

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE

VAR-16165 - ABEYANCE ITEM - 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

0

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. Protest letter with three signatures submitted by Douglas A. Schlageter
6. Submitted after final agenda – Abeyance request by Applicant's representative

Motion made by LOIS TARKANIAN to Hold in Abeyance to 12/20/2006

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

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

Minutes:

COUNCILWOMAN TARKANIAN indicated that the applicant desired to hold this item in abeyance.



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-16165 – APPLICANT/OWNER: YONG H. JUNG

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 1, 2006 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILWOMAN TARKANIAN.

**** 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.

The site is currently configured with ten parking spaces. However, the applicant is proposing to replace three parking spaces located in the northeast portion of the property with a single required van-accessible handicap parking space, resulting in a net loss of two spaces. An existing 8 foot by 15 foot space is located in the northwest portion of the site. This space cannot be counted because it does not meet the minimum size of 8 feet by 18 feet, and it cannot be expanded because it would overhang into the driveway and would block the 14 foot wide driveway which wraps around the west side of the structure. The elimination of this space and the requirement for a van accessible handicap space leaves seven spaces as depicted on the site plan.

On-street parking is available on Lorna Place. Per Title 19.10.010D, on-street parking cannot be toward satisfying the requirement for on-site parking.

This site was converted to an office use in 1991. No on-site landscaping was required as part of the building permit approval.

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. No landscaping was required by this permit. 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:

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: _____

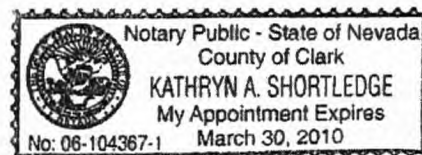
Yong H Jung

Subscribed and sworn before me

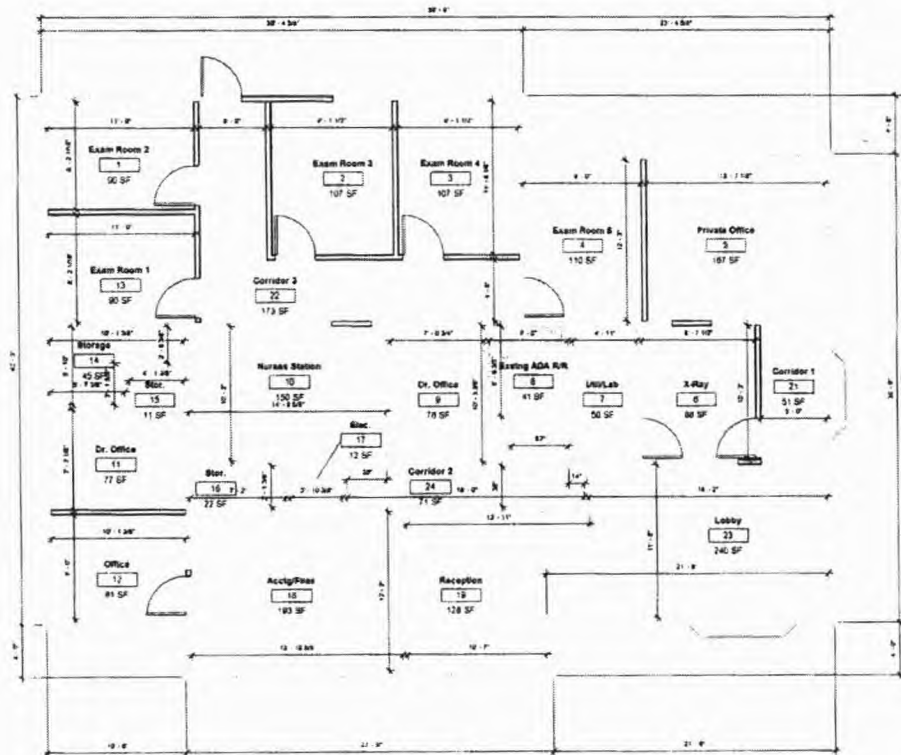
This 18 day of Aug, 2006

Kathryn A. Shortledge

Notary Public in and for said County and State



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Occupancy Load Table					
Number	Name	Occupancy	Area	Load Factor	Occupant Load
1	Exam Room 1	Occupant Area	80.00 SF	100	0.80
2	Exam Room 2	Occupant Area	90.00 SF	100	0.90
3	Exam Room 3	Occupant Area	107.00 SF	100	1.07
4	Exam Room 4	Occupant Area	107.00 SF	100	1.07
5	Exam Room 5	Occupant Area	110.00 SF	100	1.10
6	Private Office	Occupant Area	107.00 SF	100	1.07
7	Dr. Office	Occupant Area	77.00 SF	100	0.77
8	Reception	Occupant Area	128.00 SF	100	1.28
9	Lobby	Occupant Area	240.00 SF	100	2.40
10	Storage	Storage	45.00 SF	100	0.45
11	Dr. Office	Occupant Area	77.00 SF	100	0.77
12	Office	Occupant Area	81.00 SF	100	0.81
13	Exam Room 1	Occupant Area	80.00 SF	100	0.80
14	Storage	Storage	45.00 SF	100	0.45
15	Dr. Office	Occupant Area	77.00 SF	100	0.77
16	Reception	Occupant Area	128.00 SF	100	1.28
17	Lobby	Occupant Area	240.00 SF	100	2.40
18	Storage	Storage	45.00 SF	100	0.45
19	Dr. Office	Occupant Area	77.00 SF	100	0.77
20	Office	Occupant Area	81.00 SF	100	0.81
21	Exam Room 1	Occupant Area	80.00 SF	100	0.80
22	Storage	Storage	45.00 SF	100	0.45
23	Dr. Office	Occupant Area	77.00 SF	100	0.77
24	Reception	Occupant Area	128.00 SF	100	1.28
25	Lobby	Occupant Area	240.00 SF	100	2.40
26	Storage	Storage	45.00 SF	100	0.45

Project: Dr. Jung Re-Furb
Location: SEC Decker Blvd. & Loma

Owner: Dr. Jung

Sheet Title: Floor Plan

Stratus Construction

General Contractor

113 West New York Ave.
Los Angeles, CA 90012

REVISION

DRAWN BY

APPROVED BY

DATE

PROJECT NUMBER

SCALE

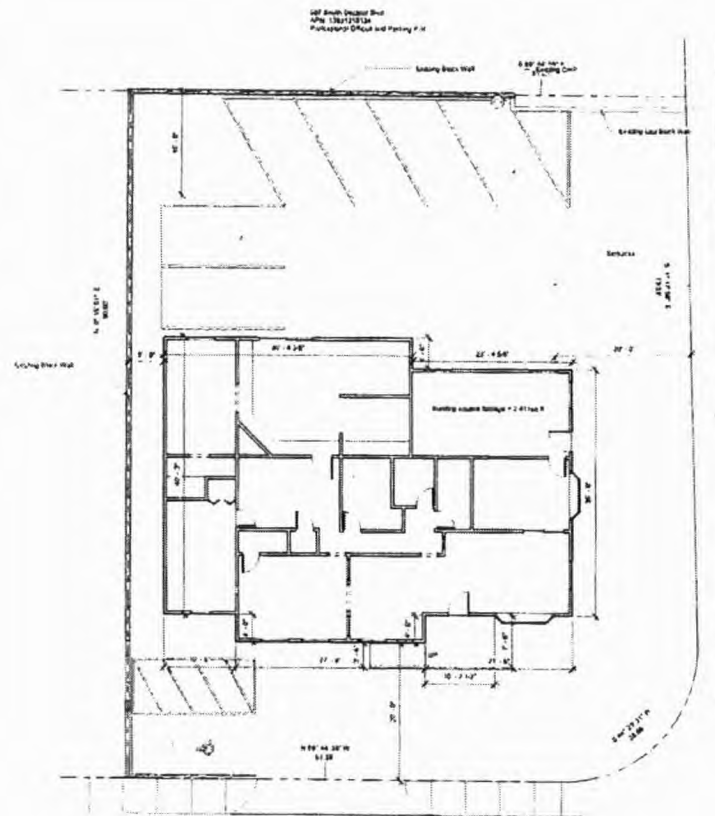
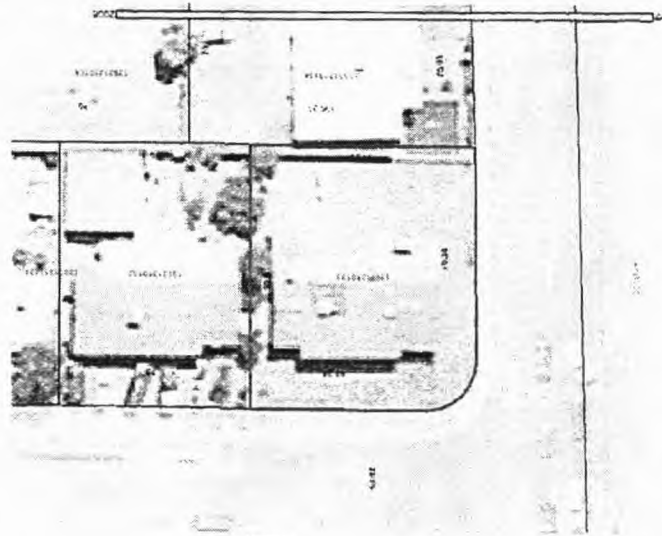
SHEET NUMBER

A-1

CONTRACTOR
Stratus Construction
113 West New York Ave.
Los Angeles, CA 90012
Tel: (213) 481-1111
Fax: (213) 481-1112

VAR-16165
10/05/06 PC

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Lorna Place

Decatur Blvd.

Parking Standards called: CHCA, ICD and Ours
One space for each 200 sq ft of gls up to
2,000 sq ft and one space for each 175 sq ft

Parking (Standard) 2,000 sq ft = 10 spaces, 41 sq ft (175 = 2,400) total = 12 spaces needed

Parking provided: regular spaces = 8, compact spaces = 2, handicap spaces = 1, total = 11 spaces provided

CONTRACTOR	
The primary responsibility of the contractor is to construct the project in accordance with the contract documents and the applicable laws and regulations.	
Signature of Contractor: _____ Date: _____	Signature of Owner: _____ Date: _____
Title: _____ Name: _____	Title: _____ Name: _____

Project	Dr. Jung Re-Furb
Location	SEC Decatur Blvd. & Loma
Owner/Agent	Dr. Jung
Sheet Title	Site Plan

Stratus Construction
General Contractor

113 West Nile York Avenue
Las Vegas, Nevada 89102

Tel. 8 (702) 384-0124
Fax 8 (702) 384-0541

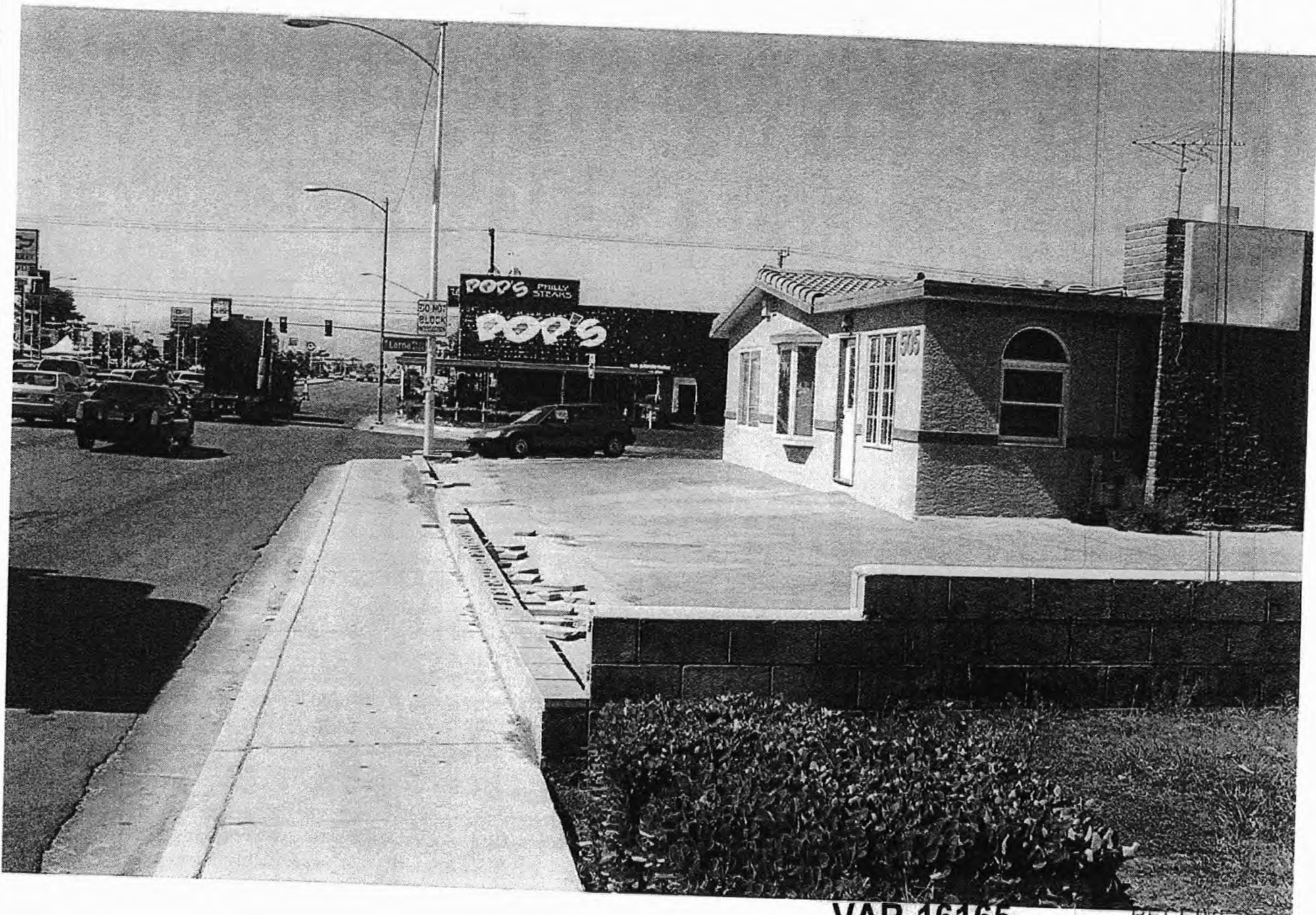
REVISION	
1	Initial Design
2	Revised Design
3	Final Design
4	As-Built Design
5	Revised Design
6	Final Design
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9	Final Design
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90	Final Design
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92	Revised Design
93	Final Design
94	As-Built Design
95	Revised Design
96	Final Design
97	As-Built Design
98	Revised Design
99	Final Design
100	As-Built Design

DRAWN BY NGC
APPROVED BY MQ
DATE 07/07/06
PROJECT NUMBER 226A2006
SCALE As indicated

SHEET NUMBER
AS101

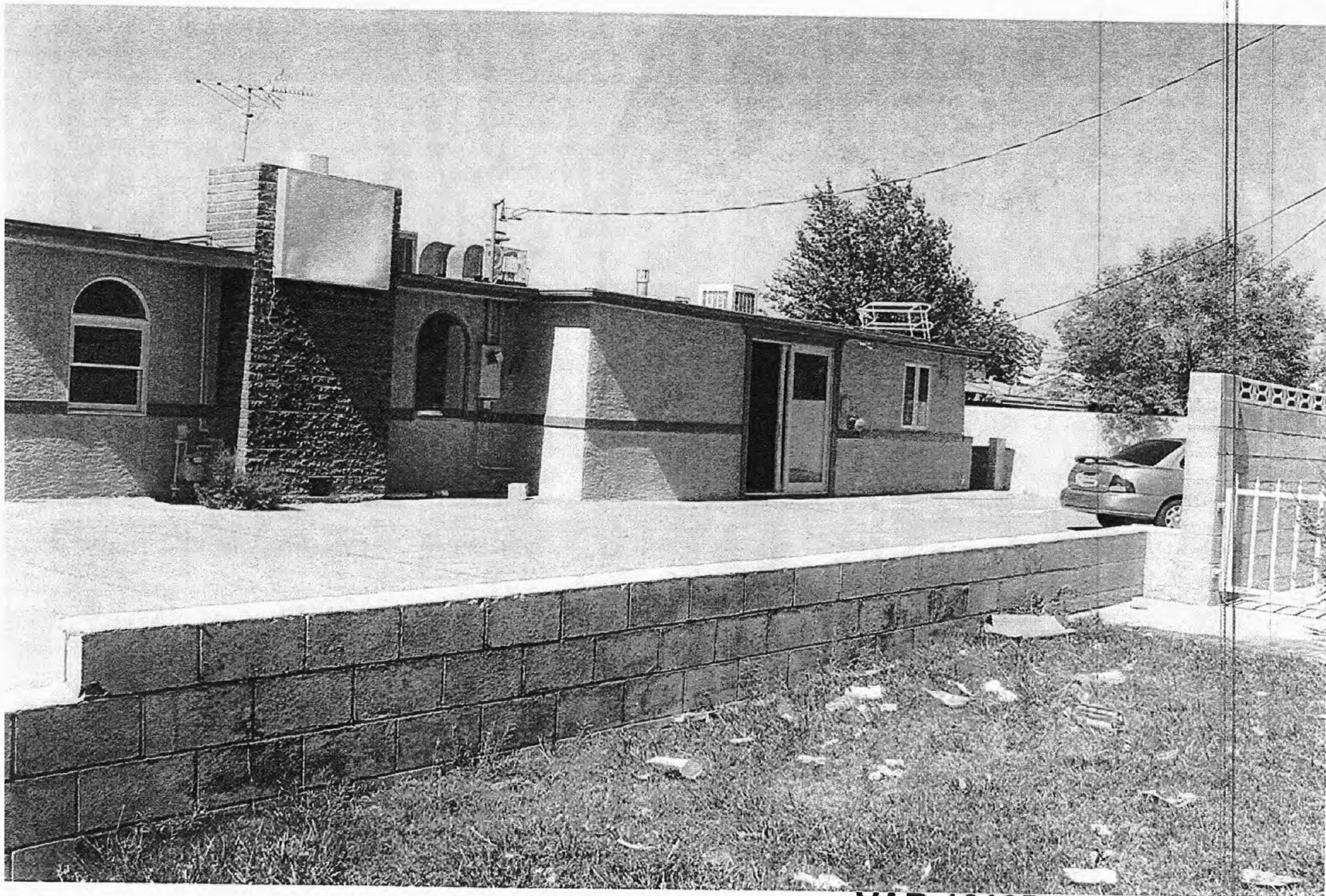
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10/05/06 PC

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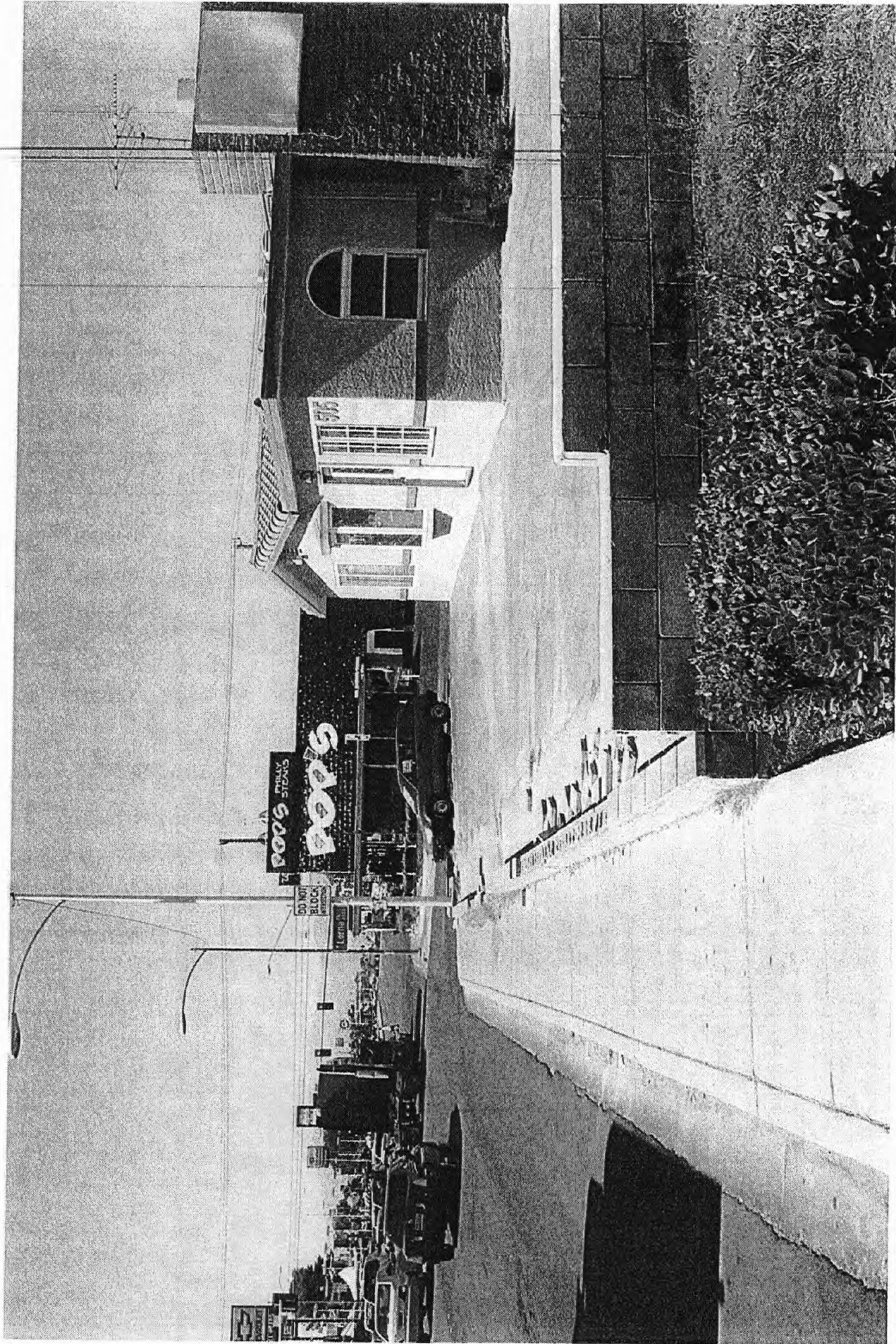
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10/05/06 PC

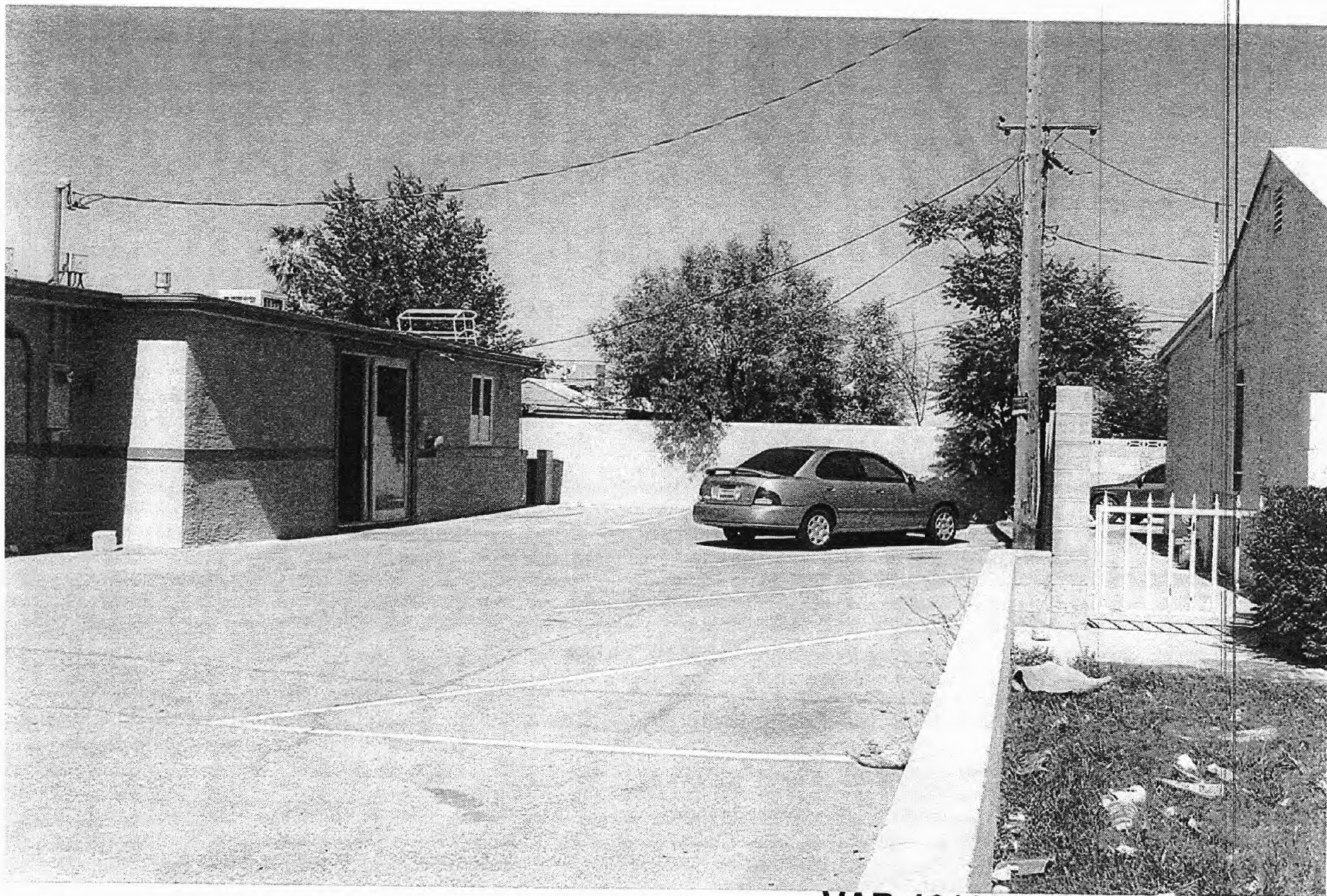
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VAR-16165
10/05/06 PC

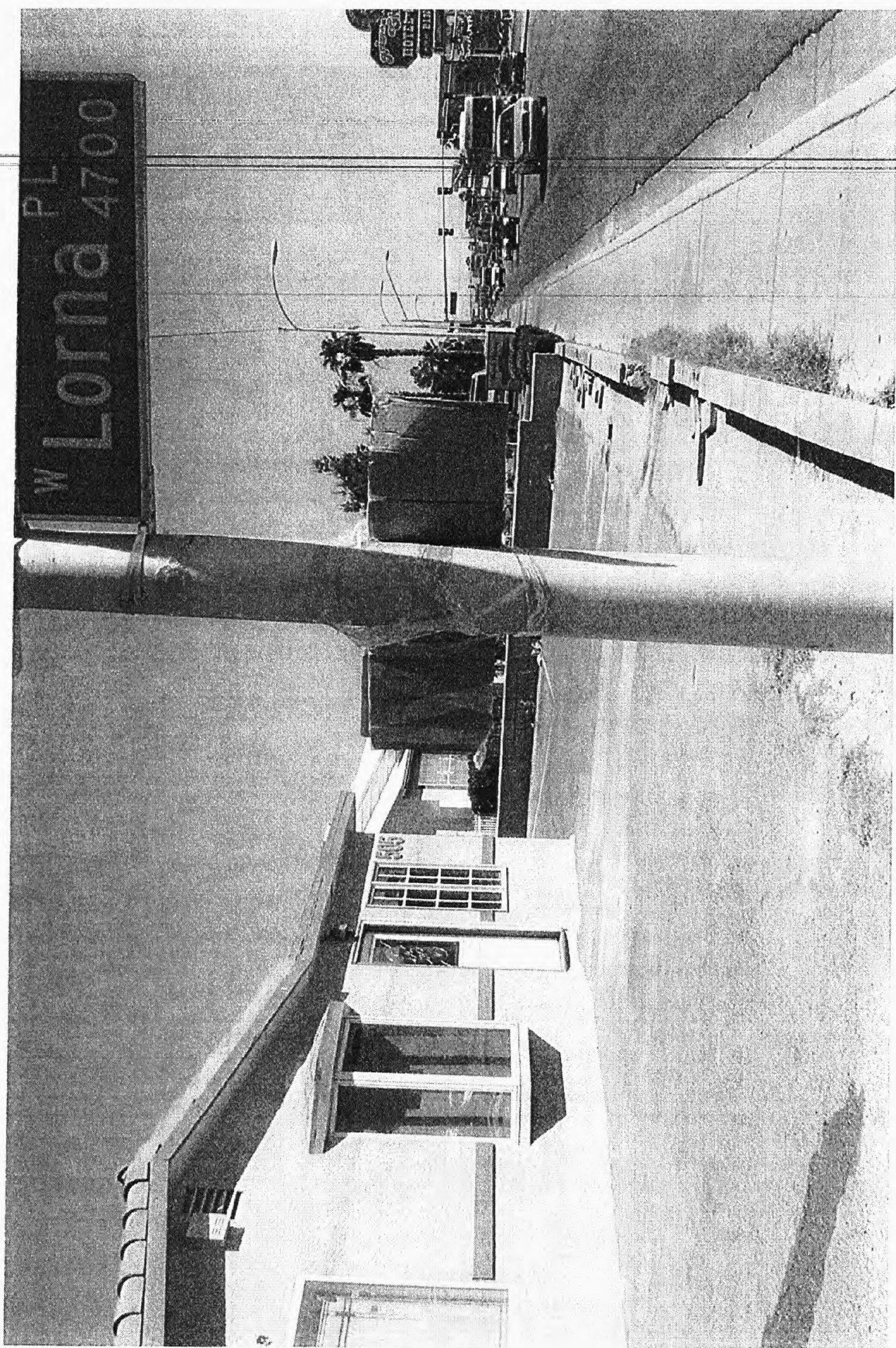
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VAR-16165
10/05/06 PC

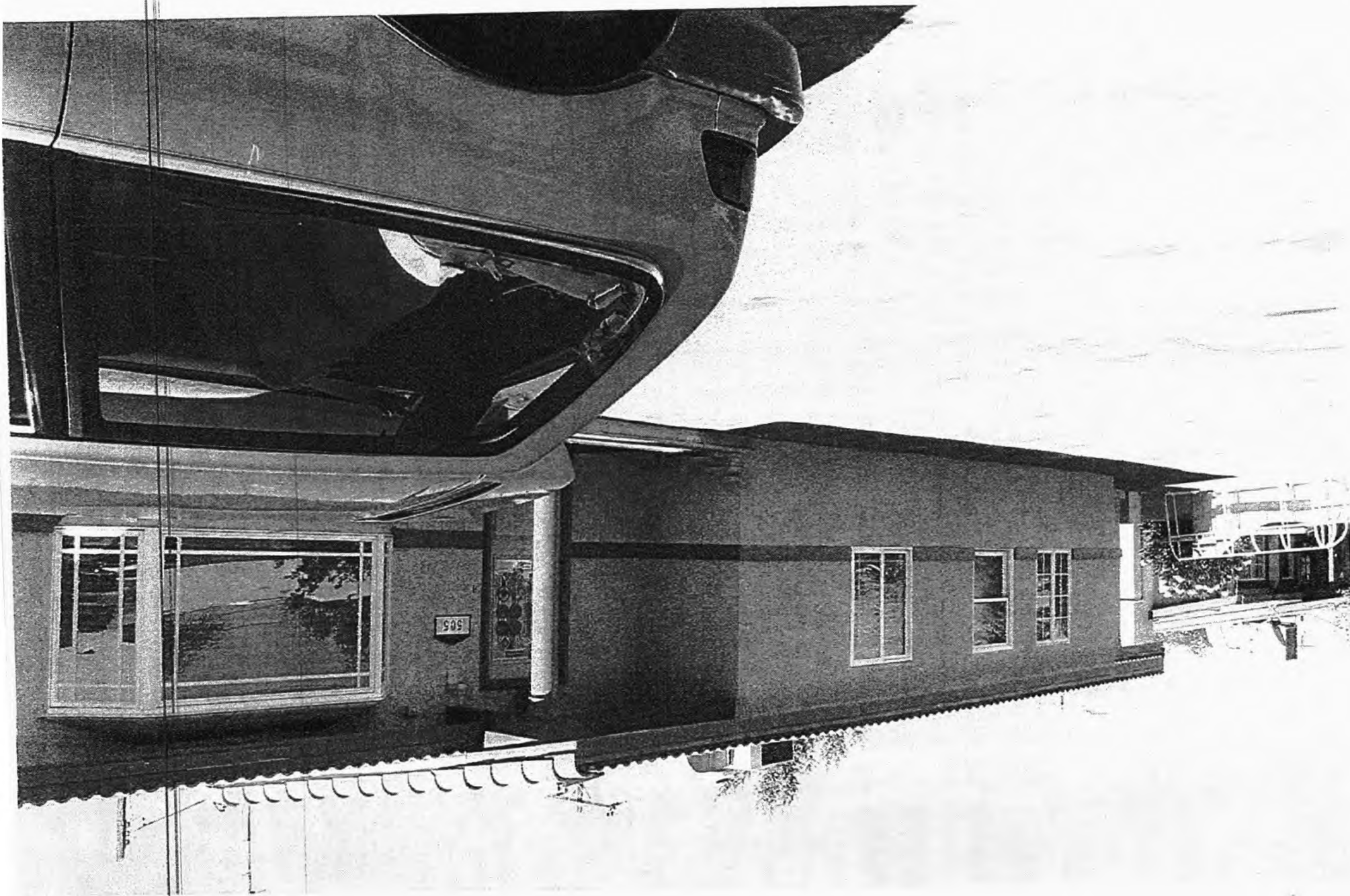
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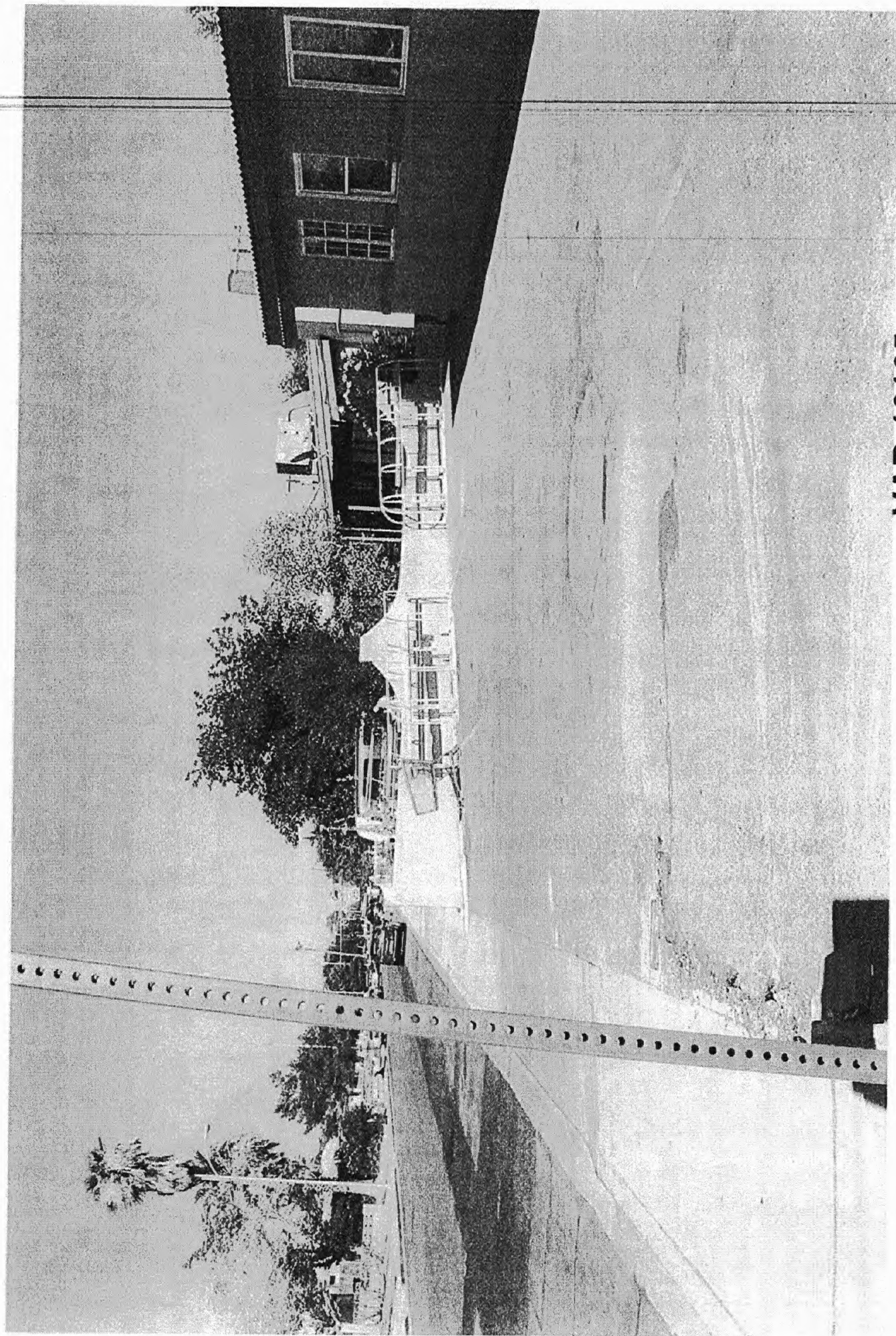




VAR-16165
10/05/06 PC

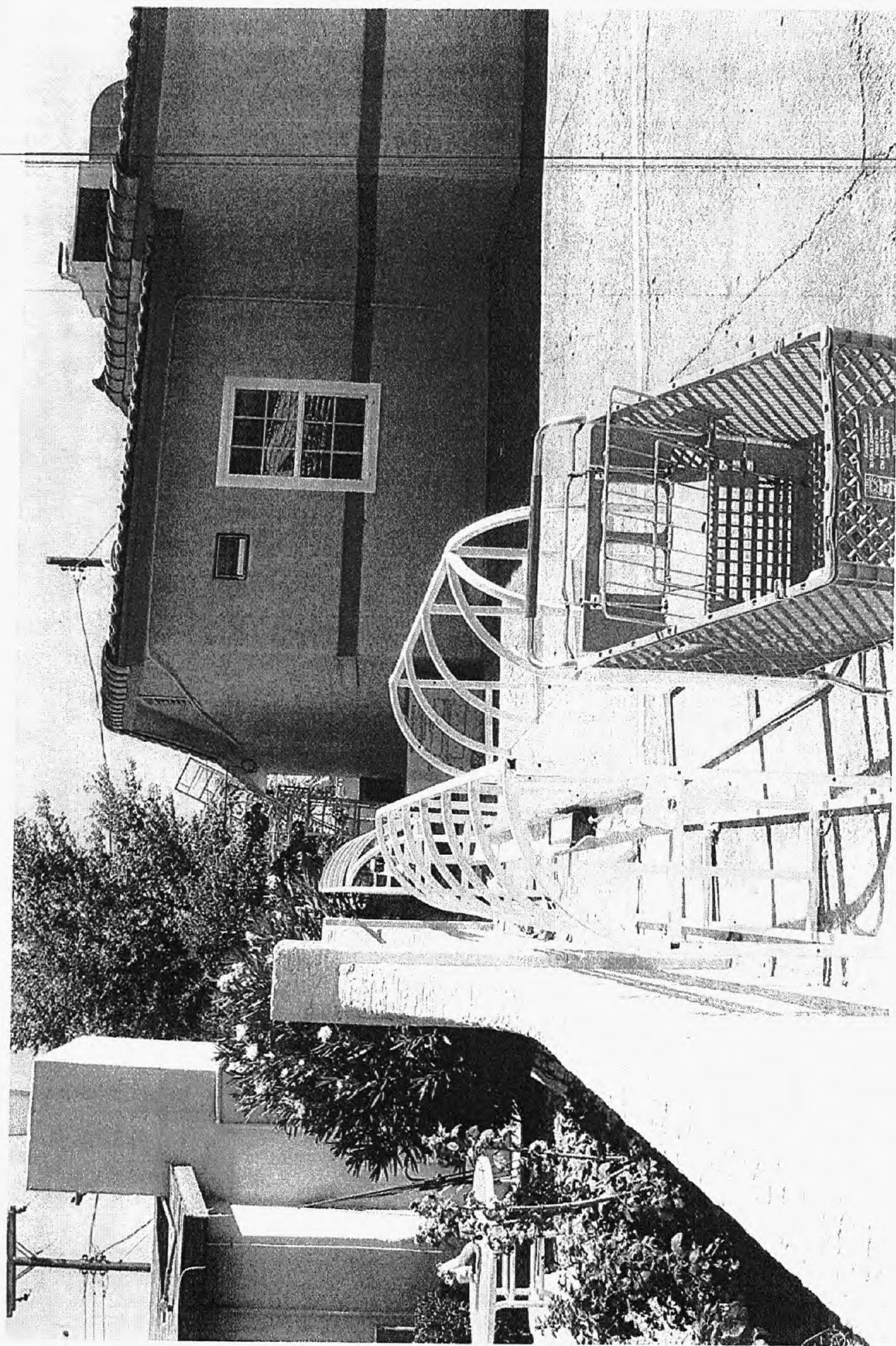
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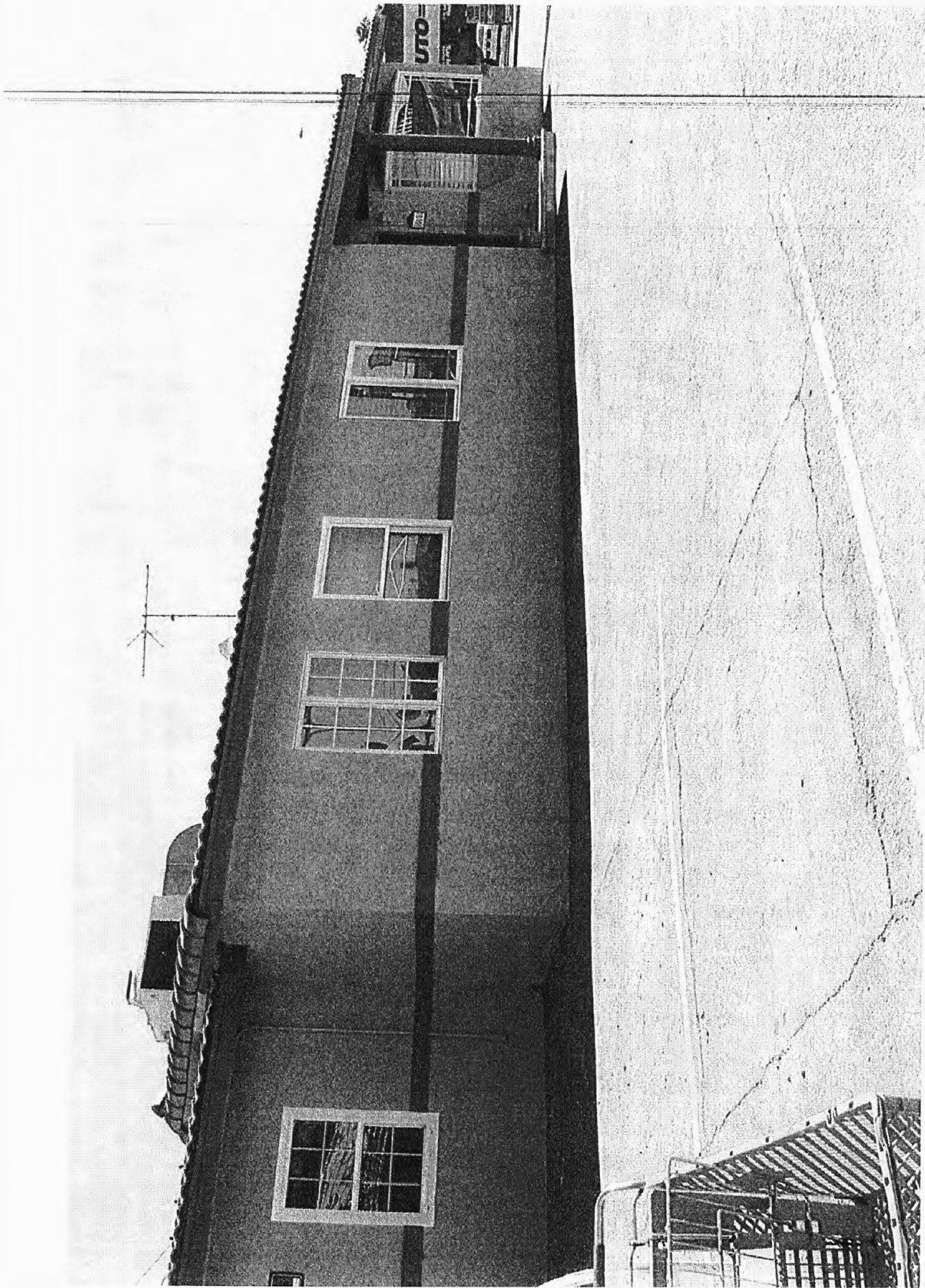




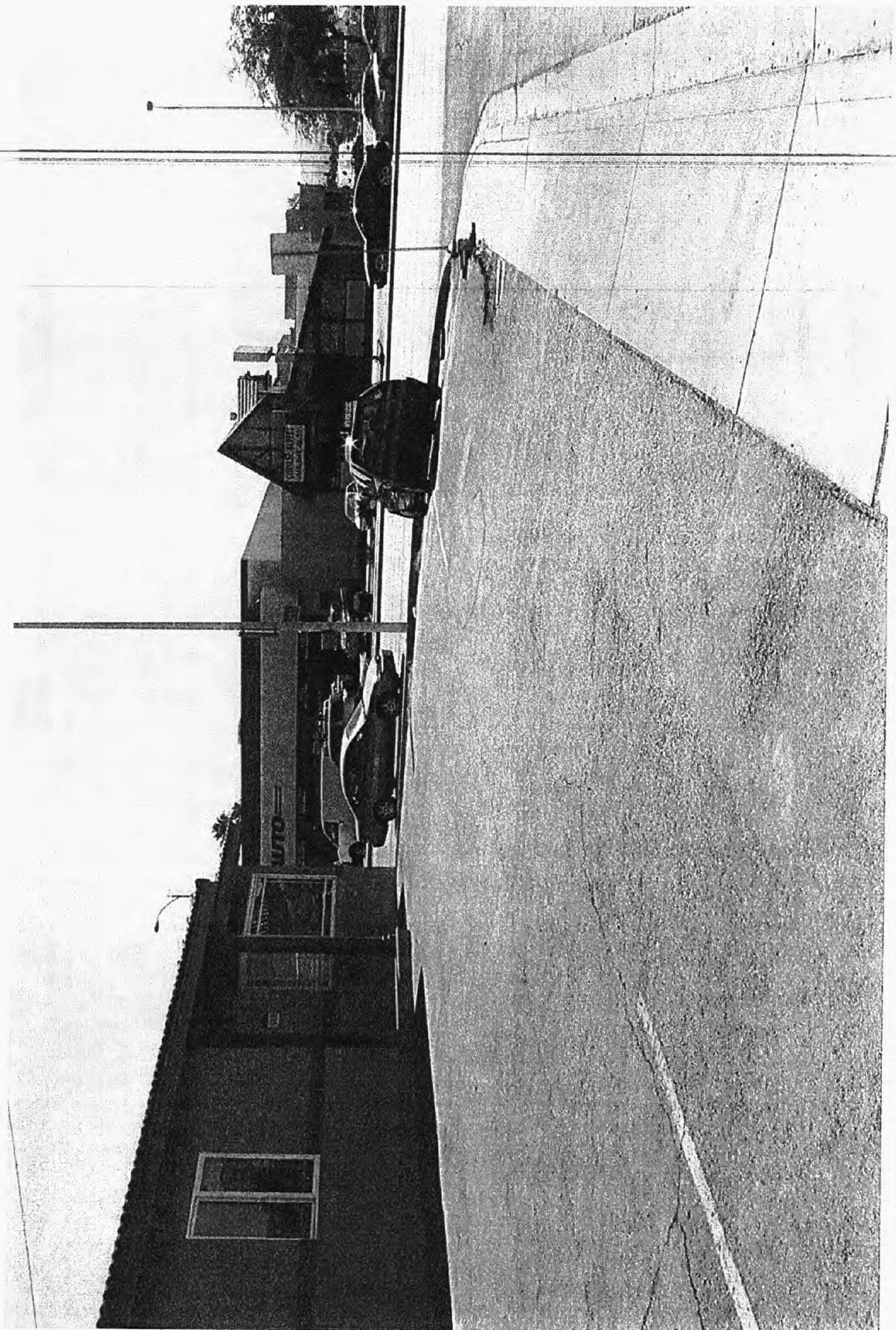
VAR-16165
10/05/06 PC

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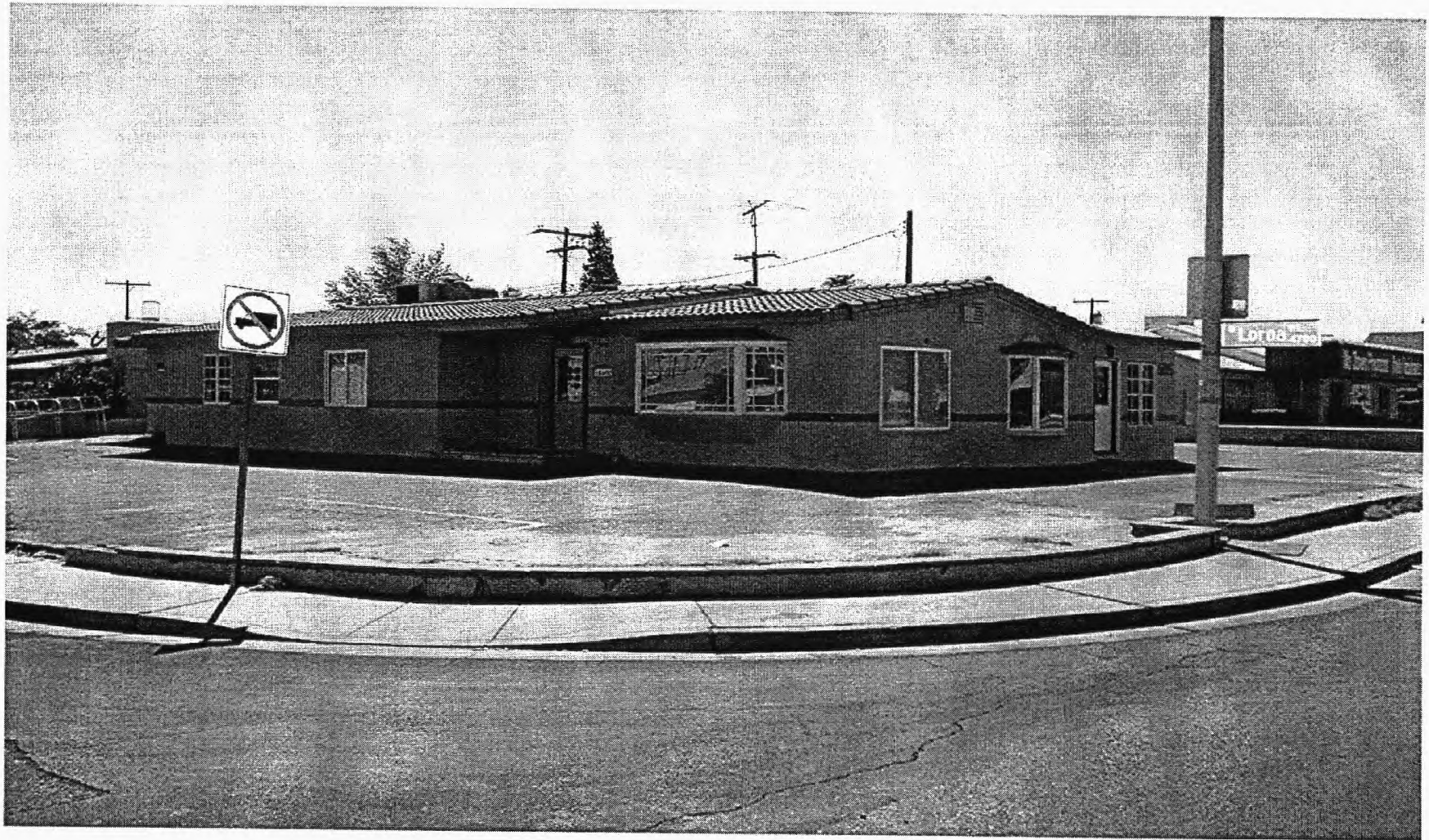
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VAR-16165 - APPLICANT/OWNER: YONG H. JUNG
505 SOUTH DECATUR BOULEVARD
OCTOBER 5, 2006 PLANNING COMMISSION

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

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AUG 22 2006

VAR-16165
10/05/06 PC

Date 10/31/06 Item 113

Submitted after final agenda

THANK YOU

- (ance Mary) 501 WEST EX DR 258-1395

- Chad Boggs 4513 Kay Place 870-8682
- DOUGLAS A. SCHLAGETER 512 ESSEX WEST DR. 878 6985

PLEASE REQUIRE THIS BUSINESS TO SUPPLY ALL ITS PARKING NEEDS AND REQUIREMENTS. AGGRAVATES. STREET TO WHICH PARKING FURTHER NORTH ON DELAWARE. AND IT IS A NARROW NEIGHBORHOOD FROM CHARLESTON BLVD TO GO SUFFERS FROM TRAFFIC CUTTING THROUGH THE STREET PARKING NEAR DELAWARE BLVD. IT ALSO ALREADY LORNA PL. IS OVER BURDENED WITH INSUFFICIENT PARKING. WE OBJECT TO THE VARIANCE DESIRING

OBJECT

RE: VAR - 16165 PROTEST 4

CITY CLERK
1ST FLOOR CITY HALL
400 STEWART AVENUE
LAS VEGAS NV 89101

Protest

2006 OCT 31 A 11:57

TO: BARBARA JO ROVENUS

RECEIVED
CITY CLERK

November 8, 2006

Dear Sir or Madam:

We would like to request an abeyance of VAR-16165 for one additional month from 11/15/2006 to 12/20/2006 to work out the parking situation as best as possible.

Thank you,



Michael Dias
Representing the Applicant, Dr. Jong

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CITY CLERK

2006 NOV -8 P 1:57

Submitted after final agenda

Date 11/8/06 Item #98

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-13362 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: EMPIRE MEDIA - OWNER: HIGHLAND PARTNERSHIP LP - Appeal filed by the applicant on a denial by the Planning Commission of a request for a Special Use Permit FOR A 75 FOOT TALL, 20 FOOT X 24 FOOT OFF-PREMISE ADVERTISING SIGN (BILLBOARD) at 1112 South Martin L. King Boulevard (APN 162-04-501-005), C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian). The Planning Commission (7-0 vote) recommends DENIAL. Staff recomends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting documentation
4. Justification Letter
5. Appeal letter filed by Empire Media Advertising, Inc
6. Submitted after final agenda - Protest letter
7. Submitted at meeting - Protest letters
8. Backup referenced from the 08-10-06 Planning Commission meeting Item 18

Motion made by LOIS TARKANIAN to Deny

Passed For: 4; Against: 3; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

MAYOR GOODMAN declared the public hearing open.

CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

KELLEEN COTA, 892 Vegas Valley Drive, appeared on behalf of the applicant and requested approval of the application. Stemming from four neighborhood meetings, efforts were made to incorporate the residents' concerns.

DANIEL DEEGAN, Rancho Manor Homeowner's Association, 1801 Granite Avenue, noted he does not reside within the immediate area but within the community. He was present at the last meeting and is aware that the Rancho Manor residents and residents within the notification area oppose additional billboards in the Rancho Drive/Charleston Boulevard area. He believed the subject area is a critical section of Interstate 15, as there is interweaving traffic entering and exiting from the freeway; the proposed billboard will be facing the traffic going south and could be a hazard. He also expressed concern for possible pollution and the potential opportunity for entitlements resulting from the I-15 expansion and Project Neon. MR. DEEGAN could support an ordinary use on the subject parcel; however, for reasons previously stated and because the proposed commercial use is more intense, he believed it was best to deny the request for the special use permit.

PASTOR JIM HOUSTON HANKIN, First Presbyterian Church, 1515 West Charleston Boulevard, emphasized that they are working very closely with the sign company on a contract regulating the content/messages on the sign. In addition, the church will have right of refusal of any undesired message.

Although the applicant has agreed not to receive proceeds, MAYOR GOODMAN questioned if conditions could be imposed pertaining to entitlements. ASSISTANT CITY ATTORNEY BRYAN SCOTT expressed caution, as he was unsure if such a condition could be enforced by the City. Should the applicant sell the property, he did not believe the City could bind the new owner to this condition. The owner can have a private contract with the sign company, but it cannot be enforced by the City as it would be a constitutional prohibition for regulating content.

MAUREEN PECKMAN, 8302 Carmel Ridge Court, informed the Council that conversations have taken place with the Nevada Department of Transportation (NDOT) and should condemnation take place, the billboard would be relocated. ASSISTANT CITY ATTORNEY SCOTT pointed out that should the sign be relocated to the same parcel, the City would be involved as the applicant would have to appear before Council for a special use permit.

MAYOR GOODMAN expressed concern towards individuals attempting to profit from the much anticipated Project NEON. In essence, he hoped all would act in good faith, as MS. DONDERO concurred.

MS. COTA informed COUNCILMAN REESE that four neighborhood meetings were held and the concerns were previously stated by MR. DEEGAN. In addition, some residents attended hoping to obtain additional information on Project Neon. COUNCILWOMAN TARKANIAN explained that over a period of time, additional meetings were held to clarify the

CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

issues. Many complaints were received, particularly from the Scotch 80s residents, so she requested notices be sent out for additional meetings. The strong opposition has been voiced previously and the overwhelming opinion from the previous meeting, with seven neighborhood associations present, was in opposition. COUNCILWOMAN TARKANIAN emphasized that many of these residents have lived in the area for over 50 years; only one billboard between Decatur Boulevard and the I-15 has remained.

MAYOR GOODMAN was supportive of the request and PASTOR HANKIN assured him that he desired to go forward with the application. MS. DONDERO added that she attended all meetings held; she recognized that the notice area was comprised of mostly commercial.

ASSISTANT CITY ATTORNEY SCOTT confirmed for COUNCILMAN BROWN that standard procedure requires new billboards go through the City for special use permits. Given the fact that the application meets the criteria for a billboard, the Councilman questioned what grounds do the City have in denying a special use permit for a billboard. ASSISTANT CITY ATTORNEY SCOTT responded that Planning's recommendation for approval is guided by the strict interpretation of the Code; however, the Council has the discretion to determine if the billboard is compatible/harmonious for the area, if there is significant impact on the surrounding developments or if it does not meet with the general plan for the area. MARGO WHEELER, Director of Planning and Development, also informed the Council that if the project meets Code and does not immediately affect residential, there are still conditions that can be placed upon the billboard to address concerns when voiced. Lastly, the subject billboard will be located on a major arterial and will be placed perpendicular to traffic on Martin Luther King Boulevard.

COUNCILWOMAN TARKANIAN thanked the applicant for providing the additional meetings and their efforts in working with the community. The residents feel that the area is sensitive and the application, if approved, would set a bad precedent for the area. In addition, there is already distraction from fast food signs in the area and adding the billboards could compromise safety. The Councilwoman submitted letters for the record, which she concurred with. Although she has approved billboards in the past, she could not support this request given the expressed issues and the strong opposition within the community.

After voting on this item, COUNCILMAN BROWN made comments relative to billboard applications within the past two years. He is strongly concerned with the inconsistencies when approving or denying billboards; thereby, creating unnecessary work for staff. The review process (i.e. embellishments, dual face boards, special use permit boards versus entitlement boards, etc.) needs to be clarified and consistent. A controversial issue is that there are certain billboards that are bad, located in inappropriate locations, or are grandfathered in and cannot be removed. It was his opinion that Council was within their legal means to review policy and create a possible draft version that defines such things as embellishments. In addition, he asked for Council's support on addressing the issue of a moratorium on new applications with the sole purpose of allowing staff to brief Council and the City Attorney's Office to continue working with the industry to compose a new/revised billboard ordinance.

CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

After presentation, Council will have the opportunity to vote on a public policy that is consistent and alleviate past issues. He asked that a draft be completed by the second City Council meeting in December and to see if Council is willing to move forward with a moratorium. Thereafter, he would like to have a final version within 30 to 60 days.

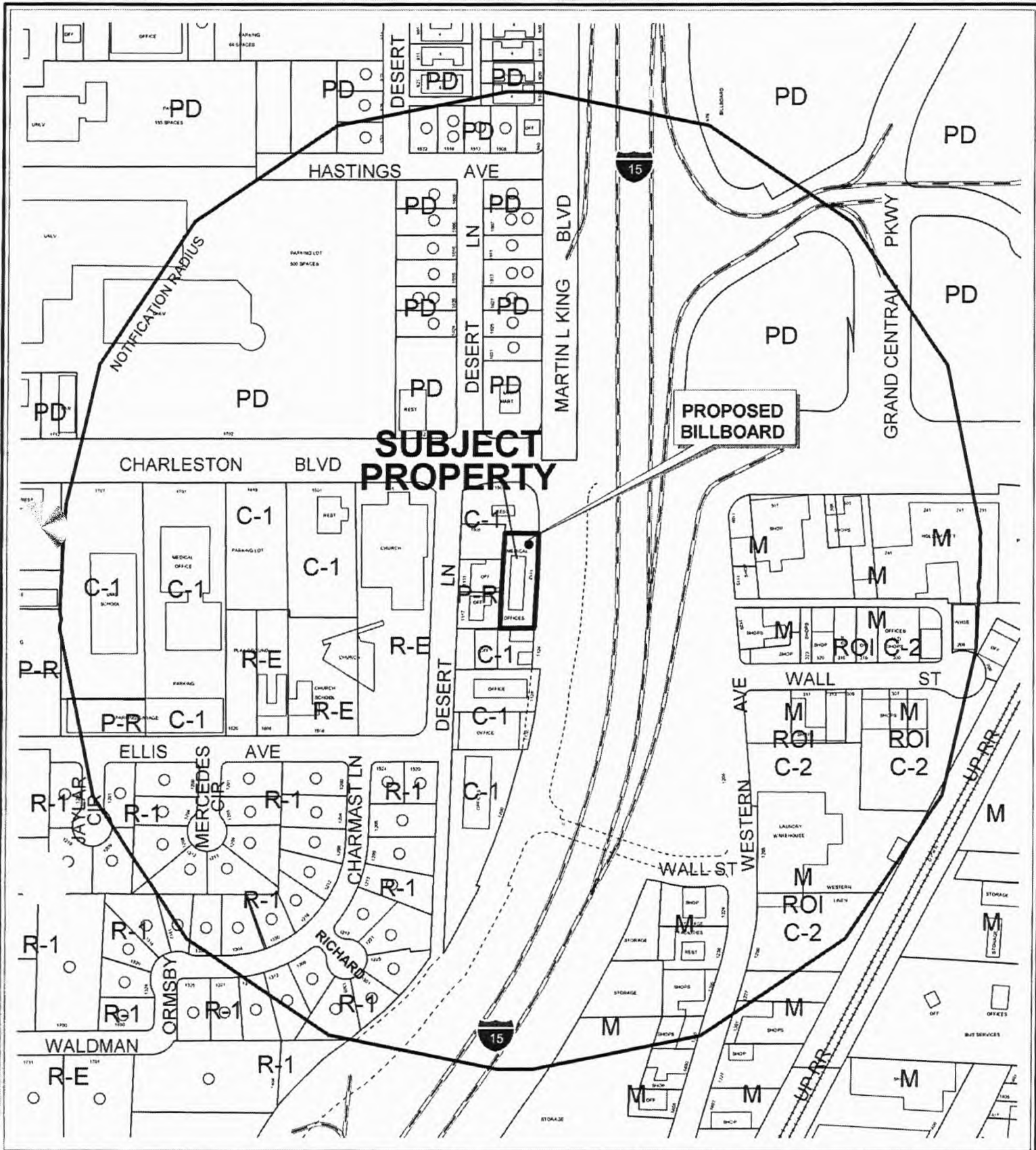
COUNCILMAN REESE believed that if billboards must exist within Las Vegas, they should be placed on beltways or freeways, such as Interstate 15. He supported Item 99, as the billboard will not be visible to those traveling north and south on I-15. He and COUNCILWOMAN TARKANIAN concurred with COUNCILMAN BROWN'S comments and the possibility of a moratorium.

COUNCILWOMAN TARKANIAN suggested a workshop meeting take place prior to a completed draft. She felt Council needed an opportunity to discuss billboards and their positions in general. She would also like to have open discussion on the possibility of having billboards placed in other parts of the City to alleviate saturation in certain areas.

COUNCILMAN BROWN pointed out that the industry appears to be in agreement on the issues and support Council's efforts in developing a sound public policy for the community.

MS. DONDERO questioned if they would have the opportunity to reapply once an ordinance is established. DEPUTY CITY ATTORNEY LEWIS stated the applicant has one year from this meeting date to reapply. She was certain that the sign companies would be more than willing to work with all involved on establishing an ordinance.

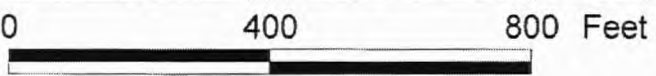
MAYOR GOODMAN declared the public hearing closed.

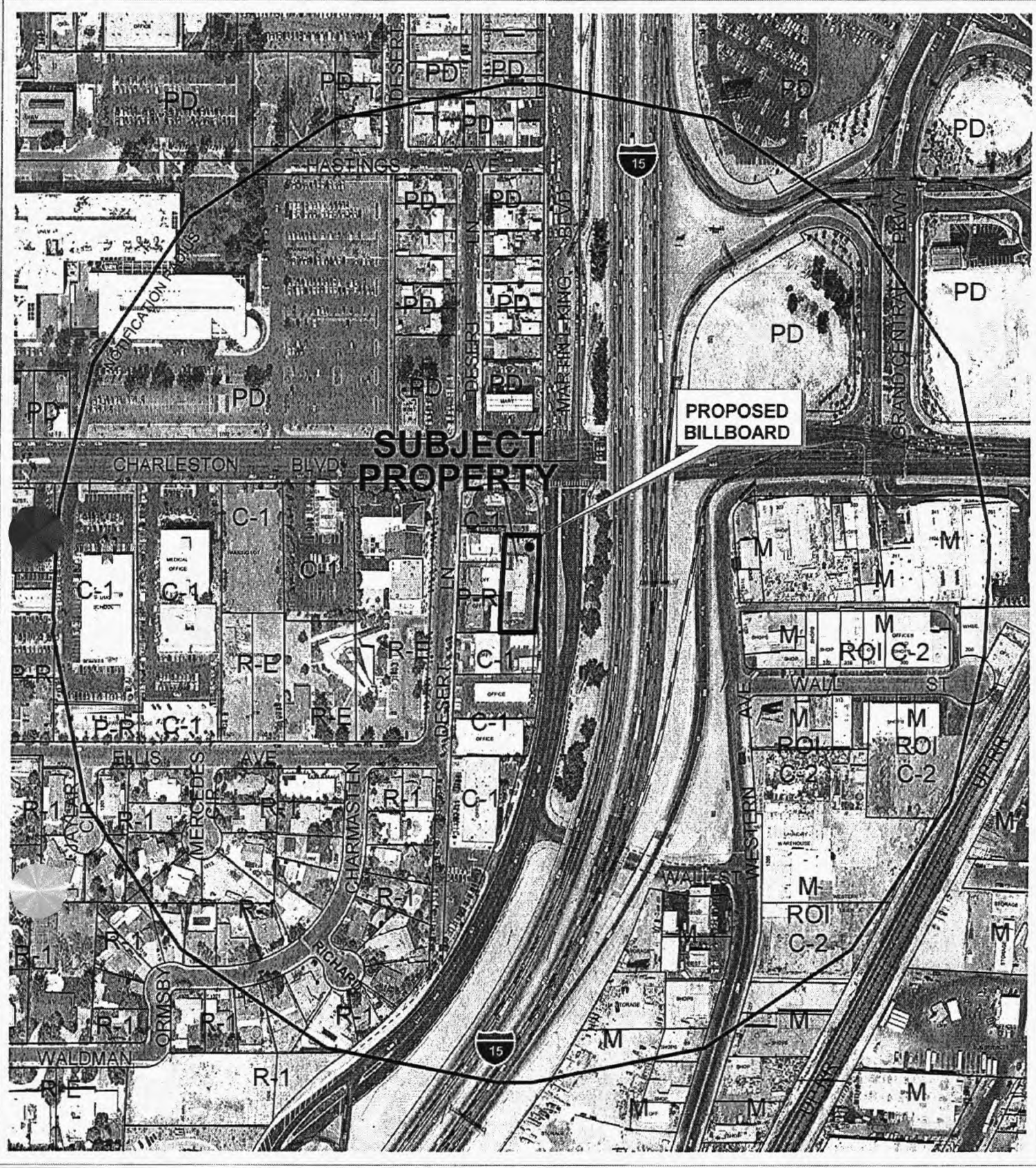


CASE: SUP-13362

RADIUS: 1000 FT

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



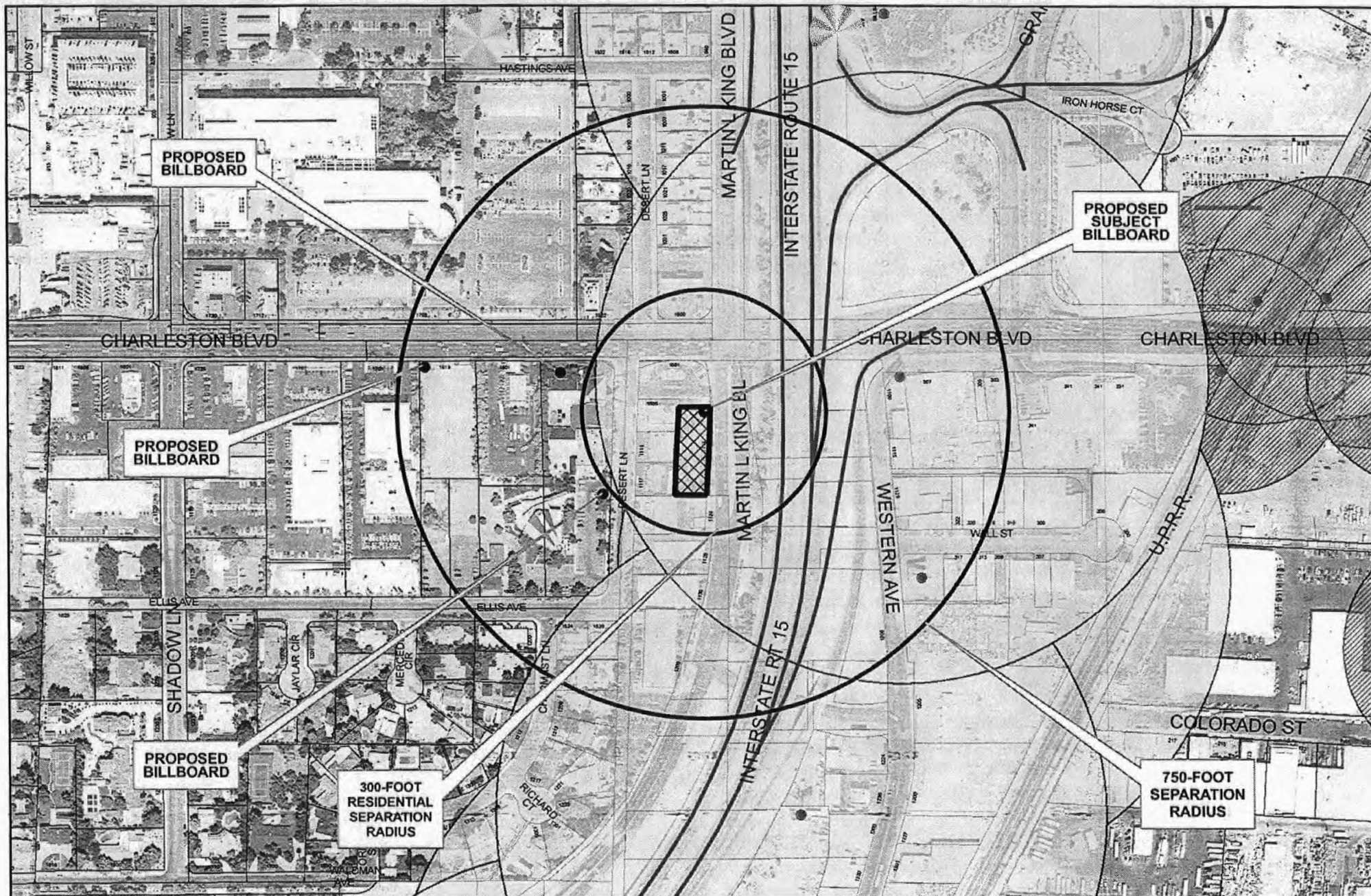


CASE: SUP-13362

RADIUS: 1000 FT

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





SUP-13362

City of Las Vegas Billboard Data

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - SUP-13362 - APPLICANT: EMPIRE MEDIA -
OWNER: HIGHLAND PARTNERSHIP LP**

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 1, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL, subject to:

Planning and Development

1. The billboard shall be placed so that it is perpendicular to I-15.
2. The billboard face shall consist of static vinyl panels, or a similar material as approved by the Planning and Development Department
3. Animated and electronic message unit signage is prohibited.
4. The billboard shall not be internally or externally illuminated.
5. The billboard is limited to the exact height as specified in the public hearing notice. If the height of the adjacent freeway increases, the billboard is not entitled to any height increases allowed by Title 19 or Nevada Revised Statutes.
6. Prior to the issuance of any building permits, the applicant shall submit a site plan which includes a stamped certification, signed by a professional engineer, which includes the exact distances to the nearest residential property and to all other billboards and which states that the billboard complies with all separation requirements.
7. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a off-premise advertising (billboard) use.
8. 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.
9. This Special Use Permit shall be reviewed in two years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

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

Public Works

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

**** STAFF REPORT ****

APPLICATION REQUEST

This is an appeal filed by the applicant from the denial by the Planning Commission of a request for a Special Use Permit for a 75 foot tall, 20 foot x 24 foot off-premise advertising sign (billboard) at 1112 South Martin L. King Boulevard

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

EXECUTIVE SUMMARY

The proposed billboard meets the separation requirements and is compatible with the commercial land use designation of the immediate vicinity.

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

BACKGROUND INFORMATION

A) *Related Actions*

08/10/06 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #18/ar).

B) *Pre-Application Meeting*

04/27/06 Staff explained the requirements for a Special Use Permit

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: 0.39 acres

B) Existing Land Use

Subject Property: Medical Offices
North: Restaurant
South: Offices
East: I-15 Right-of-way
West: Offices

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: SC (Service Commercial)
East: I-15 Right-of-way
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
North: C-1 (Limited Commercial)
South: C-1 (Limited Commercial)
East: I-15 Right-of-way
West: C-1 (Limited Commercial)

E) General Plan Compliance

- a. Centennial Hills General Plan
- b. Southwest General Plan
- c. Southeast General Plan

The southeast Sector Map of the General Plan designates this site for SC (Service Commercial) land uses

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Charleston/Rancho Study Area	X	
Special Overlay District		X
Fremont Street Experience		
Historic Preservation Site		
Technology Center		
Las Vegas Enterprise Park		
Las Vegas Spectrum		
Lewis Street Corridor		
Signage District		
Gaming District		
Entertainment District		
John S. Park Historic Neighborhood		
Airport Overlay District		
Trails		X

The Charleston/Rancho study also designates this site for Service Commercial uses.

ANALYSIS

A) *Zoning Code Compliance*

A1) Minimum Distance Separation Requirements

The Off-Premise Advertising (Billboard) Sign is subject to a minimum 300-foot separation from other off-premise advertising signs not oriented toward I-15. There are no existing billboards within the separation distance, and the applicant has indicated that this billboard will be at least 300 feet from the billboards that are proposed under Special Use Permits SUP-13490, SUP-13494, and SUP-13495.

The billboard is also subject to a minimum 750-foot separation from other off-premise advertising signs that are oriented toward I-15 and located on the same side of the Interstate. There are no existing billboards within the separation distance,

In addition, the sign cannot be located less than 300 feet from the nearest property line of a lot in the "R" Zoning District. The nearest "R" zoned property is located approximately 530 feet to the south of the proposed location.

A2) Off-Premise Sign Requirements

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

Standards	Code Requirement	Proposed	Compliance
Location	No off-premise sign may be located within the public right-of-way	Located west of the Martin L. King Boulevard right-of-way	Y
Zoning	Off-premise signs are permitted in the C-1, C-2, C-M and M Zoning Districts only	Located within a C-1 (Limited Commercial) zoning district	Y
Area	No off-premise sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	The north faces are each 480 square feet.	Y
Height	Signs within 150 feet of an elevated highway may be elevated 30 feet above the highway	Maximum height of 30 feet above highway	Y

Setback	Off-premise signs shall not be located closer than 50 feet to the intersection of the present or future rights-of-way of any two public roads, streets or highways.	The subject sign is set back approximately 120 feet from the right-of-way line of the intersection of Charleston Boulevard and Martin L. King Boulevard	Y
Screening	All structural elements of an off-premise sign to which the display panels are attached shall be screened from view.	Screened from view by sign panels	Y
Other	All off-premise signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	Permanently secured to ground; located on strictly commercial property	Y

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

B) General Analysis and Discussion

- Zoning

The subject site is zoned C-1 (Limited Commercial). An Off-Premise Advertising (Billboard) Sign is a permitted use in this district with the approval of a Special Use Permit. It is not located within the Off-Premise Sign Exclusionary Zone.

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.”**

This proposed use would be located in the SC (Service Commercial) General Plan designation and in the C-1 (Limited Commercial) zoning district. This area is characteristic of commercial development, and is compatible with this proposed billboard.

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

There are no physical constraints to the location of the use on the subject site.

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

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

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 89 by City Clerk

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SUP-13362

Case Number: _____ APN: 162-04-501-005

Name of Property Owner: Highland Partnership 1980 LP 43 New Avalon 57

Name of Applicant: Highland Partnership

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: _____

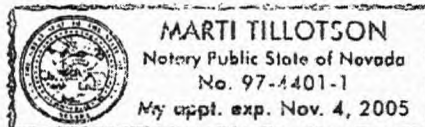
Print Name: H. R. Eminger, Gen. Pdr.

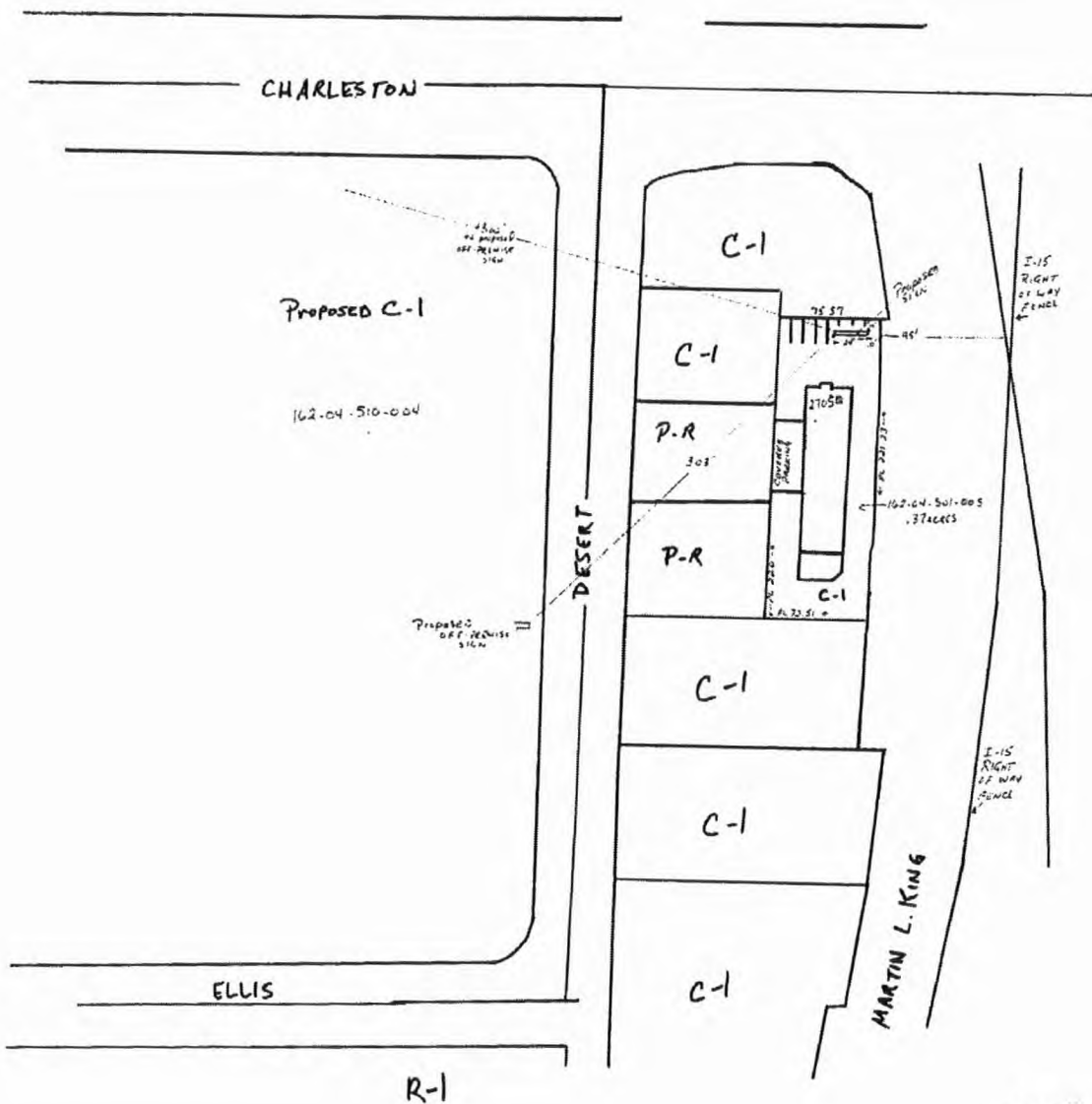
Subscribed and sworn before me

This 11th day of February, 2005

Marti Tillotson
Notary Public in and for said County and State

Clark, NV





MAY 01 2006

SUP-13362
08/10/06 PC

HIGHLAND PARTNERSHIP, INC. LP	
Project No.	13362
Client	EMVING MEDIA



SUP-13362 - APPLICANT: EMPIRE MEDIA - OWNER: HIGHLAND PARTNERSHIP LP
1112 SOUTH MARTIN L. KING BOULEVARD
AUGUST 10, 2006 PLANNING COMMISSION

06/20/06



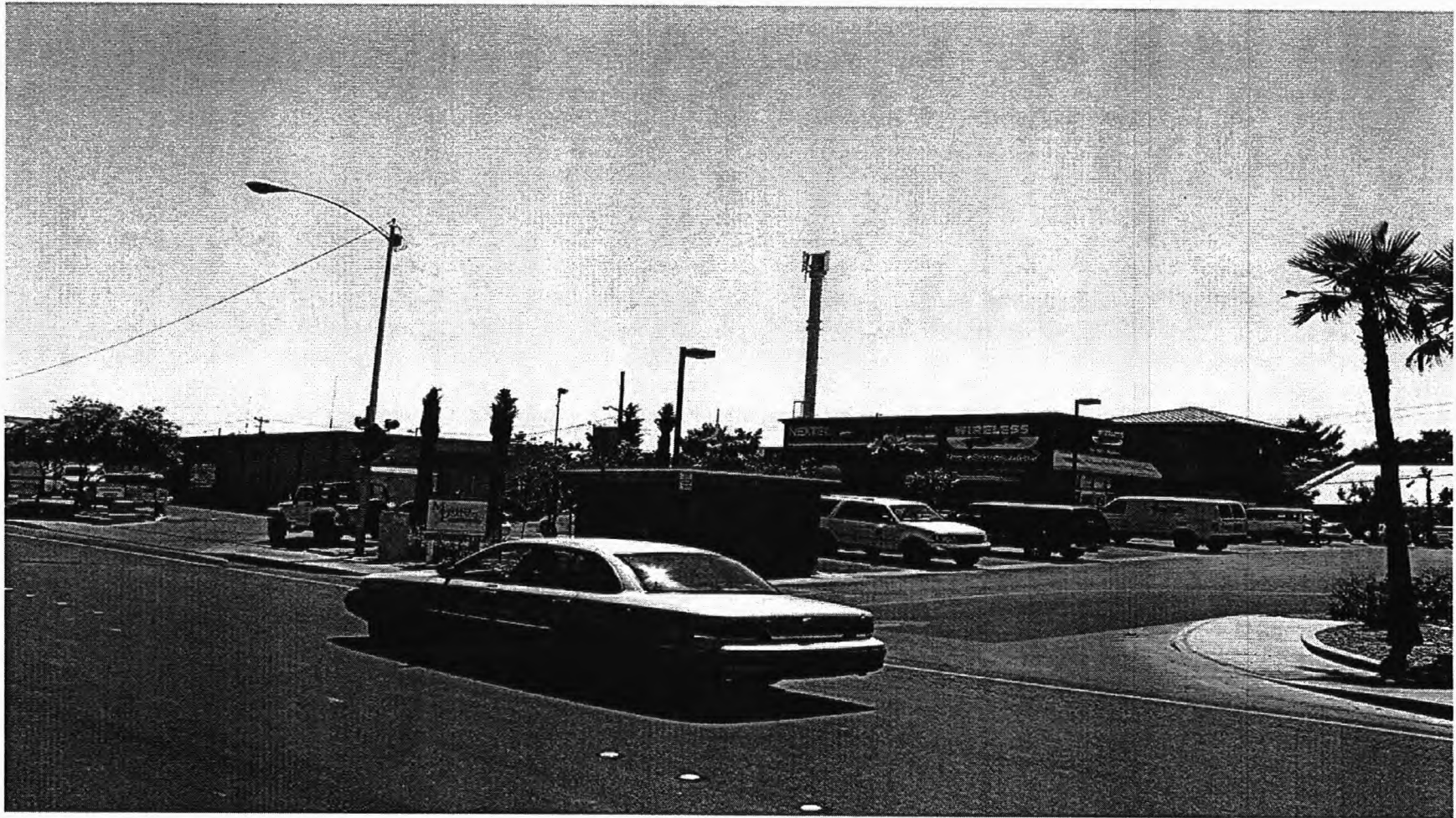
SUP-13362 - APPLICANT: EMPIRE MEDIA - OWNER: HIGHLAND PARTNERSHIP LP
1112 SOUTH MARTIN L. KING BOULEVARD
AUGUST 10, 2006 PLANNING COMMISSION

06/20/06



SUP-13362 - APPLICANT: EMPIRE MEDIA - OWNER: HIGHLAND PARTNERSHIP LP
1112 SOUTH MARTIN L. KING BOULEVARD
AUGUST 10, 2006 PLANNING COMMISSION

06/20/06



SUP-13362 - APPLICANT: EMPIRE MEDIA - OWNER: HIGHLAND PARTNERSHIP LP
1112 SOUTH MARTIN L. KING BOULEVARD
AUGUST 10, 2006 PLANNING COMMISSION

06/20/06



SUP-13362 - APPLICANT: EMPIRE MEDIA - OWNER: HIGHLAND PARTNERSHIP LP
1112 SOUTH MARTIN L. KING BOULEVARD
AUGUST 10, 2006 PLANNING COMMISSION

06/20/06



SUP-13362 - APPLICANT: EMPIRE MEDIA - OWNER: HIGHLAND PARTNERSHIP LP
1112 SOUTH MARTIN L. KING BOULEVARD
AUGUST 10, 2006 PLANNING COMMISSION

06/20/06

EMPIRE MEDIA ADVERTISING, INC.
5521 Magi Ranch Court
Las Vegas, Nevada 89128
(702)497-6344

Justification Letter

April 14, 2006

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

Dear City Representative:

I am hereby requesting a Special Use Permit for one off-premise advertising sign 24'x28' with an overall height of 30' above road grade as allowed by code for the following reasons:

- The property is zoned C-1.
- This proposed use does not impact current use of the property and does not impact surrounding parcels.
- This is an appropriate location for this use.
- Any delay in applying would create a financial hardship.
- Although there has been speculation as to Martin L. King improvements the land owner has already lost a portion of this property for improvements and no attempt to condemn this land exists

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

Sincerely,

Michael S. Cordero
General Manager/ Principal

SUP-13362
08/10/06 PC

RECEIVED
MAY 01 2006

EMPIRE

media advertising, inc.

5521 Magi Ranch Court Las Vegas, NV 89131 Tel: (702) 497-6344 Fax: (702) 255-6980 Email: empiremedia@cox.net

August 14, 2006

City of Las Vegas
City Clerk's Office
City Hall, First Floor
400 Stewart Avenue
Las Vegas, NV 89101

RECEIVED
CITY CLERK
2006 AUG 14 A 9:46

RE: August 10, 2006 Planning Commission Meeting

18. ABEYANCE - SUP-13362 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT:
EMPIRE MEDIA - OWNER: HIGHLAND PARTNERSHIP LP - Request for a Special Use
Permit FOR A 75 FOOT TALL, 20 FOOT X 24 FOOT OFF-PREMISE ADVERTISING SIGN
(BILLBOARD) at 1112 South Martin L. King Boulevard (APN 162-04-501-005), C-1 (Limited
Commercial) Zone], Ward 1 (Tarkanian). - DENIED - FINAL ACTION

Dear Sir/Madam:

Please allow this letter to serve as formal notice that we wish to appeal the decision made by the planning commission at the meeting mentioned above. Please forward this item to the next City Council Meeting.

Should you have any questions or concerns regarding this matter, please do not hesitate to contact me at (702) 682-4949.

Sincerely,



Michael S. Cordero
General Manager/Owner

Robin,

*I oppose the granting of these Special Use Permits.**Maia Garcia
824 Trotter Circle
Las Vegas, NV 89107*RECEIVED
CITY CLERK

2006 NOV 15 A 10:59

**NOTICE OF
NEIGHBORHOOD MEETING****SUP-13362 and SUP-13490****Protest**

A neighborhood meeting will
be held to discuss the above-referenced
applications on property located near the
intersection of Charleston and Martin Luther King.

These items are scheduled to be
heard at the upcoming Las Vegas Planning
Commission and Las Vegas
City Council hearings.

Meeting Date: Tuesday, November 14, 2006**Meeting Time: 6:00 pm****Meeting Place: First Presbyterian Church
1515 W. Charleston Blvd.
Las Vegas, Nevada
384-4554**Date *11-15-06* Item *#99*

If you have any questions, please call Malana Tice @ 792-7000

Bill board

First Pres. / med
Bld.

Robin Munier

From: Kimberly Reid on behalf of Lois Tarkanian
Sent: Monday, November 13, 2006 1:31 PM
To: Jeanne Maust; Robin Munier
Subject: FW: SUP-13362 & SUP-13490

Kimberly Reid
Executive Assistant
Ward 1
702-229-2299

From: mary gorman [mailto:maryg231@yahoo.com]
Sent: Monday, November 13, 2006 9:59 AM
To: Lois Tarkanian
Subject: Re: SUP-13362 & SUP-13490

Dear Councilwoman,

I feel the above-referenced applications if approved will establish an undesirable precedent giving impetus to the proliferation of blight for profit. It's not inconceivable that residents of our (or any) community could see a growth of unwanted and unsightly billboards within their neighborhoods.

Access over 1 million songs - Yahoo! Music Unlimited.

Submitted at City Council
Date 11/15/2007 Item 99

Billboards First Presbyterian

Robin Munier

From: Kimberly Reid on behalf of Lois Tarkanian
Sent: Monday, November 13, 2006 1:35 PM
To: Jeanne Maust; Robin Munier
Subject: FW: SUP-13362 and SUP-13490

Kimberly Reid
Executive Assistant
Ward 1
702-229-2299

From: catseye43@juno.com [mailto:catseye43@juno.com]
Sent: Sunday, November 12, 2006 5:00 PM
To: Lois Tarkanian
Subject: SUP-13362 and SUP-13490

This is to inform you that I do not think this Billboard is going to do any thing worth while for our neighborhood so I'm against.

Sincerely, E.W.



11/13/2006

Robin Munier

Billboard First Pres

From: Kimberly Reid
Sent: Monday, November 13, 2006 11:12 AM
To: Jeanne Maust; Robin Munier
Subject: FW: Internet Submission - Billboards

Kimberly Reid
Executive Assistant
Ward 1
702-229-2299

-----Original Message-----

From: denjags@cox.net [mailto:denjags@cox.net]
Sent: Thursday, November 09, 2006 7:55 PM
To: councilwoman-ltarkanian@LasVegasNevada.gov
Subject: Internet Submission - Billboards

Citizen Name: Teresa Bern

Email: denjags@cox.net

Comments: Dear Lois,

I have just come from my monthly neighborhood assoc. meeting and was informed that the First Presbyterian Church wants to have clearance to put up 4 billboards that would be over 70 feet high lining MLK Blvd. I wish to ask for you to Vote Against this subject. If this is allowed to pass then I would see every one these these monster billboards from my backyard. I already have to look at one on US 95 now and that is a turning ad one. There is no telling which smut peddler would be knocking someone over to get on the first one as it would be right next to the freeway and all the topless joints. Do not want to see this from my backyard, then where would it stop at. Please lobby real hard to not let this pass. Thank you for your time and your vote against this billboard matter.

Sincerely,
Teresa Bern
258-1230

Date: 11/9/2006 7:55:17 PM

ND

* NOTE ADDRESS CHANGE

Notice from
Stephen Grogan
President
Scotch 80's HOA

Scotch Eighty Homeowners Association

October, 2006

Dear Neighbor,

We hope to encourage communication between neighbors and friends on what is important to our community. This is the first, I hope, of many such messages.

Philosophy of Community – My personal opinion

A neighborhood which has been created without covenants and restrictions has, with its freedom of choice, an unstated responsibility to be cooperative and sensitive to the feelings of others. Our personal goals should be peace, security and comfort and a sense of well-being that must transcend to our surroundings. We must rely on those around us to be like minded, and expect no less from those governmental representatives we have empowered to represent our views. Another community goal is economic; to be assured that our homes and our neighborhood retains esthetic qualities that sustain strong property values.

If you are a homeowner, you are not an island, but a part of a community of citizens who must learn to work together, and in the process, enjoy the friendships that undoubtedly will be created.

You are an important member of the Scotch Eighties Neighborhood Association.

Boundaries

Although, technically, our association consists of 135 home or lot owners, our 'sphere of influence' is dictated by the street boundaries of Oakley, Rancho, Charleston, Martin Luther King, I-15. Further, our concerns must include the city-at-large and other neighborhoods if events there might eventually impact us. Please keep your Board informed if any municipal issues cause you concern.

Issues

Zoning. On your behalf the Board took the position to oppose a zoning change for First Presbyterian Church on Charleston. Their proposal included change from church type zoning to open-ended commercialization, allowing for large billboards on the property. A letter was sent by your Association to the Planning Commission, and the matter was deferred. Councilwoman Tarkanian also voiced negative concerns. Expect more neighborhood meetings called by the Church to express their opinions and reasoning. Suffice it to say, the Church, which has been very forthright in expressing their desires, basically wants to increase their values by making their property more commercial in the event Project Neon (MLK/I-15 expansion) takes their real property via eminent domain.

--Scotch Eighty Homeowners Association newsletter

Drats, the Rats. An on-going problem and we would like to suggest that homeowners consider perimeter rat bait traps. We are going to be contacting empty lot owners to see if they will take the lead and place traps out, or at least allow the Association to place some random traps on our own to see if we can make a dent in the rodent population.

Please follow the Health Department abatement guidelines; if you have lost your copy, let us know and we will send another one to you.

Real Estate. To maintain values we need to inform area realtors that the Association opposes increasing density by dividing large lots, and we will resist encroachment of small commercial zoned buildings on the periphery of the neighborhood, including any that would allow business traffic through our neighborhood streets. Likewise, realtors should inform potential buyers that this neighborhood may in the future be gated and an annual (but low) maintenance fee may be imposed.

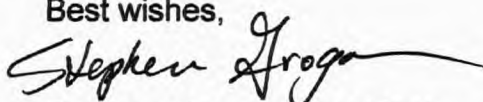
In the current cooling market our neighborhood real estate values seems to be holding between \$200-240 a sq. ft. on sold homes. It is the Association's goal to indirectly increase your values by our positive actions, and your support.

Miscellaneous. The Association recently ended a fence rental at Westwood and Oakley and purchased a fence, saving money as well as cleaning up a vandalized fence... Our mailing list needs your appropriate telephone numbers and emails for quick response. Email information to: grogan.steve@gmail.com

The Future. We would appreciate it if you let us know about new neighbors moving in. For 2007 we will be planning a neighborhood picnic and will need coordinators. Perhaps a neighborhood garage sale for the spring? Give us ideas on how to build neighborhood spirit. To keep this newsletter/website light and informative feel free to participate with your own news and/or comments.

November 7th is election time. Please vote.

Best wishes,



Stephen Grogan, President
Scotch Eighty Home Owners Association

Board of Directors

Stephen Grogan, President (759-0001)
Sharon Green, Vice President (387-8124)
Mort Fox, Treasurer (384-8230)
Mysty Cain-Scalia, Secretary (452-9583)
Barbara Hofsommer, Director (367-6696)

Robin Munier

From: Kimberly Reid on behalf of Lois Tarkanian
Sent: Wednesday, November 15, 2006 4:03 PM
To: Jeanne Maust; Robin Munier
Subject: FW: SUP-13362 & SUP-13490

Kimberly Reid
Executive Assistant
Ward 1
702-229-2299

-----Original Message-----

From: Judy Norman [mailto:dept14ea@co.clark.nv.us]
Sent: Wednesday, November 15, 2006 9:30 AM
To: Lois Tarkanian
Subject: SUP-13362 & SUP-13490

Dear Councilwoman Tarkanian,

I would like to register my opposition to SUP-13362 and SUP-13490. (the Presbyterian Church's application for two billboards) The members of my neighborhood association to which I have spoken agree with me that this is merely an attempt on the part of the applicant to generate a great deal of income at the expense of the residential nature of the area. It seems that here in Las Vegas there is virtually no end to the number of billboards that "spring up".

I would ask for denial of this application. We appreciate the work you are doing for our district.

Sincerely,

Donald Mosley

**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**

Thomas M. Arlt
1721 Bannie Avenue
Las Vegas, NV 89102

August 4, 2006

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

To Whom It May Concern:

I received the Notice of Public Hearing, SUP 13362, SUP 13490, and SUP 13495. These are petitions requesting special use permits to be issued, which would allow for the construction and installation of billboards at three sites near the intersection of Martin L. King Dr. and Charleston Blvd.

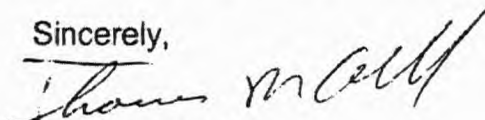
I was present at the meeting of July 13, 2006 where I planned to voice my objection to these three proposed billboards. As you know, the hearings on these three proposals were continued until the August meeting. As I will be out of town on business at that time I would like to express my objections in writing.

As a resident of the Scotch 80's area I object to the use of more billboards in this area. The billboard located near the intersection of Charleston and Rancho has objectionable material on it more times than not. The area near Charleston and Martin L. King is already congested and cluttered. Billboards would add nothing of value to this area.

I am wondering what the ulterior motive of the petitioners is in trying to get permits for the billboards at this time. This area is destined to be re-configured in the next couple of years when Project Neon begins, which is going to affect the intersection with the construction of new ramps for I-15, flyovers linking Martin L. King to Western and Industrial and widening I-15 itself. Will taxpayers' dollars be used to pay the owner of the billboards for their property and potential lost income?

Again, to summarize, I would like to register my objection to the proposed billboards – SUP 13362, SUP 13490, and SUP 13495.

Sincerely,


Thomas M. Arlt

ITEM NO.: 116, 17, 18
CASE NO. SUP 13495 SUP 13490
PC MEETING: 8-10-06 SUP 13362

LAW OFFICE OF L. EARL HAWLEY

916 CASINO CENTER BOULEVARD

LAS VEGAS, NEVADA 89101

(702) 382-8910

FAX (702) 382-6675

July 03, 2006

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

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

To Whom It May Concern:

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

Very truly yours,


L. Earl Hawley, Esq.

LEH/sv

ITEM # 19
CASE # SWD-13362
PC MTG 8-10-06

JUL 10 3 01 PM '06

P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:****SPECIAL USE PERMIT**

SUP-14687 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: SENIP CVS, L.L.C. DBA CVS PHARMACY 2990 - OWNER: CVS 2990 LAS VEGAS, L.L.C. - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE on 1.55 acres at 6391 West Lake Mead Boulevard (APN 138-23-720-005), C-1 (Limited Commercial), Ward 6 (Ross). NOTE: As of August 6, 2006 this item is located in Ward 5 (Weekly). NOTE: To be heard in conjunction with Morning Session Item 57. 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, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting documentation
4. Justification Letter
5. Backup referenced from the 08-10-06 Planning Commission meeting Item 9

Motion made by LAWRENCE WEEKLY 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.

MATTHEW DUCHOF, 3320 West Sahara Avenue, appeared on behalf of CVS Stores, and stated that notices were sent out to those residing within 1500 feet of the proposed CVS store. A neighborhood meeting was held on November 8th with the manager and district manager present

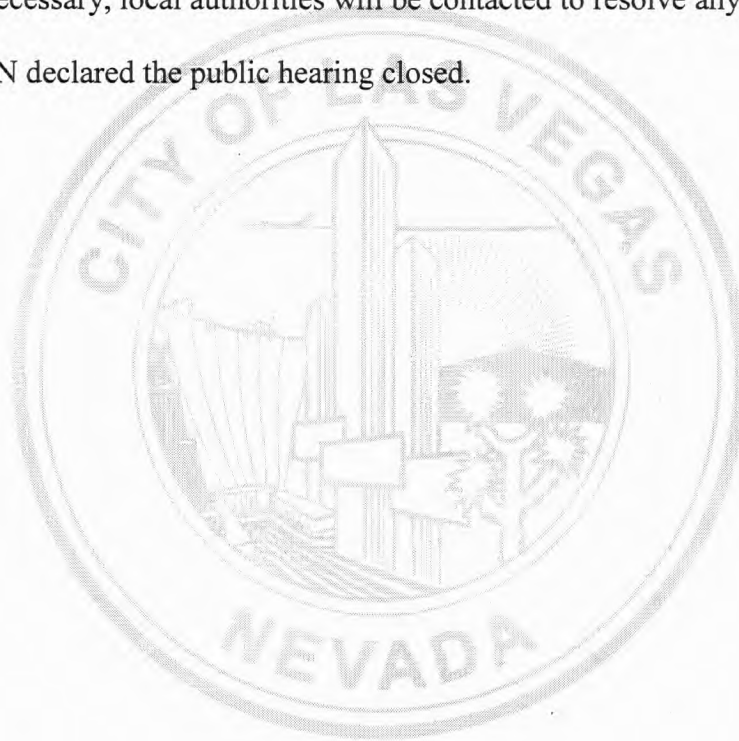
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

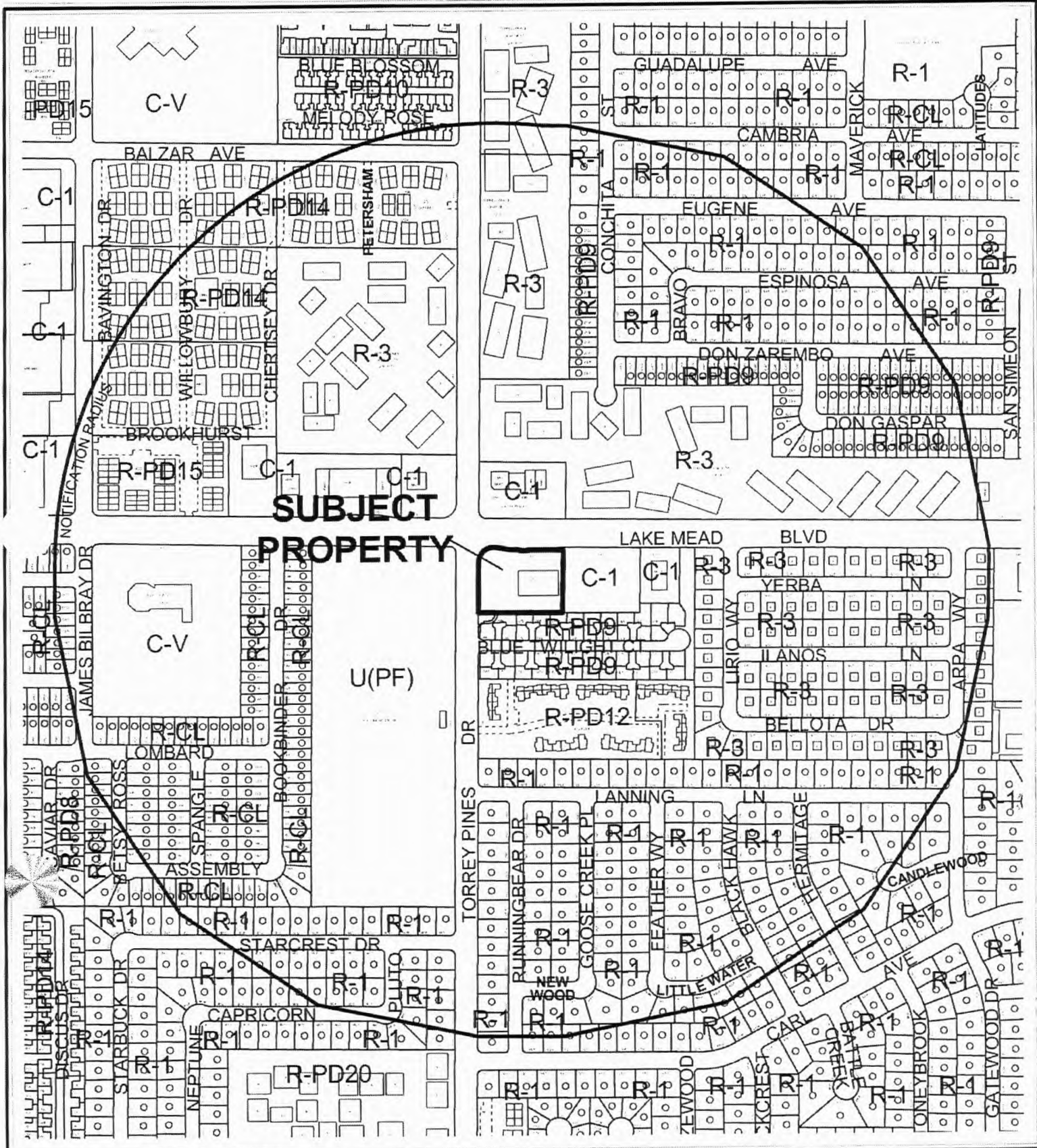
but no residents were in attendance. There will not be signage on the building and all efforts will be made to prohibit any loitering from those purchasing alcohol.

COUNCILMAN WEEKLY commented that his office received several calls from neighbors supporting the request and thanked MR. DUCHOF for offering the meeting. Although residents were not in attendance at the meeting, he appreciated the applicant's due diligence in respecting the residents in his ward.

COUNCILMAN REESE noted that it is illegal to consume alcohol on premises located within 1000 feet of where alcohol is sold. MR. DUCHOF assured the Council that the manager and district manager are aware of this and will ensure this type of activity does not take place at the subject location. If necessary, local authorities will be contacted to resolve any and all issues.

MAYOR GOODMAN declared the public hearing closed.

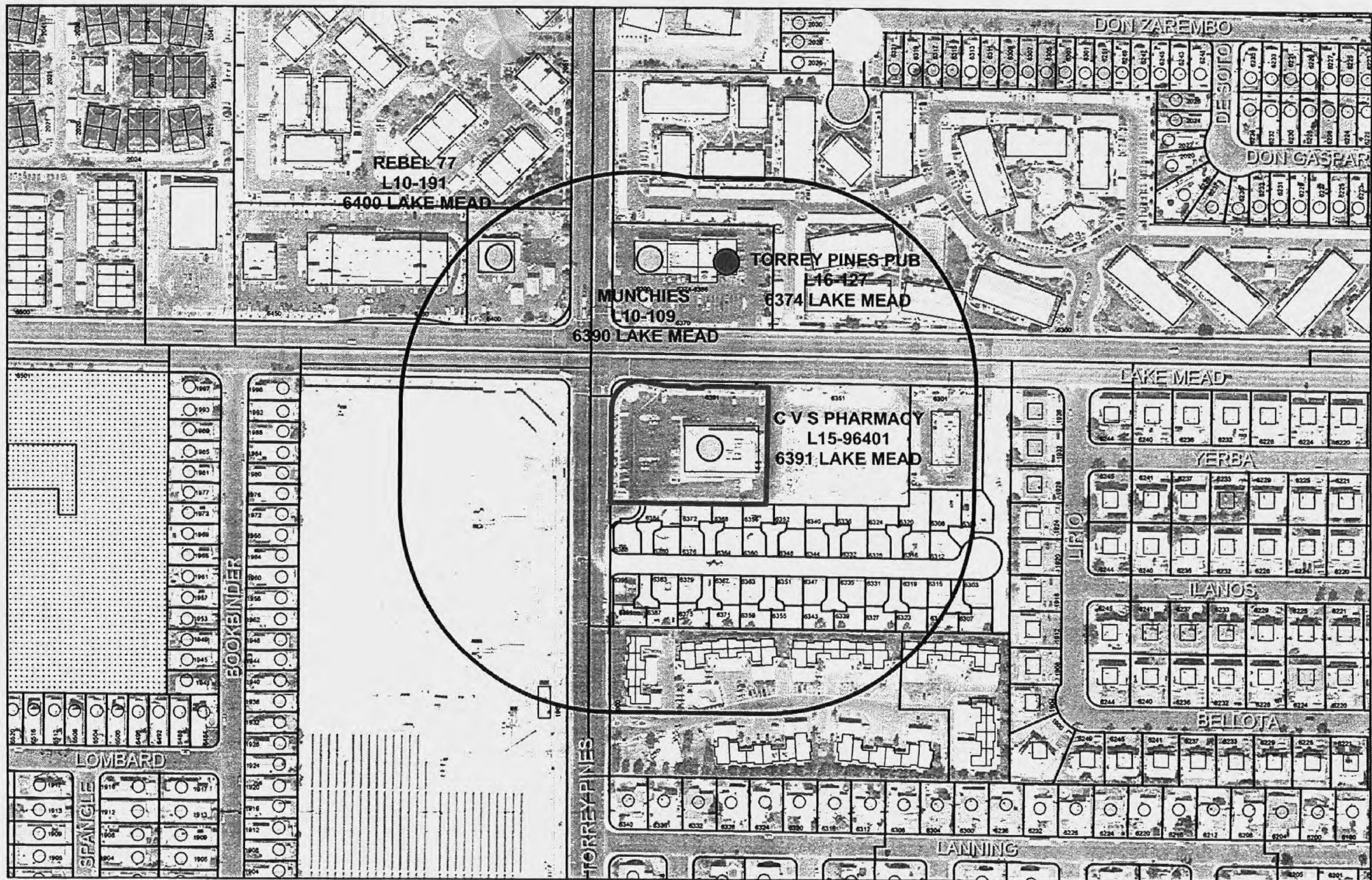




CASE: SUP-14687
 RADIUS: 1500 FT
 ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)







SUP-14687

Package Liquor Sales



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - SUP-14687 - APPLICANT: SENIP CVS, L.L.C.
DBA CVS PHARMACY 2990 - OWNER: CVS 2990 LAS VEGAS, L.L.C.**

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 1, 2006 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN WEEKLY.

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Retail Establishment With Accessory Package Liquor Off-Sale use.
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. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. 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.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. The space used for the sale of package liquor shall be limited to 10% of the overall floor area of the building.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit for a Retail Establishment with Accessory Package Liquor Off-Sale on 1.55 acres at 6391 West Lake Mead Boulevard.

EXECUTIVE SUMMARY

This request will not alter the characteristics of the existing site. Rather, it will add an accessory use to a CVS pharmacy. All of the conditions of Title 19.04 are met, along with parking standards. Staff supports the request.

BACKGROUND INFORMATION

A) *Related Actions*

- 06/08/98 The City Council approved a request for a General Plan Amendment (GPA-13-98) from ML (Medium-Low Density Residential) to SC (Service Commercial and a Rezoning (Z-25-98) from R-E (Residence Estates) to C-1 (Limited Commercial) for a proposed 100,436 square foot shopping center.
- 06/14/99 The City Council approved a request for a Site Development Plan Review [Z-25-98(1)] to allow a 66,195 square foot commercial retail center; a request for a Special Use Permit (U-40-99) for a minor auto repair facility; a request for a Special Use Permit (U-41-99) for off-premise sales of beer and wine in conjunction with at proposed convenience store; and a request for a Special Use Permit (U-42-99) for gasoline sales in conjunction with a proposed convenience store.
- 06/24/99 The Planning Commission approved a request for a Tentative Map on this site (TM-29-99).
- 08/10/06 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #9/ng).

B) *Pre-Application Meeting*

- 05/25/06 A pre-application meeting with the applicant was held and the following items were discussed:
- Staff informed the applicant of the conditions that are automatically applicable to this type of use.

- Staff informed the applicant of the parking requirements for retail establishments with accessory package liquor off-sale.

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: 1.55

B) *Existing Land Use*

Subject Property: CVS
North: Commercial Center
South: Single-Family Residential
East: Vacant Lot
West: Water District Facility

C) *Planned Land Use*

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: MLA (Medium Low Attached Density Residential)
East: SC (Service Commercial)
West: PF (Public Facilities)

D) *Existing Zoning*

Subject Property: C-1 (Limited Commercial)
North: C-1 (Limited Commercial)
South: R-E (Residence Estates)
East: R-E (Residence Estates)
West: U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation]

E) *General Plan Compliance*

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.

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

Airport Overlay District

The subject site is located in the North Las Vegas Airport Overlay District that restricts the height of buildings to 140 feet. The subject site is well under this maximum height allowed.

ANALYSIS

A) *Zoning Code Compliance*

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
General Retail	11,987 SF.	1 Space / 175 SF GFA	69	3	85	5
TOTAL			69 (including handicap accessible)	3	85 (including handicap accessible)	5

The subject proposal has sufficient parking per Title 19.10. The addition of accessory package liquor off-sale will not add to the number of parking spaces required.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Liquor Establishment (Off-premise)	400 Feet of a church , synagogue, school, child care facility licensed form more than 12 children, or City park	Greater than 400 Feet

The subject proposal meets all distance separation requirements as contained in Title 19.04.

B) General Analysis and Discussion

- Zoning

The subject proposal meets all current standards per Title 19 for developments in a C-1 (Limited Commercial) zone. Adequate parking is provided and the subject site is not located within the minimum separation distance area from protected properties. Because the structure currently exists, no additional development standards apply.

- 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 (Lake Mead Boulevard and Torrey Pines Drive), this use is appropriate for the area and will be compatible with surrounding uses. It should be noted that a condition has been added above that will limit the floor area to be used for the sale of package liquor to 10% of the total floor area. The floor plans indicate that 60 square feet of 9,682 square of retail space shall be used for package liquor sales. This represents less than 1% of the overall floor area.

- 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.

FINDINGS

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

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

The subject proposal is compatible with the General Plan and with the surrounding land uses.

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

The existing CVS site can accommodate accessory package liquor off-sale.

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 West Lake Mead Boulevard (a 100-foot primary arterial) and North Torrey Pines Drive (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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

3

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 955 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SOP 14687 APN: 138-23-720-005

Name of Property Owner: CVS 2990 Las Vegas, L.L.C.

Name of Applicant: Senip CVS, L.L.C. dba CVS Pharmacy #2990

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: _____

SCP 2002A-18 LLC By LeVeque Tower LLC, Sole Member,
By LEV LLC, Sole Member

Signature of Property Owner: By: Katherine S. LeVeque
Katherine S. LeVeque, President and Sole Member

Print Name: Katherine S. LeVeque

Subscribed and sworn before me

This 15 day of June, 2006
RODERICK H. WILL COX, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
Subscribed and sworn to in and for said County and State on this 15 day of June, 2006.
Section 147.03 R.C.

RETAIL

WATER DISTRICT

TORREY PINES DRIVE (PUBLIC)

(CLV PROJECT NO. 107-V3285)

LAKE MEAD BOULEVARD (PUBLIC)
(CLV PROJECT NO. 107-V3285)

RESIDENTIAL

FUTURE COMMERCIAL
SUBDIVISION
(UNDEVELOPED)

Store 2990
Parking Calculation:
Required: 4 spaces/1,000 s.f.
11,987 s.f.
85 parking spaces
(48 spaces required)

RESIDENTIAL

RETAIL
JUN 23 2006

(1" = 20' FT.)
1" = 20' FT.

SIGNAGE AND STRIPING NOTES

1. INSTALL RET-1 (30"x30") SIGN.
2. INSTALL RET-2 (12"x12") AND "VAN ACCESSIBLE" SIGN.
3. INSTALL RET-3 SIGN.
4. INSTALL WHITE PAINTED PARKING STALL (TYP).
5. PAINT CURB RED (PURE LANE).
6. CONTRACTOR TO STRIPE 15'x25' AREA FOR TRUCK LOADING.
7. INSTALL WHITE PAINTED ADA ACCESS STRIPING.
8. CONTRACTOR TO INSTALL WHITE PAINTED "DRIVE THRU" AND ARROWS AS SHOWN.
9. CONTRACTOR TO INSTALL WHITE PAINTED ARROWS AS SHOWN.

CVS SIGNAGE (BY OTHERS)

- A. (2) 48" CVS PHARMACY SIGN 133.00 SQ. FT.
- B. (2) 18" DRIVE-THRU/PHARMACY SIGN 55.25 SQ. FT.
- C. (2) 18" FOOD SHOPPE SIGN 16.3 SQ. FT.
- D. (1) 18" ONE HOUR PHOTO SIGN 19.25 SQ. FT.
- E. (1) 8" ENTER DRIVE-THRU/PHARMACY SIGN 7.48 SQ. FT.
- F. (1) 8" EXIT DRIVE-THRU/PHARMACY SIGN 7.48 SQ. FT.
- G. (1) 8" DRIVE-THRU/PHARMACY SIGN 6.31 SQ. FT.
- H. (1) 4' x 3' INFORMATION SIGN 12 SQ. FT.
- I. (2) DRIVE-THRU PHARMACY W/ DIRECTIONAL ARROWS SIGN 3.11 SQ. FT.
- J. (2) LARGE Pylon SIGN W/ 3 APPROACHES (25' DIA) 120 SQ. FT.

- NOTES:
1. CVS SIGNAGE TO BE DONE BY OTHERS.
 2. CVS SIGN INFORMATION OBTAINED FROM COLLINS SIGNS DATED 01/18/06 AND 01/18/06.
 3. SEE ARCHITECTURAL PLANS FOR ATTACHED BUILDING SIGNAGE.

Vicinity Map



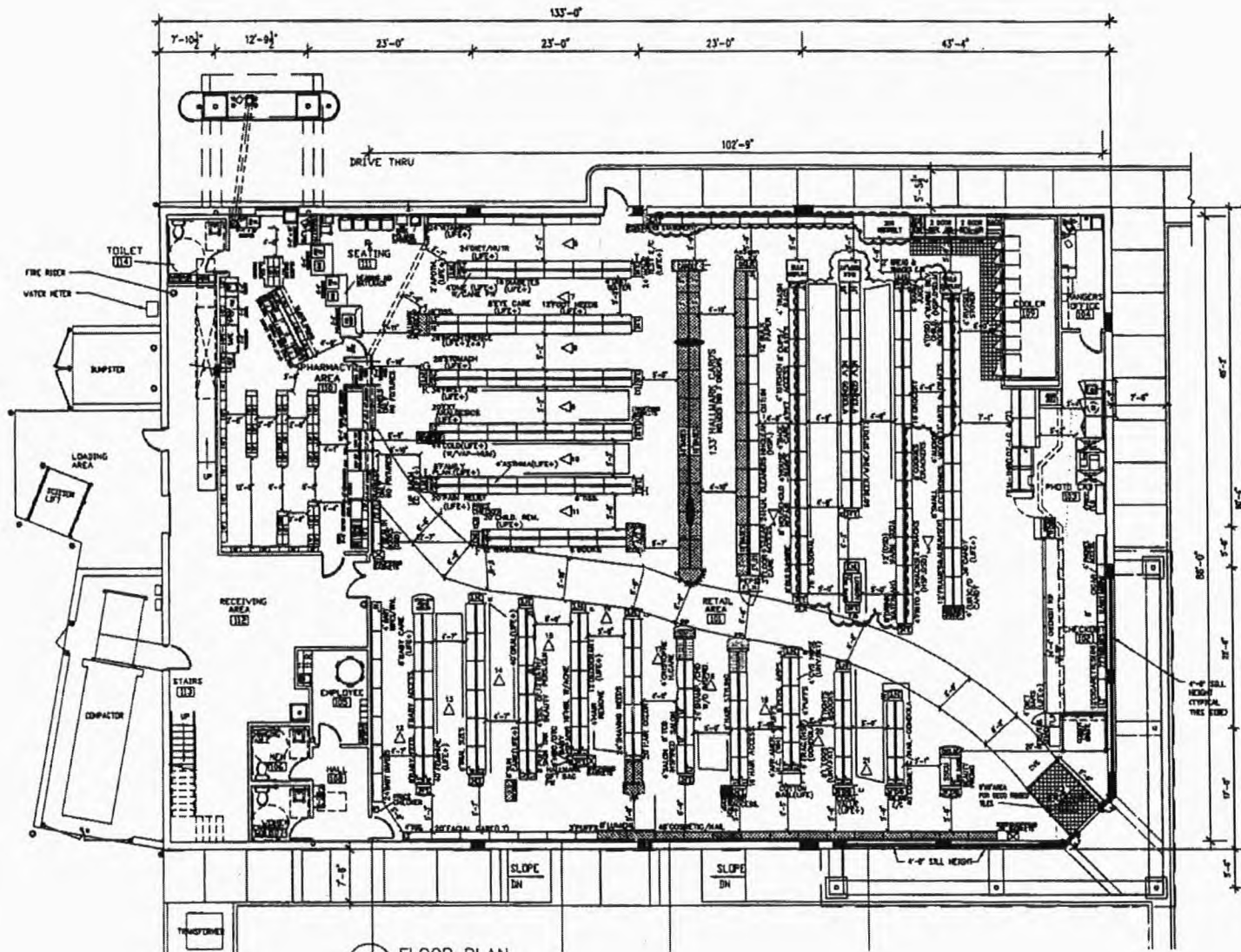
TOTAL SQ. FT.	11,987 S.F.	NETAL SQ. FT.	8,807 S.F.
STOCK SQ. FT.	879 S.F.	IN SQ. FT.	879 S.F.
TOTAL SQ. FT.	11,987 S.F.	IN SQ. FT.	879 S.F.
RECEIVING SQ. FT.	1,521 S.F.	BASEMENT	N/A
DATE	05/14/06	REVISIONS	001
PLANNING MOD.	LAYOUT	COORD.	100

CVS
CONSUMER VALUE STORES
CVS CORPORATION

STORE NUMBER
2990

CVS/pharmacy		STORE NUMBER	2990	TYPE R
DATE: 06/23/06		CITY OF LAS VEGAS, NEVADA		
PROJECT NO.		TRAFFIC STUDY		
DRAWN BY		CHECKED BY		
DATE: 06/23/06		DATE: 06/23/06		
SCALE: 1" = 20' FT.		SCALE: 1" = 20' FT.		
SHEET NO.		SHEET NO.		
SHEET NO.		SHEET NO.		

SUP-14687
08/10/06 PC



2990- Retail sq ft: 9682
Alcohol: 60 sq ft

MERCHANDISING CHANGES:	
NOTE: CLOUDED AREA REPRESENTS CHANGES TO BE IMPLEMENTED	
UPDATE E&L BUDGET FOR NEW ALCOHOL EXPAN. PROJECT	
ADDED (3) BULK DISPLAY	
COMBINED (3) LIVES	
ADDED NEW GENERAL RUN AS INDICATED	
ADDED NEW 3 BOD. COOLER	
PLANOGRAMS TO BE SENT TO STORE:	
12 ARTS & CRAFTS	12 (NEW) BOOKS
4 WARM SODA	12 (NEW) BOTTLED WATER (12)
27 STAINLESS	74 BEVERAGE
NOTE: THESE PLANOGRAMS MAY BE A NEW VERSION FOR THE STORE (S.E. REDUCTION) OR MAY BE A RESULT OF THE 2006 BUDGET REORGANIZATION	
OMITTED PLANOGRAMS:	
(NONE)	
SYSTEM PLANOGRAM GROUP CHANGES:	

ALCOHOL EXPANSION PROJECT	
DATE:	03/31/06
LAYOUT CODE:	SGENEUS X614B
CVS	
CONSUMER VALUE STORES	
CVS CORPORATION	
STORE NUMBER:	2990
LOCATION:	LAS VEGAS NV

RECEIVED
JUN 23 2006

SUP-14687
08/10/06 PC



SUP-14687 - APPLICANT: SENIP CVS, L.L.C. DBA CVS PHARMACY 2990 - OWNER: CVS 2990 LAS VEGAS, L.L.C.

6391 WEST LAKE MEAD BOULEVARD

AUGUST 10, 2006 PLANNING COMMISSION

07/18/06



SUP-14687 - APPLICANT: SENIP CVS, L.L.C. DBA CVS PHARMACY 2990 - OWNER: CVS 2990 LAS VEGAS, L.L.C.
6391 WEST LAKE MEAD BOULEVARD
AUGUST 10, 2006 PLANNING COMMISSION

07/18/06

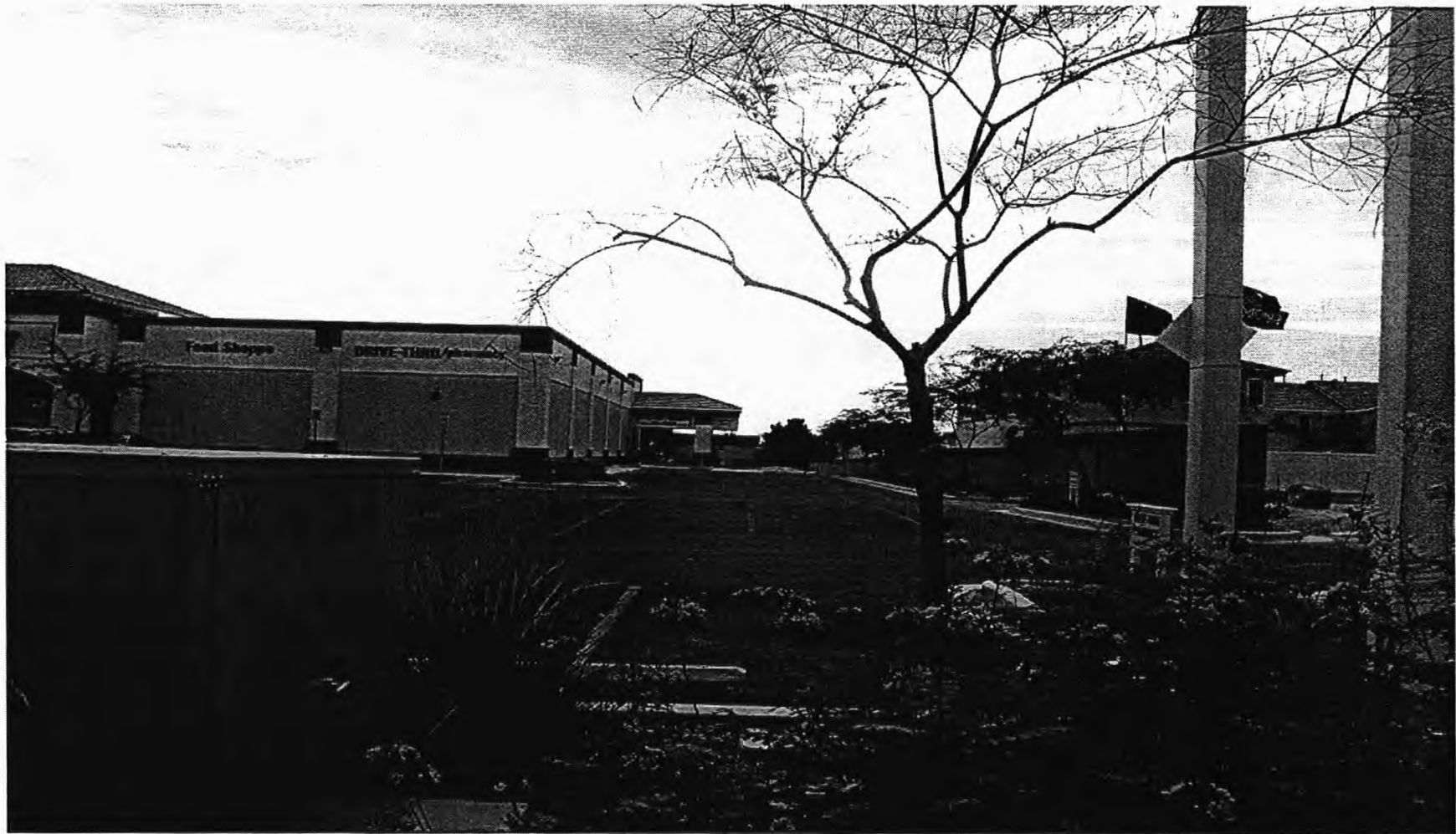


SUP-14687 - APPLICANT: SENIP CVS, L.L.C. DBA CVS PHARMACY 2990 - OWNER: CVS 2990 LAS VEGAS, L.L.C.

6391 WEST LAKE MEAD BOULEVARD

AUGUST 10, 2006 PLANNING COMMISSION

07/18/06



SUP-14687 - APPLICANT: SENIP CVS, L.L.C. DBA CVS PHARMACY 2990 - OWNER: CVS 2990 LAS VEGAS, L.L.C.
6391 WEST LAKE MEAD BOULEVARD
AUGUST 10, 2006 PLANNING COMMISSION

07/18/06

MATTHEW D. SALTZMAN

LAW OFFICES
KOLESAR & LEATHAM, CHTD.
WELLS FARGO FINANCIAL CENTER
3320 WEST SAHARA AVENUE
SUITE 380
LAS VEGAS, NEVADA 89102

TELEPHONE
702/362-7800
TELECOPIER
702/362-9472

June 22, 2006

Via Hand-Delivery

City of Las Vegas
Planning & /Development Department
731 South 4th Street
Las Vegas, Nevada 89101

Re: Business: *Senip CVS, L.L.C.,
dba CVS Pharmacy 2990*
Location: *6391 W. Lake Mead Blvd., Las Vegas, NV*
APN: *138-23-720-005*

To Whom It May Concern:

This firm represents CVS Corporation and certain affiliates, including Senip CVS, L.L.C. (the "Operating Entity"). The Operating Entity owns the CVS/Pharmacy #2990 store located at 6391 W. Lake Mead Blvd. ("CVS #2990"), which has operated as a drug store/pharmacy since November 2001. The Operating Entity wishes to now include package liquor/beer/wine/ spirits ("package liquor") within its sales inventory. Our client understands that the City of Las Vegas Zoning code, Chapter 19.04, Ord 5795 'Retail Establishment with Accessory Package Liquor Off-Sale' requires a Special Use Permit for the sale of package liquor at CVS #2990.

CVS Corporation ("CVS"), the ultimate parent of the Operating Entity, recently acquired all free-standing Sav-on Drugs stores in Nevada, and, as such, has continued the sale of package liquor in the drug stores under appropriate licenses. To demonstrate a uniform presence in the community, CVS wishes to now offer the sale of package liquor in the original 'CVS' stores so both the former Sav-on Drugs stores, (which will ultimately be branded CVS/Pharmacy stores) and the original CVS/Pharmacy stores, may offer similar goods to all customers. The introduction of package liquor to CVS #2990 will not affect the environment or character of the immediate community, nor will it have a detrimental impact on adjacent properties, and such business activity will provide a benefit to the CVS customer. Most, if not all, large drugstores in the city also sell alcoholic beverages. No additional public services, utilities, parking or waivers should be necessary to accommodate the sale of liquor at this store.

Please do not hesitate to contact me if I can provide any further information to you in connection with this application for a Special Use Permit for the sale of package liquor at

SUP-14687
08/10/06 PC

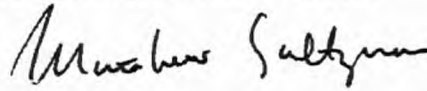
City of Las Vegas
Planning & Development Department
Page 2
June 22, 2006

KOLESAR & LEATHAM, CHTD.
ATTORNEYS AT LAW

Please do not hesitate to contact me if I can provide any further information to you in connection with this application for a Special Use Permit for the sale of package liquor at CVS/Pharmacy #2990. On behalf of myself and my client, thank you in advance for your assistance with this matter.

Very truly yours;

KOLESAR & LEATHAM, CHTD.

A handwritten signature in black ink, appearing to read "Matthew D. Saltzman".

Matthew D. Saltzman, Esq.

MDS:jjb

cc: Diane Glass, Esq.

**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**

08/07/2006 11:25 7023857268

PLANNING & DEVELOPMT

PAGE 02/11

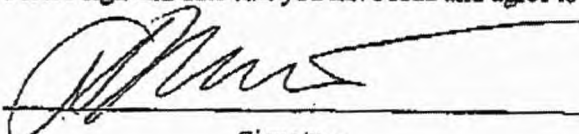
CITY OF LAS VEGAS	
One Motion/One Vote	
	Planning and Development Department
	Current Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
	(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SUP-14687 - APPLICANT: SENIP CVS, L.L.C. DBA CVS PHARMACY 2990 - OWNER: CVS 2990
LAS VEGAS, L.L.C.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *August 10, 2006* Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to Dorothy Marsili at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.



Signature

8/8/06

Date

Thomas S. Maffett

Please print name

Senip CVS L.L.C.

Company Name

Sincerely,

Doug Rankin
Planning Supervisor
Current Planning Division

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-15347 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: SUN LOAN COMPANY - OWNER: PLAZA LOS ARCOS, LLC - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM OTHER FINANCIAL INSTITUTIONS, SPECIFIED at 7591 Washington Avenue, Suites 140 and 150 (APN 138-27-301-015), C-1 (Limited Commercial) Zone, Ward I (Tarkanian). NOTE: The correct applicant is Jim Marchesi/Check City and the correct owner is Buffalo Washington III. Staff recommends DENIAL. The Planning Commission (6-1 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 (6-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Verbatim Excerpt from 10/18/2006 submitted by Jay H. Brown
6. Submitted after final agenda - Abeyance request by Attorney Jay Brown

Motion made by GARY REESE to Strike Item 73 [4401 Cory Place]; HOLD IN ABEYANCE Item 85 [ZON-13896], Item 86 [VAR-13900], Item 87 [SUP-13902], Item 88 [SUP-13903] and Item 89 [SDR-13904] to 01/17/2007; Item 93 [ZON-15031], Item 94 [SDR-15030] and Item 101 [SUP-15347] to 12/06/2006; and Item 102 [SDR-15747] to 12/20/2006; TABLE Item 90 [ZON-14344], Item 91 [VAR-15323] and Item 92 [SDR-14353]; and WITHDRAW THE APPEAL of Item 116 [SUP-16483]

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

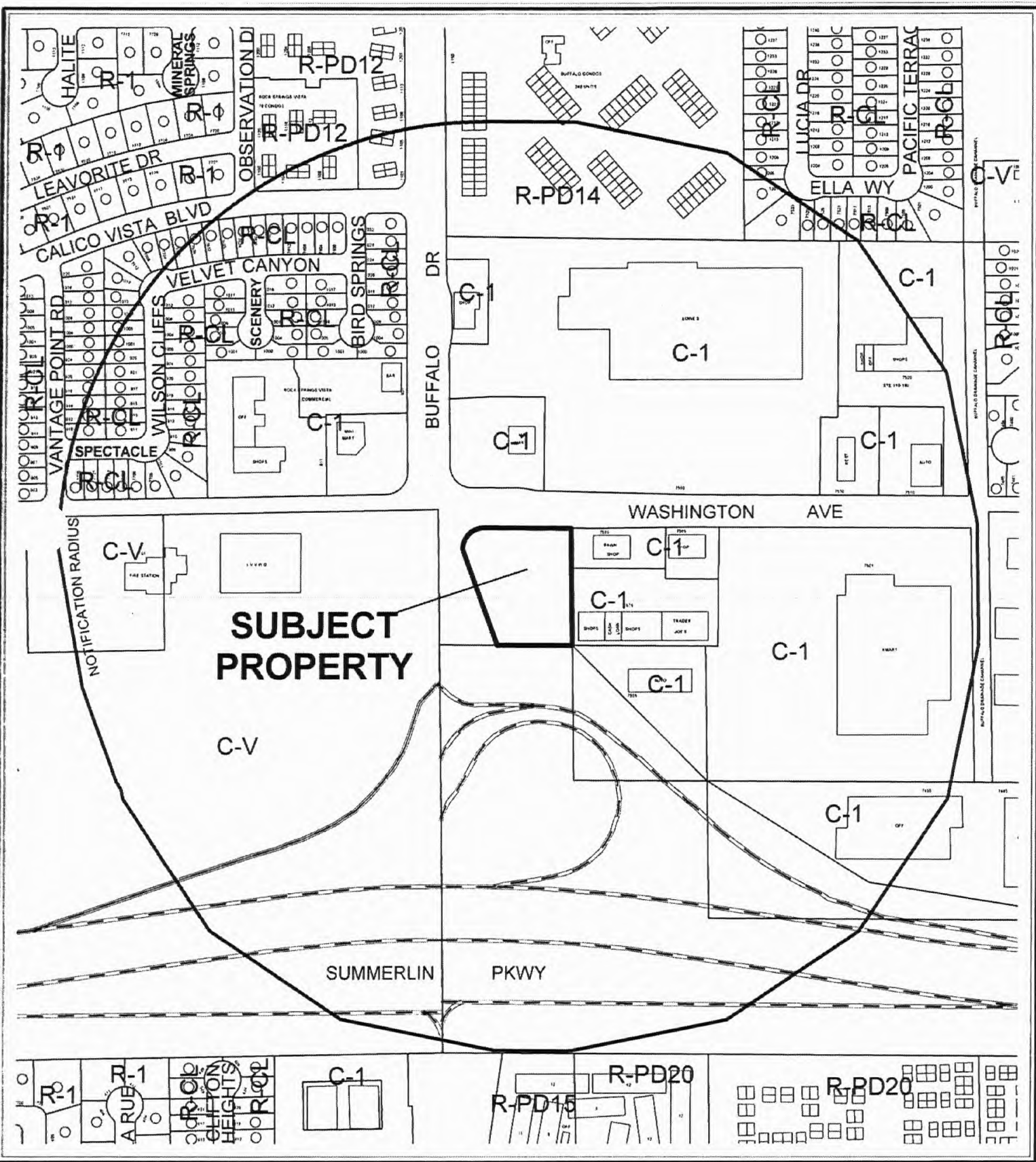
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

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

Minutes:

See Item 70 for related discussion.



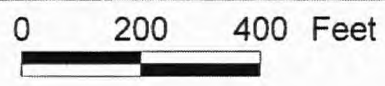


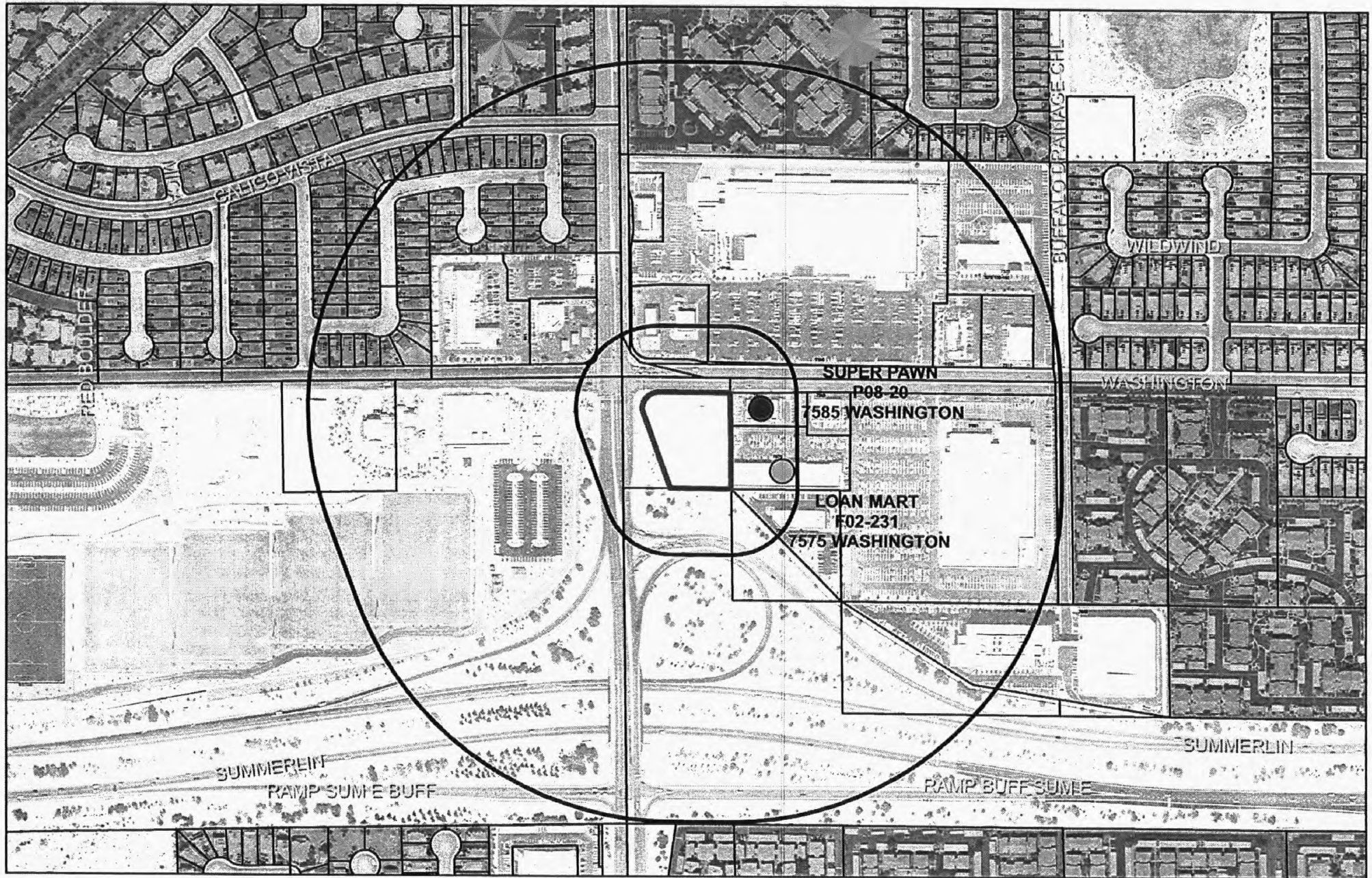
CASE: SUP-15347

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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





AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - SUP-15347 - APPLICANT: SUN LOAN
COMPANY - OWNER: PLAZA LOS ARCOS, LLC**

***THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 1, 2006 CITY
COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.***

**** CONDITIONS ****

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

Planning and Development

1. Conformance to Requirements 1 through 6 under LVMC Title 19.04.050 for Financial Institution, Specified use.
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. Approval of this Special Use Permit does not constitute approval of a business license.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit for a proposed Financial Institution, Specified and a waiver of the 1,000-foot distance separation requirement from other Financial Institutions, Specified located at 7591 West Washington Avenue, Suites 140 & 150, on the southeast corner of Washington Avenue and Buffalo Road.

EXECUTIVE SUMMARY

The applicant notes that a Financial Institution, Specified at 7591 West Washington Avenue is unique and in high demand in the area. Similar businesses are located immediately adjacent to the east at 7575 West Washington Ave. (Loan Mart) and 7585 West Washington Ave. (Superpawn) providing a 0' separation where 1000' is required. The applicant has provided no substantial reason for waiving this requirement therefore staff is recommending denial.

BACKGROUND INFORMATION

A) *Related Actions*

- | | |
|----------|---|
| 11/02/83 | The City Council approved a Petition (A-0010-83) to Annex property generally located west of Lorenzi Boulevard, between Westcliff Drive and Washington Avenue, containing approximately 922 acres of land, including the subject site. The Planning Commission recommended approval on 11/02/83. The effective date was 12/30/83. |
| 12/07/94 | The City Council approved a Rezoning (Z-0131-94) from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) for this site as part of a larger request. The Planning Commission had recommended Approval on 12/07/94. The Rezoning expiration date was 12/07/95. |
| 02/07/96 | The City Council approved a Reinstatement and an Extension of Time of an approved Rezoning [Z-0131-94(1)], which expired on 12/07/95. The Planning Commission had recommended Approval on 01/11/96. The Rezoning expiration date was 02/07/97. |
| 05/12/97 | The City Council approved a Reinstatement and second Extension of Time [Z-0131-94(2)] of an approved Rezoning (Z-0131-94) with an expiration date of 05/12/98. The Planning Commission had recommended Approval on 04/10/97. |

- 07/13/98 The City Council approved a third Extension of Time [Z-0131-94(4)] of an approved Rezoning (Z-0131-94) with no time limit. The Planning Commission had recommended Approval on 06/11/98.
- 02/02/99 The City Council approved the request for a Special Use Permit for property located on the south side of Washington Ave. approximately 230 feet east of Buffalo Dr., for a Pawnshop (Superpawn) and a Secondhand Dealer (U-0171-98).
- 11/21/02 The Planning Commission approved a request for a Site Development Plan Review (SDR-1046) for a proposed 11,987 square-foot Pharmacy on 2.5 acres located adjacent to the southeast corner of Buffalo Drive and Washington Avenue. Staff had recommended approval.
- 12/16/04 The City Council approved a request for a Site Development Plan Review (SDR-5393) for a proposed 16,009 square-foot commercial retail center and waivers of building setbacks, building orientation and perimeter and foundation landscaping standards on 1.55 acres adjacent to the southeast corner of Buffalo Drive and Washington Avenue (APN 138-27-301-015).
- 01/20/05 The City Council granted the appeal from denial by the Planning Commission for a request for a Variance (VAR-5531) to allow 93 parking spaces where 180 parking spaces are required.
- 09/21/06 The Planning Commission voted 6-1/se to recommend APPROVAL (PC Agenda Item #25/mh).

Business License History

- 01/03/02 The City of Las Vegas issued license # F02-00231 to "Loan Mart" for a finance company. The business is located at 7575 W. Washington Ave. Suite 123. The license is still active.
- 12/10/04 The City of Las Vegas issued license # P08-00203 to Cash America dba "Superpawn" for an Auto Pawnbroker. The business is located at 7585 W. Washington Ave. The license is still active.
- 03/17/05 The City of Las Vegas issued license # C22-00260 to Cash America dba "Superpawn" for a check cashing service. The business is located at 7585 W. Washington Ave. The license has been inactive since 07/13/2005.

B) Pre-Application Meeting

- 07/28/06 A pre-application meeting was held and the following items were discussed:
- Staff discussed the minimum conditions for Financial Institution, Specified uses and the distance separation required.

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: 1.55

B) *Existing Land Use*

Subject Property: Undeveloped
North: Commercial center
South: Summerlin Parkway
East: Commercial center
West: City Park/Fire Station

C) *Planned Land Use*

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: ROW (Right-of-way)
East: SC (Service Commercial)
West: P/R/OS (Parks/Recreation/Open Space)

D) *Existing Zoning*

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

E) *General Plan Compliance*

The subject property is located within the Southwest Sector of the General Plan. The property is designated SC (Service Commercial) in the General Plan. The Variance request is not directly impacted by any specific policies of the General Plan.

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

No special districts or zones are related to the subject property.

ANALYSIS

A) *Zoning Code Compliance*

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Financial Institution, Specified	2292 SF.	1 space per 250 square feet GFA	10	1	93	

The commercial center in which the proposed use is located would typically require 180 parking spaces. However, a previous Variance (VAR-5531) allows the site to have only 93 spaces. As such, the proposal complies with applicable parking standards.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Financial Institution, Specified	200 Feet from existing residential	200 Feet
	1,000 Feet from a similar use	0 Feet

B) General Analysis and Discussion

- Zoning

The subject proposal complies with the underlying zoning of C-1 (Limited Commercial). This zone allows for most retail shopping and personal services. Typically, this zone lies on the periphery of residential neighborhoods.

- Use

The use proposed is allowed in the zone noted above. However, there are certain conditions that apply (specifically, minimum distance separation requirements) that the proposal does not meet. As such, Staff recommends Denial of the request as the use will not be compatible with surrounding uses based on the intent of the applicable conditions.

- Conditions

1. The use shall comply with all applicable requirements of LVMC Title 6.
2. The building and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.
3. No temporary signs (as described in LVMC 19.14.090) such as balloons inflated devices, searchlights, pennants, portable billboards, portable signs, steamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.
4. Window signs shall not:
 - a. Cover more than twenty percent (20%) of the area of all exterior windows;
 - b. Include flashing lights or neon light; or
 - c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.
5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.
6. The building or portion thereof that is dedicated to the use shall have a minimum size of one thousand five hundred square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting area, customer queuing, and transaction space (such as "teller" windows or desks).

7. No specified financial institution use may be located closer than two hundred feet from any parcel used or zoned for residential use. In addition, no specified financial institution use may be located closer than one thousand feet from any other specified financial institution use, auto title loan use, or auto pawn use. For purposes of this Paragraph (7), distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

FINDINGS

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

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

The proposed land use is compatible with the General Plan. However, it is not harmonious with surrounding land uses as it is located within close proximity to uses from which a distance 1000' distance separation is required

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

The subject site is physically able to accommodate the use proposed. Additionally, it will not greatly add to the intensity of the use on the site.

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

The subject site is served by Buffalo and Washington (both 100-foot primary arterials). The addition of the proposed use will not render the above right-of-way incapable of handling the traffic load created by the use.

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

The proposal may be inconsistent with the intent of the General Plan as the use will not meet current distance separation requirements based on Title 19. Such requirements stipulate that certain uses should not be located within close proximity of each other. The subject proposal would violate the intent of these requirements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 34

SENATE DISTRICT 3

NOTICES MAILED 398 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-15347** APN: 138-27-301-015

Name of Property Owner: Buffalo Washington III

Name of Applicant: Jim Marchesi

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: _____

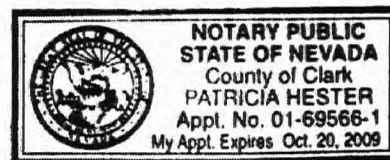
Signature of Property Owner: _____

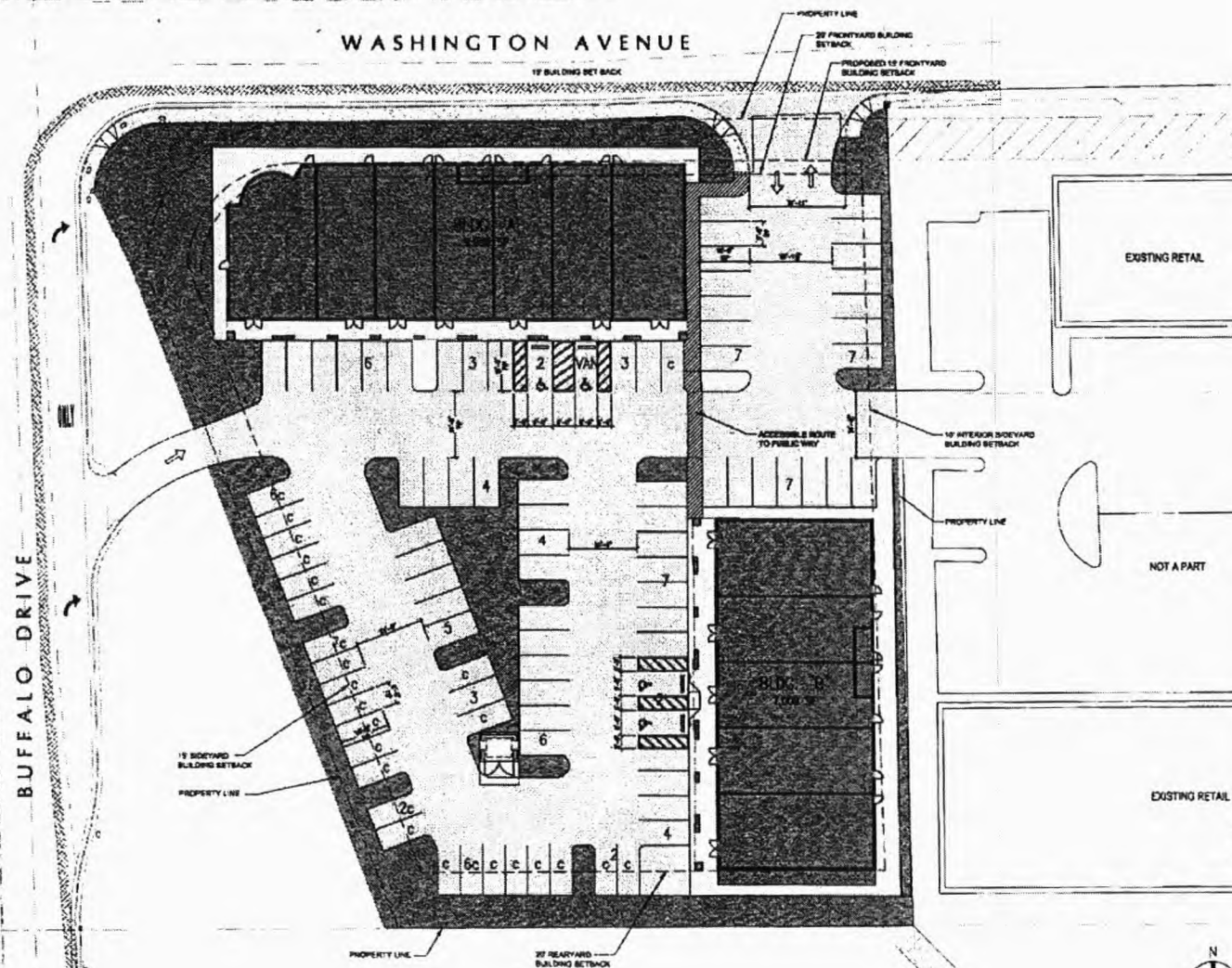
Print Name: C. MURTAGH

Subscribed and sworn before me

This 26th day of JUNE, 2006

Patricia Hester
Notary Public in and for said County and State





SITE ANALYSIS

PARCEL NUMBER	138-27-301-015
SITE AREA	1.55 ACRES
FLOOR AREA RATIO	23.7%
BUILDING AREAS	
BUILDING 'A' - BUSINESS/RESTAURANT/RETAIL USE	9,000 SF
BUILDING 'B' - BUSINESS/RETAIL USE	7,009 SF
TOTAL	16,009 SF

City of Las Vegas Municipal Code (TITF 19)
Chapter 19.10, Table 1.

PARKING SPACES REQUIRED FOR BUILDING 'A'

1 SPACE FOR EACH 50 SF OF PUBLIC SEATING/EATING AREAS & WAITING AREA, PLUS ONE SPACE FOR EACH 200 SF OF REMAINING GSF, MINIMUM OF 10 SPACES.

PUBLIC SEATING/ EATING AREAS = .67% OF AREA
REMAINING GSF = .33% OF AREA

SUITE 'A'	
1102 SF @ $\frac{1}{50}$ SF =	22 SPACES
543 SF @ $\frac{1}{200}$ SF =	3 SPACES
SUITE 'B', 'C', 'F'	
808 SF @ $\frac{1}{50}$ SF =	17 X 3 = 51 SPACES
398 SF @ $\frac{1}{200}$ SF =	2 X 3 = 6 SPACES
SUITE 'D', 'E'	
749 SF @ $\frac{1}{50}$ SF =	17 X 2 = 30 SPACES
469 SF @ $\frac{1}{200}$ SF =	2 X 2 = 4 SPACES
SUITE 'G'	
1006 SF @ $\frac{1}{50}$ SF =	20 SPACES
495 SF @ $\frac{1}{200}$ SF =	3 SPACES
	139 SPACES REQUIRED

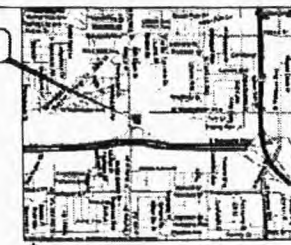
PARKING SPACES REQUIRED FOR BUILDING 'B'

7,009 SF @ $\frac{1}{75}$ SF =	41 SPACES
--------------------------------	-----------

TOTAL SPACES REQUIRED	180 SPACES
-----------------------	------------

PARKING SPACES PROVIDED	64 FULL SIZED SPACES
	4 ACCESSIBLE SPACES
	25 COMPACT SPACES
	93 SPACES PROVIDED

PROJECT LOCATION



1"=100'

1"=100'

OCTOBER 5, 2004

SITE PLAN

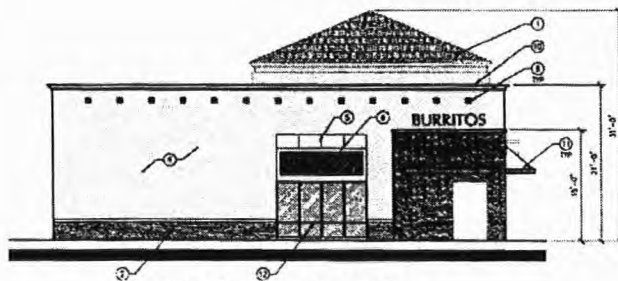
LONGFORD SHOPPES AT SUMMERLIN PARKWAY
SEC WASHINGTON AVENUE AND BUFFALO DRIVE
LAS VEGAS, NEVADA

PGAL

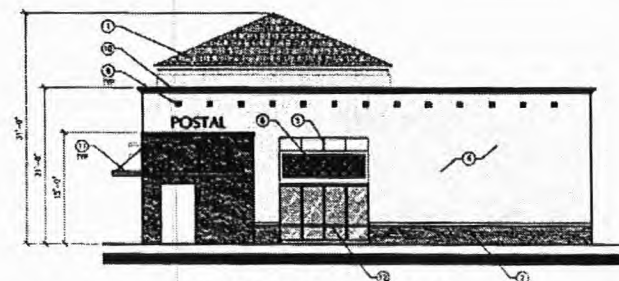
Copyright

09/21/06 PC SUP-15347

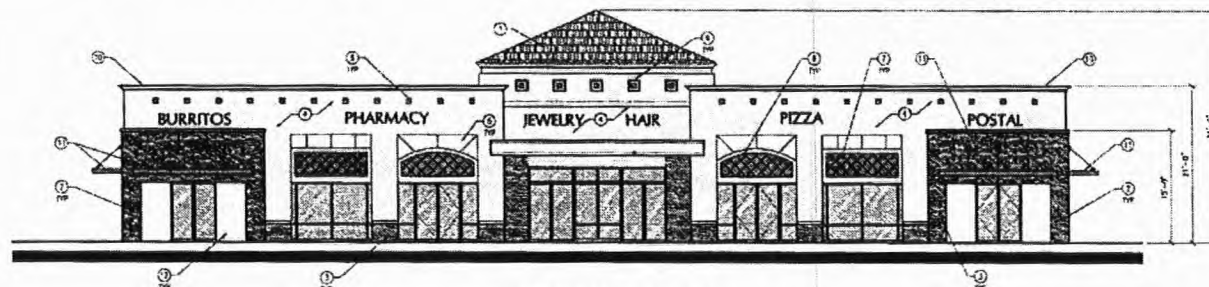
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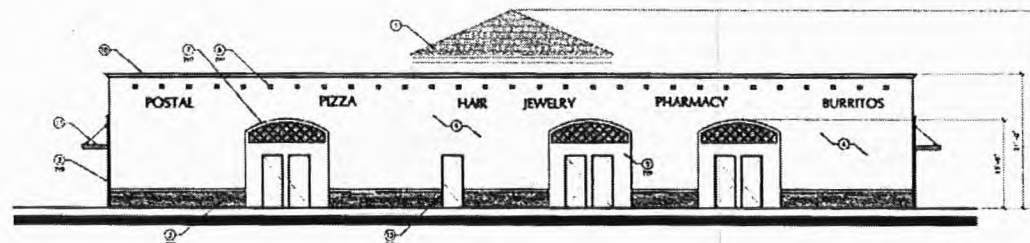
'B' SOUTH ELEVATION



'B' NORTH ELEVATION



'B' WEST ELEVATION



'B' EAST ELEVATION

① KEYNOTES

1. CONCRETE SLATE ROOF -EAGLE ROOFING, #1-P-4548.
2. CORONADO CULTURED STONE, "CANYON LEDGE"
3. CORONADO CULTURED STONE, "VIRGINIA LEDGE"
4. CEMENT PLASTER, FIELD COLOR: FRAZEE B693W
5. CEMENT PLASTER, ACCENT COLOR: FRAZEE B672W
6. PAINTED METAL GRID - COLOR: FRAZEE 7456N
7. PAINTED METAL GRID - COLOR: FRAZEE 8128N
8. CERAMIC TILE INSETS, CO. OR TO MATCH: FRAZEE 7466N
9. CEMENT PLASTER FINISHED POP-OUT WITH TILE INSET, TILE TO MATCH FRAZEE 7466N
10. PRE-FABRICATED FOAM CROWN, PAINTED FIELD ACCENT COLOR: FRAZEE B672W
11. METAL SHADIF ELEMENT, PAINTED, FRAZEE 8126N
12. INSULATED GLAZING
13. METAL DOOR, PAINTED, FRAZEE B672W
14. PAINTED CORBELS- ACCENT FIELD COLOR: FRAZEE B672W

OCTOBER 5, 2004

BUILDING 'B' ELEVATIONS

LONGFORD SHOPPES AT SUMMERLIN PARKWAY
SEC WASHINGTON AVENUE AND BUFFALO DRIVE
LAS VEGAS, NEVADA

09/21/06 PC SUP-15347

V16047.07

PGAL

Copyright

RECEIVED



SUP-15347 - APPLICANT: SUN LOAN COMPANY - OWNER: PLAZA LOS ARCOS, LLC
SOUTHEAST CORNER OF WASHINGTON AVENUE AND BUFFALO ROAD
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/08/06



SUP-15347 - APPLICANT: SUN LOAN COMPANY - OWNER: PLAZA LOS ARCOS, LLC
SOUTHEAST CORNER OF WASHINGTON AVENUE AND BUFFALO ROAD
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/08/06



SUP-15347 - APPLICANT: SUN LOAN COMPANY - OWNER: PLAZA LOS ARCOS, LLC
SOUTHEAST CORNER OF WASHINGTON AVENUE AND BUFFALO ROAD
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/08/06



SUP-15347 - APPLICANT: SUN LOAN COMPANY - OWNER: PLAZA LOS ARCOS, LLC
SOUTHEAST CORNER OF WASHINGTON AVENUE AND BUFFALO ROAD
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/08/06



GREATER
NEVADA
PLANNING
INC.

July 21, 2006

CITY OF LAS VEGAS PLANNING
731 S. 4th Street
Las Vegas, NV 89101

SUBJECT: JUSTIFICATION LETTER --

The name of this proposal is: **Rapid Cash**

APN: 138-27-301-015

1. This proposed use is located 7591 West Washington Ave., suites #140 & #150.
2. The total gross acres for this site are 1.55.
3. The current zone for this parcel is C-1 and the current general plan is service / commercial.
4. The proposed land use is for check cashing business.
5. The building is 7,009 sq. ft and the adequate parking spaces as noted on the site plan.
6. No other business like this in the immediate area, therefore this would be an excellent choice.

If I can be of any additional assistance in any of this at any time, please do not hesitate to call me at #312-2435.

Sincerely,

Sandra Montgomery

Land Use Consultants

- Zoning, Planning, Building & Land Use
- Variances, Conditional Use Permits & Waivers
- Permit Tracking
- Property Analysis & Feasibility Studies
- Business, Gaming & Liquor Licensing
- Development Services

SUP-15347
9.21.06 PC

**CITY COUNCIL MEETING OF
October 18, 2006**

VERBATIM EXCERPT – ITEM 141 – SUP-15347

**Item 141 – SUP-15347 – PUBLIC HEARING – APPLICANT: SUN LOAN COMPANY –
OWNER: PLAZA LOS ARCOS, LLC – Request for a Special Use Permit for a proposed
financial Institution, specified and a waiver of the 1,000-foot distance separation
requirement from other financial institutions, specified at 7591 Washington Avenue, Suite
140 and 150 (APN 138-27-301-015), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).**

**NOTE: The correct applicant is Jim Marchesi/Check City and the correct owners is
Buffalo Washington III.**

Appearance List:

MATT BROWN

OSCAR GOODMAN, Mayor

GARY REESE, Councilman

MARGO WHEELER, Director of Planning and Development Department

LOIS TARKANIAN, Councilwoman

BRYAN SCOTT, Deputy City Attorney

BARBARA JO RONEMUS, City Clerk

STEVE WOLFSON, Councilman

10 minutes

Typed by: Angela Crolli

Proofed by: Ydo Yturralde

**CITY COUNCIL MEETING OF
October 18, 2006**

VERBATIM EXCERPT – ITEM 141 – SUP-15347

24 **MATT BROWN**

25 I'd like to speak about one of the items.

26

27 **MAYOR GOODMAN**

28 Why don't you come on up, please. You have to give us your name.

29

30 **MATT BROWN**

31 My name is Matt Brown. I was here to speak about Item Number 141. Will I be able to do that if
32 it's held today? I will not be here on November the first.

33

34 **MAYOR GOODMAN**

35 I'll let you do it, of course.

36

37 **MATT BROWN**

38 Okay. Okay, thank you.

39

40 **MAYOR GOODMAN**

41 Yes, when we call the, when we get there, raise your hand and I'll be happy to have you speak.

42

43 **COUNCILMAN REESE**

44 Are there any other items?

45

46 **MARGO WHEELER**

47 Sir, that, excuse me, if I may, Mayor Pro Tem and Mayor, that's an abeyed item. So, we will not

48 --

49

50 **MAYOR GOODMAN**

51 Oh, we won't get there?

**CITY COUNCIL MEETING OF
October 18, 2006**

VERBATIM EXCERPT – ITEM 141 – SUP-15347

52 **MARGO WHEELER**

53 No Sir.

54

55 **MAYOR GOODMAN**

56 All right, I want to give the, if he's not gonna be here, I want to give him the opportunity to
57 speak. Now? Very good. If he, come on up sir, please. This is on Item 141. Let me read that. It's
58 SUP-15347, Sun Loan Company, Plaza Los Arcos, LLC. Request for a Special Use Permit for a
59 financial institution at 7591 Washington Avenue. Yes, Sir.

60

61 **MATT BROWN**

62 Can you see the picture?

63

64 **MAYOR GOODMAN**

65 Do we have the overhead? Yes, we see it.

66

67 **MATT BROWN**

68 My name is Matt Brown. I'm the District Manager for Dollar Financial Group. We do businesses
69 loan (inaudible) for the State of Nevada. I'm here today to come and request your sincere
70 consideration for enforcement of the 1000-foot requirement been placed by the City for financial
71 institutions. As you can see from my pictures, the Special Use Permit 15347, by applicant, Check
72 City, would allow for another identical financial institution within 96 feet of our current facility.
73 Can you see that picture?

74

75 **MAYOR GOODMAN**

76 Yes, we can.

77

78 **MATT BROWN**

79 Okay. I've got one more here that shows --

80

**CITY COUNCIL MEETING OF
October 18, 2006**

VERBATIM EXCERPT – ITEM 141 – SUP-15347

81 **MAYOR GOODMAN**

82 All right.

83

84 **MATT BROWN**

85 -- this is looking from our store at the back side of what will be their proposed site. A hundred
86 feet would put us in their back room. I'm not here to debate the legitimacy of our industry; I'm
87 simply here as a representative for the largest international lender of pay loans and check cashing
88 services to ask for your sincere respect.

89 Please understand that the City Planning Commission has already severely infected, impacted our
90 ability to run our business to the fullest by allowing this building to be built to begin with. At its
91 lowest point this new building is 10 feet above grade of anything in our existing system. It
92 completely hid our--plaza.

93 To allow this direct competitor to set up shop in our front door would be forthcoming, would be
94 a fatal blow (inaudible) to run a respectful and decent business. First we are hidden and next we
95 are slapped in the face with the competitor right in direct shot of our store, not even across the
96 street, 96 feet from our front door.

97 While I understand the Planning Commission has recommended approval, I respectfully ask that
98 you reconsider the recommendation and turn the Special Use Permit down. Anything less would
99 be devastating to those of us who work very hard to build a business and clientele and a
100 relationship with those who live in that area.

101 We already lost two tenants in our plaza and we have one more that's getting ready to vacate. We
102 are all for competition promoting to be in good business, but believe in fair standards and the
103 enforcement of policies of the City. We have, on multiple occasions, come before the City
104 Council and asked for a Special Use Permit waiver when we're dealing with, maybe, eight or
105 nine hundred feet and it's been denied every time. But, yet, they're within a hundred feet and the
106 Planning Commission recommended approval.

107 I kind of ask you today to do the right thing and deny this request. This is not eight hundred and
108 ninety-six feet. It's a 96-foot separation. I (inaudible) see you'll send a clear message that fair
109 enforcement is good business. Mayor and members of the Council, thank you for your time.

110

**CITY COUNCIL MEETING OF
October 18, 2006**

VERBATIM EXCERPT – ITEM 141 – SUP-15347

111 **MAYOR GOODMAN**

112 All right. Thank you, and Councilman, Councilwoman Tarkanian, I believe that's in Ward 1, so -

113

114 **COUNCILWOMAN TARKANIAN**

115 Yes, it is.

116

117 **MAYOR GOODMAN**

118 -- we'll incorporate those remarks into the record, so, when we have the opportunity to --

119

120 **COUNCILWOMAN TARKANIAN**

121 I, could I just have your name and telephone number, though.

122

123 **MATT BROWN**

124 Yes, my name is Matt Brown and my phone number is 8-0-9-6-5 --

125

126 **BRYAN SCOTT**

127 Wait, you probably--want to wait and do that off camera.

128

129 **MATT BROWN**

130 Oh, okay, well --

131

132 **MAYOR GOODMAN**

133 All right.

134

135 **COUNCILWOMAN TARKANIAN**

136 Okay. Off camera, then.

137

138 **MATT BROWN**

139 All right. Okay, thanks.

140

**CITY COUNCIL MEETING OF
October 18, 2006**

VERBATIM EXCERPT – ITEM 141 – SUP-15347

141 **COUNCILWOMAN TARKANIAN**

142 I just wanted to say the reason why we abeyed it, was because we had some questions about it.

143 So, thank you for coming.

144

145 **MATT BROWN**

146 Yeah, if I can -- thank you very much.

147

148 **MAYOR GOODMAN**

149 Okay, and let's have a transcript of his remarks in our backup material.

50

151 **BARBARA JO RONEMUS**

152 Okay.

153

154 **COUNCILMAN WOLFSON**

155 Mayor Goodman.

156

157 **MAYOR GOODMAN**

158 Yes.

59

160 **COUNCILMAN WOLFSON**

161 And that was going to be a question I had, from a technological standpoint, 'cause the gentleman

162 made some -- compelling arguments, and I wanted to be able to refresh my memory with what he

163 said. So, a transcript in our backup is a great idea. Thank you.

164

165 **MAYOR GOODMAN**

166 Thank you.

167

168 **(END OF DISCUSSION)**

169 /ac; yy

RECEIVED
CITY CLERK

2006 NOV 15 A 11:00

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

November 15, 2006

FAX: 382-4803

Las Vegas City Clerk
400 E. Stewart Avenue
Las Vegas, NV 89101
Attn: Barbara Jo Ronemus
City Clerk

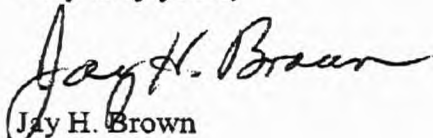
Re: Item No. 101 - November 15, 2006 City Council Agenda
SUP-15347 - Applicant: Sun Loan Company; Owner: Plaza Los Arcos, LLC
Correct applicant is Jim Marchesi/Check City and the correct owner is Buffalo
Washington III

Dear Ms. Ronemus:

Please be advised that I represent the applicant in connection with his request for a
Special Use Permit for a Proposed Financial Institution, Specified and a Waiver of the
1,000-foot Distance Separation Requirement from other Financial Institutions.

My client is requesting that the above referenced application be abeyed until the
December 6, 2006 City Council meeting.

Very truly yours,


Jay H. Brown

JHB:cc

Date 11/15/06 Item # 101

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:****SITE DEVELOPMENT PLAN REVIEW**

SDR-15747 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Site Development Plan Review FOR A PROPOSED 31,126 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 8.55 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive (a portion of APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to 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.

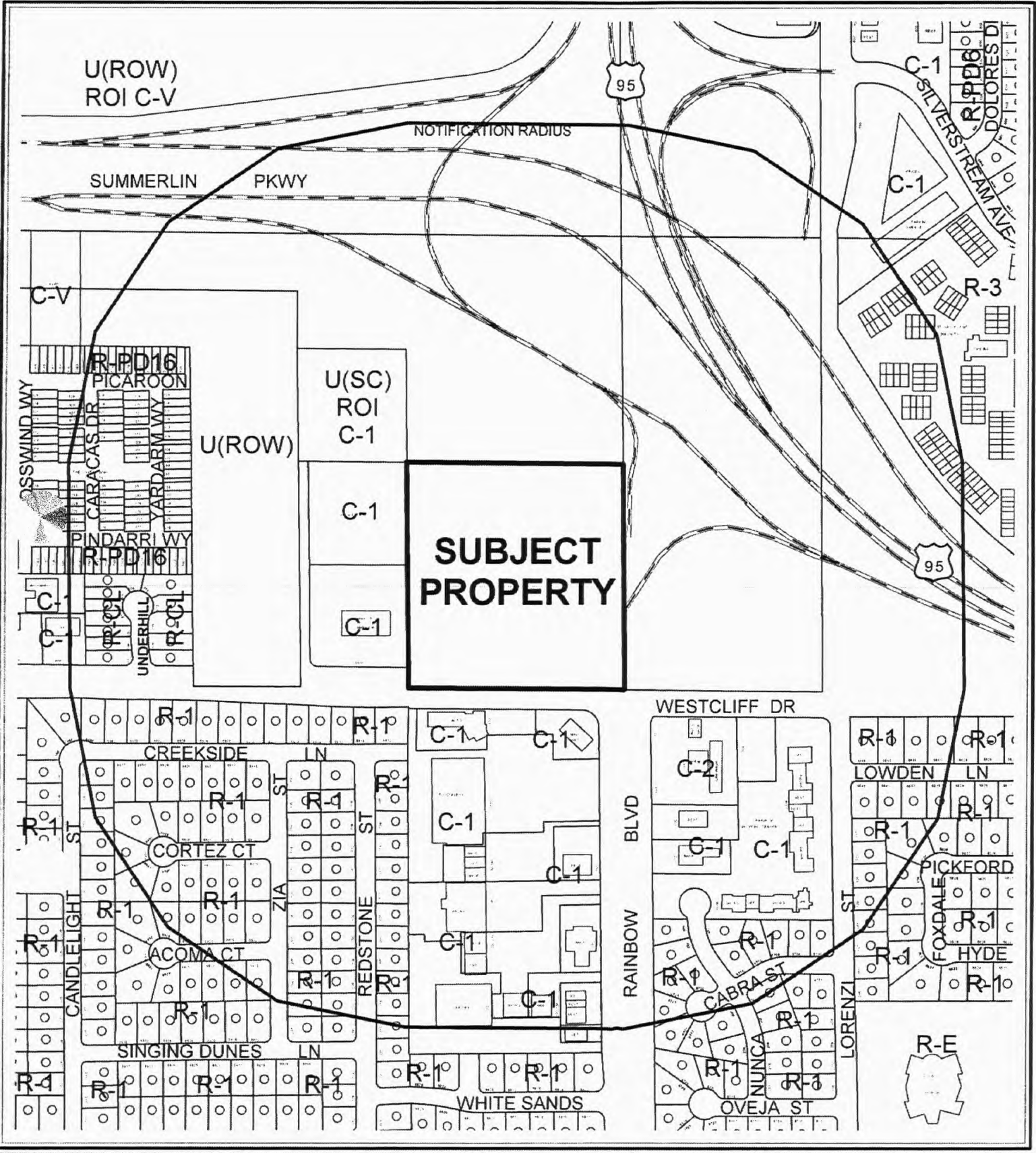
BACKUP DOCUMENTATION:

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

Motion made by GARY REESE to Strike Item 73 [4401 Cory Place]; HOLD IN ABEYANCE Item 85 [ZON-13896], Item 86 [VAR-13900], Item 87 [SUP-13902], Item 88 [SUP-13903] and Item 89 [SDR-13904] to 01/17/2007; Item 93 [ZON-15031], Item 94 [SDR-15030] and Item 101 [SUP-15347] to 12/06/2006; and Item 102 [SDR-15747] to 12/20/2006; TABLE Item 90 [ZON-14344], Item 91 [VAR-15323] and Item 92 [SDR-14353]; and WITHDRAW THE APPEAL of Item 116 [SUP-16483]

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

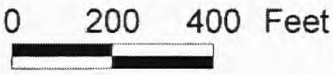


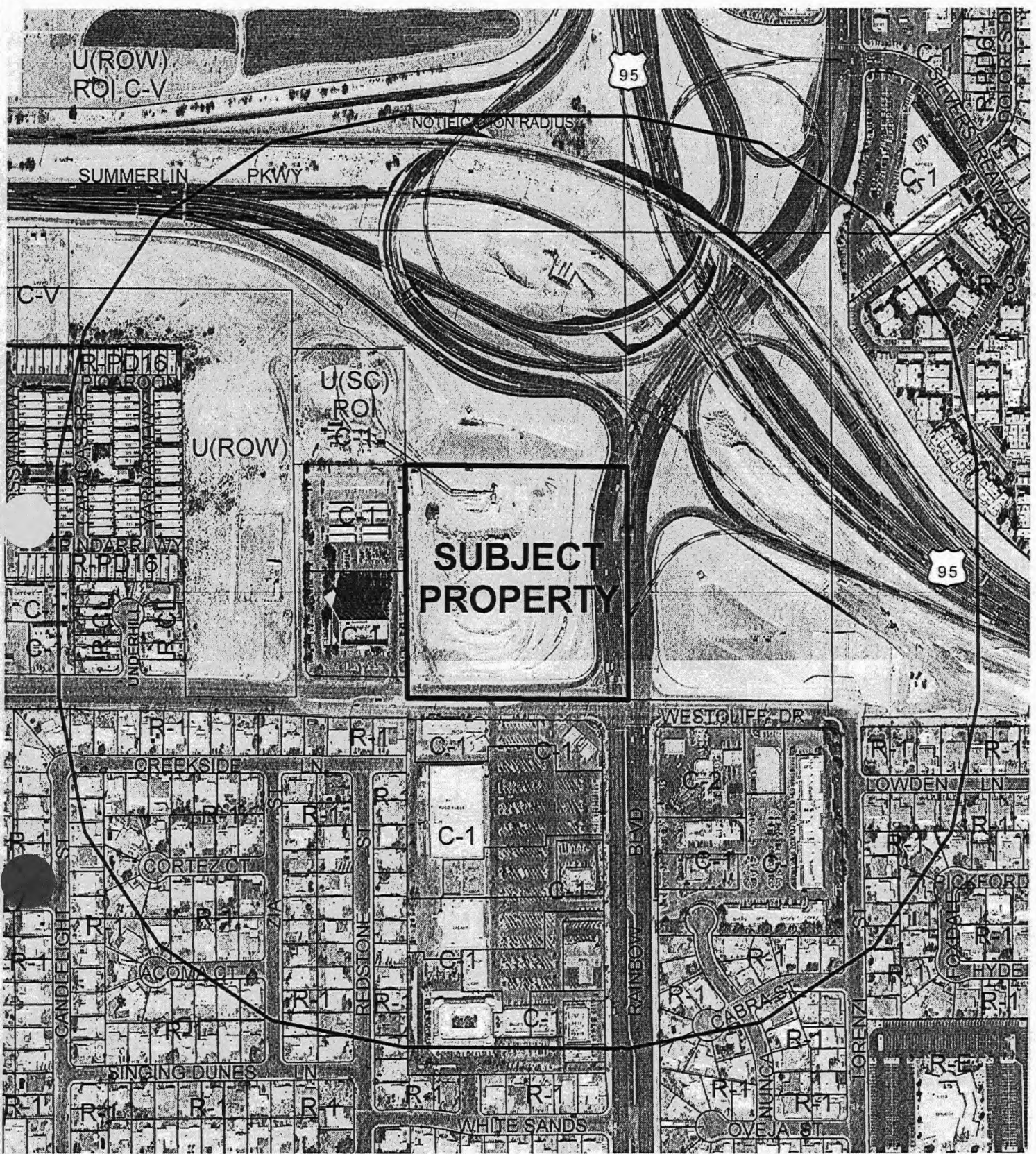
CASE: **SDR-15747**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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





CASE: **SDR-15747**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 1, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the revised site plan, landscape plan, and building elevations, submitted to the City Clerk on 9/21/06, except as amended by conditions herein.
3. A Waiver from Title 19.12 is hereby approved, to allow a minimum zero perimeter landscape buffer where a fifteen-foot buffer is required along the southern property line along Westcliff Drive, 53 inch wide landscape fingers where 60 inch wide landscape fingers are required and to allow no parking lot landscape fingers along the foundation parking area.
4. A revised site plan shall be submitted prior to the time an application is made for a building permit to reflect a 20-foot wide Multi-Use Transportation Trail (Bonanza Trail) in accordance with the Las Vegas 2020 Master Plan along the northern and eastern boundaries of the site.
5. A Site Development Plan Review application for Phase II of the project shall be submitted and scheduled for hearing by the Planning Commission prior to the issuance of any permits for that part of the project.
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. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan.

7. 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.
8. 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).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. 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.
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, except as modified herein.

Public Works

14. Dedicate appropriate right-of-way for Rainbow Boulevard adjacent to this site prior to the issuance of any permits unless otherwise allowed by the City Engineer.
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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Construct all incomplete half-street improvements on Rainbow Boulevard and Westcliff Drive adjacent to this site concurrent with development of this site.

17. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
18. Provide proof to the Land Development Section of the Department of Public Works that the Nevada Department of Transportation has approved the design of the offsite improvements and driveway cuts adjacent to this site on Rainbow Boulevard and Westcliff Drive prior to the submittal of any construction drawings.
19. Coordinate with the Right-of-Way Section of the Department of Public Works to determine the application submittal requirements for Bureau of Land Management (BLM) applications for a portion of the trail path across BLM Parcel #138-27-802-006 on the northern side of this site as shown on the submitted site plan. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right-of-Way Section prior to approval of construction drawings for this site or the issuance of any permits, whichever may occur first.
20. Coordinate with the City Engineer's Office regarding the Bonanza Trail project. The trail shall be designed to connect with the portions of the trail being constructed by the City west and east of this site and shall be constructed to a minimum width of 12 feet and match the cross section being constructed by the City concurrent with development of this site.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction drawings for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
22. Site development to comply with all applicable conditions of approval of the previous approval and all other applicable site-related actions, except as amended herein.
23. Unless otherwise allowed by the City Engineer, remove the western most driveway accessing Westcliff Drive.

**** STAFF REPORT ****

APPLICATION REQUEST

The applicant requests a Site Development Plan Review for a proposed 31,126 square-foot church/house of worship and a Waiver of the perimeter landscaping requirements on 8.55 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive.

EXECUTIVE SUMMARY

The proposed two story building will be located on the northeast portion of the site. The first floor will consist of 19,224 square feet, with a 490-seat sanctuary, office space, classrooms and work rooms. The second floor is 11,902 square feet in area, with a 208-seat balcony and additional classroom space. A multi-use trail is provided along the north and east boundaries of the site.

The applicant has requested a Waiver of the perimeter landscape buffer requirement along the Westcliff Drive and a Waiver of the parking area landscape fingers. The applicant does not provide any landscaping on the south side of the property along Westcliff Drive which staff cannot support. Therefore, denial of this project is recommended

BACKGROUND INFORMATION

A) *Related Actions*

- | | |
|----------|--|
| 11/27/90 | The Board of Zoning Adjustment approved a Special Use Permit (U-0168-90) to allow the construction of a church on this property. This was final action; staff recommended approval. |
| 05/05/04 | The City Council approved a Site Development Plan Review (SDR-3997) for a 40,649 square-foot church/house of worship and a 1,200 square-foot temporary modular building. A Rezoning (ZON-3995) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive. The Planning Commission and staff recommended approval on 04/08/04. |
| 06/07/06 | The City Council approved an Extension of Time (EOT-13291) of an approved Rezoning (ZON-3995) from (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff. |
| 09/21/06 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #37/jm). |

B) *Pre-Application Meeting*

08/08/06 In the pre-application meeting, submittal requirements were discussed as were the determination of previous cases and their effect on this submittal. The applicant is submitting a new site plan; therefore, the applicant has allowed the approved Site Development Review (SDR-3997) to expire (5/5/06). However, the applicant has filed an Extension of Time on the Rezoning (ZON-3995) which the City Council approved on 06/07/06. In addition, the Bonanza Trail and its location were discussed.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for this type of application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 8.55 acres

B) *Existing Land Use*

Subject Property: Undeveloped
North: Undeveloped
South: Commercial Establishment
East: Undeveloped
West: Financial Institution

C) *Planned Land Use*

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

D) *Existing Zoning*

Subject Property: U (Undeveloped) under Resolution of Intent to
C-1 (Limited Commercial)
North: U (Undeveloped) [ROW (Right-of-Way)]
South: C-1 (Limited Commercial)
East: U (Undeveloped) [ROW (Right-of-Way)]
West: C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is located in the Southwest Sector of the General Plan. The existing C-1 (Limited Commercial) zoning designation is in conformance with the SC (Service Commercial) category of the General Plan land use designation. This site is adjacent to a Multi-Use Transportation Trail (Bonanza Trail). The City is currently designing and constructing portions of this trail adjacent to this site to provide trail connectivity at the Rainbow interchange.

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

PROJECT DESCRIPTION

The proposed two story church will be located on the northeast portion of the site, with the remainder of the parcel, with the exception of the two pads adjacent to the south property line, proposed to be paved for parking. The first floor of the church will consist of 19,224 square feet, with a 490-seat sanctuary, office space, classrooms and work rooms. The second floor is 11,902 square feet in area, with a 208-seat balcony and additional classroom space.

Two driveways provide egress and ingress into the site. A 32-foot wide driveway provides ingress access to Westcliff Drive, while a 32-foot drive provides egress to the site. A 20-foot wide landscape planter is provided along the north, east and west property lines, while no landscaping is provided along Westcliff, the south property line.

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	492 Feet	Y
Min. Setbacks			
• Front	20 Feet	320 Feet	Y
• Side	10 Feet	70 Feet	Y
• Corner	N/A	---	N/A
• Rear	20 Feet	25 Feet	Y
Max. Lot Coverage	50 %	17	Y
Max. Building Height	None	Two Stories	Y
Trash Enclosure	Y	Y	Y

The request meets or exceeds Title 19 Development Standards.

A2) Residential Adjacency Standards

Residential Adjacency Standards to no apply to the subject development.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Church	698 seats	1 per 4 fixed seats	175			
	25,566	1/300 for office	85			
Total			260	15	263	15

The project meets the parking standards per Title 19.10

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 Landscape Fingers	1 Tree/6 Spaces	60 Trees	61 Trees
Min. Trees - Perimeter	1 Tree/30 Feet	62 Trees	57 Trees
Min. Zone Depth Adjacent to Right-of-Way	15 Feet		0 Feet
Min. Zone Depth – Interior Lot Lines	8 Feet		20 Feet

The applicant provides adequate perimeter landscaping along the north and east boundaries of the site. The applicant does not provide any landscaping on the south side of the property along Westcliff Drive and is requesting a Waiver of the perimeter landscape buffer requirements which staff cannot support.

Along the 31,126 square foot worship center, the applicant provides foundation landscaping but does not show the required one landscape island for every six parking spaces. In addition, the applicant is proposing 53 inch wide landscape fingers where 60 inch wide landscape fingers are required. A Waiver of parking lot landscape fingers has also been requested as part of this application. While the applicant does not meet the required landscape island requirements, the applicant does provide foundation landscaping and 61 trees in the parking area where 60 are required. If the applicant were to replace the parking spaces with landscape fingers to meet the required number per Title 19.12., they would be deficient in parking. Therefore, staff supports the waiver of parking lot landscape fingers.

B) General Analysis and Discussion

- Zoning

The property is zoned C-1 (Limited Commercial). The proposed house of worship is a permitted use in this zoning district.

- Site Plan

The site development plan meets Title 19 Development Standards in terms of setbacks and parking.

- Waivers

Title 19.12	Required	Provided	Staff Recommendation
Minimum Zone Depth Adjacent to Right-of-Way	15 Feet of perimeter landscaping	0 Feet of perimeter landscaping (Westcliff Drive)	Staff does not support
Parking area landscape fingers	1 per every 6 parking spaces	No fingers along the foundation parking spaces, however applicant does exceed the total of trees required and provides adequate foundation landscaping	Staff supports

- Landscape Plan

The applicant provides adequate perimeter landscaping along the north and east boundaries of the site. The applicant does not provide any landscaping on the south side of the property along Westcliff Drive and is requesting a Waiver of the perimeter landscape buffer requirements.

Along the church, the applicant provides foundation landscaping but does not show the required one landscape island for every six parking spaces. A Waiver of parking lot landscape fingers has also been requested as part of this application. While the applicant does not meet the required landscape island requirements, the applicant does provide foundation landscaping and 61 trees in the parking area where 60 are required. If the applicant were to replace the parking spaces with landscape fingers to meet the required number per Title 19.12., they would be deficient in parking.

- Elevation

The building elevations show the building to be 45 feet, five inches in height to the top of the roof line; the steeple projects to a height of 77 feet, eight inches. The façade consists of foam cornices with stucco and kite shaped decorative insets. A metal ribbed roof will be constructed; the steeple is pre-fabricated.

- Floor Plan

The floor plan provides detail on the number and square footage of each classroom and seating area.

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 church is compatible with adjacent development, as it is in close proximity to the freeway and other commercial uses.

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

The use is consistent with the goals, objectives and policies of the General Plan; however, the landscaping is consistent with Title 19.12 and cannot be supported.

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

The project will have access to Westcliff Drive, a 100-foot Primary Arterial, which should not negatively impact adjacent roadways or adjacent traffic.

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

The height and building elevations are appropriate for this area of 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;"**

The building elevations and design characteristics will contribute to an orderly and pleasing environment and are harmonious and compatible with other development in the area; however, the lack of landscaping along Westcliff is unsightly and not harmonious with the surrounding area.

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

Building inspections will take place to ensure conformance to the building code.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 234 by Planning Department

APPROVALS 0

PROTESTS 0



RECEIVED
AUG 08 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-15747** APN: 3827802004
Name of Property Owner: TWIN LAKES BAPTIST CHURCH
Name of Applicant: CARL FLEMING

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): _____

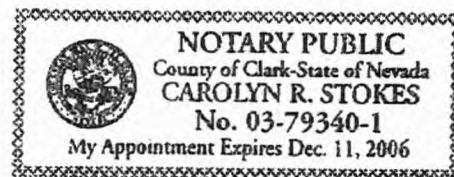
APN _____

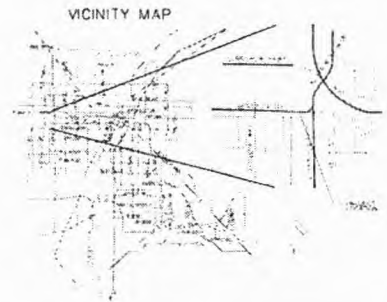
Signature of Property Owner: Carl Fleming

Print Name: Carl Fleming

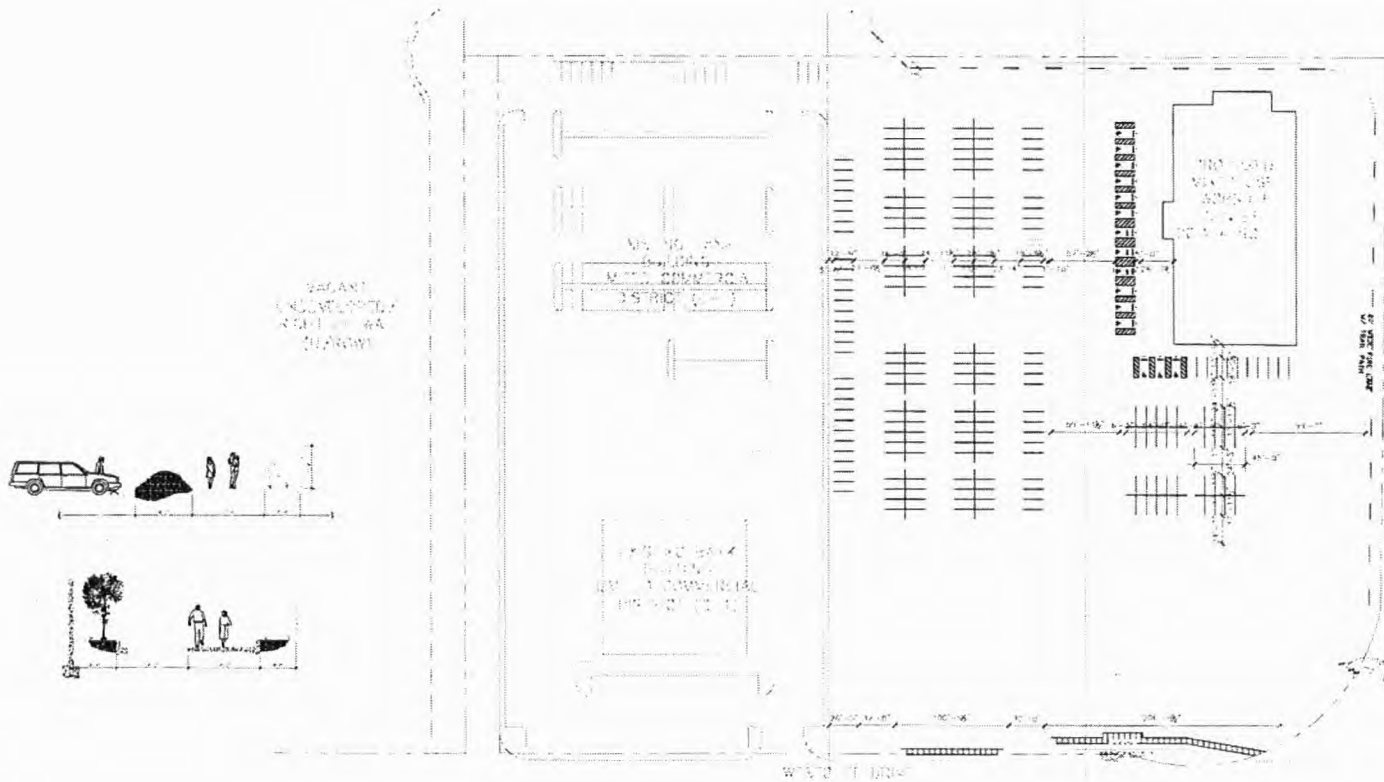
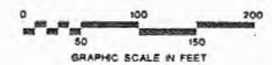
Subscribed and sworn before me

This 24th day of July, 20 06
Carolyn R. Stokes
Notary Public in and for said County and State



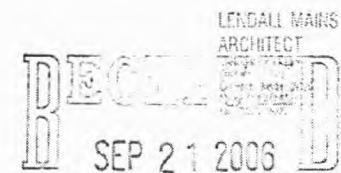


PROJECT SUMMARY

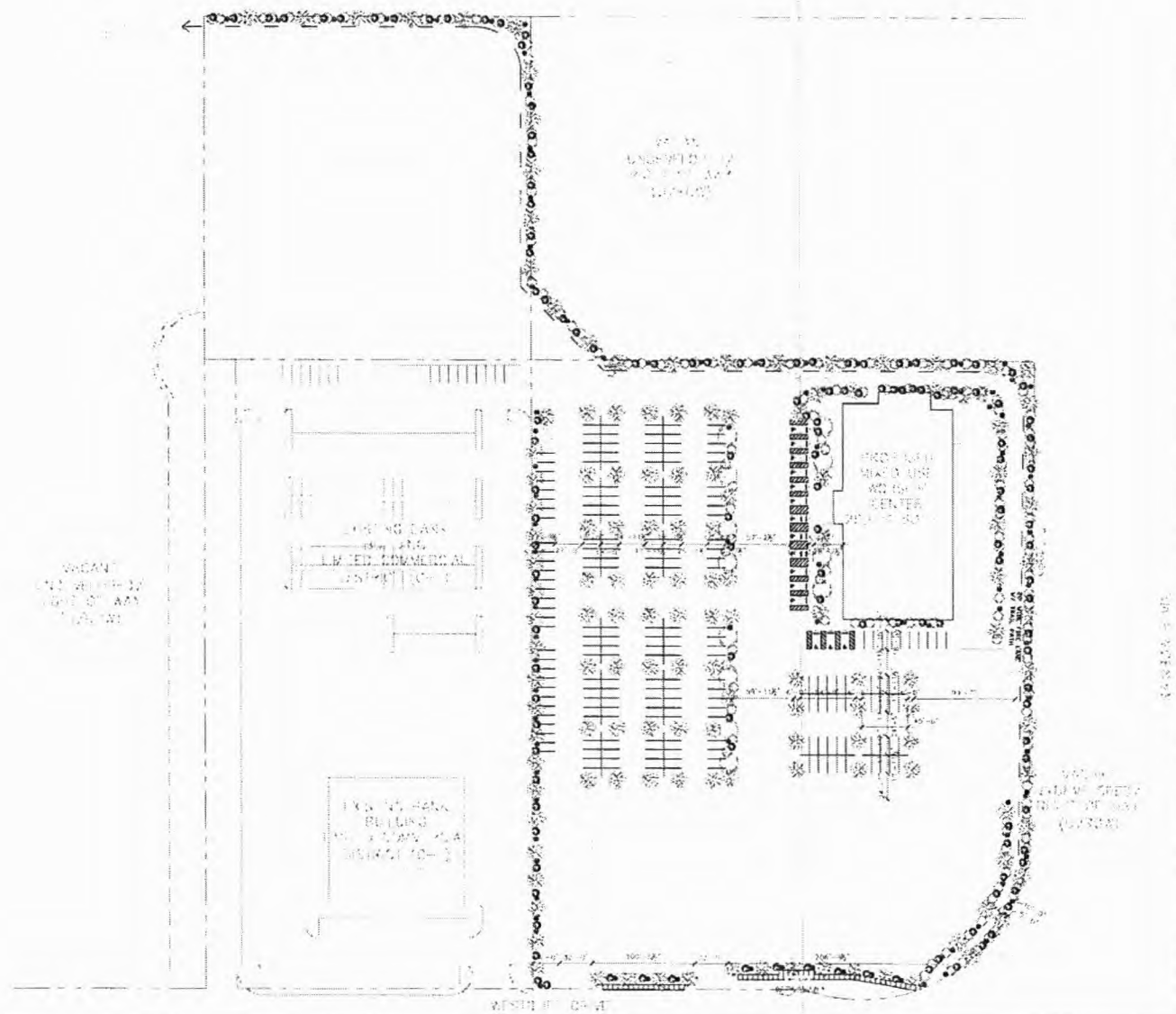


TWIN LAKES BAPTIST CHURCH

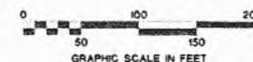
SDR-15747
REVISED
09/21/06 PC



AS-1



SDR-15747
REVISED
09/21/06 PC



TWIN LAKES BAPTIST CHURCH

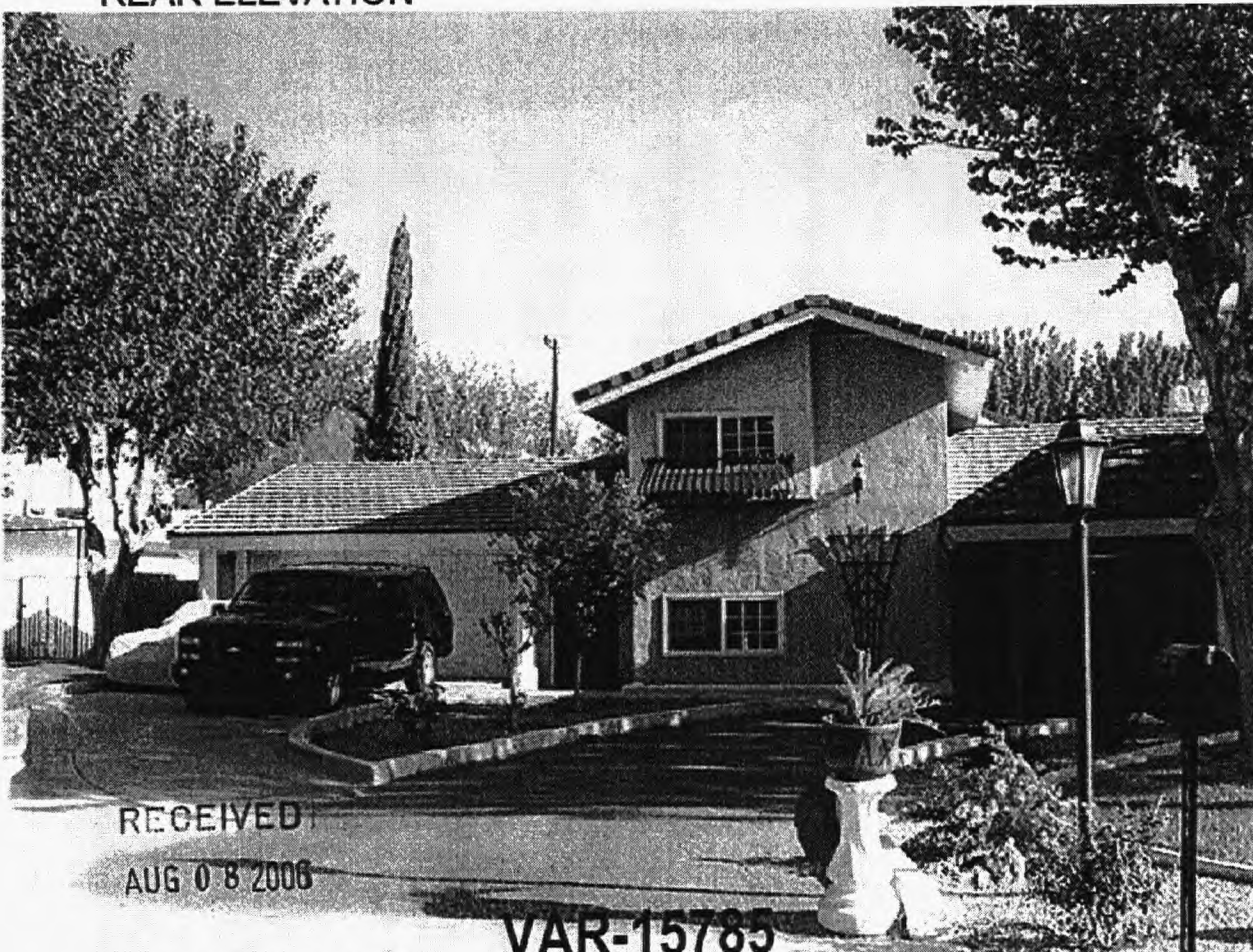
RE
 SEP 21 2006

LENDALL MAINS
 ARCHITECT
 1000 N. 10TH ST.
 SUITE 100
 TULSA, OK 74103
 TEL: 918.438.1111
 FAX: 918.438.1112

L-1



REAR ELEVATION

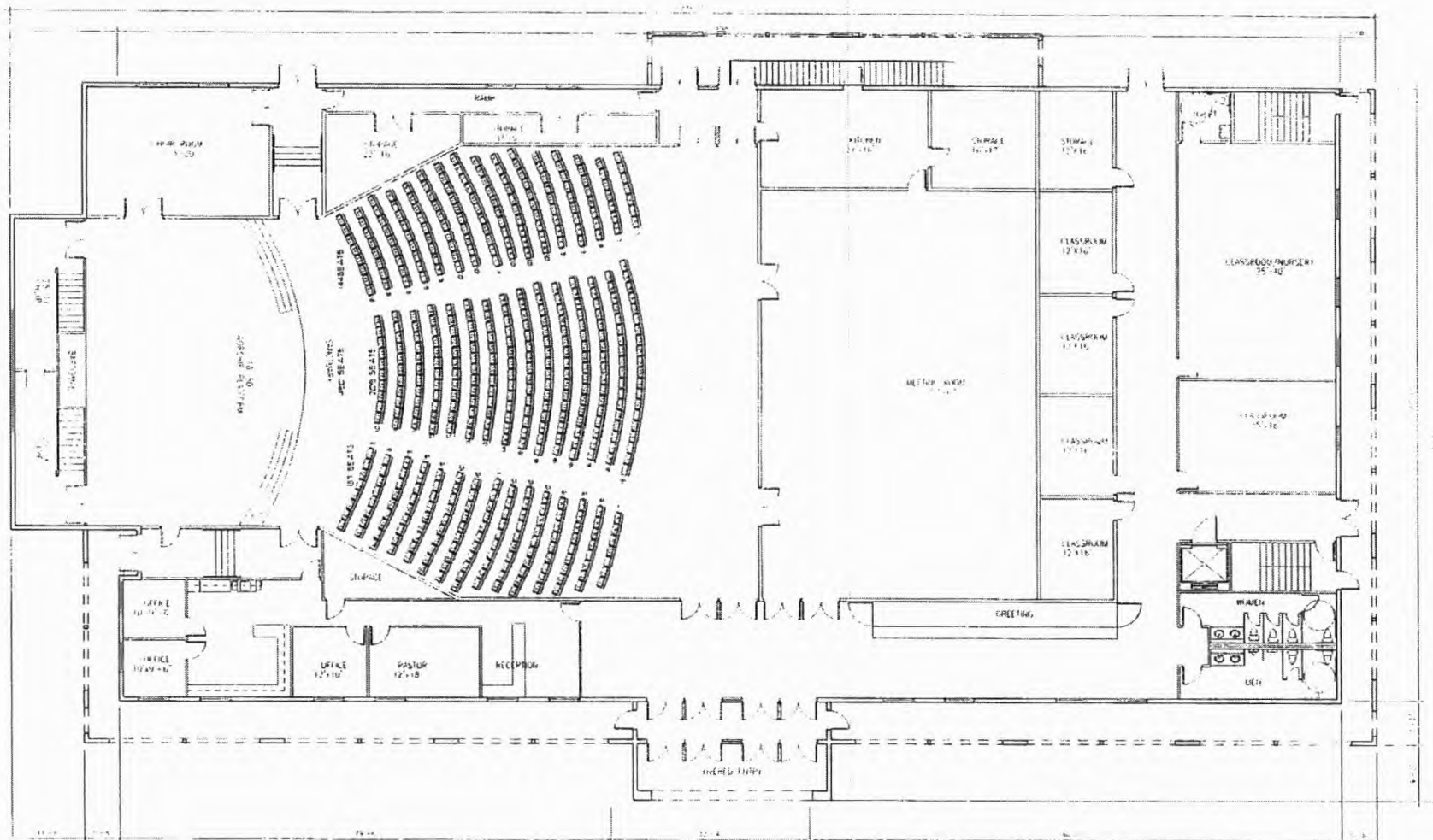


RECEIVED
AUG 08 2006

FRONT ELEVATION

VAR-15785

09/21/06 PC.



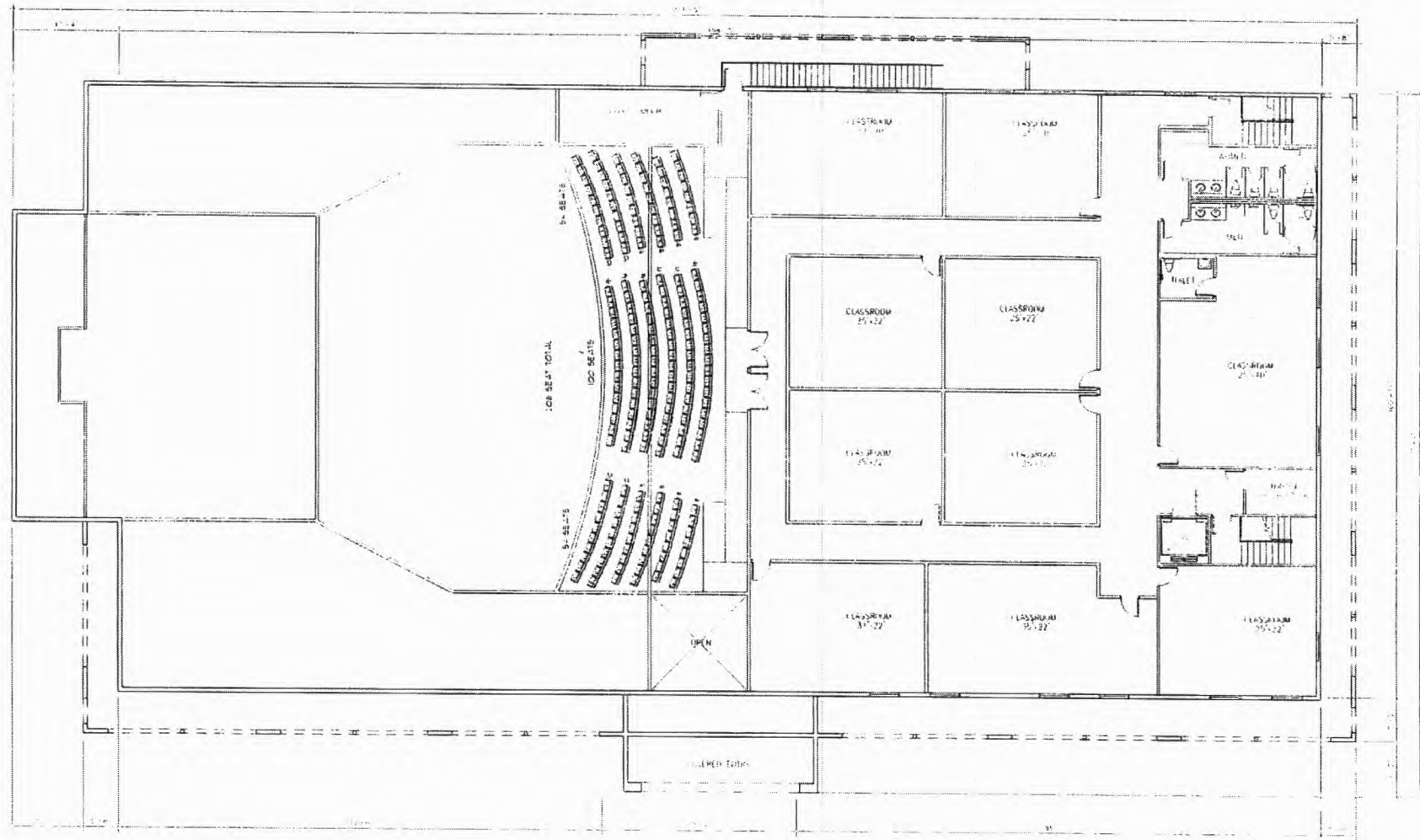
10' x 150' x 150' = 10,224 SF

TWIN LAKES BAPTIST CHURCH



SDR-15747
09/21/06 PC

RECEIVED
AUG 8 2006



1st FLOOR PLAN - 11.302 LF

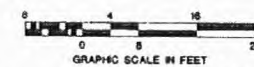
TWIN LAKES BAPTIST CHURCH

SDR-15747

09/21/06 PC

RECEIVED

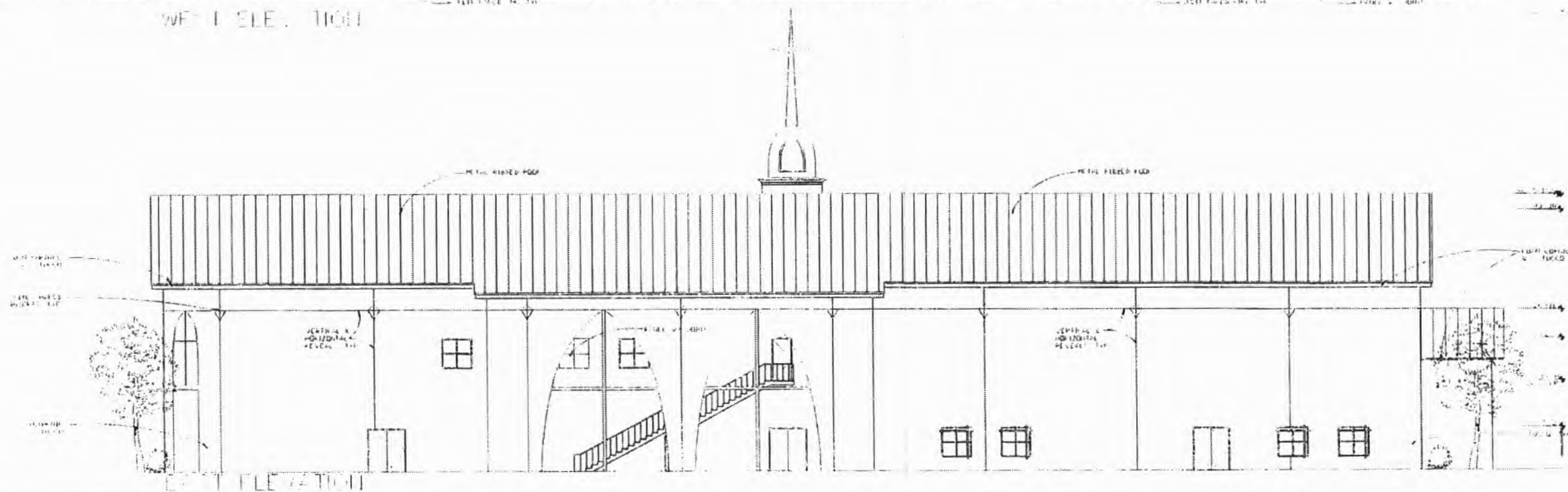
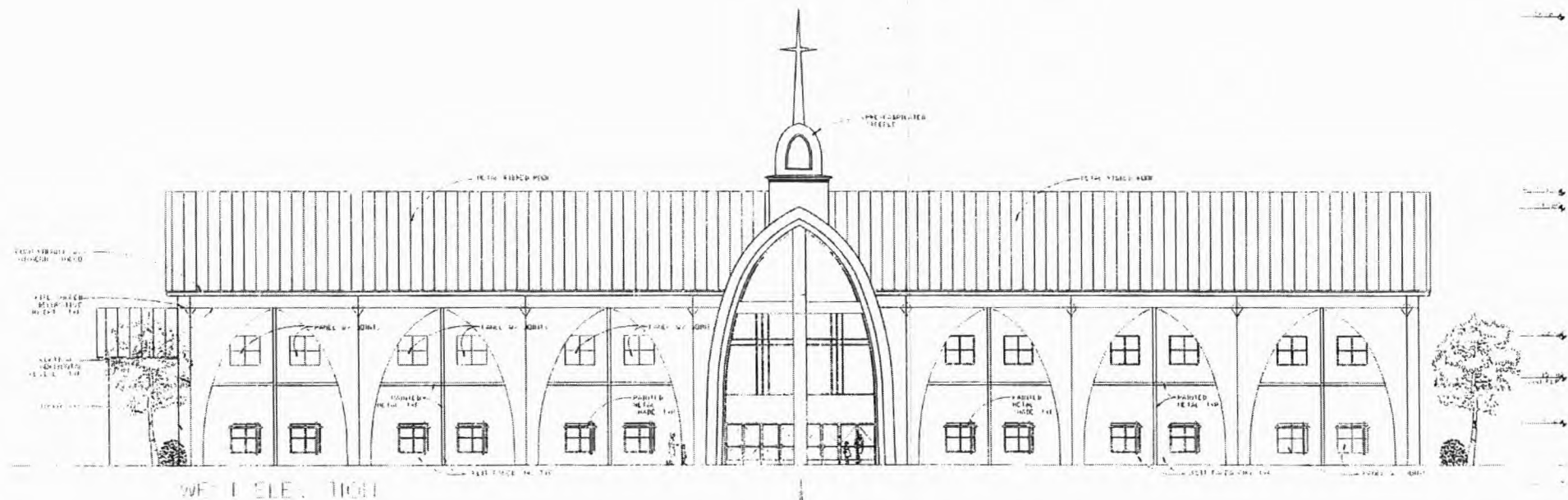
AUG 8 2006



11.302 LF

FEET 16

A-2



TWIN LAKES BAPTIST CHURCH

SDR-15747
09/21/06 PC

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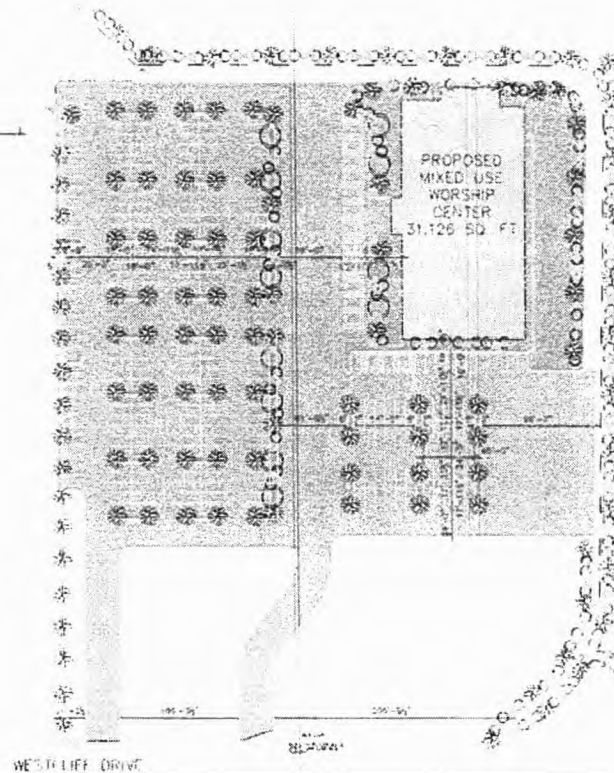
AUG 8 2006

A-3

VACANT
UNDER DEVELOPMENT/
RIGHT OF WAY
(11/20/01)

EXISTING BANK
BUILDING
LIMITED COMMERCIAL
DISTRICT (C-1)

EXISTING BANK
BUILDING
LIMITED COMMERCIAL
DISTRICT (C-1)



PLANT LEGEND

SIZE	OUTLINE NAME	COMMON NAME
TREES		
24" DIA.	FRAXINUS	WHITE BARK
24" DIA.	QUERCUS	WHITE OAK
SHRUBS/CLIMBERS		
5' DIA.	HYDRANGEA	HYDRANGEA
5' DIA.	WISTERIA	WISTERIA
5' DIA.	ROSE	ROSE

NOTES:
1. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
2. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
3. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
4. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.

RECEIVED

AUG 8 2006

PROPOSED LANDSCAPE

TWIN LAKES BAPTIST CHURCH

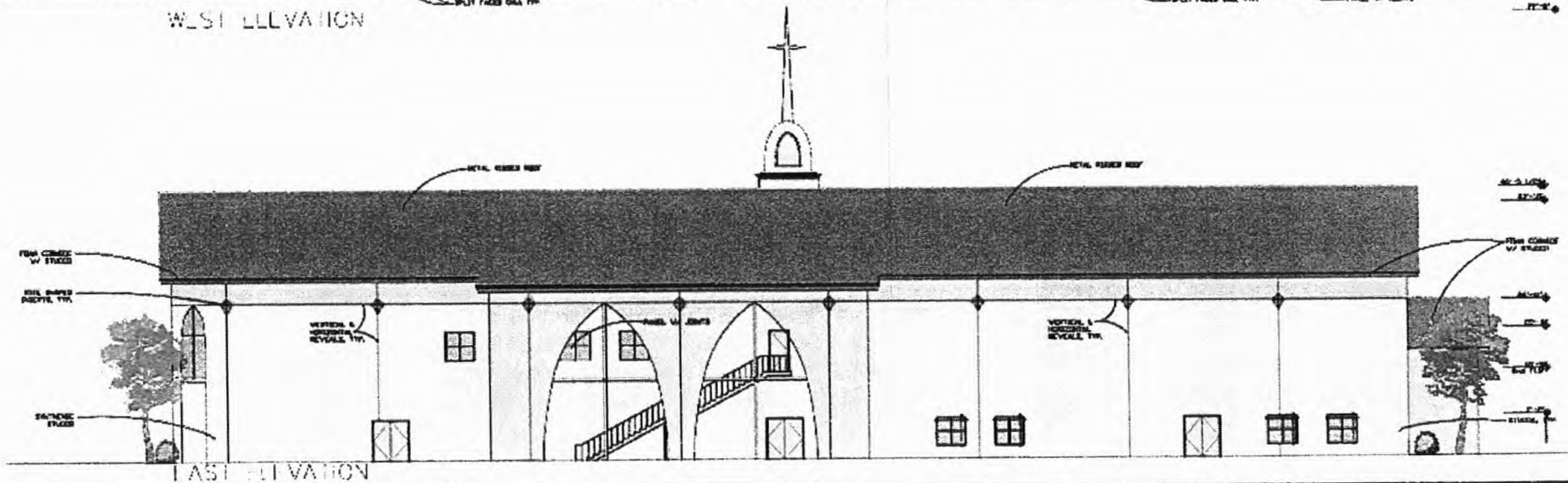
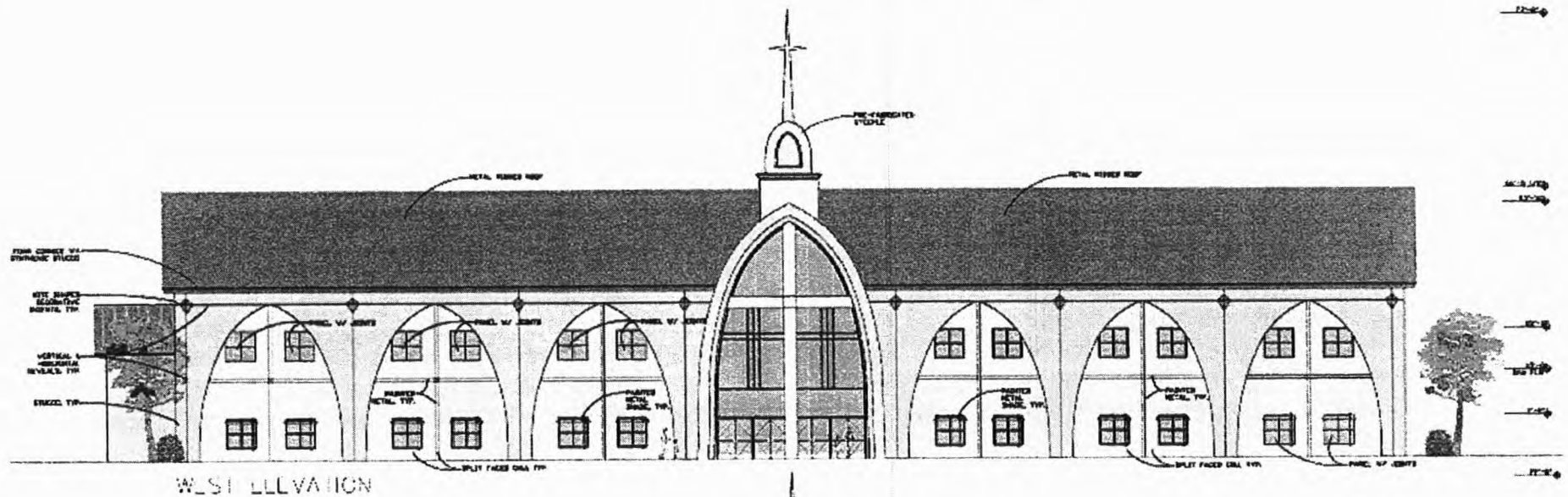
SDR-15747

09/21/06 PC

LENDALL MAINS
ARCHITECT
1551 East Polaris Lane
Suite 101
St. Joseph, Missouri 64506
Phone: 781-437-5621
Fax: 781-437-5621

SHEET NO.

L-1



TWIN LAKES BAPTIST CHURCH

SDR-15747
09/21/06 PC

RECEIVED

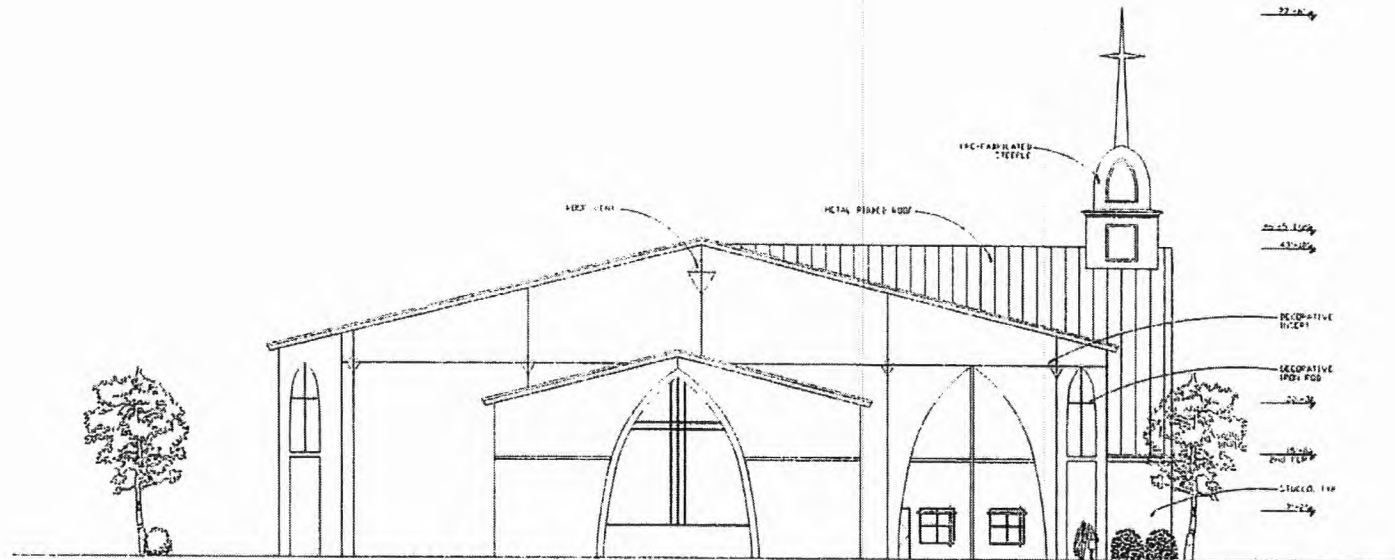
AUG 8 2006



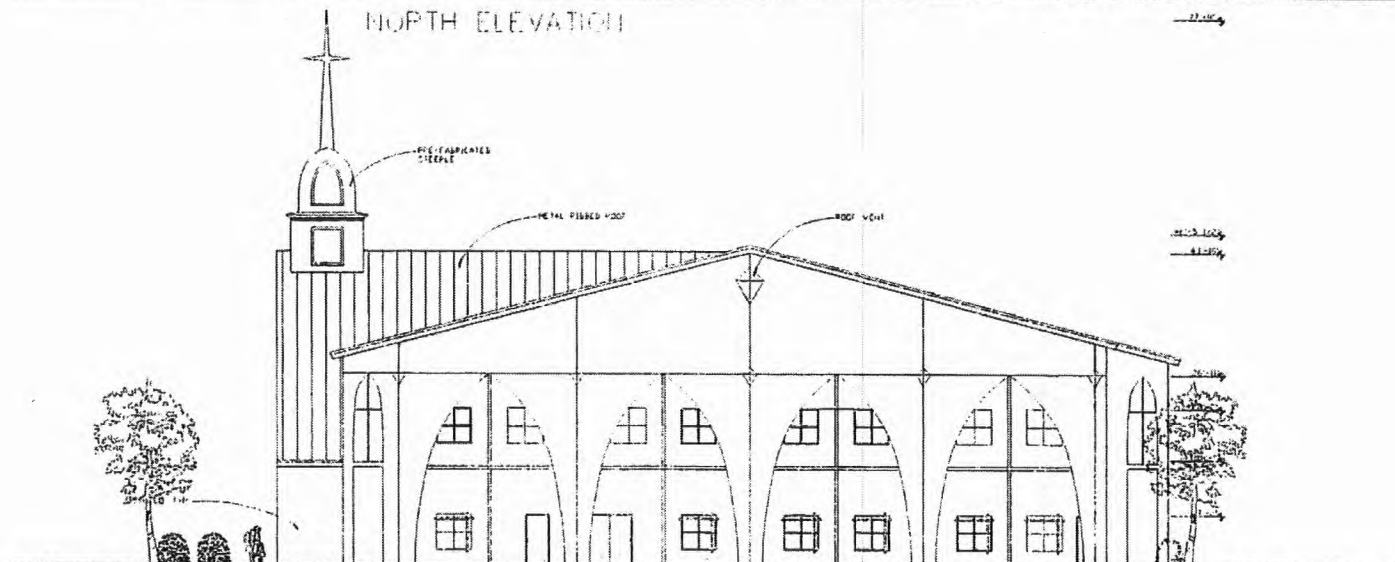
LENDALL MAINS
ARCHITECT
1021 S. 1st Street
S.W. ALB
Anchorage, Alaska 99501
Phone: (907) 261-1100
Fax: (907) 261-1101

Sheet No.

A-3



NORTH ELEVATION



SOUTH ELEVATION

RECEIVED
AUG 8 2006

TWIN LAKES BAPTIST CHURCH

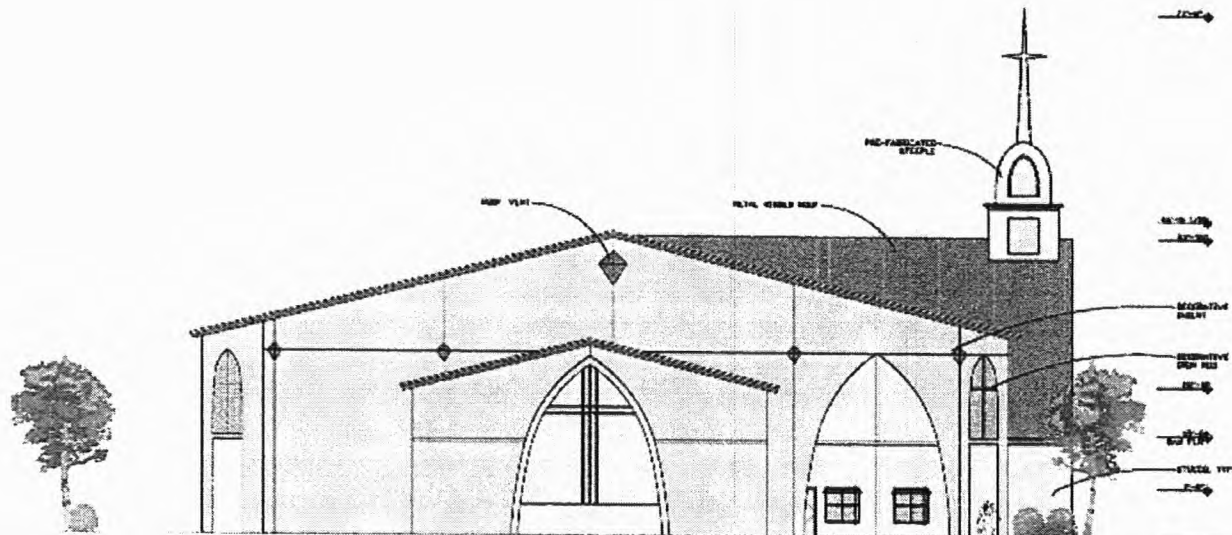
SDR-15747
09/21/06 PC



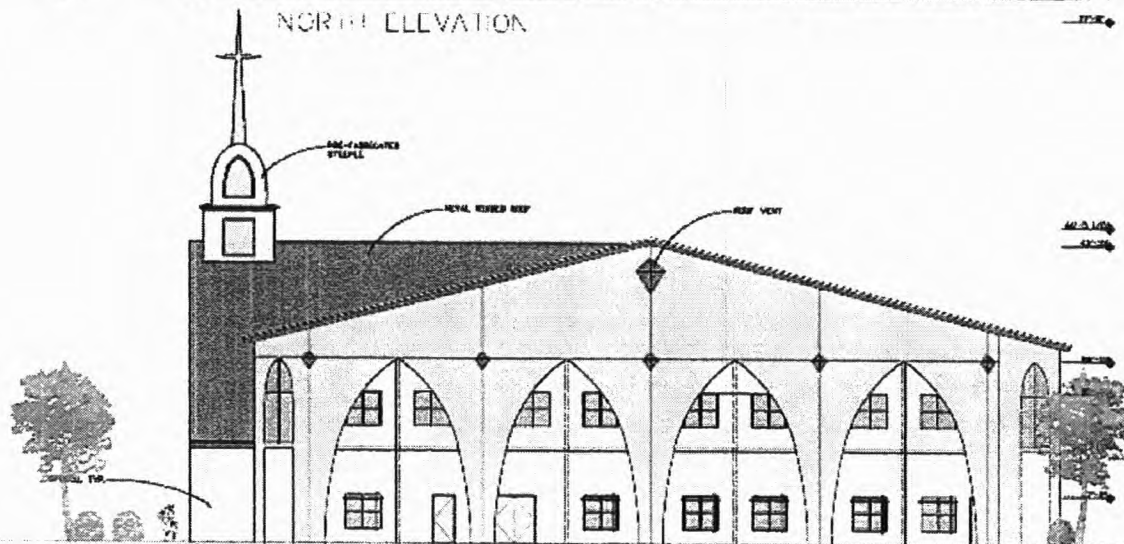
LEONARD MANN
ARCHITECT
1000 10th St.
Twin Lakes, WI 53181
(262) 895-1111

SHEET NO.

A-4



NORTH ELEVATION



SOUTH ELEVATION

RECEIVED
AUG 8 2006

TWIN LAKES BAPTIST CHURCH



SDR-15747
09/21/06 PC

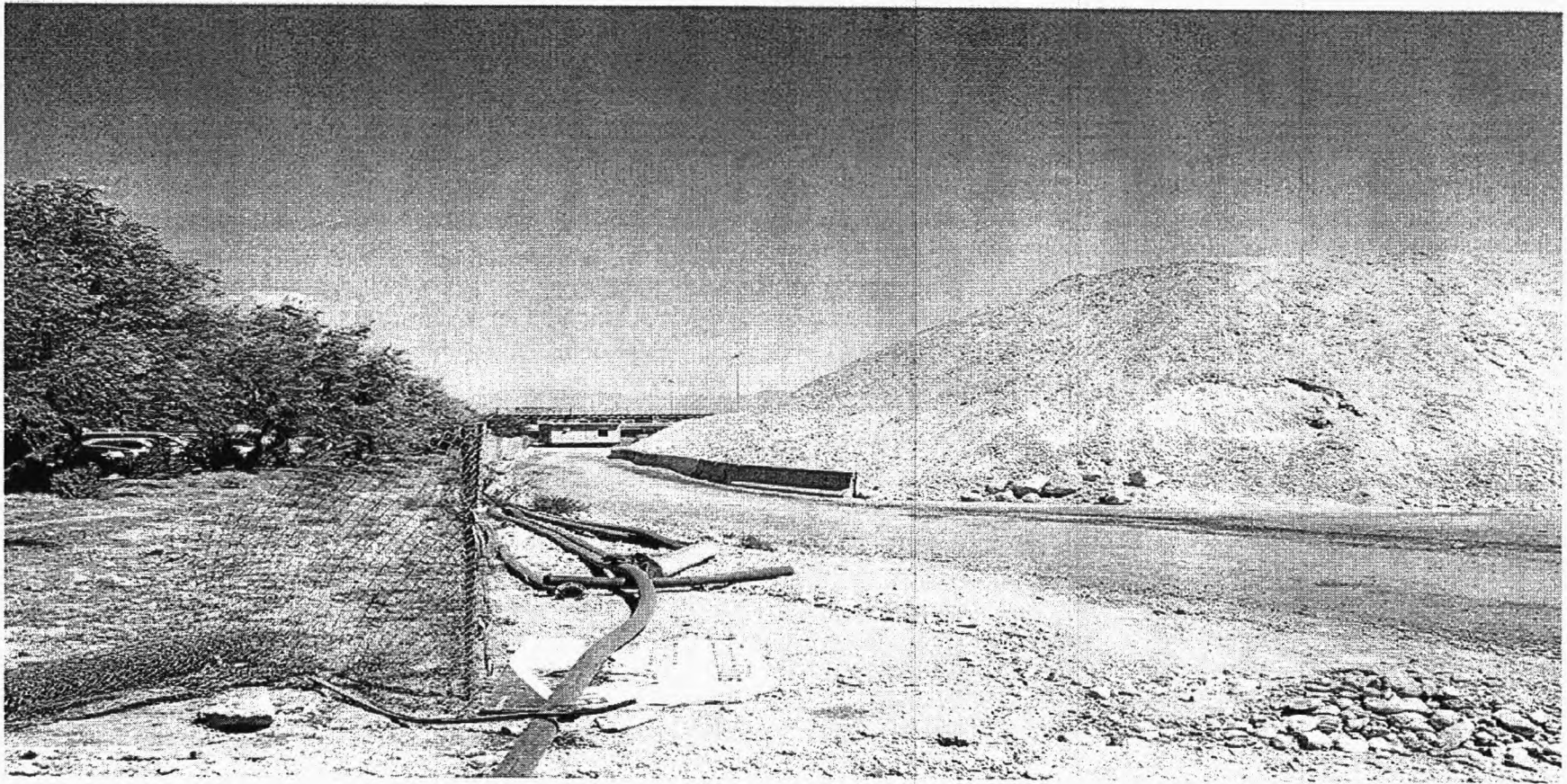
LENDALL MAINS
ARCHITECT
1824 S. Tenth Ave.
Tulsa, OK 74104
Phone: 744-1111
Fax: 744-1111

Sheet No.

A-4

SDR 15747				
Twin Lakes Baptist Church				
NWC Westcliff & Rainbow				
Proposed 31.126 thousand square foot church.				
Traffic produced by proposed development:				
New development	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	31.126	9.11	284
AM Peak Hour			0.72	22
PM Peak Hour			0.66	21
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Westcliff Drive				
Average Daily Traffic (ADT)	13,204			
PM Peak Hour	1056			
(heaviest 60 minutes)				
Rainbow Boulevard				
Average Daily Traffic (ADT)	62,699			
PM Peak Hour	5016			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
		Adjacent street ADT		
		Capacity		
Westcliff Drive	34300			
Rainbow Boulevard	51700			
This project will add approximately 284 trips per day on Westcliff and Rainbow.				
This will increase expected volumes by about 2 percent on Westcliff and less				
than one percent on Rainbow. Westcliff is at about 39 percent of capacity and				
Rainbow is over capacity.				
Based on Peak Hour use, this development will add roughly 21 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.				



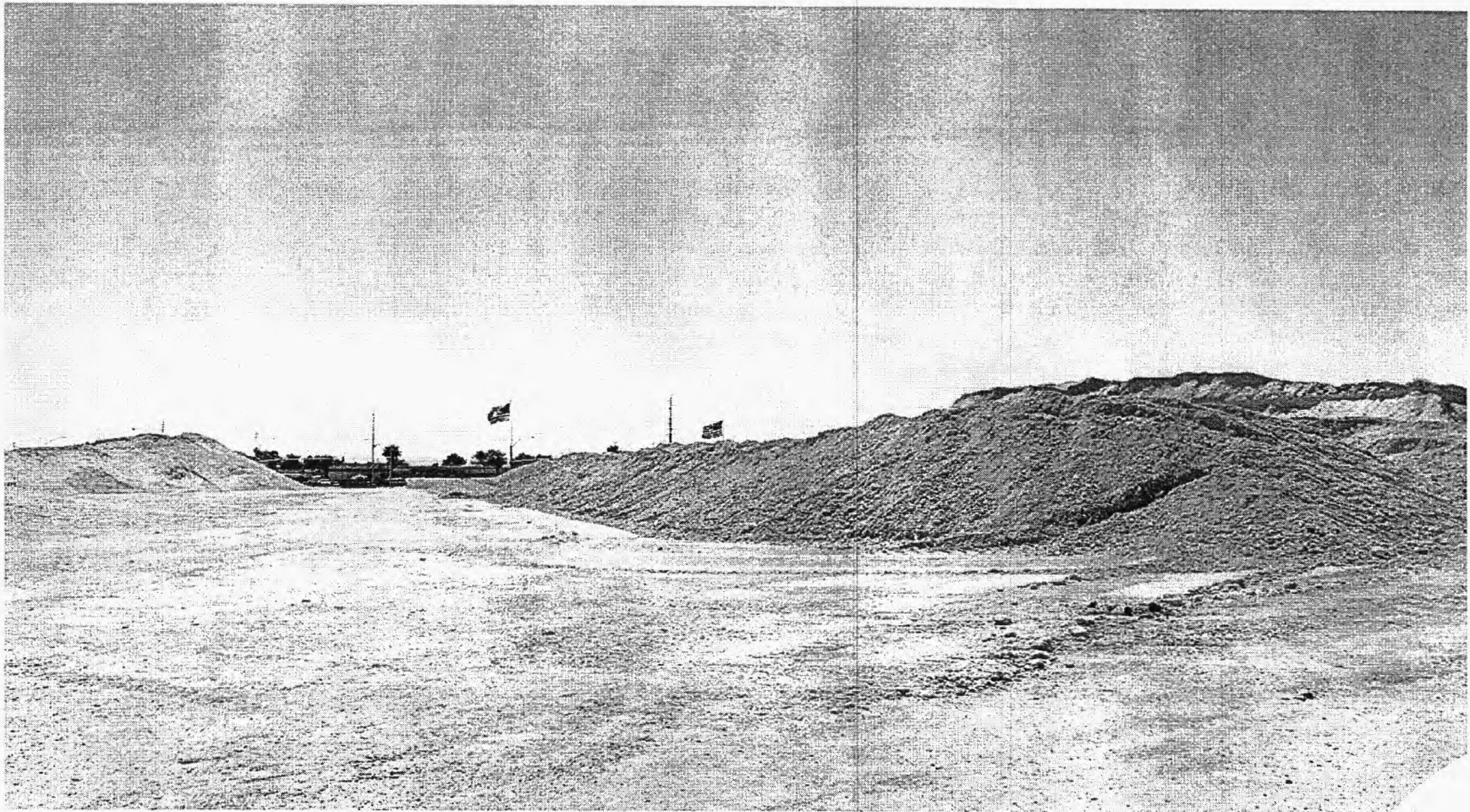
SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06



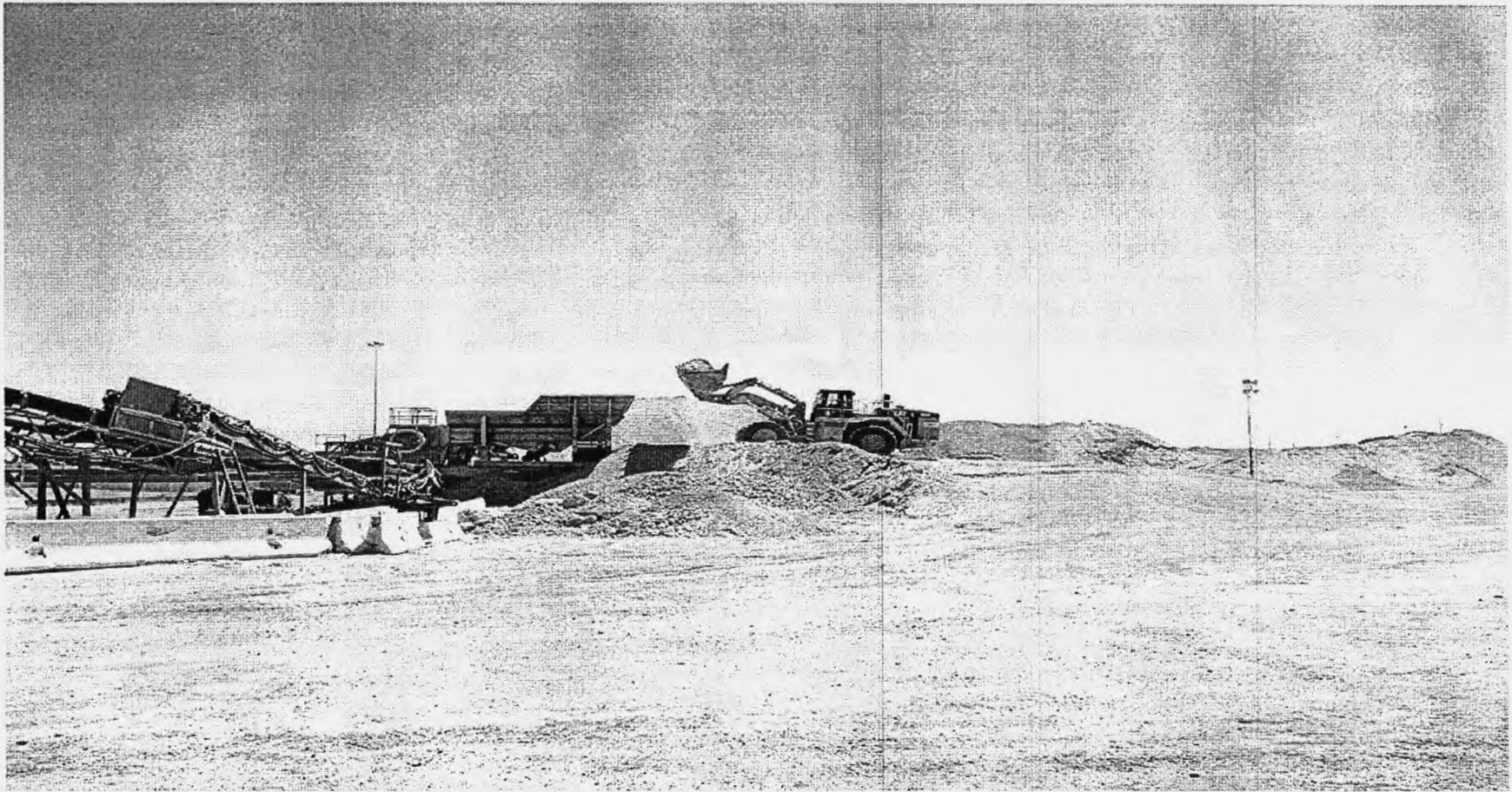
SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06



SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06



SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06



SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06

LENDALL MAINS ARCHITECT

RECEIVED
AUG 08 2006

August 7, 2006

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

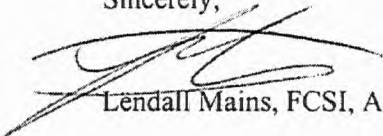
RE: Twin Lake Baptist Church
Request for Design and Site Review

Please accept this letter as justification for design and site review to A.P.No. 38-27-802-004.

We request that A.P. No. 38-27-802-004 for design and site review. Currently, parcel A.P. No. 138-27-802-004 is zoned C-1 Commercial with non-limited building height with our setbacks as follows: front yard- 20 feet; side yards- 10 feet; and rear yards- 10 feet. This project was previously reviewed by the City of Las Vegas in 2004 where the building was on the northwest parcel. The trail will remain as planned and we will comply with all C-1 requirements on the parcel. The parcel will be used for a proposed two-story mixed-used worship center of approximately 31,126 square feet. The previously approved building is being moved to the larger parcel for phase one of the development.

The church is also requesting to leave the previously approved modular building adjacent to the area that will be the west of the building of the project. The Phase I building will be open December 2007. The Church presently has facility on Vegas Drive and is requesting the use of the modular building be allowed to be placed on the site as shown on the attached drawings, for office and conference meeting space until their Phase I building is constructed.

Sincerely,



Lendall Mains, FCSI, AIA

SDR-15747
09/21/06 PC

3930 E. Patrick Lane, Ste. 1
Las Vegas NV 89120
(702) 437-5621 Phone
(702) 437-5623 Fax

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

REQUIRED TWO YEAR REVIEW

RQR-13989 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: CITY PARKWAY IV A, INC. - Required Two-Year Review of an approved Special Use Permit (U-0238-91) WHICH ALLOWED A 50-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the south side of Oran K. Gragson Highway (U.S. 95) between "F" Street and Main Street (APN 139-27-401-031), M (Industrial) Zone, Ward 5 (Weekly). The Planning Commission (5-0 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 (5-0 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. City Council approval letter for RQR-6252
5. City Council approval letter for RQR-1993
6. Backup referenced from the 07-27-06 Planning Commission meeting Item 14

Motion made by LAWRENCE WEEKLY to Approve subject to conditions and deleting Condition 1

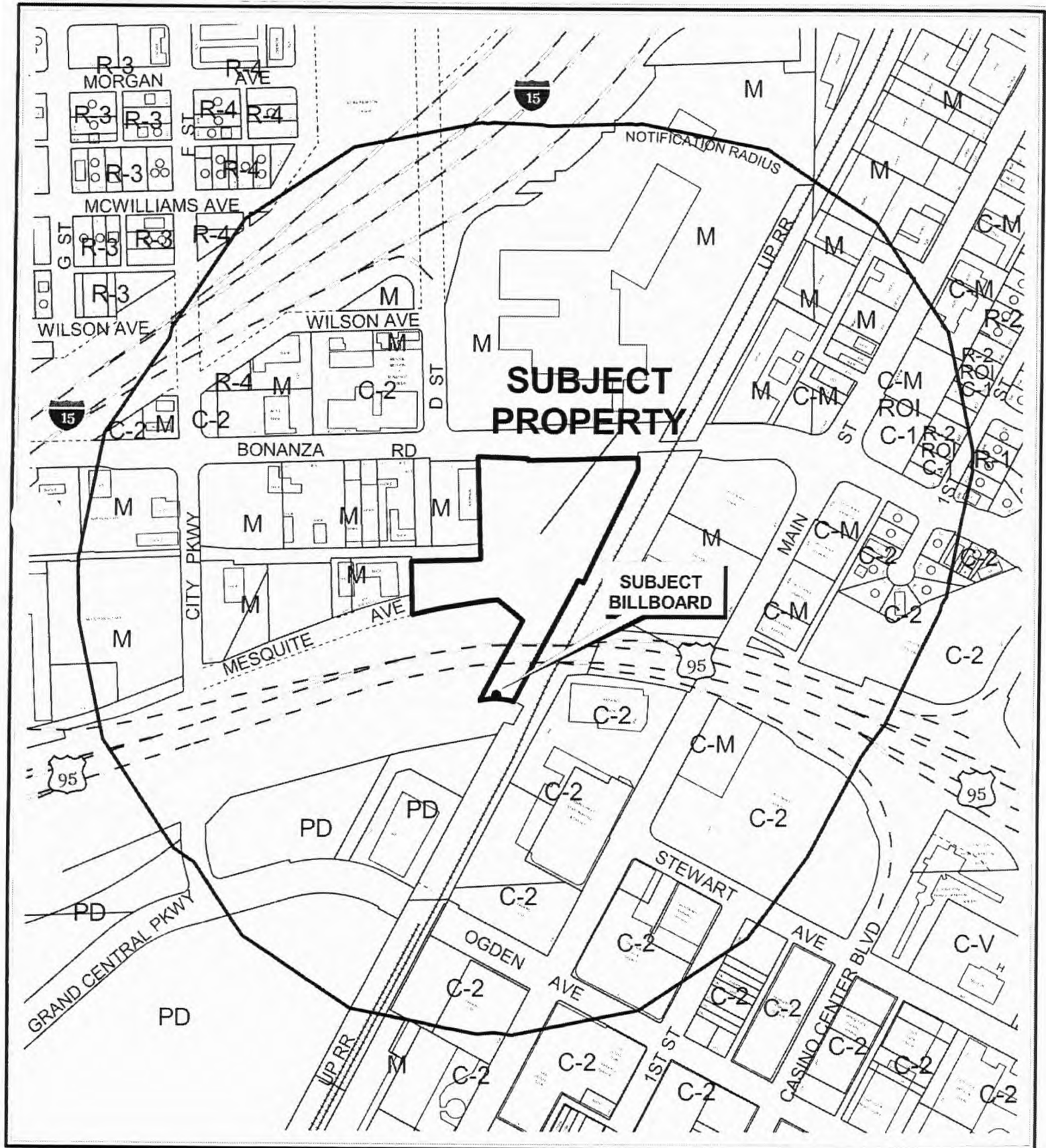
Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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:

ATTORNEY JENNIFER LAZOVICH, Kummer, Kaempfer, Bonner, Renshaw and Ferraro, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and pointed out that the subject billboard has been on site since the early 90s. With that, she requested approval with the deletion of Condition 1.

COUNCILMAN WEEKLY indicated he had discussed with ATTORNEY LAZOVICH the deletion of Condition 1.



CASE: RQR-13989

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 400 800 Feet





CASE: **RQR-13989**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

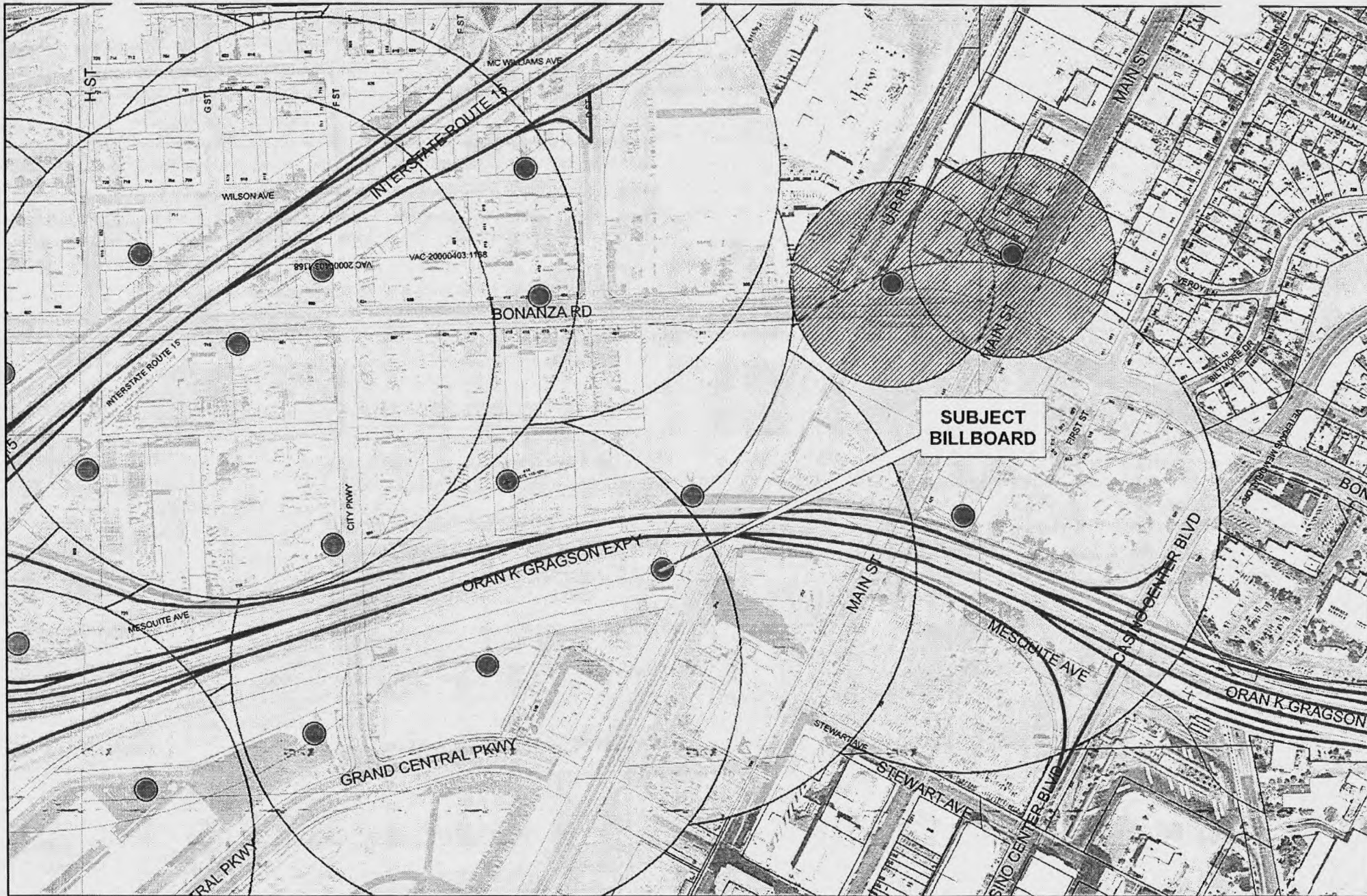
0 400 800 Feet





.....





RQR-13989

City of Las Vegas Billboard Data

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - RQR-13989 - APPLICANT: LAMAR
ADVERTISING - OWNER: CITY PARKWAY IV A, INC.**

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 1, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The applicant shall obtain building permits and call for final inspection by the Building and Planning Department within thirty (30) days of approval by the City Council.
2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
5. Only one advertising sign is permitted per sign face.
6. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, and (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
7. All City Code requirements and design standards of all City Departments shall be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a Required Two Year Review of an approved Special Use Permit (U-0238-91), which allowed a 50 foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign adjacent to the south side of Oran K. Gragson Highway (U.S. 95) between "F" Street and Main Street.

EXECUTIVE SUMMARY

This is the seventh review of the subject Off-Premise Advertising (Billboard) Sign. A site inspection revealed that the sign is in good condition. The sign has never received a final inspection. A condition of approval has been included, which requires a building permit within thirty (30) days of approval. Therefore, staff can support the subject Required Review and recommends approval of the subject application.

BACKGROUND INFORMATION

A) *Related Actions*

- | | |
|----------|--|
| 05/20/92 | The City Council approved the Special Use Permit (U-0238-91), which allowed the 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on this site subject to a 5-year review. The Board of Zoning Adjustment recommended approval on 10/24/91. |
| 05/27/97 | The City Council approved the Required Five-Year Review for the Special Use Permit [U-238-91(1)], which allowed the 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on this site subject to a 2-year review. The Board of Zoning Adjustment recommended approval on 05/06/97. |
| 06/28/99 | The City Council approved a Required Two Year Review [U-0238-91(2)]for an approved Special Use Permit on property located on the south side of Oran K. Gragson Highway (U.S. 95) between 'F' Street and Main Street, which allowed a 14-foot, by 48-foot Off-Premise Advertising (Billboard) Sign. The Planning Commission recommended approval on 05/27/99. |
| 02/21/01 | The City Council approved a Required Two Year Review [U-0238-91(3)] for an approved Special Use Permit on this property, which allowed a 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign subject to a one-year review. The Planning Commission and staff recommended approval on 11/16/01. |

- 04/03/02 The City Council approved a Required One-Year Review [U-0238-91(4)] for an approved Special Use Permit on this property, which allowed a 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on this site subject to a one-year review. The Planning and staff Commission recommended approval on 02/28/02.
- 05/21/03 The City Council approved a Required One Year Review (RQR-1993) of an approved Special Use Permit [U-0238-94(4)] which allowed a 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign adjacent to the south side of Oran K. Gragson Highway (U.S. 95) between "F" Street and Main Street. The Planning Commission and staff recommended approval on 04/24/03.
- 07/06/05 The City Council approved a Required Two-Year Review (RQR-6252) of an approved Special Use Permit (U-0238-91) which allowed one 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign adjacent to the south side of Oran K. Gragson Highway (U.S. 95) between "F" Street and Main Street. The Planning Commission and staff recommended approval on 05/26/05.
- 07/27/06 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #14/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.

D) *Building Permit History*

A building permit for the subject billboard was issued on 11/02/05, but a final inspection was never completed. A condition of approval has been added, which requires a final inspection within thirty (30) days of approval.

E) *Site Inspection Information*

A Site Inspection was completed on 06/26/06. The inspection revealed that the sign is in good condition. Also, there were no embellishments on the subject sign. A condition has been included that requires the sign to be maintained and kept free of graffiti and clean at all times.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 5.25

B) Existing Land Use

Subject Property: Undeveloped
North: US-95 Freeway
South: Office Building
East: Union Pacific Railroad
Hotel/Casino
West: Undeveloped
U. S. 95 Freeway

C) Planned Land Use

Subject Property: MXU (Downtown Mixed-Use)
North: US-95 Freeway
South: MXU (Downtown Mixed-Use)
East: C (Downtown Commercial)
West: US-95 Freeway

D) Existing Zoning

Subject Property: M (Industrial)
North: US-95 Freeway
South: PD (Planned Development)
East: C-2 (General Commercial)
West: US-95 Freeway

E) General Plan Compliance

The site is designated as MXU (Mixed Use) on the Redevelopment Plan Map of the Southeast Sector of the General Plan. This land use allows a mix of uses including residential, offices, and commercial. The MXU (Mixed Use) land use designation is consistent with the M (Industrial) zoning designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Redevelopment Plan Area		
Special Overlay District	X	
Parkway Center		
Trails	X	
Study Area		X
Rural Preservation Neighborhood		X
Inter-local Agreement Joint Land Use Planning Area		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Redevelopment Plan Area and Parkway Center

This site is located within the Redevelopment Area and the Parkway Center Development Area. The Parkway Center Development Standards indicate that interim billboards are permitted but new billboards are prohibited. The property is designated MXU (Mixed Use) within the Redevelopment Plan. The existing M (Industrial) zoning is compatible with this land use.

This site has two trails that run through the site. One is along the west side of the Union Pacific Railroad tracks, and the other is along the south side of Bonanza Road. However, neither trail will affect the location of the existing Off-Premise Advertising (Billboard) Sign.

ANALYSIS

A) *Zoning Code Compliance*

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

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	At least 750 feet from another Off Premise Sign along the same freeway frontage and 300 feet from any other Off Premise Sign	No 350 feet from another billboard
Off-Premise Advertisement (Billboard)	At least 300 feet to the nearest property line of a lot in any "R" zoned district.	YES 1150 feet from "R" zoned properties

The submitted site plan shows the billboard being at least 300 feet from any "U" or "R" zoning district. However, the sign is located approximately 350 feet from another off-premise sign along the south side of the U. S. 95 Freeway and 280 feet from an existing sign on the north side of the freeway. The 750-foot and 300-foot distance requirements were not in place when the sign was originally approved.

B) *General Analysis and Discussion*

- **Zoning**

The existing Off-Premise Advertising (Billboard) Sign is allowed in the M (Industrial) zoning district with the approval of a Special Use Permit.

- Use

Title 19.14.100 allows the removal of an Off-Premise Advertising (Billboard) Sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards of the Code. The continued use of the Off-Premise Advertising (Billboard) Sign on the subject site is appropriate; however, there has been new development in the vicinity with the new Internal Revenue Service building, Molasky building and World Market Center. Since there is new development in the area, it is recommended that this use be subject to a review again in two years.

- Conditions of approval from Required Review (RQR-6252)

1. Any part of an embellishment not in conformance with Title 19 requirements shall be removed immediately.
2. The Special Use Permit shall be reviewed in one (1) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. If the existing Off-Premise Advertising Sign Structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

FINDINGS

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

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

Title 19.14.100 allows the removal of an Off-Premise Advertising (Billboard) Sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards of the Code. The continued use of the Off-Premise Advertising (Billboard) Sign on the subject site is appropriate; however, there has been new development in the vicinity with the new Internal Revenue Service building, Molasky building and World Market Center. Since there is new development in the area, it is recommended that this use be subject to a review again in two years.

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

The site is physically suitable for the proposed Off-Premise Advertising (Billboard) Sign use.

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

The Off-Premise Advertising (Billboard) Sign use does not generate any additional traffic to this site and will not require provisions for additional access.

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 Off-Premise Advertising (Billboard) Sign use does not compromise the public health, safety, and welfare, as it is subject to the provisions of the Sign Code and the Uniform Building Code

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

<u>NOTICES MAILED</u>	51 by City Clerk
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-13989** APN: 139-27-401-031

Name of Property Owner: City Parkway IV A ~~LLC~~ INC.

Name of Applicant: Lamar Advertising

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

V 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: [Signature]

Print Name: _____

on behalf of our ver

Subscribed and sworn before me

This 17th day of March, 2006

Notary Public in and for said County and State



MARLO C. SIMPSON
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 05-101149-1
MY APPT. EXPIRES OCT. 27, 2009

APN 139-27-401-031

U.P.R.R.

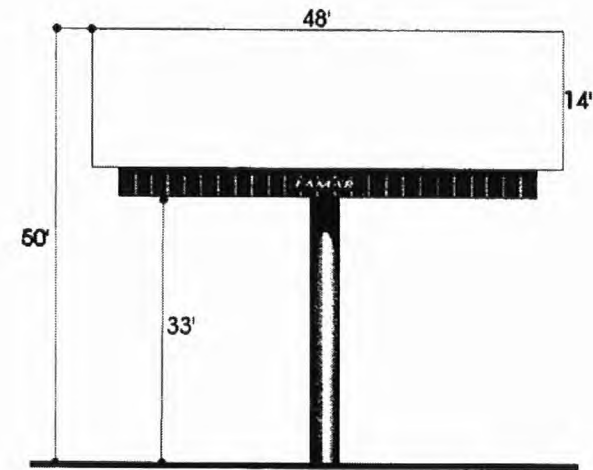
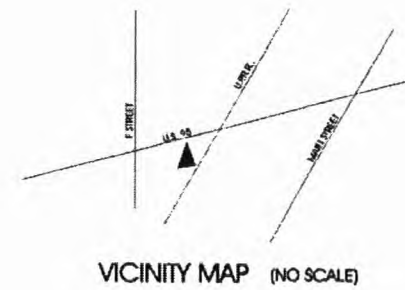
U.S. 95

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MAIN STREET STATION

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JUN 10 2006

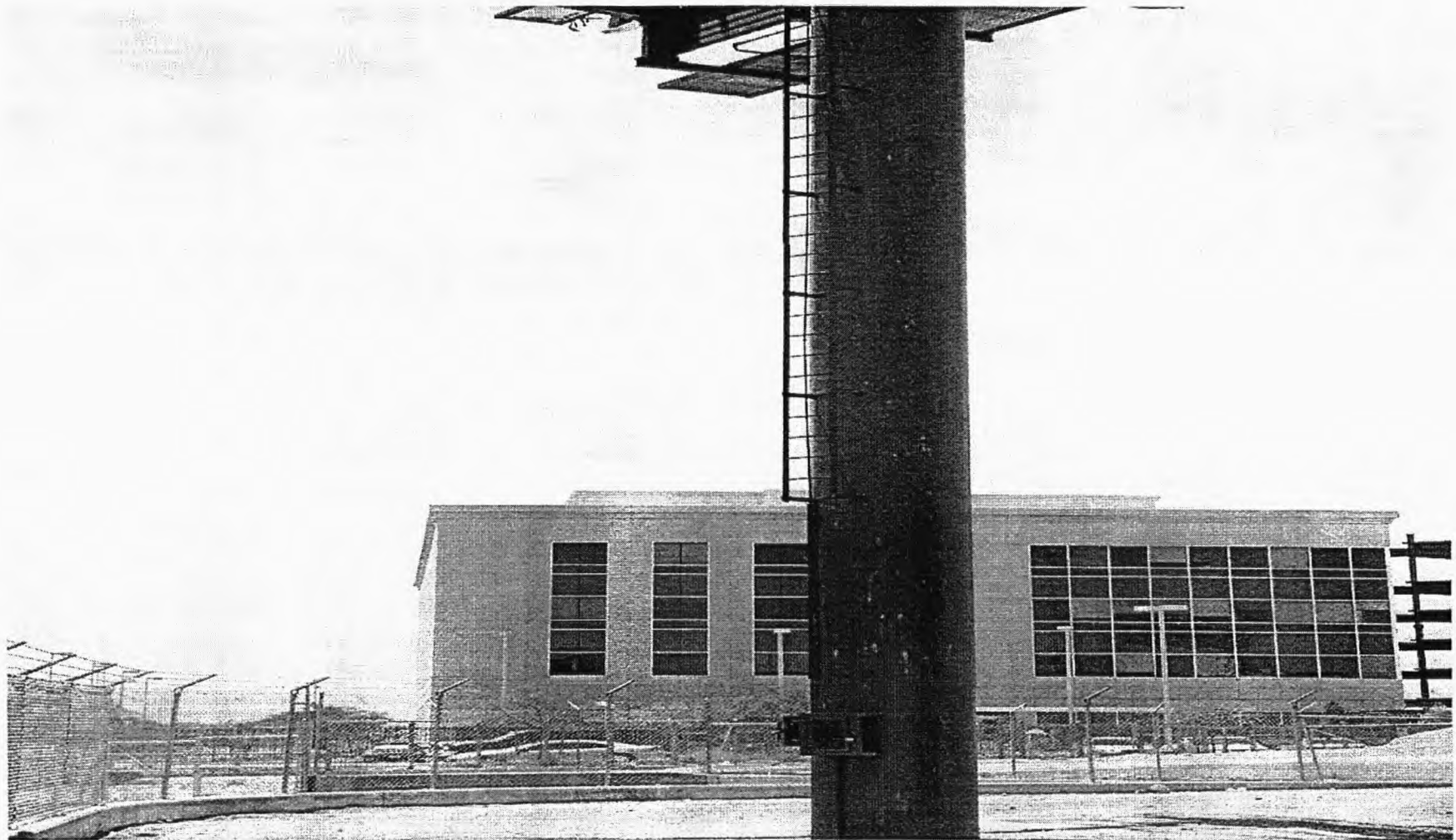
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ELEVATION (NO SCALE)

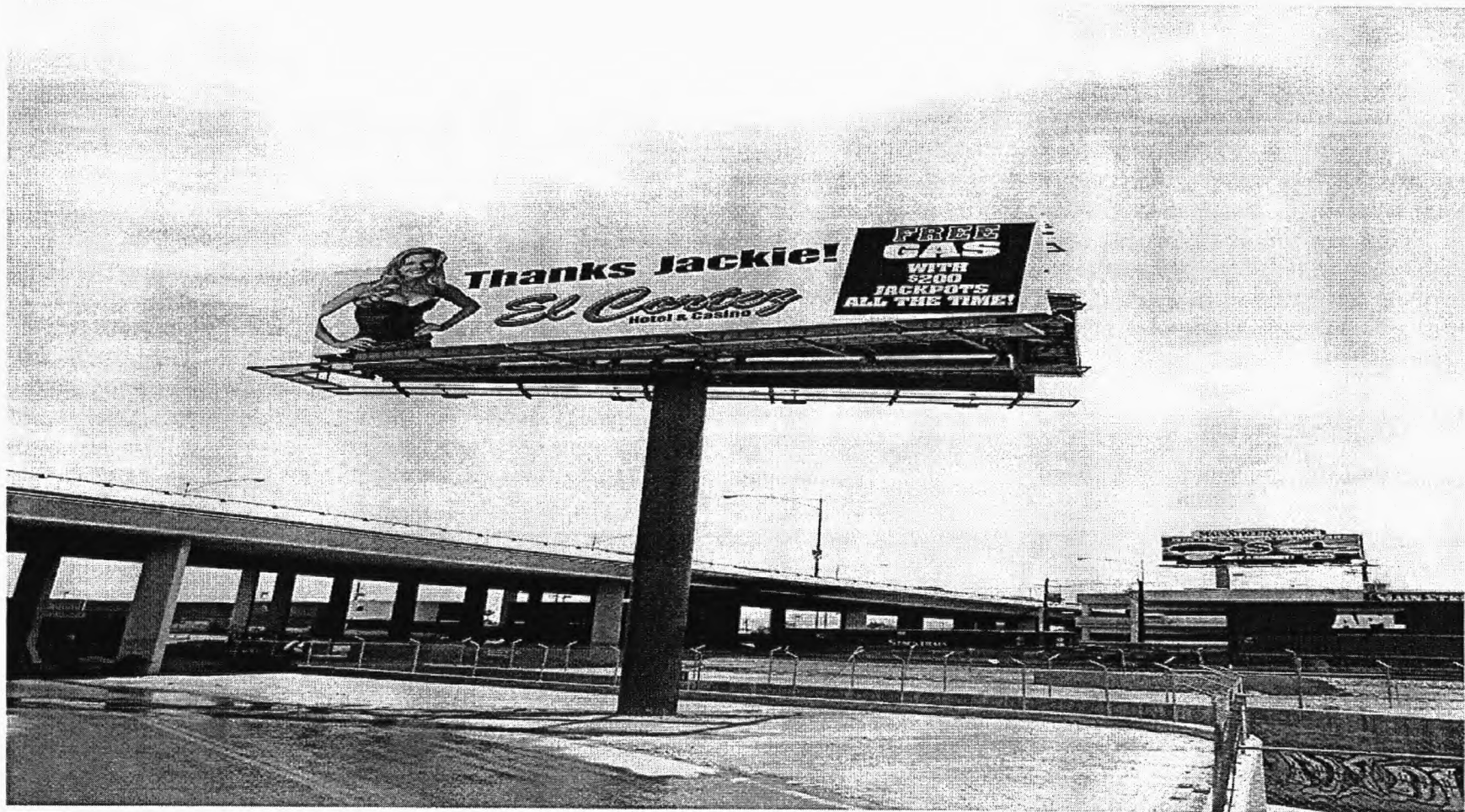
LAMAR OUTDOOR ADVERTISING		
SCALE	DATE	DRAWN BY
1" = 50"	02/10/02	S. NAFTZGER
U.S. 95 CITY PARKWAY SIGN		
APN 139-27-401-031		DRAWING NUMBER
		000

RQR-13989
07/27/06 PC



RQR-13989 - APPLICANT: LAMAR ADVERTISING - OWNER: CITY PARKWAY IV A, INC.
SOUTH SIDE OF ORAN K. GRAGSON HIGHWAY (U.S. 95) BETWEEN "F" STREET AND MAIN STREET
JULY 27, 2006 PLANNING COMMISSION

06/26/06



RQR-13989 - APPLICANT: LAMAR ADVERTISING - OWNER: CITY PARKWAY IV A, INC.
SOUTH SIDE OF ORAN K. GRAGSON HIGHWAY (U.S. 95) BETWEEN "F" STREET AND MAIN STREET
JULY 27, 2006 PLANNING COMMISSION

06/26/06



RQR-13989 - APPLICANT: LAMAR ADVERTISING - OWNER: CITY PARKWAY IV A, INC.
SOUTH SIDE OF ORAN K. GRAGSON HIGHWAY (U.S. 95) BETWEEN "F" STREET AND MAIN STREET
JULY 27, 2006 PLANNING COMMISSION

06/26/06



July 7, 2005

Mr. Scott Adams
City Parkway IV A, Inc.
400 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: RQR-6252 – REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF JULY 6, 2005

Dear Mr. Adams:

The City Council at a regular meeting held July 6, 2005 APPROVED the Required Two-Year Review of an approved Special Use Permit (U-0238-91) WHICH ALLOWED ONE 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the south side of Oran K. Gragson Highway (U.S. 95) between "F" Street and Main Street (APN 139-27-401-031), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 7, 2005. This approval is subject to:

Planning and Development

1. Any part of an embellishment not in conformance with Title 19 requirements shall be removed immediately.
2. The Special Use Permit shall be reviewed in one (1) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. If the existing Off-Premise Advertising Sign Structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

RQR-13989
07/27/06 PC

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
'S TARKANIAN
VEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011

TTY 702.386.9108

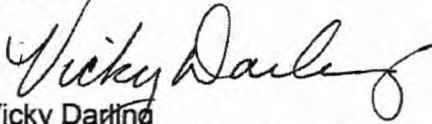
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

Mr. Scott Adams
RQR-6252 – Page Two
July 7, 2005

5. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,



Vicky Darling
Assistant Deputy City Clerk for
Barbara Jo Ronemus, City Clerk

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

Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-13989
07/27/06 PC



MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
DOUGLAS A. SELBY

May 27, 2003

Ms. Lesa Coder
City Parkway IV A, Inc.
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: RQR-1993 - REQUIRED ONE YEAR REVIEW
CITY COUNCIL MEETING OF MAY 21, 2003

Dear Ms. Coder:

The City Council at a regular meeting held May 21, 2003 APPROVED the Required One Year Review of an approved Special Use Permit [U-0238-94(4)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the south side of Oran K. Gragson Highway (U.S. 95) between "F" Street and Main Street (APN: 139-27-401-031), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2003. This approval is subject to:

Planning and Development

1. This Use shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The existing off-premise advertising (billboard) sign shall be reviewed as part of any Site Development Plan Review application for that parcel it is located on. Conditions may be added for the off-premise advertising (billboard) sign to be removed or redesigned.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

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

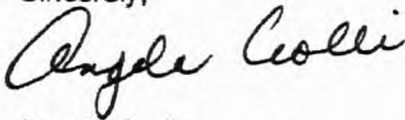
VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

RQR-13989
07/27/06 PC

Ms. Lesa Coder
RQR-1993 – Page Two
May 27, 2003

4. All of the supporting structure, where there is graffiti, shall be repainted as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.
5. Only one advertising sign is permitted per sign face.
6. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
7. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Scott Naftgzer
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-13989
07/27/06 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**

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: RQR-13989 - APPLICANT: LAMAR ADVERTISING - OWNER: CITY PARKWAY IV A, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **July 27, 2006** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to Carman Burney at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

Signature

7-21-06

Date

STEVE VAN GORP

Please print name

REDEVELOPMENT MANAGER

CITY OF LAS VEGAS, ON BEHALF OF

Company Name

CITY PARKWAY IV A, INC.

Sincerely,

Flinn Fagg, AICP, Manager
 Current Planning Division

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-15231 - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on a portion of 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Ross). The Planning Commission (6-1 vote) and staff recommend DENIAL

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 (6-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 10-19-06 Planning Commission Meeting Item 23

Motion made by STEVEN D. ROSS to Approve

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.

The applicant, CHARLES SHIELDS, indicated he would like to use the remaining unzoned portion of his parcel for parking. The subject portion is not suitable for residential, as the City requested a 165-foot bus turn out in the front yard. In addition, there is a safety issue, as there have been two accidents with traffic coming from Azure Way. There is currently vagrant noise with the nearby bar and grill restaurant and the Starbucks that opens at 4:30 a.m. MR. SHIELDS pointed out that only one resident was opposed to having the proposed parking up against his

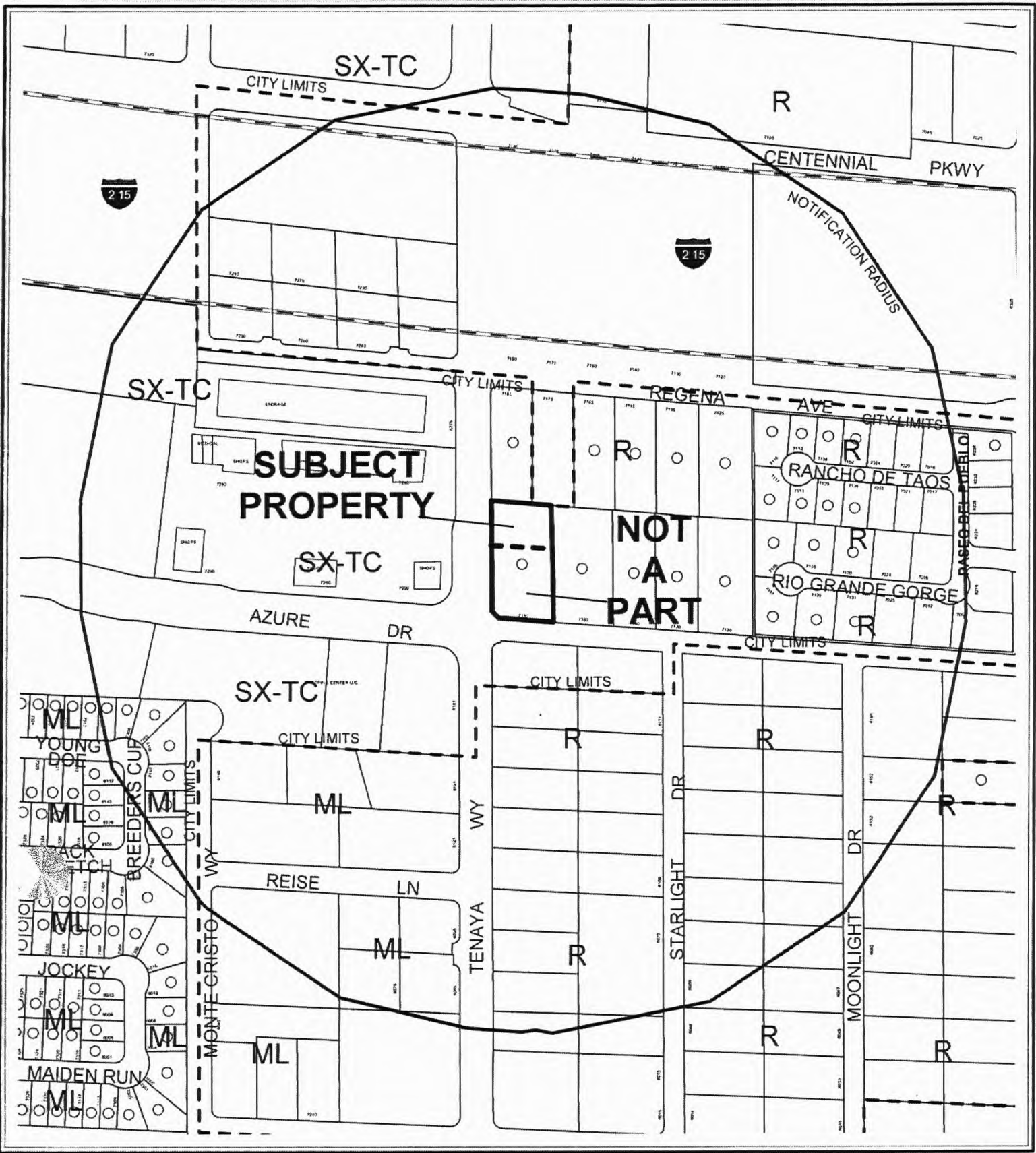
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

wall. However, this neighbor operates an illegal commercial landscaping business from his residence with employees arriving at 4:30 a.m.

COUNCILMAN ROSS confirmed he was aware of the activity that MR. SHIELDS referred to. He explained that the bus turn out is important and a priority, as it will assist in maintaining traffic flow. BART ANDERSON, Public Works, remarked that parking will not be deficient with the bus turn-out.

MAYOR GOODMAN declared the public hearing closed.





CASE: GPA-15231

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

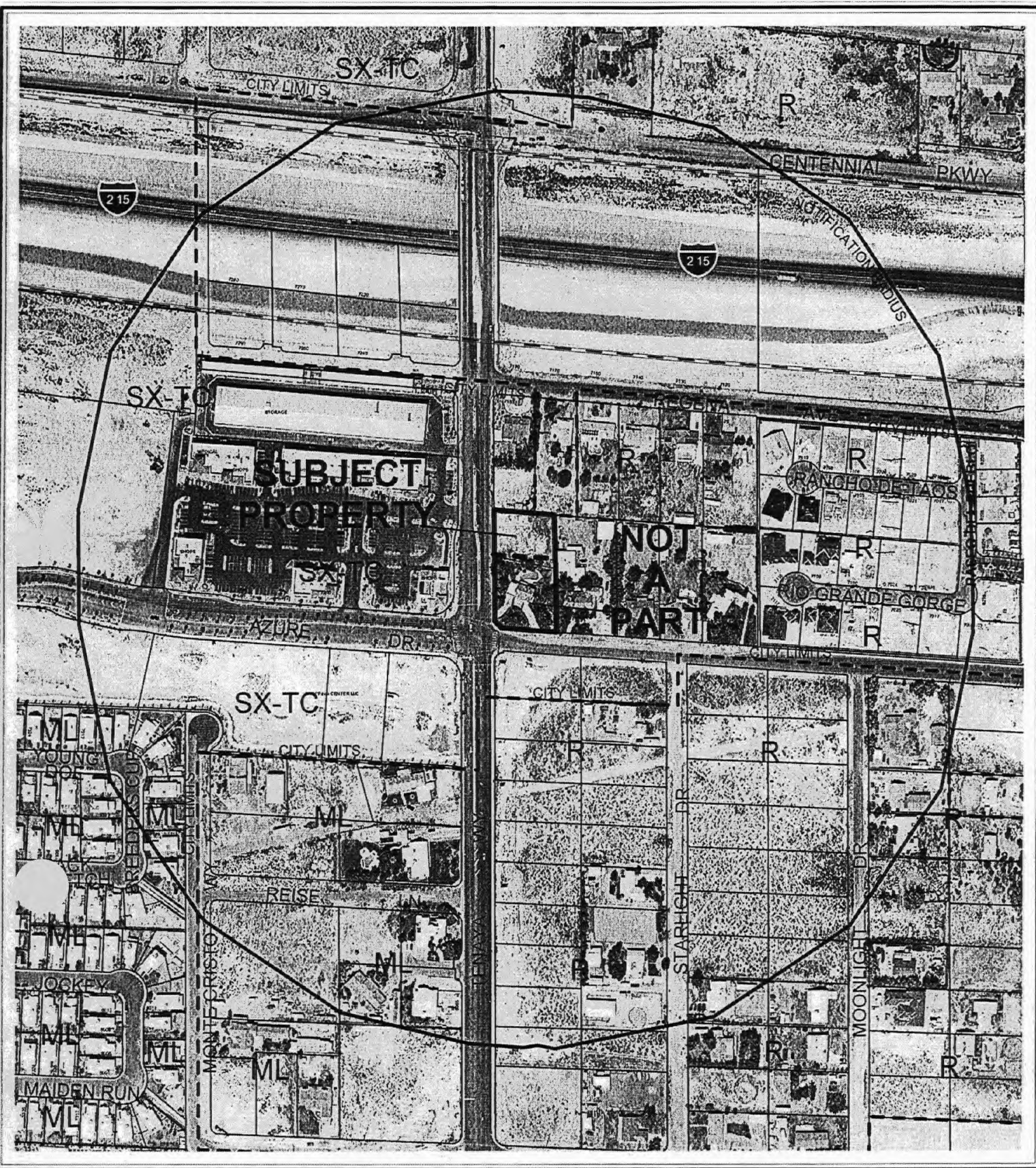
R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

0 200 400 Feet





CASE: **GPA-15231**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-15231 - APPLICANT/OWNER: CHARLES H. SHIELDS
AND GAIL W. SHIELDS**

**** CONDITIONS ****

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application seeks to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from R (Rural Density Residential) to O (Office) on 0.96 acres at 7180 West Azure Drive.

The applicant is proposing to convert the existing residence to a medical office building. The site is located east of Tenaya Way and north of Azure Drive just south of the I-215 Beltway. In addition to the amendment of the General Plan, the applicant is requesting a Rezoning (ZON-15233) and a Site Development Review (SDR-15235).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/06/04	The City Council approved a request to Amend (GPA-4631) a portion of the Centennial Hills Sector Plan of the Master Plan from R (Rural Density Residential) to O (Office), a Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking), and a Site Development Plan Review (SDR-4638) for a professional office and parking on a portion of 0.96 at 7180 West Azure Drive (APN 125-27-503-008). Planning Commission and staff recommended DENIAL.
10/18/06	Request for an Extension of Time of an approved Site Development Plan Review (SDR-4638) that allowed a office and parking lot on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone.
10/18/06	Request for an Extension of Time of an approved Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking) on 0.96 acres at 7180 West Azure Drive
10/19/06	The Planning Commission recommended denial of companion items ZON-15233 and SDR-15235 concurrently with this application. The Planning Commission voted 6-1/ds to recommend DENIAL (PC Agenda Item #23/jm).
<i>Related Building Permits/Business Licenses</i>	
No building permits pertain to this site.	
<i>Pre-Application Meeting</i>	
06/29/06	A pre-application meeting was held. The applicant was informed of the previous conditions on the site that restricted the General Plan Amendment, Rezoning and Site Development Review to the south portion of the site. The applicant is requesting to expand the site with parking and landscaping for a future office expansion. Submittal requirements were noted.

Neighborhood Meeting	
09/25/06	A neighborhood meeting was held at 6:00 PM at Cimarron Rose Community Center, 5591 North Cimarron Road. Three citizens attended the meeting. A resident was concerned that the parking lot abutting their property would intrude into his privacy, while two other residents were in favor of the development and didn't have any concerns.
Details of Application Request	
Site Area	
Net Acres	0.96 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
South	Undeveloped	O (Office)	R-E (Residence Estates) Resolution of Intent to P-R (Professional Office and Parking)
West	Undeveloped	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
East	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	60 Feet	150 Feet	Y
Min. Setbacks			
• Front	20 Feet	70 Feet	Y
• Side	5 Feet	8.5 Feet	Y
• Corner	15 Feet	30 Feet	Y
• Rear	15 Feet	104 Feet	Y
Max. Lot Coverage	50%	4.3%	Y
Max. Building Height	2 Stories/ 35 Feet	2 Stories	Y
Trash Enclosure	Yes, screened	Yes	Y
Mech. Equipment	Screened	Yes	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	N/A	N/A	N/A
Adjacent development matching setback	N/A	N/A	N/A
Trash Enclosure	50 Feet from protected property	102 Feet	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	7 Trees	14 Trees	Y
Buffer:				
Min. Trees	1 Tree/20 Linear Feet	23 Trees	36 Trees	Y
TOTAL		30 Trees	50 Trees	Y
Min. Zone Width (adjacent to ROW)	15 Feet		15 Feet	Y
Min. Zone Width (side and rear property lines)	8 Feet		8 Feet	
Wall Height	6 Feet		Existing wall	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	
Office, Other Than Listed	1,183 SF	1/300 GFA	3	1	4	1	Y
Office, Medical and Dental	1,677 SF	1/200 GA up to 2,000 SF, plus 1/175 thereafter	9	-	32	1	Y
SubTotal	2,860 SF		12	1	36	2	
TOTAL			13		38		Y

ANALYSIS

The proposed medical office conversion will be accessed via three drives, two from Tenaya Way, an 80-foot Secondary Collector, and one from Azure Drive, a 50-foot right-of-way. The site plan indicates the existing single-family residence will be converted to a combination general office (1,183 square feet) and a medical office (1,677 square feet). An expansion of the use, a separate building approximately 4,525 square feet in size, is planned for the future. On-site parking is located to the rear of the site. A circular drive is shown on the south end of the site that connects Azure and Tenaya. Perimeter landscaping that meets the minimum requirements of Title 19 is indicated on the landscape plan.

Adjacent to the site are single-family residences to the north and east, undeveloped residential designated property to the south, and undeveloped property in the Town Center Plan Area to the west. The Southeast Sector Plan of the General Plan designates the site as R (Rural Density Residential). This application proposes to change the land use designation to O (Office) to accommodate a medical office.

FINDINGS

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

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

The proposed O (Office) General Plan designation provides for small lot office conversions as a transition along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. The proposed O (Office) designation is inconsistent and not compatible with the adjacent R (Rural Density Residential) General Plan designations and land uses to the north, south and east. Furthermore, the proposed O (Office) designation is not recommended for this particular site due to potential of the encroachment of office use into a Rural Preservation Neighborhood.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts.**

The proposed zoning of P-R (Professional Office and Parking) would permit the proposed medical office conversion on 0.96 acres. This zoning designation is compatible with the existing SX-TC (Service Commercial – Town Center) designated properties to the west; however, the proposed P-R (Professional Office and Parking) zoning is not compatible with the R-E (Residence Estates) zoned property to the north and east and the U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] to the south. The proposed P-R (Professional Office and Parking) zoning would also create a inconsistent and incompatible situation.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment.**

There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed office project. The Northwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 9850 West Cheyenne (located at the northwest corner of Cheyenne and Metro Academy Way, west of Grand Canyon). Fire Station #41, at 6989 Buffalo Drive (located south of Elkhorn Road) is the closest city facility to the site.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

There are no other adopted plans or policies that apply to this application.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 71 by Planning Department

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-15231** APN: 125-27-503-008

Name of Property Owner: CHARLES + GAIL SHIELDS

Name of Applicant: CHARLES H. SHIELDS

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: _____ 7

Signature of Property Owner: Charles H. Shield

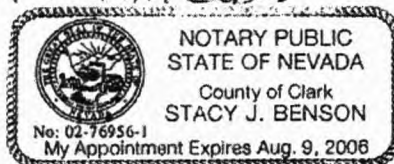
Print Name: CHARLES H. SHIELDS

GAIL SHIELDS

Subscribed and sworn before me

This 13 day of July, 2006

Stacy Benson
Notary Public in and for said County and State



RECEIVED

RECEIVED
JUL 18 2006

GPA-15231
10/19/06 PQ



CC 215

W

W REGINA AVE

N TENAXA WAY

W AZURE DR

STARLIGHT DR

TC

R

ML

Captain. C.H. & Dr. G. W. Shields

7180 West Azure Dr.
LAS VEGAS, NEVADA 89130
U.S.A

Tel (702) 658 3385 Cell (702) 525 4668
Fax (702) 658 8202
Email: sq2000@attglobal.net

July 18th, 2006

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

Re: Justification Letter: 7180 west Azure Dr, Las Vegas.89130

The applicant is proposing a General Plan Amendment from Rural to Office, a Rezoning from Rural to Professional Office and a Site Design review on approximately one acre.

The applicant is proposing a medical office building. Currently there is a residence on the property that would be remodeled to accommodate the medical office uses. The applicant also proposes a 4,500 square foot medical office expansion in the near future. The existing building is surrounded by mature intense landscaping and will remain residential in character. The proposed site plan satisfies Title 19 development requirements including parking and landscaping. The original project scope is above. This letter is to complete the action to include the appropriate parking.

The site is located east of Tenaya Way and north of Azure Drive just south of the 1-215 Beltway and east of US-95. Although the proposed site is planned for rural use, immediately west of the site is planned and zoned Town Center (TC). The TC category is described as a General Commercial Planned Development. The equivalent General Plan Categories for the TC designation are Service Commercial, General Commercial, Office, Light Industrial/Research and High Density Residential. TC is described as "a mixed uses employment center development category" created by the intersection of US95 and the proposed beltway systems. Uses include mall facilities or shopping centers and other retail facilities; high density residential uses; planned business; office and industrial park; and recreational uses.

The proposed General Plan Amendment and Rezoning from Rural to Office Professional is the ideal transition from this high density, urban master planned community which is immediately adjacent to the proposed site, and the residential development to the southeast.

GPA-15231
10/19/06 PC

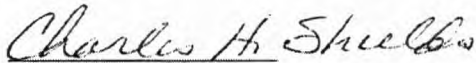
RECEIVED
OCT 18 2006

Page 2 – Justification Letter for 7180 west Azure Dr, Las Vegas. 89130.
City of Las Vegas Planning and Development

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The proposed plan amendment and rezoning is compatible with the TC to the east and furthers the goals of the general plan by promoting transitional zoning where appropriate.

Please contact me if you have any questions or concerns.


Charles Shields

GPA-15231
10/19/06 PC

RECEIVED

JUL 14 2006

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

October 13, 2006

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

RE: GPA-15231, SDR-15235, ZON 15233

To Whom It May Concern:

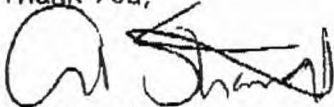
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-The allowance of rezoning for this one property only, creates an unfair situation on the immediate surrounding property owners that may have also wanted to rezone their properties in the past and were unsuccessful in part due to the recent development of additional residential housing built adjacent to the surrounding properties. What allows the property at 7180 West Azure Drive in whole or part to be rezoned and not the surrounding properties?

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Thank You,

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Al Strand
Property Owner/Resident
7404 Wittig Ave
Las Vegas, NV 89131
Tel: 702-320-4159
Cel: 702-460-1334

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REZONING RELATED TO GPA-15231

ZON-15233 - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on a portion of 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Ross). The Planning Commission (6-1 vote) and staff recommend DENIAL

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 (6-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 10-19-06 Planning Commission Meeting Item 24

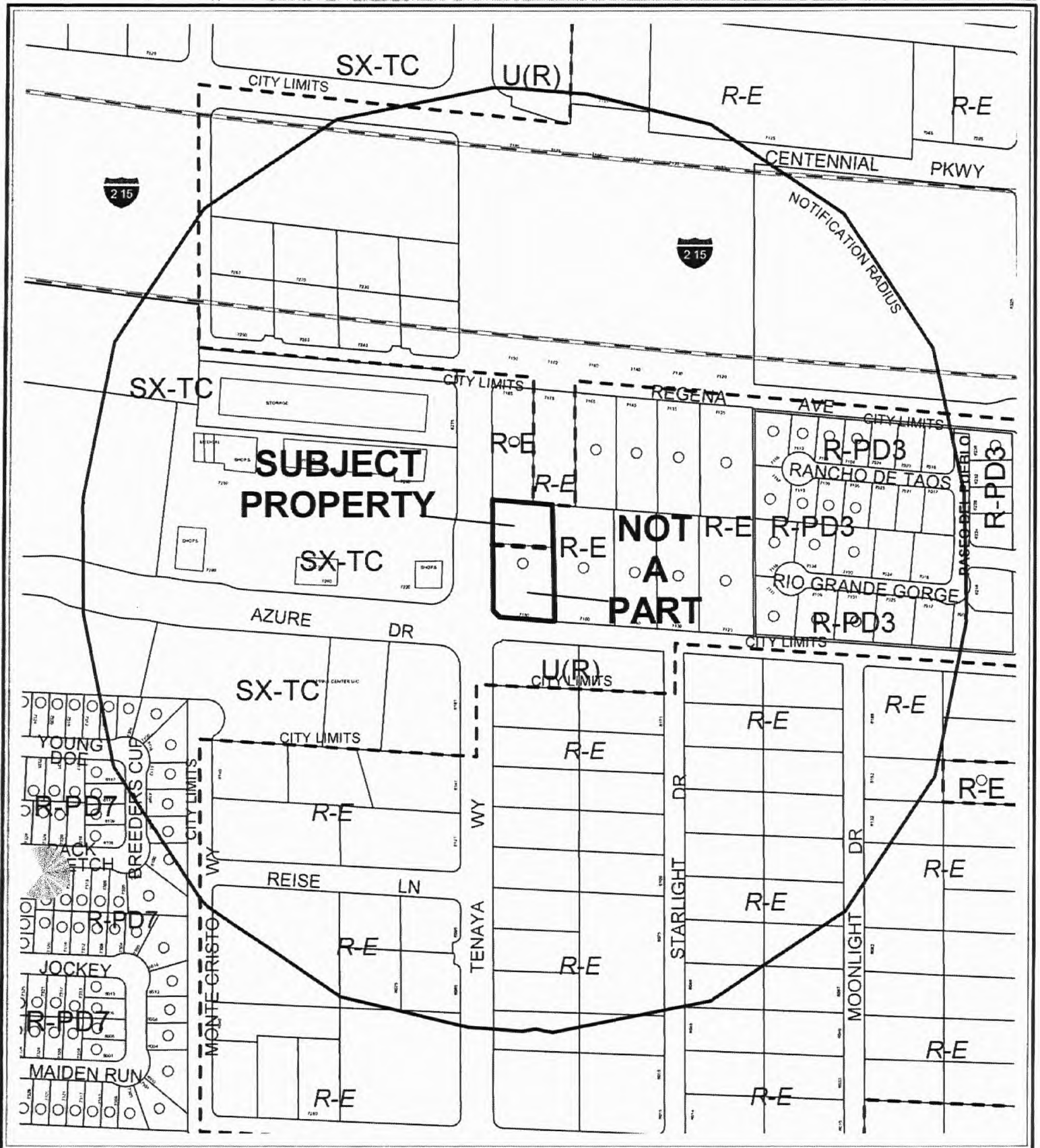
Motion made by STEVEN D. ROSS to Approve subject to conditions

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 104 for related discussion.



CASE: **ZON-15233**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

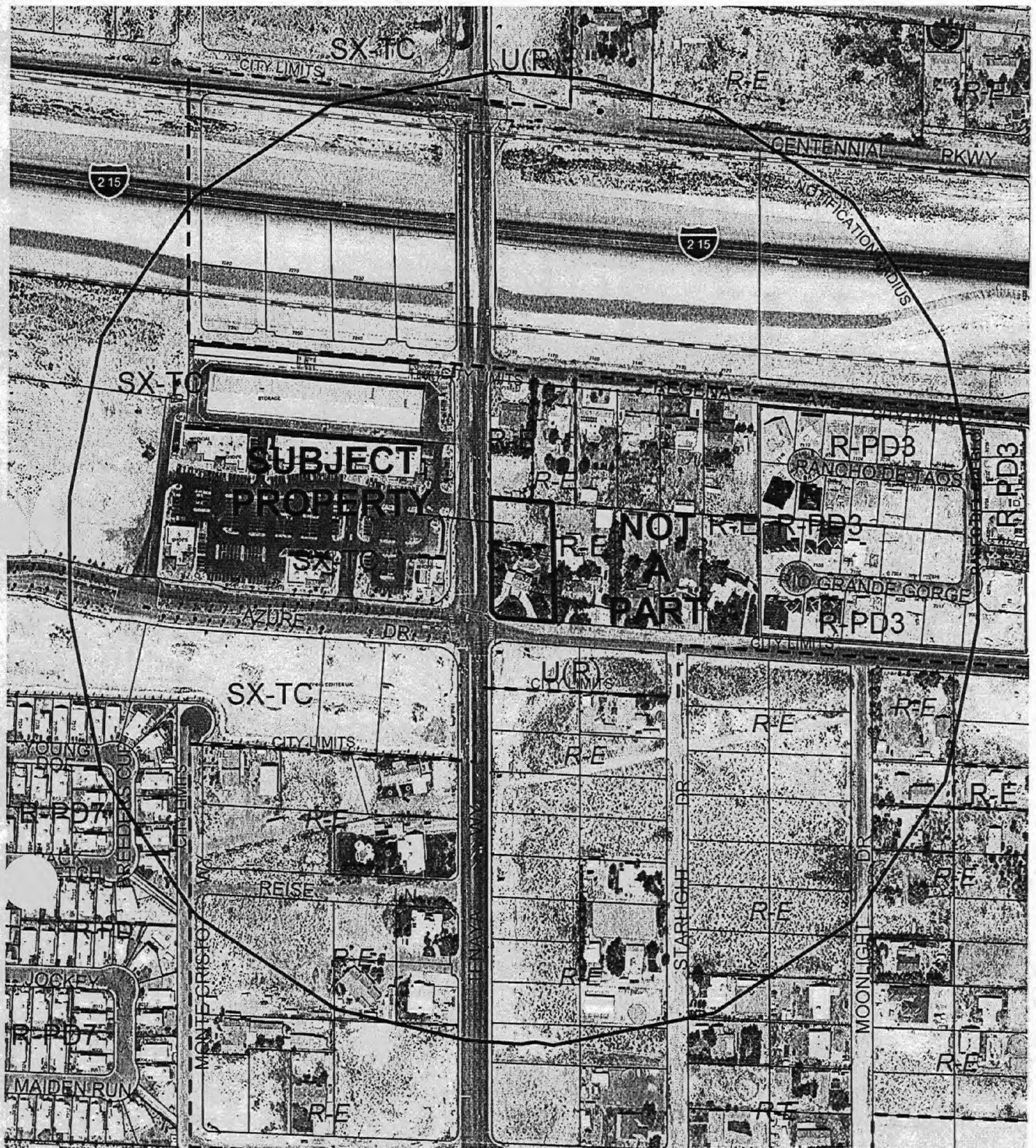
R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)

0 200 400 Feet





CASE: **ZON-15233**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:
P-R (PROFESSIONAL OFFICE AND PARKING)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-15233 - APPLICANT/OWNER: CHARLES H. SHIELDS AND GAIL W. SHIELDS

**** CONDITIONS ****

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

Planning and Development

1. A General Plan Amendment (GPA-15231) to an O (Office) Land Use Designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-15235) application, if 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.

Public Works

4. Dedicate an additional five feet of right-of-way for a total half-street width of 45 feet on Tenaya Way and a 54-foot radius on the northeast corner of Tenaya Way and Azure Drive adjacent to this site prior to the issuance of any permits. Also dedicate appropriate right-of-way adjacent to this site for a bus turnout on Tenaya Way in accordance with Standard Drawing #234.3 and grant a passenger shelter and loading pad easement in accordance with Standard Drawing #234.2 if requested by the Regional Transportation Commission (RTC) prior to the issuance of any permits, unless otherwise allowed by the City Traffic Engineer.
5. Construct all incomplete half-street improvements on Tenaya Way, including a bus turnout, to meet current City Town Center Standards adjacent to this site concurrent with development. In addition, construct half-street improvements, including appropriate transitional paving, on Azure Drive adjacent to this site concurrent with development. 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).
6. Coordinate with the Collection Systems Planning Section of Public Works to determine an appropriate public sewer connection to service this site prior to the issuance of any permits for this site.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-E (Residence Estates) to P-R (Professional Office and Parking) on 0.96 acres at 7180 West Azure Drive. The applicant is proposing to convert the existing residence to a medical office building. The site is located east of Tenaya Way and north of Azure Drive just south of the I-215 Beltway. In addition to the Rezoning, the applicant is requesting an amendment to the General Plan (GPA-15231) and a Site Development Review (SDR-15235).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/06/04	The City Council approved a request to Amend (GPA-4631) a portion of the Centennial Hills Sector Plan of the Master Plan from R (Rural Density Residential) to O (Office), a Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking), and a Site Development Plan Review (SDR-4638) for a professional office and parking on a portion of 0.96 at 7180 West Azure Drive (APN 125-27-503-008). Planning Commission and staff recommended DENIAL.
10/18/06	Request for an Extension of Time of an approved Site Development Plan Review (SDR-4638) that allowed a office and parking lot on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone.
10/18/06	Request for an Extension of Time of an approved Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking) on 0.96 acres at 7180 West Azure Drive
10/19/06	The Planning Commission recommended denial of companion items GPA-15231 and SDR-15235 concurrently with this application. The Planning Commission voted 6-1/ds to recommend DENIAL (PC Agenda Item #24/jm).
<i>Pre-Application Meeting</i>	
06/29/06	A pre-application meeting was held. The applicant was informed of the previous conditions on the site that restricted the General Plan Amendment, Rezoning and Site Development Review to the south portion of the site. The applicant is requesting to expand the site with parking and landscaping for a future office expansion. Submittal requirements were noted.
<i>Neighborhood Meeting</i>	
09/25/06	A neighborhood meeting was held at 6:00 PM at Cimarron Rose Community Center, 5591 North Cimarron Road. Three citizens attended the meeting. A resident was concerned that the parking lot abutting their property would intrude into his privacy, while two other residents were in favor of the development and didn't have any concerns.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.96 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
South	Undeveloped	O (Office)	R-E (Residence Estates) Resolution of Intent to P-R (Professional Office and Parking)
West	Undeveloped	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
East	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	60 Feet	150 Feet	Y
Min. Setbacks			
• Front	20 Feet	70 Feet	Y
• Side	5 Feet	8 Feet 6 Inches	Y
• Corner	15 Feet	30 Feet	Y
• Rear	15 Feet	104 Feet	Y
Max. Lot Coverage	50%	4.3%	Y
Max. Building Height	2 Stories/ 35 Feet	2 Stories	Y
Trash Enclosure	Yes, screened	Yes	Y
Mech. Equipment	Screened	Yes	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	N/A	N/A	N/A
Adjacent development matching setback	N/A	N/A	N/A
Trash Enclosure	50 Feet from protected property	102 Feet	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	7 Trees	14 Trees	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	23 Trees	36 Trees	Y
TOTAL		30	50	Y
Min. Zone Width (adjacent to ROW)	15 Feet		15 Feet	Y
Min. Zone Width (side and rear property lines)	8 Feet		8 Feet	
Wall Height	6 Feet		Existing wall	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	1,183 SF	1/300 GFA	3	1	4	1	Y
Office, Medical and Dental	1,677 SF	1/200 GA up to 2,000 SF, plus 1/175 thereafter	9	-	32	1	Y
SubTotal	2,860 SF		12	1	36	2	
TOTAL			13		38		Y

ANALYSIS

The zone change to P-R (Professional Office and Parking) Zone would be consistent with the proposed General Plan Amendment to O (Office). The P-R (Professional Office and Parking) allows for office uses in an area that is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low-density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. A low volume of direct daily client and customer contact characterizes these uses. To decrease the impact to adjacent residential uses, single-family structures should be retained or new development in the P-R (Professional Offices and Parking) district should be constructed to maintain a residential character. The P-R (Professional Offices and Parking) District is consistent with the Office category of the General Plan.

The proposed P-R (Professional Office and Parking) zoning designation is not compatible with the adjacent residential uses, which are zoned R-E (Residence Estates) to the north and east and the U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to the south. In addition, the proposed general and medical office does not meet the intent of the P-R Zone "to be a transitional zone to allow low intensity administrative and professional offices, which are characterized by a low volume of direct daily client and customer contact." A medical office has a higher traffic volume and higher rate of customer contact on a daily basis than a low-intensity office use.

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 site is currently designated R (Rural Density Residential) on the Centennial Hills Interlocal Land Use Plan of the General Plan. A related General Plan Amendment application (GPA-15231) proposes to amend the land-use designation to O (Office). The zone change to P-R (Professional Offices and Parking) will be consistent with the proposed General Plan Amendment to O (Office).

The proposed zoning is incompatible and does not conform to the General Plan because of the Plans' focus on the protection of existing neighborhoods.

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 zoning of P-R (Professional Office and Parking) would permit the proposed general/medical office conversion. However, because of the potential intensity of the O (Office) land use designation and proposed medical office, the use is not compatible with the surrounding zoning classifications, including R-E (Residence Estates) to the north and east, and U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to the south. The P-R (Professional Office and Parking) zoning district constitutes spot zoning and would encroach into a Rural Preservation Neighborhood.

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

The proposed general and medical office conversion is not appropriate on the subject property in relation to the adjacent rural residential uses in an area designated as a Rural Preservation Neighborhood. The proposed P-R (Professional Office and Parking) zoning classification and the proposed medical office will not be compatible with the surrounding land uses. The past trend of development has not shown that the neighborhood is in transition so there aren't any indicators that support the proposal.

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 site is accessed via three drives, two from Tenaya Way, an 80-foot Secondary Collector, and one from Azure Drive, a 50-foot right-of-way. The rights-of-way provide adequate access to the site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT

13

SENATE DISTRICT

9

NOTICES MAILED

71 by Planning Department

APPROVALS

0

PROTESTS

1



11
RED

11
WAY

11
RED

11
PLAN

11
10-00

11
ZONED TO
UNDEVELOPED

LANDSCAPE LEGEND

LARGE TREES	TYPE	SIZE	SYMBOL	SHRUBS and COVER	SIZE
EXISTING TREE - SEE PHOTOS				EXISTING DECORATIVE LANDSCAPE BOULDERS	
EXISTING TREE - SEE PHOTOS				EXISTING SHRUB - SEE PHOTOS	6 GAL
EXISTING TREE - SEE PHOTOS				EXISTING SHRUB - SEE PHOTOS	5 GAL
EXISTING TREE - SEE PHOTOS				FEATHERY GAZEBOS	5 GAL
CALIFORNIA PEPPERTREE	LARGE DECIDUOUS	24" DIA		MEYER'S PRUNES	5 GAL
SHOEBRUSH	LARGE DECIDUOUS	24" DIA		EXISTING SHRUB - SEE PHOTOS	1 GAL
INDIAN PINE	LARGE EVERGREEN	24" DIA		EVERGREEN EUCALYPTUS	1 GAL
ALBERPINE	LARGE EVERGREEN	24" DIA		COTTON WINTER CREEPER	1 GAL
				HYDRANGEA	1 GAL

1. ALL PLANTING LANDSCAPE UNLESS OTHERWISE NOTED TO BE EXISTING LANDSCAPE TO BE MAINTAINED WHERE POSSIBLE
2. ALL PLANTS ON SITE MUST CONFORM WITH TITLE 19 REG
3. 24" DIA TREES & SHRUBS OF 20' 0" DIA & NORTH & EAST AND WEST PROPERTY LINES
4. 1 GAL PER 14" DIA 5 GALLON SHRUBS MIN FOR EACH TREE
5. EXISTING LANDSCAPE TO BE MAINTAINED WHERE POSSIBLE
6. EXISTING LAWN TO BE REMOVED AND REPLACED WITH IRONWOOD GROUND COVER PER NOTE
7. EXISTING SPRINKLER SYSTEM TO BE MAINTAINED AND REPLACED WITH NEW DRAIN IRRIGATION SYSTEM

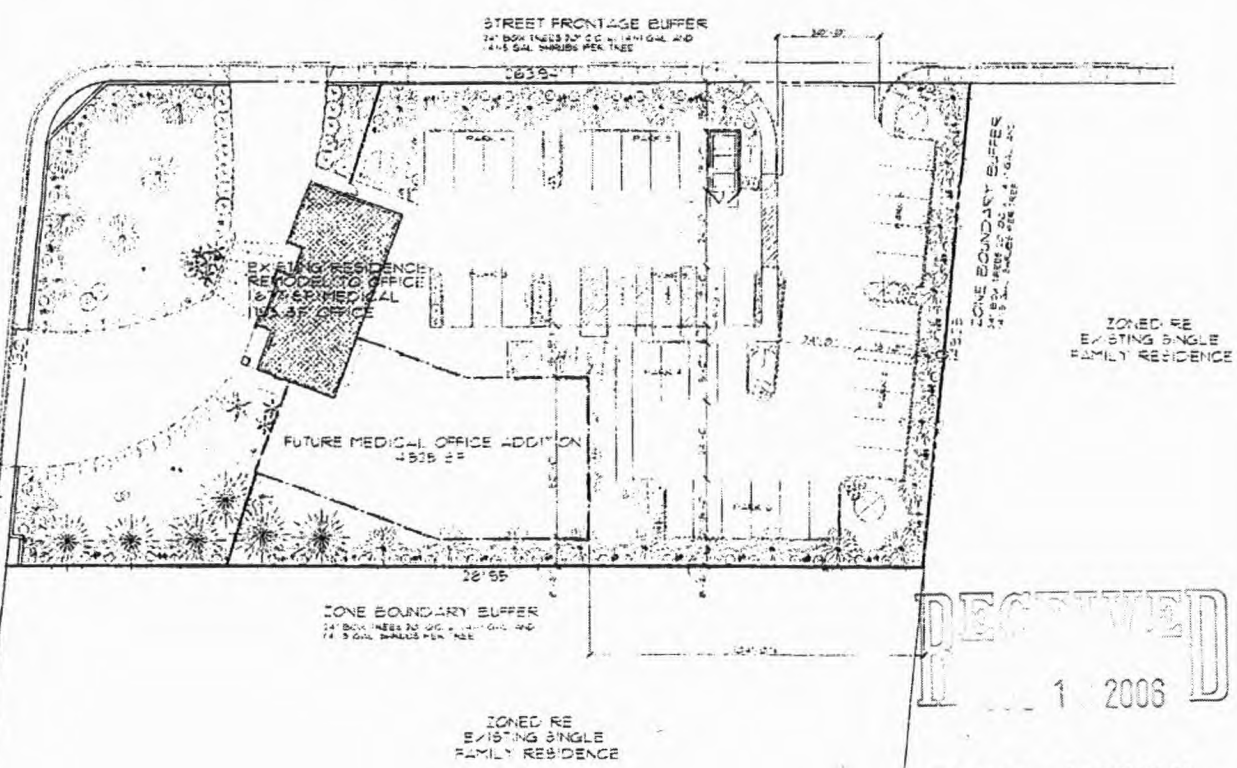
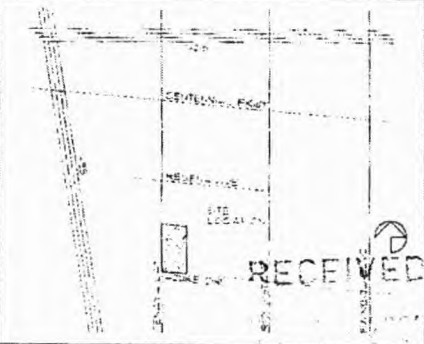
KEYNOTES

* description

PROJECT DATA

EXISTING BUILDING	NO
REQUIRED ZONING	NR
BUILDING AREA	EXISTING OFFICE GENERAL OFFICE - 10,000 SF MEDICAL OFFICE - 10,000 SF FUTURE OFFICE TOTAL GENERAL OFFICE - 20,000 SF TOTAL MEDICAL OFFICE - 10,000 SF TOTAL OFFICE SPACE - 30,000 SF
PARKING REQUIRED	1 SPACE PER 500 SF BUILDING AREA - 12 SPACES
PARKING PROVIDED	12 SPACES
FLOOR AREA RATIO	1.0
FUTURE LAND RATIO	0.5
DATE REVISION	01/19/06
DATE	01/19/06

LOCATION



RECEIVED
1 2006

ZON-15233
10/19/06 PC

revisions:

john
dani
burke, architect

OFFICE BUILDING

1100 W. AZURE DRIVE
for: Chuck & Gail Shields

date
proj. no.
dwn. by

sheet no.
A1

SDR-463
7-22-041

Captain. C.H. & Dr. G. W. Shields

7180 West Azure Dr.
LAS VEGAS, NEVADA 89130
U S A

Tel. (702) 658 3395 Cell (702) 525 4668
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July 18th, 2006

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ZON-15233
10/19/06 PC

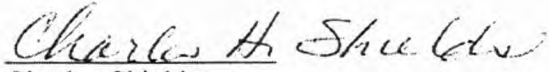
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Please contact me if you have any questions or concerns.


Charles Shields

ZON-15233
10/19/06 PC

RECEIVED

10/19/06

**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**

October 13, 2006

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

RE: GPA-15231, SDR-15235, ZON 15233

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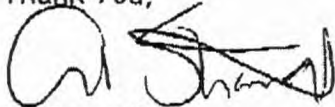
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Thank You,

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Al Strand

Property Owner/Resident

7404 Wittig Ave

Las Vegas, NV 89131

Tel: 702-320-4159

Cel: 702-460-1334

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-15231 AND ZON-15233

SDR-15235 - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO AN OFFICE on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone and R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 6 (Ross). The Planning Commission (6-1 vote) and staff recommend DENIAL.

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 (6-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 10-19-06 Planning Commission Meeting Item 25

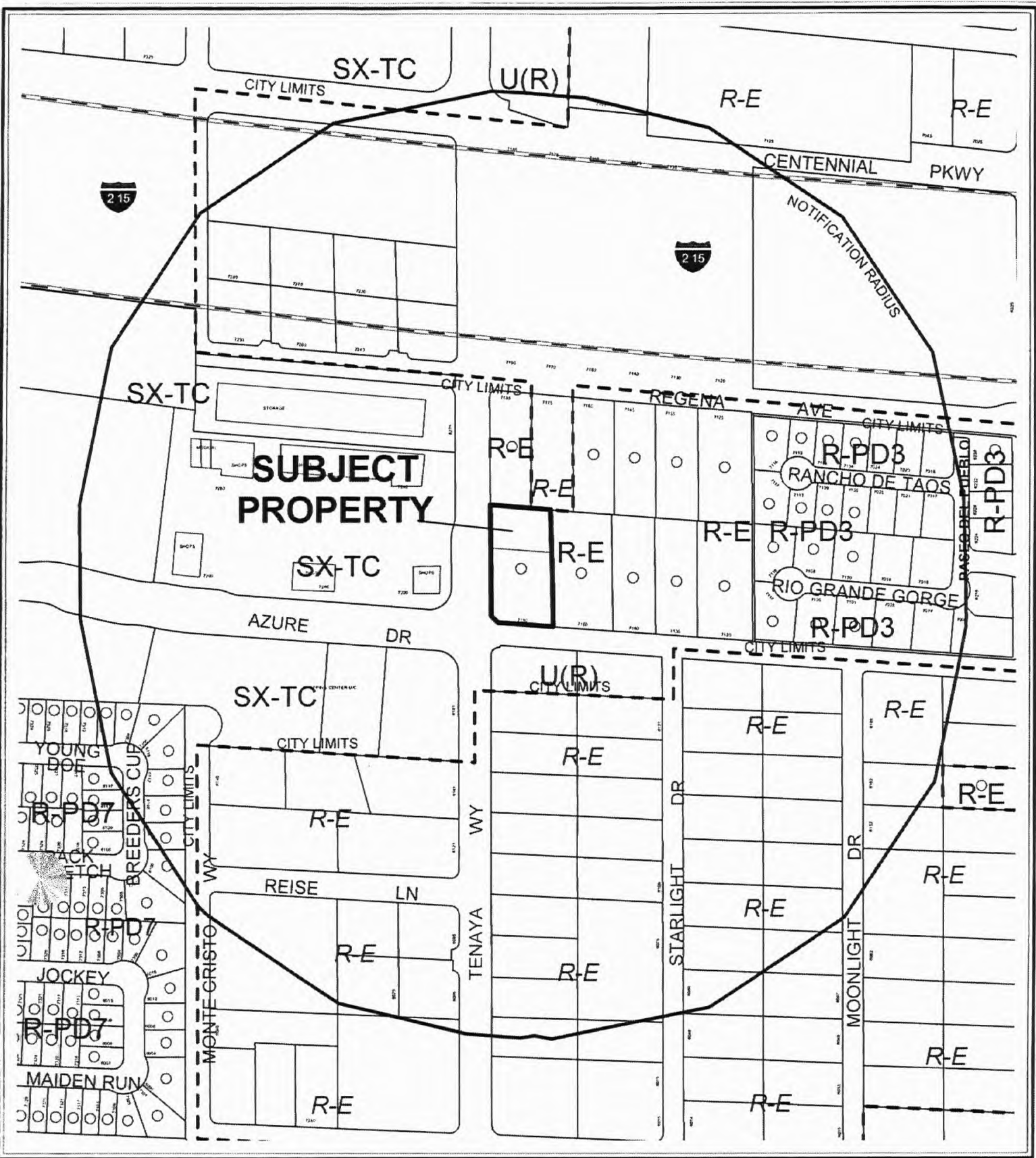
Motion made by STEVEN D. ROSS to Approve subject to conditions

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 104 for related discussion.



CASE: SDR-15235

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

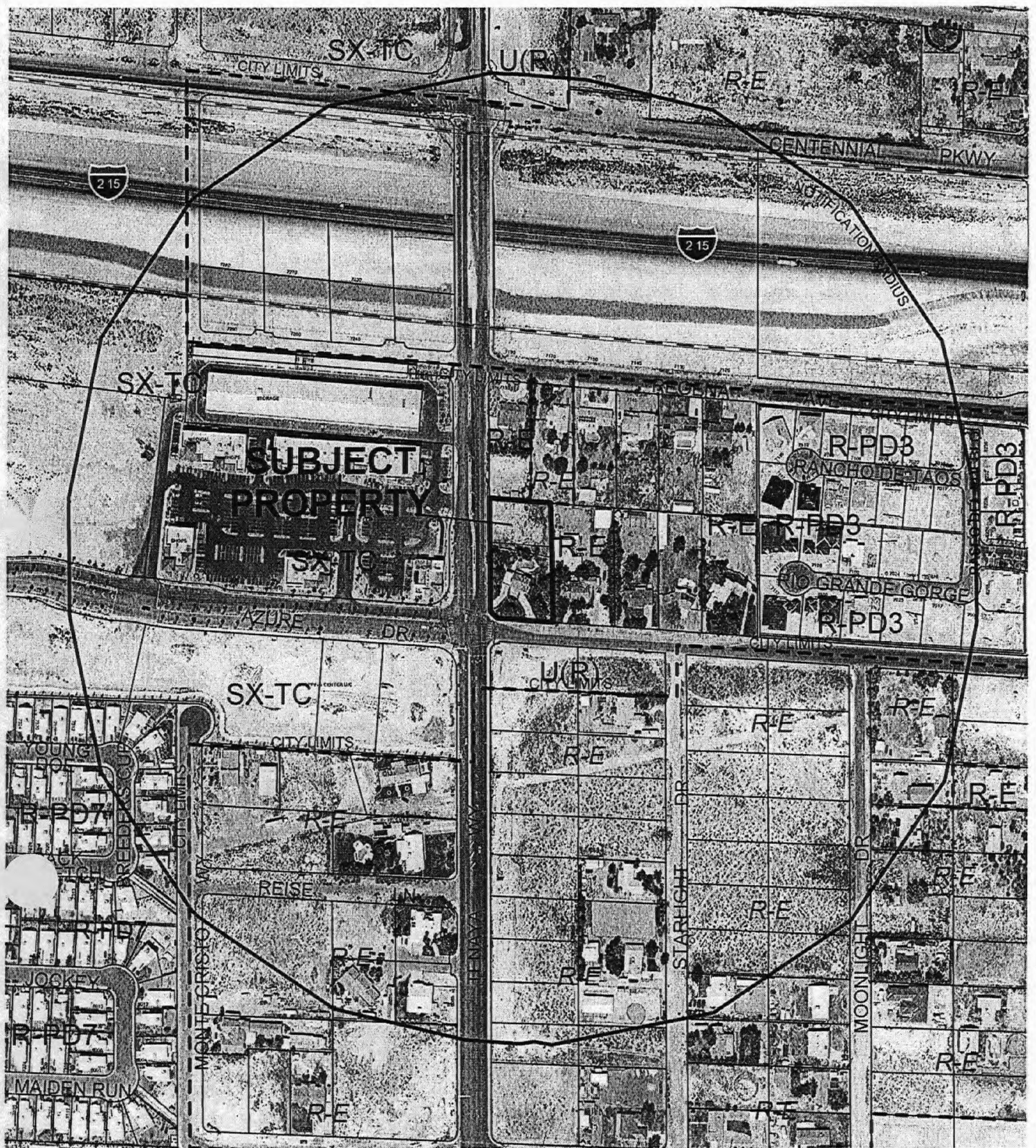
R-E (RESIDENCE ESTATES) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)

0 200 400 Feet





CASE: SDR-15235

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF
INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-15235 - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the Conditions of Approval for an Amendment to the General Plan (GPA-15231) and a Rezoning (ZON-15233), if approved.
2. Site Development Plan Review (SDR-4638) is hereby expunged.
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. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/18/06, except as amended by conditions herein.
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. Remove the existing driveways on Azure Drive and Tenaya Way. The new driveway on Tenaya Way shall meet the intent of Standard Drawing #222a and shall be restricted to right-in and right-out turning movements.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Landscape and maintain all unimproved rights-of-way, if any, on Tenaya Way and Azure Drive adjacent to this site.
16. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tenaya Way and Azure Drive public right-of-way, if any, adjacent to this site prior to occupancy of this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-15233 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for the proposed conversion of a single-family residence to an office on 0.96 acres at 7180 West Azure Drive.

The applicant is proposing to convert the existing residence to a medical office building. The site is located east of Tenaya Way and north of Azure Drive just south of the I-215 Beltway. In addition to the Site Development Plan Review, the applicant is requesting an Amendment to the General Plan (GPA-15231) and a Rezoning (ZON-15233).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/06/04	The City Council approved a request to Amend (GPA-4631) a portion of the Centennial Hills Sector Plan of the Master Plan from R (Rural Density Residential) to O (Office), a Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking), and a Site Development Plan Review (SDR-4638) for a professional office and parking on a portion of 0.96 at 7180 West Azure Drive (APN 125-27-503-008). Planning Commission and staff recommended DENIAL.
10/18/06	Request for an Extension of Time of an approved Site Development Plan Review (SDR-4638) that allowed a office and parking lot on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone
10/18/06	Request for an Extension of Time of an approved Rezoning (ZON-4635) from R-E (Residence Estates) to P-R (Professional Office and Parking) on 0.96 acres at 7180 West Azure Drive
10/19/06	The Planning Commission recommended denial of companion items GPA-15231 and ZON-15233 concurrently with this application. The Planning Commission voted 6-1/ds to recommend DENIAL (PC Agenda Item #25/jm).
<i>Related Building Permits/Business Licenses</i>	
No building permits pertain to this site.	
<i>Pre-Application Meeting</i>	
06/29/06	A pre-application meeting was held. The applicant was informed of the previous conditions on the site that restricted the General Plan Amendment, Rezoning and Site Development Review to the south portion of the site. The applicant is requesting to expand the site with parking and landscaping for a future office expansion. Submittal requirements were noted.

Neighborhood Meeting

09/25/06	A neighborhood meeting was held at 6:00 PM at Cimarron Rose Community Center, 5591 North Cimarron Road. Three citizens attended the meeting. A resident was concerned that the parking lot abutting their property would intrude into his privacy, while two other residents were in favor of the development and didn't have any concerns.
----------	---

Details of Application Request

Site Area

Net Acres	0.96 acres
-----------	------------

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
South	Undeveloped	O (Office)	R-E (Residence Estates) Resolution of Intent to P-R (Professional Office and Parking)
West	Undeveloped	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
East	Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	60 Feet	150 Feet	Y
Min. Setbacks			
• Front	20 Feet	70 Feet	Y
• Side	5 Feet	8.5 Feet	Y
• Corner	15 Feet	30 Feet	Y
• Rear	15 Feet	104 Feet	Y
Max. Lot Coverage	50%	4.3%	Y
Max. Building Height	2 Stories/ 35 Feet	2 Stories	Y
Trash Enclosure	Yes, screened	Yes	Y
Mech. Equipment	Screened	Yes	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	N/A	N/A	N/A
Adjacent development matching setback	N/A	N/A	N/A
Trash Enclosure	50 Feet from protected property	102 Feet	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	7 Trees	14 Trees	Y
Buffer:				
Min. Trees	1 Tree/20 Linear Feet	23 Trees	36 Trees	Y
TOTAL		30 Trees	50 Trees	Y
Min. Zone Width (adjacent to ROW)	15 Feet		15 Feet	Y
Min. Zone Width (side and rear property lines)	8 Feet		8 Feet	
Wall Height	6 Feet		Existing wall	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	
Office, Other Than Listed	1,183 SF	1/300 GFA	3	1	4	1	Y
Office, Medical and Dental	1,677 SF	1/200 GA up to 2,000 SF, plus 1/175 thereafter	9	-	32	1	Y
SubTotal	2,860 SF		12	1	36	2	
TOTAL			13		38		Y

ANALYSIS

- Site Plan

The site plan indicates a rectangular shaped 41,654 square-foot lot. The proposed medical office conversion will be accessed via three drives, two from Tenaya Way, an 80-foot Secondary Collector, and one from Azure Drive, a 50-foot right-of-way. The site plan indicates the existing single-family residence will be converted to a combination general office (1,183 square feet) and a medical office (1,677 square feet). An expansion (approximately 4,525 square feet) for medical office is planned in the future. On-site parking is located to the rear of the site. A total of 38 parking stalls, including two handicap accessible spaces, are located to the rear of the site. A circular drive is shown on the south end of the site that connects Azure Drive and Tenaya Way. A trash enclosure is located towards the northeast corner of the site, adjacent to Tenaya Way, approximately seventy feet (70') from the residential property line to the north. Signage is not indicated on the site plan.

- Landscape Plan

The landscape plan indicates perimeter landscaping on the entire site and in the front yard of the existing residence. Perimeter landscaping includes a fifteen-foot (15') wide landscape area along the Tenaya Way and Azure Drive street frontages. The side and rear landscape areas are shown as eight feet in width. Landscape islands are indicated in the parking area, as required.

The perimeter landscaping along Tenaya Way and Azure Drive indicates new twenty-four inch box California Pepper Trees and some existing mature trees (Pine trees) spaced twenty feet on center with intermittent 5-gallon Feathery Cassias and Mexican Primrose shrubs and 1-gallon Hybrid Gazania. Landscaping in the front yard of the proposed residential office conversion consists of mature landscaping, including pine trees, cypress trees and a variety of hedges. The landscape plan indicates the existing lawn will be removed and replaced with inorganic ground cover.

- **Building Elevations**

The two-story existing residence will be converted into a 1,677 square-foot medical office and a 1,183 square-foot general office for a total of 2,860 square feet. The existing residence is characterized by white stucco exterior with a pitched light gray and coral tiled roof. Arched windows on the residence and above the garage add interest to the structure. No additions are planned for the office conversion. The site plan indicates a future medical office expansion, at the rear, which would be reviewed under a separate Site Development Plan Review application.

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 general and medical office is not compatible with the adjacent rural residential land uses. The proposed zoning of P-R (Professional Office and Parking) would permit the proposed general/medical office conversion. However, this zoning designation and proposed medical office use is not compatible with the surrounding zoning classifications, including R-E (Residence Estates) to the north and east, and U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] to the south.

- 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 general and medical office conversion is not consistent with the intent of the Master Plan, which designates the area as Rural Density Residential.

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

The site is accessed via three drives, two from Tenaya Way, an 80-foot Secondary Collector, and one from Azure Drive, a 50-foot right-of-way. The rights-of-way provide adequate access to the site. However, there is concern with the encroachment of traffic related to the medical office use.

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

The photo elevations submitted for the existing residence are appropriate for the rural residential area. The proposed landscape palette materials will provide an aesthetically pleasing environment.

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 existing residential character of the structure will remain the same with the office conversion and; therefore, would be compatible with the existing residential development in the area.

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

The proposed development will be subject to permits and final inspection for a Certificate of Occupancy and; therefore, will not compromise the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT

13

SENATE DISTRICT

9

NOTICES MAILED

71 by Planning Department

APPROVALS

0

PROTESTS

1

STATEMENT OF FINANCIAL INTEREST

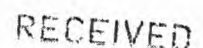
Name of Applicant: CHARLES H SHIELDS

_____ Yes ☒ No

APN: _____

Print Name: CHARLES H. SWEEDS

Stacy Benson
Notary Public in and for said County and State



LANDSCAPE LEGEND

LANDSCAPE TREES	TYPE	SIZE	SYMBOL	SHRUBS AND	COVER	SIZE
EXISTING TREE - SEE PHOTOS			(1)	EXISTING DECORATIVE LANDSCAPE SCULPTURE		
EXISTING TREE - SEE PHOTOS			(2)	EXISTING SHRUB - SEE PHOTOS		10' GALL
EXISTING TREE - SEE PHOTOS			(3)	EXISTING SHRUB - SEE PHOTOS		5' GALL
EXISTING TREE - SEE PHOTOS			(4)	REPLANTING TREES - COUNTRY JEFFERSON		5' GALL
CALIFORNIA PERNET TREE - SEE PHOTOS	LANDSCAPE DECORATIVE	14' DIA	(5)	REPLANTING TREES - COUNTRY JEFFERSON		5' GALL
EXISTING TREE - SEE PHOTOS	LANDSCAPE DECORATIVE	14' DIA	(6)	EXISTING SHRUB - SEE PHOTOS		10' GALL
EXISTING TREE - SEE PHOTOS	LANDSCAPE DECORATIVE	14' DIA	(7)	REPLANTING TREES - COUNTRY JEFFERSON		10' GALL
EXISTING TREE - SEE PHOTOS	LANDSCAPE DECORATIVE	14' DIA	(8)	REPLANTING TREES - COUNTRY JEFFERSON		10' GALL

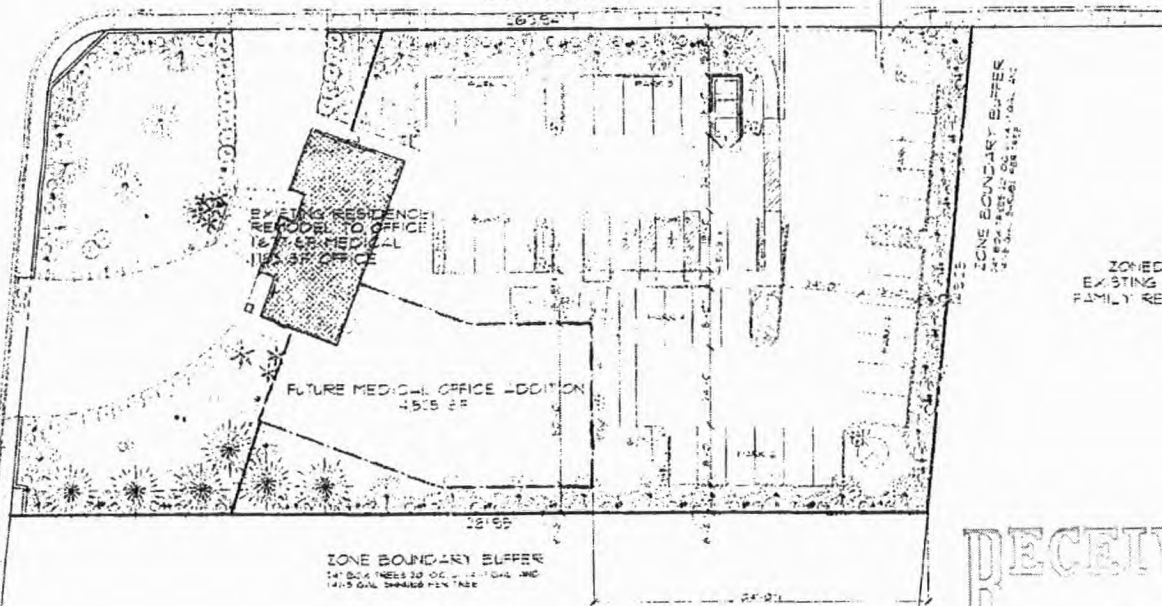
KEYNOTES	
	Description



OFFICE BUILDING
7180 W. AZURE DRIVE
for: Chuck & Gail Snields

SDR-4
7-22-6

STREET FRONTAGE BUFFER
24' MIN. TREES 2" DBH & 10' MIN. HGT.
12' MIN. DBH, 10' MIN. HGT. PER TREE



ZONED RE
EXISTING SINGLE
FAMILY RESIDENCE

IONED RE
EXISTING SINGLE
FAMILY RESIDENCE

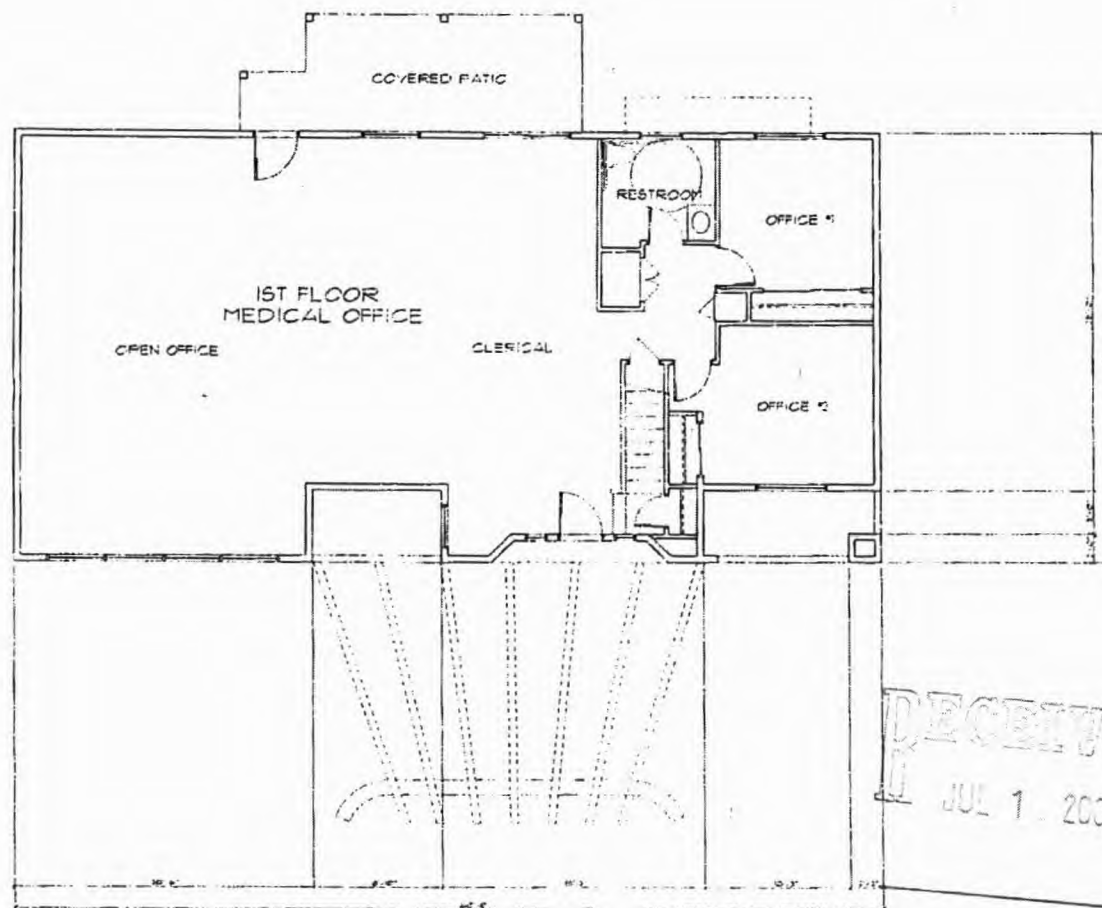
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SDR-15235
10/19/06 PC

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TE PLAN

LE - 10 - C



① FLOOR PLAN
SCALE = 1/4" = 1'-0"

1ST FLOOR AREA = 1677 SF
2ND FLOOR AREA = 1163 SF
TOTAL AREA = 2840 SF

KEYNOTES

* description

revisions
A A A

john
adair
burtc. archd

OFFICE BUILDING
1100 W. AZURE DRIVE
for Chuck & Gail Shields

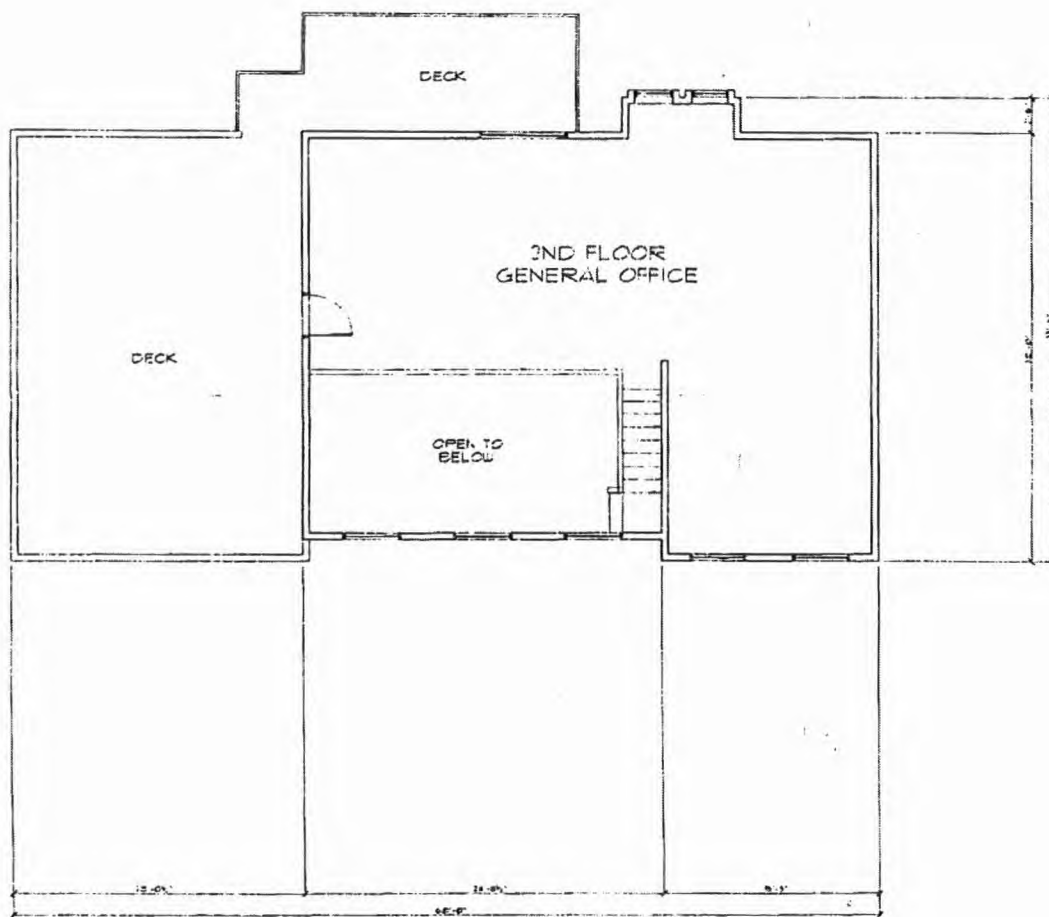
date 10/19/06
proj. no. 15235
drawn by

sheet no. A2

SDR-15235
10/19/06 PC

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JUL 1 2006



KEYNOTES

* description

revisions

john
dall
burke, architect

OFFICE BUILDING
1100 W. AZURE DRIVE
for: Chuck & Gail Shields
City of Las Vegas Nevada

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JUL 1 2006

SDR-15235
10/19/06 PC

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date	10-19-06
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dwn. by	
chd. by	

sheet no.
A3

2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

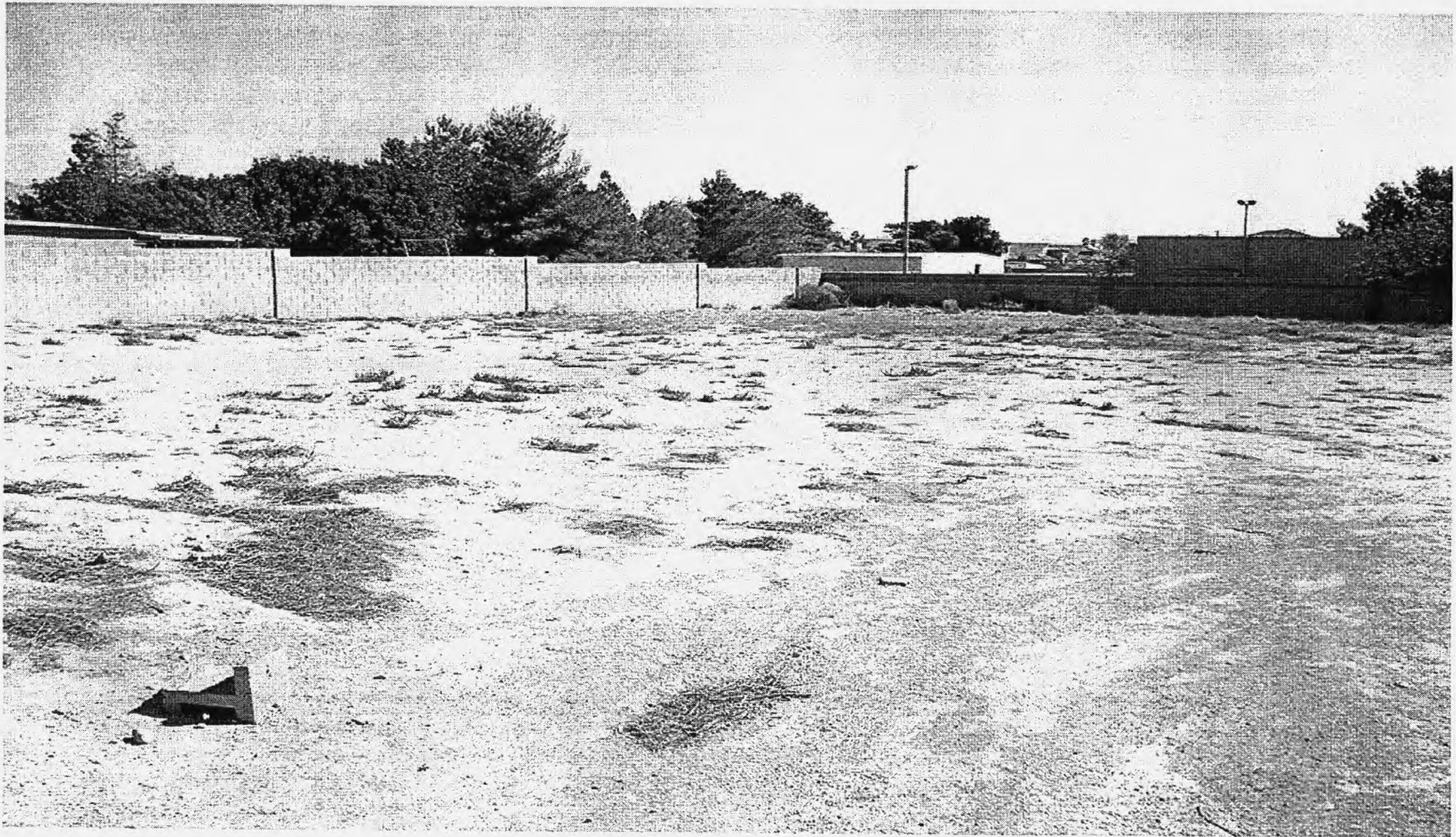
1ST FLOOR AREA = 1677 SF
2ND FLOOR AREA = 1123 SF
TOTAL AREA = 2800 SF

DR-4638

1

SDR 15235				
Charles H. & Gail W. Shields				
7180 W Azure				
Proposed 7.385 thousand square foot office conversion/expansion.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	7.385	36.13	267
AM Peak Hour			2.48	18
PM Peak Hour			3.72	27
(heaviest 60 minutes)				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	7.385		257
AM Peak Hour				17
PM Peak Hour				26
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Azure Drive				
Average Daily Traffic (ADT)	5,264			
PM Peak Hour	421			
(heaviest 60 minutes)				
Tenaya Way				
Average Daily Traffic (ADT)	9,068			
PM Peak Hour	725			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			

	Capacity			
Azure Drive	3000			
Tenaya Way	34300			
This project will add approximately 257 trips per day on Azure and Tenaya.				
This will increase expected volumes by about 5 percent on Azure and about				
3 percent on Tenaya. Azure is over capacity for a street with individual driveways on it, and Tenaya is at about 26 percent of capacity.				
Based on Peak Hour use, this development will add roughly 26 additional cars into the area; which works out to about one every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



GPA-15231, ZON-15233, & SDR-15235 - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS
7180 WEST AZURE DRIVE
OCTOBER 19, 2006 PLANNING COMMISSION

09/26/06



GPA-15231, ZON-15233, & SDR-15235 - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS
7180 WEST AZURE DRIVE
OCTOBER 19, 2006 PLANNING COMMISSION

09/26/06

Captain. C.H. & Dr. G. W. Shields

7180 West Azure Dr.
LAS VEGAS, NEVADA 89130
U S A

Tel (702) 658 3385 Cell (702) 525 4668
Fax (702) 658 8202
Email: sq2000@attglobal.net

July 18th, 2006

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

Re: Justification Letter: 7180 west Azure Dr, Las Vegas.89130

The applicant is proposing a General Plan Amendment from Rural to Office, a Rezoning from Rural to Professional Office and a Site Design review on approximately one acre.

The applicant is proposing a medical office building. Currently there is a residence on the property that would be remodeled to accommodate the medical office uses. The applicant also proposes a 4,500 square foot medical office expansion in the near future. The existing building is surrounded by mature intense landscaping and will remain residential in character. The proposed site plan satisfies Title 19 development requirements including parking and landscaping. The original project scope is above. This letter is to complete the action to include the appropriate parking.

The site is located east of Tenaya Way and north of Azure Drive just south of the 1-215 Beltway and east of US-95. Although the proposed site is planned for rural use, immediately west of the site is planned and zoned Town Center (TC). The TC category is described as a General Commercial Planned Development. The equivalent General Plan Categories for the TC designation are Service Commercial, General Commcial, Office, Light Industrial/Research and High Density Residential. TC is described as "a mixed uses employment center development category" created by the intersection of US95 and the proposed beltway systems. Uses include mall facilities or shopping centers and other retail facilities: high density residential uses: planned business: office and industrial park: and recreational uses.

The proposed General Plan Amendment and Rezoning from Rural to Office Professional is the ideal transition from this high density, urban master planned community which is immediately adjacent to the proposed site, and the residential development to the southeast.

SDR-15235
10/19/06 PC

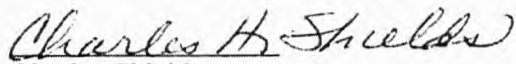
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Page 2 – Justification Letter for 7180 west Azure Dr, Las Vegas. 89130.
City of Las Vegas Planning and Development

Further, the burdens imposed by such a change will be consistent with those imposed by the TC uses as well as the current traffic flow on Tenya and Azure just south of the Beltway.

The proposed plan amendment and rezoning is compatible with the TC to the east and furthers the goals of the general plan by promoting transitional zoning where appropriate.

Please contact me if you have any questions or concerns.


Charles Shields

SDR-15235
10/19/06 PC

RECEIVED

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

October 13, 2006

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

RE: GPA-15231, SDR-15235, ZON 15233

To Whom It May Concern:

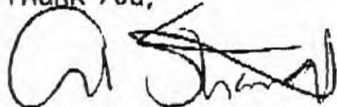
I, Al Strand, strongly oppose and object to the above mentioned proposals. I own the property at 7120 West Azure Drive. I am NOT in agreement of any kind of rezoning, re-planning, or redevelopment of the property at 7180 West Azure Drive. My opposition comes in part from the following:

-The allowance of rezoning for this one property only, creates an unfair situation on the immediate surrounding property owners that may have also wanted to rezone their properties in the past and were unsuccessful in part due to the recent development of additional residential housing built adjacent to the surrounding properties. What allows the property at 7180 West Azure Drive in whole or part to be rezoned and not the surrounding properties?

-In regards to re-plan from Residential to Office, rezone from Residence Estates to Professional Office and Parking, and redevelopment from Single Family to an Office my concern as a neighboring property would be the traffic and parking conditions that would follow. An increase in traffic and parking in the immediate area raises not a just a safety concern to the associated neighbors, but also a property value concern over the high traffic that could come from the re-planning, rezoning, and or redevelopment.

I strongly request that the above mentioned proposals NOT be granted, in concern for the surrounding properties and the community in a whole. I am not able to attend the Planning Commission meeting in person on October 19, 2006 at 6 p.m. and request that this written response be my representation in my absence. If there are any questions, please feel free to contact me.

Thank You,

A handwritten signature in black ink, appearing to read 'Al Strand', with a stylized, cursive script.

Al Strand

Property Owner/Resident

7404 Wittig Ave

Las Vegas, NV 89131

Tel: 702-320-4159

Cel: 702-460-1334

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-16502 - PUBLIC HEARING - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: GALTAR, LLC - Request to Amend a portion of the Centennial Hills Sector Plan FROM: GC (GENERAL COMMERCIAL) TO: SC (SERVICE COMMERCIAL) on 4.14 acres at 4600 North Rancho Drive (APN 138-02-102-007 and 009), Ward 6 (Ross). 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 (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter

Motion made by STEVEN D. ROSS to Approve

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

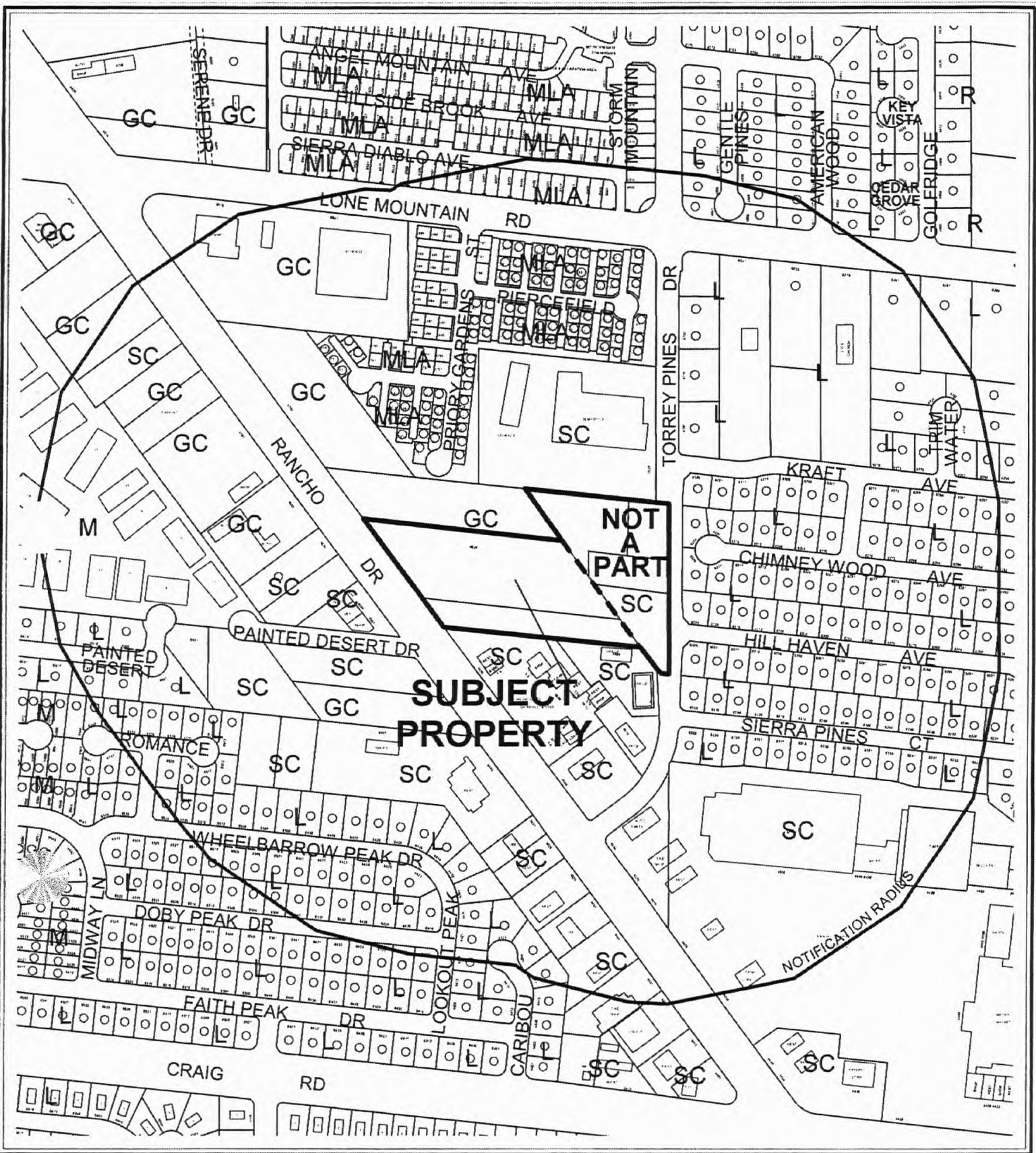
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the public hearing open.

RICHARD MORENO, Moreno and Associates, 300 South Fourth Street, appeared on behalf of the applicant and expressed appreciation for the Planning Commission and staff's recommendation for approval. He accepted all conditions and requested approval of all applications.

MAYOR GOODMAN declared the public hearing closed.



CASE: **GPA-16502**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

GC (GENERAL COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)



CASE: **GPA-16502**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

GC (GENERAL COMMERCIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-16502 - APPLICANT: SANDSTONE ARCHES, LLC -
OWNER: GALTAR, LLC**

**** CONDITIONS ****

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to Amend a portion of the Centennial Hills Sector Plan from GC (General Commercial) to SC (Service Commercial) on 4.14 acres at 4600 North Rancho Drive. There are two companion items (ZON-16504 & SDR-16503) to Rezone this land to C-1 (Limited Commercial) and a Site Development Plan Review for an 80,534 square-foot commercial center.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/21/02	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2 (General Commercial), and a Special Use Permit for an automobile dealership on a portion of this site (GPA-24-02, Z-49-02, U-0076-02) was approved by the City Council. Staff and the Planning Commission recommended denial.
02/19/03	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2 (General Commercial), and a Site Development Plan Review for an automobile dealership on a portion of this site (GPA-1410/ZON-1411/SDR-1413) was approved by the City Council. Staff and the Planning Commission recommended approval. The C-2 (General Commercial) zoning for this site has since expired.
09/20/06	An extension of time (EOT-15595) for Z-0049-02 was approved by the City Council.
10/19/06	The Planning Commission recommended approval of companion items ZON-16504 and SDR-16503 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #35/jk).
<i>Pre-Application Meeting</i>	
08/23/06	At the pre-application meeting the applicant was informed that this development should have a one-lot commercial subdivision filed to remove parcel lines. A throat depth of 32 feet for the commercial driveways is required and a traffic impact analysis is also required. The applicant was informed that the development complies with residential adjacency standards. Additionally, the applicant was informed of the setback and parking requirements.
<i>Neighborhood Meeting</i>	
09/27/06	A neighborhood meeting was held at 6:00 pm at the Cimarron Rose Community Center, 5591 Cimarron Road. There were no attendees from the public to express any concerns over this project. There were three people associated with the project in attendance and one staff member from Planning and Development.

Details of Application Request	
Site Area	
Gross Acres	4.17
Net Acres	4.14

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	GC (General Commercial)	R-E (Residence Estates) (ROI) C-1 (Limited Commercial), C-1 (Limited Commercial), C-2 (General Commercial)
North	Single-family & Commercial	MLA (Medium-Low Attached Density Residential) & GC (General Commercial)	C-2 (General Commercial) & R-PD11 (Residential Planned Development - 11 Units Per Acre)
South	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single-family	L (Low Density Residential)	R-1 (Single Family Residential)
West	Commercial & Undeveloped	SC (Service Commercial)	C-2 (General Commercial)

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

DEVELOPMENT STANDARDS

Per Title 19.08 the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	4.14	N/A
Min. Lot Width	100 Feet	400 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	20 Feet 10 Feet N/A 20 Feet	25 Feet 10 Feet N/A 25 Feet	Y
Min. Distance Between Buildings	N/A	18 Feet	Y
Max. Lot Coverage	50%	20.8%	Y
Max. Building Height	N/A	23 Feet	Y
Trash Enclosure	50 Feet	300+ Feet	Y
Mech. Equipment	Screened	Screened	Y

Per Title 19.08.060 the following residential adjacency standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	69 Feet	190+ Feet	Y
Trash Enclosure	50 Feet	140+ Feet	Y

Existing Zoning	Permitted Density	Units Allowed	Proposed Zoning	Permitted Density	General Plan	Permitted Density
R-E (Residence Estates) & R-E (Residence Estates) (ROI) C-2 (General Comercial)	N/A	N/A	C-1	N/A	SC	N/A

Per Title 19.10 & 19.12 the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	55 Trees	55 Trees	Y
Buffer: Min. Trees	1 Tree/30 Linear Feet	59 Trees	74 Trees	Y
TOTAL		119	129	Y
Min. Zone Width	8 Feet & 15 Feet		10 Feet & 20 Feet	Y
Wall Height	N/A		None	Y

Per 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	
Office	80,534 SF	1:300	262	7	258	10	No
SubTotal	80,534 SF		262	7	258	10	No
TOTAL (including handicap)	80,534 SF		262	7	258	10	No
Loading Spaces	4				4		Yes

ANALYSIS

This property is located within the Centennial Hills Sector Plan area. There have been several land-use applications filed on this property and the adjacent parcels that comprise the entirety of the companion Site Development Plan Review application. The purpose of this request is to provide consistency in the land-use designations and zoning for all of the parcels within the proposed development. An associated Rezoning (ZON-16504) is a companion item with this request. The Rezoning seeks to reclassify approximately 4.2 acres from R-E (Residence Estates) and R-E (Residence Estates) (ROI to C-2) to C-1 (Limited Commercial). The C-1 (Limited Commercial) Zone requested in the associated Rezoning is consistent with the eastern portion of the proposed development, which is currently zoned C-1 (Limited Commercial). A companion Site Development Plan Review (SDR-16503) is a request for an 80,534 square-foot office complex. This property is bounded by a pedestrian path (trail) along the Rancho Drive frontage. The site plan for the proposed development is showing an adequate landscape buffer and a five-foot sidewalk, thereby meeting the requirements for a pedestrian path.

FINDINGS

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

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to “1”:

The proposed general plan amendment is compatible with the surrounding land uses. This request will actually reduce the allowable intensity of land uses and a more intense land-use approved via a prior general plan amendment and rezoning.

In regard to “2”:

The zoning designation permitted within the proposed General Plan Amendment will be of a lower intensity than what has already been approved on this site.

In regard to “3”:

The transportation and utility facilities to this site are adequate enough to accommodate the use proposed by this general plan amendment.

In regard to “4”:

This request conforms to the applicable, adopted plans and policies for this area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 319 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-16502** APN: 138-02-102-007 and 009

Name of Property Owner: Galtar, LLC

Name of Applicant: Sandstone Arches, LLC

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

☐ Yes

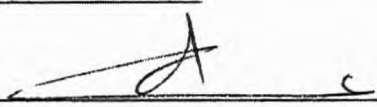
☒ No

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

City Official: _____

Partner(s): _____

APN _____

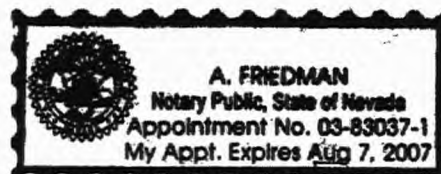
Signature of Property Owner: 

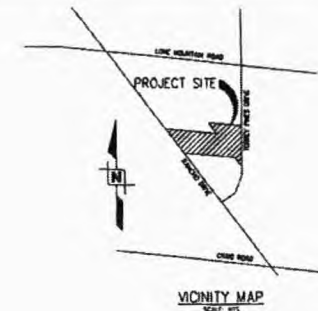
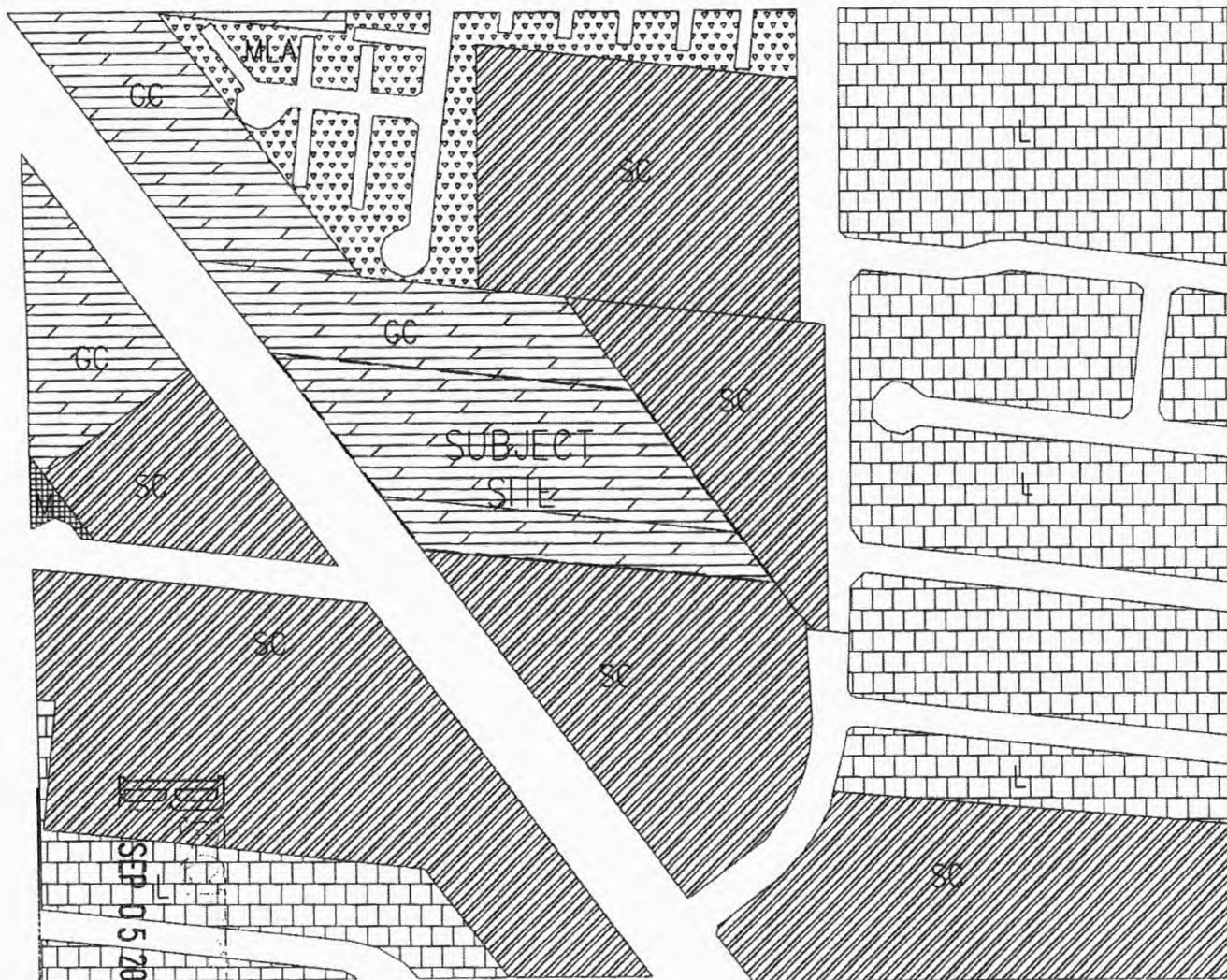
Print Name: Ghassan Merhi

Subscribed and sworn before me

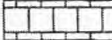
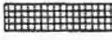
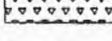
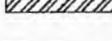
This 28th day of AUGUST, 20 06

Notary Public in and for said County and State





LEGEND

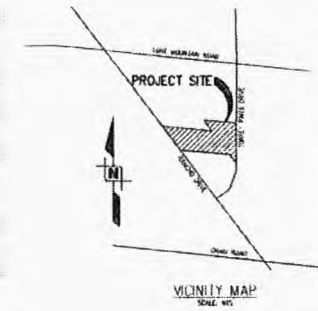
-  L LOW DENSITY RESIDENTIAL
-  M MEDIUM DENSITY RESIDENTIAL
-  MLA MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL
-  GC GENERAL COMMERCIAL
-  SC SERVICE COMMERCIAL

CITY OF LAS VEGAS GENERAL PLAN LAND USE		DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
DESIGNED BY	CHKD	DESIGNED BY	CHKD	DESIGNED BY	CHKD	DESIGNED BY	CHKD	DESIGNED BY	CHKD
PROJECT NO.	WTS	PROJECT NO.	WTS	PROJECT NO.	WTS	PROJECT NO.	WTS	PROJECT NO.	WTS
SHEET		SHEET		SHEET		SHEET		SHEET	
1 OF 1 SHEETS		1 OF 1 SHEETS		1 OF 1 SHEETS		1 OF 1 SHEETS		1 OF 1 SHEETS	

RECEIVED
SEP 05 2006

GPA-16502
10/19/06 PC

SEP 05 2006



LEGEND

L	LOW DENSITY RESIDENTIAL
M	MEDIUM DENSITY RESIDENTIAL
MLA	MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL
GC	GENERAL COMMERCIAL
SC	SERVICE COMMERCIAL

RECEIVED
SEP 05 2006

GPA-16502
10/19/06 PC

[illegible]

CHECK NO. 1	DATE
CHECK NO. 2	DATE

CITY OF LAS VEGAS GENERAL PLAN LAND USE

DATE	
CREATED BY	GIS
PROJECT NAME	JORDY MCGAY
PROJECT FNO	
SLABS	NTS
SHEET	
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August 29, 2006

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada
89101

Dear Ladies/Gentlemen:

Please accept this letter from Wright Engineers on behalf of our client, Sandstone Arches LLC, as the justification for related requests for a General Plan Amendment, a Rezoning and a Site Development Plan Review for development of property at 4600 Rancho Drive (APN#'s 138-02-102-005, 006, 007, 008, 009 and 011).

Our client intends to develop 10 one-story office pads containing a total of 81,240 square feet on the site. The site is currently split from a land use and zoning standpoint and the General Plan Amendment and Rezoning requests are intended to rectify this situation. The two parcels fronting on to Rancho Drive (APN#'s 138-02-102-007 and 009) are currently designated GC (General Commercial), and were zoned C-2 (General Commercial); however, the C-2 zoning on 138-02-102-009 (per ZON-1411) elapsed on February 19, 2005, leaving R-E (Residence Estates) zoning in its place, and the C-2 zoning on 138-02-102-007 (per Z-0049-02) is the subject of an Extension of Time request (EOT-15595) scheduled for the September 20, 2006 City Council agenda.

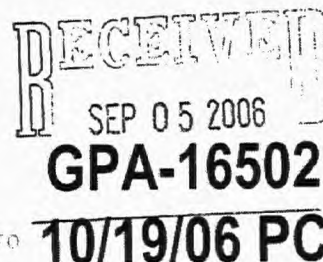
The intent is to seek a General Plan Amendment from GC (General Commercial) to SC (Service Commercial), and a conforming Rezoning from the R-E and C-2 districts to C-1 (Limited Commercial) on these two parcels, to match the existing land use and zoning on the other four parcels, which are currently designated as SC and are hard zoned as C-1. A Site Development Plan Review for the project is also being submitted. This site plan fully conforms to Title 19 regulations.

This site was the location of a previously approved used car sales lot (SDR-1413) which were approved by Las Vegas City Council on February 19, 2003. The current office project will not require general commercial land use and zoning, and will be more compatible with surrounding residential and office uses than the previous project. The current request is for an attractive, one-story office campus that will compliment the area.

Thank you for your consideration.

Sincerely,

Gary Leobold, AICP
Director of Planning



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REZONING RELATED TO GPA-16502

ZON-16504 - PUBLIC HEARING - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: GALTAR, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL) AND C-2 (GENERAL COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 4.14 acres at 4600 North Rancho Drive (APN 138-02-102-007 and 009), Ward 6 (Ross). 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

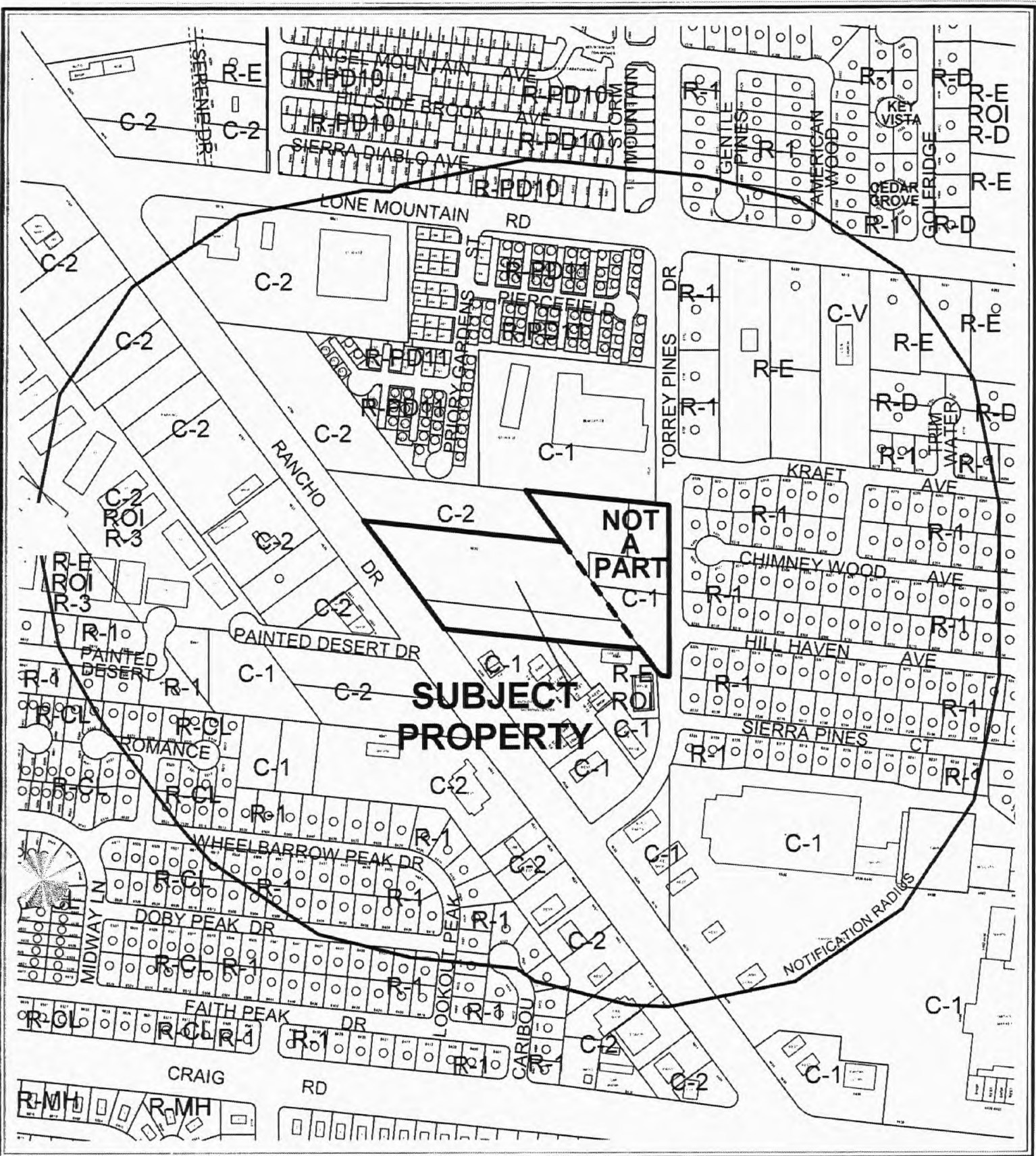
Motion made by STEVEN D. ROSS to Approve subject to conditions

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 107 for related discussion.

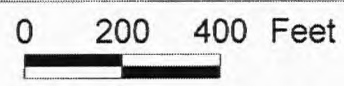


CASE: **ZON-16504**

RADIUS: 1000 FT

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

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-16504 - APPLICANT: SANDSTONE ARCHES, LLC -
OWNER: GALTAR, LLC**

**** CONDITIONS ****

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

Planning and Development

1. A General Plan Amendment (GPA-16502) to a SC (Service Commercial) Land Use Designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-16503) application, if 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.

Public Works

4. Construct all incomplete half-street improvements on Rancho Drive 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.
5. Landscape and maintain all unimproved right-of-way, if any, on Rancho Drive adjacent to this site.
6. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.

7. 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. 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. 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.
8. 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 drainageways as recommended in the approved drainage plan/study.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning for a proposed 80,534 square-foot commercial development consisting of ten pad sites with single-story buildings on 7.03 acres with a companion General Plan Amendment (GPA-16502) and Site Development Plan Review (SDR-15603).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/21/02	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2, and a Special Use Permit for an automobile dealership on a portion of this site (GPA-24-02, Z-49-02, U-0076-02) was approved by the City Council. Staff and the Planning Commission recommended denial.
02/19/03	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2, and a Site Development Plan Review for an automobile dealership on a portion of this site (GPA-1410/ZON-1411/SDR-1413) was approved by the City Council. Staff and the Planning Commission recommended approval. The C-2 (General Commercial) zoning for this project has since expired.
09/20/06	An Extension of Time (EOT-15595) for Z-0049-02 for was approved by the City Council.
10/19/06	The Planning Commission recommended approval of companion items GPA-16502 and SDR-16503 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #36/jk).
<i>Pre-Application Meeting</i>	
08/23/06	At the pre-application meeting the applicant was informed that this development should have a one-lot commercial subdivision filed to remove parcel lines. A throat depth of 32 feet for the commercial driveways is required and a traffic impact analysis is also required. The applicant was informed that the development complies with residential adjacency standards. Additionally, the applicant was informed of the setback and parking requirements.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	4.17
Net Acres	4.14

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	GC (General Commercial)	R-E (Residence Estates) (ROI C-1), C-1 (Limited Commercial), C-2 (General Commercial)
North	Single-family & Commercial	MLA (Medium Low Attached) & GC (General Commercial)	C-2 (General Commercial) & R-PD11 (Residential Planned Development – 11 Units Per Acre)
South	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single-family	L (Low)	R-1 (Single Family Residential)
West	Commercial & Undeveloped	SC (Service 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	Y		Y
A-O Airport Overlay District	Y		Y
Trails	Y		Y
Rural Preservation Overlay District		N	N/A
Development Impact Notification Assessment		N	N/A
Project of Regional Significance		N	N/A

DEVELOPMENT STANDARDS

Per Title 19.08 the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	4.14	N/A
Min. Lot Width	100 Feet	400 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	20 Feet 10 Feet N/A 20 Feet	25 Feet 10 Feet N/A 25 Feet	Y
Min. Distance Between Buildings	N/A	18 Feet	Y
Max. Lot Coverage	50%	20.8%	Y
Max. Building Height	N/A	23 Feet	Y
Trash Enclosure	50 Feet	300+ Feet	Y
Mech. Equipment	Screened	Screened	Y

Per Title 19.08.060 the following residential adjacency standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	69 Feet	190+ Feet	Y
Trash Enclosure	50 Feet	300+ Feet	Y

Per Title 19.10 & 19.12 the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	55 Trees	55 Trees	Y
Buffer: Min. Trees	1 Tree/30 Linear Feet	59 Trees	74 Trees	Y
TOTAL		119	129	Y
Min. Zone Width	8 Feet & 15 Feet		10 Feet & 20 Feet	Y
Wall Height	N/A		None	Y

Per Title 19.10, the following parking standards apply:

of Title 14.10, 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	
Office	80,534 SF	1:300	262	7	258	10	No
SubTotal	80,534 SF		262	7	258	10	No
TOTAL (including handicap)	80,534 SF		262	7	258	10	No
Loading Spaces	4				4		Yes

ANALYSIS

This property is located within the Centennial Hills Sector Plan area. There have been several land-use applications filed on this property and the adjacent parcels that comprise the entirety of this Site Development Plan Review. The purpose of this request is to create an office development consisting of ten buildings and 80,534 square feet of lease space. An associated Site Development Plan Review (SDR-16503) is a companion item with this request. The Rezoning seeks to reclassify approximately 4.2 acres of this site from R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to C-2 (General Commercial) to C-1 (Limited Commercial). The C-1 (Limited Commercial) zoning requested on the western portion of this site is consistent with the eastern portion of the proposed development, which is currently zoned C-1 (Limited Commercial).

A companion General Plan Amendment (GPA-16502) is also seeking to amend the Centennial Hills Sector Plan from GC (General Commercial) to SC (Service Commercial). This property is bounded by a pedestrian path (trail) along the Rancho Drive frontage. The site plan for the proposed development is showing an adequate landscape buffer and a five-foot sidewalk, thereby meeting the requirements of a pedestrian path.

The site is extensively landscaped. The proposed development will have Texas Honey Mesquite trees throughout the site. The Rancho Drive and Torrey Pines Drive street frontages have trees spaced approximately 20 feet on center where 30 feet on center is required, while the interior property lines have trees spaced 30 feet on center, as required by code. Shrubbery and ground cover for the site includes Shrubby Senna, Bush Morning Glory, Desert Broom, and Red Yucca. The buildings have extensive foundational landscaping with shrubbery surrounding each building.

The site has an access point on Rancho Drive and a secondary access on Torrey Pines Drive. There are 269 parking spaces for the site, which is one stall less than required by code, to which the applicant has indicated that they will be incorporating covered parking. This will eliminate the need for landscape fingers within a portion of the parking lot, thereby allowing for additional parking spaces in order to meet code. The site will provide ten handicapped parking spaces, three more than required by code. The four loading spaces meet code requirements and the development incorporates three trash enclosures for the development. The applicant hasn't shown signs for this development and it should be noted that all signage for this project will have to meet the requirements for the C-1 (Limited Commercial) zoning district.

FINDINGS

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

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

This proposal conforms to the General Plan and, in fact, is a down zoning and a reduction in intensity of a previously approved use on this site.

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 development will be less intense than the previously approved use on the western portion of the site. Moreover, the proposed use is compatible with the adjacent BLM office to the north, along Torrey Pines Drive and the adjacent shopping center to the south, along Rancho Drive.

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

This property is an infill site that has had previous land-use approvals more intense than the proposed development. Therefore, the approval of a development less intense than what has been previously approved is appropriate.

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.”**

Rancho Drive and Torrey Pines Drive will not be negatively affected by this development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 319 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-16504** APN: 138-02-102-007 and 009

Name of Property Owner: Galtar, LLC

Name of Applicant: Sandstone Arches, LLC

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

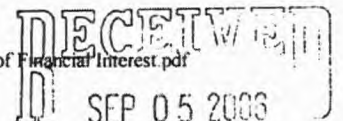
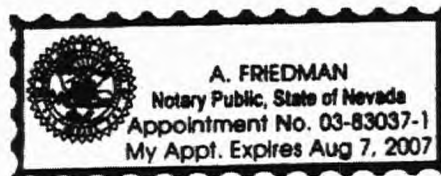
Signature of Property Owner: _____

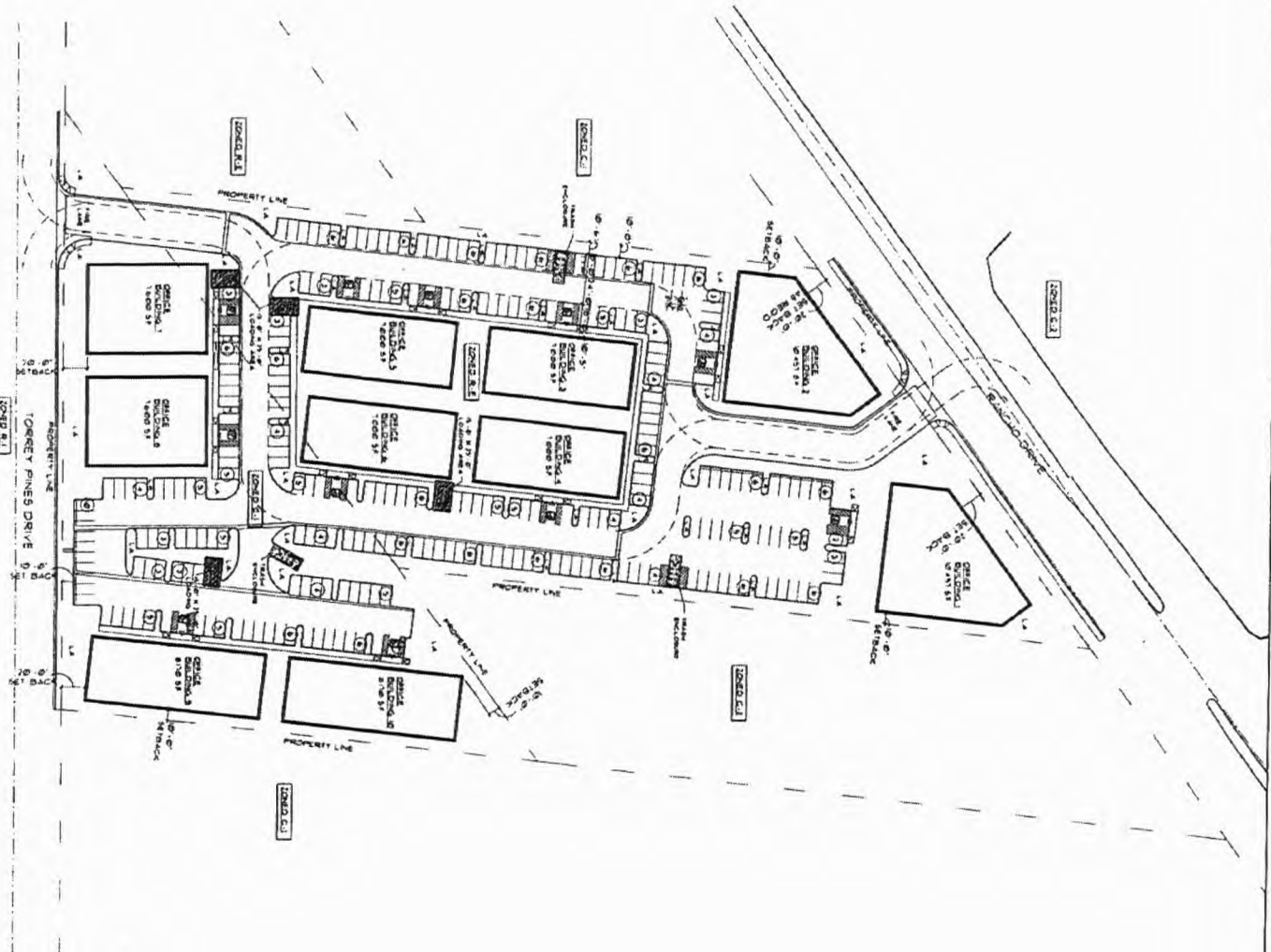
Print Name: Ghassan Merhi

Subscribed and sworn before me

This 28th day of August, 2006

Notary Public in and for said County and State

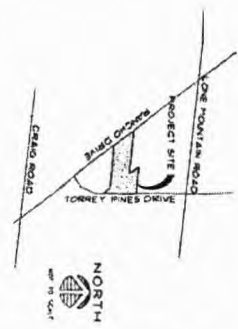




GENERAL NOTES

- 1 SEE CIVIL DRAWINGS FOR LANDSCAPE MODIFICATION
- 2 SEE CIVIL DRAWINGS FOR ALL SITE/LAND DRAINAGE CROSS
SECTIONS AND PLANVIEW
- 3 SEE CIVIL, MECHANICAL AND ELECTRICAL DRAWINGS FOR UTILITY
LINES
- 4 SEE CIVIL DRAWINGS FOR ALL BUILDING AND FOUNDATION
MODIFICATION
- 5 BIRG LAYOUT IS TO BE CONSIDERED THE CIVIL CHANGES IF
DISAGREEMENTS EXIST. THE CIVIL DRAWINGS SHALL NOT
BE CONSIDERED UNLESS THE CIVIL ENGINEER HAS REVIEWED
OR APPROVED THEM.
- 6 ALL BIRG CONCRETE SHALL BE REINFORCED WITH #4 BARS AT
15" O.C. AND TIED TOGETHER AT 9" O.C.
- 7 ALL CONCRETE WALLS, TOWERHOUS ETC. SHALL RECEIVE LEAST
EIGHTOIN REBAR.
- 8 BEFORE ANY ACCESSIBLE AREA, FOUND BUILDING IS REMOVED
OR MODIFIED, THE FOUNDATION SHALL BE EXCAVED 5% IN
DIRECTION OF TRAVEL AND IN CROSS SECTION
- 9 ALL FOUNDATION REPAIRS SHALL MEET REQUIREMENTS
AT THE END OF BUILDING CONSTRUCTION
- 10 A LANDSCAPE AREA

PROJECT LOCATION



PROJECT DATA

[illegible]

RECEIVED

OCT 1 1995

**ZON-16504
REVISED
10/19/06 PC**

501

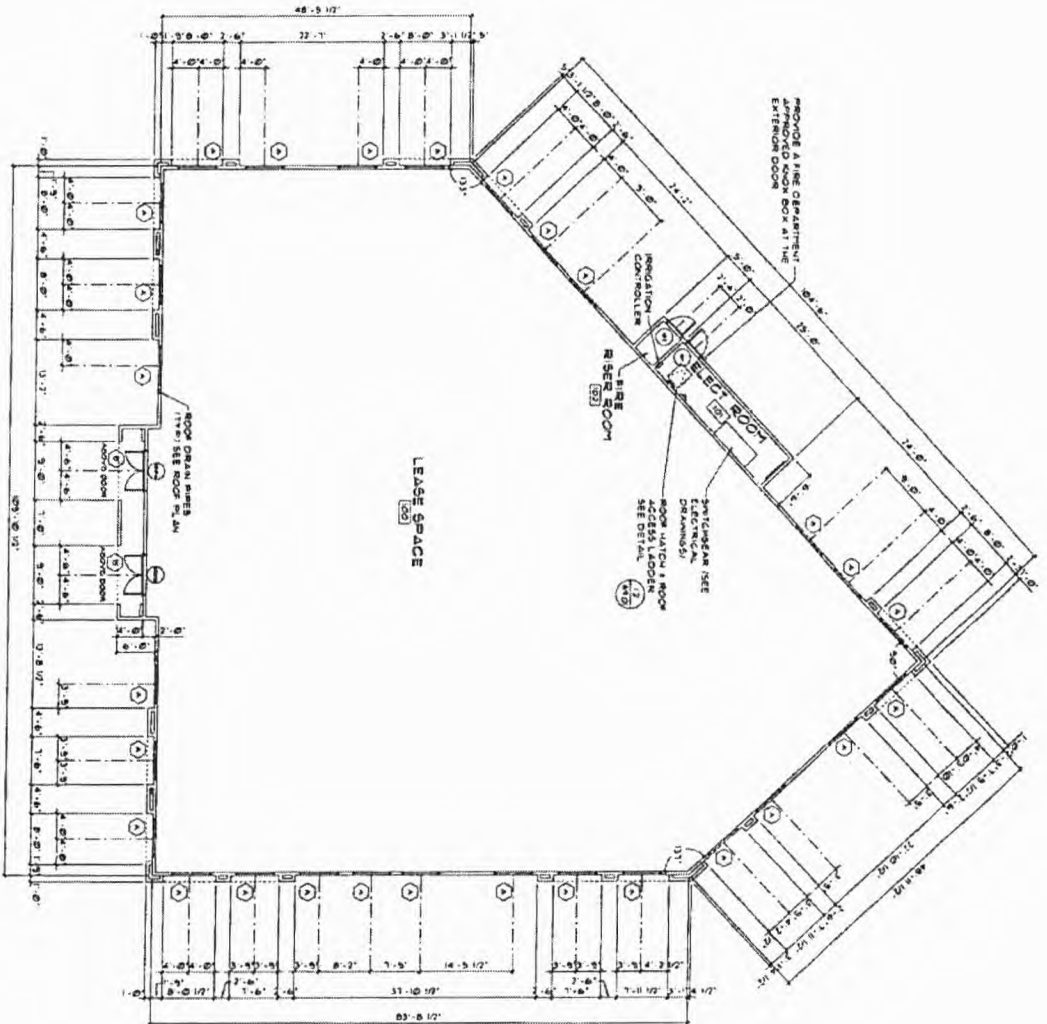
GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD CENTER LINE OF WALLS AND COLUMNS.
2. FIELD VENTILATION AND CONDITIONS AT EXTERIOR PERIODS SHALL BE MAINTAINED TO MEET THE REQUIREMENTS OF THE LOCAL HEALTH DEPARTMENT.
3. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL, ELECTRICAL, PLUMBING & ELECTRICAL WORK.
4. ALL PLUMBING EQUIPMENT TO BE LOCATED AT THE BACK OF BUILDING SURFACES UNLESS OTHERWISE NOTED.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE.

WALL LEGEND

EXTERIOR WALL CONSTRUCTION
 1. 2" MIN. INSULATION SYSTEM
 OVER 2" X 8 WOOD STUDS @ 16" O.C. WITH
 R-14 BATT INSULATION

1. 2" MIN. INSULATION SYSTEM
 OVER 2" X 8 WOOD STUDS @ 16" O.C. WITH
 R-14 BATT INSULATION



FLOOR PLAN / ONE STORY OFFICE BUILDING
 SCALE: 1/8\"/>



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 SEP 05 2006
 ZON-16504
 10/19/06 PC

pacific design concepts, llc
 3005 W. HORIZON RIDGE PARKWAY, SUITE 200
 HENDERSON, NEVADA 89052
 (702) 454-5842 fax (702) 454-7842

PROJECT TITLE
 OFFICE AT
 RANCHO AND TORREY PINES
 LAS VEGAS, NEVADA

SHEET TITLE
 FLOOR PLAN BUILDING 1
 (BUILDING 2 SIM.)

PROJECT NO.
 A102

WALL LEGEND

1. EXTERIOR WALL CONSTRUCTION
OVER 2" X 8" WOOD STUDS @ 16" O.C. WITH
R-11 BATT INSULATION

2. 1" WOOD FINE PARTITION WALL CONSTRUCTION
OVER 2" X 8" WOOD STUDS @ 16" O.C. WITH
R-11 BATT INSULATION

3. 1" WOOD FINE PARTITION WALL CONSTRUCTION
OVER 2" X 8" WOOD STUDS @ 16" O.C. WITH
R-11 BATT INSULATION

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDS CENTER
LINE OF STUDS AND COLUMNS

2. FIELD VENER ALL DIMENSIONS AND CONDITIONS AT
REQUIREMENTS AND SPECIFICATIONS TO
CONTRACTOR SHALL MEASURE AND LOCATE ACCESS
PANELS AS REQUIRED AFTER INSTALLATION OF
MECHANICAL, ELECTRICAL AND PLUMBING
WORK

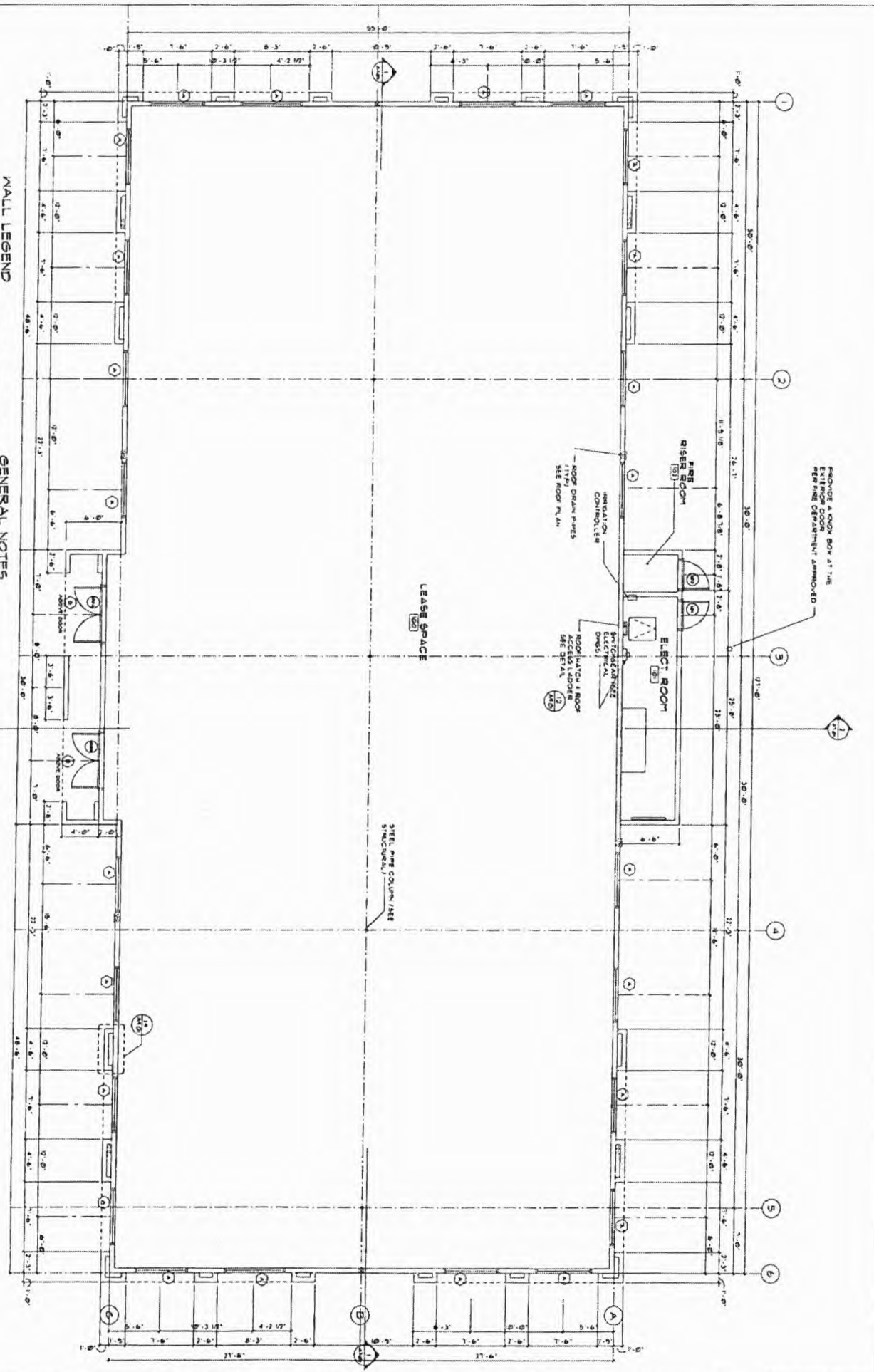
3. ALL PARTITIONS ADJACENT TO OR LOCATED AT THE
BACK OF PLUMBING FIXTURES SHALL BE
CONSTRUCTED WITH MOISTURE RESISTANT GYP BO

FLOOR PLAN / ONE STORY OFFICE BUILDING

SCALE: 1/4" = 1'-0"

ZON-16504

SEP 05 2006





August 29, 2006

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada
89101

Dear Ladies/Gentlemen:

Please accept this letter from Wright Engineers on behalf of our client, Sandstone Arches LLC, as the justification for related requests for a General Plan Amendment, a Rezoning and a Site Development Plan Review for development of property at 4600 Rancho Drive (APN#'s 138-02-102-005, 006, 007, 008, 009 and 011).

Our client intends to develop 10 one-story office pads containing a total of 81,240 square feet on the site. The site is currently split from a land use and zoning standpoint and the General Plan Amendment and Rezoning requests are intended to rectify this situation. The two parcels fronting on to Rancho Drive (APN#'s 138-02-102-007 and 009) are currently designated GC (General Commercial), and were zoned C-2 (General Commercial); however, the C-2 zoning on 138-02-102-009 (per ZON-1411) elapsed on February 19, 2005, leaving R-E (Residence Estates) zoning in its place, and the C-2 zoning on 138-02-102-007 (per Z-0049-02) is the subject of an Extension of Time request (EOT-15595) scheduled for the September 20, 2006 City Council agenda.

The intent is to seek a General Plan Amendment from GC (General Commercial) to SC (Service Commercial), and a conforming Rezoning from the R-E and C-2 districts to C-1 (Limited Commercial) on these two parcels, to match the existing land use and zoning on the other four parcels, which are currently designated as SC and are hard zoned as C-1. A Site Development Plan Review for the project is also being submitted. This site plan fully conforms to Title 19 regulations.

This site was the location of a previously approved used car sales lot (SDR-1413) which were approved by Las Vegas City Council on February 19, 2003. The current office project will not require general commercial land use and zoning, and will be more compatible with surrounding residential and office uses than the previous project. The current request is for an attractive, one-story office campus that will compliment the area.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Leobold".

Gary Leobold, AICP
Director of Planning

RECEIVED
SEP 05 2006
ZON-16504
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16502 AND ZON-16504

SDR-16503 - PUBLIC HEARING - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: MERHI GHASSAN AND GALTAR, LLC - Request for a Site Development Plan Review FOR A PROPOSED 81,240 SQUARE FOOT COMMERCIAL DEVELOPMENT CONSISTING OF 10 PAD SITES WITH SINGLE-STORY BUILDINGS on 7.03 acres at 4600 North Rancho Drive (APN 138-02-102-005 through 009, and 011), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross). 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
5. Revised Justification Letter

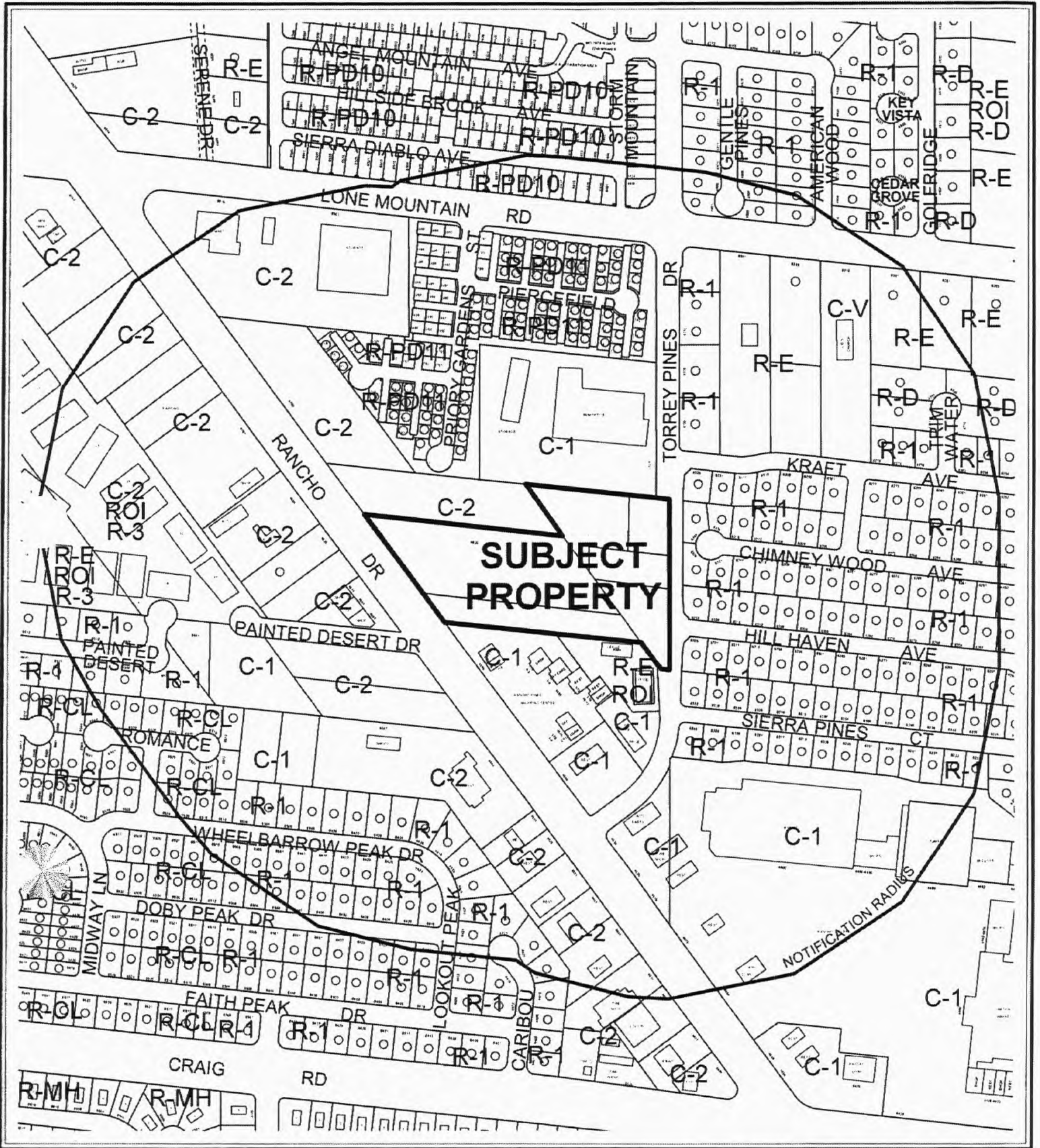
Motion made by STEVEN D. ROSS to Approve subject to conditions

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 107 for related discussion.



CASE: **SDR-16503**

RADIUS: 1000 FT

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

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-16503 - APPLICANT: SANDSTONE ARCHES, LLC -
OWNER: GALTAR, LLC**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-16504) and General Plan Amendment (GPA-16502), if approved.
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 building elevations, date stamped 09/05/06, and landscape and site plan, date stamped 10/17/06 except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
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. This property is listed on the Las Vegas Historic Property Register and is therefore subject.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Coordinate with the City Surveyor to discuss mapping options for this site.
14. Dedicate 40 feet of right-of-way adjacent to this site for Torrey Pines Drive prior to the issuance of any permits or, alternatively, in conjunction with a subdivision map for this site.
15. Construct all incomplete half-street improvements on Torrey Pines Drive 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.
16. 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. 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. 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.

17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
18. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall meet the approval of the Nevada Department of Transportation for all driveways accessing Rancho Drive.
19. 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.
20. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
21. Site development to comply with all applicable conditions of approval for ZON-16504 and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 80,534 square-foot commercial development consisting of ten pad sites with single-story buildings on 7.03 acres with a companion General Plan Amendment (GPA-16502) and Rezoning (ZON-15604).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/21/02	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2 (General Commercial), and a Special Use Permit for an automobile dealership on a portion of this site (GPA-24-02, Z-49-02, U-0076-02) was approved by the City Council. Staff and the Planning Commission recommended denial.
02/19/03	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2, and a Site Development Plan Review for an automobile dealership on a portion of this site (GPA-1410/ZON-1411/SDR-1413) was approved by the City Council. Staff and the Planning Commission recommended approval. The C-2 zoning for this project has since expired.
09/20/06	An Extension of Time (EOT-15595) for Z-0049-02 for was approved by the City Council.
10/19/06	The Planning Commission recommended approval of companion items GPA-16502 and ZON-16504 concurrently with this application.
	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #37/jk).
<i>Pre-Application Meeting</i>	
08/23/06	At the pre-application meeting the applicant was informed that this development should have a one-lot commercial subdivision filed to remove parcel lines. A throat depth of 32 feet for the commercial driveways is required and a traffic impact analysis is also required. The applicant was informed that the development complies with residential adjacency standards. Additionally, the applicant was informed of the setback and parking requirements.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	7.03

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	GC (General Commercial)	R-E (Residence Estates) (ROI C-1), C-1 (Limited Commercial), C-2 (General Commercial)
North	Single-family & Commercial	MLA (Medium Low Attached) & GC (General Commercial)	C-2 & R-PD11

South	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single-family	L (Low)	R-1 (Single Family Residential)
West	Commercial & Undeveloped	SC (Service 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	Y		Y
A-O Airport Overlay District	Y		Y
Trails	Y		Y
Rural Preservation Overlay District		N	N/A
Development Impact Notification Assessment		N	N/A
Project of Regional Significance		N	N/A

DEVELOPMENT STANDARDS

Per Title 19.08 the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	4.14	N/A
Min. Lot Width	100 Feet	400 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	20 Feet 10 Feet N/A 20 Feet	25 Feet 10 Feet N/A 25 Feet	Y
Min. Distance Between Buildings	N/A	18 Feet	Y
Max. Lot Coverage	50%	20.8%	Y
Max. Building Height	N/A	23 Feet	Y
Trash Enclosure	50 Feet	300+ Feet	Y
Mech. Equipment	Screened	Screened	Y

Per Title 19.08.060 the following residential adjacency standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	69 Feet	190+ Feet	Y
Trash Enclosure	50 Feet	300+ Feet	Y

Per Title 19.10 & 19.12 the following landscape standards apply:

<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	55 Trees	55 Trees	Y
Buffer: Min. Trees	1 Tree/30 Linear Feet	59 Trees	74 Trees	Y
TOTAL		114	129	Y
Min. Zone Width	8 Feet & 15 Feet		10 Feet & 20 Feet	Y
Wall Height	N/A		None	Y

Per 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	
Office	80,534 SF	1:300	262	7	258	10	No
SubTotal	80,534 SF		262	7	258	10	No
TOTAL (including handicap)	80,534 SF		262	7	258	10	No
Loading Spaces	4				4		Yes

ANALYSIS

This property is located within the Centennial Hills Sector Plan area. There have been several land-use applications filed on this property and the adjacent parcels that comprise the entirety of this Site Development Plan Review. The purpose of this request is to create an office development consisting of ten buildings and 80,534 square feet of lease space. An associated Rezoning (ZON-16504) is a companion item with this request. The Rezoning seeks to reclassify approximately 4.2 acres of this site from R-E (Residence Estates) and R-E (ROI to C-2) to C-1 (Limited Commercial). The C-1 (Limited Commercial) zoning requested on the western portion of this site is consistent with the eastern portion of the proposed development, which is currently zoned C-1 (Limited Commercial).

A companion General Plan Amendment (GPA-16502) is also seeking to amend the Centennial Hills Sector Plan from GC (General Commercial) to SC (Service Commercial). This property is bounded by a pedestrian path (trail) along the Rancho Drive frontage. The site plan for the proposed development is showing an adequate landscape buffer and a five-foot sidewalk, thereby meeting the requirements of a pedestrian path.

The site is extensively landscaped. The proposed development will have Texas Honey Mesquite trees throughout the site. The Rancho Drive and Torrey Pines Drive street frontages have trees spaced approximately 20 feet on center where 30 feet on center is required, while the interior property lines have trees spaced 30 feet on center, as required by code. Shrubbery and ground cover for the site includes Shrubby Sienna, Bush Morning Glory, Desert Broom, and Red Yucca. The buildings have extensive foundational landscaping with shrubbery surrounding each building.

The site has an access point on Rancho Drive and a secondary access on Torrey Pines Drive. There are 269 parking spaces for the site, which is one stall less than required by code, to which the applicant has indicated that they will be incorporating covered parking, which will eliminate the need for landscape fingers within a portion of the parking lot, thereby allowing for additional parking spaces in order to meet code. The site will provide ten handicapped parking spaces, three more than required by code. The four loading spaces meet code requirements and the development incorporates three trash enclosures for the development. The applicant hasn't shown signs for this development and it should be noted that all signage for this project will have to meet the requirements for the C-1 (Limited Commercial) zoning district.

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 less intense than the previously approved use on the western portion of the site. Moreover, the proposed use is compatible with the adjacent BLM office to the north, along Torrey Pines Drive and the adjacent shopping center to the south, along Rancho Drive.

- 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 will be a reduction in the intensity of what the General Plan permits for the western portion of the site. The design of the project meets or exceeds the landscape and buffer standards.

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

Access to the site will be attained via Rancho Drive, a 120-foot wide Primary Arterial and Torrey Pines Drive, an 80-foot wide Secondary Collector street, as designated by the Master Plan of Streets and Highways, which should not be negatively affected by this development.

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

The building and landscape materials for the proposed development will benefit the area by developing an infill 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 design of the buildings is attractive and will utilize earth-tone colors in the brown and tan range. Additionally, a slate veneer will be applied as a wainscot in some areas of the building and will be applied to the entire façade or the entry of the buildings.

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

The health, safety, and general welfare of this area will not be jeopardized by this development. Development of this site will eliminate an undeveloped parcel that could attract vagrants.

PLANNING COMMISSION ACTION

The Planning Commission amended condition #3 as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 319 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16503** APN: 138-02-102-006

Name of Property Owner: Merhi Ghassan

Name of Applicant: Sandstone Arches, LLC

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

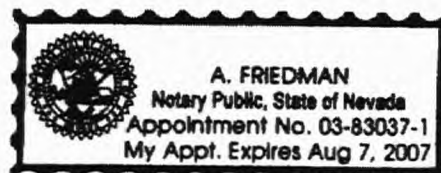
Signature of Property Owner: _____

Print Name: Ghassan Merhi

Subscribed and sworn before me

This 26th day of August, 2006

Notary Public in and for said County and State



SEP 05 2006



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16503** APN: 138-02-102-005, -007, -008, -009 and -011

Name of Property Owner: Galtar, LLC

Name of Applicant: Sandstone Arches, LLC

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: 

Print Name: Ghassan Merhi

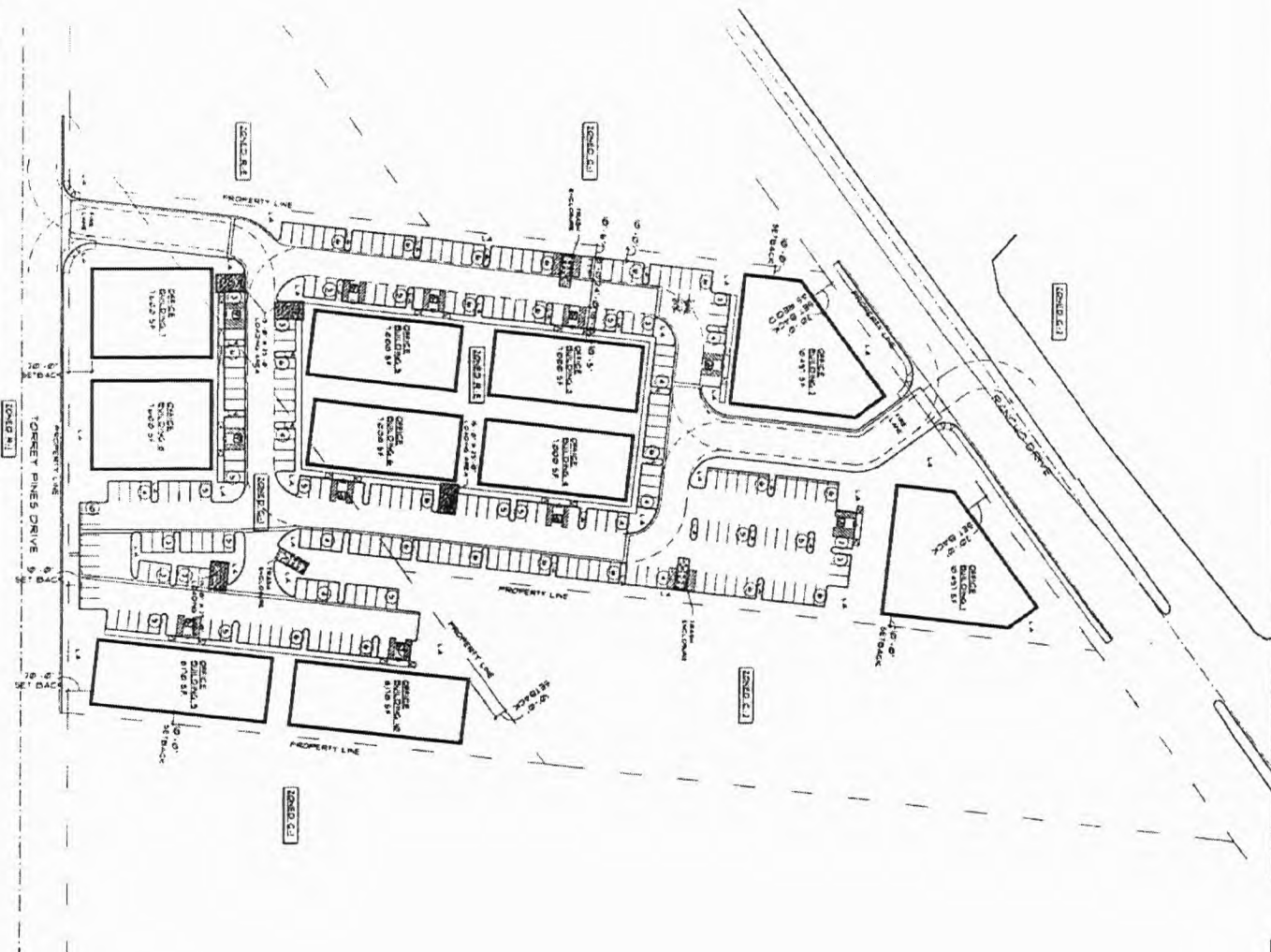
Subscribed and sworn before me

This 28th day of August, 2006

Notary Public in and for said County and State



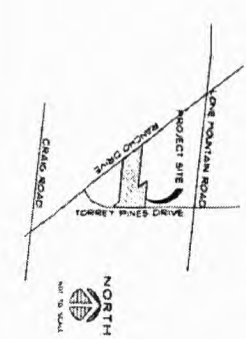
ARCHITECTURAL SITE PLAN
SCALE 1" = 40'



GENERAL NOTES

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION
2. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, CEMENTS AND PLANTINGS
3. SEE CIVIL, PLUMBING AND ELECTRICAL DRAWINGS FOR UTILITY LINES
4. SEE CIVIL DRAWINGS FOR ALL DRAINAGE AND DRAINAGE INFORMATION
5. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS, IF DISCREPANCIES ARE FOUND, THE CIVIL DRAWINGS SHALL PREVAIL OVER ANY DISCREPANCIES
6. ALL SITE CONCRETE SHALL RECEIVE REINFORCED PLAIN JOINTS AT 15' ON OC AND TYPICAL JOINTS AT 15' ON OC
7. ALL CONCRETE WALLS, LANDINGS, ETC. SHALL RECEIVE LIGHT REINFORCEMENT
8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING IN NORTH DIRECTION OF TRAVEL AND IN CROSS SLOPE
9. ALL LEAKING REQUIREMENTS SHALL MEET CODE REQUIREMENTS AT THE TIME OF BUILDING CONSTRUCTION
10. L.A. LANDSCAPE AREA

PROJECT LOCATION

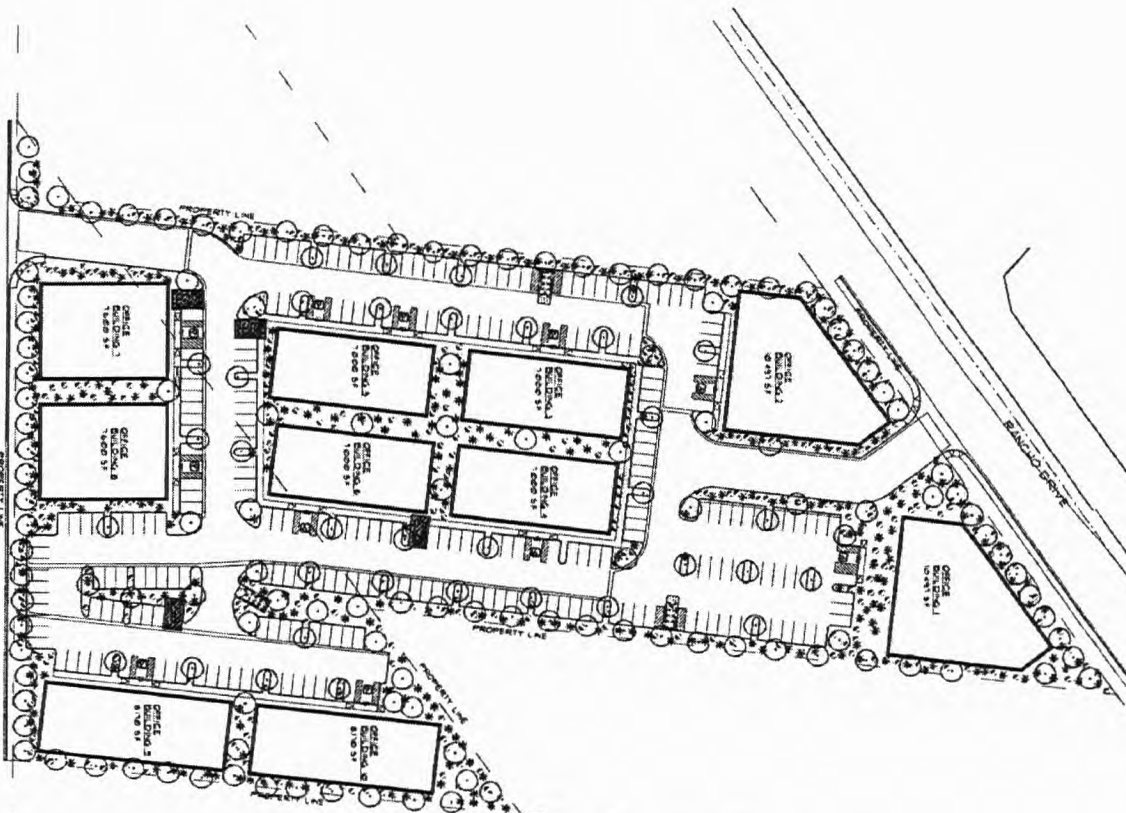


PROJECT DATA

APN	08-07-001-000 TORREY PINES
EXISTING ZONING	C-11 R/E
PROPOSED ZONING	C-11 R/E
SITE AREA	77,553 SF (1.76 ACRES)
REQUIRED	10' ON OC
MINIMUM	10' ON OC
MAXIMUM	10' ON OC
BUILDING AREA	60,334 SF
MINIMUM OFFICE SPACE	60,334 SF
LOT COVERAGE	78.2%
LOT AREA	77,553 SF
REQUIRED	214 SPACES
PROVIDED	18 SPACES
ADDITIONAL PARKING	4 SPACES
LOADING ZONE	4 SPACES

RECEIVED
OCT 17 2006
SDR-16503
REVISED

10/19/06 PC



GENERAL NOTES

1. CONSTRUCTION IS REQUIRED TO IDENTIFY QUANTITIES OF MATERIALS TO BE USED AND TO REFLECT ALL MATERIALS TO BE USED IN THE PROJECT.
2. MATERIALS TO BE USED IN THE PROJECT ARE TO BE IDENTIFIED IN THE BIDDING DOCUMENTS AND TO BE IDENTIFIED IN THE BIDDING DOCUMENTS.
3. MATERIALS TO BE USED IN THE PROJECT ARE TO BE IDENTIFIED IN THE BIDDING DOCUMENTS AND TO BE IDENTIFIED IN THE BIDDING DOCUMENTS.
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LANDSCAPE LEGEND

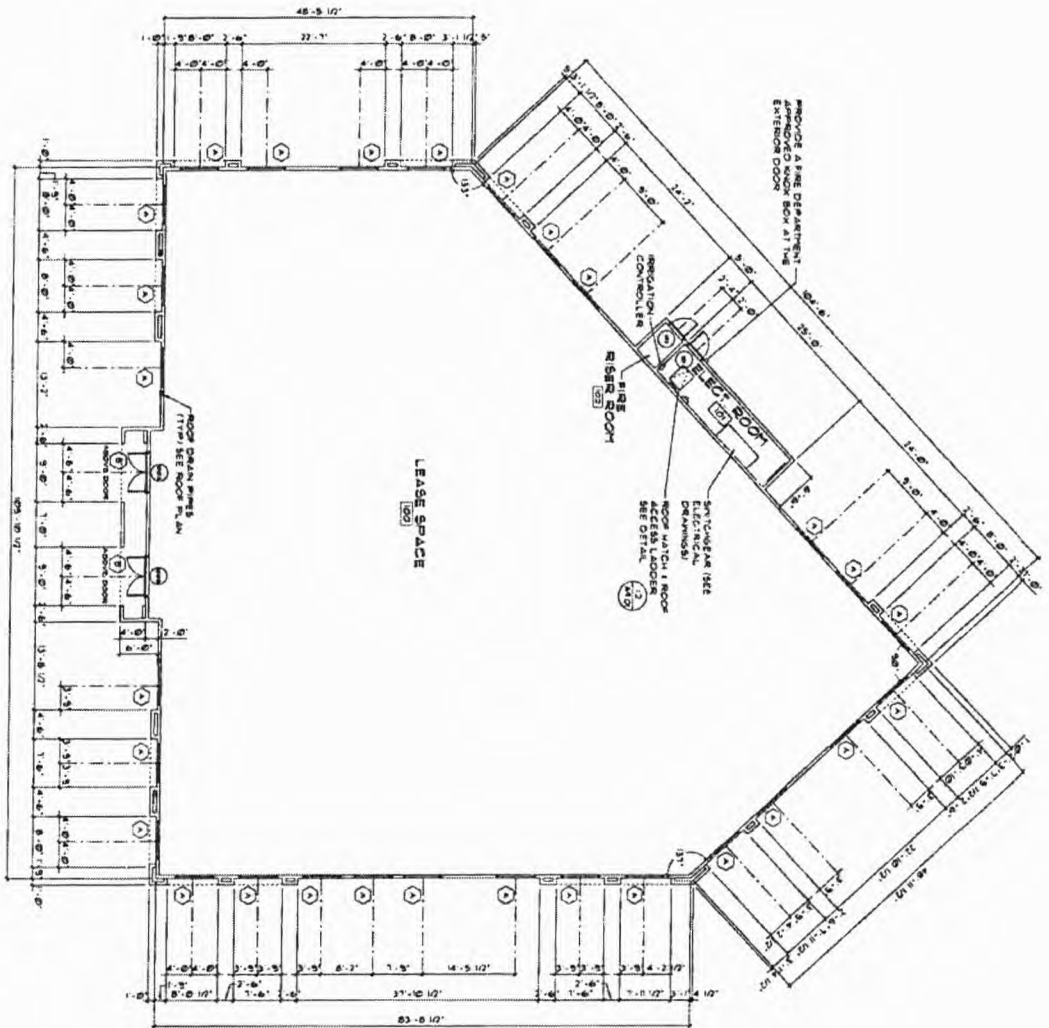
[illegible]

- | ZOOLOGICAL GARDEN | |
|---|--|
|  | CASSIA
(SABOTRY SENNA)
3 GAL. 1 TREE |
|  | CORDIA
(BAGY FERNAM)
3 GAL. |
|  | CORDIA
(BAGY FERNAM)
3 GAL. |
|  | CORDIA
(BAGY FERNAM)
3 GAL. |
|  | CORDIA
(BAGY FERNAM)
3 GAL. |
|  | CORDIA
(BAGY FERNAM)
3 GAL. |
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(BAGY FERNAM)
3 GAL. |
|  | CORDIA
(BAGY FERNAM)
3 GAL. |
|  | CORDIA
(BAGY FERNAM)
3 GAL. |

- GROUNDCOVER 1 ACENT
D REPELATOR PLANT/CAL
/RED TUCCEL
ALL AREAS NOT RECEIVING LIVE GROUNDCOVER SHALL HAVE
? ROCK MULCH
THE BUILDING FOUNDATION SHALL BE PROTECTED WITH
A WATERPROOF MEMBRANE & LANDSCAPING IS TO OCCUR NEARBY

REC-100

**SDR-16503
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10/19/06 PC**



FLOOR PLAN / ONE STORY OFFICE BUILDING
SCALE: 1/8" = 1'-0"



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD CENTER LINE OF DOORS AND COLUMNS.
2. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT ALL TIMES BEFORE BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL, ELECTRICAL AND OTHER EQUIPMENT BY OWNER.
4. ALL PARTITIONS ADJACENT TO OR LOCATED AT THE BACK OF PARTITION SHALL BE CONSTRUCTED WITH NOISE RESISTANT GYM BO.

WALL LEGEND

- EXTERIOR WALL CONSTRUCTION
OVER 2" X 8" WOOD STUDS @ 16" OC WITH R-11 BATT INSULATION
- INTERIOR PARTITION WALL CONSTRUCTION
OVER 2" X 8" WOOD STUDS @ 16" OC WITH R-11 BATT INSULATION

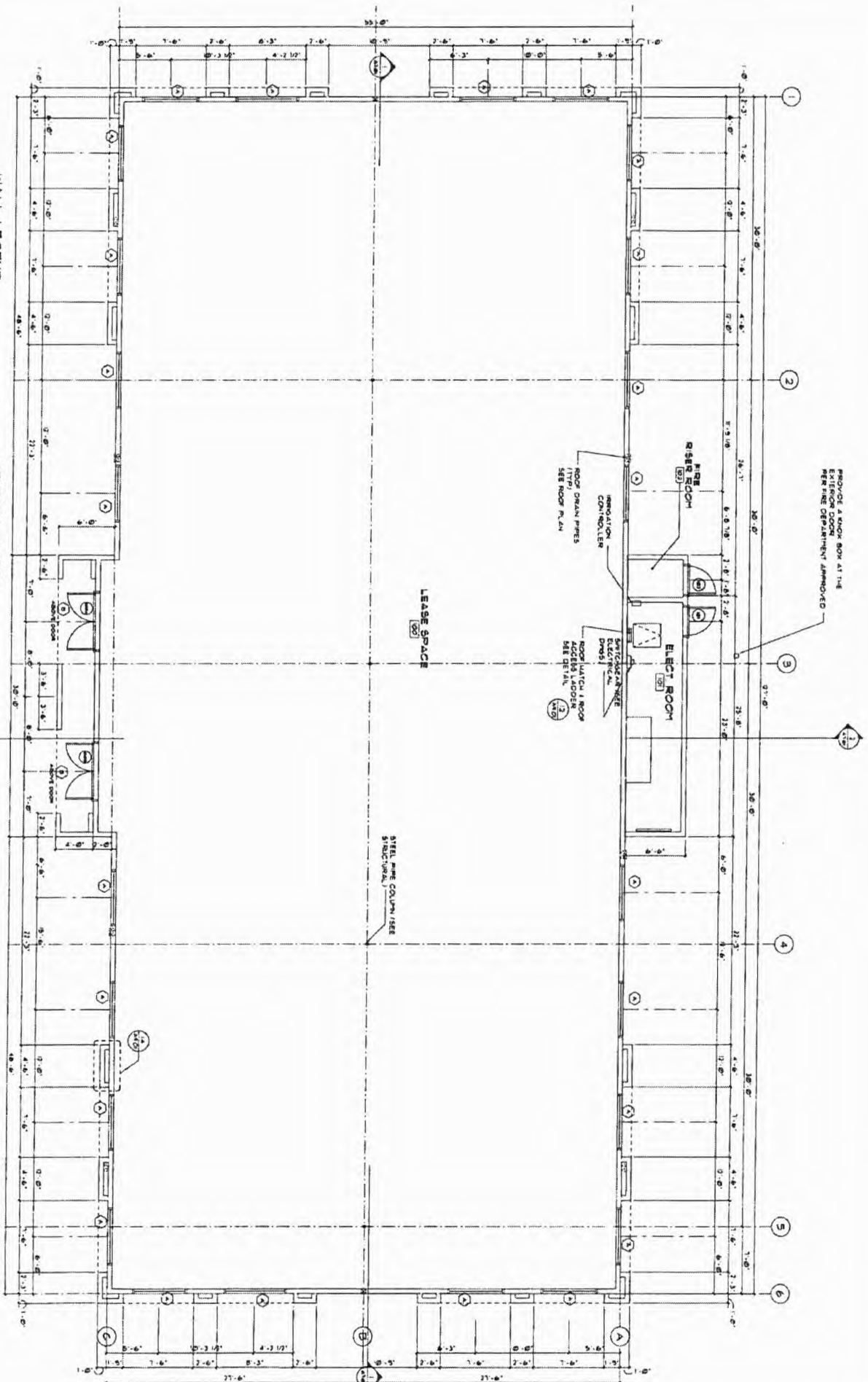
RECEIVED
SEP 05 2006
SDR-16503
10/19/06 PC

FLOOR PLAN BUILDING 1
(BUILDING 2 SIM.)

consultant:

PROJECT TITLE:
OFFICE AT
RANCHO AND TORREY PINES
RANCHO AND TORREY PINES
LAS VEGAS, NEVADA

pacific design concepts, llc
3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89052
(702) 454 5842 fax (702) 454 7842



WALL LEGEND

- 1. EXTERIOR WALL CONSTRUCTION SYSTEM OVER 2" X 8" WOOD STUDS WITH 1/2" D.C. WITH 1/4" BENT INSULATION
- 2. INTERIOR PARTITION WALL CONSTRUCTION SYSTEM OVER 2" X 8" WOOD STUDS WITH 1/2" D.C.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDS CENTER LINE UNLESS OTHERWISE NOTED.
2. FIELD MEASUREMENTS AND LOCATIONS AT JOBSITE AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK.
3. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL, ELECTRICAL, AND PLUMBING WORK.
4. ALL PARTITIONS ADJACENT TO OR LOCATED AT THE BACK OF PLUMBING FINISHES SHALL BE CONSTRUCTED WITH MOISTURE RESISTANT GYP. BD.

1. FLOOR PLAN / ONE STORY OFFICE BUILDING
SCALE: 1/4" = 1'-0"

DESIGN
SEP 05 2006

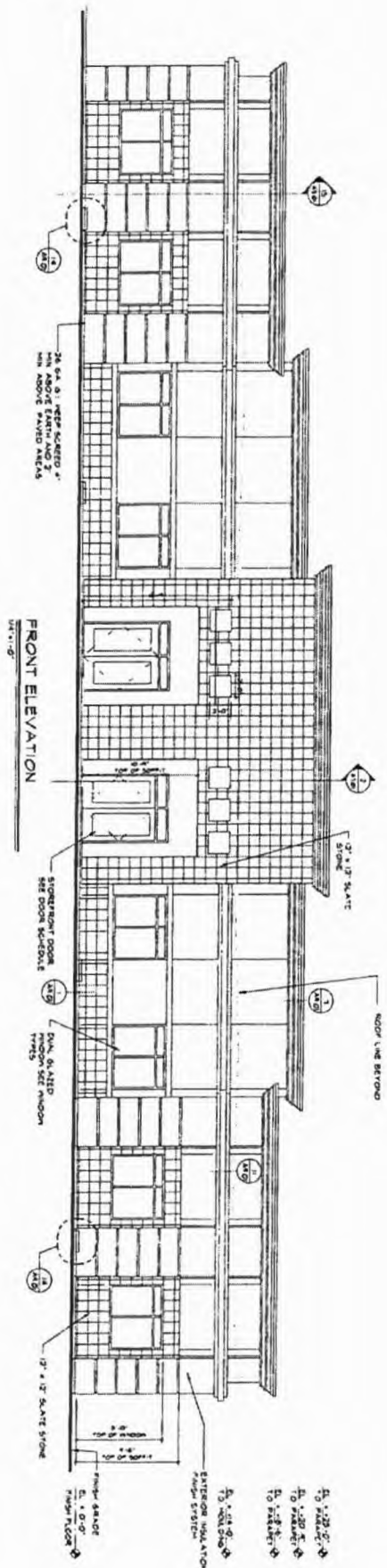
SDR-16503
10/19/06 PC

FLOOR PLAN 3,4,5,6,
FOR BUILDING
7, 8, 9, AND 10 (SIMILAR)

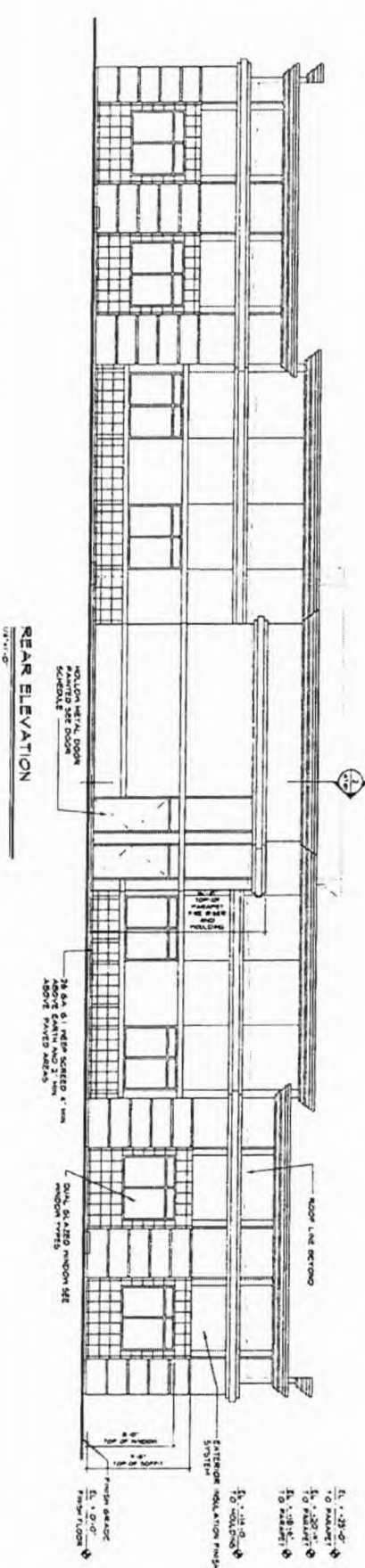
CONSTRUCTION

PROJECT TITLE
**OFFICE AT
RANCHO AND TORREY PINES**
RANCHO AND TORREY PINES
LAS VEGAS, NEVADA

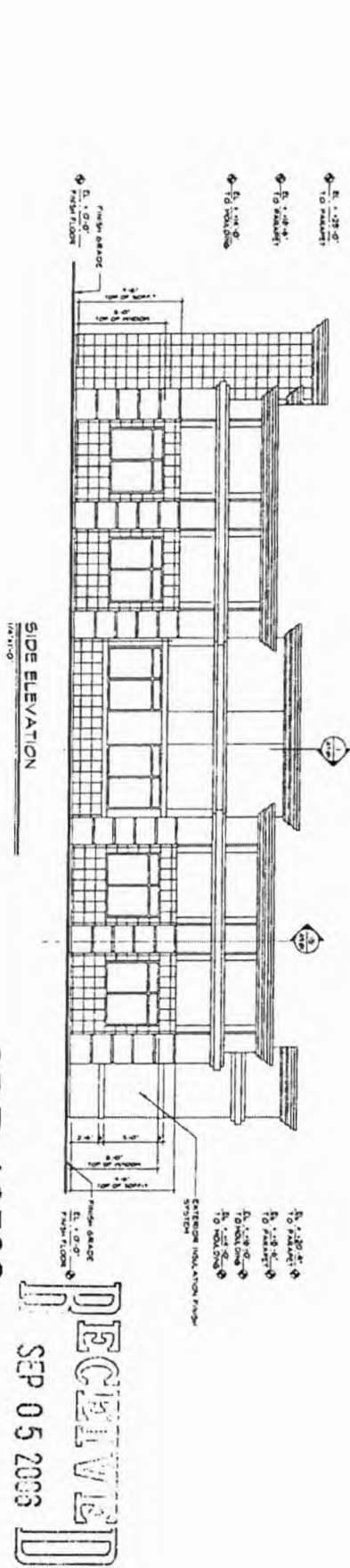
pacific design concepts, llc
3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89052
(702) 454-5842 FAX (702) 454-7842



FRONT ELEVATION
DATE: 11-07



REAR ELEVATION
DATE: 11-07



SIDE ELEVATION
DATE: 11-07

SDR-16503
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SEP 05 2006

EXTERIOR ELEVATIONS
FOR BUILDING 3, 4, 5, 6
BLDG. 7, 8, 9, 10 SIMILARY

PROJECT NO.:
OFFICE AT
RANCHO AND TORREY PINES
SANCHO AND TORREY PINES
LAS VEGAS, NEVADA

pacific design concepts, llc
3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89052
(702) 454-5442 FAX (702) 454-7842

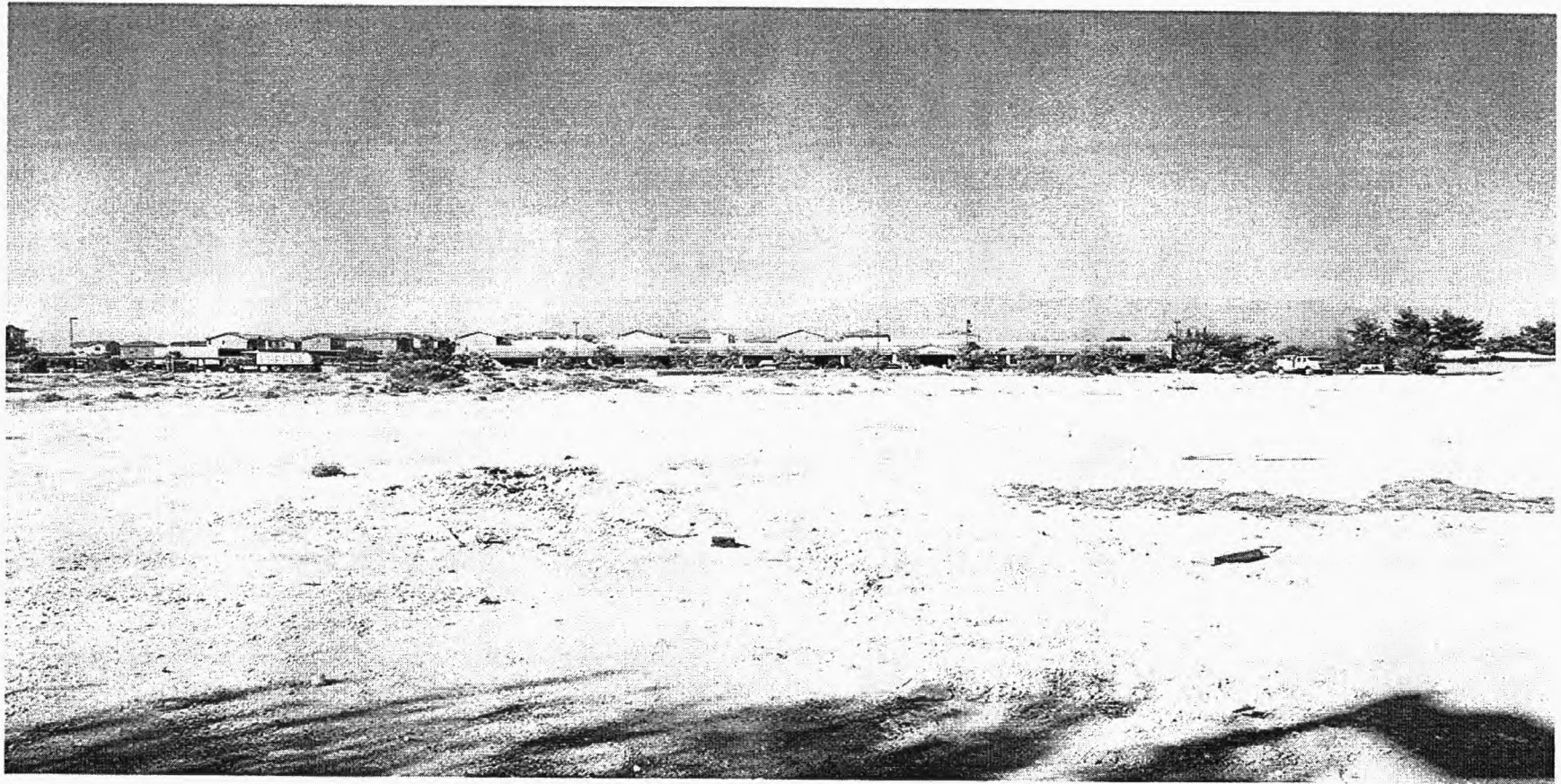
SDR 16503				
Sandstone Arches, LLC				
ES Rancho, S of Lone Mountain				
Proposed 81.24 thousand square foot office development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	81.24	11.01	894
AM Peak Hour			1.55	126
PM Peak Hour <i>(heaviest 60 minutes)</i>			1.49	121
Existing traffic on all nearby streets:				
Rancho Drive				
Average Daily Traffic (ADT)	28,127			
PM Peak Hour <i>(heaviest 60 minutes)</i>	2250			
Lone Mountain Road				
Average Daily Traffic (ADT)	15,268			
PM Peak Hour <i>(heaviest 60 minutes)</i>	1221			
Torrey Pines Drive				
Average Daily Traffic (ADT)	2,560			
PM Peak Hour <i>(heaviest 60 minutes)</i>	205			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Rancho Drive	51700			
Lone Mountain Road	32585			
Torrey Pines Drive	32585			
This project will add approximately 894 trips per day on Rancho, Lone Mountain and Torrey Pines. This will increase expected volumes on Rancho by about 3 percent, on Lone Mountain by about 6 percent and on Torrey Pines by about 35 percent. Rancho is at about 54 percent of capacity. Lone Mountain is at about 47 percent of capacity and Torrey Pines is at about 8 percent of capacity.				
Based on Peak Hour use, this development will add roughly 121 additional				

cars into the area; which works out to about one every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



GPA-16502, ZON-16504 & SDR-16503 - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: GALTAR, LLC
4600 NORTH RANCHO DRIVE
OCTOBER 19, 2006 PLANNING COMMISSION

09/15/06



GPA-16502, ZON-16504 & SDR-16503 - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: GALTAR, LLC
4600 NORTH RANCHO DRIVE
OCTOBER 19, 2006 PLANNING COMMISSION

09/15/06



GPA-16502, ZON-16504 & SDR-16503 - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: GALTAR, LLC
4600 NORTH RANCHO DRIVE
OCTOBER 19, 2006 PLANNING COMMISSION

09/15/06



GPA-16502, ZON-16504 & SDR-16503 - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: GALTAR, LLC

4600 NORTH RANCHO DRIVE

OCTOBER 19, 2006 PLANNING COMMISSION

09/15/06



August 29, 2006

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada
89101

Dear Ladies/Gentlemen:

Please accept this letter from Wright Engineers on behalf of our client, Sandstone Arches LLC, as the justification for related requests for a General Plan Amendment, a Rezoning and a Site Development Plan Review for development of property at 4600 Rancho Drive (APN#'s 138-02-102-005, 006, 007, 008, 009 and 011).

Our client intends to develop 10 one-story office pads containing a total of 81,240 square feet on the site. The site is currently split from a land use and zoning standpoint and the General Plan Amendment and Rezoning requests are intended to rectify this situation. The two parcels fronting on to Rancho Drive (APN#'s 138-02-102-007 and 009) are currently designated GC (General Commercial), and were zoned C-2 (General Commercial); however, the C-2 zoning on 138-02-102-009 (per ZON-1411) elapsed on February 19, 2005, leaving R-E (Residence Estates) zoning in its place, and the C-2 zoning on 138-02-102-007 (per Z-0049-02) is the subject of an Extension of Time request (EOT-15595) scheduled for the September 20, 2006 City Council agenda.

The intent is to seek a General Plan Amendment from GC (General Commercial) to SC (Service Commercial), and a conforming Rezoning from the R-E and C-2 districts to C-1 (Limited Commercial) on these two parcels, to match the existing land use and zoning on the other four parcels, which are currently designated as SC and are hard zoned as C-1. A Site Development Plan Review for the project is also being submitted. This site plan fully conforms to Title 19 regulations.

This site was the location of a previously approved used car sales lot (SDR-1413) which were approved by Las Vegas City Council on February 19, 2003. The current office project will not require general commercial land use and zoning, and will be more compatible with surrounding residential and office uses than the previous project. The current request is for an attractive, one-story office campus that will compliment the area.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Leobold".

Gary Leobold, AICP
Director of Planning

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SDR-16503
10/19/06 PC



October 16, 2006

CIVIL

STRUCTURAL

MECHANICAL

ELECTRICAL

PLUMBING

SURVEYING

LEED

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

Attention: Mr. Doug Rankin

Subject: SDR-16503 [Sandstone Arches LLC]

Dear Mr. Rankin

As we have discussed recently, minor revisions have been made to this project, to improve the quality of the site plan and to address concerns raised by staff. The minor changes on the enclosed plans are as follows:

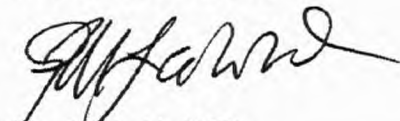
- The two buildings directly facing Rancho Drive have been slightly reconfigured to be symmetrical with each other, instead of having a larger and a smaller building. This has resulted in a slight reduction of floor space for the overall project. This redesign has very slightly shifted the drive aisle entrance from Rancho. This entrance still meets 222A standards.
- The parking area at the east end of the site has been slightly reconfigured to pick up additional parking spaces. There are now more spaces than required by Code.
- We have added two more trash enclosure areas, for a total of three areas.
- The landscape plan has been modified to be based on the revised site plan.

These changes address comments made by staff and improve the overall quality of the development while not materially impacting the design. We ask that you include these revised plans in the packets for Thursday's Planning Commission meeting, and to make the appropriate condition change (condition #4) regarding the date stamp of these revised plans.

Thank you for your assistance.

Warm regards,

WRIGHT ENGINEERS



Gary Leobold, AICP

Revised Site and Landscaping Plans

c. Jim Davis

7425 Peak Drive
Las Vegas, NV 89128
(p) 702.933.7000
(f) 702.933.7001
800.933.7611
wrightengineers.com

SDR-16503
REVISED
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-17129 - PUBLIC HEARING - APPLICANT/OWNER: PRAYER CENTER REVIVAL CRUSADE MINISTRIES - Request for a Rezoning FROM: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue (APNs 139-21-510-007, 073 and 074), Ward 5 (Weekly). 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 (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter

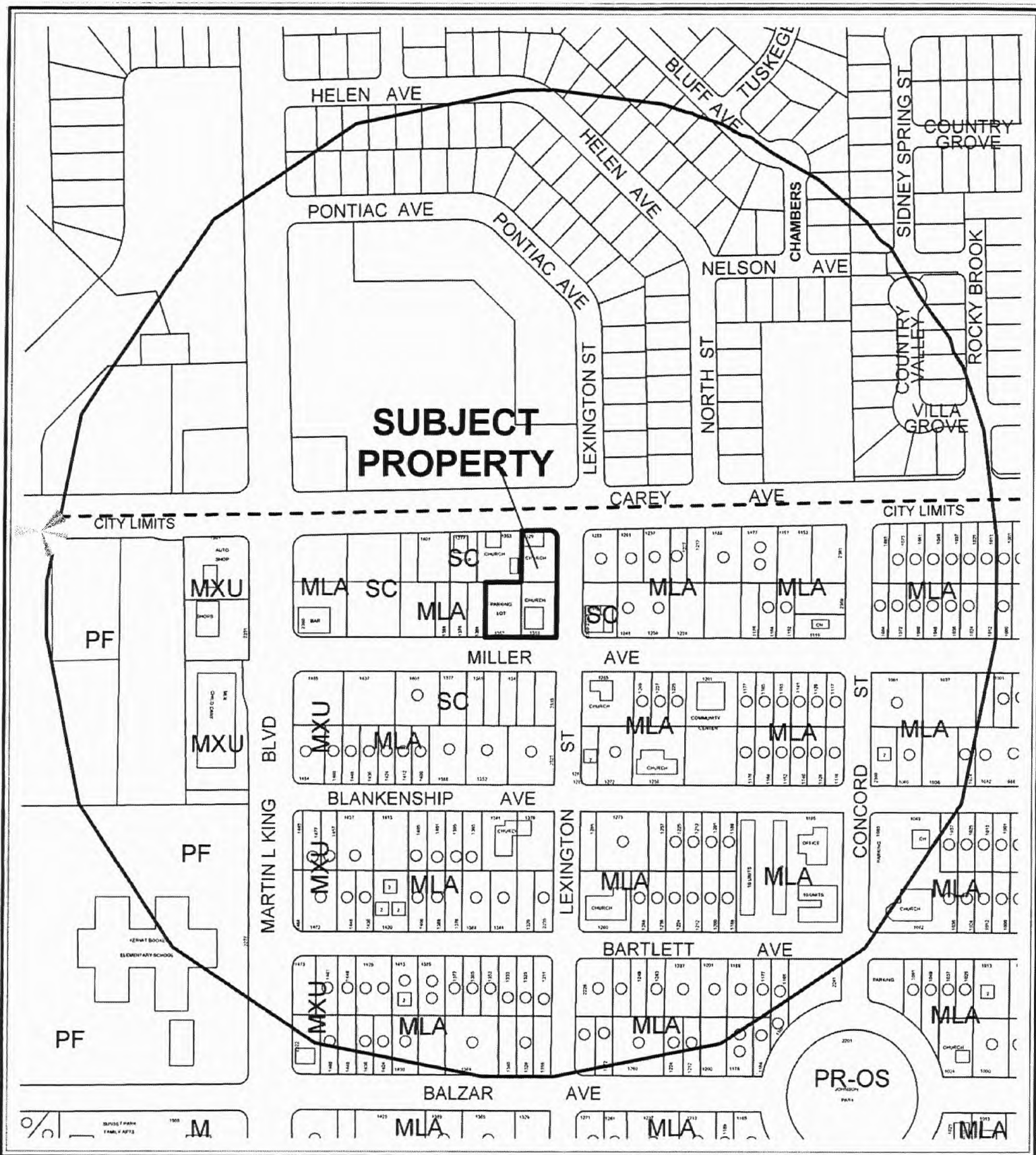
Motion made by LAWRENCE WEEKLY to Approve

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:

MELVIN GREEN, 3305 West Spring Mountain Road, Suite 92, appeared on behalf of the applicant and agreed with staff's recommendation.



CASE: **GPA-17129**

RADIUS: 1000 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)



CASE: **GPA-17129**

RADIUS: 1000 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-17129 - APPLICANT/OWNER: PRAYER CENTER
REVIVAL CRUSADE MINISTRIES**

**** CONDITIONS ****

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend the Southeast Sector Plan from MLA (Medium-Low Attached Density Residential) to PF (Public Facilities) on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue. There are two companion items (ZON-16632 & SDR-15034) to Rezone this land to C-V (Civic) and a Site Development Plan Review for the expansion of an existing church.

BACKGROUND INFORMATION

<i>Pre-Application Meeting</i>	
06/19/06	The applicant was informed at the pre-application meeting that rezoning the C-1 (Limited Commercial) and C-2 (General Commercial) zoned parcels to R-2 (Medium-Low Density Residential) with a Special Use Permit for the Church and a Site Development Plan Review were necessary. Additionally, the applicant was informed that a Project of Regional Significance Questionnaire would be required for this project. The applicant was also informed of the setback requirements for the zoning district. Public Works informed the applicant about the required dedications and drainage issues.
09/19/06	The applicant was informed that by requesting a General Plan Amendment and a Rezoning to the C-V (Civic) zoning district would eliminate the need for a Special Use Permit and the Variance the applicant originally filed. This project is no longer a Project of Regional Significance since the Special Use Permit has been eliminated.
10/19/06	The Planning Commission recommended approval of companion items ZON-16632 and SDR-15034 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #49/jk)
<i>Neighborhood Meeting</i>	
10/09/06	A neighborhood meeting was held on Monday, October 9, 2006 at 6:00 p.m. at the Prayer Center Revival Church, 1316 Miller Avenue, Las Vegas, Nevada. There were two people representing the applicant, one staff member from Planning & Development in attendance. No members of the public came to participate in the meeting.

Details of Application Request			
Site Area			
Net Acres	0.69		
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	MLA (Medium Low Attached)	C-1 (Limited Commercial) & C-2 (General Commercial)
North	Government Facility	City of North Las Vegas	C-1 (North Las Vegas)
South	Undeveloped & Single-family Residential	MLA (Medium Low Attached)	C-2 (General Commercial) & R-2 (Medium-Low Density Residential)
East	Undeveloped & Single-family Residential	MLA (Medium Low Attached) & SC (Service Commercial)	C-2 (General Commercial) & R-2 (Medium-Low Density Residential)
West	Undeveloped & Tavern	MLA (Medium Low Attached) & SC (Service Commercial)	C-2 (General Commercial) & R-2 (Medium-Low Density Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Redevelopment Plan Area		N	N/A
West Las Vegas Plan	Y		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	Y		
C-V Civic District			Y
A-O Airport Overlay District	Y		Y
Trails		N	N/A
Rural Preservation Overlay District		N	N/A
Development Impact Notification Assessment		N	N/A
Project of Regional Significance		N	N/A

DEVELOPMENT STANDARDS

Per Title 19.06, the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	0.68 ac	Y or N
Min. Lot Width	N/A	244 Feet	Y or N
Min. Setbacks • Front • Side • Corner • Rear	N/A N/A N/A N/A	32.75 Feet 55.5 Feet 8 Feet 11 Feet	N/A
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	N/A	24.6%	N/A
Max. Building Height	N/A	28.75 Feet	N/A
Trash Enclosure	N/A	7 Feet	N/A
Mech. Equipment	N/A		N/A

Per Title 19.12, the following landscape requirements apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	N/A Trees/Space	N/A	Zero	N/A
Buffer: Min. Trees	N/A Trees/Linear Feet	N/A	39	N/A
TOTAL	N/A	N/A	42	N/A
Min. Zone Width	N/A		3 Feet/ 12.4 Feet	N/A
Wall Height	N/A		N/A	N/A

Per 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	7,423 sq. ft.		N/A	N/A	36	2	Y
SubTotal							
TOTAL (including handicap)							
Loading Spaces	N/A						

ANALYSIS

The purpose of this application is to change the Southeast Sector Plan from MLA (Medium Low Attached) to P-F (Public Facilities). There are companion applications for a Rezoning (ZON-16632) to reclassify 0.68 acres from C-1 and C-2 to C-V and a Site Development Review Plan (SDR-15034) for the expansion of an existing 1,664 square-foot church to a 7,423 square-foot church. This property is located within the West Las Vegas Plan Area, which is a plan for neighborhood revitalization by halting and revising the decline of some older areas by stabilizing and improving this area via protecting the area from the intrusion of incompatible non-residential land uses.

The building construction will consist of CMU block and stucco with stucco and wood trim. The building field will be painted in a light blue color with accent and trim colors in a dark blue. The roofing materials used in this project will consist of slate shingles and the color of the slate is a medium-toned gray. The landscaping for this site will consist of Raywood Ash, Mondel Pine, and Modesto Ash trees, and a ground cover of Green Desert Spoon, Trailing Indigo Bush, Fortnight Lilly, and Red Hesperaloe.

FINDINGS

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

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

In regard to "1":

The proposed development is consistent with the General Plan and will be a much need addition to the area by helping to revitalize this portion of the West Las Vegas Plan Area.

In regard to “2”:

The zoning and the proposed development is consistent and compatible with surrounding area. Additionally, this development will significantly improve the design of the existing building and the landscaping of the property, which currently doesn't have landscaping on it.

In regard to “3”:

Since this is a small church, the affect to the existing roadways should not be significant. Moreover, the church, being more of a neighborhood church, is situated such that people in the neighborhood can easily walk to church without affecting the existing street system.

In regard to “4”:

The proposed amendment conforms to the adopted plans and the West Las Vegas Plan Area. Moreover, Goal 6 of the West Las Vegas Plan is addressed as two of the three parcels are undeveloped or in disrepair.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 252 by Planning Department

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-17129** APN: 139-21-510 -073,074,007.
Name of Property Owner: Prayer Center.
Name of Applicant: Mike Hatch.

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: _____

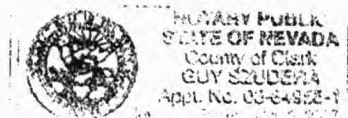
Signature of Property Owner: _____

Print Name: Michael H Hatch

Subscribed and sworn before me

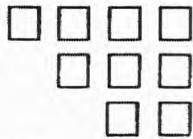
This 26 day of September, 2006

Guy Souders
Notary Public in and for said County and State





GPA-17129
10/19/06 PC



☐ MELVIN GREEN ARCHITECT, LIMITED

September 26, 2006

Planning and Development Department
Development Services
731 South 4th Street

RE: REVISED Justification Letter for APN 139-215-100-07, 139-215-100-073 and 074, for General Plan Amendment Submittal.

To Whom It May Concern:

Melvin Green Architect, Ltd., acting as authorized agent for the applicant/property owners, are pleased to submit this justification letter in support of our request for General Plan Amendment Submittal for the above-referenced project. There is an existing church on the proposed project location.

The proposed project consists of a single-storey, 7,423 sq. ft. church, fully described in the Architectural exhibits that are part of the Site Development Review.

The proposed church will be compatible with the surrounding area. The main building entrance will be located adjacent to Lexington Street. Landscaping compliments the building exterior façade. Additional intense landscaping will be added to screen the proposed parking lot.

General Plan Amendment

We are requesting a change from MLA to Public Facility to allow the expansion of an existing church; CV zoning is allowed in a Public Facility designation. The Church will not create any adverse to the community and will be in conformance with CV zoning requirements.

If you have any questions or comments regarding this matter, please feel free to contact my office.

Thank you,

Melvin D. Green, AIA, NCARB
Owner
Melvin Green Architect, Ltd.

GPA-17129
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REZONING RELATED TO GPA-17129

ZON-16632 - PUBLIC HEARING - APPLICANT/OWNER: PRAYER CENTER REVIVAL CRUSADE MINISTRIES - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL) TO: C-V (CIVIC) on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue (APNs 139-21-510-007, 073 and 074), Ward 5 (Weekly). 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

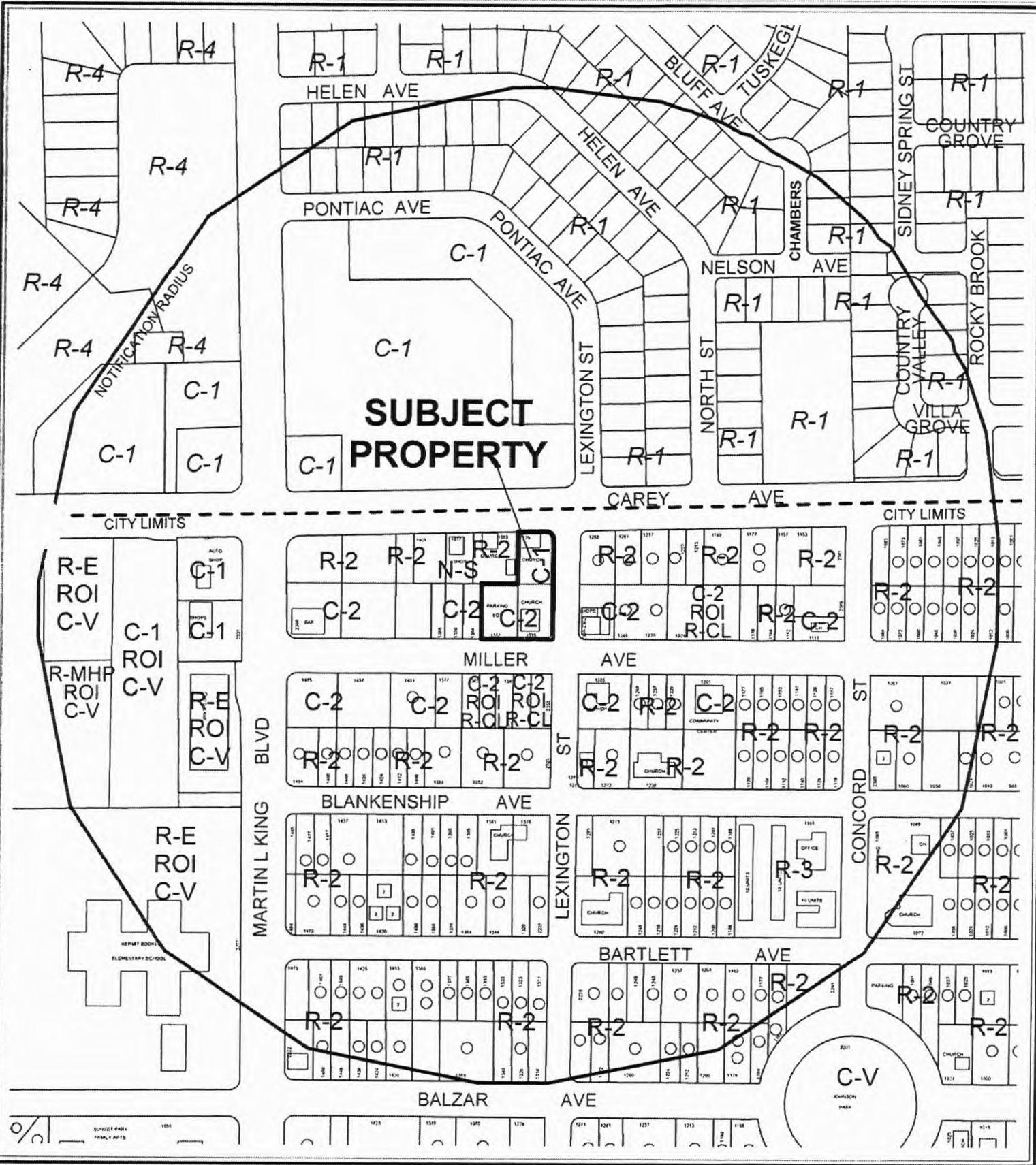
Motion made by LAWRENCE WEEKLY to Approve subject to conditions

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 110 for related discussion.



CASE: **ZON-16632**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-V (CIVIC)



CASE: ZON-16632

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-V (CIVIC)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-16632 - APPLICANT/OWNER: PRAYER CENTER
REVIVAL CRUSADE MINISTRIES**

**** CONDITIONS ****

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

Planning and Development

1. A General Plan Amendment (GPA-17129) to a P-F (Public Facilities) Land Use Designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-15034) application, if 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.

Public Works

4. Dedicate a 20-foot radius on the northwest corner of Miller Avenue and Lexington Street and an additional 5-foot for a total radius of 25 feet on the southwest corner of Carey Avenue and Lexington Street prior to the issuance of any permits; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. 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.
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to Rezone from C-1 (Limited Commercial) and C-2 (General Commercial) to C-V (Civic) on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue. There are two companion items (GPA-17129 & SDR-15034) to Amend the Southeast Sector Plan on this land to P-F (Public Facilities) and a Site Development Plan Review for the expansion of an existing church.

BACKGROUND INFORMATION

<i>Pre-Application Meeting</i>	
06/19/06	The applicant was informed at the pre-application meeting that rezoning the C-1 (Limited Commercial) and C-2 (General Commercial) zoned parcels to R-2 (Medium-Low Density Residential) with a Special Use Permit for the Church and a Site Development Plan Review were necessary. Additionally, the applicant was informed that a Project of Regional Significance Questionnaire would be required for this project. The applicant was also informed of the setback requirements for the zoning district. Public Works informed the applicant about the required dedications and drainage issues.
09/19/06	The applicant was informed that by requesting a General Plan Amendment and a Rezoning to the C-V (Civic) Zoning District would eliminate the need for a Special Use Permit and the Variance the applicant originally filed. This project is no longer a Project of Regional Significance since the Special Use Permit has been eliminated.
10/19/06	The Planning Commission recommended approval of companion items GPA-17129 and SDR-15034 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #50/jk).
<i>Neighborhood Meeting</i>	
10/09/06	A neighborhood meeting was held on Monday, October 9, 2006 at 6:00 p.m. at the Prayer Center Revival Church, 1316 Miller Avenue, Las Vegas, Nevada. There were two people representing the applicant, one staff member from Planning & Development in attendance. No members of the public came to participate in the meeting.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.69

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	MLA (Medium Low Attached)	C-1 (Limited Commercial) & C-2 General Commercial)
North	Government Facility	City of North Las Vegas	C-1 (North Las Vegas)
South	Undeveloped & Single-family Residential	MLA (Medium Low Attached)	C-2 (General Commercial) & R-2 (Medium-Low Density Residential)
East	Undeveloped & Single-family Residential	MLA (Medium Low Attached) & SC (Service Commercial)	C-2 (General Commercial) & R-2 (Medium-Low Density Residential)
West	Undeveloped & Tavern	MLA (Medium Low Attached) & SC (Service Commercial)	C-2 (General Commercial) & R-2 (Medium-Low Density Residential)

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

DEVELOPMENT STANDARDS

Per Title 19.06, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	0.68 ac	Y or N
Min. Lot Width	N/A	244 Feet	Y or N

Min. Setbacks			
• Front	N/A	32.75 Feet	
• Side	N/A	55.5 Feet	N/A
• Corner	N/A	8 Feet	
• Rear	N/A	11 Feet	
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	N/A	24.6%	N/A
Max. Building Height	N/A	28.75 Feet	N/A
Trash Enclosure	N/A	7 Feet	N/A
Mech. Equipment	N/A		N/A

Per Title 19.12, the following landscape requirements apply:

<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	N/A Trees/Space	N/A	Zero	N/A
Buffer: Min. Trees	N/A Trees/Linear Feet	N/A	39	N/A
TOTAL	N/A	N/A	42	N/A
Min. Zone Width	N/A		3 Feet/ 12.4 Feet	N/A
Wall Height	N/A		N/A	N/A

Per Title 19.10, the following parking standards apply:

of Title 12.10, 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	7,423 sq. ft.		N/A	N/A	36	2	Y
SubTotal	7,423 sq. ft.				36	2	Y
TOTAL (including handicap)	7,423 sq. ft				36	2	Y
Loading Spaces	N/A						

ANALYSIS

The purpose of this application is to rezone this property from C-1 (Limited Commercial) and C-2 (General Commercial) to C-V (Civic). There are companion applications for a General Plan Amendment from MLA (Medium Low Attached) to P-F (Public Facilities) and a Site Development Review Plan (SDR-15034) for the expansion of an existing 1,664 square-foot church to a 7,423 square-foot church. This property is located within the West Las Vegas Plan Area, which is a plan for neighborhood revitalization by halting and revising the decline of some older areas by stabilizing and improving this area via protecting the area from the intrusion of incompatible non-residential land uses. The building construction will consist of CMU block and stucco with stucco and wood trim. The building field will be painted in a light blue color with accent and trim colors in a dark blue. The roofing materials used in this project will consist of slate shingles and the color of the slate is a medium-toned gray. The landscaping for the site will consist of Raywood Ash, Mondel Pine, and Modesto Ash trees, and a ground cover of Green Desert Spoon, Trailing Indigo Bush, Fortnight Lilly, and Red Hesperaloe.

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 development is consistent with the General Plan and will be a much need addition to the area by helping to revitalize this portion of the West Las Vegas Plan Area.

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 zoning and the proposed development is consistent and compatible with surrounding area. Additionally, this development will significantly improve the design of the existing building and the landscaping of the property, which currently doesn't have landscaping on it.

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

One of the parcels has an existing church on it, but the other two parcels are undeveloped or in disrepair; therefore, rezoning and development of this site is not only appropriate, but a benefit to the area.

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

Since this is a small church, the affect to the existing roadways should not be significant. Moreover, the church, being more of a neighborhood church, is situated such that people in the neighborhood can easily walk to church without affecting the existing street system.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 252 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-16632** **139-215-100 - 07**
APN: **139-215-100-73 & 74**

Name of Property Owner: **PRAYER CENTER**

Name of Applicant: **PRAYER CENTER**

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

 Yes

 X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: **Michael Haren**

Subscribed and sworn before me

This **13th** day of **June**, 2006

STATE OF **Nevada**

COUNTY OF **Clark**

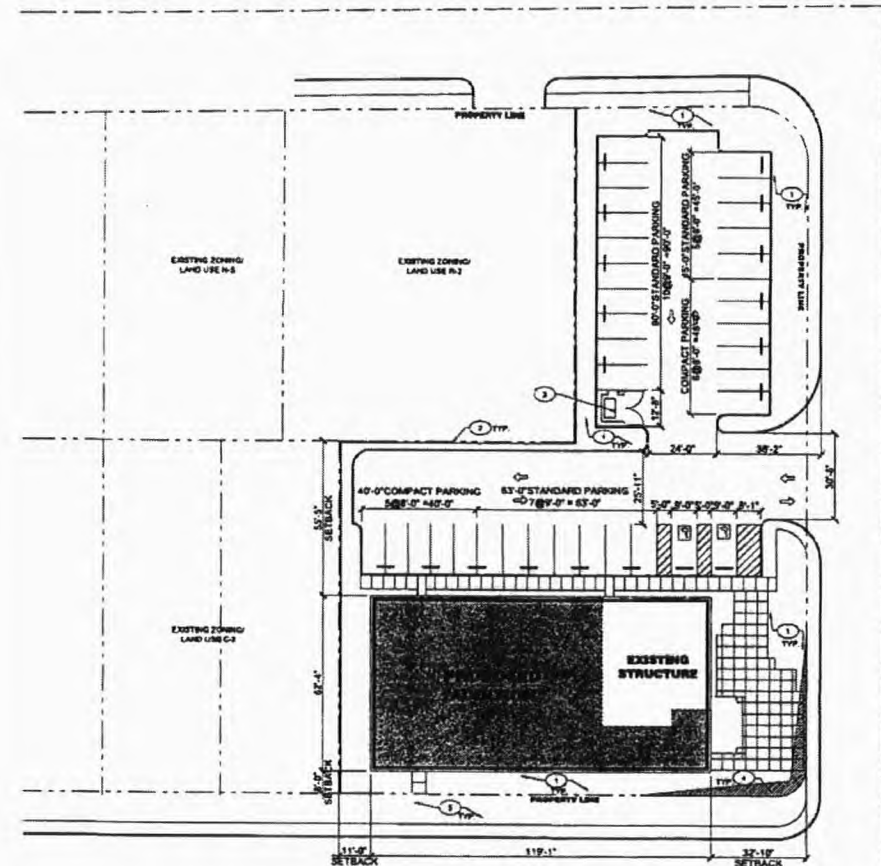

Notary Public in and for said County and State



CAREY AVE

LEXINGTON

MILLER



OVERALL SITE PLAN

SCALE: 1" = 20'-0"



PROJECT SITE ANALYSIS

SITE AREA =	30,943.97
BUILDING AREA =	7,423.57
SITE COVERAGE =	25%
OCCUPANCY GROUP =	A-3
TYPE OF CONSTRUCTION =	TYPE S-A
PROJECT PROPERTY =	SITE DEVEL. PLAN
SPECIAL USE PERMIT =	C-1, C-2 EXISTING

PARKING ANALYSIS

REQUIRED:	
CHURCH / HOUSE OF WORSHIP	1 SPACE PER 100 S.F. OF NON FIXED SEATING AREA IN WORSHIP AREA = 2,867/100 S.F. = 28
OFFICE MEDICAL AND DENTAL	1 SPACE PER 200 S.F.
OFFICES	400 / 200 S.F. = 2
CLASSROOM	2 SPACES FOR EACH CLASSROOM
3 CLASSROOMS X 2 = 6	
HANDICAPPED PARKING (26-50 = 2 PARKING SPACES)	HANDICAPPED SPACES REQUIRED = 2 SPACES
TOTAL PARKING REQUIRED =	40
PARKING PROVIDED:	
STANDARD PARKING STALLS 9' X 18' = 72 SPACES	
COMPACT PARKING STALLS 8' X 16' = 11 SPACES	
30% OF TOTAL PARKING SPACES	
HANDICAPPED SPACES = 2 SPACES	
TOTAL PARKING PROVIDED =	35 SPACES

KEYNOTES

1	LANDSCAPE AREA
2	6" CMU PERIMETER WALL
3	TRASH ENCLOSURE
4	SIGHT DISTANCE SETBACK
5	STREET RIGHT OF WAY

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR HORIZONTAL DIMENSIONS NOT SHOWN
2. FOLLOW ALL RECOMMENDATIONS AND REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION REPORT
3. CONCRETE CONTRACTOR SHALL COORDINATE WITH FENCING CONTRACTOR
4. CONCRETE PAVING PER SOILS REPORT
5. TURF, LANDSCAPING AND IRRIGATION SYSTEMS TO BE INSTALLED BY CONTRACTOR, COORDINATE W/ LANDSCAPE DRAWINGS
6. COORDINATE WITH CIVIL DRAWINGS FOR RETAINING WALLS
7. COORDINATE WITH CIVIL DRAWING FOR PARKING STALL DIMENSIONS AND PLANTER AREAS
8. CHANGES IN LEVEL ALONG AN ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI A117.1 SEC. 3.8.1. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM ARE PERMITTED TO BE VERTICAL, WITHOUT EDGE TREATMENT; CHANGES BETWEEN 1/4" AND 1/2" HIGH MAXIMUM ARE TO BE BEVELED WITH SLOPE NOT STEEPER THAN 1:2. CHANGES GREATER THAN 1/2" ARE TO BE ACCOMPLISHED WITH CURB RAMP, RAMP OR ELEVATOR, ANSI A117.1 SEC. 3.03.
9. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20.
10. PORTIONS OF AN ACCESSIBLE ROUTE WITH RUNNING SLOPES STEEPER THAN 1:20 ARE RAMP AND SHALL COMPLY WITH ANSI A117.1 SEC. 4.8. THE CROSS SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:48, ANSI A117.1 SEC. 403.3
11. ALL MASONRY WALLS TO MATCH IN SIZE AND COLOR TO EXISTING MASONRY WALLS
12. SLOPE ALL SLABS 1/8" FT AWAY FROM BUILDING
13. (E) INDICATES EXISTING

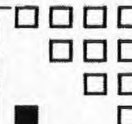


ZON-16632

10/19/06 PC

RECEIVED

SEP 07 2006



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REVISED	BY



MGA
Mobile Green Architects, Ltd.
1316 MILLER AVE
LAS VEGAS, NEVADA 89106
ARCHITECT

PROJECT: PRAYER CENTER REVIVAL MINISTRIES
1316 MILLER AVE
LAS VEGAS, NEVADA 89106
SHEET TITLE: OVERALL SITE PLAN

DATE:	08/08/06
SCALE:	AS INDICATED
DRAWN:	PS
CHECKED:	08/08/06

AS1.01

OF SHEETS

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SEP 08 1955

SEP 08 2006

TOTAL OCCUPANTS: 579

NUMBER OF OCCUPANTS	X
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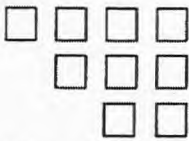
15357

SWIFT TITLE:
OVERALL FLOOR PLAN

1300 W. 24th Street, Suite 100 • Los Angeles, CA 90057 • (213) 382-1111

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Dr. Van Tassel's address is 1000



MELVIN GREEN ARCHITECT, LIMITED

September 5, 2006

Planning and Development Department
Development Services
731 South 4th Street

RE: REVISED Justification Letter for APN 139-215-100-07, 139-215-100-073 and 074, for Site Development Review, Variance and Waiver of Development Standards, Rezoning, and Special Use Permit for Proposed Church Addition

To Whom It May Concern:

Melvin Green Architect, Ltd., acting as authorized agent for the applicant/property owners, are pleased to submit this justification letter in support of our request for Site Development Review, Special Use Permit and Waiver of Conditions and Zoning approval for the above-referenced project in a C-2/C-1 Zoning designation. There is an existing church on the proposed project location.

The proposed project consists of a single-storey, 7,423 sq. ft. church, fully described in the Architectural exhibits that are part of this Site Development Review.

The proposed church will be compatible with the surrounding area. The main building entrance will be located adjacent to Lexington Street. Landscaping compliments the building exterior façade. Additional intense landscaping will be added to screen the proposed parking lot.

Waiver of Development Standards

We are requesting a waiver to reduce the north setback perimeter landscaping to 3'-0" from residential property line. We propose to provide a more intense landscape with trees, shrubs, and ground cover to compensate for the decrease in landscape width.

Variance of Development Standards

We are requesting a variance to reduce the required front yard setback from 20'-0" to 8'-0" on Miller Street because of the location of the existing building we are attaching to. And also the space is limited on the north due to the 3 to 1 residential adjacency setback rule. We will provide intense landscaping as required to minimize the impact, including trees, shrubs, and ground cover along Miller.

Special Use Permit

We are requesting a Special Use Permit to allow a church in the designated zoning. The original church never required a Special Use Permit in the past; but because of the proposed new church addition the SUP is required.

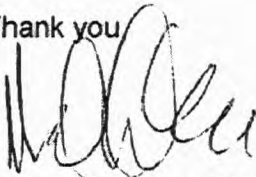
ZON-16632
10/19/06 PC

Rezoning from C1,C2 to R2

We are requesting to have the C1 and C2 zoned parcels rezoned to R2 (medium-low density residential) so that parcels will be in conformance with the designation of the General Plan.

If you have any questions or comments regarding this matter, please feel free to contact my office.

Thank you



Melvin D. Green, AIA, NCARB
Owner
Melvin Green Architect, Ltd.

ZON-16632
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-17129 AND ZON-16632

SDR-15034 - PUBLIC HEARING - APPLICANT/OWNER: PRAYER CENTER REVIVAL CRUSADE MINISTRIES - Request for a Site Development Plan Review FOR A PROPOSED 5,750 SQUARE-FOOT ADDITION TO AN EXISTING 1,673 SQUARE-FOOT CHURCH AND A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue (APNs 139-21-510-007, 073 and 074), C-1 (Limited Commercial) Zone and C-2 (General Commercial) Zone [PROPOSED: C-V (Civic) Zone], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

Motion made by LAWRENCE WEEKLY 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 110 for related discussion.

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-15034 - APPLICANT/OWNER: PRAYER CENTER
REVIVAL CRUSADE MINISTRIES**

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-16632) 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, date stamped 07/17/06, the landscape plan, date stamped 07/18/06, and the building elevations, date stamped 07/11/06 except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
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. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Coordinate with the City Surveyor to determine if Mapping is necessary; comply with the recommendations of the City Surveyor.
13. Provide a copy of a recorded Joint Access Agreement between the parcels that comprise this site prior to the issuance of any permits, unless the parcels are legally joined into one parcel.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
16. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-16632 and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for the expansion of an existing church on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue. There are two companion items (GPA-17129 & ZON-16632) to Amend the Southeast Sector Plan to P-F (Public Facilities) and to Rezone this land to C-V (Civic).

BACKGROUND INFORMATION

<i>Pre-Application Meeting</i>	
06/19/06	The applicant was informed at the pre-application meeting that rezoning the C-1 (Limited Commercial) and C-2 (General Commercial) zoned parcels to R-2 (Medium-Low Density Residential) with a Special Use Permit for the Church and a Site Development Plan Review were necessary. Additionally, the applicant was informed that a Project of Regional Significance Questionnaire would be required for this project. The applicant was also informed of the setback requirements for the zoning district. Public Works informed the applicant about the required dedications and drainage issues.
09/19/06	The applicant was informed that by requesting a General Plan Amendment and a Rezoning to the C-V (Civic) Zoning District would eliminate the need for a Special Use Permit and the Variance the applicant originally filed. This project is no longer a Project of Regional Significance since the Special Use Permit has been eliminated.
10/19/06	The Planning Commission recommended approval of companion items GPA-17129 and ZON-16632 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #51/jk).
<i>Neighborhood Meeting</i>	
10/09/06	A neighborhood meeting was held on Monday, October 9, 2006 at 6:00 p.m. at the Prayer Center Revival Church, 1316 Miller Avenue, Las Vegas, Nevada. There were two people representing the applicant, one staff member from Planning & Development in attendance. No members of the public came to participate in the meeting.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.69

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	MLA (Medium-Low Attached Density Residential)	C-1 (limited Commercial) & C-2 (General Commercial)
North	Government Facility	City of North Las Vegas	C-1 (North Las Vegas)
South	Undeveloped & Single-family Residential	MLA (Medium Low Attached)	C-2 (General Commercial) & R-2 (Medium-Low Density Residential)
East	Undeveloped & Single-family Residential	MLA (Medium Low Attached) & SC (Service Commercial)	C-2 (General Commercial) & R-2 (Medium-Low Density Residential)
West	Undeveloped & Tavern	MLA (Medium Low Attached) & SC (Service Commercial)	C-2 (General Commercial) & R-2 (Medium-Low Density Residential)

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

DEVELOPMENT STANDARDS

Per Title 19.06, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	0.68 ac	Y or N

Min. Lot Width	N/A	244 Feet	Y or N
Min. Setbacks			
• Front	N/A	32.75 Feet	N/A
• Side	N/A	55.5 Feet	
• Corner	N/A	8 Feet	
• Rear	N/A	11 Feet	

Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	N/A	24.6%	N/A
Max. Building Height	N/A	28.75 Feet	N/A
Trash Enclosure	N/A	7 Feet	N/A
Mech. Equipment	N/A		N/A

Per Title 19.12, the following landscape requirements apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	N/A Trees/Space	N/A	Zero	N/A
Buffer:				
Min. Trees	N/A Trees/Linear Feet	N/A	39	N/A
TOTAL	N/A	N/A	42	N/A
Min. Zone Width	N/A		3 Feet/ 12.4 Feet	N/A
Wall Height	N/A		N/A	N/A

Per Title 19.10, the following parking standards apply:

of Title 12.10, 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	7,423 sq. ft.		N/A	N/A	36	2	Y
SubTotal	7,423 sq. ft				36	2	Y
TOTAL (including handicap)	7,423 sq. ft				36	2	Y
Loading Spaces	N/A						

ANALYSIS

The purpose of this application is for a Site Development Review Plan to expand an existing 1,664 square foot church to a 7,423 square foot church. There are companion applications for a General Plan Amendment (GPA-17129) to amend the southeast sector plan from MLA (Medium Low Attached) to P-F (Public Facilities) and a Rezoning (ZON-16632) to reclassify 0.68 acres from C-1 (Limited Commercial) and C-2 (General Commercial) to C-V (Civic). This property is located within the West Las Vegas Plan Area, which is a plan for neighborhood revitalization by halting and revising the decline of some older areas by stabilizing and improving this area via protecting the area from the intrusion of incompatible non-residential land uses. The building construction will consist of CMU block and stucco with stucco and wood trim. The building field will be painted in a light blue color with accent and trim colors in a dark blue. The roofing materials used in this project will consist of slate shingles and the color of the slate is a medium-toned gray. The landscaping for the site will consist of Raywood Ash, Mondel Pine, and Modesto Ash trees, and a ground cover of Green Desert Spoon, Trailing Indigo Bush, Fortnight Lilly, and Red Hesperaloe.

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 an expansion of an existing church, which serves the spiritual needs of the people within the immediate area and is compatible with the development within the immediate 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;**

The proposed development is consistent with the General Plan and with Title 19. Additionally, this development will significantly improve the design of the existing building and the landscaping of the property, which currently doesn't have landscaping on it.

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

Since this is a small church, the affect to the existing roadways should not be significant. Moreover, the church, being more of a neighborhood church, is situated such that people in the neighborhood can easily walk to church without affecting the existing street system.

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

The building and landscape materials are not only appropriate for this area, they may help in the revitalization of this portion of the West Las Vegas Plan Area.

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

The building design is harmonious and compatible with development in the area and may help generate further interest in revitalizing this area.

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

Development of this site should not negatively affect the public health, safety, and general welfare of the area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 252 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-15034** 139-215-100 - 07
APN: 139-215-100-73 & 74

Name of Property Owner: PRAYER CENTER

Name of Applicant: PRAYER CENTER

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

Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Michael Hartz

Subscribed and sworn before me

This 13th day of June, 2006

STATE OF Nevada

COUNTY OF Clark

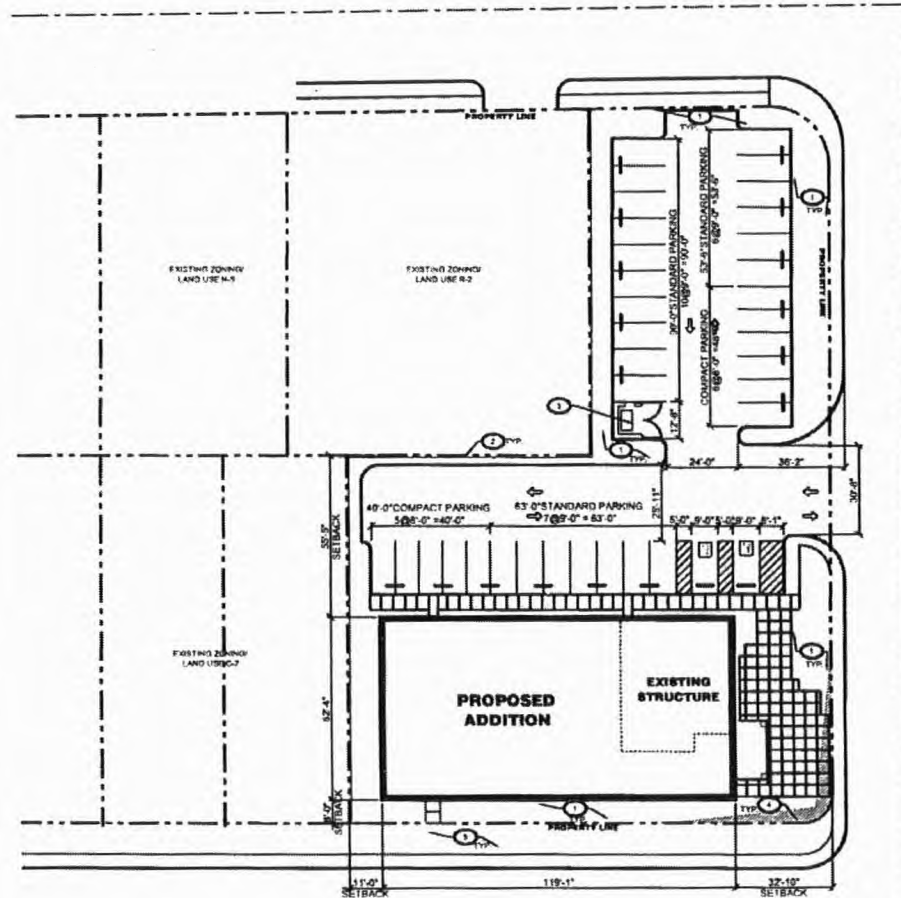
Notary Public in and for said County and State



CAREY AVE

LEXINGTON

MILLER



OVERALL SITE PLAN

SCALE: 1" = 20'-0"

VICINITY MAP



PROJECT SITE ANALYSIS

SITE AREA *	30,083 S.F.
EXISTING STRUCTURE	1,873 S.F.
PROPOSED ADDITION	5,750 S.F.
BUILDING AREA	7,423 S.F.
SITE COVERAGE *	25%
OCCUPANCY GROUP	"A-3"
TYPE OF CONSTRUCTION	TYPE 5-A
PROJECT PROPERTY *	SITE DEVELOPMENT PERMIT C-1, C-2 EXISTING

PARKING ANALYSIS

REQUIRED:

CHURCH / HOUSE OF WORSHIP
1 SPACE PER 100 S.F. OF NON FIXED SEATING AREA IN WORSHIP AREA = 2,967/100 S.F. = 30

CLASSROOM
2 SPACES FOR EACH CLASSROOM
3 CLASSROOMS 32' x 8' = 6

HANDICAPPED PARKING (26-50 = 2 PARKING SPACES)
HANDICAPPED SPACES REQUIRED = 2 SPACES

TOTAL PARKING REQUIRED = 36

PARKING PROVIDED:

STANDARD PARKING STALLS 9' x 18' = 22 SPACES
COMPACT PARKING STALLS 8' x 18' = 11 SPACES
= 30% OF TOTAL PARKING SPACES

HANDICAPPED SPACES = 2 SPACES

TOTAL PARKING PROVIDED = 36 SPACES

KEYNOTES

- 1 LANDSCAPE AREA
- 2 8" CMU PERIMETER WALL
- 3 TRASH ENCLOSURE
- 4 SIGHT DISTANCE SETBACK
- 5 STREET RIGHT OF WAY

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR HORIZONTAL DIMENSIONS NOT SHOWN
2. FOLLOW ALL RECOMMENDATIONS AND REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION REPORT
3. CONCRETE CONTRACTOR SHALL COORDINATE WITH FENCING CONTRACTOR
4. CONCRETE PAVING PER SOILS REPORT
5. TURF, LANDSCAPING AND IRRIGATION SYSTEMS TO BE INSTALLED BY CONTRACTOR. COORDINATE W/ LANDSCAPE DRAWINGS
6. COORDINATE WITH CIVIL DRAWINGS FOR RETAINING WALLS
7. COORDINATE WITH CIVIL DRAWING FOR PARKING STALL DIMENSIONS AND PLANTER AREAS
8. CHANGES IN LEVEL ALONG AN ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI A117.1 SEC. 3.01. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM ARE PERMITTED TO BE VERTICAL WITHOUT EDGE TREATMENT; CHANGES BETWEEN 1/4" AND 1/2" HIGH MAXIMUM ARE TO BE BEVELED WITH SLOPE NOT STEEPER THAN 1:2. CHANGES GREATER THAN 1/2" ARE TO BE ACCOMPLISHED WITH CURB RAMP, RAMP OR ELEVATOR. ANSI A117.1 SEC. 3.03
9. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20
10. PORTIONS OF AN ACCESSIBLE ROUTE WITH RUNNING SLOPES STEEPER THAN 1:20 ARE RAMPS AND SHALL COMPLY WITH ANSI A117.1 SEC. 4.8. THE CROSS SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:48. ANSI A117.1 SEC. 4.03.3
11. ALL MASONRY WALLS TO MATCH IN SIZE AND COLOR TO EXISTING MASONRY WALLS
12. SLOPE ALL SLABS 1/8" / FT AWAY FROM BUILDING
13. (E) INDICATES EXISTING

MGA

PRAYER CENTER REVIVAL MINISTRIES
1316 MILLER AVE
LAS VEGAS, NEVADA 89106

DATE: 08/08/06

SCALE: AS INDICATED

DRAWN: PE

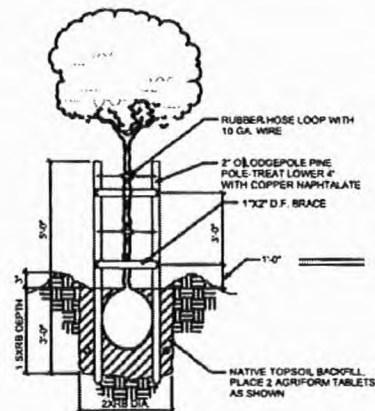
FOR NO: 08/08/06

SHEET

AS1.01

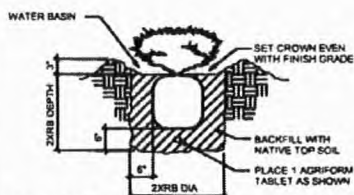
OF SHEETS

VAR-15036 SDR-15034
REVISED 10/19/06
RECEIVED
DEC 17 2006



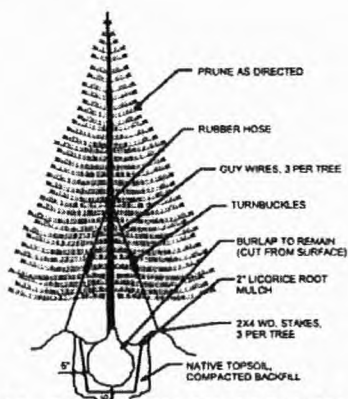
TYPICAL TREE PLANTING

SCALE: NOT TO SCALE



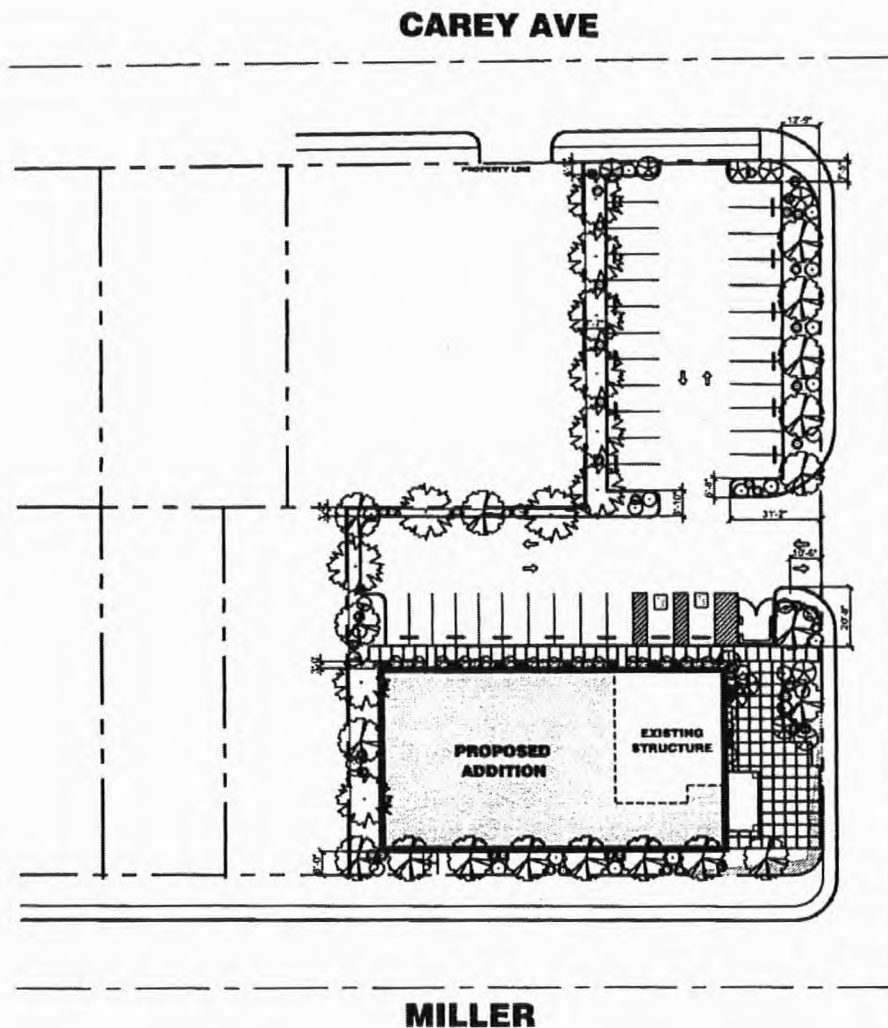
TYPICAL SHRUB PLANTING

SCALE: NOT TO SCALE



TYPICAL CONIFER PLANTING

SCALE: NOT TO SCALE



OVERALL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

LANDSCAPE NOTES

1. THE SPRINKLER SYSTEM DESIGN WILL BE BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE SHOP DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE SHOP DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE CONTRACTOR. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
2. THIS SHOP DRAWING DESIGN WILL BE DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
3. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ANY GRADE DIFFERENCES, LOCATION OF WALLS AND RETAINING WALLS.
4. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDING AS MUCH AS POSSIBLE.
5. ALL POP-UP SPRINKLERS SHALL BE INSTALLED SO THAT UPON RETRACTION OF THE RISER PISTON, NO DEBRIS OR SOIL OF ANY KIND WILL BE BACK WASHED INTO THE SPRINKLER CAUSING THE RISER PISTON TO STICK IN THE "UP" POSITION.
6. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS SITE CONDITIONS REQUIRE DIFFERENT ADJUSTMENTS TO BE MADE.

LANDSCAPE LEGEND

SYMBOL	RECOMMENDATION NAME	RECOMMENDATION NAME	SPR	REMARKS
(Symbol)	PLANTING AREA - 10' DIA	PLANTING AREA - 10' DIA	10' DIA	
(Symbol)	PLANTING AREA - 10' DIA	PLANTING AREA - 10' DIA	10' DIA	
(Symbol)	PLANTING AREA - 10' DIA	PLANTING AREA - 10' DIA	10' DIA	
(Symbol)	PLANTING AREA - 10' DIA	PLANTING AREA - 10' DIA	10' DIA	
(Symbol)	PLANTING AREA - 10' DIA	PLANTING AREA - 10' DIA	10' DIA	
(Symbol)	PLANTING AREA - 10' DIA	PLANTING AREA - 10' DIA	10' DIA	
(Symbol)	PLANTING AREA - 10' DIA	PLANTING AREA - 10' DIA	10' DIA	
(Symbol)	PLANTING AREA - 10' DIA	PLANTING AREA - 10' DIA	10' DIA	
(Symbol)	PLANTING AREA - 10' DIA	PLANTING AREA - 10' DIA	10' DIA	
(Symbol)	PLANTING AREA - 10' DIA	PLANTING AREA - 10' DIA	10' DIA	

REVISIONS	BY



MGA Landscape Architecture, Inc.
1316 MILLER AVE.
LAS VEGAS, NEVADA 89106
TEL: 702.735.1111
FAX: 702.735.1112
WWW.MGALANDSCAPE.COM

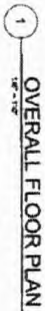
PROJECT: PRAYER CENTER REVIVAL MINISTRIES
1316 MILLER AVE.
LAS VEGAS, NEVADA 89106
SHEET: LANDSCAPE PLAN

DATE: 07/18/2006
SCALE: AS INDICATED
DRAWN: J3
JOB NO: 06-001

SHEET: L1.01
OF: 04 SHEETS



VAR-15036 SDR-15034
REVISED 10/19/06 PC



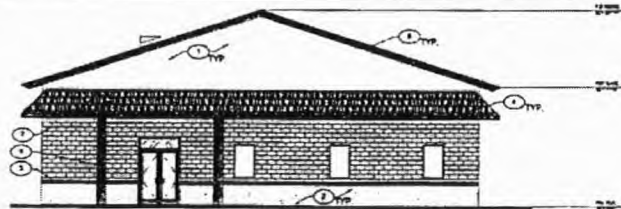
LEGEND

XXX	AREA
XX	OCCUPANT LOAD FACTOR
X	NUMBER OF OCCUPANTS

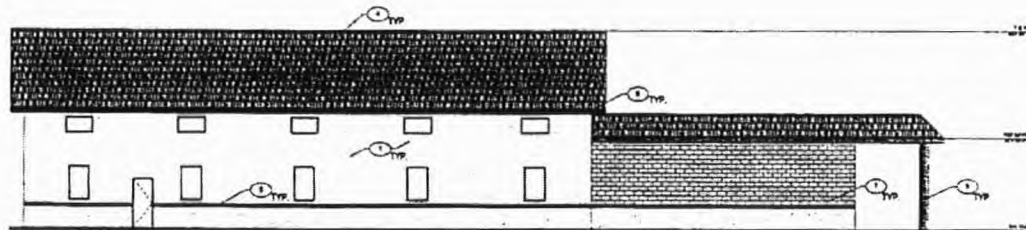
~~ZON-16632 SDR-15034~~
~~REVISED 10/19/06 PC~~

TOTAL OCCUPANTS: 579

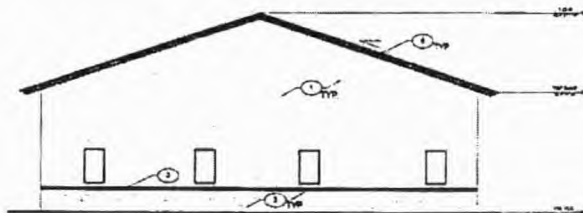
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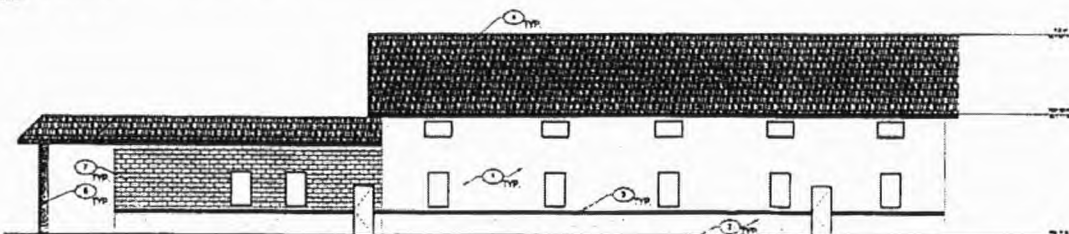
1 EAST EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



4 NORTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE		
MATERIAL	FINISH	DESCRIPTION / COLOR
1 STUDO - TOP	TEXTURED	VISTA PAINT/7303 LRV 10
2 STUDO - BOTTOM	TEXTURED	VISTA PAINT/7303 LRV 10
3 TRIM	SMOOTH	VISTA PAINT/7303 LRV 10
4 ROOF SHINGLES	TEXT. RED	VISTA PAINT/7303 LRV 10
5 COLLAR	TEXTURED	VISTA PAINT/7303 LRV 10
6 ROOF EAVE TRIM	SMOOTH	VISTA PAINT/7303 LRV 10
7 CMU WALL	SMOOTH	N/A

MGA
MAGNUS GREEN ARCHITECTS, LLC
1316 MILLER AVE
LAS VEGAS, NEVADA 89105
TEL: 702.735.1111
FAX: 702.735.1112
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PROJECT: PRAYER CENTER REVIVAL MINISTRIES
1316 MILLER AVE
LAS VEGAS, NEVADA 89105
DATE: 04-01-06
SCALE: AS SHOWN
SHEET: 2 OF 2
SUBJECT: EXTERIOR ELEVATIONS

RECEIVED
JUL 11 2006
SDR-15034
10/19/06 PC

DATE	04-01-06
SCALE	AS SHOWN
SHEET	2 OF 2
SUBJECT	EXTERIOR ELEVATIONS

SDR 15034				
Prayer Center Revival Crusade Ministries				
1316 & 1352 Miller				
Proposed 5.75 thousand square foot church expansion.				
Traffic produced by proposed development:				
New development	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	5.75	9.11	52
AM Peak Hour			0.72	4
PM Peak Hour			0.66	4
(heaviest 60 minutes)				
Existing traffic on all nearby streets: counts not available for Lexington or Miller				
Martin L. King Boulevard				
Average Daily Traffic (ADT)	33,971			
PM Peak Hour	2718			
(heaviest 60 minutes)				
Carey Avenue				
Average Daily Traffic (ADT)	20,576			
PM Peak Hour	1646			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				
Capacity				
Martin L. King Boulevard	34300			
Carey Avenue	34300			
This project will add approximately 52 trips per day on Martin L. King, Carey, Lexington and Miller. This will increase expected volumes by less than one percent on Martin L. King and Carey. Martin L. King is at about 99 percent capacity and Carey is at about 60 percent of capacity. Counts are not available for Lexington or Miller, but they are believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 4 additional cars into the area; which works out to about one every fifteen minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



GPA-17129, ZON-16632 & SDR-15034 - APPLICANT/OWNER: PRAYER CENTER REVIVAL CRUSADE
MINISTRIES
1352 MILLER AVENUE AND 1329 WEST CAREY AVENUE
OCTOBER 19, 2006 PLANNING COMMISSION

08/22/06

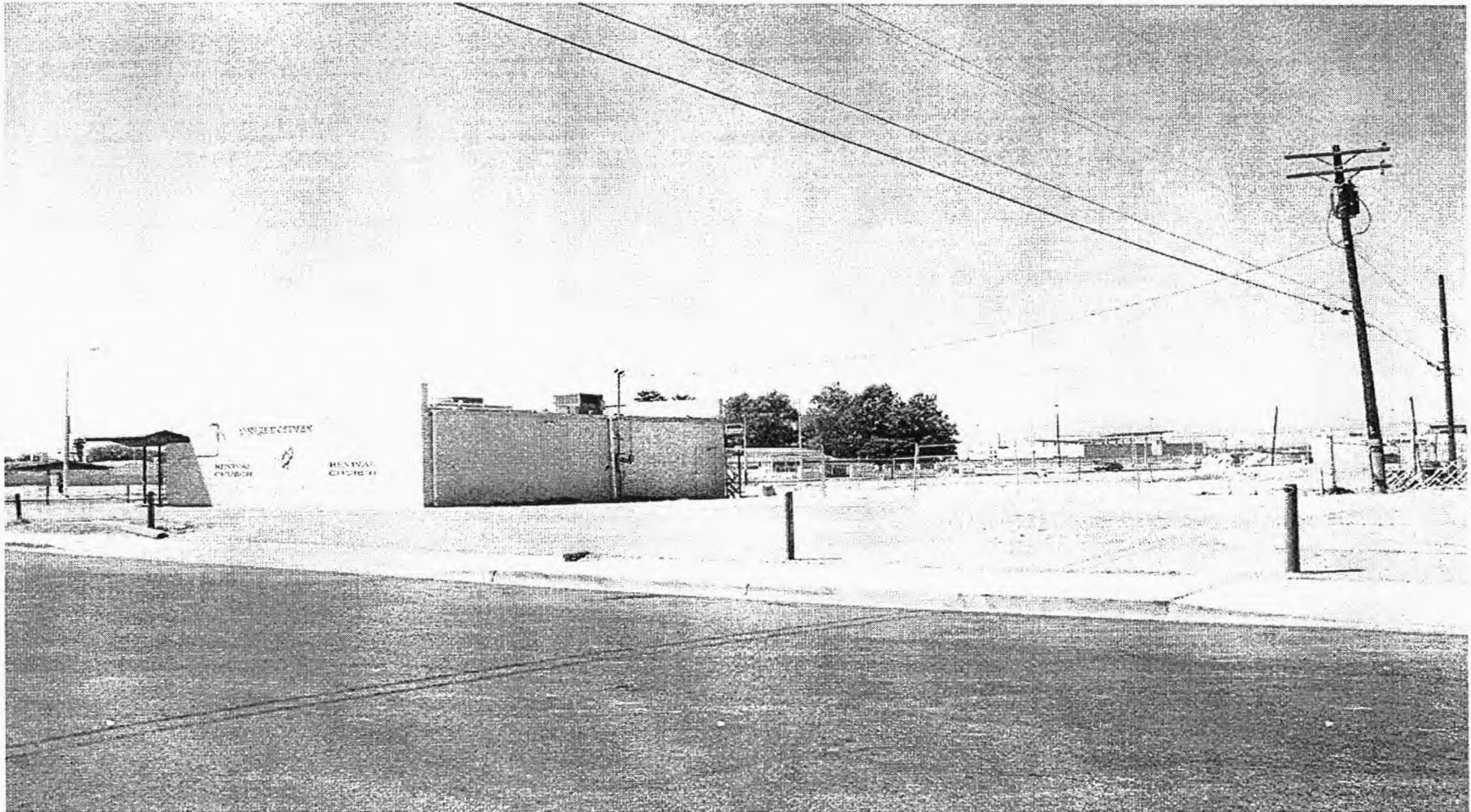


GPA-17129, ZON-16632 & SDR-15034 - APPLICANT/OWNER: PRAYER CENTER REVIVAL CRUSADE MINISTRIES

1352 MILLER AVENUE AND 1329 WEST CAREY AVENUE

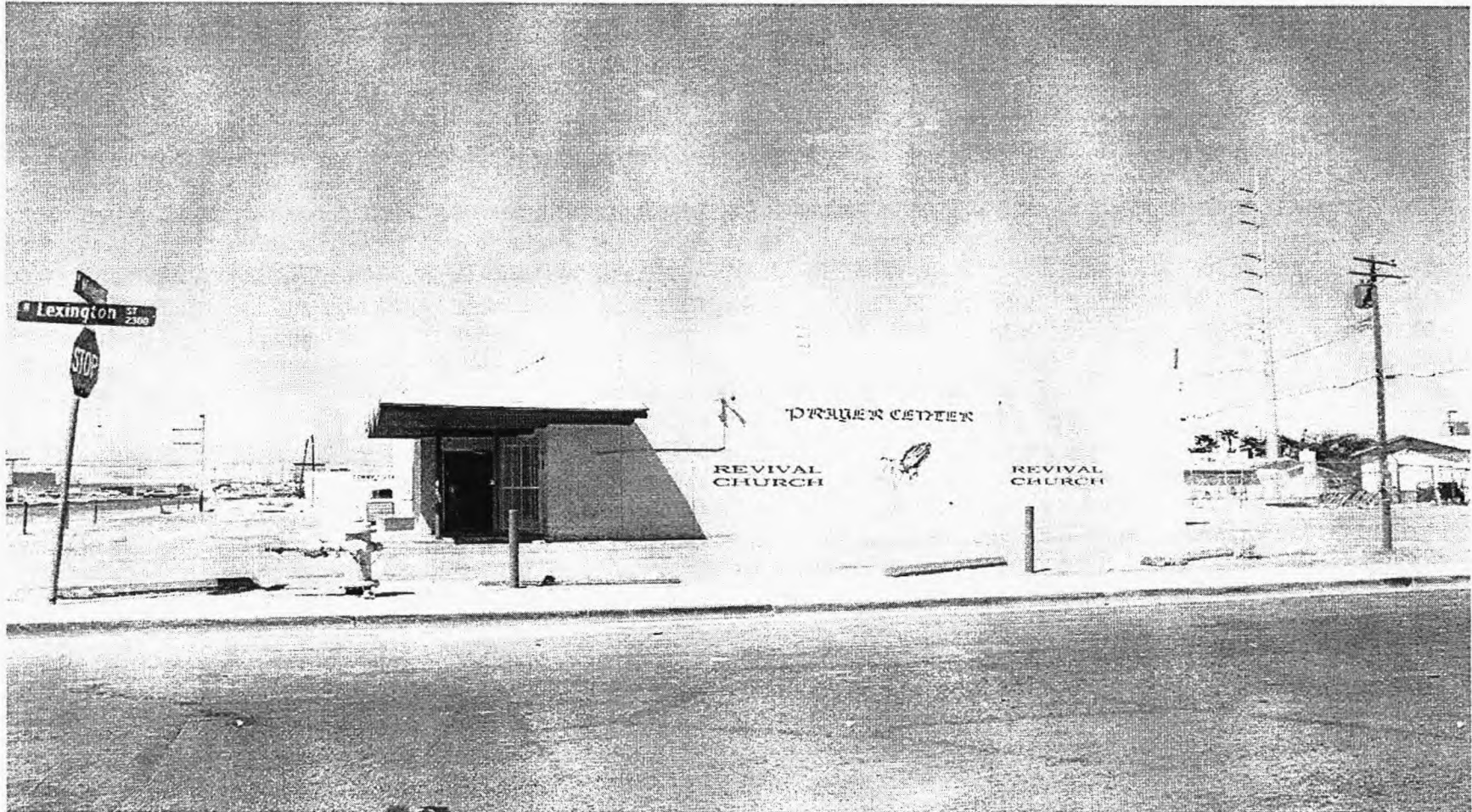
OCTOBER 19, 2006 PLANNING COMMISSION

08/22/06



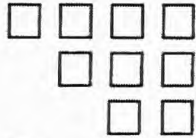
GPA-17129, ZON-16632 & SDR-15034 - APPLICANT/OWNER: PRAYER CENTER REVIVAL CRUSADE
MINISTRIES
1352 MILLER AVENUE AND 1329 WEST CAREY AVENUE
OCTOBER 19, 2006 PLANNING COMMISSION

08/22/06



GPA-17129, ZON-16632 & SDR-15034 - APPLICANT/OWNER: PRAYER CENTER REVIVAL CRUSADE
MINISTRIES
1352 MILLER AVENUE AND 1329 WEST CAREY AVENUE
OCTOBER 19, 2006 PLANNING COMMISSION

08/22/06



MGA



MELVIN GREEN ARCHITECT, LIMITED

July 11, 2006

Planning and Development Department
Development Services
731 South 4th Street

RE: Justification Letter for APN 139-215-100-07, 139-215-100-073 and 074, for Site Development Review, Variance and Waiver of Development Standards for Proposed Church Addition

To Whom It May Concern:

Melvin Green Architect, Ltd., acting as authorized agent for the applicant/property owners, are pleased to submit this justification letter in support of our request for Site Development Review and Waiver of Conditions approval for the above-referenced project in a C-2/C-1 Zoning designation. There is an existing church on the proposed project location.

The proposed project consists of a single-storey, 7,423 sq. ft. church, fully described in the Architectural exhibits that are part of this Site Development Review.

The proposed church will be compatible with the surrounding area. The main building entrance will be located adjacent to Lexington Street. Landscaping compliments the building exterior façade. Additional intense landscaping will be added to screen the proposed parking lot.

Waiver of Development Standards

We are requesting a waiver to reduce the north setback perimeter landscaping to 3'-0" from residential property line. We propose to provide a more intense landscape with trees, shrubs, and ground cover to compensate for the decrease in landscape width.

Variance of Development Standards

We are requesting a variance to reduce the required front yard setback from 20'-0" to 8'-0" on Miller Street because of the location of the existing building we are attaching to. And also the space is limited on the north due to the 3 to 1 residential adjacency setback rule. We will provide intense landscaping as required to minimize the impact, including trees, shrubs, and ground cover along Miller.

If you have any questions or comments regarding this matter, please feel free to contact my office.

Thank you,

Melvin D. Green, AIA, NCARB
Owner
Melvin Green Architect, Ltd.

SDR-15034
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

MAJOR MODIFICATION

MOD-12919 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER - Request for a Major Modification to the Las Vegas Medical District Plan TO AMEND THE LAND USE DESIGNATION FROM: MD-2 (MAJOR MEDICAL) TO: MD-1 (MEDICAL SUPPORT) on 0.74 acres at 728 Desert Lane (APN 139-33-402-021), Ward 5 (Weekly). 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 LAWRENCE WEEKLY to Hold in Abeyance 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:

This item was originally held in abeyance to 12/06/2006 but appeared on the 12/20/2006 agenda.

MAYOR GOODMAN declared the public hearing open.

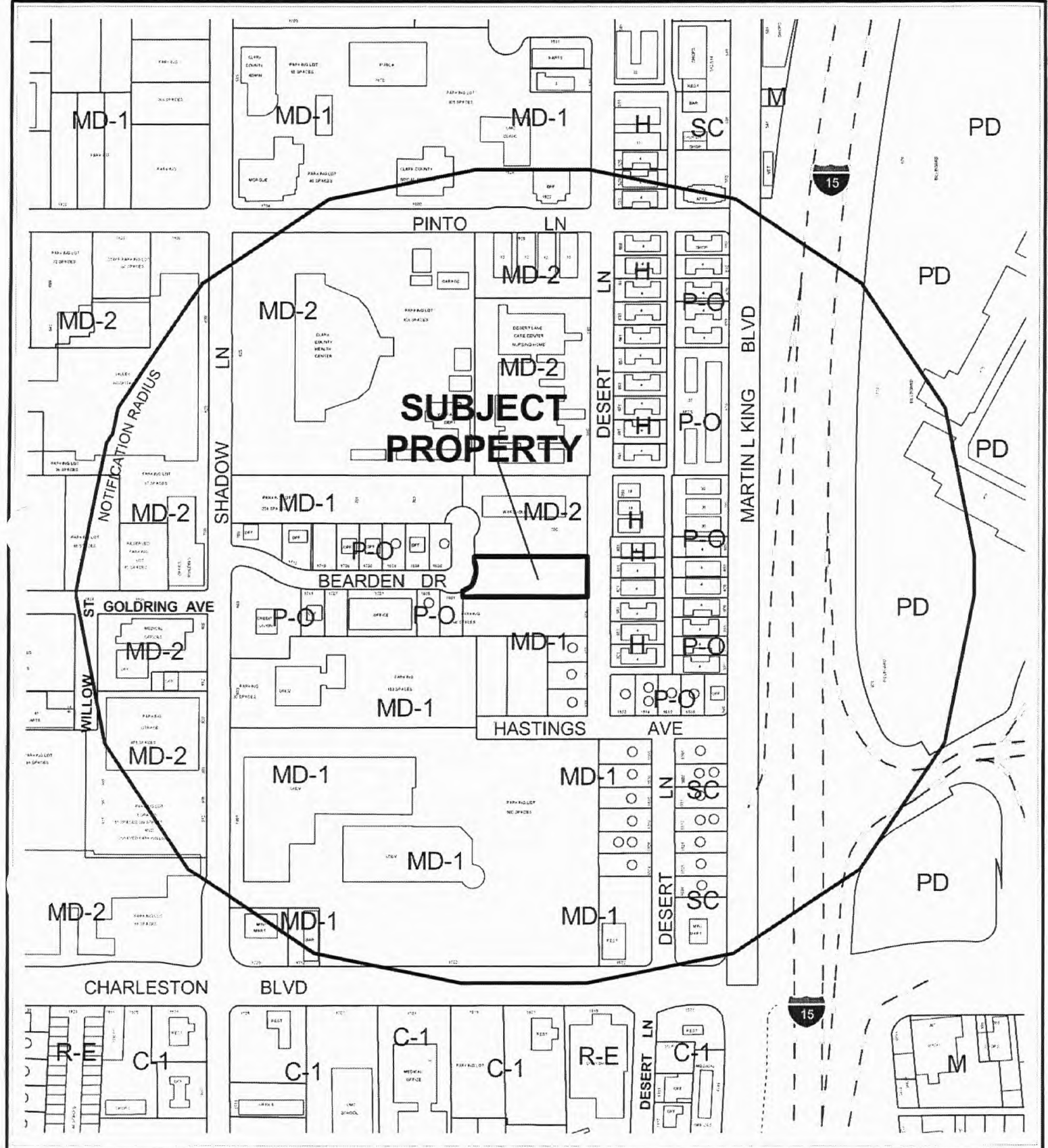
Since the applicant was not present, COUNCILMAN WEEKLY indicated he would prefer holding the items in abeyance. There were some concerns with the site plan and a discussion would need to take place prior to his decision.

CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

DANIEL DEEGAN, 1801 Granite Avenue, expressed that the Rancho Manor residents favor residential and mixed-use developments in the medical district that created more variety and vitality. However, he expressed concern for entitlements, in which this project would be located directly in the path of a major arterial. MAYOR GOODMAN responded that the City Attorney's office has advised Council that the decision has to be based upon the project itself and not future plans for a highway. MR. DEEGAN questioned if it was the right time to make a major modification or an amendment to the General Plan when there are infrastructure issues that have not been resolved. ASSISTANT CITY ATTORNEY SCOTT added that Council can choose to shorten the length of time an applicant has to begin development.

MAYOR GOODMAN declared the public hearing closed.





CASE: MOD-12919

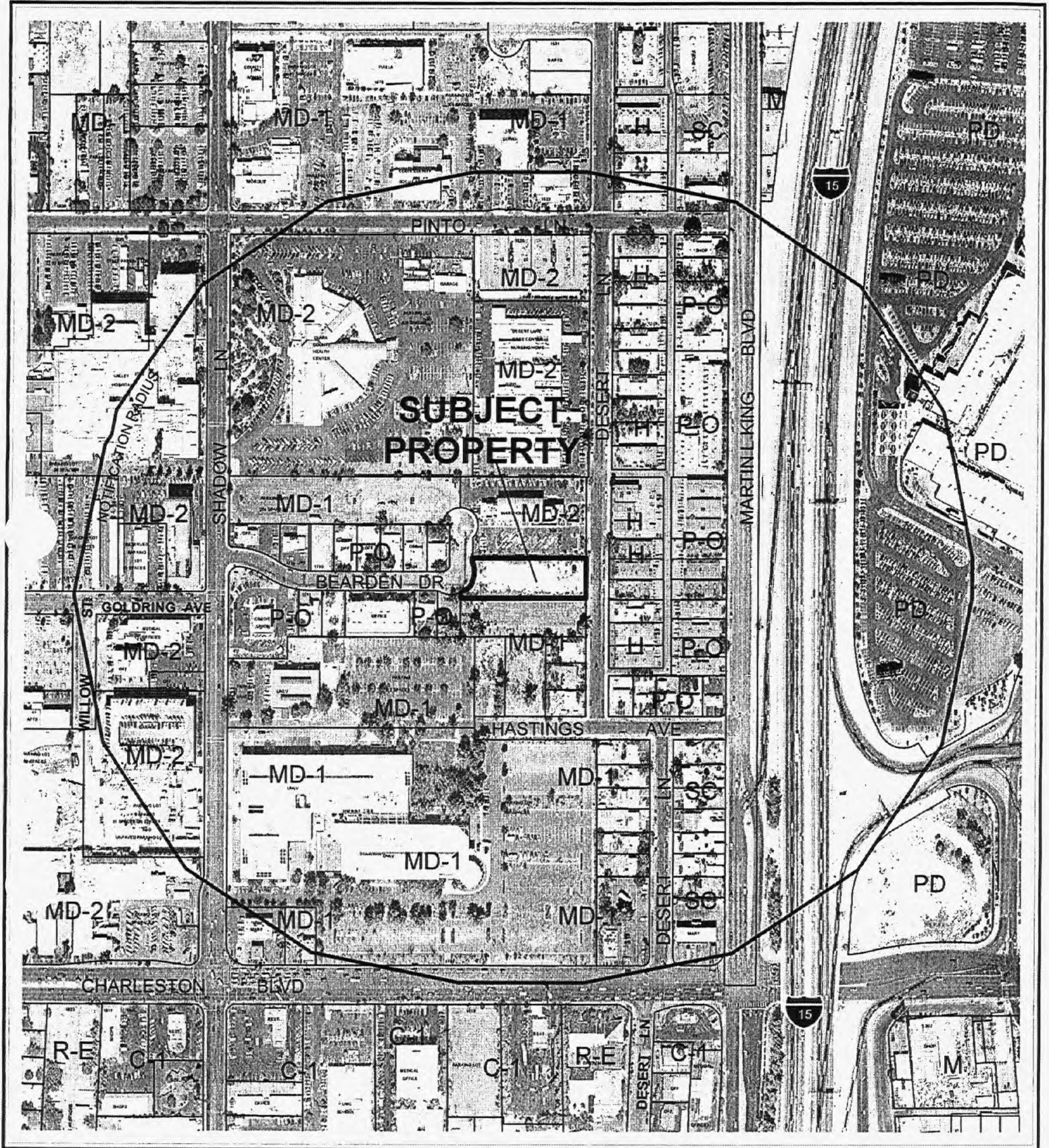
RADIUS: 1000 FT

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:
MD-2 (MAJOR MEDICAL)

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:
MD-1 (MEDICAL SUPPORT)

0 400 800 Feet





CASE: MOD-12919

RADIUS: 1000 FT

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:
MD-2 (MAJOR MEDICAL)

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:
MD-1 (MEDICAL SUPPORT)



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: MOD-12919 - APPLICANT: DORSAL DEVELOPMENT, LLC -

OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER

**** CONDITIONS ****

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

Planning and Development

1. Site Development Plan Review (SDR-12922) approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Major Modification to the Las Vegas Medical District Plan to amend the land-use designation from MD-2 (Major Medical) to MD-1 (Medical Support) on 0.74 acres at 728 Desert Lane.

EXECUTIVE SUMMARY

The applicant proposes a five-story, mixed-use development consisting of 30 residential condominium units and 9,350 square feet of medical office space on 0.74 acres. The subject request to change the MD-2 (Major Medical) sub-district classification of the Las Vegas Medical District to MD-1 (Medical Support) would be required to permit the development.

BACKGROUND DATA:

A) Previous Actions

- 05/27/97 The City Council approved a Request for Rezoning (Z-0020-97) on properties located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive from R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), R-E (Residence Estates), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to PD (Planned Development) on 171 acres. The Planning Commission and staff recommended approval on April 2, 1997.
- 06/19/02 The City Council approved a Request for a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District Plan to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west. The Planning Commission and staff recommended approval on April 11, 2002.
- 11/17/04 The City Council approved a Request for a Major Modification MOD-5267 to the Las Vegas Medical District Plan in order to reduce height and setback restrictions on mixed-use developments, list them as a specific use on the table of permitted uses, provide for the incorporation of the live/work ordinance, and clarify the table of permitted uses to update terminology. The Planning Commission and staff recommended approval on October 21, 2004

10/19/06 The Planning Commission recommended denial of companion items SUP-16246 and SDR-12922 concurrently with this application.

The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #13/ar).

B) *Pre-Application Meeting*

A pre-application meeting was held on March 21, 2006. Issues discussed included:

- The Department of Building and Safety indicated that a handicap accessible route would need to be shown to the right-of-way.
- A representative from the Traffic Division indicated that Project Neon could affect this site, and that a traffic study would be required.
- The Department of Public Works indicated that a Flood Study would be required because of the underground parking.
- The Planning Department informed the applicant of the Medical District Streetscape standards.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for this application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 0.74 acres

B) *Existing Land Use*

Subject Property: Undeveloped
North: Clark County Health District warehouse
South: Parking lot
East: Apartments
West: Offices

C) *Planned Land Use*

Subject Property: UMC [MD-2 (Major Medical)]
North: UMC [MD-2 (Major Medical)]
South: UMC [MD-1 (Medical Support)]
East: UMC [HD (High Density Residential)]
West: UMC [P-O (Professional Office)]

D) Existing Zoning

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

E) General Plan Compliance

The subject site is located within the Southeast Sector of the General Plan. More specifically, the site is located within the Las Vegas Medical District Neighborhood Plan (LVMD), which is itself an element of the General Plan. This site is designated as MD-2 (Major Medical) within the LVMD. The Major Medical category is intended to allow the most intensive development within the LVMD. It is designed to allow major medical uses and office uses.

In terms of zoning, the site is zoned PD (Planned Development). The PD (Planned Development) zoning district is consistent with the General Plan designation and the proposed use shown on companion site plan SDR-12922 is a permitted use within the PD (Planned Development) zoning district.

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

Las Vegas Medical District

The intent of the Las Vegas Medical District is to provide for future and continued development in this area of an interrelated and cohesive mix of uses in a manner that is safe, orderly, and manageable for pedestrians.

INTERAGENCY ISSUES

There are no interagency issues involved with this request.

ANALYSIS

A) Zoning Code Compliance

The applicant proposes a five-story, mixed-use development consisting of 30 residential condominium units and 9,350 square feet of medical office space on 0.74 acres. The subject request to change the MD-2 (Major Medical) sub-district classification of the Las Vegas Medical District to MD-1 (Medical Support) would be required to permit the development.

B) General Analysis and Discussion

The Las Vegas Medical District was created to provide for the transitional development of the area bounded by Charleston Boulevard, Rancho Drive, Alta Drive, and Martin Luther King Boulevard. Focusing on the two principal uses, University Medical Center and Valley Hospital, the PD (Planned Development) plan document encourages medically oriented uses as well as supporting commercial and residential uses, developed in a pedestrian oriented manner.

This site is designated as MD-2 (Major Medical) within the LVMD. The Major Medical category is intended to allow the most intensive development within the LVMD. It is designed to allow major medical uses and office uses. The minimum allowable site shall be one acre to encourage large-scale development. The applicant is requesting this Major Modification to amend the sub-district to MD-1 (Medical Support), which allows less intense development within the LVMD. It is designed to allow medical and related office and professional uses.

The proposed amendment to MD-1 (Medical Support) will provide for a mixed-use development that will serve as a transition between the MD-2 (Major Medical) uses to the north and the MD-1 (Medical Support) designated uses to the south of the project site and; therefore, is an appropriate amendment for this site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

19

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 70 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-12919** APN: 139-33-402-021

Name of Property Owner: The Fullstone 1993 Trust (50%) / Jeff Sellinger (50%)

Name of Applicant: Dorsal Development LLC.

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

☐ Yes

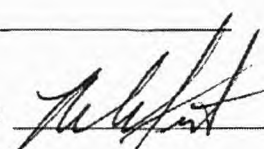
☒ No

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

City Official: N/A

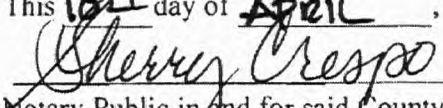
Partner(s): N/A

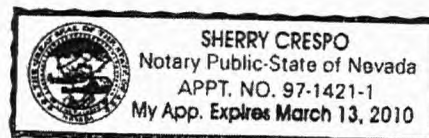
APN: N/A

Signature of Property Owner: 

Print Name: ROBERT FULLSTONE

Subscribed and sworn before me

This 10th day of APRIL, 2006

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-12919** APN: 139-33-402-021

Name of Property Owner: The Fullstone 1993 Trust (50%) / Jeff Sellinger (50%)

Name of Applicant: Dorsal Development LLC.

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

☐ Yes

☒ No

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

City Official: N/A

Partner(s): N/A

APN: N/A

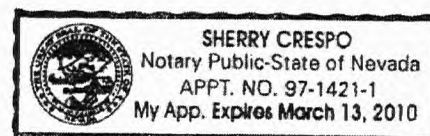
Signature of Property Owner: _____

Print Name: JEFF SELLINGER

Subscribed and sworn before me

This 10th day of APRIL, 2006

Sherry Crespo
Notary Public in and for said County and State



MOD-12919 SDR-12922
VAR-12925 REVISED
10/19/06 PC

CHAD VELLINGA, P.E.

CIVIL ENGINEER

3311 S. RAINBOW, STE. 129
LAS VEGAS, NV 89146

(702) 949-2900
FAX (702) 949-2901

April 10, 2006

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

RE: JUSTIFICATION LETTER
MAJOR MODIFICATION (MD-2 to MD-1)
DESERT LANE MEDICAL OFFICES & RESIDENTIAL CONDOMINIUMS

Dear Current Planning,

The owners and applicant of the property located at 728 Desert Lane also identified as APN: 139-33-402-021, have requested that we present and submit this application for a Major Modification to the "Las Vegas Medical District Plan".

The proposed development includes 24 residential condominiums in addition to the medical office space. Residential condominiums are not allowed in MD-2. The proposed MD-1 zoning will conform to the uses proposed for this project. The additional residential component of this project we feel will be beneficial to the medical professionals working in the Medical District.

If you have any questions please do not hesitate to call.

Sincerely,



Chad Vellinga, P.E.

MOD-12919
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT RELATED TO MOD-12919

SUP-16246 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 728 Desert Lane (APN 139-33-402-021), [PROPOSED: MD-1 (MEDICAL SUPPORT) Las Vegas Medical District Plan Designation], Ward 5 (Weekly). The Planning Commission (7-0 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 (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

Motion made by LAWRENCE WEEKLY to Hold in Abeyance to 12/06/2006

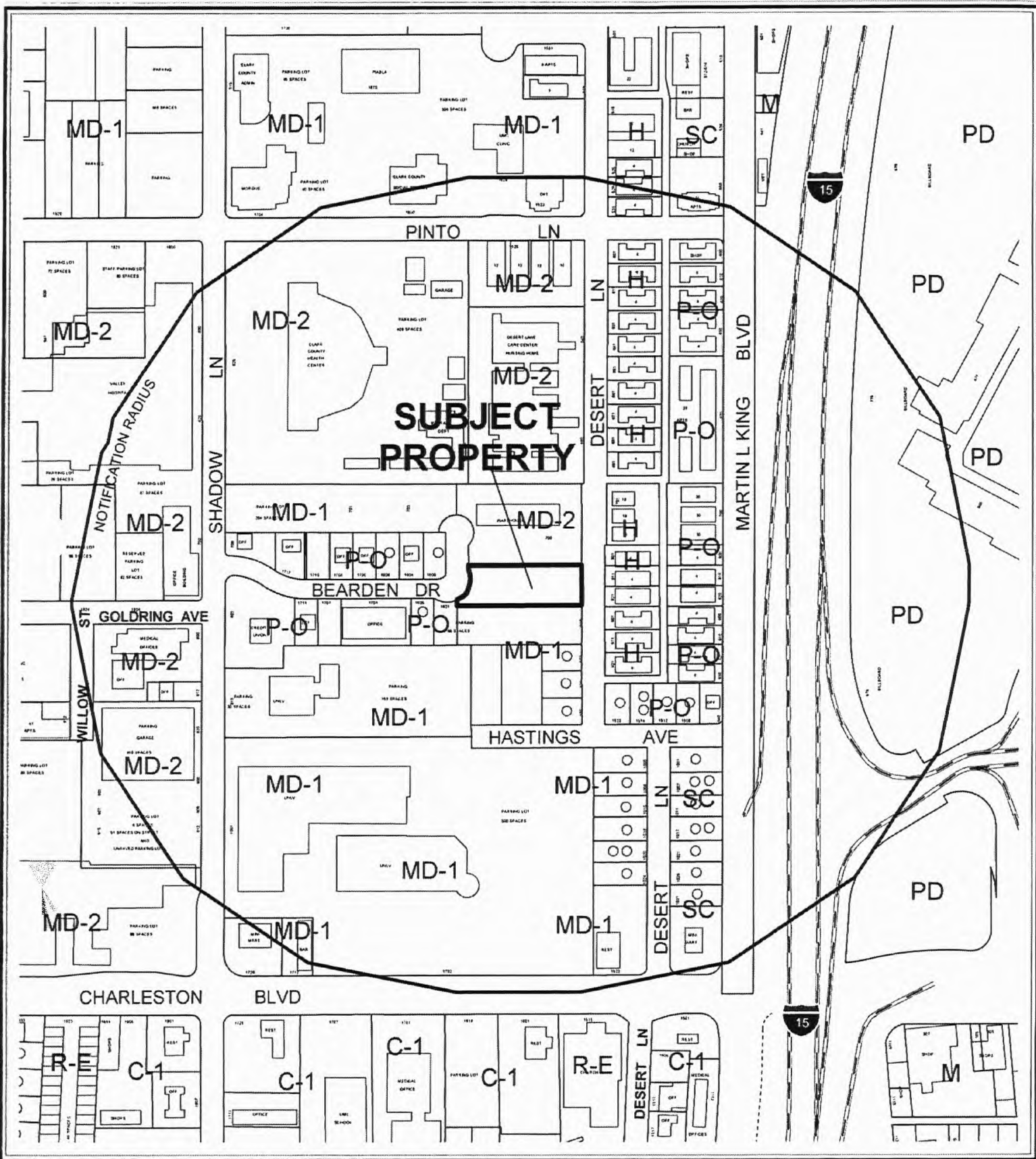
Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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:

This item was originally held in abeyance to 12/06/2006 but appeared on the 12/20/2006 agenda.

See Item 113 for related discussion.



CASE: **SUP-16246**

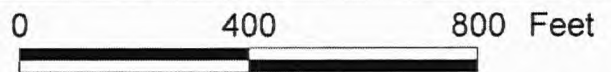
RADIUS: 1000 FT

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

MD-2 (MAJOR MEDICAL)

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

MD-1 (MEDICAL SUPPORT)



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-16246 - APPLICANT: DORSAL DEVELOPMENT, LLC -

OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER

**** 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 Site Development Plan Review SDR-12922 shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit a proposed five-story, mixed-use development consisting of 30 residential condominium units and 9,350 square feet of medical office space on 0.74 acres at 728 Desert Lane.

EXECUTIVE SUMMARY

Because the floor plans depict parking spaces at ground level, the proposed development does not comply with the mixed-use standards of the Las Vegas Medical District Plan (page 12). These standards require that the office use shall be located at ground-level fronting the primary public right-of-way, and the primary entry way to that use shall be directly from and oriented to a street.

Because there is no hardship, which precludes compliance with these requirements, the recommendation for this application is denial.

BACKGROUND INFORMATION

A) *Related Actions*

- 05/27/97 The City Council approved a Request for Rezoning (Z-0020-97) on properties located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive from R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), R-E (Residence Estates), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to PD (Planned Development) on 171 acres. The Planning Commission and staff recommended approval on April 2, 1997.
- 06/19/02 The City Council approved a Request for a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District Plan to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west. The Planning Commission and staff recommended approval on April 11, 2002.

- 11/17/04 The City Council approved a Request for a Major Modification MOD-5267 to the Las Vegas Medical District Plan in order to reduce height and setback restrictions on mixed-use developments, list them as a specific use on the table of permitted uses, provide for the incorporation of the live/work ordinance, and clarify the table of permitted uses to update terminology. The Planning Commission and staff recommended approval on October 21, 2004.
- 10/19/06 The Planning Commission recommended approval of companion items MOD-12919 and denial of SDR-12922 concurrently with this application.
- 10/19/06 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #15/ar).

B) *Pre-Application Meeting*

A pre-application meeting was held on March 21, 2006. Issues discussed included:

- The Department of Building and Safety indicated that a handicap accessible route would need to be shown to the right-of-way.
- A representative from the Traffic Division indicated that Project Neon could affect this site, and that a traffic study would be required.
- The Department of Public Works indicated that a Flood Study would be required because of the underground parking.
- The Planning Department informed the applicant of the Medical District Streetscape standards.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for this application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 0.74 acres

B) *Existing Land Use*

Subject Property: Undeveloped
North: Clark County Health District warehouse
South: Parking lot
East: Apartments
West: Offices

C) *Planned Land Use*

Subject Property: UMC [MD-2 (Major Medical)]
North: UMC [MD-2 (Major Medical)]
South: UMC [MD-1 (Medical Support)]
East: UMC [HD (High Density Residential)]
West: UMC [P-O (Professional Office)]

D) *Existing Zoning*

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

E) *General Plan Compliance*

The subject site is located within the Southeast Sector of the General Plan. More specifically, the site is located within the Las Vegas Medical District Neighborhood Plan (LVMD), which is itself an element of the General Plan. This site is designated as MD-2 (Major Medical) within the LVMD. The Major Medical category is intended to allow the most intensive development within the LVMD. It is designed to allow major medical uses and office uses.

In terms of zoning, the site is zoned PD (Planned Development). The PD (Planned Development) zoning district is consistent with the General Plan designation and the proposed use shown on companion site plan SDR-12922 is a permitted use within the PD (Planned Development) zoning district.

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

Las Vegas Medical District

The intent of the Las Vegas Medical District is to provide for future and continued development in this area of an interrelated and cohesive mix of uses in a manner that is safe, orderly, and manageable for pedestrians.

INTERAGENCY ISSUES

There are no interagency issues involved with this request.

ANALYSIS

A) *Zoning Code Compliance*

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Medical Offices	9,350 SF.	One space for each 200 sf of gfa up to 2,000 sf, plus one space for each additional 175 sf	52			
30 Condominium Units		1 space per unit	30			
TOTAL			82	4	82	4

The proposed development complies with the parking standards of the Las Vegas Medical District Plan.

The Medical District Standards also require two bicycle parking spaces to be provided in conjunction with a medical office. The submitted site plan depicts 14 such spaces and thus complies with this portion of the standards.

Pursuant to Title 19.08, the following Standards apply:

Standards	Code Requirement	Provided
Trash Enclosure	50 Feet from residential	1,489 feet from residential

The trash enclosure meets the separation requirement of the zoning code.

B) *General Analysis and Discussion*

- Zoning

The proposed office use is consistent with the PD (Planned Development) Zoning District and the MD-1 (Medical Support) Las Vegas Medical District land-use designation.

- Use

Because the floor plans depict parking spaces at ground-level, the proposed development does not comply with the mixed-use standards of the Las Vegas Medical District Plan (page 12). These standards require that the office use shall be located at ground-level fronting the primary public right-of-way, and the primary entry way to that use shall be directly from and oriented to a street.

Because there is no hardship, which precludes compliance with these requirements, the recommendation for this application is denial.

FINDINGS

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

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

Because the floor plans depict parking spaces at ground-level, the proposed development does not comply with the mixed-use standards of the Las Vegas Medical District Plan (page 12).

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

The site can accommodate the proposed mixed-use development.

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

Adequate access to Desert Lane and Bearden Drive is depicted on the site. These adjacent roadways will not be adversely affected by this development.

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

Approval of the use will not be inconsistent with the General Plan, nor will it compromise public health, safety, or welfare.

PLANNING COMMISSION ACTION

The Planning Commission concurred that the project is not designed to meet Medical District standards.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

19

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 72 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-16246** APN: 189-33-402-021

Name of Property Owner: ATA AZALI

Name of Applicant: ATA AZALI

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____

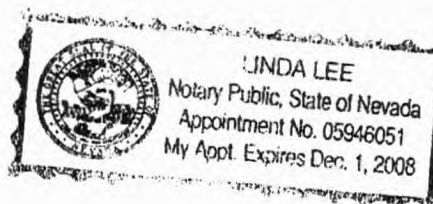
Signature of Property Owner:

Print Name: Ata O. Azali

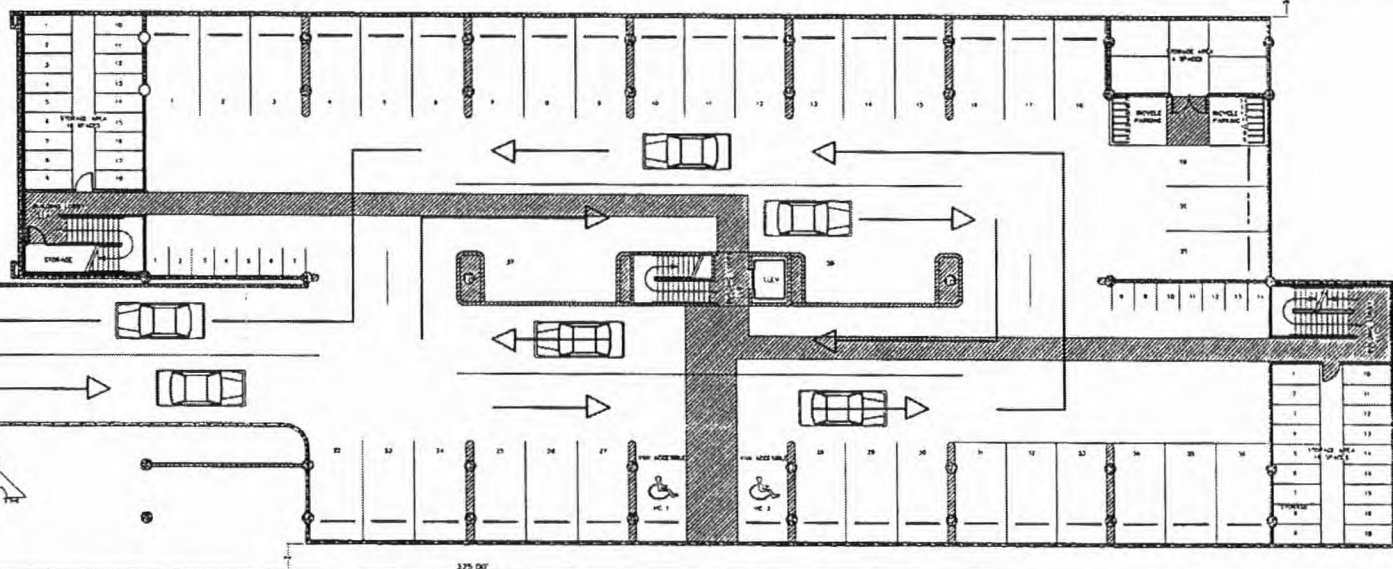
Subscribed and sworn before me

This 12th day of JUNE, 2006

Notary Public in and for said County and State



BEARDEN DR.



DESERT LN

REQUIRED PARKING

MEDICAL OFFICE AREA
 ONE SPACE FOR EVERY
 200 SQ.FT. UP TO 2,000 SQ.FT. = 10 SPACES
 ONE SPACE FOR EVERY
 175 SQ.FT. OVER 2,000 SQ.FT.
 $7,350 / 175 = 42 \text{ SPACES}$
TOTAL = 52 SPACES

CONDOMINIUMS 30 TOTAL UNITS
 ONE SPACE PER UNIT = 30 SPACES
TOTAL REQUIRED FOR BUILDING = 82 SPACES
PROVIDED 82 SPACES

SITE AREA 31,685 +/- SQ.FT.
 BUILDING FOOTPRINT 18,273 SQ.FT.
 PROPOSED LOT COVERAGE 57.70%

PROPOSED BUILDING HEIGHT 55'
 8,350 SQ.FT. MEDICAL OFFICE AREA
 30 CONDOMINIUMS UNITS TOTAL

STREET LEVEL - PARKING
 SCALE 3/32" = 1'-0"

STANDARD PARKING	40
BIKE PARKING	17
TOTAL PARKING LOWER LEVEL	57
TOTAL STANDARD PARKING	78
TOTAL BIKE PARKING	87
BIKE PARKING 14 TOTAL	
MOTOR CYCLE PARKING 28 TOTAL	
BUILDING STORAGE 40 LOWER PARKING LEVEL	
BUILDING STORAGE 34 STREET PARKING LEVEL	
TOTAL BUILDING STORAGE	74 SPACES

RECEIVED

AUG 23 2006

SUP-16246
10/19/06 PC

LOT Design Group
 Custom Design Service
LARRY O. THRONSEN
 22835-48th Avenue West
 Edmonds, WA 98149
 Phone 425 449 8224 Cell 425 478 0314



Medical Office /
Residence Building
 728 Desert Lane
 Las Vegas, Nevada 8901

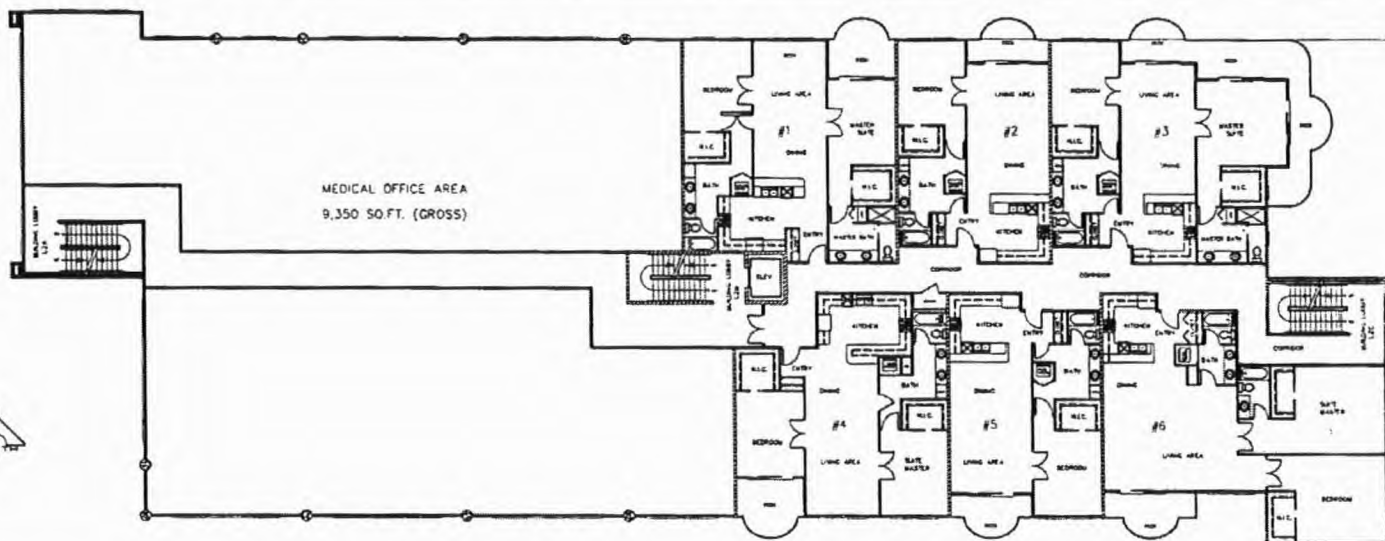
PROPOSED NEW MEDICAL OFFICE / RESIDENCE
 BUILDING FOR:
 Alex Azali
 Dorsal Development LLC.
 P.O. Box 8155
 Corpus Christi, Texas 78468

CONTENTS
 LOWER LEVEL PARKING

DATE
 08/02/2006

Drawing No.
 A-1

BEARDEN DR.



MEDICAL OFFICE AREA
9,350 SQ.FT. (GROSS)

SECOND LEVEL - MEDICAL OFFICES - CONDOMINIUMS

SCALE 3/32" = 1'-0"

REQUIRED PARKING

9,350 SQ.FT. MEDICAL OFFICE AREA
6 CONDOMINIUMS UNITS

MEDICAL OFFICE AREA:

ONE SPACE FOR EVERY
200 SQ.FT. UP TO 2,000 SQ.FT. = 10 SPACES

ONE SPACE FOR EVERY
175 SQ.FT. OVER 2,000 SQ.FT.
 $\frac{7,350}{175} = 42 \text{ SPACES}$
TOTAL = 52 SPACES

CONDOMINIUMS 30 TOTAL UNITS:

ONE SPACE PER UNIT = 30 SPACES
TOTAL REQUIRED FOR BUILDING = 82 SPACES

PROVIDED 82 SPACES

DESERT LN.



RECEIVED

SUP-16246
10/19/06 PC

AUG 23 2006

Lot Design Group
Custom Design Service
LARRY O. THRONDSSEN
2501-48th Avenue West
Edmonds, WA 98026-8232
Phone 425 646 8258 Cell 425 478 4814



Medical Office /
Residence Building
728 Desert Lane
Las Vegas, Nevada 8901

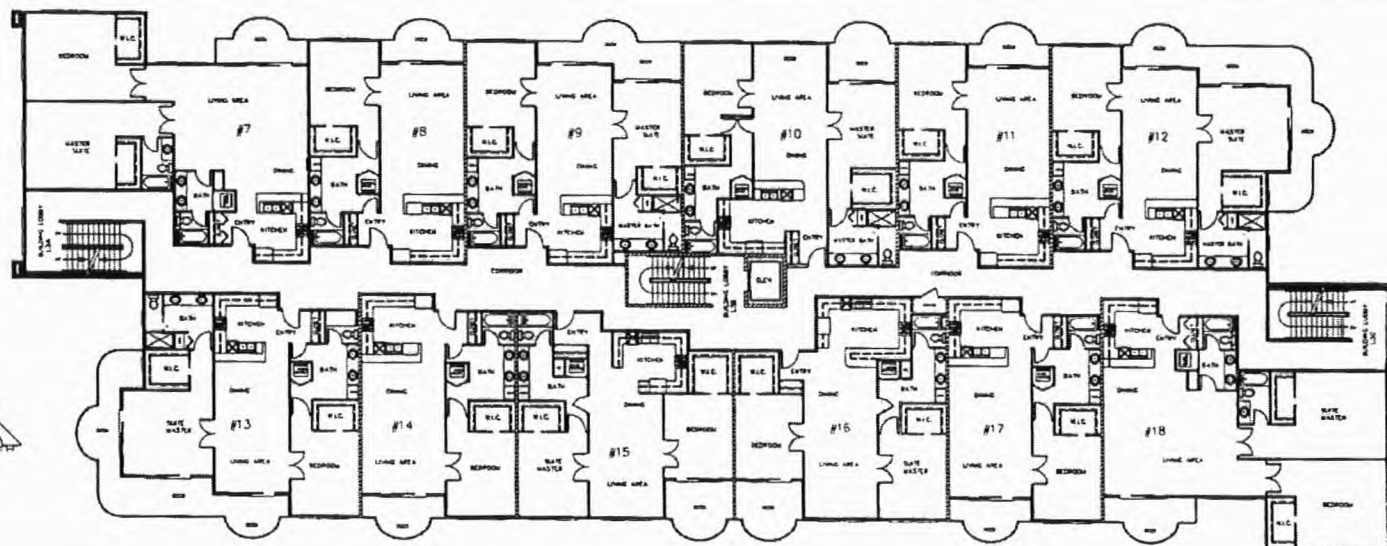
PROPOSED NEW MEDICAL OFFICE / RESIDENCE
BUILDING FOR:
Alex Azoli
Dorsol Development LLC
PO Box 8155
Corpus Christi, Texas 78468

CONTENTS
.....

DATE
08/02/2006

Drawing No.
A-3

BEARDEN DR.



33'5" 00"

105' 00"

DESERT LN

THIRD LEVEL - CONDOMINIUMS

SCALE 3/32" = 1'-0"

REQUIRED PARKING

MEDICAL OFFICE AREA:
 ONE SPACE FOR EVERY
 200 SQ.FT. UP TO 2,000 SQ.FT. = 10 SPACES
 ONE SPACE FOR EVERY
 175 SQ.FT. OVER 2,000 SQ.FT.
 $7,350 / 175 = 42 \text{ SPACES}$
 TOTAL = 52 SPACES

CONDOMINIUMS 30 TOTAL UNITS:
 ONE SPACE PER UNIT = 30 SPACES
 TOTAL REQUIRED FOR BUILDING = 82 SPACES
 PROVIDED 82 SPACES

12 CONDOMINIUMS UNITS



RECEIVED

SUP-16246
 10/19/06 PC

AUG 23 2006

LOT Design Group
 Custom Design Service
LARRY O. THRODNSEN
 21030 88th Avenue West
 Edmonds, WA 98149
 Phone 425 548 8258 Cell 425 478 4814



Medical Office /
 Residence Building
 728 Desert Lane
 Las Vegas, Nevada 8901

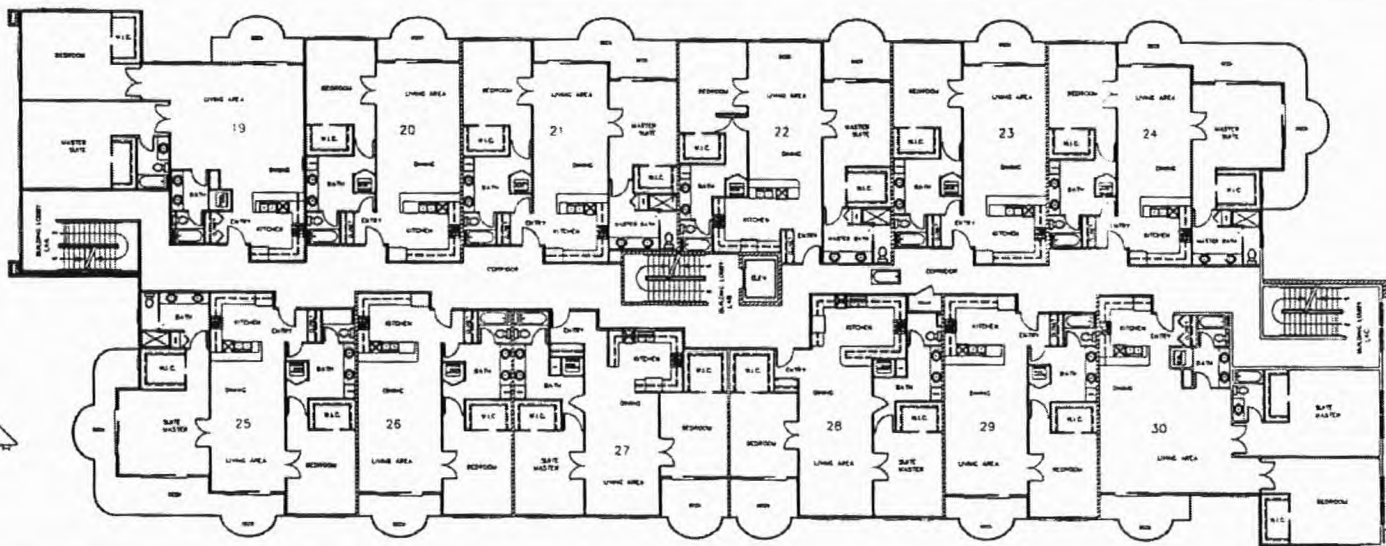
PROPOSED NEW MEDICAL OFFICE / RESIDENCE
 BUILDING FOR:
 Alex Azali
 Dorval Development LLC
 PO Box 8155
 Corpus Christi, Texas 78468

CONTENTS

DATE
 08/02/2006

Drawing No.
 A-4

BEARDEN DR.



175.00'

DESERT LN.
100.00'

FOURTH LEVEL - CONDOMINIUMS

SCALE 3/32" = 1'-0"

REQUIRED PARKING

MEDICAL OFFICE AREA:
ONE SPACE FOR EVERY
200 SQ.FT. UP TO 2,000 SQ.FT. = 10 SPACES
ONE SPACE FOR EVERY
175 SQ.FT. OVER 2,000 SQ.FT.
 $\frac{7,350}{175} = 42 \text{ SPACES}$
TOTAL = 52 SPACES

CONDOMINIUMS 30 TOTAL UNITS:
ONE SPACE PER UNIT = 30 SPACES
TOTAL REQUIRED FOR BUILDING = 82 SPACES

PROVIDED 82 SPACES

12 CONDOMINIUMS UNITS

RECEIVED

SUP-16246

AUG 23 2006

10/19/06 PC

LOT Design Group
Custom Design Service
LARRY O. THRONSEN
25500 E. 10th Ave.
Edmonds, WA 98026-4372
Phone 425.640.8228 Fax 425.478.4814



Medical Office /
Residence Building
728 Desert Lane
Las Vegas, Nevada 8901

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
BUILDING FOR:
Alex Azzi
Dorsal Development LLC
PO Box 8155
Corpus Christi, Texas 78468

CONTENTS

DATE
08/02/2006

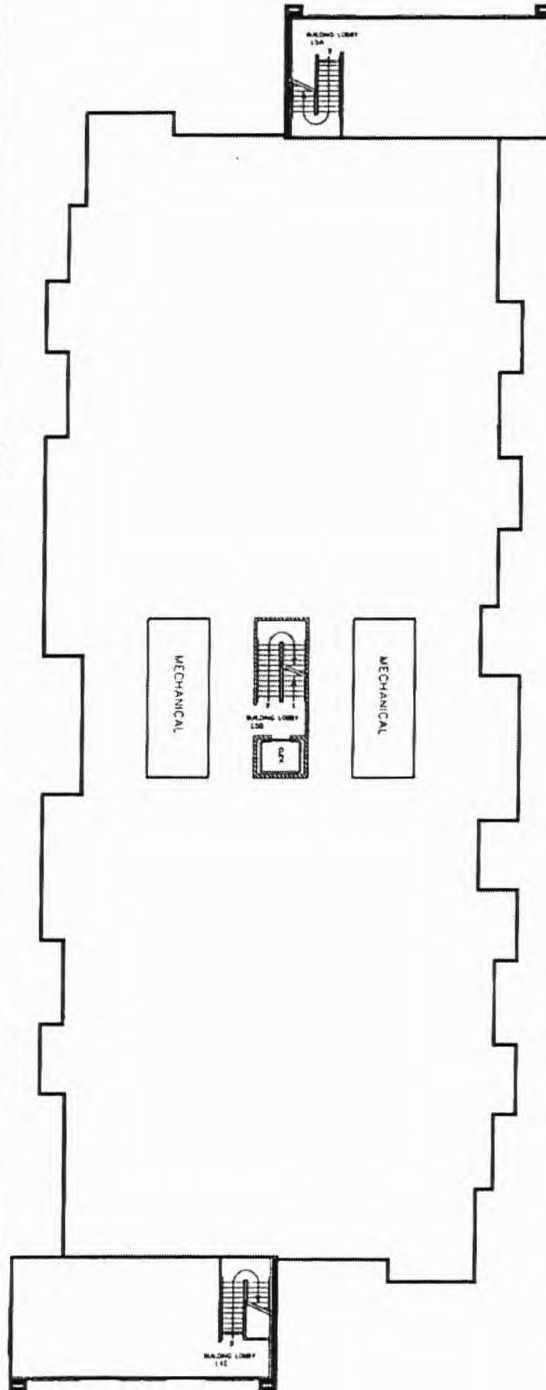
Drawing No.

A-5

BEARDEN DR.



323.50'



105.00'

DESERT LN.

FIFTH LEVEL - ROOF DECK LEVEL
14,864 SQ. FT. ROOF DECK AREA
616 SQ. FT. MECHANICAL AREA
SCALE 3/32" = 1'-0"



RECEIVED

SUP-16246 AUG 29 2006

10/19/06 PC

Drawing No. A-6	DATE 08/02/2006	CONTENTS PROPOSED NEW MEDICAL OFFICE / RESIDENCE BUILDING FOR: Alex Azoli Dorsal Development LLC. PO Box 8155 Corpus Christi, Texas 78468	Medical Office / Residence Building 728 Desert Lane Las Vegas, Nevada 8901	 LOT Design Group Custom Design Service LARRY O. THRONDSSEN 728 10-88th Avenue West Edmonds, WA 98020-9232 Phone 425.640.8250 Cell 425.478.4814
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Chad Vellinga, PE
Civil Engineer LLC

3445 S. Valley View Blvd
Las Vegas, NV 89102

(702) 400-5560
(702) 949-2901 fax
cvcivil@yahoo.com

August 23, 2006

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

RE: JUSTIFICATION LETTER
SPECIAL USE PERMIT
DESERT LANE MEDICAL OFFICES & RESIDENTIAL CONDOMINIUMS

Dear Current Planning,

The owners and applicant of the property located at 728 Desert Lane also identified as APN: 139-33-402-021, have requested that we present and submit this application for a Special Use Permit to allow 30 single family residential condominium units. The proposed Mixed Use project will also include 9,350 sq-ft of Medical Office Space.

A Major Modification Application, MOD 12919, has previously been submitted requesting a zone change from MD-2 to MD-1. The proposed MD-1 zoning will allow for residential condominiums per the Las Vegas Medical District Plan provided they are part of a mixed use development and the units are located on a second or successive floor. The proposed development satisfies these criteria and is in conformance to the Las Vegas Medical District Plan.

Please note that building floor plans and elevations have been modified and are different than what was shown in the previous applications, (SDR 12922, & MOD 12919). We will be using these drawings at all public hearings, and we request that you update the drawings in the previous applications to be consistent with this application. These changes make better use of the site, and improve the parking. In fact, a parking waiver will no longer be required.

If you have any questions please do not hesitate to call.

Sincerely,



Chad Vellinga, P.E.

RECEIVED
AUG 23 2006

SUP-16246
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-12919 AND SUP-16246

SDR-12922 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 24 RESIDENTIAL CONDOMINIUM UNITS AND 13,465 SQUARE FEET OF MEDICAL OFFICE SPACE on 0.74 acres at 728 Desert Lane (APN 139-33-402-021), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation] [PROPOSED: MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly). NOTE: This application has been amended from 24 Residential Condominium Units to 30 Residential Condominium Units and from 13,465 square feet of Medical Office space to 9,350 square feet of Medical Office space. The Planning Commission (7-0 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 (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

Motion made by LAWRENCE WEEKLY to Hold in Abeyance to 12/06/2006

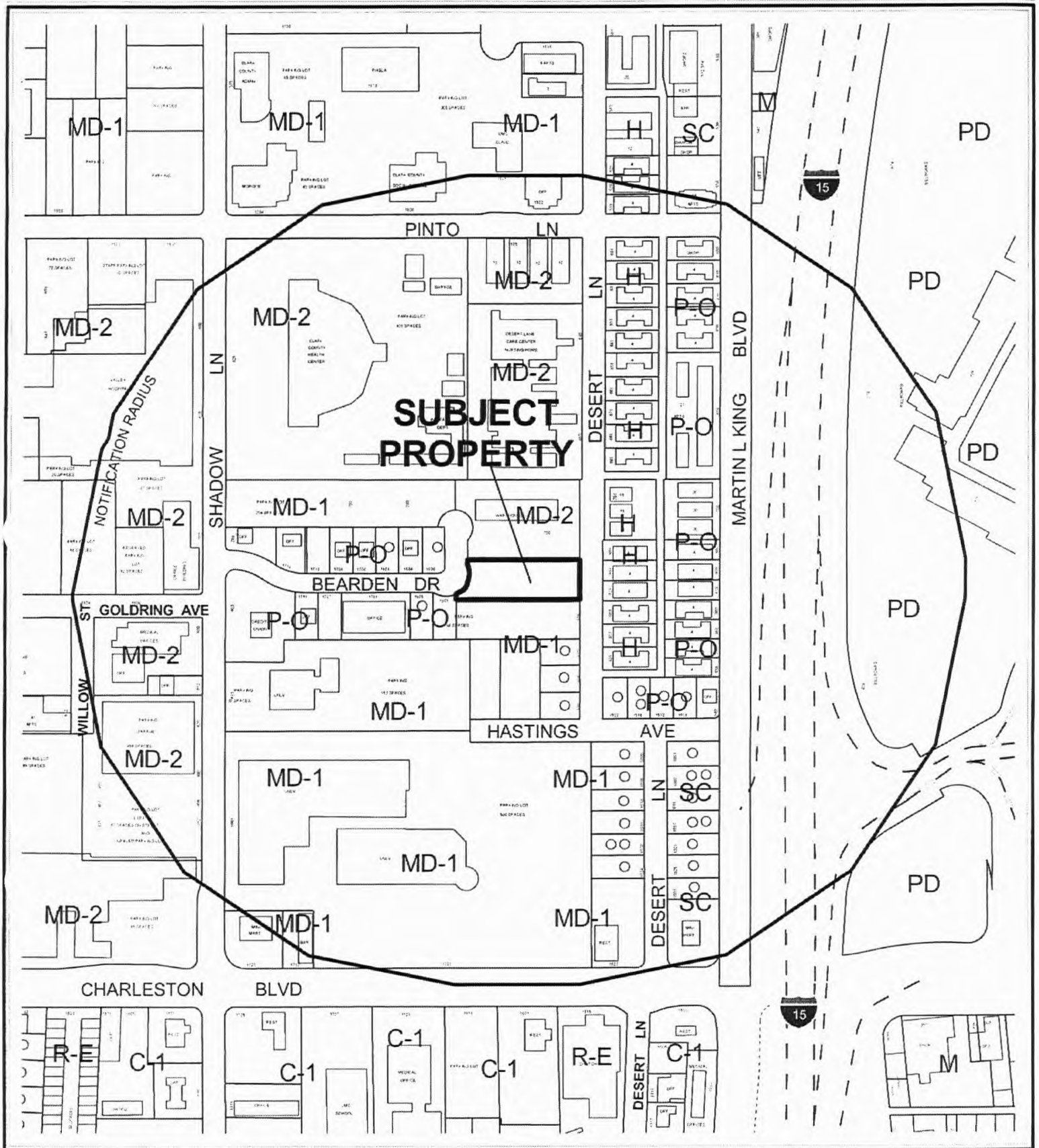
Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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:

This item was originally held in abeyance to 12/06/2006 but appeared on the 12/20/2006 agenda.

See Item 113 for related discussion.



CASE: SDR-12922

RADIUS: 1000 FT

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

MD-2 (MAJOR MEDICAL)

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

MD-1 (MEDICAL SUPPORT)

0 400 800 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SDR-12922 - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER

**** CONDITIONS ****

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

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and landscape plans, date stamped 08/23/06, and building elevations, date stamped 05/08/06, except as amended by conditions herein.
3. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
4. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
6. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers
7. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.

8. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

10. Prior to submittal of any construction drawings or Maps subdividing this site, or any further actions, coordinate with the City Engineer to discuss the potential extension of Bearden Drive through this site.
11. Construct all incomplete half-street improvements on Bearden Drive and Desert Lane adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
12. Remove all substandard public street improvements, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
13. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way along Bearden Drive.
14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
15. All landscaping and private improvements (including trash enclosures) installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Site development to comply with all applicable conditions of approval for Z-20-97 and all other applicable site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed five-story, mixed-use development consisting of 30 residential condominium units and 9,350 square feet of medical office space on 0.74 acres at 728 Desert Lane.

EXECUTIVE SUMMARY

Because the floor plans depict parking spaces at ground-level, the proposed development does not comply with the mixed-use standards of the Las Vegas Medical District Plan (page 12). These standards require that the office use shall be located at ground-level fronting the primary public right-of-way, and the primary entry way to that use shall be directly from and oriented to a street.

Because there is no hardship, which precludes compliance with these requirements, the recommendation for the subject application is for denial.

BACKGROUND INFORMATION

A) *Previous Actions*

- 05/27/97 The City Council approved a Request for Rezoning (Z-0020-97) on properties located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive from R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), R-E (Residence Estates), P-R (Professional Offices and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to PD (Planned Development) on 171 acres. The Planning Commission and staff recommended approval on April 2, 1997.
- 06/19/02 The City Council approved a Request for a Major Modification [Z-0020-97(33)] to the Las Vegas Medical District Plan to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west. The Planning Commission and staff recommended approval on April 11, 2002.

- 11/17/04 The City Council approved a Request for a Major Modification MOD-5267 to the Las Vegas Medical District Plan in order to reduce height and setback restrictions on mixed-use developments, list them as a specific use on the table of permitted uses, provide for the incorporation of the live/work ordinance, and clarify the table of permitted uses to update terminology. The Planning Commission and staff recommended approval on October 21, 2004.
- 10/19/06 The Planning Commission recommended approval of companion items MOD-12922 and denial of SUP-16246 concurrently with this application.
- 10/19/06 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #16/ar).

B) *Pre-Application Meeting*

A pre-application meeting was held on March 21, 2006. Issues discussed included:

- The Department of Building and Safety indicated that a handicap accessible route would need to be shown to the right-of-way
- A representative of the Traffic Division indicated that Project Neon could affect this site, and that a traffic study would be required.
- The Department of Public Works indicated that a Flood Study would be required because of the underground parking.
- The Planning Department informed the applicant of the Medical District Streetscape standards.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for this application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 0.74 acres

B) *Existing Land Use*

Subject Property: Undeveloped
North: Clark County Health District warehouse
South: Parking lot
East: Apartments
West: Offices

C) *Planned Land Use*

Subject Property: UMC [MD-2 (Major Medical)]
North: UMC [MD-2 (Major Medical)]
South: UMC [MD-1 (Medical Support)]

East: UMC [HD (High Density Residential)]
West: UMC [P-O (Professional Office)]

- D) Existing Zoning
Subject Property: PD (Planned Development)
North: PD (Planned Development)
South: PD (Planned Development)
East: PD (Planned Development)
West: PD (Planned Development)

E) General Plan Compliance

The subject site is located within the Southeast Sector of the General Plan. More specifically, the site is located within the Las Vegas Medical District Neighborhood Plan (LVMD), which is itself an element of the General Plan. This site is designated as MD-2 (Major Medical) within the LVMD. The Major Medical category is intended to allow the most intensive development within the LVMD. It is designed to allow major medical uses and office uses.

In terms of zoning, the site is zoned PD (Planned Development). The PD (Planned Development) zoning district is consistent with the General Plan designation and the proposed use shown on companion site plan SDR-12922 is a permitted use within the PD (Planned Development) zoning district.

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

Las Vegas Medical District

The intent of the Las Vegas Medical District is to provide for future and continued development in this area of an interrelated and cohesive mix of uses in a manner that is safe, orderly, and manageable for pedestrians.

INTERAGENCY ISSUES

There are no interagency issues involved with this request.

PROJECT DESCRIPTION

The applicant proposes a five-story, mixed-use development consisting of 30 residential condominium units and 9,350 square feet of medical office space on the subject 0.74 acres. Access to the site is provided by driveways to Desert Lane and Bearden Drive. Parking is provided on a below-grade level and on a street-grade level. Landscaping with 24-inch box trees is shown at the vehicular entrances. The elevations drawings depict a 55-foot tall structure with a stucco exterior and stone veneer accents.

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

Pursuant to the Las Vegas Medical District Plan, the following Development Standards apply:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	0.75 Acres	Y
Min. Lot Width	N/A	100 Feet	Y
Min. Setbacks			
• Front	N/A	15 Feet	Y
• Side	N/A	10 Feet	Y
• Rear	N/A	15 Feet	Y
Max. Lot Coverage	N/A	46 %	Y
Max. Building Height	N/A	5 Stories/55 Feet	Y
Trash Enclosure	50 Feet from residential	1,489 feet from residential	Y
Loading Zone	N/A	No	Y
Mech. Equipment	Screened	Screened	Y

The proposed development meets the standards of the Medical District Plan.

A2) Residential Adjacency Standards

Pursuant to the Las Vegas Medical District Plan, mixed-use projects are exempt from the Residential Adjacency Standards.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Medical Offices	9,350 SF.	One space for each 200 sf of gfa up to 2,000 sf, plus one space for each additional 175 sf	52			
30 Condominium Units		1 space per unit	30			
TOTAL			82	3	82	4

The proposed development complies with the parking standards of the Las Vegas Medical District Plan.

The Medical District Standards also require two bicycle parking spaces to be provided in conjunction with a medical office. The submitted site plan depicts 14 such spaces and thus complies with this portion of the standards.

A4) Landscape and Open Space Standards

Pursuant to the Las Vegas Medical District Plan, the following Landscape Standards apply:

Standards	Required		Provided
	Ratio	Trees	
Buffer:			
• Min. Trees	1 Trees/Linear Feet	7 Trees	7 Trees
• Min. Zone Width			
Desert Lane	5 to 15 Feet		15 Feet
Bearden Drive	5 to 15 Feet		15 Feet
North property line	5 Feet		5 Feet
South property line	5 Feet		5 Feet

The proposed site plan meets the landscaping standards of the Medical District plan.

The Medical District Plan requires Desert Lane and Bearden Drive to have streetscape treatments which consist of a five to 15-foot wide landscape planter, and ten-foot wide public sidewalk. The submitted site plan depicts compliance with this standard along both adjacent streets.

B) *General Analysis and Discussion*

- Zoning

The proposed office use is consistent with the PD (Planned Development) zoning district and the MD-1 (Medical Support) Las Vegas Medical District land use designation.

- Site Plan

The site plan complies with the standards of the Las Vegas Medical District.

- Waivers

No waivers are required in conjunction with this application.

- Landscape Plan

The width of the planters and the size and locations of the trees comply with the landscape standards of the Medical District Plan.

- Elevation

The proposed materials and architectural articulation are in compliance with the standards of the Medical District Plan.

- Floor Plan

Because the floor plans depict parking spaces at ground-level, the proposed development does not comply with the mixed-use standards of the Las Vegas Medical District Plan (page 12). These standards require that the office use shall be located at ground-level fronting the primary public right-of-way, and the primary entry way to that use shall be directly from and oriented to a street.

Because there is no hardship, which precludes compliance with these requirements, the recommendation for this application is denial.

FINDINGS

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

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

The proposed mixed-use development is compatible with adjacent development and the surrounding area.

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

The setbacks and landscaping as proposed comply with the Medical District plan and Title 19.

Because the floor plans depict parking spaces at ground-level, the proposed development does not comply with the mixed-use standards of the Las Vegas Medical District Plan (page 12).

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

Adequate access to Desert Lane and Bearden Drive is depicted on the site. These adjacent roadways will not be adversely impacted by this development.

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

Building and landscape materials are appropriate for the area.

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

Building design and architectural features will be harmonious and compatible with surrounding development.

The Las Vegas Medical District Plan standards require that the office use shall be located at ground-level fronting the primary public right-of-way, and the primary entry way to that use shall be directly from and oriented to a street. The floor plans depict parking spaces at ground-level and do not comply with this standard.

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

The site will be subject to inspections and will not compromise public health and safety.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

19

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 70 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-12922** APN: 139-33-402-021

Name of Property Owner: The Fullstone 1993 Trust (50%) / Jeff Sellinger (50%)

Name of Applicant: Dorsal Development LLC.

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

☐ Yes

☒ No

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

City Official: N/A

Partner(s): N/A

APN: N/A

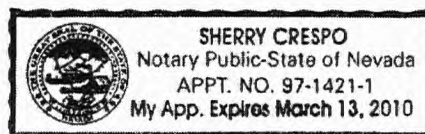
Signature of Property Owner: _____

Print Name: JEFF SELLINGER

Subscribed and sworn before me

This 10th day of APRIL, 2006

Sherry Crespo
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-12922

Case Number: _____ APN: 139-33-402-021

Name of Property Owner: The Fullstone 1993 Trust (50%) / Jeff Sellinger (50%)

Name of Applicant: Dorsal Development LLC.

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

☐ Yes

☒ No

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

City Official: N/A

Partner(s): N/A

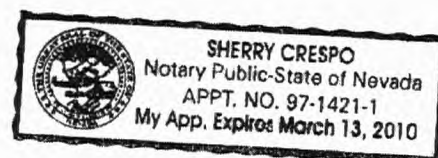
APN: N/A

Signature of Property Owner: _____

Print Name: ROBERT FULSTONE

Subscribed and sworn before me

This 10th day of April, 2006
Sherry Crespo
Notary Public in and for said County and State



MOD-12919 SDR-12922 AUG 2, 2006
VAR-12925 REVISED
10/19/06 PC

PROJECT: DESERT LANE MEDICAL OFFICE SPACE & RESIDENTIAL CONDOMINIUMS SHEET 771-2	QUAKER DEVELOPERS FULLSTONE TRUST JOSE BELLIEN DONALD DEVELOPMENT LLC CHAD VELLINO, P.E. CIVIL ENGINEER LLC 1401 S. VAN LEE, SUITE 100 CHANDLER, AZ 84924	REV # DATE DESCRIPTION	APPROVAL
SCALE: 1" = 20' JOB NO.: DRAWN BY: TSV CHECKED BY: CCV SHEET NO: 1 of 1			

A.P.N. 139-33-402-001
701 SHADOW LLC
PO (MD-2)

A.P.N. 139-33-402-011
JOHN C. WAWERNA
PO (P-0)

A.P.N. 139-33-402-019
JOHN C. WAWERNA
PO (P-0)

A.P.N. 139-33-402-020
UNIVERSITY BOARD OF REGENTS
PO (MD-1)

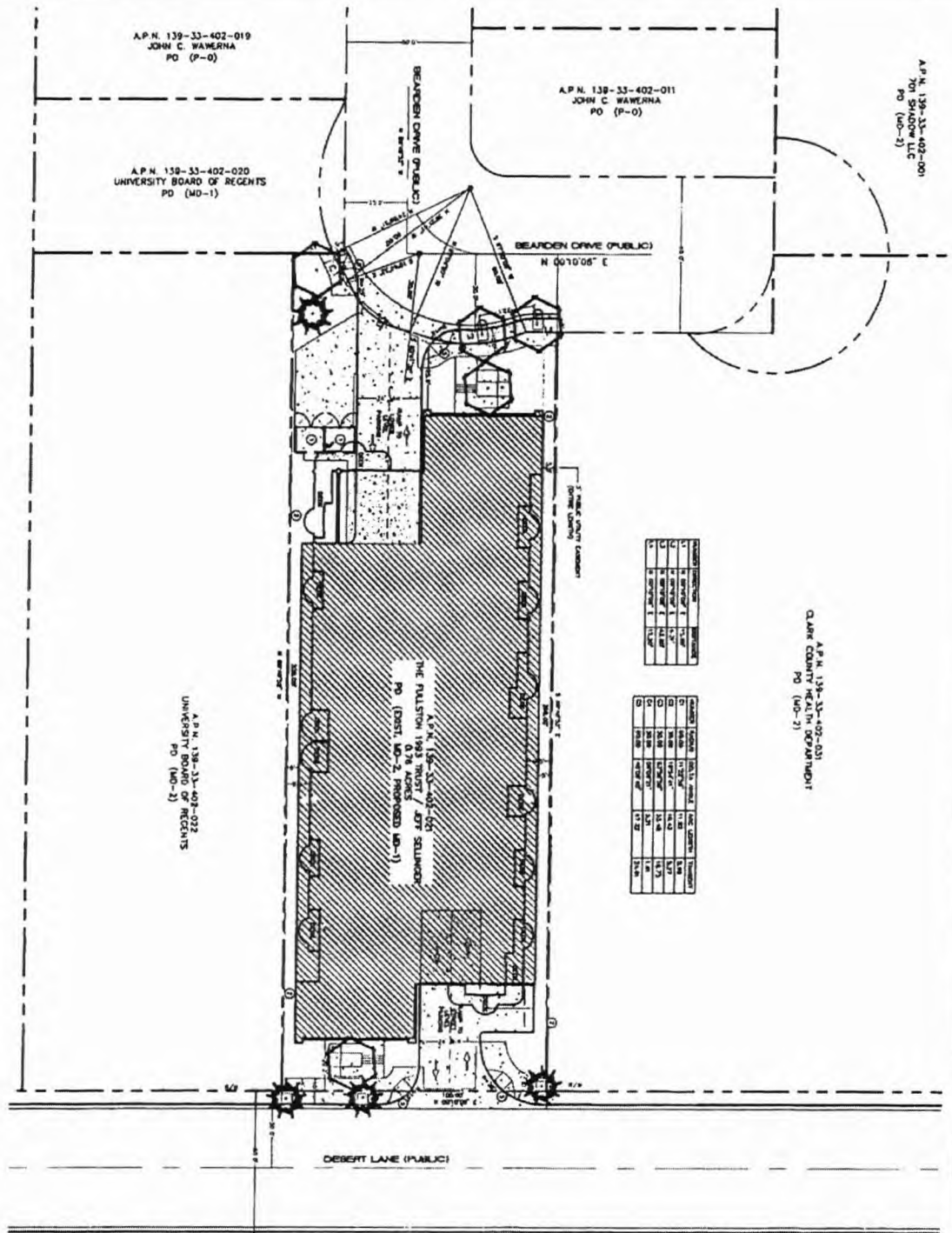
A.P.N. 139-33-402-022
UNIVERSITY BOARD OF REGENTS
PO (MD-2)

A.P.N. 139-33-402-031
CLARK COUNTY
PO (MD-2)

NO.	DESCRIPTION	AMOUNT
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2	2.0000	2.0000
3	3.0000	3.0000
4	4.0000	4.0000
5	5.0000	5.0000
6	6.0000	6.0000
7	7.0000	7.0000
8	8.0000	8.0000
9	9.0000	9.0000
10	10.0000	10.0000

NO.	DESCRIPTION	AMOUNT
1	1.0000	1.0000
2	2.0000	2.0000
3	3.0000	3.0000
4	4.0000	4.0000
5	5.0000	5.0000
6	6.0000	6.0000
7	7.0000	7.0000
8	8.0000	8.0000
9	9.0000	9.0000
10	10.0000	10.0000

A.P.N. 139-33-402-027
THE PALSTON TRUST
PO (DIST. MD-2, PROPOSED MD-1)



- PROPOSED CONSTRUCTION**
- 1. IMPROVED EXISTING LAND (AREA 1) (P-0) (MD-1)
 - 2. IMPROVED EXISTING LAND (AREA 2) (P-0) (MD-1)
 - 3. IMPROVED EXISTING LAND (AREA 3) (P-0) (MD-1)
 - 4. IMPROVED EXISTING LAND (AREA 4) (P-0) (MD-1)
 - 5. IMPROVED EXISTING LAND (AREA 5) (P-0) (MD-1)
 - 6. IMPROVED EXISTING LAND (AREA 6) (P-0) (MD-1)
 - 7. IMPROVED EXISTING LAND (AREA 7) (P-0) (MD-1)
 - 8. IMPROVED EXISTING LAND (AREA 8) (P-0) (MD-1)
 - 9. IMPROVED EXISTING LAND (AREA 9) (P-0) (MD-1)
 - 10. IMPROVED EXISTING LAND (AREA 10) (P-0) (MD-1)

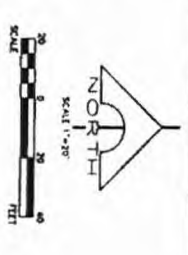
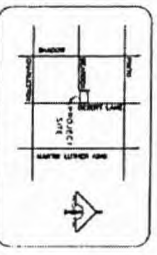
SYMBOL LEGEND

[Symbol]	IMPROVED EXISTING LAND (AREA 1) (P-0) (MD-1)
[Symbol]	IMPROVED EXISTING LAND (AREA 2) (P-0) (MD-1)
[Symbol]	IMPROVED EXISTING LAND (AREA 3) (P-0) (MD-1)
[Symbol]	IMPROVED EXISTING LAND (AREA 4) (P-0) (MD-1)
[Symbol]	IMPROVED EXISTING LAND (AREA 5) (P-0) (MD-1)
[Symbol]	IMPROVED EXISTING LAND (AREA 6) (P-0) (MD-1)
[Symbol]	IMPROVED EXISTING LAND (AREA 7) (P-0) (MD-1)
[Symbol]	IMPROVED EXISTING LAND (AREA 8) (P-0) (MD-1)
[Symbol]	IMPROVED EXISTING LAND (AREA 9) (P-0) (MD-1)
[Symbol]	IMPROVED EXISTING LAND (AREA 10) (P-0) (MD-1)

- PLANTING LEGEND**
- 1. 1" - 10" PLANTING (P-0) (MD-1)
 - 2. 1" - 10" PLANTING (P-0) (MD-1)
 - 3. 1" - 10" PLANTING (P-0) (MD-1)
 - 4. 1" - 10" PLANTING (P-0) (MD-1)
 - 5. 1" - 10" PLANTING (P-0) (MD-1)
 - 6. 1" - 10" PLANTING (P-0) (MD-1)
 - 7. 1" - 10" PLANTING (P-0) (MD-1)
 - 8. 1" - 10" PLANTING (P-0) (MD-1)
 - 9. 1" - 10" PLANTING (P-0) (MD-1)
 - 10. 1" - 10" PLANTING (P-0) (MD-1)

SITE INFORMATION

NEIGHBOR MAP



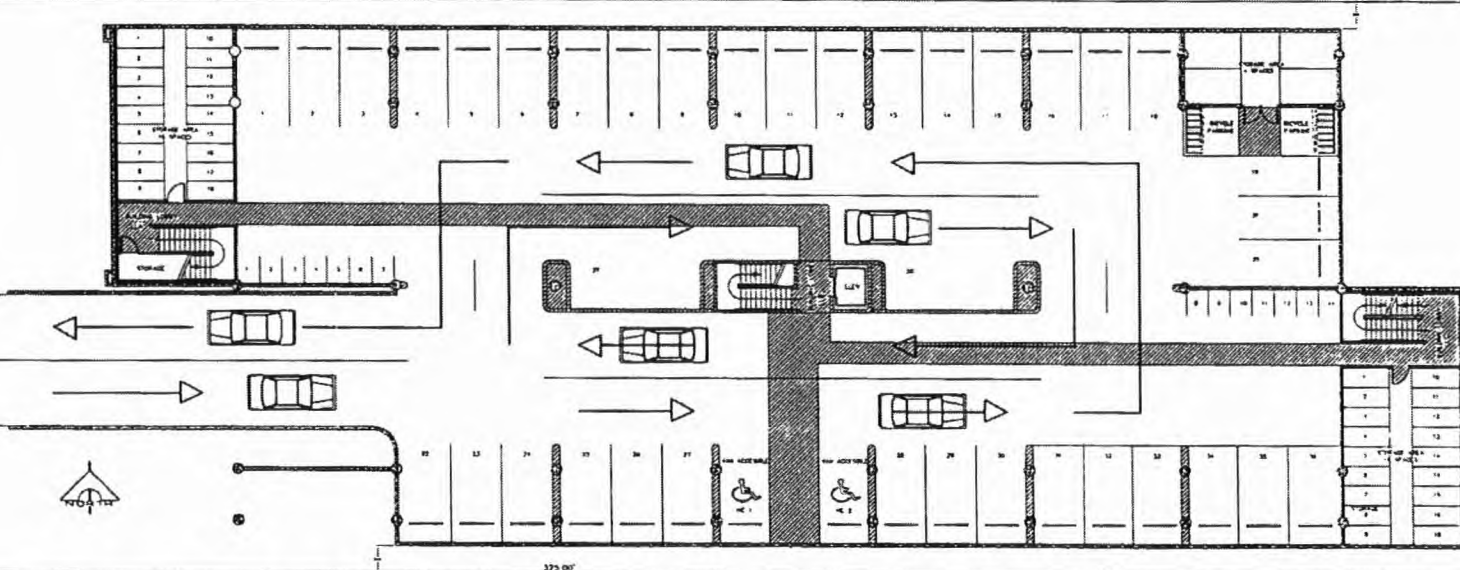
MOD-12919 SDR-12922

VAR-12925 REVISED
10/19/06 PC

AUG 23 2006

PROJECT: DESERT LANE MEDICAL OFFICE SPACE & RESIDENTIAL CONDOMINIUMS	DESIGNER: CHAD VELLUNGA, P.E. CIVIL ENGINEER LLC
LANDSCAPE PLAN	DATE: 10/19/06
SCALE: 1" = 20'	PROJECT NO: 12922
DESIGNED BY: TSV	CHECKED BY: CCV
DATE: 10/19/06	PROJECT NO: 12922

BEARDEN DR.



DESERT LN

REQUIRED PARKING

MEDICAL OFFICE AREA:
ONE SPACE FOR EVERY
200 SQ.FT. UP TO 2,000 SQ.FT. = 10 SPACES

ONE SPACE FOR EVERY
175 SQ.FT. OVER 2,000 SQ.FT.
 $7,350 / 175 = 42 \text{ SPACES}$
TOTAL = 52 SPACES

CONDOMINIUMS 30 TOTAL UNITS:
ONE SPACE PER UNIT = 30 SPACES
TOTAL REQUIRED FOR BUILDING = 82 SPACES

PROVIDED 82 SPACES

SITE AREA 31,885 +/- SQ.FT.
BUILDING FOOTPRINT 18,273 SQ.FT.
PROPOSED LOT COVERAGE 57.32%

PROPOSED BUILDING HEIGHT 55'
6,350 SQ.FT. MEDICAL OFFICE AREA
30 CONDOMINIUM UNITS TOTAL

STREET LEVEL - PARKING

SCALE 3/32" = 1'-0"

STANDARD PARKING	40
HANDICAP PARKING	2
TOTAL PARKING LOWER LEVEL	42
TOTAL STANDARD PARKING	78
TOTAL HANDICAP PARKING	2
TOTAL BUILDING PARKING	80
BICYCLE PARKING 14 TOTAL	
MOTOR CYCLE PARKING 28 TOTAL	
BUILDING STORAGE 40 LOWER PARKING LEVEL	
BUILDING STORAGE 36 STREET PARKING LEVEL	
TOTAL BUILDING STORAGE	76 SPACES

RECEIVED

AUG 23 2006

MOD-12919 SDR-12922
VAR-12925 REVISED
10/19/06 PC

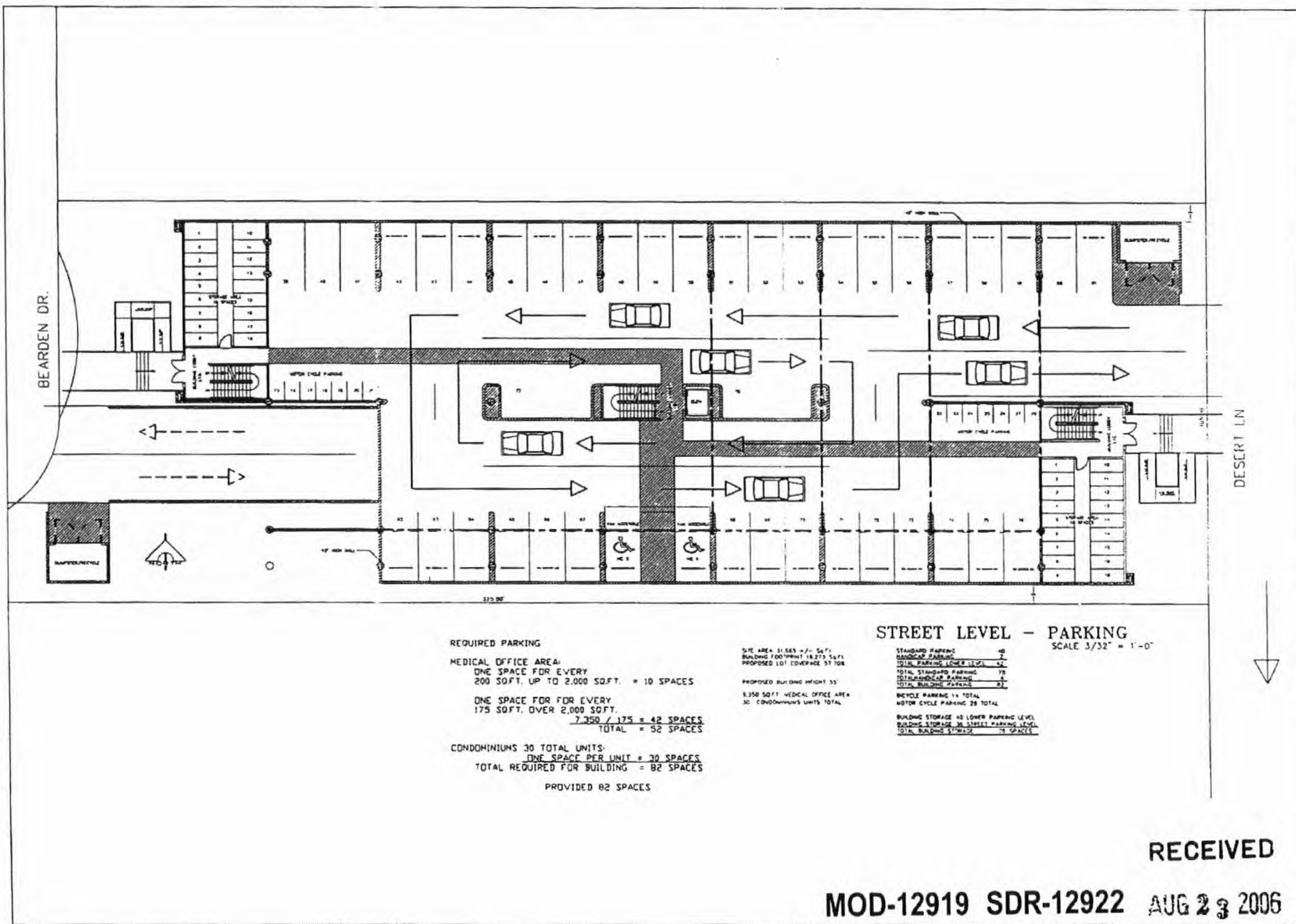
Drawing No.
A-1

CONTENTS

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
BUILDING FOR
Alex Azali
Dorsal Development LLC
PO Box 8155
Corpus Christi, Texas 78468

Medical Office /
Residence Building
728 Desert Lane
Las Vegas, Nevada 89001

LOT Design Group
Custom Design Service
LARRY O. THRONSEN
2000 W. Sahara Ave. Suite 100
Las Vegas, NV 89102-8732
Phone 415 640 8256 Cell 415 428 4814



LOT Design Group
Custom Design Service
LARRY O. THRONSDEN
2808-Bth Avenue West
Edmonds, WA 98026-8732
Phone 425 548 1226 Cell 425 128 4814



Medical Office /
Residence Building
728 Desert Lane
Las Vegas, Nevada 8901

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
BUILDING FOR
Alex Azadi
Dorsal Development LLC
PO Box 8155
Corpus Christi, Texas 78468

CONTENTS
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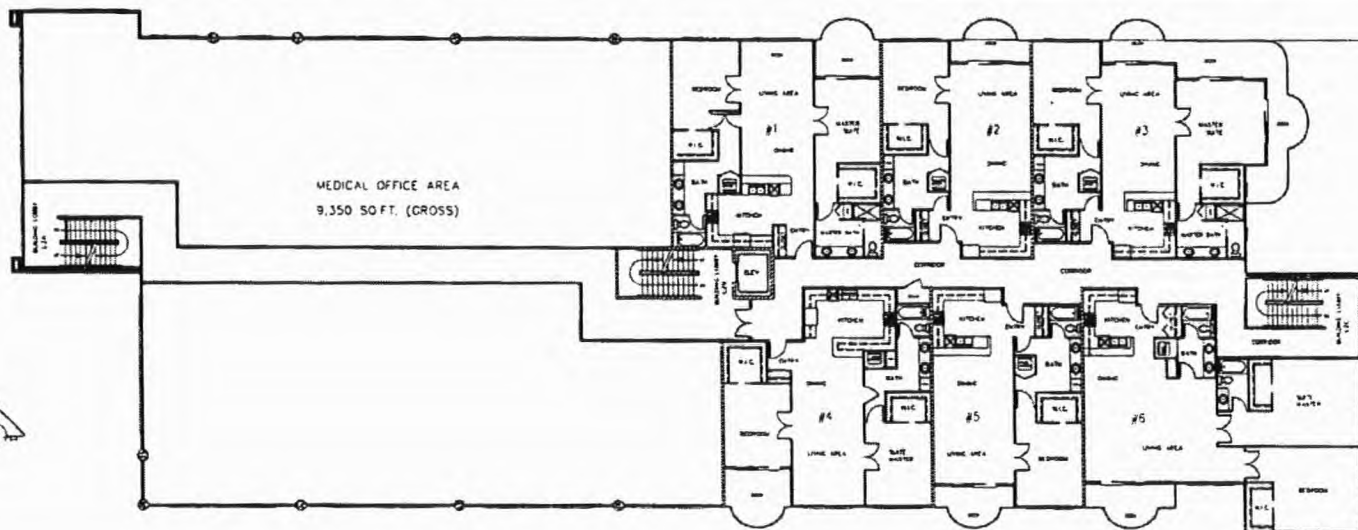
DATE
08/02/2006

Drawing No.
A-2

MOD-12919 SDR-12922 AUG 23 2006
VAR-12925 REVISED
10/19/06 PC

RECEIVED

BEARDEN DR.



DESERT LN.

SECOND LEVEL - MEDICAL OFFICES - CONDOMINIUMS

SCALE 3/32" = 1'-0"

REQUIRED PARKING
 MEDICAL OFFICE AREA:
 ONE SPACE FOR EVERY
 200 SQ. FT. UP TO 2,000 SQ. FT. = 10 SPACES
 ONE SPACE FOR EVERY
 175 SQ. FT. OVER 2,000 SQ. FT.
 $\frac{7,350}{175} = 42 \text{ SPACES}$
 TOTAL = 52 SPACES
 CONDOMINIUMS 30 TOTAL UNITS:
 ONE SPACE PER UNIT = 30 SPACES
 TOTAL REQUIRED FOR BUILDING = 82 SPACES
 PROVIDED 82 SPACES

9,350 SQ. FT. MEDICAL OFFICE AREA
 6 CONDOMINIUMS UNITS

MOD-12919 SDR-12922 **RECEIVED**
 VAR-12925 **REVISED** AUG 23 2006
 10/19/06 PC

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
 BUILDING FOR
 Alex Azoli
 Dorsal Development LLC
 PO Box 8155
 Corpus Christi, Texas 78468

CONTENTS

DATE
 08/02/2006

Drawing No.

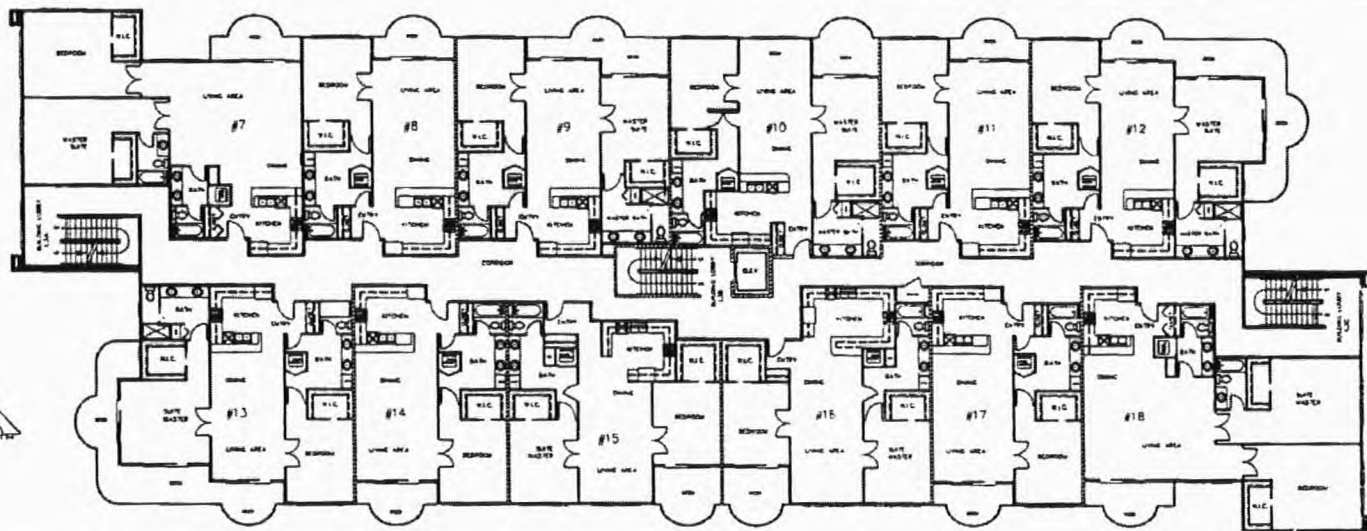
A-3

Medical Office /
 Residence Building
 728 Desert Lane
 Las Vegas, Nevada 8901

LOT Design Group
 Custom Design Service
LARRY O. THRONDSSEN
 2830 38th Avenue West
 Everett, WA 98203-6233
 Phone 425 640 6118 Cell 425 416 1811



BEARDEN DR.



THIRD LEVEL - CONDOMINIUMS

SCALE 3/32" = 1'-0"

REQUIRED PARKING

MEDICAL OFFICE AREA:
 ONE SPACE FOR EVERY
 200 SQ.FT. UP TO 2,000 SQ.FT. = 10 SPACES
 ONE SPACE FOR EVERY
 175 SQ.FT. OVER 2,000 SQ.FT.
 $7,350 / 175 = 42 \text{ SPACES}$
 TOTAL = 52 SPACES

CONDOMINIUMS 30 TOTAL UNITS:
 ONE SPACE PER UNIT = 30 SPACES
 TOTAL REQUIRED FOR BUILDING = 82 SPACES
 PROVIDED 82 SPACES

12 CONDOMINIUMS UNITS

DESERT LN.



LD Design Group
 Carsona Design Service
LARRY O. THRONSEN
 2020 48th Avenue NW
 Grand Rapids, MI 49503
 Phone 616-459-8258 Fax 616-459-8311



Medical Office /
 Residence Building
 728 Desert Lane
 Las Vegas, Nevada 8901

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
 BUILDING FOR
 Alex Azoli
 Dorsal Development LLC
 PO Box 8155
 Corpus Christi, Texas 78468

CONTENTS

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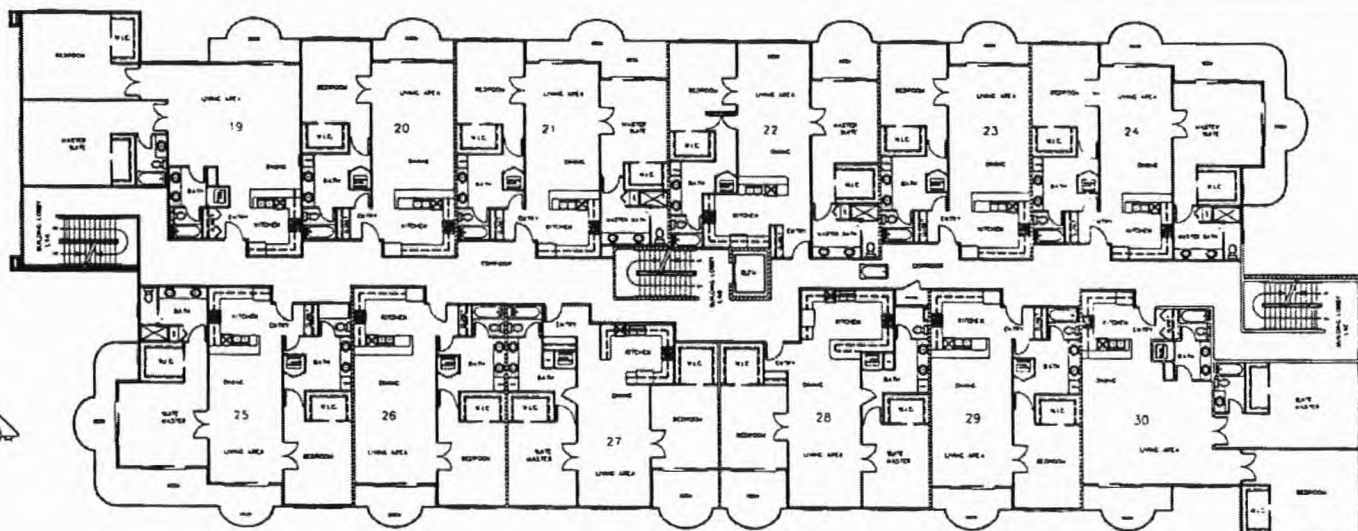
DATE
 08/02/2006

Drawing No.
 A-4

MOD-12919 SDR-12922
 VAR-12925 REVISED
 10/19/06 PC

RECEIVED
 AUG 23 2006

BEARDEN DR.



DESERT LN.

FOURTH LEVEL - CONDOMINIUMS

SCALE 3/32" = 1'-0"

REQUIRED PARKING

MEDICAL OFFICE AREA
 ONE SPACE FOR EVERY
 200 SQ.FT. UP TO 2,000 SQ.FT. = 10 SPACES
 ONE SPACE FOR EVERY
 175 SQ.FT. OVER 2,000 SQ.FT.
 $\frac{7,350}{175} = 42 \text{ SPACES}$
 TOTAL = 52 SPACES

CONDOMINIUMS 30 TOTAL UNITS
 ONE SPACE PER UNIT = 30 SPACES
 TOTAL REQUIRED FOR BUILDING = 82 SPACES

PROVIDED 82 SPACES

12 CONDOMINIUMS UNITS

MOD-12919 SDR-12922 RECEIVED
 VAR-12925 REVISED AUG 23 2006
 10/19/06 PC

LOI Design Group
 Custom Design Service
 LARRY O. THRONDSSEN
 22010 West Avenue 004
 Reno, NV 89506-2311
 Phone: 775 425 2250 Fax: 775 425 4811



Medical Office /
 Residence Building
 728 Desert Lane
 Las Vegas, Nevada 8901

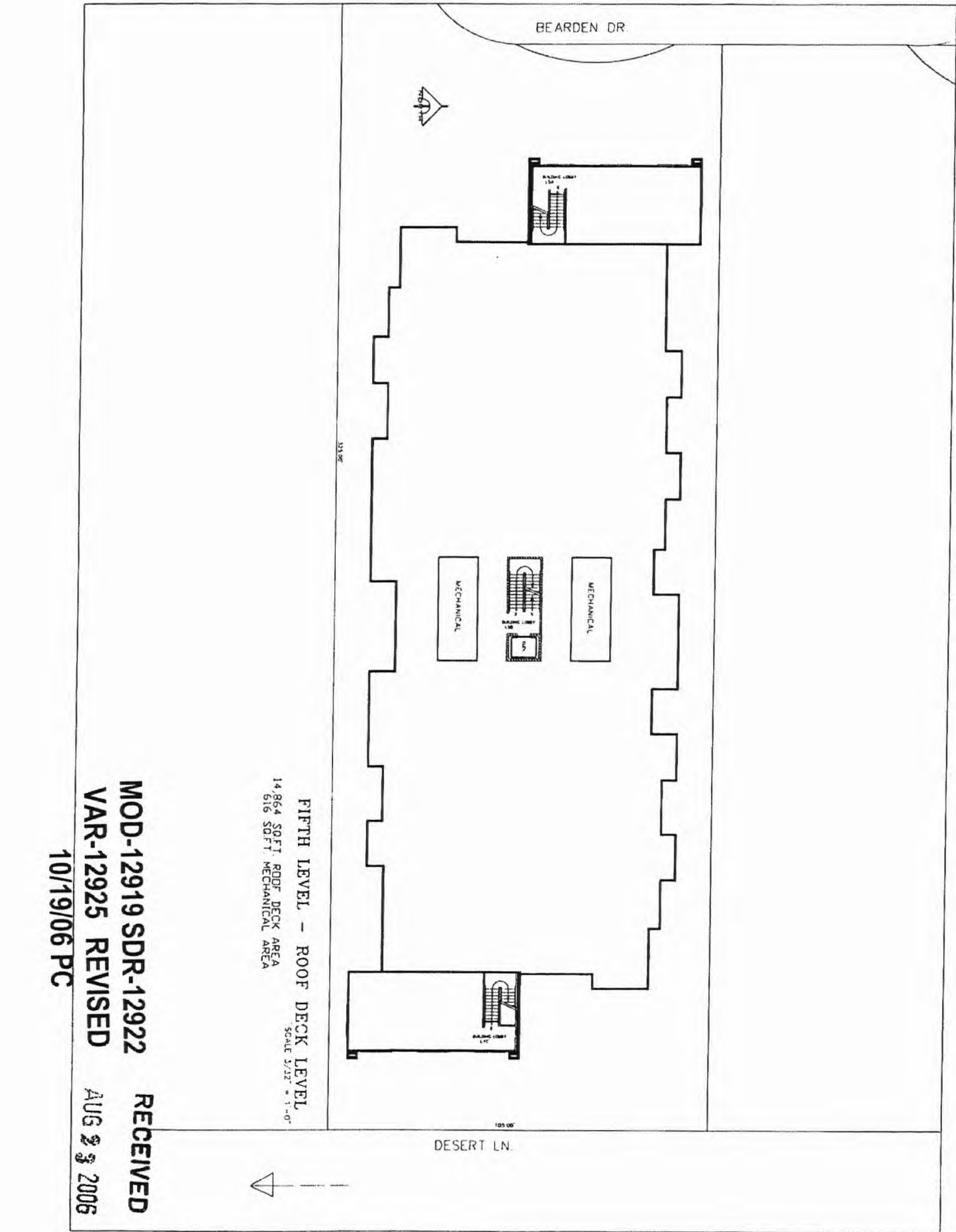
PROPOSED NEW MEDICAL OFFICE / RESIDENCE
 BUILDING FOR
 Alex Azah
 Dorso Development LLC
 PO Box 8155
 Corpus Christi, Texas 78468

CONTENTS



DATE
 08/02/2006

Drawing No.
 A-5



FIFTH LEVEL - ROOF DECK LEVEL
 14,864 SQ. FT. ROOF DECK AREA
 616 SQ. FT. MECHANICAL AREA
 SCALE 3/32" = 1'-0"

MOD-12919 SDR-12922
 VAR-12925 REVISED
 10/19/06 PC
 RECEIVED
 AUG 23 2006

Drawing No. A-6	DATE 08/02/2006	CONTENTS 	PROPOSED NEW MEDICAL OFFICE / RESIDENCE BUILDING FOR: Alex Azuli Dorsal Development LLC. PO Box 8155 Corpus Christi, Texas 78468	Medical Office / Residence Building 728 Desert Lane Las Vegas, Nevada 8901	 LARRY O. THRONDSSEN Custom Design Service 22630 98th Avenue West Edmonds, WA 98026-8237 Phone 425-648-8258 Cell 425-478-4814
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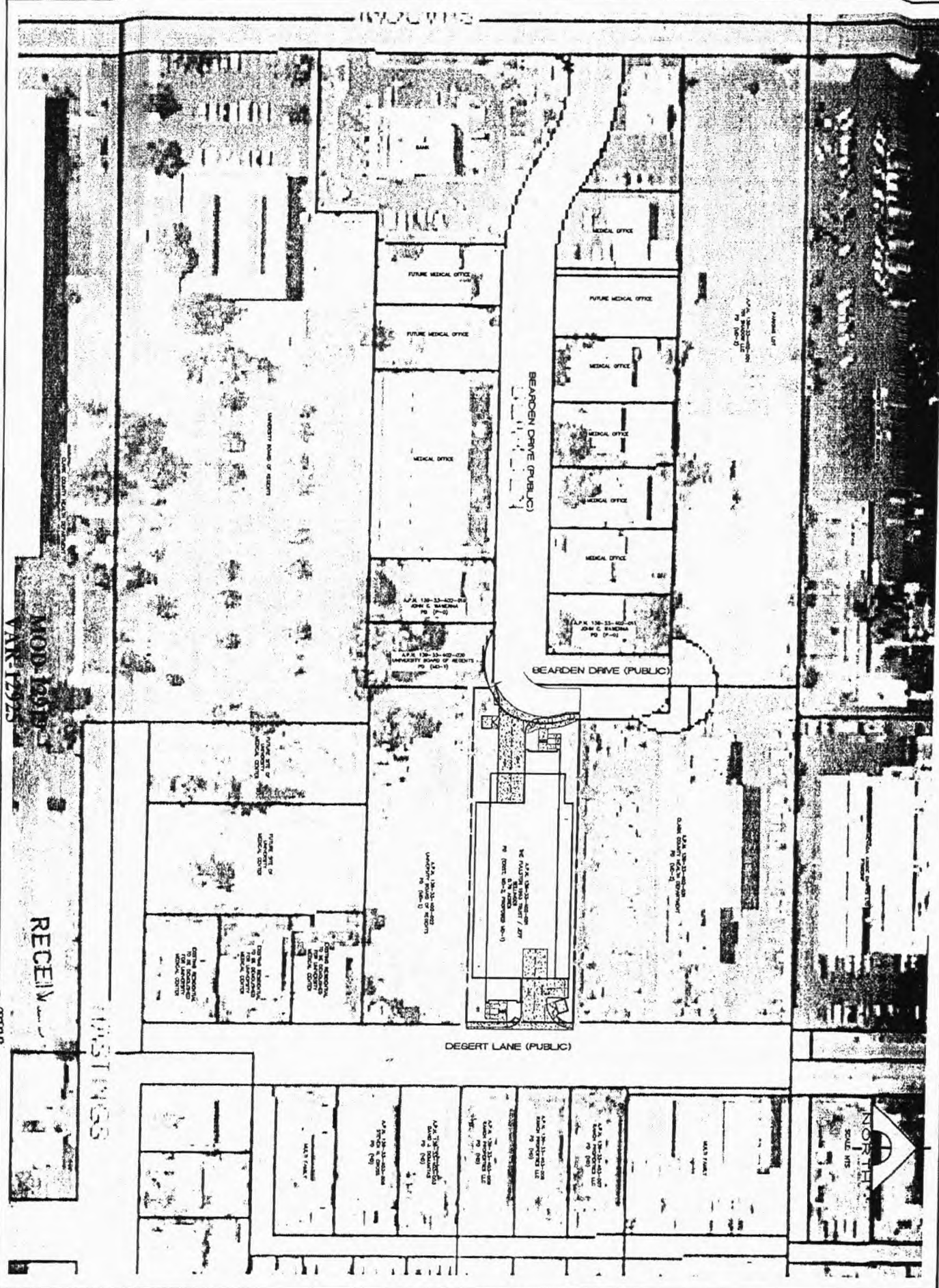
SDR-12922
06-08-06 PC

MAY 08 2008

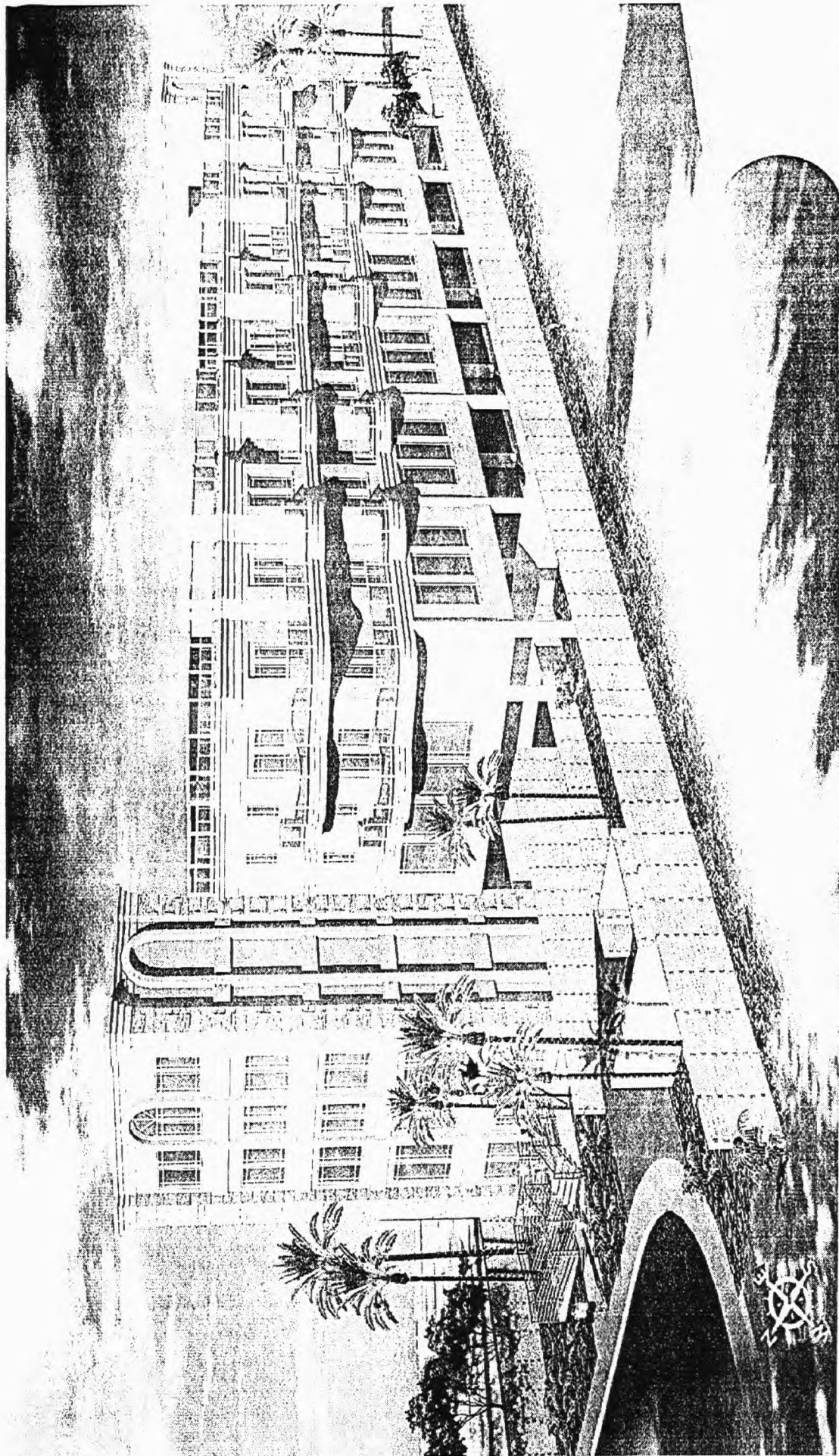
MOD-12922
VAR-12922

RECEIVED

PLANNING



PROJECT DESERT LANE MEDICAL OFFICE SPACE & RESIDENTIAL CONDOMINIUMS		OWNER/DEVELOPER FULLSTONE TRUST JEFF DELLINGER DORRAL DEVELOPMENT LLC. CHAD VELLINGA, P.E. CIVIL ENGINEER LLC.		REVIEW <table border="1"> <tr> <th>REV</th> <th>BY</th> <th>DATE</th> <th>DESCRIPTION</th> <th>APPROVAL</th> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>		REV	BY	DATE	DESCRIPTION	APPROVAL																																			
REV	BY	DATE	DESCRIPTION	APPROVAL																																									
SHEET TITLE VICINITY MAP		1000 S. VALLEY VIEW BLVD LAS VEGAS, NV 89102		702.400.5410 FAX 702.400.5412																																									
SCALE N.T.S.		DATE MAY 08 2008		BY CCV																																									
NO. 1 of 1		DATE MAY 08 2008		BY CCV																																									



MOD-12919
VAR-12925
SDR-12922
06-08-06 PC
REVISED 05-08-06

DESERT LANE
MEDICAL OFFICE & RESIDENTIAL CONDOMINIUMS
LAS VEGAS, NEVADA

RECEIVED

MAY 08 2006



WEST ELEVATION - BEARDEN DR.
EAST ELEVATION - DESERT LN. (SIMILAR)

DESERT LANE - MEDICAL OFFICES & CONDOMINIUMS

13,465 SQ.FT. MEDICAL OFFICE AREA / 24 RESIDENTIAL CONDOMINIUMS



SOUTH ELEVATION
NORTH ELEVATION (SIMILAR)

MOD-12919
VAR-12925
SDR-12922
06-08-06 PC
REVISED 05-08-06

RECEIVED

MAY 08 2006

LOT Design Group
Custom Design Service
LARRY Q. THRONDSSEN
7240 88th Avenue West
Edmonds, WA 98026-0221
Phone 425.648.8296 Cell 425.478.4814



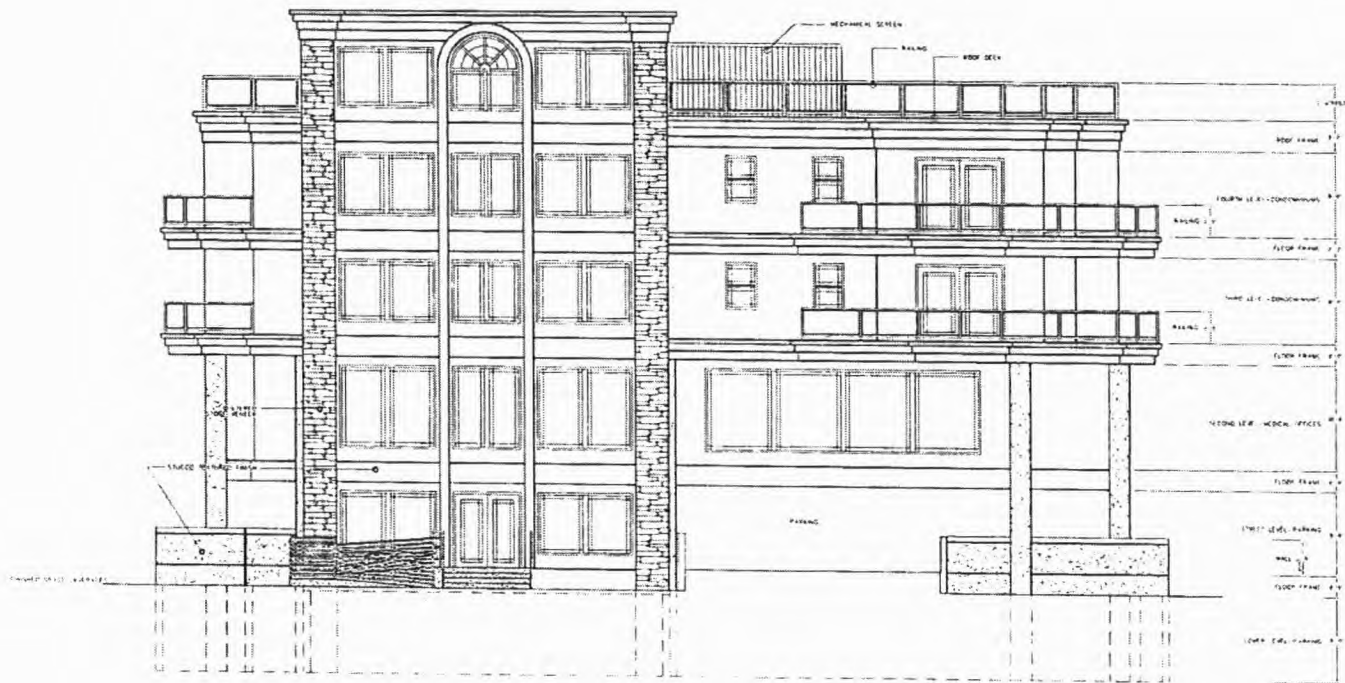
Medical Office /
Residence Building
728 Desert Lane
Las Vegas, Nevada 8901

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
BUILDING FOR:
Alex Azali
Dorsal Development LLC,
PO Box 8155
Corpus Christi, Texas 78468

CONTENTS
ELEVATIONS

DATE:
06/06/2006

Drawing No.
CS



WEST ELEVATION - BEARDEN DR.
EAST ELEVATION - DESERT LN. (SIMILAR)

SCALE 3/16" = 1'-0"/24x36
SCALE 3/32" = 1'-0"/12x18

MOD-12919
VAR-12925
SDR-12922
06-08-06 PC
REVISED 05-08-06

RECEIVED

MAY 08 2006

LOT Design Group
Custom Design Service
LARRY O. THRONDSSEN
28010 8th Avenue West
Edmonds, WA 98026-4232
Phone 425 549 5255 Fax 425 478 4614



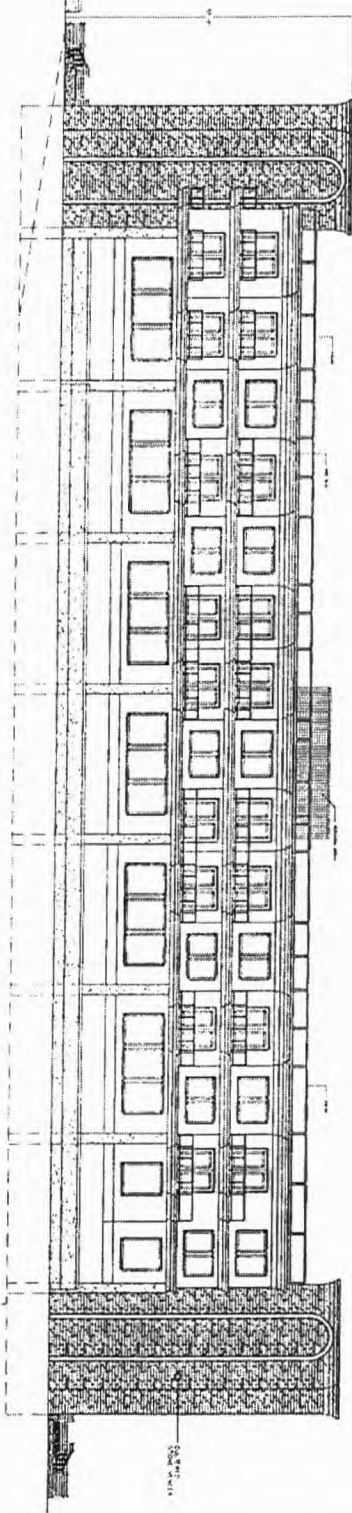
Medical Office /
Residence Building
728 Desert Lane
Las Vegas, Nevada 8901

MANAGER NEW MEDICAL OFFICE / RESIDENCE
BUILDING
Alex Azali
Dorsal Development LLC
PO Box 8155
Corpus Christi, Texas 78468

CONTENTS
WEST ELEVATION

DATE
05/06/2006

Drawing No.
A-7



SOUTH ELEVATION
NORTH ELEVATION (SIMILAR)

SCALE 3/32" = 1'-0" / 3/16" = 1'-0" / 1/8" = 1'-0"

RECEIVED

MAY 08 2006

MOD-12919
VAR-12925
SDR-12922
06-08-06 PC
REVISED 05-08-06



LOT Design Group
Custom Design Service
LARRY O. THRONSEN
22630 86th Avenue West
Edmonds, WA 98026-8232
Phone 425.840.8258 Cell 425.478.4814

Medical Office /
Residence Building
728 Desert Lane
Las Vegas, Nevada 8901

PROPOSED NEW MEDICAL OFFICE / RESIDENCE
BUILDING FOR
Alex Azali
Dorsal Development L.L.C.
PO Box 8155
Corpus Christi, Texas 78468

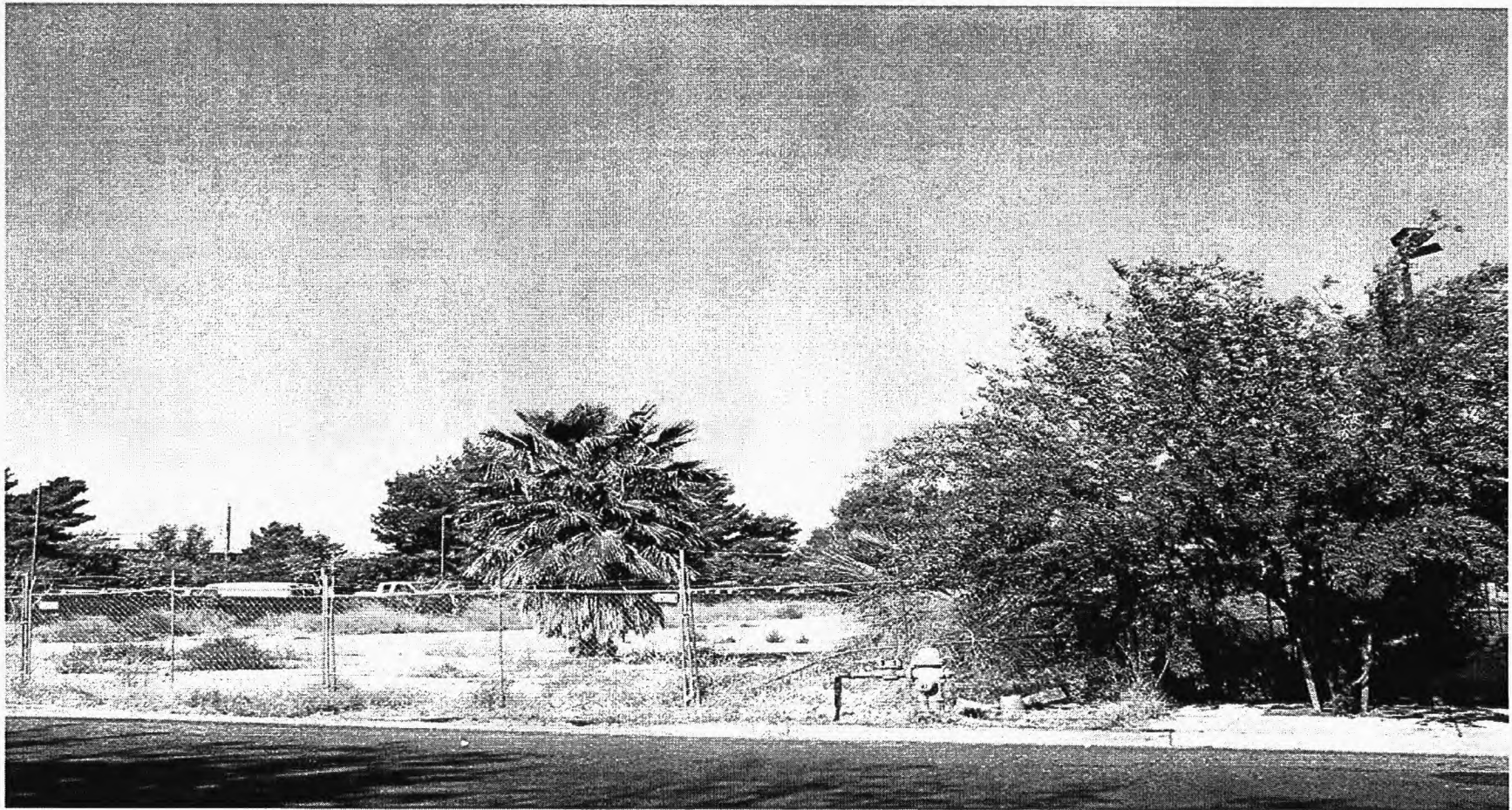
CONTENTS
SOUTH ELEVATION

DATE
04/10/2006

Drawing No.
A-8

SDR 12922				
Dorsal Development, LLC				
728 Desert Lane				
Proposed 13.465 thousand square foot medical office development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	24	5.86	141
AM Peak Hour			0.44	11
PM Peak Hour			0.52	12
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	13.465	36.13	486
AM Peak Hour			2.48	33
PM Peak Hour			3.72	50
(heaviest 60 minutes)				
Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	13.465		627
AM Peak Hour				44
PM Peak Hour				63
(heaviest 60 minutes)				
Existing traffic on all nearby streets: No count data available for Bearden and Desert				
Charleston Boulevard				
Average Daily Traffic (ADT)	49,880			
PM Peak Hour	3990			
(heaviest 60 minutes)				
Shadow Lane				
Average Daily Traffic (ADT)	7,350			
PM Peak Hour	588			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Charleston Boulevard	49000			

Shadow Lane	24450			
This project will add approximately 627 trips per day on Charleston, Shadow, Desert and Bearden. This will increase expected volumes by about 1 percent on Charleston and 9 percent on Shadow. Charleston is over capacity and Shadow is at about 30 percent of capacity. Counts are not available for Desert or Bearden, but they are believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 63 additional cars into the area; which works out to about one every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



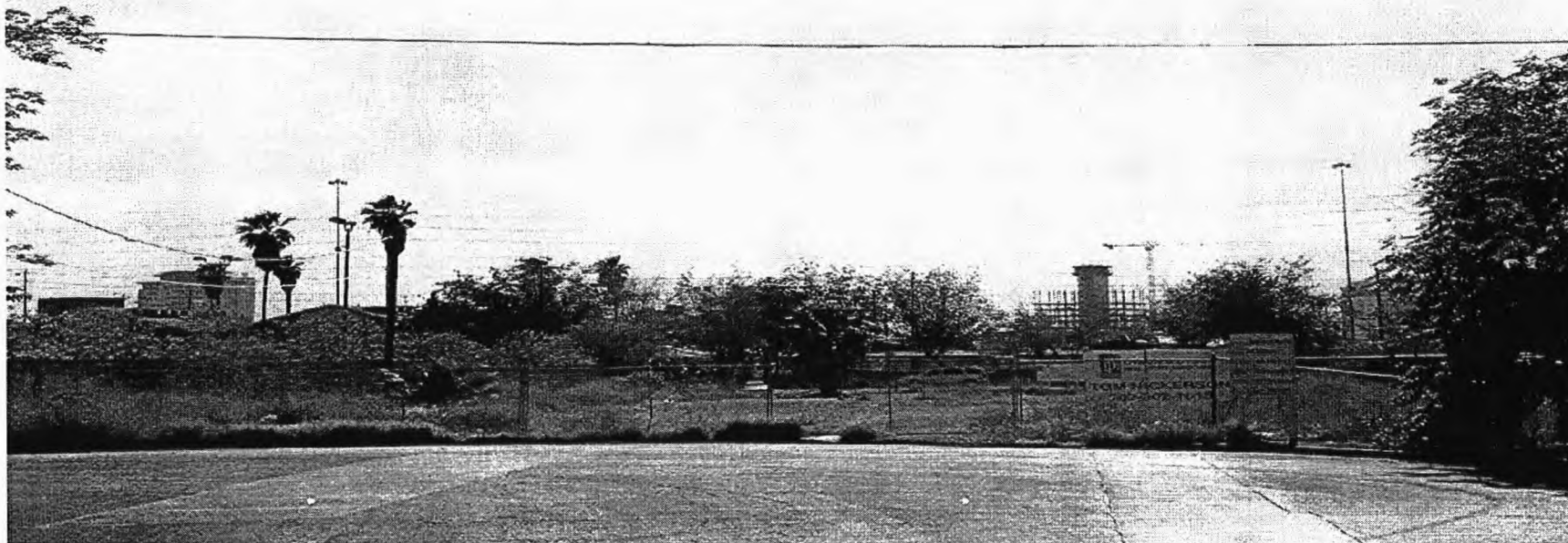
MOD-12919, VAR-12925 & SDR-12922 - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER:
FULLSTONE 1993 TRUST AND JEFF SELLINGER
728 DESERT LANE
AUGUST 24, 2006 PLANNING COMMISSION

05/4/06



MOD-12919, VAR-12925, SUP-16246 & SDR-12922 - APPLICANT: DORSAL DEVELOPMENT, LLC -
OWNER: FULLSTONE 1993 TRUST AND JEFF SELLINGER
728 DESERT LANE
OCTOBER 19, 2006 PLANNING COMMISSION

05/4/06



MOD-12919, VAR-12925, SUP-16246 & SDR-12922 - APPLICANT: DORSAL DEVELOPMENT, LLC -
OWNER: FULLSTONE 1993 TRUST AND JEFF SELLINGER
728 DESERT LANE
OCTOBER 19, 2006 PLANNING COMMISSION

05/4/06



MOD-12919, VAR-12925, SUP-16246 & SDR-12922 - APPLICANT: DORSAL DEVELOPMENT, LLC -
OWNER: FULLSTONE 1993 TRUST AND JEFF SELLINGER
728 DESERT LANE
OCTOBER 19, 2006 PLANNING COMMISSION

05/4/06

CHAD VELLINGA, P.E.

CIVIL ENGINEER

3311 S. RAINBOW, STE. 129
LAS VEGAS, NV 89146

April 10, 2006

(702) 949-2900
FAX (702) 949-2901

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

RE: JUSTIFICATION LETTER
VARIANCE ON-SITE PARKING
DESERT LANE MEDICAL OFFICES & RESIDENTIAL CONDOMINIUMS

Dear Current Planning,

The owners and applicant of the property located at 728 Desert Lane also identified as APN: 139-33-402-021, have requested that we present and submit this application for a Variance for the required onsite parking for the mixed use develop of medical offices and residential condominiums.

This Development will provide a total of 85 on-site parking spaces where 99 spaces would typical be required if the respective uses were not mixed.

The medical offices require a total of 75 parking spaces and the residential condominiums require 24 parking spaces. The parking demand for the medical office space will occur between the hours of 8:00 a.m. and 5:00 p.m. The demand for the residential condominiums will occur between the hours of 5:15 p.m. to 7:15 a.m. and on weekends. The demand for each use occurs at different times of the day. The parking provided will provide adequate service for each type of use.

In addition this development is providing 6 motorcycle spaces where none are required, and providing 12 additional bicycle spaces. Thus the site will have a total of 108 mixed parking spaces.

If you have any questions please do not hesitate to call.

Sincerely,


Chad Vellinga, P.E.

SDR-12922
10/19/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-16483 - PUBLIC HEARING - APPLICANT: PAWN PLACE - OWNER: DECATUR REAL ESTATE HOLDINGS, LLC - This is an appeal of the denial by the Planning Commission of a request for a Special Use Permit FOR A PAWN SHOP AND WAIVERS OF THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM SIX SIMILAR USES at 1940 North Decatur Boulevard (APN 139-19-301-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning Commission (5-2 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-2 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Appeal letter filed by Bill Curran
6. Submitted after final agenda - Letter to withdraw appeal by Maren Parry and protest letters
7. Backup referenced from the 10-19-06 Planning Commission Meeting Item 60

Motion made by GARY REESE to Strike Item 73 [4401 Cory Place]; HOLD IN ABEYANCE Item 85 [ZON-13896], Item 86 [VAR-13900], Item 87 [SUP-13902], Item 88 [SUP-13903] and Item 89 [SDR-13904] to 01/17/2007; Item 93 [ZON-15031], Item 94 [SDR-15030] and Item 101 [SUP-15347] to 12/06/2006; and Item 102 [SDR-15747] to 12/20/2006; TABLE Item 90 [ZON-14344], Item 91 [VAR-15323] and Item 92 [SDR-14353]; and WITHDRAW THE APPEAL of Item 116 [SUP-16483]

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

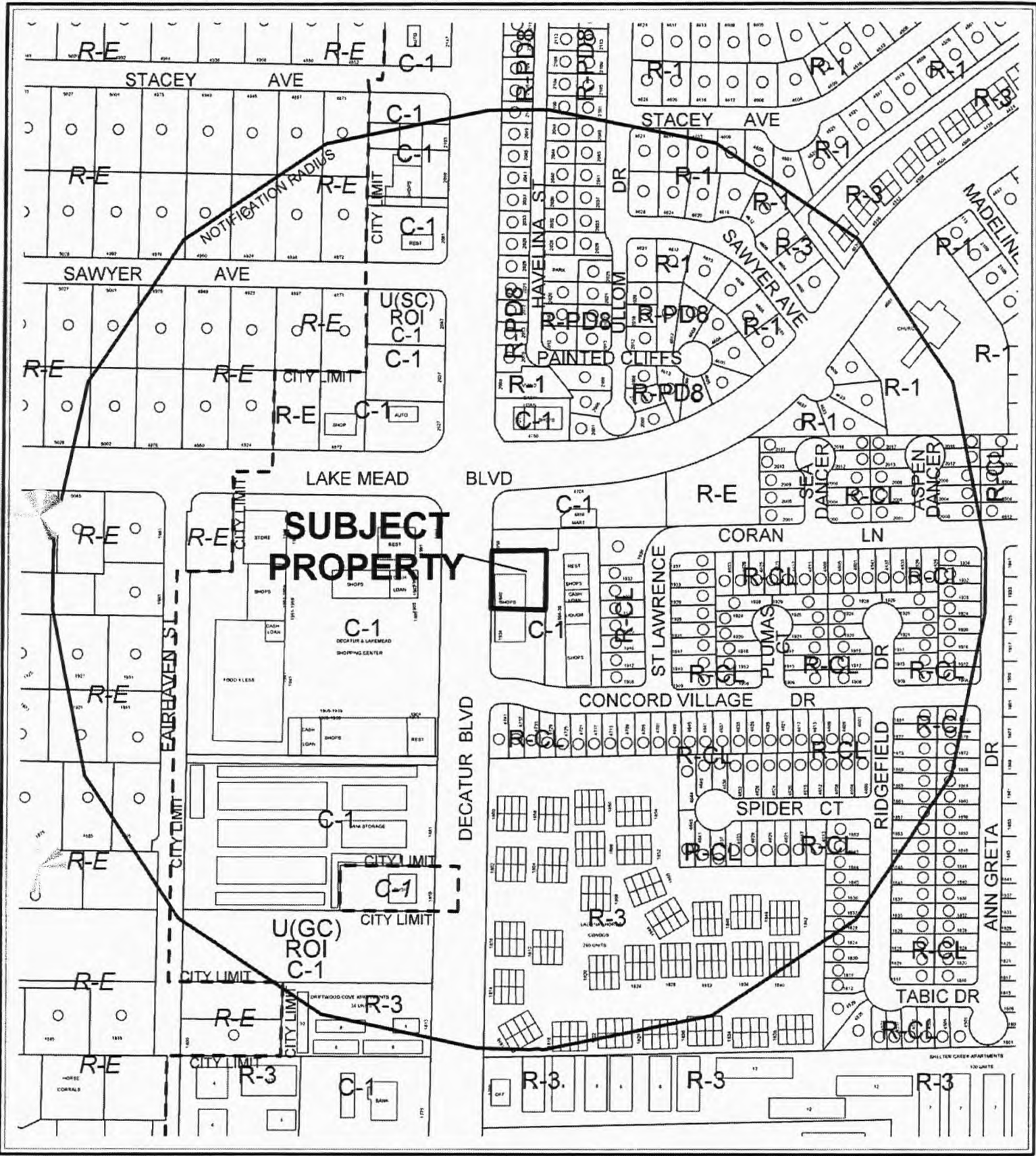
LOIS TARKANIAN, LAWRENCE WEEKLY, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-LARRY BROWN)

CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

Minutes:

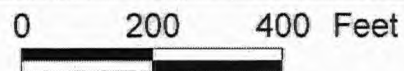
See Item 70 for related discussion.





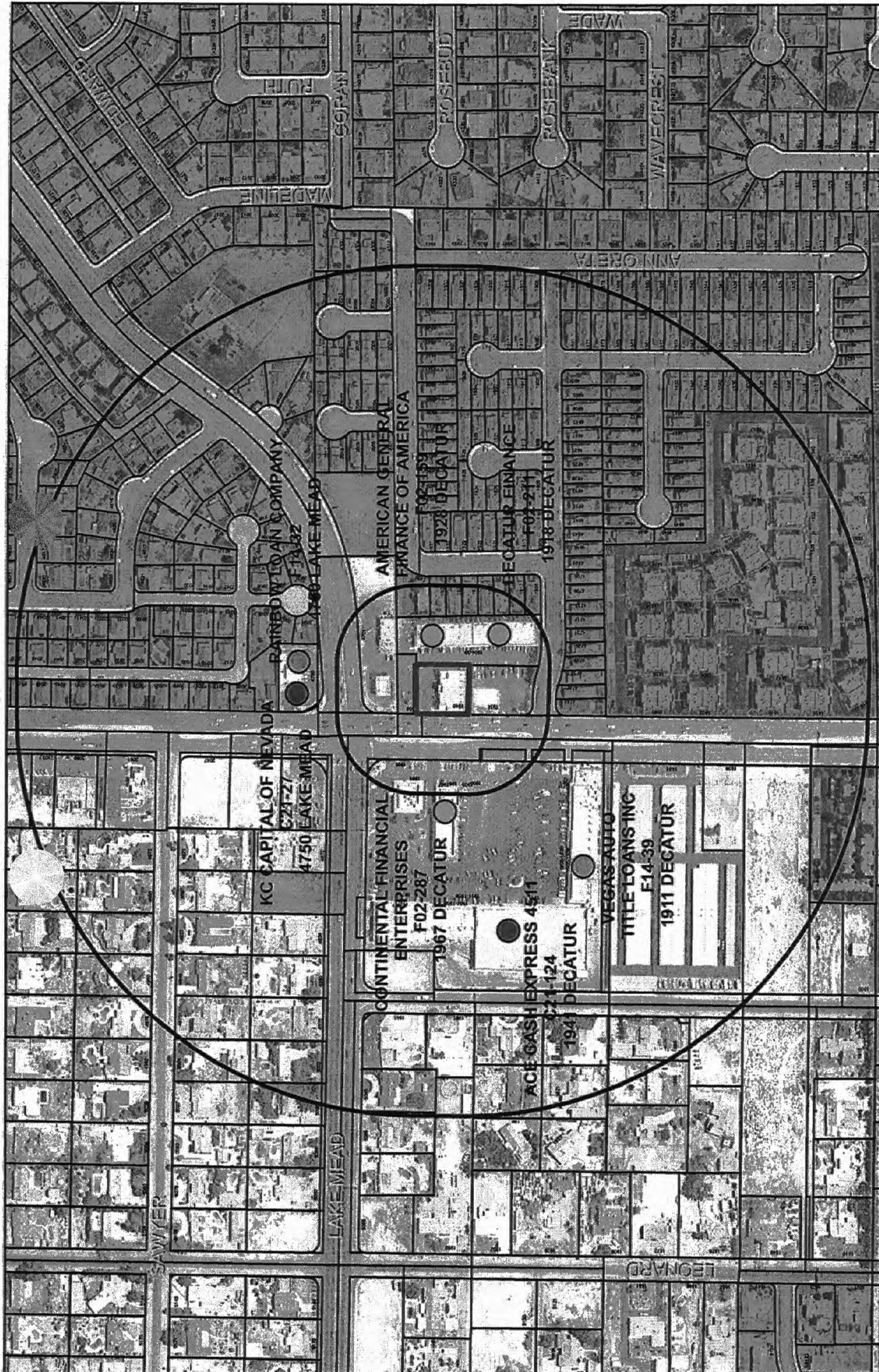
CASE: **SUP-16483**
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)





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





SUP-16483
Pawnshops

Financial Business Locations

- Finance Company
- Automobile Title Loan
- Pawnbroker
- Financial Institution, Specified (Check Cashing Service)
- Financial Institution, Specified (Check Cashing Service with Gross)

- Subject Property
- Residential Property
- Buffer



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-16483 - APPLICANT: PAWN PLACE - OWNER:
DECATUR REAL ESTATE HOLDINGS, LLC**

**** CONDITIONS ****

The Planning Commission (5-2/bg/rt vote) and staff recommend DENIAL.

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Pawn Shop use.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
4. The use shall comply with the applicable requirements of LVMC Chapter 6.60.
5. No outdoor display, sales or storage of any merchandise shall be permitted.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is an appeal of the denial by the Planning Commission of a request for a Special Use Permit for a Pawn Shop and Waivers of the 200-foot distance separation requirement from a residential use and of the 1,000-foot distance separation requirement from six similar uses at 1940 North Decatur Boulevard.

The applicant seeks approval of a Special Use Permit for a Pawn Shop to be located in a commercial building in an existing shopping center on the southeast corner of Lake Mead Boulevard and Decatur Boulevard. The subject site does not meet the minimum distance requirements from residential use as the parcel is located zero feet from the boundary of a single-family residential development to the east. Additionally, six Financial Institution, Specified uses are located less than 1,000 feet from the proposed use.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/18/84	The City Council approved a Rezoning (Z-0014-84) on the site from R-E (Residence Estates) to C-1 (Limited Commercial).
03/18/87	The City Council approved a Plot Plan review of the subject site.
12/17/87	The City Council approved a SP-0002-87, a Shared parking agreement between the property owners of the commercial parcels around, and including, and the subject site. The agreement pertains to the commercial development that is located between Lake Mead Boulevard to the north, Decatur Boulevard to the west, and Concord Drive to the south. The parking agreement was approved, but never recorded.
04/06/88	The City Council approved a Reinstatement and Extension of Time for the subject site.
8/22/89	The Planning Commission approved a Review of Condition (conditions #5 and #7 of approved Plot Plan Review to allow a six-foot slump stone wall and 10-foot setbacks adjacent to Concord Village Drive).
02/12/04	The Planning Commission tabled a request for a Site Development Plan Review (SDR-2997) for a 6,500 square-foot general retail building and a reduction of the front yard setback to allow 10 feet where 20 feet is the minimum required, a reduction in the side yard setback to allow 5 feet where 10 feet is the minimum required, and a reduction in the required amount of perimeter landscaping.
04/06/05	The Planning Commission tabled a request for a Site Development Plan Review (SDR-6025) and Waivers of front setback, foundation, buffer, and parking lot landscaping standards on 0.83 acres adjacent to the northeast corner of Decatur Boulevard and Concord Village Drive.

10/19/06	The Planning Commission voted 5-2/bg/rt to recommend DENIAL (PC Agenda Item #60/jm).
Related Building Permits/Business Licenses	
02/01/05	1918 Decatur – Decatur Finance
10/01/05	1928 Decatur – American General Finance of America
Pre-Application Meeting	
8/15/06	A pre-application meeting was held to discuss the requirements for a Special Use Permit for a pawn shop at the proposed location. In addition, the applicant was informed that this would constitute a project of regional significance, as well as require waivers for the distance requirements for residential uses and financial institution, specified.
Neighborhood Meeting	
	A neighborhood meeting was not held, nor was one required.

Details of Application Request	
Site Area	
Net Acres	2.84

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Convenience Store w/ gasoline	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single Family Residential	ML (Medium Low Density Residential)	R-CL (Single Family Compact Lot)
East	Single Family Residential	ML (Medium Low Density Residential)	R-CL (Single Family Compact Lot)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Pawn Shop	200-Feet from any parcel zoned or used for residential use. 1,000-Feet from any other pawn shop or specified financial institution.	The subject site does not meet the minimum distance requirements from residential use as the parcel is located zero feet from the boundary of a single-family residential development to the east. Additionally, six financial institution specified are located less than 1,000 feet from the proposed use: • 1911 Decatur – Vegas Auto Title Loans • 1918 Decatur – Decatur Finance • 1928 Decatur – American General Finance of America • 1941 Decatur – Ace Cash Express • 1967 Decatur – Cashland • 4750 W. Lake Mead – Rainbow Loan

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	26,100	1 per 250	100	5	145	5	Y
SubTotal			100	5	145	5	
TOTAL			105		150		

ANALYSIS

The applicant seeks approval of a Special Use Permit for a Pawn Shop to be located in a 6,000 square foot commercial building in an existing shopping center on the southeast corner of Lake Mead Boulevard and Decatur Boulevard. The proposed Pawn Shop does not meet the distance separation requirement from residential property nor from a financial institution, specified. A waiver of these requirements has been requested.

- Zoning

The existing zoning is C-1 (Limited Commercial). This zoning is appropriate for the General Plan Land Use designation of C (Commercial). The proposed Pawn Shop use is allowed under that designation with approval of a Special Use Permit.

- Use

Pawn Shop is defined as follows:

A facility (other than a bank, saving and loan or mortgage banking company) used for the business of lending money on the security of pledged goods or for the business of the purchase of tangible personal property on the condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.

The use as proposed by the applicant will meet this definition as outlined in the Code, and is a permitted use in the C-1 (Limited Commercial) Zoning district with a Special Use Permit as sought by this application.

- Conditions

Pursuant to Title 19.04.050 the following conditions must be met for a Pawn Shop:

- The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
- No outdoor display, sales or storage of any merchandise shall be permitted.
- No pawn shop shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.

The proposed Pawn Shop use will be established in an existing building and will be compatible with the adjacent commercial uses. The proposed use will not be in conformance with the requirements set forth in Title 19. This request will require a Waiver from the separation requirement from residential land uses.

In addition, the applicant is seeking Waivers from the separation requirement of 1,000 feet from six similar specified financial institution uses.

FINDINGS

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

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

The proposed Pawn Shop would be in an existing suite within an existing shopping center, which already has an active cash loan business license, and therefore the proposed use cannot meet the separation requirements from a Financial Institution, Specified. There are five additional Financial Institution, Specified which are also within the 1,000-foot separation buffer creating an additional incompatibility. Furthermore, the parcel is less than the required 200 feet from single-family residential to the east and south. As a result of the failure to meet separation requirements on these many conflicts, staff cannot recommend approval for this Special Use Permit.

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

There are no physical constraints to the location of the proposed Pawn Shop use within the existing building on the site.

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

The primary access to the site is via two access aisles entering off Decatur Boulevard, designated as a (100-foot) Primary Arterial roadway on the Master Plan of Streets and Highways, which will adequately serve the proposed Pawn Shop use.

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

The Special Use Permit for a Pawn Shop requires separation from residential uses as well as from financial institutions, specified. As the subject site fails to meet these separation requirements, the public welfare protections required in Title 19 may be compromised.

PLANNING COMMISSION ACTION

There was one speaker protesting the application at the Planning Commission Meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 586 by City Clerk

APPROVALS 0

PROTESTS 4



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-16483** APN: 139-19-301-005

Name of Property Owner: DEKATUN REAL ESTATE HOLDINGS LLC

Name of Applicant: PAWN PLACE, CRAIG MC CALL

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: [Signature]

Print Name: DECATUR REAL ESTATE HOLDINGS LLC
DAVID - RAMIN FARAJ

Subscribed and sworn before me

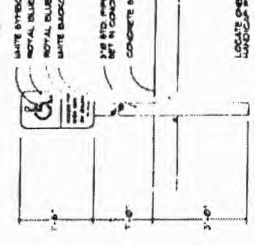
This 29 day of AUGUST, 2006
LAURA E. OCHOA NOTARY PUBLIC
 Notary Public in and for said County and State



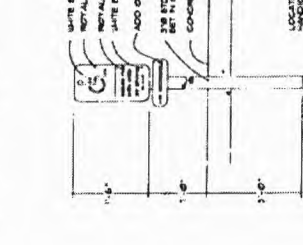


NOTE:
 1. ALL SIGNS TO BE LOCATED AT THE INTERSECTION OF THE STREET AND THE SIDEWALK.
 2. PROVIDE TWO COATS OF WHITE PAINT TO THE SIGN.
 3. PROVIDE TWO COATS OF WHITE PAINT TO THE SIGN.
 4. PROVIDE TWO COATS OF WHITE PAINT TO THE SIGN.

H.C. PKG. SYMBOL



H.C. PARKING SIGN



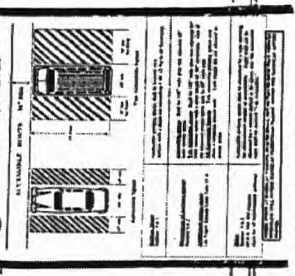
VAN ACCESSIBLE SIGN



- ACCESSIBILITY K**
1. NEW CONCRETE SIDEWALK 14" WIDE IN CROSS SECTION, 1" WIDE
 2. EXISTING SIDEWALK 14" WIDE IN CROSS SECTION, 1" WIDE
 3. EXISTING SIDEWALK 14" WIDE IN CROSS SECTION, 1" WIDE
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 11. EXISTING SIDEWALK 14" WIDE IN CROSS SECTION, 1" WIDE
 12. EXISTING SIDEWALK 14" WIDE IN CROSS SECTION, 1" WIDE
 13. EXISTING SIDEWALK 14" WIDE IN CROSS SECTION, 1" WIDE
 14. EXISTING SIDEWALK 14" WIDE IN CROSS SECTION, 1" WIDE



VICINITY MAP



PROJECT DATA

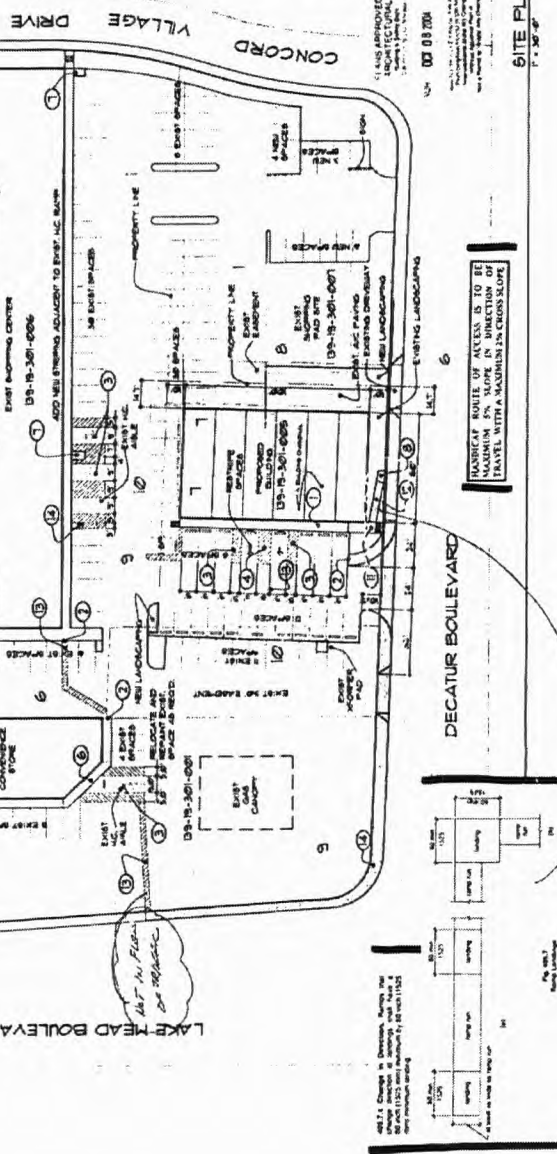
ASSOCIATION: PAVEMENT MAINTENANCE
 PROJECT: PAVEMENT MAINTENANCE
 LOCATION: PAVEMENT MAINTENANCE
 DATE: 10/19/06
 DRAWN BY: CLV
 CHECKED BY: CLV
 APPROVED BY: CLV

CODE ANALYSIS

CONCRETE SIDEWALK 14" WIDE IN CROSS SECTION, 1" WIDE
 EXISTING SIDEWALK 14" WIDE IN CROSS SECTION, 1" WIDE
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RECEIVED
 OCT 20 2006
 CITY OF LAS VEGAS
 C-152-02

REVISION: 1.0
 DATE: 10/19/06
 BY: CLV



SITE PLAN

10/19/06

SUP-16483
 10/19/06 PC

SFP 01 2006

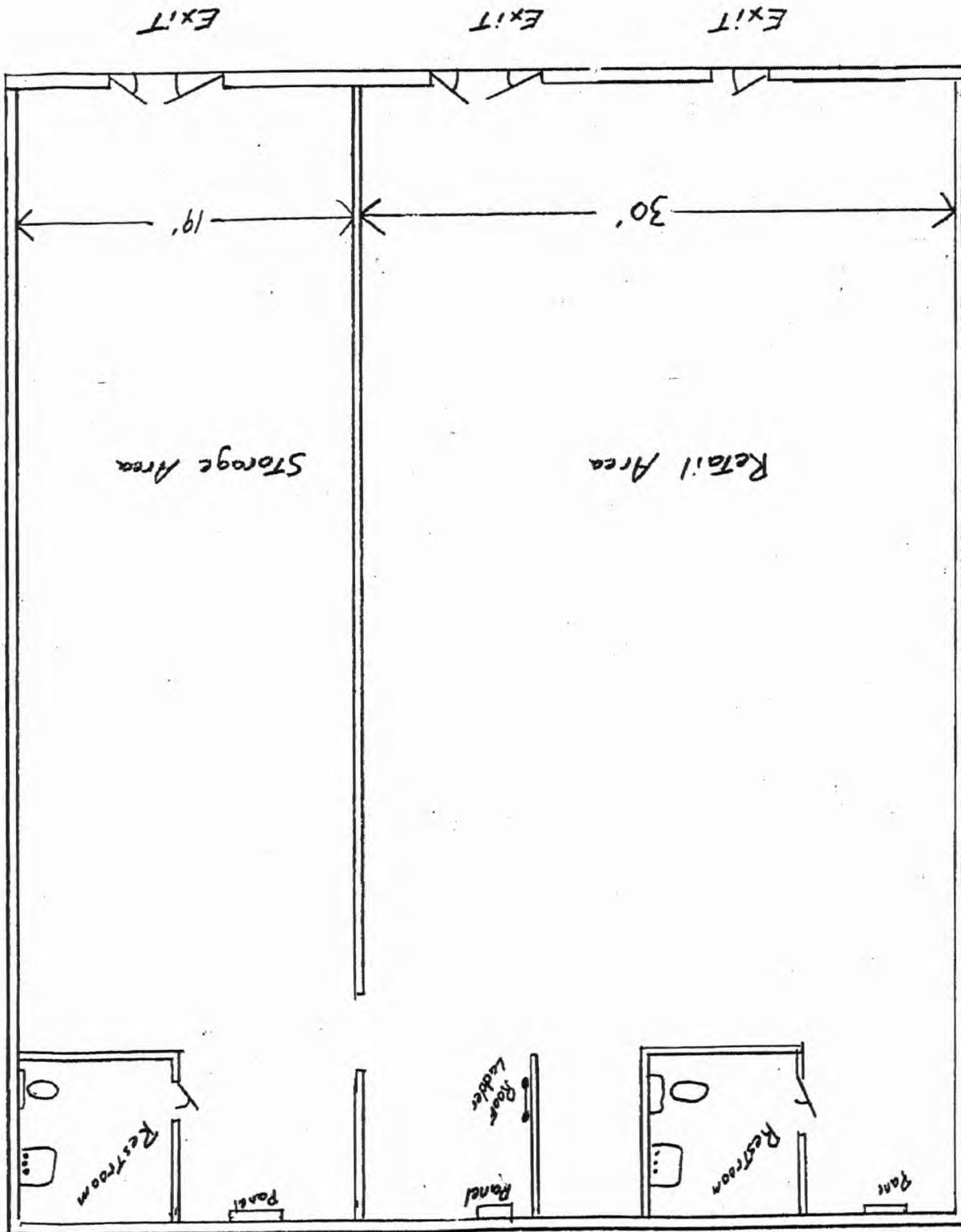
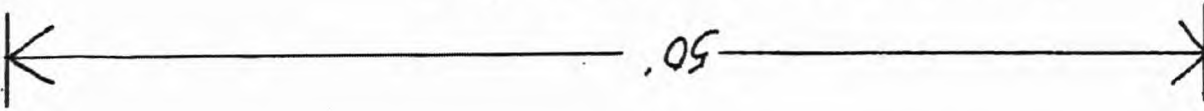
10/19/06 PC

SFP 01 2006

SUP-16483

SCALE 1/2" = 1'

1940 S. DECATUR FLOOR PLAN

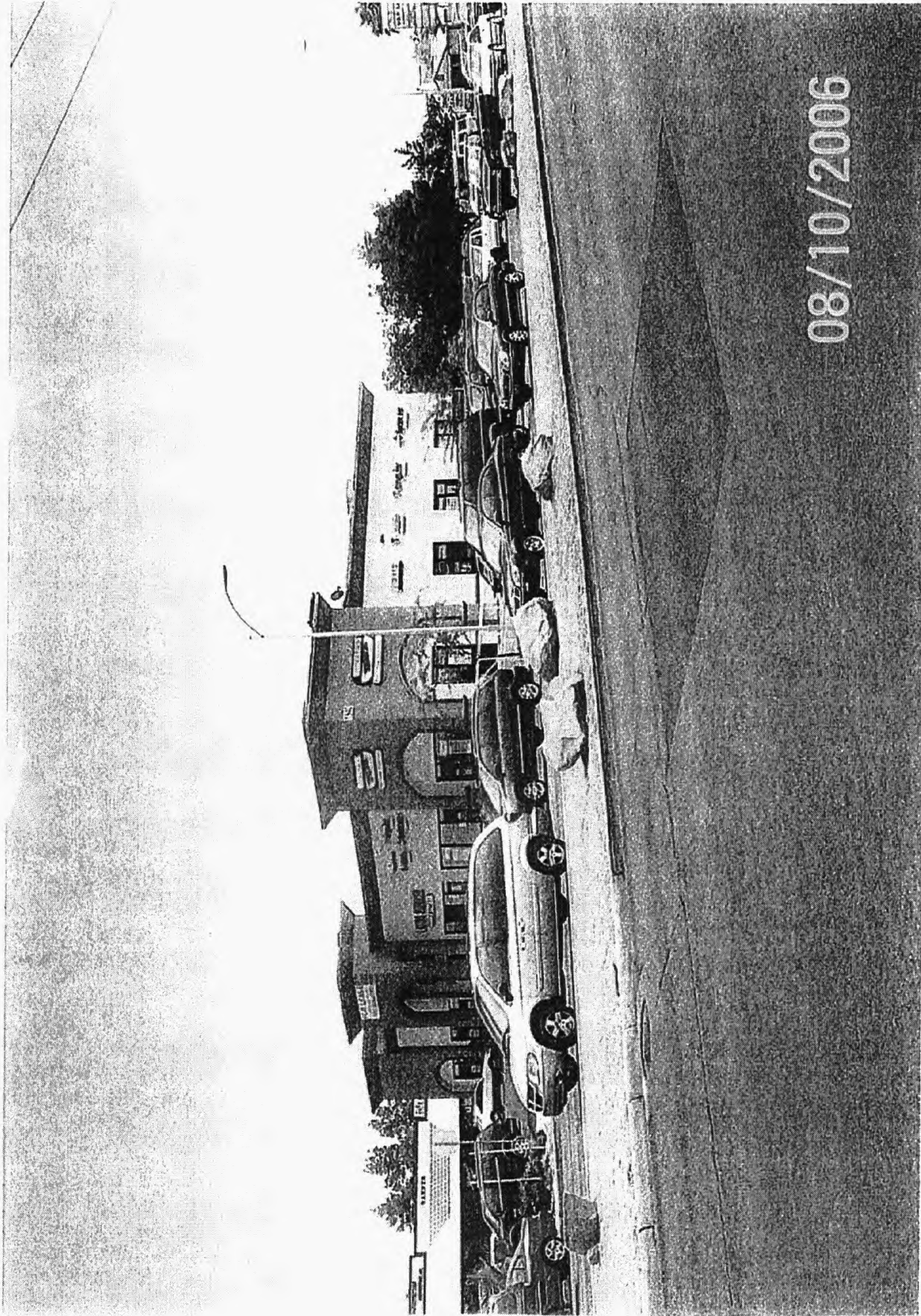




10/19/06 PC
SUP-16483



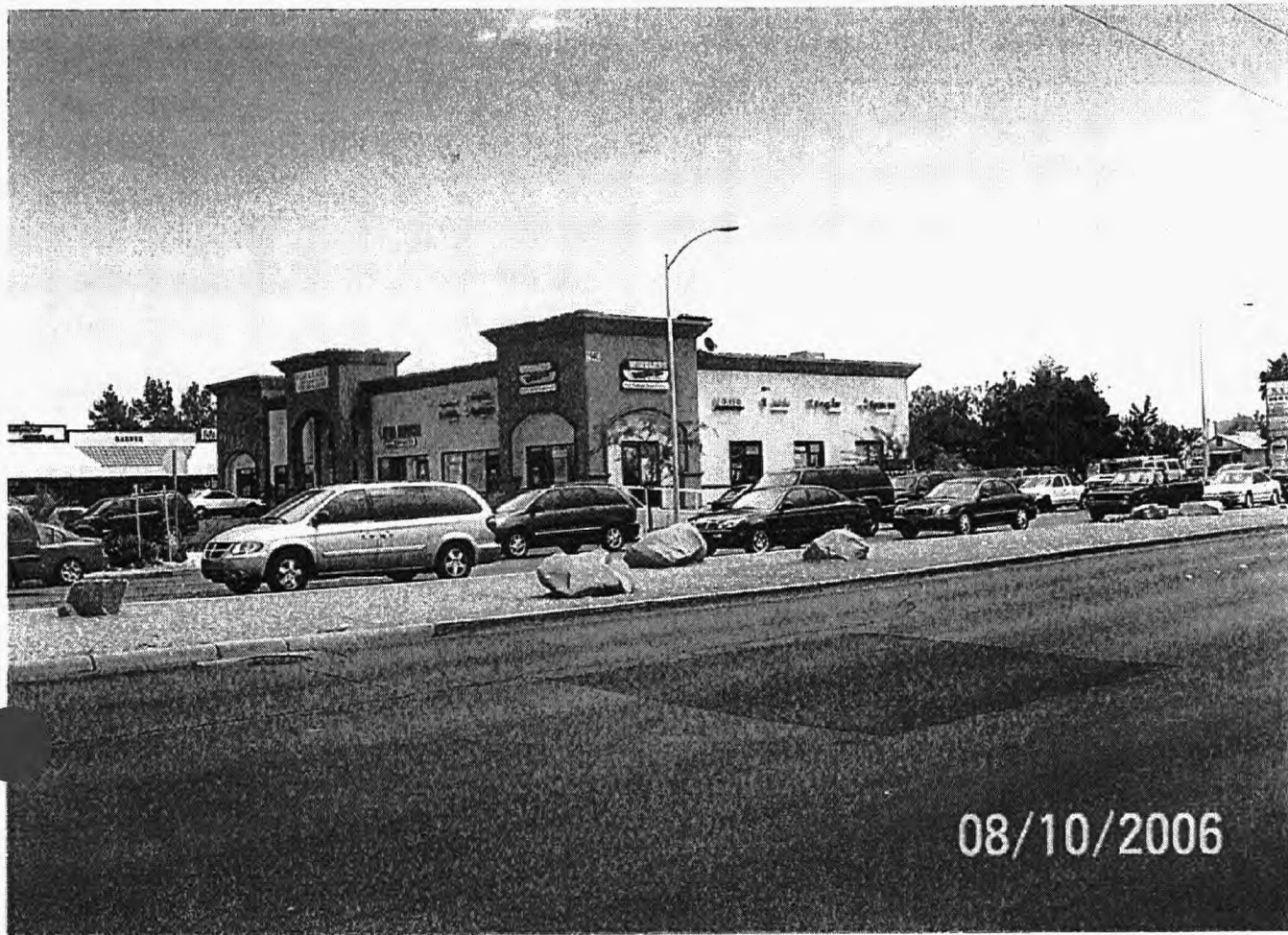
SEP 01 2006



08/10/2006

SUP-16483
10/19/06 PC

SEP 01 2006



08/10/2006



08/10/2006

SUP-16483
10/19/06 PC

SEP 01 2006



SUP-16483 - APPLICANT: PAWN PLACE - OWNER: DECATUR REAL ESTATE HOLDINGS, LLC
1940 NORTH DECATUR BOULEVARD
OCTOBER 19, 2006 PLANNING COMMISSION

09/26/06



SUP-16483 - APPLICANT: PAWN PLACE - OWNER: DECATUR REAL ESTATE HOLDINGS, LLC
1940 NORTH DECATUR BOULEVARD
OCTOBER 19, 2006 PLANNING COMMISSION

09/26/06



August 31, 2006

Planning & Development Department
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

RE: Special Use Permit for APN: 139-19-301-005

We are requesting a SUP for a pawn shop use at the 1940 N. Decatur Boulevard location. We realize that staff's recommendation for approval will require applying the waiver option to the separation requirements from other finance businesses and residential zoned parcels.

We have enclosed an exhibit that maps the location of the finance businesses in Las Vegas that are covered by the separation requirement. This exhibit displays the proliferation of these types of businesses and the difficulty in finding locations that will meet the separation requirements. We have put forth an extremely large amount of time to identify a location that meets the City's separation requirements before presenting this location.

The request for staff approval and waiver of separation requirements is based on the following points:

- This is not a new business but the moving of an existing pawn shop currently located at 2416 Tam Drive. The move is necessary due to the landlord not being willing to provide lease extensions in light of condominium development potential on or near the existing location.
- The proliferation of the finance businesses makes meeting the distance requirements extremely difficult.
- Finding a location for a pawnshop is further challenged by the fact this business needs significant space for storage of collateral. Our standard store size is 6,000 square feet.
- There are not any pawn shops within the distance requirement of the proposed location.
- Pawn shops interest rates are regulated by state law unlike the other financial institutions in the area. This results in loans being available at a lower interest rate for those people in the neighborhood who need short term loans.

SUP-16483

10/19/06 PC

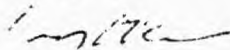
- The vacancy rate for retail buildings in this part of the Las Vegas valley is 1.6% according to the survey by Restrepo Consulting and Colliers Real Estate Co. effective June 30, 2006. This limited availability certainly contributes to the difficulty in finding locations that meet separation requirements and still enable the business to succeed.

Our hours of operation are as follows: Monday through Saturday 9:00 a.m. – 7:00 p.m. and Sunday 10:00 a.m. – 5:00 p.m.

Enclosed is the staff report pertaining to the building's approval for construction in 2002. The report indicates "Total Parking Provided: 150 spaces. Total Parking Required: 143 spaces". In addition the building was built for general retail use with a parking requirement of 1 space for every 175 square feet. The pawn shop requirement for parking is 1 space for every 250 feet. Although we will initially only use the 3000 square feet that is currently vacant, we have made arrangements to occupy the remaining 3000 square feet as the respective lease agreements expire. This will eventually result in a net reduction in required spaces of ten parking spaces.

This property is zoned commercial which is the appropriate zoning for a pawnshop use. We believe the unique circumstances associated with this request warrant the staff's application of the waiver option to recommend approval for this special use permit. If you have any questions please call me at 497-1226 or our contact person Bill Curran, Curran & Parry, at 471-7000

Thank you,



Craig McCall

cc Bill Curran

SUP-16483
10/19/06 PC

LAW OFFICES
BALLARD SPAHR ANDREWS & INGERSOLL, LLP

BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET, SUITE 1201
LAS VEGAS, NEVADA 89101-6018
702-471-7000
FAX: 702-471-7070
WWW.BALLARDSPAHR.COM

RECEIVED
CITY CLERK

2006 OCT 30 A 11:00

PHILADELPHIA, PA
BALTIMORE, MD
DENVER, CO
SALT LAKE CITY, UT
VOORHEES, NJ
WASHINGTON, DC
WILMINGTON, DE

BILL CURRAN
DIRECT DIAL: (702) 471-7000
E-MAIL: CURRANB@BALLARDSPAHR.COM

October 26, 2006

Via Facsimile and U.S. Mail

Barbara Jo (Roni) Ronemus
City Clerk
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

Re: **REQUEST TO APPEAL PLANNING COMMISSION DECISION
SUP-16483 - October 19, 2006 Planning Commission Agenda**

Dear Ms. Ronemus:

On behalf of my client, Pawn Place, I respectfully submit this letter of request to appeal the October 19, 2006 Planning Commission decision regarding the above referenced application.

Please call if you have any questions. Thank you for your assistance.

Sincerely,



Bill Curran

WPC:cw✓

LAW OFFICES
BALLARD SPAHR ANDREWS & INGERSOLL, LLP

BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET, SUITE 1201
LAS VEGAS, NEVADA 89101-6018
702-471-7000
FAX: 702-471-7070
WWW.BALLARDSPAHR.COM

PHILADELPHIA, PA
BALTIMORE, MD
DENVER, CO
SALT LAKE CITY, UT
VOORHEES, NJ
WASHINGTON, DC
WILMINGTON, DE

MAREN PARRY

ORIGINAL

DIRECT DIAL: (702) 387-3096
PERSONAL FAX: (866) 381-5357
E-MAIL: PARRYM@BALLARDSPAHR.COM

November 9, 2006

By Hand Delivery

Barbara Jo (Roni) Ronemus
City Clerk
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

Re: **REQUEST TO WITHDRAW APPEAL
SUP-16483 - November 15, 2006 City Council Meeting
Item #116**

Dear Barbara:

After extensive discussion with Councilman Weekly, the applicant, Pawn Place, respectfully requests that its appeal of the Planning Commission's decision to deny SUP-16483 be withdrawn from consideration by the City Council at the November 15, 2006 City Council Meeting. We appreciate the feedback which we have received from the Planning Commissioners and staff throughout the application process, and we have commenced our search for a location which will be more suitable for the proposed use.

If you have any questions about this request, please do not hesitate to contact my office. Thank you for your assistance.

Sincerely,


Maren Parry

RECEIVED
CITY CLERK
2006 NOV -9 P 3:32

MP/cm

cc: Margo Wheeler
Bill Marion
Councilman Weekly
Craig McCall

RECEIVED
CITY CLERK

DeAnn Stout
4949 Sawyer Ave.
Las Vegas, NV 89108

2006 NOV -7 A 10: 01

November , 2006

Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 Stewart Ave.
Las Vegas, NV

Dear Ms. Ronemus:

I am most concerned about SUP-16483. I am highly opposed to another Pawn Shop in this neighborhood. There is a SuperPawn already located on Lake Mead Blvd near Jones, approximately one mile west of this proposal. I am also opposed to the waivers that are requested with this permit.

Thank you for your time with this matter. The neighborhood is working diligently in keeping our area clean, safe, and attractive and we thank you for your effort in making this happen.

Sincerely,

DeAnn Stout
Concerned Neighbor

Protest

Submitted after final agenda

Date 11/7/06 Item #116

Catherine Scott
5274 Sawyer Ave.
Las Vegas, NV 89108

RECEIVED
CITY CLERK

2006 NOV 13 A 9:36

November 13, 2006

Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 Stewart Ave.
Las Vegas, NV

Protest

Dear Ms. Ronemus:

I am most concerned about SUP-16483. I am opposed to another pawn shop in my neighborhood. There is currently a SuperPawn located on Lake Mead Blvd near Jones, approximately one mile west of this proposal. I am also opposed to the waivers that are requested with this permit. As a parent of two minors, I do not want another pawn shop within a mile of each other.

Thank-you for your time and attention with this matter. The neighborhood is working diligently in keeping our area clean, safe, and attractive. My husband and I thank you for your support to keeping our neighborhood safe and clean.

Sincerely,

Catherine Scott

Catherine Scott
Concerned Neighbor and Parent

Submitted after final agency

Date 11/13/06 Item #116

RECEIVED
CITY CLERKFROM: David Clark
4950 Sawyer Ave.
Las Vegas NV 89108

2006 NOV 13 A 7:52

Protest

TO:
Barbara Jo Ronemus
County Clerk
City of Las Vegas
400 Stewart Ave.
Las Vegas, NV

DATE: 11/13/2006

RE: SUP 16483 (appeal from denial to open another pawn shop)

Mr. Weekly:

At the forthcoming 11/15/06 City Council meeting the owner of a chain of pawn shops will seek an appeal for a waiver after being denied at the 10/19/06 Planning Commission meeting. I was present and spoke against "Pawn Place" at that meeting.

Our neighborhood has an existing pawn shop (Super Pawn) at the corner of Lake Mead and Jones, not quite a mile from where Pawn Place wants to move in. The commercial strip malls at Lake Mead and Decatur are now saturated with businesses that cater to the seamier elements of the surrounding neighborhood. There has been a noticeable increase in criminal activity in the area where just a few years ago there was none. I have witnessed open consumption of alcohol directly in front of H & H Liquor, a few yards from which Pawn Place wants to open its doors. We presently have 4 bars, 2 liquor stores, 5 payday loan stores, 1 auto title loan store, 3 discount stores (Dollar Store, etc.). The neighbors are trying to arrest any further erosion of the commercial area in question.

I have lived in this neighborhood 16 years and wish like everyone else to keep the area clean and safe. Please sustain the Planning Commission's denial for another pawn shop in our neighborhood.

Respectfully,


David Clark

Continued after final agenda

Date 11/13/06 Item #116

RECEIVED
CITY CLERK

2006 NOV 14 A 8:05

November 13, 2006

FROM:
Alice Shillock
5275 Sawyer Avenue
Las Vegas, NV 89108

TO:
Councilman Lawrence Weekly
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89109

Fax 382-8558
and

Protest

Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89109

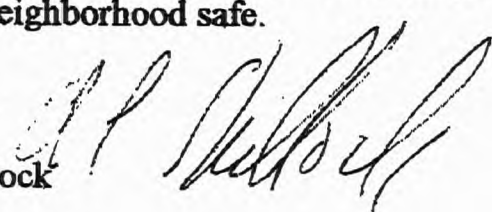
Fax 382-4803

I am contacting you both to express my concern about SUP-16483 and a waiver for a pawn shop at Lake Mead and Decatur. I am an 11 year resident and am concerned about the negative impact another pawn shop would have to my neighborhood. There is no need for another pawn shop in this area. There is already one, Super Pawn, near Lake Mead Blvd. and Jones.

The proposed new pawn shop has already by rejected by the Planning Commission. Please support the Planning Commission and their effort to keep our neighborhood safe.

Sincerely,

Alice Shillock
638-8174



Submitted after final agenda

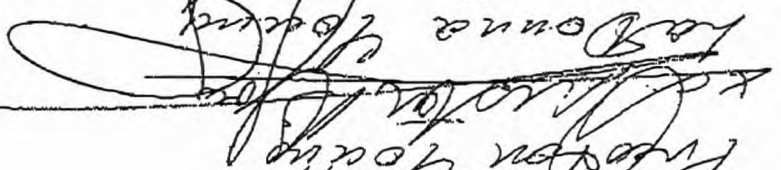
Date 11/14/06 Item #116

Re: SUP 16483 10-13-06

Councilman Lawrence Weekly
City of Las Vegas
400 Stewart Ave.
Las Vegas, NV 89101

Protest

Dear Councilman Weekly, We live in this
area we've lived in for 31 years. We take
much pride in our home &
neighborhood & would like to
express our opposition to
another Ramon Shop in the area.
This appeal from denial
is scheduled for ~~that~~ 11-15
& we would appreciate a denial
vote on this issue.

Respectfully,
Ramon Young

LaDonna Young
5170 Sawyer Ave.
Las Vegas, NV 89108
~~LaDonna Young~~

C. E. Barbara Jo Roseman City Clerk

RECEIVED
CITY CLERK

2006 NOV 14 A 8:05

TO: Councilman
Lawrence Weebly

RECEIVED
CITY CLERK

2006 NOV 14 A 11:03

nov 14 '06
RE: #SUP 16483

Protest

We live at 5405
Lawyer Ave for 30 yrs
We do not want
another pawn shop
in our neighborhood.
Please help in this
endeavor

Mania A. Smith

From: Harry and Earla Lasswell
5053 W Sawyer Ave
Las Vegas, NV 89108

RECEIVED
CITY CLERK

2006 NOV 14 A 8:26

TO: Councilman Lawrence Weekly
City of Las Vegas
Las Vegas, NV 89101cc:

cc: Barbara Jo Ronemus, City Clerk

Protest

RE: SUP 16483 (appeal stemming from denial to open a pawn shop)

Dear Mr. Weekly,

Our neighborhood is feeling "threatened" by the possibility of another pawn shop opening nearby. We have a pawn shop 1/4 mile down Lake Mead plus 4 bars a couple of loan shops and don't want this trend to continue. We are already suffering from an overflow of crime from the North Las Vegas area as recently quoted to me by a Las Vegas police officer. We are working hard to keep up the value of these 1/2 acre lots with custom ranch houses and to maintain our quiet lifestyle. Many of our homes have been bought by people who are updating these homes and putting their hard-earned money into their bit of the Las Vegas area.

Please help us keep our dreams and hard work a reality and don't allow more of this type of store to open in our area. We really do have enough.

Thank you,

Harry and Earla Lasswell

Earla Lasswell Nov 13 '06
Harry A. Lasswell 11-13-06

From: Harry and Earla Lasswell
5053 W Sawyer Ave
Las Vegas, NV 89108

RECEIVED
CITY CLERK

2006 NOV 14 A 8:38

TO: Councilman Lawrence Weekly
City of Las Vegas
Las Vegas, NV 89101cc:

cc: Barbara Jo Ronemus, City Clerk

RE: SUP 16483 (appeal stemming from denial to open a pawn shop)

Protest

Dear Mr. Weekly,

Our neighborhood is feeling "threatened" by the possibility of another pawn shop opening nearby. We have a pawn shop 1/4 mile down Lake Mead plus 4 bars a couple of loan shops and don't want this trend to continue. We are already suffering from an overflow of crime from the North Las Vegas area as recently quoted to me by a Las Vegas police officer. We are working hard to keep up the value of these 1/2 acre lots with custom ranch houses and to maintain our quiet lifestyle. Many of our homes have been bought by people who are updating these homes and putting their hard-earned money into their bit of the Las Vegas area.

Please help us keep our dreams and hard work a reality and don't allow more of this type of store to open in our area. We really do have enough.

Thank you,

Harry and Earla Lasswell

Earla Lasswell Nov 13 '06
Harry A. Lasswell 11-13-06

RECEIVED
CITY CLERK

2006 NOV 14 A 9:46

Nov. 14, 2006
9:10 AM
Ref Case # SUP 16483

Protest

Att: CC Clerk Barbara Ponsness

Subject of Pawn shop opening at
Lake Mead & Alcatraz. Area does
not need another pawn shop as
there is one at other end of Lake Mead.

I do object to this opening as it will
bring more traffic & not so terribly
desireable folks into the neighborhood.

Thank you

Jack & Rosalee King
5171 Sycamore Ave
LV NV 89108

November 14, 2006

TO: Councilman Lawrence Weekly

cc: Barbaro Jo Ronemus, City Clerk

RE: SUP 16483 (Appeal stemming from denial to open a pawn shop)
Appeal to be held Nov. 14, 2006

*NO EAR IN WEEK 2
I DO NOT WANT A BUSLIM
OR PAVN SHOP OR SANGER*

*Fu J
5-0 5-4 S HUGER*

2006 NOV 14 P 1:29

RECEIVED
CITY CLERK

RECEIVED
CITY CLERK

2006 NOV 15 A 10:10

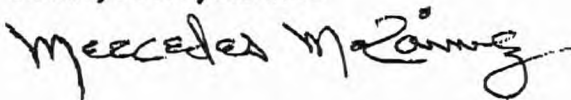
To whom It may concern
Councilman: Lawrence weekly
City clerk: Barbara Jo Ronemus
Re: Sup 16483 (another pawnshop)

From: Rafael & Mercedes Zamez
Residents of 5431 Sawyer Ave. 89108

Protest

We reach to you for help. Our neighborhood is very important for us. We have teenagers and grandkids, The Examples of what we see on our streets give to our kids a scene of what kind of life they want to achieve. Unfortunately another pawnshop close to our home does not bring desirable images. Please help us to make our neighborhood better not worse, we strongly appose for the opening of another pawnshop. If this was happening in your neighborhood around your kids, What would you do?
Please as our representative appose to this appeal.

Thank you for your time.



Submitted after final agenda

Date 11-15-06 Item #116

November 14, 2006

RECEIVED
CITY CLERK

2006 NOV 15 A 9:58

Councilman Lawrence Weekly
Via Fax: (702) 382-8558

RE: Case #SUP 16483

Protest

Dear Councilman Weekly:

We are writing this letter in strong OPPOSITION to the proposal of a Pawn Shop at Lake Mead and Decatur.

We encourage business in our area, however, pawn shops do not necessarily bring the most upstanding clientele.

We have children and the safety of our children is of the utmost importance. There is already a pawn shop at Jones and Lake Mead and there is no need for another pawn shop in this area.

Please consider this as our Councilman and fight to keep the pawn shop out of our area.

Thank you,

Brian and Carrie Connolly
5379 Sawyer Avenue
Las Vegas, NV 89108



cc: Via Fax
Barbara Jo Ronemus,
Clerk

November 14, 2006

RECEIVED
CITY CLERK

2006 NOV 15 A 9:21

City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

Attn: Ms. Barbara Jo Ronemus
City Clerk

Protest

RE: SUP - 16483

Dear Ms. Ronemus:

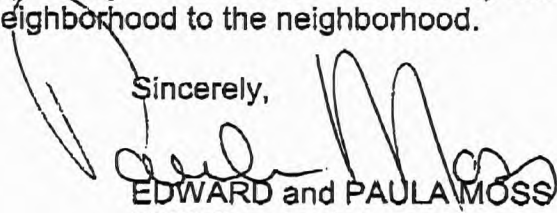
We are writing with regard to the above referenced matter. We are extremely concerned for a number of reasons. It seems that this area is being dumped on not only by the City but the County because we are an older neighborhoods. Within a half of mile there is already a Super Pawn, not to mention 4 bars, 2 liquor stores, 5 payday loan stores and an auto title loan store.

This action has already been denied and the owner of this chain of pawn shops is seeking an appeal for a waiver after being denied once at the October 19th Planning Commission meeting. And, to have the meeting scheduled at 1:00, while most everyone is at work, is a sleazy trick. I, for one, because I work for a living will be unable to attend this meeting as will most of the people in this neighborhood. Actually, I would bet that if it was you who was noticed about this meeting you would not be able to attend either because of your job.

We, the residents of this area are very concerned with what is happening. It seems to us that, because we are an older area, that the Commission does not care about what they let in. We have a noticeable increase of traffic down our street who don't obey the speed limit. We have an increased incidence of trash being thrown out of car windows and the police sirens are now a constant noise.

My husband and I are requesting that the Commission deny this application and help us keep what is left of our neighborhood to the neighborhood.

Sincerely,



EDWARD and PAULA MOSS
5028 Sawyer Ave
Las Vegas, NV 89108
647-3140

RECEIVED
CITY CLERK

2006 NOV 14 P 2:59

**Attn: Barbara Jo Ronemus
Councilman Lawrence Weekly****Protest****Re: SUP 16483 Meeting Wednesday November 15, 2006 @ 1:00 pm**

As owners of a home on Sawyer Avenue, we are writing to communicate our desires regarding the choice of businesses that would go in at the intersection of Sawyer and Decatur Avenue. We do not want a pawn shop to be put in that location. Pawn shops are known to be popular locations for criminals to unload stolen merchandise. As a result, these shops attract such individuals. We have families and children and do not want draw this type of population. Going on the internet, we found several articles referring to the very real fact that thieves frequently sell their stolen merchandise to pawn shops. One such article confirmed, "Police say pawn shops are easy places for criminals to get rid of stolen items."

Family-friendly, wholesome, well-kept, clean businesses are what we desire. Please submit businesses with these characteristics.

Sincerely,

Frank and Mary Bundra
5079 Sawyer Ave
Las Vegas, NV 89108
702-604-6700

Date 11/14/06 Item # 116

RECEIVED
CITY CLERK

2006 NOV 14 P 2:57

Protest

November 14, 2006

TO: Councilman Lawrence Weekly

cc: Barbaro Jo Ronemus, City Clerk

RE: SUP 16483 (Appeal stemming from denial to open a pawn shop)
Appeal to be held Nov. 14, 2006

4872 Surprise Ave

Wilfred and Dana Dudley wish you
to know they do not wish to
have another pawn shop in our
neighborhood. They do not feel it
is an appropriate business for
our neighborhood.

Dana + Wilfred Dudley

RECEIVED
CITY CLERK

2006 NOV 14 P 2:57

CASE # SUP 16483

To whom it may concern,

Protest

my family and I are residents on
Sawyer Avenue. We are against the
proposition of a pawn shop on the
corner of our neighborhood, at Lake Mead and
Decatur. There is already a Super Pawn
in the shopping center at Lake Mead and
Decatur, and another one, so close, is not
necessary. We have children and do not
want to have anymore reason to increase
the amount of traffic that races up and
down our street. Thank you.

Beverly Robinson

Beverly Robinson



Michael Robinson

November 14, 2006

RECEIVED
CITY CLERK

2006 NOV 14 P 3: 22

RE: Case #SUP16483

Councilman Weekly,

I must respond in the strongest terms that I am adamantly opposed to the opening of a pawn shop on the corner of Sawyer Avenue and Decatur Blvd. Case // SUP 16483 does not merit approval - this issue was already denied and I feel that this appeal is just an attempt by the parties applying, to "end-around" the wishes of my neighbors and myself. I will attend the meeting on the 15th and look forward to your help.

Sincerely

A handwritten signature in black ink, appearing to read "Robert S. Bankert", with a stylized flourish at the end.

Robert S. Bankert
4871 Sawyer Ave.

Protest

Cc: Barbara Jo Ronemus, Clark County Clerk

RECEIVED
CITY CLERK

2006 NOV 15 A 7:55

November 14, 2006

TO: Councilman Lawrence Weekly

cc: Barbaro Jo Ronemus, City Clerk

RE: SUP 16483 (Appeal stemming from denial to open a pawn shop)
Appeal to be held Nov. 14, 2006

Please be advised that I am very much opposed to a pawn shop or check cashing business opening in my neighborhood.

They prey on the low-income who can least afford the high rates of interest.

Regards

Mary Jo Greenlee
4923 Sawyer Avenue
Las Vegas, Nevada 89108

702-648-5994 home
702-521-4868

Mary Jo Greenlee

RECEIVED
CITY CLERKAnn V. MacMillan
5353 Sawyer Avenue
Las Vegas, NV 89108

2006 NOV 15 A 7:59

VIA FACSIMILE

November 15, 2006

Councilman Lawrence Weekly
Las Vegas City Council
400 Stewart Avenue
Las Vegas, NV 89101

Protest

RE: Case No. SUP 16483

Dear Councilman Weekly:

I am **against** the proposed Pawnshop being allowed on the northwest corner of Lake Mead Blvd. and Decatur Blvd. I am a homeowner in the Curtis Park Manor area, specifically one street over on Sawyer Ave. I have lived in my home since 1962 and the increase in traffic on my street alone is 70% or higher. This increase is from traffic cutting through our neighborhood, not from people who live in the neighborhood. The increase in traffic for a strip mall that will sit at the end of my street is bad enough, but the increase in traffic for a Pawnshop will be intolerable.

I would also like to point out that is already a Pawnshop on the northeast corner of Lake Mead Blvd., and Jones. This Pawnshop is less than ¼ of a mile away. Our residential neighborhood does not need two Pawnshops less than a mile away from each other. Lets' be honest Pawnshops do not attract the most desirable people. Many (not all) items "pawned" are stolen property. Suffice to say a Pawnshop bordering Curtis Park Manor is not an asset to our neighborhood or the other surrounding neighborhoods.

I therefor urge you to vote against Case No. SUP 16483. Thank you for your time and serious consideration regarding this matter.

Sincerely,


Ann V. MacMillan

Cc: Barbara Jo Ronemus (Clark Co. Clerk)

Victoria A. MacMillan
5353 Sawyer Avenue
Las Vegas, NV 89108

VIA FACSIMILE

November 15, 2006

Councilman Lawrence Weekly
Las Vegas City Council
400 Stewart Avenue
Las Vegas, NV 89101

Protest

RECEIVED
CITY CLERK
2006 NOV 15 A 8:42

RE: Case No. SUP 16483

Dear Councilman Weekly:

I am **against** the proposed Pawnshop being allowed on the northwest corner of Lake Mead Blvd. and Decatur Blvd. I recently moved back in with my mother in the Curtis Park Manor area, specifically one street over on Sawyer Ave. I grew up in this house in the late 1960's through the 1980's and the increase in traffic on my street alone is 70% or higher. This increase is from traffic cutting through our neighborhood, not from people who live in the neighborhood. The increase in traffic for a strip mall that will sit at the end of my street is bad enough, but the increase in traffic for a Pawnshop will be intolerable.

I would also like to point out, that there is already a Pawnshop on the northeast corner of Lake Mead Blvd., and Jones Blvd. (CashAmerica Super Pawn, 5910 W. Lake Mead Blvd.). This Pawnshop is less than $\frac{1}{4}$ of a mile away. Our residential neighborhood does not need two Pawnshops less than a mile away from each other. Lets' be honest Pawnshops do not attract the most desirable people. Many (not all) items "pawned" are stolen property. Suffice to say a Pawnshop bordering Curtis Park Manor is not an asset to our neighborhood or the other surrounding neighborhoods.

I therefor urge you to vote against Case No. SUP 16483. Thank you for your time and serious consideration regarding this matter.

Sincerely,



Victoria A. MacMillan

Cc: Barbara Jo Ronemus (Clark Co. Clerk)

RECEIVED
CITY CLERK

2006 NOV 15 A 7:55

Protest

FROM: Gerald Goldin
5001 Sawyer Ave.
Las Vegas, NV 89108

TO:
Barbara Jo Ronemus
County Clerk
City of Las Vegas
400 Stewart Ave.
Las Vegas, NV.

DATE: 11/14/2006

RE: SUP 16483 (appeal from denial to open another pawn shop)

Barbara Jo Ronemus:

At the forthcoming 11/15/2006 City Council meeting the owner of a chain of pawn shops will seek an appeal for a waiver after being denied at the 10/19/06 Planning Commission meeting. I was present and spoke against "Pawn Place" at the meeting.

We do not need another pawn shop in our neighborhood. We are saturated with pawn shops now. Furthermore, within our neighborhood we presently have 2 liquor stores, one auto title loan store, 5 pay day loan stores, 4 bars and 3 discount stores.

I hope you are aware of the fact that the Referendum in North Las Vegas barring anymore pawn shops passed. Our area is close to North Las Vegas and we would hope that you understand there are presently enough pawn shops in our immediate area. My wife and I are highly concerned and oppose the waivers which have been requested with this permit.

With that said I certainly hope the Planning Commission denies another pawn shop in our neighborhood.

Very truly yours,

Gerald and Cindy Goldin

**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**

DeAnn Stout
4949 Sawyer Ave.
Las Vegas, NV 89108

October 16, 2006

Leo Davenport
Planning Commission
City of Las Vegas
400 Stewart Ave.
Las Vegas, NV

Dear Mr. Davenport:

I am most concerned about SUP-16483. I am opposed to another Pawn Shop in this neighborhood. There is a SuperPawn already located on Lake Mead Blvd near Jones, approximately one mile west of this proposal. I am also opposed to the waivers that are requested with this permit.

Thank you for your time with this matter. The neighborhood is working diligently in keeping our area clean, safe, and attractive and we thank you for your effort in making this happen.

Sincerely,

A handwritten signature in black ink, appearing to read "DeAnn Stout", with a stylized flourish at the end.

DeAnn Stout
Concerned Neighbor

Barb Clark
4050 Sawyer Ave.
Las Vegas, NV 89108

October 16, 2006

Leo Davenport
Planning Commission
City of Las Vegas
400 Stewart Ave.
Las Vegas, NV

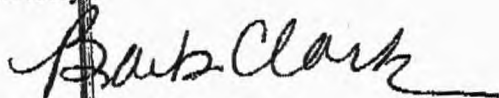
Dear Mr. Davenport:

I am most concerned about SUP-16483. I am opposed to another Pawn Shop in this neighborhood. There is a SuperPawn already located on Lake Mead Blvd near Jones, approximately one mile west of this proposal. I am also opposed to the waivers that are requested with this permit.

I am increasingly concerned that we have to continually fight to preserve our neighborhood. We are always getting notices for variances that would ultimately hurt our property values and lifestyle. These types of variance would probably never be considered in "newer" neighborhoods. We even have a person running a carpet cleaning business out of a home near ours. We have taken them to court and his vans are still parked in the street and the empty lot at the end of our street. We have come before the commission on many occasions. We must soon come in front of the commission again in another matter the involves the three lots at the end of our street. We have drivers racing down our street to avoid the light at Lake Meade and Decatur. Now we must contend with a pawn shop. We would like to preserve our "older neighborhood" and would appreciate your support.

Thank you for your time with this matter. The neighborhood is working diligently in keeping our area clean, safe, and attractive and we thank you for your effort in making this happen.

Sincerely,



Barb Clark
Concerned Neighbor

382-8558

474-0352

Telephone Protest/ Approval Log

Meeting Date: 10/19/06

Case Number: SUP-16483

Date: 10/16/06

Name: Larry Pupo

Address: 1846 N Decatur Blvd # 104

Las Vegas, NV 89108

Phone: 610 872 2676



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

Telephone Protest/ Approval Log

Meeting Date: 10/19/06

Case Number: SUP 16483

Date: 10/10/06
Name: De Ann Stout
Address: 4949 Sawyer Ave
Las Vegas, NV 89108
Phone: 648-0891
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
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Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:****REQUIRED SIX MONTH REVIEW**

RQR-17296 - PUBLIC HEARING - APPLICANT/OWNER: WAL-MART REAL ESTATE BUSINESS TRUST - Required Six Month Review of an approved Site Development Plan Review [Z-0108-88(15)] THAT ALLOWED DELIVERY HOURS BETWEEN 7:00 A.M. AND 8:00 P.M. MONDAY THROUGH SATURDAY WITH NO SUNDAY DELIVERIES in conjunction with a 39,910 square foot retail development at 5850 West Craig Road (APN 138-01-219-004), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff 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 APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for RQR-11641

Motion made by STEVEN D. ROSS 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.

RYAN ARNOLD, 3225 South Rainbow Boulevard, appeared on behalf of the applicant and discussed changes made to the property including the upgrades. MR. ARNOLD hopes to move forward with the changes and staff's conditions and respectfully requested approval.

CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

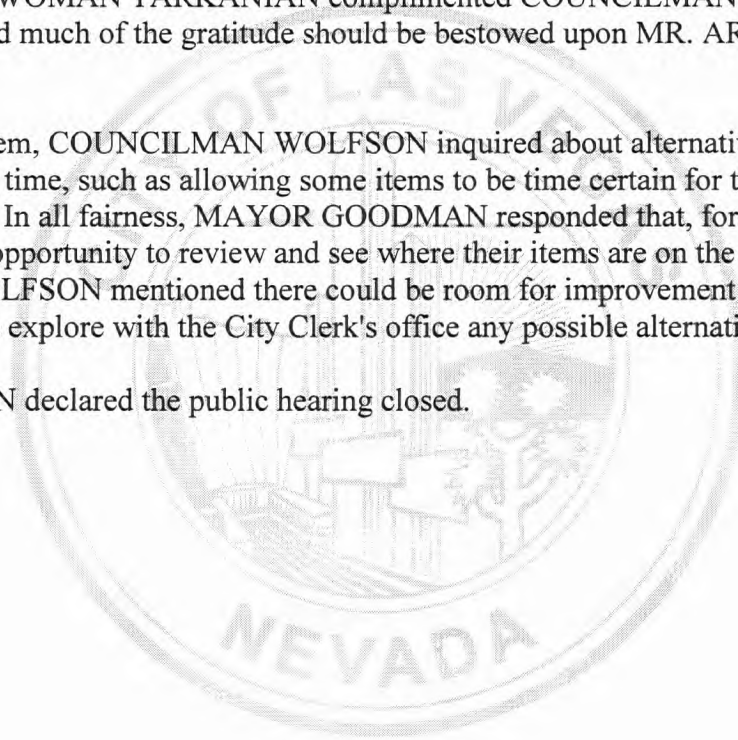
BILL LAMBRIES, 5917 Morbreezes Lane, resides directly behind the loading dock on the subject parcel. He complimented COUNCILMAN ROSS' office and the applicant in their efforts and receptiveness to any complaints.

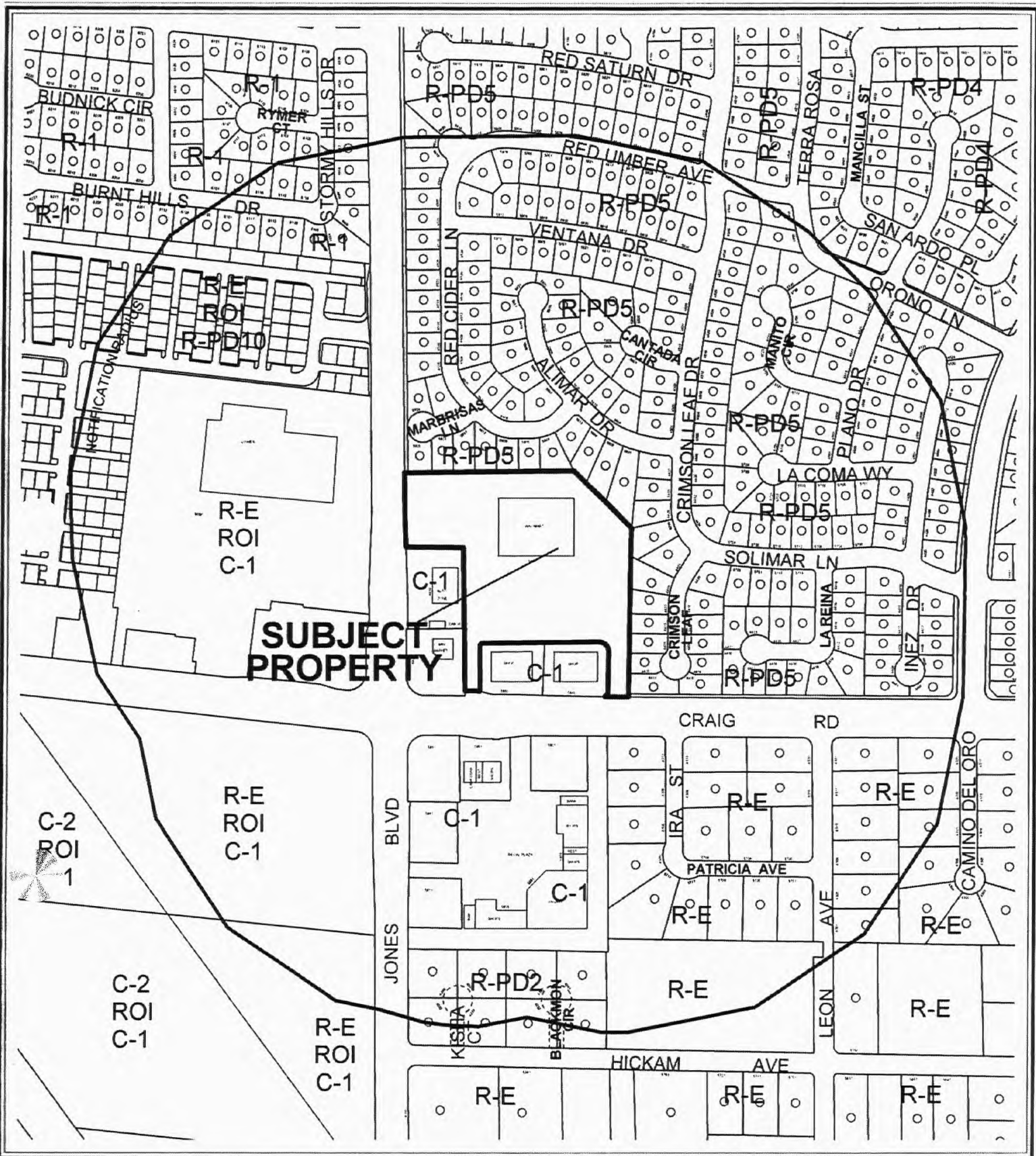
COUNCILMAN ROSS was appreciative of MR. LAMBRIES' recognition of the applicant's performance, as he would be most impacted by the application. The Councilman confirmed for COUNCILWOMAN TARKANIAN that the changes stemmed from residents' concerns and clarified that only the delivery hours and not the store hours were revised. The prior problem with vehicles parking along MR. LAMBRIES' back wall has ceased due to the abatement of delivery vehicles.

Although COUNCILWOMAN TARKANIAN complimented COUNCILMAN ROSS on his efforts, he emphasized much of the gratitude should be bestowed upon MR. ARNOLD and the applicant.

After voting on the item, COUNCILMAN WOLFSON inquired about alternatives to alleviate some applicants' wait time, such as allowing some items to be time certain for those that come on a less frequent basis. In all fairness, MAYOR GOODMAN responded that, for the most part, individuals have the opportunity to review and see where their items are on the agenda. COUNCILMAN WOLFSON mentioned there could be room for improvement and suggested the City Manager's office explore with the City Clerk's office any possible alternatives.

MAYOR GOODMAN declared the public hearing closed.





CASE: **RQR-17296**

RADIUS: 1000 FT

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-17296 - APPLICANT/OWNER: WAL-MART REAL ESTATE BUSINESS TRUST

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all conditions of approval of Required Review (RQR-11641) and all other subsequent related actions as required by the Planning and Development Department and the Department of Public Works.
2. All City Code requirements and design standards of all City departments must be satisfied.

**** STAFF REPORT ****

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/88	The City Council approved a Rezoning (Z-0108-88) to C-1 (Limited Commercial) on this site part of a larger request.
10/06/02	The City Council approved a Site Development Plan Review [Z-0108-88(15)] for a proposed 39,910 square foot neighborhood market and a Special Use Permit (U-0071-02) for Package Liquor Sales on the subject property. The Planning Commission and staff recommended approval on 09/12/02.
09/23/04	The Planning Commission approved a request for a Master Sign Plan (MSP-5003) for a 39,910 square foot Wal-Mart Neighborhood Market on the subject property. Staff recommended approval of the request.
01/05/05	The City Council approved an Extension of Time (EOT-5743) of the approved Special Use Permit (U-0071-02) for Package Liquor Sales in conjunction with the neighborhood market. Staff recommended approval of the request.
03/16/05	The City Council approved a Site Development Plan Review (SDR-5896) for a proposed 12,360 square-foot Commercial Development and Waivers of Foundation Landscaping and the 20-foot perimeter landscaping requirement on 1.76 acres adjacent to the northeast corner of Craig Road and Jones Boulevard. The Planning Commission and staff recommended approval on 02/10/05.
06/15/05	The City Council approved a Special Use Permit (SUP-6417) for a Financial Institution, Specified and Waivers of the 1,000-foot minimum distance separation from a similar use, 200-foot minimum distance separation from a residential use, and the hours of operation within the neighborhood market. A condition of approval allowed the use to operate 24-hours a day. The Planning Commission recommended approval on 05/12/05. Staff recommended denial of the request.
04/19/06	The City Council approved a Required One Year Review (RQR-11641) of an approved Site Development Plan Review [Z-0108-88(15)] that allowed delivery hours between 5:30 A.M. and 8:00 P.M. seven days a week in conjunction with a 39,910 square foot retail development at 5850 West Craig Road. Staff recommended denial of the request.
<i>Related Building Permits/Business Licenses</i>	
01/25/05	A temporary Certificate of Occupancy was issued for the neighborhood market. A business license for the market was also issued.
03/11/05	A Certificate of Occupancy was issued for the neighborhood market after the final inspection was completed.

<i>Details of Application Request</i>
<i>Site Area</i>

Net Acres	6.77
-----------	------

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family Dwellings	ML (Medium Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units per Acre)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family Dwellings	ML (Medium Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units per Acre)
West	Retail Building	SC (Service Commercial)	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited 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	
Trails		X	
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

PROJECT DESCRIPTION

This is a Required Six Month Review of an approved Site Development Plan Review [Z-0108-88(15)] that allowed delivery hours between 7:00 A.M. to 8:00 P.M. Monday through Saturday with no Sunday deliveries in conjunction with a 39,910 square foot retail development at 5850 West Craig Road.

ANALYSIS

This is the second Required Review on the subject Wal-Mart site. The original Site Development Plan Review [Z-0108-88(15)] was approved by the City Council on 10/16/02. Condition of approval number three allowed delivery hours between 5:30 a.m. and 8:00 p.m., 7 days a week. The condition also required that a Review of Condition be heard one year after the issuance of a Certificate of Occupancy.

A second Required Review (RQR-11641) was approved by the City Council on 04/19/06. The City Council amended the condition for the delivery hours to be limited from 7 a.m. to 8 p.m., from Monday through Saturday with no Sunday deliveries. The condition also required an additional Review of Condition within six months of the amended delivery hours.

The applicant has indicated that they are in compliance with the conditions of approval from Required Review (RQR-11641). Code Enforcement has also indicated that there are no pending cases and no complaints since the hours have been changed. Therefore, staff supports the Required Review with no further reviews.

Previous conditions of approval from Required Review (RQR-11641).

- 1. Delivery hours shall be reviewed in six months.**
- 2. The applicant shall work with the Fire Department to install bollards to block access to the fire lane.**
- 3. On-site truck signage shall be submitted for review and approval by the Planning and Development Department.**
- 4. Delivery hours as stated in Condition Number 3 of Z-0108-88(15) shall be limited to 7 a.m. to 8 p.m. Monday through Saturday with no Sunday deliveries.**
- 5. Conformance to all applicable conditions of approval of Z-0108-88(15).**

FINDINGS

The delivery hours imposed by the City Council have been adhered to. The applicant has also complied with the previous conditions of approval from Required Review (RQR-11641). Code Enforcement has also indicated that there have been no complaints since the last Required Review. Therefore, staff is recommending approval of the subject case with no further reviews.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT

SENATE DISTRICT

NOTICES MAILED

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RDR-17296 APN: 138-01-219-004

Name of Property Owner: Wal-Mart Real Estate Business Trust

Name of Applicant: Wal-Mart Real Estate Business Trust

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): _____

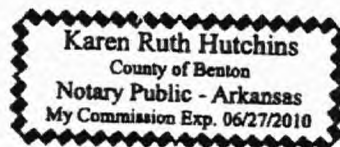
APN: _____

Signature of Property Owner: _____

Print Name: Daniel Malloy, Director
Real Estate & Design

Subscribed and sworn before me

This 21st day of September, 2006
Karen Ruth Hutchins
Notary Public in and for said County and State

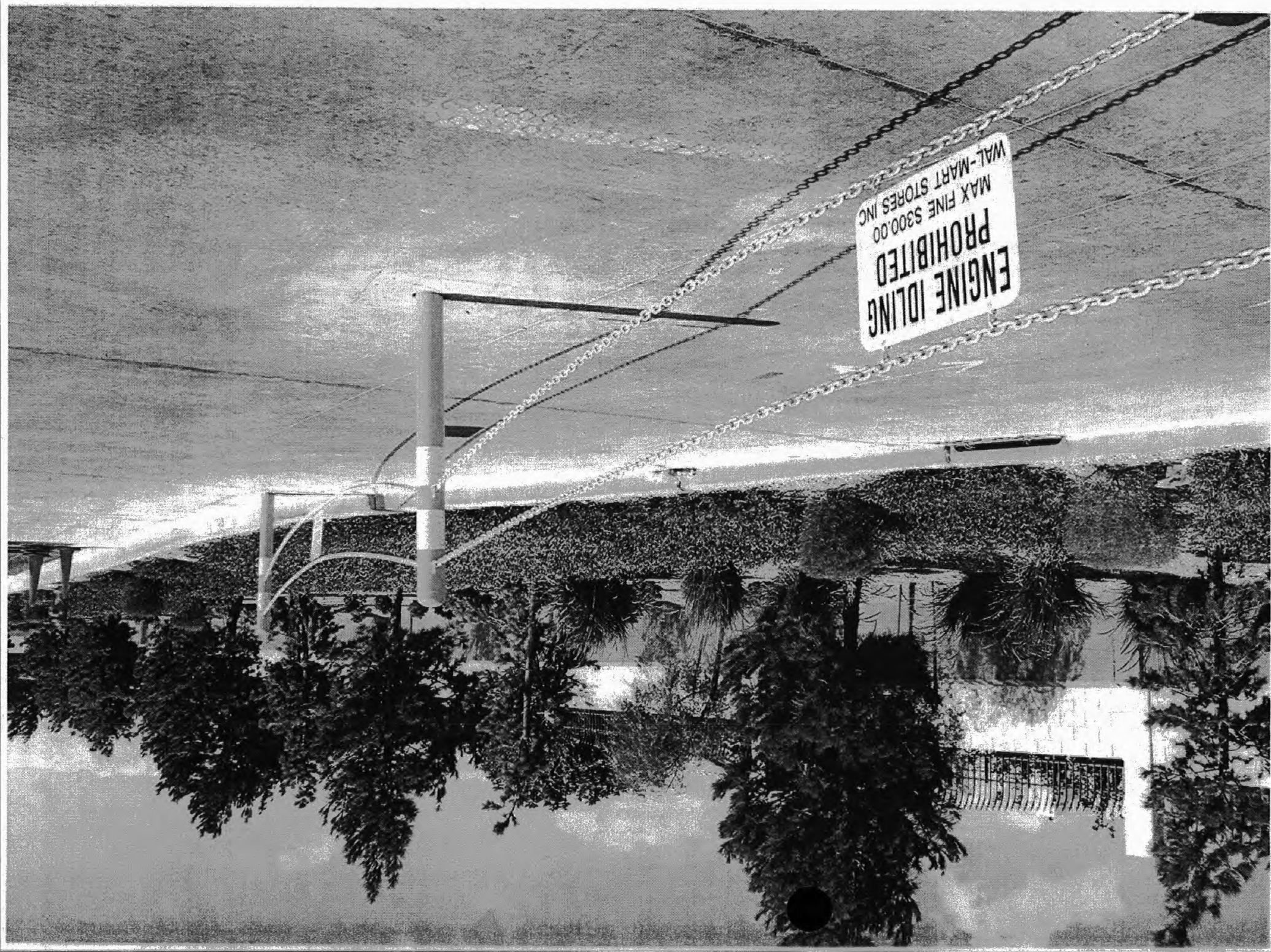


ON 10/10/2008 - 2:00PM - 6:00 PM
 @ VINE COUNTY/JULIA WILSON (D-9) BY JESSIE W. JEFFREY





ENGINE IDLING
PROHIBITED
MAX FINE \$300.00
WAL-MART STORES, INC.





October 2, 2006

Ms. Margo Wheeler, AICP
Director, Planning and Development Department
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

**RE: RQR-11641-REQUIRED ONE YEAR REVIEW- 5850 W. Craig Rd.
WAL-MART NEIGHBORHOOD MARKET #5258**

Dear Ms. Wheeler:

On behalf of our client, Wal-Mart Stores, Inc. we respectfully request approval for the above application and subsequently continuation of the modifications to the conditions of approval.

On April of this year we met before City Council to discuss the conditions of approval as previously set in place. We worked with Councilman Ross, his liaison Shelia Lambert, the neighbors and Wal-Mart representatives to come to an agreeable solution regarding the delivery hours, truck delivery route and access, and on-site signage. The previous conditions of approval have been modified to include the following:

- Delivery hours from 7 am – 8 pm, Monday through Saturday only
- Increased Signage directing delivery trucks and access route
- Increased Landscape buffer to decrease the noise between the neighbors and the Delivery area
- Chain and bollard system that prevents pedestrian and customer traffic from accessing the rear of the store

These conditions have all been met and the Wal-Mart store manager has been diligent in enforcing them with the delivery vendors. We therefore, request your approval and continuation of these modifications as approved at the April 19, 2006. Please contact me at 702.866.6604 should you have any questions.

Sincerely,
EN ENGINEERING, INC.

Emily Bertoldo
Planning Coordinator
EN Engineering, Inc.

RQR-11296
1115-06 CC

Planning
and Engineering
City of Las Vegas

Emily Bertoldo
Planning Coordinator
EN Engineering, Inc.

City of Las Vegas Planning and Development Department
Las Vegas, Nevada 89101
702.866.6604 Fax: 702.866.6605



061983



June 1, 2006

Mr. Michael Gardner
Wal-Mart Real Estate Business Trust
2001 SE 10th Street
Bentonville, AR 72716

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

RE: RQR-11641 – REQUIRED ONE YEAR REVIEW
CITY COUNCIL MEETING OF APRIL 19, 2006

Dear Applicant:

The City Council at a regular meeting held April 19, 2006 APPROVED the request for a Required One Year Review of an approved Site Development Plan Review [Z-0108-88(15)] THAT ALLOWED DELIVERY HOURS BETWEEN 5:30 A.M. AND 8:00 P.M. SEVEN DAYS A WEEK in conjunction with a 39,910 square foot retail development at 5850 West Craig Road (APN 138-01-219-004), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 20, 2006. This approval is subject to:

Planning and Development

1. Delivery hours shall be reviewed in six months.
2. The applicant shall work with the Fire Department to install bollards to block access to the fire lane.
3. On-site truck route signage shall be submitted for review and approval by the Planning and Development Department.
4. Delivery hours as stated in Condition Number 3 of Z-0108-88(15) shall be limited to 7 a.m. to 8 p.m. Monday through Saturday with no Sunday deliveries
5. Conformance to all applicable conditions of approval of Z-0108-88(15).

Sincerely,

Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

Margo Wheeler
Director
Planning and Development Department

cc: See Attached List

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

RQR-17296
11/15/06 CC

Mr. Michael Gardner
RQR-11641 – Page Two
June 1, 2006

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

Kris Munn
EN Engineeing
245 East Warm Springs Road, Suite 100
Las Vegas, Nevada 89119

RQR-17296
11/15/06 CC

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: NOVEMBER 15, 2006

SUBJECT:

SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENTIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

Minutes:

AB - 6600 Lemitar Drive; AB - 886 Miller Avenue; AB - 5433 Flora Spray Street; RQR-17040, RQR-17098, SUP-13490, SUP-16498, SUP-16520, SUP-17301, SUP-17308, SUP-17310, VAR-14734, VAR-16497, VAR-16512, VAR-16516, VAR-16525, VAR-16769, VAR-17156, VAR-17299, VAR-17306 AND VAC-17077 - Agenda 12/20/2006



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: NOVEMBER 15, 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:

DOROTHY BARNES, Las Vegas resident, asked for help with the programs and agencies that continue to harass her.

DANIEL DEEGAN, 1801 Granite Avenue, expressed concern for potential proliferation of billboards. He also did not believe that churches should be able to acquire billboards to alleviate financial strains.

ROCHAND JOSHUA COLLINS appeared on behalf of a friend that he believed was abused by law enforcement officials. He expressed concern for unfair treatment towards the homeless and the harsh conditions in jail facilities. He suggested training law enforcement officials on the homeless situation and possibly have them tour the jail facilities.

GAIL SACKO, a homeless advocate, expressed her disappointment on how the homeless situation has been handled, and in her opinion, past recommendations or suggestions have been ignored. She believed the County, City and State should all be accountable in alleviating homelessness, providing 24-hour shelters and permanent affordable housing. She agreed with MR. COLLINS regarding training law enforcement officials.

COUNCILWOMAN TARKANIAN sympathized with MS. SACKO and understood the need to rid homelessness but pointed out that she has yet to see viable plans be submitted by the homeless advocates. She believed it would benefit the Council if plans reflected solutions for all types of situations, as all homeless individuals do not fit into one category.

LANCE SUENO appeared with his mother, BETTY. MR. SUENO commented on a past accident he was involved in, his personal injury trial and the unfair treatment he has since experienced. He was displeased at the run around given to him by several agencies and has filed formal complaints. He noted the 14th Amendment and the Nevada Revised Statutes and is seeking protection from what he believes have been criminal acts towards him. It is his firm belief that the entire situation has caused him to endure physical pain from untreated injuries, psychological trauma and deprivation resulting in total financial ruin over the past eight years. MAYOR GOODMAN suggested MR. SUENO could speak with any member of Council after the meeting.

Meeting adjourned at 4:05 p.m.