

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-13896, VAR-13900, SUP-13902 AND SUP-13903

SDR-13904 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Site Development Plan Review FOR A COMMERCIAL DEVELOPMENT CONSISTING OF A 3,000 SQUARE FOOT, A 1,500 SQUARE FOOT, AND A 4,500 SQUARE FOOT RETAIL PAD; A 20-STORY BUILDING CONSISTING OF 3,700 SQUARE FEET OF RESTAURANT SPACE, 10,000 SQUARE FEET OF RETAIL SPACE, 150,000 SQUARE FEET OF OFFICE SPACE, AND A 4,500 SQUARE FOOT CHILD CARE FACILITY; AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly). The Planning Commission (5-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 10-05-06 Planning Commission Meeting Item 14

Motion made by GARY REESE to Strike Item 56 [1616 South Las Vegas Boulevard]; WITHDRAW WITHOUT PREJUDICE Item 77 [ARC-13764]; TABLE Item 78 [SUP-13891], Item 79 [SUP-13897] and Item 80 [SDR-13899]; HOLD IN ABEYANCE Item 82 [SUP-15347], Item 98 [ZON-13896], Item 99 [VAR-13900], Item 100 [SUP-13902], Item 101 [SUP-13903], Item 102 [SDR-13904], Item 103 [ZON-15371], Item 104 [VAR-15373] and Item 105 [SDR-15375] to 11/15/2006; Item 64 [EOT-16956], Item 83 [RQR-15420], Item 92 [GPA-16201], Item 93 [ZON-16196], Item 94 [SUP-16198], Item 95 [SUP-16200], Item 96 [SDR-16197], Item 108 [VAR-16144] and Item 109 [SUP-16143] to 12/06/2006

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

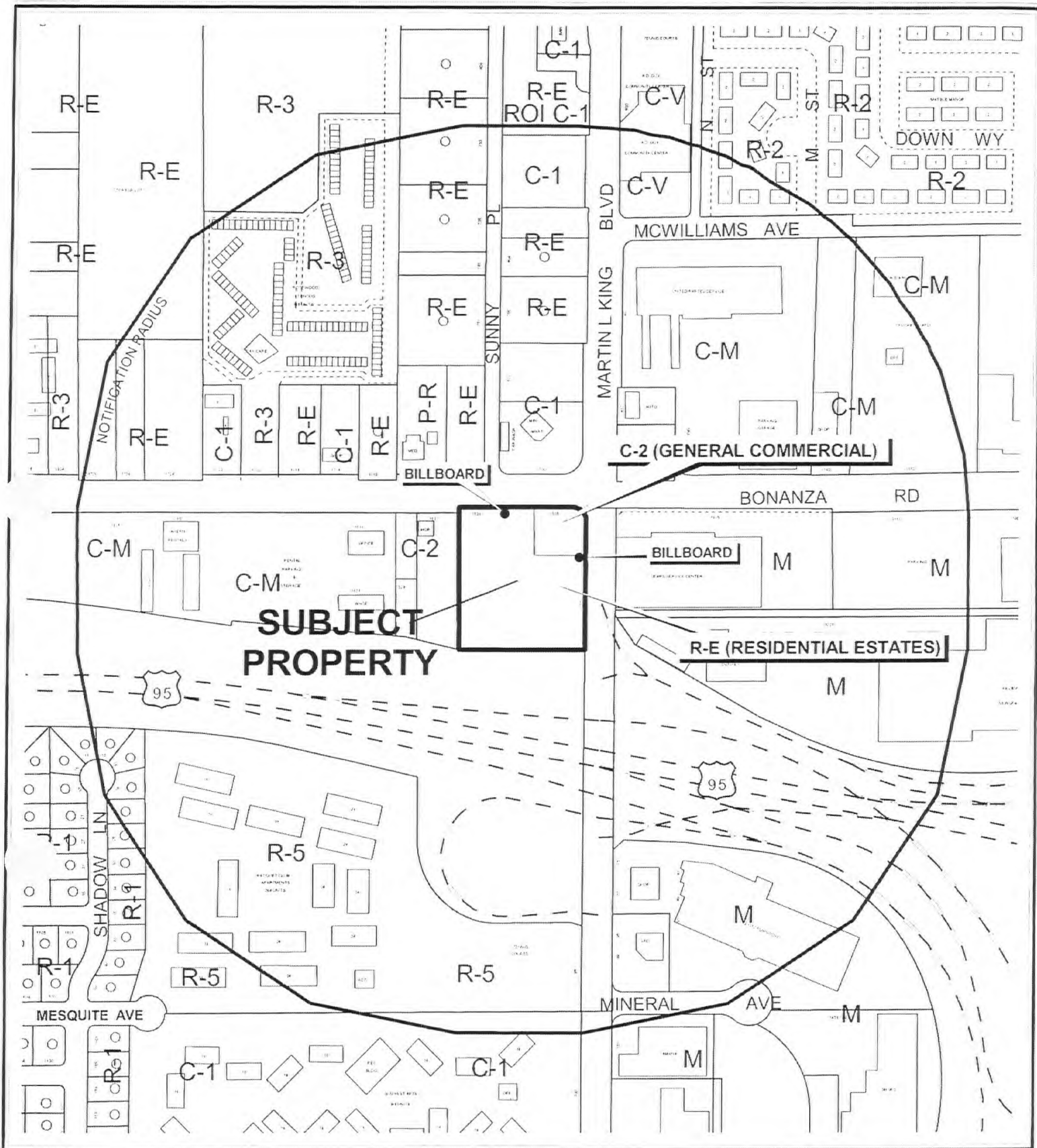
CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

See Item 55 for related discussion.





0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - SDR-13904 - APPLICANT: DON AHERN -
OWNER: DFA, LLC**

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-13896), Variance (VAR-13900), Special Use Permit (SUP-13902), and Special Use Permit (SUP-13903) 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 development shall be in conformance with the site plan, landscape plan, date stamped 09/19/06, and building elevations, date stamped 05/30/06, except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved, to allow a zero-foot landscape buffer on the south property line and a five-foot minimum buffer width along the other property lines where 15 feet is the minimum required.
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. 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).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.
10. 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.
11. 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.
12. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
13. 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.
14. There shall be no off-premise signage on the portion of the building adjacent to U.S. 95 (south elevation) without proper approval from the City of Las Vegas.
15. On-site off-premise advertising (billboard) signs shall be removed prior to the issuance of building permits.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
17. The approval shall be for a maximum of 18 stories and 248 feet in height. The revised elevations shall be submitted to the Planning and Development staff within 10 days of Planning Commission action.

Public Works

18. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. All driveways accessing Bonanza Road shall also receive approval from the Nevada Department of Transportation.

19. Coordinate all improvements along Martin L. King Boulevard with the City Engineer to determine appropriate improvements required in conjunction with the Martin Luther King Boulevard widening project. Alternatively, if allowed by the City Engineer, this site may participate in the Martin Luther King Boulevard public improvement project.
20. All private improvements and landscaping 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.
21. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
22. Site development to comply with all applicable conditions of approval for ZON-13896 and all other applicable site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a commercial development consisting of a 3,000 square foot, a 1,500 square foot, and a 4,500 square foot retail pad; a 18 story building consisting of 3,700 square feet of restaurant space, 10,000 square feet of retail space, 150,000 square feet of office space, and a 4,500 square foot child care facility; and a Waiver of the perimeter landscaping requirements on 2.61 acres on the southwest corner of Bonanza Road and Martin L. King Boulevard.

EXECUTIVE SUMMARY

The subject proposal for a 18-story, 246-foot office and retail pad development is appropriate for the area in which it is located. While several of the development standards from Title 19 are not met, there are sufficient justifications for reducing setbacks and landscaping given the physical constraints of the site. Specifically, this includes dedication of 10 feet along both Bonanza Road and Martin L. King Boulevard. Staff supports the proposed office building and the associated retail pads.

BACKGROUND INFORMATION

A) *Related Actions*

- 10/05/06 The Planning Commission recommended approval of companion items ZON-13896, VAR-13900 and SUP-13903 and denial of SUP-13902 concurrently with this application
- 10/05/06 The Planning Commission voted 5-1/sd to recommend DENIAL (PC Agenda Item #14/ng).

B) *Pre-Application Meeting*

- 05/15/06 A pre-application meeting with the applicant was held and the following items were discussed:
- Staff informed the applicant of the submittal requirements for the required applications.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 2.61

B) Existing Land Use

Subject Property: Parking
North: Mini-Mart
South: U.S. 95
East: Sears Service Center
West: Rental Shop; Warehouse

C) Planned Land Use

Subject Property: Commercial (Downtown Redevelopment Plan)
North: SC (Service Commercial); M (Medium Density Residential)
South: U.S. 95 ROW
East: LI/R (Light Industry/Research)
West: LI/R (Light Industry/Research)

D) Existing Zoning

Subject Property: R-E (Residence Estates); C-2 (General Commercial)
North: C-1 (Limited Commercial); R-E (Residence Estates)
South: U.S. 95 ROW
East: M (Industrial)
West: C-2 (General Commercial)

E) General Plan Compliance

The subject property has a land use designation of Commercial based on the Downtown Redevelopment Plan. If the proposed rezoning to C-2 (General Commercial) is approved, the zoning and the land use designation will be compatible as they both allow for intense commercial (office, retail, etc.) development.

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

Downtown Redevelopment Plan Area

No additional development standards are placed on the project as a result of its inclusion in the Redevelopment Plan. Rather, this designation simply targets the property for increased development efforts and improves access to assistance in redevelopment.

West Las Vegas

The subject property is located on the edge of the West Las Vegas plan area. This plan focuses mostly on the revitalization of residential areas in the heart of Las Vegas, but its objectives also emphasize the importance of re-investing in deteriorating commercial centers and creating an interesting urban environment. Increasing density and the mixing of uses is also a focus of the plan.

Airport Overlay District

The subject property is located within the North Las Vegas Airport Overlay District which restricts the height of buildings to 140 feet. The proposed development, at 246 feet, exceeds this height. However, a Special Use Permit (SUP-13903) has been submitted to allow relief from this requirement.

Pioneer Trail

The Pioneer Trail is an existing trail that runs along West Bonanza Road at the northern edge of the property. No additional requirements will be placed on the applicant as a result of this trail.

PROJECT DESCRIPTION

The site plan depicts the three proposed retail pads (3,000 square feet, 1,500 square feet, and 4,500 square feet respectively) and the proposed 18-story office building containing retail, office, restaurant, and child care space. The site has access from Martin L. King Boulevard and Bonanza Road, and parking is on the interior of the site and inside the main office building. The retail pads are oriented along the street frontages and the office building is situated 11 inches from the property line adjacent to the U.S. 95 right-of-way. The site plan shows that the proposed restaurant will have limited outdoor seating for patrons.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Width	100 Feet	244 Feet, 1 Inch	Y
Min. Setbacks			
• Front	20 Feet	10 Feet	N
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	10 Feet	N
• Rear	20 Feet	11 Inches	N
Max. Lot Coverage	50%	39.2%	Y
Max. Building Height	140 Feet	246 Feet / 18 Stories	N
Trash Enclosure	Gated, Roofed, Constructed of a similar material to the main dwelling	Trellis Covered	Y

The subject proposal does not meet all applicable development standards. A Variance has been submitted for relief from the front, corner side, and rear yard setbacks, and a Special Use Permit has been submitted to allow for a 246-foot building in the North Las Vegas Airport Overlay District. Staff supports the setback variance as the front and corner side distance is the result of the 10-foot dedication to the respective right-of-ways to which they are adjacent. The rear setback is along U.S. 95 and will not negatively affect surrounding properties. These standards are discussed in more detail in the related Variance and Special Use Permit reports.

A3) Parking and Traffic Standards

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

Uses	GFA	Required		Provided	
		Ratio	Parking		Parking
			Regular	Handicap	
Office	150,000 SF	1 Space / 300 SF GFA	500		
Retail	19,000 SF	1 Space / 175 SF	109		
Restaurant	1,000 SF	1 Space / 50 SF Public Seating	20		
	2,700 SF	1 Space / 200 SF Remaining	14		

Child Care Center	N/A	1 Space / Staff Person 1 Space / 10 Children	15			
TOTAL			658 (including handicap accessible)	14	662 (including handicap accessible)	15

The subject proposal will contain adequate parking to provide for the facilities and uses proposed. Of the total number of spaces, 83 (11%) are compact spaces, 15 are handicap accessible, and two are van accessible spaces. Eighty-one of the spaces are contained at ground level and exterior to the buildings. The remainder of the spaces is contained in a parking structure within the office building.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree / 6 Space	12 Trees	0 Trees
Buffer:			
• Min. Trees	1 Tree / 30 Linear Feet	41 Trees	51 Trees
• Min. Zone Width	15 Feet		0 Feet

The subject proposal does not meet current Title 19 standards for landscaping in several areas. First, there is no parking area landscaping provided where 12 trees are required. Second, the buffer widths along each property line are not wide enough. Staff can support this Waiver request as the setbacks were reduced due to right-of-way dedication. Additionally, Staff does not find it necessary to provide landscaping along the U.S. 95 right-of-way.

B) General Analysis and Discussion

- Zoning

With approval of the rezoning request to C-2 (General Commercial), the subject proposal complies with the intent of the zone in which it is located. Specifically, the C-2 zone allows for retail, office, and other general business uses of an intense character. These zones are appropriate along commercial corridors such as the one in which this site is located. While it does not meet all of the development standards applicable to projects in the C-2 zone, there are hardships that were not created by the applicant that have caused the need for the variances requested.

- Site Plan

The site plan depicts the three retail pads described above along with the 246-foot tall office building located on the southern portion of the site.

- Waivers

The applicant is requesting a waiver of the perimeter landscaping requirement to allow a reduction in parking lot landscaping and of the buffer width.

- Landscape Plan

The landscape plan depicts a more than adequate number of trees along the perimeter and significant foundation landscaping. However, the buffer widths along all property lines are too narrow and require a waiver as requested. Staff supports the waiver as the reduction in buffer width is a result of right-of-way dedications and an attempt to bring the proposed retail pads out to the street to create a more urban environment.

- Elevation

The elevations depict an 18-story high-rise office tower. The parking deck will be located on the first nine floors. It should be noted that the south elevation (along U.S. 95) depicts signage on the parking garage. A condition has been added requiring that this signage be for on-premise advertising only. Off-premise advertising signs will require separate approval. Materials used include metal shading, stone veneer, and aluminum storefront. No stepbacks are provided. Per Title 19.08.030C, buildings that are adjacent to freeways are not required to step back the height above 35 feet as is required elsewhere.

- Floor Plan

The first floor contains the restaurant and retail space, along with ramps leading to the parking garage. Said garage encompasses the second through the seventh floors, with the eighth including parking and a child care facility. The ninth through the seventeenth floors contain open office plans containing approximately 13,197 square feet each. The eighteenth and nineteenth floor plans are also open office design containing approximately 13,195 square feet. The twentieth floor is of similar design but contains approximately 11,210 square feet. The elevators and bathroom facilities are located along the northern portion of the building.

FINDINGS

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

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

The proposed development is compatible with adjacent development as much of the area is targeted for commercial development based on the Redevelopment Plan.

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 proposal does not meet several specific standards per the plans mentioned above. However, circumstances specific to the site render some of these standards insignificant with regard to development.

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

The site is served by West Bonanza Road (a 100-foot primary arterial) and North Martin L. King Boulevard (a 100-foot primary arterial). These roadways are capable of accommodating the proposed facility and use.

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

While landscaping is not provided in the amount required by Title 19, the proposal is appropriate for the area in which it will be located.

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 proposal is harmonious with the type of development intended for the subject area. Its location adjacent to a freeway negates the lack of stepbacks provided above 35 feet in height. Additionally, the applicant has made every effort to bring buildings out to the street to create an interesting streetscape.

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

This project will not endanger the public health, safety, or general welfare.

PLANNING COMMISSION ACTION

Condition #1 must be modified to delete reference to SUP-13902 if denied.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 104 by Planning Department

APPROVALS 1

PROTESTS 1



Ahern Corporate Center
 Site Development Plan
 SW Corner of Bonanza and Martin L. King
 Las Vegas, Nevada 89106

APTUS Architecture

1200 South Main Avenue
 Suite 200
 Las Vegas, Nevada 89104
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 F: 702.829.1210
 www.aptusarch.com

APTUS ARCHITECTURE 06.011

DATE: 11-01-06

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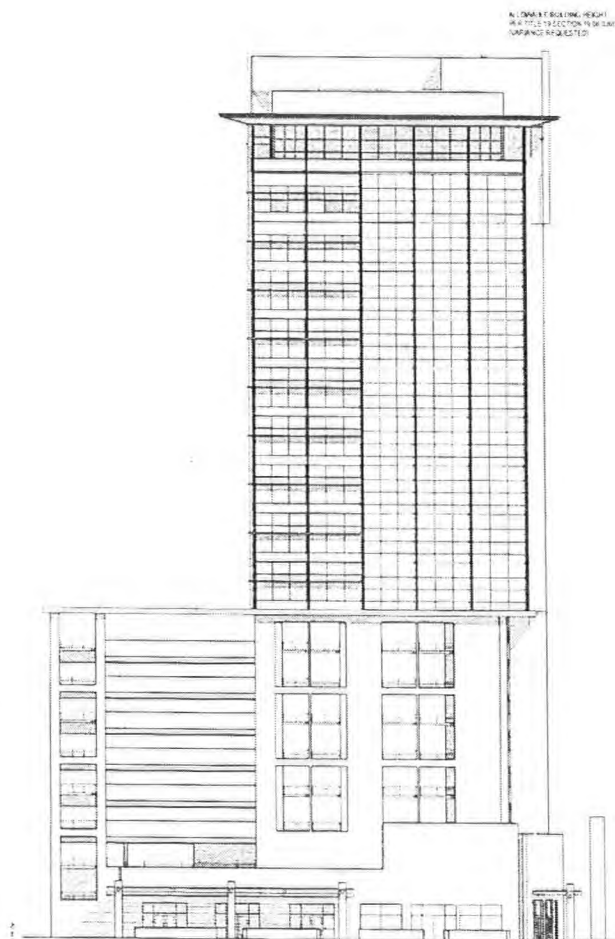
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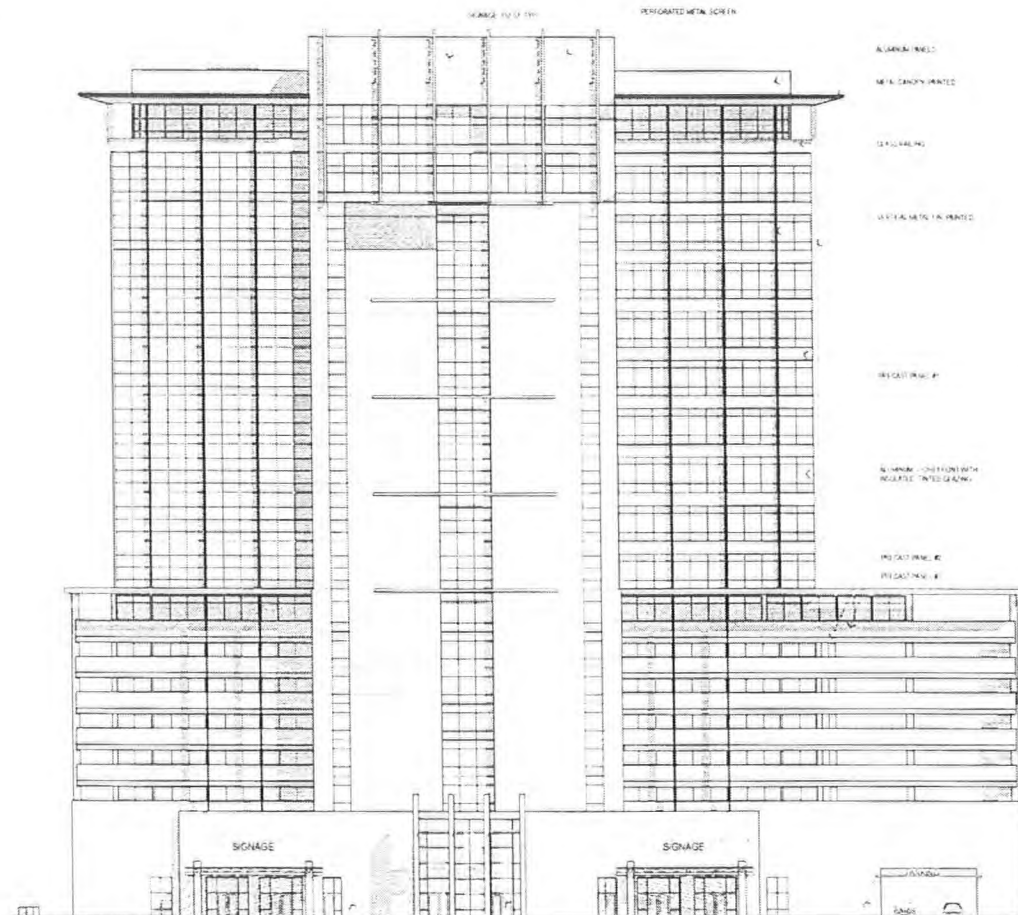
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D1 EAST ELEVATION



D2 NORTH ELEVATION

- 246' 0" TOP OF WALL
- 236' 0" ROOF 2
- 227' 0" ROOF
- 217' 0" FOURTEEN FLOOR OFFICE
- 207' 0" SEVENTEEN FLOOR OFFICE
- 197' 0" SIXTEEN FLOOR OFFICE
- 187' 0" FIFTEEN FLOOR OFFICE
- 177' 0" FOURTEEN FLOOR OFFICE
- 167' 0" THIRTEEN FLOOR OFFICE
- 157' 0" TWELVE FLOOR OFFICE
- 147' 0" ELEVEN FLOOR OFFICE
- 137' 0" TENTH FLOOR OFFICE
- 127' 0" NINTH FLOOR OFFICE
- 117' 0" EIGHTH FLOOR OFFICE
- 107' 0" SEVENTH FLOOR
- 97' 0" SIXTH FLOOR
- 87' 0" FIFTH FLOOR
- 77' 0" FOURTH FLOOR
- 67' 0" THIRD FLOOR
- 57' 0" SECOND FLOOR
- 47' 0" FIRST FLOOR

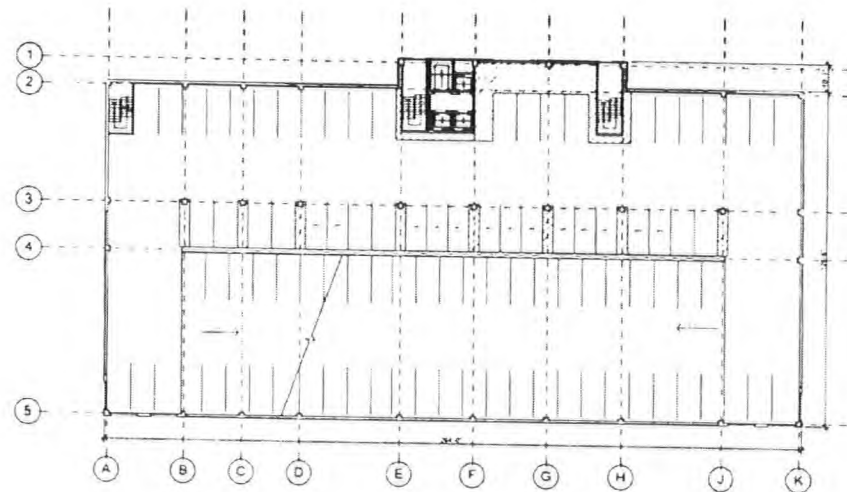
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 REVISED 10-13-06

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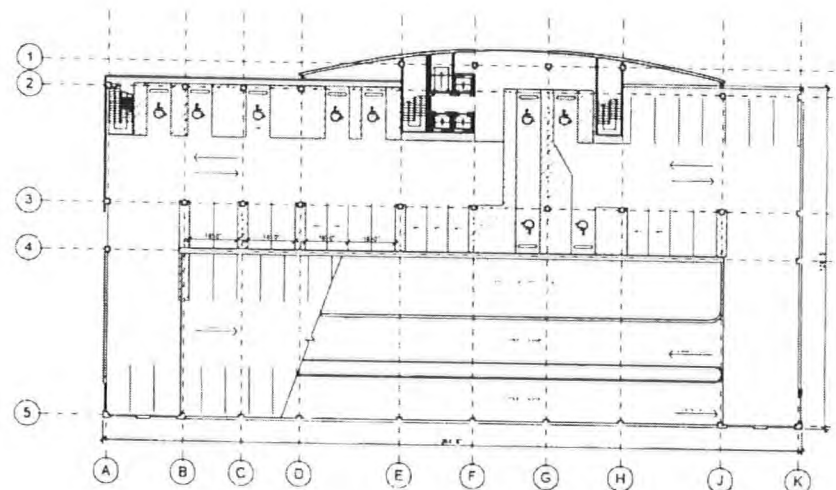
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SDR-13904
11-01-06 CC
REVISED 10-13-06



3rd - 7th Level Plan



Second Level Plan

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MAY 30 2006

ZON-13896 VAR-13900
SUP-13902 SUP-13903
SDR-13904 10/05/06 PC

RECEIVED

Ahern Corporate Center
SW Corner of Bonanza and Martin L King
Las Vegas, NV 89106

APTUS Architecture

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702.851.1111
www.aptusarchitecture.com

APTUS PROJECT NO: 06-011
DATE: 10/05/06

ENCLOSURE

NOTES

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City of Las Vegas 05/21/06

SUP-13903 SUBMITTED

NO DESCRIPTION DATE

ISSUED

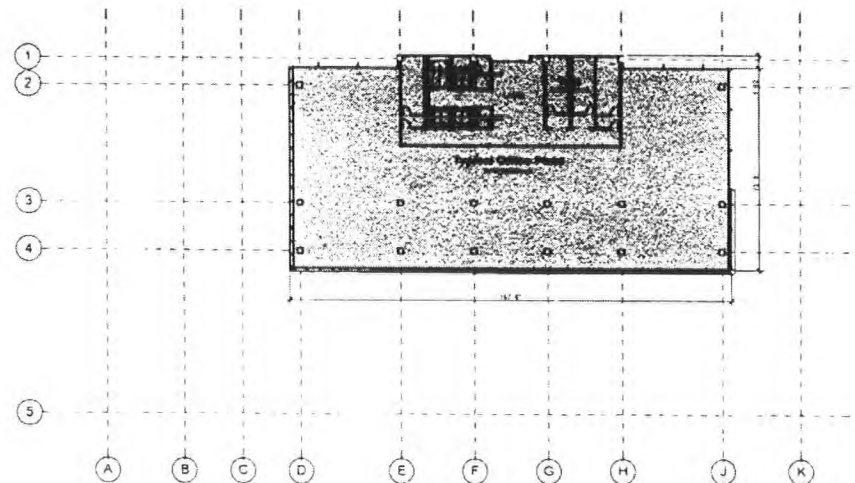
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SECOND THRU
SEVENTH
FLOOR PLANS

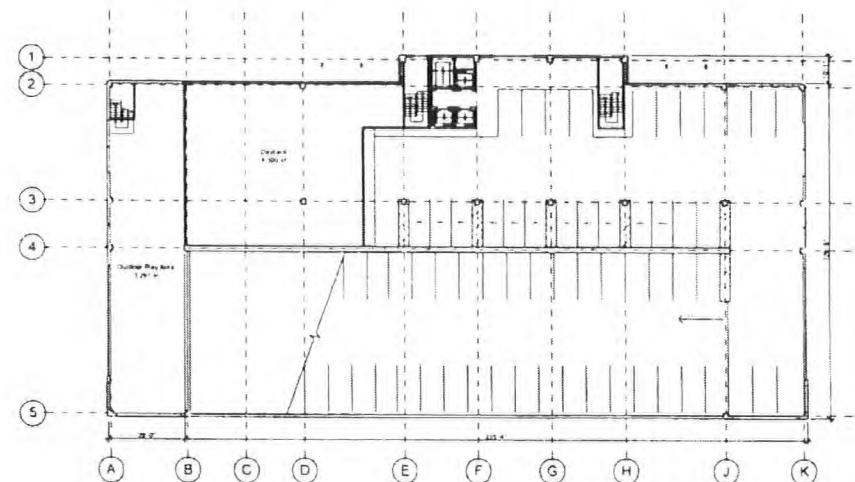
DRAWING NO

A100

Ahern Corporate Center



9th - 17th Office Plan



Eighth Floor

Ahern Corporate Center
SW Corner of Bonanza and Martin L King
Las Vegas, NV 89106

APTUS Architecture

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PROJECT NO: 04011
ARCHITECT

PREPARED BY

NOTES

DESIGNED BY APTUS ARCHITECTURE

DATE OF LAST REVISION: 05.25.06

SUPPLEMENTAL

NO. DESIGNATION DATE

ISSUED

THRU

EIGHTH THRU

17TH FLOOR

DATE OF LAST REVISION: 05.25.06

SUPPLEMENTAL

NO. DESIGNATION DATE

ISSUED

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EIGHTH THRU

17TH FLOOR

DATE OF LAST REVISION: 05.25.06

SUPPLEMENTAL

NO. DESIGNATION DATE

ISSUED

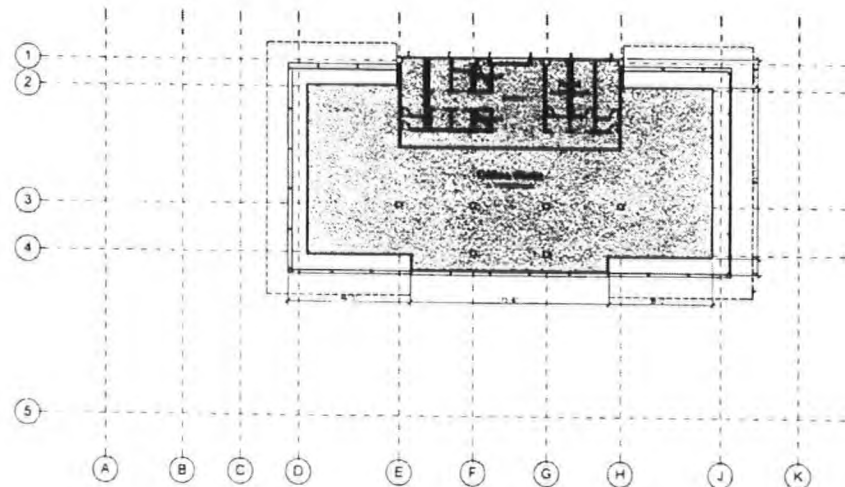
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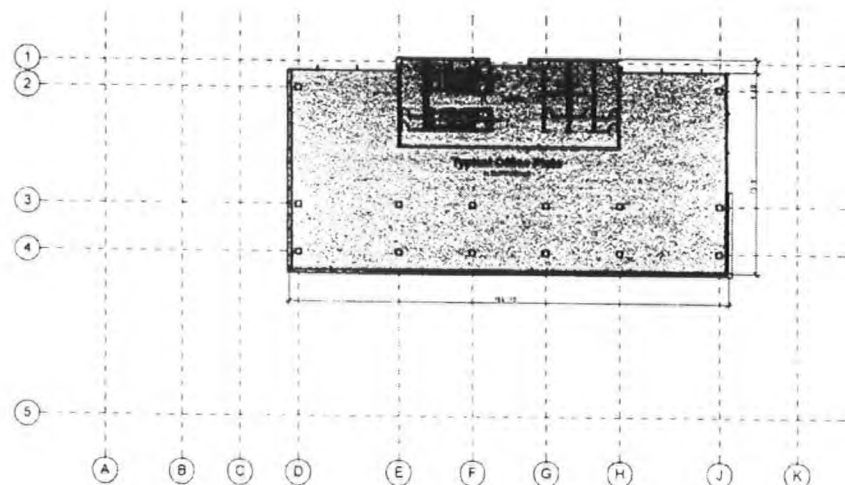
17TH FLOOR

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MAY 30 2006

ZON-13896
SUP-13902
SDR-13904
VAR-13900
SUP-13903
10/05/06 PC
RECEIVED



20th Office Plan



18th & 19th Office Plan

RECEIVED
MAY 30 2006

ZON-13896 VAR-13900
SUP-13902 SUP-13903 RECEIVED
SDR-13904 10/05/06 PC

Ahern Corporate Center
SW Corner of Bonanza and Martin L King
Las Vegas, NV 89106

APTUS Architecture

200 South Main Street
Suite 200
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702.444.1111
www.aptusarchitecture.com

APTUS PROJECT NO. 06-011
DATE: 10/05/06

PROJECT

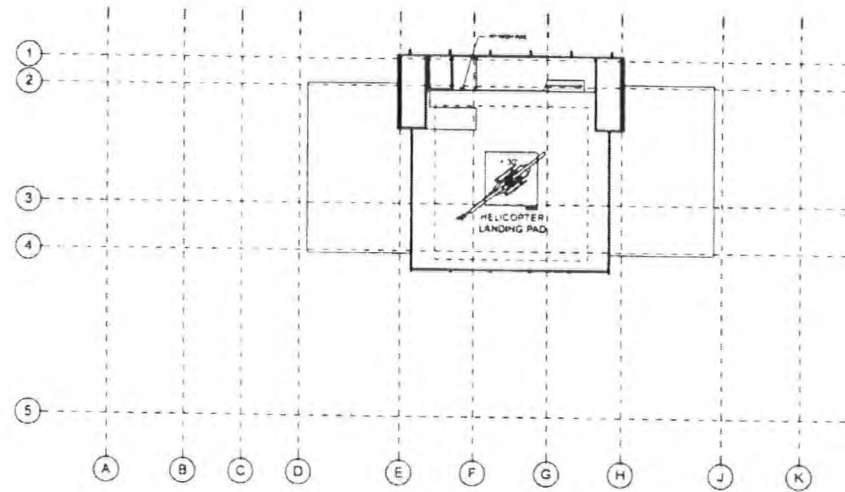
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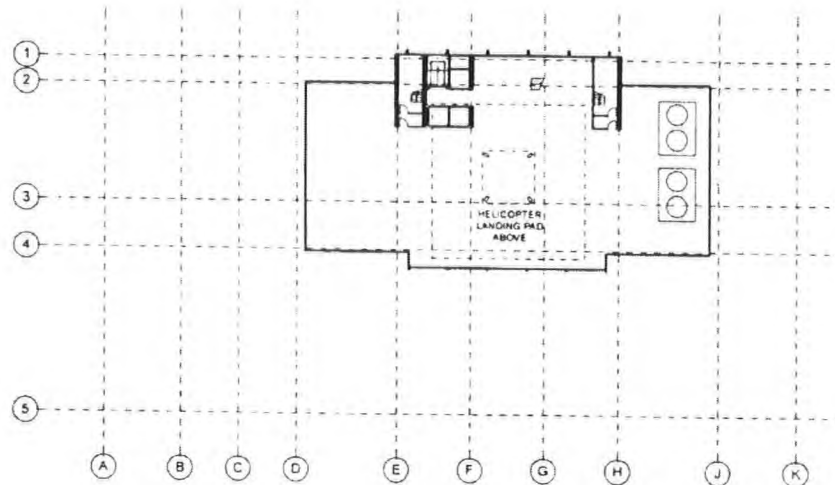
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TITLE
18TH THRU
20TH FLOOR

DATE: 10/05/06
AI02



Roof 2



Roof Plan

Ahern Corporate Center
 SW Corner of Bonanza and Martin L King
 Las Vegas, NV 89106

APTUS Architecture

APTUS PROJECT NO. 06.011
 ARCHITECT

ENGINEER

NOTES

CONTRACT NO. 06.011-01-001

DATE OF CHANGE 05/10/06

NO. DESCRIPTION DATE

ISSUED

ROOF PLAN

REVISION NO.

A110

Ahern Corporate Center

RECEIVED
 MAY 30 2006

ZON-13896 VAR-13900
 SUP-13902 SUP-13903
 SDR-13904 10/05/06 PC

RECEIVED

SDR 13904				
Don Ahern				
SWC Bonanza & Martin L. King				
Proposed 177.2 thousand square foot office complex.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DAY CARE CENTER [1000 SF]	4.5	79.26	357
AM Peak Hour			12.79	58
PM Peak Hour			13.18	59
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	19	42.94	816
AM Peak Hour			1.03	20
PM Peak Hour			3.75	71
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	150	11.01	1,652
AM Peak Hour			1.55	233
PM Peak Hour			1.49	224
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	3.7	127.15	470
AM Peak Hour			11.52	43
PM Peak Hour			10.92	40
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	177.2		3,294
AM Peak Hour				352
PM Peak Hour				394
(heaviest 60 minutes)				

Existing traffic on all nearby streets:				
Bonanza Road				
Average Daily Traffic (ADT)	32,530			
PM Peak Hour (heaviest 60 minutes)	2602			
Martin L. King Boulevard				
Average Daily Traffic (ADT)	41,798			
PM Peak Hour (heaviest 60 minutes)	3344			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Bonanza Road	34300			
Martin L. King	34300			
This project will add approximately 3,294 trips per day on Bonanza and Martin L. King.				
This will increase expected volumes by about 10 percent on Bonanza and about 8 percent on Martin L. King. Bonanza is at about 95 percent of capacity and Martin L. King is over capacity.				
Based on Peak Hour use, this development will add roughly 394 additional cars into the area; which works out to about thirteen every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



ZON-13896, VAR-13900, SUP-13902, SUP-13903, & SDR-13904 - APPLICANT: DON AHERN - OWNER:
DFA, LLC
SOUTHWEST CORNER OF BONANZA ROAD AND MARTIN L. KING BOULEVARD
OCTOBER 5, 2006 PLANNING COMMISSION

09/28/06



ZON-13896, VAR-13900, SUP-13902, SUP-13903, & SDR-13904 - APPLICANT: DON AHERN - OWNER:
DFA, LLC
SOUTHWEST CORNER OF BONANZA ROAD AND MARTIN L. KING BOULEVARD
OCTOBER 5, 2006 PLANNING COMMISSION

09/28/06

May 25, 2006

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

APN: 139-28-401-033

Re:
Site Development Review

To Whom It May Concern:

We respectfully submit this request for a Site Development Review for a twenty-story office development located on the southwest corner of Bonanza and Martin Luther King Dr. We are also requesting this parcel be rezoned to C-2. The current general plan for the parcel is GC.

The Ahern Corporate Center will combine much needed office and retail space in a twenty-story tower in a redeveloping area of the city. This project consists of 19,000 sf of retail, 150,000 sf of leasable office space, a daycare for the employees working in the building and 3,700 sf of restaurant which includes 1,000 sf of eating area. This project also contains a helipad on the roof. There are 658 parking spaces required and 662 parking spaces provided. The majority of the parking is provided in an eight story parking structure under the office tower. The exterior materials include metal panels, precast panels, aluminum storefront and stone panels at the base. The mechanical equipment and the helipad are screened from view by metal panels. The tallest part of the tower is 274'.

We are requesting a waiver of the required landscaped finger islands for the on grade parking as well as the landscape buffer on the north, south and east sides of the property. The south side abuts NDOT property and the freeway. We are also requesting a variance for the front, side street and rear setbacks. This will push the buildings closer to the street in an attempt to create a more urban environment along Bonanza and Martin Luther King.

In our opinion, these waiver requests will not negatively impact the design of the proposed project. We have made every attempt to try and follow City of Las Vegas Title 19 as closely as possible in the design and layout of this site. We hope that you will join us in our attempt to bring a much-needed high caliber project into this area.

Respectfully Submitted,

R. Brandon Sprague
R. Brandon Sprague for RBS

R. Brandon Sprague, AIA

ZON-13896 VAR-13900
SUP-13902 SUP-13903
SDR-13904 10/05/06 PC

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

Charles Gronbach
642 Shetland Road
Las Vegas, NV 89107
702-877-6947

July 21, 2006

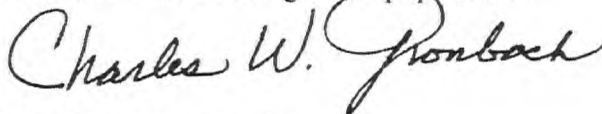
City of Las Vegas Planning Commission
City Clerk, City Hall, First Floor
400 Stewart Avenue
Las Vegas, NV 89101

RE: "Ahern Plans Spaghetti Bowl Tower", Review Journal Business Article, 7/18/06

When considering zoning and variance for this project, the Planning Commission should carefully examine the impact on the general public.

1. If the Commission grants the frontal setback changes from 20 feet to 10 feet, we'll have another "Molasky fiasco" on our hands. Molasky, a private corporation, has closed off two lanes of Grand Central Parkway/Ogden, a public street, for months now due to reduced frontal setback. This is not fair to the public—a mega-gain for Molasky, a mega-inconvenience for the public. We shouldn't have to repeat this inconvenience again.
2. Allowing Ahern to fund his own traffic-impact study is a joke! You can guess with certainty the study's final results. An unbiased, third party consultant paid by the city would better serve the general public. Maybe we'll get a more realistic look at projected traffic increases on our already overcrowded roadways.
3. Ahern's offer to Metro Police to use the Helipad (if Ahern's Helipad is approved) smells a little "fishy". Anything to get a variance approved.

Thank you for allowing me to present my concerns about growth and traffic congestion and how it inconveniences the general population.



Charles W. Gronbach

Cc: Planning & Development Department
731 South 4th Street
Las Vegas, NV 89101

ITEM # 33
CASE # SDR-13904
PC MTG 3-10-06

P

September 20, 2006

City of Las Vegas
Planning & Development
739 So. 4th Street
Las Vegas, Nevada 89101

Subject: Ahern Corporate Center
ZON-13896, VAR-13900, SUP-13902, SDR-13904, & SUP-13903

To Whom It May Concern:

I am a homeowner in The Rancho Manor Tract, which is not too far from the proposed project. I have attended two presentations that Ahern has put on to show interested parties exactly what they're plans are.

I am personally very much in favor of it, as our many of the Rancho Manor Homeowners Assoc. members. Some would like to have it a little lower but are still in favor of Ahern getting approved.

It will CERTAINLY improve the proposed area, namely Martin Luther King and Bonanza, and hopefully encourage others to consider "like" projects in this area.

Ahern has been in business in the same location for many, many years, very successful, a great employer and a wonderful neighbor. Please give them every consider to proceed with their proposed project.

Thank you for your time. I remain yours truly, Patricia Welsh, 1920 Collins Ave., Las Vegas (385-3097)

Patricia A. Welsh

R

13-17

R

Telephone Protest/ Approval Log

Meeting Date: 10/9/06

Case Number: Don 13896, Zorn 13900,

Sep 13902, Sep 13903, Sep 13904

Date: 10/9/06
Name: John Zorn President of
Rancho Pecos Neighborhood
Association
Address: 2000 Sunland Ave
Las Vegas, NV 89106
Phone: 382-7686
☐ 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

ITEM # 10-14

CASE # See ABOVE

PC MTG 10-14

A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REZONING

ZON-15371 - PUBLIC HEARING - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019, 021, 023, 024 and 025), Ward 3 (Reese). The Planning Commission (6-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

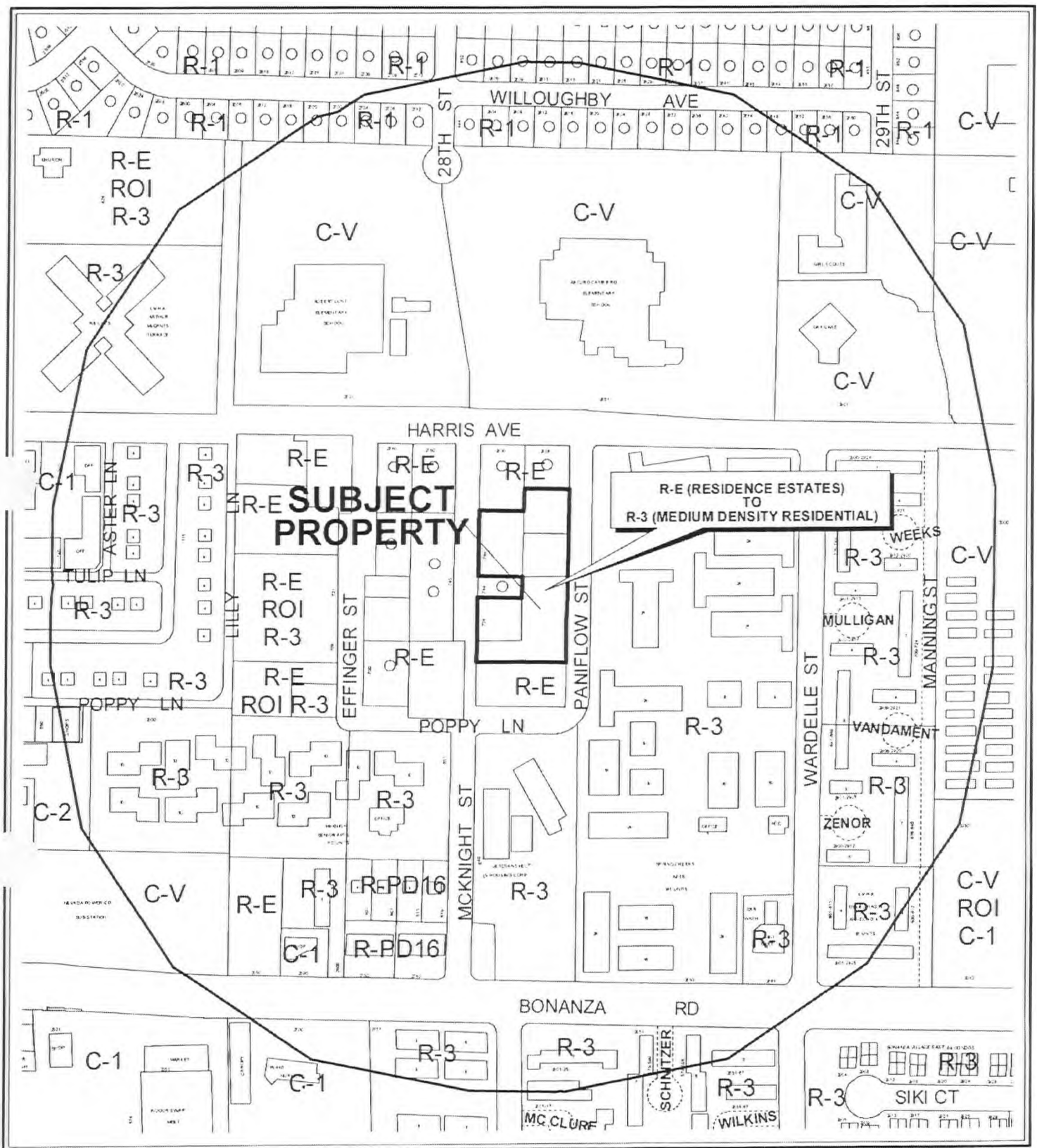
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Abeyance request letter by Attorney Robert Gronaur for Items 103 - 105

Motion made by GARY REESE to Strike Item 56 [1616 South Las Vegas Boulevard]; WITHDRAW WITHOUT PREJUDICE Item 77 [ARC-13764]; TABLE Item 78 [SUP-13891], Item 79 [SUP-13897] and Item 80 [SDR-13899]; HOLD IN ABEYANCE Item 82 [SUP-15347], Item 98 [ZON-13896], Item 99 [VAR-13900], Item 100 [SUP-13902], Item 101 [SUP-13903], Item 102 [SDR-13904], Item 103 [ZON-15371], Item 104 [VAR-15373] and Item 105 [SDR-15375] to 11/15/2006; Item 64 [EOT-16956], Item 83 [RQR-15420], Item 92 [GPA-16201], Item 93 [ZON-16196], Item 94 [SUP-16198], Item 95 [SUP-16200], Item 96 [SDR-16197], Item 108 [VAR-16144] and Item 109 [SUP-16143] to 12/06/2006

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)



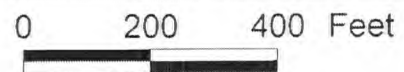
CASE: **ZON-15371**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)





PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-15371 - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.

Public Works

2. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
3. Construct half-street improvements, including appropriate overpaving, on Paniflow Street and Mcknight Street 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
4. Extend public sewer in Paniflow Street from Harris Avenue to the southern edge of this site at a size, depth and location acceptable to the Collection System Planning section of the Department of Public Works. 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.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole

or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Rezoning from R-E (Residence Estates) to R-3 (Medium Density Residential) on 1.69 acres adjacent to the west side of Paniflow Street, approximately 250' south of Harris Avenue. A related Variance (VAR-15373) and Site Development Plan Review (SDR-15375) will be considered concurrently.

EXECUTIVE SUMMARY

The R-3 (Limited Multiple Residence) District is consistent with the M (Medium Density Residential) Master Plan designation of the subject site. A change to R-3 would also be consistent with surrounding multi-family residential uses, and also follow the trend of the area.

BACKGROUND INFORMATION

A) *Related Actions*

- 10/05/06 The Planning Commission recommended denial of companion item VAR-15373 and SDR-15375 concurrently with this application.
- 10/05/06 The Planning Commission voted 6-1/se to recommend APPROVAL (PC Agenda Item #15/ar).

B) *Pre-Application Meeting*

- 07/07/06 At the pre-application meeting, staff informed the applicant of the setback, residential adjacency, and landscaping requirements of the proposed development. Staff also noted that there are parcel lines on this site which will need to be eliminated prior to any construction.

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*

Net Acres: 1.69

B) Existing Land Use

Subject Property: Undeveloped
North: Single Family Dwellings
South: Undeveloped
East: Apartments
West: Single Family Dwellings.

C) Planned Land Use

Subject Property: M (Medium Density Residential)
North: M (Medium Density Residential)
South: M (Medium Density Residential)
East: M (Medium Density Residential)
West: L (Low Density Residential)

D) Existing Zoning

Subject Property: R-E (Residence Estate)
North: R-E (Residence Estate)
South: R-E (Residence Estate)
East: R-3 (Medium Density Residential)
West: R-3 (Medium Density Residential)

E) General Plan Compliance

The subject property is located in the Southeast Sector of the General Plan and has a land use designation of M (Medium Density Residential). This designation allows up to 25 units per acre and a variety of multi-family housing options. The proposed zoning of R-3 (Medium Density Residential) is compatible with the land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Rural Preservation Overlay District		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

F) Density

EXISTING ZONING	PERMITTED DENSITY	PROPOSED ZONING	PERMITTED DENSITY	GENERAL PLAN	PERMITTED DENSITY
R-E	2.0 du/ac for a total of 3.38 units	R-3	25.0 du/ac for a total of 42.25 units	M	25.49 du/ac for a total of 43.08 units

The proposed change in density is in compliance with the general plan designation

ANALYSIS

A) *General Analysis and Discussion*

The purpose of the R-3 (Limited Multiple Residence) District is to provide for the development of a variety of multi-family units such as duplexes, townhouses and medium density apartments. The R-3 (Limited Multiple Residence) District is consistent with the policies of the M (Medium Density Residential) category of the Master Plan. A change to R-3 would also be consistent with surrounding multi-family residential uses, and also follow the trend of the area.

FINDINGS

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

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

The proposed R-3 (Medium Density Residential) zone would be in conformance with M (Medium Density Residential) General Plan designation.

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

The proposed 36-unit multi-family residential project is not compatible with the surrounding area, as it does not meet development standards of Title 19. A revised multi-family project which conformed to Title 19 would be compatible with the surrounding land uses. The surrounding land uses include existing multi-family development to the east and south and proposed multi-family development to the west.

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

The community is in need of affordable housing opportunities. This project will help in providing an affordable product to individuals that could not otherwise afford housing.

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 proposed development gains access off of Paniflow Street, adjacent to Harris Avenue. These are both standard city streets. The streets surrounding the development will provide adequate access to and from the proposed development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 28

SENATE DISTRICT 2

NOTICES MAILED 61 by Planning Department

APPROVALS 0

PROTESTS 0

Aug 15 06 09:04a

Sca Design

702 719 2024

p. 3



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTERESTS

Case Number: ZON 15371 APN: 139-25-410-025

Name of Property Owner: MARIO A. HERRERA

Name of Applicant: SCA DESIGN

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

Yes

X	No
---	----

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

City Official: _____

Partner(s): Marco A. Mancabon

APN: _____

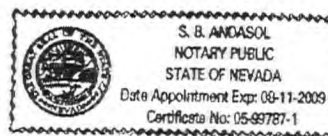
Signature of Property Owner: Mark H. Hunsaker

Print Name: _____

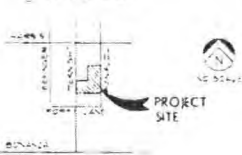
Subscribed and sworn before me

This 14th day of August, 2006

Notary Public in and for said County and State



VICINITY MAP



R-E ZONING

SQ. FTG. / PARKING CALCULATION

PROJECT FOOTPRINT
SQUARE FOOTAGE: 36 UNITS (963 SF EACH) - TOTAL 34,668 SF
TYPICAL UNIT - 3 BEDROOM / 2 BATH

TOTAL
PARKING REQUIRED: 3 BEDROOM UNIT - 2 SPACES PER UNIT
PLUS 1 SPACE FOR EVERY 6 UNITS
36 UNITS X 2 = 72 PARKING SPACES
36 UNITS / 6 = 6 SPACES
TOTAL PARKING SPACES REQUIRED = 78

PARKING PROVIDED: 79 SPACES
INCLUDES 3 HANDICAP SPACES (1 VAN ACCESSIBLE)

LOT INFO

APN NO. - 139-25-410-020, -021, -022, -023, -024

CURRENT GENERAL PLAN: R (RURAL)
PROPOSED GENERAL PLAN: M (MEDIUM)

CURRENT ZONING: R-E
PROPOSED ZONING: R-3 (20-25 UNITS PER ACRE)

SITE AREA (EST.): 73,500 SF = 1.69 ACRES
DENSITY: 24 UNITS PER ACRE

% OF LOT COVERED BY BUILDING:
ALLOWABLE: N/A
PROVIDED: 34.5%

REQ'D: 20'-0" 17'-0"
PROVIDED: 20'-0" 17'-0"

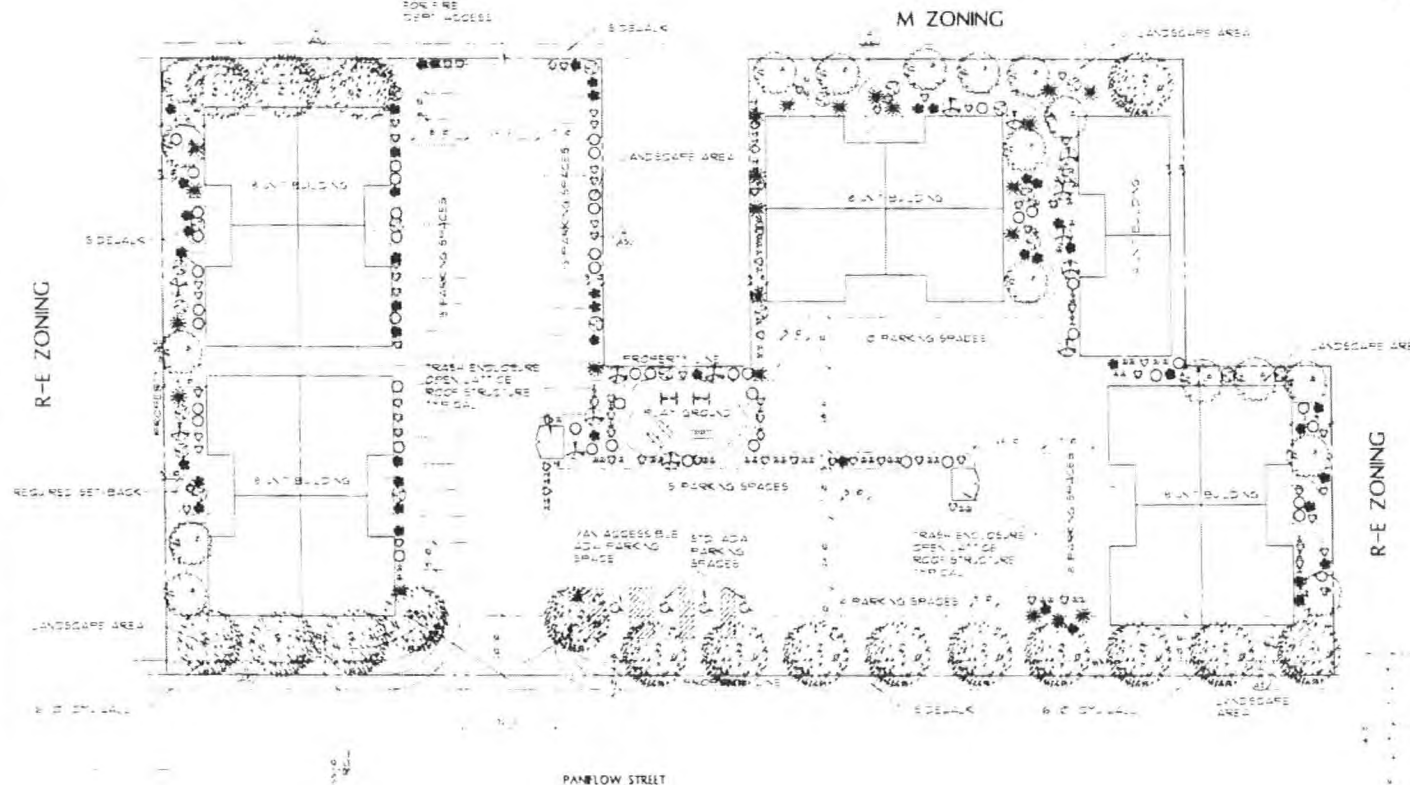
SETBACKS
FRONT: (RESIDENTIAL)
SIDE: (RESIDENTIAL)
SIDE: (RESIDENTIAL)
SIDE: (RESIDENTIAL)
REAR: (RESIDENTIAL)

LANDSCAPE MATERIAL LEGEND

TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
GROUNDCOVER	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
DECORATIVE ROCK	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY

PROPOSED MAINTENANCE SHALL OCCUR FOR ALL TREES AND SHRUBS
1. PER LAS VEGAS CITY CODE CHAPTER 9.1 LANDSCAPE STANDARDS
2. 1" DBH TREE PER 100 SQ. FT. STREET EDGE
3. 1" DBH TREE PER 100 SQ. FT. ON BUILDING
4. PROVIDE LANDSCAPE PLANTS PER 100 PARKING SPACES AND
5. AT THE END OF EACH ROW OF PARKING SPACES
6. PROVIDE 1" DBH DALLON SHRUB AND 1" DBH DALLON SHRUB PER
7. 100 PARKING SPACES
8. PROVIDE 1" DBH DALLON TREE PROVIDED
9. SEE THE SITE PLAN FOR ADDITIONAL LANDSCAPE AREA DIMENSIONS

RECEIVED
SEP 15 2006



M ZONING LANDSCAPE ON SITE
ZON-15371 VAR-15373
SDR-15375 REVISED
10/05/06 PC

WALL SECTION
NO SCALE

WALL ELEVATION
NO SCALE

APARTMENTS
LANDSCAPE PLAN
SITE PLAN

AS1

sca design
1000 Las Vegas Blvd. S., Ste. 300
Las Vegas, Nevada 89104
T 702-798-2020 F 702-798-2024

08/14/06

City of Las Vegas

Re: Justification Letter for project located SW of Harris and Paniflow
APN 139-25-410-019, 021, 023, 024, 025

Andy Reed:

The following information is to serve as justification for this project:

Name of proposed project: Paniflow Apartments

Explanation of intent: This Design Review is being submitted for a new apartment complex on said property designed to produce an environment of stable and desirable character consistent with the objectives of Title 19 and existing apartment buildings in the vicinity. The property is adjacent to R-E zoning to the South and West and M zoned property to the North and East. Landscaping will meet conditions identified in Title 19. The apartment building height will be approximately 26'-6" above the finish floor. Exterior finish materials will include sand finish stucco and concrete tile roofing. Lighting fixtures will accent the building and building-mounted lighting will be illuminate the parking areas. No monument signage will be submitted for approval at this time.

These will be the only buildings to be developed on the property, this project will require a zone change from R-E to R-3 . We are requesting a reduction in setback requirements on the East and West sides as well as landscaping reduction. See site plan for parking analysis.

Total acreage: 1.69 acres of site area.

Total number of lots: (5) five lots, (7) seven buildings.

Sincerely,

Sheldon Colen
SCA Design
921 American Pacific Drive, Suite 304
Henderson, NV. 89014
(Phone) 719-2020 (Fax) 719-2024

RECEIVED

AUG 14 2006

ZON-15371 VAR-15373
SDR-15375 10/05/06 PC
REVISED

LAW OFFICE

*Jay H. Brown, Ltd.*A PROFESSIONAL CORPORATION
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jay@jhbrownltd.com

October 31, 2006

VIA FACSIMILE TO: 382-4803

City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101
Attn: Barbara Jo Ronemus
City ClerkRe: City Council Agenda for November 1, 2006
Item 103 - ZON-15371
Item 104 - VAR-15373
Item 105 - SDR-15375
Applicant: SCA Design
Owner: Hillbilly Acres, LLC, et al.2006 OCT 31 P 1:35
RECEIVED
CITY CLERK

Dear Ms. Ronemus:

Our office represents the applicant in the above referenced matter.

We respectfully request that these items be held in abeyance to the November 15, 2006 meeting.

Thank you for your cooperation.

Very truly yours,


Jay H. Brown

JHB:cc

Submitted after final agenda

Date 10/31/06 Item 103-105

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE RELATED TO ZON-15371

VAR-15373 - PUBLIC HEARING - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES, LLC, ET AL. - Request for a Variance TO ALLOW A 2 FOOT SIDE YARD SETBACK WHERE A RESIDENTIAL ADJACENCY SETBACK OF 79 FEET 6 INCHES IS REQUIRED, A 3 FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, AND 5 FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019,021, 023, 024, 025). Ward 3 (Reese). The Planning Commission (4-3 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (4-3 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 10-05-06 Planning Commission Meeting Item 16

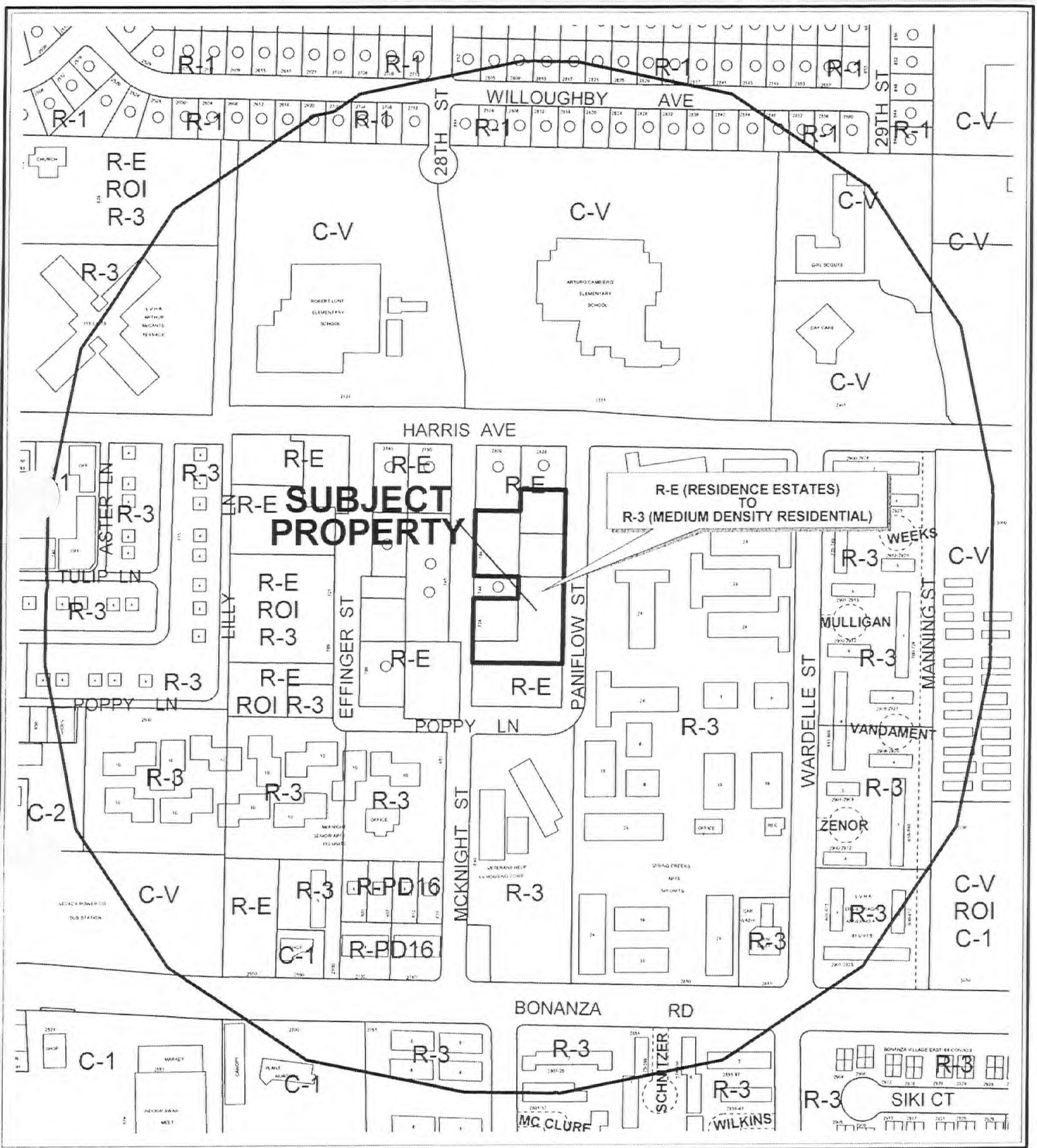
Motion made by GARY REESE to Strike Item 56 [1616 South Las Vegas Boulevard]; WITHDRAW WITHOUT PREJUDICE Item 77 [ARC-13764]; TABLE Item 78 [SUP-13891], Item 79 [SUP-13897] and Item 80 [SDR-13899]; HOLD IN ABEYANCE Item 82 [SUP-15347], Item 98 [ZON-13896], Item 99 [VAR-13900], Item 100 [SUP-13902], Item 101 [SUP-13903], Item 102 [SDR-13904], Item 103 [ZON-15371], Item 104 [VAR-15373] and Item 105 [SDR-15375] to 11/15/2006; Item 64 [EOT-16956], Item 83 [RQR-15420], Item 92 [GPA-16201], Item 93 [ZON-16196], Item 94 [SUP-16198], Item 95 [SUP-16200], Item 96 [SDR-16197], Item 108 [VAR-16144] and Item 109 [SUP-16143] to 12/06/2006

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 103 for related backup.



0 200 400 Feet

CASE: **VAR-15373**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-15373 - APPLICANT: SCA DESIGN - OWNER:
HILLBILLY ACRES, LLC.**

**** CONDITIONS ****

The Planning Commission (4-3/ds/se/sd vote) and staff recommend DENIAL.

Planning and Development

1. A Rezoning (ZON-15371) and a Site Development Plan Review (SDR-15375) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

APPLICATION REQUEST

The applicant has amended this request for Variance and now seeks to allow a five foot side yard setback where a residential adjacency setback of 79 feet 6 inches is required, a 17 foot front yard setback where 20 feet is required, and 17 foot rear yard setback where 20 feet is required on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue. A related Rezoning (ZON-15371) and Site Development Plan Review (SDR-15375) will be considered concurrently.

EXECUTIVE SUMMARY

The proposed multi-family development requests setback reductions in the front and rear yards. Additionally, reductions of the minimum planter widths are requested along three property lines and the buildings as proposed are too close to existing single-family properties to meet Residential Adjacency Standards. All of the inadequacies listed above are not in compliance with the R-3 (Medium Density Residential) development standards. Since the buildings could have been designed to conform to Zoning Code standards, the recommendation is for denial.

BACKGROUND INFORMATION

A) *Related Actions*

- 10/05/06 The Planning Commission recommended denial of companion item SDR-15375 and approval of ZON-15371 concurrently with this application.
- 10/05/06 The Planning Commission voted 4-3/ds/se/sd to recommend DENIAL (PC Agenda Item #16/ar).

B) *Pre-Application Meeting*

- 07/07/06 At the pre-application meeting, staff informed the applicant of the setback, residential adjacency, and landscaping requirements of the proposed development. Staff also noted that there are parcel lines on this site which will need to be eliminated prior to any construction.

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: 1.69

B) *Existing Land Use*

Subject Property: Undeveloped
North: Single Family Dwellings
South: Undeveloped
East: Apartments
West: Single Family Dwellings.

C) *Planned Land Use*

Subject Property: M (Medium Density Residential)
North: M (Medium Density Residential)
South: M (Medium Density Residential)
East: M (Medium Density Residential)
West: L (Low Density Residential)

D) *Existing Zoning*

Subject Property: R-E (Residence Estate)
North: R-E (Residence Estate)
South: R-E (Residence Estate)
East: R-3 (Medium Density Residential)
West: R-3 (Medium Density Residential)

E) *General Plan Compliance*

The subject property is located in the Southeast Sector of the General Plan and has a land use designation of M (Medium Density Residential). This designation allows up to 25 units per acre and a variety of multi-family housing options. The proposed zoning of R-3 (Medium Density Residential) is compatible with the land use designation.

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

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

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

Standards	Required	Requested	Compliance
Min. Lot Size	6500 Square Feet	1.69 Acres	Y
Min. Lot Width	N/A	148 Feet	Y
Min. Setbacks			
Front	20 Feet	17 Feet	N
Side (residential adjacency)	79 Feet 6 Inches	5 Feet	N
Rear	20 Feet	17 Feet	N
Max. Lot Coverage	N/A	28.7 %	Y
Max. Building Height	2 Stories /35 Feet	2 Stories/26 Feet Six Inches	Y*

The apartments proposed for this site do not comply with the Residential Adjacency Standards.

A2) Residential Adjacency Standards

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

- a) Proximity slope. Based on the heights of the buildings, a proximity slope setback of 79 feet six inches is required. One of the buildings is five feet from the side property line and does not comply with this standard.
- b) Building setback. Buildings in the north portion of this site are required to maintain a setback greater than or equal to that of the adjacent R-E zoned property, which is required to have a 10 foot side yard setback. One of the buildings is five feet from the side property line and does not comply with this standard.

A3) Parking and Traffic Standards

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

Uses	Ratio	Required		Provided	
		Parking		Parking	
		Regular	Handicap	Regular	Handicap
36 three-bedroom apartment units	two spaces per unit plus one guest space per unit	78	4	78	4

The proposed development meets the parking requirements of the zoning code.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	13 Trees	0 Trees
Buffer:			
• Min. Trees			
North	1 Tree/20 Linear Feet	10 Trees	6 Trees
South	1 Tree/20 Linear Feet	10 Trees	6 Trees
East	1 Tree/20 Linear Feet	20 Trees	14 Trees
West	1 Tree/20 Linear Feet	18 Trees	11 Trees
• Min. Zone Width			
North	15 Feet		5 Feet
South	15 Feet		15 Feet
East	10 Feet		7 Feet
West	15 Feet		4 Feet

The proposed development does not meet the landscape standards of the Zoning Code.

B) General Analysis and Discussion

The variances requested are related to setbacks and the residential adjacency requirement. One of the buildings is located five feet from single family properties where 79 feet six inches is required, and the front and rear yard setbacks do not conform to R-3 (Medium Density Residential) standards. The buildings can be designed in a different configuration that allows for compliance with R-3 development standards; therefore, denial is recommended.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a structure that is too close to adjacent residential development based on its height. Alternative design and building location 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

11

ASSEMBLY DISTRICT 28

SENATE DISTRICT 2

NOTICES MAILED 75 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING &
DEVELOPMENT**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST**

Case Number: **VAR-15373** APN: 139-25-410-023, 021, 024
Name of Property Owner: Hillbilly Acres, LLC
Name of Applicant: George Hale

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: *George W. Hale*

Print Name: GEORGE W. HALE

Subscribed and sworn before me

This 12th day of July, 2006

Crystal M. Kimhan
Notary Public in and for said County and State



PLANNING &
DEVELOPMENT**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST**

Case Number: VAR 15373 APN: 139-25-410-019
Name of Property Owner: BLANCA PEREZ
Name of Applicant: SCA DESIGN

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

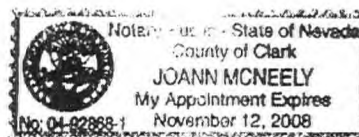
Signature of Property Owner: Blanca Perez

Print Name: Blanca Perez

Subscribed and sworn before me

This 2nd day of March, 2008

Joann McNeely
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR 15373 APN: 139-25-410-025

Name of Property Owner: MARCO A MENDOZA

Name of Applicant: SIA DESIGN

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

Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

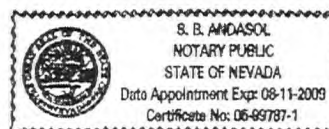
Signature of Property Owner: Walter H. H. H. H.

Print Name: _____

Subscribed and sworn before me

This 14th day of August, 2006

Notary Public in and for said County and State



VICINITY MAP



R-E ZONING

MCKNIGHT STREET

SQ. FTG. / PARKING CALCULATION

PROJECT FOOTPRINT
SQUARE FOOTAGE: 36 UNITS 1963 SF EACH - TOTAL 34,668 SF
TYPICAL UNIT - 3 BEDROOM / 2 BATH

TOTAL
PARKING REQUIRED: 3 BEDROOM UNIT - 2 SPACES PER UNIT
PLUS 1 SPACE FOR EVERY 6 UNITS
36 UNITS X 2 = 72 PARKING SPACES
36 UNITS / 6 = 6 SPACES
TOTAL PARKING SPACES REQUIRED - 78

PARKING PROVIDED: 79 SPACES
INCLUDES 3 HANDICAP SPACES (1 VAN ACCESSIBLE)

LOT INFO

APN NO. - 139-25-410-020, -021, -022, -023, -024

CURRENT GENERAL PLAN: R (RURAL)
PROPOSED GENERAL PLAN: M (MEDIUM)

CURRENT ZONING: R-E
PROPOSED ZONING: R-3 (20-25 UNITS PER ACRE)

SITE AREA (EST.): 73,500 SF = 1.69 ACRES
DENSITY: 24 UNITS PER ACRE

% OF LOT COVERED BY BUILDING: ALLOWABLE N/A, PROVIDED 34.5%

SETBACKS:
FRONT (RESIDENTIAL): 20'-0" REQ'D, 17'-0" PROVIDED
SIDE (RESIDENTIAL): 5'-0" REQ'D, 5'-0" PROVIDED
SIDE (RESIDENTIAL): 5'-0" REQ'D, 5'-0" PROVIDED
REAR (RESIDENTIAL): 20'-0" REQ'D, 17'-0" PROVIDED

LANDSCAPE MATERIAL LEGEND

TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
		QUERCUS LAEVIS	WHITE OAK	12" DIA.	1
		QUERCUS LAEVIS	WHITE OAK	12" DIA.	1
SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
		STYCHIA SPINOSA	SHRUB	4" DIA.	1
		DRACOPIS SPINOSA	SHRUB	4" DIA.	1
		DRACOPIS SPINOSA	SHRUB	4" DIA.	1
		DRACOPIS SPINOSA	SHRUB	4" DIA.	1
		DRACOPIS SPINOSA	SHRUB	4" DIA.	1
		DRACOPIS SPINOSA	SHRUB	4" DIA.	1
		DRACOPIS SPINOSA	SHRUB	4" DIA.	1
		DRACOPIS SPINOSA	SHRUB	4" DIA.	1
		DRACOPIS SPINOSA	SHRUB	4" DIA.	1
GROUND COVER	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
		DRACOPIS SPINOSA	SHRUB	4" DIA.	1
		DRACOPIS SPINOSA	SHRUB	4" DIA.	1
DECORATIVE ROCK	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
		DRACOPIS SPINOSA	SHRUB	4" DIA.	1
		DRACOPIS SPINOSA	SHRUB	4" DIA.	1

MAINTENANCE SHALL OCCUR FOR ALL TREES AND SHRUBS PER LANDSCAPE ZONING CODE CHAPTER 11. LANDSCAPE STANDARDS:
1. 12" DIA. TREE PER 100 SQ. FT. OF LANDSCAPE
2. 4" DIA. TREE PER 100 SQ. FT. OF LANDSCAPE
3. 12" DIA. TREE PER 100 SQ. FT. OF LANDSCAPE
4. 4" DIA. TREE PER 100 SQ. FT. OF LANDSCAPE
5. 12" DIA. TREE PER 100 SQ. FT. OF LANDSCAPE
6. 4" DIA. TREE PER 100 SQ. FT. OF LANDSCAPE
7. 12" DIA. TREE PER 100 SQ. FT. OF LANDSCAPE
8. 4" DIA. TREE PER 100 SQ. FT. OF LANDSCAPE
9. 12" DIA. TREE PER 100 SQ. FT. OF LANDSCAPE
10. 4" DIA. TREE PER 100 SQ. FT. OF LANDSCAPE

RECEIVED

SEP 15 2006

LANDSCAPE PLAN

SITE PLAN

WALL SECTION
NO SCALEWALL ELEVATION
NO SCALE

APARTMENTS

LANDSCAPE PLAN
SITE PLAN

ASI

M ZONING LANDSCAPE ON SITE

ZON-15371 VAR-15373

SDR-15375 REVISED

10/05/06 PC



08/14/06

City of Las Vegas

Re: Justification Letter for project located SW of Harris and Paniflow
APN 139-25-410-019, 021, 023, 024, 025

Andy Reed:

The following information is to serve as justification for this project:

Name of proposed project: Paniflow Apartments

Explanation of intent:

This Design Review is being submitted for a new apartment complex on said property designed to produce an environment of stable and desirable character consistent with the objectives of Title 19 and existing apartment buildings in the vicinity. The property is adjacent to R-E zoning to the South and West and M zoned property to the North and East. Landscaping will meet conditions identified in Title 19. The apartment building height will be approximately 26'-6" above the finish floor. Exterior finish materials will include sand finish stucco and concrete tile roofing. Lighting fixtures will accent the building and building-mounted lighting will be illuminate the parking areas. No monument signage will be submitted for approval at this time.

These will be the only buildings to be developed on the property, this project will require a zone change from R-E to R-3 . We are requesting a reduction in setback requirements on the East and West sides as well as landscaping reduction. See site plan for parking analysis.

Total acreage: 1.69 acres of site area.

Total number of lots: (5) five lots, (7) seven buildings.

Sincerely,

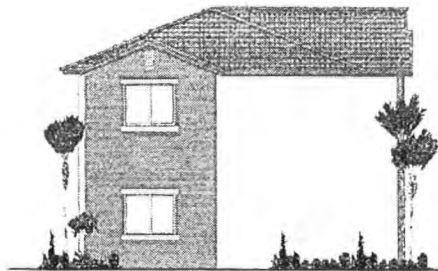
Sheldon Colen
SCA Design
921 American Pacific Drive, Suite 304
Henderson, NV. 89014
(Phone) 719-2020 (Fax) 719-2024

RECEIVED

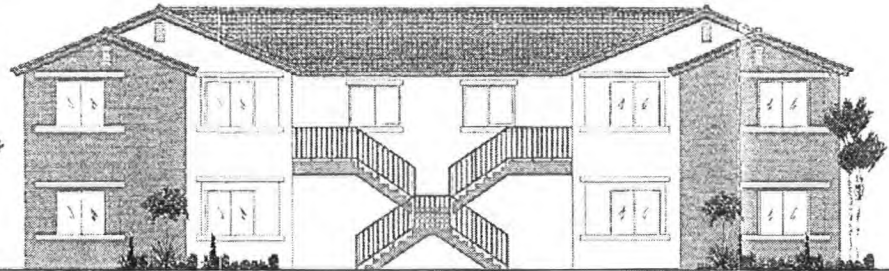
AUG 14 2006

**ZON-15371 VAR-15373
SDR-15375 10/05/06 PC
REVISED**

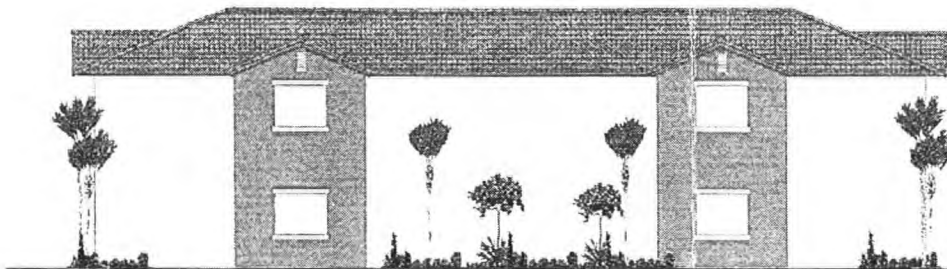
**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**



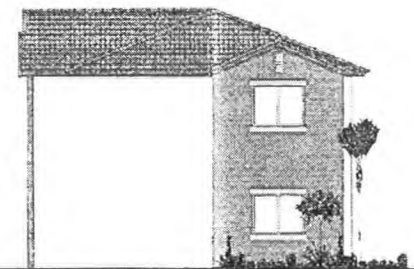
LEFT SIDE ELEVATION - 4 UNIT BUILDING



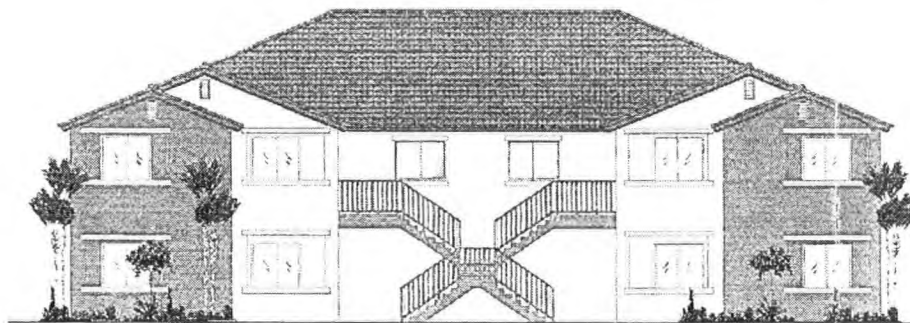
FRONT ELEVATION - 4 UNIT BUILDING



REAR ELEVATION - 4 UNIT BUILDING



RIGHT SIDE ELEVATION - 4 UNIT BUILDING



FRONT ELEVATION - 8 UNIT BUILDING



SIDE ELEVATION - 8 UNIT BUILDING

sca design

921 AMERICAN PACIFIC DRIVE
SUITE 304
HENDERSON, NEVADA 89014
PH 702-719-2020 FAX 702-719-2024

PANIFLOW APARTMENTS EXTERIOR ELEVATIONS

DATE: 10/5/06 BY: # 15-17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-15371 AND VAR-15373

SDR-15375 - PUBLIC HEARING - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES, LLC, ET AL. - Request for a Site Development Plan review and a waiver of Perimeter Landscape Buffer Requirements FOR A 40 UNIT APARTMENT COMPLEX on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019, 021, 023, 024 and 025), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential), Ward 3 (Reese). The Planning Commission (4-3 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (4-3 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 10-05-06 Planning Commission Meeting Item 17

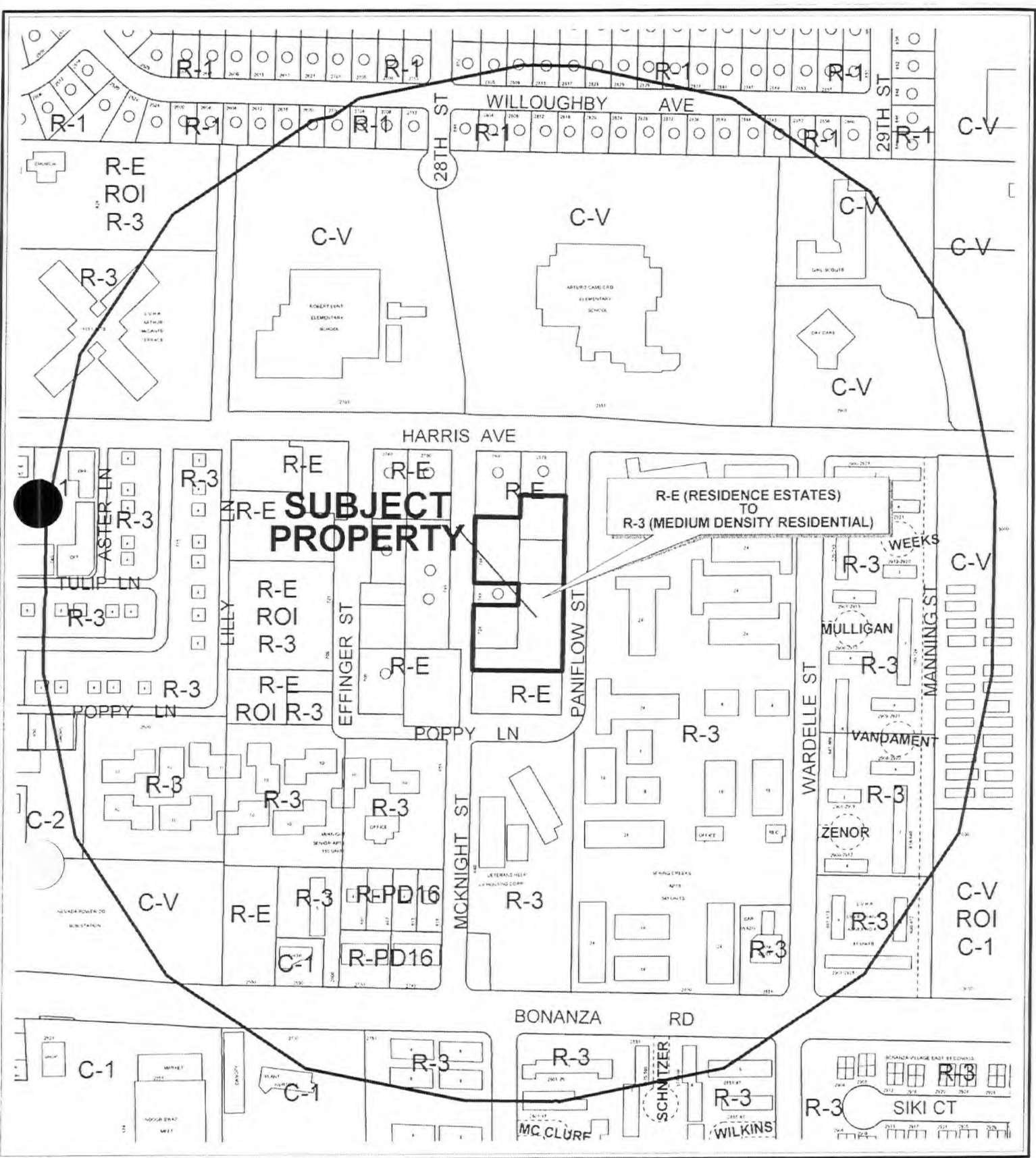
Motion made by GARY REESE to Strike Item 56 [1616 South Las Vegas Boulevard]; WITHDRAW WITHOUT PREJUDICE Item 77 [ARC-13764]; TABLE Item 78 [SUP-13891], Item 79 [SUP-13897] and Item 80 [SDR-13899]; HOLD IN ABEYANCE Item 82 [SUP-15347], Item 98 [ZON-13896], Item 99 [VAR-13900], Item 100 [SUP-13902], Item 101 [SUP-13903], Item 102 [SDR-13904], Item 103 [ZON-15371], Item 104 [VAR-15373] and Item 105 [SDR-15375] to 11/15/2006; Item 64 [EOT-16956], Item 83 [RQR-15420], Item 92 [GPA-16201], Item 93 [ZON-16196], Item 94 [SUP-16198], Item 95 [SUP-16200], Item 96 [SDR-16197], Item 108 [VAR-16144] and Item 109 [SUP-16143] to 12/06/2006

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 103 for related backup.



CASE: **SDR-15375**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-15375 - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES, LLC.

**** CONDITIONS ****

The Planning Commission (4-3/ds/lc/sd vote) and staff recommend DENIAL.

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-15371) 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 development shall be in conformance with the site plan, landscape plan (date stamped 09/15/06), and building elevations (date stamped 08/14/06), except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved, to allow a seven foot wide landscape buffers along a portion of the east property line where 10 feet is required; to allow a five foot wide landscape buffer along a portion of the north property line where 15 feet is required, and to allow a four foot wide buffer along a portion of the west property line where 15 feet is required. In addition a Waiver is hereby approved to allow no trees in the parking lot landscaping area where 13 are required and to allow 37 trees in the perimeter landscape buffer where 58 trees are required.
5. All trash enclosures shall be located a minimum of 50 feet from existing single family residential development.
6. The minimum distance between buildings shall be 10 feet.
7. 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.

8. 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.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. All private improvements and landscaping 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.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-15371 and all other applicable site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan review and a waiver of Perimeter Landscape Buffer Requirements for a 36 unit apartment complex on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue. A related Variance (VAR-15373) and Site Development Plan Review (SDR-15375) will be considered concurrently.

EXECUTIVE SUMMARY

Staff does not support this as it does not meet several Title 19 development standards. The height of the structure will have a negative effect on the surrounding properties that are designated for rural residential development. A different design could allow for greater compliance with Title 19 and better compatibility with the surrounding neighborhood.

BACKGROUND INFORMATION

A) *Related Actions*

- 10/05/06 The Planning Commission recommended denial of companion item VAR-15373 and approval of ZON-15371 concurrently with this application.
- 10/05/06 The Planning Commission voted 4-3/ds/lc/sd to recommend DENIAL (PC Agenda Item #17/ar).

B) *Pre-Application Meeting*

- 07/07/06 At the pre-application meeting, staff informed the applicant of the setback, residential adjacency, and landscaping requirements of the proposed development. Staff also noted that there are parcel lines on this site which will need to be eliminated prior to any construction.

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*

Net Acres: 1.69

B) Existing Land Use

Subject Property: Undeveloped
North: Single Family Dwellings
South: Undeveloped
East: Apartments
West: Single Family Dwellings.

C) Planned Land Use

Subject Property: M (Medium Density Residential)
North: M (Medium Density Residential)
South: M (Medium Density Residential)
East: M (Medium Density Residential)
West: L (Low Density Residential)

D) Existing Zoning

Subject Property: R-E (Residence Estate)
North: R-E (Residence Estate)
South: R-E (Residence Estate)
East: R-3 (Medium Density Residential)
West: R-3 (Medium Density Residential)

E) General Plan Compliance

The subject property is located in the Southeast Sector of the General Plan and has a land use designation of M (Medium Density Residential). This designation allows up to 25 units per acre and a variety of multi-family housing options. The proposed zoning of R-3 (Medium Density Residential) is compatible with the land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Rural Preservation Overlay District		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

F) Density

EXISTING ZONING	PERMITTED DENSITY	PROPOSED ZONING	PERMITTED DENSITY	GENERAL PLAN	PERMITTED DENSITY
R-E	2.0 du/ac for a total of 3.38 units	R-3	25.0 du/ac for a total of 42.25 units	M	25.49 du/ac for a total of 43.08 units

The proposed change in density is in compliance with the general plan designation

PROJECT DESCRIPTION

The applicant proposes to construct four eight-unit and one four-unit apartment buildings on this vacant site. The building setbacks along the front (east) and rear (west) property line are not in compliance with the standards of the R-3 zoning district. The buildings along the north property line do not comply with the Residential Adjacency Standards. Access will be provided by a 32 foot wide driveway to Paniflow Street. The landscape buffer along the south property line is 15 feet in width and complies with city standards. The landscaping along the remaining three property lines and within the parking lot does not comply with city standards.

The elevations depict two story structures at a height of 26 feet six inches. All buildings will have a stucco exterior with a concrete tile roof.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Requested	Compliance
Min. Lot Size	6500 Square Feet	1.69 Acres	Y
Min. Lot Width	N/A	148 Feet	Y
Min. Setbacks			
Front	20 Feet	17 Feet	N
Side (residential adjacency)	79 Feet 6 Inches	5 Feet	N
Rear	20 Feet	17 Feet	N
Max. Lot Coverage	N/A	28.7 %	Y
Max. Building Height	2 Stories /35 Feet	2 Stories/26 Feet Six Inches	Y*
Trash Enclosure	50 Feet from residential	25 Feet from residential	N

*Complies with R-3 standards, but does not comply with Residential Adjacency setback.

The apartments proposed for this site do not comply with the Residential Adjacency Standards. One of the trash enclosures on the site is 25 feet from an existing single family dwelling. Staff has included a condition of approval which will require this enclosure to be moved if this application is approved.

A2) Residential Adjacency Standards

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

- a) Proximity slope. Based on the heights of the buildings, a proximity slope setback of 79 feet six inches is required. One of the buildings is five feet from the side property line and does not comply with this standard.
- b) Building setback. Buildings in the north portion of this site are required to maintain a setback greater than or equal to that of the adjacent R-E zoned property, which is required to have a 10 foot side yard setback. One of the buildings is five feet from the side property line and does not comply with this standard.

A3) Parking and Traffic Standards

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

Uses	Ratio	Required		Provided	
		Parking		Parking	
		Regular	Handicap	Regular	Handicap
36 three-bedroom apartment units	two spaces per unit plus one guest space per unit	78	4	78	4

The proposed development meets the parking requirements of the zoning code.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	13 Trees	0 Trees
Buffer:			
• Min. Trees			
North	1 Tree/20 Linear Feet	10 Trees	6 Trees
South	1 Tree/20 Linear Feet	10 Trees	6 Trees
East	1 Tree/20 Linear Feet	20 Trees	14 Trees
West	1 Tree/20 Linear Feet	18 Trees	11 Trees
• Min. Zone Width			
North	15 Feet		5 Feet
South	15 Feet		15 Feet
East	10 Feet		7 Feet
West	15 Feet		4 Feet

The proposed development does not meet the landscape standards of the Zoning Code.

B) General Analysis and Discussion

- Zoning

The site is currently zoned R-E (Residence Estates) and has an M (Medium Density Residential) General Plan Designation. The applicant requests a Rezoning (ZON-15371) to R-3 (Limited Multiple Residence) to allow a net density of 23.67 units per acre for this project.

- Site Plan

The proposal of two, two-story buildings adjacent to single family residences at a distance of five feet from the north property line, is inappropriate, and is grounds for denial of this Site Development Plan Review.

- Waivers

The site requires a waiver of perimeter landscape requirements. The applicant requests a five foot wide perimeter landscaping buffer along a substantial portion of the north property line where 15 feet is required, a four foot wide planter along the west property line where 15 feet is required, and a seven foot wide planter along a substantial portion of the east property line where

10 feet is required. The applicant is also requesting 37 trees where 71 are required. Staff does not support the request for waivers of perimeter buffer landscaping, as the buffer area is necessary in order to protect neighboring residential properties from the impact a new, multi-family residential development would have on the area

- Elevation

The proposed two, two-story buildings are 26 feet, six inches in height. Because this property is being proposed for multi-family residences and is adjacent to an R-E (Residence Estates) lot, Residential Adjacency requirements apply. As part of the accompanying Variance request (VAR-15373), the applicant requests a Residential Adjacency standard of five feet where 79 feet six inches is required.

FINDINGS

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

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

The proposed development is not compatible with adjacent residential properties as it will not comply with the Residential Adjacency Standards. Additionally, setback requirements are not met, so adjacent properties are not adequately protected from the proposed project.

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;"**

A Variance and landscape reductions are required, thus rendering the project incompatible with applicable plans and documents.

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

Primary site ingress and egress is proposed from Paniflow Street, a 55-foot Right-of-Way. Traffic from the proposed development entering onto Harris Avenue from Paniflow Street will increase, but this should not have a significant negative impact on the neighborhood as a whole.

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

Building and landscape materials are not appropriate as insufficient landscaping is being provided along the north, east and west boundaries of the site.

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

The proposal is not harmonious or compatible with development in the surrounding area. The height of the structures and the proposed landscaping will not create an aesthetically pleasing addition to the area.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11

ASSEMBLY DISTRICT 28

SENATE DISTRICT 2

NOTICES MAILED 61 by Planning Department

APPROVALS 0

PROTESTS 0

Aug 15 06 09:04a

Soa Design

702 719 2024

p. 3



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR 15375 APN: 139-25-410-025

Name of Property Owner: 1114200 A NEWBOLD

Name of Applicant: SCIT DESIGN

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

Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

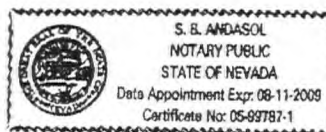
Signature of Property Owner: James H. Wadsworth

Print Name: / /

Subscribed and sworn before me

This 14th day of AUGUST, 2006

Shirley
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR15375 APN: 139-25-410-019

Name of Property Owner: BLANCA PEEZ

Name of Applicant: SCA DESIGN

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: _____

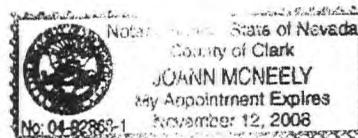
Signature of Property Owner: Blanca F. [Signature]

Print Name: Blanca Perez

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State



VICINITY MAP



R-E ZONING

SQ. FTG. / PARKING CALCULATION

PROJECT FOOTPRINT

SQUARE FOOTAGE: 36 UNITS 1963 SF EACH - TOTAL 34,668 SF
TYPICAL UNIT - 3 BEDROOM / 2 BATH

TOTAL

PARKING REQUIRED: 3 BEDROOM UNIT - 2 SPACES PER UNIT
PLUS 1 SPACE FOR EVERY 6 UNITS
36 UNITS X 2 = 72 PARKING SPACES
36 UNITS / 6 = 6 SPACES
TOTAL PARKING SPACES REQUIRED - 78

PARKING PROVIDED: 79 SPACES

INCLUDES 3 HANDICAP SPACES (1 VAN ACCESSIBLE)

LOT INFO

APN NO - 139-25-410-020, -021, -022, -023, -024

CURRENT GENERAL PLAN:

R (RURAL)
M (MEDIUM)

PROPOSED GENERAL PLAN:

R-E

CURRENT ZONING:

R-3 (20-25 UNITS PER ACRE)

PROPOSED ZONING:

SITE AREA (EST.):

73,500 SF = 1.69 ACRES

DENSITY:

24 UNITS PER ACRE

% OF LOT COVERED BY BUILDING:

ALLOWABLE PROVIDED
N/A 34.5%

SETBACKS

FRONT:

REQ'D. PROVIDED
20'-0" 17'-0"

(RESIDENTIAL)

SIDE:

5'-0" 5'-0"

(RESIDENTIAL)

SIDE:

5'-0" 5'-0"

(RESIDENTIAL)

REAR:

20'-0" 17'-0"

(RESIDENTIAL)

LANDSCAPE MATERIAL LEGEND

TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
		QUERCUS LAEVIS	WHITE OAK	12" DIA.	1
		QUERCUS LAEVIS	WHITE OAK	12" DIA.	1
SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
		ARCTOSTAPHYLOS UVA-URSI	BLACK FLUCCY	4" DIA.	1
		BRUNELLA SPICATA	BRUNELLA	4" DIA.	1
		LYNCHIA SPICATA	LYNCHIA	4" DIA.	1
		LYNCHIA SPICATA	LYNCHIA	4" DIA.	1
		LYNCHIA SPICATA	LYNCHIA	4" DIA.	1
GROUNDCOVER	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
		LYNCHIA SPICATA	LYNCHIA	4" DIA.	1
		LYNCHIA SPICATA	LYNCHIA	4" DIA.	1
DECORATIVE ROCK	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
		LYNCHIA SPICATA	LYNCHIA	4" DIA.	1
		LYNCHIA SPICATA	LYNCHIA	4" DIA.	1

PROGRAM MAINTENANCE SHALL OCCUR FOR ALL TREES AND SHRUBS
7. MIN. 45% PERMANENT ZONING CODE CHAPTER 15 LANDSCAPE STANDARDS
14. 10" DIA. TREE MIN. 12" DIA. ON DUTTY
14. 10" DIA. TREE MIN. 12" DIA. ON DUTTY
PROVIDE LANDSCAPE SPACES PER 1000 SQUARE FEET
AT THE END OF A ROW OF PARKING SPACES
PROVIDE 4" DIA. GULLION SHEDS AND 4" DIA. GULLION SHEDS PER
14. 10" DIA. AND 14. 10" DIA. TREE PROVIDED
1. SEE THE SITE PLAN FOR ADDITIONAL LANDSCAPED AREA DIMENSIONS

RECEIVED
SEP 15 2006

R-E ZONING

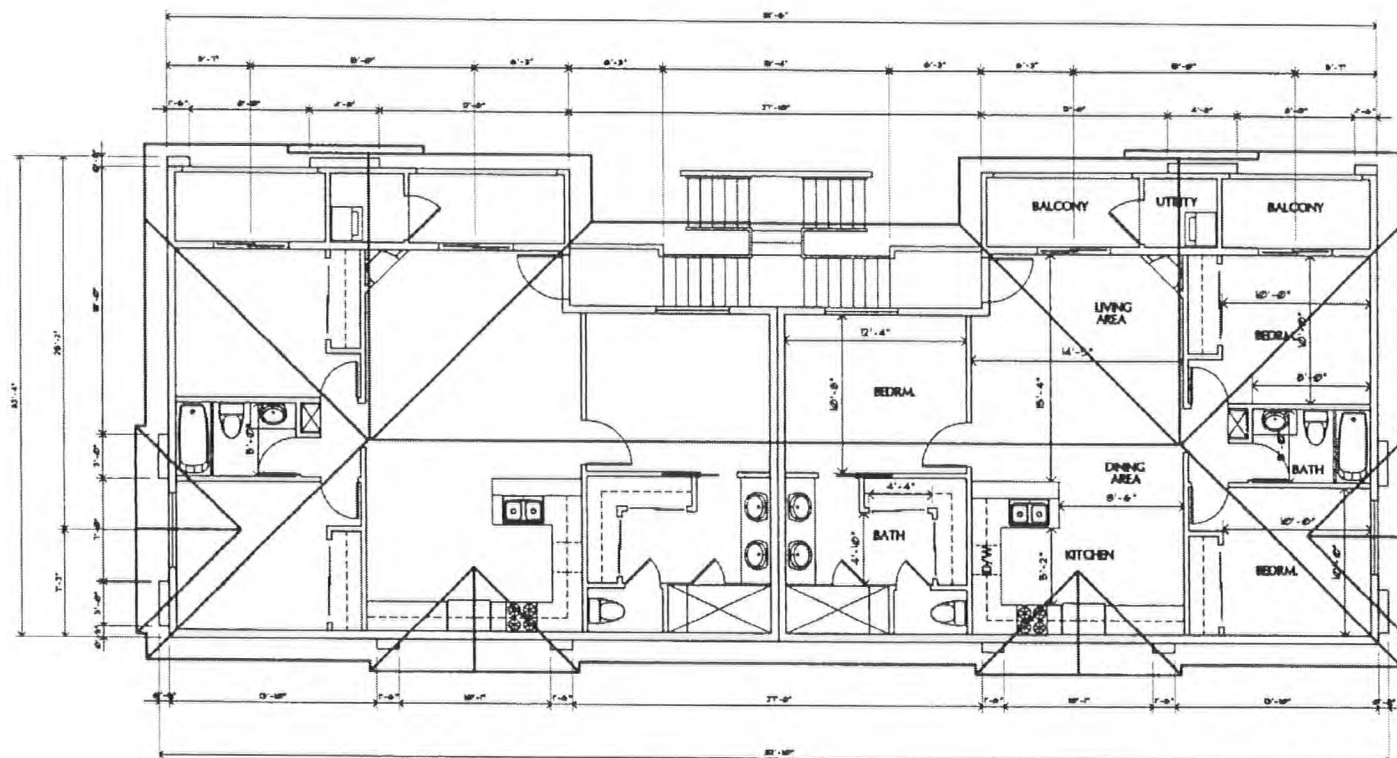
WALL SECTION
NO SCALEWALL ELEVATION
NO SCALE

APARTMENTS
LANDSCAPE PLAN
SITE PLAN

ASI

sca design
921 Avenue Pacific Dr., Suite 204
Fremont, CA 94538
Tel: 415-709-1000 Fax: 415-709-1001

M ZONING LANDSCAPE ON SITE
ZON-15371 VAR-15373
SDR-15375 REVISED
10/05/06 PC



RECEIVED

ZON-15371 VAR-15373
 SDR-15375 10/05/06 PC
 REVISED

4-UNIT BUILDING FLOOR PLAN
 FIRST AND SECOND FLOORS ARE IDENTICAL 1/8" = 1'-0"

AUG 14 2006

Consultants

sca design
 800 American Pacific Dr. Ste. 304
 San Francisco, CA 94134
 T 702-790-2020 F 702-790-2024

Scale

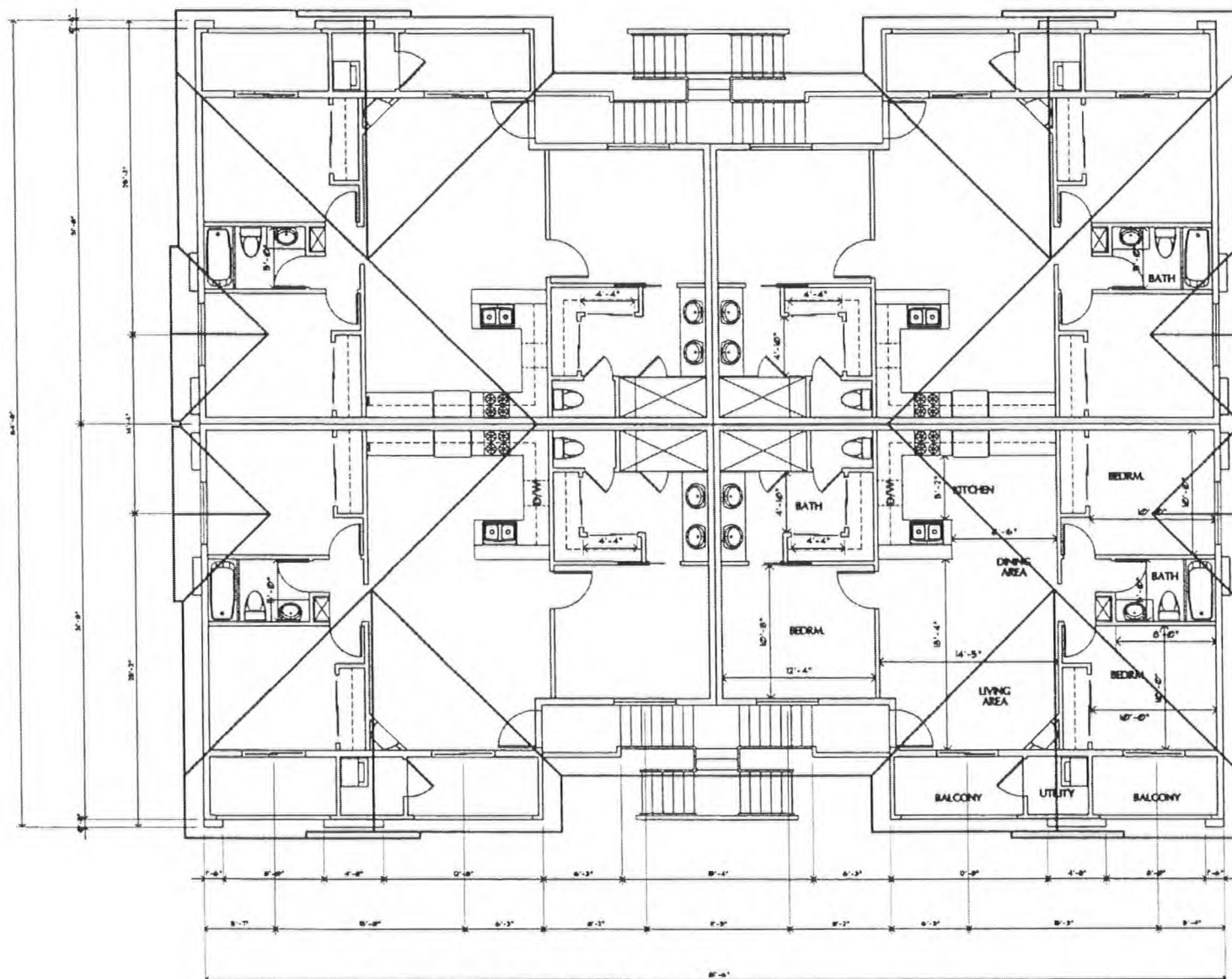
Notes:
 1. All dimensions are in feet and inches.
 2. All dimensions are to the center of the wall unless otherwise noted.
 3. All dimensions are to the finished surface unless otherwise noted.
 4. All dimensions are to the center of the door unless otherwise noted.
 5. All dimensions are to the center of the window unless otherwise noted.
 6. All dimensions are to the center of the balcony unless otherwise noted.
 7. All dimensions are to the center of the utility area unless otherwise noted.
 8. All dimensions are to the center of the kitchen unless otherwise noted.
 9. All dimensions are to the center of the dining area unless otherwise noted.
 10. All dimensions are to the center of the living area unless otherwise noted.
 11. All dimensions are to the center of the bedroom unless otherwise noted.
 12. All dimensions are to the center of the bathroom unless otherwise noted.
 13. All dimensions are to the center of the balcony unless otherwise noted.
 14. All dimensions are to the center of the utility area unless otherwise noted.
 15. All dimensions are to the center of the kitchen unless otherwise noted.
 16. All dimensions are to the center of the dining area unless otherwise noted.
 17. All dimensions are to the center of the living area unless otherwise noted.
 18. All dimensions are to the center of the bedroom unless otherwise noted.
 19. All dimensions are to the center of the bathroom unless otherwise noted.
 20. All dimensions are to the center of the balcony unless otherwise noted.

Project: PANFLOW APARTMENTS
 Sheet No. 4 - UNIT FLOOR PLAN
 Date: 10/05/06
 Drawn By: MHA
 Checked By: MHA

Sheet No.

A1.1

Project No.



8-UNIT BUILDING FLOOR PLAN

FIRST AND SECOND FLOORS ARE IDENTICAL

1/4" = 1'-0"

ZON-15371 VAR-15373
 SDR-15375 10/05/06 PC
 REVISED

RECEIVED

AUG 14 2006

Consultant's

sca design
 2200 Harrison Avenue, Suite 204
 Henderson, Nevada 89014
 T 702-798-2020 F 702-798-2024

Scale

Notes:
 1. All dimensions are in feet and inches.
 2. All dimensions are to the center of the wall unless otherwise noted.
 3. All dimensions are to the center of the door unless otherwise noted.
 4. All dimensions are to the center of the window unless otherwise noted.
 5. All dimensions are to the center of the balcony unless otherwise noted.
 6. All dimensions are to the center of the utility room unless otherwise noted.
 7. All dimensions are to the center of the kitchen unless otherwise noted.
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 10. All dimensions are to the center of the bedroom unless otherwise noted.
 11. All dimensions are to the center of the bathroom unless otherwise noted.
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 17. All dimensions are to the center of the bedroom unless otherwise noted.
 18. All dimensions are to the center of the bathroom unless otherwise noted.
 19. All dimensions are to the center of the balcony unless otherwise noted.
 20. All dimensions are to the center of the utility room unless otherwise noted.

Project: PANFLOW APARTMENTS

Sheet Title: 8 - UNIT FLOOR PLAN

Drawn By: JAC
 Check By: JAC
 Date: 7-10-06

Sheet No.

A1.2

Project No.

SDR 15375				
SCA Design				
WS of Paniflow, 250' S of Harris				
Proposed 36 unit apartment complex.				
Traffic produced by proposed development:				
New development	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	APARTMENT [DWELL]	36	6.72	242
AM Peak Hour			0.51	18
PM Peak Hour			0.62	22
(heaviest 60 minutes)				
Existing traffic on all nearby streets: counts not available for Paniflow				
Harris Avenue				
Average Daily Traffic (ADT)	1,261			
PM Peak Hour	101			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Harris Avenue	16200			
This project will add approximately 242 trips per day on Harris and Paniflow. This will increase expected volumes by about nineteen percent on Harris. Harris is at about 8 percent of capacity.				
Based on Peak Hour use, this development will add roughly 22 additional cars into the area; which works out to about one every three minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



ZON-15371, VAR-15373 AND SDR-15375 - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES
WEST SIDE OF PANIFLOW STREET, APPROXIMATELY 250' SOUTH OF HARRIS AVENUE
OCTOBER 5, 2006 PLANNING COMMISSION

08/04/06



ZON-15371, VAR-15373 AND SDR-15375 - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES
WEST SIDE OF PANIFLOW STREET, APPROXIMATELY 250' SOUTH OF HARRIS AVENUE
OCTOBER 5, 2006 PLANNING COMMISSION

08/04/06



ZON-15371, VAR-15373 AND SDR-15375 - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES
WEST SIDE OF PANIFLOW STREET, APPROXIMATELY 250' SOUTH OF HARRIS AVENUE
OCTOBER 5, 2006 PLANNING COMMISSION

08/04/06

08/14/06

City of Las Vegas

Re: Justification Letter for project located SW of Harris and Paniflow
APN 139-25-410-019, 021, 023, 024, 025

Andy Reed:

The following information is to serve as justification for this project:

Name of proposed project: Paniflow Apartments

Explanation of intent: This Design Review is being submitted for a new apartment complex on said property designed to produce an environment of stable and desirable character consistent with the objectives of Title 19 and existing apartment buildings in the vicinity. The property is adjacent to R-E zoning to the South and West and M zoned property to the North and East. Landscaping will meet conditions identified in Title 19. The apartment building height will be approximately 26'-6" above the finish floor. Exterior finish materials will include sand finish stucco and concrete tile roofing. Lighting fixtures will accent the building and building-mounted lighting will be illuminate the parking areas. No monument signage will be submitted for approval at this time.

These will be the only buildings to be developed on the property, this project will require a zone change from R-E to R-3 . We are requesting a reduction in setback requirements on the East and West sides as well as landscaping reduction. See site plan for parking analysis.

Total acreage: 1.69 acres of site area.

Total number of lots: (5) five lots, (7) seven buildings.

Sincerely,

Sheldon Colen
SCA Design
921 American Pacific Drive, Suite 304
Henderson, NV. 89014
(Phone) 719-2020 (Fax) 719-2024

RECEIVED

AUG 14 2006

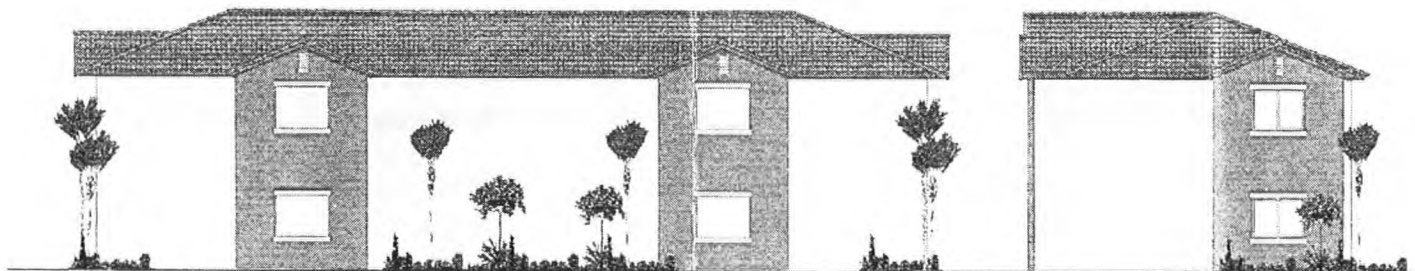
**ZON-15371 VAR-15373
SDR-15375 10/05/06 PC
REVISED**

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



LEFT SIDE ELEVATION - 4 UNIT BUILDING

FRONT ELEVATION - 4 UNIT BUILDING



REAR ELEVATION - 4 UNIT BUILDING

RIGHT SIDE ELEVATION - 4 UNIT BUILDING



FRONT ELEVATION - 8 UNIT BUILDING

SIDE ELEVATION - 8 UNIT BUILDING



921 AMERICAN PACIFIC DRIVE
SUITE 304
HENDERSON, NEVADA 89014
PH: 702-719-2020 FAX: 702-719-2024

PANIFLOW APARTMENTS EXTERIOR ELEVATIONS

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

Date: 10/5/06 Drawn: # 15-17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 1, 2006**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

VARIANCE

VAR-16113 - PUBLIC HEARING - APPLICANT/OWNER: RICHARD YOUNGBLOOD - Request for a Variance TO ALLOW A NON-HABITABLE ACCESSORY STRUCTURE TO EXCEED 50% OF THE FLOOR AREA OF THE MAIN DWELLING AND TO EXCEED 50% OF THE REAR YARD AREA on 0.67 acres at 8320 West Washburn Road (APN 125-33-204-011), R-E (Residence Estates) Zone, Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend DENIAL. NOTE: The correct ward designation is Ward 4 (Brown)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

10

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest letter by Joseph Borusiewicz for Items 106 and 107
6. Backup referenced from the 10-05-06 Planning Commission Meeting Item 41

Motion made by LARRY BROWN to Hold in Abeyance to 12/20/06

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LAWRENCE WEEKLY, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 106 [VAR-16113] and Item 107 [SUP-16112].

RICHARD YOUNGBLOOD, 8320 West Washburn Road, acknowledged the Planning Commission's opposition as the building is proposed to be constructed of steel. He noted that the size of the structure would be adequately built so as not to require construction of a second

CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

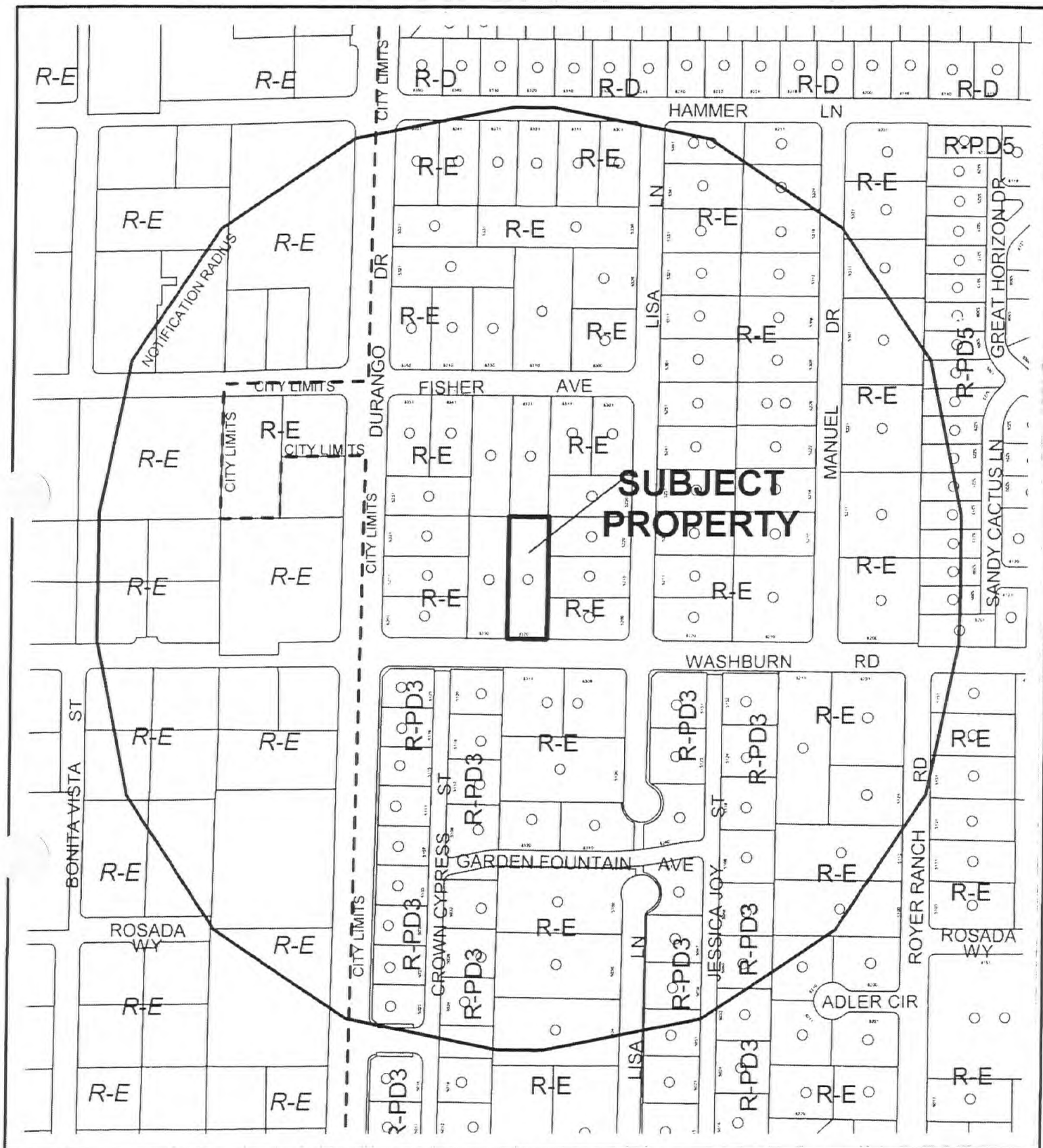
structure. The property is large enough to support the structure and MR. YOUNGBLOOD listed the many vehicles of which he owns that the structure would contain and protect. He gave figures of other accessory structures and their respective lot sizes within the neighborhood and displayed pictures of his property, noting he would have a concrete driveway with proper storm drainage. Upon speaking with nearby residents who expressed concern about the height he explained the intent, redesigned the pitch and obtained approval.

TOM MCGOWAN noted the text of the item did not reference height as an issue. He recognized the applicant's intent to construct the facility, concurred the reason is valid and expressed support of the request.

PALMER CHRISTOPHER, 5231 North Durango Drive, objected to the project although consent was given prior. She expressed displeasure about the size, material of the facility and design as it could potentially be used for commercial purposes. She emphasized the Planning Commission's recommendation of denial and urged the matter be denied. MR. YOUNGBLOOD responded that he would not utilize the facility for commercial purposes and has no intent to sell the property upon completion of the project.

COUNCILMAN BROWN stated he was just informed about this matter being in his ward and requested the item be held in abeyance to allow time to meet with the applicant and neighbors. He questioned if the Council is allowed to hear the matter since the Variance issues are self-imposed and requested clarification about discrepancies in the staff report and about developing near a septic tank. COUNCILMAN BROWN acknowledged MR. YOUNGBLOOD'S knowledge of other nearby accessory structures but cautioned him from relying on an existing structures as they may not be permitted.

MAYOR GOODMAN declared the Public Hearing closed for Item 106 [VAR-16113] and Item 107 [SUP-16112].



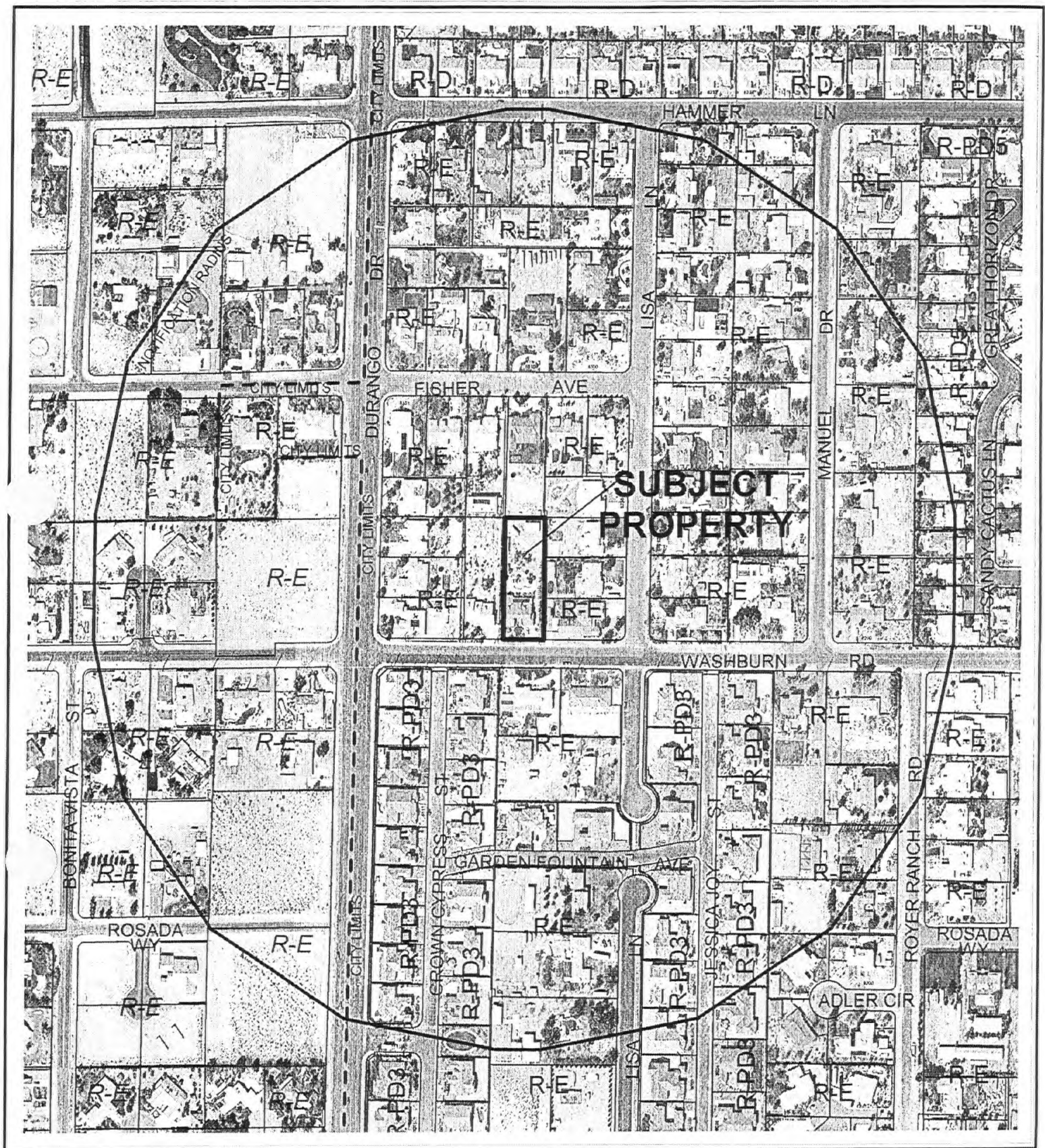
CASE: **VAR-16113**

RADIUS: 1000 FT

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

0 200 400 Feet





CASE: **VAR-16113**

RADIUS: 1000 FT

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-16113 - APPLICANT/OWNER: RICHARD YOUNGBLOOD

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend DENIAL.

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-16112) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant seeks approval for a Variance to allow a 2,800 sq. ft. non-habitable accessory structure where 1,670 sq ft is permitted. The structure is a single story, 14-foot tall metal building that will painted to match the primary, 3,340 sq. ft house. The applicant seeks to consolidate four, smaller structures with the proposed structure.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/05/06	The Planning Commission recommended denial of companion item SUP-16112 concurrently with this application. The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #41/mh).
<i>Related Building Permits/Business Licenses</i>	
1/21/90	R-147-90: Single Family Dwelling completed at 8320 Washburn Rd.
1/23/97	M-6358-96: Swimming pool installed
3/19/02	M-1036-02: 2 x 200 sq. ft. partially covered horse corrals with breezeway.
<i>Pre-Application Meeting</i>	
Month/date/year	Description
<i>Neighborhood Meeting</i>	
N/A	N/A

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.67

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	DR	RE
North	Single Family Residential	DR	RE
South	Single Family Residential	DR & R	RE & R-PD3
East	Single Family Residential	DR	RE
West	Single Family Residential	DR	RE

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 sq. ft.	29,451 sq ft	Y
Min. Lot Width	100 feet	100 feet	Y
Min. Setbacks			
• Front	50'	50'	Y
• Side	10'	10'	Y
• Corner	15'	NA	Y
• Rear	35'	190'	Y
Min. Distance Between Buildings	6'	160'	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	2 Stories or 35', whichever is less	14'	Y
Trash Enclosure	N/A	N/A	N/A
Mech. Equipment	N/A	N/A	N/A

ANALYSIS

As the applicant has proposed a 2,800 sq. ft. non-habitable accessory structure where 1,670 sq. ft. is the maximum allowed. The structure, a single story 14-foot tall metal building, complies with the setback and height standards but exceeds the allowed 1,670 sq. ft size (50% of the 3340 sq. ft primary structure) by 1,130 sq ft. As this is a self-induced hardship, we recommend 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.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship regarding the size limitation of the proposed non-habitable accessory structure. An alternative proposal 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

8

ASSEMBLY DISTRICT 4

SENATE DISTRICT 6

NOTICES MAILED 145 by City Clerk

APPROVALS 9

PROTESTS 0

HERITAGE

BUILDING SYSTEMS

2612 GRIBBLE STREET
NORTH LITTLE ROCK, AR 72114

ENGINEERED FOR THE LONG RUN

BUILDING SPECIFICATIONS

THE STRUCTURE UNDER THIS CONTRACT HAS BEEN DESIGNED AND DETAILED FOR THE LOADS AND CONDITIONS STIPULATED IN THE CONTRACT AND SHOWN ON THESE DRAWINGS. ANY ALTERATIONS TO THE STRUCTURAL SYSTEM OR REMOVAL OF ANY COMPONENT PARTS, OR THE ADDITION OF OTHER CONSTRUCTION MATERIALS OR LOADS MUST BE DONE UNDER THE ADVICE OF A REGISTERED ARCHITECT, CIVIL OR STRUCTURAL ENGINEER. HERITAGE BUILDING SYSTEMS WILL ASSUME NO RESPONSIBILITY FOR ANY LOADS NOT INDICATED.

THIS HERITAGE METAL BUILDING IS DESIGNED USING STANDARD DESIGN PRACTICES BASED ON PERTINENT PROCEDURES AND RECOMMENDATIONS OF THE FOLLOWING ORGANIZATIONS AND CODES:

AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", 9TH EDITION

AMERICAN IRON AND STEEL INSTITUTE "SPECIFICATION FOR THE DESIGN OF COLD FORMED STRUCTURAL MEMBERS", 1980

AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE"
AWS D1.1-88, SECT. 5, PART B

MATERIAL PROPERTIES OF STEEL PLATE AND SHEET STEEL USED IN THE FABRICATION OF PRIMARY RIGID FRAMES AND ALL PRIMARY STRUCTURAL FRAMING MEMBERS (OTHER THAN COLD FORMED SECTIONS) CONFORM TO ASTM A-36 MODIFIED WITH A MINIMUM YIELD OF 50,000 PSI OR A-572 OR A-572 GRADE 50

MATERIAL PROPERTIES OF COLD FORMED LIGHT GAGE STEEL MEMBERS CONFORM TO THE REQUIREMENTS OF ASTM-570 WITH A MINIMUM YIELD OF 55,000 PSI

HIGH STRENGTH BOLTS AND THEIR INSTALLATION SHALL CONFORM TO ASTM SPECIFICATIONS A-325 AND ARE DESIGNED AS BEARING TYPE CONNECTIONS WITH THREADS INCLUDED IN THE SHEAR PLANE. TIGHTENING OF THESE BOLTS IS RECOMMENDED BY THE TURN-OF-THE-NUT METHOD, PER AISC SPECIFICATIONS FOR STRUCTURAL JOINTS.

ALL STEEL MEMBERS EXCEPT BOLTS AND FASTENERS SHALL RECEIVE ONE SHOP COAT OF INHIBITIVE PRIMER UNLESS STATED OTHERWISE IN THE CONTRACT.

SHOP AND FIELD INSPECTIONS AND ASSOCIATED FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS STIPULATED OTHERWISE.

IBC 2003 DESIGN NOTES

SEISMIC USE GROUP 1, SITE CLASS D
SEISMIC RESISTANCE FACTOR $R = 1.00$

SPECTRAL RESPONSE COEFFICIENTS
 $C_{SD} = F_a (S_s) = 0.750$, $C_{SD} = 0.54185$

DESIGN BASE SHEAR $V = 1.56$

BASIC STRUCTURAL SYSTEM AND SEISMIC RESISTING SYSTEM = ORDINARY MOMENT FRAME OF STEEL $R = 3.5$

ANALYSIS PROCEDURE IS SIMPLIFIED ANALYSIS PROCEDURE

SNOW IMPORTANCE FACTOR $I = 1.0$, SNOW EXPOSURE FACTOR $E = 1.0$

WIND IMPORTANCE FACTOR $I = 1.0$

1. MEANS BUILDING WITH LESS THAN TWO OCCUPANTS AND NOT CRITICAL TO NATIONAL EMERGENCIES, SUCH AS HOSPITALS, FIRE STATION, POLICE STATION, ETC.

2. MEANS TWO BUILDING IS HEATED

3. MEANS TWO BUILDING IS VENTILATED EXPOSED TO WIND, NOT

SURROUNDED BY HIGHER STRUCTURES, TREES OR ANY OBSTRUCTIONS ON ALL SIDES WITHIN 10 TIMES THE BUILDING HEIGHT

4. THIS BUILDING DOES NOT MEET THE ABOVE CONDITIONS, PLEASE CONTACT US IMMEDIATELY TO ENSURE PROPER STRUCTURE DESIGN

BUILDERS RESPONSIBILITIES

THE BUILDER MUST SECURE ALL REQUIRED APPROVALS AND PERMITS FROM THE APPROPRIATE AGENCY AS REQUIRED.

APPROVAL OF HERITAGE BUILDING SYSTEMS DRAWINGS AND CALCULATIONS INDICATES THAT HERITAGE HAS CORRECTLY INTERPRETED AND APPLIED THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS (SECT. 4.2.1 AISC CODE OF STANDARD PRACTICE, 9TH EDITION).

WHERE DISCREPANCIES EXIST BETWEEN THE HERITAGE STRUCTURAL STEEL PLANS AND THE PLANS FOR OTHER TRADES, THE STRUCTURAL STEEL PLANS WILL GOVERN (SECT. 3.3 AISC CODE OF STANDARD PRACTICE, 9TH EDITION).

DESIGN CONSIDERATIONS OF ANY MATERIALS IN THE STRUCTURE WHICH ARE NOT FURNISHED BY HERITAGE ARE THE RESPONSIBILITY OF THE BUILDER AND ENGINEERS OTHER THAN HERITAGE ENGINEERING UNLESS SPECIFICALLY INDICATED.

THE BUILDER IS RESPONSIBLE FOR ALL ERECTION OF STEEL AND ASSOCIATED WORK IN COMPLIANCE WITH HERITAGE CONSTRUCTION DRAWINGS.

TEMPORARY SUPPORTS, SUCH AS TEMPORARY GUYS, BRACES, FALSEWORK OR OTHER ELEMENTS REQUIRED FOR ERECTION WILL BE DETERMINED, FURNISHED, AND INSTALLED BY THE BUILDER (SECT. 7.5.1 AISC CODE OF STANDARD PRACTICE, 9TH EDITION).

IT IS THE BUILDERS RESPONSIBILITY TO APPLY AND OBSERVE ALL PERTINENT SAFETY RULES AND REGULATIONS, AND PER OSHA STANDARDS AS APPLICABLE.

THE BUILDER IS RESPONSIBLE FOR THE VERIFICATION OF ALL SHIPMENTS RECEIVED, AND MUST INVENTORY BUILDING AT TIME OF DELIVERY.

GENERAL NOTES

NO CHANGES SHOULD BE MADE TO THIS BUILDING SYSTEM UNLESS APPROVED IN WRITING BY THE MANUFACTURERS ENGINEERING DEPARTMENT.

UNAPPROVED CHANGES COULD RESULT IN AN UNSAFE BUILDING DESIGN AND COULD ENDANGER PUBLIC SAFETY.

THIS BUILDINGS ANCHOR BOLTS ARE BY OTHERS. HERITAGE BUILDING SYSTEMS DOES NOT PROVIDE ANCHOR BOLTS.

ENGINEERING SEAL

THIS CERTIFICATION COVERS PARTS MANUFACTURED AND DELIVERED BY THE MANUFACTURER ONLY, AND EXCLUDES PARTS SUCH AS DOORS, WINDOWS, FOUNDATION DESIGN AND ERECTION OF THE BUILDING.

THE UNDERSIGNED PROFESSIONAL ENGINEER IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT.

DESIGN LOADING

THIS STRUCTURE IS DESIGNED UTILIZING THE LOADS INDICATED AND APPLIED AS REQUIRED BY

IBC 03

THE BUILDER IS TO CONFIRM THAT THESE LOADS COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.

12/20	PSF FRAME / ROOF LIVE LOAD
0	PSF GROUND SNOW LOAD
0	PSF ROOF SNOW LOAD
90	WIND SPEED (MPH)
1	PSF COLLATERAL LOAD
0.750	SEISMIC COEFFICIENT
0	EXPOSURE

DRAWING INDEX

LT. OF 1	COVER SHEET
AB1	ANCHOR BOLT PLAN
AB2	ANCHOR BOLT REACTIONS
RFD	ROOF FRAMING PLAN
FCS	FRAME CROSS SECTION
LEW	LEFT ENDWALL
REW	RIGHT ENDWALL
FSW	FRONT SIDEWALL
BSW	BACK SIDEWALL
DET	GENERAL DETAILS
TRM	TRIM DETAILS

- ☐ THESE DRAWINGS ARE
- ☒ FOR CONSTRUCTION
- ☐ NOT FOR CONSTRUCTION
- ☐ FOR PERMITS ONLY
- ☐ FOR APPROVAL *
- ☐ OTHER

* APPROVAL ORDERS MUST BE RELEASED FOR FABRICATION WITHIN 30 CALENDAR DAYS AFTER SUBMITTAL. DRAWINGS ARE ISSUED OR THE ORDER WILL BE SUBJECT TO ANY CURRENT PRICE INCREASE.

FOR QUESTIONS OR ASSISTANCE
CONCERNING ERECTION OF HERITAGE
BUILDINGS, CALL

1-800-643-5555

MONDAY - FRIDAY 7:00AM TO 5:00PM
CENTRAL STANDARD TIME

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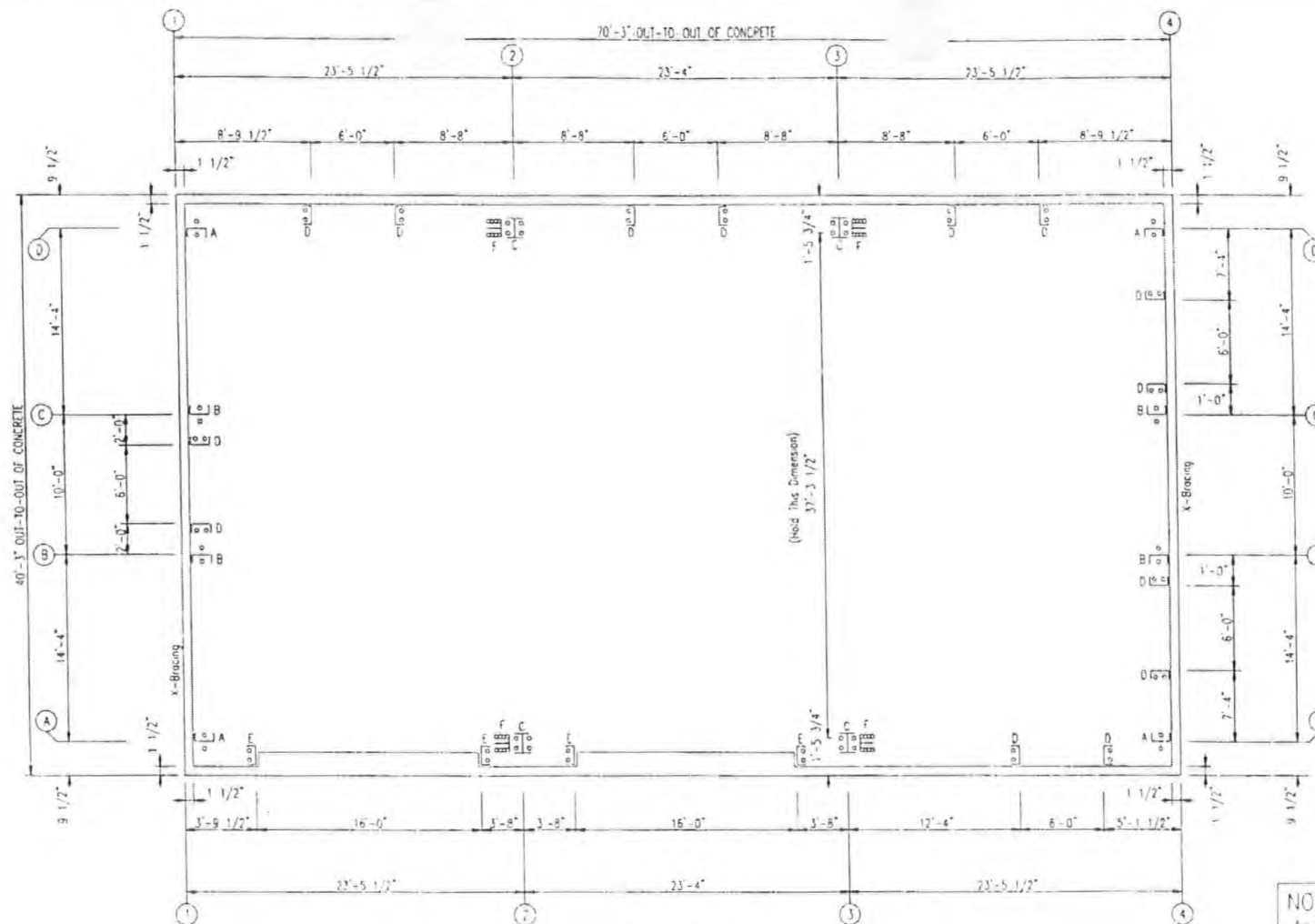


DRAWN	DATE
TRC	7/5/06
CHECKED	DATE
LD	7/7/06
APPROVED	DATE
YEAR	
N T D	

HERITAGE BUILDING SYSTEMS		JOB NO.
2612 GRIBBLE STREET NORTH LITTLE ROCK, AR 72114 800-643-5555		17VX30595
CUSTOMER		
RICHARD YOUNGBLOOD LAS VEGAS, NV 89149		
BUILDING		
40'0" x 30'0" x 14'0" H.O.D.		
REV NO.	SHEET NO.	
	11 of 1	

VAR-16113
SUP-16112
10/05/06 PC

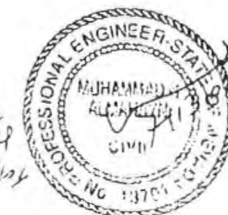
AUG 18 2006



NOTE: ALL BASE PLATES @ 1000' (UN)
ASSUMED FINISH FLOOR @ 1000' (UN)

NOTE: ALL WALKDOORS ARE FIELD
LOCATED, UNLESS NOTED

NOTE:
Anchor Bolts By Others!
HERITAGE BUILDING SYSTEMS
Does Not Provide Anchor Bolts



Exp
12/31/04

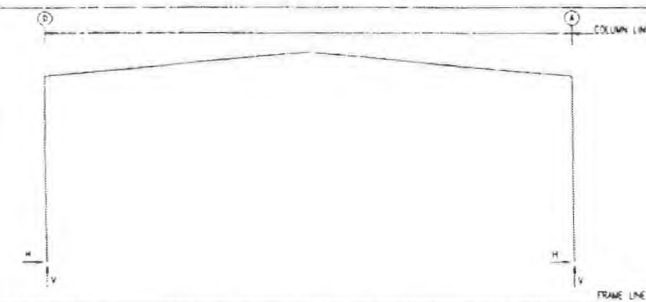
HERITAGE
BUILDING
SYSTEMS

2612 ORIENT STREET
NORTH LITTLE ROCK, ARK 72114
1-800-843-5555

DESCRIPTION	ANCHOR BOLT PLAN			
CUSTOMER	RICHARD YOUNGBLOOD			
LOCATION	LAS VEGAS, NV 89149			
HERITAGE JOB #	HVX30593			
DRAWING BY	TRG	DATE	1/5/06	LOADS
CHECK BY	JC	DATE	6/5/06	SEC. COVER
		DRAWING #	AB1	REV # 0

VAR-16113
SUP-16112
10/05/06 PC

AUG 18 2006



RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS & BASE PLATES

Line	Col	Load	Wind	V	Load	H	V	Wind	Base Bolt	No.	Size	Length	Thk	Plate
2*	D	3	21	4.8	4	-2.2	-4.6	4	0.750	6.000	10.50	0.500	0.0	
2*	A	5	2.0	-11.7	1	-7.7	6.0	4	0.750	6.000	10.50	0.500	0.0	

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Line	Col	Load	Wind	V	Load	H	V	Wind	Base Bolt	No.	Size	Length	Thk	Plate
2*	D	3	21	4.8	4	-2.2	-4.6	4	0.750	6.000	10.50	0.500	0.0	
2*	A	5	2.0	-11.7	1	-7.7	6.0	4	0.750	6.000	10.50	0.500	0.0	

WIND COLUMN REACTIONS

Line	Col	Load	Wind	V	Load	H	V	Wind	Base Bolt	No.	Size	Length	Thk	Plate
2*	D	3	21	4.8	4	-2.2	-4.6	4	0.750	6.000	10.50	0.500	0.0	
2*	A	5	2.0	-11.7	1	-7.7	6.0	4	0.750	6.000	10.50	0.500	0.0	

ENDWALL COLUMN REACTIONS (k)

Line	Col	Load	Wind	V	Load	H	V	Wind	Base Bolt	No.	Size	Length	Thk	Plate
2*	D	3	21	4.8	4	-2.2	-4.6	4	0.750	6.000	10.50	0.500	0.0	
2*	A	5	2.0	-11.7	1	-7.7	6.0	4	0.750	6.000	10.50	0.500	0.0	

ANCHOR BOLT SUMMARY

Line	Col	Load	Wind	V	Load	H	V	Wind	Base Bolt	No.	Size	Length	Thk	Plate
2*	D	3	21	4.8	4	-2.2	-4.6	4	0.750	6.000	10.50	0.500	0.0	
2*	A	5	2.0	-11.7	1	-7.7	6.0	4	0.750	6.000	10.50	0.500	0.0	

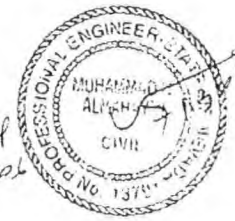
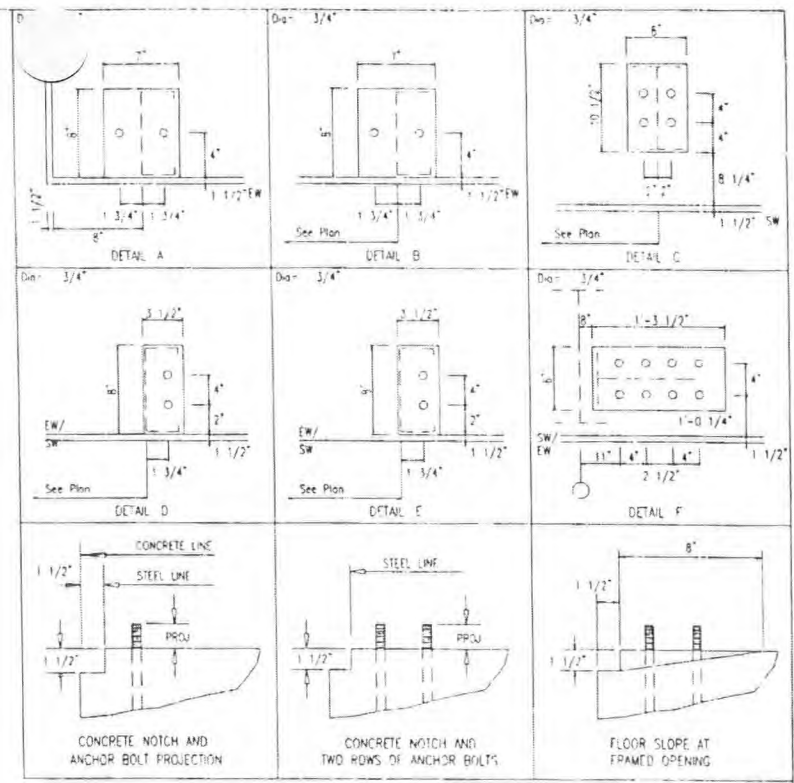
NOTES FOR REACTIONS

Reactions are based on following building data:

- Width (ft) = 40
- Length (ft) = 70
- Eave Height (ft) = 14/14
- Roof Slope (max/12) = 1/12
- Dead Load (psf) = 2
- Collateral Load (psf) = 1
- Roof Live Load (psf) = 20
- Frame Live Load (psf) = 12
- Roof Snow Load (psf) = 0
- Ground Snow Load (psf) = 0
- Wind Speed (mph) = 90
- Wind Code = ASCE 03
- Exposure = C
- Control Deck = Ground
- Importance = Wind
- Importance = Seismic
- Seismic Zone = 1.00
- Seismic Coeff (Cs) = 0.750

GENERAL NOTES

- THE BOLT DETAILS SHOWN ON THIS DRAWING LOCATE THE ANCHOR BOLTS IN REFERENCE TO BOTH THE BUILDING STEEL LINE AND THE OUTSIDE OF HERITAGE BUILDING SYSTEMS. SUGGESTED PANEL RECESS OF 1-1/2".
- HERITAGE BUILDING SYSTEMS IS RESPONSIBLE FOR THE DESIGN OF THE ANCHOR BOLT TO PERMIT THE TRANSFER OF FORCES BETWEEN THE BASE PLATE AND THE ANCHOR BOLT IN SHEAR, BEARING AND TENSION, BUT IS NOT RESPONSIBLE FOR THE TRANSFER OF ANCHOR BOLTS IN RELATION TO THE CONCRETE, UNLESS OTHERWISE PROVIDED IN THE ORDER DOCUMENTS. HERITAGE BUILDING SYSTEMS DOES NOT DESIGN AND IS NOT RESPONSIBLE FOR THE DESIGN MATERIAL AND CONSTRUCTION OF THE FOUNDATION EMBEDMENTS. THE END USER CUSTOMER SHOULD ASSURE HIMSELF THAT ADEQUATE PROVISIONS ARE MADE IN THE FOUNDATION DESIGN FOR LOADS IMPOSED BY COLUMN REACTIONS OF THE BUILDING, OTHER IMPOSED LOADS, AND BEARING CAPACITY OF THE SOIL AND OTHER CONDITIONS OF THE BUILDING SITE. IT IS RECOMMENDED THAT THE ANCHORAGE AND FOUNDATION OF THE BUILDING BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER EXPERIENCED IN THE DESIGN OF SUCH STRUCTURES. (SECTION 110 USNA 1986 LOW RISE BUILDING SYSTEMS MANUAL).
- BOTTOM OF ALL BASE PLATES ARE AT THE SAME ELEVATION (UNLESS NOTED).



NOTE:
Anchor Bolts By Others!
HERITAGE BUILDING SYSTEMS
Does Not Provide Anchor Bolts

HERITAGE BUILDING SYSTEMS 2612 CHURCH STREET NORTH LITTLE ROCK, AR 72114 1-800-643-6555	DESCRIPTION: ANCHOR BOLT REACTIONS CUSTOMER: RICHARD YOUNGBLOOD LOCATION: LAS VEGAS, NV 89149 HERITAGE JOB #: NVX30593 DRAWING BY: JES CHECK BY: JES DATE: 7/5/06 SCALE: SEE COVER DRIVING #: 432 REV #: 0
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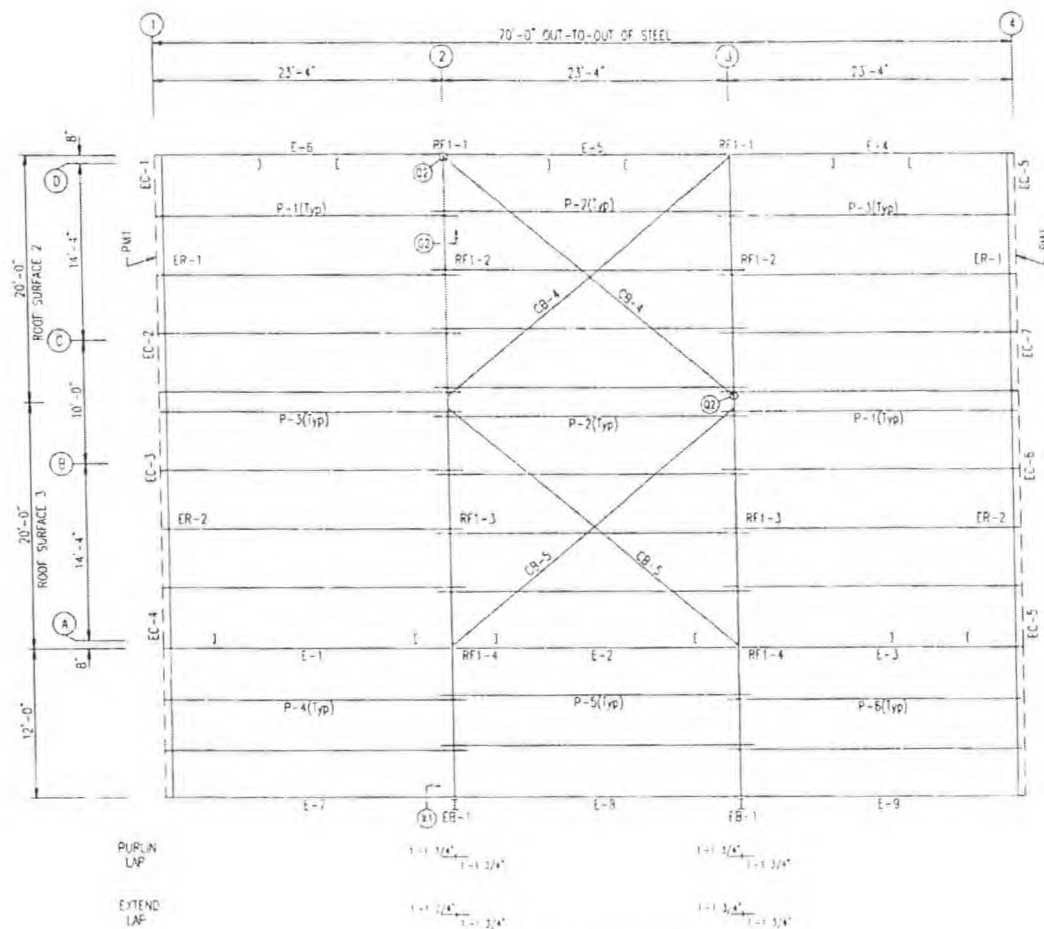
**VAR-16113
SUP-16112
10/05/06 PC**

AUG 18 2006

EXTENSION/CANOPY HOISTS				
MARK	QUAN	TYPE	DA	LENGTH
EB-1	4	3/4"	3/4"	2'

MEMBER TABLE ROOF PLAN

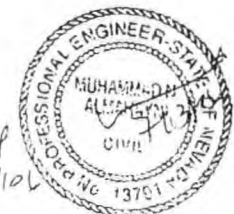
MARK	PART	LENGTH	DTA
EB-1	BEAM	12'-1 3/4"	
P-1	10X25Z14	24'-5 1/2"	
P-2	10X25Z14	24'-5 1/2"	
P-3	10X25Z14	24'-5 1/2"	
P-4	10X25Z14	24'-5 1/2"	
P-5	10X25Z14	24'-5 1/2"	
P-6	10X25Z14	24'-5 1/2"	
P-7	10X25Z14	24'-5 1/2"	
P-8	10X25Z14	24'-5 1/2"	
P-9	10X25Z14	24'-5 1/2"	
P-10	10X25Z14	24'-5 1/2"	
P-11	10X25Z14	24'-5 1/2"	
P-12	10X25Z14	24'-5 1/2"	
P-13	10X25Z14	24'-5 1/2"	
P-14	10X25Z14	24'-5 1/2"	
P-15	10X25Z14	24'-5 1/2"	
P-16	10X25Z14	24'-5 1/2"	
P-17	10X25Z14	24'-5 1/2"	
P-18	10X25Z14	24'-5 1/2"	
P-19	10X25Z14	24'-5 1/2"	
P-20	10X25Z14	24'-5 1/2"	
P-21	10X25Z14	24'-5 1/2"	
P-22	10X25Z14	24'-5 1/2"	
P-23	10X25Z14	24'-5 1/2"	
P-24	10X25Z14	24'-5 1/2"	
P-25	10X25Z14	24'-5 1/2"	
P-26	10X25Z14	24'-5 1/2"	
P-27	10X25Z14	24'-5 1/2"	
P-28	10X25Z14	24'-5 1/2"	
P-29	10X25Z14	24'-5 1/2"	
P-30	10X25Z14	24'-5 1/2"	
P-31	10X25Z14	24'-5 1/2"	
P-32	10X25Z14	24'-5 1/2"	
P-33	10X25Z14	24'-5 1/2"	
P-34	10X25Z14	24'-5 1/2"	
P-35	10X25Z14	24'-5 1/2"	
P-36	10X25Z14	24'-5 1/2"	
P-37	10X25Z14	24'-5 1/2"	
P-38	10X25Z14	24'-5 1/2"	
P-39	10X25Z14	24'-5 1/2"	
P-40	10X25Z14	24'-5 1/2"	
P-41	10X25Z14	24'-5 1/2"	
P-42	10X25Z14	24'-5 1/2"	
P-43	10X25Z14	24'-5 1/2"	
P-44	10X25Z14	24'-5 1/2"	
P-45	10X25Z14	24'-5 1/2"	
P-46	10X25Z14	24'-5 1/2"	
P-47	10X25Z14	24'-5 1/2"	
P-48	10X25Z14	24'-5 1/2"	
P-49	10X25Z14	24'-5 1/2"	
P-50	10X25Z14	24'-5 1/2"	
P-51	10X25Z14	24'-5 1/2"	
P-52	10X25Z14	24'-5 1/2"	
P-53	10X25Z14	24'-5 1/2"	
P-54	10X25Z14	24'-5 1/2"	
P-55	10X25Z14	24'-5 1/2"	
P-56	10X25Z14	24'-5 1/2"	
P-57	10X25Z14	24'-5 1/2"	
P-58	10X25Z14	24'-5 1/2"	
P-59	10X25Z14	24'-5 1/2"	
P-60	10X25Z14	24'-5 1/2"	
P-61	10X25Z14	24'-5 1/2"	
P-62	10X25Z14	24'-5 1/2"	
P-63	10X25Z14	24'-5 1/2"	
P-64	10X25Z14	24'-5 1/2"	
P-65	10X25Z14	24'-5 1/2"	
P-66	10X25Z14	24'-5 1/2"	
P-67	10X25Z14	24'-5 1/2"	
P-68	10X25Z14	24'-5 1/2"	
P-69	10X25Z14	24'-5 1/2"	
P-70	10X25Z14	24'-5 1/2"	
P-71	10X25Z14	24'-5 1/2"	
P-72	10X25Z14	24'-5 1/2"	
P-73	10X25Z14	24'-5 1/2"	
P-74	10X25Z14	24'-5 1/2"	
P-75	10X25Z14	24'-5 1/2"	
P-76	10X25Z14	24'-5 1/2"	
P-77	10X25Z14	24'-5 1/2"	
P-78	10X25Z14	24'-5 1/2"	
P-79	10X25Z14	24'-5 1/2"	
P-80	10X25Z14	24'-5 1/2"	
P-81	10X25Z14	24'-5 1/2"	
P-82	10X25Z14	24'-5 1/2"	
P-83	10X25Z14	24'-5 1/2"	
P-84	10X25Z14	24'-5 1/2"	
P-85	10X25Z14	24'-5 1/2"	
P-86	10X25Z14	24'-5 1/2"	
P-87	10X25Z14	24'-5 1/2"	
P-88	10X25Z14	24'-5 1/2"	
P-89	10X25Z14	24'-5 1/2"	
P-90	10X25Z14	24'-5 1/2"	
P-91	10X25Z14	24'-5 1/2"	
P-92	10X25Z14	24'-5 1/2"	
P-93	10X25Z14	24'-5 1/2"	
P-94	10X25Z14	24'-5 1/2"	
P-95	10X25Z14	24'-5 1/2"	
P-96	10X25Z14	24'-5 1/2"	
P-97	10X25Z14	24'-5 1/2"	
P-98	10X25Z14	24'-5 1/2"	
P-99	10X25Z14	24'-5 1/2"	
P-100	10X25Z14	24'-5 1/2"	



ROOF FRAMING PLAN



ROOF SHEETING
PANELS 26 ON PR
Light Stone



Exp
12/31/06

GENERAL NOTES:

1. INSTALL ALL PURLIN AND FLANGE BRACES (EB) AS SHOWN.
2. ROOF PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. DO NOT ADD ANY ADDITIONAL ROOF OPENINGS WITHOUT BUILDING MANUFACTURER APPROVAL OR PROFESSIONAL ENGINEER APPROVAL.
4. DO NOT STACK SHEET BUNDLES ON ROOF. ONLY RAISE INDIVIDUAL SHEETS AS NEEDED.
5. AFTER INSTALLATION, Wipe ALL PANELS CLEAN OF METAL CHIPS/SCALING CAUSED BY DRILLING.

HERITAGE BUILDING SYSTEMS

2612 ORRIBL STREET
NORTH LITTLE ROCK, AR 72114
1-800-841-5155

DESCRIPTION	ROOF FRAMING PLAN		
CUSTOMER	RICHARD MCNEELAND		
LOCATION	LAS VEGAS, NV 89149		
HERITAGE JOB #	111730103		
DRAWING BY	WJS	DATE	7/5/06
CHECK BY	WJS	DATE	7/5/06
SCALE	N.T.S.		
REV	1	DATE	7/5/06

VAR-16113
SUP-16112
10/05/06 PC

AUG 18 2006

FLANGE BRACES Both Sides (Unless Noted)
 @xx"x": xx=length(in)
 A = 12x2x14G

NUMBER SIZE TABLE (in)						
PIPE	WEB DEPTH START-END	WEB PLATE		OUTSIDE FLANGE		INSIDE FLANGE
		THICK	LENGTH	M x T x F	M x T x F	M x T x F
RF1-1	10/0/100	0.134	144.6	5.1/5.1/5.1		5.1/5.1/5.1
	10/0/89	0.188	104	5.1/5.1/5.1		5.1/5.1/5.1
RF1-2	10/0/100	0.134	222.3	5.1/5.1/222.3		5.1/5.1/222.3
RF1-3	10/0/130	0.134	219.3	5.1/5.1/219.3		5.1/5.1/219.3
	11.6/130	0.250	16.7	5.1/5.1/16.7		5.1/5.1/16.7
RF1-4	13/0/120	0.134	141.8	5.1/5.1/141.8		5.1/5.1/141.8



1. ALL FIELD CONNECTIONS OF PRIMARY FRAMING MEMBERS SHALL BE BOLTED WITH A325 H. S. BOLTS AND INSTALLED BY THE TURN OF THE NUT METHOD
2. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A307 MACHINE BOLTS.
3. INSTALL ALL FLANGE BRACES ON COLUMN AND RAFTER AS SHOWN

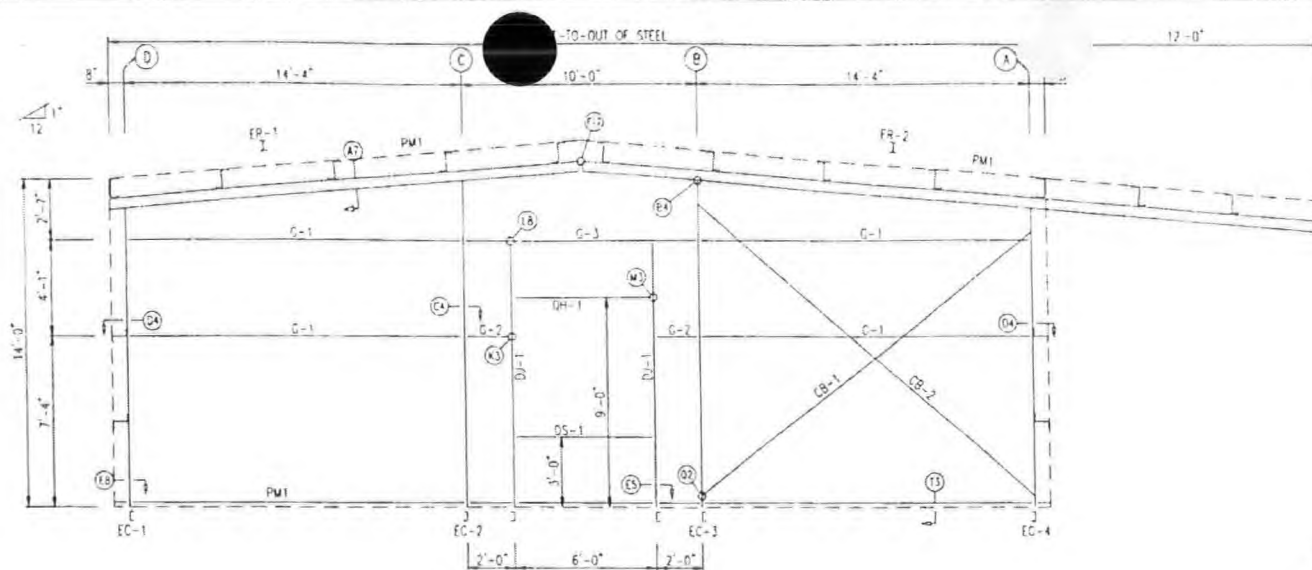


2612 CRIBBLE STREET
NORTH LITTLE ROCK, ARK 72114
1-800-643-5355

DESCRIPTION	FRAME CROSS SECTION		
CUSTOMER	RICHARD YOUNG3000		
LOCATION	LAS VEGAS NV 89149		
HERITAGE JOB #	NVX 30593		
DRAWING BY	DATE	LOADS	SCALE
ING	7/5/06	SFF COVER	N.T.G
CHECK BY	TIME	DRAWING #	REV #
JC	6:57pm	FCS	0

VAR-16113
SUP-16112
10/05/06 PC

AUG 18 2006

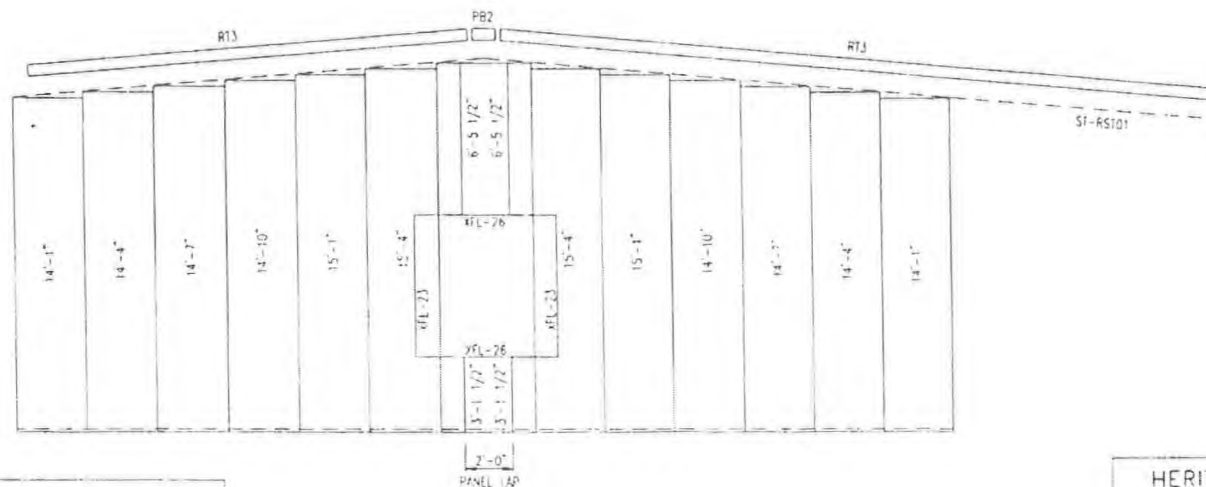


ENDWALL FRAMING, FRAME LINE 1

MARK	TYPE	DIAMETER	LENGTH
FR-1/FR-2	8	A125	5/8"
Columns	7	A25	1/2"

MARK	PART	LENGTH	DIAMETER
EC-1	BF 25C16	12'-5"	1/16"
EC-2	BF 25C16	13'-7"	3/8"
EC-3	BF 25C14	13'-7"	3/8"
EC-4	BF 25C16	12'-5"	1/16"
DB-1	W8X21	20'-0"	3/16"
DB-2	W8X21	12'-5"	
DB-1	BF 25C16	11'-5"	
DB-1	BF 25C16	6'-0"	
DS-1	BF 25C16	6'-0"	
G-1	8X25Z16	13'-8"	
G-2	8X25Z16	1'-9"	
G-3	8X25Z16	9'-11 1/2"	
CB-1	HW-3730	19'-0"	1/4"
CB-2	HW-3730	19'-9"	1/4"

ERECTOR'S NOTE
FIELD SLOT GIRTS FOR
CABLE PASSAGE



ENDWALL SHEETING & TRIM, FRAME LINE 1
PANELS 26 Ga PP - Deterf Sand

GENERAL NOTES

1. INSTALL ALL ORIS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, Wipe ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.



HERITAGE BUILDING SYSTEMS		DESCRIPTION: LEFT ENDWALL	
2812 GRUBBLE STREET NORTH LITTLE ROCK, AR 72118 1-800-643-5555		CUSTOMER: RICHARD YOUNGBLOOD	
DRAWING BY: TGD		LOCATION: LAS VEGAS, NV 89119	
CHECK BY: JC		HERITAGE JOB #: NVK30193	
DATE: 5/06	LOADS: SEE COVER	SCALE: N.T.S.	
REV: 6/07m	DRAWING: LEW	REV: 0	

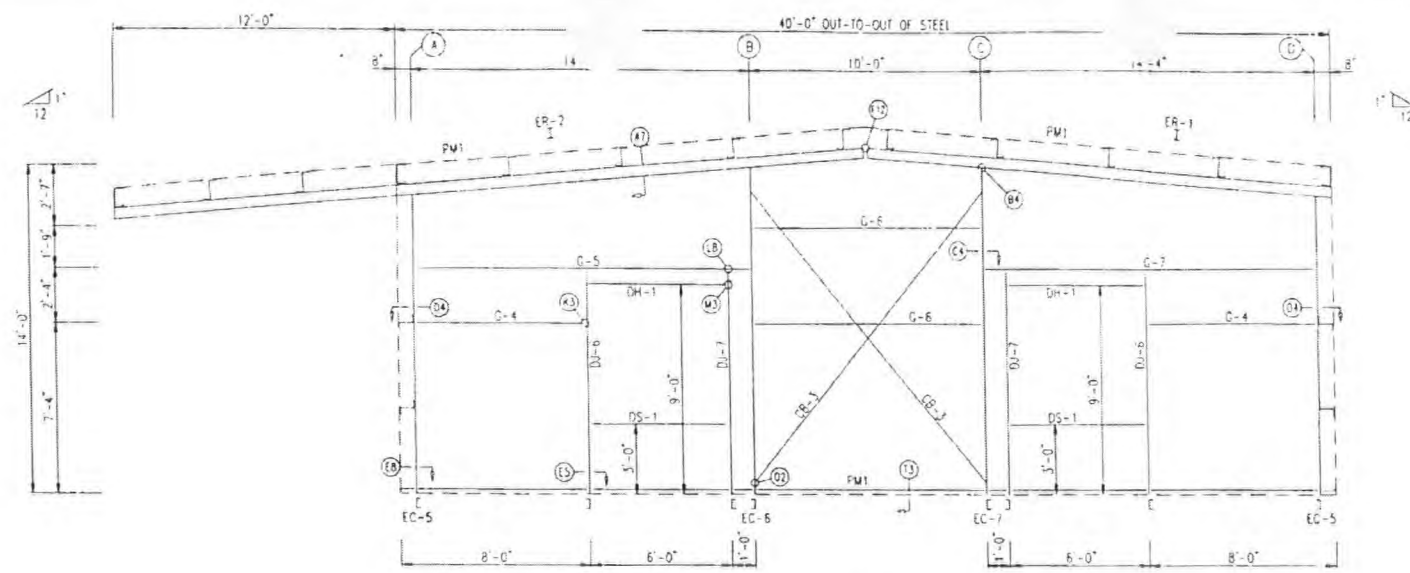
VAR-16113
SUP-16112
10/05/06 PC

AUG 18 2006

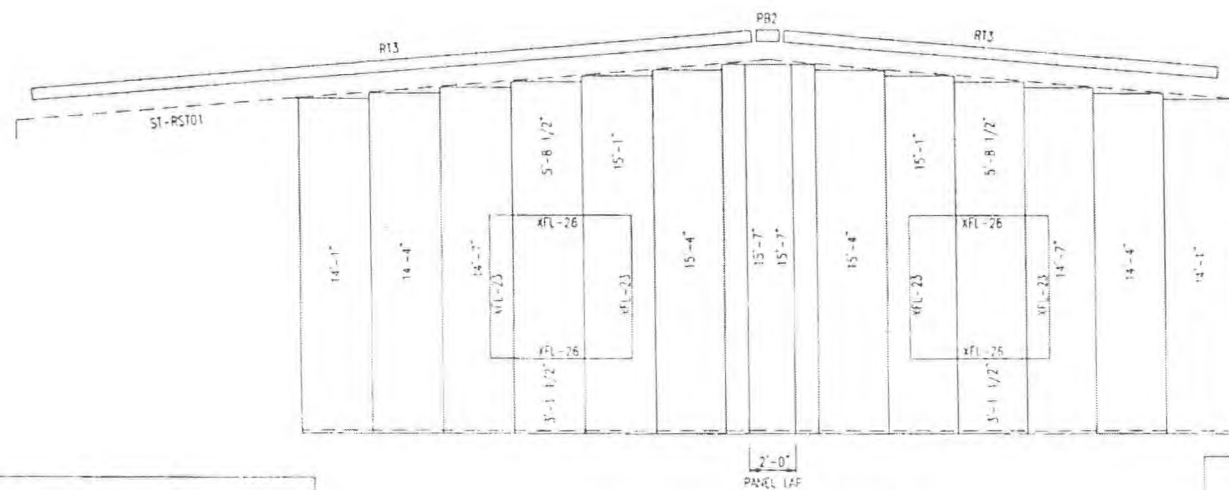
POLY TABLE				
FRAME LINE 4				
LOCATION	QUAN	TYPE	DA	LENGTH
ER-17/ER-2	8	AL25	5/8"	1 3/4"
Columns	2	AL25	1/2"	1 1/4"

MEMBER TABLE				
FRAME LINE 4				
MARK	PART	LENGTH	DIA	
EC-5	RF25C16	12'-5"	1/16"	
EC-6	RF25C14	13'-7"	3/8"	
EC-7	RF25C14	13'-7"	3/8"	
ER-1	WBX21	20'-0"	9/16"	
ER-2	WBX21	12'-2"		
DJ-6	RF25C16	9'-8"		
DJ-7	RF25C16	9'-8"		
DH-1	RF25C16	6'-0"		
DS-1	RF25C16	6'-0"		
G-4	RY25Z16	4'-9"	1/4"	
G-5	RY25Z16	13'-6"		
G-6	RY25Z16	9'-11"	1/2"	
G-7	RY25Z16	13'-8"		
CB-3	HW-3/30	16'-0"		1/4"

ERECTOR'S NOTE
FIELD SLOT GRTS FOR
CABLE PASSAGE

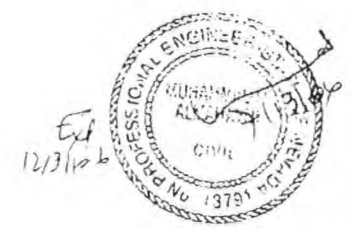


ENDWALL FRAMING FRAME LINE 4



ENDWALL SHEETING & TRIM FRAME LINE 4
PANELS 26 Gs PR - Dissert Sand

GENERAL NOTES:
1. INSTALL ALL GRTS AND FLANGE BRACES (FB) AS SHOWN
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER
4. AFTER INSTALLATION Wipe ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING



HERITAGE BUILDING SYSTEMS		DESCRIPTION		RIGHT ENDWALL	
2612 ORCHARD STREET NORTH LITTLE ROCK, ARK 72114 1-800-843-5555		CUSTOMER		RICHARD TUNNEY DDD	
		LOCATION		LAS VEGAS, NV 89143	
		HERITAGE JOB #		NVX30193	
		DRAWN BY		DATE	1/5/06
		CHECK BY		DATE	8/5/06
				DESIGNED BY	REW
				SCALE	1/4"

**VAR-16113
SUP-16112
10/05/06 PC**

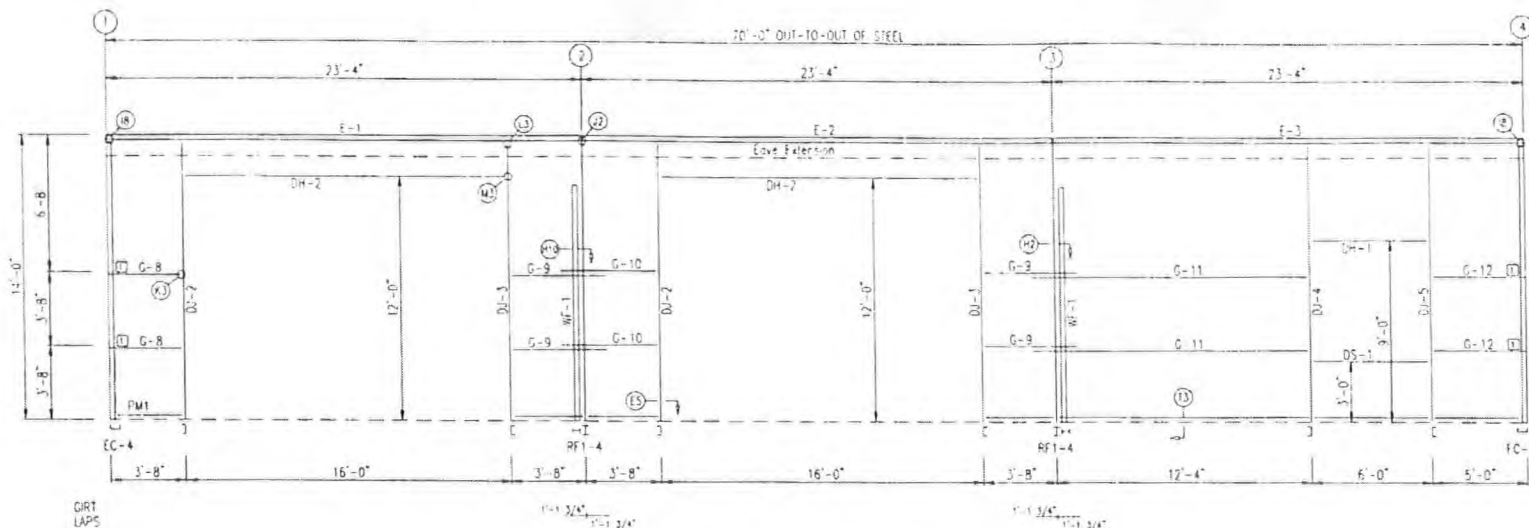
AUG 18 2006

BOLT TABLE				
FRAME LINE A				
LOCATION	QTY	TYPE	DA	LENGTH
WT 1 - 8" x 4"	8	A193	5/8"	1 1/2"

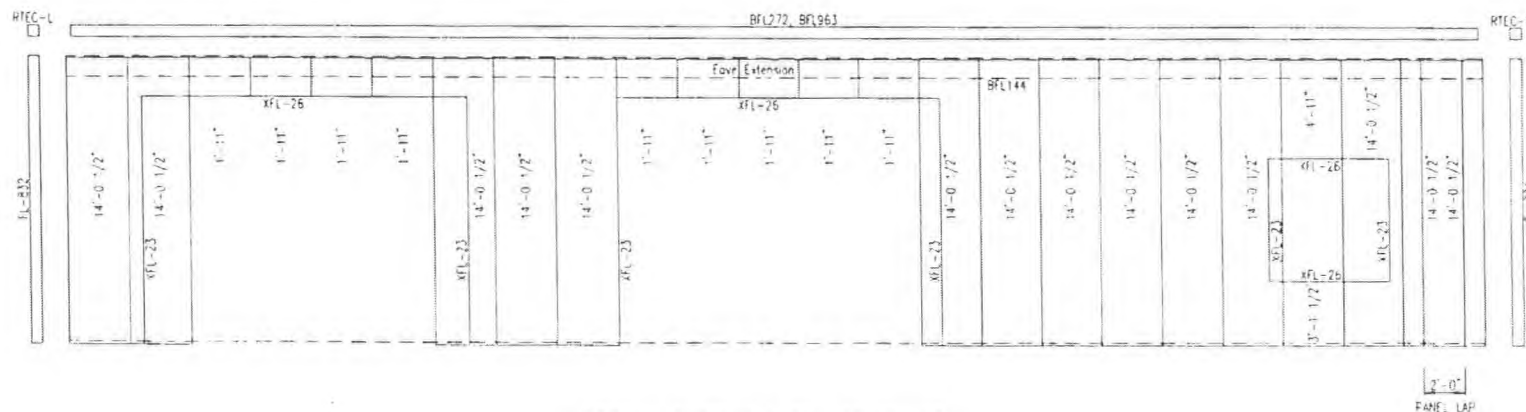
MEMBER TABLE
FRAME LINE A

MARK	PART	LENGTH
DJ-1	W12643	11'-10"
DJ-2	RF25C16	13'-2 3/8"
DJ-3	RF25C16	13'-2 3/8"
DJ-4	RF25C16	13'-2 3/8"
DJ-5	RF25C16	13'-2 3/8"
DH-1	RF25C16	6'-0"
DH-2	RF25C16	16'-0"
DH-3	RF25C16	6'-0"
E-1	10E11L14	2'-3 1/2"
E-2	10E11L14	2'-3 1/2"
E-3	10E11L14	2'-3 1/2"
G-8	8X25Z16	3'-5"
G-9	8X25Z16	4'-2"
G-10	8X25Z16	4'-2"
G-11	8X25Z16	13'-3"
G-12	8X25Z16	4'-9"

CONNECTION PLATES	
FRAME LINE A	
WT 1 - 8" x 4"	
WT 2 - 8" x 4"	



SIDEWALL FRAMING, FRAME LINE A



SIDEWALL SHEETING & TRIM, FRAME LINE A
FANELS 26 Ga. PR - Desert Sand

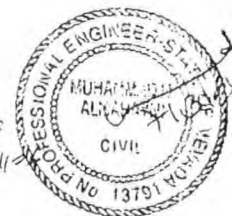
GENERAL NOTES

1. INSTALL ALL DRTS AND FLANGE BRACES (FBI) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, Wipe ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

HERITAGE
BUILDING
SYSTEMS

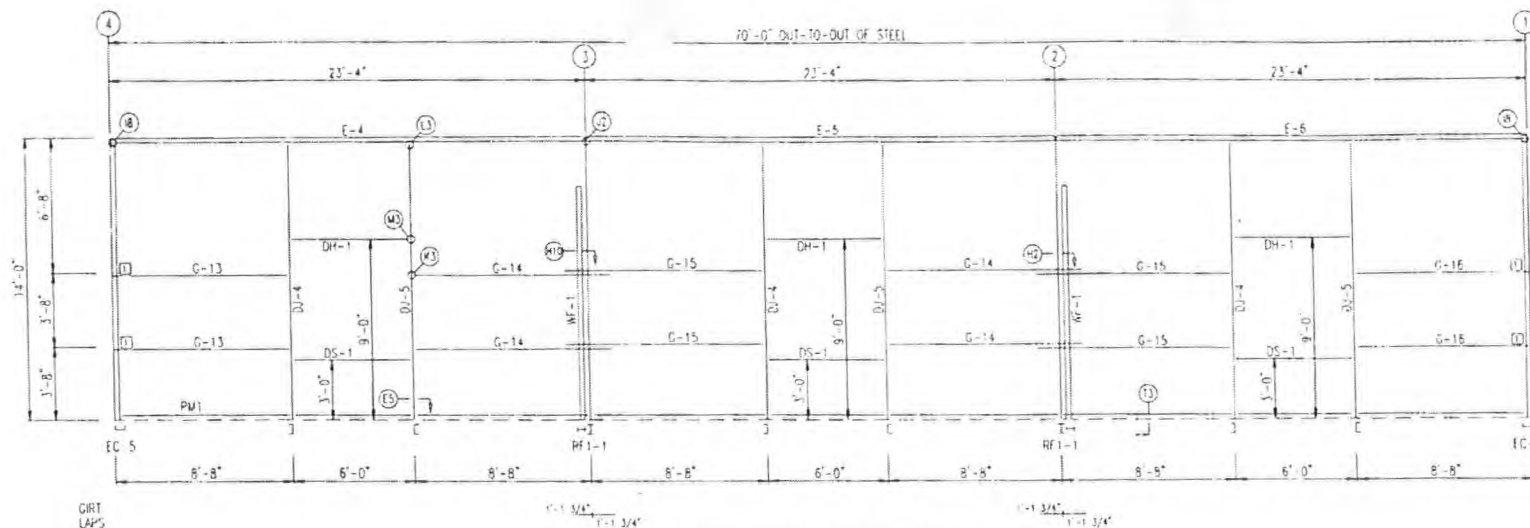
2612 GRIBBLE STREET
NORTH LITTLE ROCK, AR 72114
1-800-643-5555

DESCRIPTION	FRONT SIDEWALL		
CUSTOMER	RICHARD YOUNGBLOOD		
LOCATION	LAS VEGAS, NV 89149		
HERITAGE JOB #	NVX30293		
DRAWING BY	DATE	REV	SCALE
RG	5/06	1	N.T.S.
CHECK BY	DATE	REV	SCALE
IC	5/07	1	N.T.S.



VAR-16113
SUP-16112
10/05/06 PC

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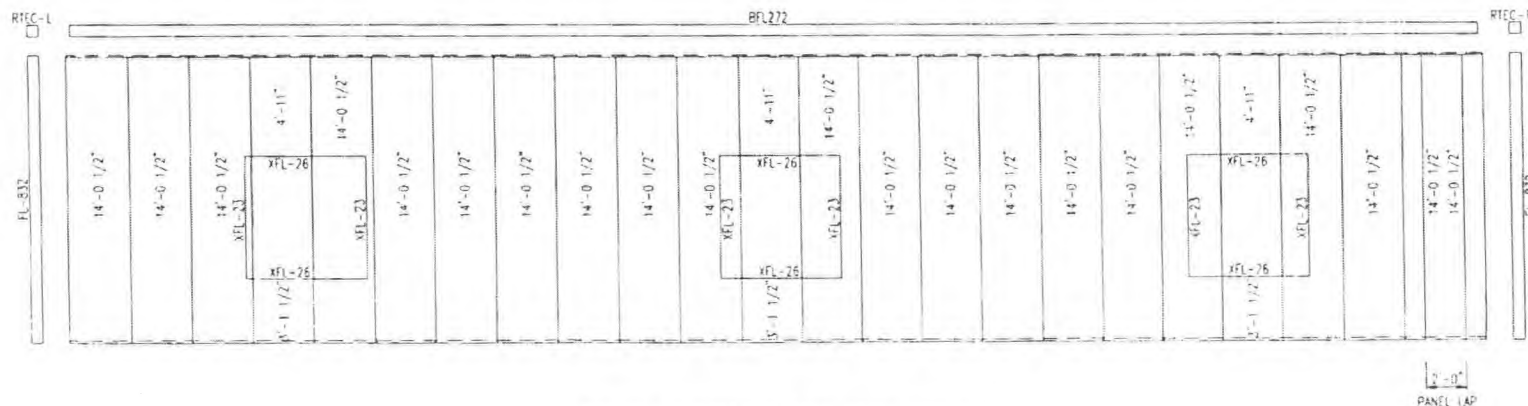


SIDEWALL FRAMING: FRAME LINE D

MARK	QUAN	TYPE	DA	LENGTH
WF-1	4	A125	5/8"	1 1/2"

MARK	PART	LENGTH
WF-1	W12x43	11'-10"
DJ-4	BF25C16	13'-2" 3/8"
DJ-5	BF25C16	13'-2" 3/8"
DH-1	BF25C16	6'-0"
DS-1	BF25C16	6'-0"
E-4	10ESIL14	23'-3" 1/2"
E-5	10ESIL14	23'-3" 1/2"
E-6	10ESIL14	23'-3" 1/2"
G-13	8X25Z16	8'-5"
G-14	8X25Z16	9'-7"
G-15	8X25Z16	9'-7"
G-16	8X25Z16	8'-5"

CONNECTION PLATES	
FRAME LINE D	
NO	MARK/PART
1	SC-5



SIDEWALL SHEETING & TRIM: FRAME LINE D

PANELS 26 Do PP - Desert Sand

GENERAL NOTES

1. INSTALL ALL Girts AND PLATE BRACES (PB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALL DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, Wipe ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

HERITAGE
BUILDING
SYSTEMS

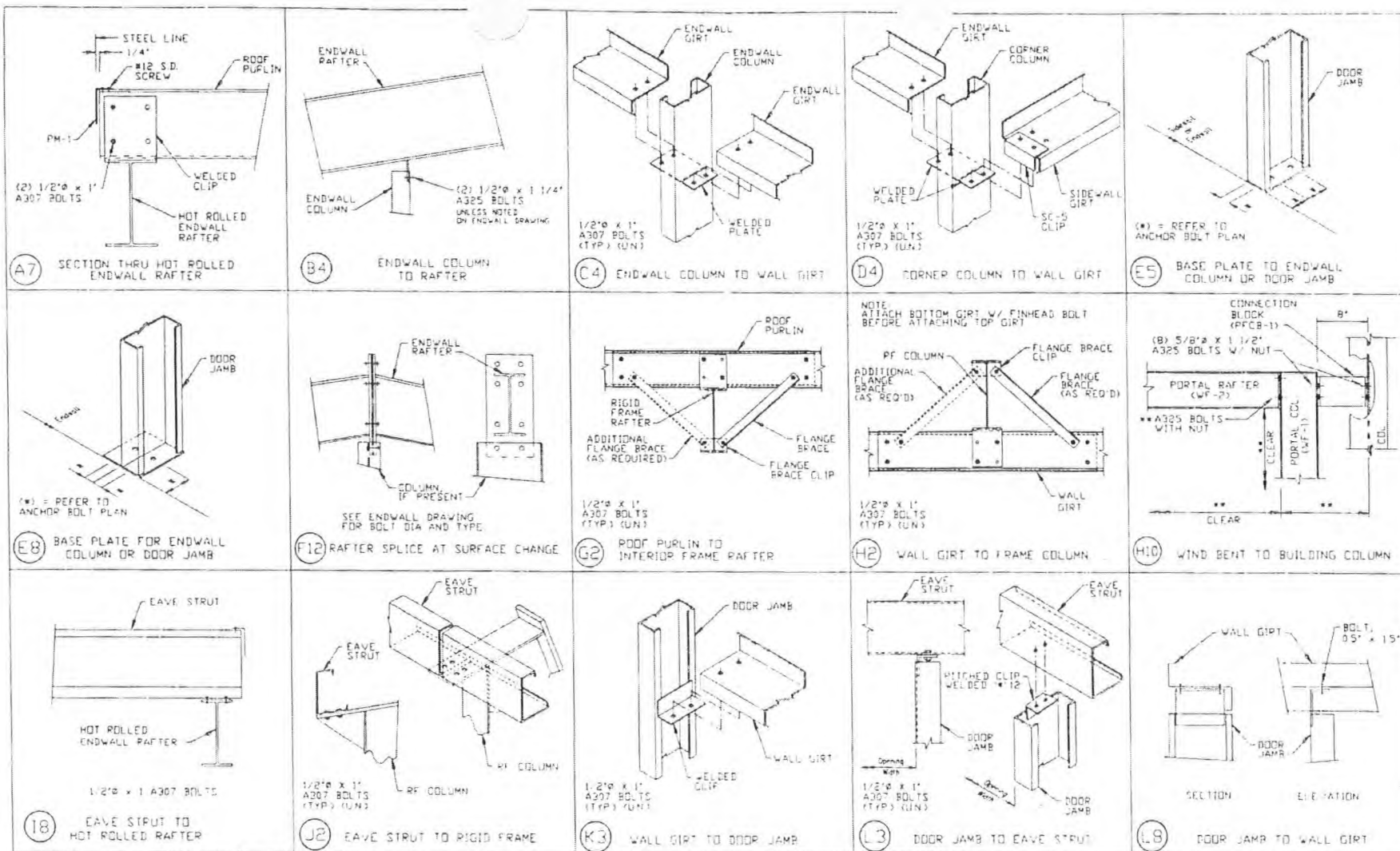
2612 GRIBBLE STREET
NORTH LITTLE ROCK, AR 72114
1-800-643-5555

DESCRIPTION	BACK SIDEWALL
CUSTOMER	RICHARD MOUNSLOD
LOCATION	LAS VEGAS, NV R9149
HERITAGE JOB #	NVX30593
DRAWING BY	TRG
CHECK BY	JLT
DATE	8/8/06
LOADS	SEE COVER
SCALE	1" = 5'
REV	0



VAR-16113
SUP-16112
10/05/06 PC

AUG 18 2006



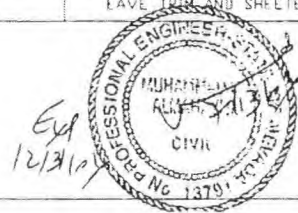
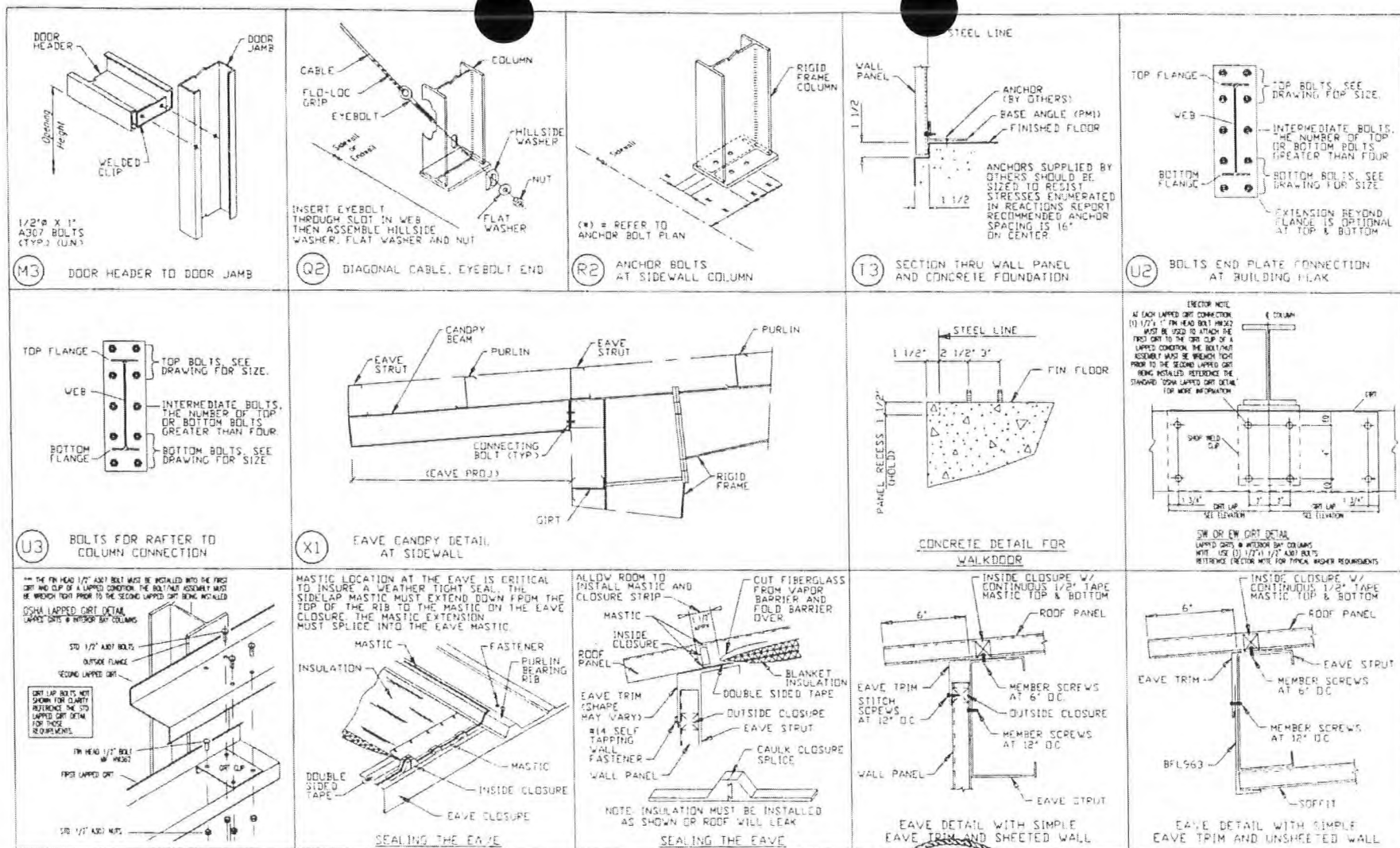
Exp
12/31/12



HERITAGE BUILDING SYSTEMS		DESCRIPTION		DETAIL DRAWINGS	
2412 GRIBBLE STREET NORTH LITTLE ROCK, ARK. 72114 1-800-643-5555		CUSTOMER		RICHARD YOUNGBLOOD	
		LOCATION		LAS VEGAS, NV 89149	
		HERITAGE JOB #		NVX30593	
		DRAWING BY		DATE	
		10		7/5/06	
		CHECK BY		LOADS	
		10		SEE COVER	
				SCALE	
				N.T.S.	
				REV #	
				0	

VAR-16113
SUP-16112
10/05/06 PC

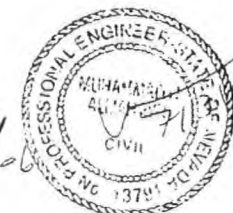
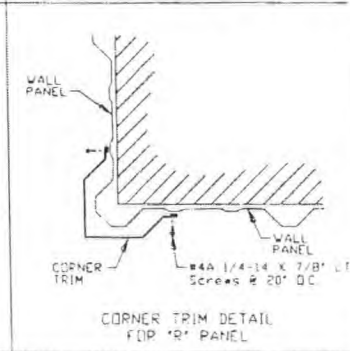
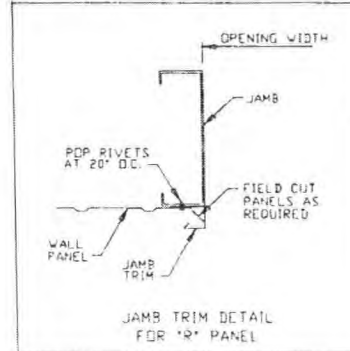
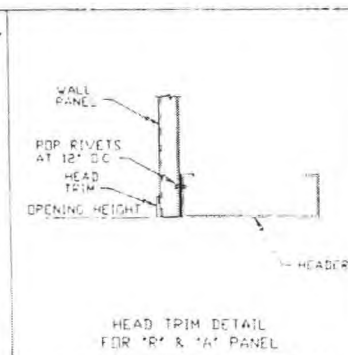
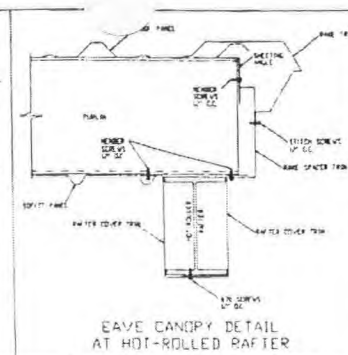
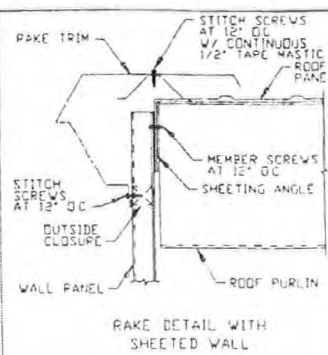
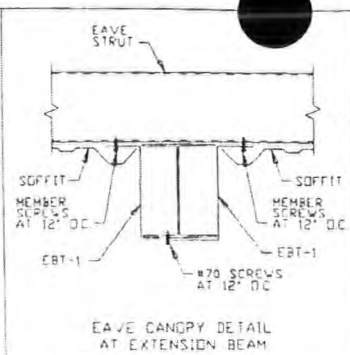
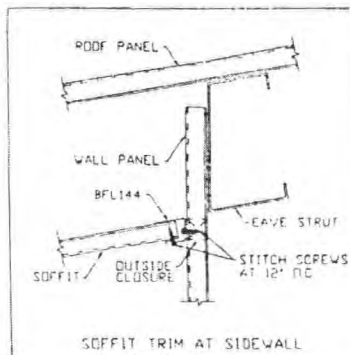
AUG 18 2006



HERITAGE BUILDING SYSTEMS		DESCRIPTION: DETAIL DRAWINGS	
2412 ORVILLE STREET		CUSTOMER: RICHARD YOUNGBLOOD	
NORTH LITTLE ROCK, ARK 72114		LOCATION: LAS VEGAS, NV 89149	
1-800-643-1555		HERITAGE JOB #: NV20593	
DRAWING BY: TRG	DATE: 1/5/06	THICK: SEE COVER	SCALE: N.T.S.
CHECK BY: JG	TIME: 6:52pm	DRAWING #: DET2	REV: 0

VAR-16113
 SUP-16112
 10/05/06 PC

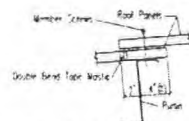
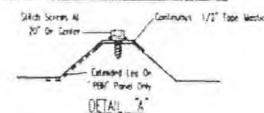
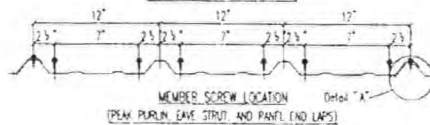
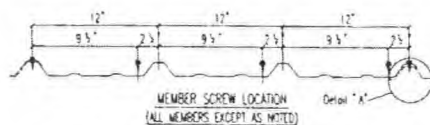
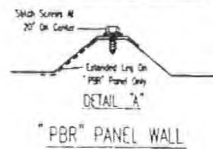
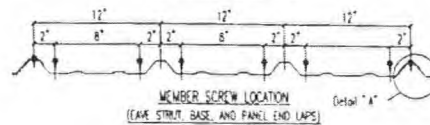
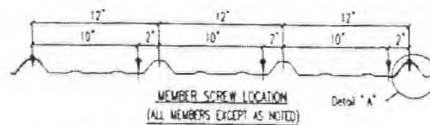
AUG 18 2006



HERITAGE BUILDING SYSTEMS 2612 ORSBY STREET NORTH LITTLE ROCK, ARK 72114 1-800-643-5555	DESCRIPTION: DETAIL DRAWINGS			
	CUSTOMER: RICHARD M. INGLEWOOD			
	LOCATION: LAS VEGAS, NV 89149			
	HERITAGE JOB #: NVX30593			
	DRAWING BY: JRG	DATE: 7/5/06	LEADS: SEE COVER	SCALE: N.T.S.
	CHECK BY: JRG	DATE: 6/30/06	DRAWING #: DETJ	REV #: 0

VAR-16113
SUP-16112
10/05/06 PC

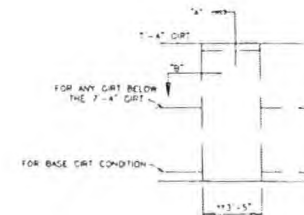
AUG 1 8 2006



NOTE:
SCREW PATTERNS SHOWN,
SATISFY UL-90
REQUIREMENTS FOR ROOF

DETAIL THRU PEAK PURLIN AND PANEL END LAPS

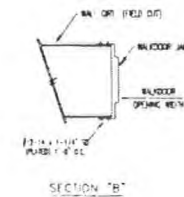
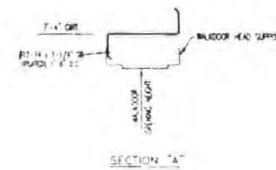
"PBR" AND "R" PANEL ROOF



ERECTOR NOTE:
FIELD CUT GIRTS BELOW 7'-4" TO ATTACH TO THE
WALKDOOR JAMBS WITH (1) 1/2" x 1 1/2" x 1/4" BOLLER SCREW
(2) EACH JOINT AS FOR SECTION "A"

"THE 3'-5" DIMENSION INCLUDES THE WALKDOOR
OPENING PLUS THE MAXIMUM WIDTH OF THE
WALKDOOR FRAME"

WALKDOOR DETAIL
3075 WALKDOOR



HERITAGE
BUILDING
SYSTEMS

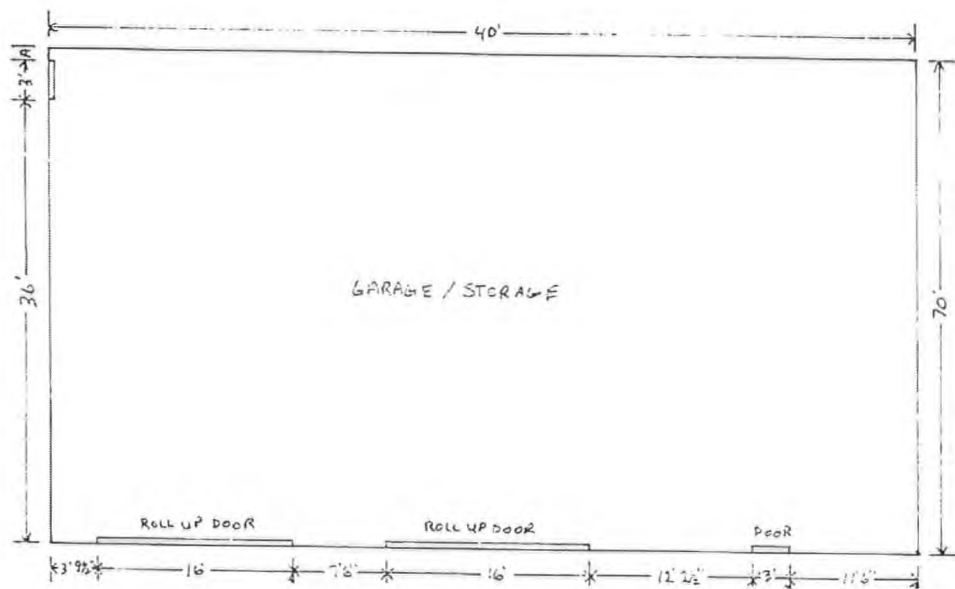
2412 GRIBBLE STREET
NORTH LITTLE ROCK, ARK 72114
1-800-841-1225

DESCRIPTION	TRIM DETAILS
CUSTOMER	RICHARD YOUNGBLOOD
LOCATION	LAS VEGAS, NV 89149
HERITAGE JOB #	NVX30593
DRAWING BY	TRC
DATE	7/5/06
LEADS	SEE COVER
DRAWING #	TRM
REV	0

VAR-16113
SUP-16112
10/05/06 PC

AUG 18 2006

A=1'



AUG 18 2006

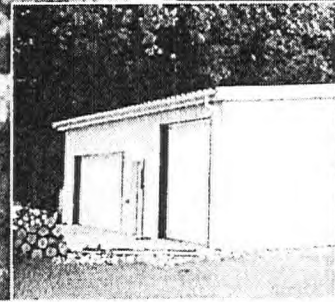
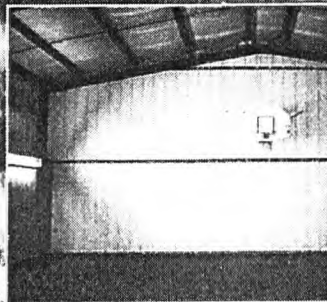
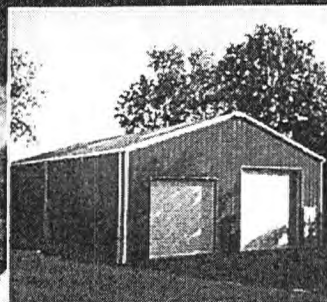
VAR-16113
SUP-16112
10/05/06 PC

FLOOR PLAN
YOUNGBLOOD RESIDENCE
6320 W. WASHBURN RD.
SCALE: 1"=2'-0"

Garages & Shops

VAR-16113
SUP-16112
10/05/06 PC

RECEIVED
AUG 1 2006



"Thank you for making the purchase and erection of the building so easy. We are ve.

Wednesday, August 16, 2006

To Whom It May Concern:

I am requesting that you grant me a special use permit and variance to erect a 70' x 40' manufactured steel building that will be used as a garage and storage building. It will be painted the same colors as the house and pool house. It will be located at the rear of the property. It will be similar in size to an existing building on my neighbor's property that is kitty corner to the rear of my property. There is also a similar building on another neighbors property a couple of houses down from the above mentioned neighbor. My building will have a roof height that is lower than the above mentioned buildings limiting any view obstruction for my neighbors. The location of the building will be situated such that it will be next to the back yards of each of the surrounding neighbors and not directly next to anyone's home.

The purpose of the building is to eliminate the four 8'x20' steel storage containers that I currently have in that location on my property and to give me additional parking (indoors) for my vehicles. Currently my vehicles sit out on the driveway and in the street and are exposed to the sun all day. I believe that this building will not adversely affect my neighbors and will be consistent with other upgrades that have transpired in the neighborhood.

Thank you for your consideration in this matter.

Sincerely

Richard Youngblood
8320 W. Washburn Road
Las Vegas, Nevada 89149

**VAR-16113
SUP-16112
10/05/06 PC**

To whom it may concern,

I am writing this to declare
I am totally against granting
VAR-16113 and SUP-16112.

If you want to build a warehouse
or a factory, go down to industrial
road where they belong! Property
values and a quality of life are
why my family and I built our home
here. No variances!

No special permits!

Thank you.

Joseph R. Borusiewicz
8321 W. Fisher Ave.
(702) - 645-2143

RECEIVED
CITY CLERK

2006 OCT 31 A 10:48

B

Joseph Borusiewicz
8321 Fisher Ave
Las Vegas, NV 89149-4610

Submitted after final agenda

Date 10/31/06 Item 106-107

VARIANCE

MEETING: CITY COUNCIL
DATE: NOVEMBER 1, 2006
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-16113

APPLICANT/OWNER: RICHARD YOUNGBLOOD - REQUEST FOR A VARIANCE TO ALLOW A NON-HABITABLE ACCESSORY STRUCTURE TO EXCEED 50% OF THE FLOOR AREA OF THE MAIN DWELLING AND TO EXCEED 50% OF THE REAR YARD AREA ON 0.67 ACRES AT 8320 WEST WASHBURN ROAD (APN 125-33-204-011), R-E (RESIDENCE ESTATES) ZONE, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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



NO!

BARBARA JO RONEMUS
CITY CLERK

SEE LOCATION MAP ON REVERSE SIDE

RECEIVED
CITY CLERK

2006 OCT 31 A 10:48

SPECIAL USE PERMIT

BORUSIEWICZ JOSEPH R & KATHLEEN
8321 W FISHER AVE
LAS VEGAS NV 89149-4610

MEETING: CITY COUNCIL
DATE: NOVEMBER 1, 2006
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-16112

APPLICANT/OWNER: RICHARD YOUNGBLOOD - REQUEST FOR A SPECIAL USE PERMIT FOR A NON-HABITABLE ACCESSORY STRUCTURE AT 8320 WEST WASHBURN ROAD (APN 125-33-204-011), R-E (RESIDENTIAL ESTATES) ZONE, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, please call (702) 228-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>



No!

Protest

BARBARA JO RONEMUS
CITY CLERK

SEE LOCATION MAP ON REVERSE SIDE

RECEIVED
CITY CLERK

2006 OCT 31 AM 10:48

Submitted after final agenda

Date 10/31/06 Item 106-107

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

To whom it may concern,

I approve of the garage / storage building proposed by Richard Youngblood located at
8320 w. Washburn road. County parcel # 125-33-204-011.

County parcel # 125-33-204-001

8351 w. Fisher ave.

Owner: Brierley, Bill & Eileen Trust

X Bill Brierley

Date: 9/7/06

X _____

Date: _____

ITEM # 35 + 36
CASE # VNC-16113 + SUP 16112
PC MTG 10-5-06

A

To whom it may concern,

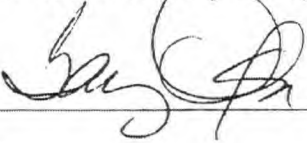
I approve of the garage / storage building proposed by Richard Youngblood located at
8320 w. Washburn road. County parcel # 125-33-204-011.

County parcel # 125-33-204-005

8311 w. Fisher ave.

Owner: Oku Davi Roy & Gay Frances Living Trust

X



Date:

9/11/06

X

Date:

ITEM # 35 + 36

CASE # VAR-16113 + SUP-16112

PC MTG 10-5-06

A

To whom it may concern,

I approve of the garage / storage building proposed by Richard Youngblood located at
8320 w. Washburn road. County parcel # 125-33-204-011.

County parcel # 125-33-204-013
5211 n. Durango Drive
Owner: Luna, Ralph Jude & Jackie Sue

X Jackie J Luna Date: 9-11-06

X _____ Date: _____

ITEM # 35 + 36
CASE # VAR 16113 + Sup. 16112
PC MTG 10-5-06

A

To whom it may concern,

I approve of the garage / storage building proposed by Richard Youngblood located at
8320 w. Washburn road. County parcel # 125-33-204-011.

County parcel # 125-33-204-010

8330 w. Washburn Road

Owner: Martin Family Trust

Martin, Dennis K & Betty J TRS

X *Dennis Kay Martin*

Date: 9-11-06

X _____

Date: _____

ITEM # 35 & 36
CASE # VX-16113 & Sub 16112
PC MTG 10-5-06

A

To whom it may concern,

I approve of the garage / storage building proposed by Richard Youngblood located at
8320 w. Washburn road. County parcel # 125-33-204-011.

County parcel # 125-33-204-014

5210 n. Lisa Lane

Owner: Sifers, Jeffery

X Jeff Sifers

Date: 9-7-06

ITEM # 35 + 36
CASE # VNR 16113 + SUP 16112
PC MTG 10-5-06

A

To whom it may concern,

I approve of the garage / storage building proposed by Richard Youngblood located at
8320 w. Washburn road. County parcel # 125-33-204-011.

County parcel # 125-33-204-012

5220 n. Lisa Lane

Owner: Prekop Family Trust

Prekop, Paul A JR & Terry TRS

X PAUL A PREKOP

Date: 9-7-06

X _____

Date: _____

ITEM # 35 + 36
CASE # JNR-116113 + SUP-116112
PC MTG 10-5-06

A

To whom it may concern,

I approve of the garage / storage building proposed by Richard Youngblood located at
8320 w. Washburn road. County parcel # 125-33-204-011.

County parcel # 125-33-204-008

5230 n. Lisa Lane

Owner: Lukens, Michael G & Sherry C

X M. G. Lukens

Date: 7-7-06

X _____

Date: _____

ITEM # 35 & 36

CASE # VN216113 & SDP-16112

PC MTG 10-5-06

A

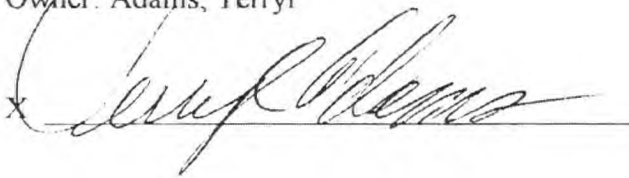
To whom it may concern,

I approve of the garage / storage building proposed by Richard Youngblood located at
8320 w. Washburn road. County parcel # 125-33-204-011.

County parcel # 125-33-204-002

8341 w. Fisher ave.

Owner: Adams, Terryl

X 

Date:

9-7-06

ITEM # 35 + 36
CASE # VNC-16113 + SUP-16112
PC MTG 10-5-06

A

To whom it may concern,

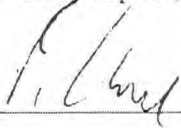
I approve of the garage / storage building proposed by Richard Youngblood located at
8320 w. Washburn road. County parcel # 125-33-204-011.

County parcel # 125-33-204-007

5231 n. Durango Drive

Owner: Christopher, Paul M Living Trust

X



Date:

9-7-06

ITEM # 35 + 36

CASE # VIR. 110113 + SUP. 16112

PC MTG 10-5-06

A

To the Planning and Development Department,
Current Planning Division, Development Service Center,
Douglas J. Rankin,

I object to granting this
variance, VAR-16113. My property + home
are directly behind this property. When I
purchased my property and built my home,
I was assured that the rules and laws in
effect would maintain my property
values and the scenery. Once again,
I do not want this variance granted

Yours truly,

Joseph R. Bonusiewicz

B Joseph Bonusiewicz
8321 Fisher Ave
Las Vegas, NV 89149-4610

ITEM # 41
CASE # VAR-16113
PC MTG 10-25-06

P

Telephone Protest/ Approval Log

Meeting Date: 9/5/2006

Case Number: VAR 16113

Date: 9/29/06
Name: RUTH LARIN
Address: 8201 ADLER CIR
Las Vegas NV 89149
Phone: (702) 229-3482
☐ 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

ITEM # 41
CASE # VAR 16113
PC MTG 10-5-06

R

A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 1, 2006**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SPECIAL USE PERMIT RELATED TO VAR-16113

SUP-16112 - PUBLIC HEARING - APPLICANT/OWNER: RICHARD YOUNGBLOOD - Request for a Special Use Permit FOR A NON-HABITABLE ACCESSORY STRUCTURE at 8320 West Washburn Road (APN 125-33-204-011), R-E (Residential Estates) Zone, Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend DENIAL. NOTE: The correct ward designation is Ward 4 (Brown)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

9

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 10-05-06 Planning Commission Meeting Item 42

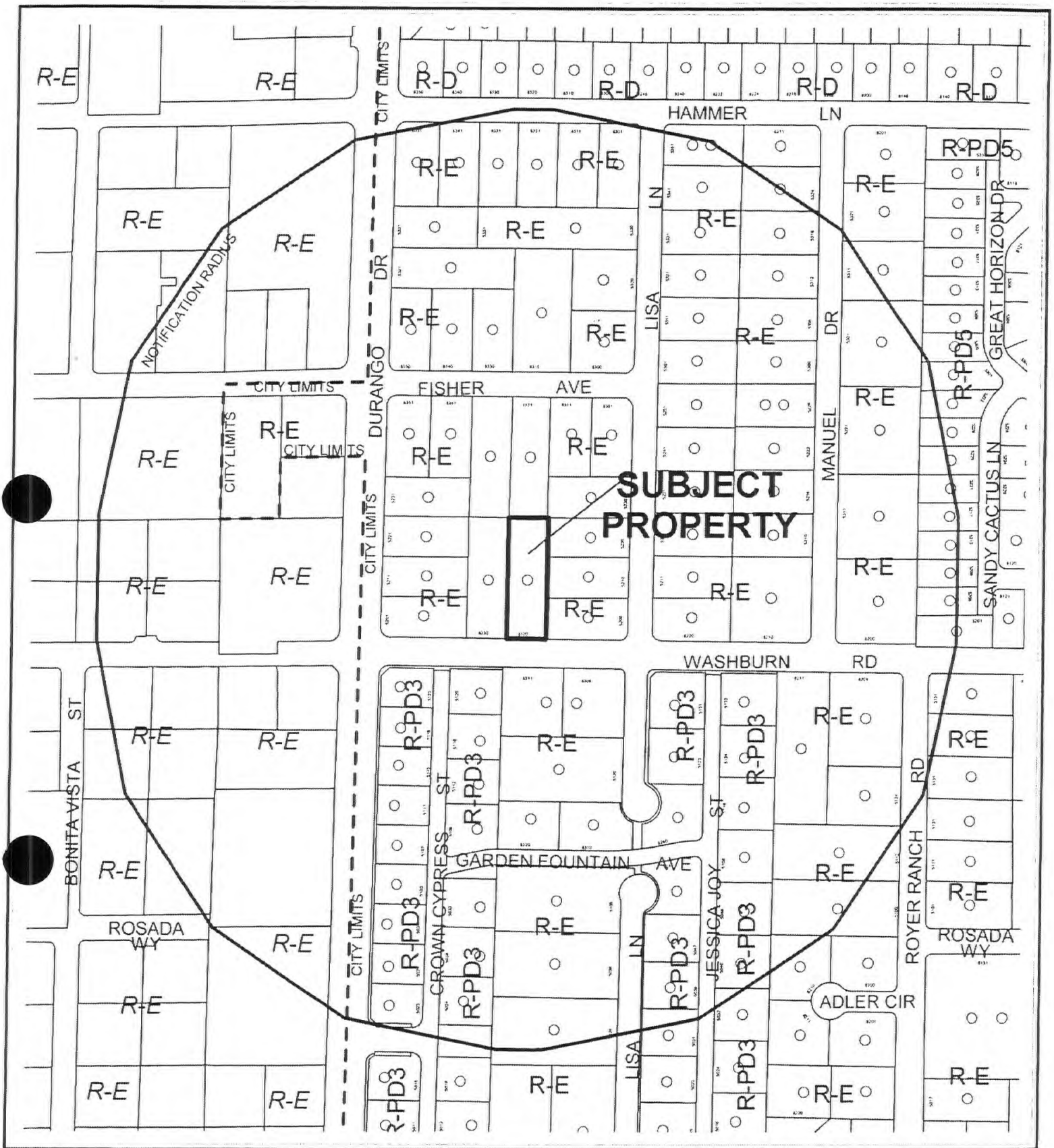
Motion made by LARRY BROWN to Hold in Abeyance to 12/20/06

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS, LARRY BROWN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 106 for related discussion and backup.



CASE: **SUP-16112**

RADIUS: 1000 FT

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

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-16112 - APPLICANT/OWNER: RICHARD YOUNGBLOOD

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC *Title 19.04.050* for Non Habitable Accessory Structure use.
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.

Public Works

4. Coordinate with the Southern Nevada Health District to determine if the existing septic system permit will accommodate the additional non-habitable accessory structure; if not coordinate with the City of Las Vegas Collection Systems Planning Section of the Department of Public Works regarding connection to the City of Las Vegas sewer system prior to the issuance of any permits.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting approval for a Special Use Permit to allow a 2800 sq. ft. non-habitable accessory structure where a 1,670 sq ft non-habitable accessory structure is permitted at 8320 Washburn Road. The structure is a single story, 14-foot tall metal building. The applicant seeks to consolidate four, smaller structures with the proposed structure.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/05/06	The Planning Commission recommended denial of companion item VAR-16113 concurrently with this application. The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #42/mh).
<i>Related Building Permits/Business Licenses</i>	
1/21/90	R-147-90: Single Family Dwelling
1/23/97	M-6358-96: Swimming pool
3/19/02	M-1036-02: 2 x 200 sq. ft. partially covered horse corrals with breezeway.
<i>Pre-Application Meeting</i>	
08/02/06	Applicant was informed of the requirement for the Special Use Permit in relation to the Variance requested for the non-habitable accessory structure. The conditional requirements for aesthetics were also discussed.
<i>Neighborhood Meeting</i>	
N/A	N/A

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.67

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	DR	RE
North	Single Family Residential	DR	RE
South	Single Family Residential	DR & R	RE & R-PD3
East	Single Family Residential	DR	RE
West	Single Family	DR	RE

	Residential		
--	-------------	--	--

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

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 sq. ft.	29,451 sq ft	Y
Min. Lot Width	100 feet	100 feet	Y
Min. Setbacks			
• Front	50'	50'	Y
• Side	10'	10'	Y
• Corner	15'	NA	Y
• Rear	35'	190'	Y
Min. Distance Between Buildings	6'	160'	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	2 Stories or 35', whichever is less	14'	Y
Trash Enclosure	N/A	N/A	N/A
Mech. Equipment	N/A	N/A	N/A

ANALYSIS

The proposed 2,800 sq ft non-habitable accessory structure exceeds the maximum allowances made in Title 19.04. Although all neighboring property owners have given written consent to the proposed structure, the size of the proposed structure stems from a self-induced hardship. If approved, the single story 14-foot tall metal building, will be required to be painted the same color as the primary structure to minimize visual incoherency.

FINDINGS

The following findings must be made for a Special Use Permit:

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."
2. "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."
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."
5. The use meets all of the applicable conditions per Title 19.04.

In regard to "1":

The proposed use is for a non-habitable accessory structure that seeks to consolidate smaller storage structures in order to reduce clutter. As depicted on the provided site plans and elevations the structure comparable to other existing structures in the surrounding area.

In regard to "2":

The lot size as shown provides enough space to accommodate the structure.

In regard to "3":

There is no anticipated traffic impact from this proposal.

In regard to "4":

There is little affect approval of the Special Use Permit would have on the public health, safety, and welfare or the overall objectives of the General Plan. All neighboring property owners have given written consent to the proposed structure.

In regard to "5":

As proposed, the Special Use Permit does not meet the conditions as set per 19.04 for a non-habitable accessory structure therefore we recommend denial.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 4

SENATE DISTRICT 6

NOTICES MAILED 145 by City Clerk

APPROVALS 9

PROTESTS 0



Special use permit

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SUP-16112

Case Number: _____ APN: 125-33-204-011

Name of Property Owner: Richard Youngblood

Name of Applicant: Richard Youngblood

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 X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

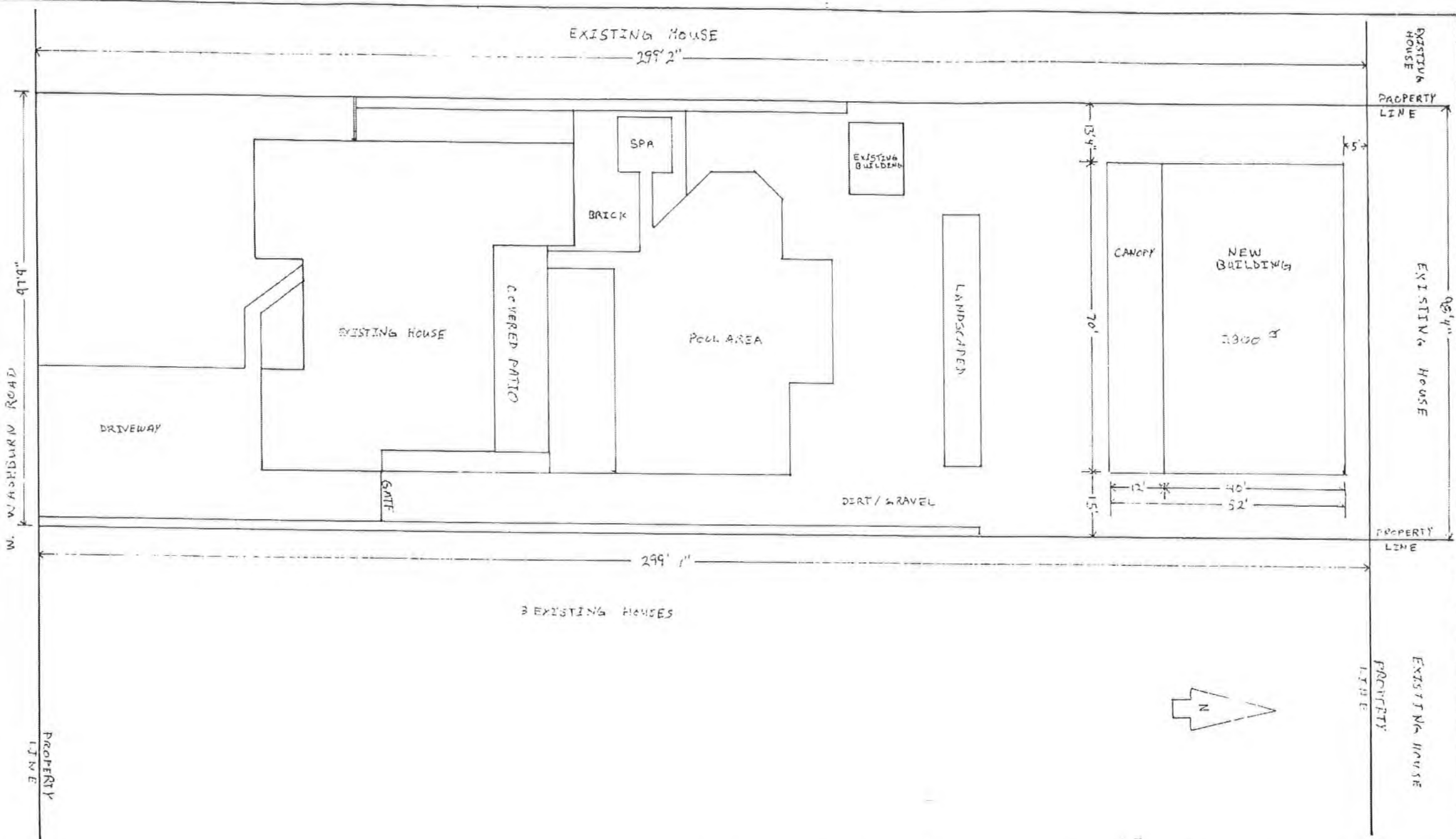
Print Name: Richard Youngblood

Subscribed and sworn before me

This 2 day of August, 2009

Lisa M. Richter
Notary Public in and for said County and State





VAR-16113

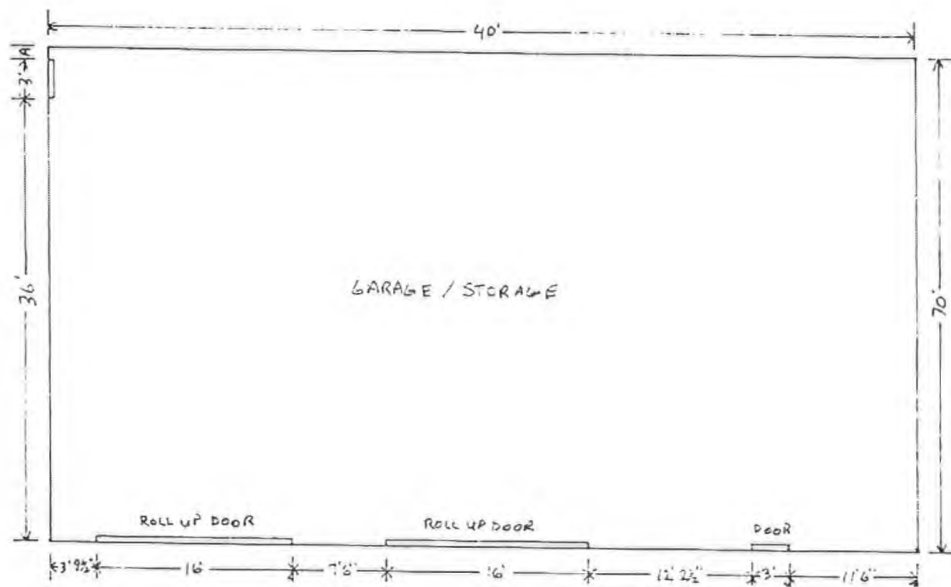
SUP-16112

10/05/06 PC

AUG 18 2006

YOUNGBLOOD RESIDENCE
PARCEL = 29,346.62 U
8320 W. WASHBURN RD.
SCALE: 1" = 20'

A=1'



AUG 18 2008

VAR-16113
SUP-16112
10/05/06 PC

FLOOR PLAN
YOUNGBLOOD RESIDENCE
8320 W. WASHBURN RD.
SCALE: 1"=10'

HERITAGE

BUILDING SYSTEMS

2612 GRIBBLE STREET
NORTH LITTLE ROCK, AR 72114

ENGINEERED FOR THE LONG RUN

BUILDING SPECIFICATIONS

THE STRUCTURE UNDER THIS CONTRACT HAS BEEN DESIGNED AND DETAILED FOR THE LOADS AND CONDITIONS STIPULATED IN THE CONTRACT AND SHOWN ON THESE DRAWINGS. ANY ALTERATIONS TO THE STRUCTURAL SYSTEM OR REMOVAL OF ANY COMPONENT PARTS, OR THE ADDITION OF OTHER CONSTRUCTION MATERIALS OR LOADS MUST BE DONE UNDER THE ADVICE OF A REGISTERED ARCHITECT, CIVIL OR STRUCTURAL ENGINEER. HERITAGE BUILDING SYSTEMS WILL ASSUME NO RESPONSIBILITY FOR ANY LOADS NOT INDICATED.

THIS HERITAGE METAL BUILDING IS DESIGNED USING STANDARD DESIGN PRACTICES BASED ON PERTINENT PROCEDURES AND RECOMMENDATIONS OF THE FOLLOWING ORGANIZATIONS AND CODES:

AMERICAN INSTITUTE OF STEEL CONSTRUCTION, "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", 9TH EDITION

AMERICAN IRON AND STEEL INSTITUTE, "SPECIFICATION FOR THE DESIGN OF COLD FORMED STRUCTURAL MEMBERS", 1980

AMERICAN WELDING SOCIETY, "STRUCTURAL WELDING CODE"
AWS D1.1-BB, SECT. 5, PART B

MATERIAL PROPERTIES OF STEEL PLATE AND SHEET STEEL USED IN THE FABRICATION OF PRIMARY RIGID FRAMES AND ALL PRIMARY STRUCTURAL DRAWING MEMBERS (OTHER THAN COLD FORMED SECTIONS) CONFORM TO ASTM A-36 MODIFIED WITH A MINIMUM YIELD OF 50,000 PSI, OR A-572 OR A-572 GRADE 50.

MATERIAL PROPERTIES OF COLD FORMED LIGHT GAGE STEEL MEMBERS CONFORM TO THE REQUIREMENTS OF ASTM-570, WITH A MINIMUM YIELD OF 55,000 PSI.

HIGH STRENGTH BOLTS AND THEIR INSTALLATION SHALL CONFORM TO ASTM SPECIFICATIONS A-325 AND ARE DESIGNED AS BEARING TYPE CONNECTIONS WITH THREADS INCLUDED IN THE SHEAR PLANE. TIGHTENING OF THESE BOLTS IS RECOMMENDED BY THE TURN-OF-THE-NUT METHOD PER AISC SPECIFICATIONS FOR STRUCTURAL JOINTS.

ALL STEEL MEMBERS EXCEPT BOLTS AND FASTENERS SHALL RECEIVE ONE SHOP COAT OF INHIBITIVE PRIMER UNLESS STATED OTHERWISE IN THE CONTRACT.

SHOP AND FIELD INSPECTIONS AND ASSOCIATED FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS STIPULATED OTHERWISE.

IBC 2003 DESIGN NOTES

SEISMIC USE GROUP 1, SITE CLASS D
SEISMIC IMPORTANCE FACTOR $I_p = 1.00$

SPECTRAL RESPONSE COEFFICIENTS

$C_{sm} = F_a(15) = 0.750$, $C_{sd} = 0.1415$

DESIGN BASE SHEAR $V = 1.56$

BASIC STRUCTURAL SYSTEM AND SEISMIC RESISTING SYSTEM = ORDINARY MOMENT FRAME OF STEEL $R = 3.5$

ANALYSIS PROCEDURE IS SIMPLIFIED ANALYSIS FRAMEWORK

SNOW IMPORTANCE FACTOR $S = 1.0$, SNOW EXPOSURE FACTOR $E = 1.0$

WIND THERMAL FACTOR $Q = 1.0$

$R = 1.0$ MEANS BUILDING WITH LESS THAN 1% OCCUPANTS AND NOT CRITICAL TO NATIONAL EMERGENCIES, SUCH AS HOSPITALS, FIRE STATIONS, ROUTE STATIONS, ETC.

$R = 1.0$ MEANS THIS BUILDING IS HEATED

$R = 1.0$ MEANS THIS BUILDING IS PARTIALLY EXPOSED TO WIND, NOT

SHROUDED BY HIGHER STRUCTURES, TREES OR ANY OBSTRUCTIONS ON ALL SIDES WITHIN 10 TIMES THE BUILDING HEIGHT.

IF THIS BUILDING DOES NOT MEET THE ABOVE CONDITIONS, PLEASE CONTACT US IMMEDIATELY TO ENSURE PROPER STRUCTURAL DESIGN.

BUILDERS RESPONSIBILITIES

THE BUILDER MUST SECURE ALL REQUIRED APPROVALS AND PERMITS FROM THE APPROPRIATE AGENCY AS REQUIRED.

APPROVAL OF HERITAGE BUILDING SYSTEMS DRAWINGS AND CALCULATIONS INDICATES THAT HERITAGE HAS CORRECTLY INTERPRETED AND APPLIED THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS (SECT. 4.2.1 AISC CODE OF STANDARD PRACTICE, 9TH EDITION).

WHERE DISCREPANCIES EXIST BETWEEN THE HERITAGE STRUCTURAL STEEL PLANS AND THE PLANS FOR OTHER TRADES, THE STRUCTURAL STEEL PLANS WILL GOVERN (SECT. 3.3 AISC CODE OF STANDARD PRACTICE, 9TH EDITION).

DESIGN CONSIDERATIONS OF ANY MATERIALS IN THE STRUCTURE WHICH ARE NOT FURNISHED BY HERITAGE ARE THE RESPONSIBILITY OF THE BUILDER AND ENGINEERS OTHER THAN HERITAGE ENGINEERING UNLESS SPECIFICALLY INDICATED.

THE BUILDER IS RESPONSIBLE FOR ALL ERECTION OF STEEL AND ASSOCIATED WORK IN COMPLIANCE WITH HERITAGE CONSTRUCTION DRAWINGS.

TEMPORARY SUPPORTS, SUCH AS TEMPORARY GUYS, BRACES, FALSEWORK OR OTHER ELEMENTS REQUIRED FOR ERECTION WILL BE DETERMINED, FURNISHED AND INSTALLED BY THE BUILDER, (SECT. 7.9.1 AISC CODE OF STANDARD PRACTICE, 9TH EDITION).

IT IS THE BUILDER'S RESPONSIBILITY TO APPLY AND OBSERVE ALL PERTINENT SAFETY RULES AND REGULATIONS, AND PER OSHA STANDARDS AS APPLICABLE.

THE BUILDER IS RESPONSIBLE FOR THE VERIFICATION OF ALL SHIPMENTS RECEIVED, AND MUST INVENTORY BUILDING AT TIME OF DELIVERY.

GENERAL NOTES

NO CHANGES SHOULD BE MADE TO THIS BUILDING SYSTEM UNLESS APPROVED IN WRITING BY THE MANUFACTURER'S ENGINEERING DEPARTMENT.

UNAPPROVED CHANGES COULD RESULT IN AN UNSAFE BUILDING DESIGN AND COULD ENDANGER PUBLIC SAFETY.

THIS BUILDING'S ANCHOR BOLTS ARE BY OTHERS. HERITAGE BUILDING SYSTEMS DOES NOT PROVIDE ANCHOR BOLTS.

ENGINEERING SEAL

THIS CERTIFICATION COVERS PARTS MANUFACTURED AND DELIVERED BY THE MANUFACTURER ONLY, AND EXCLUDES PARTS SUCH AS DOORS, WINDOWS, FOUNDATION DESIGN AND ERECTION OF THE BUILDING.

THE UNDERSIGNED PROFESSIONAL ENGINEER IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT.

DESIGN LOADING

THIS STRUCTURE IS DESIGNED UTILIZING THE LOADS INDICATED AND APPLIED AS REQUIRED BY:

IBC 03

THE BUILDER IS TO CONFIRM THAT THESE LOADS COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.

12/20	PSF FRAME // ROOF LIVE LOAD
0	PSF GROUND SNOW LOAD
0	PSF ROOF SNOW LOAD
90	WIND SPEED (MPH)
1	PSF COLLATERAL LOAD
0.750	SEISMIC COEFFICIENT
C	EXPOSURE

DRAWING INDEX

L' of 1	COVER SHEET
AB1	ANCHOR BOLT PLAN
AB2	ANCHOR BOLT REACTIONS
RFP	ROOF FRAMING PLAN
FCS	FRAME CROSS SECTION
LEW	LEFT ENDWALL
REW	RIGHT ENDWALL
FSW	FRONT SIDEWALL
BSW	BACK SIDEWALL
DET	GENERAL DETAILS
TRM	TRIM DETAILS

- ☐ THESE DRAWINGS ARE
- ☒ FOR CONSTRUCTION
- ☐ NOT FOR CONSTRUCTION
- ☐ FOR PERMITS ONLY
- ☐ FOR APPROVAL *
- ☐ OTHER -----

* APPROVAL ORDERS MUST BE RELEASED FOR FABRICATION WITHIN 30 CALENDAR DAYS AFTER SUBMITTAL DRAWINGS ARE ISSUED OR THE ORDER WILL BE SUBJECT TO ANY CURRENT PRICE INCREASE.

FOR QUESTIONS OR ASSISTANCE CONCERNING ERECTION OF HERITAGE BUILDINGS, CALL

1-800-643-5555

MONDAY - FRIDAY 7:00AM TO 5:00PM
CENTRAL STANDARD TIME

PROPERTY OF HERITAGE BUILDING SYSTEMS
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CONFIDENTIAL. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF HERITAGE BUILDING SYSTEMS. UNAUTHORIZED COPYING, DISCLOSURE OR OTHER UNAUTHORIZED USES ARE PROHIBITED.



DRAWN	DATE
TRG	7/5/06
CHECKED	DATE
JC	7/12/06
APPROVED	DATE

SCALE
1" = 1'

HERITAGE
BUILDING SYSTEMS

2612 GRIBBLE STREET
NORTH LITTLE ROCK, AR 72114
855-643-5555

JOB NO.
NVL30593

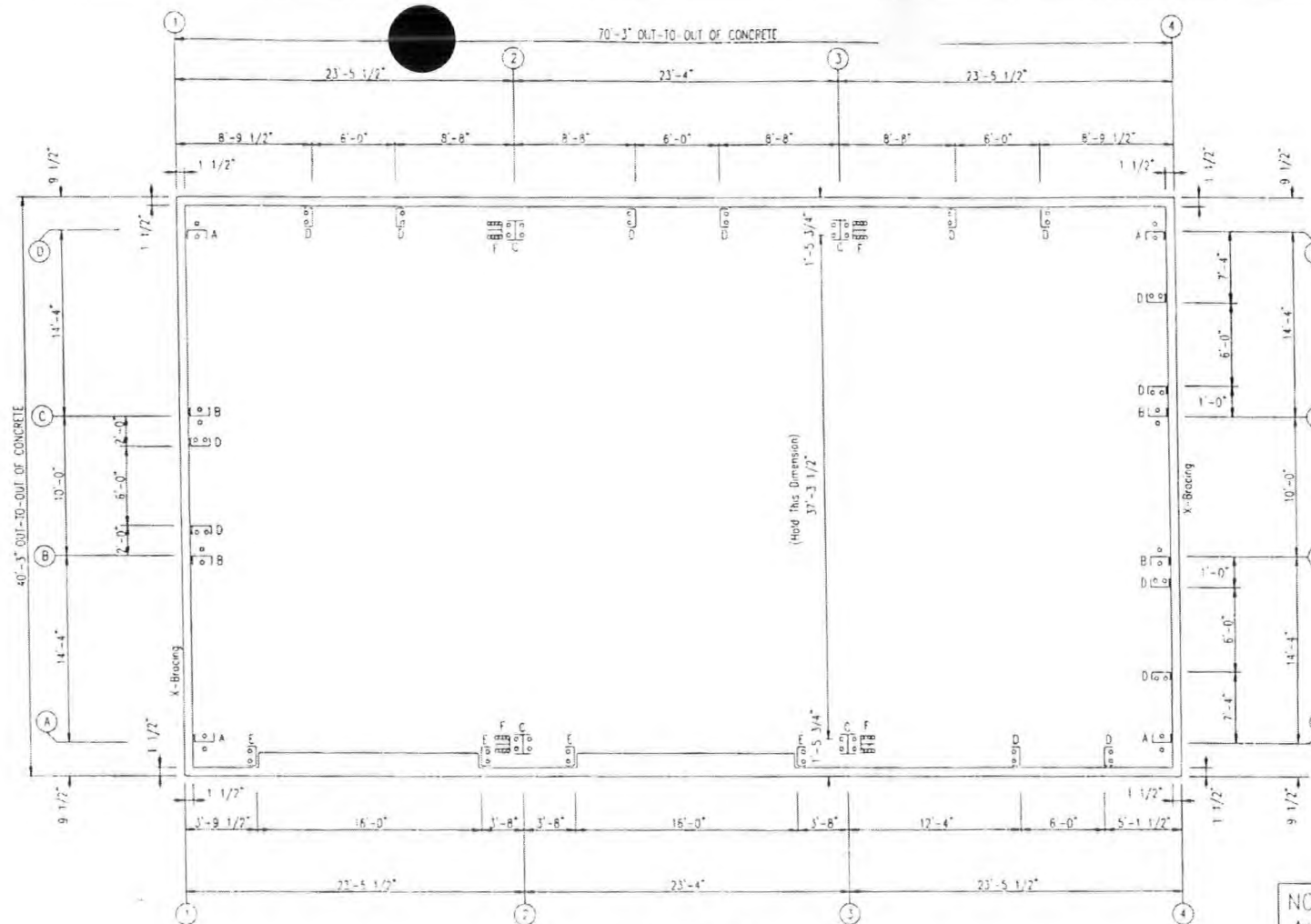
CUSTOMER
RICHARD YOUNGBLOOD
LAS VEGAS, NV 89149

BUILDING
40'-0" x 30'-0" x 14'-0" 1012

REV. NO. SHEET NO.
1 OF 1

VAR-16113
SUP-16112
10/05/06 PC

AUG 18 2006

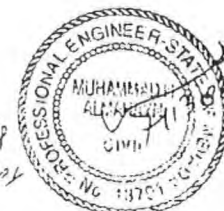


ANCHOR BOLT PLAN

NOTE: ALL BASE PLATES @ 1000 (UN)
ASSUMED FINISH FLOOR @ 1000 (UN)

NOTE: ALL WALKDOORS ARE FIELD
LOCATED, UNLESS NOTED

NOTE:
Anchor Bolts By Others!
HERITAGE BUILDING SYSTEMS
Does Not Provide Anchor Bolts



Exp
12/7/12

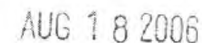
HERITAGE BUILDING SYSTEMS

2612 ORBIELE STREET
NORTH LITTLE ROCK, ARK 72114
1-800-643-5555

DESCRIPTION	ANCHOR BOLT PLAN			
CUSTOMER	RICHARD YOUNGBLOOD			
LOCATION	LAS VEGAS, NV 89149			
HERITAGE JOB #	HWX50593			
DRAWING BY	TRC	DATE	7/5/06	LOANS
CHECK BY	JC	TIME	5:50pm	SEE COVER
		DRAWING #	AB1	SCALE
		REV #	0	N.T.S.

VAR-16113
SUP-16112
10/05/06 PC

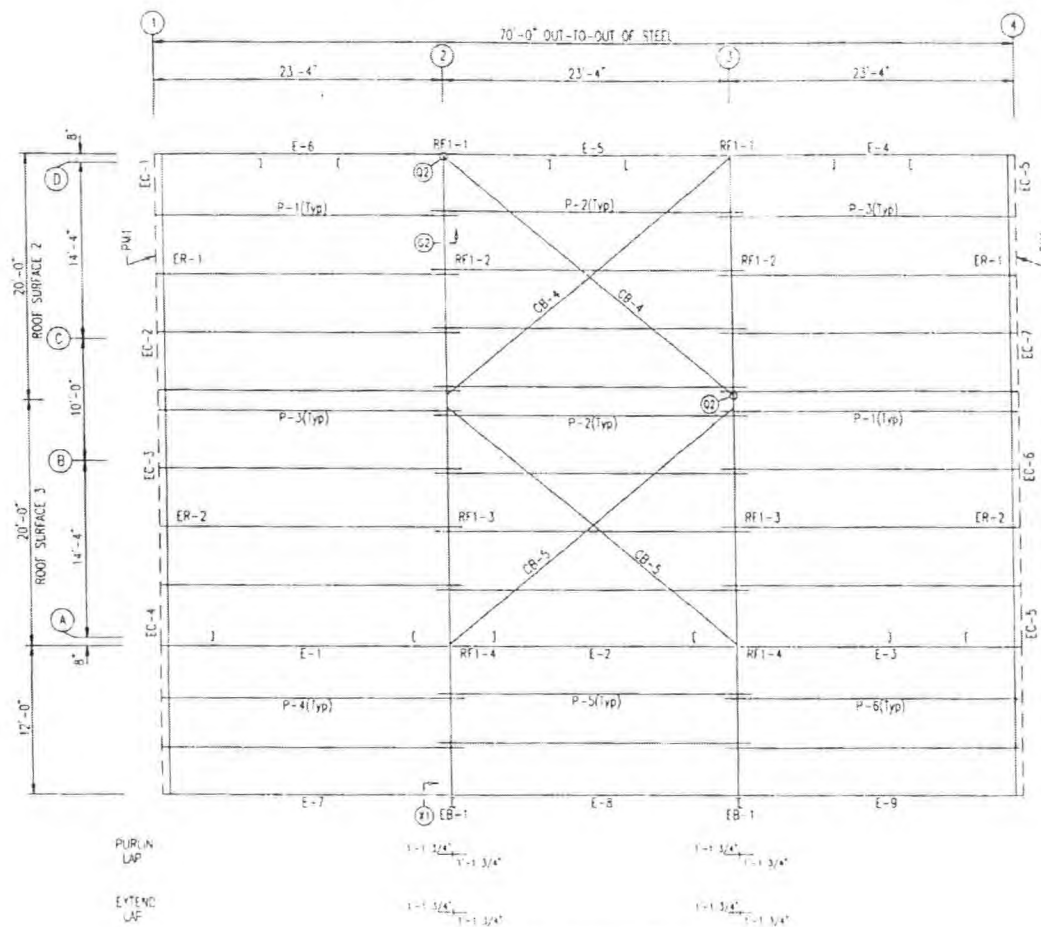
AUG 18 2006



EXTENSION/CANOPY BOLTS				
MARK	QUAN	TYPE	DIA	LENGTH
EB-1	4	A325	3/4"	2'

MEMBER TABLE ROOF PLAN

MARK	PART	LENGTH	DIA
EB-1	BEAM	12'-1 3/4"	
P-1	10X25214	24'-5 1/2"	
P-2	10X25214	25'-7 1/2"	
P-3	10X25214	24'-5 1/2"	
P-4	10X25214	24'-5 1/2"	
P-5	10X25214	25'-7 1/2"	
P-6	10X25214	24'-5 1/2"	
EC-1	10ESIL14	25'-3 1/2"	
EC-2	10ESIL14	25'-3 1/2"	
EC-3	10ESIL14	25'-3 1/2"	
EC-4	10ESIL14	25'-3 1/2"	
EC-5	10ESIL14	25'-3 1/2"	
EC-6	10ESIL14	25'-3 1/2"	
EC-7	10ESIL14	25'-3 1/2"	
EC-8	10ESIL14	25'-3 1/2"	
EC-9	10ESIL14	25'-3 1/2"	
CB-4	HW-3730	30'-1"	1/4"
CB-5	HW-3730	30'-6"	1/4"



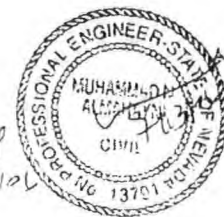
FL-51
(24)

11'-10 1/2"
(24)

FRONT SW
SOFFIT

ROOF
SHEETING

PANELS 26 G6 PR
Light Stone



Exp
12/31/20

GENERAL NOTES

1. INSTALL ALL PURLIN AND FLANGE BRACES (FB) AS SHOWN.
2. PURLIN PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. DO NOT ADD ANY ADDITIONAL ROOF OPENINGS WITHOUT BUILDING MANUFACTURER APPROVAL OR PROFESSIONAL ENGINEER APPROVAL.
4. DO NOT STACK SHEET BUNDLES ON ROOF. ONLY PASS INDIVIDUAL SHEETS AS NEEDED.
5. AFTER INSTALLATION, Wipe ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

HERITAGE BUILDING SYSTEMS

2612 SABLE STREET
NORTH LITTLE ROCK, ARK 72114
1-800-843-5555

DESCRIPTION	ROOF FRAMING PLAN		
CUSTOMER	RICHARD YOUNGLOD		
LOCATION	LAS VEGAS, NV 89149		
HERITAGE JOB #	NVX30513		
DESIGNED BY	TRG	DATE	7/5/06
CHECK BY	JG	TIME	5:57PM
SCALE	SEE COVER	SCALE	1/4" = 1'-0"
REV	1	DATE	7/5/06

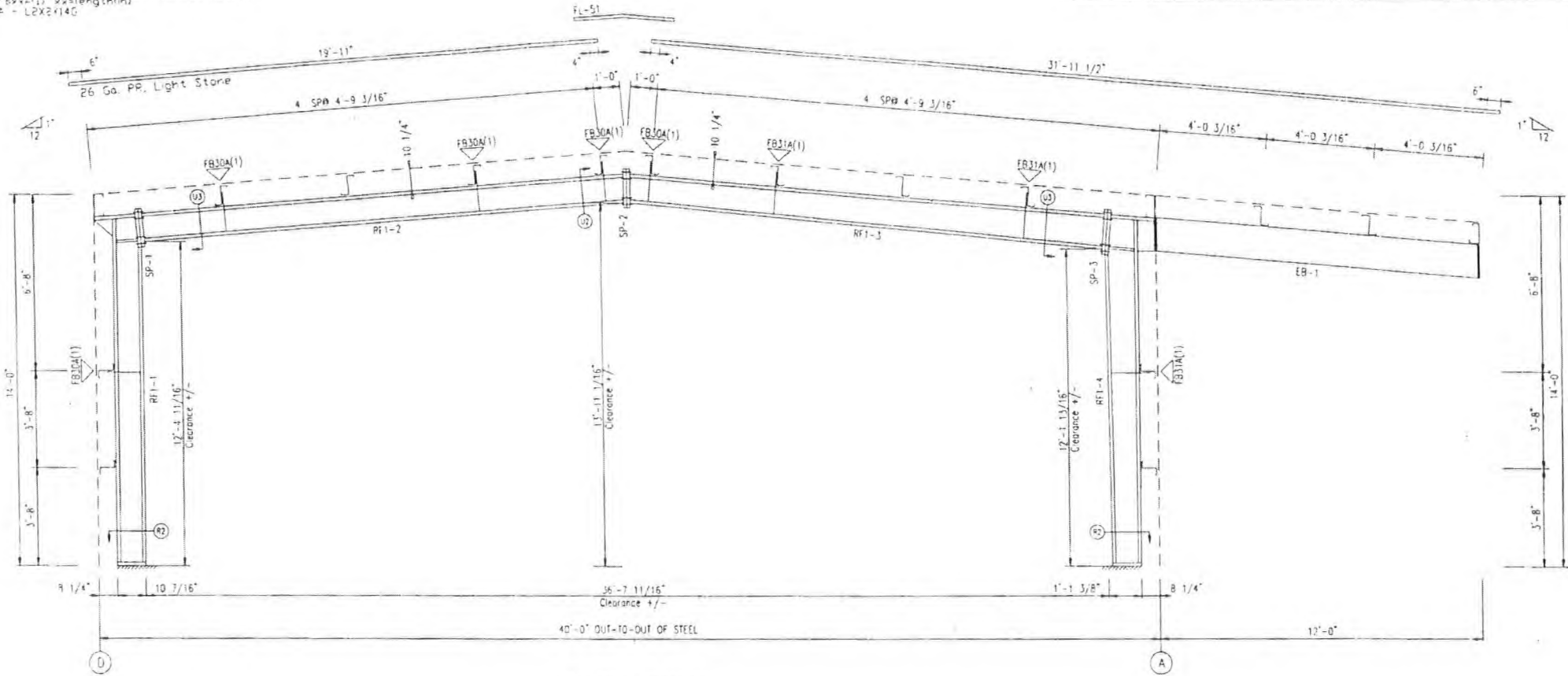
VAR-16113
SUP-16112
10/05/06 PC

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SPRINKLER					
Water	Qty	Temp	Vol	Wt	Da
SP-1	4	4	0	AS25	3/4" x 1/4"
SP-2	4	4	0	AS25	3/4" x 1/4"
SP-3	4	4	0	AS25	3/4" x 1/4"

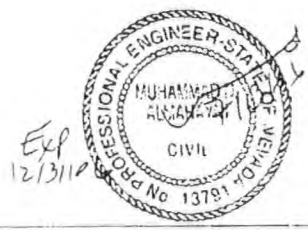
FLANGE BRACES Both Sides (Unless Noted)
 FB x 1/2" x length(m)
 A - L2X2X14G

PIECE	MEMBER SIZE TABLE (in)		OUTSIDE FLANGE		INSIDE FLANGE	
	START/END	THICK	LENGTH	W x I x LEN	W x I x LEN	W x I x LEN
RF1-1	10.0/10.0	0.134	144.6	5x3/16x157.5	5x3/16x144.6	
RF1-2	10.0/8.9	0.188	13.7	5x3/16x17.4		
RF1-3	10.0/10.0	0.134	222.3	5x3/16x222.3	5x3/16x221.5	
RF1-4	10.0/13.0	0.134	219.3	5x3/16x219.3	5x3/16x218.5	
RF1-5	11.6/13.0	0.250	16.7	5x3/8x19.6		
RF1-6	13.0/10.0	0.134	141.8	5x3/16x141.8	5x3/16x141.8	



FRAME CROSS SECTION
 FOR FRAME LINE 2-3

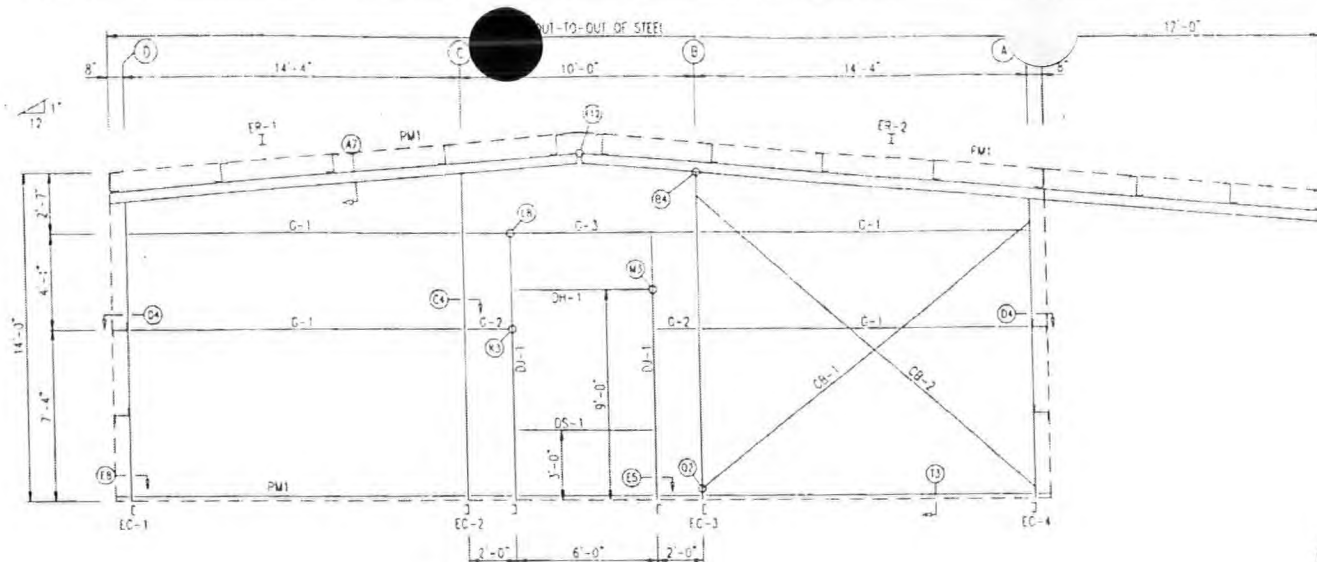
GENERAL NOTES
 1. ALL FIELD CONNECTIONS OF PRIMARY FRAMING MEMBERS SHALL BE BOLTED WITH A307 H. F. BOLTS AND INSTALLED BY THE TURN OF THE NUT METHOD.
 2. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A307 UNF H. F. BOLTS.
 3. INSTALL ALL FLANGE BRACES ON COLUMN AND RAFTER AS SHOWN.



HERITAGE BUILDING SYSTEMS		DESCRIPTION	FRAME CROSS SECTION
2612 CHURCH STREET NORTH LITTLE ROCK, ARK 72114 1-800-643-5555		CUSTOMER	RICHARD COUNTESS
		LOCATION	LAS VEGAS, NV 89149
		HERITAGE JOB #	NVX30593
DRAWN BY	TRG	DATE	7/5/06
CHECK BY	JG	TIME	6:57am
		LOADS	SEE COVER
		DRAWING	FCS
		SCALE	N.T.S.
		REV	# 0

VAR-16113
 SUP-16112
 10/05/06 PC

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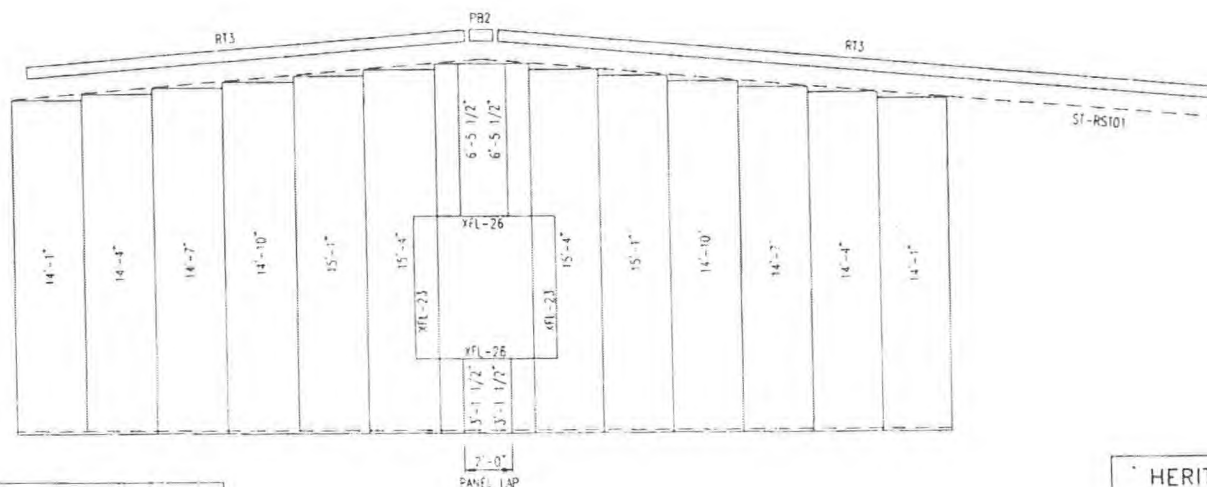


ENDWALL FRAMING: FRAME LINE 1

ITEM	TABLE	QUAN	TYPE	W/A	LENGTH
FR-1/FR-2	8	A3/5	5/8"	1	3/4"
Column	7	A1/5	1/2"	1	1/4"

MARK	PART	LENGTH	DIA
EC-1	BF25C16	12'-5"	1 1/16"
EC-2	BF25C16	13'-7"	3/8"
EC-3	BF25C14	13'-7"	3/8"
EC-4	BF25C16	12'-5"	1 1/16"
FR-1	W8X21	20'-0"	9/16"
FR-2	W8X21	20'-0"	9/16"
DJ-1	BF25C16	11'-5"	
DS-1	BF25C16	6'-0"	
DS-2	BF25C16	6'-0"	
DS-3	BF25C16	13'-8"	
DS-4	BF25C16	1'-9"	
DS-5	9X25Z16	9'-11"	1 1/2"
CB-1	HW-3730	19'-0"	1 1/4"
CB-2	HW-3730	19'-9"	1 1/4"

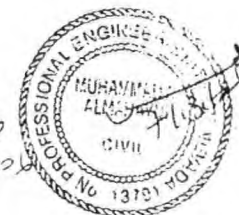
ERECTOR'S NOTE:
FIELD SLOT GIRTS FOR
CABLE PASSAGE



ENDWALL SHEETING & TRIM: FRAME LINE 1
PANELS 26 Gg PP - Drier Sand

GENERAL NOTES

1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER
4. AFTER INSTALLATION, Wipe ALL PANELS CLEAN OF METAL SHOWN BY DRILLING



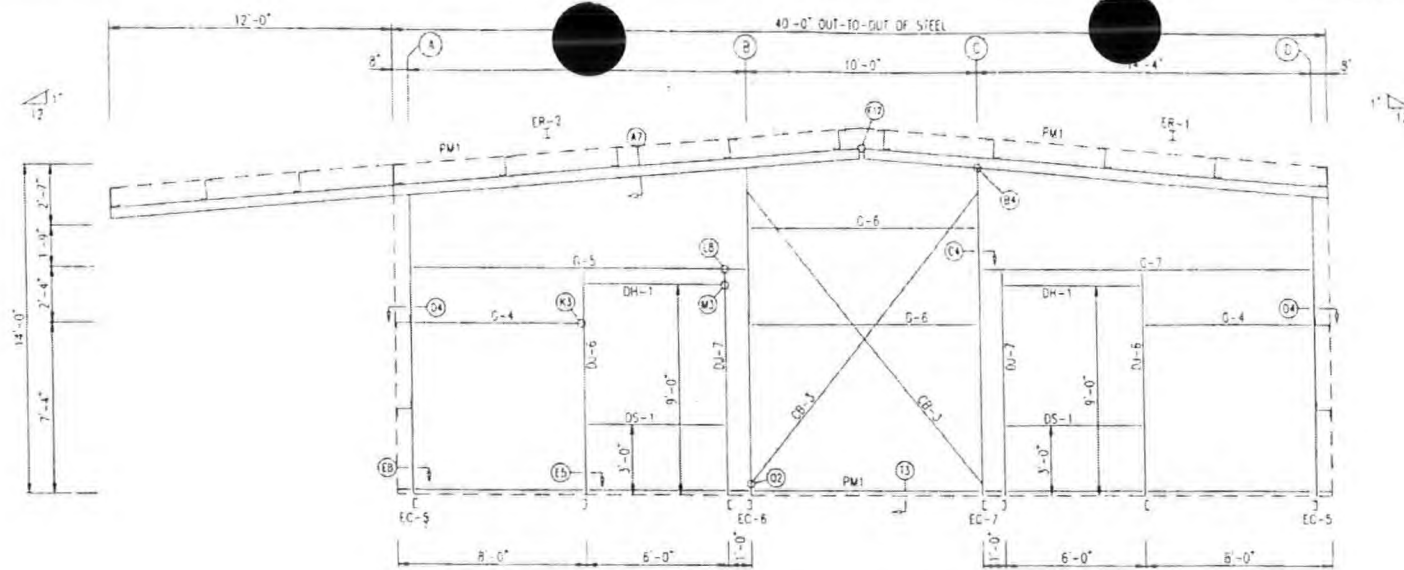
HERITAGE BUILDING SYSTEMS

2612 GRIBBLE STREET
NORTH LITTLE ROCK, ARK 72114
1-800-643-5555

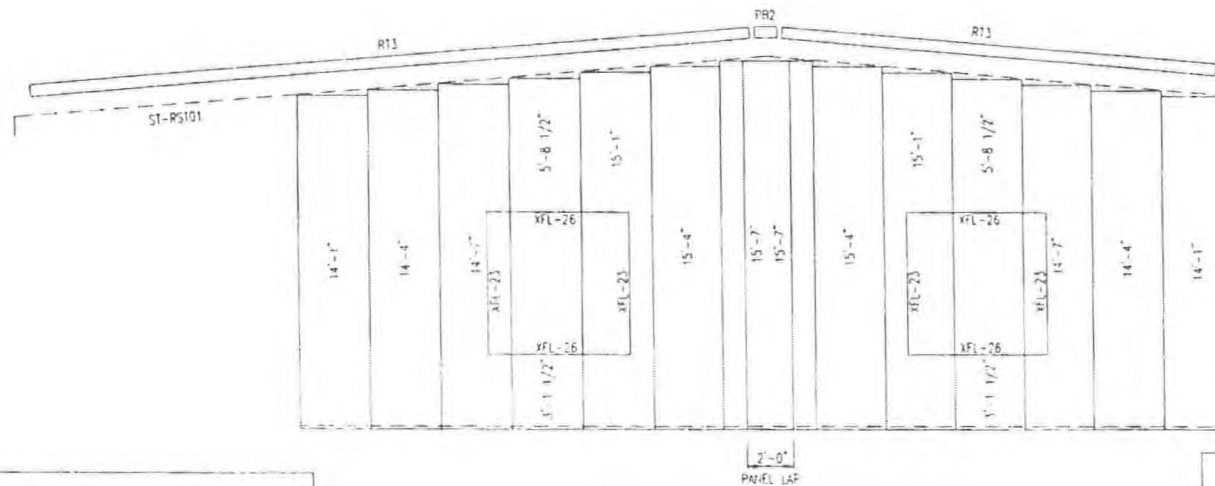
DESCRIPTION	LEFT ENDWALL			
CUSTOMER	RICHARD YOUNGBLOOD			
LOCATION	LAS VEGAS, NV 89149			
HERITAGE JOB #	NVX30593			
DRAWING BY	TRG	DATE	7/5/06	LOADS
CHECK BY	JC	DATE	6/5/07	SEE COVER
		DRAWING #	LEW	REV # 0

VAR-16113
SUP-16112
10/05/06 PC

AUG 18 2006



ENDWALL FRAMING FRAME LINE 4

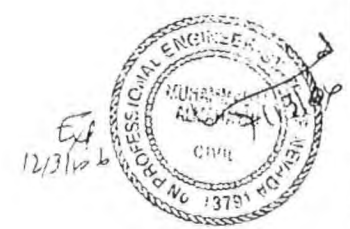


ENDWALL SHEETING & TRIM FRAME LINE 4
PANEL 26 Co PR - Desert Sand

MEMBER TABLE	QUANTITY	TYPE	DA	LENGTH
FR-1/FR-2	8	A125	5/8"	1 3/4"
Columns	2	A125	1/2"	1 1/4"

MARK	PART	LENGTH	DIA
EC-5	8" PSC16	12'-5"	1 1/16"
EC-6	8" PSC14	13'-2"	3/8"
EC-7	8" PSC14	13'-7"	3/8"
ER-1	W8X21	20'-0"	9 1/16"
ER-2	W8X21	22'-2"	
DJ-6	8" PSC16	9'-8"	
DJ-7	8" PSC16	9'-8"	
DH-1	8" PSC16	6'-0"	
DS-1	8" PSC16	6'-0"	
G-4	8" PSC16	6'-9"	1 1/4"
G-5	8" PSC16	13'-8"	
G-6	8" PSC16	13'-8"	
G-7	8" PSC16	9'-11"	1 1/2"
CR-3	HW-3730	16'-9"	1 1/4"

ERECTOR'S NOTE
FIELD SLOT GIRTS FOR
CABLE PASSAGE



- GENERAL NOTES
1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
 2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
 3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
 4. AFTER INSTALLATION, Wipe ALL PANELS CLEAN OF METAL SHAKINGS CAUSED BY DRILLING.

HERITAGE
BUILDING
SYSTEMS
2612 CHURCH STREET
NORTH LITTLE ROCK, AR 72114
1-800-843-5555

DESCRIPTION	RIGHT ENDWALL
CUSTOMER	RICHARD "SUNBLOOD"
LOCATION	LAS VEGAS, NV 89149
HERITAGE JOB #	NVX30003
DRAWING BY	TBC
CHECK BY	JIC
DATE	7/5/06
LOADS	SET COVER
DRAWING #	PEW
REV #	0

VAR-16113
SUP-16112
10/05/06 PC

AUG 18 2006

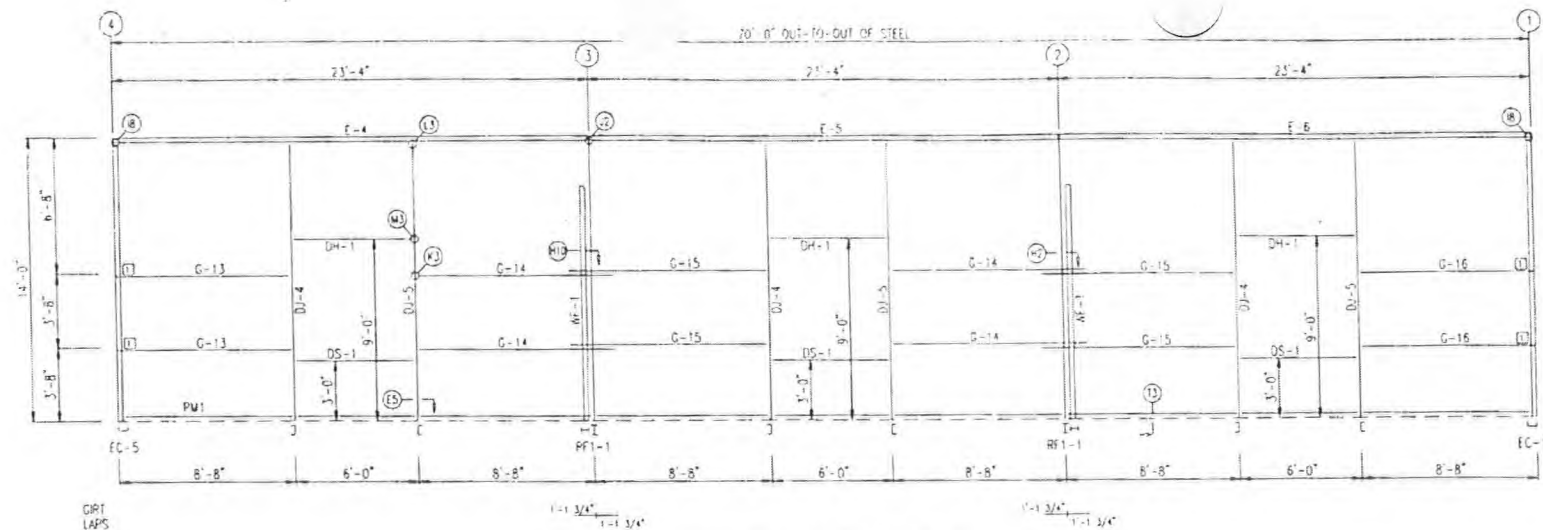
MEMBER TABLE		
FRAME LINE A		
MARK	PART	LENGTH
WF 1	W12x64.3	11'-10"
DJ-2	RF 25C16	13'-2 3/8"
DJ-3	RF 25C16	13'-2 3/8"
DJ-4	RF 25C16	13'-2 3/8"
DJ-5	RF 25C16	13'-2 3/8"
DH-2	RF 25C16	6'-0"
DS-1	RF 25C16	6'-0"
E-1	10E15L14	23'-3 1/2"
E-2	10E15L14	23'-3 1/2"
E-3	10E15L14	23'-3 1/2"
G-8	BK25Z16	3'-5"
G-9	BK25Z16	4'-7"
G-10	BK25Z16	4'-7"
G-11	BK25Z16	13'-3"
G-12	BK25Z16	4'-9"

DESCRIPTION	FRONT SIDEWALL		
CUSTOMER	RICHARD YOUNGBLOOD		
LOCATION	LAS VEGAS, NV 89149		
HERITAGE JOB #	NVK30193		
DRAWING BY BRG	DATE 7/5/06	LOADS SEE COVER	SCALE N 1 S
CHECK BY ND	TIME 6:57pm	DRAWING # PSW	REV # 0



VAR-16113
SUP-16112
10/05/06 PC

AUG 18 2006

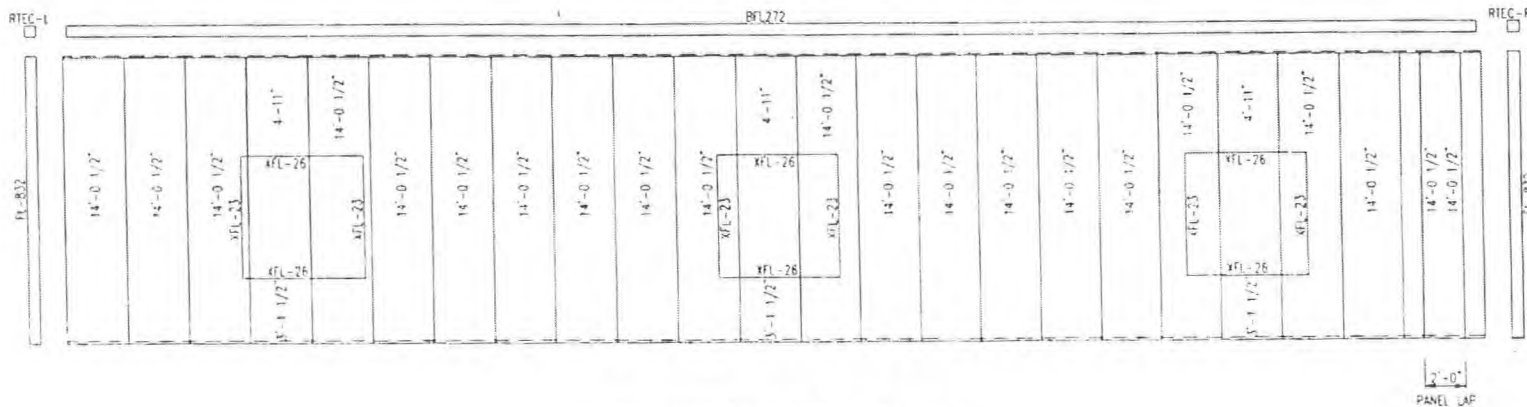


SIDEWALL FRAMING: FRAME LINE D

ROLL TABLE	FRAME LINE D	QUAN	TYPE	W	LENGTH
WF-1	W12x43	11	-10'		
DJ-4	BF25C16	13	-2 3/8"		
DJ-5	BF25C16	13	-2 3/8"		
DH-1	BF25C16	6	-0"		
DS-1	BF25C16	6	-0"		
E-4	10E31L14	23	-3 1/2"		
E-5	10E31L14	23	-3 1/2"		
E-6	10E31L14	23	-3 1/2"		
G-13	8X25Z16	8	-5"		
G-14	8X25Z16	9	-7"		
G-15	8X25Z16	9	-7"		
G-16	8X25Z16	8	-5"		

MARK	PART	LENGTH
WF-1	W12x43	11'-10"
DJ-4	BF25C16	13'-2 3/8"
DJ-5	BF25C16	13'-2 3/8"
DH-1	BF25C16	6'-0"
DS-1	BF25C16	6'-0"
E-4	10E31L14	23'-3 1/2"
E-5	10E31L14	23'-3 1/2"
E-6	10E31L14	23'-3 1/2"
G-13	8X25Z16	8'-5"
G-14	8X25Z16	9'-7"
G-15	8X25Z16	9'-7"
G-16	8X25Z16	8'-5"

CONNECTION PLATES
FRAME LINE D
WALKWAY PART
1 SC-5



SIDEWALL SHEETING & TRIM: FRAME LINE D

PANELS 26 Gs PR - Desert Sand

GENERAL NOTES

1. METAL ALL DIMS AND FLANGE BRACES (FB) AS SHOWN.
2. METAL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

HERITAGE BUILDING SYSTEMS

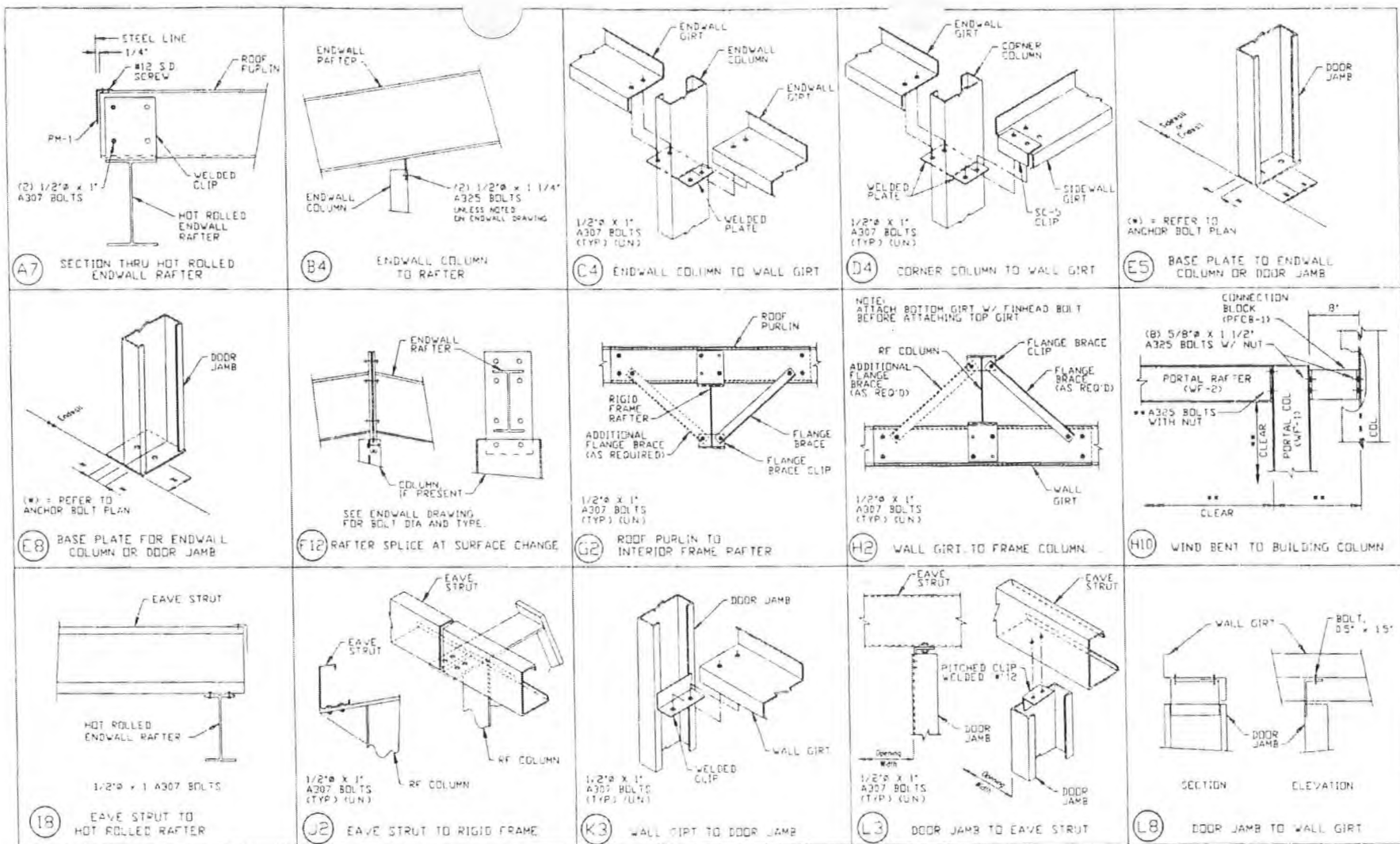
2612 SHIPLE STREET
NORTH LITTLE ROCK, ARK 72114
1-800-643-5515

DESCRIPTION	BACK SIDEWALL
CUSTOMER	RICHARD YOUNGHOOD
LOCATION	LAS VEGAS, NV 89149
HERITAGE JOB #	NVX30593
DRAWING BY	TRG
CHECK BY	JC
DATE	7/5/06
TIME	6:57am
LOADS	SEE COVER
DRAWING	BSW
SCALE	N.T.S.
REV	0



VAR-16113
SUP-16112
10/05/06 PC

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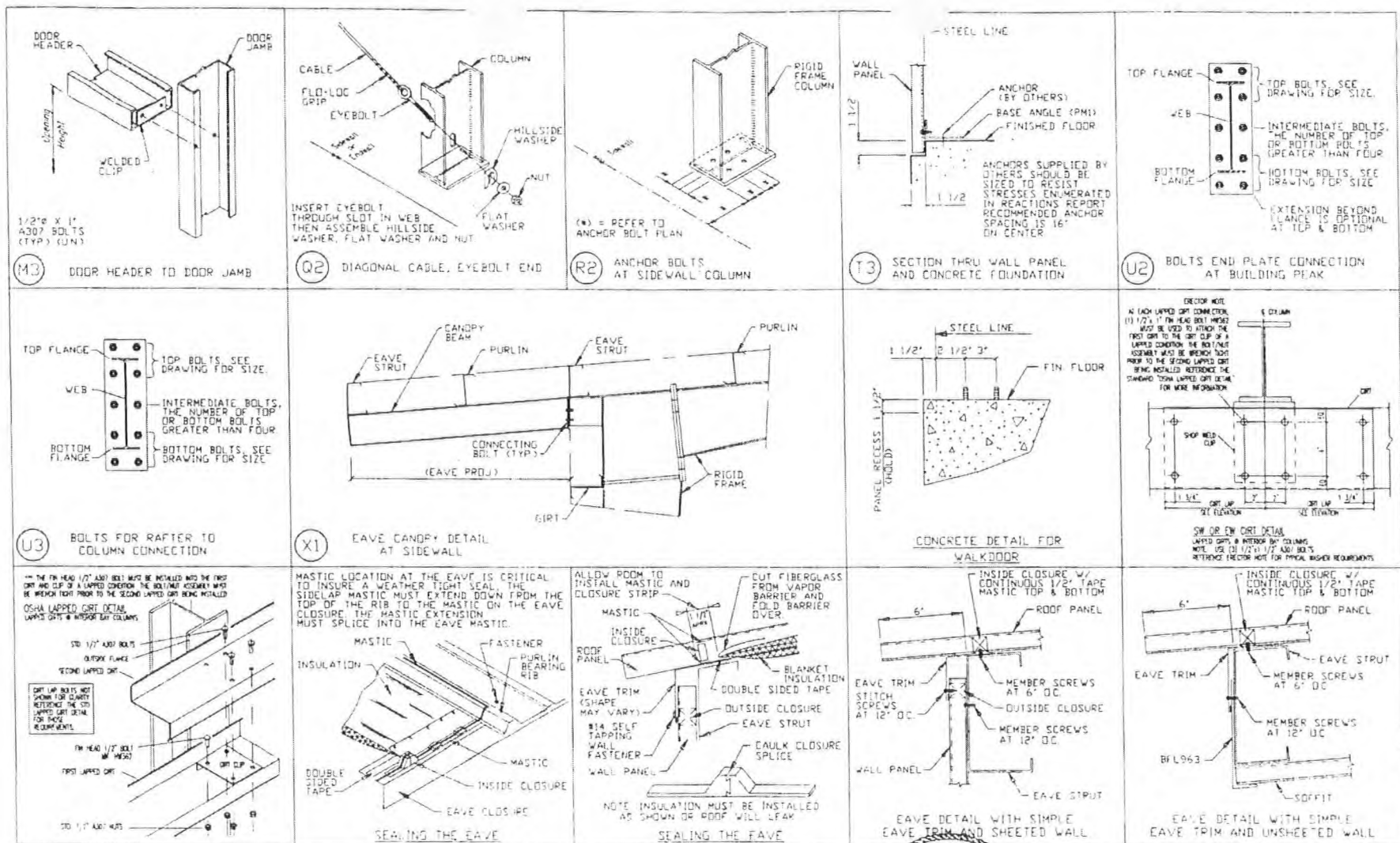


Exp
12/31/06

HERITAGE BUILDING SYSTEMS		DESCRIPTION		DETAIL DRAWINGS	
2612 GRIBBLE STREET		CUSTOMER		RICHARD YOUNGBLOOD	
NORTH LITTLE ROCK, ARK 72114		LOCATION		LAS VEGAS, NV 89149	
1-800-543-5555		HERITAGE JOB #		VX135593	
DRAWING BY		DATE		LOADS	
TPG		7/5/06		SEE COVER	
CHECK BY		TIME		SCALE	
JC		6:57am		N.T.S.	
		DRAWING #		REV #	
		DET1		0	

VAR-16113
SUP-16112
10/05/06 PC

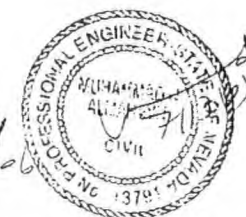
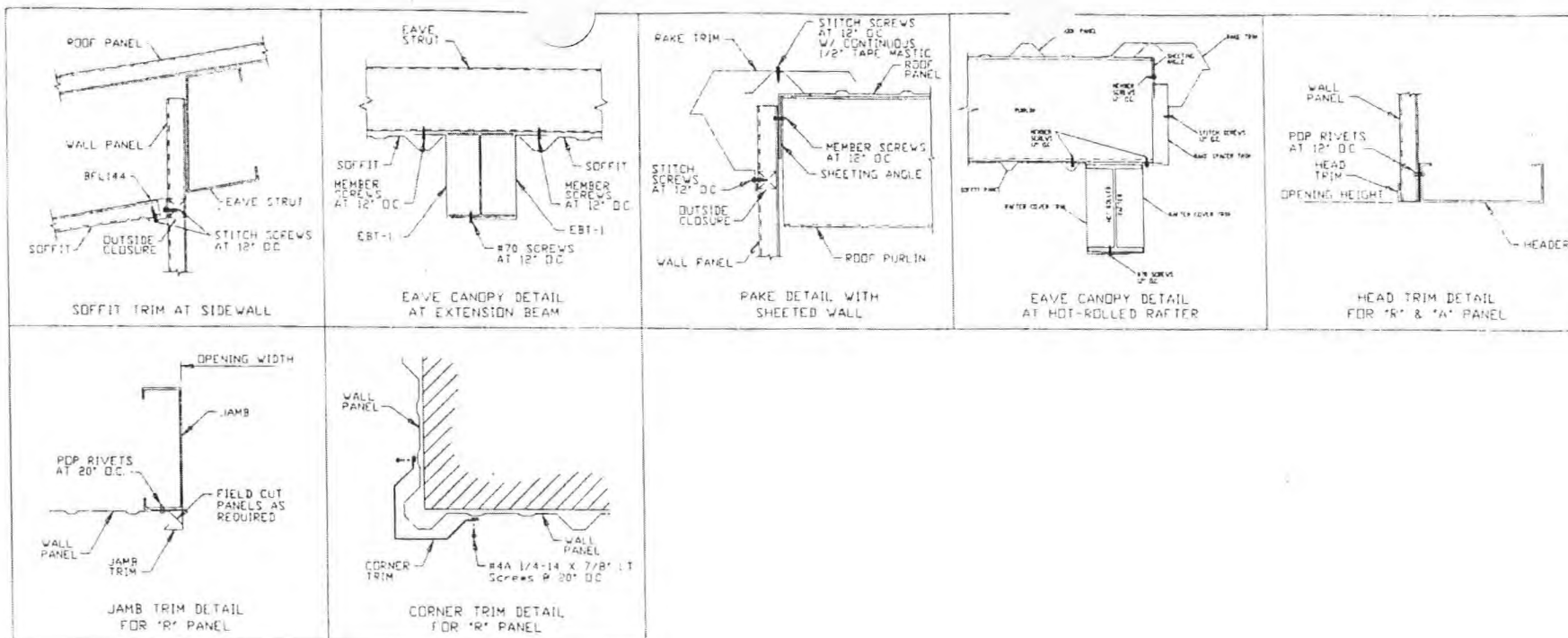
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HERITAGE BUILDING SYSTEMS	
2612 ORRILLE STREET	
NORTH LITTLE ROCK, AR 72114	
1-800-643-5555	
DESCRIPTION	DETAIL DRAWINGS
CUSTOMER	RICHARD YOUNGBLOOD
LOCATION	LAS VEGAS, NV 89149
HERITAGE JOB #	NVX30593
DRAWING BY	TRG
CHECK BY	JC
DATE	1/5/06
TIME	6:57pm
LOADS	SEE COVER
DRAWING #	DET2
SCALE	N.T.S.
REV	0

VAR-16113
SUP-16112
10/05/06 PC

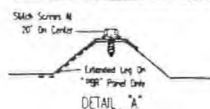
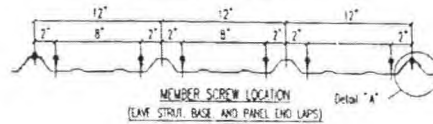
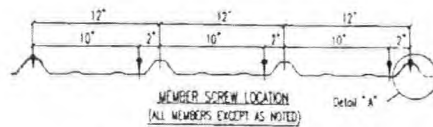
AUG 18 2006



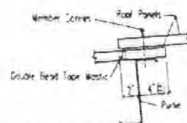
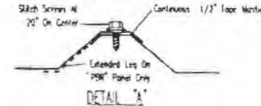
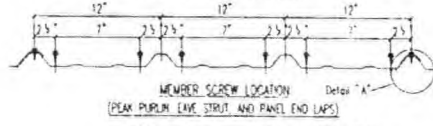
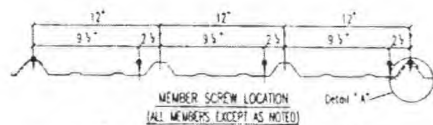
HERITAGE BUILDING SYSTEMS 2612 GRUBBLE STREET NORTH LITTLE ROCK, ARK 72114 1-800-642-5555	DESCRIPTION	DETAIL DRAWINGS		
	CUSTOMER	RICHARD YOUNGBLOOD		
	LOCATION	LAS VEGAS, NV 89149		
	HERITAGE JOB #	NVK30593		
	DRAWING BY	TCG	DATE	7/5/06
CHECK BY	VC	TIME	6:57pm	LOADS
			DRAWING #	DET3
			REV #	0

VAR-16113
SUP-16112
10/05/06 PC

AUG 18 2006



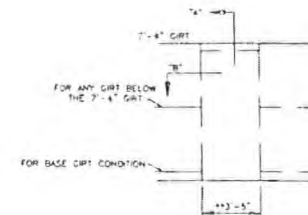
"PBR" PANEL WALL



NOTE!
SCREW PATTERNS SHOWN
SATISFY UL-90
REQUIREMENTS FOR ROOF

SECTION THRU PEAK PURLIN AND PANEL END LAPS

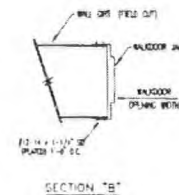
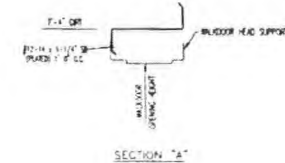
"PBR" AND "R" PANEL ROOF



SECTION NOTE
FIELD CUT GIRTS BELOW 7'-6" TO ATTACH TO THE WALKDOOR JAMBS WITH #12 (14 x 1-1/2") SELF DRILLING SCREWS (2) EACH SIDE AS PER SECTION "B"

**THE 3'-5" DIMENSION INCLUDES THE WALKDOOR OPENING PLUS THE MAXIMUM WIDTH OF THE WALKDOOR FRAME

WALKDOOR DETAIL
3070 WALKDOOR



HERITAGE
BUILDING
SYSTEMS

2612 ORBILE STREET
NORTH LITTLE ROCK, ARN 72114
1-800-643-5555

DESCRIPTION	TRIM DETAILS
CUSTOMER	RICHARD YOUNGBLOOD
LOCATION	LAS VEGAS, NV 89149
HERITAGE JOB #	NVX10593
DRAWING BY	TAG
CHECK BY	JC
DATE	7/5/06
LOANS	REF COVER
SCALE	N.T.S.
REV	0

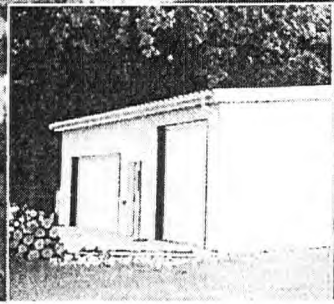
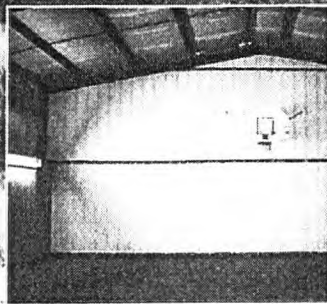
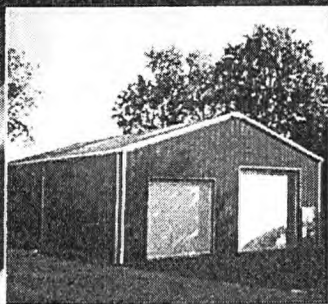
VAR-16113
SUP-16112
10/05/06 PC

AUG 18 2006

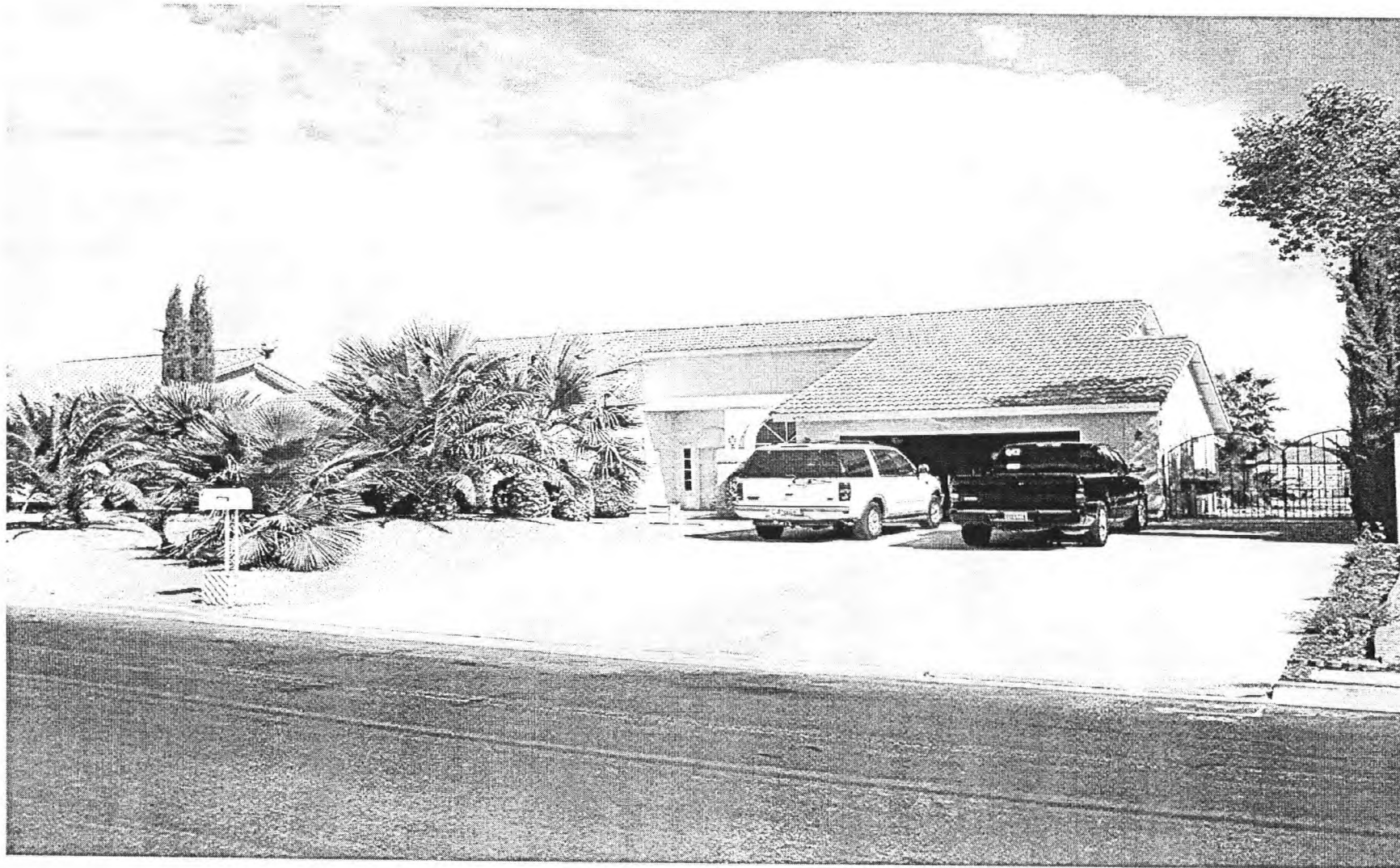
Garages & Shops

VAR-16113
SUP-16112
10/05/06 PC

RECEIVED
AUG 13 2006

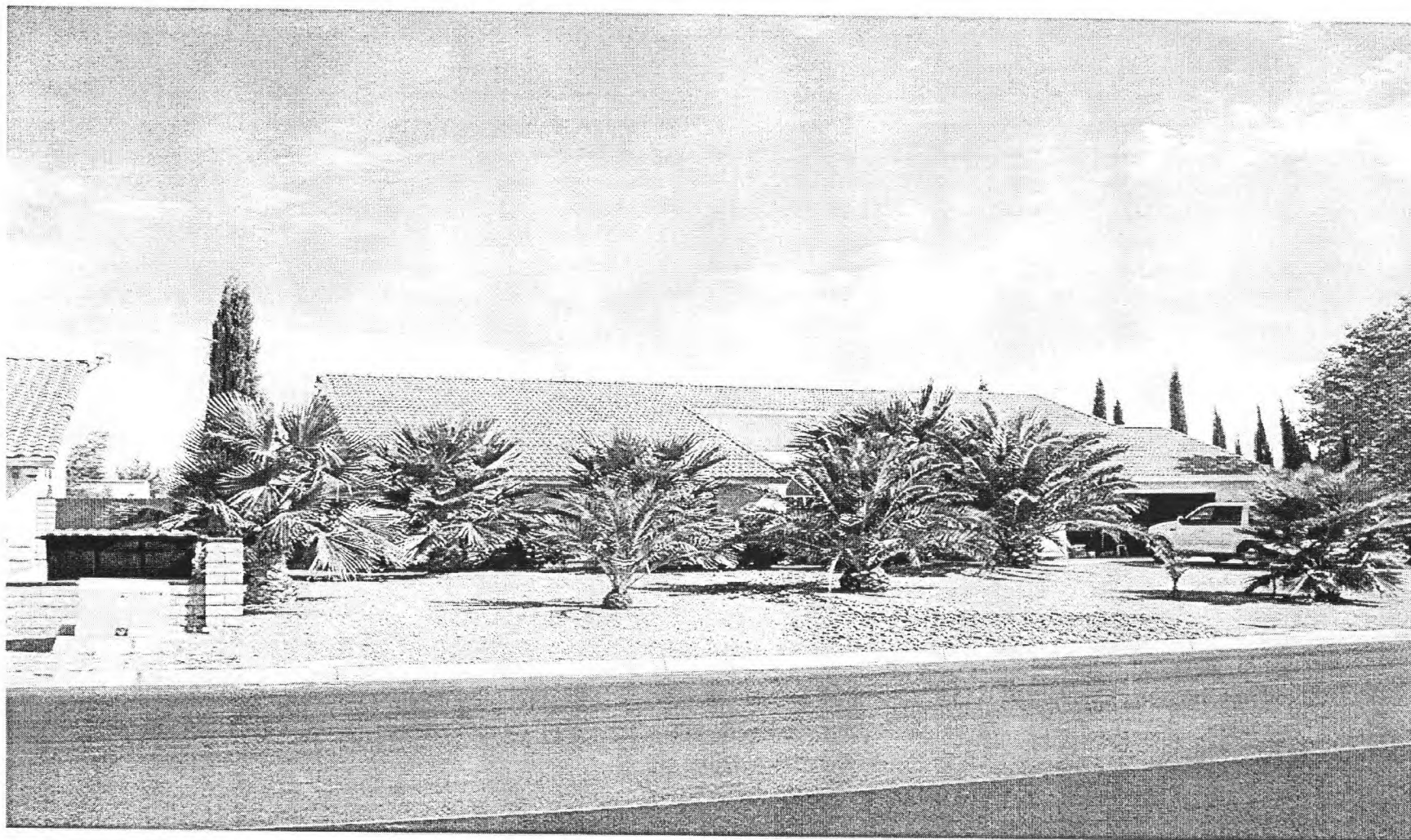


"Thank you for making the purchase and erection of the building so easy. We are ve.



VAR-16113 AND SUP-16112 - APPLICANT/OWNER: RICHARD YOUNGBLOOD
8320 WEST WASHBURN ROAD
OCTOBER 5, 2006 PLANNING COMMISSION

09/01/06



VAR-16113 AND SUP-16112 - APPLICANT/OWNER: RICHARD YOUNGBLOOD
8320 WEST WASHBURN ROAD
OCTOBER 5, 2006 PLANNING COMMISSION

09/01/06

Wednesday, August 16, 2006

To Whom It May Concern:

I am requesting that you grant me a special use permit and variance to erect a 70' x 40' manufactured steel building that will be used as a garage and storage building. It will be painted the same colors as the house and pool house. It will be located at the rear of the property. It will be similar in size to an existing building on my neighbor's property that is kitty corner to the rear of my property. There is also a similar building on another neighbors property a couple of houses down from the above mentioned neighbor. My building will have a roof height that is lower than the above mentioned buildings limiting any view obstruction for my neighbors. The location of the building will be situated such that it will be next to the back yards of each of the surrounding neighbors and not directly next to anyone's home.

The purpose of the building is to eliminate the four 8'x20' steel storage containers that I currently have in that location on my property and to give me additional parking (indoors) for my vehicles. Currently my vehicles sit out on the driveway and in the street and are exposed to the sun all day. I believe that this building will not adversely affect my neighbors and will be consistent with other upgrades that have transpired in the neighborhood.

Thank you for your consideration in this matter.

Sincerely

Richard Youngblood
8320 W. Washburn Road
Las Vegas, Nevada 89149

VAR-16113
SUP-16112
10/05/06 PC

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

To whom it may concern,

I approve of the garage / storage building proposed by Richard Youngblood located at
8320 w. Washburn road. County parcel # 125-33-204-011.

County parcel # 125-33-204-001

8351 w. Fisher ave.

Owner: Brierley, Bill & Eileen Trust

X Bill Brierley

Date: 9/7/06

X _____

Date: _____

ITEM # 35 + 36
CASE # VNC-16113 + SUP 16112
PC MTG 10-5-06

To whom it may concern,

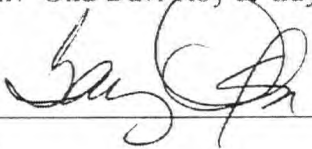
I approve of the garage / storage building proposed by Richard Youngblood located at
8320 w. Washburn road. County parcel # 125-33-204-011.

County parcel # 125-33-204-005

8311 w. Fisher ave.

Owner: Oku Davi Roy & Gay Frances Living Trust

X



Date:

9/11/06

X

Date:

ITEM # 35 + 36

CASE # VAR-16113 + SUP. 16112

PC MTG 10-5-06

A

To whom it may concern,

I approve of the garage / storage building proposed by Richard Youngblood located at
8320 w. Washburn road. County parcel # 125-33-204-011.

County parcel # 125-33-204-013
5211 n. Durango Drive
Owner: Luna, Ralph Jude & Jackie Sue

X Jackie S Luna Date: 9-11-06

X _____ Date: _____

ITEM # 35 + 36
CASE # VAR 16113 + SUP 16112
PC MTG 10-5-06

A

To whom it may concern,

I approve of the garage / storage building proposed by Richard Youngblood located at
8320 w. Washburn road. County parcel # 125-33-204-011.

County parcel # 125-33-204-010
8330 w. Washburn Road
Owner: Martin Family Trust
Martin, Dennis K & Betty J TRS

X *Dennis Kay Martin*

Date: 9-11-06

X _____

Date: _____

ITEM # 35 + 36
CASE # VN2-16113 + Sub 16112
PC MTG 10-5-06

A

To whom it may concern,

I approve of the garage / storage building proposed by Richard Youngblood located at
8320 w. Washburn road. County parcel # 125-33-204-011.

County parcel # 125-33-204-014

5210 n. Lisa Lane

Owner: Sifers, Jeffery

X Jeff Sifers

Date: 9-7-06

ITEM # 35 & 36
CASE # VNR 16113 + SUP 16112
PC MTG 10-5-06

A

To whom it may concern,

I approve of the garage / storage building proposed by Richard Youngblood located at
8320 w. Washburn road. County parcel # 125-33-204-011.

County parcel # 125-33-204-012
5220 n. Lisa Lane
Owner: Prekop Family Trust
Prekop, Paul A JR & Terry TRS

X PAUL A PREKOP Date: 9-7-06

X _____ Date: _____

ITEM # 35 + 36
CASE # JNR-116113 + SUP-116112
PC MTG 10-5-06

A

To whom it may concern,

I approve of the garage / storage building proposed by Richard Youngblood located at
8320 w. Washburn road. County parcel # 125-33-204-011.

County parcel # 125-33-204-008
5230 n. Lisa Lane
Owner: Lukens, Michael G & Sherry C

X M. G. Lukens Date: 7-7-06

X _____ Date: _____

ITEM # 35 + 36
CASE # VN 16113 + SDP-16112
PC MTG 10.5.06

A

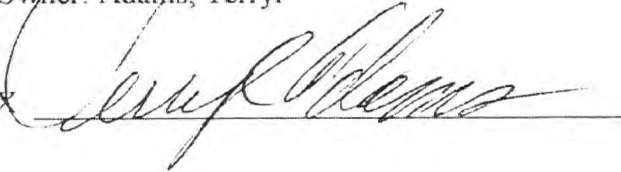
To whom it may concern,

I approve of the garage / storage building proposed by Richard Youngblood located at
8320 w. Washburn road. County parcel # 125-33-204-011.

County parcel # 125-33-204-002

8341 w. Fisher ave.

Owner: Adams, Terryl

X 

Date: 9-7-06

ITEM # 355-1-36
CASE # VAC-116113 + SUP-116112
PC MTG 10-5-06

A

To whom it may concern,

I approve of the garage / storage building proposed by Richard Youngblood located at
8320 w. Washburn road. County parcel # 125-33-204-011.

County parcel # 125-33-204-007

5231 n. Durango Drive

Owner: Christopher, Paul M Living Trust

X

Richard Youngblood

Date:

9-7-06

ITEM # 35 + 36

CASE # VNR-110113 + SUP-16112

PC MTG 10/5/06

A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE

VAR-16144 - PUBLIC HEARING - APPLICANT: T-MOBILE USA, INC. - OWNER: MESQUITE WOOD 3, LLC - Request for a Variance TO ALLOW A 70-FOOT TALL WIRELESS COMMUNICATIONS TOWER 68.2 FEET FROM RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRES 210 FEET on 3.82 acres at 1620 Bracken Avenue (APN 162-02-208-001), C-V (Civic) Zone, Ward 3 (Reese). The Planning Commission (6-0-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

16

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

1

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend DENIAL.

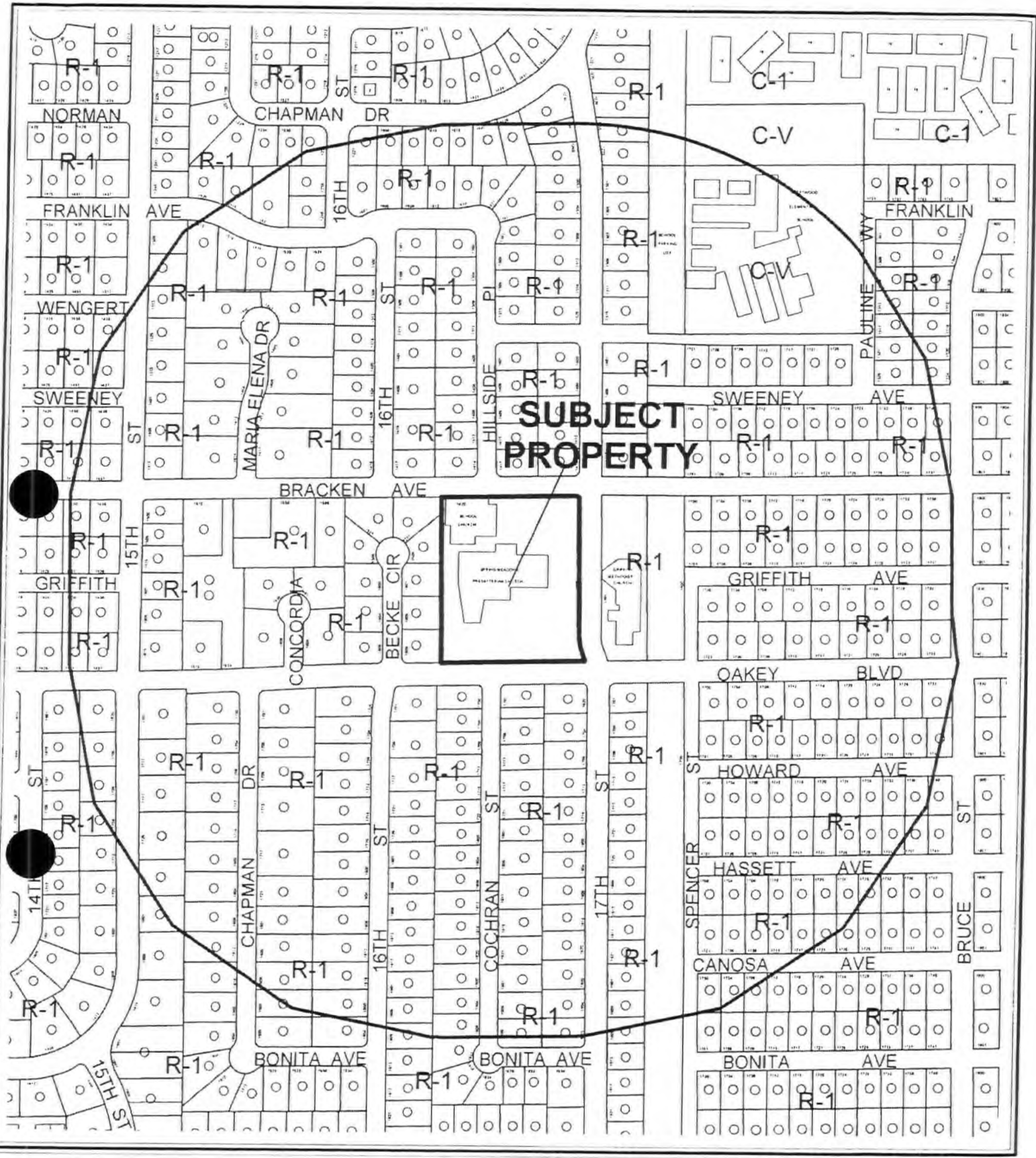
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Abeyance request by Spectrum Surveying and Engineering
6. Submitted after final agenda – Support letter by Jeremy Gregersen and Elizabeth Kadel
7. Backup referenced from the 10-05-06 Planning Commission Meeting Item 43

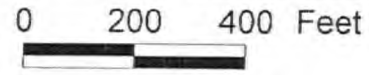
Motion made by GARY REESE to Strike Item 56 [1616 South Las Vegas Boulevard]; WITHDRAW WITHOUT PREJUDICE Item 77 [ARC-13764]; TABLE Item 78 [SUP-13891], Item 79 [SUP-13897] and Item 80 [SDR-13899]; HOLD IN ABEYANCE Item 82 [SUP-15347], Item 98 [ZON-13896], Item 99 [VAR-13900], Item 100 [SUP-13902], Item 101 [SUP-13903], Item 102 [SDR-13904], Item 103 [ZON-15371], Item 104 [VAR-15373] and Item 105 [SDR-15375] to 11/15/2006; Item 64 [EOT-16956], Item 83 [RQR-15420], Item 92 [GPA-16201], Item 93 [ZON-16196], Item 94 [SUP-16198], Item 95 [SUP-16200], Item 96 [SDR-16197], Item 108 [VAR-16144] and Item 109 [SUP-16143] to 12/06/2006

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)



CASE: **VAR-16144**
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



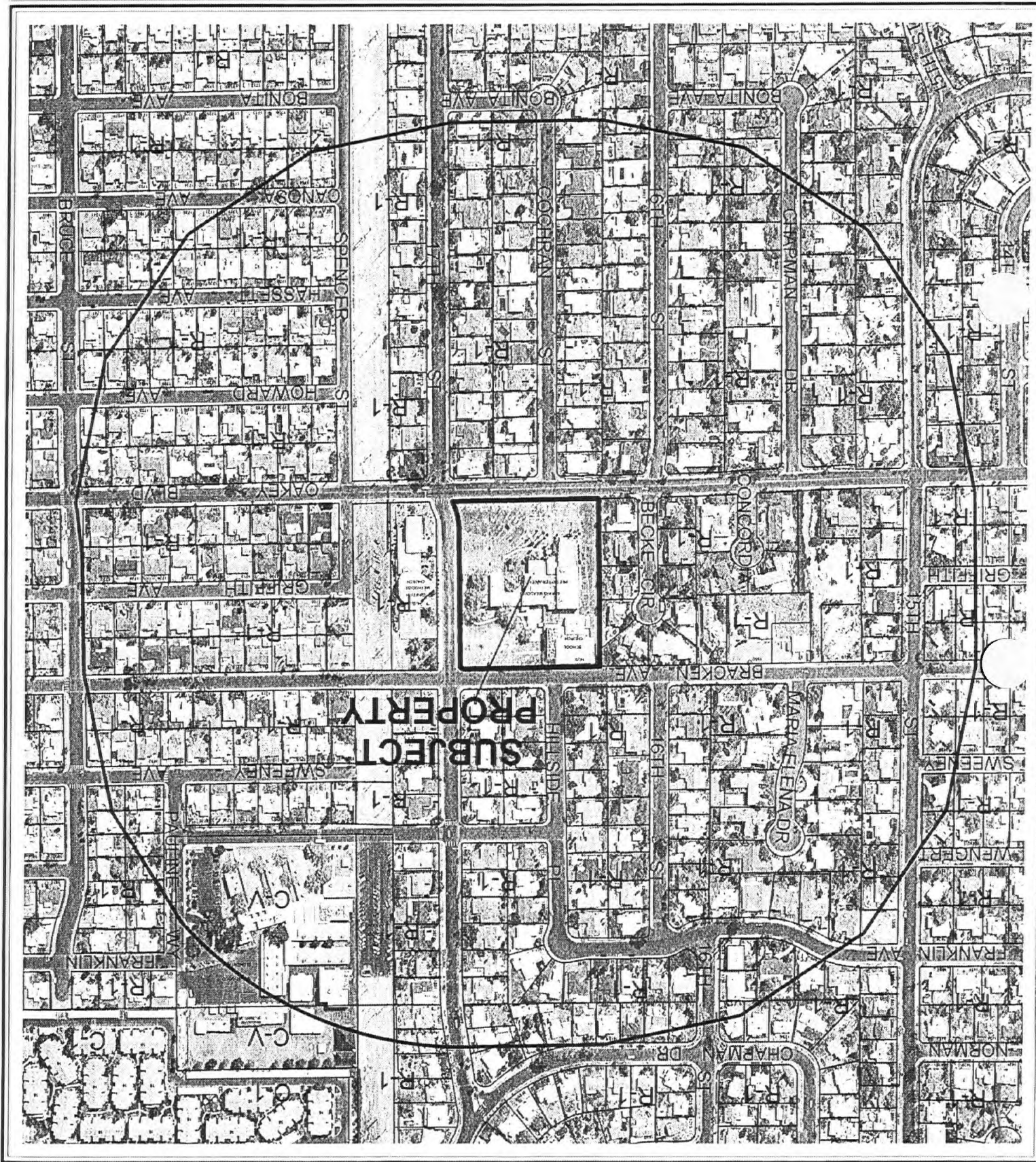


ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

RADIUS: 1000 FT

CASE: VAR-16144

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-16144 - APPLICANT: T-MOBILE USA, INC. -
OWNER: MESQUITE WOOD 3, LLC**

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit SUP-16143 shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow a wireless communications facility, stealth design at a residential adjacency of 68.2-feet from the rear property line where 210-feet is the minimum setback required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
	The Planning Commission recommended denial of companion item SUP-16143 concurrently with this application.
10/05/06	The Planning Commission voted 6-0-1/se to recommend DENIAL (PC Agenda Item #43/ar).
<i>Related Building Permits/Business Licenses</i>	
1958	The church on the site was constructed
<i>Pre-Application Meeting</i>	
08/02/06	Staff explained the requirements for this application
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.82

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	L (Low Density Residential)	C-V (Civic)
North	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
East	Church	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V Civic District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	210 Feet	68.2 Feet	N
Adjacent development matching setback	15 Feet	68.2 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Church/House of Worship	300 Fixed Seats	1 sp/ 4 fixed seats	75 spaces	3 spaces	113 spaces	3 spaces	Y
TOTAL (including handicap)			75	3	113	3 spaces	Y*

*The placement of equipment associated with the cellular tower will result in a reduction in the amount of on-site parking from 116 to 113 spaces, which still is in compliance with the zoning code.

ANALYSIS

The existing church is a permitted use in the C-V zoning district. The cell tower is a permitted use upon either an administrative approval or approval of a Special Use Permit. Because of the adjacent residential development and non-compliance with the residential adjacency standards, this proposed tower location was deemed to be unsuitable for an administrative approval, and the applicant was directed to file a Special Use Permit application and a Variance application related to residential adjacency.

The proposed stealth antenna is located on the southwest portion of the subject C-V zoned parcel. It is a monopalm design at a height of 70 feet to the top of fronds. Title 19.08.060 states that a Wireless Communication Facility, Stealth Design, be separated from residential uses by proximity slope of 3:1. This requires the proposed 70-foot antennae to be located 210 feet from the adjoining R-1 (Single Family Residence) property. The submitted site plan indicates that a setback of 68.2 feet is provided. This use is not compatible with the C-V and R-1 developments in the surrounding area; therefore denial is recommended.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a 70-foot tall wireless communication facility adjacent to single family residences. Alternative site selection would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

PLANNING COMMISSION ACTION

There were six speakers in opposition at the Planning Commission Meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 395 by City Clerk

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

VAR-16144

Case Number: _____ APN: 162-02-208-001

Name of Property Owner: Mesquite Wood 3 LLCName of Applicant: T-Mobile

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.

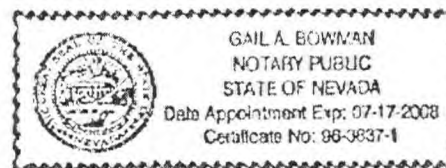
City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Westley IsbittPrint Name: Westley Isbitt

Subscribed and sworn before me

This 27th day of July, 2006Gail A. Bowman
Notary Public in and for said County and State
Clark County, Nevada

OMNIPONT

DBA

T-Mobile

ST LOUIS AND 17TH ST.

VG08660

1620 BRACKEN AVE.

LAS VEGAS, NEVADA 89104

T-Mobile

1620 BRACKEN AVE.

LAS VEGAS, NEVADA

VG08660

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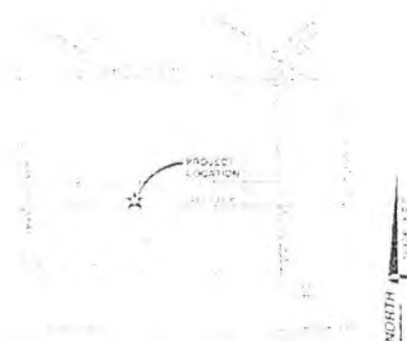
LAS VEGAS, NEVADA

VG08660

PROJECT DESCRIPTION

1. INSTALLATION OF ANTENNA ON EXISTING STRUCTURE AT 1620 BRACKEN AVE. ST. LOUIS AND 17TH ST.
2. INSTALLATION OF ANTENNA ON EXISTING STRUCTURE AT 1620 BRACKEN AVE. ST. LOUIS AND 17TH ST.
3. INSTALLATION OF ANTENNA ON EXISTING STRUCTURE AT 1620 BRACKEN AVE. ST. LOUIS AND 17TH ST.
4. INSTALLATION OF ANTENNA ON EXISTING STRUCTURE AT 1620 BRACKEN AVE. ST. LOUIS AND 17TH ST.
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6. INSTALLATION OF ANTENNA ON EXISTING STRUCTURE AT 1620 BRACKEN AVE. ST. LOUIS AND 17TH ST.
7. INSTALLATION OF ANTENNA ON EXISTING STRUCTURE AT 1620 BRACKEN AVE. ST. LOUIS AND 17TH ST.
8. INSTALLATION OF ANTENNA ON EXISTING STRUCTURE AT 1620 BRACKEN AVE. ST. LOUIS AND 17TH ST.
9. INSTALLATION OF ANTENNA ON EXISTING STRUCTURE AT 1620 BRACKEN AVE. ST. LOUIS AND 17TH ST.
10. INSTALLATION OF ANTENNA ON EXISTING STRUCTURE AT 1620 BRACKEN AVE. ST. LOUIS AND 17TH ST.

PROJECT DESCRIPTION



VICINITY MAP

APPROVALS

APPROVED BY: [Signature]
DATE: [Date]

PROJECT INFORMATION

PROJECT NAME: [Name]
PROJECT NUMBER: [Number]
PROJECT LOCATION: [Location]
PROJECT DATE: [Date]
PROJECT STATUS: [Status]
PROJECT TYPE: [Type]
PROJECT DESCRIPTION: [Description]
PROJECT CONTACT: [Contact]
PROJECT PHONE: [Phone]
PROJECT FAX: [Fax]
PROJECT EMAIL: [Email]
PROJECT WEBSITE: [Website]
PROJECT ADDRESS: [Address]
PROJECT CITY: [City]
PROJECT STATE: [State]
PROJECT ZIP: [Zip]

PROJECT SUMMARY

PROJECT SUMMARY: [Summary]
PROJECT OBJECTIVES: [Objectives]
PROJECT SCOPE: [Scope]
PROJECT BUDGET: [Budget]
PROJECT RISK: [Risk]
PROJECT BENEFITS: [Benefits]
PROJECT CHALLENGES: [Challenges]
PROJECT SOLUTIONS: [Solutions]
PROJECT RESULTS: [Results]
PROJECT LESSONS LEARNED: [Lessons Learned]

CODE COMPLIANCE

CODE COMPLIANCE: [Compliance]
CODE REQUIREMENTS: [Requirements]
CODE STANDARDS: [Standards]
CODE REGULATIONS: [Regulations]
CODE ENFORCEMENT: [Enforcement]
CODE VIOLATIONS: [Violations]
CODE CORRECTIONS: [Corrections]
CODE MONITORING: [Monitoring]
CODE REPORTING: [Reporting]
CODE AUDITING: [Auditing]

PROJECT TEAM

PROJECT TEAM: [Team]
PROJECT LEADER: [Leader]
PROJECT MANAGER: [Manager]
PROJECT COORDINATOR: [Coordinator]
PROJECT ENGINEER: [Engineer]
PROJECT DESIGNER: [Designer]
PROJECT ARCHITECT: [Architect]
PROJECT CONSULTANT: [Consultant]
PROJECT ADVISOR: [Advisor]
PROJECT REVIEWER: [Reviewer]
PROJECT APPROVER: [Approver]

SHEET DESCRIPTION

SHEET DESCRIPTION: [Description]
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SHEET TRACKING: [Tracking]

REV

REV: [Revision]
REV NUMBER: [Number]
REV DATE: [Date]
REV DESCRIPTION: [Description]
REV APPROVED BY: [Approved By]
REV APPROVED DATE: [Approved Date]

SPECTRUM

1620 BRACKEN AVE.
LAS VEGAS, NEVADA 89104
VG08660

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1620 BRACKEN AVE.
LAS VEGAS, NEVADA 89104
VG08660

VAR-16144
10/05/06 PC

VAR-16144
10/05/06 PC

COMMERCIAL
T-Mobile
WIRELESS COMMUNICATIONS
1-800-950-5555

WIRELESS COMMUNICATIONS
SOLUTIONS
AND
SERVICES
FOR
BUSINESS
AND
GOVERNMENT

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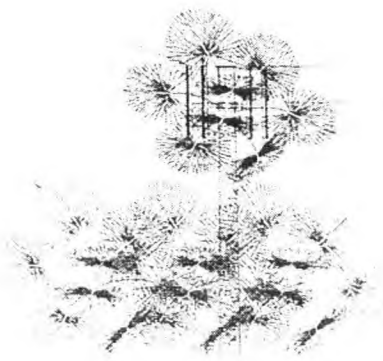
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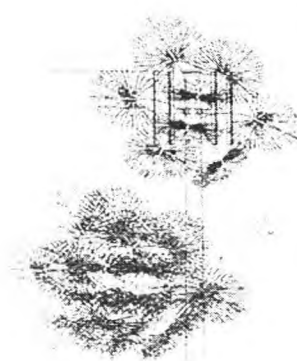
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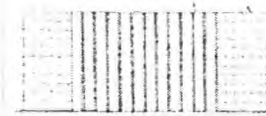


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SOUTH ELEVATION

EAST ELEVATION

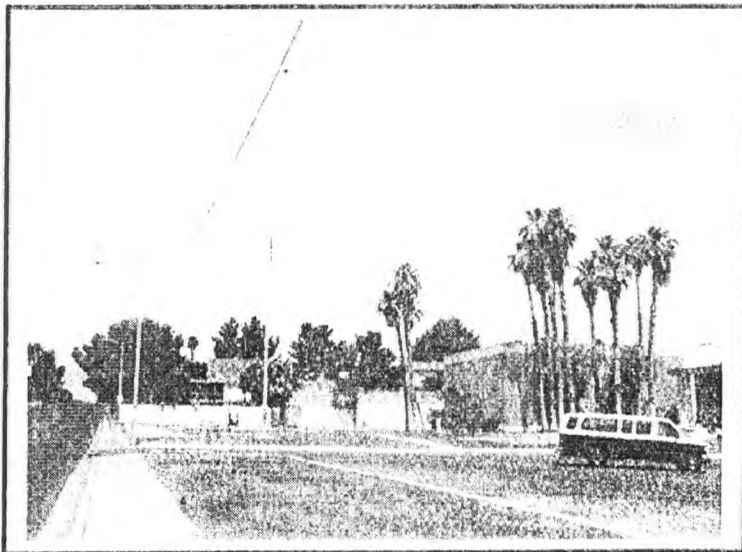
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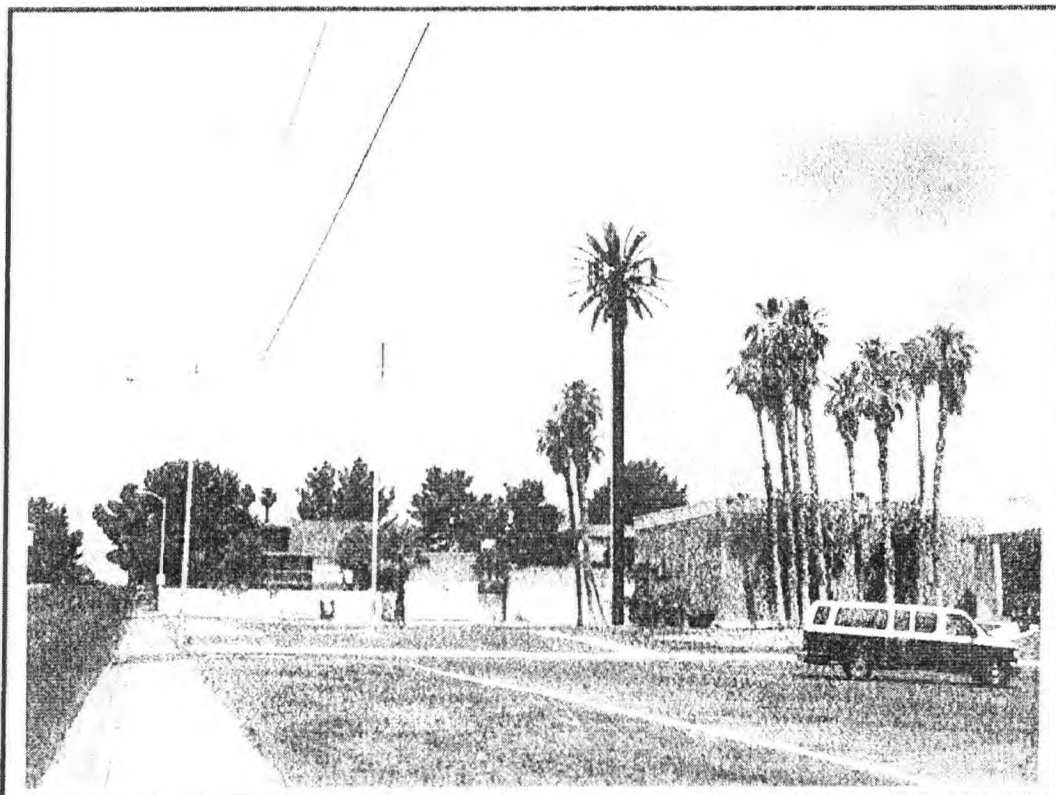
VAR-16144
10/05/06 PC

T-Mobile
Job Site ID: VG08660 St. Louis & 17th
Wireless Site Photo Simulation

Existing View Looking West



Proposed View Looking Southwest



VAR-16144
10/05/06 PC

10/05/06



351 W. Charleston Blvd., Suite 120
Las Vegas, NV 89117
Phone: 702 367 7705
Fax: 702 367 8733

August 1, 2006

City of Las Vegas
Development Services
Planning Division
731 South Fourth Street
Las Vegas, NV 89101



**Reference: Justification for a Special Use Permit / Variance
T-Mobile Site VG08660 St. Louis & 17th
1600 East Oakey
APN 162-02-208-001**

Spectrum Surveying & Engineering, on behalf of T-Mobile USA Inc., requests the approval of a Special Use Permit and a Variance for a proposed Wireless Communication Facility (Monopalm) the location does not meet the required residential setbacks. The proposed site location is at 1600 E. Oakey (also known as 1620 Bracken Avenue), Las Vegas, Nevada 89104; parcel number 162-02-208-001. This geographic location was selected by T-Mobile USA Inc. as a desirable location to work within their existing network of antennas and towers. T-Mobile USA Inc. proposes to construct an 80' monopalm and an 18'x20' equipment lease area enclosed by a decorative block wall enclosure. The subject parcel is the Iglesia Bautista la Gran Commission and is zoned Civic District (C-V).

T-Mobile USA Inc. has chosen to locate the proposed monopalm within a cluster of existing live palm trees at the front of the property to blend in with the existing landscape of the property and neighborhood. By placing a tower on this parcel and within this area, it will provide the necessary cellular coverage in this "dead" pocket. Without the tower in this location, T-Mobile's customers will continue to suffer with poor coverage.

The proposed antennas are required to provide adequate coverage to customers using wireless services in the area. Businesses, governments, emergency services and the general public are all users of cellular technology. The installation of this facility will enhance service coverage and reliability for users in the City of Las Vegas. The Federal Communications Commission determined the wireless system serves the national interest and directly and indirectly benefits all members of the public.

The approval of the Use Permit and Variance is consistent with the zoning code and requests upon waiver for setbacks to residential property. In addition the Use Permit will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood, or injurious to property, resources, or improvements in the vicinity, nor will create any additional impact to the traffic system in the area.

Sincerely,
Spectrum Surveying & Engineering

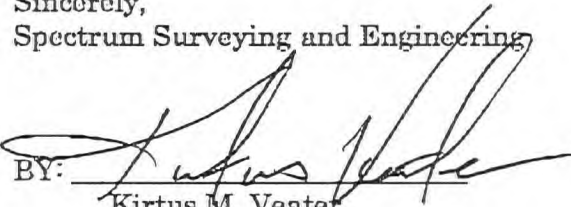

Tiffany Chimaroke
Project Manager

**VAR-16144
10/05/06 PC**

RECEIVED
CITY CLERK7351 W. Charleston Blvd., Suite 120
Las Vegas, NV 89117
Phone: 702.367.7705
Fax: 702.367.8733

2006 OCT 24 A 9:07

October 23, 2006

City Clerk
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101Re: SUP 16143 / VAR 16144
VG08660 St. Louis & 17th / T-Mobile
1620 Bracken Avenue (APN 162-02-208-001)
City Council Hearing Date: November 1, 2006Spectrum Surveying and Engineering on behalf of the applicant T-Mobile USA,
request that SUP 16143 / VAR 16144 being heard at the City Council Meeting on
November 1, 2006 be HELD in Abeyance for thirty days.Should you have any additional question or concerns please do not hesitate to call
me at 702.367.7705, ext 223Sincerely,
Spectrum Surveying and EngineeringBY: Kirtus M. Veater
Project Coordinator
kveater@spectrumsc.com

Jeremy Gregersen
Elizabeth Kadel
1308 S. 17th Street
Las Vegas, NV 89104

RECEIVED
CITY CLERK

2006 OCT 25 A 11: 24

October 21, 2006

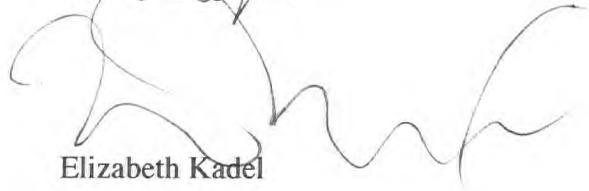
City Clerk
Barbara Jo Ronemus
1st Floor
City Hall
400 Stewart Ave.
Las Vegas, NV 89101

Dear Ms. Ronemus,

We are writing in response to the Notice of Public hearing we received in the mail today. The notice is in regard to VAR-16144, T-Mobile's request for a variance to allow for a wireless communications tower to be erected in our neighborhood. We are pleased to write you to express our approval of the listed variance, and hope that our approval of the project will have some sway with the public hearing, although we are unable to attend. Again, please note our approval of the project listed.

Thanks in advance for your consideration and all your hard work,


Jeremy Gregersen


Elizabeth Kadel

Support

Confirmed after final agency
Date 10/25/06 Item #108

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

September 27, 2006

To: The Planning Commission
731 South Fourth Street
Las Vegas, Nevada 89101-2986

From: Mrs. Dorphine Howard
1728 Griffith Avenue
Las Vegas, Nevada 89104-3639

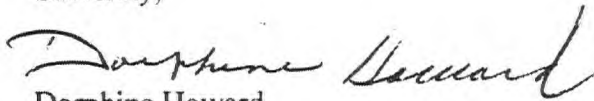
Subject: Opposed SUP-16143 AND VAR-16144

Please be advised that I opposed the SUP-16143 AND VAR-16144.

I reside at 1728 Griffith Avenue, the Communication Facility and the 70th Foot Tower will decreased my property value and cause a eye sore In the community.

Please do not approved VAR- 16144 and SUP-16143, or any other Requested Permit from other Companies.

Sincerely,


Dorphine Howard

SEP 29 2006

ITEM # 43 & 44
CASE # VAR-16144, SUP 16143
PC MTG 10506

f

Cynthia Mota -
951-2313 office (7-41)
610-0382 cell
657-2034 home

September 29, 2006

As neighbors of the proposed location for the VAR-16144 and SUP-16143 by applicant, T-Mobile USA, Inc. and property owner, Mesquite Wood 3, LLC, for the construction of a wireless communication facility at 1620 Bracken Ave. (S ½ of NW ¼ of Section 02, Township 21 South, Range 61 East, M.D.M.) we, the undersigned, as property owners and registered voters, are filing an objection and petition for denial of this request.

Name	Address	Signature
------	---------	-----------

Ed Glick	1800 Cochran	
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CLIFFORD LEE	1720 COCHRAN	
--------------	--------------	--

DUP (Javier Mota Vazquez, 1801 Cochran Javier Mota

Cynthia Mota	1801 Cochran St.	Cynthia Mota
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Kim Reeves	1717 Cochran	
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Marjorie Q. Frank	1721 Cochran	Marjorie Q. Frank
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Shelly Herrera-White	1624 Bonita Ave	Shelly Herrera-White
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Carlos Rincon Mautner	1701 Cochran St.	Carlos Rincon Mautner
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ITEM # 43 & 44
CASE # VAR 16144 & SUP 16143
PC MTG 10.5.06

7P

R

September 29, 2006

As neighbors of the proposed location for the VAR-16144 and SUP-16143 by applicant, T-Mobile USA, Inc. and property owner, Mesquite Wood 3, LLC, for the construction of a wireless communication facility at 1620 Bracken Ave. (S ½ of NW ¼ of Section 02, Township 21 South, Range 61 East, M.D.M.) we, the undersigned, as property owners and registered voters, are filing an objection and petition for denial of this request.

Name	Address	Signature
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Disc (Tina) Soskin 1820 Cochran St Tina Soskin
Patricia Soskin 1820 Cochran St Patricia Soskin
Randall Compton 1816 Cochran St Randall Compton

ITEM # 43 + 44
CASE # VAR 16144 + SUP 16143
PC MTG 10-5-06

2P

To the Planning Commission
Douglas J Ranking

Re: Sup-16143
Var-16144

From Jean Ott
Louis Hart
1601 Becke Cr.
Las Vegas NV 89104

Please note and consider our objection to the purposed 70 ft tower to be constructed in our residential community. Kindly advise us what we can do to halt this obstruction from being placed adjacent to our property.

Las night 11 /05 / 06 we attended the city council meeting waiting for hours for a hearing when we had to leave, I was told we could fax a message that would be placed in the file representing our strong disapproval.

Thank you for your consideration.
Jean Ott
Louis Hart

702-450-3288
702-371-3288 cell

To the Planning Commission
Douglas J Ranking

Re; Sup-16143
Var-16144

Cordelia Akalaonu
Henry Akalaonu
1605 Becke Cr.
Las Vegas NV 89104

Please note and consider our objection to the purposed 70 ft tower to be constructed in our residential community. Kindly advise us what we can do to halt this obstruction from being placed adjacent to our property.

Please record this message representing our strong disapproval.

Thank you for your consideration.
Sincerely
Henry & Cordelia Akalaonu

702-366-9887

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT RELATED TO VAR-16144

SUP-16143 - PUBLIC HEARING - APPLICANT: T-MOBILE USA, INC. - OWNER: MESQUITE WOOD 3, LLC - Request for a Special Use Permit FOR A WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN on 3.82 acres at 1620 Bracken Avenue (APN 162-02-208-001), C-V (Civic) Zone, Ward 3 (Reese). The Planning Commission (6-0-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

16

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend DENIAL.

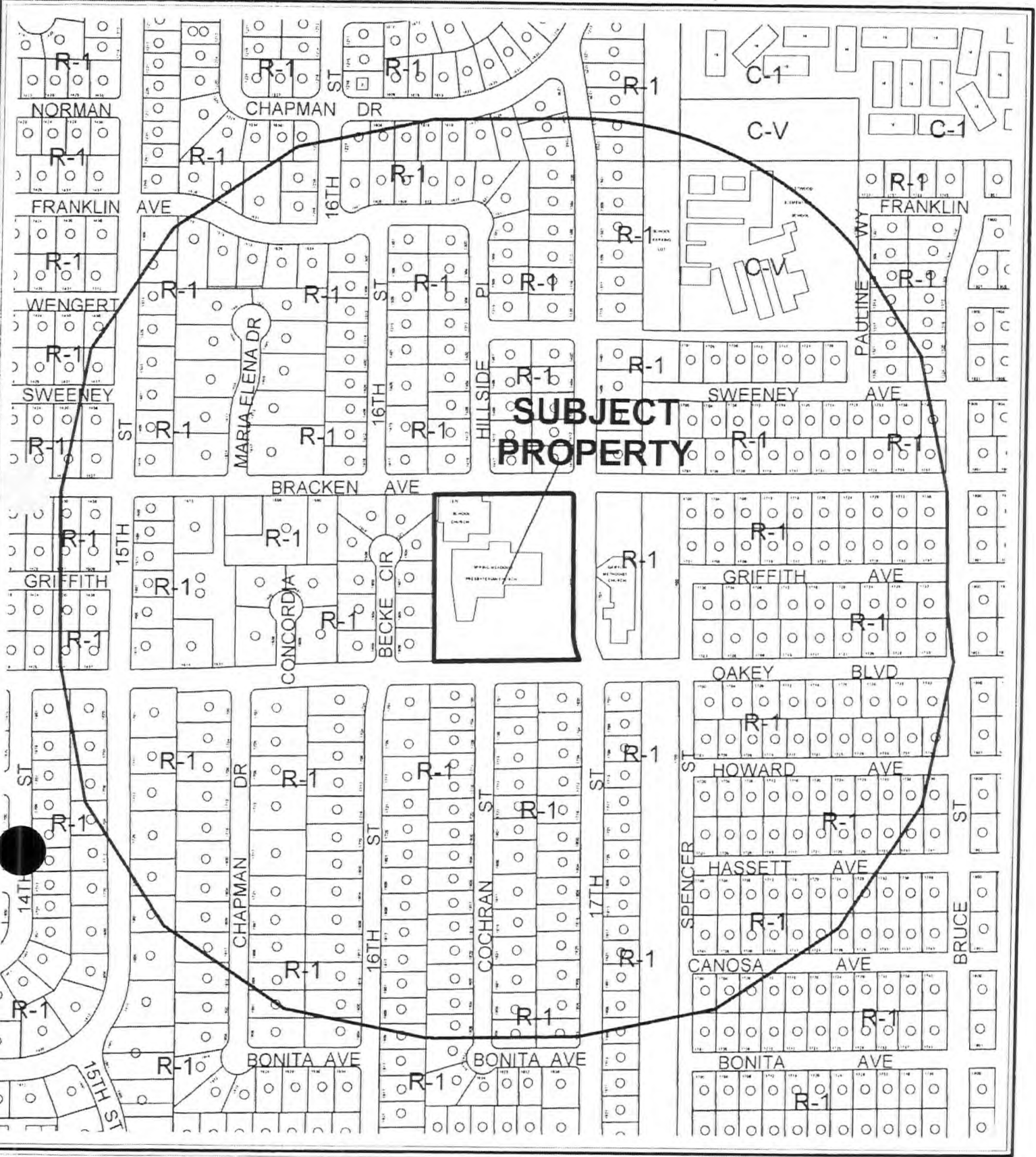
BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Abeyance request by Spectrum Surveying and Engineering
6. Backup referenced from the 10-05-06 Planning Commission Meeting Item 44

Motion made by GARY REESE to Strike Item 56 [1616 South Las Vegas Boulevard]; WITHDRAW WITHOUT PREJUDICE Item 77 [ARC-13764]; TABLE Item 78 [SUP-13891], Item 79 [SUP-13897] and Item 80 [SDR-13899]; HOLD IN ABEYANCE Item 82 [SUP-15347], Item 98 [ZON-13896], Item 99 [VAR-13900], Item 100 [SUP-13902], Item 101 [SUP-13903], Item 102 [SDR-13904], Item 103 [ZON-15371], Item 104 [VAR-15373] and Item 105 [SDR-15375] to 11/15/2006; Item 64 [EOT-16956], Item 83 [RQR-15420], Item 92 [GPA-16201], Item 93 [ZON-16196], Item 94 [SUP-16198], Item 95 [SUP-16200], Item 96 [SDR-16197], Item 108 [VAR-16144] and Item 109 [SUP-16143] to 12/06/2006

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

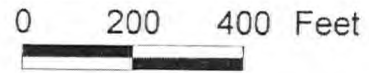
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)



CASE: SUP-16143

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-16143 - APPLICANT: T-MOBILE USA, INC. - OWNER:
MESQUITE WOOD 3, LLC**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a Wireless Communication Facility, Stealth Design use.
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. The communications monopole and its associated equipment and facility 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 communications monopole and its associated equipment and facility.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a wireless communications facility, stealth design at a residential adjacency of 68.2-feet from the rear property line where 210-feet is the minimum setback required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/05/06	The Planning Commission recommended denial of companion item VAR-16144 concurrently with this application.
	The Planning Commission voted 6-0-1/se to recommend DENIAL (PC Agenda Item #44/ar).
<i>Related Building Permits/Business Licenses</i>	
1958	The church on the site was constructed
<i>Pre-Application Meeting</i>	
08/02/06	Staff explained the requirements for this application
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.82

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	L (Low Density Residential)	C-V (Civic)
North	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
East	Church	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V Civic District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	210 Feet	68.2 Feet	N
Adjacent development matching setback	15 Feet	68.2 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Church/House of Worship	300 Fixed Seats	1 sp/ 4 fixed seats	75 spaces	3 spaces	113 spaces	3 spaces	Y
TOTAL (including handicap)			75	3	113	3 spaces	Y*

*The placement of equipment associated with the cellular tower will result in a reduction in the amount of on-site parking from 116 to 113 spaces, which still is in compliance with the zoning code.

ANALYSIS

The existing church is a permitted use in the C-V zoning district. The cell tower is a permitted use upon either an administrative approval or approval of a Special Use Permit. Because of the adjacent residential development and non-compliance with the residential adjacency standards, this proposed tower location was deemed to be unsuitable for an administrative approval, and the applicant was directed to file a Special Use Permit application and a Variance application related to residential adjacency.

The proposed stealth antenna is located on the southwest portion of the subject C-V zoned parcel. It is a monopalm design at a height of 70 feet to the top of fronds. Title 19.08.060 states that a Wireless Communication Facility, Stealth Design, be separated from residential uses by proximity slope of 3:1. This requires the proposed 70-foot antennae to be located 210 feet from the adjoining R-1 (Single Family Residence) property. The submitted site plan indicates that a setback of 68.2 feet is provided. This use is not compatible with the C-V and R-1 developments in the surrounding area; therefore denial is recommended.

FINDINGS

The following findings must be made for a Special Use Permit:

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."
2. "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."
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."

In regard to "1":

The proposed 70 foot tower would not be compatible with the adjacent mature residential development.

In regard to "2":

The site is developed with a church and is not suitable for the placement of a cellular communication facility.

In regard to “3”:

This requirement is not applicable because the wireless communication tower will not attract additional traffic to the site.

In regard to “4”:

The proposed use will not compromise the public health, safety, and welfare because the use will be constructed in compliance with applicable building codes.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 395 by City Clerk

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SUP-16143

Case Number: _____ APN: 162-02-208-001

Name of Property Owner: Mesquite Wood 3 LLC

Name of Applicant: T-Mobile

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: _____

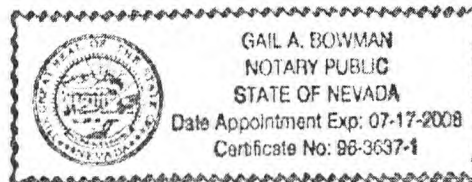
Signature of Property Owner: Wesley Isbitt

Print Name: Wesley Isbitt

Subscribed and sworn before me

This 27th day of July, 2006
Gail A. Bowman

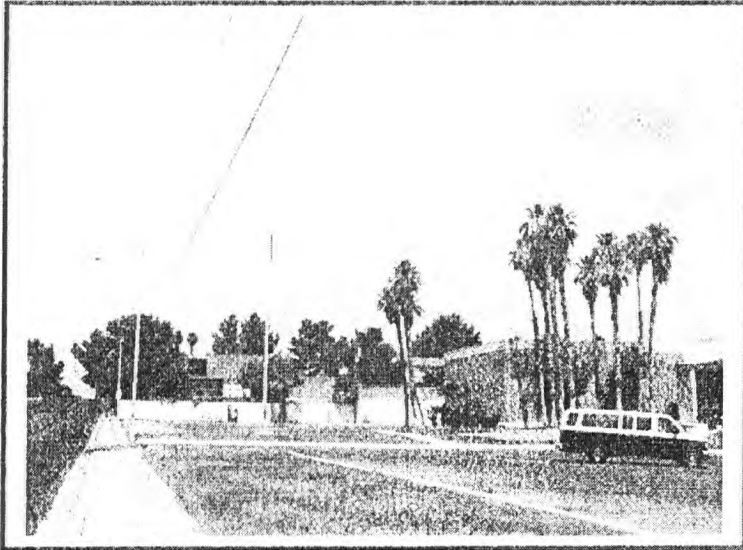
Notary Public in and for said County and State
Clark County, Nevada



SUP-16143
10/05/06 PC

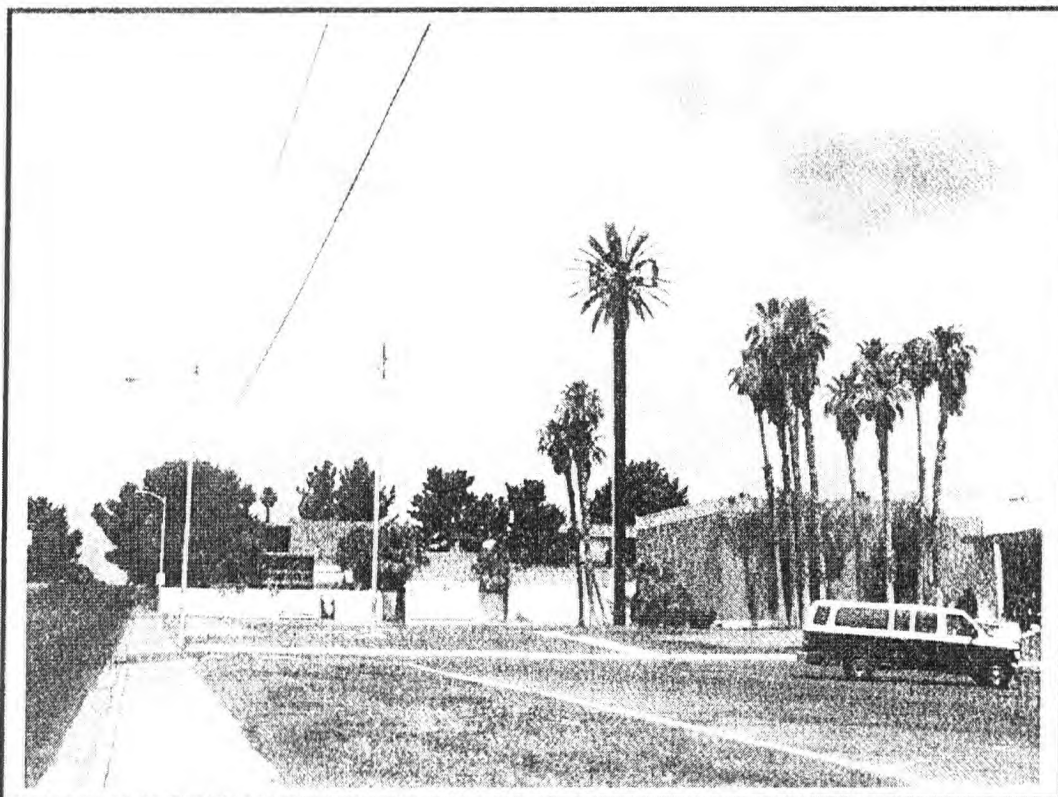
T-Mobile
Job Site ID: VG08660 St. Louis & 17th
Wireless Site Photo Simulation

Existing View Looking West



SUP-16143
10/05/06 PC

Proposed View Looking Southwest



AUG 10 2006



7351 W. Charleston Blvd., Suite 120
Las Vegas, NV 89117
Phone: 702.367.7705
Fax: 702.367.8733

August 17, 2006

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101-6706

Reference: VG08660 St. Louis & Seventeenth / T-Mobile
1620 Bracken Avenue
APN 162-02-208-001
Parking Analysis for the Special Use Permit Application
Proposed Wireless Communication Monopalm

Parking Analysis

Required Parking for Church/House of Worship

One Space for each four fixed seats or one space for each 100 sq ft of non-fixed seating area in gathering room, whichever is greater.

300 Fixed Seats, 1 Space per four seats	=	75 Required
Total number of existing parking	=	116 Existing
73 existing parking spaces in the front area		
43 including 5 Handicap spaces behind main building		
T-mobile to use 3 of the existing parking spaces	-	3 (Removed)

Total Parking Required = 75
Total Parking Provided = 113

SUP-16143
10/05/06 PC



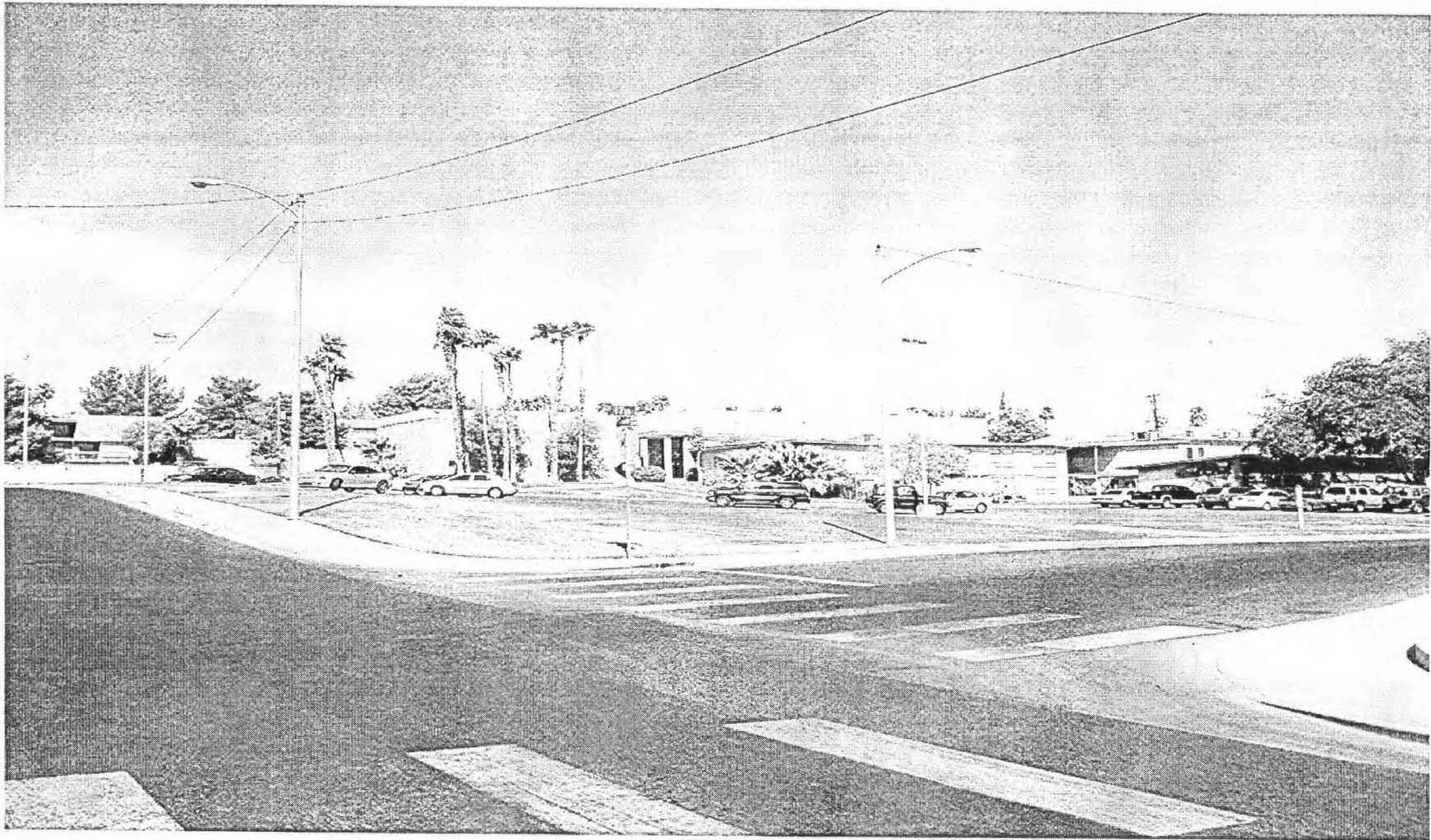
VAR-16144 AND SUP-16143 - APPLICANT: T-MOBILE USA, INC. - OWNER: MESQUITE WOOD 3, LLC
1620 BRACKEN AVENUE
OCTOBER 5, 2006 PLANNING COMMISSION

08/30/06



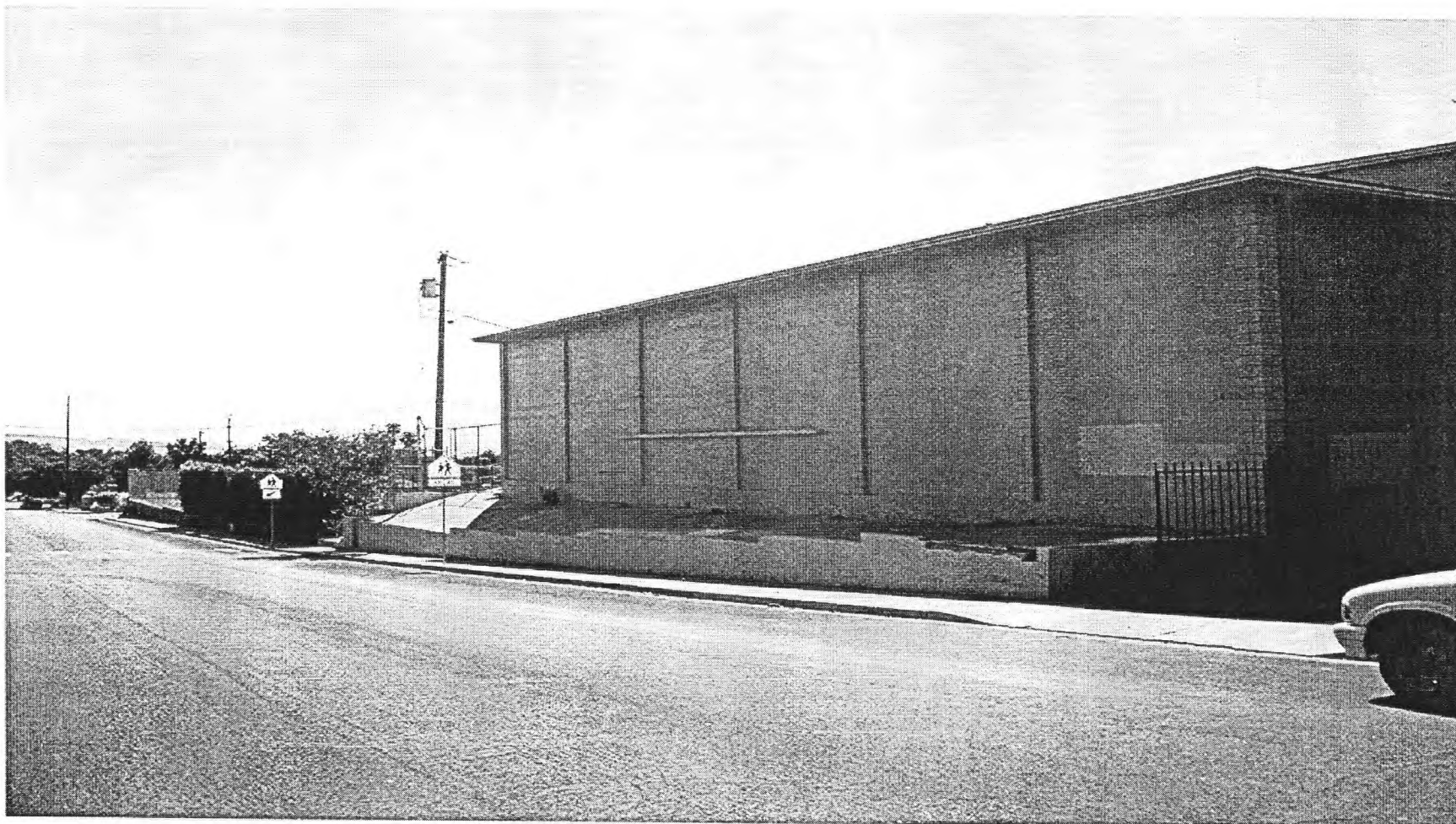
VAR-16144 AND SUP-16143 - APPLICANT: T-MOBILE USA, INC. - OWNER: MESQUITE WOOD 3, LLC
1620 BRACKEN AVENUE
OCTOBER 5, 2006 PLANNING COMMISSION

08/30/06



VAR-16144 AND SUP-16143 - APPLICANT: T-MOBILE USA, INC. - OWNER: MESQUITE WOOD 3, LLC
1620 BRACKEN AVENUE
OCTOBER 5, 2006 PLANNING COMMISSION

08/30/06



VAR-16144 AND SUP-16143 - APPLICANT: T-MOBILE USA, INC. - OWNER: MESQUITE WOOD 3, LLC
1620 BRACKEN AVENUE
OCTOBER 5, 2006 PLANNING COMMISSION

08/30/06



351 W. Charleston Blvd., Suite 120
Las Vegas, NV 89117
Phone: 702.367.7705
Fax: 702.367.8733

August 1, 2006

City of Las Vegas
Development Services
Planning Division
731 South Fourth Street
Las Vegas, NV 89101

Reference: Justification for a Special Use Permit / Variance
T-Mobile Site VG08660 St. Louis & 17th
1600 East Oakey
APN 162-02-208-001

Spectrum Surveying & Engineering, on behalf of T-Mobile USA Inc., requests the approval of a Special Use Permit and a Variance for a proposed Wireless Communication Facility (Monopalm) the location does not meet the required residential setbacks. The proposed site location is at 1600 E. Oakey (also known as 1620 Bracken Avenue), Las Vegas, Nevada 89104, parcel number 162-02-208-001. This geographic location was selected by T-Mobile USA Inc. as a desirable location to work within their existing network of antennas and towers. T-Mobile USA Inc. proposes to construct an 80' monopalm and an 18'x20' equipment lease area enclosed by a decorative block wall enclosure. The subject parcel is the Iglesia Bautista la Gran Commission and is zoned Civic District (C-V).

T-Mobile USA Inc. has chosen to locate the proposed monopalm within a cluster of existing live palm trees at the front of the property to blend in with the existing landscape of the property and neighborhood. By placing a tower on this parcel and within this area, it will provide the necessary cellular coverage in this "dead" pocket. Without the tower in this location, T-Mobile's customers will continue to suffer with poor coverage.

The proposed antennas are required to provide adequate coverage to customers using wireless services in the area. Businesses, governments, emergency services and the general public are all users of cellular technology. The installation of this facility will enhance service coverage and reliability for users in the City of Las Vegas. The Federal Communications Commission determined the wireless system serves the national interest and directly and indirectly benefits all members of the public.

The approval of the Use Permit and Variance is consistent with the zoning code and requests upon waiver for setbacks to residential property. In addition the Use Permit will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood, or injurious to property, resources, or improvements in the vicinity, nor will create any additional impact to the traffic system in the area.

Sincerely,
Spectrum Surveying & Engineering

A handwritten signature in black ink, appearing to read 'Tiffany Chimaroke'.

Tiffany Chimaroke
Project Manager

SUP-16143
10/05/06 PC

RECEIVED
CITY CLERK7351 W. Charleston Blvd., Suite 120
Las Vegas, NV 89117
Phone: 702.367.7705
Fax: 702.367.8733

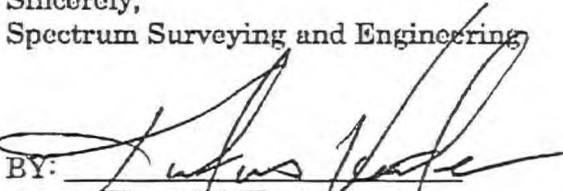
2006 OCT 24 A 9:07

October 23, 2006

City Clerk
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101Re: SUP 16143 / VAR 16144
VG08660 St. Louis & 17th / T-Mobile
1620 Bracken Avenue (APN 162-02-208-001)
City Council Hearing Date: November 1, 2006

Spectrum Surveying and Engineering on behalf of the applicant T-Mobile USA, request that SUP 16143 / VAR 16144 being heard at the City Council Meeting on November 1, 2006 be HELD in Abeyance for thirty days.

Should you have any additional question or concerns please do not hesitate to call me at 702.367.7705, ext 223

Sincerely,
Spectrum Surveying and EngineeringBY: Kirtus M. Veater
Project Coordinator
kveater@spectrumse.com

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

September 27, 2006

To: The Planning Commission
731 South Fourth Street
Las Vegas, Nevada 89101-2986

From: Mrs. Dorphine Howard
1728 Griffith Avenue
Las Vegas, Nevada 89104-3639

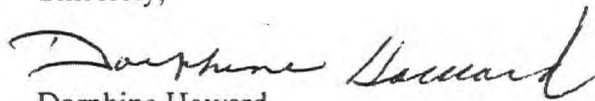
Subject: Opposed SUP-16143 AND VAR-16144

Please be advised that I opposed the SUP-16143 AND VAR-16144.

I reside at 1728 Griffith Avenue, the Communication Facility and the 70th Foot Tower will decreased my property value and cause a eye sore In the community.

Please do not approved VAR- 16144 and SUP-16143, or any other Requested Permit from other Companies.

Sincerely,


Dorphine Howard

SEP 29 2006

ITEM # 43 & 44
CASE # VAR-16144, SUP 16143
PC MTG 10506

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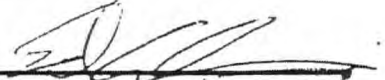
Cynthia Mota

951-2313 office (7-4)
610-0382 cell
657-2034 home

September 29, 2006

As neighbors of the proposed location for the VAR-16144 and SUP-16143 by applicant, T-Mobile USA, Inc. and property owner, Mesquite Wood 3, LLC, for the construction of a wireless communication facility at 1620 Bracken Ave. (S ½ of NW ¼ of Section 02, Township 21 South, Range 61 East, M.D.M.) we, the undersigned, as property owners and registered voters, are filing an objection and petition for denial of this request.

Name	Address	Signature
------	---------	-----------

Ed Glinka	1800 Cochran	
-----------	--------------	---

CLIFFORD LEE	1720 COCHRAN	
--------------	--------------	---

Sup (Javier Mota Vazquez, 1801 Cochran Javier Mota

Cynthia Mota, 1801 Cochran St. Cynthia Mota

Kim Reeves 1717 Cochran 

Maryanne G. Frank 1721 Cochran Maryanne G. Frank

Shelly Herrera-White 1624 Bonita Ave Shelly Herrera-White

Carlos Rincon Mautner 1701 Cochran St Carlos Rincon Mautner

ITEM # 43 & 44
CASE # 16144 & 16143
PC MTG 10-5-06

7P

September 29, 2006

As neighbors of the proposed location for the VAR-16144 and SUP-16143 by applicant, T-Mobile USA, Inc. and property owner, Mesquite Wood 3, LLC, for the construction of a wireless communication facility at 1620 Bracken Ave. (S ½ of NW ¼ of Section 02, Township 21 South, Range 61 East, M.D.M.) we, the undersigned, as property owners and registered voters, are filing an objection and petition for denial of this request.

Name	Address	Signature
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Dis (Tina) Soskin 1820 Cochran T. Soskin
Tina Soskin 1820 Cochran Tina Soskin
Randall Compton 1816 Cochran St Randall Compton

ITEM # 43 + 44
CASE # VAR 16144 - SUP 16143
PC MTG 10/5/06

2f

To the Planning Commission
Douglas J Ranking

Re: Sup-16143
Var-16144

From Jean Ott
Louis Hart
1601 Becke Cr.
Las Vegas NV 89104

Please note and consider our objection to the purposed 70 ft tower to be constructed in our residential community. Kindly advise us what we can do to halt this obstruction from being placed adjacent to our property.

Las night 11 /05 / 06 we attended the city council meeting waiting for hours for a hearing when we had to leave, I was told we could fax a message that would be placed in the file representing our strong disapproval.

Thank you for your consideration.
Jean Ott
Louis Hart

702-450-3288
702-371-3288 cell

To the Planning Commission
Douglas J Ranking

Re; Sup-16143
Var-16144

Cordelia Akalaonu
Henry Akalaonu
1605 Becke Cr.
Las Vegas NV 89104

Please note and consider our objection to the purposed 70 ft tower to be constructed in our residential community. Kindly advise us what we can do to halt this obstruction from being placed adjacent to our property.

Please record this message representing our strong disapproval.

Thank you for your consideration.
Sincerely
Henry & Cordelia Akalaonu

702-366-9887

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE

VAR-16161 - PUBLIC HEARING - APPLICANT: BOB AUJLA; OWNER: BP WEST COAST PRODUCTS LLC - Request for a Variance TO ALLOW A 3.5 FOOT REAR YARD SETBACK WHERE A 20 FOOT SETBACK IS REQUIRED on 0.69 acres at 1625 South Decatur Boulevard (APN 162-06-201-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

Motion made by LOIS TARKANIAN to Approve Subject to Conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-LARRY BROWN); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 110 [VAR-16161], Item 111 [SUP-16160] and Item 112 [SDR-16158].

KEN BALLARD, 1950 East Warm Springs Road, explained the desire of the application is to demolish existing structures and develop a new building while replacing all fuel canopies. To provide better circulation throughout the site, MR. BALLARD stated that drive cuts would be

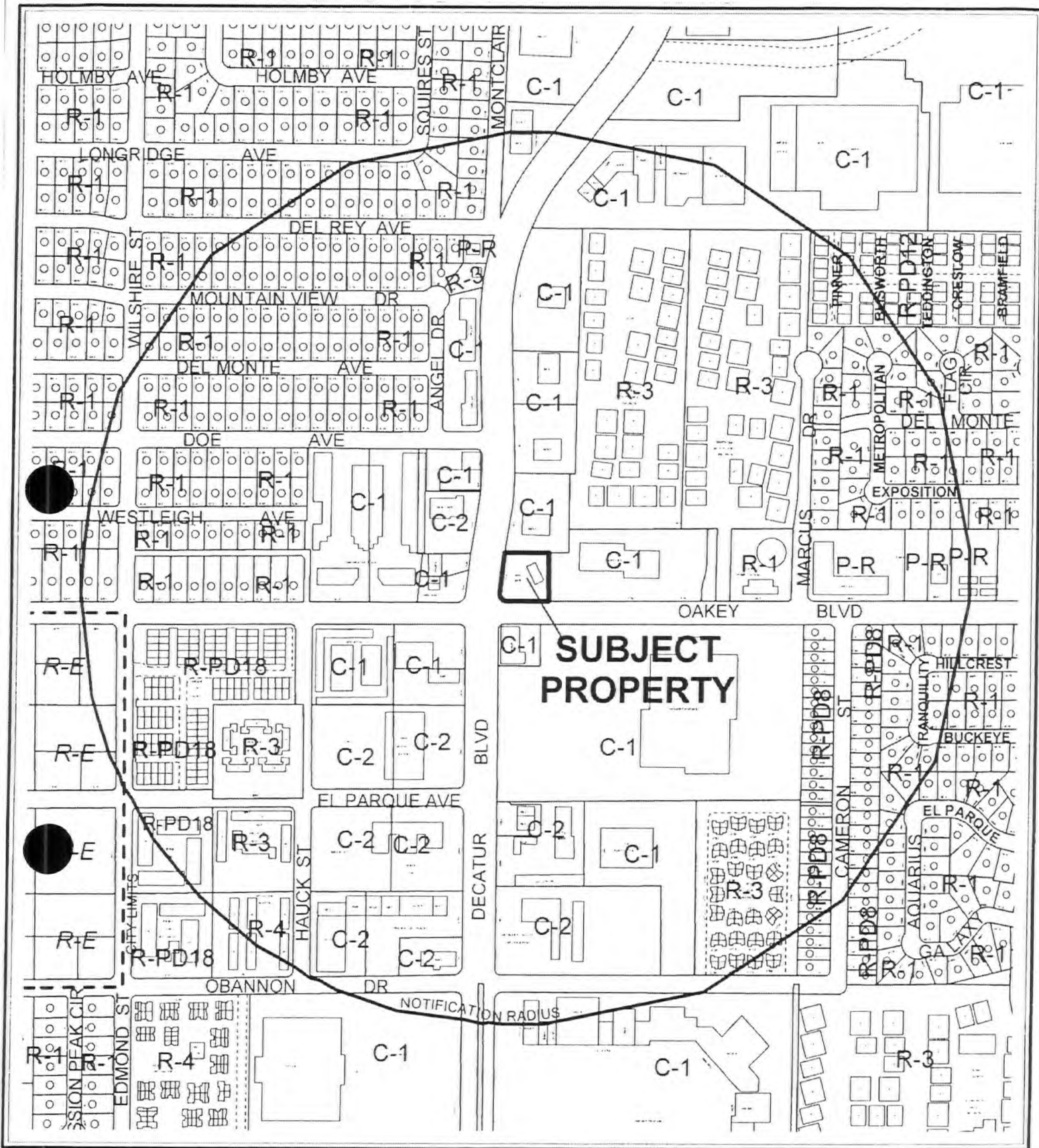
CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

replaced with landscaping. He noted the Variance needed is minimal and requested approval of all items.

COUNCILWOMAN TARKANIAN stated she would not normally support a Variance request but concurred that the impact is minimal. She inquired about the reason to request the sale of liquor as the applicant is already licensed to sell beer. MR. BALLARD indicated he was satisfied with the conditions set forth at the Planning Commission meeting for single, packaged sales. He also noted a correction to Condition 2 of Item 111 [SUP-16160] to reflect the correct Variance of [VAR-16161] and MARGO WHEELER, Director of Planning and Development, agreed to the amendment.

MAYOR GOODMAN declared the Public Hearing closed for Item 110 [VAR-16161], Item 111 [SUP-16160] and Item 112 [SDR-16158].

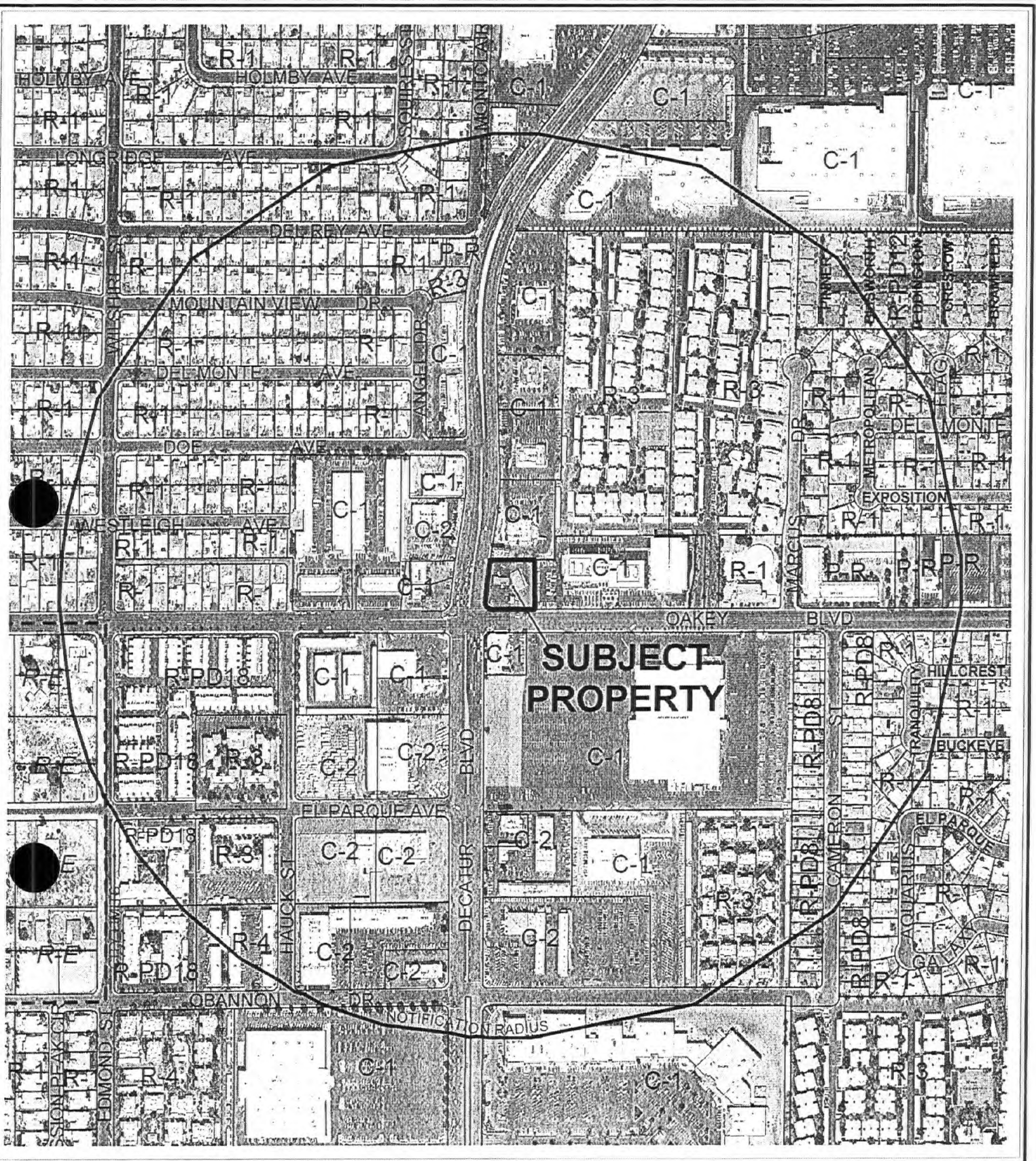




CASE: **VAR-16161**

RADIUS: 1500 FT

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



CASE: **VAR-16161**

RADIUS: 1500 FT

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

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-16161 - APPLICANT: BOB AUJLA - OWNER: BP WEST COAST PRODUCTS, LLC

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-16160) and Site Development Plan Review (SDR-16158) shall be required.
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.
3. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application seeks approval of a Variance to allow a 3.5 Foot rear yard setback where 20 Feet are required, at 1625 S. Decatur Boulevard. A companion Site Development Plan Review (SDR-16158), and Special Use Permit (SUP-16158) have been filed with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/05/06	The Planning Commission recommended approval of companion items SUP-16160 and SDR-16158 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #46/rl).
<i>Related Building Permits/Business Licenses</i>	
10/08/03	Business License C15-2016-9678 issued to BP West Coast Products LLC for a Convenience Store at the subject site. This license remains active.
12/02/02	Business Licenses P35-2510-73230 and P35-2520-73230 issued to Golden Tel Inc. for two outdoor pay phones at the subject site. These licenses remain active.
09/10/03	Business License Applications C20-999227-474 Convention Hall Gaming Tax and G01-9999214-474 Gaming Restricted License applications were withdrawn by United Coin Machine Company.
10/08/03	Business License C05-1209B-9678 issued to BP West Coast Products LLC for a Tobacco Dealer-Retail at the subject site. This license remains active.
10/08/03	Business License L10-804-466 issued to BP West Coast Products LLC for a Beer/Wine/Cooler Off Sales at the subject site. This license remains active.

Pre-Application Meeting	
08/09/06	At the pre-application meeting held on 08/09/06, the applicant was told that a Site Development Plan Review is required for the proposed service center to replace an existing service center on the site. A variance would be required as well because of the proposed building to be located 3.5 Feet from the rear property line where 20 Feet are required. It was further recommended that the applicant request a Special Use Permit for Beer/Wine/Cooler Off-Sale establishment in the event that construction prevents the existing establishment from re-opening within six months. Development Coordination further requested a 54 Foot radius at the intersection of Decatur Boulevard and Oakey Avenue, and that the existing driveways be replaced. Additionally, a modified median on Oakey and modified bus turnout lane may be required.

Neighborhood Meeting	
	A neighborhood meeting is not required for this application, nor was one held.

Details of Application Request			
Site Area			
Gross Acres	0.69 Acres		
Net Acres	0.67 Acres		
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Service Station without Auto Repair	(SC) Service Commercial	(C-1) Limited Commercial
North	Restaurant	(SC) Service Commercial	(C-1) Limited Commercial
South	Retail	(SC) Service Commercial	(C-1) Limited Commercial
East	Offices	(SC) Service Commercial	(C-1) Limited Commercial
West	Retail	(SC) Service Commercial	(C-1) Limited Commercial

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		N	Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	Y		Y
Airport Overlay (200 Foot)	Y		Y
Trails	Y		Y
Rural Preservation Overlay District		N	Y
Development Impact Notification Assessment		N	Y
Project of Regional Significance		N	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	NA	28,558 Feet	Y
Min. Lot Width	100 Feet	117.3 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	20 Feet 10 Feet 15 Feet 20 Feet	133 Feet 11.5 Feet 64 Feet 3.5 Feet	Y Y Y N
Max. Lot Coverage	50%	8.6%	Y
Max. Building Height	NA	15.5 Feet	Y
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.12

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	2 Trees	2 Trees	Y
Buffer: Min. Trees	1 Tree/30 Linear Feet	17 Trees	17 Trees	Y
TOTAL		19 Trees	19 Trees	Y
Min. Zone Width	15 Feet on West and South 8 Feet on East 8 Feet on North		15 Feet 8 Feet 8 Feet adjacent to parking; 0 Feet behind building	Y Y N
Wall Height	8 Feet		Existing	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Service Station without Automotive Repair	3,032 SF	1/250 SF	11	1	11	1	Y
TOTAL			12		12		

Freestanding Signs: Pursuant to Title 19.14.060(F) an Existing Sign to be permitted separately		
Standards	Allowed	Provided
Maximum Number	1 / Street frontage 2 total	1 / Street frontage 1 total
Maximum Area	2 SF/Linear Foot of Street Frontage 472 SF Total	Existing
Maximum Height	40 Feet	Existing
Minimum Setback	5 Feet	Existing
Illumination	Internal, External, Animated and Electronic Permitted	Existing

Wall Signs: Title 19.14.060(F)		
Standards	Allowed	Provided
Maximum Number	NA	1 Total
Maximum Area	20% of Building Elevation	60 SF
Maximum Projection	4 Feet	2 Feet
Illumination	Internal, External, Animated and Electronic Permitted	Internal

Waivers		
Request	Requirement	Staff Recommendation
Perimeter Landscaping	8 Foot Buffer along rear property line and 1 Tree per 30 Linear Feet.	Denial

ANALYSIS

Title 19.08.050.C defines the minimum standards for development in commercial and industrial zoning districts. The C-1 (Limited Commercial) District has minimum setback requirements to maximize safety and minimize conflicts with adjacent properties. The proposed service station building would be located 3.5 Feet from the north property line to accommodate the proposed 3,200 square foot floor plan. In addition, as this would allow such limited space between the structure and the perimeter wall, the 8 Foot landscaping buffer could not be continued behind the building and must end behind the parking lot.

However, the existing service station on the subject site currently conforms to all requirements of the C-1 (Limited Commercial) zoning district, including setbacks. Given the setback, landscaping and parking standards of the current code, compliance can be achieved with a smaller building design.

Public Works has no comment on the Request for a Variance application to allow a proposed convenience store to be located 3.5 feet from the rear property line where a 20-foot setback is the minimum required for property located at 1625 South Decatur Boulevard, but notes that this site is the subject of a Site Development Plan Review SDR-16158; all site-related conditions of approval are addressed with that action.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overbuild the site. A smaller building design would allow conformance to Title 19 setback 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 14

ASSEMBLY DISTRICT 3

SENATE DISTRICT 11

NOTICES MAILED 614 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-16161** APN: 162-06-201-003

Name of Property Owner: BP West Coast Products LLC

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: _____

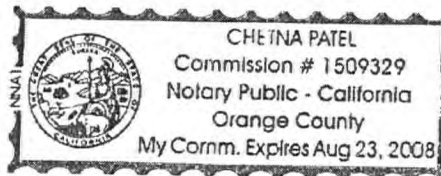
Signature of Property Owner:

Print Name: W Fillmore Wood, Jr.

Subscribed and sworn before me

This 14th day of June, 2006

Chetna Patel
Notary Public in and for said County and State



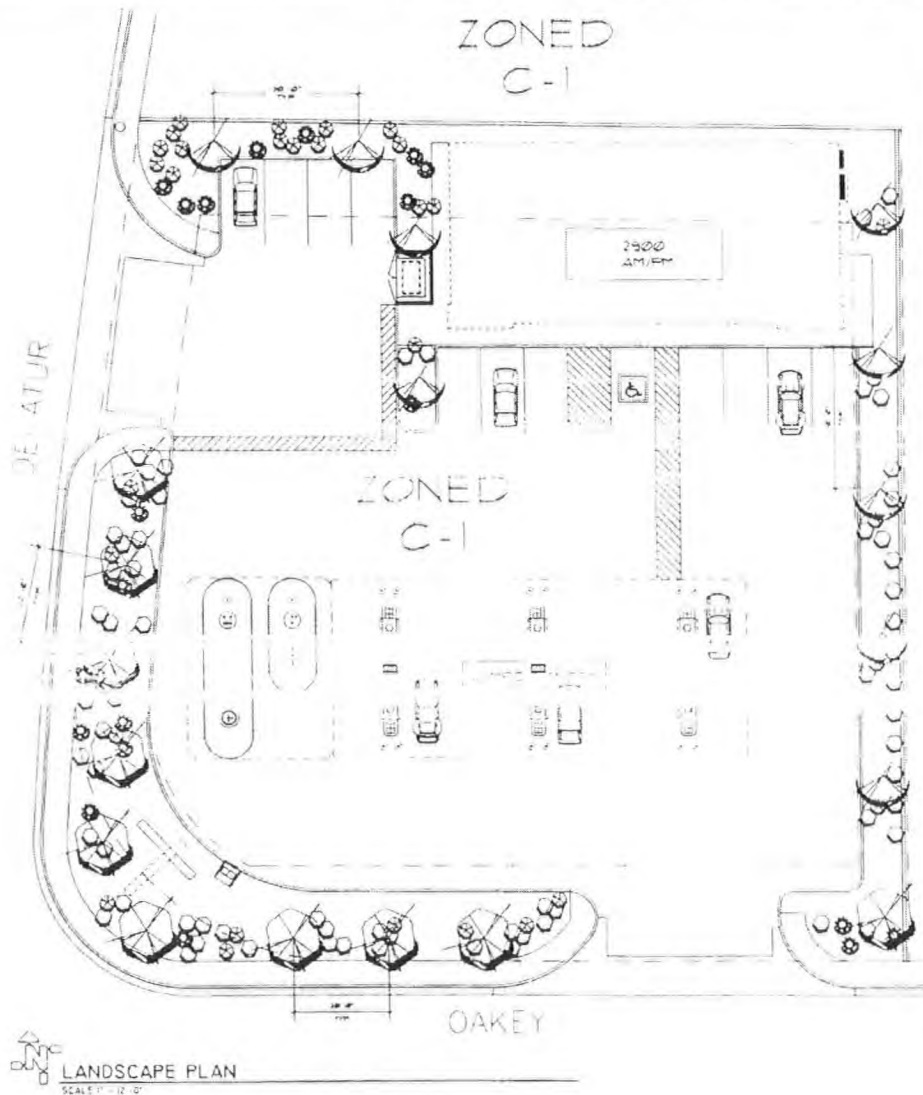
VAR-16161 SUP-16160
SDR-16158 10/05/06 PC

PLANT SCHEDULE

SYMBOL	PLANT NAME	COMMON NAME	SIZE	QUANTITY
TREES				
	OLIVE PLANT	PLANT	12"	5
	PLANT	PLANT	12"	5
SHRUBS				
	PLANT	PLANT	5 GAL	40
	PLANT	PLANT	5 GAL	40
	PLANT	PLANT	5 GAL	32

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
- PLANTING TO BE COMPLETED BY 10/05/06.



VAR-16161 SUP-16160
SDR-16158 10/05/06 PC

AUG 22 2006

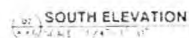
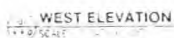
SUZANA RUTAR, Architect Ltd.
Architectural Design & Planning
1000 E. 1st Ave. Suite 200
Las Vegas, Nevada 89101
Telephone: (702) 253-2000
Fax: (702) 253-2000
Professional Corporation

PRELIMINARY

1/11/06 # 552
TOP OF OAKLEY
2500 AM/PM
2500 AM/PM

LANDSCAPE PLAN

LI.0



AUG 22 2006

VAR-16161 SUP-16160
SDR-16158 10/05/06 PC

STORE ELEVATIONS

AL G



4. REPEAL LOCATIONS SHOWN ARE TO BE WATCHED AS CLOSELY AS POSSIBLE
WIND VARIATION DUE TO PROXIMATE CLOUDS MAY BE ACCEPTABLE.

1	NUMBER OF VOLT CONTROLS	
2	ALUMINUM SIDEWALL SYSTEM	1.00
3	EXTERIOR LIGHT METAL TO ALUMINUM PLATE WALL	1.11
4	WALL TOP INSULATION JOINT	
5	PERMANENT FLOOR FINISH	1.00
6	1.5" EXPOSED JOINT TO EXTERIOR JOINT	1.00
7	WALL TOP INSULATION JOINT TO 4" WALL METAL TO EXTERIOR JOINT	1.00
8	1.5" EXPOSED JOINT TO 4" WALL METAL TO EXTERIOR JOINT	1.00
9	WALL TOP INSULATION JOINT	1.00
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47	WALL TOP INSULATION JOINT	1.00
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49	WALL TOP INSULATION JOINT	1.00
50	1.5" EXPOSED JOINT TO EXTERIOR JOINT	1.00

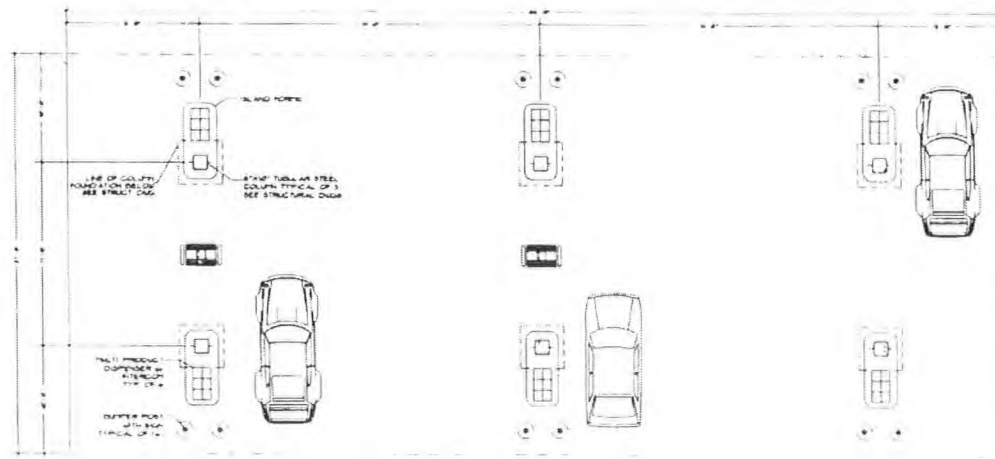
Discussion The student could easily learn to make plasticity work with the 1000 provided, but the student didn't.

$\frac{1}{2} \times 10^2$	most likely
$\frac{1}{4} \times 10^2$	most likely
$\frac{1}{8} \times 10^2$	most likely
$\frac{1}{16} \times 10^2$	most likely
$\frac{1}{32} \times 10^2$	most likely
$\frac{1}{64} \times 10^2$	most likely
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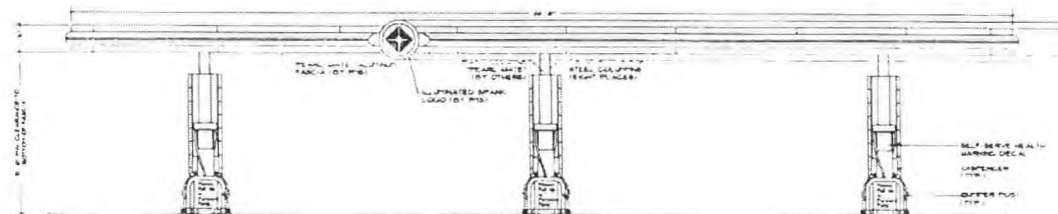
A41

AUG 22 2006

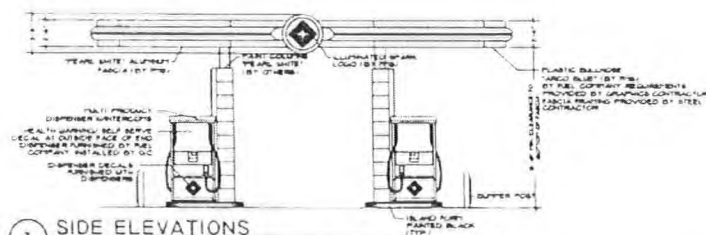
VAR-16161 SUP-16160
SDR-16158 10/05/06 PC



1 FLOOR PLAN
SCALE 3/16" = 1' 0"



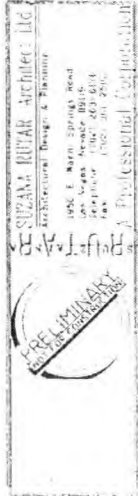
2 FRONT/REAR ELEVATION
SCALE 3/16" = 1' 0"

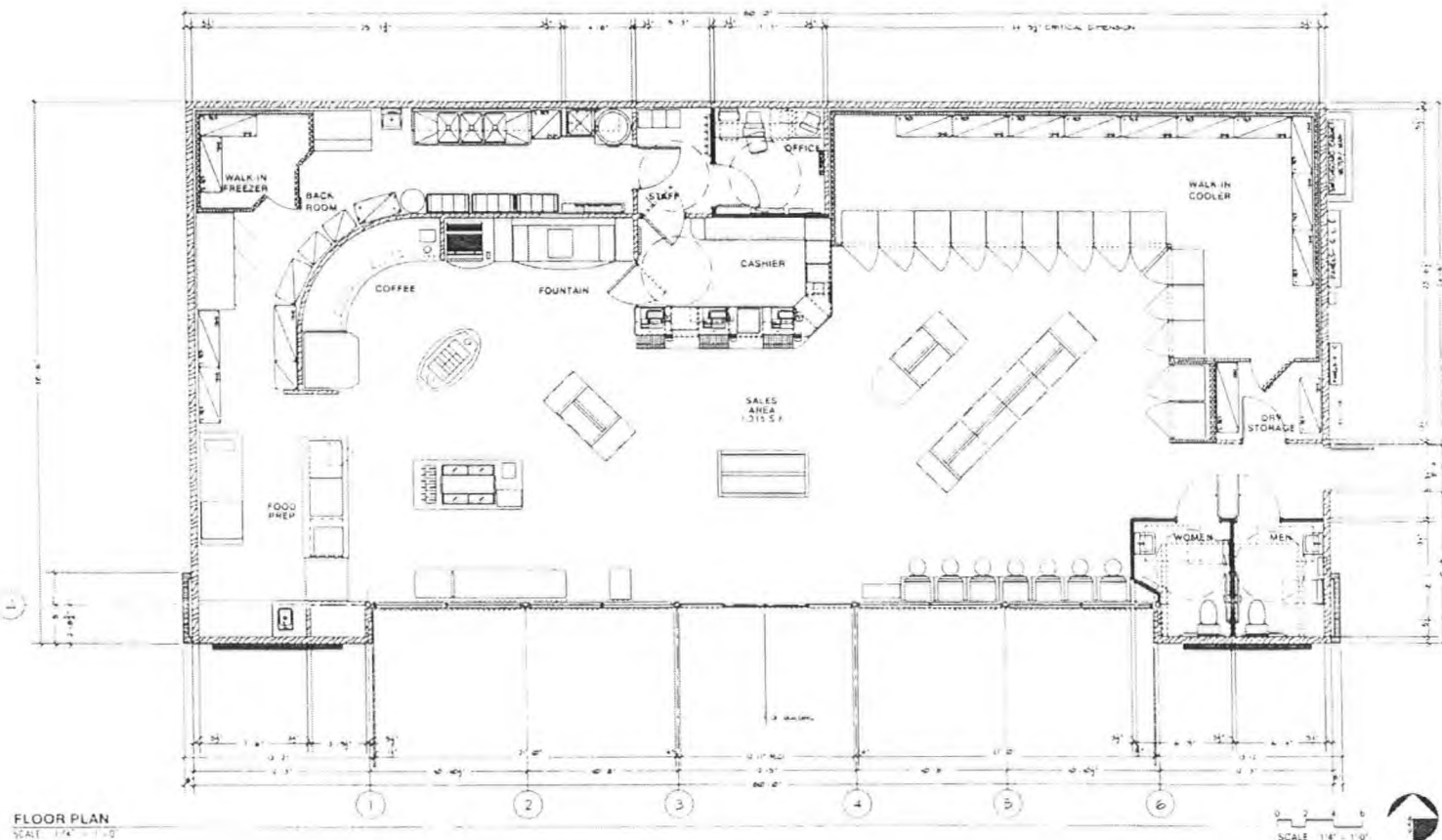


3 SIDE ELEVATIONS
SCALE 3/16" = 1' 0"

AUG 22 2006

VAR-16161 SUP-16160
SDR-16158 10/05/06 PC





WALL LEGEND	
	WOOD FRAMED WALL
	METAL STUD WALL
	WIGGERTY WALL
	PREFABRICATED COOLER UNIT
	LOW (DRAFT) WALL (WOOD FRAMED)
	WALL WITH SOUND BATT INSULATION

DEC 22 2006

VAR-16161 SUP-16160
SDR-16158 10/05/06 PC

SUZANA RETAR ARCHITECTS, INC.
Architectural Design & Construction
1000 E. Main Street, Suite 100
Las Vegas, Nevada 89101
Telephone: (702) 462-1111
Fax: (702) 462-1111
Professional Seal

PRELIMINARY

ARCH. FACILITY # 113
1400 S. DESSAU BLVD.
4725 S. DESSAU BLVD.
BIO ALLIANCE
4725 S. DESSAU BLVD.

CONSTRUCTION FLOOR
PLAN

A2 0



ARCO

pm

EC unleaded 999⁹

EC unleaded plus 999⁹

EC unleaded premium 999⁹

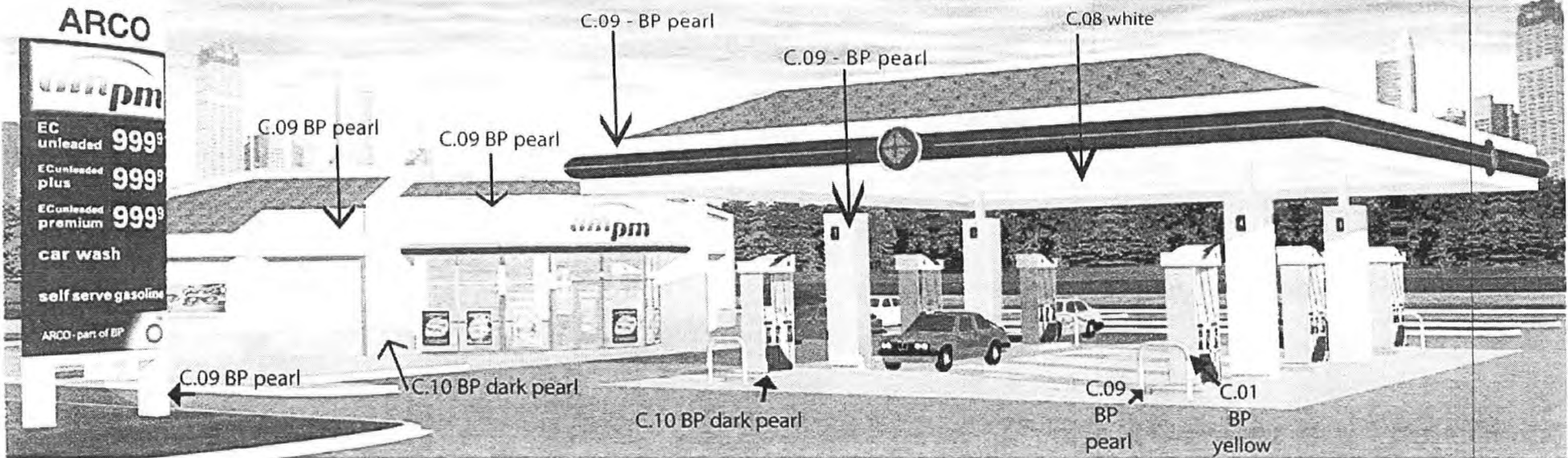
car wash

self serve gasoline

ARCO - part of BP



For National Account Support, please call 1-888-615-8169 option 2



car wash

C.09
BP pearl stucco
or EIFS

C.01
Island bollard

A. front elevation

B. back elevation (if visible)

C.09
Existing fascia
finished BP pearl

enter

C. side elevation

C.01
Island bollard

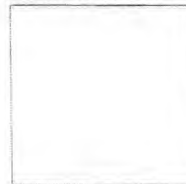
exit

D. side elevation

C.01
Island bollard

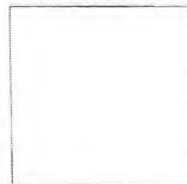
- c.01 BP yellow
- c.05 BP pearlescent
- c.07 aluminum finish
- c.08 white
- c.09 BP pearl
- c.10 BP dark pearl
- c.12 BP warm grey
- c.13 ARCO red
- c.14 ARCO blue
- c.15 ARCO light blue

C.01 - BP yellow
ICI Paints 4216 Devflex



* Top 1/3 Island bollard

C.08 - white
ICI Paints 4216 Devflex



* Flat-Deck Canopy

C.09 - BP Pearl
ICI Paints 4216 Devflex



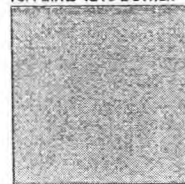
- * Canopy Fascia
- * Store Fascia
- * Canopy Columns
- * Exterior Walls
- * Bottom 2/3 Island Bollard
- * MID Legs

C.10 - BP dark pearl
ICI Paints 4216 Devflex

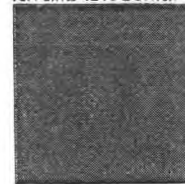


- * Exterior Walls Wainscoting
- * Islands

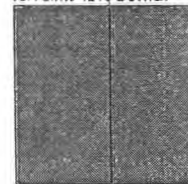
C.13 - ARCO red
ICI Paints 4216 Devflex



C.14 - ARCO blue
ICI Paints 4216 Devflex



C.15 - ARCO light blue
ICI Paints 4216 Devflex

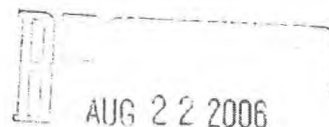


One Prime - Two Coats

Epoxy 201 Devran (Most Surfaces)
Latex 3210 Gripper (Wood Surfaces)
Waterborne 4020 Devflex (Masonry)

Latex 4000 Bloxfil Block Filler (Concrete)
Latex 3210 Prep & Primer (Interior Gypsum Board)
Latex 3210 Prep & Primer (Interior Ceilings & Doors)

(Revised 11.26.05)



VAR-16161
SDR-16158

SUP-16160
10/05/06 PC

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

August 21, 2006

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

Re: Design Review
Justification Letter for
1625 S. Decatur (Decatur/Oakey)
APN # 162-06-201-003

To Whom It May Concern:

This is a justification letter for the above referenced property. The above referenced property is zoned C-1. We are proposing to demolish the existing Convenience Store and Fuel Canopies and construct a Convenience Store (Arco AM/PM), as well as a Fuel Canopy consisting of 6 fueling Stations. The Convenience Store is an Arco Standard (2900) store that has been previously built in the Las Vegas valley area at 3,032 square feet, the Fuel Canopy, also an Arco Standard, at 3,182 s.f. will be 17'-6" in height and will have a clearance of 15'-0".

Parking is provided in accordance to the Development Code providing 12 parking stalls including the required Handicap accessible stall located directly front and center of the entrance of the Convenience Store. The landscape design is per City of Las Vegas Title 19 Development Code Section 19.12. We are providing a 15'-0" min. wide landscape buffer along Decatur and Oakey as well as 8'-0" min. along the interior lot lines and in most cases more than the minimum.

We are also respectfully requesting a Variance to reduce the setback at the rear yard from 20'-0" to 3'-6" minimum. There is currently a three foot high retaining wall along the length of the North Property Line (where we are requesting the setback Variance). The property to the North is several feet lower than that of ours with a landscape buffer along parking and a back alley to the commercial subdivision development on site.

We would like to request a waiver, if required, to reduce the landscape along the rear of the C-Store where we are requesting the Variance to reduce the set back.

1950 E. Warm Springs Road - Las Vegas, Nevada 89119

Phone: (702) 263-6176 Fax: (702) 361-2582

Email: srutar@aol.com

VAR-16161 SUP-16160
SDR-16158 10/05/06 PC

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

Additionally we are requesting a Special Use Permit for this site for the ~~sales~~ ^{OFF-} ~~of beer/wine in conjunction with the Convenience Store. Currently we have a Special Use~~ Permit for the sales of beer/wine, however due to the length of time construction may take and the possibility that while the new C-Store still may be under construction the current SUP may expire during the 180 day window. Also this site being a Nonconforming use of a Conforming Building, to meet the requirements for "expansion of use", per development code section 19.16.030.B the following must be met:

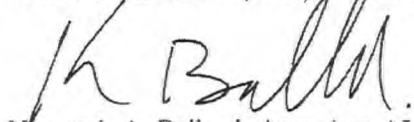
- a. Will not increase the size or extent of the use by more than 50%
 - Our increase is less than the 50%
- b. Will not require a Variance or Waiver regarding any other provision of Title 19, including those that pertain to parking, landscape and residential adjacency requirements.
 - The before mentioned setback reduction (Variance) requires us to request the SUP and secure this site as a Conforming Use.

We feel that revitalizing the site with a new Convenience Store and Fuel Canopy will enhance the character of the site and surrounding area. We also feel the proposed removal of the two access points nearest the intersection of Decatur and Oakley (directly adjacent to the intersection) along with the relocation of the other two access points further North and East of the intersection will enhance vehicular mobility of the intersection.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,

Kenneth A. Ballard, Project Manager



Kenneth A. Ballard, Associate AIA

SUZANA RUTAR, Architect

Suzana Rutar, AIA, CSI, NCARB
Principal

1950 E. Warm Springs Road Las Vegas, Nevada 89119
Phone: (702) 263-6176 Fax: (702) 361-2582
Email: srutar@aol.com

VAR-16161 SUP-16160
SDR-16158 10/05/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT RELATED TO VAR-16161

SUP-16160 - PUBLIC HEARING - APPLICANT: BOB AUJLA; OWNER: BP WEST COAST PRODUCTS LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at 1625 South Decatur Boulevard (APN 162-06-201-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

Motion made by LOIS TARKANIAN to Approve Subject to Conditions and amending Condition 2 as read for the record as follows:

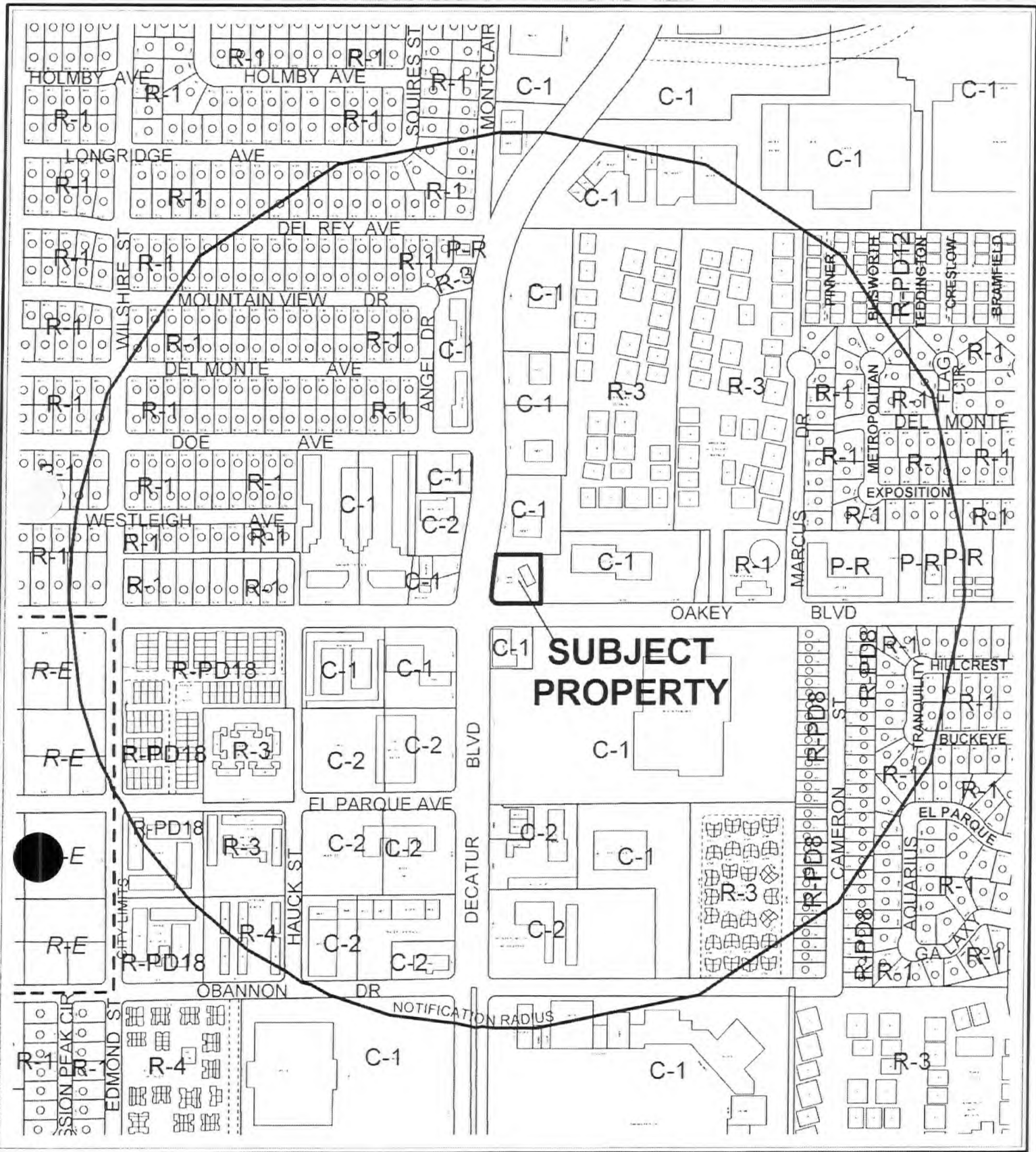
2. Approval of and conformance to the Conditions of Approval for Rezoning (VAR-16161) and Site Development Plan Review (SDR-161890) shall be required.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-LARRY BROWN); (Excused-None)

Minutes:

See Item 110 for related discussion.

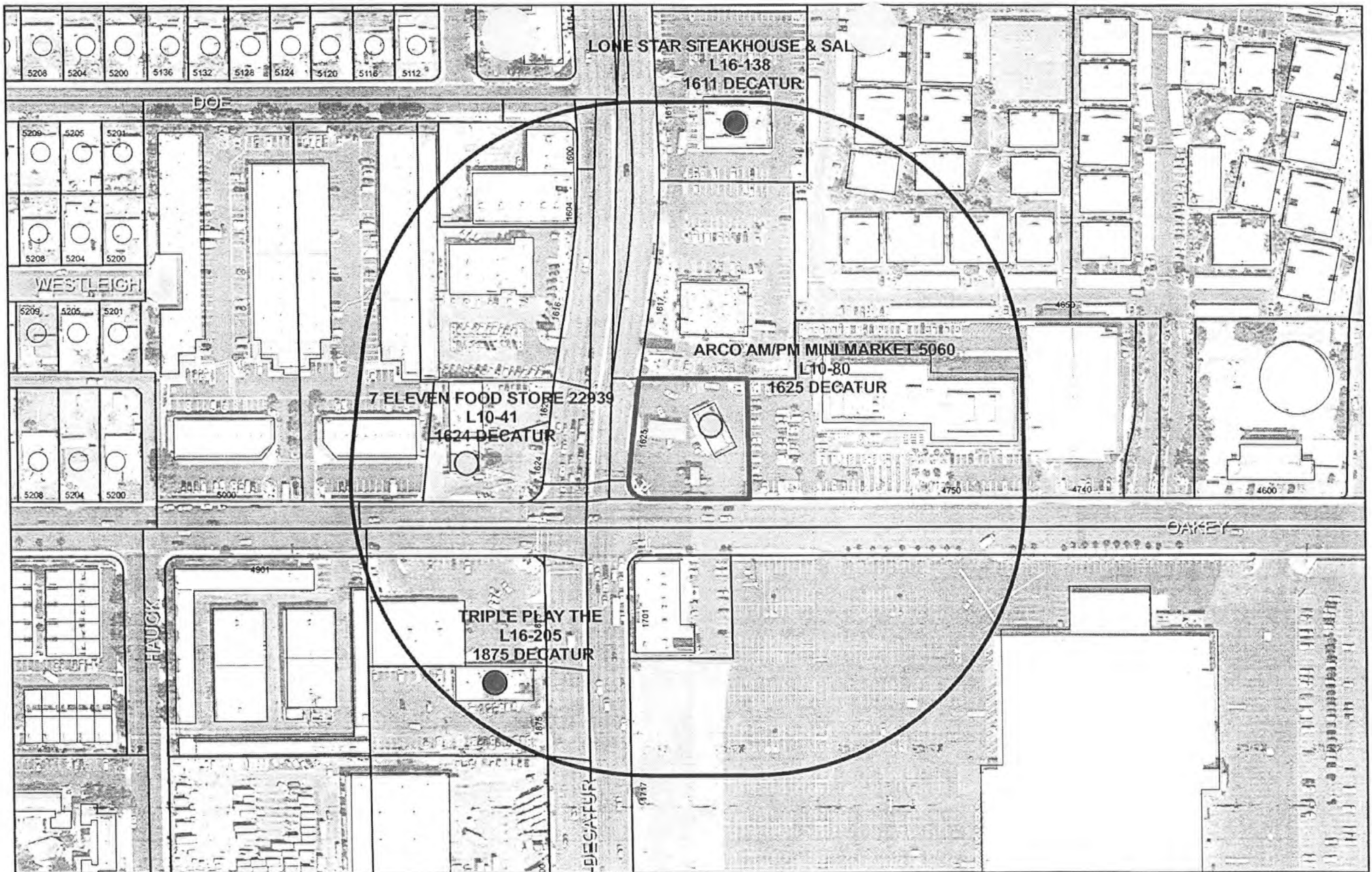


CASE: SUP-16160

RADIUS: 1500 FT

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





SUP-16160

Package Liquor Sales

Business Licenses

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

-  RELIGIOUS
-  CITY PARKS
-  SCHOOLS

-  Subject Property
-  400 foot buffer



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-16160 - APPLICANT: BOB AUJLA - OWNER: BP WEST COAST PRODUCTS, LLC

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Beer/Wine/Cooler Off-Sale Establishment use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (VAR-16181) and Site Development Plan Review (SDR-16180) shall be required.
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. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application seeks approval of a Special Use Permit for a Beer/Wine/Cooler Off-Sale Establishment located at 1625 S. Decatur Boulevard. A companion Site Development Plan Review (SDR-16158) and Variance (VAR-16161) have been filed with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/05/06	The Planning Commission recommended approval of companion items VAR-16161 and SDR-16158 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #47/r1).
<i>Related Building Permits/Business Licenses</i>	
10/08/03	Business License C15-2016-9678 issued to BP West Coast Products LLC for a Convenience Store at the subject site. This license remains active.
12/02/02	Business Licenses P35-2510-73230 and P35-2520-73230 issued to Golden Tel Inc. for two outdoor pay phones at the subject site. These licenses remain active.
09/10/03	Business License Applications C20-999227-474 Convention Hall Gaming Tax and G01-9999214-474 Gaming Restricted License applications were withdrawn by United Coin Machine Company.
10/08/03	Business License C05-1209B-9678 issued to BP West Coast Products LLC for a Tobacco Dealer-Retail at the subject site. This license remains active.
10/08/03	Business License L10-804-466 issued to BP West Coast Products LLC for a Beer/Wine/Cooler Off Sales at the subject site. This license remains active.

Pre-Application Meeting	
08/09/06	At the pre-application meeting held on 08/09/06, the applicant was told that a Site Development Plan Review is required for the proposed service center to replace an existing service center on the site. A variance would be required as well because of the proposed building to be located 3.5 Feet from the rear property line where 20 Feet are required. It was further recommended that the applicant request a Special Use Permit for Beer/Wine/Cooler Off-Sale establishment in the event that construction prevents the existing establishment from re-opening within six months. Development Coordination further requested a 54 Foot radius at the intersection of Decatur Boulevard and Oakey Avenue, and that the existing driveways be replaced. Additionally, a modified median on Oakey and modified bus turnout lane may be required.

Neighborhood Meeting	
	A neighborhood meeting is not required for this application, nor was one held.

Details of Application Request			
Site Area			
Gross Acres	0.69 Acres		
Net Acres	0.67 Acres		
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Service Station without Auto Repair	(SC) Service Commercial	(C-1) Limited Commercial
North	Restaurant	(SC) Service Commercial	(C-1) Limited Commercial
South	Retail	(SC) Service Commercial	(C-1) Limited Commercial
East	Offices	(SC) Service Commercial	(C-1) Limited Commercial
West	Retail	(SC) Service Commercial	(C-1) Limited Commercial

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		N	Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	Y		Y
Airport Overlay (200 Foot)	Y		Y
Trails	Y		Y
Rural Preservation Overlay District	N		Y
Development Impact Notification Assessment	N		Y
Project of Regional Significance	N		Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	NA	28,558 Feet	Y
Min. Lot Width	100 Feet	117.3 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	20 Feet 10 Feet 15 Feet 20 Feet	133 Feet 11.5 Feet 64 Feet 3.5 Feet	Y Y Y N
Max. Lot Coverage	50%	8.6%	Y
Max. Building Height	NA	15.5 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Service Station without Automotive Repair	3,032 SF	1/250 SF	11	1	11	1	Y
TOTAL			12		12		

ANALYSIS

General Plan and Zoning

The subject site is located in the Southwest Sector of the General Plan. Within that Sector, it has a land use designation of SC (Service Commercial). This designation allows for a variety of commercial uses that serve primarily local area patrons. The underlying zoning of C-1 (Limited Commercial) is in compliance with the General Plan designation.

The sale of beer/wine/coolers for consumption off-premise in conjunction with a service station is an allowed use within the C-1 (Limited Commercial) Zoning District with the approval of a Special Use Permit. The reason for a special use permit is to ensure that a proposed use conducted in a manner that is harmonious and compatible with uses located on the same or surrounding properties. The process recognizes that, within a given zoning district, certain uses may be appropriate and compatible in some locations but not in others (Subsection 19.18.060 A.). The subject site is appropriate for the proposed use, and sufficient parking is provided; however, the proposed 3.5 Foot rear yard setback where 20 Feet is required and the accompanying request for a variance call into question whether this land use is both compatible and harmonious as required

The Special Use Permit process allows a site-specific inquiry into the compatibility of a proposed use at a particular location, taking into account: the characteristics of the site and the surroundings; the relevant zoning and planning principles; and the input of the Planning Commission, City Council and other interested parties.

Special Districts and Zones

Airport Overlay District

The subject site is located in the North Las Vegas Airport Overlay District 200 Foot buffer. The proposed single story structure on the subject site is well under the maximum height allowed.

Use

All conditions for Retail Establishments with Accessory Package Liquor Off-Sale are met by this request. As it is located at a major intersection (Decatur Boulevard and Oakey Boulevard), this use is appropriate for the area and will be compatible with surrounding uses. It should be noted that this is an existing business which will be closing temporarily to demolish and rebuild the existing service station on the subject site.+

Conditions

The following conditions apply to the proposed use:

1. Except as otherwise provided in this Chapter, no retail establishment with accessory package liquor off-sale (hereinafter "establishment") shall be located within four hundred feet of any church, synagogue, child care facility licensed for more than twelve children, or City park.

2. Except as otherwise provided in Paragraph 3 below, the distances referred to in Paragraph 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purpose of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
 - a. Any leasehold parcel; or
 - b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Paragraph 1.
3. In the case of an establishment property to be located on a parcel of at least eighty acres in size, the minimum distances referred to in Paragraph 1 shall be measured in a straight line:
 - a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
 - b. In the case of a proposed establishment which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property lines of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.
4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Paragraph 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
5. The minimum distance requirements in Paragraph 1 do not apply to:
 - a. An establishment which has a nonrestricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of two hundred guest rooms after July 1, 1992; or
 - b. A proposed establishment having more than fifty thousand square feet of retail floor space.
6. All businesses which sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.
7. The minimum distance requirements set forth in paragraph 1, which are otherwise nonwaivable under the provisions of this subdivision, maybe be waived:
 - a. In accordance with the provisions of Section 19.040.050(A)(4) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;

- b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan; or
- c. In connection with a retail establishment having less than twenty thousand square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or right-of-way with a width of at least one hundred feet.

Public Works has no concerns with this application, aside from those conditions expressed in the related Site Development Plan Review (SDR-16158).

FINDINGS

The following findings must be made for a Special Use Permit:

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

The subject proposal is compatible with the General Plan, but the Variance to allow a 3.5 Foot setback where 20 Feet are required may negatively impact neighboring land uses.

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

The proposed site plan requires a Variance as it depicts the service station in which the alcoholic beverages will be sold only 3.5 Feet from the property line where a 20 Foot setback is required. This is not harmonious with the surrounding land uses.

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

The subject site is served by Decatur Boulevard (a 100-foot primary arterial) and Oakey Boulevard (an 80-foot secondary collector). These thoroughfares are capable of accommodating traffic that will generated by the subject proposal.

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

The subject request will not compromise the public health, safety or general welfare of the surrounding neighborhood nor compromise the objectives of the General Plan.

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

The proposed use is in full compliance with all applicable conditions of Title 19.04

PLANNING COMMISSION ACTION

One condition was eliminated by the Planning Commission as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

14

ASSEMBLY DISTRICT 3

SENATE DISTRICT 11

NOTICES MAILED 614 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SUP-16160

Case Number: _____ APN: 162-06-201-003

Name of Property Owner: BP West Coast Products LLC

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: _____

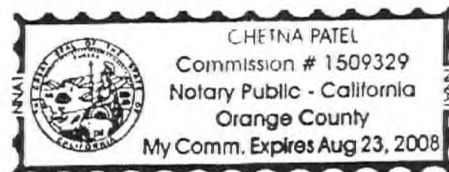
Signature of Property Owner: 

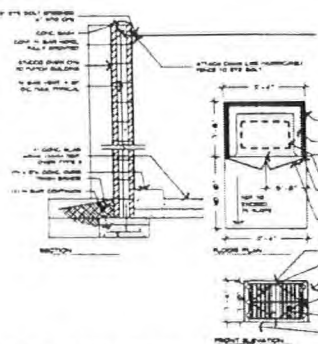
Print Name: W Fillmore Wood, Jr.

Subscribed and sworn before me

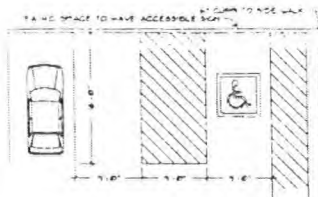
This 14th day of June, 2006

Chetna Patel
Notary Public in and for said County and State





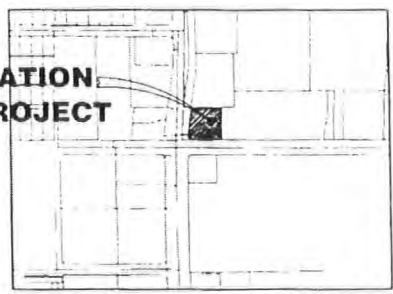
1 TRASH ENCLOSURE
SCALE 1/8" = 1'-0"



2 HANDICAP PARKING
SCALE 1/8" = 1'-0"

- ARCHITECTURAL SITE PLAN NOTES:**
1. FUEL CANOPY
 2. TRASH ENCLOSURE TO BE PERMITTED SEPARATELY
 3. REGULATORY PLACARD
 4. EXISTING RETAINING WALL
 5. STRESS TO MATCH ADJACENT BUILDING
 6. LANDSCAPE AREA PER THE CITY OF LAS VEGAS
 7. EXISTING SIGN TO BE RELOCATED
 8. LOCATION OF ELECTRICAL SWITCH GEAR AND ROOF ACCESS LADDER

LOCATION OF PROJECT



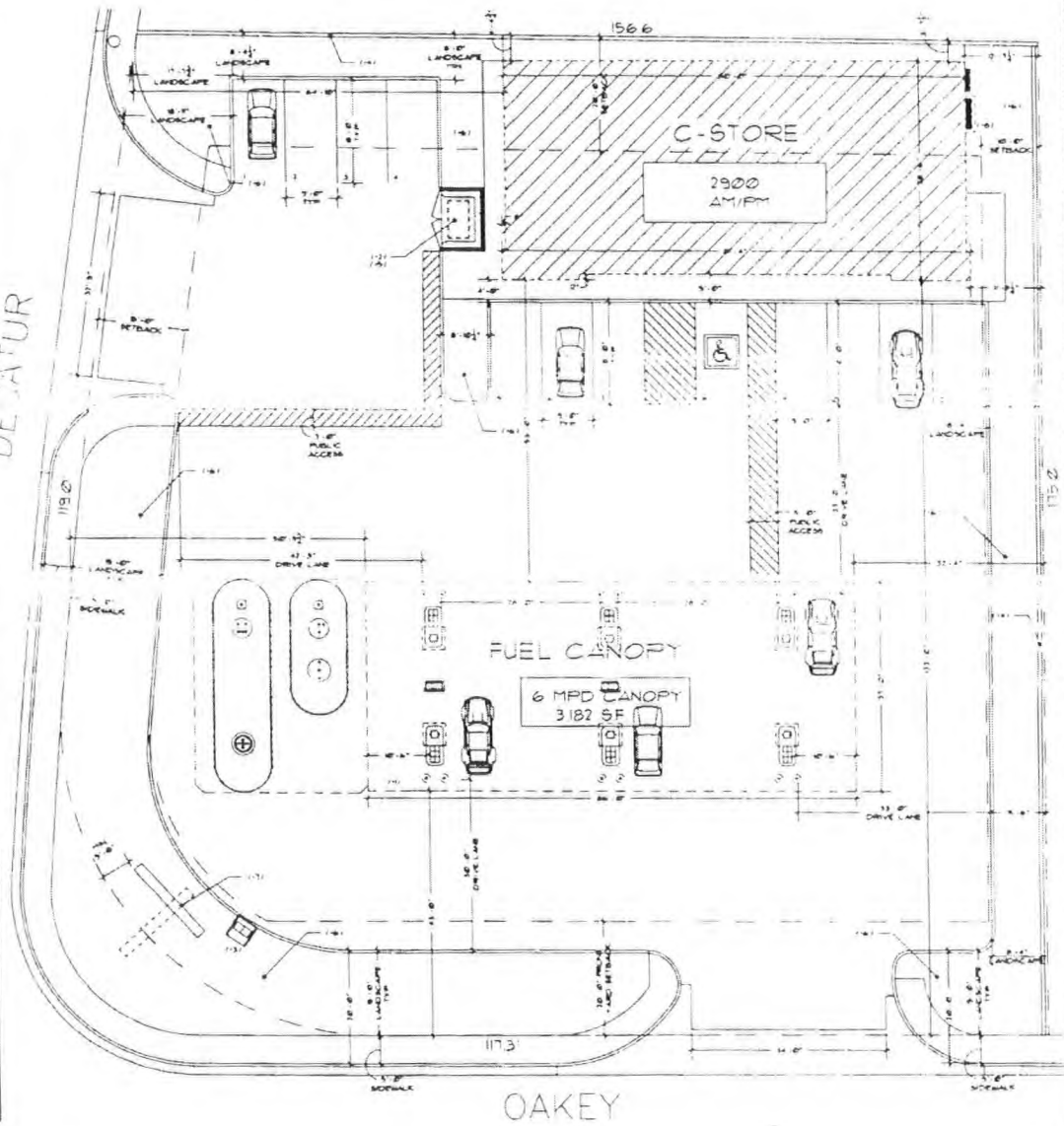
VICINITY MAP
SCALE N.T.S.

SITE ANALYSIS	
SITE INFO	
16710N-16740E3	
1675 E DECATUR BLVD	
C-11	
EXISTING STRUCTURES	
NO. OF EXISTING	1
CONCRETE STORE	1088 SF
FUEL CANOPY (14 MPD)	183 SF
FUEL CANOPY (17 MPD)	275 SF
OCCUPANCY	
C-STORE	11
FUEL CANOPY	8-2
DIFFERENTIAL	NO
PROPOSED AREA	
LOT SIZE	28,000 SF
MAX LOT COVERAGE	0.45 SF
AFFECTED AREA COVERAGE	
LANDSCAPE COVERAGE	8.8 A
PROPOSED BUILDING AREA	8.8 A ON 7.400 SF
C-STORE	1,051 SF
FUEL CANOPY	1,407 SF
DECKS	
FRONT (DECK)	151 SF
REAR	214 SF
EAST	214 SF
WEST (DECATUR)	814 SF
PARKING INFO	
REQUIRED PARKING	2 SPACES
C-STORE 1,051/1,050 SF	2 SPACES
TOTAL REQUIRED SPACES	2 SPACES
PROVIDED	2 SPACES
REQUIRED ACCESSIBLE SPACES	1 SPACE
ACCESSIBLE SPACES PROVIDED	1 SPACE

INFORMATION PROVIDED IS FOR INFORMATION ONLY
IS SUBJECT TO VERIFICATION WITH ACTUAL
SURVEY AND ZONING INFORMATION

EXISTING USE
24 HOUR AUTO WASH & WAX SALES

FAC # 05312
1625 DECATUR
LAS VEGAS, NV



ARCHITECTURAL SITE PLAN
SCALE 1" = 10'-0"

EL-SUZANA RUTAR, Architect Ltd.
Architectural Design & Planning
1820 E. Warm Springs Road
Las Vegas, Nevada 89119
Telephone: (702) 633-1000
Fax: (702) 633-1001



PROJECT # 5512
1675 E DECATUR BLVD
LAS VEGAS, NV 89119
FAC # 05312
1625 DECATUR BLVD
LAS VEGAS, NV 89119

ARCHITECTURAL SITE PLAN
CODE ANALYSIS
FIRE APPARATUS PLAN

AI.0

VAR-16161 SUP-16160
SDR-16158 10/05/06 PC

AUG 22 2006

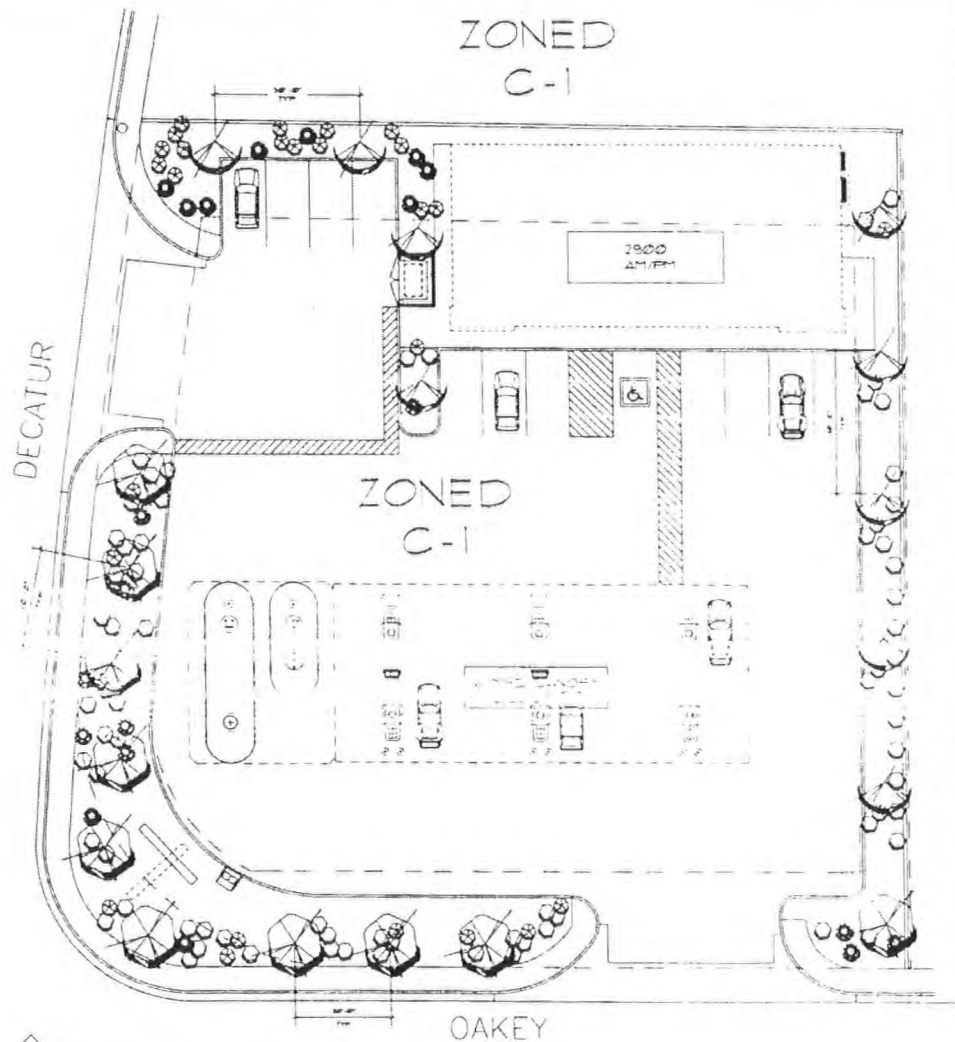
PLANT SCHEDULE

SYMBOL	PLANT SPECIES	COMMON NAME	SIZE	QUANTITY
	LITTLE LEAF LINDEN	LITTLE LEAF LINDEN	12"	5
	WEeping CALLERY PEAR	CALLERY PEAR	12"	8
Tree				
	JAPANESE WEeping CHERRY	JAPANESE WEeping CHERRY	12"	10
	DWARF WEeping CHERRY	DWARF WEeping CHERRY	12"	10
	WEeping CALLERY PEAR	WEeping CALLERY PEAR	12"	10
	JAPANESE WEeping CHERRY	JAPANESE WEeping CHERRY	12"	10

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST INTENDED FOR REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL TO BE INSTALLED WITHIN 14 DAYS OF ORDERING. PLANT MATERIAL TO BE INSTALLED WITHIN 14 DAYS OF ORDERING. PLANT MATERIAL TO BE INSTALLED WITHIN 14 DAYS OF ORDERING.
4. PROVIDE PLANTING SITES AND NOTES AS SHOWN ON DRAWINGS.
5. PLANTING SITES TO BE INSTALLED WITHIN 14 DAYS OF ORDERING. PLANTING SITES TO BE INSTALLED WITHIN 14 DAYS OF ORDERING. PLANTING SITES TO BE INSTALLED WITHIN 14 DAYS OF ORDERING.

LANDSCAPE PLAN
SCALE 1" = 12'-0"



SUZANA RUTAR, Architect Ltd
Architectural Design & Planning
1800 E. Warm Springs Road
Las Vegas, Nevada 89119
Phone: (702) 735-1100
Fax: (702) 735-1101

PRELIMINARY

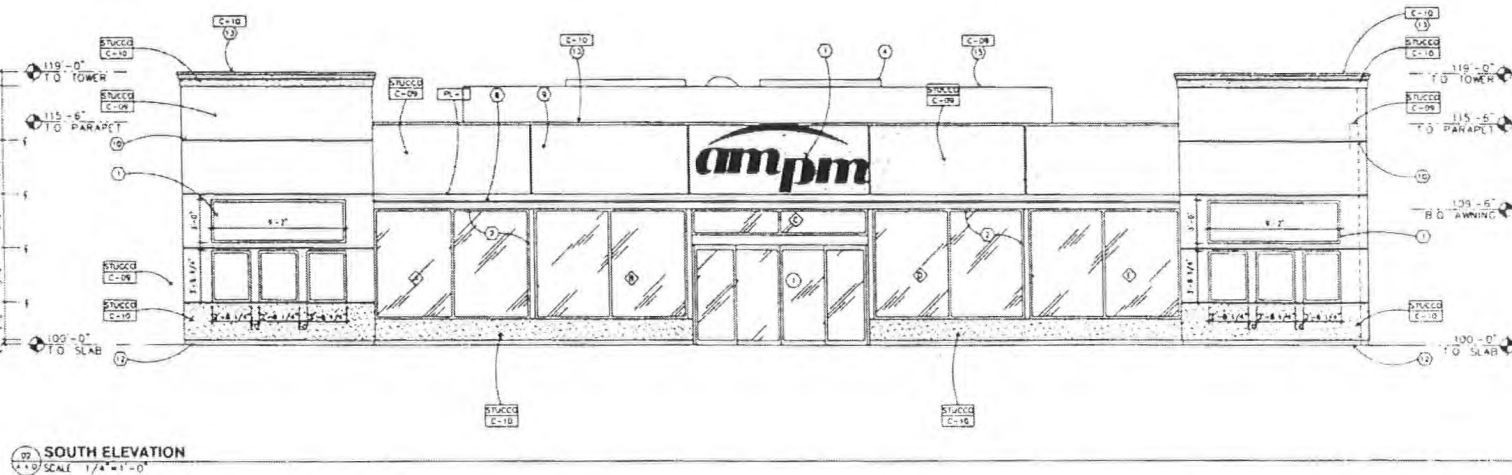
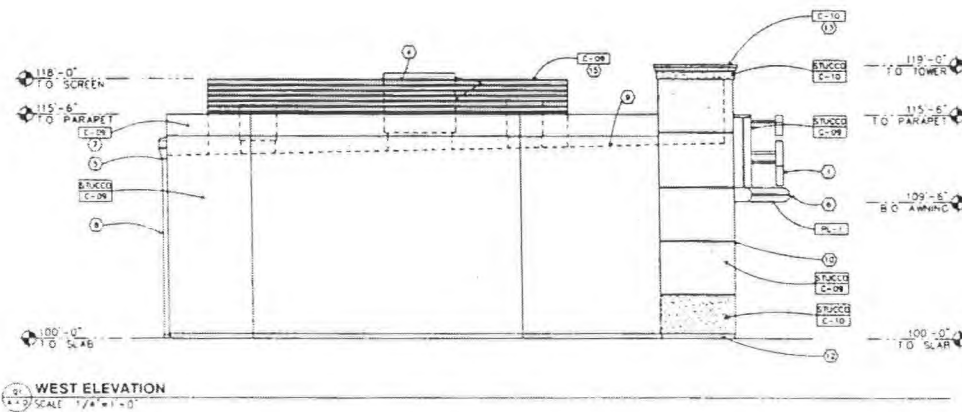
24" x 36" CITY & SUB
1" = 12'-0" CITY & SUB
1" = 12'-0" CITY & SUB
1" = 12'-0" CITY & SUB

LANDSCAPE PLAN

LI.0

VAR-16161 SUP-16160
SDR-16158 10/05/06 PC

AUG 22 2006



GENERAL NOTES:

1. ALL MATERIALS SHOWN ARE TO BE MATCHED AS CLOSELY AS POSSIBLE TO THE MATERIALS SHOWN ON THE DRAWINGS. SOME VARIATION DUE TO PRODUCT VARIATIONS WILL BE ACCEPTABLE.

KEYED NOTES:

- 1. SIGNED BY THE CONTRACTOR
- 2. ALUMINUM EXTERIOR LIGHT FIXTURE
- 3. EXTERIOR LIGHT REFER TO LIGHTING PLAN SHEET T-1
- 4. ROOF TOP MECHANICAL UNITS
- 5. PREMANUFACTURED SCUPPER
- 6. LED LAYER LIGHT TO MATCH COLOR
- 7. COATING TO EXTERIOR DOWN FACE OF WALL REFER TO DETAIL D-1
- 8. 1" DIA DOWNPOUT BY METAL TERRAZZO (ETERNAL)
- 9. APPROXIMATE ROOF LINE
- 10. 1" METAL RAIL FENCE
- 11. FENCE DOOR AND FRAME AS NOTED
- 12. 4" SLOPE METAL BASE, SEE DETAIL D-1
- 13. PREMANUFACTURED SCUPPER CAP
- 14. EXTERIOR MOUNTED ELECTRICAL EQUIPMENT REFER TO ELECTRICAL SCHEDULE
- 15. EQUIPMENT SCHEDULE REFER TO SHEET E-1
- 16. 36" METAL SCUPPER

EXTERIOR FINISHES

- 1. POWERED BRUSH PLASTER OR FORMED ALUMINUM BALANCE WITH TROUGH FOR LED AND FLAT METAL
- 2. 1/2" STUCCO PORTLAND CEMENT PLASTER OVER METAL LATH PROVIDE CONTROL JOINTS AS REQUIRED

EXTERIOR PAINTS

- 1. NOT USED
- 2. NOT USED
- 3. NOT USED
- 4. NOT USED
- 5. NOT USED
- 6. NOT USED
- 7. NOT USED
- 8. COLOR: CLEAR ANTI-REFLECTIVE ALUMINUM FINISH
- 9. COLOR: WHITE
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- 99. COLOR: WHITE
- 100. COLOR: WHITE

SUZANA ROTAR, Architect, LLC
Architectural Design & Planning
1920 E. Warm Springs Road
Tucson, Arizona 85714
Phone: (520) 424-8146
Fax: (520) 424-8147
www.suzanarotar.com

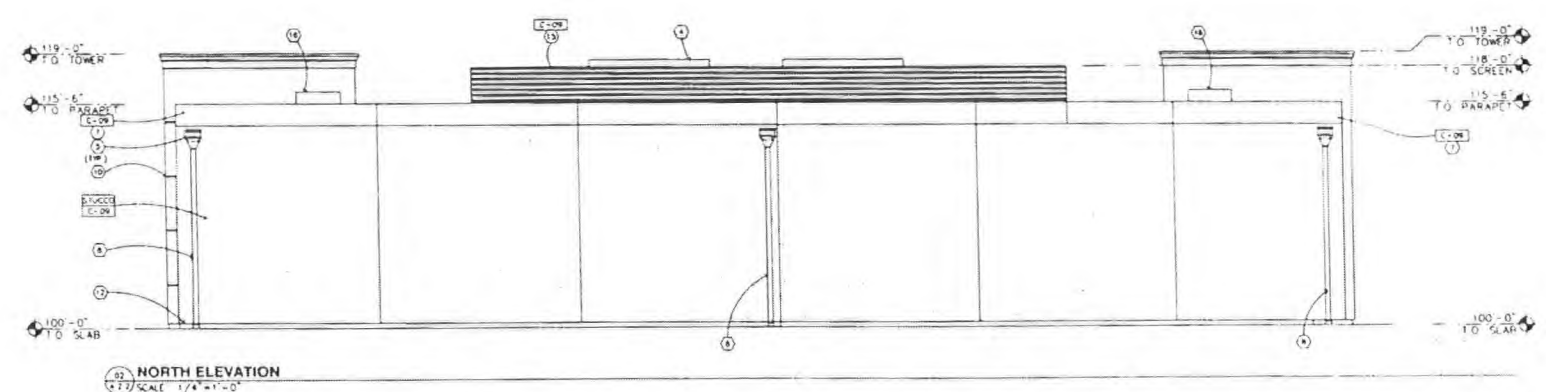
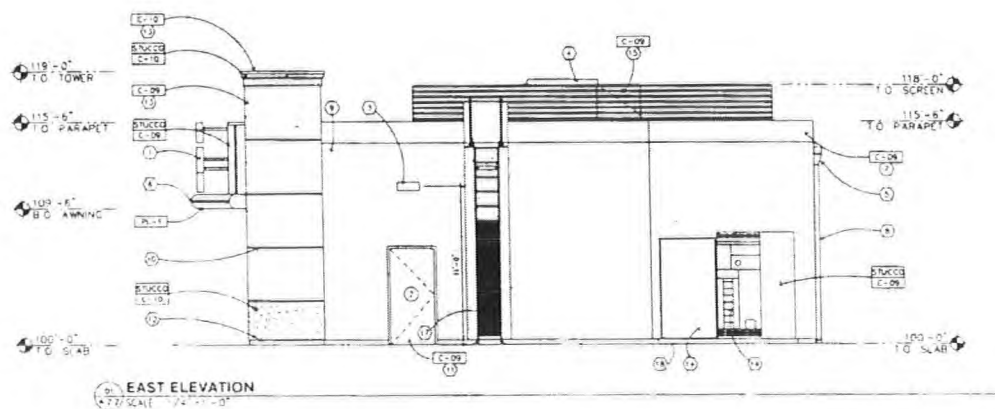
ARCO - FACILITY # 5312
NEC OF DECORATION AND COPE
10/5/5, 10/5/5, 10/5/5
BISH ABILA
10/5/5, 10/5/5, 10/5/5

STORE ELEVATIONS

A4.0

VAR-16161 SUP-16160
SDR-16158 10/05/06 PC

AUG 22 2006



GENERAL NOTES:

1. REPAIR LOCATIONS SHOWN ARE TO BE MATCHED AS CLOSELY AS POSSIBLE.
2. SOME VARIATION DUE TO PRODUCT LIMITATIONS WILL BE ACCEPTABLE.

KEYED NOTES:

- 1. SOURCE BY BOB CONTRACTOR
- 2. ALUMINUM TOWER/SCREEN SYSTEM
- 3. EXTERIOR LIGHT REFER TO LIGHTING PLAN SHEET E-13
- 4. ROOF TOP AIR CONDITIONING UNIT
- 5. PREMANUFACTURED DOOR/SCREEN
- 6. 1" DIA. VENT LUGS TO HATCH COVER
- 7. CORING TO EXTERIOR DOWN FACE OF WALL REFER TO DETAIL Q-14.5
- 8. 1" DIA. DOWNSPOUT BY METAL-TEK OR EQUAL
- 9. APPROXIMATE ROOF LINE
- 10. 1" REVEALS IN TYPICAL
- 11. FINISH DOOR AND FRAME AS NOTED
- 12. 1" BRASS METAL RACE TIE OF THE DOOR
- 13. PREMANUFACTURED CORING CAP
- 14. EXTERIOR MOUNTED ELECTRICAL EQUIPMENT REFER TO ELECTRICAL SHEET
- 15. EQUIPMENT SCREEN REFER TO SHEET A-3.2
- 16. 1/2" DIA. OPENING
- 17. EXTERIOR ROOF ACCESS UNDER PLACED 2" DIA. WALL MOUNTED SECURITY DOOR AND DOOR FRAME
- 18. 1" CORING IN CLASH

EXTERIOR FINISHES

- 1. POLISHED CHROME PLATING ON FORMED ALUMINUM WALL/HOLE WITH PROOF FOR L.D. AND PLAT REPAIR
- 2. 1/2" STUCCO (FORM AND CHASE PLASTER) OVER METAL LATH PROVIDE CORING JOINTS AS REQUIRED

EXTERIOR PAINTS

- 1. NOT USED
- 2. NOT USED
- 3. NOT USED
- 4. NOT USED
- 5. NOT USED
- 6. NOT USED
- 7. NOT USED
- 8. COLOR: ALL OF UNIDENTIFIED ALUMINUM FINISH
- 9. COLOR: WHITE, PEARL COATING, SATIN FINISH
- 10. COLOR: WHITE, PEARL COATING, SATIN FINISH (MATCH WALL 10.1) (MATCH CL. 10.1)
- 11. COLOR: DARK GREY, PEARL COATING, SATIN FINISH (MATCH WALL 11.1) (MATCH CL. 11.1)
- 12. NOT USED
- 13. COLOR: BR. BROWN, SATIN FINISH

SUZANA ROTAR ARCHITECT LTD.
Architectural Design & Planning
1040 E. Main Street, Suite 200
Las Vegas, Nevada 89101
Telephone: (702) 361-1398
Fax: (702) 361-1399
Professional Corporation

PRELIMINARY

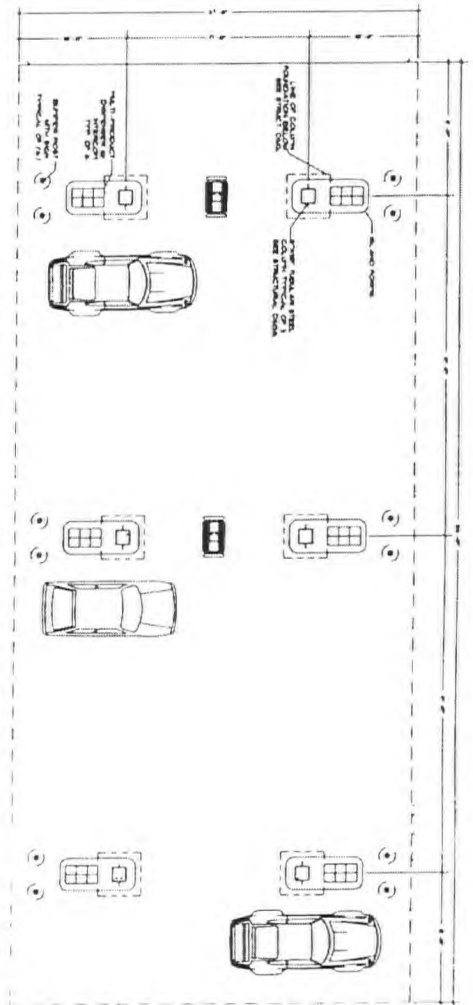
ARCO - FACILITY # 532
REC'D OF DESIGN AND CONSTRUCTION
1025 E. SECOND ST. # 100
BOB AULIA
LAS VEGAS, NEVADA

STORE ELEVATIONS

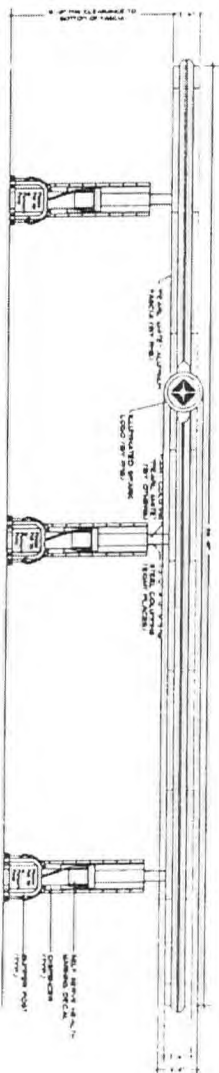
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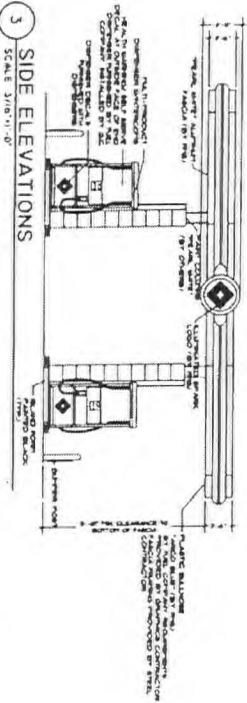
VAR-16161 SUP-16160
SDR-16158 10/05/06 PC



1 FLOOR PLAN
SCALE 3/16" = 1'-0"



2 FRONT/REAR ELEVATION
SCALE 3/16" = 1'-0"



3 SIDE ELEVATIONS
SCALE 3/16" = 1'-0"

AUG 22 2006

VAR-16161 SUP-16160
SDR-16158 10/05/06 PC

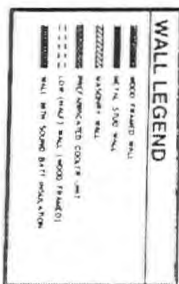
CA 10

CANOPY FLOOR PLAN
AND ELEVATIONS

ARCO - FACILITY # 5312
NE. OF DECATUR AND DAREY
175 S. DECATUR RD.
BOB ARJILA
LAS VEGAS, NEVADA



SUZANA RUTAR, Architect Ltd.
Architectural Design & Planning
1950 E. Warm Springs Road
Las Vegas, Nevada 89119
Telephone: (702) 463-6176
Fax: (702) 361-2582
A Professional Corporation



AUG 22 2006

SUZANA RUTAR, Architect Ltd.
Architectural Design & Planning
1950 E. Warm Springs Road
Las Vegas, Nevada 89119
Telephone: (702) 263-6170
Fax: (702) 381-2502
A Professional Corporation

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

August 21, 2006

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

Re: Design Review
Justification Letter for
1625 S. Decatur (Decatur/Oakey)
APN # 162-06-201-003

To Whom It May Concern:

This is a justification letter for the above referenced property. The above referenced property is zoned C-1. We are proposing to demolish the existing Convenience Store and Fuel Canopies and construct a Convenience Store (Arco AM/PM), as well as a Fuel Canopy consisting of 6 fueling Stations. The Convenience Store is an Arco Standard (2900) store that has been previously built in the Las Vegas valley area at 3,032 square feet, the Fuel Canopy, also an Arco Standard, at 3,182 s.f. will be 17'-6" in height and will have a clearance of 15'-0".

Parking is provided in accordance to the Development Code providing 12 parking stalls including the required Handicap accessible stall located directly front and center of the entrance of the Convenience Store. The landscape design is per City of Las Vegas Title 19 Development Code Section 19.12. We are providing a 15'-0" min. wide landscape buffer along Decatur and Oakey as well as 8'-0" min. along the interior lot lines and in most cases more than the minimum.

We are also respectfully requesting a Variance to reduce the setback at the rear yard from 20'-0" to 3'-6" minimum. There is currently a three foot high retaining wall along the length of the North Property Line (where we are requesting the setback Variance). The property to the North is several feet lower than that of ours with a landscape buffer along parking and a back alley to the commercial subdivision development on site.

We would like to request a waiver, if required, to reduce the landscape along the rear of the C-Store where we are requesting the Variance to reduce the set back.

1950 E. Warm Springs Road · Las Vegas, Nevada 89119

Phone: (702) 263-6176 · Fax: (702) 361-2582

Email: srutar@aol.com

VAR-16161 SUP-16160
SDR-16158 10/05/06 PC

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

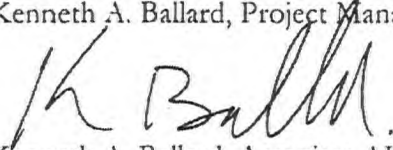
Additionally we are requesting a Special Use Permit for this site for the ~~sales~~^{KAB.} ~~OFF~~ sales of beer/wine in conjunction with the Convenience Store. Currently we have a Special Use Permit for the sales of beer/wine, however due to the length of time construction may take and the possibility that while the new C-Store still may be under construction the current SUP may expire during the 180 day window. Also this site being a Nonconforming use of a Conforming Building, to meet the requirements for "expansion of use", per development code section 19.16.030.B the following must be met:

- a. Will not increase the size or extent of the use by more than 50%
 - Our increase is less than the 50%
- b. Will not require a Variance or Waiver regarding any other provision of Title 19, including those that pertain to parking, landscape and residential adjacency requirements.
 - The before mentioned setback reduction (Variance) requires us to request the SUP and secure this site as a Conforming Use.

We feel that revitalizing the site with a new Convenience Store and Fuel Canopy will enhance the character of the site and surrounding area. We also feel the proposed removal of the two access points nearest the intersection of Decatur and Oakey (directly adjacent to the intersection) along with the relocation of the other two access points further North and East of the intersection will enhance vehicular mobility of the intersection.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,
Kenneth A. Ballard, Project Manager


Kenneth A. Ballard, Associate AIA

SUZANA RUTAR, Architect

Suzana Rutar, AIA, CSI, NCARB
Principal

1950 E. Warm Springs Road - Las Vegas, Nevada 89119

Phone: (702) 263-6176 Fax: (702) 361-2582

Email: srutar@aol.com

VAR-16161 SUP-16160
SDR-16158 10/05/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-16161 AND SUP-16160

SDR-16158 - PUBLIC HEARING - APPLICANT: BOB AUJLA; OWNER: BP WEST COAST PRODUCTS LLC - Request for a Site Development Plan Review and a Waiver of perimeter landscaping requirements FOR A 3,032 SQUARE FOOT SERVICE STATION WITHOUT AUTOMOTIVE REPAIR on 0.69 acres at 1625 South Decatur Boulevard (APN 162-06-201-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

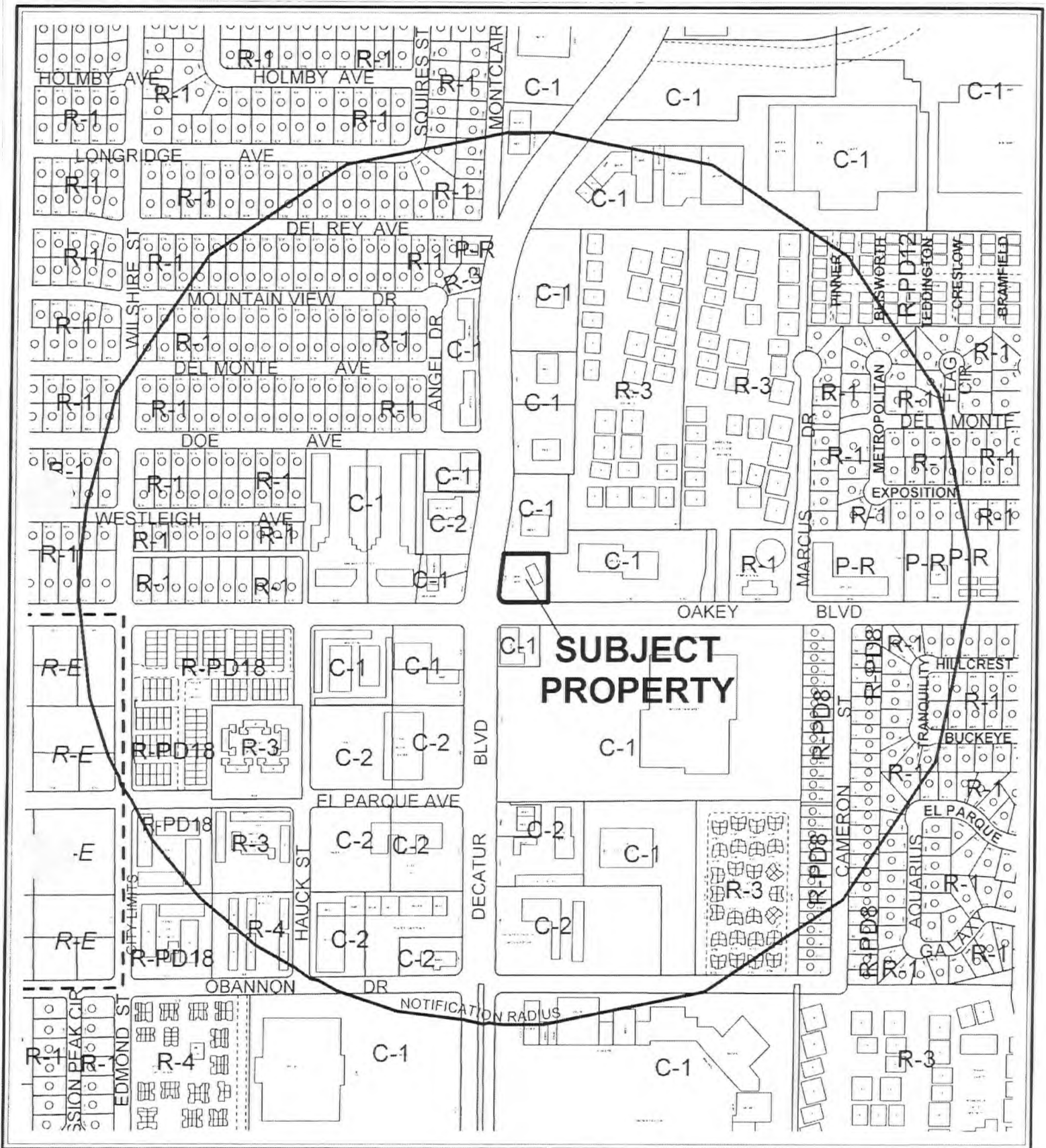
Motion made by LOIS TARKANIAN to Approve Subject to Conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-LARRY BROWN); (Excused-None)

Minutes:

See Item 110 for related discussion.



CASE: **SDR-16158**

RADIUS: 1500 FT

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

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-16158 - APPLICANT: BOB AUJLA - OWNER: BP WEST COAST PRODUCTS, LLC

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Variance (VAR-16161) 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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/22/06, except as amended by conditions herein.
4. A Waiver from Title 19.12.030 is hereby approved, to allow no landscaping between the structure and the north property line where an 8-Foot landscape buffer and one 24-Inch box tree every 30-Feet are required.
5. 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.
6. 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.
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 luminaries. 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the northeast corner of Decatur Boulevard and Oakey Boulevard prior to the issuance of any permits.
14. Prior to the issuance of any permits for this site, coordinate with the City Engineer's Office regarding the Oakey Meadows Storm Drain project currently under design to determine possible impacts to this site.
15. 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.
16. Landscape and maintain all unimproved rights-of-way, if any, on Oakey Boulevard and Decatur Boulevard adjacent to this site.
17. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site.
18. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.
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 or the submittal of any construction drawings for 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, if allowed by the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a Site Development Plan Review for a 3,032 Square Foot Service Center without Automotive Repair and a Waiver of Perimeter Landscape Requirements to be located at 1625 S. Decatur Boulevard. Concurrent applications include a Variance (VAR-16161) and a Special Use Permit (SUP-16160).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/05/06	The Planning Commission recommended approval of companion items VAR-16161 and SUP-16160 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #48/rl).
<i>Related Building Permits/Business Licenses</i>	
10/08/03	Business License C15-2016-9678 issued to BP West Coast Products LLC for a Convenience Store at the subject site. This license remains active.
12/02/02	Business Licenses P35-2510-73230 and P35-2520-73230 issued to Golden Tel Inc. for two outdoor pay phones at the subject site. These licenses remain active.
09/10/03	Business License Applications C20-999227-474 Convention Hall Gaming Tax and G01-9999214-474 Gaming Restricted License applications were withdrawn by United Coin Machine Company.
10/08/03	Business License C05-1209B-9678 issued to BP West Coast Products LLC for a Tobacco Dealer-Retail at the subject site. This license remains active.
10/08/03	Business License L10-804-466 issued to BP West Coast Products LLC for a Beer/Wine/Cooler Off Sales at the subject site. This license remains active.

Pre-Application Meeting	
08/09/06	At the pre-application meeting held on 08/09/06, the applicant was told that a Site Development Plan Review is required for the proposed service center to replace an existing service center on the site. A variance would be required as well because of the proposed building to be located 3.5 Feet from the rear property line where 20 Feet are required. It was further recommended that the applicant request a Special Use Permit for Beer/Wine/Cooler Off-Sale establishment in the event that construction prevents the existing establishment from re-opening within six months. Development Coordination further requested a 54 Foot radius at the intersection of Decatur Boulevard and Oakey Avenue, and that the existing driveways be replaced. Additionally, a modified median on Oakey and modified bus turnout lane may be required.
Neighborhood Meeting	
	A neighborhood meeting is not required for this application, nor was one held.

Details of Application Request			
Site Area			
Gross Acres	0.69 Acres		
Net Acres	0.67 Acres		
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Service Station without Auto Repair	(SC) Service Commercial	(C-1) Limited Commercial
North	Restaurant	(SC) Service Commercial	(C-1) Limited Commercial
South	Retail	(SC) Service Commercial	(C-1) Limited Commercial
East	Offices	(SC) Service Commercial	(C-1) Limited Commercial
West	Retail	(SC) Service Commercial	(C-1) Limited Commercial

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		N	Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	Y		Y
Airport Overlay (200 Foot)	Y		Y
Trails	Y		Y
Rural Preservation Overlay District		N	Y
Development Impact Notification Assessment		N	Y
Project of Regional Significance		N	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	28,558 Feet	Y
Min. Lot Width	100 Feet	117.3 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	20 Feet 10 Feet 15 Feet 20 Feet	133 Feet 11.5 Feet 64 Feet 3.5 Feet	Y Y Y N
Max. Lot Coverage	50%	8.6%	Y
Max. Building Height	NA	15.5 Feet	Y
Trash Enclosure			Y
Mech. Equipment			Y

Pursuant to Title 19.12

<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	2 Trees	2 Trees	Y
Buffer: Min. Trees	1 Tree/30 Linear Feet	17 Trees	17 Trees	Y
TOTAL		19 Trees	19 Trees	Y
Min. Zone Width	15 Feet on West and South 8 Feet on East		15 Feet 8 Feet	Y Y
	8 Feet on North		8 Feet adjacent to parking; 0 Feet behind building	N

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Service Station without Automotive Repair	3,032 SF	1/250 SF	11	1	11	1	Y
TOTAL			12		12		

Freestanding Signs: Pursuant to Title 19.14.060(F) an Existing Sign to be permitted separately		
Standards	Allowed	Provided
Maximum Number	1 / Street frontage 2 total	1 / Street frontage 1 total
Maximum Area	2 SF/Linear Foot of Street Frontage 472 SF Total	Existing
Maximum Height	40 Feet	Existing
Minimum Setback	5 Feet	Existing
Illumination	Internal, External, Animated and Electronic Permitted	Existing

Wall Signs: Title 19.14.060(F)		
Standards	Allowed	Provided
Maximum Number	NA	1 Total
Maximum Area	20% of Building Elevation	60 SF
Maximum Projection	4 Feet	2 Feet
Illumination	Internal, External, Animated and Electronic Permitted	Internal

Waivers		
Request	Requirement	Staff Recommendation
Perimeter Landscaping	8 Foot Buffer along rear property line and 1 Tree per 30 Linear Feet.	Denial

ANALYSIS

General Plan and Zoning

The site is designated SC (Service Commercial) on the Southeast Sector Plan Map of the General Plan. The existing C-1 (Limited Commercial) Zoning designation is in conformance with the General Plan, and the proposed service station without automotive repair is a conditional use in this zone.

Airport Overlay District

The subject site is located in the Airport Overlay District. The Airport Overlay District constitutes a planned area in which no structure shall be erected, altered or maintained on any parcel within the boundaries of the Airport Overlay District that would violate the height limitations depicted in the maps adopted by Title 19. The proposed building is in compliance with the 105-foot height restriction imposed by the North Las Vegas Airport Overlay District map.

Trails

According to the Master Plan Transportation Trails Element, a Pedestrian Path is required along Oakey Boulevard. The path is to consist of a five-foot sidewalk next to curb with a minimum five-foot landscape island behind it. This improvement is depicted on the submitted site plan.

Site Plan

The proposed site plan depicts a service station without automotive repair. The service station consists of a 3,032 Square Foot structure which is slightly larger than the existing structure that it replaces. In addition, a 3,182 Square Foot fuel canopy with six pumps replaces two existing canopies with four pumps each. Access to the site is provided by a 34 Foot driveway from Oakey Boulevard and a 32 Foot driveway from Decatur Boulevard.

Elevations

The submitted elevations depict a typical one-story service station that is 15.5 Feet high to the top of parapet, and 19 Feet at the towers on either side of the front façade. Materials used are an aluminum storefront system and 7/8 Inch stucco, as well as an awning to be constructed of pigmented plastic or formed aluminum. Exterior paint colors include white, pearl, dark pearl and warm grey. The canopy will consist of steel columns and pearl white aluminum fascia.

Parking

The site plan indicates 12 parking spaces including one van accessible handicapped space is provided as required by Title 19.04 and Title 19.10. Two parking lot trees are provided consistent with parking lot landscape requirements.

Landscaping

The landscape plan shows a 15 Foot landscape buffer along the street frontages with Oakey and Decatur Boulevards and an 8 Foot landscape buffer along the east property line. Along the north property line there is an 8 Foot landscape buffer between Decatur Boulevard and the proposed structure. A Variance (VAR-16161) to allow a 3.5 Foot setback where 20 Feet are required accompanies this application, and if approved would not allow sufficient space between the building and the rear property line to continue the landscape buffer the entire length. Therefore a Waiver to allow 2 trees where 4 trees are required along the rear property line is necessary.

Waivers

As the site plan indicates that the proposed structure will be constructed only 3.5 feet from the rear property line, a waiver is necessary as the landscape buffer cannot be extended behind the building, allowing only 2 trees where 4 trees are required along the rear property line.

FINDINGS

The following findings must be made for an SDR:

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

The proposed development will be consistent with the existing and proposed development in the vicinity of this request. However, the 3.5 Foot rear yard setback will have a negative impact on the parcel immediately to the north. Staff cannot support this setback as it is the result of a self-imposed hardship.

- 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 proposed development is not consistent with city standards because of the rear yard setback, which staff cannot support as it is the result of a self-imposed hardship.

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

The subject site is at the location of an existing service center on the corner of Decatur Boulevard and Oakey Drive. The adjacent streets can accommodate the traffic to be generated by this business, and the proposed site plan requires both driveway and street improvements which will enhance the traffic flow at this intersection.

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.

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

14

ASSEMBLY DISTRICT 3

SENATE DISTRICT 11

NOTICES MAILED 609 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16158** APN: 162-06-201-003

Name of Property Owner: BP West Coast Products LLC

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: _____

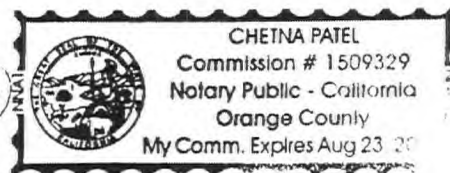
Signature of Property Owner: *W Fillmore Wood, Jr.*

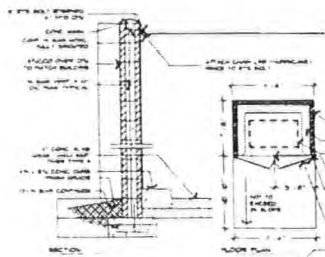
Print Name: W Fillmore Wood, Jr.

Subscribed and sworn before me

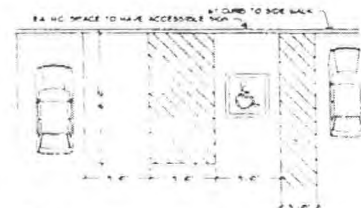
This 11th day of June, 2006

Chetna Patel (Notary Public - California)
Notary Public in and for said County and State





1 TRASH ENCLOSURE
SCALE 1/8" = 1'-0"

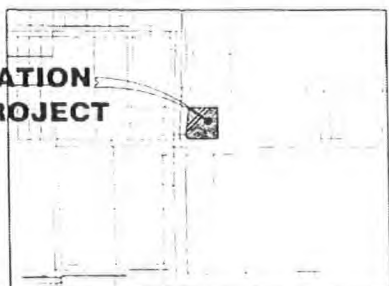


2 HANDICAP PARKING
SCALE 1/8" = 1'-0"

ARCHITECTURAL SITE PLAN NOTES

1. TRASH ENCLOSURE TO BE PERMITTED SEPARATELY.
2. AUTOMATIC MACHINE.
3. EXISTING RETAILING ON WALL.
4. SCHEDULE TO MATCH ADJACENT BUILDING.
5. LANDSCAPE AREA PER THE CITY OF LAS VEGAS TITLE IS DEVELOPMENT CODE.
6. EXISTING SIGN TO BE RELOCATED.
7. SIGN TO BE PERMITTED SEPARATELY.
8. LOCATION OF ELECTRICAL METER, GAS AND WATER ACCESS LOCATIONS.

LOCATION OF PROJECT



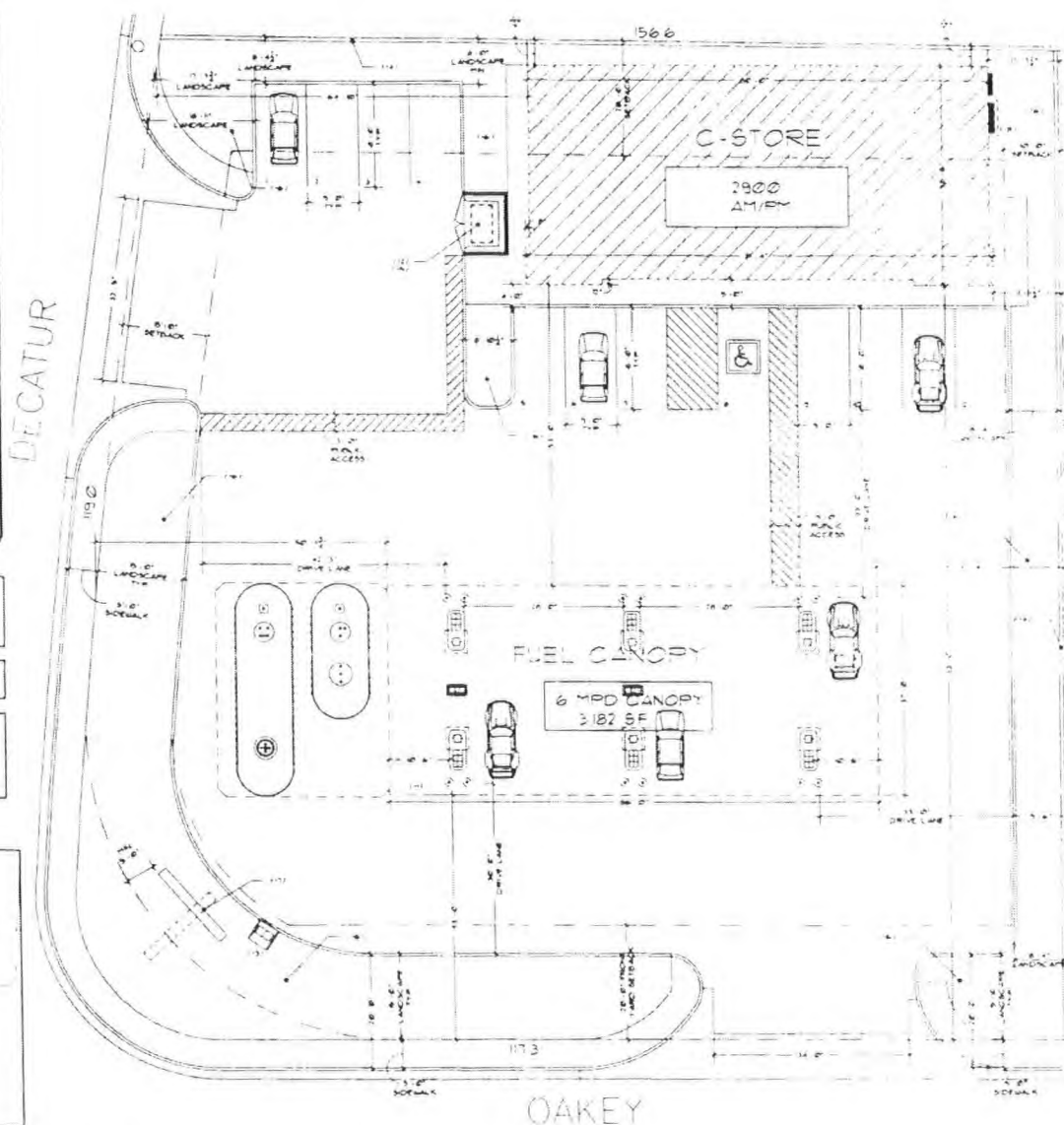
VICINITY MAP
SCALE N.T.S.

SITE ANALYSIS	
SITE INFO	
APR. 1992	W/ 100' LOT 100'
ADDRESS	W/ 100' DECATUR BLVD
EXISTING STRUCTURES TO BE DEMOLISHED	
CONCRETE STORE	1200 SF
FUEL CANOPY 11' x 10' (11' x 10' x 10')	110 SF
FUEL CANOPY 11' x 10' (11' x 10' x 10')	110 SF
OCCUPANCY	
2 STORE	5-1
FUEL CANOPY	110
PROPERTY AREA	20,000 SF
MAX LOT COVERAGE	6,400 SF
ATTACHED AREA COVERAGE	6,400 SF
LANDSCAPE COVERAGE	6,400 SF
PROPOSED BUILDING AREA	1,200 SF
FUEL CANOPY	1,100 SF
SET BACKS	
FRONT (DECATUR)	13.3' (11' MIN)
REAR	3' (5' MIN)
LEFT (DECATUR)	8.4' (10' MIN)
PARKING INFO	
REQUIRED PARKING	2 SPACES
11' x 10' (11' x 10' x 10')	
TOTAL REQUIRED SPACES	2 SPACES
CANOPY	
PROPOSED SPACES	2 SPACES
REQUIRED ACCESSIBLE SPACES (11')	1 SPACE
ACCESSIBLE SPACES PROVIDED	1 SPACE

INFORMATION PROVIDED IS PRELIMINARY AND IS SUBJECT TO VERIFICATION WITH ACTUAL SURVEY AND ZONING INFORMATION.

EXISTING USE
24 HOUR AM/PM W/BEER & WINE SALES

FAC # 05312
1635 DECATUR
LAS VEGAS, NV



ARCHITECTURAL SITE PLAN
SCALE 1" = 10'-0"

AUG 22 2006

VAR-16161 SUP-16160
SDR-16158 10/05/06 PC

ARCHITECTURAL SITE PLAN
CODE ANALYSIS
FIRE APPARATUS PLAN

ARCHITECTURAL SITE PLAN
CODE ANALYSIS
FIRE APPARATUS PLAN

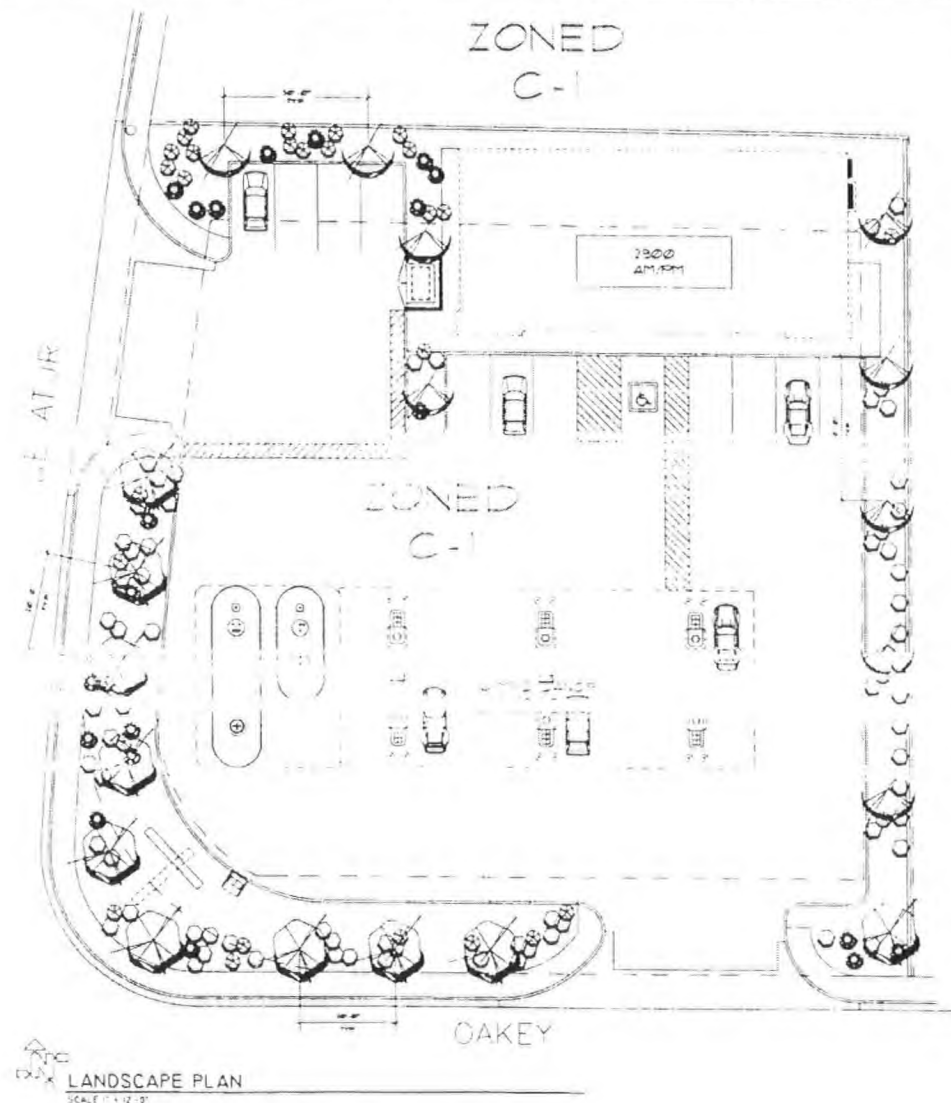
ARCHITECTURAL SITE PLAN
CODE ANALYSIS
FIRE APPARATUS PLAN

ARCHITECTURAL SITE PLAN
CODE ANALYSIS
FIRE APPARATUS PLAN

SYMBOL	DESCRIPTION	QUANTITY
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GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE 14-48 HOURS.
3. PROVIDE FERTILIZER AND WATERING SCHEDULE TO THE OWNER PRIOR TO INSTALLATION.
4. PROVIDE FERTILIZER AND WATERING SCHEDULE TO THE OWNER PRIOR TO INSTALLATION.



LANDSCAPE PLAN
SCALE 1/4" = 1'-0"

AUG 22 2006

SUZANA RUTAR, Architect Ltd
Architectural Design & Planning
1900 E. Warm Springs Road
Ocala, FL 34474
Telephone: 352-263-6176
Fax: 352-263-6176
A Professional Corporation

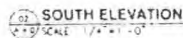
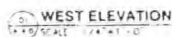
PRELIMINARY

DESIGN # 532
DESIGNED BY
SUSAN RUTAR
Ocala, FL 34474

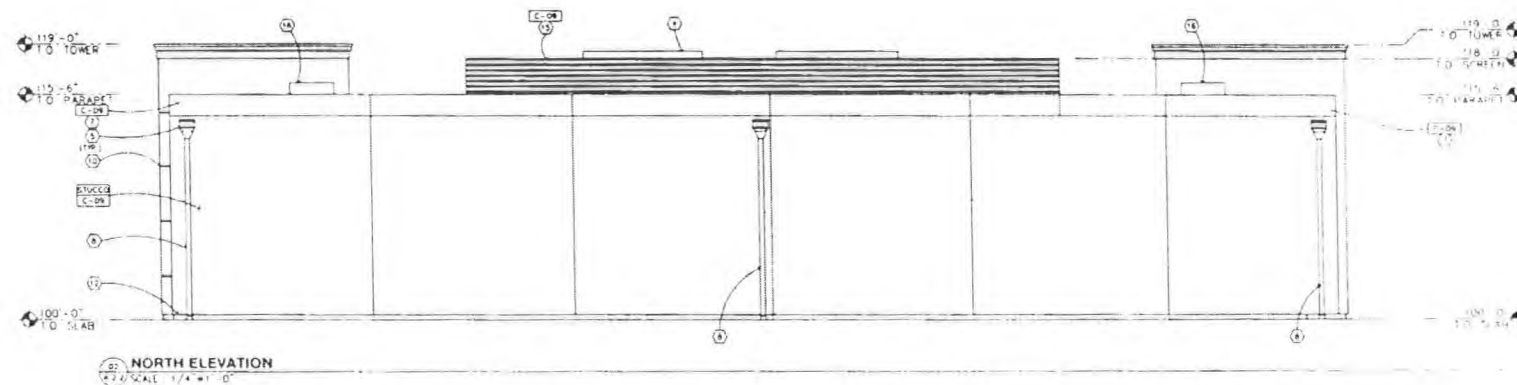
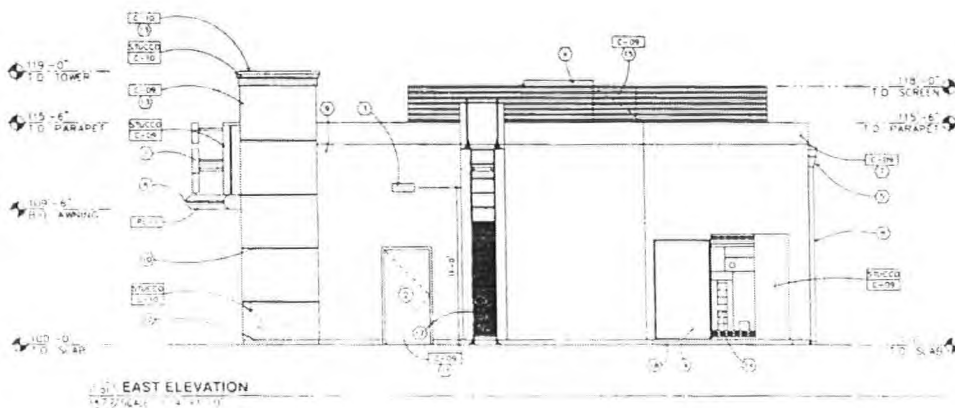
LANDSCAPE PLAN

L1.0

VAR-16161 SUP-16160
SDR-16158 10/05/06 PC



VAR-16161	SUP-16160
SDR-16158	10/05/06 PC



GENERAL NOTES:

1. REAR LOCATIONS SHOWN ARE TO BE MATCHED AS CLOSELY AS POSSIBLE TO THE FRONT ELEVATION. THE FRONT ELEVATION WILL BE ACCEPTABLE.

KEYED NOTES:

- 1. VERTICAL BY CONSTRUCTION
- 2. ALUMINUM CORROSION RESISTANT
- 3. EXTERIOR LIGHT REFER TO LIGHTING PLAN SHEET 11-1
- 4. ROOF TOP MECHANICAL UNITS
- 5. PREMANUFACTURED VENTILATOR
- 6. 1/2" LAYER LATH TO MATCH COLOR
- 7. CORING TO LATHING DOWN FACE OF WALL REFER TO DETAIL OF 11-1
- 8. 1/2" ON DOWNPOUT BY METAL TRAY OR EQUAL
- 9. INTERIOR ROOF LINE
- 10. 1" MINIMUM IN TYPICAL
- 11. FINISH DOOR AND FRAME AT NOTES
- 12. 1/2" ON OF METAL BASE 11-1 DETAIL OF 11-1
- 13. PREMANUFACTURED CORING LATH
- 14. EXTERIOR MOUNTED ELECTRICAL EQUIPMENT REFER TO ELECTRICAL SHEET
- 15. EQUIPMENT SCREEN REFER TO SHEET 11-1
- 16. 3/4" MIN. THICK
- 17. EXTERIOR ROOF ACCESS LADDER SHALL BE 1/2" MIN. WALL THICKNESS AT ACCESS DOOR (11-1)
- 18. 1" CONCRETE CURB

EXTERIOR FINISHES

- 1. FINISHED SPACED PLANK OR 1" FINISH ALUMINUM BOLLARD WITH 1/2" MIN. WALL THICKNESS AND 1/2" MIN. WALL THICKNESS
- 2. 1/2" FINISHED SPACED PLANK OR 1" FINISH ALUMINUM BOLLARD WITH 1/2" MIN. WALL THICKNESS AND 1/2" MIN. WALL THICKNESS

EXTERIOR PAINTS

- 1. NOT USED
- 2. NOT USED
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- 99. NOT USED
- 100. NOT USED

AUG 22 2006

VAR-16161 SUP-16160
SDR-16158 10/05/06 PC

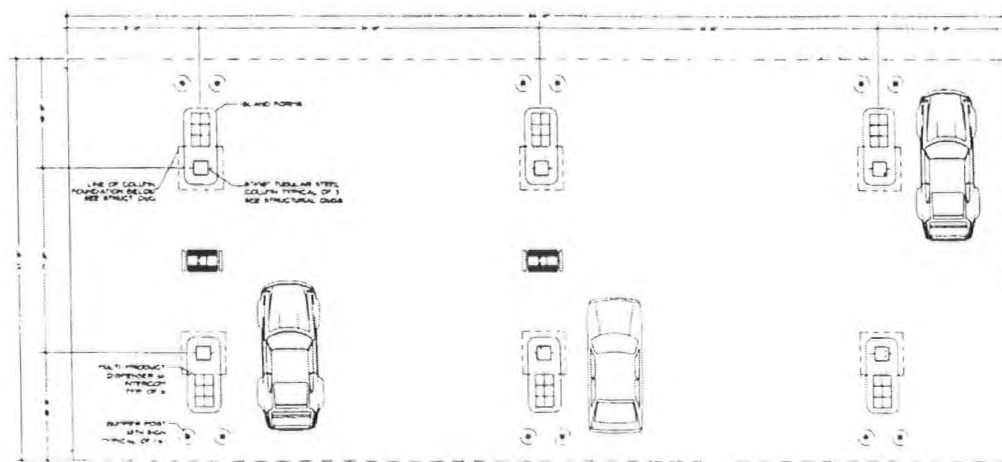
SUZANA RUIZ ARCHITECTS
Architectural Design & Planning
1905 E. 1st Avenue, Suite 100
Tucson, AZ 85719
Telephone: (520) 244-1111
Fax: (520) 244-1112
A Professional Corporation

PRELIMINARY

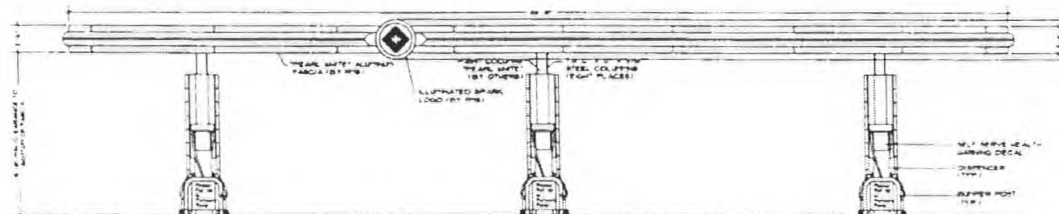
8570 - FACILITY # 52
BY: SUZANA RUIZ
DATE: 10/05/06
BOB PULLI
10/05/06

STORE ELEVATIONS

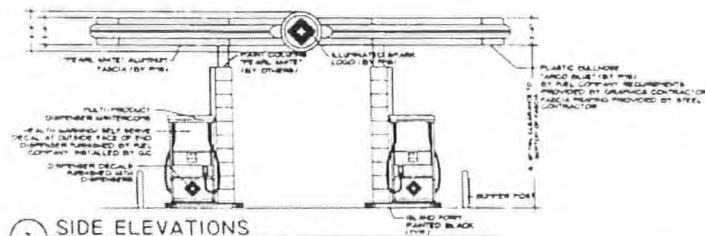
A4.1



1 FLOOR PLAN
SCALE 3/16" = 1'-0"



2 FRONT/REAR ELEVATION
SCALE 3/16" = 1'-0"



3 SIDE ELEVATIONS
SCALE 3/16" = 1'-0"

AUG 22 2006

SUZANA ROTAR Architect Ltd.
Architectural Design & Planning
1000 E. Main, Suite 100
Los Angeles, CA 90012
Telephone: (310) 427-1000
Fax: (310) 427-1001
A Professional Corporation



ARCO - FACILITY # 531
NO. 12547, State of California
SUSAN ROTAR, AIA
ARCHITECT
AUGUST 22, 2006

CANOPY FLOOR PLAN
AND ELEVATIONS

CA 10

VAR-16161 SUP-16160
SDR-16158 10/05/06 PC

ARCO

pm

EC unleaded **9999**
EC unleaded plus **9999**
EC unleaded premium **9999**
car wash
self serve gasoline
ARCO - part of BP

C.09 BP pearl

C.09 BP pearl

C.09 - BP pearl

C.09 - BP pearl

C.08 white

C.09 BP pearl

C.10 BP dark pearl

C.10 BP dark pearl

C.09
BP
pearl

C.01
BP
yellow

car wash

C.09
BP pearl stucco
or EIFS

C.01
Island bollard

C.09
Existing fascia
finished BP pearl

enter

exit

A. front elevation

B. back elevation (if visible)

C. side elevation

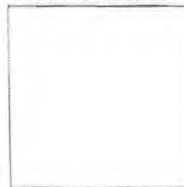
D. side elevation

C.01
Island bollard

C.01
Island bollard

- c.01 BP yellow
- c.05 BP pearlescent
- c.07 aluminum finish
- c.08 white
- c.09 BP pearl
- c.10 BP dark pearl
- c.12 BP warm grey
-  c.13 ARCO red
-  c.14 ARCO blue
-  c.15 ARCO light blue

C.01 - BP yellow
ICI Paints 4216 Devflex



* Top 1/3 Island bollard

C.08 - white
ICI Paints 4216 Devflex



* Flat-Deck Canopy

C.09 - BP Pearl
ICI Paints 4216 Devflex



* Canopy Fascia
* Store Fascia
* Canopy Columns
* Exterior Walls
* Bottom 2/3 Island Bollard
* MID Legs

C.10 - BP dark pearl
ICI Paints 4216 Devflex



* Exterior Walls Wainscoting
* Islands

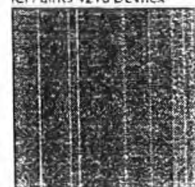
C.13 - ARCO red
ICI Paints 4216 Devflex



C.14 - ARCO blue
ICI Paints 4216 Devflex



C.15 - ARCO light blue
ICI Paints 4216 Devflex



One Prime - Two Coats

Epoxy 201 Devran (Most Surfaces)
Latex 3210 Gripper (Wood Surfaces)
Waterborne 4020 Devflex (Masonry)

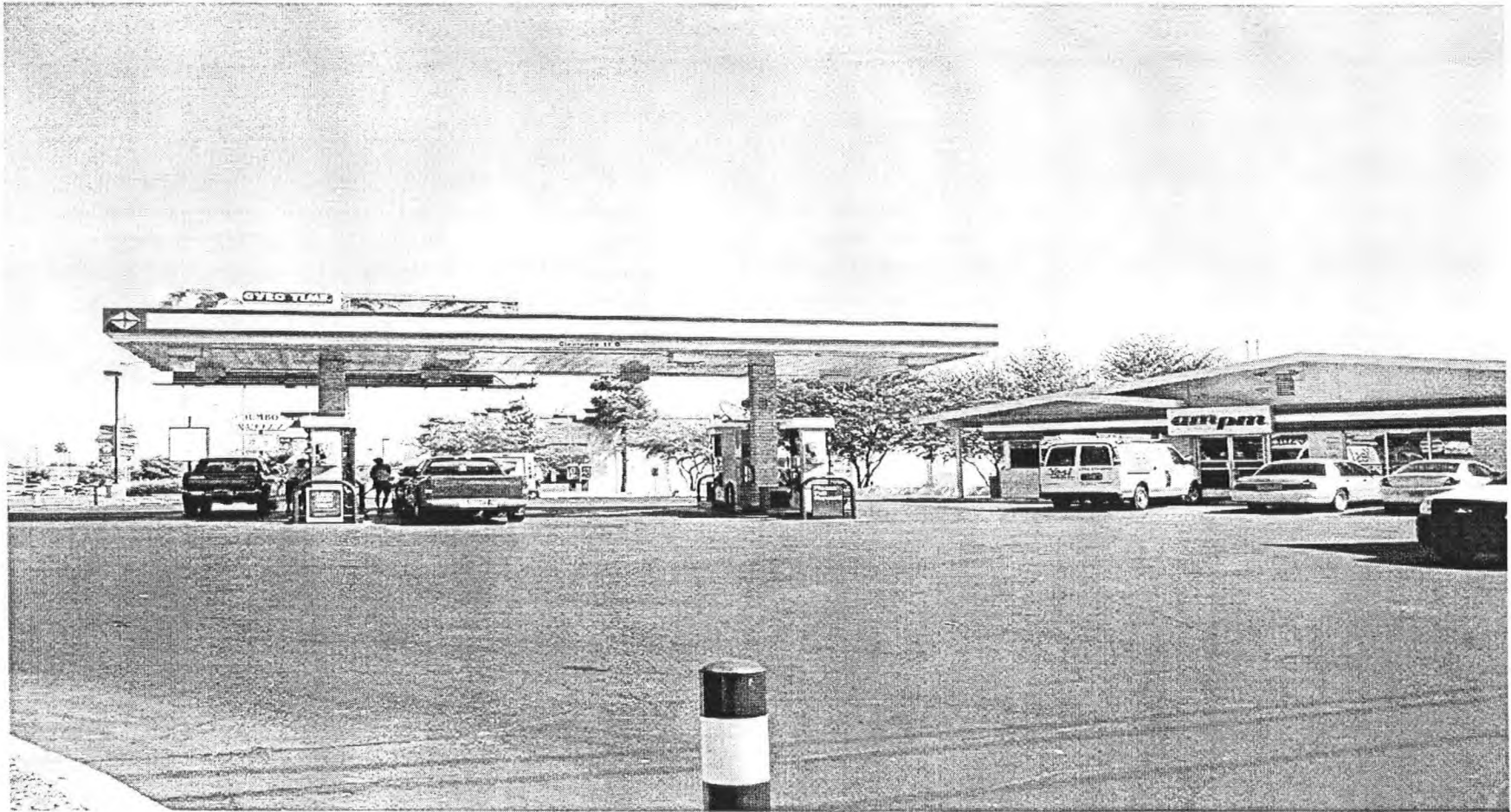
Latex 4000 Bloxfil Block Filler (Concrete)
Latex 3210 Prep & Primer (Interior Gypsum Board)
Latex 3210 Prep & Primer (Interior Ceilings & Doors)

(Revised 11.26.05)

AUG 22 2006

VAR-16161
SDR-16158

SUP-16160
10/05/06 PC



VAR-16161, SUP-16160 AND SDR-16158 - APPLICANT: BOB AUJLA; OWNER: BP WEST COAST
PRODUCTS LLC
1625 SOUTH DECATUR BOULEVARD
OCTOBER 5, 2006 PLANNING COMMISSION

08/30/06



VAR-16161, SUP-16160 AND SDR-16158 - APPLICANT: BOB AUJLA; OWNER: BP WEST COAST
PRODUCTS LLC
1625 SOUTH DECATUR BOULEVARD
OCTOBER 5, 2006 PLANNING COMMISSION

08/30/06



VAR-16161, SUP-16160 AND SDR-16158 - APPLICANT: BOB AUJLA; OWNER: BP WEST COAST
PRODUCTS LLC
1625 SOUTH DECATUR BOULEVARD
OCTOBER 5, 2006 PLANNING COMMISSION

08/30/06

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

August 21, 2006

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

Re: Design Review
Justification Letter for
1625 S. Decatur (Decatur/Oakey)
APN # 162-06-201-003

To Whom It May Concern:

This is a justification letter for the above referenced property. The above referenced property is zoned C-1. We are proposing to demolish the existing Convenience Store and Fuel Canopies and construct a Convenience Store (Arco AM/PM), as well as a Fuel Canopy consisting of 6 fueling Stations. The Convenience Store is an Arco Standard (2900) store that has been previously built in the Las Vegas valley area at 3,032 square feet, the Fuel Canopy, also an Arco Standard, at 3,182 s.f. will be 17'-6" in height and will have a clearance of 15'-0".

Parking is provided in accordance to the Development Code providing 12 parking stalls including the required Handicap accessible stall located directly front and center of the entrance of the Convenience Store. The landscape design is per City of Las Vegas Title 19 Development Code Section 19.12. We are providing a 15'-0" min. wide landscape buffer along Decatur and Oakey as well as 8'-0" min. along the interior lot lines and in most cases more than the minimum.

We are also respectfully requesting a Variance to reduce the setback at the rear yard from 20'-0" to 3'-6" minimum. There is currently a three foot high retaining wall along the length of the North Property Line (where we are requesting the setback Variance). The property to the North is several feet lower than that of ours with a landscape buffer along parking and a back alley to the commercial subdivision development on site.

We would like to request a waiver, if required, to reduce the landscape along the rear of the C-Store where we are requesting the Variance to reduce the set back.

1950 E. Warm Springs Road - Las Vegas, Nevada 89119

Phone: (702) 263-6176 Fax: (702) 361-2582

E-mail: srutar@aol.com

VAR-16161 SUP-16160
SDR-16158 10/05/06 PC

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

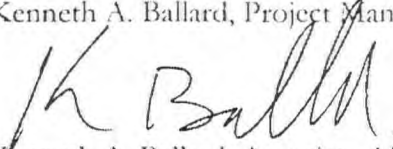
Additionally we are requesting a Special Use Permit for this site for the ^{KAB.}~~OFF-~~ sales of beer/wine in conjunction with the Convenience Store. Currently we have a Special Use Permit for the sales of beer/wine, however due to the length of time construction may take and the possibility that while the new C-Store still may be under construction the current SUP may expire during the 180 day window. Also this site being a Nonconforming use of a Conforming Building, to meet the requirements for "expansion of use", per development code section 19.16.030.B the following must be met:

- a. Will not increase the size or extent of the use by more than 50%
 - Our increase is less than the 50%
- b. Will not require a Variance or Waiver regarding any other provision of Title 19, including those that pertain to parking, landscape and residential adjacency requirements.
 - The before mentioned setback reduction (Variance) requires us to request the SUP and secure this site as a Conforming Use.

We feel that revitalizing the site with a new Convenience Store and Fuel Canopy will enhance the character of the site and surrounding area. We also feel the proposed removal of the two access points nearest the intersection of Decatur and Oakey (directly adjacent to the intersection) along with the relocation of the other two access points further North and East of the intersection will enhance vehicular mobility of the intersection.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,
Kenneth A. Ballard, Project Manager


Kenneth A. Ballard, Associate AIA

SUZANA RUTAR, Architect

Suzana Rutar, AIA, CSI, NCARB
Principal

1950 E. Warm Springs Road - Las Vegas, Nevada 89119

Phone: (702) 263-6176 Fax: (702) 361-2582

Email: srutar@aol.com

VAR-16161 SUP-16160
SDR-16158 10/05/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE

VAR-16165 - PUBLIC HEARING - APPLICANT/OWNER: YONG H. JUNG - Request for a Variance TO ALLOW 7 PARKING SPACES WHERE 13 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.19 acres at 505 South Decatur Boulevard (APN 139-31-310-133), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest letter with three signatures by Douglas A. Schlageter

Motion made by LOIS TARKANIAN to Hold in Abeyance to 11/15/06

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

MICHAEL DIAS, 113 West New York Avenue, appeared with and on behalf of DR. YONG JUNG. MR. DIAS indicated the desire of the application is to have a satellite office for DR. JUNG'S existing chiropractic practice but was unaware the location was parking deficient. The office would serve no more than three to four patients per hour, which could be accommodated by the existing parking spaces. There is no desire to expand the square footage of the facility

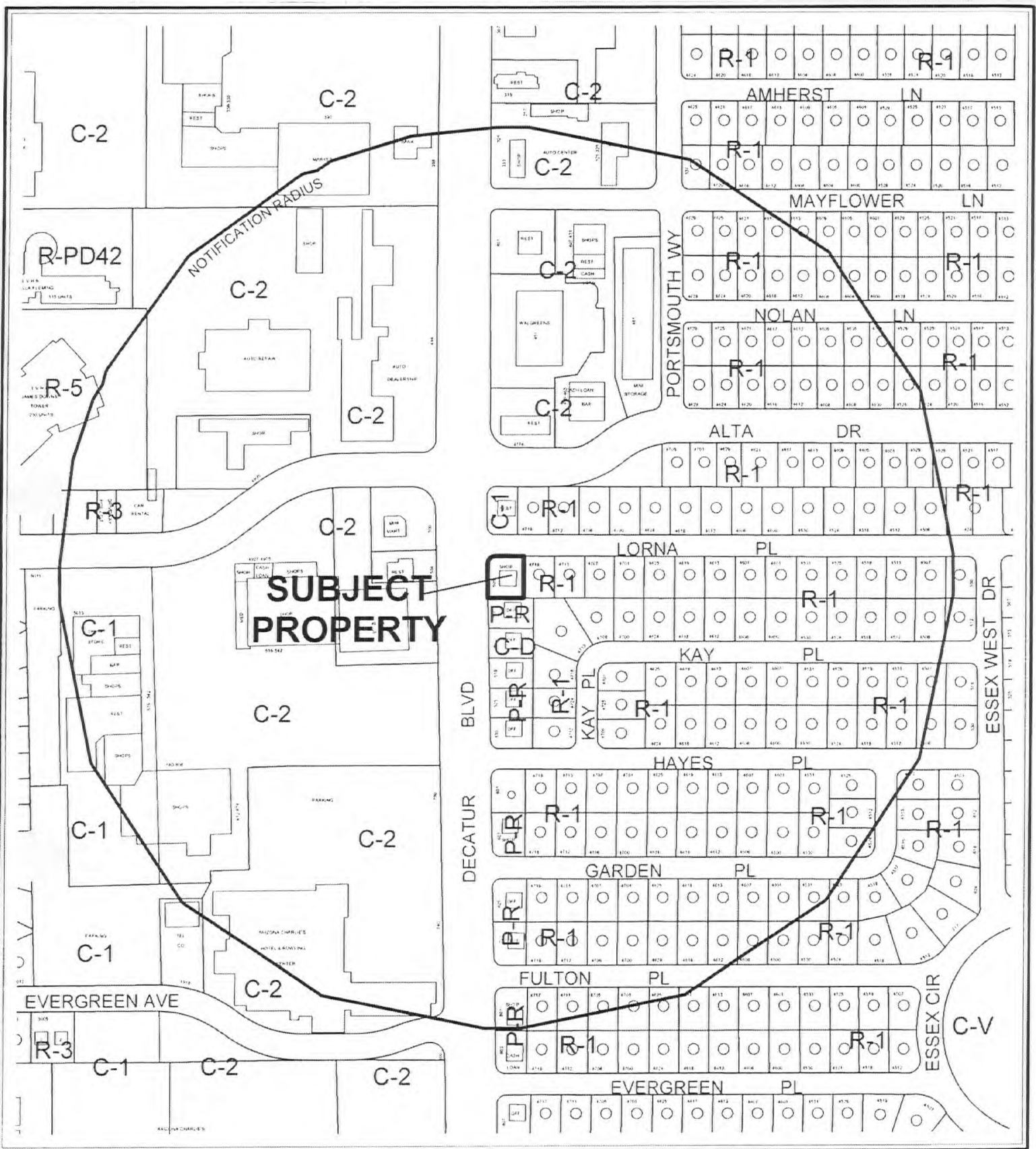
CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

and there is no room to add additional parking. DR. JUNG confirmed he was unaware of the parking deficiency when he purchased the property.

COUNCILWOMAN TARKANIAN acknowledged the limited parking in the area and read a letter of opposition. She stated that she visited the location and expressed concern about adequate spaces and the need to increase the size of existing spaces. MARGO WHEELER, Director of Planning and Development, confirmed the size of the existing parking spaces did not meet Code. COUNCILMAN WOLFSON inquired about street parking for the site but MS. WHEELER verified that street parking is not considered. COUNCILWOMAN TARKANIAN requested the matter be held in abeyance in order to see what arrangements could be made without further affecting that area. MR. DIAS was grateful for the opportunity and agreed to the abeyance.

MAYOR GOODMAN declared the Public Hearing closed.

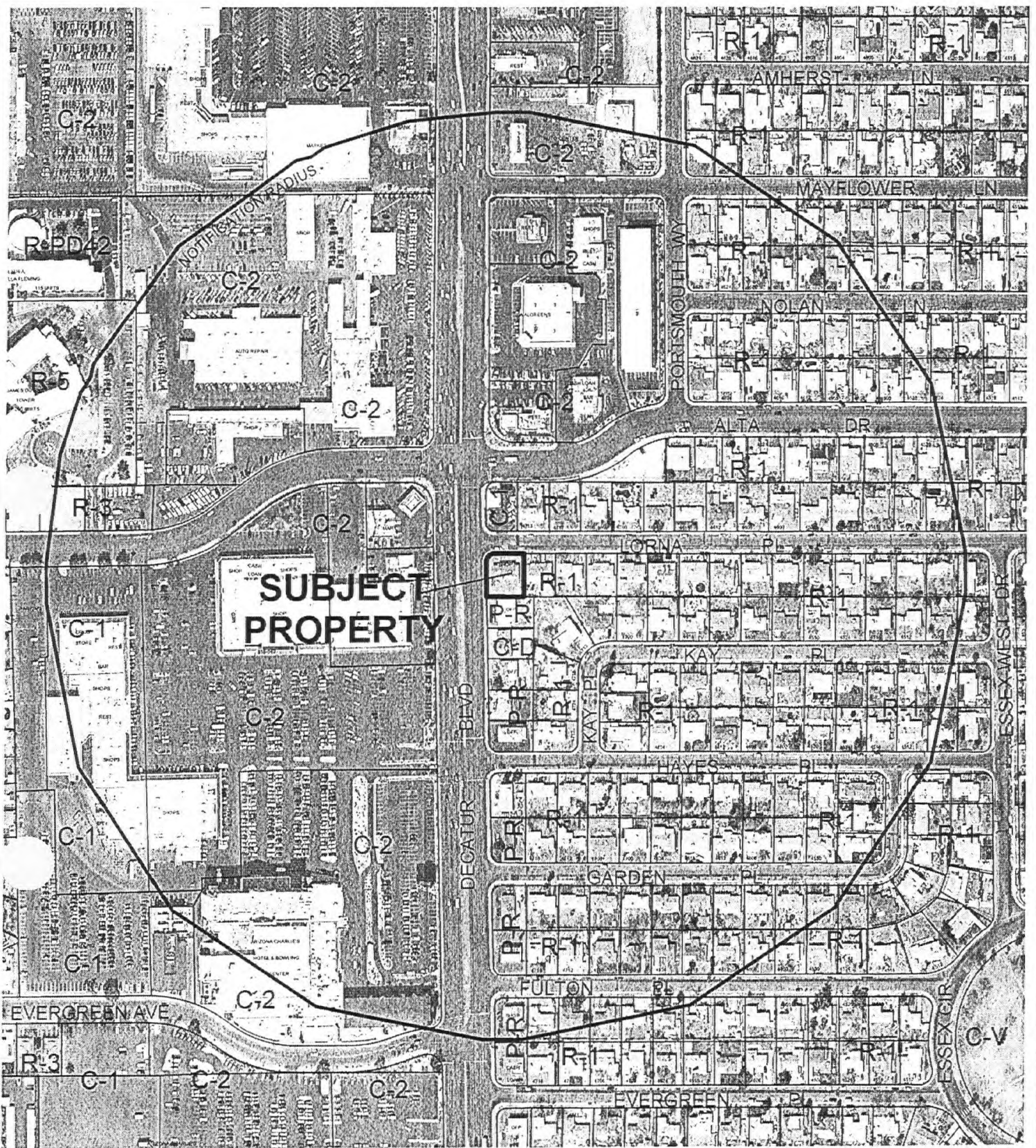




CASE: **VAR-16165**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



CASE: **VAR-16165**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-16165 – APPLICANT/OWNER: YONG H. JUNG

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-2/se,sd vote) recommends APPROVAL, subject to:

Planning and Development

1. 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.
2. This approval shall be reviewed in six months at a public hearing before the Planning Commission.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a variance to allow 7 parking spaces where 13 parking spaces are the minimum required on 0.19 acres at 505 South Decatur Boulevard. The applicant proposes to locate a medical office facility at this location.

This Variance is not supported as the hardship is self imposed through the applicant's choice to locate in a facility that cannot accommodate the intensity of the proposed use.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/20/91	The City Council approved a rezoning (Z-90-91) of this site to P-R (Professional Offices and Parking).
10/05/06	The Planning Commission voted 5-2/se/sd to recommend APPROVAL (PC Agenda Item #49/ar).
<i>Related Building Permits/Business Licenses</i>	
12/12/91	A building permit to convert a single family dwelling to an office was approved for this location. The building permit for the single family dwelling was approved in 1955.
<i>Pre-Application Meeting</i>	
07/19/06	At the pre-application meeting, staff indicated that a van-accessible handicap space would be required in conjunction with this application.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.19

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office	O (Office)	P-R (Professional Offices and Parking)
North	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
South	Office	O (Office)	P-R (Professional Offices and Parking)
East	Single Family Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
West	Hotel/casino	GC (General Commercial)	C-2 (General Commercial)

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

DEVELOPMENT STANDARDS

Per 19.08.050, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	0.19 Acres	Y
Min. Lot Width	60 Feet	63 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	8 Feet	Y
• Corner	15 Feet	20 Feet	Y
• Rear	15 Feet	34 Feet	Y
Max. Lot Coverage	50 %	29 %	Y
Max. Building Height	2 stories/35 feet	1 story/15 feet	Y

Pursuant to Title 19.10, the following parking standards apply:

as stated in Rule 15.16, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Medical Office	2,411 Square Feet	One space for each 200 sf of gfa up to 2,000 sf, plus one space for each additional 175 sf.	13 Spaces	1 Space	6	1	
TOTAL			13		7		
Percent Deviation			54%				

ANALYSIS

The site is currently developed with a 2,411 square foot office building which was converted from a single family dwelling in 1991. Access is provided by a single driveway to Lorna Place. A van-accessible handicap space is shown in the north portion of the site, with six additional spaces shown in the south.

The site plan that was associated with the approved zone change indicated that this property was to be used as a general office. The site plan depicted seven spaces, which complied with the parking requirement of seven spaces based on the zoning code standard of one space per 400 square feet. This variance is caused by the applicant's proposal to change the use of the property to a medical office, which is required by the zoning code to provide more parking than a general office.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by locating in a facility that cannot accommodate the intensity of the proposed use. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

PLANNING COMMISSION ACTION

There were two speakers in opposition at the Planning Commission meeting. The Planning Commission added condition #2 as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 3

SENATE DISTRICT 11

NOTICES MAILED 191 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

VAR-16165

Case Number: _____ APN: 139-31-310-133

Name of Property Owner: Dr. Yong H. Jung

Name of Applicant: Dr. Yong H. Jung

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: _____

State of Nevada
County of Clark

Print Name: _____

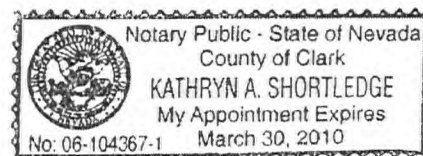
Yong H Jung

Subscribed and sworn before me

This 18 day of Aug, 2006

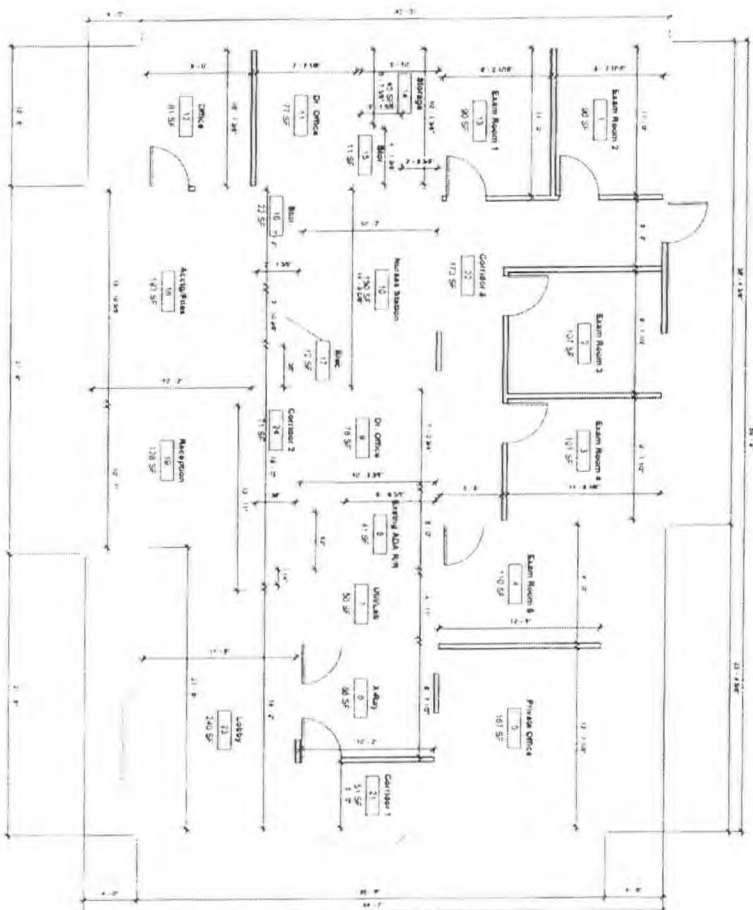
Kathryn A. Shortledge

Notary Public in and for said County and State



RECEIVED

AUG 22 2006



North Arrow

Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Notes
1	Exam Room 1	60.00	1,800.00	
2	Exam Room 2	60.00	1,800.00	
3	Exam Room 3	60.00	1,800.00	
4	Exam Room 4	60.00	1,800.00	
5	Exam Room 5	60.00	1,800.00	
6	Exam Room 6	60.00	1,800.00	
7	Private Office	100.00	3,000.00	
8	Corridor 1	100.00	3,000.00	
9	Corridor 2	100.00	3,000.00	
10	Corridor 3	100.00	3,000.00	
11	Corridor 4	100.00	3,000.00	
12	Reception	100.00	3,000.00	
13	Waiting Area	100.00	3,000.00	
14	Restroom	100.00	3,000.00	
15	Storage	100.00	3,000.00	
16	Office	100.00	3,000.00	
17	Office	100.00	3,000.00	
18	Office	100.00	3,000.00	
19	Office	100.00	3,000.00	
20	Office	100.00	3,000.00	
21	Office	100.00	3,000.00	
22	Office	100.00	3,000.00	
23	Office	100.00	3,000.00	
24	Office	100.00	3,000.00	
25	Office	100.00	3,000.00	
26	Office	100.00	3,000.00	
27	Office	100.00	3,000.00	
28	Office	100.00	3,000.00	
29	Office	100.00	3,000.00	
30	Office	100.00	3,000.00	

VAR-16165
10/05/06 PC

RECEIVED
AUG 22 2006

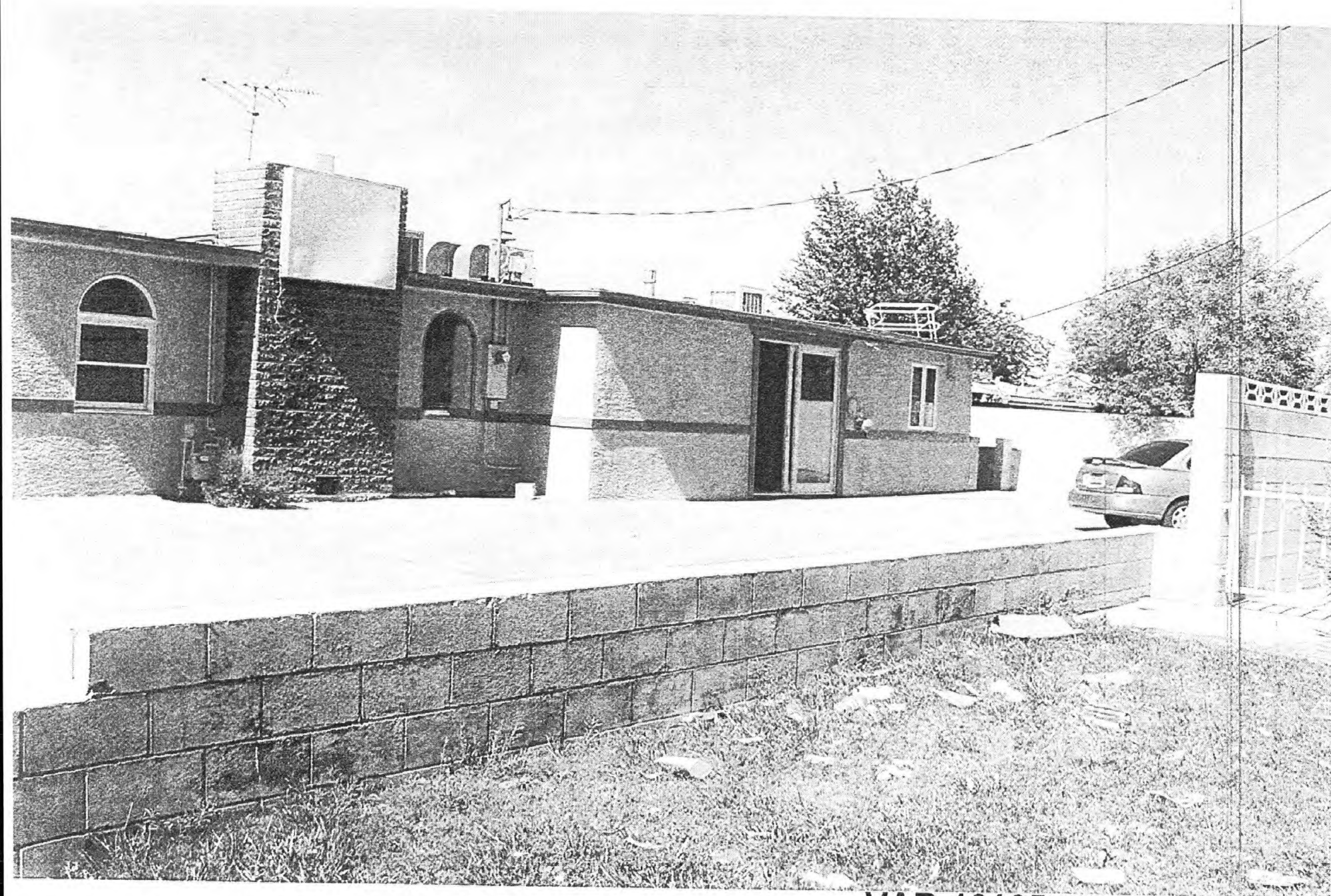
CONTRACTOR
Stratus Construction
113 West New York Avenue
Las Vegas, Nevada 89102
Tel: (702) 354-0124
Fax: (702) 354-4661

PROJECT NUMBER
2047009
SCALE
1/4" = 1'-0"

REVISION	DATE	BY	DESCRIPTION
1	10/05/06	PC	Initial Design

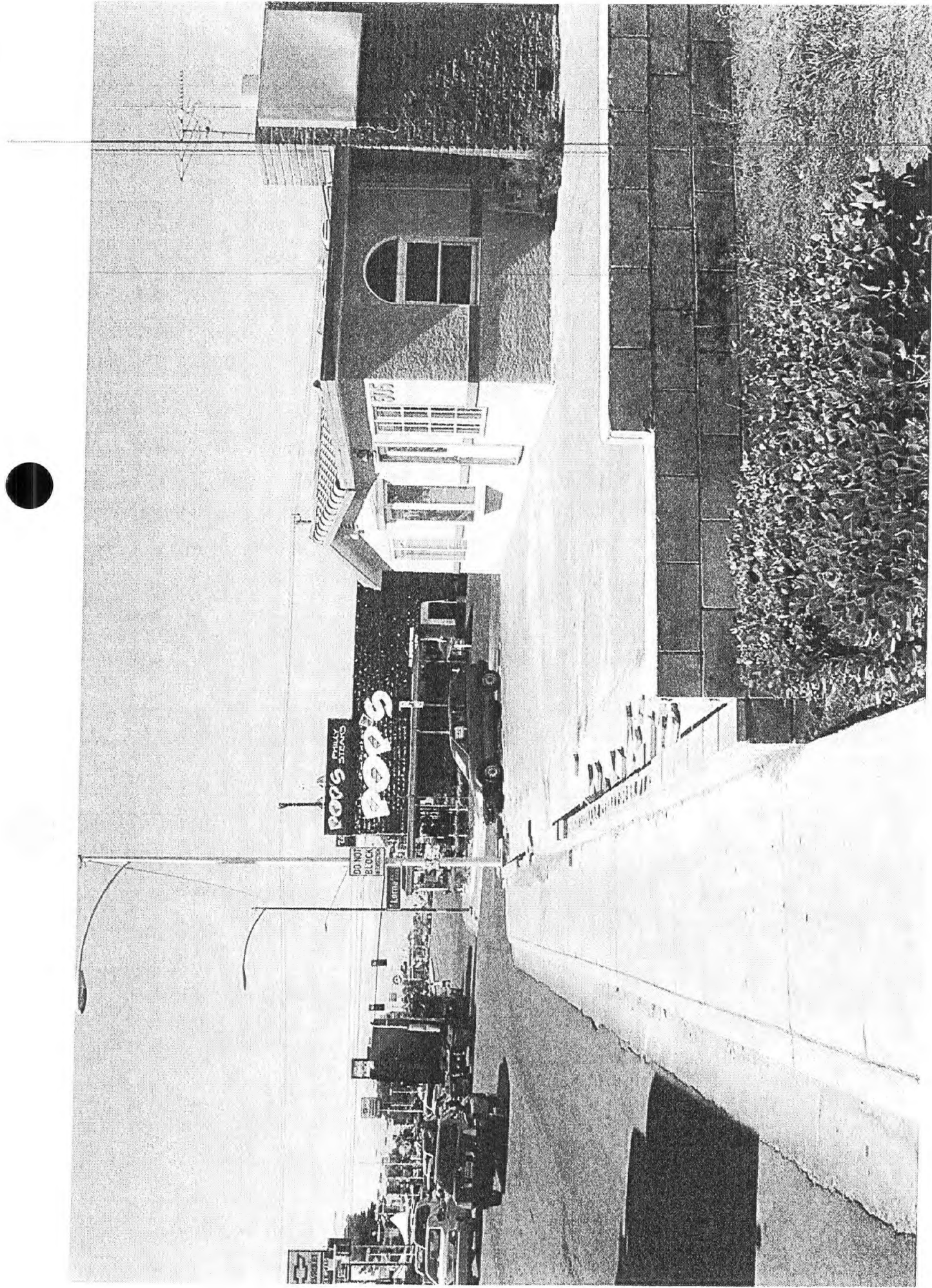
Stratus Construction
General Contractor
113 West New York Avenue
Las Vegas, Nevada 89102
Tel: (702) 354-0124
Fax: (702) 354-4661

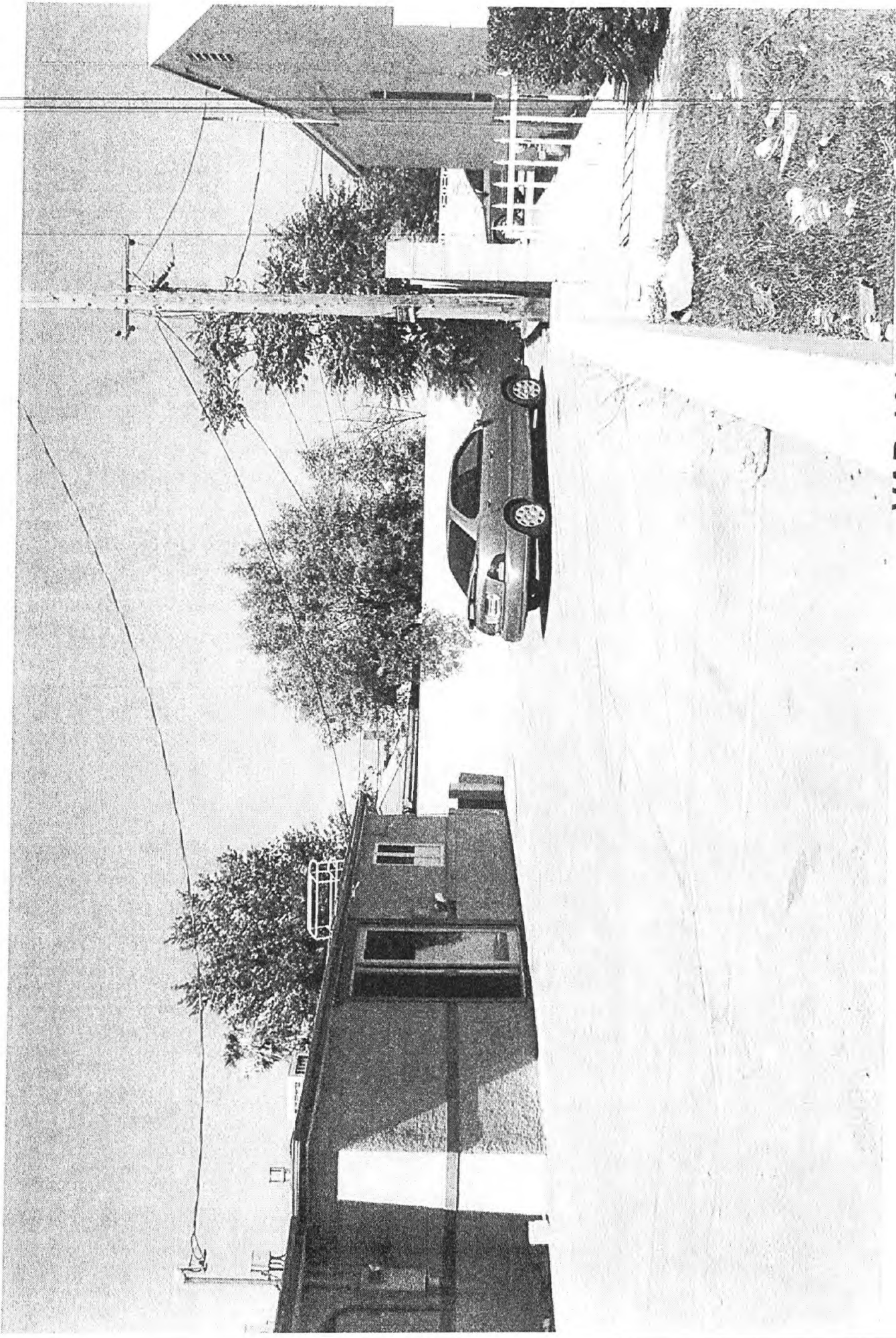
Project: Dr. Jung Re-Furb
Location: SEC Decatur Blvd. & Loma
Owner/Agent: Dr. Jung
Sheet Title: Floor Plan



VAR-16165
10/05/06 PC

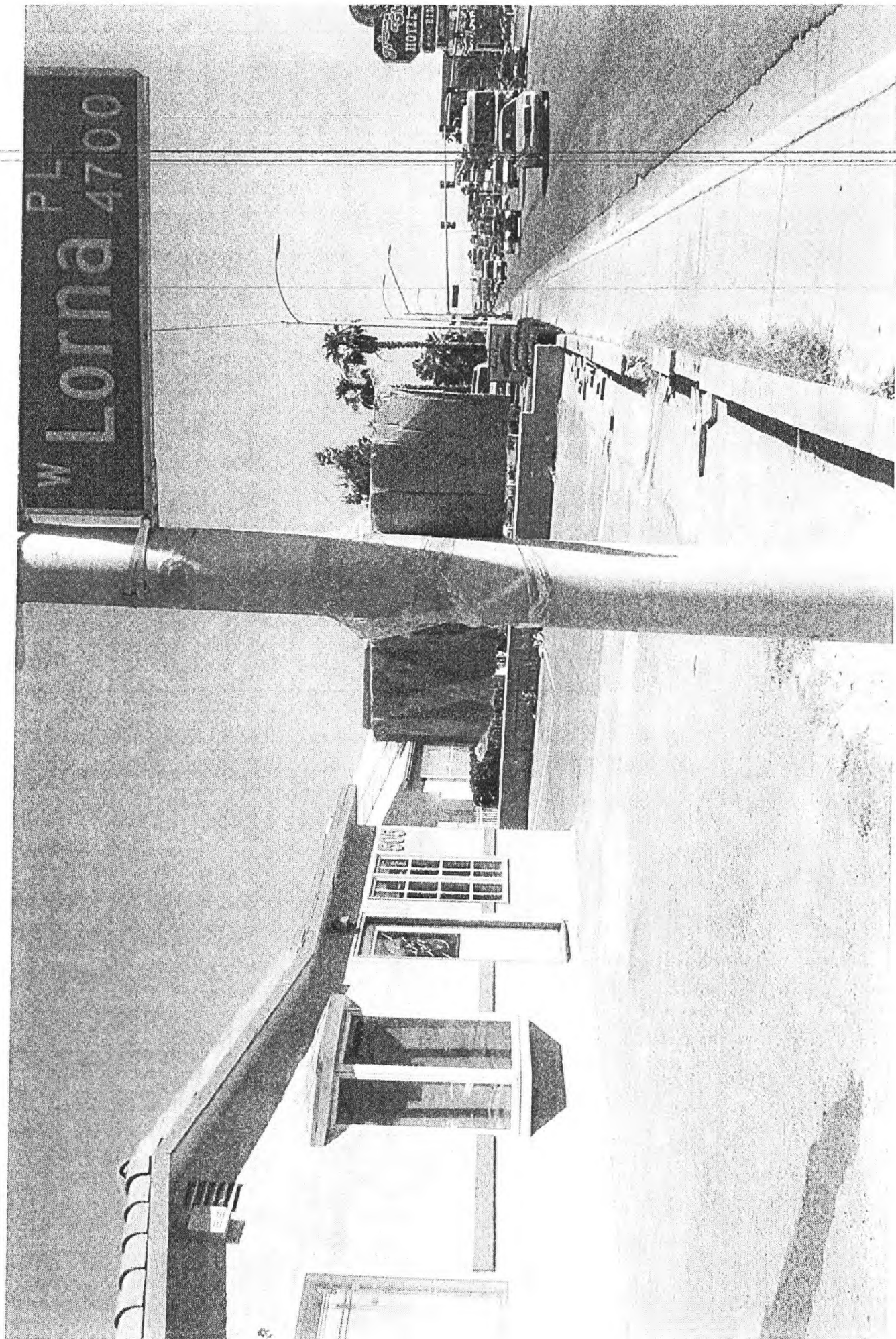
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VAR-16165
10/05/06 PC

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AUG 22 2006

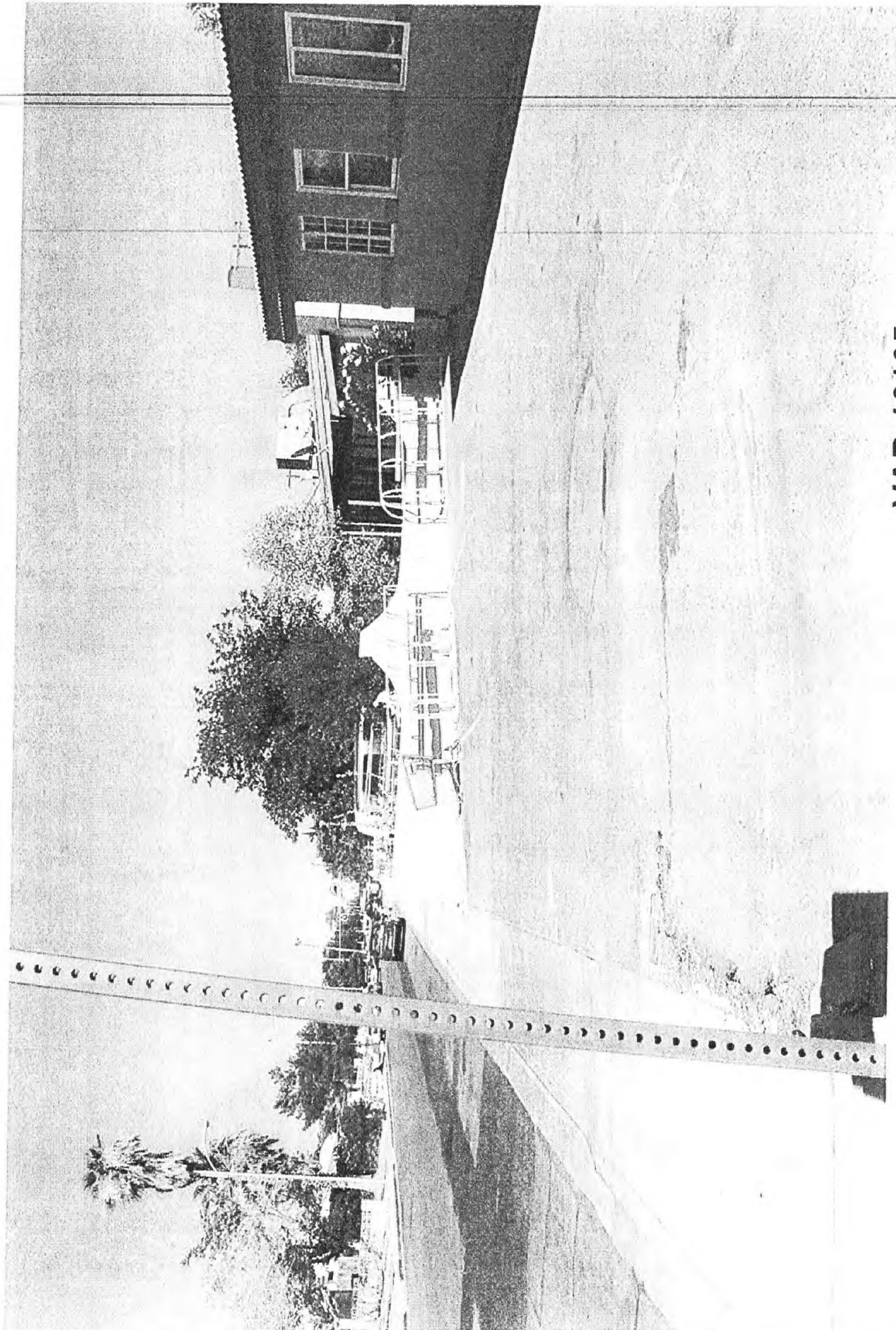




VAR-16165
10/05/06 PC

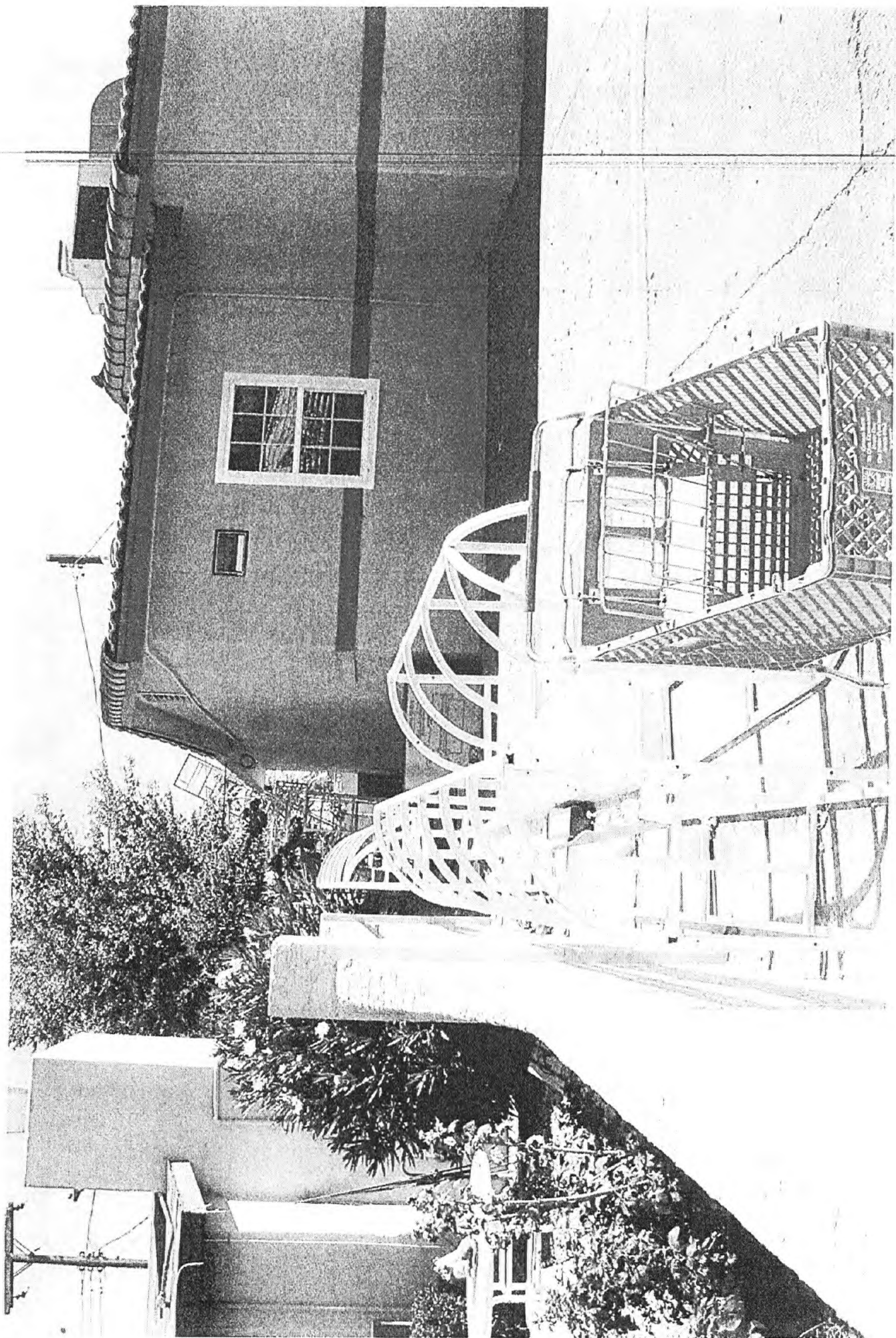
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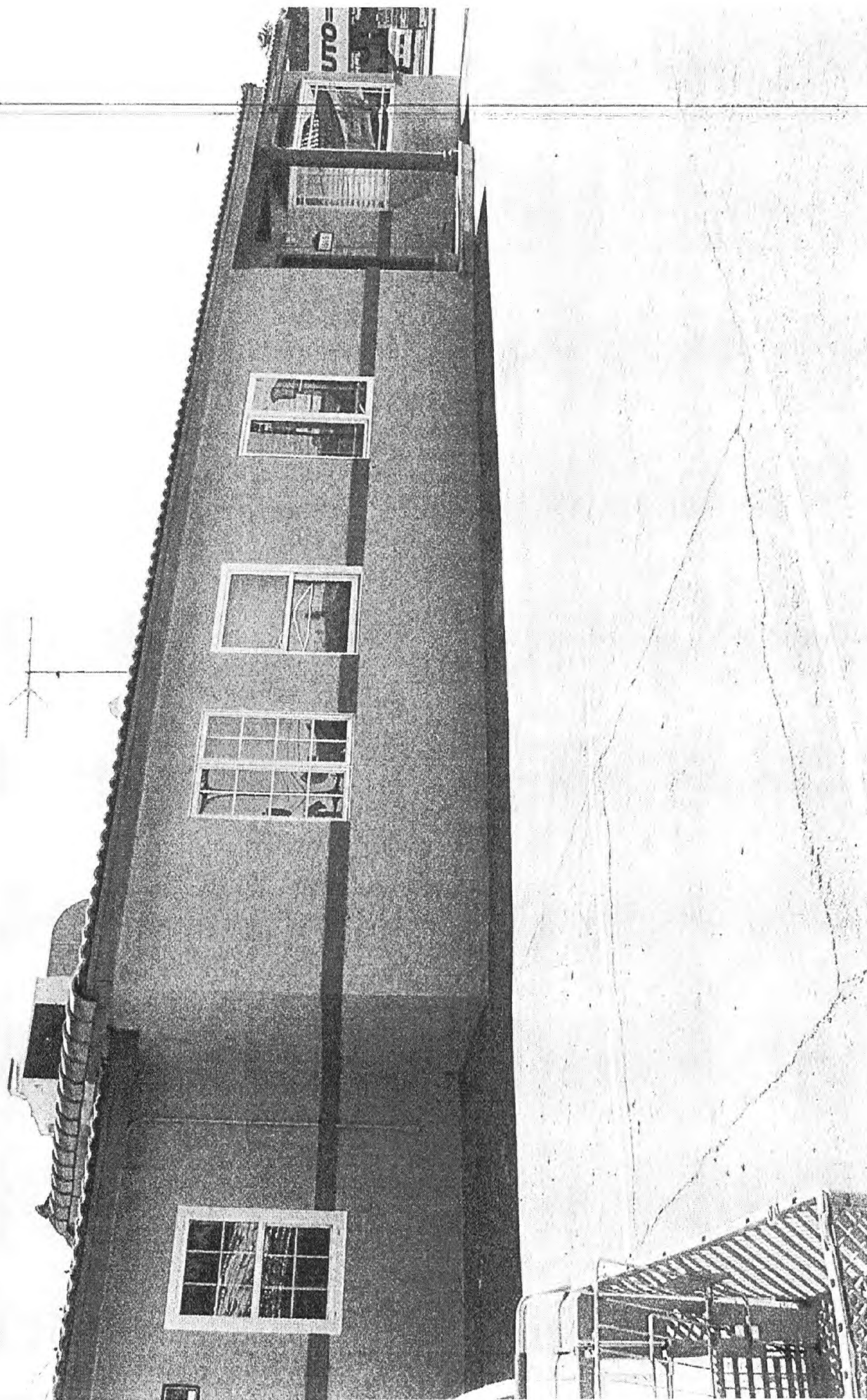




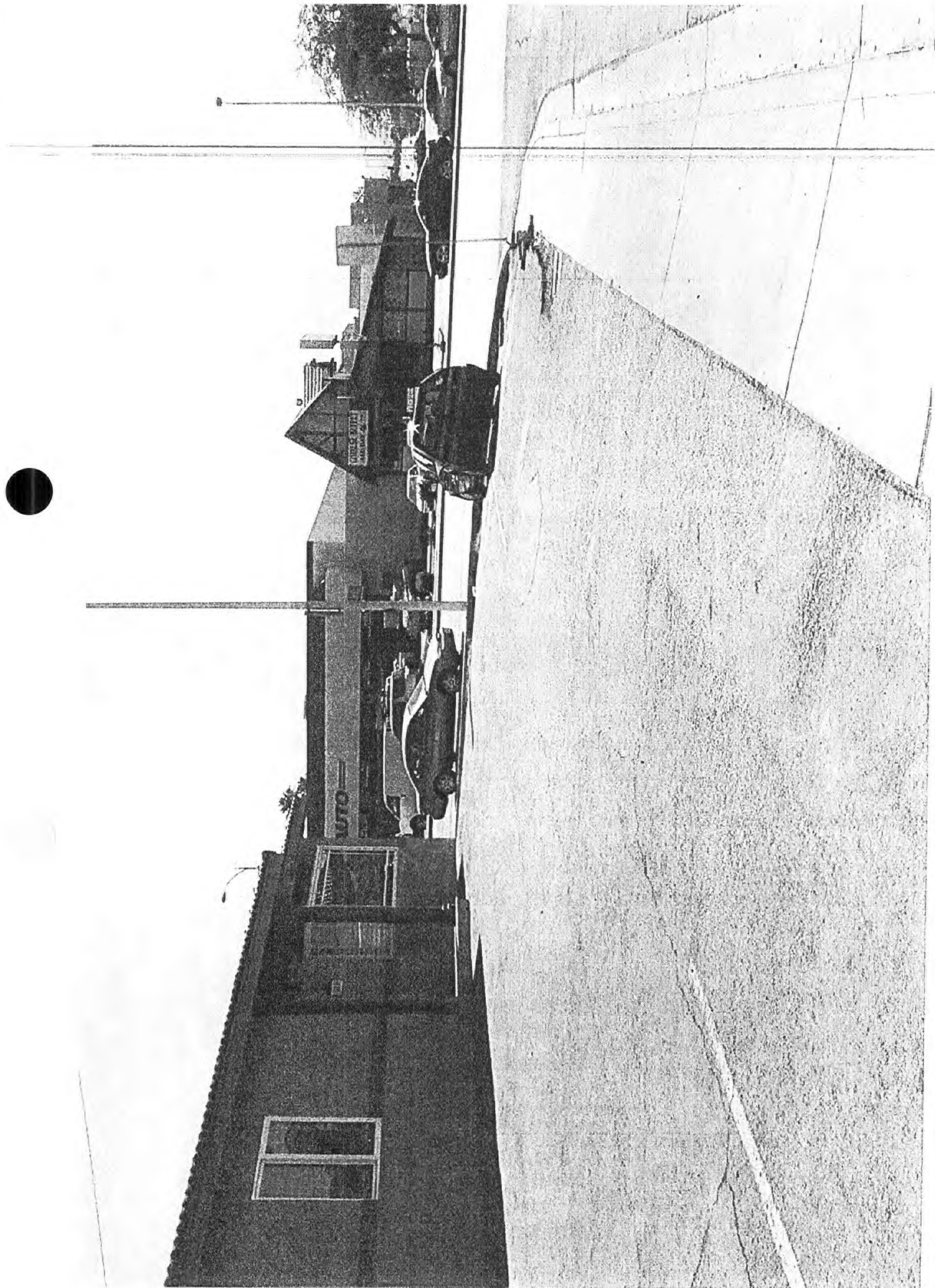
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10/05/06 PC

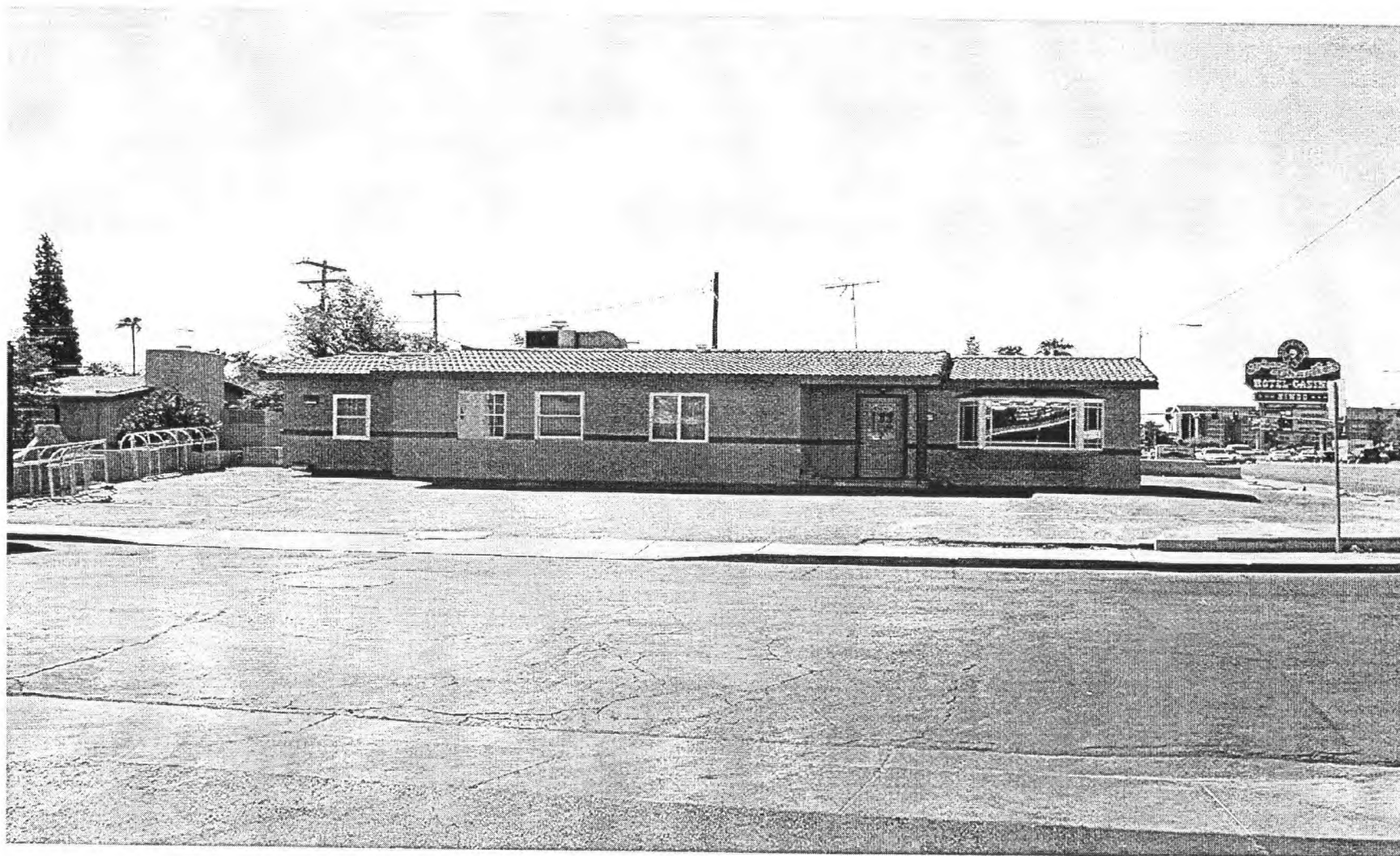
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AUG 23 2006





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AUG 22 2006





VAR-16165 - APPLICANT/OWNER: YONG H. JUNG
505 SOUTH DECATUR BOULEVARD
OCTOBER 5, 2006 PLANNING COMMISSION

08/30/06



VAR-16165 - APPLICANT/OWNER: YONG H. JUNG
505 SOUTH DECATUR BOULEVARD
OCTOBER 5, 2006 PLANNING COMMISSION

08/30/06

Dr. Yong H Jung
505 South Decatur Blvd.
Las Vegas, Nevada 89107
Tel: (702) 990-8415
Fax: (702) 938-1053

Monday, August 19, 2006

Subject: Justification Letter for Variance - Parking, etc.
Medical Office, Dr. Yong H Jung
Parcel Number: 13931310123
Letter of Justification

Dr. Yong H Jung desires to convert existing building that dates back to 1955 on stated property from Office to Medical Office(Chiropractor). The property when Office use was parking impaired.

In changing the use to Medical Office the property requires 4 additional parking spaces by current code that cannot fit onto the property. In addition the current driveway layout is insufficient per existing design criteria. When design meets ADA parking requirements an additional parking space is lost. So the final parking deficiency is 5 parking spaces.

We are asking for a variance or variances that will cover the above stated deficiencies of the property

Sincerely,



Nolan Carl

RECEIVED

AUG 22 2006

VAR-16165
10/05/06 PC

RECEIVED
CITY CLERK

2006 OCT 31 A 11:57

TO: BARBARA JO RONEMUS
CITY CLERK
1ST FLOOR CITY HALL
400 STEWART AVENUE
LAS VEGAS NV 89101

Protest

RE: VAR-16165 PROTEST &
OBJECT

WE OBJECT TO THE VARIANCE DESIRING
INSUFFICIENT PARKING.

ALREADY LORNA PL. IS OVER BURDENED WITH
STREET PARKING NEAR DELATUR BLVD. IT ALSO
SUFFERS FROM TRAFFIC CUTTING THROUGH THE
NEIGHBORHOOD FROM CHARLESTON BLVD TO GO
NORTH ON DELATUR. AND IT IS A NARROW
STREET TO WHICH STREET PARKING FURTHER
AGGRAVATES.

PLEASE REQUIRE THIS BUSINESS TO SUPPLY
ALL ITS PARKING NEEDS AND REQUIREMENTS.

- DOUGLAS A. SCHLAGETER 512 ESSEX WEST DR. 878
6985
- Chad Boggs ~~Chad Boggs~~ 4513 Kay Place 870-8682
- Lance Yates ~~Lance Yates~~ 501 W ESSEX DR 758-1395

THANK YOU

10/31/06 113

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-15959 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST OIL CO. - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MINOR at the northwest corner of Cliff Shadows Parkway and the Clark County 215 Beltway Alignment (APN 137-12-410-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda - Protest letter by Samuel A. Fitch, Jr.
6. Backup referenced from the 10-05-06 Planning Commission Meeting Item 51

Motion made by LARRY BROWN to Approve Subject to Conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 114 [SUP-15959] and Item 115 [SDR-15956].

STACEY TRUESDELL, 3773 Howard Hughes Parkway, appeared on behalf of the applicant, noted that an additional 35 feet of landscaping would be provided at the front of the property and requested approval.

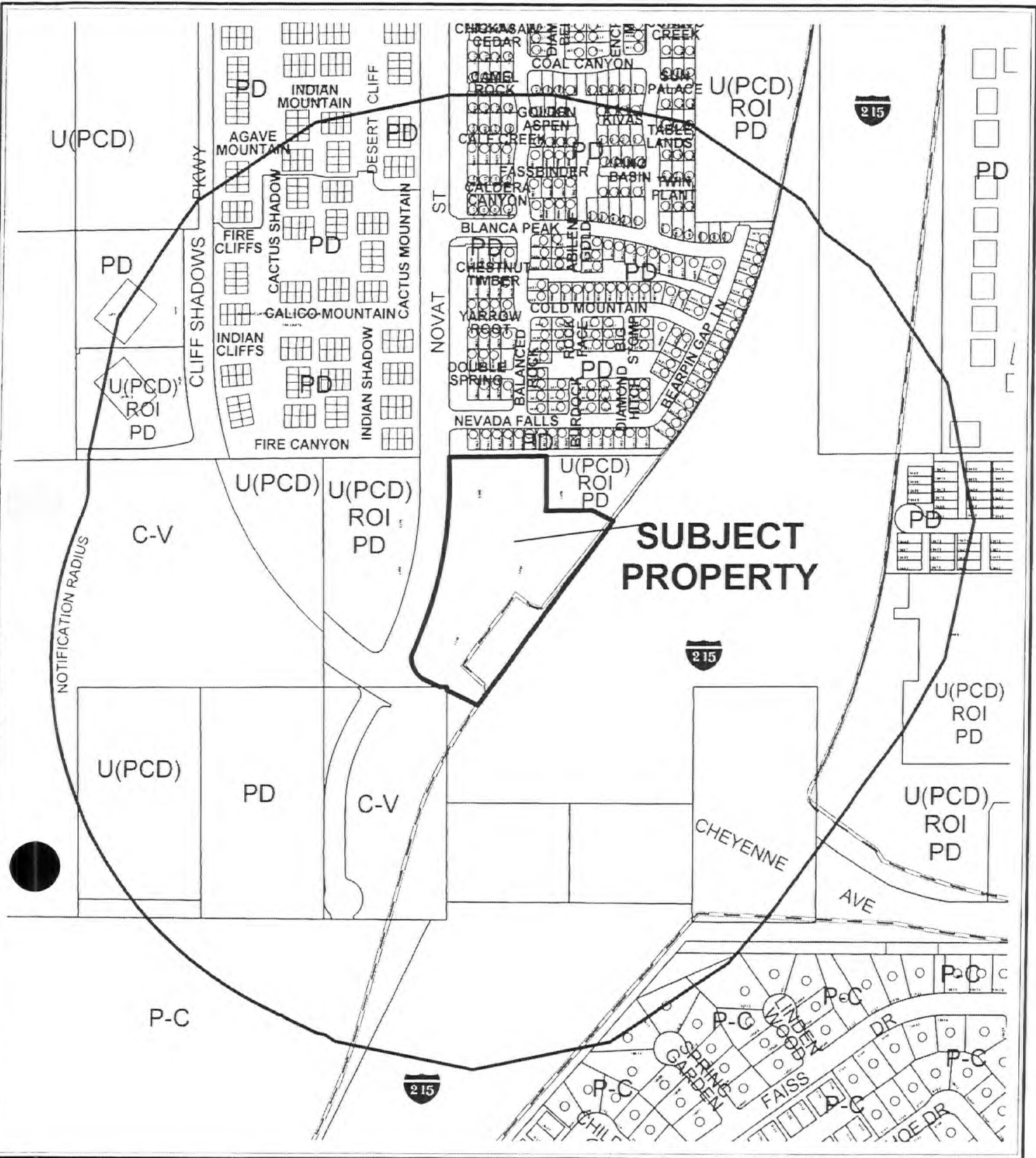
CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

COUNCILMAN ROSS recognized MS. TRUESDELL as a graduate of the Citizen's Leadership Academy.

COUNCILMAN BROWN stated that upon speaking with the the applicant and the neighborhood associations he was able to verify that the Terrible Herbst is a welcomed addition to the area and he supported the request.

MAYOR GOODMAN declared the Public Hearing closed for Item 114 [SUP-15959] and Item 115 [SDR-15956].



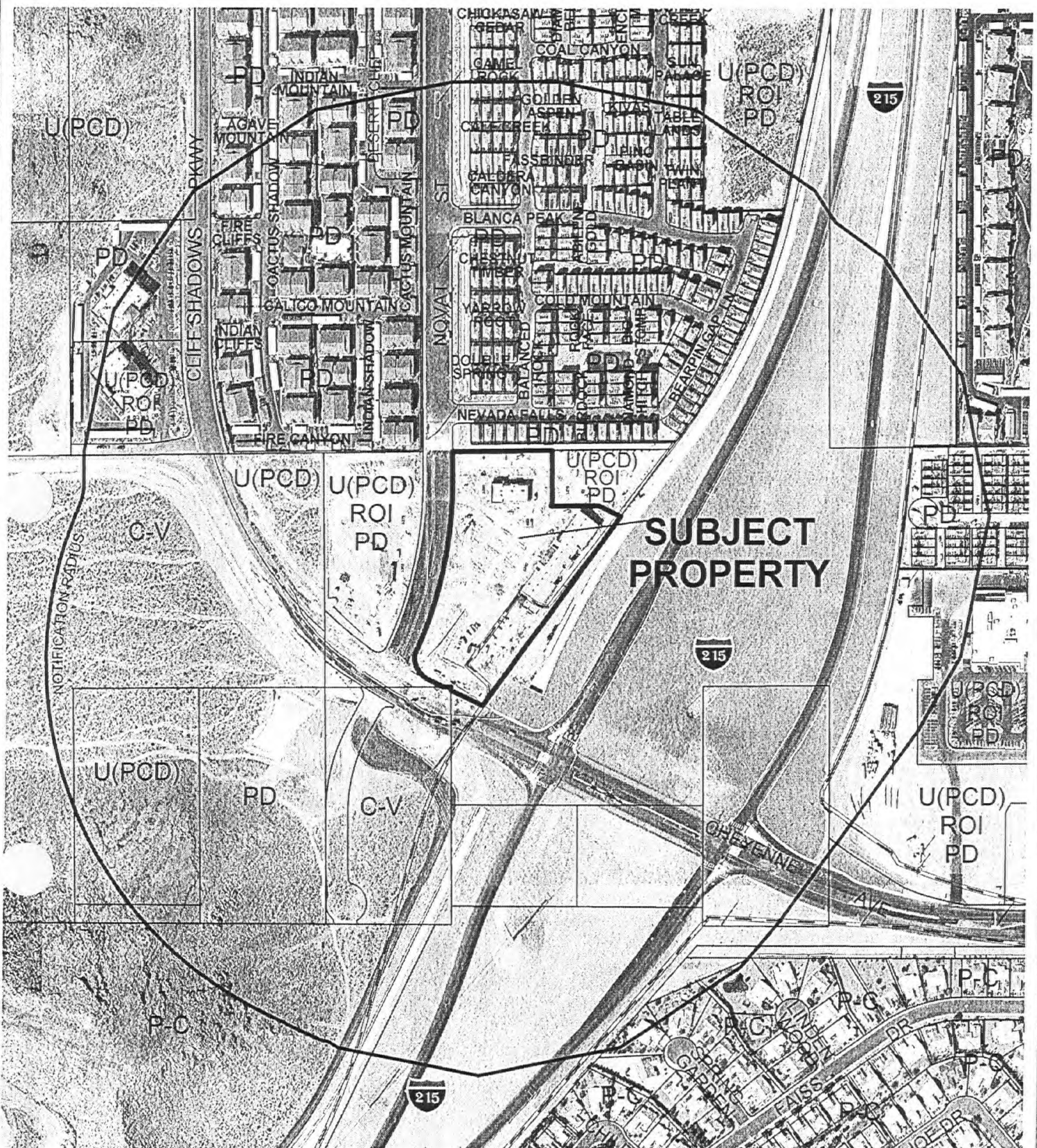


CASE: **SUP-15959**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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



CASE: **SUP-15959**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-15959 - APPLICANT: TERRIBLE HERBST OIL CO.

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Auto Repair Garage, Minor use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-15956 shall be required.
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. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for an auto repair garage, minor at the northwest corner of Cliff Shadows Parkway and the Clark County 215 Beltway Alignment. The applicant indicates that this is a use typically associated with commercial development in the city.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/23/97	The City Council approved PD (Planned Development) zoning for this site as part of a larger request which included the entire Lone Mountain Planned Development (Z-33-97).
10/18/00	The City Council approved a Special Use Permit for a proposed Liquor Establishment (Off-Premise Consumption) (U-0112-00) in conjunction with a proposed convenience store on the subject site.
08/07/02	The City Council approved an Extension of Time request for a proposed Liquor Establishment (Off-Premise Consumption) [U-0112-00(1)] in conjunction with a proposed convenience store on the subject site.
07/07/04	The City Council approved an Extension of Time request for a proposed Liquor Establishment (Off-Premise Consumption) [EOT-4448] in conjunction with a proposed convenience store on the subject site. This Extension of Time will expire on October 18, 2006 unless another Extension of Time is approved by the City Council.
10/05/06	The Planning Commission recommended approval of companion item SDR-15956 concurrently with this application.
	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #51/ar).
<i>Related Building Permits/Business Licenses</i>	
10/26/05	Building permits were issued for the retail center immediately to the north of this site.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.7 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) under resolution of intent to PD (Planned Development)
North	Retail shops – under construction	PCD (Planned Community Development)	U (Undeveloped) under resolution of intent to PD (Planned Development)
South	Undeveloped	PCD (Planned Community Development)	C-V (Civic)
East	Clark County 215	PCD (Planned Community Development)	Clark County 215
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) under resolution of intent to PD (Planned Development)

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

This project is in compliance with the conditions of approval of Z-33-97, the rezoning application which changed the zoning of this site. The project is also in compliance with the standards of the Lone Mountain development plan.

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1.7 acres	Y
Min. Lot Width	N/A	197 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	N/A	73 Feet 27 Feet 28 Feet 26 Feet	Y
Min. Distance Between Buildings	N/A	10 Feet	Y
Max. Lot Coverage	30 %	18 %	Y
Max. Building Height	35 Feet	26 Feet	Y
Trash Enclosure	50 Feet from residential	450 Feet from residential	Y

The proposal complies with commercial/industrial development standards of Title 19.08 and the requirements of the Lone Mountain Master Plan.

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	78 Feet from residential	450 Feet from residential	Y
Adjacent development matching setback	10 Feet from north property line	450 Feet from residential	Y
Trash Enclosure	50 Feet from residential	450 Feet from residential	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	4 Trees	5 Trees	Y
Buffer:				
Min. Trees	1 Tree/30 Linear Feet	25 Trees	25 Trees	Y
Min. Zone Width	15 feet along Cliff Shadows Parkway		20 Feet	Y
Min. Zone Width	15 feet along Novat Street		Varies from 5 to 35 feet	N
Min. Zone Width	8 feet along east property line		5 Feet	N

Waivers to allow landscape zone width reductions along Novat Street and the east property line are required.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Convenience store	3,200 Square Feet	1 sp/250 sq ft	13 spaces				
Auto lube	3 bays, 4 employees	1 sp/ employee 1 sp/bay	7 spaces				
Car wash	1 stall	2 spaces/stall	2 spaces				
SubTotal			22 spaces	1 space			
TOTAL (including handicap)			22 spaces	1 space	22 spaces	2 spaces	Y
Loading Spaces			1 space		1 space		Y

ANALYSIS

The three bay auto lube facility is proposed to be developed in conjunction with a 3,200 square foot convenience store, a self-service car wash, and a four island gasoline sales island canopy. Access to the site is provided by a driveway to Cliff Shadows Parkway and by a shared driveway to Novat Street. A 20-foot wide planter is shown along Cliff Shadows Parkway, with a five-foot wide planter along the east property line and a planter that varies in width from five to 35 feet along the east property line, adjacent to the Clark County 215 Beltway. The elevations depict a cement plaster exterior with stone accents and decorative metal awnings along the front of the building.

The enhanced landscaping and elevations are compatible with existing and proposed development in this area of the city.

FINDINGS

The following findings must be made for a Special Use Permit:

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."
2. "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."
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."

In regard to "1":

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

In regard to "2":

Staff finds no evidence of a physical constraint to location of the proposed auto repair garage, minor on the subject site.

In regard to "3":

The proposed auto repair garage, minor will be accessed from Cliff Shadows Parkway and Novat Street. The street facilities are adequate in size to meet the requirements of the proposed development and will not negatively impact neighborhood traffic.

In regard to "4":

The proposed development will be subject to periodic inspection by regulatory agencies for compliance with business licensing and building codes, and will therefore not compromise the public health, safety and welfare. The proposed use is consistent with the relevant policies and objectives of the General Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

NOTICES MAILED 553 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-15959** 137-12-401-004, Lot A, File 146, Page 6'
APN: Office of County Recorder, Clark Co. NV
Name of Property Owner: Cheyenne and Beltway 2005, LLC,
A Nevada Limited Liability Company
Name of Applicant: Terrible Herbst Oil Company

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

_____ Yes _____ **X** No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

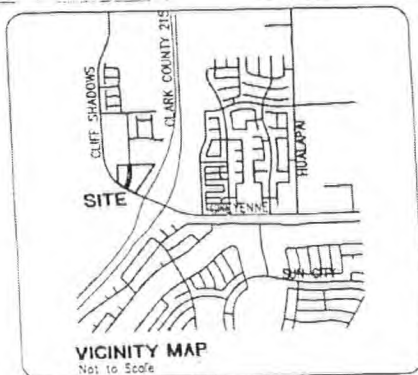
Print Name: **ABDUS ASTIF**

Subscribed and sworn before me

This **11th** day of **August**, 20**06**

Monica Brown
Notary Public in and for said County and State





BUILDING AREA RECAP

C-MARKET	3,200 S.F.
4 ISLAND CANOPY	4,674 S.F.
3 BAY LUBE	1,821 S.F.
CAR WASH	2,460 S.F.
TOTAL BUILDING AREA	13,175 S.F.

SITE AREA 74,607.71 S.F. OR 1.71 ACRES

FLOOR AREA RATIO
13,175 S.F. (B.A.)
74,607 S.F. (S.A.) = 17.7%

HERBST OIL COMPANY

5195 LAS VEGAS BLVD. SOUTH LAS VEGAS, NEVADA 89119

C - MARKET, 4 ISLAND GAS CANOPY

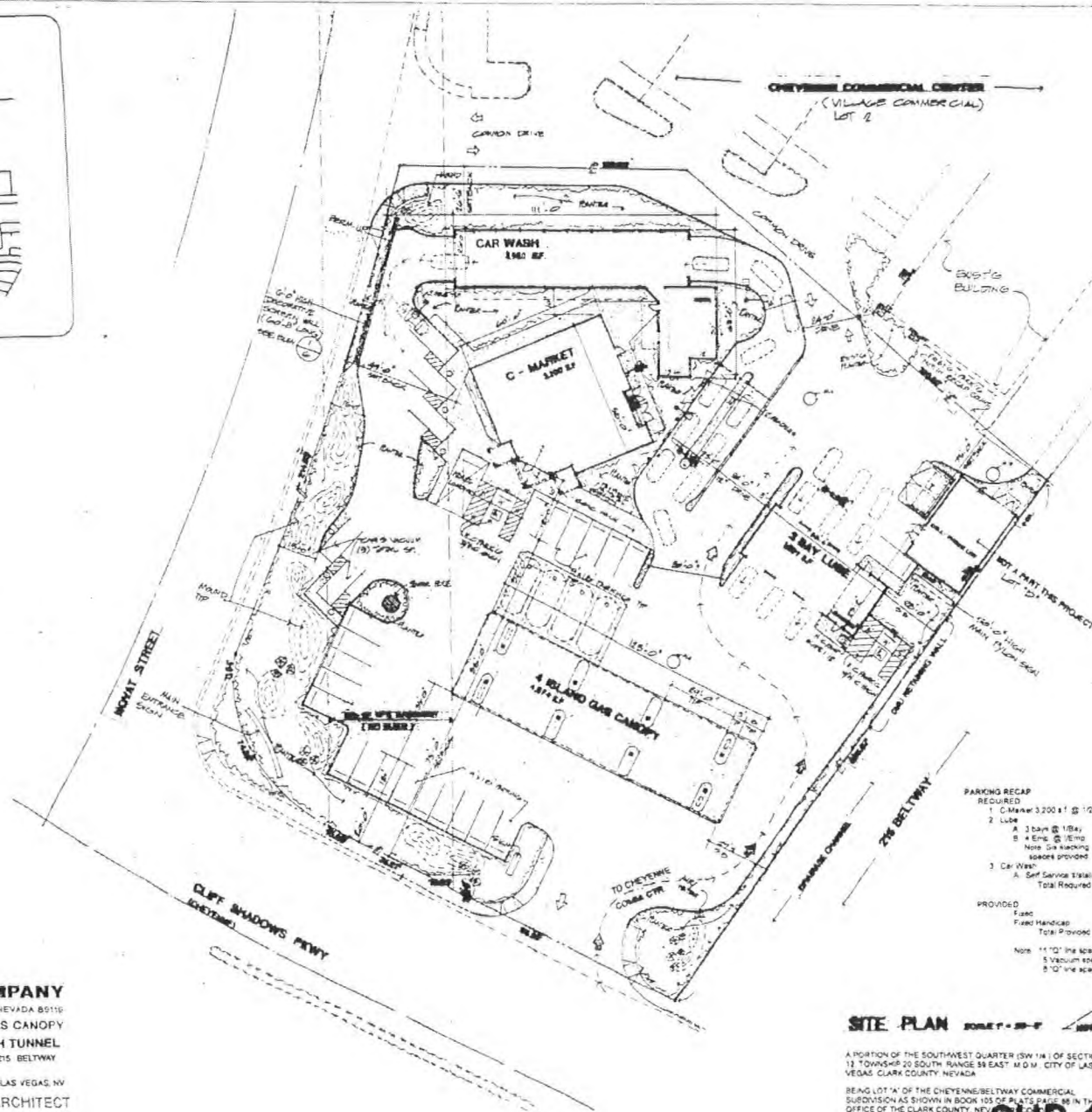
3 BAY LUBE & CAR WASH TUNNEL

MONTE STREET / CLIFF SHADOW PARKWAY & 215 BELTWAY

CHEYENNE BELTWAY COMMERCIAL CENTER LAS VEGAS, NV

ERROL HILL ARCHITECT LTD. ARCHITECT

1614 MARYLAND PARKWAY LAS VEGAS, NEVADA 89104



SITE PLAN SCALE 1" = 20'-0"

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 58 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BEING LOT 14 OF THE CHEYENNE BELTWAY COMMERCIAL SUBDIVISION AS SHOWN IN BOOK 105 OF PLATS FILED IN THE OFFICE OF THE CLARK COUNTY, NEVADA CLERK

RECORDED IN N.M.S.C. 20050304-001138

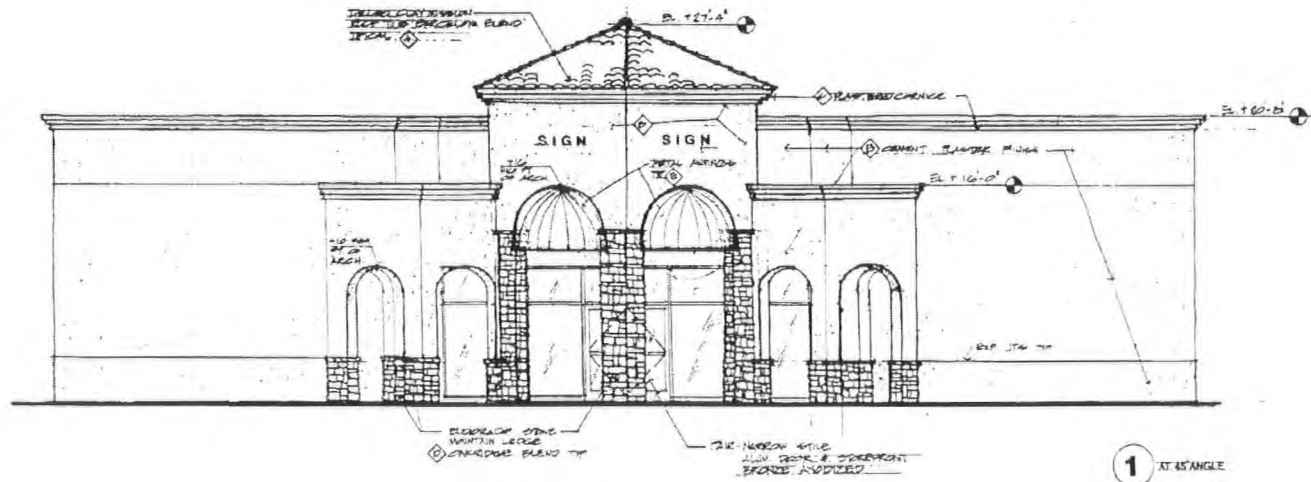
SUP-15959

SDR-15956

10/05/06 PC

AUG 11 2006

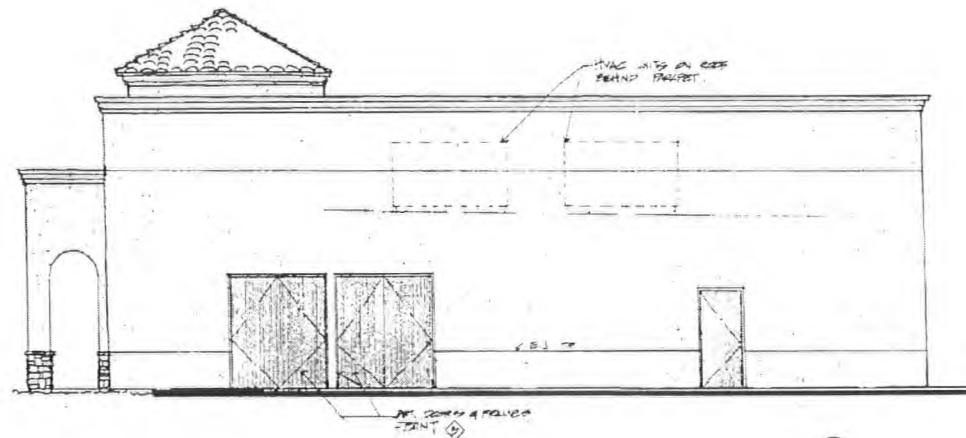
AUG 11 2006



EXTERIOR COLOR SCHEDULE

COLOR / MATERIAL LEGEND

- ① ROOF TILE DELICADO CLAY TILE 00 - BARCELONA MIBBON 8
- ② BASE PLASTER COLOR - K1 - LAUREN'S LACE 2071 71236
- ③ TRIM / ACCENT PLASTER COLOR - K1 - DEACON'S BENCH 2071 33145
- ④ STONE VENEER EL DORADO STONE - OAKRIDGE MOUNTAIN LEDGE
- ⑤ CURTAIN ARMING SUNBELL - NAVY BLUE 44026



C - MARKET
EXTERIOR ELEVATIONS

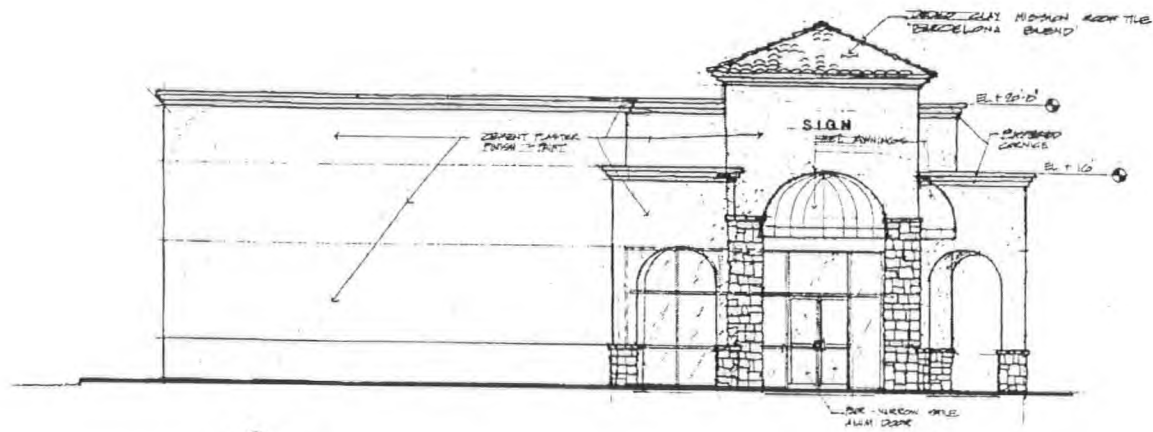
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HERBST OIL CO.
APPLICANT
CHEYENNE & 215 BELTWAY

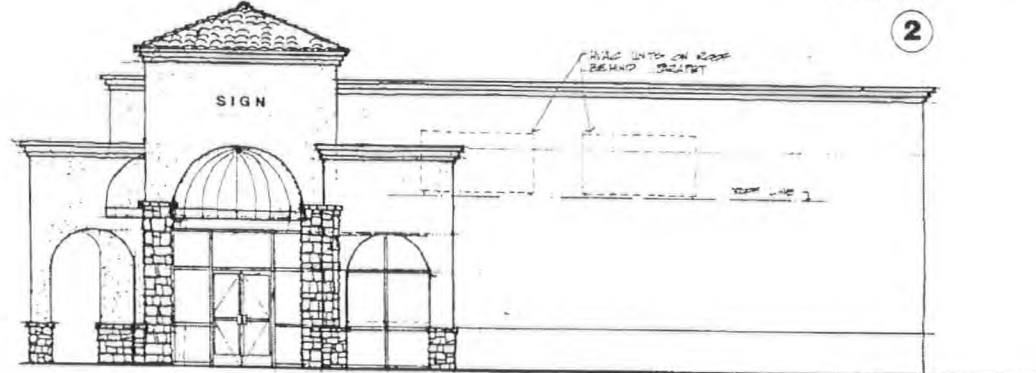
SHEET 3

OF 10
1 / 31 / 06

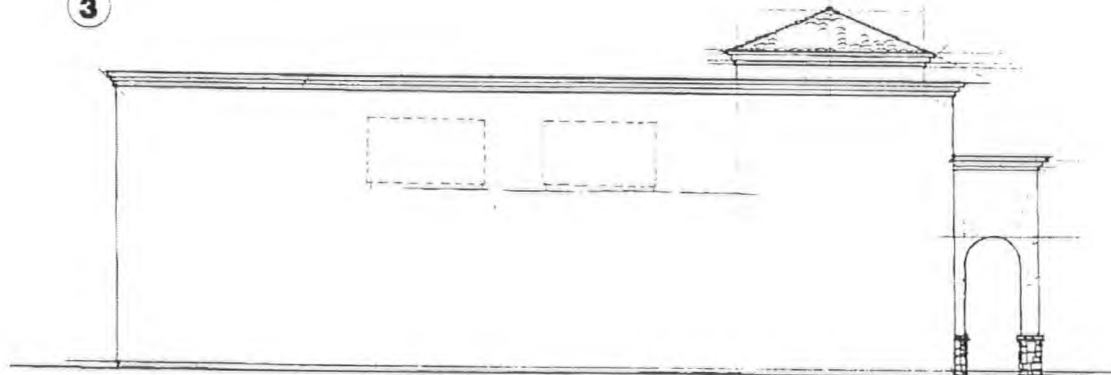
SUP-15959
SDR-15956
10/05/06 PC



APR 11 2006



3



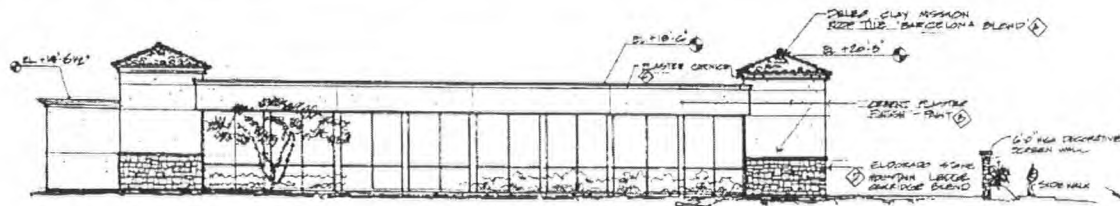
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HERBST OR. CO.
APPLICANT
CHEYENNE & 215 BELTWAY

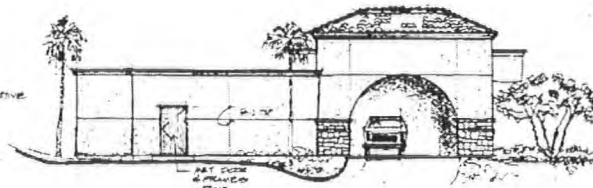
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OF 10
1 / 31 / 06

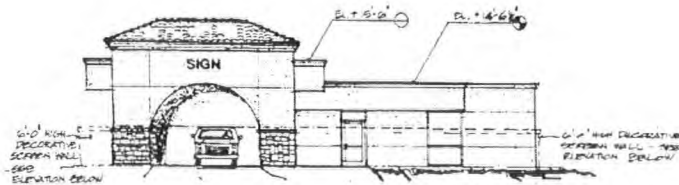
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SDR-15956
10/05/06 PC



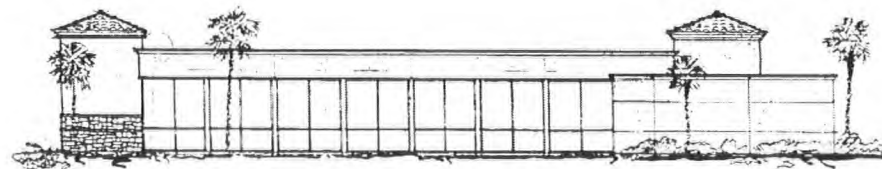
NORTH



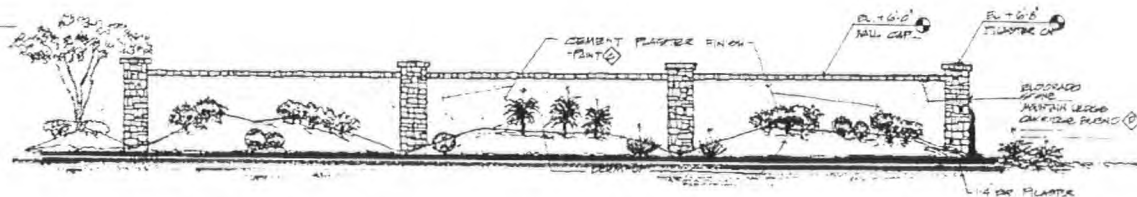
EAST



WEST



SOUTH



8'-0" HIGH DECORATIVE SCREEN WALL ELEV. SCALE 1/4" = 1'-0"

1

WASH TUNNEL EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

EXTERIOR COLOR SCHEDULE

COLOR / MATERIAL LEGEND

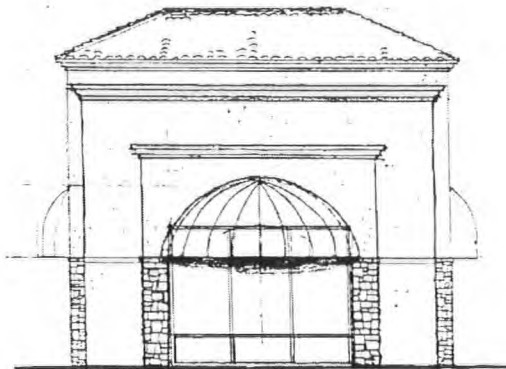
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- ◆ BASE PLASTER COLOR - K3 - LAURENT'S LACE 3071 71238
- ◆ TRIM / ACCENT PLASTER COLOR - K3 - DEACON'S BENCH 2017 30743
- ◆ STONE VENEER EL DORADO STONE - OAKRIDGE MONTAN LEXOE
- ◆ CANVAS AWNING BUNEPRELLA - NAVY BLUE 84029

HERBST OIL CO.
APPLICANT
CHEYENNE & 215 BELTWAY

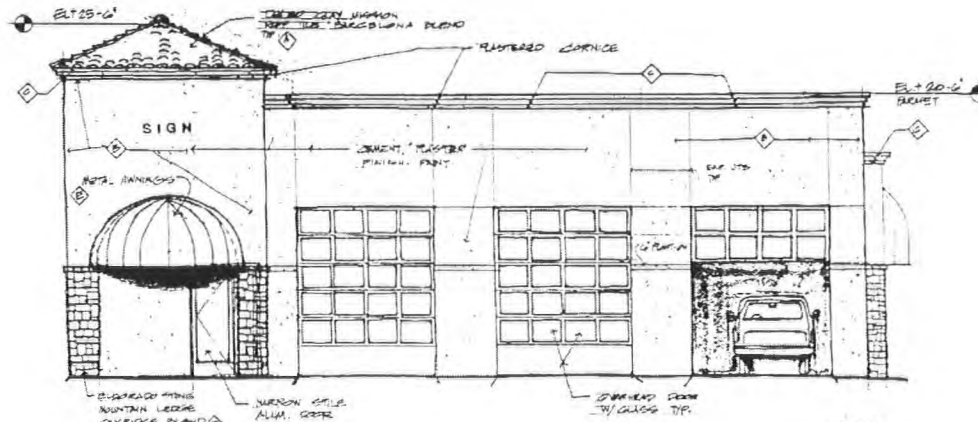
SHEET 6

OF 10
1 / 31 / 06

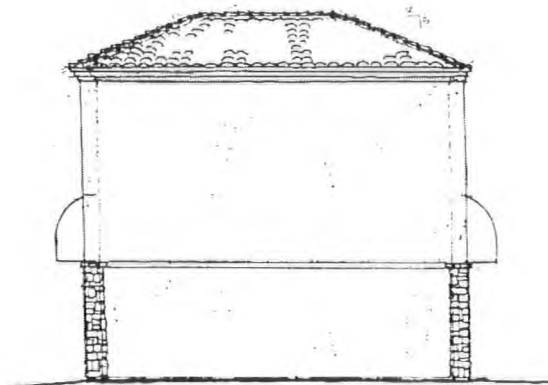
SUP-15959
10/05/06 PC



WEST



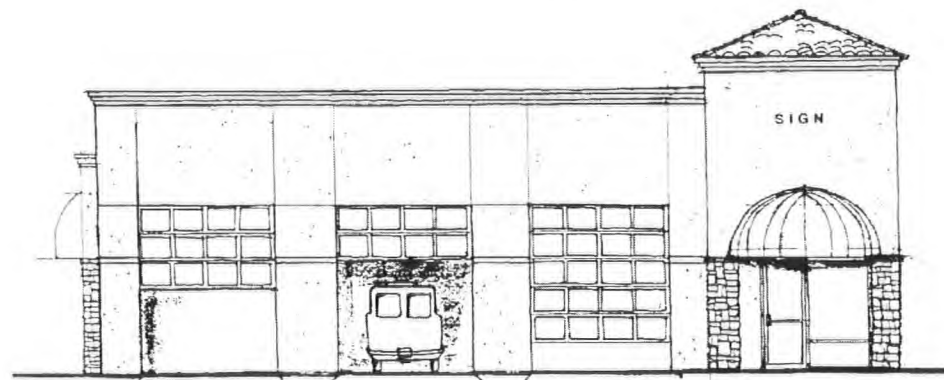
NORTH



EAST
EXTERIOR COLOR SCHEDULE

COLOR / MATERIAL LEGEND

- A ROOF TILE DELEO CLAY TILE CO.-BARCELONA, MISSION 8
- B BASE PLASTER COLOR - K1 - LAUREN'S LACE 3077 71/238
- C TRIM / ACCENT PLASTER COLOR - K1 - DEACON'S BENCH 2077 33/145
- D STONE VENEER EL DORADO STONE - DARKWOOD MOUNTAIN LEDGE
- E CANVAS AMBRO SUPERELLA - NAVY BLUE 44625



SOUTH

3 BAY LUBE
EXTERIOR ELEVATIONS SCALE 1/4" = 1'-0"

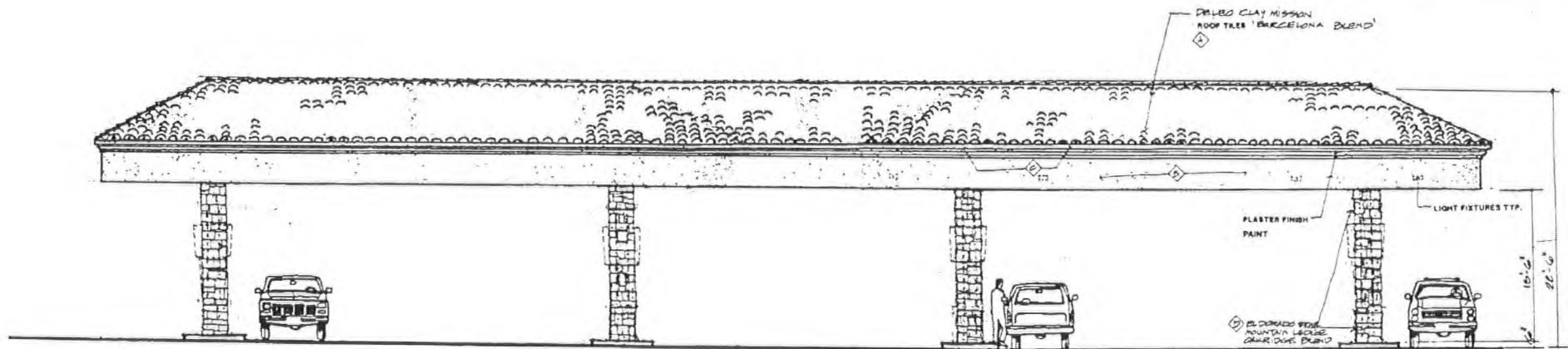
HEARST OIL CO.
APPLICANT
CHEYENNE & 215 BELTWAY

SHEET 8

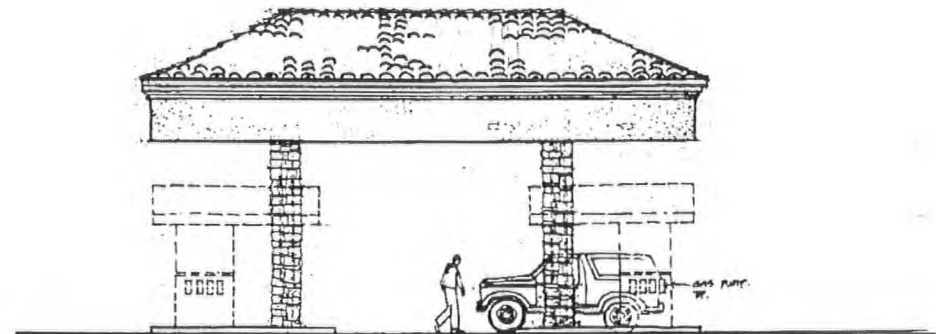
OF 10

1 / 31 / 06

SUP-15959
SDR-15956
10/05/06 PC



SIDE



END

EXTERIOR COLOR SCHEDULE

COLOR / MATERIAL LEGEND

- 1. ROOF TILE DRYED CLAY TILE CO - BARCELONA MISSION BL
- 2. BASE PLASTER COLOR - CI - LAUREN'S LADE 307Y 71/28
- 3. TRIM / ACCENT PLASTER COLOR - CI - DEACON'S BENCH 207Y 33/45
- 4. STONE VENEER EL DORADO STONE - DARK OAK MOUNTAIN LEDGE
- 5. CANVAS AWNING SUNBELLA - NAVY BLUE 44520

4 ISLAND CANOPY
EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

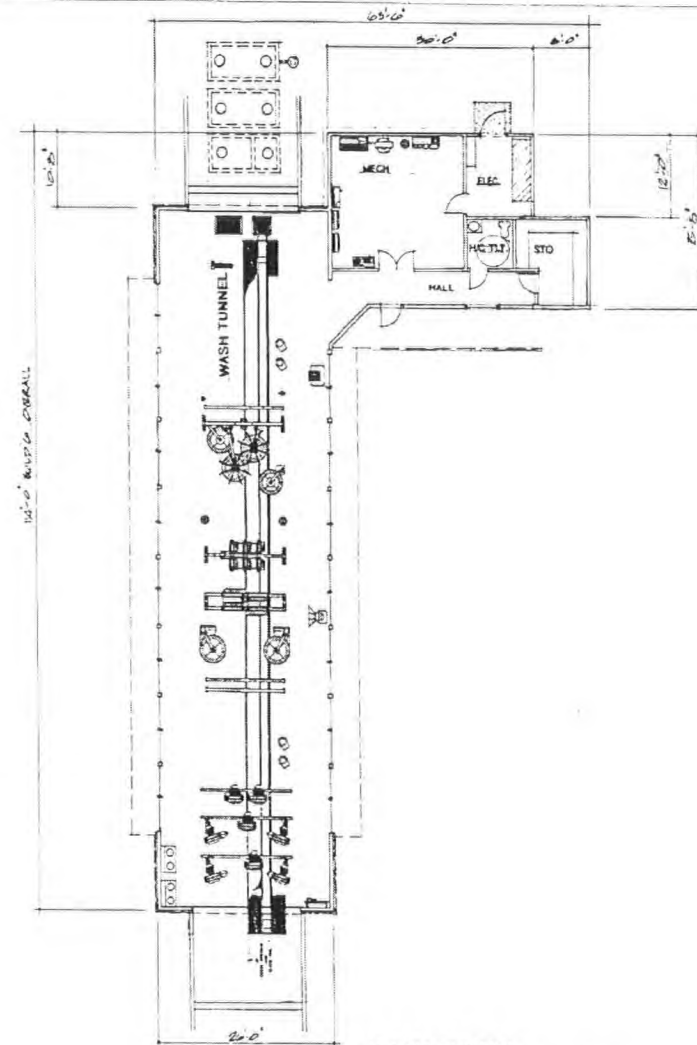
SUP-15959
SDR-15956
10/05/06 PC

HERBST DR. CO.
APPLICANT
CHEYENNE & 215 BELTWAY

SHEET 9

OF 10
4 / 31 / 06

AUG 11 2006



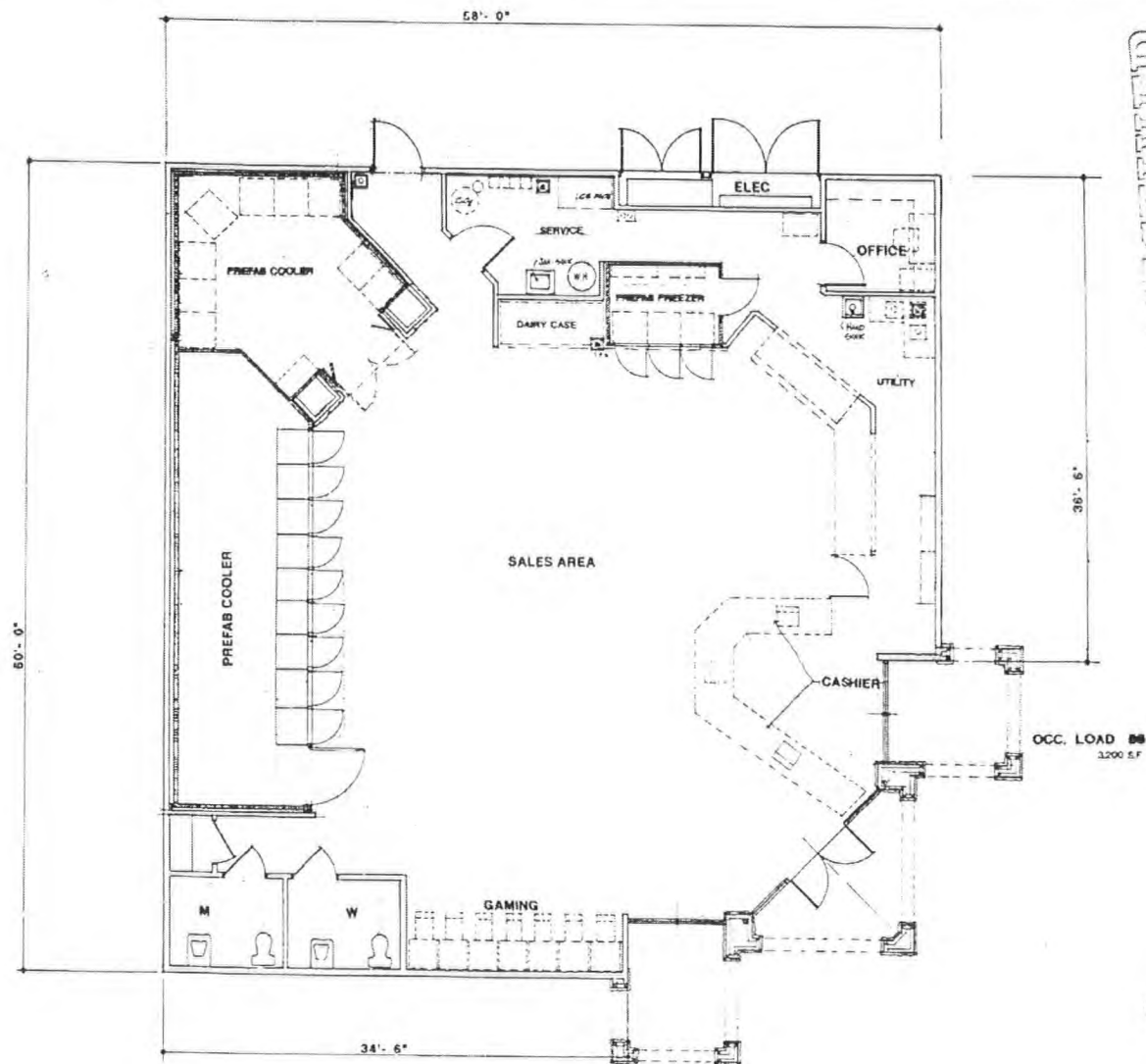
WASH TUNNEL
FLOOR PLAN SCALE 1/8" = 1'- 0"

APPROVED
AUG 11 2006

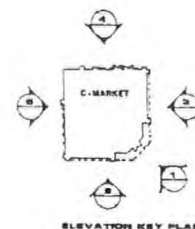
HERBST OIL CO
APPLICANT
CHEYENNE & 215 BELTWAY

SHEET **5**
OF 10
1 / 31 / 06

SUP-15959
SDR-15956
10/05/06 PC



AUG 11 2006



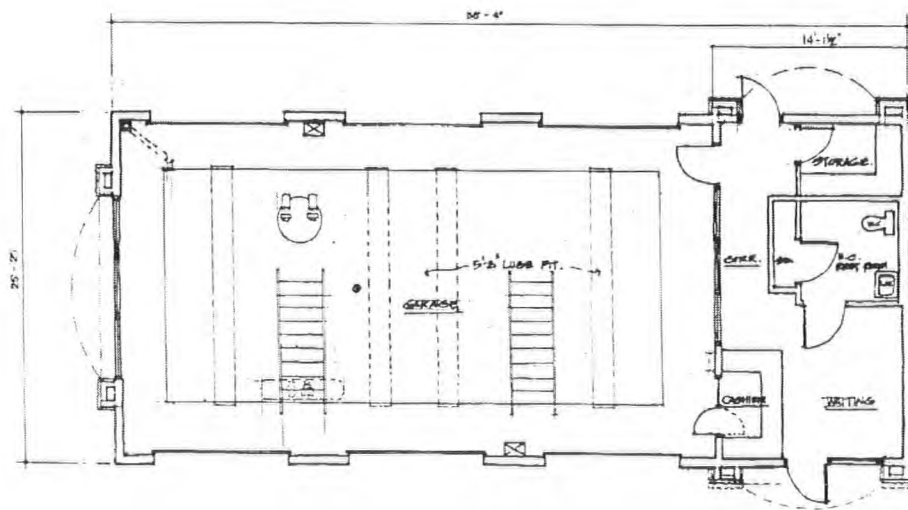
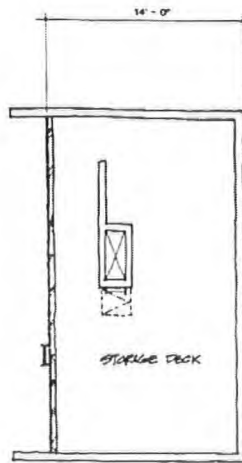
SUP-15959
SDR-15956
10/05/06 PC

C-MARKET
FLOOR PLAN
 3,200 S.F.

SCALE 1/4" = 1'-0"

HERBST OIL CO.
 APPLICANT
 CHEYENNE & 215 BELTWAY

SHEET **2**
 OF 10
 1 / 31 / 06



3 BAY LUBE
FLOOR PLAN SCALE 1/4" = 1'-0"

AUG 11 2006

HERBST OIL CO.
APPLICANT
CHEYENNE & 215 BELTWAY

SHEET **7**
OF 10
1 / 31 / 06

SUP-15959
SDR-15956
10/05/06 PC



August 8, 2006

PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS

SUBMITTAL JUSTIFICATION LETTER

Reference Project: TERRIBLE HERBST OIL COMPANY
Gas Sales, C-Market, Carwash & Lube
Cliff Shadows Pkwy @ 215 Beltway

To Whom It May Concern:

This letter is to request Site Development Plan Review and Special Use Permit on the above referenced project. The 1.7 acre site has southern frontage on Cliff Shadows Parkway (a westerly extension of Cheyenne) with access. The site is bounded on the west by Novat Street (with access) and on the east by the 215 Beltway. The northern boundary integrates into the "Cheyenne Commercial Center".

Development on this fully improved site includes a four island gasoline sales canopy, convenience market, self serve drive through car wash and a three bay lube facility.

On-site parking slightly exceeds city fixed space requirements and generous 'Q-line" spaces provide for the car wash and lube facility.

The exterior fenestration, materials, color themes, etc. are per the Cheyenne Commercial Center design standards and requirements.

This site had previous design review approval on a very similar project with the exception of the lube facility. Minor auto repair (lube) was added to approved uses, village commercial by a Lone

SUP-15959
SDR-15956
10/05/06 PC

1614 MARYLAND PKWY LAS VEGAS NV 89104
TEL 702 385-2723 FAX 702 385-1871

Mountain Master Plan amendment bringing this project into compliance with city zoning and general plan requirements with granting of Special Use Permit.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Errol Hill', written in a cursive style.

Errol Hill,
Project Architect

SUP-15959
SDR-15956
10/05/06 PC

RECEIVED
CITY CLERK

2006 OCT 30 A 10:55

Samuel A Fitch, Jr.
8701 W. Behrend Drive
Peoria, Arizona 85382

October 23, 2006

Planning & Development
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Protest

Attention: Mr. Gary Leobold
Planning Supervisor

Subject: SUP-15959

Dear Sir:

As owner of Condominium Unit No. 101 at 3500 Cactus Shadow Rd., I wish to object to the changes proposed by Terrible Herbst Oil Co. in the subject numbered document. The subject property should remain as is. This is my second letter on this subject, which I hope will be taken into consideration by the City Council on November 1, 2006.

Very truly yours,



Samuel A. Fitch, Jr.
623-566-2284

Date 10/30/06 Item # 114

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

R

Samuel A Fitch, Jr.
3701 W. Behrend Drive
Peoria, Arizona 85382

September 25, 2006

Planning & Development
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

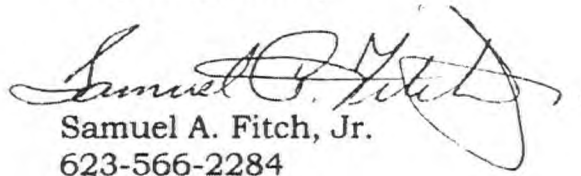
Attention: Mr. Gary Leobold
Planning Supervisor

Subject: SDR-15956 & SUP-15959

Dear Sir:

As owner of Condominium Unit No. 101 at 3500 Cactus Shadow Rd., I wish to object to the changes proposed by Terrible Herbst Oil Co. in the subject numbered documents. The subject property should remain as is.

Very truly yours,


Samuel A. Fitch, Jr.
623-566-2284

RECEIVED
SEP 28 2006

ITEM # 51 + 52
CASE # SDR 15959 + SDR 15956
PC MTG 10-5-06

P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-15959

SDR-15956 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST OIL CO. - Request for a Site Development Plan Review FOR A 3,200 SQUARE FOOT SERVICE STATION WITH AN 1,821 SQUARE FOOT AUTO REPAIR GARAGE, MINOR, AND A 3,480 SQUARE FOOT CAR WASH WITH A WAIVER OF THE PERIMETER LANDSCAPE STANDARDS on 1.7 acres at the northwest corner of Cliff Shadows Parkway and the Clark County 215 Beltway Alignment (APN 137-12-410-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 10-05-06 Planning Commission Meeting Item 52

Motion made by LARRY BROWN to Approve Subject to Conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 114 for related discussion.

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-15956 - APPLICANT: TERRIBLE HERBST OIL CO.

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning Z-33-97 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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/11/06, except as amended by conditions herein.
4. A Waiver from section 19.12.040 of the zoning code is hereby approved, to allow reduced landscape buffers along the east and west property lines.
5. 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.
6. 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.
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. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
15. Site development to comply with all applicable conditions of approval for the Cheyenne/Beltway (A Commercial Subdivision), the Lone Mountain Master Plan and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This undeveloped site is proposed to be developed with a 3,200 square foot convenience store, a self-service car wash, a three bay auto lube facility, and a four island gasoline sales island canopy. Access to the site is provided by a driveway to Cliff Shadows Parkway and by a shared driveway to Novat Street. A 20-foot wide planter is shown along Cliff Shadows Parkway, with a five-foot wide planter along the east property line and a planter that varies in width from five to 35 feet along the east property line, adjacent to the Clark County 215 Beltway. The elevations depict a cement plaster exterior with stone accents and decorative metal awnings along the front of the building

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/23/97	The City Council approved PD (Planned Development) zoning for this site as part of a larger request which included the entire Lone Mountain Planned Development (Z-33-97).
10/18/00	The City Council approved a Special Use Permit for a proposed Liquor Establishment (Off-Premise Consumption) (U-0112-00) in conjunction with a proposed convenience store on the subject site.
08/07/02	The City Council approved an Extension of Time request for a proposed Liquor Establishment (Off-Premise Consumption) [U-0112-00(1)] in conjunction with a proposed convenience store on the subject site.
07/07/04	The City Council approved an Extension of Time request for a proposed Liquor Establishment (Off-Premise Consumption) [EOT-4448] in conjunction with a proposed convenience store on the subject site. This Extension of Time will expire on October 18, 2006 unless another Extension of Time is approved by the City Council.
10/05/06	The Planning Commission recommended approval of companion item Sup-15959 concurrently with this application.
	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #52/ar).
<i>Related Building Permits/Business Licenses</i>	
10/26/05	Building permits were issued for the retail center immediately to the north of this site.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.7 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) under resolution of intent to PD (Planned Development)
North	Retail shops – under construction	PCD (Planned Community Development)	U (Undeveloped) under resolution of intent to PD (Planned Development)
South	Undeveloped	PCD (Planned Community Development)	C-V (Civic)
East	Clark County 215	PCD (Planned Community Development)	Clark County 215
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) under resolution of intent to PD (Planned Development)

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

This project is in compliance with the conditions of approval of Z-33-97, the rezoning application which changed the zoning of this site. The project is also in compliance with the standards of the Lone Mountain development plan.

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1.7 acres	Y
Min. Lot Width	N/A	197 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	N/A	73 Feet 27 Feet 28 Feet 26 Feet	Y
Min. Distance Between Buildings	N/A	10 Feet	Y
Max. Lot Coverage	30 %	18 %	Y
Max. Building Height	35 Feet	26 Feet	Y
Trash Enclosure	50 Feet from residential	450 Feet from residential	Y

The proposal complies with commercial/industrial development standards of Title 19.08 and the requirements of the Lone Mountain Master Plan.

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	78 Feet from residential	450 Feet from residential	Y
Adjacent development matching setback	10 Feet from north property line	450 Feet from residential	Y
Trash Enclosure	50 Feet from residential	450 Feet from residential	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	4 Trees	5 Trees	Y
Buffer:				
Min. Trees	1 Tree/30 Linear Feet	25 Trees	25 Trees	Y
Min. Zone Width	15 feet along Cliff Shadows Parkway		20 Feet	Y
Min. Zone Width	15 feet along Novat Street		Varies from 5 to 35 feet	N
Min. Zone Width	8 feet along east property line		5 Feet	N

Waivers to allow landscape zone width reductions along Novat Street and the east property line are required.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Convenience store	3,200 Square Feet	1 sp/250 sq ft	13 spaces				
Auto lube	3 bays, 4 employees	1 sp/employee 1 sp/bay	7 spaces				
Car wash	1 stall	2 spaces/stall	2 spaces				
SubTotal			22 spaces	1 space			
TOTAL (including handicap)			22 spaces	1 space	22 spaces	2 spaces	Y
Loading Spaces			1 space		1 space		Y

ANALYSIS

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

The applicant has requested a waiver to allow reduced landscaping along the east property line. Because this property line is adjacent to CC 215, staff has no objection to this request. The applicant has also requested a waiver to allow reduced landscaping along a portion of Novat Street. Because the applicant has provided enhanced landscaping at the intersection of Cliff Shadows Parkway and Novat Street, staff has no objection to this request.

FINDINGS

The following findings must be made for an SDR:

1. The proposed development is compatible with adjacent development and development in the area;
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;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
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;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

In regard to "1":

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

In regard to "2":

The applicant has requested reductions of the required landscaping along the east and west property lines. The submitted landscape plan depicts acceptable alternatives and staff has no objections to the waiver.

In regard to "3":

The proposed commercial development will be accessed from Cliff Shadows Parkway and Novat Street. The street facilities are adequate in size to meet the requirements of the proposed development and will not negatively impact neighborhood traffic.

In regard to “4”:

The building and landscape materials are compatible with existing and proposed development in this area of the city.

In regard to “5”:

The materials and design characteristics are not unsightly and are aesthetically compatible with the Lone Mountain Master Plan.

In regard to “6”:

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

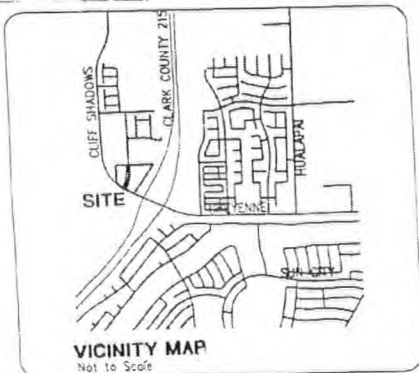
NOTICES MAILED 549 by Planning Department

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

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BUILDING AREA RECAP

C-MARKET	3,200 S.F.
4 ISLAND CANOPY	4,674 S.F.
3 BAY LUBE	1,821 S.F.
CAR WASH	3,480 S.F.
TOTAL BUILDING AREA	13,175 S.F.

SITE AREA 74,607.71 S.F. OR 1.71 ACRES

FLOOR AREA RATIO
13,175 S.F. (B.A.)
74,607 S.F. (S.A.) = 17.7%

HERBST OIL COMPANY

5155 LAS VEGAS BLVD. SOUTH LAS VEGAS, NEVADA 89119

C - MARKET, 4 ISLAND GAS CANOPY

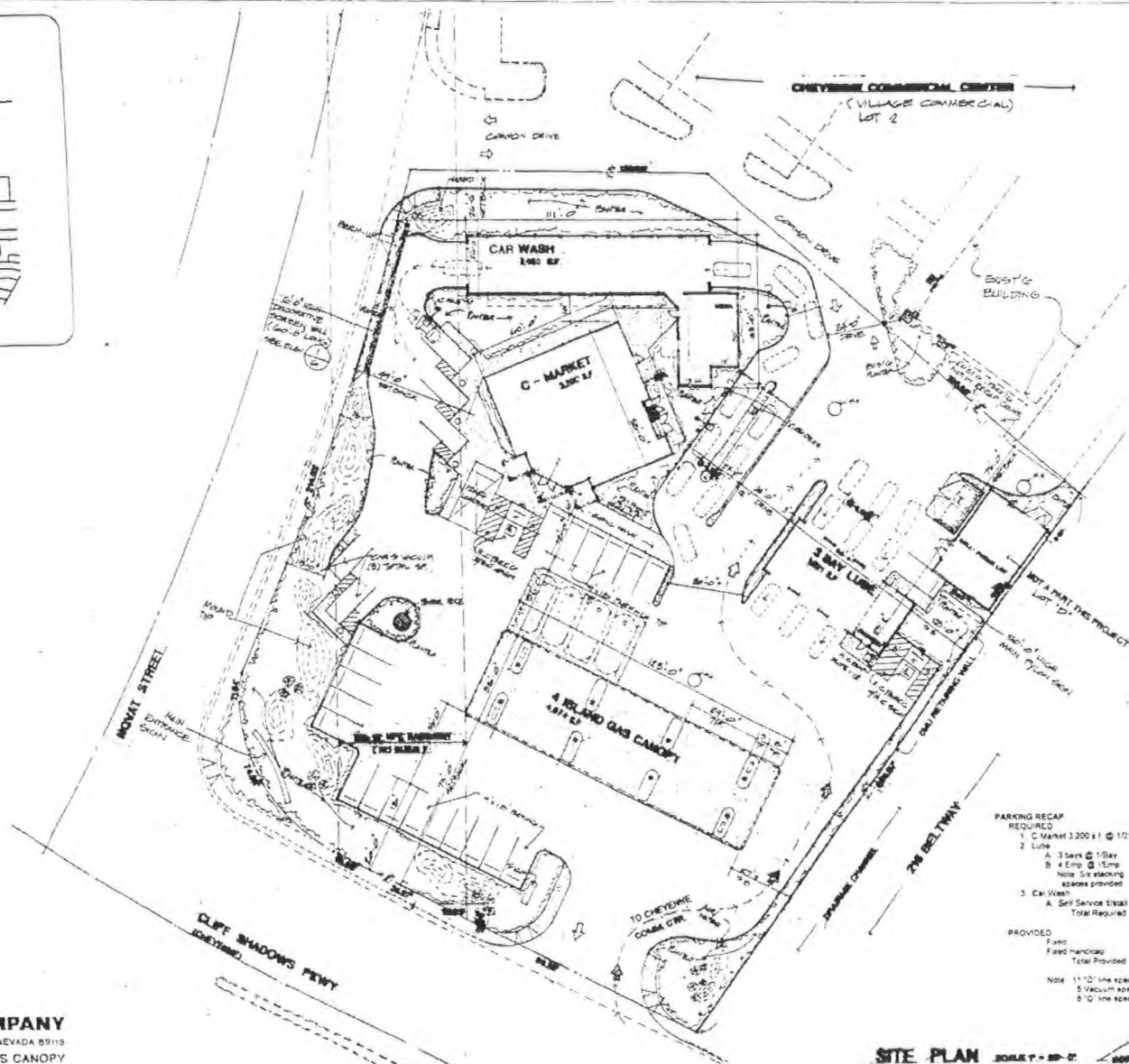
3 BAY LUBE & CAR WASH TUNNEL

NOVAT STREET / CLIFF SHADOW PARKWAY & 215 BELTWAY

CHEYENNE BELTWAY COMMERCIAL CENTER LAS VEGAS, NV

ERROL HILL ARCHITECT LTD. ARCHITECT

1514 MARYLAND PARKWAY LAS VEGAS, NEVADA 89104



PARKING RECAP

REQUIRED		
1. C-Market 3,200 s.f. @ 1/250		* 12.8
2. Lube		
A. 3 bays @ 1/100		* 3
B. 4 Emp. @ 1/100		* 4
Note: 5/8 stacking spaces provided		
3. Car Wash		
A. Self Service 3,480 s.f. @ 1		* 3.5
Total Required		23.3
PROVIDED		
Flood		21
Flood-Handicap		2
Total Provided		23
Note: 11' 0" line spaces provided @ wash		
5 Vacuum spaces provided @ wash		
9' 0" line spaces provided @ lube		

SITE PLAN SCALE: 1" = 50'-0"

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12 TOWNSHIP 20 SOUTH RANGE 56 EAST M.O.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BEING LOT 1A OF THE CHEYENNE BELTWAY COMMERCIAL SUBDIVISION AS SHOWN IN BOOK 158 OF PLATS PAGE 86 IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER

RECORDED IN MISC. 20050304-0001355

HERBST OIL CO. & ERROL HILL ARCHITECT

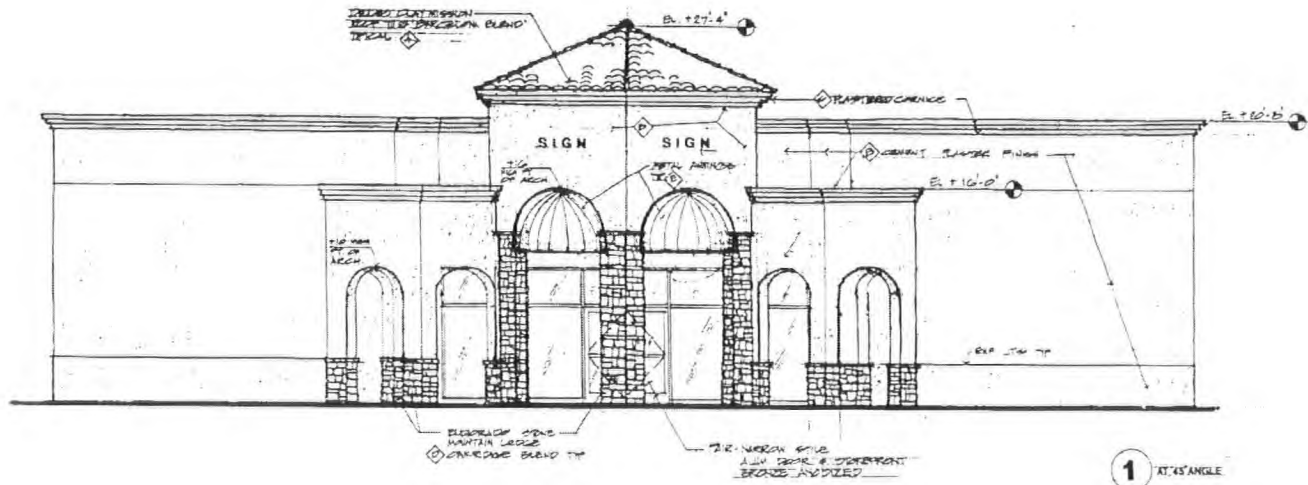
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OF 10

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SUP-15959
SDR-15956
10/05/06 PC

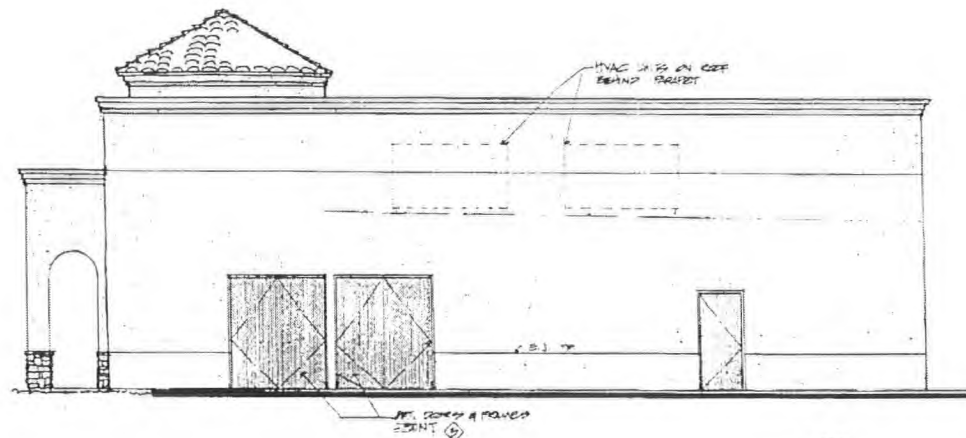
AUG 11 2006



EXTERIOR COLOR SCHEDULE

COLOR / MATERIAL LEGEND

- ① ROOF TILE DELEO CLAY TILE CO - BARCELONA, MISSION 8
- ② BASIC PLASTER COLOR - IC - LAUREN'S LACE 3077 71/208
- ③ TRIM / ACCENT PLASTER COLOR - IC - DEACON'S BENCH 2071 33/145
- ④ STONE VENEER EL DORADO STONE - OAKRIDGE MOUNTAIN LEADGE
- ⑤ CANVAS AWNING BURELLA - NAVY BLUE 44826



C - MARKET
EXTERIOR ELEVATIONS

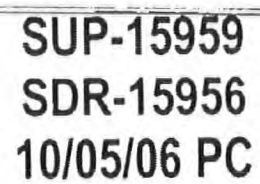
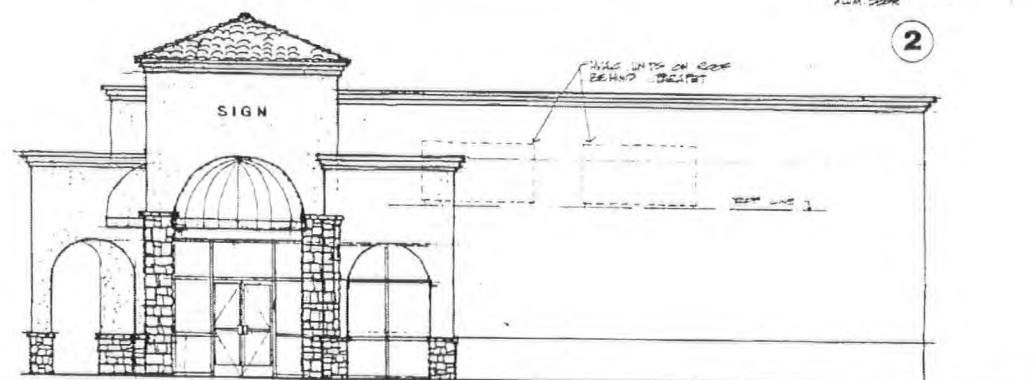
SCALE 3/4" = 1' 0"

SUP-15959
SDR-15956
10/05/06 PC

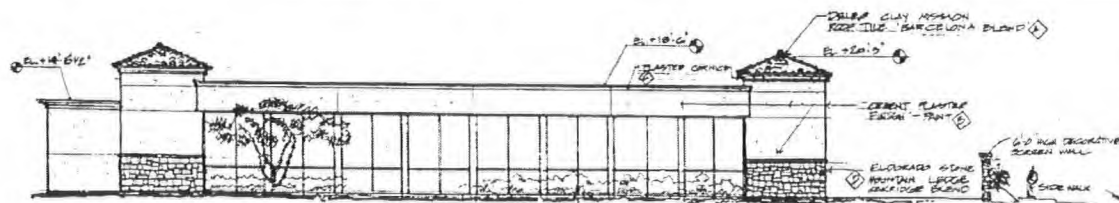
HERBST OIL CO.
APPLICANT
CHEYENNE & 215 BELTWAY

SHEET **3**

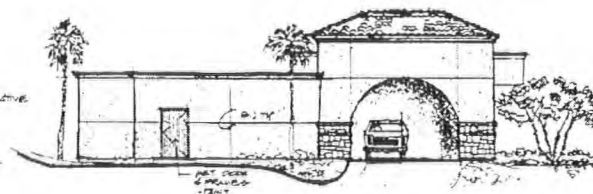
OF 10
1 / 31 / 06



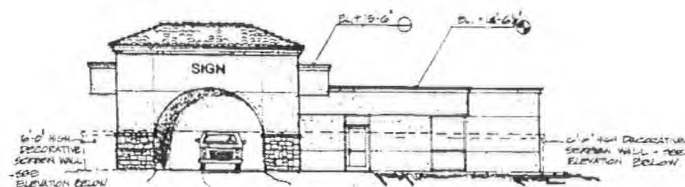
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1 / 31 / 08



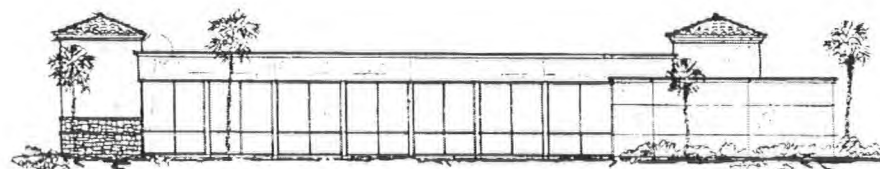
NORTH



EAST



WEST



SOUTH

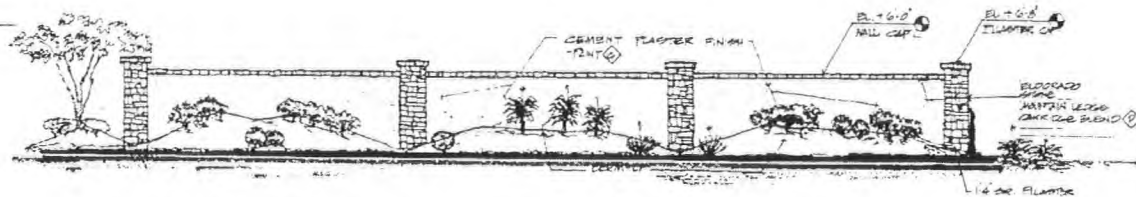
WASH TUNNEL EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

EXTERIOR COLOR SCHEDULE

COLOR / MATERIAL LEGEND

- ① ROOF TILE DELCO CLAY TILE CO - BARCELONA MISSION 5
- ② BASE PLASTER COLOR - K3 - LAURENT'S LACE 30YY 71/208
- ③ TRIM / ACCENT PLASTER COLOR - K3 - DEACON'S DENIM 30YY 30/145
- ④ STONE VENERI EL DORADO STONE - OAKRIDGE MONTAN LEDGE
- ⑤ CANVAS AWNING SUNBELLA - NAVY BLUE 84020



0'-0" HIGH DECORATIVE SCREEN WALL ELEV. SCALE 1/4" = 1'-0"

1

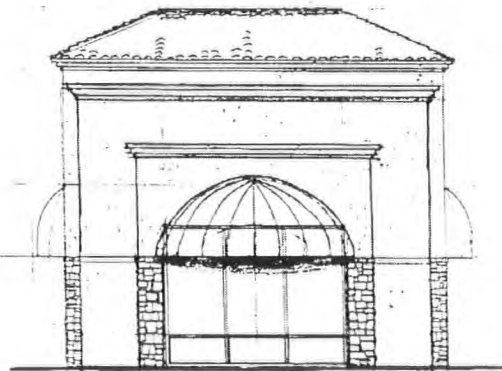
SUP-15959
SDR-15956
10/05/06 PC

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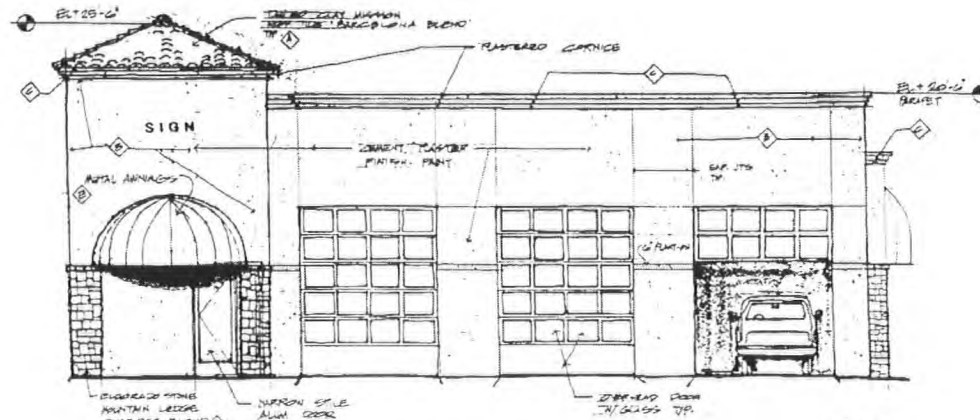
HERBST DR. CO.
APPLICANT
CHEYENNE & 215 BELTWAY

SHEET 6

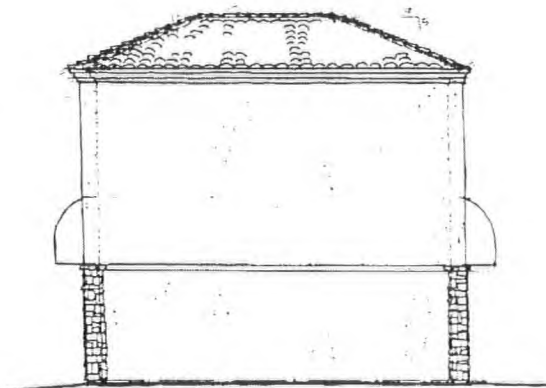
OF 10
1 / 31 / 06



WEST



NORTH

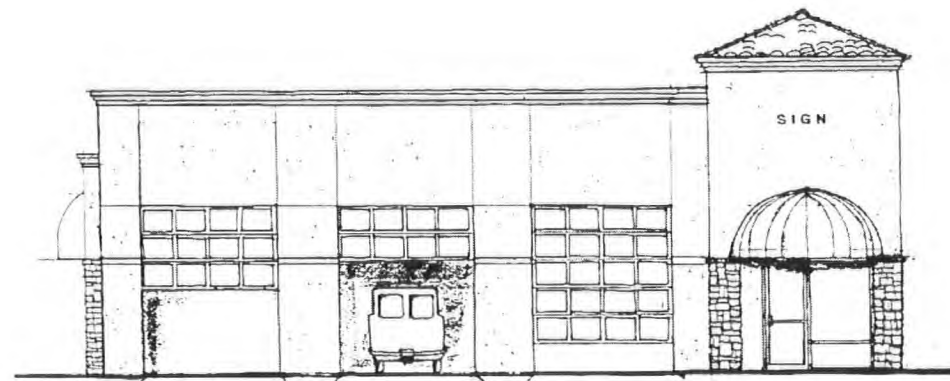


EAST

EXTERIOR COLOR SCHEDULE

COLOR / MATERIAL LEGEND

- A. ROOF TILE DELEO CLAY TILE CO - BARCELONA, MISSION B
- B. BASE PLASTER COLOR - K1 - LAUREN'S LACE 2077 7/238
- C. TRIM / ACCENT PLASTER COLOR - K1 - DEADON'S BENCH 2077 33/145
- D. STONE VENEER EL DORADO STONE - OAKRIDGE MOUNTAIN LEDGE
- E. CANVAS AWNING BUNDELLA - NAVY BLUE 94826



SOUTH

3 BAY LUBE
EXTERIOR ELEVATIONS SCALE 1/4" = 1'-0"

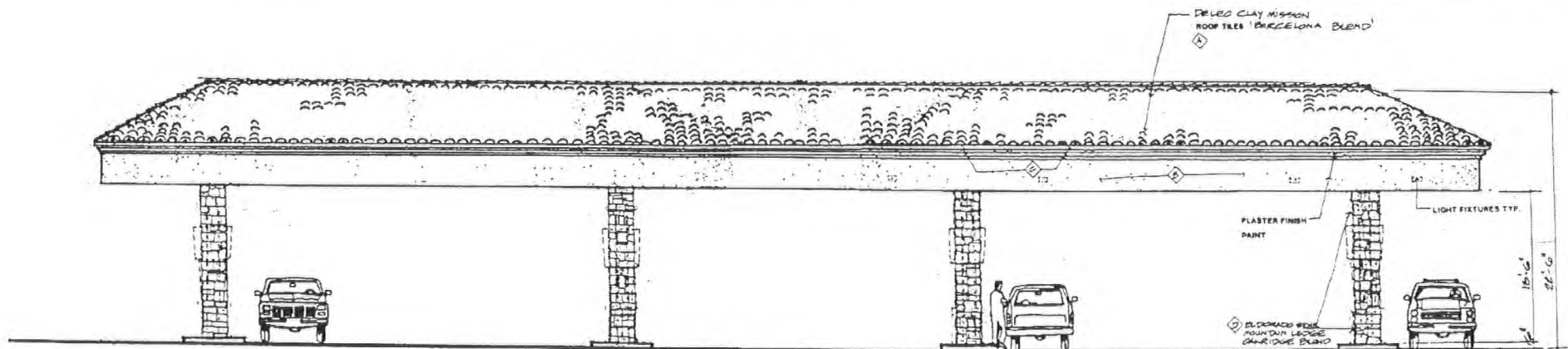
SUP-15959
SDR-15956
10/05/06 PC

HERBST OIL CO.
APPLICANT
CHEYENNE & 2ND BELTWAY

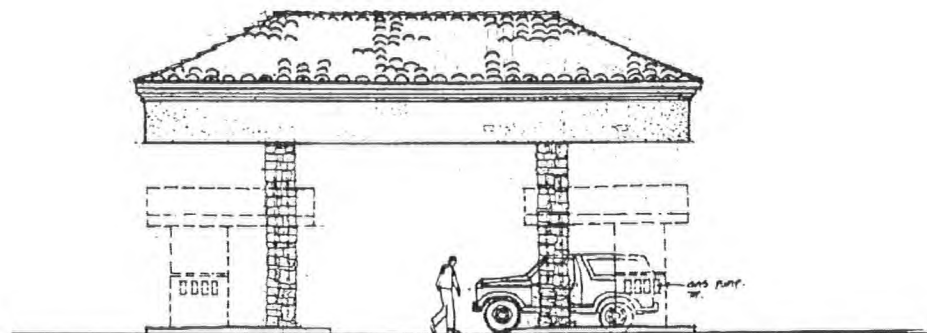
SHEET 8

OF 10

1 / 31 / 08



SIDE



END

EXTERIOR COLOR SCHEDULE

COLOR / MATERIAL LEGEND

- A. ROOF TILE DELEO CLAY TILE CO. - BARCELONA MISSION B
- B. BASE PLASTER COLOR - IC - LAUREN'S LACE 307Y 71/228
- C. TRIM / ACCENT PLASTER COLOR - IC - DEACON'S BENCH 207Y 33/145
- D. STONE VENEER EL DORADO STONE - OAKRIDGE MOUNTAIN LEDGE
- E. CANVAS AWNING SUNBELL - NAVY BLUE 84026

**4 ISLAND CANOPY
EXTERIOR ELEVATIONS**

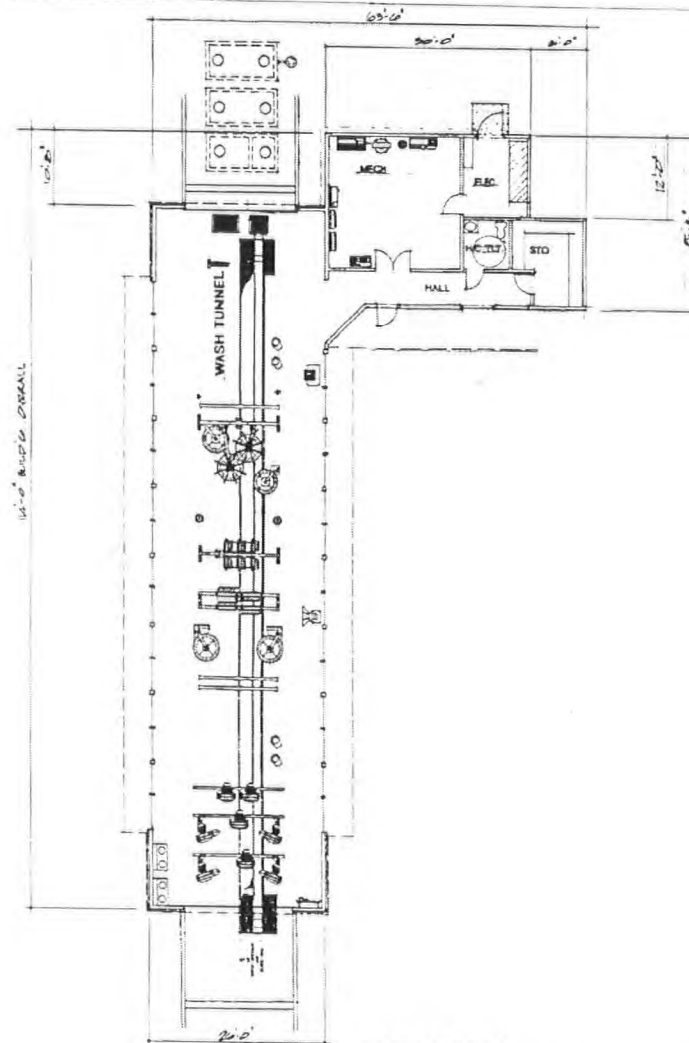
SCALE 1/4" = 1' - 0"

**SUP-15959
SDR-15956
10/05/06 PC**

HERBST OIL CO.
APPLICANT
CHEYENNE & 215 BELTWAY

SHEET **9**

OF 10
A / 31 / 08



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



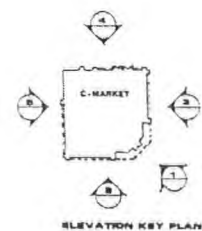
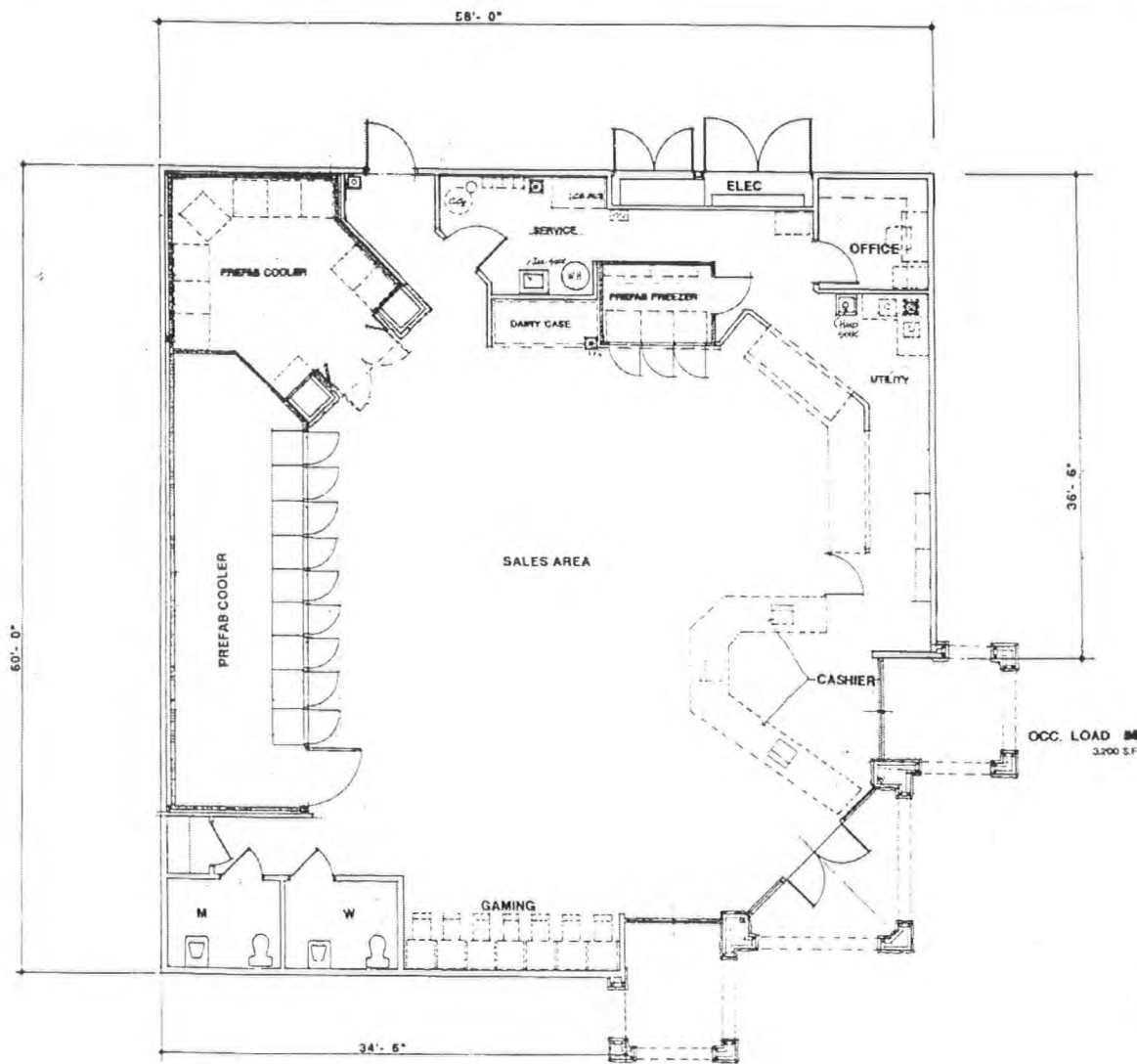
SUP-15959
SDR-15956
10/05/06 PC

HERBST DR. CO.
APPLICANT
CHEYENNE & 215 BELTWAY

SHEET **5**

OF 10
1 / 31 / 08

10-11-2006



SUP-15959
SDR-15956
10/05/06 PC

C-MARKET
FLOOR PLAN
 3,200 S.F.

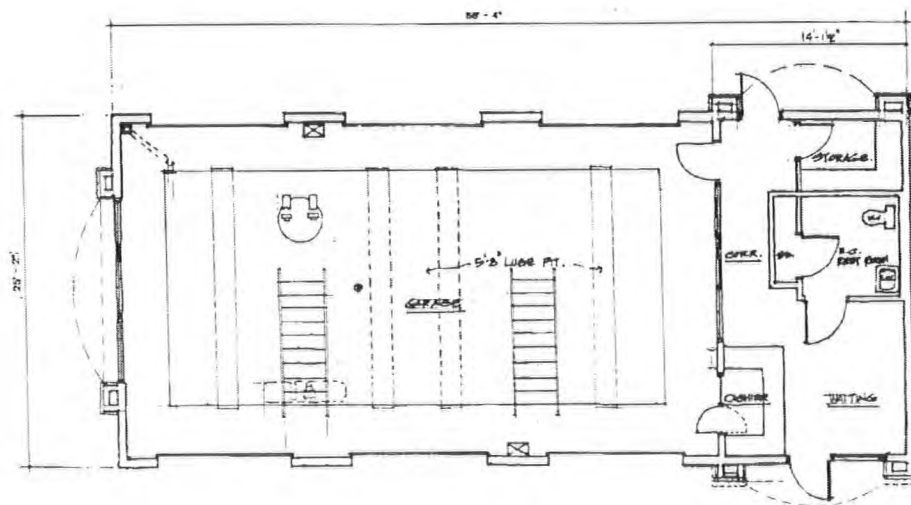
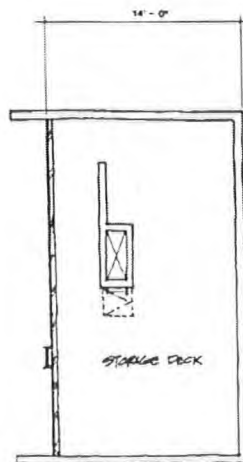
SCALE: 1/4" = 1'-0"

HERBST OIL CO.
 APPLICANT
 CHEYENNE & 215 BELTWAY

SHEET **2**

OF 10
 1 / 31 / 06

10/11/2006



3 BAY LUBE
FLOOR PLAN SCALE 1/4" = 1'-0"

SUP-15959
SDR-15956
10/05/06 PC

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AUG 11 2006

HERBST OIL CO.
APPLICANT
CHEYENNE & 215 BELTWAY

SHEET **7**
OF 10
1 / 31 / 06

SDR 15956				
Terrible Herbst Oil Co.				
NEC Cliff Shadows & Novat				
Proposed 8,501 thousand square foot commercial development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	3.2	845.60	2,706
AM Peak Hour			45.58	146
PM Peak Hour			60.61	194
(heaviest 60 minutes)				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	AUTO PARTS AND SERVICE CENTER [1000 SF]	5.301	55.75	296
AM Peak Hour			0.00	0
PM Peak Hour			4.46	24
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	8.501		3,002
AM Peak Hour				146
PM Peak Hour				218
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Counts not available for Novat				
Cliff Shadows Parkway				
Average Daily Traffic (ADT)	14,746			
PM Peak Hour	1180			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Cliff Shadows Parkway	32585			
This project will add approximately 3,001 trips per day on Cliff Shadows and Novat. This will increase expected volumes by about 20 percent.				
Cliff Shadows is at 45 percent of capacity. Counts are not available for				

Novat, but it is believed to be under capacity.			
Based on Peak Hour use, this development will add roughly 218 additional cars into the area; which works out to about seven every two minutes.			
Note that this report assumes all traffic from this development uses all named streets.			



SUP-15959 AND SDR-15956 - APPLICANT: TERRIBLE HERBST OIL CO.
NORTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE CLARK COUNTY 215 BELTWAY
ALIGNMENT
OCTOBER 5, 2006 PLANNING COMMISSION

09/01/06



SUP-15959 AND SDR-15956 - APPLICANT: TERRIBLE HERBST OIL CO.
NORTHWEST CORNER OF CLIFF SHADOWS PARKWAY AND THE CLARK COUNTY 215 BELTWAY
ALIGNMENT
OCTOBER 5, 2006 PLANNING COMMISSION

09/01/06



August 8, 2006

PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS

SUBMITTAL JUSTIFICATION LETTER

Reference Project: TERRIBLE HERBST OIL COMPANY
Gas Sales, C-Market, Carwash & Lube
Cliff Shadows Pkwy @ 215 Beltway

To Whom It May Concern:

This letter is to request Site Development Plan Review and Special Use Permit on the above referenced project. The 1.7 acre site has southern frontage on Cliff Shadows Parkway (a westerly extension of Cheyenne) with access. The site is bounded on the west by Novat Street (with access) and on the east by the 215 Beltway. The northern boundary integrates into the "Cheyenne Commercial Center".

Development on this fully improved site includes a four island gasoline sales canopy, convenience market, self serve drive through car wash and a three bay lube facility.

On-site parking slightly exceeds city fixed space requirements and generous 'Q-line" spaces provide for the car wash and lube facility.

The exterior fenestration, materials, color themes, etc. are per the Cheyenne Commercial Center design standards and requirements.

This site had previous design review approval on a very similar project with the exception of the lube facility. Minor auto repair (lube) was added to approved uses, village commercial by a Lone

SUP-15959
SDR-15956
10/05/06 PC

1814 MARYLAND PKWY LAS VEGAS NV 89104
TEL 702 385-2723 FAX 702 385-1871

Mountain Master Plan amendment bringing this project into compliance with city zoning and general plan requirements with granting of Special Use Permit.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Errol Hill', with a stylized, cursive script.

Errol Hill,
Project Architect

SUP-15959
SDR-15956
10/05/06 PC

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

R

Samuel A Fitch, Jr.
8701 W. Behrend Drive
Peoria, Arizona 85382

September 25, 2006

Planning & Development
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

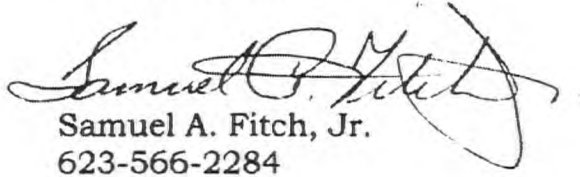
Attention: Mr. Gary Leobold
Planning Supervisor

Subject: SDR-15956 & SUP-15959

Dear Sir:

As owner of Condominium Unit No. 101 at 3500 Cactus Shadow Rd., I wish to object to the changes proposed by Terrible Herbst Oil Co. in the subject numbered documents. The subject property should remain as is.

Very truly yours,


Samuel A. Fitch, Jr.
623-566-2284

RECEIVED
SEP 28 2006

ITEM # 51 + 52
CASE # SDR 15959 + SDR 15956
PC MTG 10-5-06

P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-16110 - PUBLIC HEARING - APPLICANT: PECCOLE NEVADA - OWNER: NO. 6 FAC, LLC. - Request for a Special Use Permit FOR A 5,000 SQUARE FOOT TAVERN AND A WAIVER OF THE REQUIRED 1,500 FOOT MINIMUM SEPARATION DISTANCE FROM TWO OTHER TAVERNS at 1205 South Fort Apache Road (APN 163-05-116-002), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). The Planning Commission (5-0-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-0-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 10-05-06 Planning Commission Meeting Item 53

Motion made by STEVE WOLFSON to Approve Subject to Conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

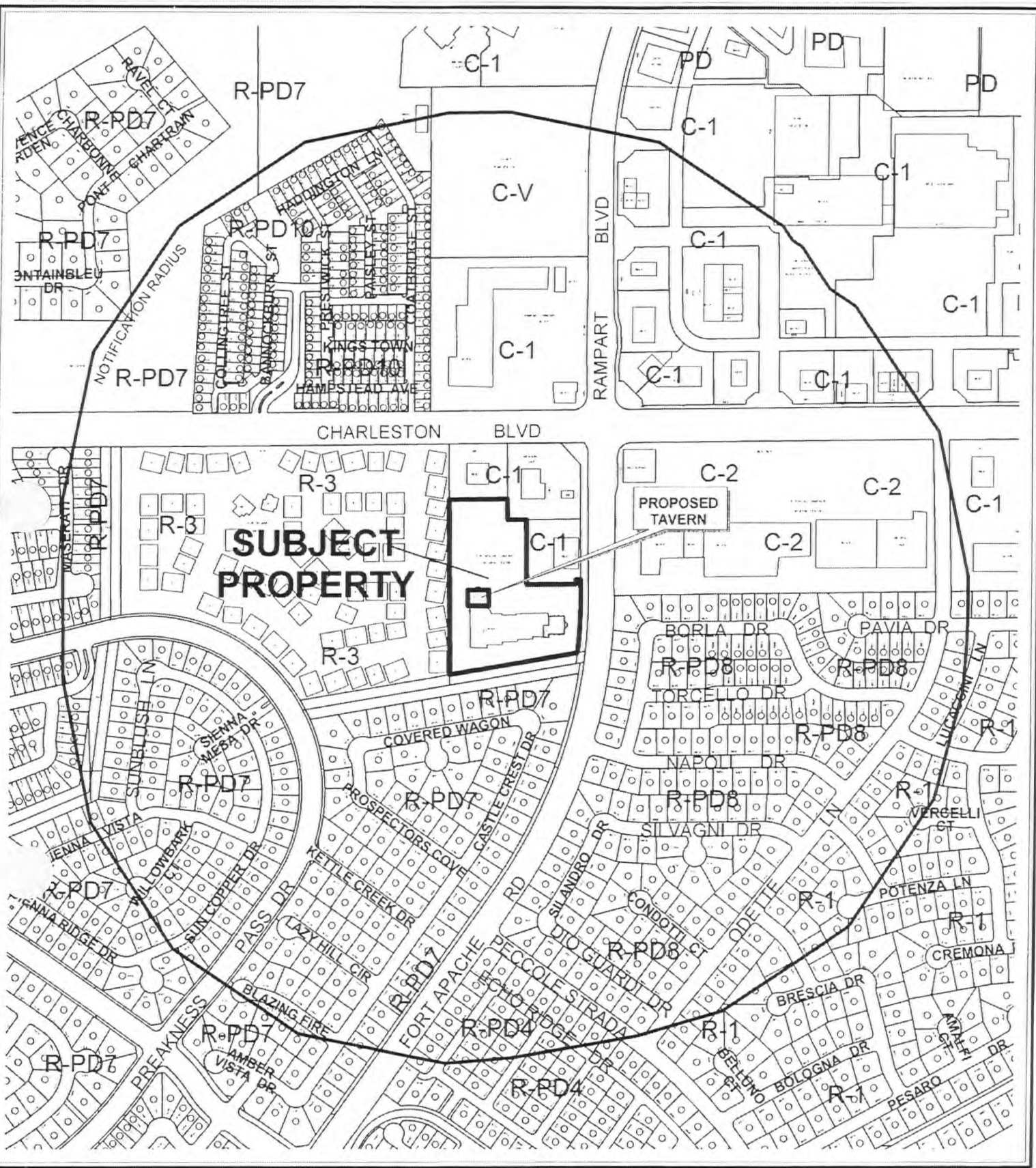
Minutes:

MAYOR GOODMAN declared the Public Hearing open.

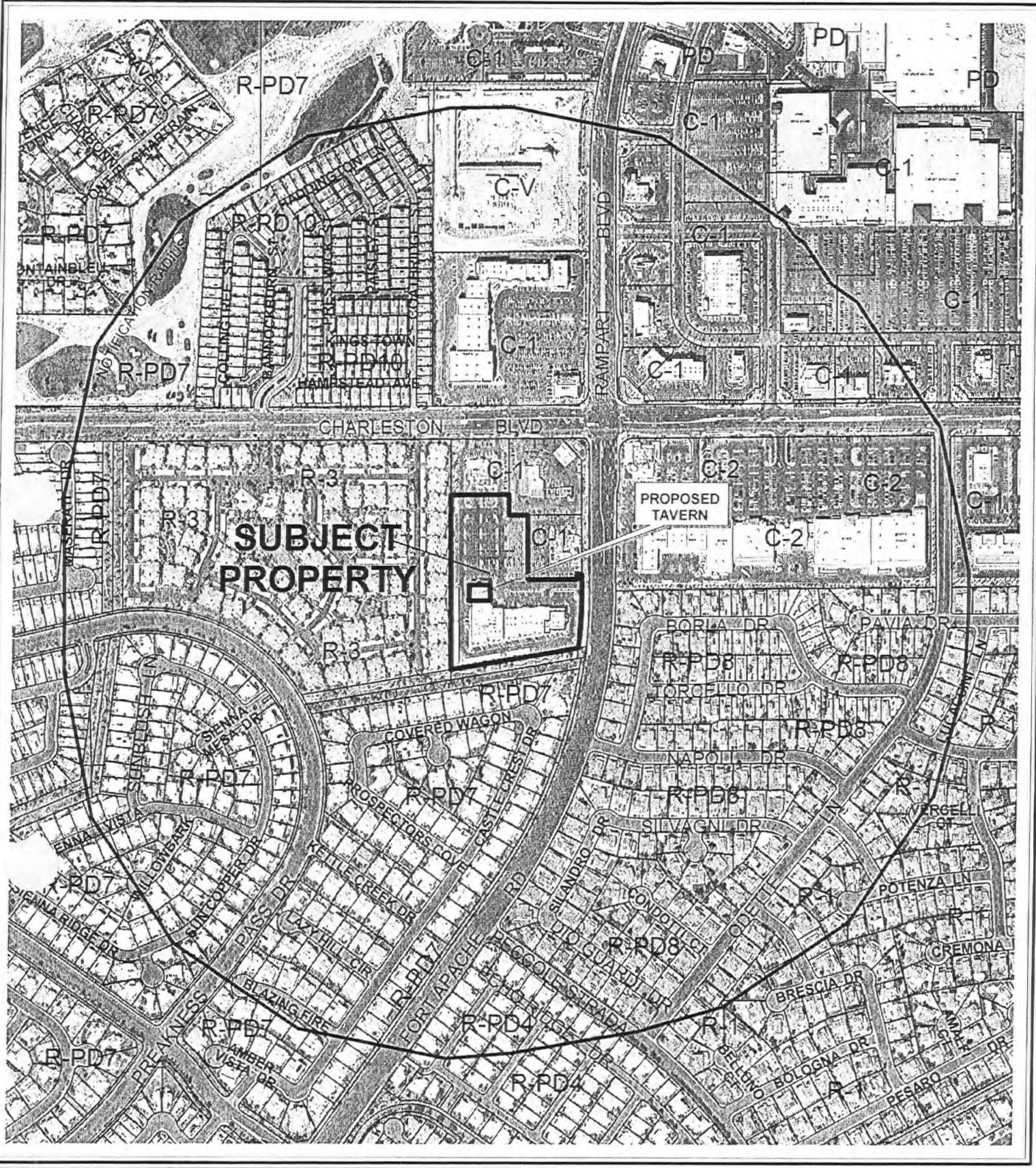
BRUCE BAYNE appeared and requested approval.

COUNCILMAN WOLFSON noted that the Special Use Permit was previously approved however the necessary license was never issued thus, the Special Use expired. He questioned the intent to utilize the permit this time and MR. BAYNE confirmed that the project is under development now and is almost complete. The applicant plans to have a restaurant with a Martini bar and lounge.

MAYOR GOODMAN declared the Public Hearing closed.



CASE: **SUP-16110**
RADIUS: 1500 FT
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: SUP-16110
RADIUS: 1500 FT
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)





SUP-16110

Taverns

Business Licenses

- Child Care/Children Facility
- Tavern

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- 1500 foot buffer



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-16110 - APPLICANT: PECCOLE NEVADA - OWNER:
NO. 6 FAC, LLC.**

**** CONDITIONS ****

The Planning Commission (5-0-2/rt/sd vote) and staff recommend APPROVAL, subject to:

Planning and Development

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a 5,000 square-foot tavern located on the southwest corner of Charleston Boulevard and Fort Apache Road, as part of the Fort Apache Commons commercial shopping center project. Because there are two taverns within the 1,500 foot separation requirement (Three Angry Wives 8820 West Charleston and Bilbo's 8699 West Charleston), the applicant has also requested a waiver of the distance separation requirement in accordance with provisions of subchapter 19.04.050.B. of the Zoning Code.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/15/89	The City Council approved a request (Z-0139-88) for Reclassification of property located on the west side of Fort Apache Road, between Sahara Avenue and Charleston Boulevard, from N-U (Non Urban) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units per Acre), P-R(Professional Office & Parking), C-1(Limited Commercial), and C-V (Civic), to R-PD7 (Residential Planned Development - 7 Units per Acre), R-3 (Limited Multiple Residence), and C-1 (Limited Commercial).
01/08/03	The City Council approved a Site Development Plan Review (SDR-1048) of a proposed tavern on this site.
01/08/03	The City Council approved a Special Use Permit (SUP-1047) for a proposed tavern on this site. Because a license was not issued, this approval expired on 01/08/05.
10/05/06	The Planning Commission voted 5-0-2/rt/sd to recommend APPROVAL (PC Agenda Item #53/ar).
<i>Related Building Permits/Business Licenses</i>	
06/04/04	A certificate of occupancy was issued for the subject building.
<i>Pre-Application Meeting</i>	
06/27/06	Staff explained the requirements for a Special Use Permit application.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	8.37

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Commercial center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single family dwellings	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development, 7 units per acre)
East	Commercial center	SC (Service Commercial)	C-2 (General Commercial)
	Single family dwellings	L (Low Density Residential)	R-PD8 (Residential Planned Development, 8 units per acre)
West	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

DEVELOPMENT STANDARDS

Per Section 19.08 of the zoning code, the following standards apply.

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	8.37 Acres	Y
Min. Lot Width	100 Feet	294 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	
• Side	10 Feet	62 Feet	Y
• Corner	15 Feet	40 Feet	Y
• Rear	20 Feet	75 Feet	Y
Max. Lot Coverage	50 %	17 %	Y
Max. Building Height	N/A	24 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping center, greater than 25,000 square feet	75,740 square feet	1 sp. /250 sq. ft.	303 spaces	8 space			
TOTAL (including handicap)			303 spaces	8 spaces	643 spaces	21 spaces	Y

Pursuant to Title 19.04, the following standards apply to this use:

Standard	Required/Allowed	Compliance
Separation from a religious facility	1,500 feet	Y
Separation from a school	1,500 feet	Y
Separation from a commercial child care facility	1,500 feet	Y
Separation from a city park	1,500 feet	Y
Separation from another tavern	1,500 feet	N*

The zoning code allows this requirement to be waived when the proposed tavern will be separated from the existing tavern by a street or highway with a minimum right-of-way width of one hundred feet.” The proposed tavern is separated from the Three Angry Wives tavern by Charleston Boulevard and from the Bilbo’s tavern by Fort Apache Road, and is therefore eligible for a waiver of this requirement.

ANALYSIS

Chapter 19.04.050B of the zoning code allows a waiver of the 1,500 distance separation requirement between taverns when the proposed tavern will be separated from the existing tavern by a street or highway with a minimum right-of-way width of one hundred feet.” The proposed tavern is separated from the Three Angry Wives tavern by Charleston Boulevard and from the Bilbo’s tavern by Fort Apache Road. Because both of these streets are designated by the Master Plan of Streets and Highways as Primary (100-foot) Arterials, the proposed tavern with the requested waiver is compatible with surrounding land uses.

FINDINGS

The following findings must be made for a Special Use Permit:

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."
2. "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."
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."

In regard to "1":

The project is compatible with the General Plan land use designation for the area. The project, located in a substantial commercial development at an intersection where all four corners are occupied by major commercial developments, can be expected to be compatible with, and mutually supportive of, these other commercial uses.

In regard to "2":

There is no evidence of any physical constraint to location of the proposed tavern use on the subject site.

In regard to "3":

The proposed tavern use will be accessed solely through the Fort Apache Commons site from Fort Apache Road and Charleston Boulevard, which are both identified on the Master Plan of Streets and Highways as a Primary (100-foot) Arterials. These roads have adequate capacity to serve the proposed development. The project will not have any negative traffic impact on nearby residential neighborhoods.

In regard to "4":

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 688 by City Clerk

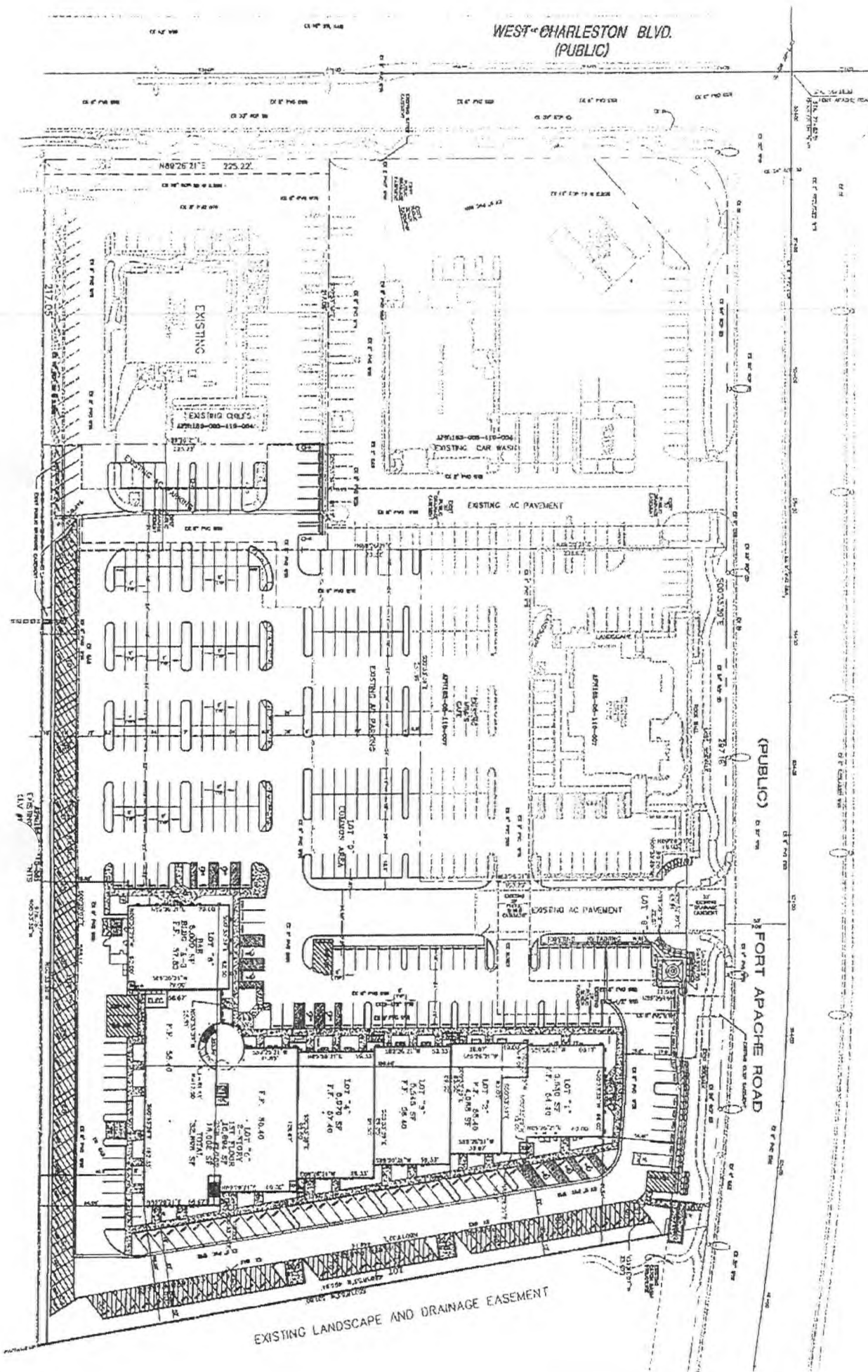
APPROVALS 0

PROTESTS 0



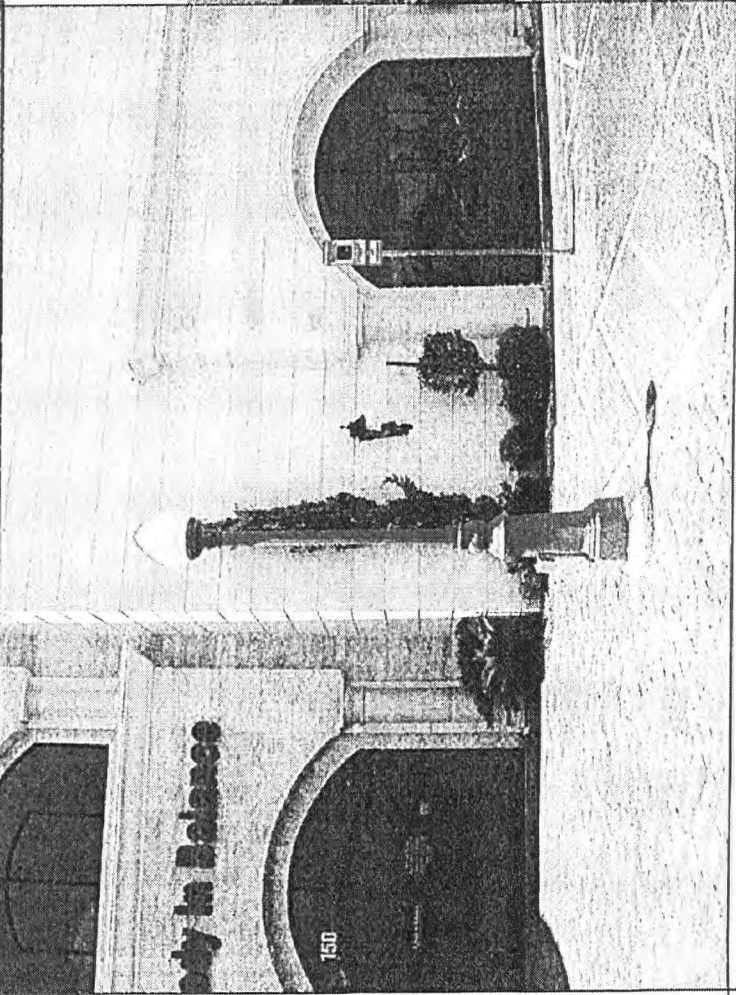
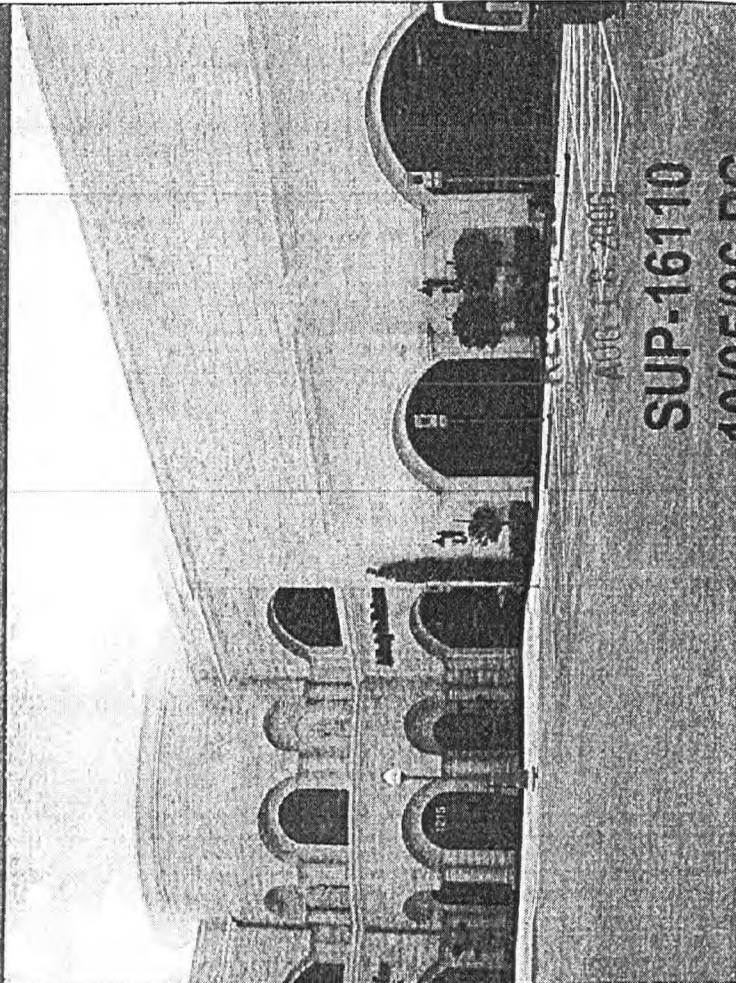
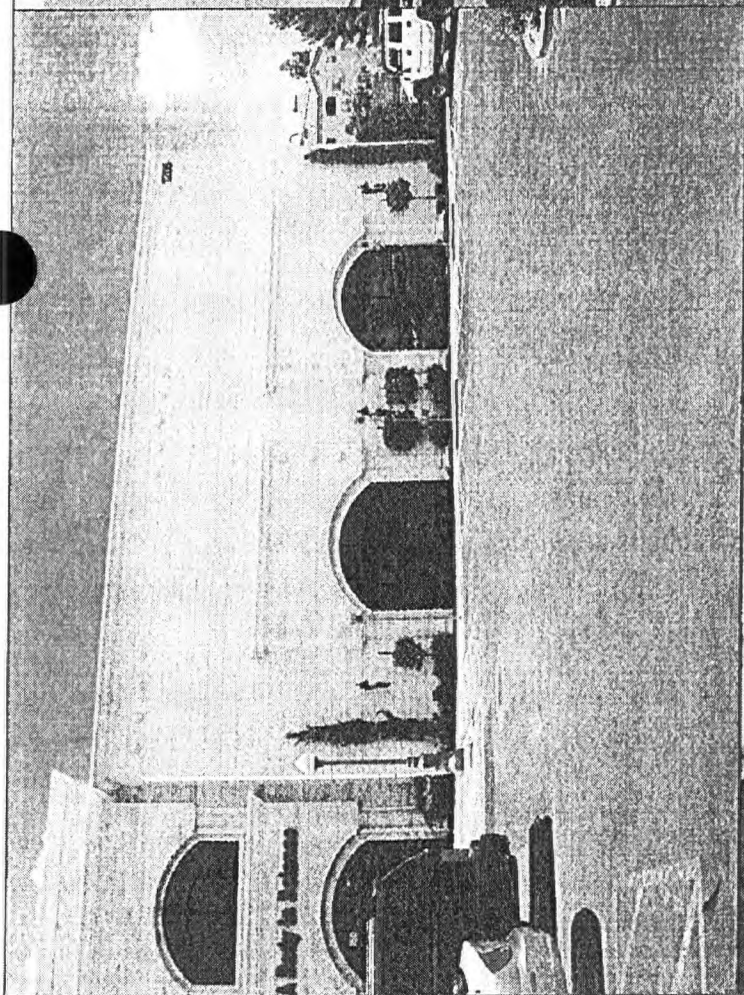
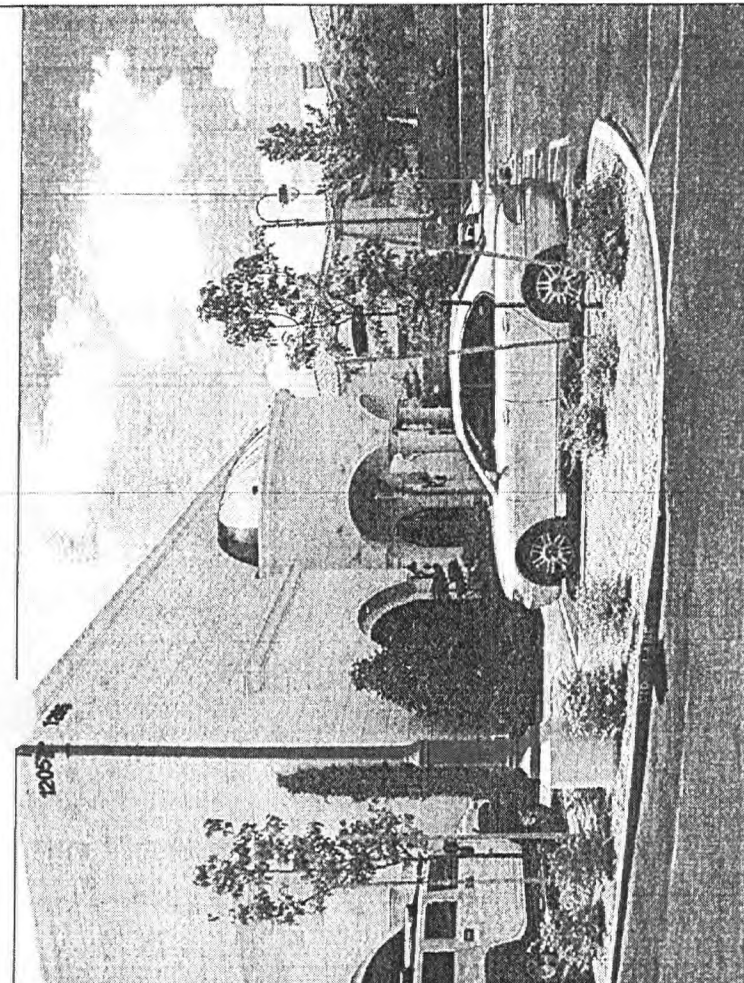
Case Number: **SUP-16110** APN: **163-05-116-002**

Notary Public - State of Nevada
County of Clark
JOANNE BALDASSARE
My Appointment Expires
June 2, 2010
No. 98-3510-1

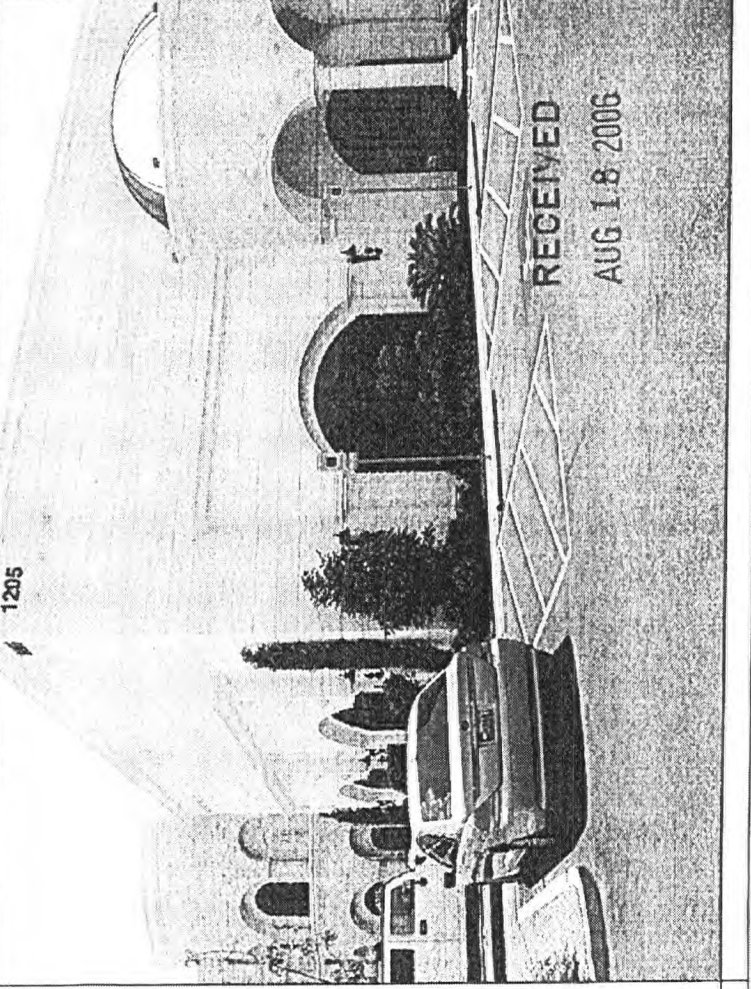
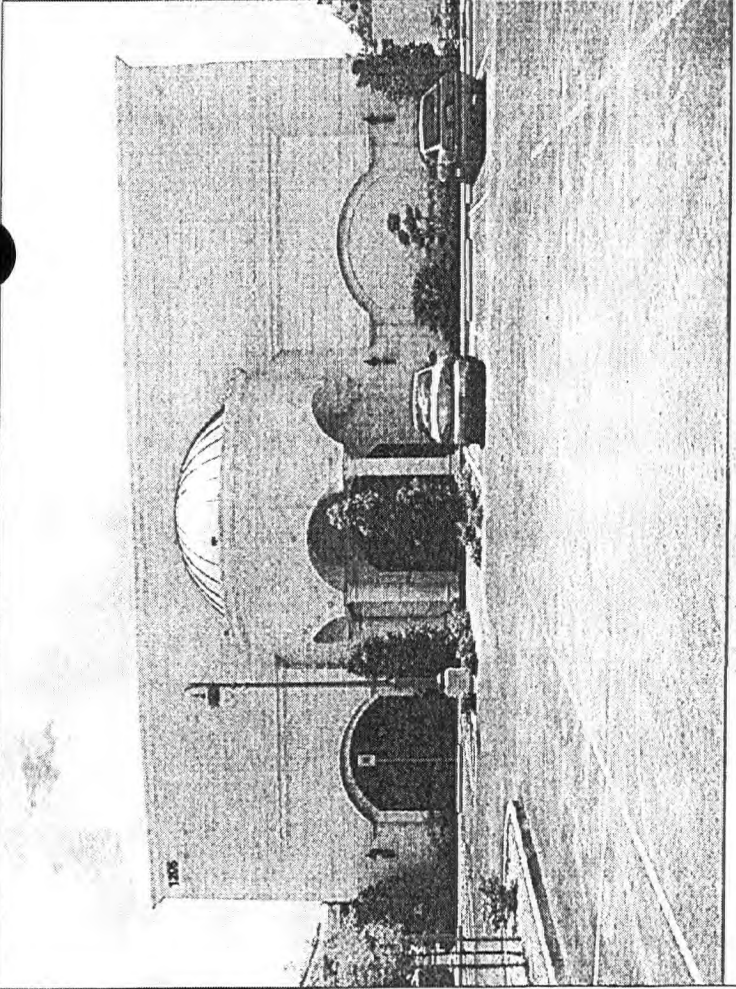
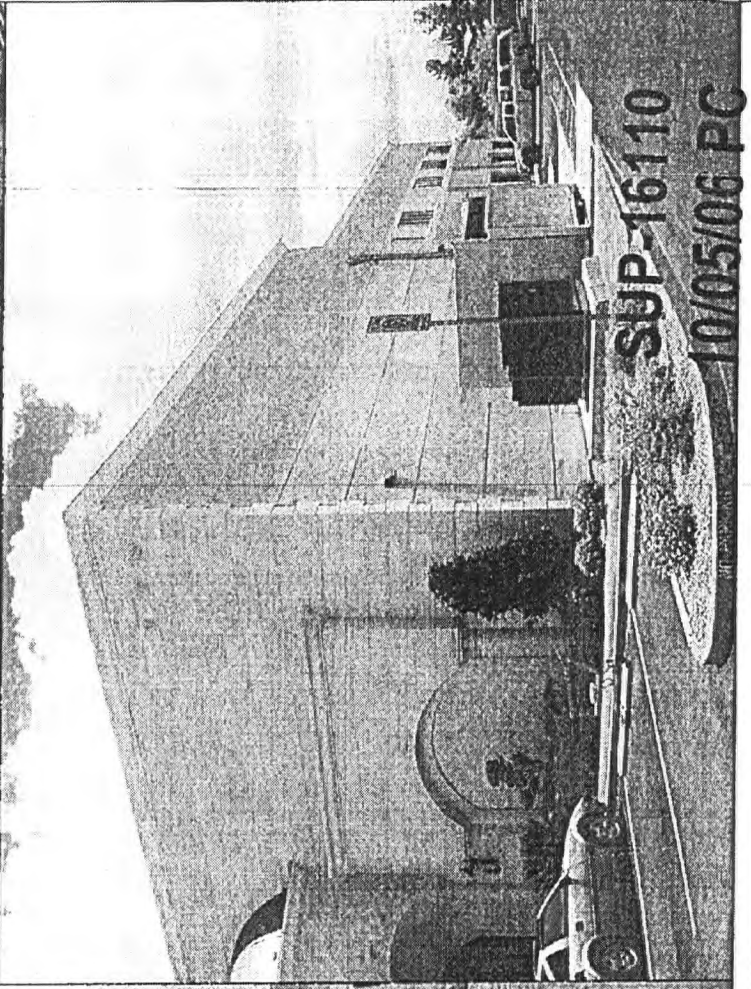
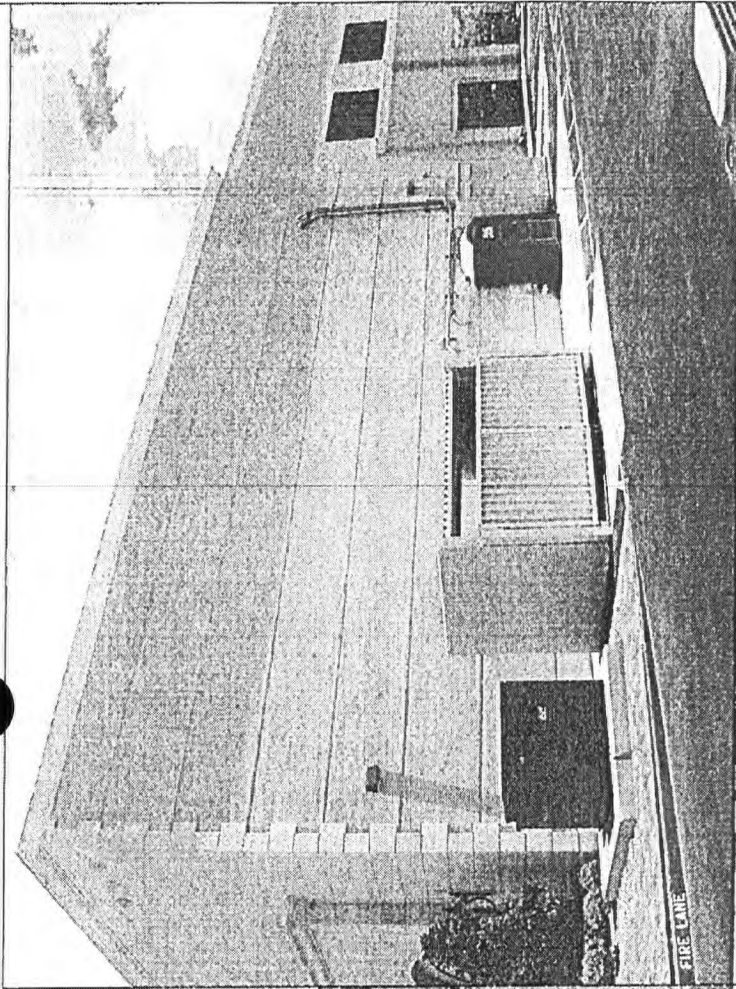


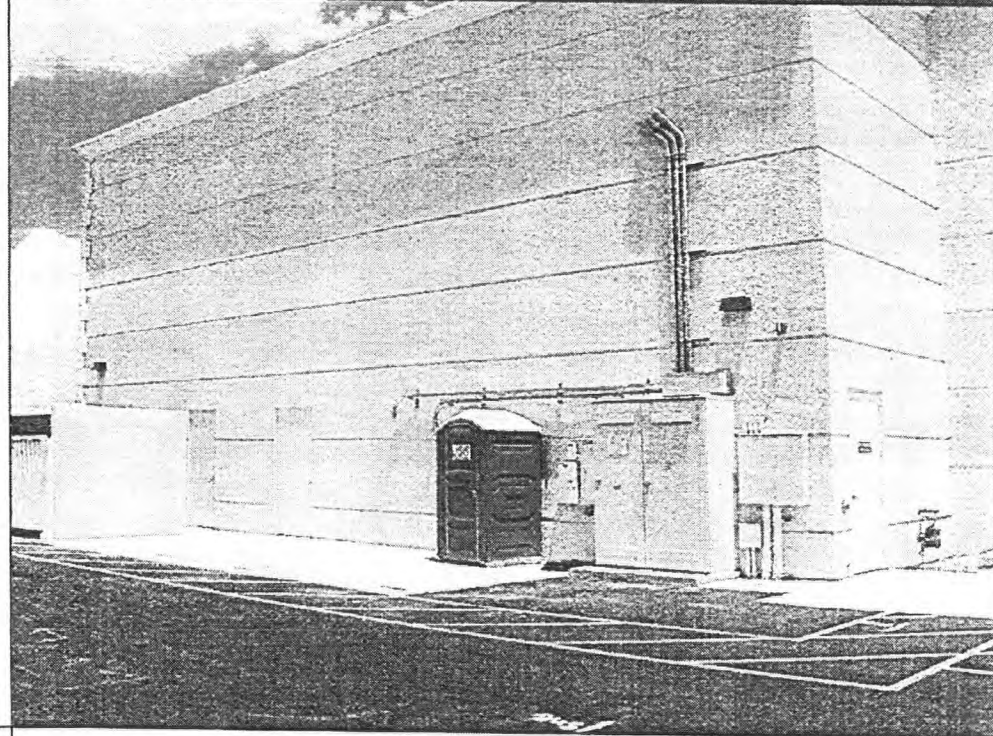
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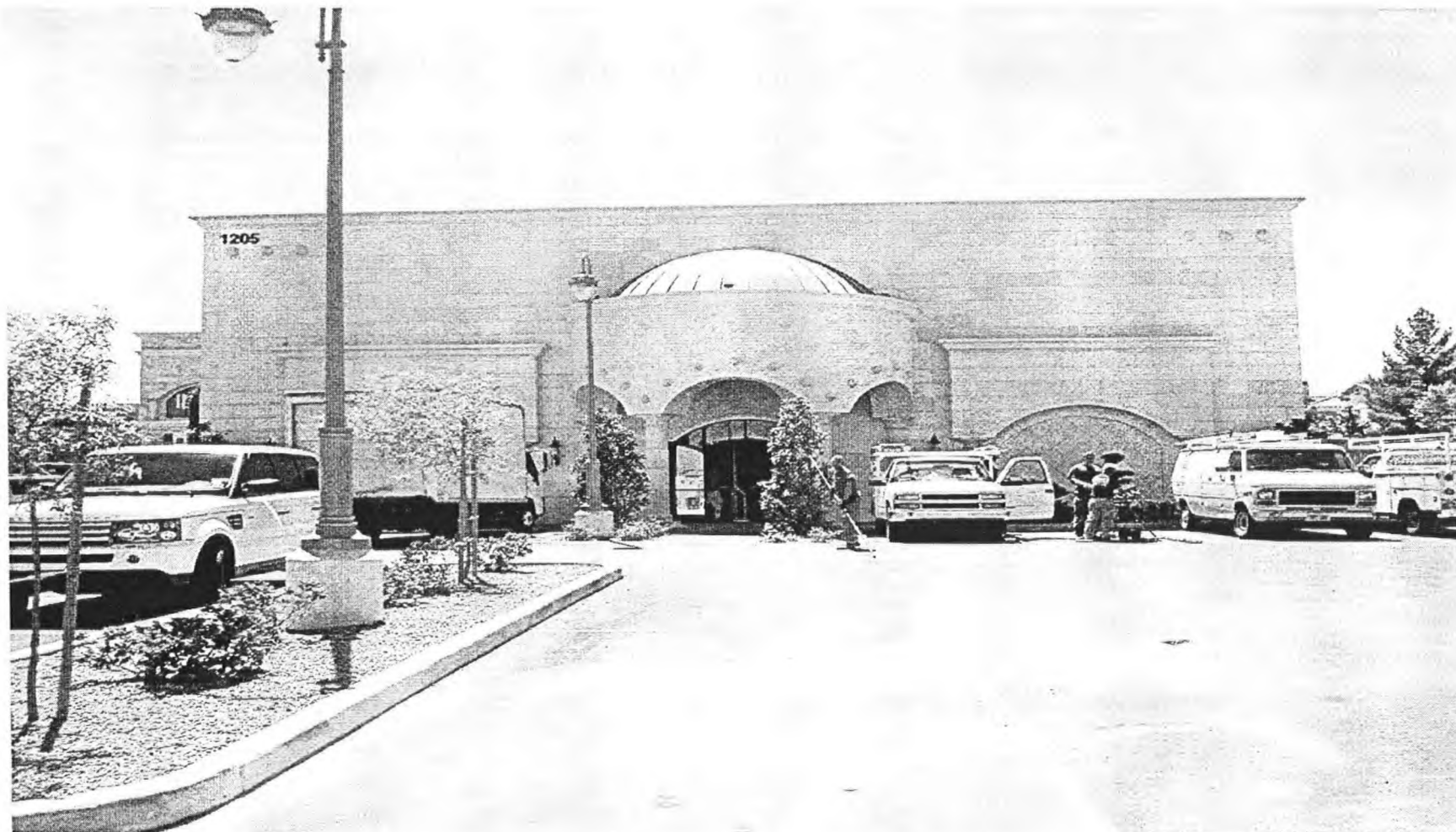
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SUP-16110
10/05/06 PC



SUP-16110 - APPLICANT: PECCOLE NEVADA - OWNER: NO. 6 FAC, LLC.
1205 SOUTH FORT APACHE ROAD
OCTOBER 5, 2006 PLANNING COMMISSION

08/30/06



SUP-16110 - APPLICANT: PECCOLE NEVADA - OWNER: NO. 6 FAC, LLC.
1205 SOUTH FORT APACHE ROAD
OCTOBER 5, 2006 PLANNING COMMISSION

08/30/06



SUP-16110 - APPLICANT: PECCOLE NEVADA - OWNER: NO. 6 FAC, LLC.
1205 SOUTH FORT APACHE ROAD
OCTOBER 5, 2006 PLANNING COMMISSION

08/30/06

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

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

DATE: September 28, 2006

FROM : Melvin & Lolita Gifford
P O Box 96718
Las Vegas, NV 89193
Residence: 1501 Sun Copper Drive
Las Vegas, NV 89117

RE: Case SUP-16110
October 5, 2006
6:00 PM

We are totally AGAINST this 'Special Use Permit'. There is a Chili's, Claim Jumper, and SunCoast within walking distance. In addition, there is a supper club in the process of opening within this exact same mall location. We DO NOT need a tavern. We assume this tavern will be open 24/7 which is an added negative.

PLEASE do not permit this tavern to be approved.
Thank you



ITEM # 53
CASE # SUP 16110
PC MTG 10-5-06

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-16267 - PUBLIC HEARING - APPLICANT: NEWLAND COMMUNITIES - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT WITH 17 DEVELOPMENT PARCELS on 61.57 acres located at the northeast corner of Grand Central Parkway and Bonneville Avenue (APN 139-34-110-002 and 003), PD (Planned Development) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

Motion made by OSCAR B. GOODMAN to Hold in Abeyance to 11/15/06

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

SCOTT ADAMS, Director of the Office of Business Development, noted the history of efforts to develop the 61 acres and stated that the proposed plans and design guidelines would supersede previous plans. The plans are consistent with the Newland Business plan as they are the City's development guide.

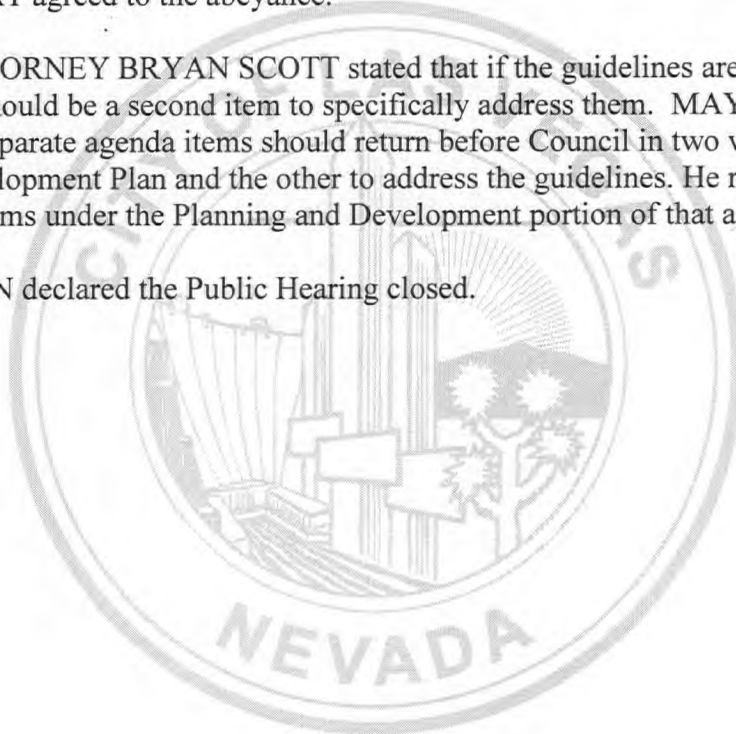
CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

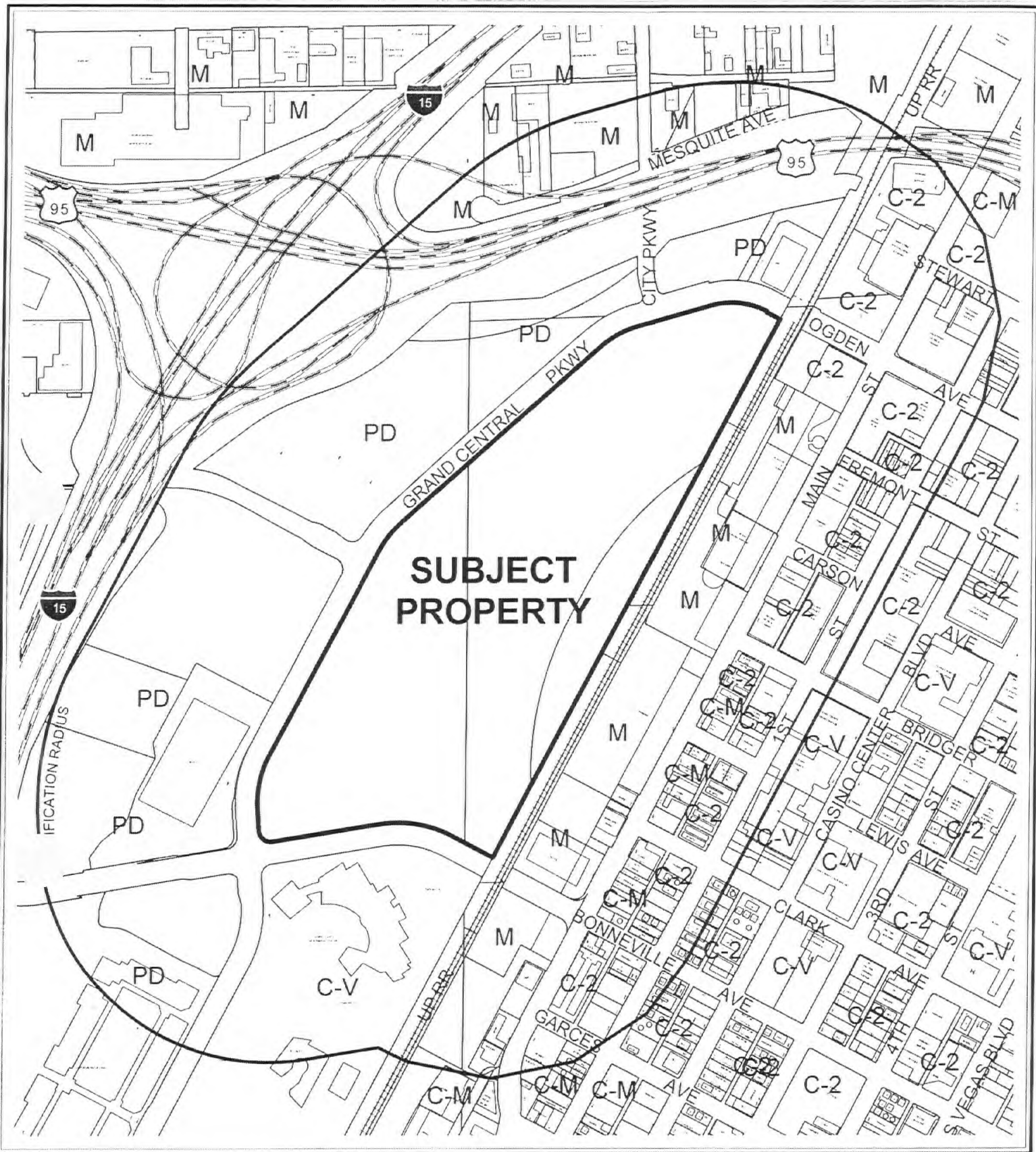
CHUCK CUBAT introduced the Site Development Plan review and design standards of the 61 acres and detailed the guidelines for Union Park. He indicated sustainability and emphasis on the Arts is expected of projects and he referenced a packet of information that illustrates the desired outcome. MAYOR GOODMAN was disappointed that the Council was not provided with appropriate backup material and requested the matter be held in abeyance until all pertinent information could be distributed and reviewed.

MARGO WHEELER, Director of Planning and Development, indicated that the topic for consideration is to determine the setting of the different parcels and the development of each lot would return before the Council separately. Nonetheless, MAYOR GOODMAN stated that the presentation would be more meaningful if the Council were provided with equivalent material to follow along and requested the matter be held in abeyance until that information could be provided. MR. CUBAT agreed to the abeyance.

DEPUTY CITY ATTORNEY BRYAN SCOTT stated that if the guidelines are to be considered and voted on, there should be a second item to specifically address them. MAYOR GOODMAN responded that two separate agenda items should return before Council in two weeks; one to address the Site Development Plan and the other to address the guidelines. He requested these matters be the first items under the Planning and Development portion of that agenda.

MAYOR GOODMAN declared the Public Hearing closed.





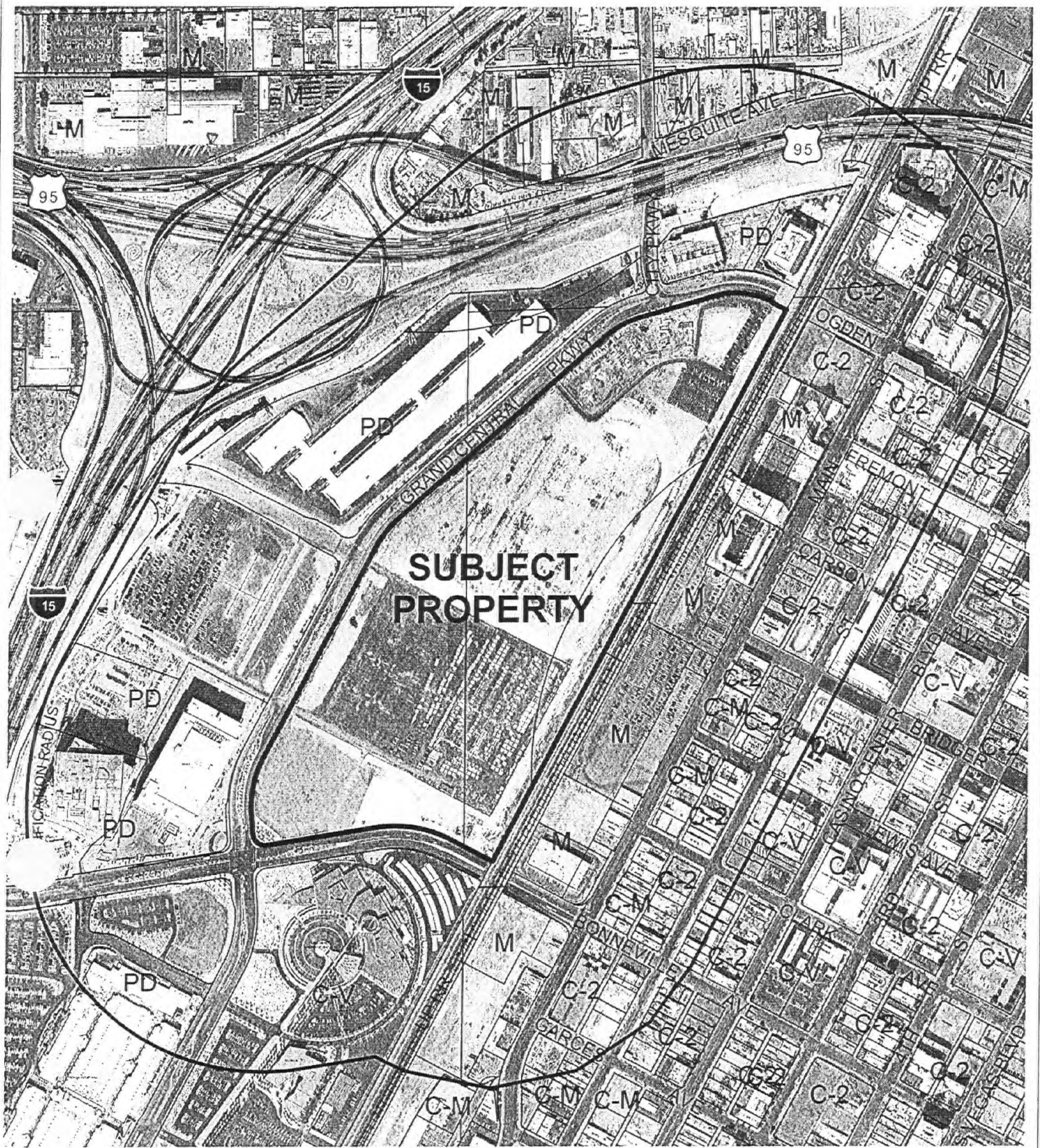
CASE: **SDR-16267**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 400 800 Feet





CASE: **SDR-16267**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 400 800 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-16267 - APPLICANT: NEWLAND COMMUNITIES -
OWNER: CITY OF LAS VEGAS**

**** CONDITIONS ****

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

Planning and Development

1. All development on the site shall be subject to the standards contained in the Union Park Design Standards (TXT-16302), as adopted by City Council.
2. All development shall be in conformance with the general site development plan, date stamped 08/24/06, except as amended by conditions herein.
3. A parking district plan with cross-parking agreements for the development site shall be approved by the Planning Commission or City Council prior to the issuance of building permits for any development parcel. Building permits may be issued for the development on Parcel A1 (SDR-15042) prior to the approval of the parking district plan.
4. All development on the individual development parcels shall be subject to the approval of a Site Development Plan Review application.
5. Any new utility or power service line provided to the development site shall be placed underground from the external property line of the development to the point of onsite connection.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Identify the on-site street network as public roadways or private. Geometric design of all public roadways shall meet the approval of the City Engineer.

10. Coordinate with the Collection System Planning section of the Department of Public Works regarding connection 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 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.
11. Landscape and maintain all unimproved rights-of-way, if any, in the public rights-of-way adjacent to or within this site.
12. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to or within this site prior to occupancy of this site.
13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainage ways as recommended in the approved drainage plan/study.
14. Site development to comply with all applicable conditions of approval for Z-100-97, the Parkway Center Commercial Subdivision and all other applicable site-related actions.
15. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
16. Dedicate all proposed public streets and appropriate deceleration/right turn lanes adjacent to this site, acceptable the City Engineer, prior to or concurrent with onsite development activities.
17. Construct all proposed public streets and deceleration/right turn lanes along Grand Central Parkway concurrent with onsite development activities as allowed by the City Engineer.
18. All existing aboveground public utilities adjacent to this site shall be relocated underground concurrent with development of this site, unless it is demonstrated to the satisfaction of the City Engineer that a particular facility cannot be relocated underground for technical reasons; any facilities that remain aboveground must be appropriately relocated to provide appropriate screening and/or integration into proposed architectural features.

19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, other than for the Ruvo Alzheimer's Center. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site other than for the Ruvo Alzheimer's Center. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This Site Development Plan Review application has been submitted in conjunction with the Union Park Design Standards (TXT-16302) to establish the general layout for the Union Park redevelopment site. This review is not intended to permit the construction of any structures on the site, but rather serves as the entitlement process for the establishment of the development parcels and future dedication of the street network.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/23/98	The City Council approved a Rezoning (Z-0100-97) to PD (Planned Development) on the subject property. The Planning Commission and staff recommended approval.
01/02/02	The City Council approved the Parkway Center Development Standards, which have since been incorporated as part of the Las Vegas Downtown Centennial Plan.
09/20/06	The City Council approved a Site Development Plan Review application (SDR-15042) for a proposed 62,616 square foot medical research center and museum on a 1.9 acre portion of the subject site. The Planning Commission and staff had recommended approval of the request.
10/05/06	The Planning Commission recommended approval of a Text Amendment (TXT-16302), adopting the Union Park Design Standards. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #55/ff).
<i>Pre-Application Meeting</i>	
07/07/06	At the pre-application conference, it was noted that a master Site Development Plan Review would be required, and that a separate Site Development Plan Review application would be required for individual sites within the development area.
<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>	
Net Acres	61.57

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
North	Office Use	MXU (Mixed-Use)	PD (Planned Development)
South	Government Use	PF (Public Facilities)	C-V (Civic)
East	Union Pacific Railroad	C (Commercial)	M (Industrial) C-2 (General Commercial)
West	Furniture Mart	MXU (Mixed-Use)	PD (Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
PD Planned Development District	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD Planned Development District	X		Y
Downtown Overlay District	X		Y
G-O Gaming Enterprise Overlay District	X		Y
A-O Airport Overlay District	X		Y
Downtown Casino Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

All development on the site will be subject to the Union Park Design Standards (TXT-16302), which are scheduled to be adopted concurrently with this Site Development Plan Review application.

<i>Development Standards</i>	
Site Development Standards	Development standards for each block are contained in Section 4 of the Union Park Design Standards document. The design standards establishment minimum frontage/build-to requirements, allowable setbacks, tower locations, parking locations, and open space. No height limits are automatically applied:

<i>Residential Adjacency Standards</i>	
3:1 proximity slope	Residential Adjacency standards are not automatically applied in the Downtown Centennial Plan area.

<i>Landscaping and Open Space Standards</i>	
Landscape Standards	Specific streetscape standards are contained in Section 2 of the Union Park Design Standards document. Standards for the areas identified for parks and plazas are also contained in the document. A list of permitted plant materials is also included in the appendix of the document.

<i>Parking Standards</i>	
Parking Requirements	As the development area is within the boundaries of the Downtown Centennial Plan, parking requirements are not automatically applied. Section 4 of the Union Park Design Standards document lists the amount of parking spaces that are intended to be developed on each block; a parking district will be established for the entire development site, allowing shared parking between the individual development parcels.

<i>Signage Standards</i>	
Sign Requirements	Sign standards are contained in Section 3.16 of the Union Park Design Standards document. The document references portions of Title 19.14 of the Las Vegas Municipal Code regarding permitting, installation and maintenance requirements; dimensional standards are contained in Section 3.16 of the Design Standards.

ANALYSIS

The proposed layout of the site provides a street grid system that aligns with Discovery Drive and City Parkway on the west side of the site, and replicates the pattern of the east/west streets on the east side of the Union Pacific railroad tracks that separate the site from the rest of the downtown area. Minimal driveways openings are planned along Grand Central Parkway, with much of the access to the individual development parcels to be provided on site. The design of the site is also consistent with current plans for a Bus Rapid Transit (BRT) route on Grand Central Parkway, which will have two stations adjacent to the development. Block sizes for the

individual parcels generally do not exceed 600 feet in any direction, which maintains a human scale for the development site and facilitates use by pedestrians. Sidewalk widths are specified in Section 2 of the Union Park Design Standards document, and generally meet or exceed the standards contained in the Downtown Centennial Plan. It is also intended that pedestrian connections will be developed over the railroad tracks, offering access to the existing urban core, and providing greater connectivity between the Parkway Center and downtown.

The scope of development intended for Union Park is summarized in Section 4 of the Union Park Design Standards document. The table below includes the square footage and number of units for the various commercial and residential uses proposed for the site; the totals listed below are approximate, and will be reviewed on a case-by-case basis as Site Development Plan Review applications are submitted for each development parcel.

Parcel	Office (SF)	Retail (SF)	Hotel (Units)	Residential (Units)	Civic (Units)	Parking (Spaces)	Stories
A1	0	0	0	0	0	0	4
A2	505,600	0	0	0	0	806	N/A
B	331,500	49,670	0	282	0	2,350	N/A
C	0	27,790	0	593	0	1,082	N/A
D	0	11,960	0	328	0	791	N/A
E	500,000	152,192	0	0	0	2,000	N/A
F/G	0	41,470	250	280	0	898	N/A
H/I	13,000	0	0	0	586,000	0	N/A
J	166,000	0	500	0	0	1,185	N/A
K	175,940	0	0	0	0	1,080	N/A
L	0	20,863	0	479	0	1,624	N/A
M4	0	0	0	0	0	300	N/A
N	0	12,482	0	578	0	966	N/A
O1	0	26,882	0	406	0	747	N/A
O2	0	4,068	0	243	0	472	N/A
P	0	15,996	0	0	0	986	N/A
Q	0	0	1,000	0	0	1,170	N/A
Total:	1,692,040	363,373	1,750	3,189	586,000	16,457	--

As previously noted, the totals shown in the table are intended to provide a general estimate of the intensity of development. The majority of the commercial square footage will be devoted to office uses, with retail uses being secondary to the office market. The Performing Arts Center will occupy most of Parcel H/I, and will be approximately 600,000 square feet in area. Hotel uses are planned for three parcels within the development, and will include approximately 1,750 rooms; only one of the planned hotels will be associated with non-restricted gaming uses. Finally, approximately 3,200 residential units are planned for the site, and will include both residential flats and townhouse units.

Development standards for each parcel are contained in Section 4 of the Union Park Design Standards documents. The development standards require buildings to be located adjacent to the sidewalk along most frontages, with minimal setbacks allowed for open space or to allow for variations in the façade of the building. The standards require parking structures to be generally located at the center of each development parcel, in order to maximize the retail frontage and enhance the pedestrian environment. The lot coverage allowance will be up to 100%, in order to encourage an urban form of development. The design standards also specify the location for tower elements on each block, in order to maximize solar orientation or shading, and to maintain views. Height limits are generally not specified for the development parcels; although general massing studies have been included within the Design Standards document, building height will be reviewed on a case-by-case basis. Architectural design standards are contained in Section 3 of the document, and specify materials and finishes, fenestration, articulation, storefront design, parking structure design, and screening of mechanical equipment and service areas. A design review committee will be established to review the development of each parcel, and will replace the Parkway Center Architectural Review Committee (PC-ARC) as the review body for the development.

It is intended that a parking district will be established for the development, and that most of the parking will be shared among the development parcels. Parking may be reserved for residential units and certain commercial uses. Most of the development parcels are slated to contain a parking structure, while some parcels (such as the Performing Arts Center parcel) will not. Consequently, the establishment of a parking district will allow for the sharing of parking structures among the development parcels. The balance between office, retail, civic and residential uses offers adequate variation in parking demand, so that a shared parking arrangement between the uses will function properly. A total of 16,457 parking spaces are intended to be developed, which exceeds the amount that would be required under the current Parkway Center standards.

Several of the parcels (M1, M2, M3, and M4) have been identified for public open space, while portions of some of the development parcels are identified for small plazas or squares. The developers of individual parcels will be required to install the streetscape treatment abutting their site as a condition of approval, subject to the requirements contained in the Union Park Design Standards document. Specific streetscape standards have been identified for each of the streets, based on the character of the street and accompanying uses. A list of permitted plant materials is contained in the Design Standards document.

FINDINGS

The following findings must be made for an SDR:

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

2. The proposed development is consistent with the General Plan, this Title, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
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;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

In regard to "1":

The proposed scale of development is consistent with the urban core, and will be compatible with development on adjacent parcels.

In regard to "2":

The proposed development is consistent with the General Plan and the Downtown Centennial Plan, and is consistent with landscape and buffer standards.

In regard to "3":

Site access and circulation has been designed to coordinate with the existing street network, so as to assist with the flow of traffic to and from the site. The intensity of the development will have an impact on the adjacent street network; however, proposed mass transit facilities on Grand Central Parkway and the mixed-use pedestrian nature of the development will assist in reducing the impact of traffic.

In regard to "4":

The permitted building materials and plant materials specified by the Union Park Design Standards document are generally consistent with the existing Parkway Center standards. These elements will be reviewed for each development parcel upon the submittal of an individual Site Development Plan Review application.

In regard to "5":

Building elevations and design characteristics will be reviewed for each development parcel upon the submittal of an individual Site Development Plan Review application.

In regard to "6":

All parcels within the development will be subject to design review and permit review.

PLANNING COMMISSION ACTION

The Planning Commission added condition #19 as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 95 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-16267

Case Number: _____ APN: 139-34-110-002 & -003

Name of Property Owner: _____ City Parkway V, Inc.

Name of Applicant: _____ City of Las Vegas

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: _____

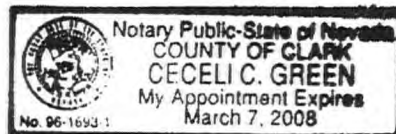
Signature of Property Owner: *Douglas Selby*

Print Name: Douglas Selby

Subscribed and sworn before me

This 24th day of August, 2006

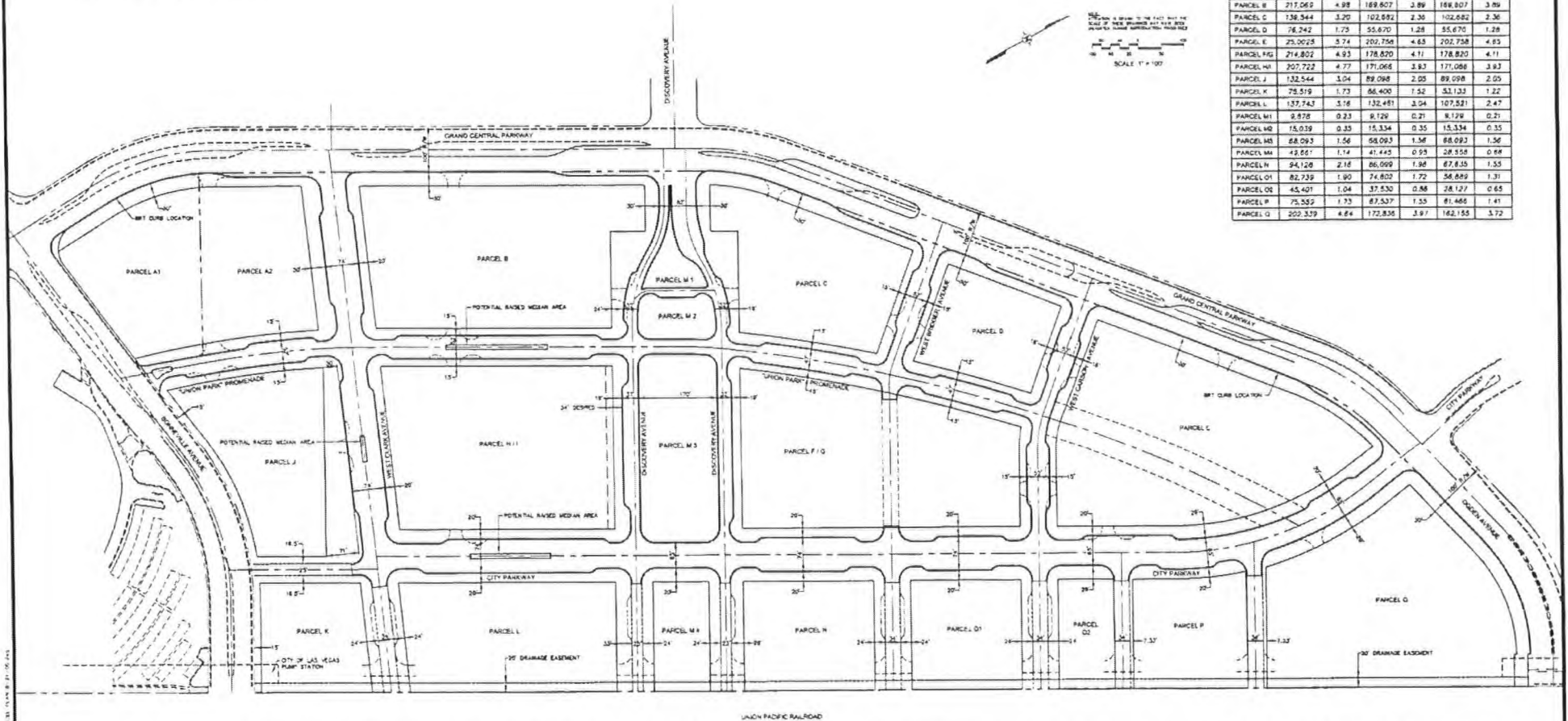
Ceceli C. Green
Notary Public in and for said County and State



UNION PARK PARCEL PLAN DATED 08.21.06

PARCEL TABLE

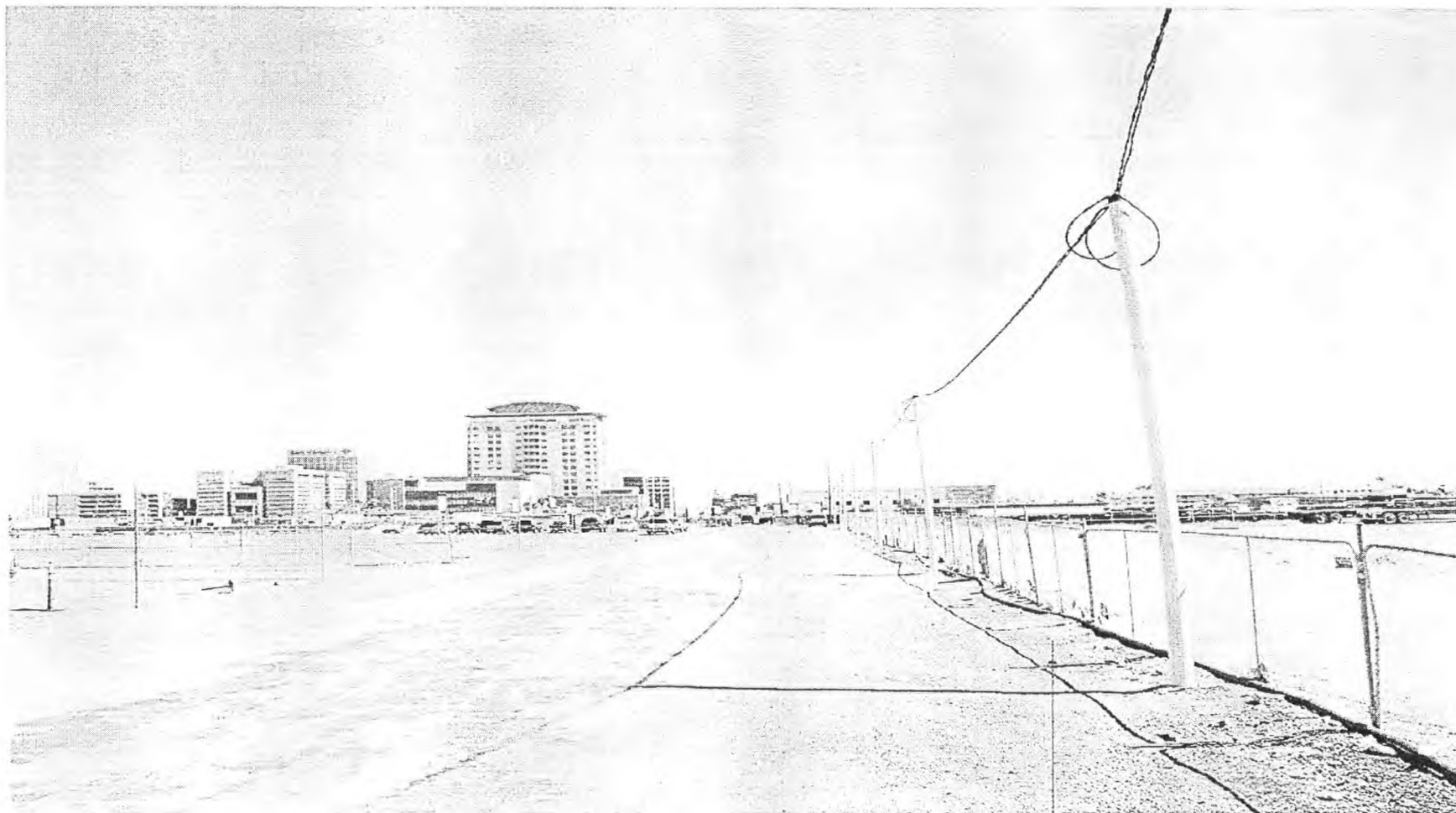
	PURCHASE (GROSS)		USEABLE (NET)		BUILDABLE (NET/NET)	
	SQ. FT.	ACRE	SQ. FT.	ACRE	SQ. FT.	ACRE
PARCEL A1	92,877	2.13	77,576	1.78	77,576	1.78
PARCEL A2	96,770	2.22	75,508	1.73	75,508	1.73
PARCEL B	217,062	4.98	189,807	3.89	189,807	3.89
PARCEL C	138,544	3.20	102,882	2.36	102,882	2.36
PARCEL D	76,242	1.73	55,670	1.28	55,670	1.28
PARCEL E	23,025	0.53	202,758	4.63	202,758	4.63
PARCEL F/G	214,802	4.93	178,820	4.11	178,820	4.11
PARCEL H	207,722	4.77	171,066	3.93	171,066	3.93
PARCEL J	132,544	3.04	89,098	2.05	89,098	2.05
PARCEL K	78,519	1.79	66,400	1.52	66,400	1.52
PARCEL L	137,743	3.16	132,481	3.04	107,521	2.47
PARCEL M1	8,878	0.23	9,129	0.21	9,129	0.21
PARCEL M2	15,039	0.35	15,334	0.35	15,334	0.35
PARCEL M3	68,093	1.56	68,093	1.56	68,093	1.56
PARCEL M4	42,657	1.14	41,445	0.95	28,558	0.66
PARCEL N	94,128	2.16	86,099	1.94	86,099	1.94
PARCEL O1	82,739	1.90	74,802	1.72	56,889	1.31
PARCEL O2	45,421	1.04	37,530	0.86	28,127	0.65
PARCEL P	75,552	1.73	67,537	1.55	61,466	1.41
PARCEL Q	202,339	4.64	172,836	3.97	162,155	3.72



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Kinley-Horn and Associates, Inc.

SDR-16267
10/05/06 PC



SDR-16267 -APPLICANT: NEWLAND COMMUNITIES - OWNER: CITY OF LAS VEGAS
NORTHEAST CORNER OF GRAND CENTRAL PARKWAY AND BONNEVILLE AVENUE
OCTOBER 5, 2006 PLANNING COMMISSION

09/15/06



Newland
COMMUNITIES

AT THE HEART OF GREAT LIVING

Union Park

Application for Amendment to the Downtown Centennial Plan

Letter of Justification – August 21, 2006

Applicant – Office of Business Development, City of Las Vegas

This request to amend the existing downtown Centennial Plan is done to bring the approved plan into conformance with the current City Council approved development plan and guidelines for the development area.

1. Since the downtown Centennial Plan was adopted July 5, 2000, the areas around the Union Park site have changed in unanticipated major ways.
 - a. The existence of the World Market Center, its tremendous market success, and its now more feasible build-out at 12 million S.F. were not anticipated and create the need for transportation and service changes in the area.
 - b. The RTC has now routed a Bus Rapid Transit (BRT) line along Grand Central Boulevard providing increased opportunity for public transit access to a high density development on Union Park.
 - c. Changes in ownership of key parcels east of the Union Pacific Railroad Tracks has created an opportunity to rethink the location of key public facilities such as a new city hall.
 - d. The market for mixed-use high density office, residential, and retail projects has expanded greatly and been proven by numerous new projects in downtown.
 - e. Two new major institutional initiatives have been committed to the Union Park site in the form of the Ruvo Alzheimers Institute and the Smith Center for the Performing Arts. These have necessitated a whole new approach to the organization of the land area in Union Park.
2. The proposed plan and guidelines impose burdens that are consistent with the existing Centennial Plan but are also specific to creating a high quality, high density, pedestrian friendly urban environment that extends downtown features and qualities to Union Park.

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Union Park

Letter of Justification—August 21, 2006

Applicant—Office of Business Development, City of Las Vegas

3. This request to amend the existing Downtown Centennial Plan is being made to establish a Master Plan for development, supplemented by the Design Standards, pursuant to the goals of the Centennial Plan, which specifically addresses the goals, objectives and requirements of the Union Park development.
 - a. **Vision of Downtown - p. 2**

"Jobs will be created—construction and permanent, professional and service...daily visitors to downtown will sustain a variety of new cafes, restaurants, and supporting commercial uses...high-rise condominiums...growing synergy of uses will create a dynamic, rich, urbane environment that will promote other redevelopment and desirable land uses downtown...a complex and intriguing pedestrian-oriented 24-hour lifestyle."
The Union Park Plan's land use plan shows a rich mix of these uses, with the addition of a dynamic performing arts center, all linked to the surrounding downtown and World Market Center in a lively mixed-use environment.
 - b. **Vision of Downtown - p. 3**

"...a long-term strategy to re-establish Downtown Las Vegas as the region's premier cultural, civic, financial and business center." **Union Park will bring all of these uses into immediate proximity to Downtown, plus the essential element of residential community, which is cited in this element of the Vision.**
 - c. **Definition of Downtown Districts - p. 30**

District 4: Parkway Center "... Parkway Center should become a dense, walkable mixed-use environment linked to the existing downtown street grid."
Union Park comprises high-rise and mid-rise residential development, high-rise office development, continuous retail streets, pedestrian amenities on all streets and pedestrian linkages and view corridors aligned with the downtown street grid and connection to the Clark County Government complex.
 - d. **Downtown Renaissance - p. 10**

"These projects will create a new critical mass of people which will create further market demands for additional cafes, retail, and entertainment venues,

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10/05/06 PC



thus transforming Downtown Las Vegas into a sophisticated and urban environment."

Union Park's City Parkway and Union Park Promenade will have continuous, active uses such as entertainment, restaurants, retail, coffee shops, and other attractive uses that will satisfy the growing need for neighborhood and visitor services and venues.

e. Downtown Renaissance - p. 10

"...the development of new residential communities will not only be possible, but highly desirable in rounding out the land uses downtown...new residential towers with panoramic valley views, townhouses and courtyard apartments...the fate of the vacant railyards may be determined with new buildings rising on this now vacant site..."

High rise residential towers in Union Park (on the vacant railyards) will have valley views, and these will be complemented by townhouses and courtyard apartments. The residential community will be a vibrant generator of round the clock activity, and an appealing, authentic Las Vegas neighborhood, close to many attractions.

f. Urban Design Framework - p. 23

V3D Linkages 4 p. 23 "Lewis Street should be developed into the primary east-west pedestrian corridor for the revitalized Office Core district...the City's commitment to rebuild this street into the Lewis Street Corridor...the new Civic Corridor..."

Lewis Street, projected west from the Office Core, bisects the site of the proposed City Hall, and across the tracks, the extension of this street creates a Civic Axis with Discovery Drive accessing the site from the west, alongside which will be located the new Performing Arts Center. This is intended to extend and strengthen the Civic Axis of Lewis Street.

g. V3D Linkages – p. 25

"The net effect of all linkage systems and improvements will result in drawing people from one place to another, improving the image and character of the area, and consequently encouraging a greater use of Downtown Las Vegas in its entirety.

All sidewalks and streets in Union Park are designed as linear open spaces with high levels of pedestrian amenities to link areas within Union Park and to areas outside Union Park. Pedestrian bridges are planned to link Union Park directly with the Clark County Governmental Complex, the proposed City Hall site on Main Street, and the Fremont Street Experience.

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- h. **V3E Proposed Mixed Use Opportunities Residential Neighborhoods - p.26**
"The City has identified the potential of building some 5000 residential units over the next 10 years within downtown Las Vegas...the creation and strengthening of neighborhoods is essential...successful integration of residential development into Downtown Las Vegas will require focusing on efforts in specific areas, establishing a critical mass...".
Union Park can create well over half of the City's residential unit goal on the 61 acres. This will be the critical mass that is needed to generate demand for many other uses and create an exciting downtown place to live.
- i. **Parks and Open Space - p. 26**
Many downtowns across the nation are recognized for their formal public open space...Over the next few years, the City should pursue the creation of a series of a series of small urban park spaces linked by trails and enhanced pedestrian streetscapes to expand the livability of Downtown."
Union Park will feature a major Symphony Park on the Civic Axis, as a forecourt to the new Performing Arts Center, as the open space heart of Union Park and its neighborhood. Smaller publicly-accessible open spaces are planned throughout Union Park, and along its streets, which are designed as linear parkways.
- j. **V4 Definition of Downtown Districts -District Four: Parkway Center - p. 30**
"Parkway Center should become a dense, walkable, mixed-use environment linked to the existing downtown street grid."
The major planning premise of Union Park is to create a highly walkable, very dense and mixed-use environment, which will be a catalyst and linkage to the surrounding land use districts in Downtown Las Vegas. The mix of high-density residential towers and lower residential blocks, the continuously active streets, the office and employment uses and the comfortable, walkable streets of Union Park will create this district.
- k. **DS Downtown Las Vegas: Design Standards - pgs. 47-59**
Union Park includes, in its Design Standards, the design standards discussed in the Centennial Plan for Downtown Las Vegas. See separate justification letter for description of these Design Standards and the Design Review process.

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Union Park

Letter of Justification—August 21, 2006

Applicant—Office of Business Development, City of Las Vegas

This request to adopt the Design Standards for Union Park is being made to establish a guide for quality development in Union Park, pursuant to the goals of the Centennial Plan, and also specifically addressing the goals, objectives and requirements of the Union Park development.

Design Standards

The Union Park Design Standards are graphic and written principles of design which are to be incorporated into the design of all development blocks in the project. They are an aid to achieving a high level of design excellence. The success of Union Park depends on each developer and designer incorporating the Design Standards into the Designs for each block and individual project.

The Design Standards will guide developers and architects through the process of creating a pedestrian-oriented, visually cohesive and economically viable urban community. They promote a clear and consistent process for the development of parcels. While they provide a clear vision, they are also flexible in accommodating a mix of uses while helping to shape a variety of building forms. They do not mandate particular architectural styles or building materials. Instead, they do the following:

- Recognize that Union Park will be built and evolve over time
- Create and maintain a standard of architectural and urban design quality that will sustain real estate values for everyone
- Promote a cohesive development pattern while allowing for diversity and variety in the design and construction of individual projects
- Assist designers, City Staff, developers and other in making consistent design choices that reinforce the vision
- Provide clear guidance to the process of Design Review and public approvals

Each development project will be reviewed for compliance with the Design Standards, according to the Design Review process described in the back of this book. The Design Review Committee will be made up of City and Development Manager representatives. This book of Design Standards is organized into four major parts:

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Section 1 Union Park Orientation

This section informs the project developer and designer to the systems and requirements that affect not only the individual sites but also the Union Park site as a whole. Items addressed include parking and access, site drainage, public open space, tower location, sustainability and solar orientation.

Section 2 Streetscape and Open Space

This section delineates the major characteristics of all the streets and open space, including their cross sections, design themes and streetscape elements. The section illustrates designs which are to be followed by developers who will own and develop the areas behind the curb lines, including the sidewalks.

Section 3 General Site and Building Design Standards

This section covers non-geographic features of the development such as building articulation, signage, site lighting and active building frontages. Each of these contributes to the success of the urban environment by adding a functional and aesthetic note to the overall look and feel of Union Park. The section addresses Required, Recommended and Allowable standards for each of the topics.

Section 4 Character of the Blocks

This section shows how the design standards in sections 1-3 are applied to each building parcel. It describes allowable and encouraged building setbacks, active frontages, parking access and other parameters of each land parcel. Setbacks, open space features, view corridors, parking, tower location and other features are displayed so that the designer has a logical starting point for design.

Each Design Standard is organized into Intents and Standards. The Intent is a statement of the purpose or goal behind each design standard. If the specific language is not definitive, the Design Review Committee reserves the discretion of making decisions on the basis of their understanding of the Intent. This will be the governing decision.

Each principle is either Required (this shall be done) or Recommended (this should be done). In some cases a principle is stated as Acceptable, meaning that if someone chooses to use it, its use is permitted.

Design Review

To ensure that each Union Park project complies with the Design Standards, each will be reviewed with respect to its architectural, urban design and landscape design qualities, as measured by the Design Standards.

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The objectives of the Design Review are primarily to provide timely, fair and firm design direction for each project, and to resolve differences in design approach between the parcel developer, the Development Manager and the City of Las Vegas.

A Design Review Committee consisting of 2 people appointed by the Master Developer and 3 people appointed by the City of Las Vegas will review each project, supplemented as they determine, by design and/or engineering consultants.

The Design Review Process

Each project will be subject to the same review process, with submittals at these stages:
Block Plans—A review of the project at a Conceptual Design level, identifying parking, access, site plan, pedestrian and open space, concept elevations, a program and a 3-D model.

Plans and Drawings—A review of the project at a Design Development level identifying more detailed site, grading and drainage plan, floor plans, sections, elevations, key details, color and material boards, signage and a refined 3-D model.

Review of Construction—An on-site review to ensure the project's construction in compliance with the Design Standards. This is an inspection carried out on the construction site to confirm the fidelity to the approved design.

Waivers to the Design Standards may be granted by City Council upon a recommendation from the Design Review Committee, upon presentation of a justification evidenced by economic or other hardship, or improvement in the goals and objectives of Union Park, or the City's redevelopment efforts.

Amendments to the Design Standards may be recommended by the Design Review Committee, when they are warranted to address deficiencies or changes in the development. Changes will be made in accordance with the requirements of Title 19.18 of the Las Vegas Municipal Code.

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 1, 2006**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

REQUIRED ONE YEAR REVIEW

RQR-14476 - PUBLIC HEARING - APPLICANT: LIED ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - Required One Year Review of an approved Site Development Plan Review (SDR-6883) WHICH ALLOWED TEMPORARY STRUCTURES FOR AN ANIMAL SHELTER on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Reese). The Planning Commission (5-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. City Council approval letter for SDR-6883

Motion made by GARY REESE to Approve Subject to Conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

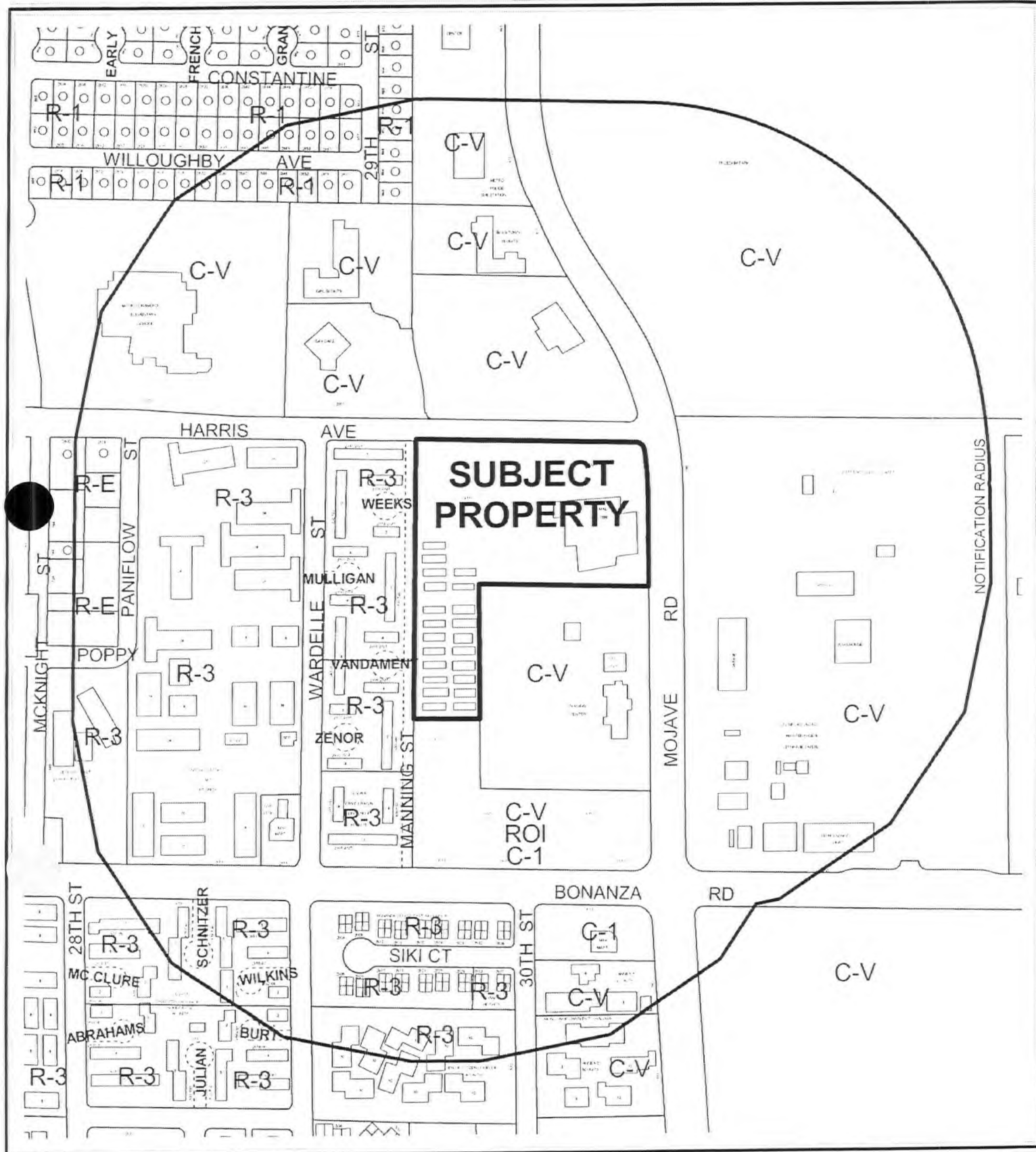
Minutes:

MAYOR GOODMAN declared the Public Hearing open.

STACEY TRUESDELL, 3773 Howard Hughes Parkway, appeared on behalf of the applicant. She stated that the Lied Animal Foundation was granted permission to have temporary structures according to a schedule; however, not all structures were brought down according to that schedule as structure two remains. Structure two only houses cats and the applicant has filed a Review of Condition to request an extension for that temporary structure, which is pending.

TOM MCGOWAN, Las Vegas resident, recommended the item be approved.

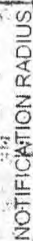
MAYOR GOODMAN declared the Public Hearing closed.



CASE: **RQR-14476**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



0 200 400 Feet

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: RQR-14476 - APPLICANT: LIED ANIMAL FOUNDATION -
OWNER: CITY OF LAS VEGAS**

**** CONDITIONS ****

The Planning Commission (5-1/sd vote) and staff recommend DENIAL.

Planning and Development

1. Conformance to all conditions of approval of Site Development Plan Review (SDR-6883).
2. All City Code requirements and design standards of all City departments must be satisfied.
3. The Site Development Plan Review shall be reviewed in six (6) months at which time the City Council may require the modular buildings to be removed.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a Required One Year Review of an approved Site Development Plan Review (SDR-6883) which allowed temporary structures for an animal shelter on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue.

EXECUTIVE SUMMARY

This is the first review for Site Development Plan Review (SDR-6883), which allowed temporary structures to an existing animal shelter on the 08/17/05 City Council meeting. The applicant has not complied with condition number one (1) from the Site Development Plan Review. The condition required the following:

Temporary structure removal shall be required according to the following schedule:

- Structure Number three located on Manning Street shall be removed by September 1, 2005.
- Structure Number two located on the corner of Harris Street and Manning Street shall be removed by October 1, 2005.
- The smallest structure on Harris Street shall be removed by July 1, 2006.

Structure number three has been removed, while structure two and the smallest structure have not been removed. Therefore, staff is recommending denial of the subject review. A condition has been included, which requires an additional review in six-months.

BACKGROUND INFORMATION

A) *Related Actions*

- 01/07/04 The City Council approved a Site Development Plan Review (SDR-3275) for an animal shelter and veterinary complex. The Planning Commission and staff recommended approval on 12/04/03.
- 08/17/05 The City Council approved a Site Development Plan Review (SDR-6883) for temporary structures for an animal shelter on 8.39 acres adjacent to the southwest corner of Mojave Road and Harris Avenue. The Planning Commission and staff recommended approval on 07/14/05.

10/05/06 The Planning Commission voted 5-1/sd to recommend DENIAL (PC Agenda Item #19/bts).

B) *Pre-Application Meeting*

A pre-application meeting is not required for this application.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for this application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 8.39

B) *Existing Land Use*

Subject Property: Animal Shelter
North: Office Building
South: Fire Department Training Station
East: City of Las Vegas Maintenance and Storage Yards
West: Apartments

C) *Planned Land Use*

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

D) *Existing Zoning*

Subject Property: C-V (Civic)
North: C-V (Civic)
South: C-V (Civic) and C-V (Civic) under Resolution of Intent to C-1
(Limited Commercial)
East: C-V (Civic)
West: R-3 (Medium Density Residential)

E) *General Plan Compliance*

The subject property is designated PF (Public Facilities) on the Southeast Sector Map of the General Plan. The subject site is currently zoned C-V (Civic), which conforms to the PF (Public Facilities) General Plan designation.

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

No special districts, zones, or studies are related to this Site Development Plan Review request.

ANALYSIS

A) General Analysis and Discussion

The Site Development Plan Review (SDR-6883) was approved by the City Council on 08/17/05. A condition of approval required a one-year review at City Council. Also, a condition of approval was imposed, which required the removal of individual temporary building and the time at which the modular buildings were to be removed. The applicant has removed one of the three structures. Structure number two located on the corner of Harris Street and Manning Street was required to be removed by October 2005 and the smallest structure on Harris Street was to be removed by July 1, 2006. Since these structures have not been removed staff cannot support the required review.

B) Conditions of approval from Site Development Plan Review (SDR-6883)

Planning and Development

1. This Site Development Plan Review shall be subject to a one year review.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations, date stamped 05/27/05, except as amended by conditions herein.
4. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
5. 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. The landscape plan shall include irrigation specifications.

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. 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. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. All temporary improvements associated with this site shall be removed at the time of termination of the temporary use.
15. All landscaping and signage 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. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.

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 continued use of the modular buildings at this site is not appropriate. The modular buildings are intended to be temporary. The continuation of this use is incompatible with adjacent development.

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

The continued use of the modular buildings is not consistent with Title 19. The intent of a temporary structure is for short term use. The temporary structures have exceeded the allowable time conditioned by City Council. This clearly demonstrates that the modular buildings are not temporary.

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

The continued use of the modular buildings will not affect site circulation and traffic in the area.

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 modular structures will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

PLANNING COMMISSION ACTION

The Planning Commission concurred that the original agreed upon conditions have not been met.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

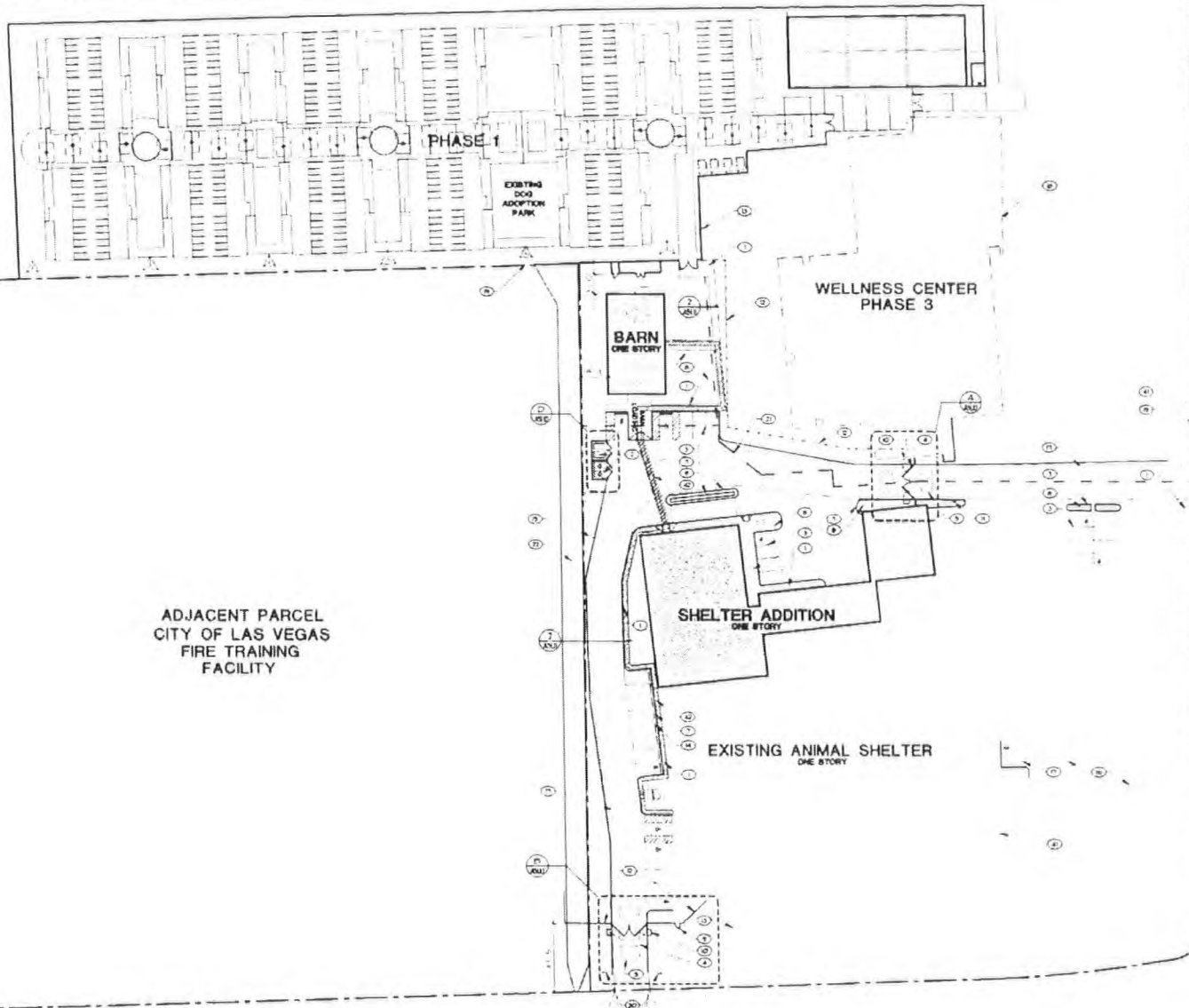
NOTICES MAILED 104 by City Clerk

APPROVALS 0

PROTESTS 0



MANNING STREET
(PRIVATE ROAD)



KEYNOTES SHEET A501

- 1 CONCRETE SIDEWALK
- 2 CPU TRASH ENCLOSURE
- 3 PARKING STRIPS, TYP
- 4 GATES
- 5 GATE SENSOR LOOP
- 6 LOCATION PER PROPOSED RECOMMENDATION
- 7 LINE OF EXISTING PAVEMENT
- 8 CONC CURB, SEE CIVIL DRWG
- 9 LANDSCAPE AREA
- 10 FUTURE TRASH ACCESS GATE
- 11 MOTORIZED GATE OPERATION
- 12 GATE READER
- 13 CHAIN LINK FENCE
- 14 EXISTING WALL
- 15 PRECAST RUBBER BLOCK, TYP
- 16 TRANSPORTER
- 17 EXISTING PAVEMENT
- 18 PAVEMENT - SEE CIVIL DRWG
- 19 FUTURE CONSTRUCTION
- 20 PROPERTY LINE, TYP
- 21 DO NOT ENTER EXIT ONLY SIGN
- 22 ASSUMED PROPERTY LINE
- 23 EXISTING CONC DRAIN CHANNEL
- 24 CONC PAD
- 25 PRE-FABRICATED CORRUGATED STEEL HEAVY FENCE SYSTEM, AS PER METALCO
- 26 PRE-FABRICATED FENCE POST
- 27 FUTURE CONSTRUCTION CONC CURB
- 28 BUILDING LINE
- 29 WIRE MESH WELD TO STEEL EDGE
- 30 STEEL ANGLE
- 31 8" CPU WALL
- 32 CONT. STEEL PLATE TOP OR CPU WITH SLOTTED ANCHORS @ 24" O.C.
- 33 6" CONC CURB
- 34 CORRUGATED METAL SHEET
- 35 STEEL ANGLE ENCLOSURE EDGE
- 36 2x6 STEEL TUBE
- 37 TRANS. ENCLOSURE GATE
- 38 BOLLARD
- 39 ROOF OVERHANG ABOVE
- 40 4x6 STEEL TUBE
- 41 2x4 STEEL TUBE
- 42 EXISTING ACCESSIBLE ROUTE
- 43 ACCESSIBLE ROUTE TO 3x2x1/2" TRELLIS
- 44 TO 3x2x1/2" POST
- 45 TO 4x2x1/2" BEAM
- 46 1/2" x 1/2" x 1/2" LONG CLIP
- 47 BASE PLATE

GENERAL NOTES

- 1 FOR SITE IMPROVEMENTS NOT SHOWN, SEE CIVIL DRAWINGS

LEGEND

- ACCESSIBLE ROUTE
MAX. SLOPE: 5%
MAX. CROSS SLOPE: 2%

GENERAL NOTES

- 1 FOR SITE IMPROVEMENTS NOT SHOWN, SEE CIVIL AND LANDSCAPE DRAWINGS

TATE SNYDER KIMSEY
ARCHITECTS

7700 Valley Verde Court, Henderson, Nevada 89014, PH: 702.455.3000 FAX: 702.886.5200
www.tate-snyder-kimsey.com
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Overall Site Plan - Shelter Addition
THE ANIMAL FOUNDATION
REGIONAL ANIMAL CAMPUS - PHASE 2

AS1.01

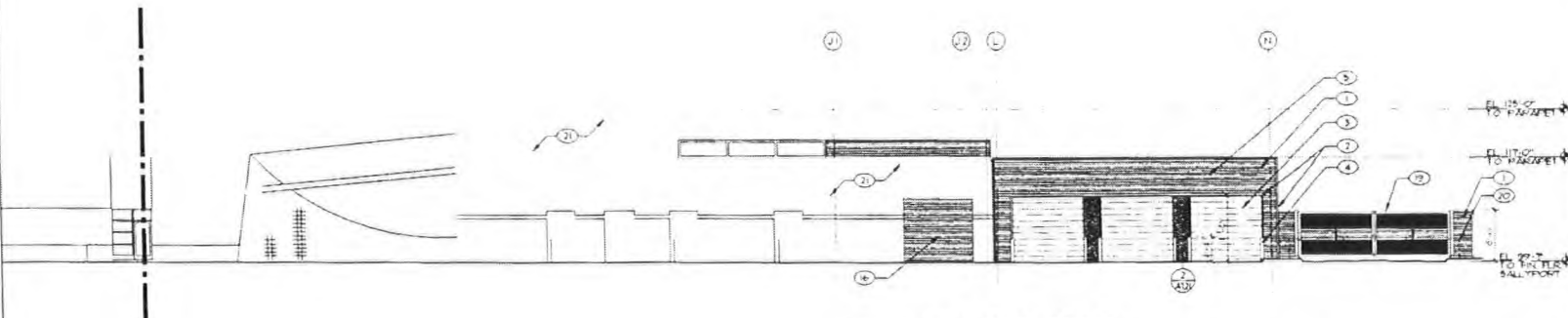
MOJAVE ROAD

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VERALL SITE PLAN

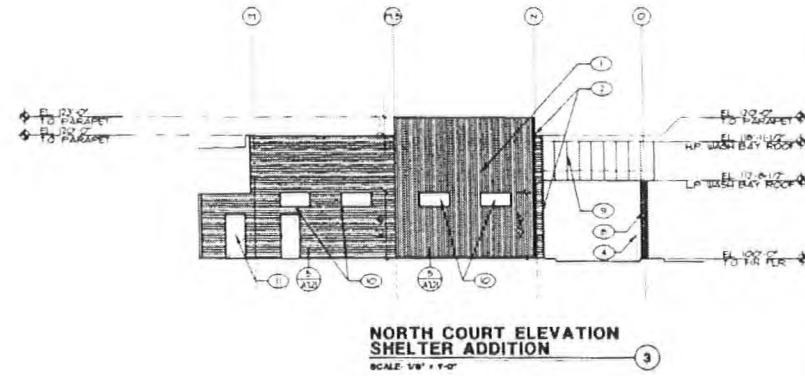
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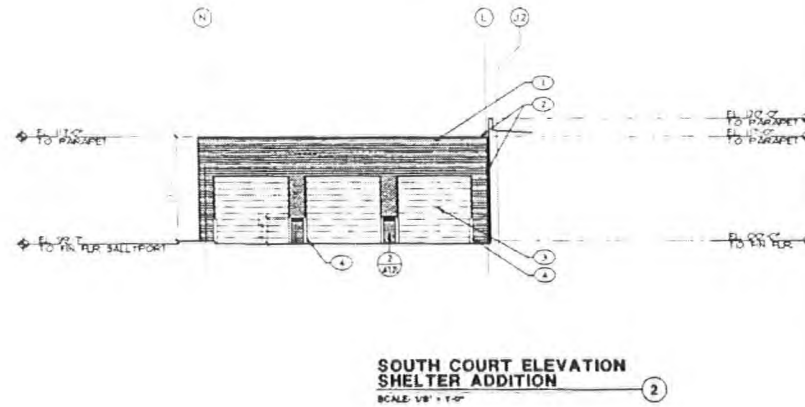


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**NORTH ELEVATION
SHELTER ADDITION**
SCALE: 1/8" = 1'-0"



**NORTH COURT ELEVATION
SHELTER ADDITION**
SCALE: 1/8" = 1'-0"



**SOUTH COURT ELEVATION
SHELTER ADDITION**
SCALE: 1/8" = 1'-0"

KEYNOTES

- 1 CORRUGATED METAL SIDING
- 2 METAL TRIM
- 3 OVERHEAD GARAGE DOOR
- 4 BOLLARD, TYP
- 5 LINE OF ROOF BEYOND
- 6 PERFORATED METAL SCREEN
- 7 MECHANICAL UNIT
- 8 POLYCARBONATE SIDING
- 9 METAL ROOF
- 10 WINDOW - SEE WINDOW SCHEDULE
- 11 DOOR - SEE DOOR SCHEDULE
- 12 ROOF METAL SIDING
- 13 METAL LOUVER
- 14 ALUMINUM LETTERS
- 15 METAL LOUVER DOOR
- 16 CORRUGATED METAL SIDING OF RAIL BALL
- 17 EXISTING ROOF LADDER TO REMAIN
- 18 DOOR - SEE DOOR SCHEDULE
- 19 GATE
- 20 GATE OPERATOR
- 21 EXISTING TILT-UP CONCRETE WALL PANEL

GENERAL NOTES

- 1 ALL EXPOSED STEEL TO BE GALVANIZED

TATE SNYDER KIMSEY ARCHITECTS

7700 VASA VANCE COURT, MEMPHIS, TENNESSEE 38114, OFFICE 901.526.3000, FAX 901.526.3004
WWW.TATE-SNYDER-KIMSEY.COM
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DATE: 10/05/06, BY: TSK/MSK, PROJECT NO: 14476, SHEET NO: A6.01

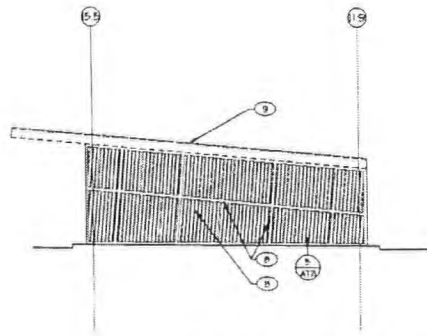
Sheet No. **EXTERIOR ELEVATIONS - SHELTER ADDITION**
THE ANIMAL FOUNDATION
REGIONAL ANIMAL CAMPUS - PHASE 2

Revised:
1. 12.24.04
2. 12.24.04
3. 11.24.05

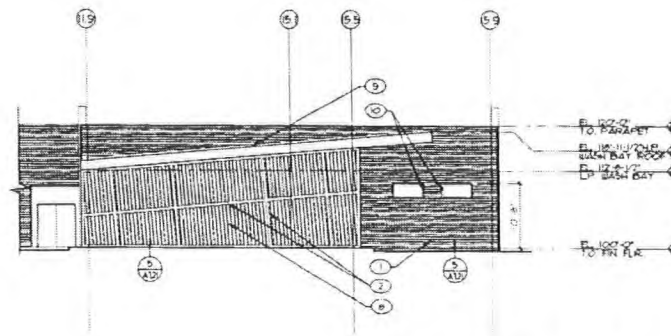
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A6.01

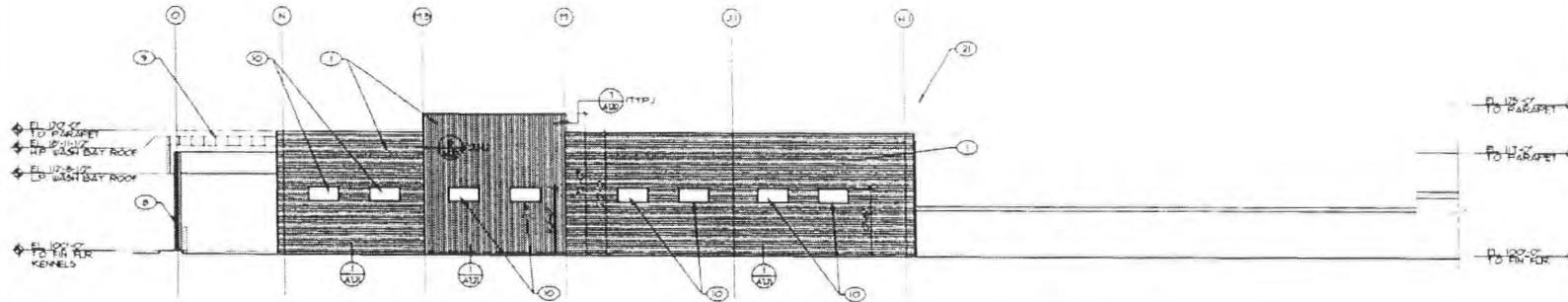
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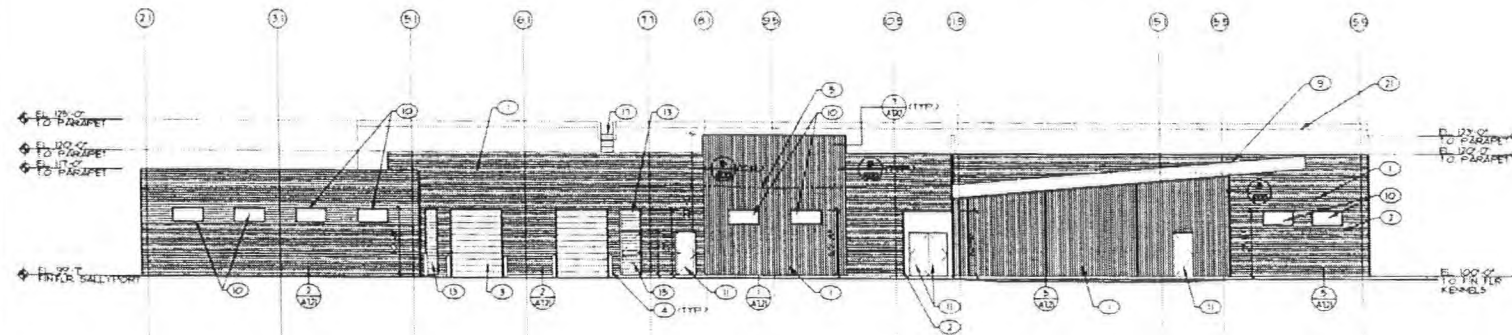
**INTERIOR ELEVATION - WASH BAYS
SHELTER ADDITION**
SCALE: 1/8" = 1'-0"



**WEST ELEVATION - WASH BAYS
SHELTER ADDITION**
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION
SHELTER ADDITION**
SCALE: 1/8" = 1'-0"



**WEST ELEVATION
SHELTER ADDITION**
SCALE: 1/8" = 1'-0"

RQR-14476
10/05/06 PC

KEYNOTES
SHEETS A6-01 - A6-04

- 1 CORRUGATED METAL SIDING
- 2 METAL TRIM
- 3 OVERHEAD GARAGE DOOR
- 4 BOLLARD, TYP
- 5 LINE OF ROOF BEYOND PERFORATED METAL SCREEN
- 6 MECHANICAL UNIT
- 7 POLYCARBONATE SIDING
- 8 METAL ROOF
- 9 WINDOW - SEE WINDOW SCHEDULE
- 10 DOOR - SEE DOOR SCHEDULE
- 11 ROOF METAL SIDING
- 12 METAL LOWER
- 13 ALUMINUM LETTERS
- 14 METAL LOWER DOOR
- 15 CORRUGATED METAL SIDING OF INFILL WALL
- 16 EXISTING ROOF LADDER TO RETAIN
- 17 DOOR - SEE DOOR SCHEDULE
- 18 GATE
- 19 GATE OPERATOR
- 20 EXISTING TILTUP CONCRETE WALL PANEL

TATE SNYDER KIMSEY ARCHITECTS

THE ANIMAL FOUNDATION
REGIONAL ANIMAL CAMPUS - PHASE 2

GENERAL NOTES

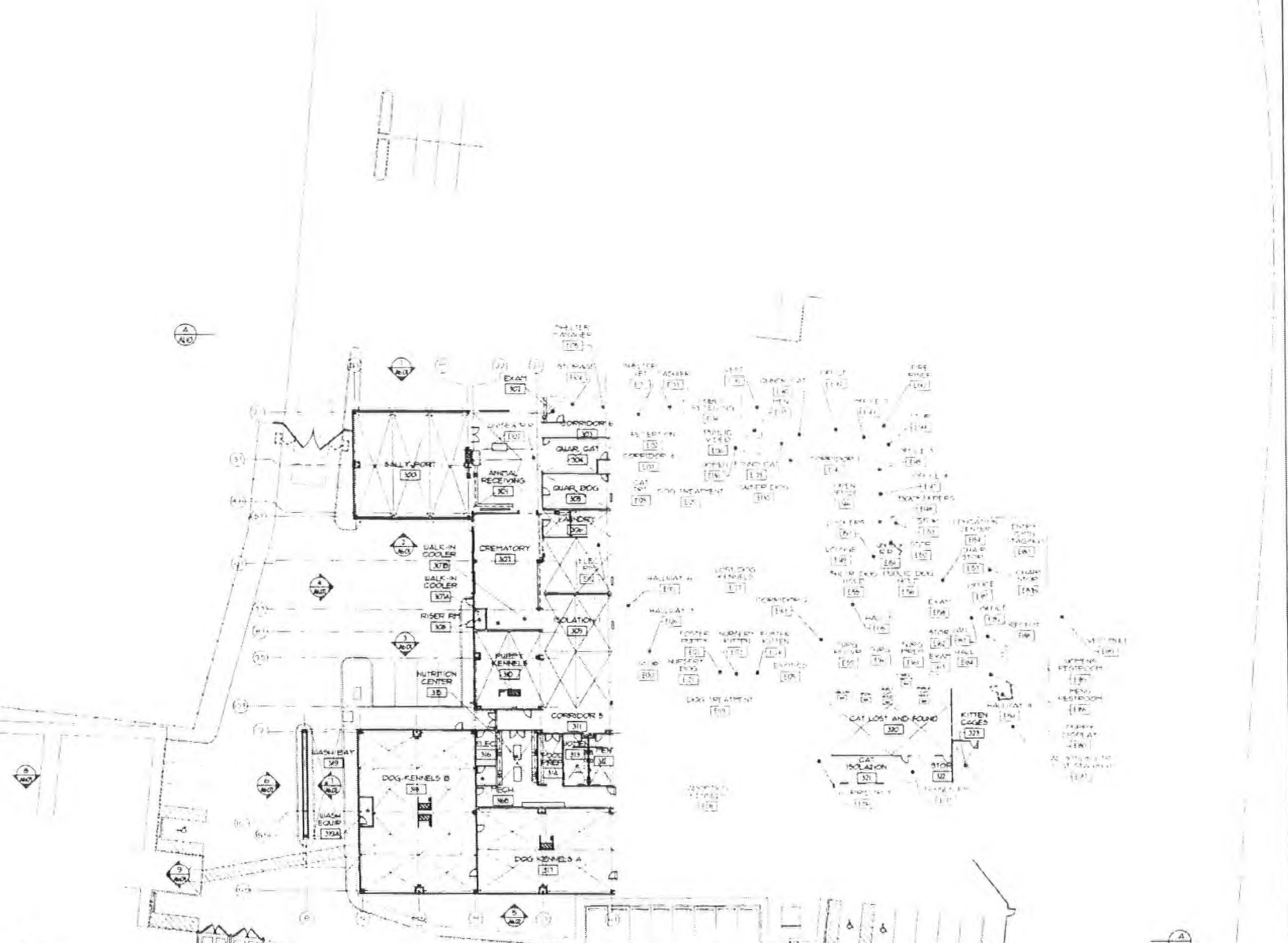
- 1 ALL EXPOSED STEEL TO BE GALVANIZED

EXTERIOR ELEVATIONS - SHELTER ADDITION

THE ANIMAL FOUNDATION
REGIONAL ANIMAL CAMPUS - PHASE 2

DATE: 07.25.04
JOB NO: 3000005

Sheet No: **A6.02**



RQR-14476
10/05/06 PG
OVERALL FLOOR PLAN
 SCALE 1/8" = 1'-0"

TATE SNYDER KIMSEY ARCHITECTS

THIS PLAN IS THE PROPERTY OF TATE SNYDER KIMSEY ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TATE SNYDER KIMSEY ARCHITECTS, INC. © 2006

OVERALL FLOOR PLAN
 THE ANIMAL FOUNDATION
 REGIONAL ANIMAL CAMPUS - PHASE 2

DATE: 07.26.04
 JOB NO: 2002006

A1.01

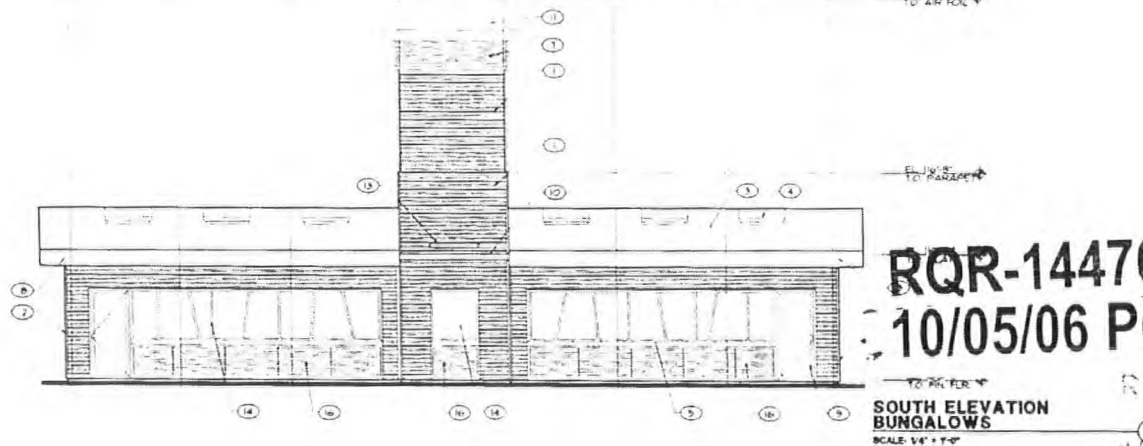
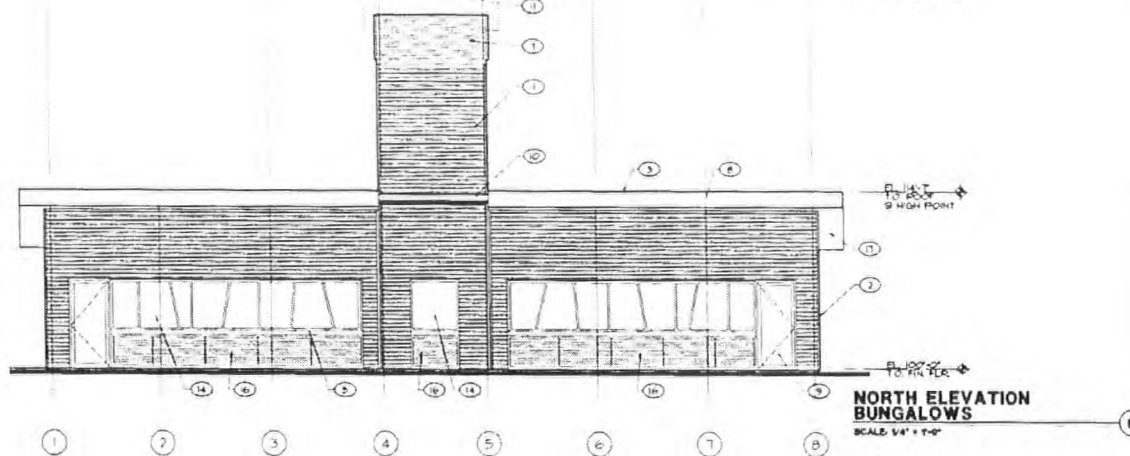
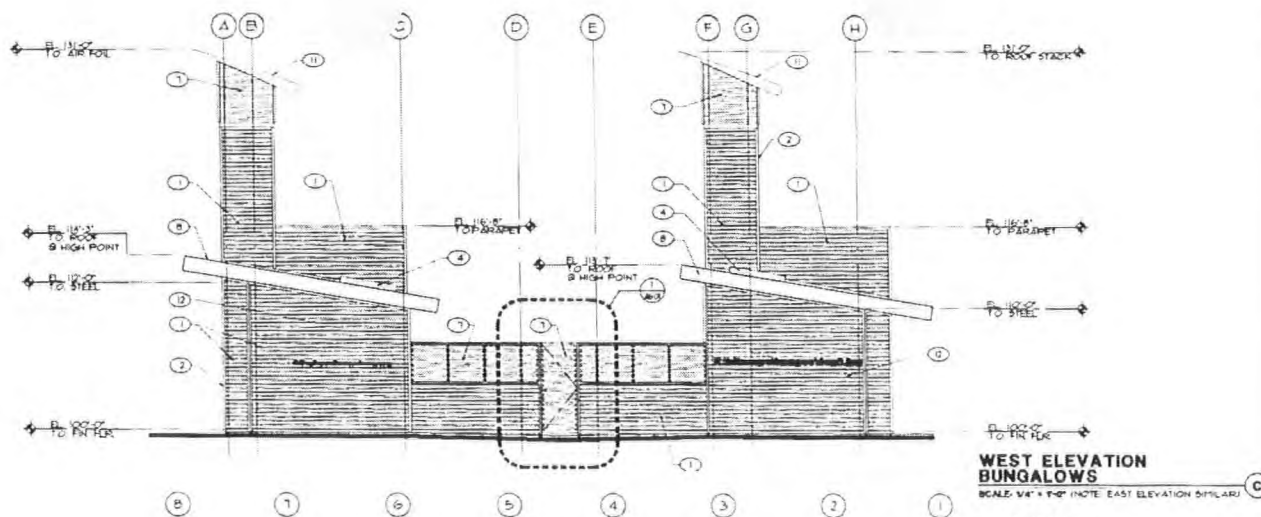
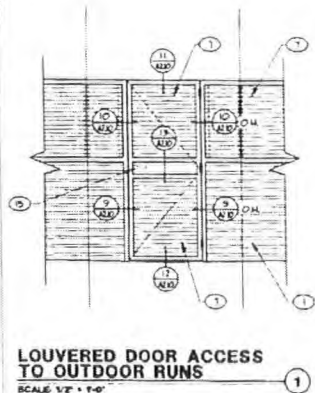
DOOR SCHEDULE - ADOPTION BUNGALOW													
		DOOR		FRAME									
OR NO	RM NO	W	H	T	TYPE	MTL	MTL HEAD	JAMB	SWELL	TYPE	MTL	MTL	REMARKS
201	201	3'-0"	7'-0"	1'-3/4"	B	AL	4	3/8	4	16	16		
202	202	3'-0"	7'-0"	1'-3/4"	B	AL	4	3/8	4	16	16		
203	203	3'-0"	7'-0"	1'-3/4"	E	MT	6	5	5	4	16		
204	204	3'-0"	7'-0"	1'-3/4"	E	MT	6	5	5	4	16		
205	205	3'-0"	7'-0"	1'-3/4"	E	MT	6	5	5	4	16		
206	206	3'-0"	7'-0"	1'-3/4"	E	MT	6	5	5	4	16		
207	207	3'-0"	7'-0"	1'-3/4"	E	MT	6	5	5	4	16		
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225	225	3'-0"	7'-0"	1'-3/4"	E	MT	6	5	5	4	16		

ROOM FINISH SCHEDULE													
		FLOORING		CEILING		WALLS							
RM NO	ROOM NAME	FLOORING	CEILING	WALLS	REMARKS	RM NO	ROOM NAME	FLOORING	CEILING	WALLS	REMARKS	RM NO	ROOM NAME
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202	VIEWING	1	1	1		202	VIEWING	1	1	1		202	VIEWING
203	VIEWING	1	1	1		203	VIEWING	1	1	1		203	VIEWING
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CC. SCHEDULE													
		PAINT											
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225	VIEWING	1		225	VIEWING	1		225	VIEWING	1		225	VIEWING

LEGEND													
		DOOR											
RM NO	ROOM NAME	DOOR	DESCRIPTION	RM NO	ROOM NAME	DOOR	DESCRIPTION	RM NO	ROOM NAME	DOOR	DESCRIPTION	RM NO	ROOM NAME
201	VIEWING	1	POLYURETHANE	201	VIEWING	1	POLYURETHANE	201	VIEWING	1	POLYURETHANE	201	VIEWING
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203	VIEWING	1	POLYURETHANE	203	VIEWING	1	POLYURETHANE	203	VIEWING	1	POLYURETHANE	203	VIEWING
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225	VIEWING	1	POLYURETHANE	225	VIEWING	1	POLYURETHANE	225	VIEWING	1	POLYURETHANE	225	VIEWING

KEYNOTES	
RM NO	ROOM NAME
1	TYPICAL KENNEL GATE
2	TYPICAL KENNEL PARTITION
3	TYPICAL DOGGIE DOOR ASSEMBLY
4	TYPICAL OUTDOOR RUN
5	CONCRETE
6	LOW WALL WITH LOUVER SCREEN
7	DISINFECTANT CONTAINER BY CHAINS
8	TYPICAL HOSE AND NOSE
9	2" AND 18" I.D. O.C. TYPICAL OUTDOOR RUN PARTITION
10	CONTINUOUS TRENCH DRAIN AND COVER
11	CONTINUOUS TRENCH DRAIN
12	CONCRETE
13	LINE OF EXHAUST SHUTTER ABOVE
14	TYPICAL ACCESS GATE
15	TYPICAL ALUMINUM WINDOW FRAME
16	STEEL DOOR GLASS - SEE STRUCT. DWGS
17	2" X 4" STUDS @ 16" O.C. EXTERIOR WALL OUTDOOR RUNS
18	STEEL JOIST
19	MESH DUCTWORK - SEE STRUCT. DWGS
20	FLOOR DRAIN



KEYNOTES

- 1 CORRUGATED METAL SIDING
- 2 STEEL SIDING CORNER ENCLOSURE
- 3 SINGLE PLY MEMBRANE ROOF
- 4 SKYLIGHT
- 5 ALUMINUM WINDOW WALL
- 6 SCUPPER
- 7 METAL LOUVER PAINT - SEE COLOR SCHEDULE SHEET AS-02
- 8 CONT. METAL FLASHING GALVANIZED FINISH
- 9 DOOR - SEE DOOR SCHEDULE
- 10 2x4 STEEL TUBE TRUSS - SEE COLOR SCHEDULE SHEET AS-02
- 11 AIRFOIL
- 12 SEE SITE PLAN DOGGIE GRAPHIC FOR LOCATION
- 13 SCUPPER
- 14 GLAZING - SEE GLASS TYPES FOR FRAME TYPE
- 15 GATE HANDLE
- 16 POLYMERIZED LOUVERS GALVANIZED FINISH
- 17 SHEET METAL SCOFFIT GALVANIZED FINISH

TATE SNYDER KIMSEY ARCHITECTS

720 N. 10th Street, Suite 100, Minneapolis, MN 55401
 Phone: 612.338.8888
 Fax: 612.338.8889
 www.tatekimsey.com

EXTERIOR ELEVATIONS
 THE ANIMAL FOUNDATION
 REGIONAL ANIMAL CAMPUS

RQR-14476
 10/05/06 PC

GENERAL NOTES

- 1 ALL EXPOSED STEEL TO BE GALVANIZED
- 2 SEE SHEET AS-02 FOR EXTERIOR BUILDING COLOR

DATE: 08-10-04
 DRAWN BY: JPK
 CHECKED BY: JPK

A6.01



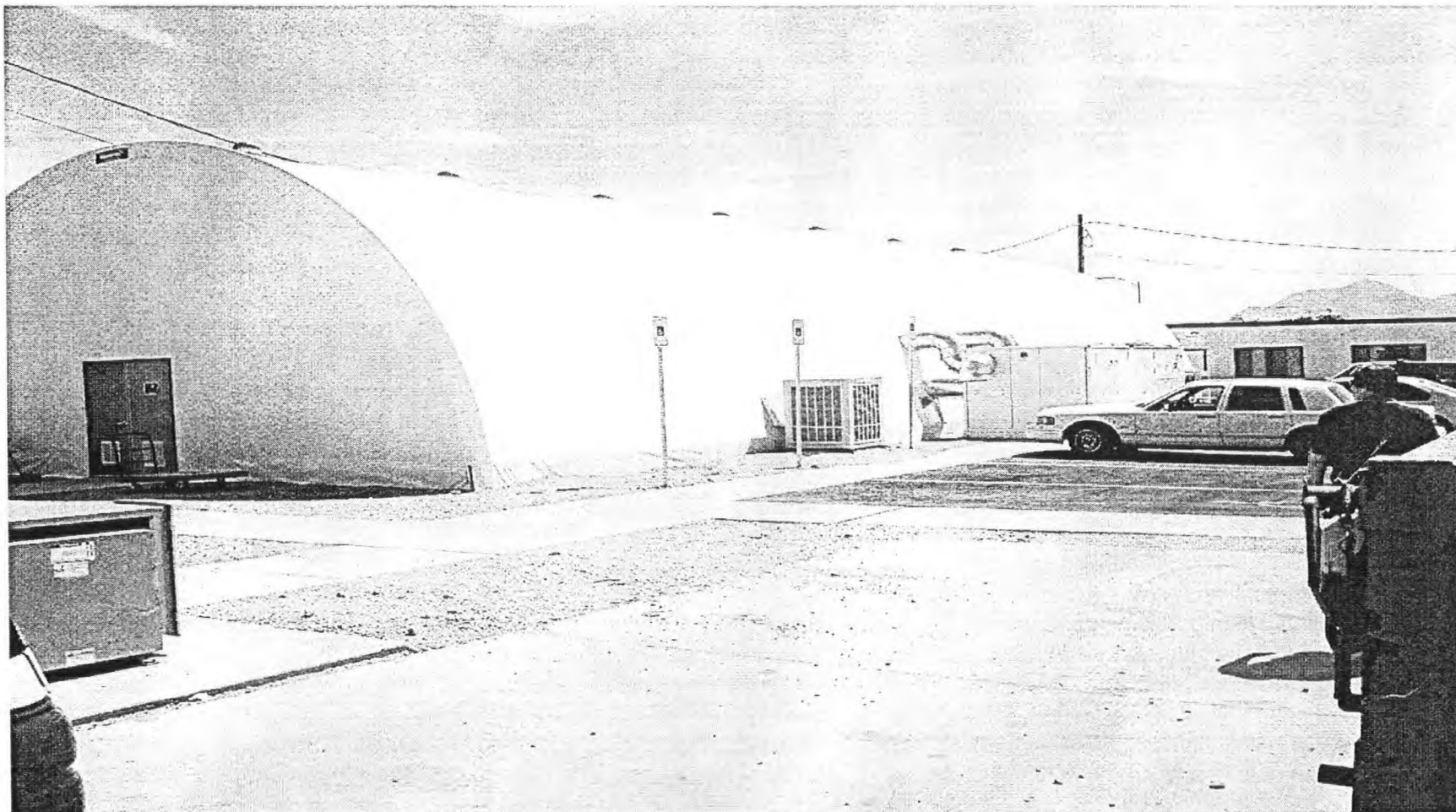
RQR-14476 - APPLICANT: LIED ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
SOUTHWEST CORNER OF MOJAVE ROAD AND HARRIS AVENUE
OCTOBER 5, 2006 PLANNING COMMISSION

07/20/06



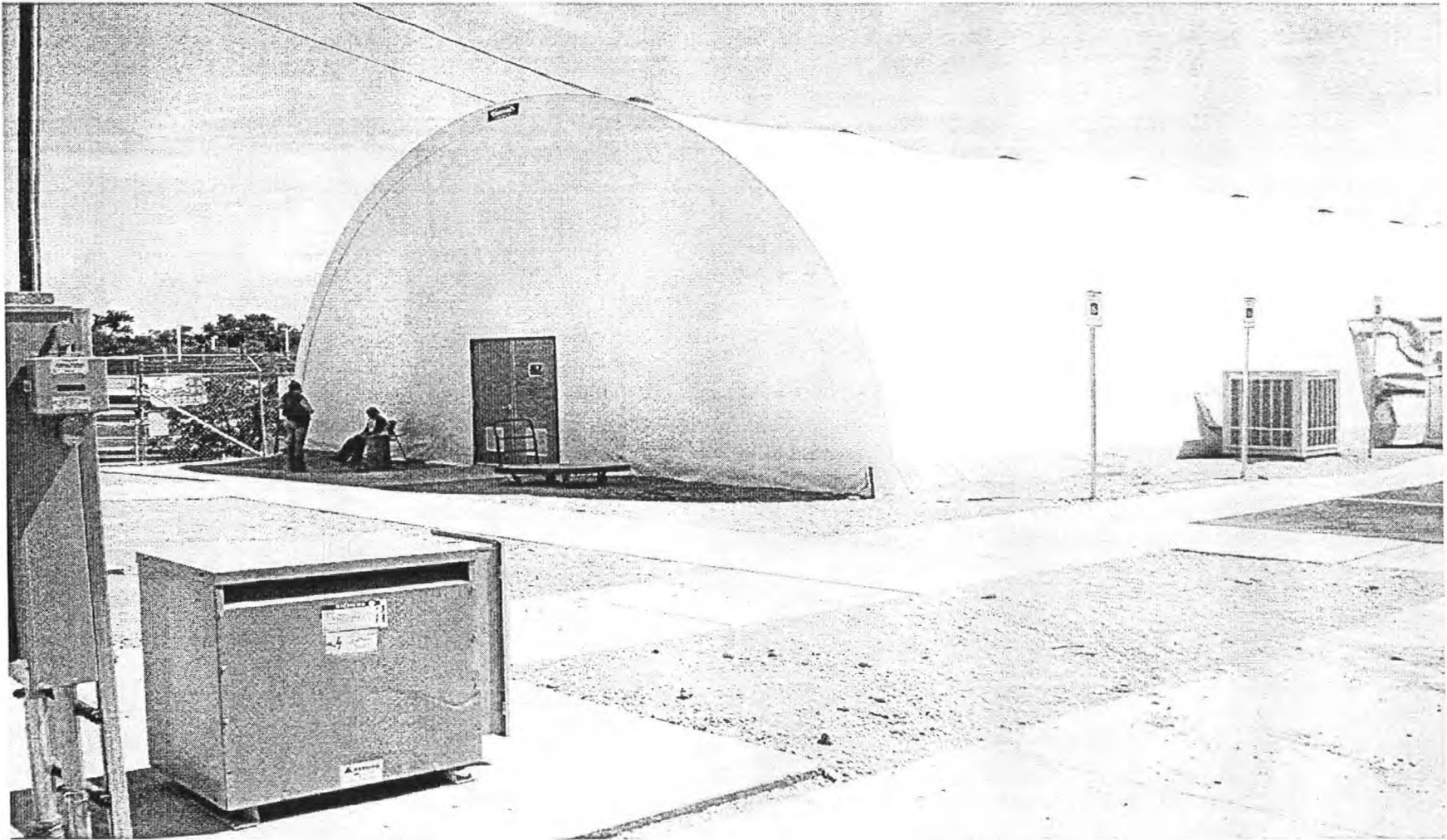
RQR-14476 - APPLICANT: LIED ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
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07/20/06



RQR-14476 - APPLICANT: LIED ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
SOUTHWEST CORNER OF MOJAVE ROAD AND HARRIS AVENUE
OCTOBER 5, 2006 PLANNING COMMISSION

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RQR-14476 - APPLICANT: LIED ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
SOUTHWEST CORNER OF MOJAVE ROAD AND HARRIS AVENUE
OCTOBER 5, 2006 PLANNING COMMISSION

07/20/06



September 19, 2005

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
VANCE WEEKLY

JEFF WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. K. John McNellis
City of Las Vegas
400 Stewart Avenue, 4th Floor
Las Vegas, Nevada 89101

RE: SDR-6883 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 17, 2005

Dear Mr. McNellis:

The City Council at a regular meeting held August 17, 2005 APPROVED the request for a Site Development Plan Review FOR TEMPORARY STRUCTURES FOR AN ANIMAL SHELTER on 8.39 acres adjacent to the southwest corner of Mojave Road and Harris Avenue (APN 139-25-405-008), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 18, 2005. This approval is subject to:

Planning and Development

1. Temporary structure removal shall be required according to the following schedule:
 - Structure Number three located on Manning Street shall be removed by September 1, 2005.
 - Structure Number two located on the corner of Harris Street and Manning Street shall be removed by October 1, 2005.
 - The smallest structure on Harris Street shall be removed by July 1, 2006.
2. This Site Development Plan Review shall be subject to a one year review.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. All development shall be in conformance with the site plan and building elevations, date stamped 05/27/05, except as amended by conditions here.
5. A permanent underground sprinkler system shall be installed in all landscaped areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

RQR-14476
10/05/06 PC

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

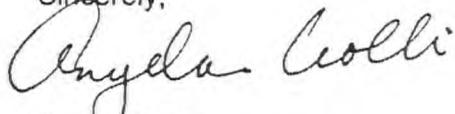
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
 7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
 8. Air conditioning units shall not be mounted on rooftops.
 9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
 10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
 11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. 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.
 12. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
 13. 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.
 14. All City Code requirements and design standards of all City departments must be satisfied.
- Public Works
15. All temporary improvements associated with this site shall be removed at the time of termination of the temporary use.
 16. All landscaping and signage 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.

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Mr. K. John McNellis
SDR-6883 – Page Three
September 19, 2005

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

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Randy Spitzmesser
Tate Snyder Kimsey Architects
709 Valle Verde Court
Henderson, Nevada 89014

RQR-14476
10/05/06 PC

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

SUBJECT:

SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

Minutes:

2700 Brienza Way, 3705 San Joaquin Avenue, 4401 Cory Place, SUP-16246, SUP-16488, SUP-16515 and SUP-16518 - 11/15/2006 AGENDA



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: NOVEMBER 1, 2006

SUBJECT:

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE CITY COUNCIL. NO SUBJECT MAY BE ACTED UPON BY THE CITY COUNCIL UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND 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, MAY BE LIMITED

Minutes:

TOM McGOWAN, Las Vegas resident, invited all to happy hour.

DOROTHY BARNES, Las Vegas resident, appeared and stated she was in distress as her life has been threatened for several years. Due to limited funds, she is unable to travel freely and is unable to enter Nellis Air Force Base. MS. BARNES noted the security procedures necessary to enter the base.

THE MEETING ADJOURNED AT 3:46 P.M.

