIDGE DEPOT, LEASE, OR 20030312-00958, AFFECTS ENTIRE SUBJECT PROPERTY.
- 12 M.R. CONVERSION, LEASE, OR 20030312-00958, AFFECTS ENTIRE SUBJECT PROPERTY.
- 13 ALL VALLEY WINDOW TINTING, LEASE, OR 20030312-00960, AFFECTS ENTIRE SUBJECT PROPERTY.
- 14 WATER MILL EXPRESS, LEASE, OR 20030312-00957, AFFECTS ENTIRE SUBJECT PROPERTY.

EXISTING RESIDENTIAL PARCELS
ZONED (R-1)

EXISTING RESIDENTIAL PARCELS
ZONED (R-1)



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING 1" CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- OFFICIAL RECORD
- POWER POLE

RECEIVED
AUG 15 2006



SITE PLAN

x circular
WIRELESS

3783 HOWARD MOCHES PKWY, STE 200
LAS VEGAS, NV 89109

PROJECT INFORMATION:
LSVGNVL-435-04
ALTA & BUFFALO

500 SOUTH BUFFALO DRIVE
LAS VEGAS, NEVADA 89145

CURRENT ISSUE DATE:
03/30/06

ISSUED FOR:
ZONING

REV. DATE DESCRIPTION BY:

Δ	03/30/06	CLIENT REVISION	D.S.
Δ	03/28/06	CLIENT REVISION	D.S.
Δ	03/24/06	CLIENT REVISION	D.S.
Δ	03/22/06	BOB TONING	D.S.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH: (702) 367-7705
FAX: (702) 367-8733

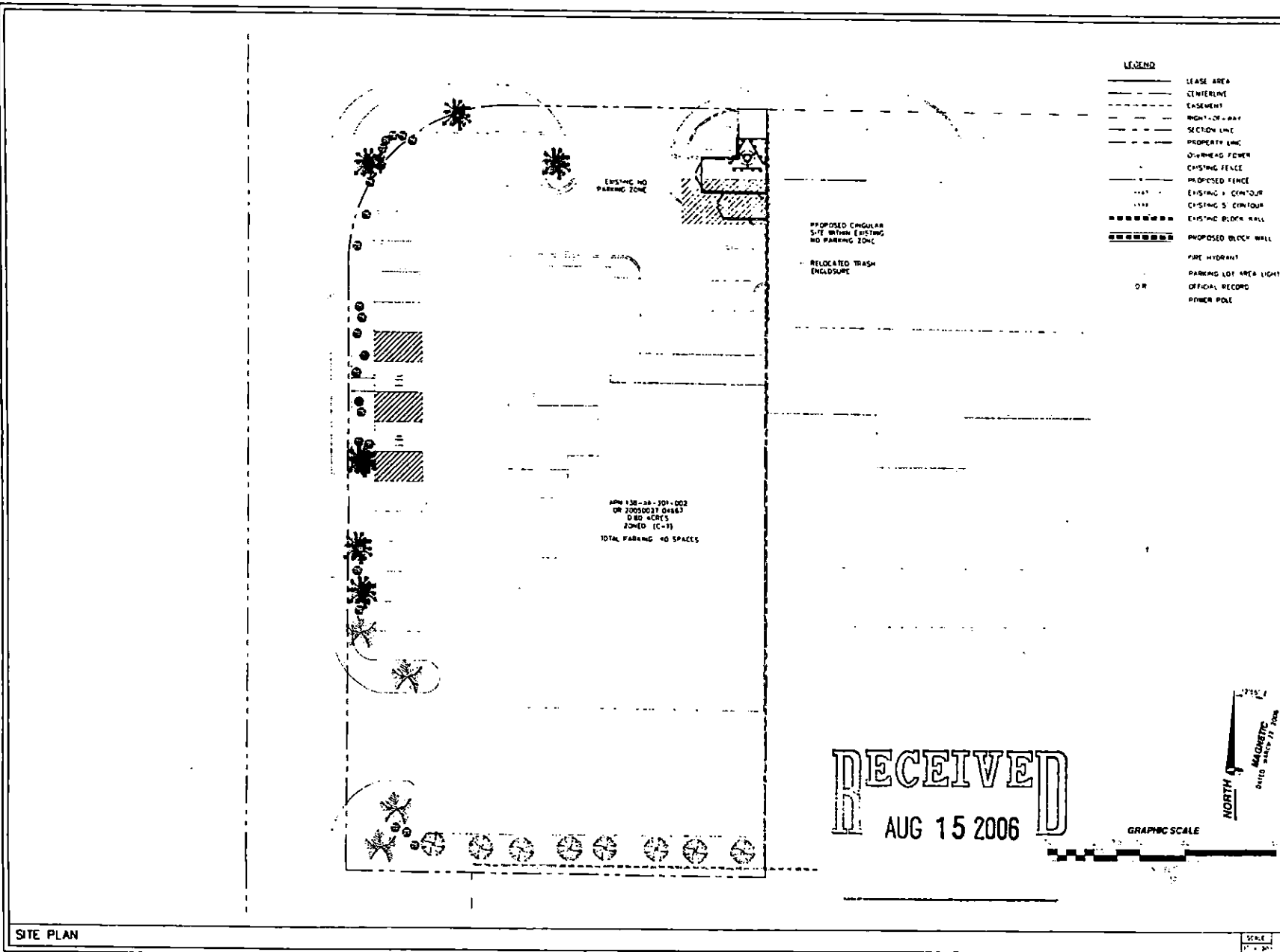
DRAWN BY: CHK. APV.
D. ESCOBAR M. CATALAN, WEMER

ENCLOSURE:

SHEET TITLE:
SITE PLAN

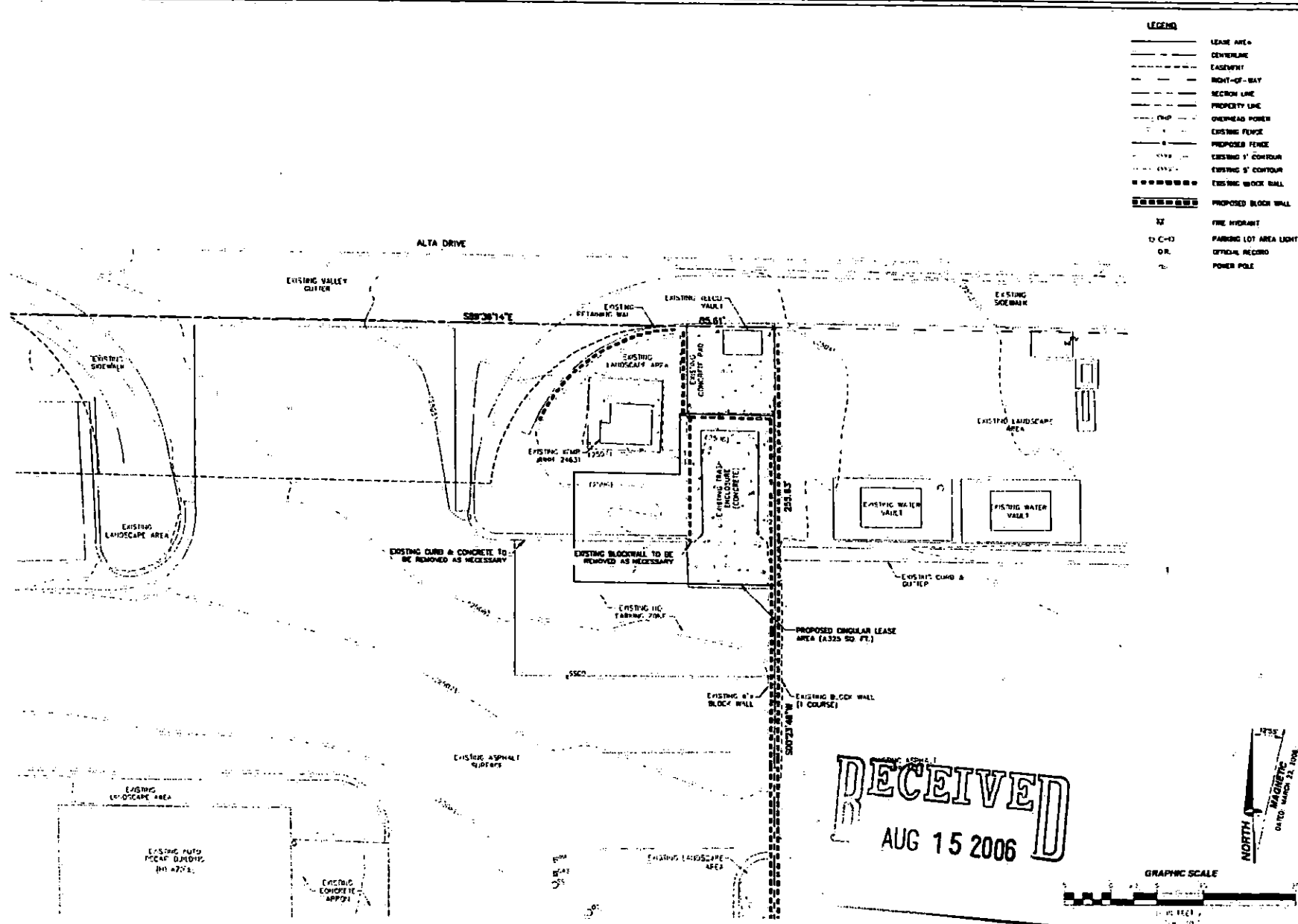
SHEET NUMBER: REVISION:
A1 3
LSVGNVL 435-04

SUP-13849
10/19/06 PC



PROJECT INFORMATION		
LSVGNVL-435-04 ALTA & BUFFALO		
500 SOUTH BUFFALO PARK LAS VEGAS, NEVADA 89141		
CURRENT SITE DATE		
04/19/06		
ISSUED FOR		
ZONING		
REV	DATE	DESCRIPTION
1	04/19/06	100% ZONING
2	03/30/06	CLIENT REVISION
3	03/28/06	CLIENT REVISION
4	03/24/06	CLIENT REVISION
5	03/22/06	100% ZONING
PLANS PREPARED BY		
DRAWN BY: CHL, JAPV		
D. ESCOBAR M. CEFALU C. WENR		
LICENSURE		
SHEET TITLE		
SITE PLAN		
SHEET NUMBER		
A1.1 4		
LSVGNVL 435-04		

SUP-13849
10/19/06 PC



- LEGEND**
- LEASE AREA
 - CENTERLINE
 - EASEMENT
 - RIGHT-OF-WAY
 - SECTION LINE
 - PROPERTY LINE
 - OVERHEAD POWER
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING 1' CONTOUR
 - EXISTING 5' CONTOUR
 - EXISTING BLOCK WALL
 - PROPOSED BLOCK WALL
 - FI
 - FI C+D
 - OR
 - FI
- FI FIRE HYDRANT
FI C+D PARKING LOT AREA LIGHT
OR OFFICIAL RECORD
FI POWER POLE

cingular
WIRELESS

3783 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NV 89109

PROJECT INFORMATION

LSVGNVL-435-04
ALTA & BUFFALO

500 SOUTH BUFFALO DRIVE
LAS VEGAS, NEVADA 89145

CURRENT ISSUE DATE:
03/30/06

ISSUED FOR:
ZONING

REV. DATE DESCRIPTION BY

03/30/06	CLIENT REVISION	D.S.
03/28/06	CLIENT REVISION	D.S.
03/24/06	CLIENT REVISION	D.S.
03/22/06	BOE ZONING	D.S.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
7351 W CHARLESTON BLVD, SUITE 120
LAS VEGAS, NEVADA 89117
PH (702) 367-7705
FAX (702) 367-8733

DRAWN BY: DHR **APV:** D. ESCOBAR M. DEJALU C. WENNER

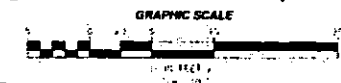
LICENSURE:

SHEET TITLE:
EXISTING SITE DETAIL

SHEET NUMBER: A2 **REVISION:** 3

LSVGNVL 435-04

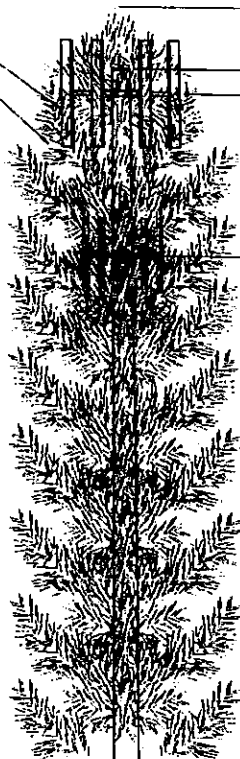
RECEIVED
AUG 15 2006



EXISTING SITE DETAIL

SUP-13849
10/19/06 PC

PROPOSED ANTENNAS AT
A 75' CENTERLINE HEIGHT
PROPOSED 75' MONOPINE WITH TOP
OF BRANCHES NOT TO EXCEED 80'



PROPOSED OUTDOOR CABINETS
ON NEW CONCRETE PADS
PROPOSED TRASH ENCLOSURE W/ (2)
5' WIDE SOLID METAL GATES
PROPOSED 6' BLOCKWALL
ENCLOSURE TO MATCH EXISTING
PROPOSED 200A METER
EXISTING RETAINING WALL
PROPOSED BLOCKWALL TRASH
ENCLOSURE
PROPOSED (2) 4' WIDE
SOLID METAL GATES
EXISTING 6'-6"
BLOCK WALL

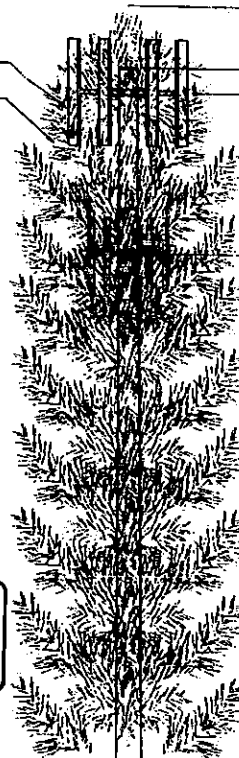
WEST ELEVATION

SCALE
1" = 10'

2

SOUTH ELEVATION

PROPOSED ANTENNAS AT
A 75' CENTERLINE HEIGHT
PROPOSED 75' MONOPINE WITH TOP
OF BRANCHES NOT TO EXCEED 80'



PROPOSED BLOCKWALL TRASH
ENCLOSURE
PROPOSED OUTDOOR CABINETS
ON NEW CONCRETE PADS
PROPOSED 6' BLOCKWALL
ENCLOSURE TO MATCH EXISTING
EXISTING 6'-6"
BLOCK WALL

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FUTURE COLLECTION AT 60' CENTERLINE BY PHASE
PROPOSED CIRCULAR ANTENNAS AT 75' CENTERLINE
75' TOP OF PROPOSED CIRCULAR MONOPINE
TOP OF BRANCHES NOT TO EXCEED 80'

SCALE
1" = 10'

1

cingular
WIRELESS

3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NV 89109

PROJECT INFORMATION

LSVGNVL-435-04
ALTA & BUFFALO

500 SOUTH BUFFALO DRIVE
LAS VEGAS, NEVADA 89145

CURRENT ISSUE DATE:

03/30/06

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION BY

REV.	DATE	DESCRIPTION	BY
1	03/30/06	CLIENT REVISION	D.S.
2	03/28/06	CLIENT REVISION	D.S.
3	03/24/06	CLIENT REVISION	D.S.
4	03/22/06	60% CONSTRUCTION	D.S.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
1351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH: (702) 362-7705
FAX: (702) 367-8733

DRAWN BY: COK APV:
D. ESCOBAR M. CEFALUIC J. WENGER

LICENSURE:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER: REVISION

A3

3

LSVGNVL-435-04

SUP-13849
10/19/06 PC



VAR-13851, VAR-16021 & SUP-13849 - APPLICANT: CINGULAR WIRELESS - OWNER: ROBBIE AUTO
500 SOUTH BUFFALO DRIVE
OCTOBER 19, 2006 PLANNING COMMISSION

06/27/06



VAR-13851, VAR-16021 & SUP-13849 - APPLICANT: CINGULAR WIRELESS - OWNER: ROBBIE AUTO
500 SOUTH BUFFALO DRIVE
OCTOBER 19, 2006 PLANNING COMMISSION

06/27/06



VAR-13851, VAR-16021 & SUP-13849 - APPLICANT: CINGULAR WIRELESS - OWNER: ROBBIE AUTO
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OCTOBER 19, 2006 PLANNING COMMISSION

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VAR-13851, VAR-16021 & SUP-13849 - APPLICANT: CINGULAR WIRELESS - OWNER: ROBBIE AUTO
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OCTOBER 19, 2006 PLANNING COMMISSION

06/27/06



VAR-13851, VAR-16021 & SUP-13849 - APPLICANT: CINGULAR WIRELESS - OWNER: ROBBIE AUTO
500 SOUTH BUFFALO DRIVE
OCTOBER 19, 2006 PLANNING COMMISSION

06/27/06



Representing Cingular Wireless
1701 W. Charleston, Suite 600
Las Vegas, NV 89102

August 14, 2006

Mr. Ben Sticka
City of Las Vegas, Current Planning Department
731 South Fourth Street
Las Vegas, NV 89101

RE: Cingular Wireless Permanent Communication Facility – Parking Variance Application
500 S. Buffalo Drive (APN 138-34-301-002) LSVGNVL-435-04

Dear Mr. Sticka:

On behalf of Cingular Wireless, we respectfully request your consideration and acceptance of the enclosed Wireless Communication Facility Parking Variance application. This project is located on APN 138-34-301-002 on the northeast corner of Buffalo Drive and Alta Road. It is to be constructed as an 80-foot, "pine-tree stealth," full-array antenna configuration, wireless communication tower with all equipment located inside adjacent outdoor cabinets and screened by an 6-foot block wall to match existing on the C-1, Limited Commercial designated parcel. Also, if this proposal is constructed, soon after completion Sprint is interested in collocating antennas to this stealth pine tree.

As a condition of the recent merger between AT&T and Cingular, the Federal Communications Commission (FCC) stated that in order for the marketplace to remain competitive, Cingular needed to sell their existing network and wireless communication towers to T-Mobile in California and Nevada. Therefore, with this application, Cingular is in the process of rebuilding their network to provide service to all of their existing customers. Without the approval of this application, the surrounding area will not have sufficient network coverage to provide the kind of service the marketplace demands.

This property is located near residentially developed parcels and we propose a 186.8-foot setback to the City of Las Vegas R-1, single family residential property to the northeast, a 158.2-foot setback to the R-1 property to the east, 234.8-foot setback to the R-1 development to the south and 232.8-foot setback to the R-1 property to the west. Due to the 186.8-foot setback from an R-1 property, we are respectfully requesting a Setback Variance. But please note, the Setback Variance will also be needed since the location of the communication compound is flush to the property line where 10-feet is needed on a limited commercial (C-1) parcel.

However, this property was selected for the installation of a communication facility because our options are very limited in this area. Originally, Cingular Wireless tried to collocate our antennas to the existing Verizon pole at the Sprint Utility Switch which is located north on Buffalo. We submitted an application with Verizon last year but Verizon would not accept the design of our project therefore we could not progress with this site.

Next, we tried to add antennas to the roof of the strip mall located on the northeast corner of the Buffalo & Alta intersection. However, after visiting the site for a feasibility study, it was determined that due to the weak structural integrity of the wooden truss members, the roof could not handle the weight of our equipment. Also, since there were other carriers present on the roof, it made it impossible to gain the necessary height separation required for interference from the existing equipment. Therefore, even if the roof possessed the structural

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SUP-13849
10/19/06 PC

integrity, since we couldn't vertically separate our equipment from the other carriers we would shoot our signals directly into one another's antennas & the sites would not function correctly.

Finally, we looked to collocate antennas to the existing slim-line flag pole in the front parking lot of the strip mall but there is not enough ground space for Cingular to put our equipment, not to mention that if we did collocate, the pole would be overstressed by as much as 229 % of capacity (structural analysis included in Setback Variance & Special Use Permit application for reference). As the flag pole is designed, T-Mobile has their coaxial cables running under the parking lot surface to equipment cabinets inside an adjacent building.

Therefore, after trying to make each of the other installations work for Cingular, the only option we have in this intersection is to add a new communication facility.

When Cingular first designed this camouflaged proposal, it was a palm tree, which is difficult for full-array collocation, but after learning Sprint was also interested in adding antennas in this region, we are proposing a stealth pine tree design so that both carriers can hide their antennas within the pine branches.

A Parking Variance is required because the parcel does not conform to the original Site Development Review (U-34-97) which states that the subject site was approved with 42 spaces where 46 are required, but the site was only striped with 40 stalls & a "No Parking" zone. The proposed Cingular installation is designed to occupy & relocate the existing trash enclosure on a rarely used, compact area of the "No Parking" zone which was where the additional two (2) parking stalls were supposed to be located. Therefore, we are technically requesting a Variance for two parking spaces to allow the site to continue to operate as it is presently conducting business. **Two parking stalls is only a 4% deviation from the project as currently approved and overall, 40 spaces is only a 13% deviation from what is required.**

By permitting the Cingular Special Use Permit & Variance applications, an 80-foot camouflaged, stealth pine tree wireless communication facility will be installed on the C-1, Limited Commercial parcel which will be screened by an 6-foot block wall to match existing walls and also designed to be co-locatable by other carriers with plenty of ground space available for future expansion, at an intersection that has no other options. If you have any concerns regarding this application, please contact me immediately at (702) 501-0992.

Sincerely,

Shane Hennessy-York
Land Use Zoning Specialist – West Region
Shane.HennessyYork@wfinet.com

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SUP-13849
10/19/06 PC

Telephone Protest/ Approval Log

Meeting Date: 09/21/06

Case Number: SUP-13849
VAR-13851
VAR-16021

Date: 09/15/06
Name: Diana Mleszewsky
Address: 416 Sam Jonas Dr
Las Vegas NV
Phone: 702-838-7406

☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____

☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____

☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____

☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____

☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____

☐ PROTEST ☐ APPROVE

Written Objections*

9/14/2006

Planning & Development Dept.
Current Planning Division
Development Services Center
731 South 4th Street
Las Vegas, NV 89101

Meeting
Planning Commission

9/21/2006

6:00 p.m.

Re: Var-1385/28

Var-1602/29

Sup-13849/30

Dear Sirs:

We are unable to attend the meeting, but wish to object or protest these Variances (2) and the Special Use Permit.

There is already 2 towers — one on the West side of Buffalo $\frac{1}{2}$ block N. of Alta (Sprint) and the other one on the N/E corner across from where this is proposed.

I believe we are going to be over-saturated with towers — unacceptable!

28 VAR-13851
29 VAR-16021
30 SUP-13849

(2.)

It is obvious that our complaining will do no good, because it sounds like it is going in anyway.

We, in the neighborhood
object to 80 foot towers & being
bombarded with radio waves. (radiation)

It does not sound good
to us or probably anyone else
who is working & cannot
attend the meetings. (radiation)

Sincerely,
Mr & Mrs. Wm. Betters
429 Hazelton Lane
Las Vegas, Nv. 89145

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 19, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-16423 - VARIANCE - PUBLIC HEARING - APPLICANT: SPRINT/NEXTEL - OWNER: THE W.H. BAILEY FAMILY TRUST - Request for a Variance TO ALLOW A REAR YARD SETBACK OF EIGHT FEET WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW A SIDE YARD SETBACK OF THREE FEET WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED FOR AN EXISTING 60-FOOT TALL WIRELESS COMMUNICATIONS FACILITY, NON-STEALTH DESIGN on 0.20 acres at 2412 Santa Clara Drive (APN 162-03-413-024), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

C.C.: 11/15/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Telephone Protest Log

MOTION:

DAVENPORT – WITHDRAWAL WITHOUT PREJUDICE – Motion carried with TRUESDELL abstaining because he owns property across from the proposed facility and within the notification area

NOTE: COMMISSIONER DAVENPORT disclosed that his office is located nearby, but not within the notification area; therefore, he would vote on the item.

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 20 [VAR-16423] and Item 21 [SUP-15029].

PLANNING COMMISSION MEETING OF OCTOBER 19, 2006
Planning and Development Department
Item 20 – VAR-16423

MINUTES:

JIM MARSHALL, Planning and Development Department, explained that the applicant is requesting to co-locate 12 antennas on an existing 60-foot slim line monopole. Staff recommended denial as this would negatively impact the surrounding areas.

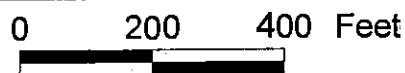
MARK SAWYER, 750 East Warm Springs Road, appeared on behalf of the applicant and agreed to all staff conditions. In response to CHAIRMAN TROWBRIDGE'S query regarding the antennas, MR. SAWYER explained that Sprint and Nextel have merged and in order to incorporate the two technologies, 12 antennas are required.

COMMISSIONER EVANS expressed concern about the request and its visibility by the adjacent residents. A photograph was shown of the existing monopole where the 12 antennas would be placed 10 feet below. COMMISSIONER DAVENPORT questioned the reason for not converting the pole to stealth palm tree to make less obtrusive to the neighbors. MR. SAWYER replied that since the pole is owned by Verizon and not Sprint, it would be Verizon's responsibility to make it a stealth pole. Sprint's application is only to allow the co-location of the additional antennas.

MR. SAWYER clarified for COMMISSIONER EVANS that he recently took over this application and was not part of the attempted negotiations with the Sahara Hotel and the monorail facility across the street; therefore, he could not respond as to the reason for not coming to an agreement. His assumption is that it was a financial consideration. COMMISSIONER EVANS expressed concerns for the residents on Santa Clara Drive, Santa Paula Drive and Santa Rita Drive and how this facility would affect their quality of life. He cannot understand why an agreement cannot be reached to install the antennas on top of a commercial structure.

COMMISSIONER STEINMAN verified with MR. MARSHALL that this is the same request that the City Council approved a six-month review and seven days later Planning staff administratively denied the request for what is being heard tonight. Rather than having a denial, MR. SAWYER requested that the applications be withdrawn without prejudice to go back and investigate the possibility of doing a stealth design with Verizon.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 20 [VAR-16423] and Item 21 [SUP-15029].



ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-16423 - APPLICANT: SPRINT/NEXTEL - OWNER: THE W.H. BAILEY FAMILY TRUST

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-15029) shall be required, if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-16423 - Staff Report Page One
October 19, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant requests for a Variance to allow a rear yard setback of eight feet where 15 feet is the minimum setback required and to allow a side yard setback of three feet where five feet is the minimum setback required for an existing 60-foot tall wireless communications facility, non-stealth design on 0.20 acres at 2412 Santa Clara Drive.

The purpose of this application is to rectify an error. When the Special Use Permit (U-0057-02) for a 60-foot cellular communication tower monopole was approved in 2002, the setback requirements for a P-R (Professional Office and Parking) Zone were not observed. With the addition of antennas to the existing tower, the applicant is required to abide with the setback standards expressed in Title 19.08. The applicant's cellular communication tower monopole does not meet those setback standards and; therefore, must apply for a Variance.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/17/02	The City Council granted the appeal from the denial by the Planning Commission on a request for a Special Use Permit (U-0057-02) for a 60-foot tall cellular communication monopole at 2412 Santa Clara Drive, subject to a six-month review. Staff recommended approval.
06/07/06	The City Council approved a Required Six-Month Review (RQR-13318) of the approved Special Use Permit (U-0057-02) for a 60-foot tall cellular communication monopole at 2412 Santa Clara Drive. No further reviews are required. Staff recommended approval.
06/14/06	An administrative approval request was denied to allow the addition of full arrays to an existing 60-foot wireless communication facility, stealth at 2412 Santa Clara Drive (APN 162-03-413-024), P-R (Professional Office and Parking) Zone.

<i>Related Building Permits/Business Licenses</i>	
11/20/02	A building permit (#02020833) was issued for a wireless communications monopole at 2412 Santa Clara Drive. The project was completed and finalized on 02/06/03.
<i>Pre-Application Meeting</i>	
06/28/06	Submittal requirements for a Special Use Permit were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required as part of this application request, nor was one held.	

VAR-16423 - Staff Report Page Two
October 19, 2006 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	0.20

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office	L (Low Density Residential)	P-R (Professional Office and Parking)
North	Office	L (Low Density Residential)	P-R (Professional Office and Parking)
South	Tavern, Off-Premise Sign	SC (Service Commercial)	C-1 (Limited Commercial)
East	Office (no license listed)	L (Low Density Residential)	P-R (Professional Office and Parking)
West	Convenience Store, Office and Office-Premise Sign	C (Commercial – Downtown Redevelopment Area)	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	X		Y
Gaming District	X		Y
Airport Overlay District – 175 Feet	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
County/North Las Vegas/HOA Notification		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	60 Feet	72 Feet	Y
Min. Setbacks			
• Front	20 Feet	101 Feet	Y
• Side	5 Feet	3 Feet	N
• Rear	15 Feet	8 Feet	N
Max. Lot Coverage	50%	19%	Y

VAR-16423 - Staff Report Page Three
October 19, 2006 - Planning Commission Meeting

ANALYSIS

The existing antenna tower was approved in 2002 and constructed in 2003. It is a non-stealth slim-line design as defined in Title 19.20 and currently contains antennas from one provider. The proposal is to add a full array of 12 antennas from a different provider (applicant). The applicant's 12 new antennas would be collocated on the tower at a centerline height of 47 feet, according to the submitted elevations. Screening is currently provided by plain five to six-foot CMU walls and a five-foot chain link fence.

The subject site is located within the Gaming Enterprise District. This designation has no bearing on the requested Special Use Permit to add a proposed antenna array to an existing slim-line communications monopole.

Structures over 35 feet in height on the site are subject to standards of the Airport Overlay District. The North Las Vegas Airport Overlay Map indicates that this use is located in an area restricting the height of structures to 175 feet. According to Title 19, beyond this height, a separate Special Use Permit is required for any use in this area. The proposed Wireless Communications Facility is 60 feet tall; therefore, no action by the applicant need be taken.

Equipping the existing slim-line communications monopole with full antenna arrays would create a negative visual affect on the surrounding area. There is already significant visual clutter in this area, including off-premise signage, on-premise signage, wireless facilities and utility poles. In addition, the existing tower itself does not conform to distance separation requirements or P-R setback requirements. Therefore, the recommendation is for denial.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

VAR-16423 - Staff Report Page Four
October 19, 2006 - Planning Commission Meeting

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by attempting to overbuild the site. An alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 137 [Mailed with SUP-15029]

APPROVALS 0

PROTESTS 3



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-16423** APN: 162-03-413-024
Name of Property Owner: WIL-BAILEY FAMILY TRUST
Name of Applicant: SPRINT-NORTEL

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: John R. Bailey Attorney-in-Fact
For The Trust

Subscribed and sworn before me

This 29th day of August, 2006
Alice M. O'Hearn

Notary Public in and for said County and State



Sprint

Together with Nextel



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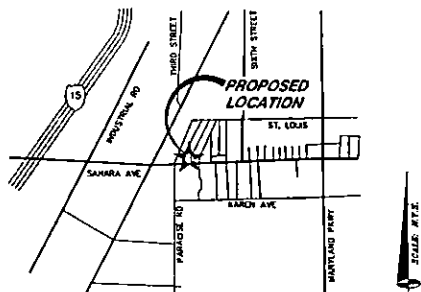
SAHARA
NV7390-C

2412 SANTA CLARA DRIVE
LAS VEGAS, NEVADA 89104

THE PROPOSED PROJECT INCLUDES:

- INSTALLATION OF WIRELESS ANTENNAS ON AN EXISTING 80' MONOPOLE AT A CENTERLINE OF 47'
- INSTALLATION OF WIRELESS EQUIPMENT WITHIN AN EXISTING BUILDING
- INSTALLATION OF TWO GPS ANTENNAS
- UNDERGROUND COAXIAL CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW TELEPHONE CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER
- DEMOLITION OF EXISTING NON-LOAD BEARING INTERIOR WALL

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/LESSEE

SPRINT TOGETHER WITH NEXTEL
750 EAST WARM SPRINGS ROAD SUITE #120
LAS VEGAS, NEVADA 89119

CONTACTS:
NEFT CARDO (702) 420-0410
STEVE JARVIS (702) 684-3424

PROPERTY INFORMATION

OWNER:
BAILEY WM FAMILY TRUST
3045 WATERLOO CIRCLE
LAS VEGAS, NEVADA 89117

CONTACT:
MR. BAILEY
(702) 363-8590

AREA OF CONSTRUCTION: 783± SQ. FT.

OCCUPANCY TYPE: S-2

CONSTRUCTION TYPE: V-K

CURRENT ZONING: P-A

JURISDICTION: CITY OF LAS VEGAS

ZONING APPLICATION #: T.B.D.

A.P.N.: 162-03-413-024

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT INFORMATION

EQUIPMENT LOCATION: ☐ OUTDOOR ☒ INDOOR

EQUIPMENT BUILDING: ☐ YES ☒ NO

ANTENNA LOCATION: ☒ NEW MONOPOLE

☒ SELF SUPPORT TOWER

☐ EXISTING MONOPOLE

☐ ROOF TOP

☐ EXISTING TOWER

☐ OTHER

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE 2003 W/STATE AMENDMENTS
2. UNIFORM MECHANICAL CODE 2000
3. ANSI/ASHRAE-222-P LIFT SAFETY CODE
4. UNIFORM PLUMBING CODE 2000
5. NATIONAL ELECTRICAL CODE 2003
6. LOCAL BUILDING CODE(S)
7. CITY AND/OR COUNTY ORDINANCES

CODE COMPLIANCE

SPECIAL INSPECTIONS ARE REQUIRED FOR THE TYPES OF WORK DESCRIBED BELOW:

1. HIGH-STRENGTH BOLTS
2. WELDING: FIELD WELDING OF STRUCTURAL STEEL AND REINFORCING STEEL (IF REQUIRED)
3. STRUCTURAL STEEL (IF REQUIRED)
4. CONCRETE: REINFORCING STEEL AND PLACEMENT
5. CONCRETE WITH LESSON GREATER THAN 2500 PSI
6. PILE PER OR CAISSON FOUNDATIONS
7. SOILS: SITE PREPARATION, FILL PLACEMENT, IN-PLACE DENSITY.

SPECIAL INSPECTIONS

CIVIL ENGINEER

SPECTRUM SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
CHRIS WENNER
PHONE: (702) 367-7705
FAX: (702) 367-0733

STRUCTURAL ENGINEER:

T.B.D.

ELECTRICAL ENGINEER:

SPECTRUM SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
RICHARD TOMASELLO
PHONE: (702) 363-0530

SURVEYOR:

SPECTRUM SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
CHRIS WENNER
PHONE: (702) 363-7705
FAX: (702) 363-0733

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	1
T2	ABBREVIATIONS, LEGEND AND PROJECT GENERAL NOTES	1
C1	SITE SURVEY (NOT INCLUDED FOR PERMIT)	1
A1	SITE PLAN	1
A2	SITE DETAIL, ANTENNA AND CABLE SCHEDULE AND ANTENNA LAYOUT	1
A3	EQUIPMENT LAYOUT	1
A4	ELEVATIONS	1
A5	ANTENNA SYSTEM COLOR CODING AND CONSTRUCTION DETAILS	1
A6	CONSTRUCTION DETAILS	1
A7	ANTENNA ATTACHMENT DETAILS	1
E1	POWER & TELCO ROUTING, SINGLE LINE DIAGRAM, PANEL SCHEDULE AND NOTES	1
E2	GROUNDING LAYOUT, GROUNDING SCHEMATIC, NOTES & DETAILS	1
E3	ELECTRICAL AND GROUNDING DETAILS	1
E4	LIGHTING WIRING PLAN, ALARM PLAN AND ALARM DIAGRAM	1
ISSUED FOR:		
SHEET INDEX		PERMIT

TITLE	SIGNATURE	DATE
RF. ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
GPS APPROVAL		
APPROVAL LIST		

Sprint
Together with Nextel

750 E. Warm Springs
Suite #120
Las Vegas, NV 89119
(702) 614-8000
(702) 614-5000 Fax

PROJECT INFORMATION:

SAHARA
NV7390-C
2412 SANTA CLARA DRIVE
LAS VEGAS, NEVADA 89104

CURRENT ISSUE DATE:

08/29/06

ISSUED FOR:

CONSTRUCTION

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
1	08/29/06	CLIENT REVISION	J.Z.
2	08/29/06	100% CONSTRUCTION	J.Z.
3	09/07/06	90% CONSTRUCTION	J.Z.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH: (702) 367-7705
FAX: (702) 367-0733

DR. BY: CHK. BY: APV. BY:

A. ZULUETA M. CEFALU C. WENNER

LICENSURE:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: REVISION:

T1 2
NV7390-C

VAR-16423
10/19/06 PC

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY "DEED" RECORDED NOVEMBER 17, 1999 IN BOW 99117 AS INSTRUMENT NO. 91098 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 81 EAST, M.D.M.

BASIS OF BEARINGS

NORTH 275°36' EAST, BEING THE CENTERLINE OF SANTA CLARA DRIVE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3, PAGE 2 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARKS

CITY OF LAS VEGAS VERTICAL CONTROL #21V11 035MS BOUND # 3" NDBT BRASS CAP IN THE TOP OF CURB AT THE NORTHEAST CORNER OF SAHARA AVENUE AND PARADISE ROAD, NEAR THE PC OF SAHARA AVENUE.

ELEVATION: 2035.288 (FEET) (NAVD 1988)
820.353 (METERS)

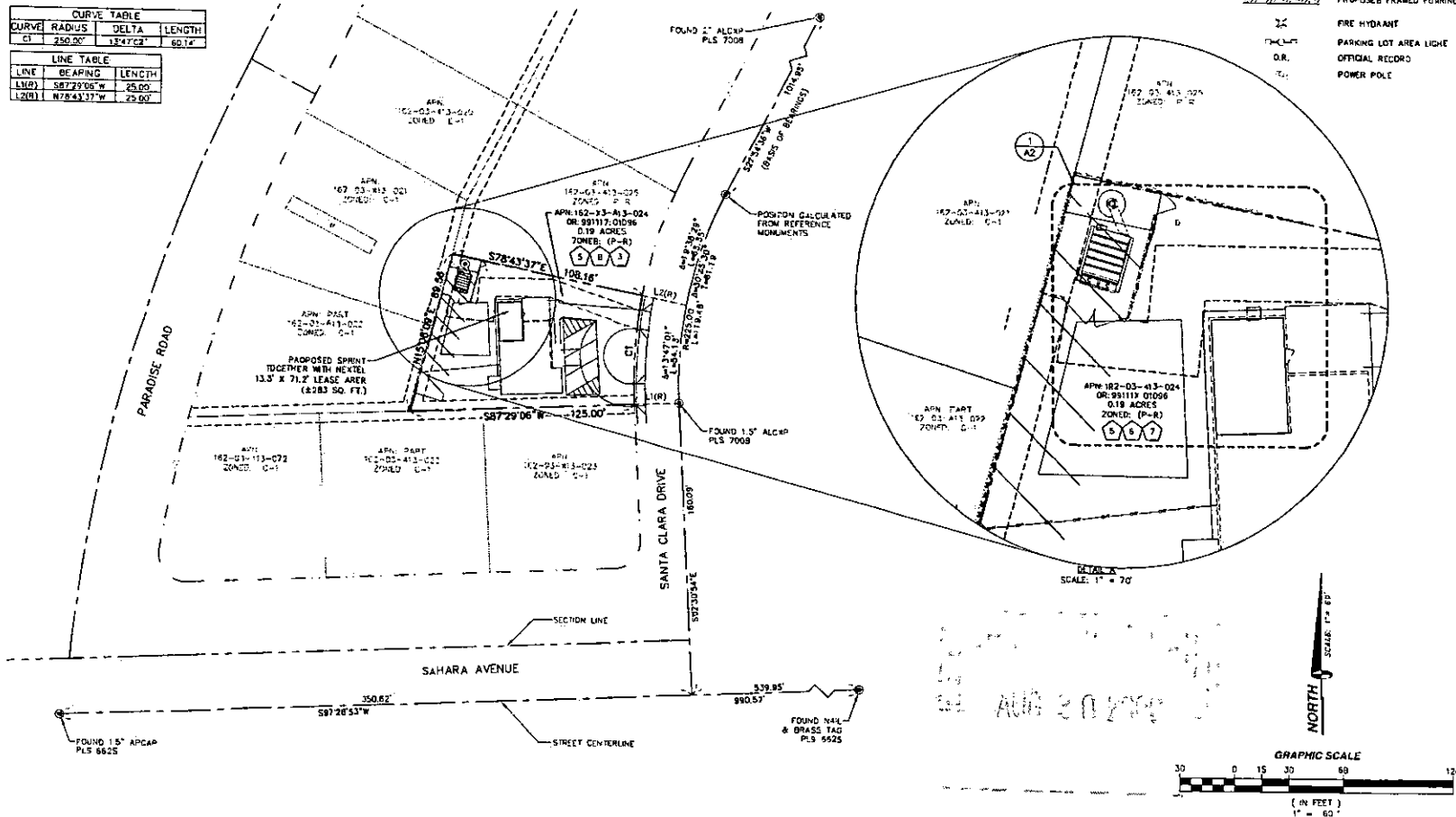
NOTES AND EXCEPTIONS

ONLY THOSE EXCEPTION LISTED IN TITLE REPORT NO. 81302816, DATED DECEMBER 11, 2005, PREPARED BY LAND AMERICA LAWYERS TITLE, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

- 5 RESERVATIONS & EASEMENT FROM USA, OR: 1-1256, AFFECTS ENTIRE SUBJECT PROPERTY.
- 6 BOOK 3, PAGE 2 OF PARCEL MAP, AFFECTS ENTIRE SUBJECT PROPERTY.
- 7 NEVADA POWER CO. OR: 343477, AFFECTS UNDETERMINED PORTION OF SUBJECT PROPERTY.

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	250.00'	13°47'02"	60.14'

LINE TABLE		
LINE	BEARING	LENGTH
L1(R)	S87°29'06"W	25.00'
L2(R)	N78°43'37"W	25.00'



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- PROPOSED FRAMED FURNING
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- OFFICIAL RECORD
- POWER POLE

Sprint

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PROJECT INFORMATION

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PLANS PREPARED BY:

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SURVEYING & ENGINEERING

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DRAWN BY: CHK. BY: APV. BY:

J. ZULUETA M. CEFALU C. WENER

LICENSURE:

SHEET TITLE:

SITE PLAN

SHEET NUMBER: REVISION:

A1 1

NV7390-C

SITE PLAN

SCALE: 1" = 60'

VAR-16423
10/19/06 PC

10/19/06 PC

Request

Sprint together with Nextel respectfully requests a Variance from property line setbacks on a Verizon existing monopole co-location, from the City of Las Vegas Planning and Development Department. The property is addressed as 2412 Santa Clara, APN: 162-03-413-024. The structure is owned by Verizon Wireless. The underlying property owner is the WH Bailey trust.

Site Data

Sprint together with Nextel proposes to mount (12) panel antennas on the tower. The three-sector array will be placed at a height of 47.' The current height of the tower is 60.' Sprint together with Nextel's equipment will be located within the existing building. A **property line Variance is required as per the City of Las Vegas as one was not applied for previously.**

The west property line setback from the center of the pole is 8'-0". The east property line setback from the cent of the pole is 3'-7."

Impact

The citizens and surrounding property owners will not be significantly hindered or hamed by this proposed existing monopole and co-location. Vehicular traffic is minimal, as the maintenance of the site will require only periodic visits from a technician.

Summary

Sprint together with Nextel is applying for a Variance in order to develop and construct a clean, viable, co-location with Verizon. No height increase will occur, with little noticeable changes to the tower or its operations presently.

Thank you for your consideration.

RECEIVED
AUG 22 2006

VAR-16423
10/19/06 PC

Telephone Protest/Approval Log

Meeting Date: 10/19/06

Case Number: VAR 16423

Date: 10/12/06
Name: Paul Pliske on behalf of Sharon Nepal
Address: 2208 Van Patten Place
Las Vegas, NV 89104
Phone: 735-7204

☒ PROTEST ☐ APPROVE

Date: 10/10/06
Name: Paul Pliske on behalf of Sharon Nepal
Address: 2112 Santa Paula Dr
Las Vegas, NV 89104
Phone: 734-2635

☒ PROTEST ☐ APPROVE

Date: 10/10/06
Name: Paul Pliske on behalf of me: Sharon Nepal
Address: 2108 Santa Paula Dr
89104
Phone: 735-7204

☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____

☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____

☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____

☐ PROTEST ☐ APPROVE