

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 6, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VARIANCE

VAR-14193 - PUBLIC HEARING - APPLICANT/OWNER: RONALD J. WALKER - This is an appeal filed by the applicant from the denial by the Planning Commission of a request for a Variance TO ALLOW A PROPOSED NON-HABITABLE ACCESSORY STRUCTURE TO BE 4 FEET TALLER THAN THE MAIN DWELLING AND TO ALLOW THIS STRUCTURE TO BE 2,475 SQUARE FEET WHERE 1,613 SQUARE FEET IS PERMITTED on 0.54 acres at 1295 South Tenaya Way (APN 163-03-103-016), R-E (Residence Estates) Zone, Ward 2 (Wolfson). The Planning Commission (6-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for VAC-11873
6. Appeal letter filed by Ronald J. Walker
7. Submitted after final agenda – Revised plans by Staff for Items 105 and 106
8. Backup referenced from the 11-02-06 Planning Commission Meeting Item 29

Motion made by STEVE WOLFSON to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Item 105 [VAR-14193] and Item 106 [SUP-14192].

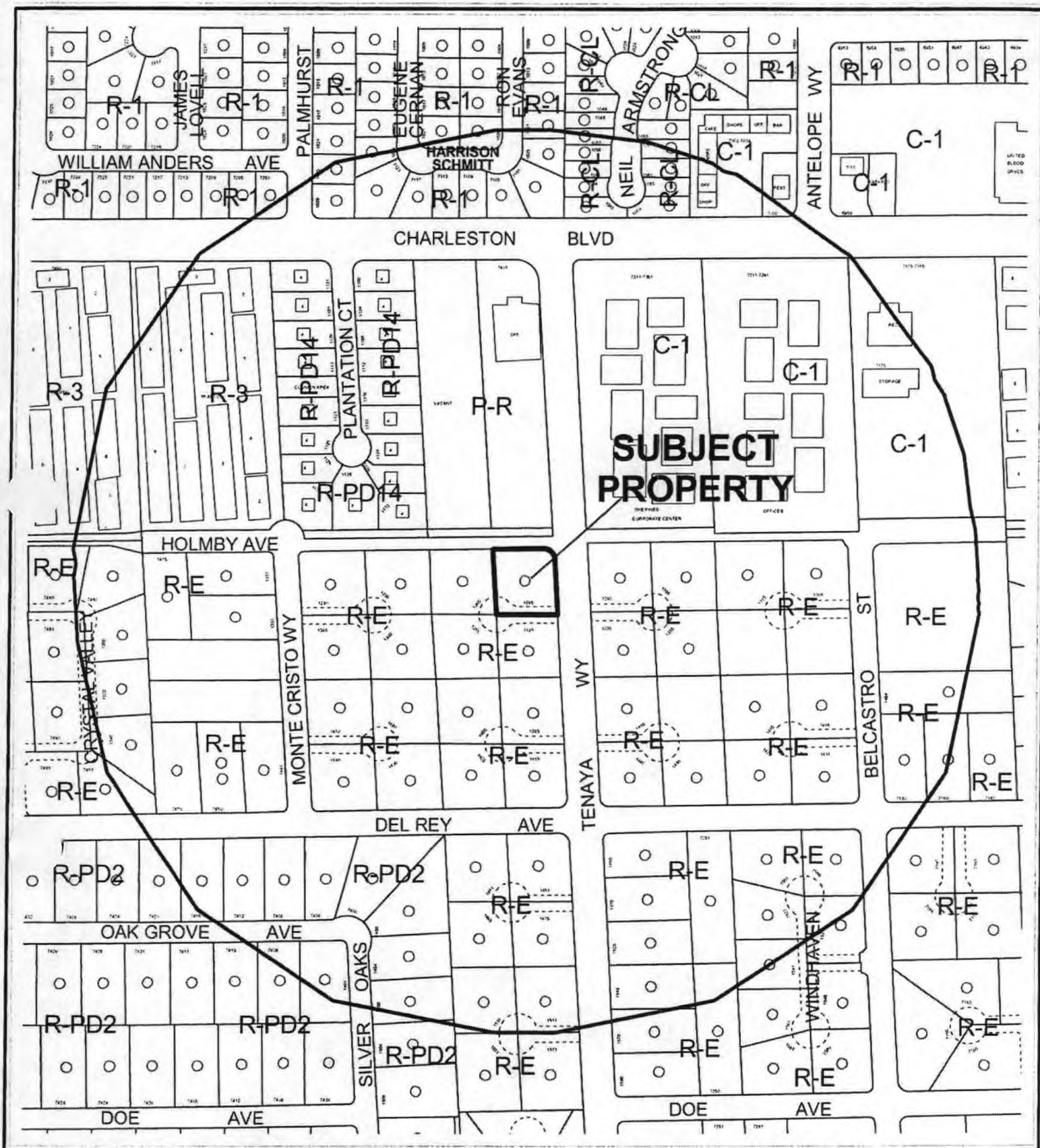
CITY COUNCIL MEETING OF: DECEMBER 6, 2006

MARILYN WALKER and DON WALKER, 1295 South Tenaya Way, were present. MRS. WALKER clarified that the structure will be stucco and not metal. Changes have been made to its height; one foot taller than the main dwelling. MR. WALKER stated all his neighbors support the structure, and there are other similar structures in the area.

COUNCILMAN WOLFSON verified with MR. WALKER that the wood framed structure would be made out of stucco and sheetrock on the inside. The main residence has been refurbished and a new tile roof installed. A surveillance camera was installed to deter burglaries that have occurred at the residence. The Councilman verified that all neighbors in the cul-de-sac are in support, as well as the neighbors to the east and directly across the street.

MAYOR GOODMAN declared the Public Hearing closed on Item 105 [VAR-14193] and Item 106 [SUP-14192].





CASE: **VAR-14193**

RADIUS: 1000 FT

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

0 200 400 Feet





CASE: **VAR-14193**

RADIUS: 1000 FT

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-14193 - APPLICANT/OWNER: RONALD J. WALKER

**** CONDITIONS ****

The Planning Commission (6-1/gt vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-14192) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

APPLICATION REQUEST

This is an appeal filed by the applicant from the denial by the Planning Commission of a request for a Variance to allow a proposed non-habitable accessory structure to be four feet taller than the main dwelling on 0.54 acres at 1295 South Tenaya Way.

EXECUTIVE SUMMARY

The height requirement for a non-habitable accessory structure stipulates that its height shall not exceed the height of the main structure. The applicant is proposing a twenty-four foot tall non-habitable accessory structure where the main structure is twenty feet tall.

This Variance request cannot be supported as the applicant has created a self-imposed hardship by attempting to overbuild the site. Redesign of the non-habitable accessory structure would allow for conformance to the height limitations imposed by Title 19.

BACKGROUND INFORMATION

A) *Related Actions*

- 10/26/98 City Council approved a request to amend a portion of the Southwest Sector of the General Plan (GPA-0027-98) on properties bounded by Holmby Channel, Via Olivero Avenue, Rainbow Boulevard, and Durango Drive, From R (Rural Density Residential) to DR (Desert Rural Density Residential).
- 05/17/06 City Council approved a petition to Vacate (VAC-11873) a 30-foot public right-of-way located at the southwest corner of Holmby Avenue and Tenaya Way. Staff and Planning Commission recommended Approval.
- 11/02/06 The Planning Commission recommended denial of companion item SUP-14192 concurrently with this application.
- The Planning Commission voted 6-1/gt to recommend DENIAL (PC Agenda Item #29/jm).

B) *Pre-Application Meeting*

- 06/07/06 At the pre-application meeting, the applicant was informed of the requirements in Title 19.08 that require an accessory structure to be lower in height than the main building, or the application requires a Variance and Special use Permit.

C) *Neighborhood Meetings*

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

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 0.54 acres

B) *Existing Land Use*

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

C) *Planned Land Use*

Subject Property: DR (Desert Rural Density Residential)
North: O (Office)
South: DR (Desert Rural Density Residential)
East: DR (Desert Rural Density Residential)
West: DR (Desert Rural Density Residential)

D) *Existing Zoning*

Subject Property: R-E (Residence Estates)
North: P-R (Professional Office & Parking)
South: R-E (Residence Estates)
East: R-E (Residence Estates)
West: R-E (Residence Estates)

E) *General Plan Compliance*

The subject site is located within the Southwest Sector of the Master Plan with a DR (Desert Rural Density Residential) designation, which allows for residential development with up to 2.49 units per acre. The existing R-E (Residence Estates) Zoning District is consistent with the Master Plan, while the Variance (VAR-14193) and Special Use Permit (SUP-14192) are requested because the proposed non-habitable accessory structure does not comply with all provisions of Section 19.08.040.

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

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Requested	Compliance
Min. Lot Size	20,000	23,522 Feet	Y
Min. Setbacks			
• Side	3 Feet	13 feet	Y
• Rear	3 Feet	10 feet	Y
• From House	6 Feet	16 feet	Y
Max. Building Height	20 Feet	24 Feet	N*

Per 19.08.040, the height of the non-habitable accessory structure shall not exceed the height of the main structure. The applicant is proposing a twenty-four foot tall non-habitable accessory structure where the main structure is twenty feet tall.

*Special Use Permit (SUP-14192) required.

B) General Analysis and Discussion

Per 19.08.040, the height requirement for a non-habitable accessory structure stipulates that its height shall not exceed the height of the main structure. The applicant is proposing a twenty-four foot tall non-habitable accessory structure where the main structure is twenty feet tall.

Per 19.08.040, the total floor area of all accessory structures shall not exceed fifty percent of the floor area of the principal dwelling unit constructed on the same lot. The principal dwelling is 3,226 square feet. The proposed accessory structure is 2,475 square foot which exceeds fifty percent of the floor area of the principal dwelling by 862 square feet, a 55 percent deviation.

This Variance request cannot be supported as the applicant has created a self-imposed hardship by attempting to increase the height of the non-habitable structure. Redesign of the non-habitable structure would allow for conformance to the height limitations imposed by Title 19.

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 attempting to overbuild the site. Alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

10

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 132 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-14193** APN: *16303103016*

Name of Property Owner: RONALD J. WALKER

Name of Applicant: RONALD J. WALKER

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: 16303103016

Signature of Property Owner: Ronald J Walker

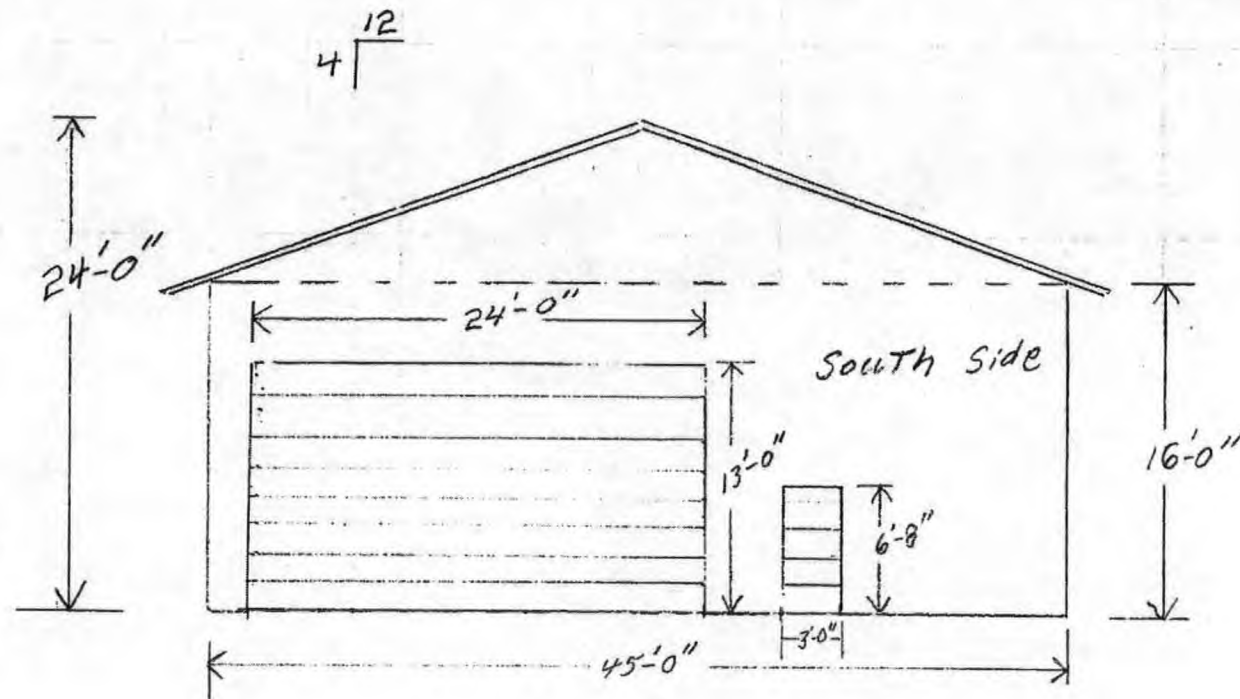
Print Name: RONALD J. WALKER

Subscribed and sworn before me

This 7 day of June, 2000

Notary Public in and for said County and State



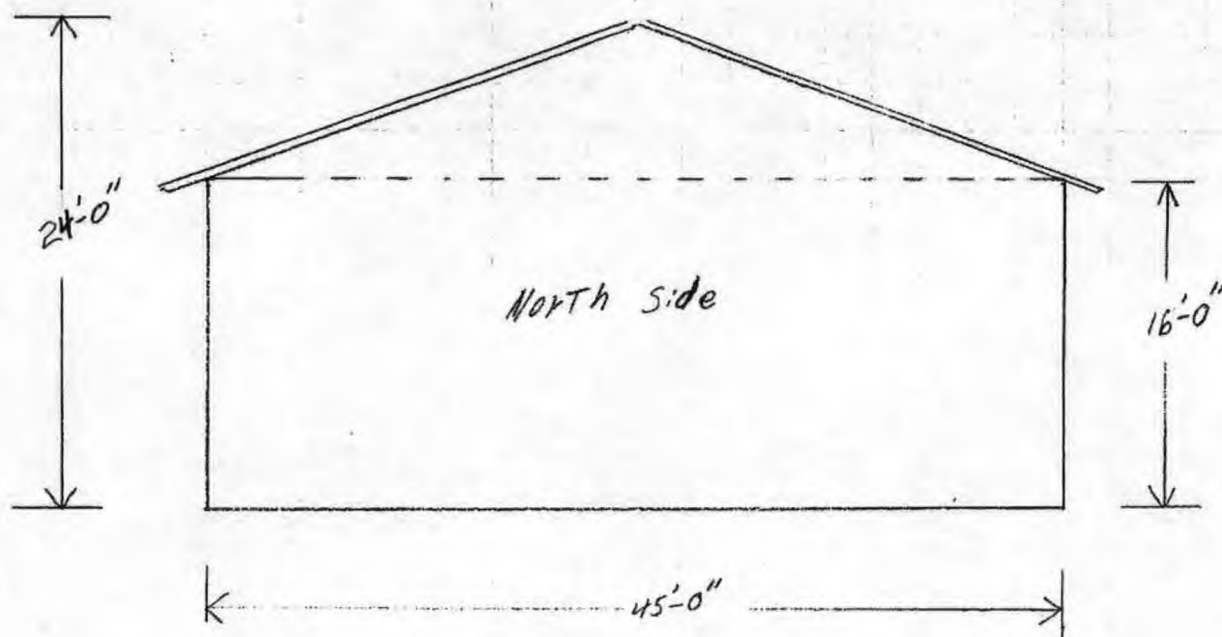


Ron Wa
 1295 S
 Las Vegas
 363-66
 574-4

RECEIVED
 AUG 09 2006

VAR-14193 SUP-14192
 REVISED 11/02/06 PC

of
way way
AK 89117
Home
15 Cell



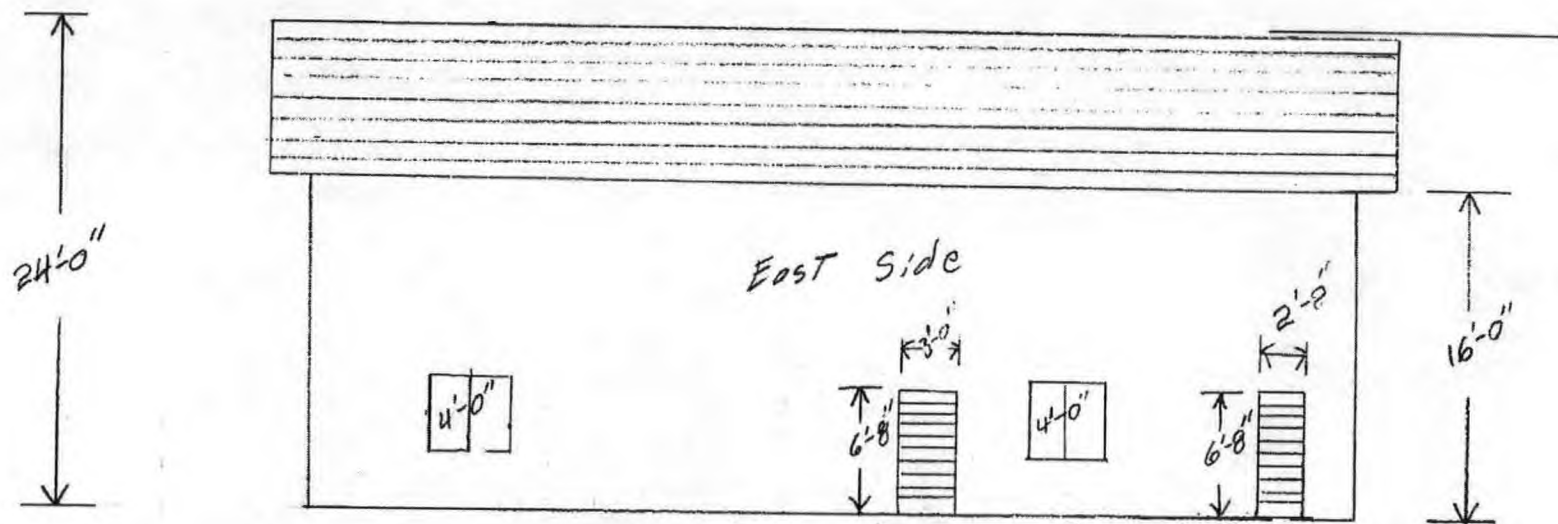
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AUG 09 2006

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REVISED 11/02/06 PC

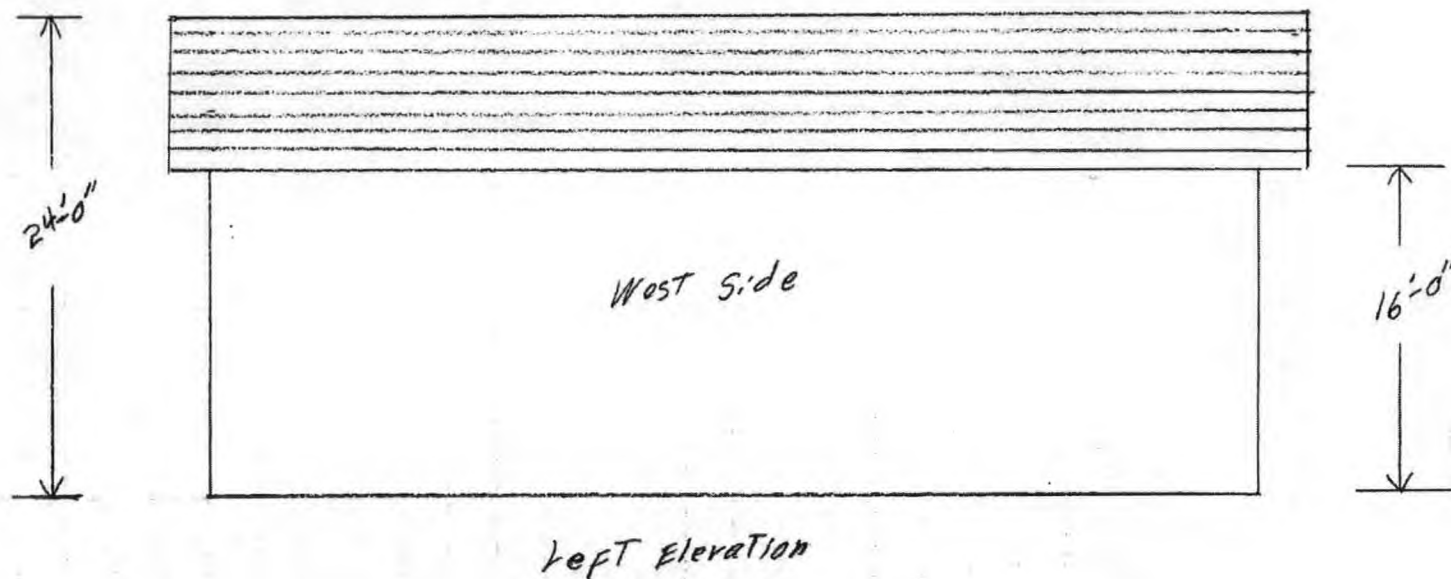
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REVISED 11/02/06 PC

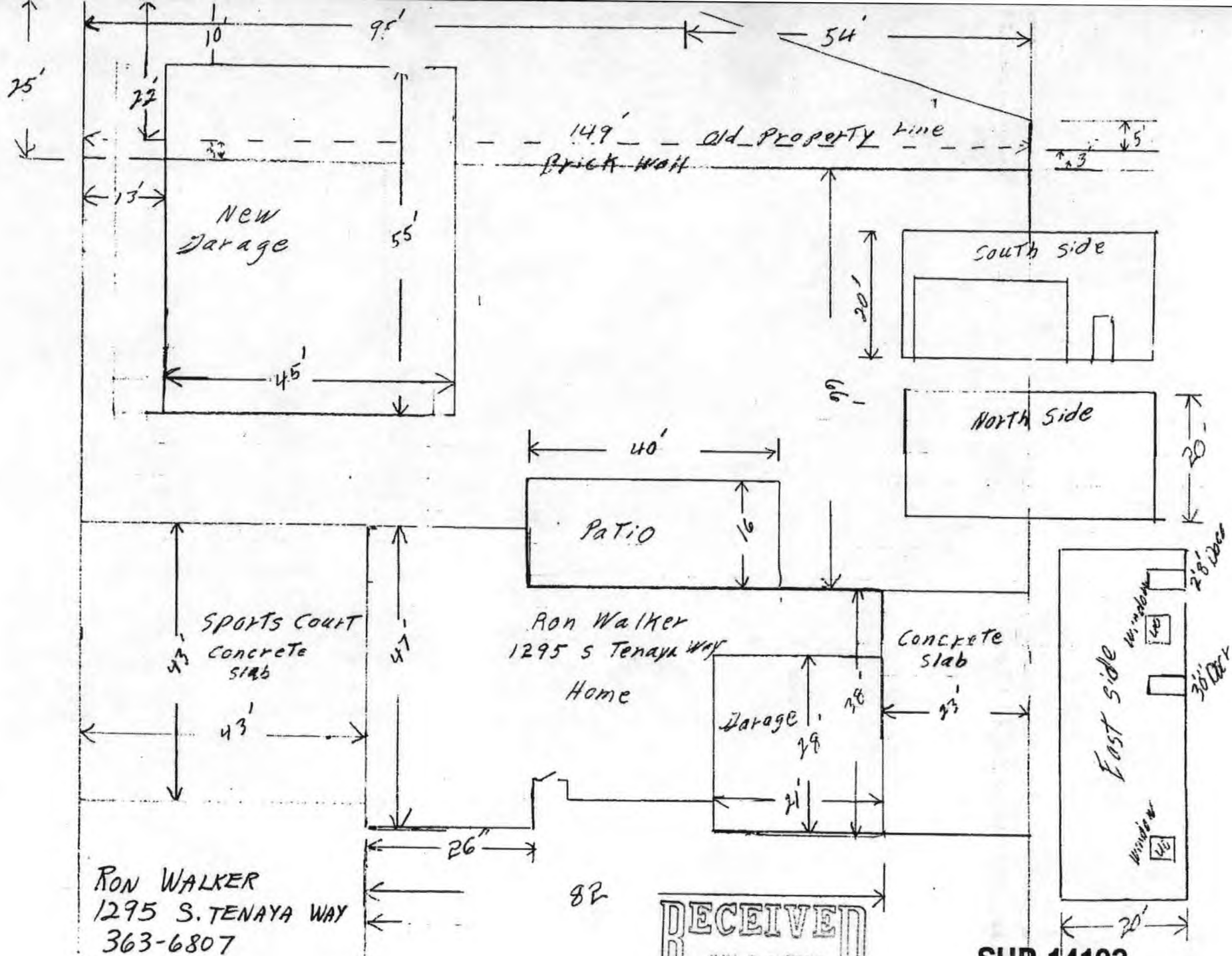
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AUG 09 2006



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AUG 09 2006

VAR-14193 SUP-14192
REVISED 11/02/06 PC





RECEIVED
JUN 08 2006

11/02/06 PC

SUP-14192
VAR-14193

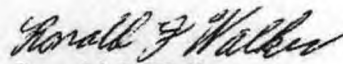
June 7, 2006

Ronald J. Walker
1295 S. Tenaya Way
Las Vegas, NV 89117

To Whom It May Concern:

We are applying for a Variance for 1295 S. Tenaya Way. We would like to build a detached RV garage with a bathroom which will be used to house motor vehicles indoors.

Sincerely yours,


Ronald J. Walker

VAR-14193
11/02/06 PC



May 22, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
WRENCE WEEKLY

JEFF WOLFSON

LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. Ronald J. Walker
1295 S. Tenaya Way
Las Vegas, Nevada 89117

RE: VAC-11873 - VACATION
CITY COUNCIL MEETING OF MAY 17, 2006

Dear Mr. Walker:

The City Council at a regular meeting held May 17, 2006 APPROVED the Petition to Vacate a 30 foot public right of way located at the southwest corner of Holmby Avenue and Tenaya Way. The Notice of Final Action was filed with the Las Vegas City Clerk on May 18, 2006. This approval is subject to:

Planning and Development

1. The Petition of Vacation is a thirty foot section of public right-of-way on Holmby Avenue, west of Tenaya Way.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Public Works

5. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled by the applicant, so that an un-maintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-08-05

CLV 7009

VAR-14193
11/02/06 PC

RECEIVED
CITY CLERK

2006 NOV -8 P 3: 33

November 8, 2006

Ronald J. Walker
1295 S. Tenaya Way
Las Vegas, NV 89117

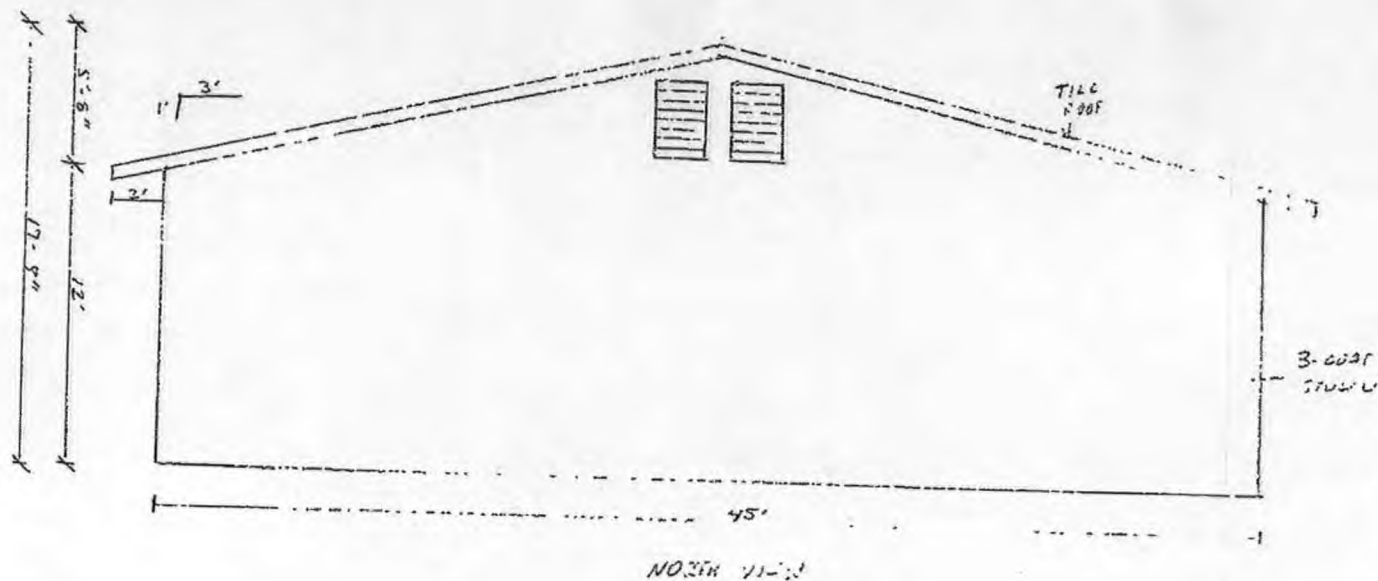
Attention: City Clerk

I am making an appeal to the City of Las Vegas Planning Commission in response to the denial of my request for Special Use Permit #14192 and Variance #14193 on November 2, 2006. I would like the opportunity to have the Planning Commission re-evaluate my request.

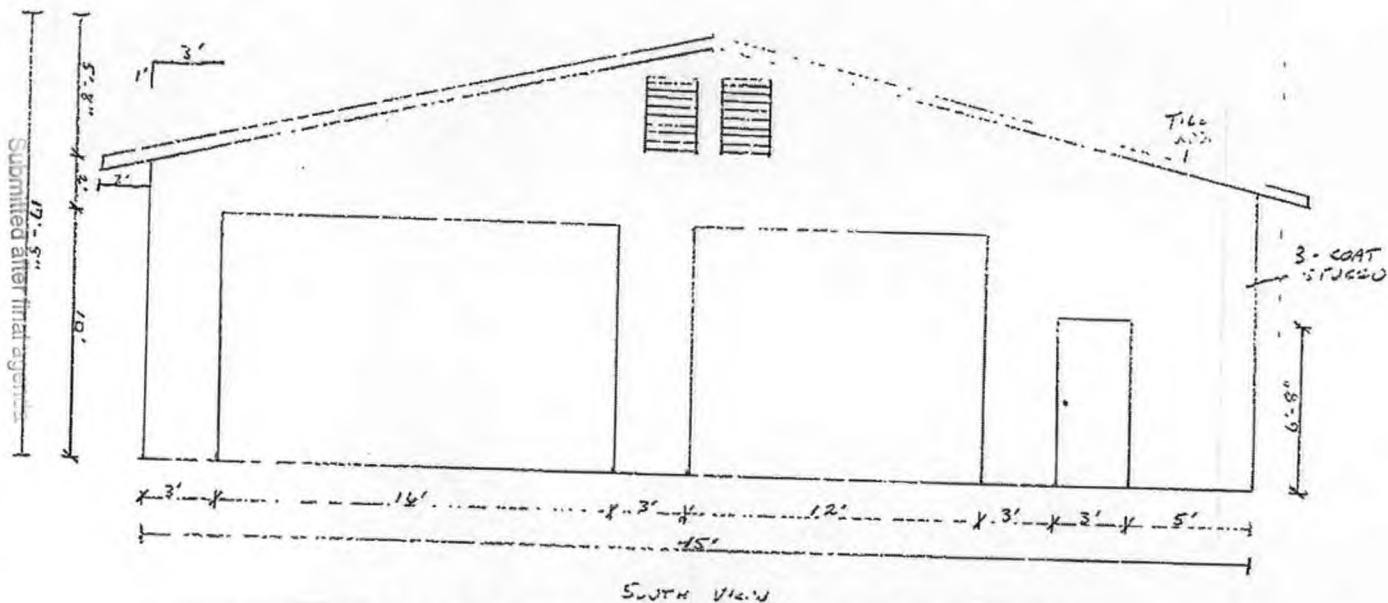
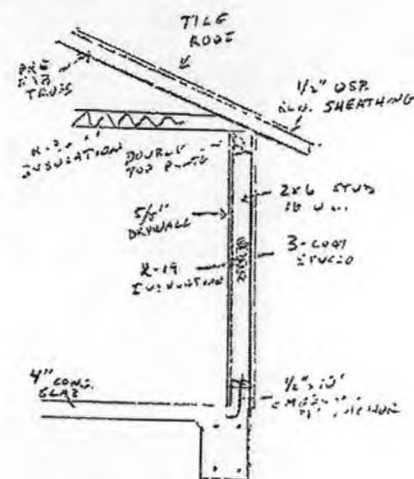
Thank you for your assistance in this matter.

Sincerely,


Ronald J. Walker



WALL SECTION
(NOT TO SCALE)



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DEC 04 2006

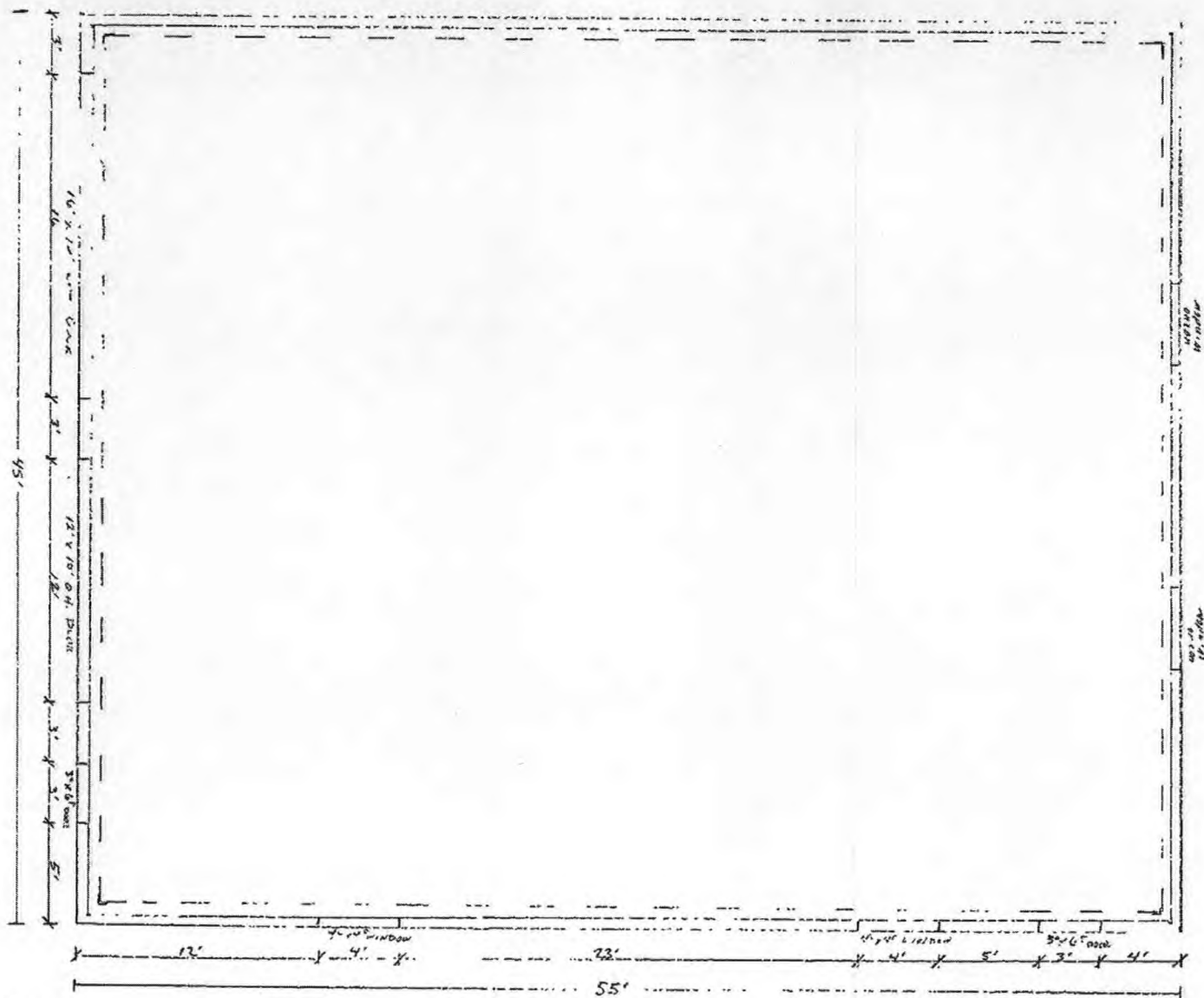
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DEC 04 2006

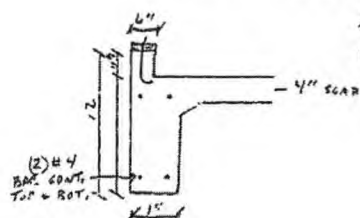
VAR-14193 SUP-14192 12-06-06 CC

Date 12/06/06 Item #1054106

Submitted after final agenda



FOOTING DETAIL

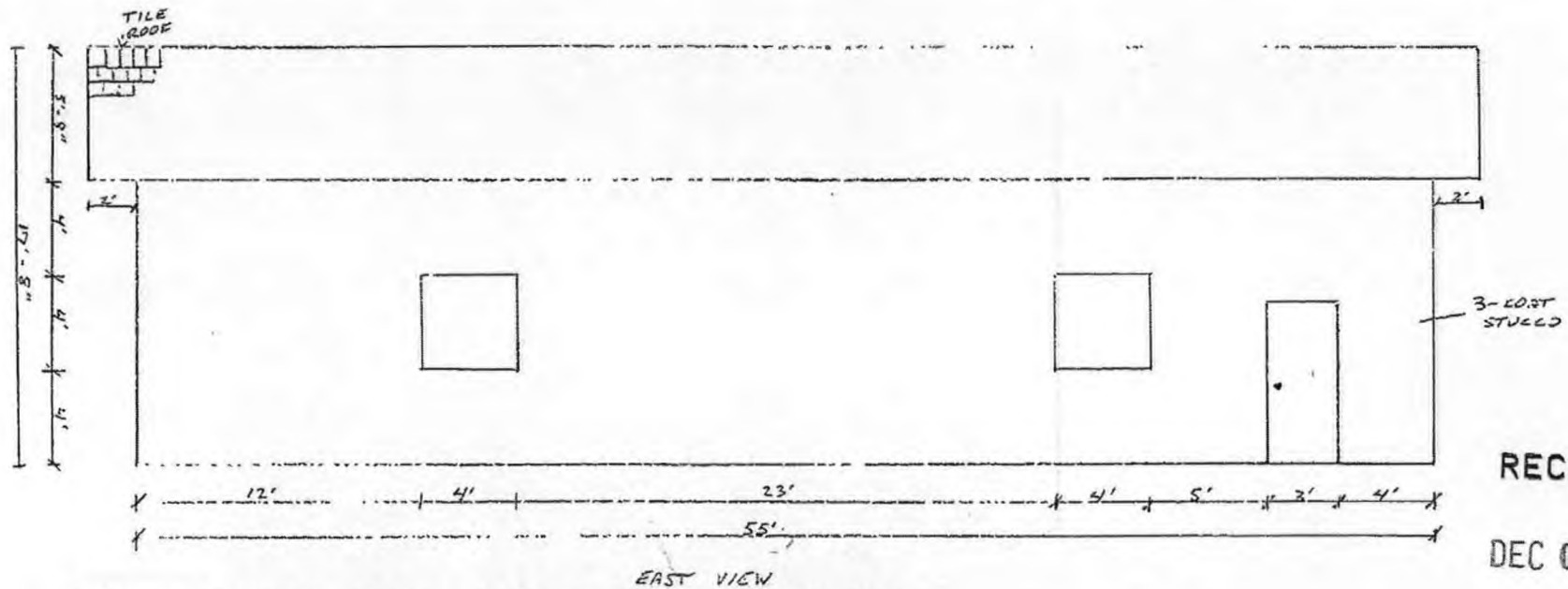
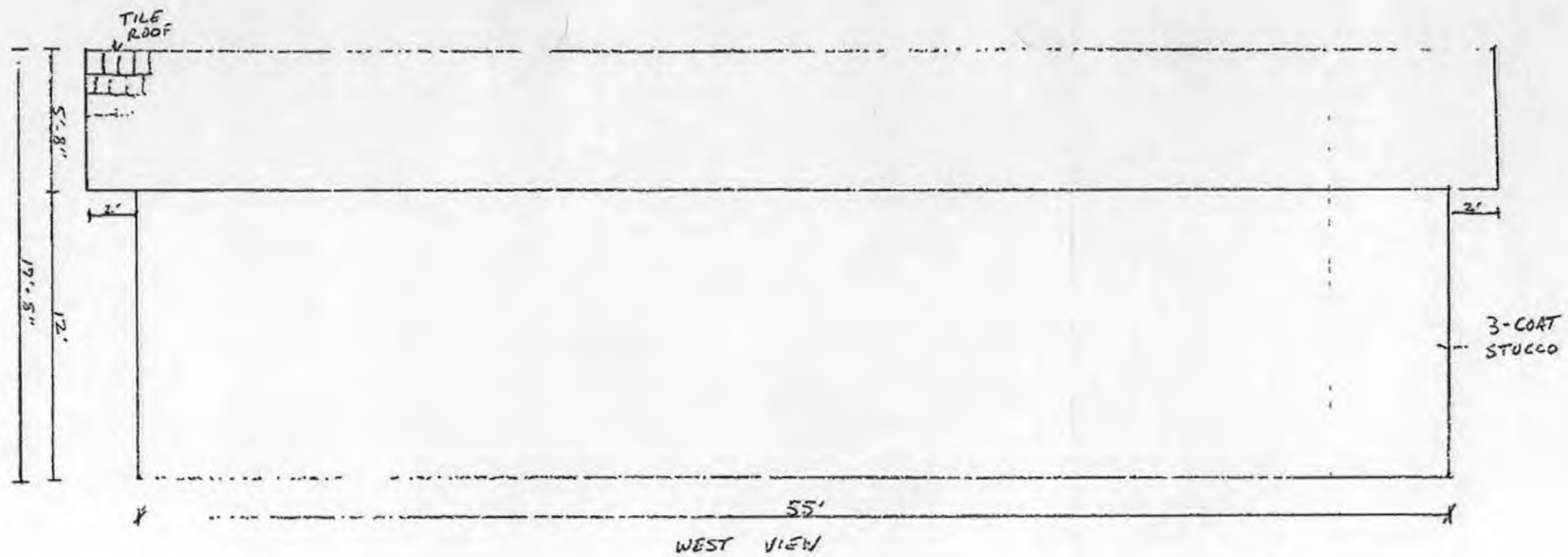


□ = 1'

RECEIVED RECEIVED
DEC 04 2006

DEC 04 2006

VAR-14193 SUP-14192 12-06-06 CC



RECEIVED

DEC 04 2006

VAR-14193 SUP-14192 12-06-06 CC

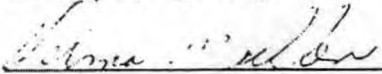
□ = 1'

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

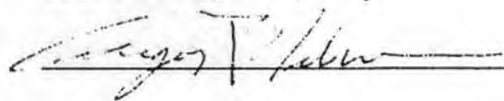
To Whom It May Concern:

I am aware of the fact that Ron and Marilyn Walker at 1295 S. Tenaya Way are submitting plans for a Variance and Special Use Permit for a non-habitable structure on their property. The height of this garage will be 4 feet taller than the main dwelling and 862 square feet larger than the 1613 square feet permitted. It will also be located approximately 100 feet from the front of the property. I am in support of their efforts to improve their property and help increase the value of the properties in our neighborhood.

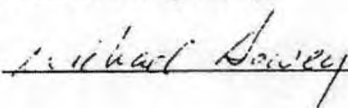
Velma Mullen 363-3632
1305 S. Tenaya Way



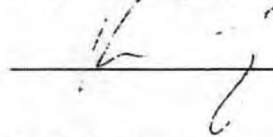
Greg Nelson 810-8500
1315 S. Tenaya Way



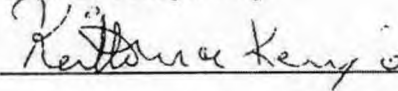
Michael Howey 363-6675
1325 S. Tenaya Way



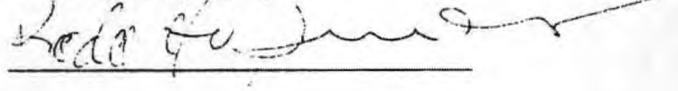
Rona Luong 254-1582
1290 S. Tenaya Way



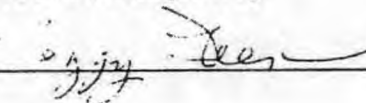
Keith MacKenzie
1300 S. Tenaya Way



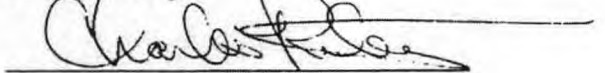
Rodolfo Sanchez
1320 S. Tenaya Way



Peggy Leen
1310 S. Tenaya Way



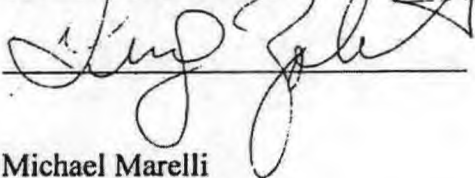
Charles Riley
7175 Del Rey



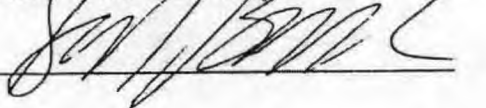
Brent Barton 254-6447
1931 Remsen Court



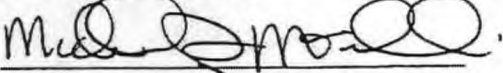
Gerry Zobrist
1901 Rosemere Court



Kyle Buhecker 363-0008
1831 Terra Vista Way



Michael Marelli
1990 Remsen Court



ITEM # 21-30
CASE # VAR-14193 + SUP-14192
PC MTG 11-2-00 2A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 6, 2006**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion.**SUBJECT:**

SPECIAL USE PERMIT RELATED TO VAR-14193

SUP-14192 - PUBLIC HEARING – APPLICANT/OWNER: RONALD J. WALKER - 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 PROPOSED NON-HABITABLE ACCESSORY STRUCTURE TO BE 4 FEET TALLER THAN THE MAIN DWELLING at 1295 South Tenaya Way (APN 163-03-103-016), R-E (Residence Estates) Zone, Ward 2 (Wolfson). The Planning Commission (6-1 vote) and staff recommend DENIAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Appeal letter filed by Ronald J. Walker
6. Backup referenced from the 11-02-06 Planning Commission Meeting Item 30

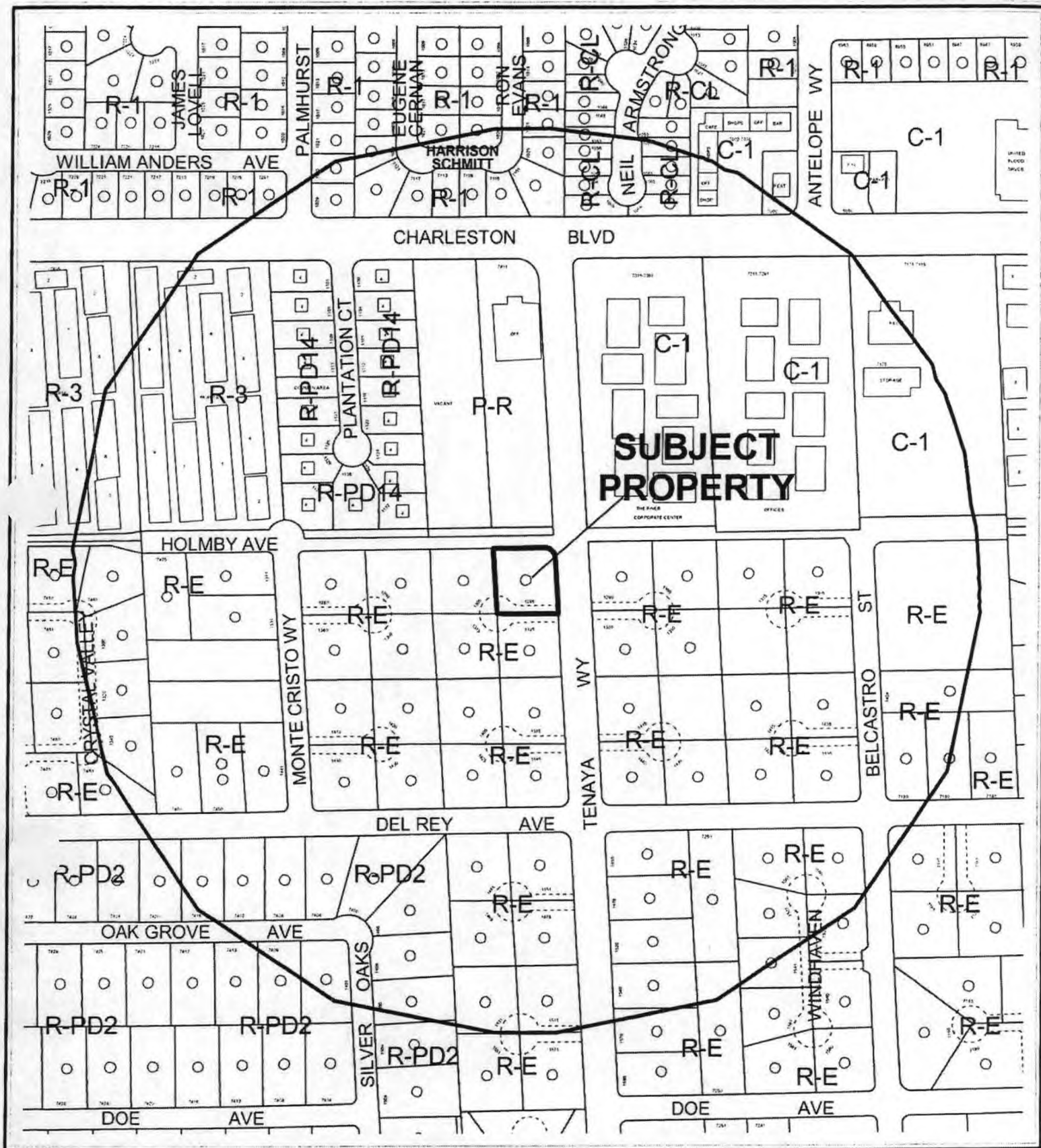
Motion made by STEVE WOLFSON to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

See Item 105 for related discussion and backup.



CASE: SUP-14192

RADIUS: 1000 FT

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-14192 – APPLICANT/OWNER: RONALD J. WALKER

**** CONDITIONS ****

The Planning Commission (6-1/gt vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for non-habitable accessory structure use.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-14193) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

5. A Petition of Vacation, such as VAC-11873, to vacate existing Holmby Avenue right-of-way in conflict with the proposed non-habitable accessory structure shall be recorded prior to the issuance of any permits for the structure.

**** 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 proposed non-habitable accessory structure to be four feet taller than the main dwelling at 1295 South Tenaya Way.

EXECUTIVE SUMMARY

Per Table 2 of LVMC 19.04.010, a non-habitable accessory shall comply with the provisions of 19.08.040 applicable to an accessory structure. This application does not meet those conditions and; therefore, a Variance (VAR-14193) and Special Use Permit (SUP-14192) are required.

Per 19.08.040, the height requirement for a non-habitable accessory structure stipulates that its height shall not exceed the height of the main structure. The applicant is proposing a twenty-four foot tall non-habitable accessory structure where the main structure is twenty feet tall.

The associated Variance requested as part of this request cannot be supported as the applicant has created a self-imposed hardship by attempting to overbuild the site. Redesign of the non-habitable structure would allow for conformance to the height limitations imposed by Title 19.

BACKGROUND INFORMATION

A) *Related Actions*

- | | |
|----------|--|
| 10/26/98 | City Council approved a request to amend a portion of the Southwest Sector of the General Plan (GPA-0027-98) on properties bounded by Holmby Channel, Via Olivero Avenue, Rainbow Boulevard, and Durango Drive, From R (Rural Density Residential) to DR (Desert Rural Density Residential). |
| 05/17/06 | City Council approved a petition to Vacate (VAC-11873) a 30-foot public right-of-way located at the southwest corner of Holmby Avenue and Tenaya Way. Staff and Planning Commission recommended Approval. |
| 11/02/06 | The Planning Commission recommended denial of companion item VAR-14193 concurrently with this application. |
| | The Planning Commission voted 6-1/gt to recommend DENIAL (PC Agenda Item #30/jm). |

B) Pre-Application Meeting

06/07/06 At the pre-application meeting, the applicant was informed of the requirements in 19.08 that require an accessory structure to be lower in height than the main building, or the application requires a Variance and Special use Permit.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.54 acres

B) Existing Land Use

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

C) Planned Land Use

Subject Property: DR (Desert Rural Density Residential)
North: O (Office)
South: DR (Desert Rural Density Residential)
East: DR (Desert Rural Density Residential)
West: DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property: R-E (Residence Estates)
North: P-R (Professional Office & Parking)
South: R-E (Residence Estates)
East: R-E (Residence Estates)
West: R-E (Residence Estates)

E) General Plan Compliance

The subject site is located within the Southwest Sector of the Master Plan with a DR (Desert Rural Density Residential) designation, which allows for residential development with up to 2.49 units per acre. The existing R-E (Residence Estates) Zoning District is consistent with the Master Plan, while the Variance (VAR-14193) and Special Use Permit (SUP-14192) are requested because the proposed non-habitable structure does not comply with all provisions of Section 19.08.040.

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

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Requested	Compliance
Min. Lot Size	20,000	23,522 Feet	Y
Min. Setbacks			
• Side	3 Feet	13 feet	Y
• Rear	3 Feet	10 feet	Y
• From House	6 Feet	16 feet	Y
Max. Building Height	20 Feet	24 Feet	N*

Per 19.08.040, the height of the accessory structure shall not exceed the height of the main structure. The applicant is proposing a twenty-four foot tall non-habitable accessory structure where the main structure is twenty feet tall.

*Variance (VAR-14193) is required.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed non-habitable structure use.

B) General Analysis and Discussion

• **Zoning**

The purpose of the R-E (Residence Estates) District is to provide for low density residential units located on large lots and conveying a rural environment. The proposed non-habitable structure is a conditional use per 19.08.040 within the existing R-E (Residence Estates) zoning district. The proposal does not meet the conditional use requirement for 19.08.040; therefore, a Variance (VAR-14193) and Special Use Permit (SUP-14192) are required.

- Use

The proposed one-story metal structure will be located in the (west) rear-yard area. The proposed 24-foot height of the non-habitable accessory structure is greater than the 20-foot height of the principal structure as required by Title 19. The structure meets all setback requirements for this type of use. The metal exterior of the structure does not match the stucco exterior of the principal building.

Per 19.08.040, the total floor area of all accessory structures shall not exceed fifty percent of the floor area of the principal dwelling unit constructed on the same lot. The principal dwelling is 3,226 square feet. The proposed accessory structure is 2,475 square foot which exceeds fifty percent of the floor area of the principal dwelling by 862 square feet, a 55 percent deviation.

This application is not recommended for approval as the proposed non-habitable accessory structure exceeds the maximum gross floor area for this location and is too large in scale to be compatible with development in the surrounding area.

- Conditions

Per Table 2 of LVMC 19.04.010, a non-habitable accessory shall comply with the provisions of 19.08.040 applicable to an accessory structure. The application does not meet those conditions; therefore, a Variance (VAR-14193) and Special Use Permit (SUP-14192) are required.

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."**

Given the height of the proposed non-habitable accessory structure, the proposal cannot be conducted in a manner that is harmonious and compatible with the surrounding single-family residential uses in the area.

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

While the site is physically suitable for a non-habitable accessory structure, the structure as proposed exceeds the height of the main structure. The applicant is attempting to overbuild the site and is proposing a structure that is inconsistent in scale to the main structure.

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

The site receives access from a private street shared by four other single family homes. The private street abuts Tenaya Way, an 80 foot wide street, which will be adequate in size to meet the requirements of the proposed non-habitable accessory structure.

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 site will be subject to regular inspection and; therefore, will not compromise the public health, safety or general welfare.

PLANNING COMMISSION ACTION

The Planning Commission considered a condition that the structure shall be stucco finish with a tile roof to match the main structure.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 132 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-14192** APN: 16303103016

Name of Property Owner: RONALD J. WALKER

Name of Applicant: RONALD J. WALKER

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: 16303103016

Signature of Property Owner: Ronald J. Walker
Print Name: RONALD J. WALKER

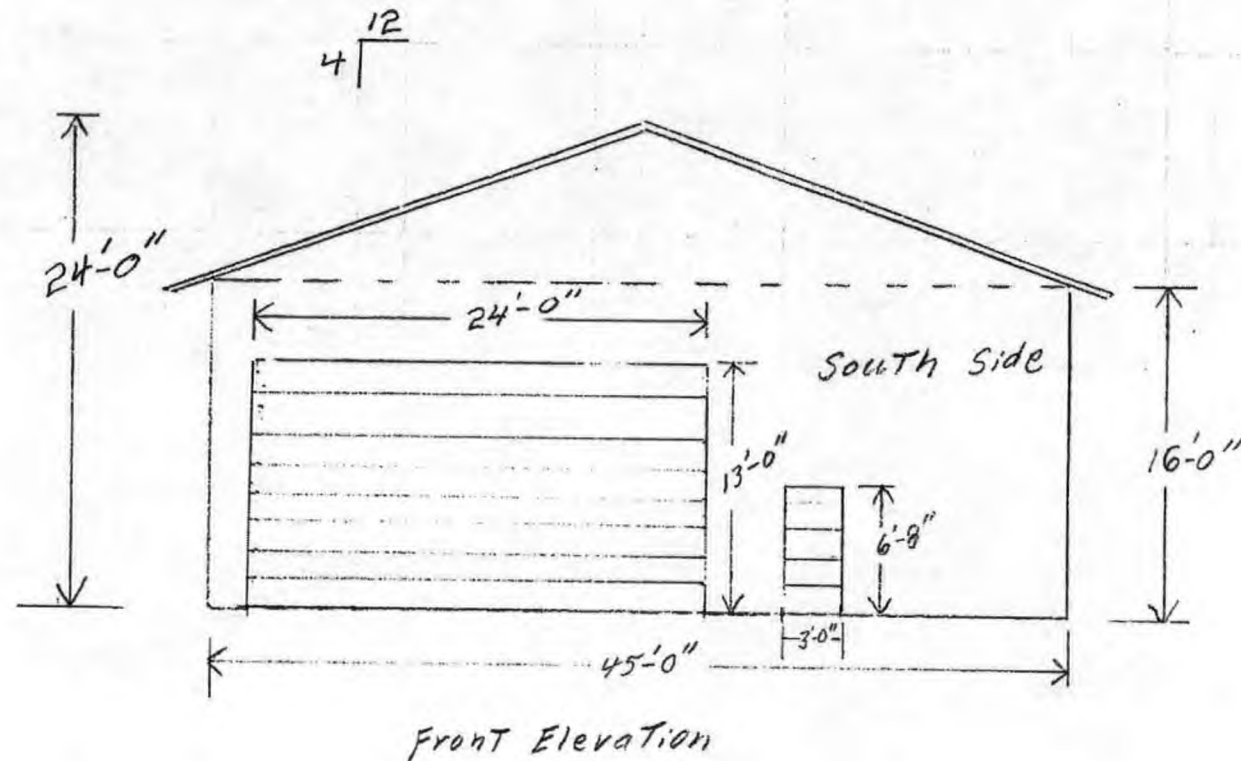
Print Name: RONALD J. WALKER

Subscribed and sworn before me

This 7 day of June, 2006

Kevin Johnson
Notary Public in and for said County and State



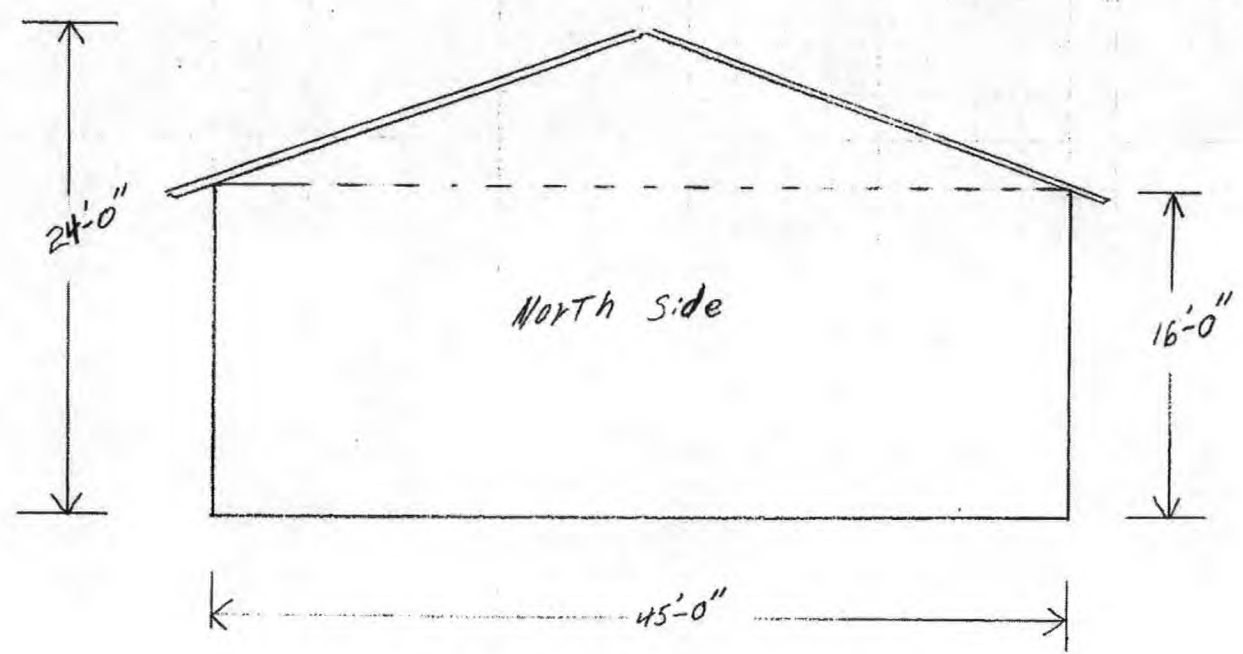


Ren Wa
1295 S
Los Vago
363-68
574-11

RECEIVED
AUG 09 2006

VAR-14193 SUP-14192
REVISED 11/02/06 PC

of
naya way
AK 89117
Home
5 Cell



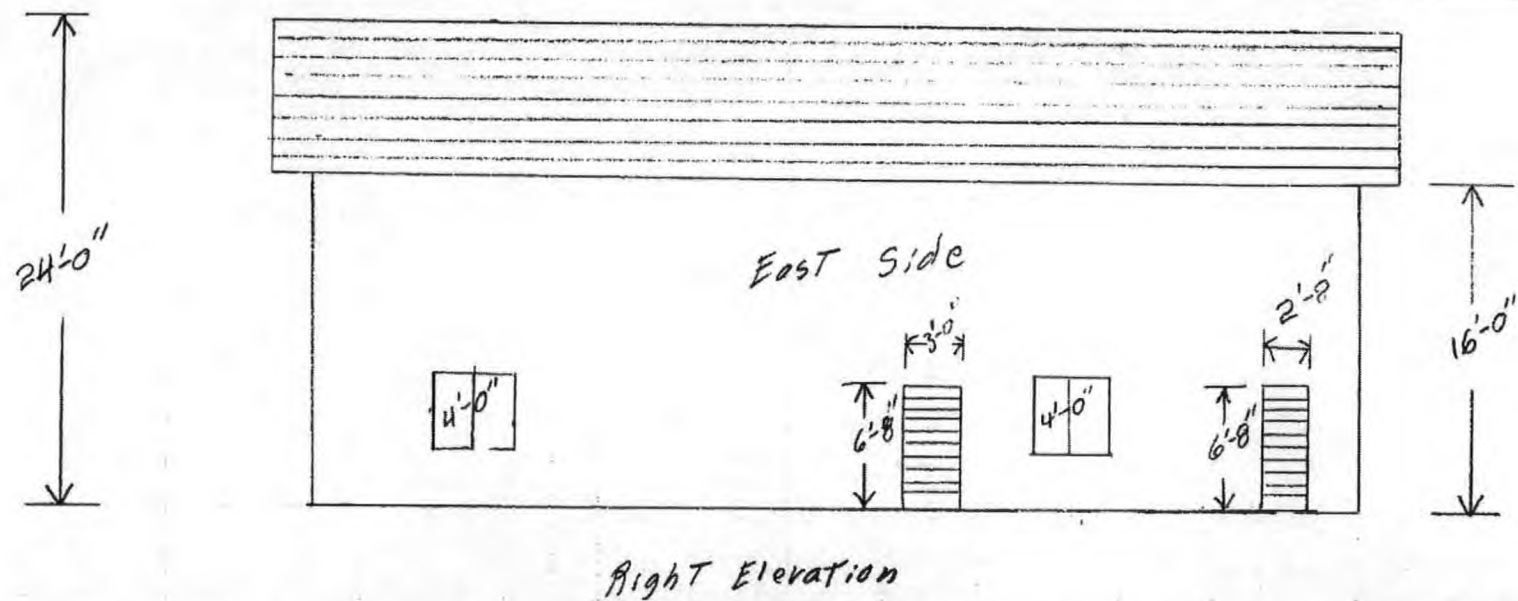
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AUG 09 2006

VAR-14193 SUP-14192
REVISED 09/21/06 PC

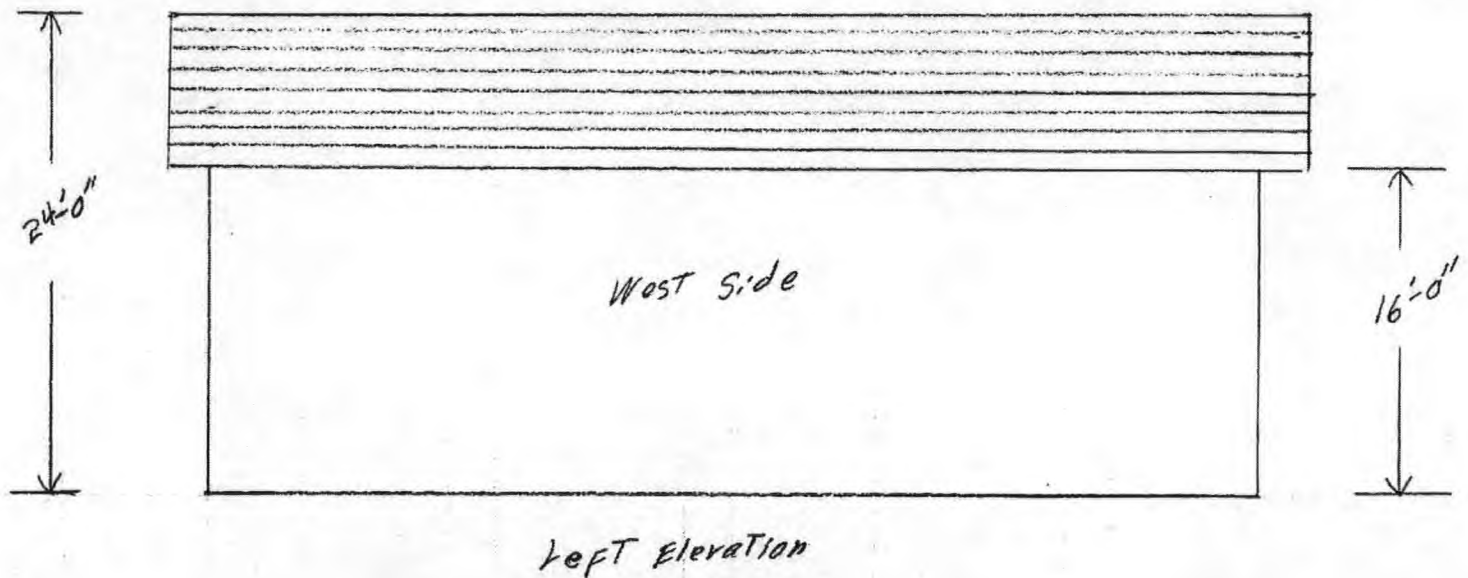
VAR-14193 SUP-14192
REVISED 11/02/06 PC

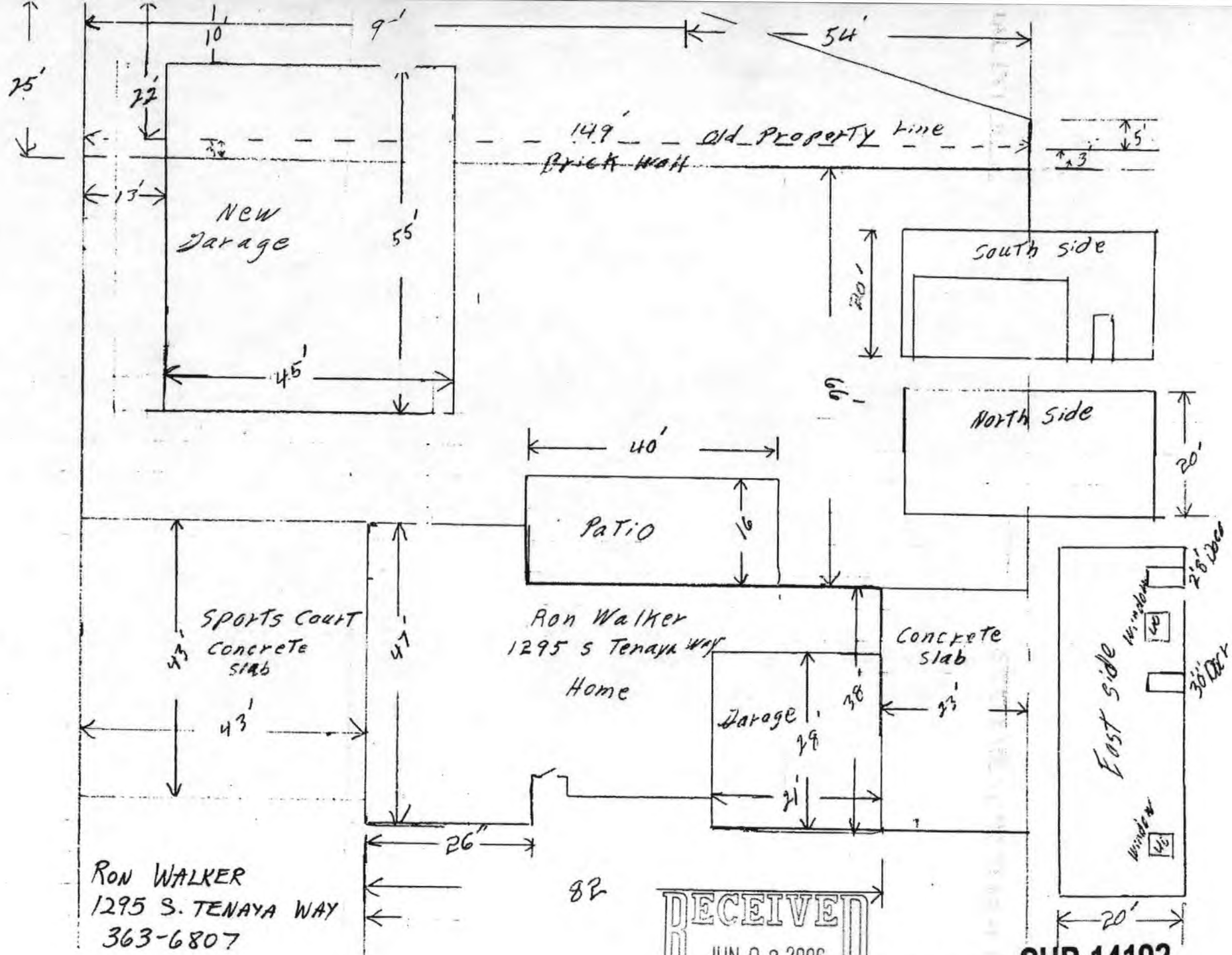
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AUG 09 2006



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AUG 09 2006

VAR-14193 SUP-14192
REVISED 11/02/06 PC





RON WALKER
1295 S. TENAYA WAY
363-6807

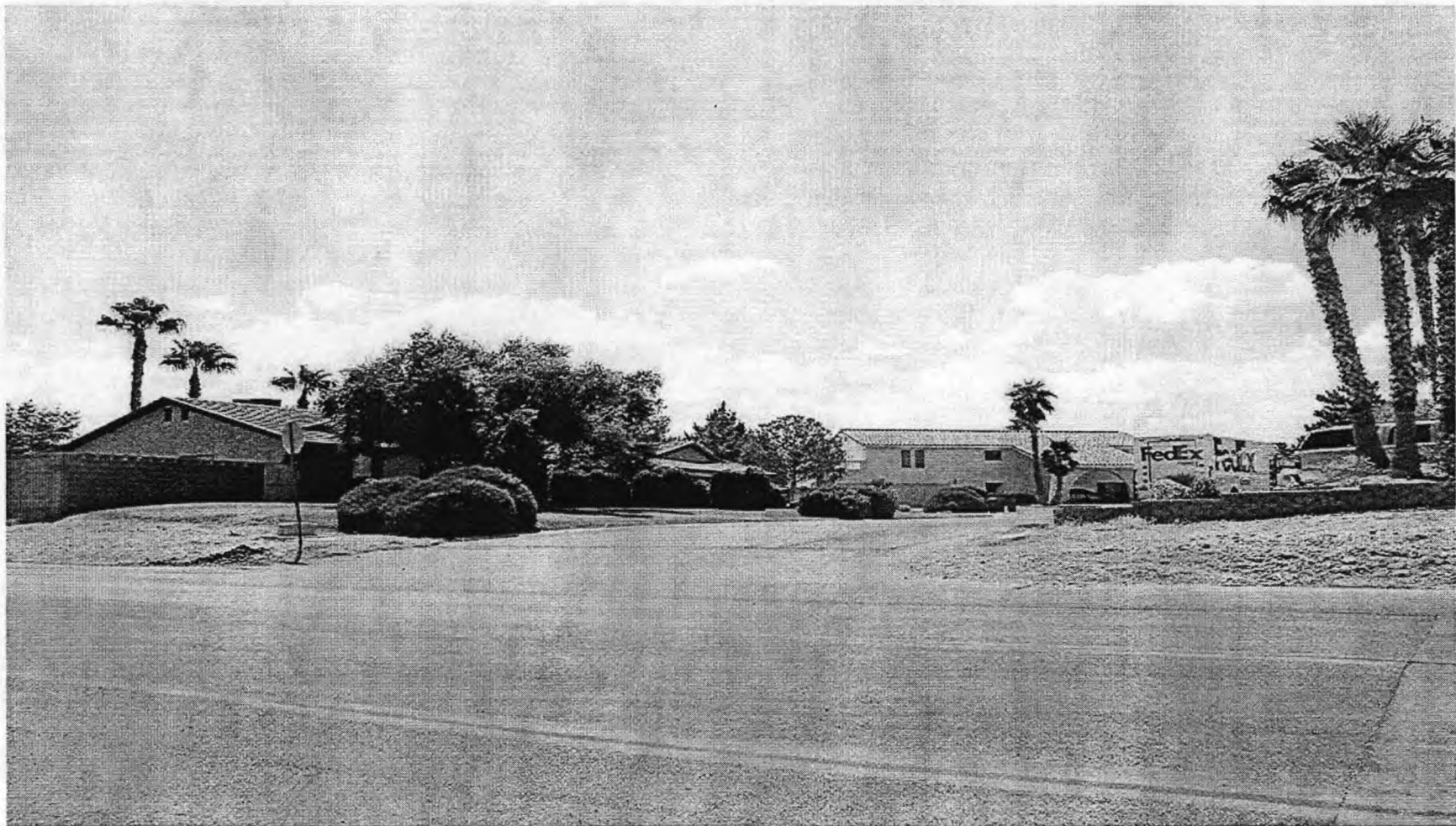
RECEIVED
JUN 08 2006

11/02/06 PC SUP-14192
VAR-14193



VAR-14193 & SUP-14192 - APPLICANT/OWNER: RONALD J. WALKER
1295 SOUTH TENAYA WAY
NOVEMBER 2, 2006 PLANNING COMMISSION

08/22/06



VAR-14193 & SUP-14192 - APPLICANT/OWNER: RONALD J. WALKER
1295 SOUTH TENAYA WAY
NOVEMBER 2, 2006 PLANNING COMMISSION

08/22/06



VAR-14193 & SUP-14192 - APPLICANT/OWNER: RONALD J. WALKER
1295 SOUTH TENAYA WAY
NOVEMBER 2, 2006 PLANNING COMMISSION

08/22/06

June 7, 2006

Ronald J. Walker
1295 S. Tenaya Way
Las Vegas, NV 89117

To Whom It May Concern:

We are applying for a Special Use Permit for 1295 S. Tenaya Way. We would like to build a detached RV garage with a bathroom which will be used to house motor vehicles indoors.

Sincerely yours,

Ronald J. Walker
Ronald J. Walker

SUP-14192
11/02/06 PC

RECEIVED
CITY CLERK

2006 NOV -8 P 3: 33

November 8, 2006

Ronald J. Walker
1295 S. Tenaya Way
Las Vegas, NV 89117

Attention: City Clerk

I am making an appeal to the City of Las Vegas Planning Commission in response to the denial of my request for Special Use Permit #14192 and Variance #14193 on November 2, 2006. I would like the opportunity to have the Planning Commission re-evaluate my request.

Thank you for your assistance in this matter.

Sincerely,

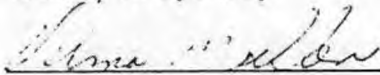

Ronald J. Walker

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

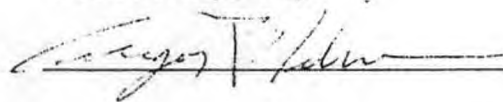
To Whom It May Concern:

I am aware of the fact that Ron and Marilyn Walker at 1295 S. Tenaya Way are submitting plans for a Variance and Special Use Permit for a non-habitable structure on their property. The height of this garage will be 4 feet taller than the main dwelling and 862 square feet larger than the 1613 square feet permitted. It will also be located approximately 100 feet from the front of the property. I am in support of their efforts to improve their property and help increase the value of the properties in our neighborhood.

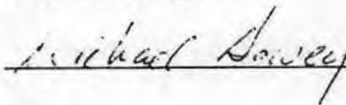
Velma Mullen 363-3632
1305 S. Tenaya Way



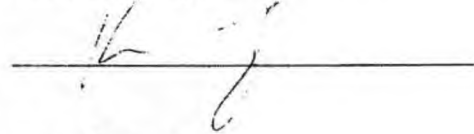
Greg Nelson 810-8500
1315 S. Tenaya Way



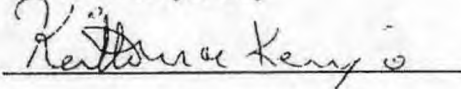
Michael Howey 363-6675
1325 S. Tenaya Way



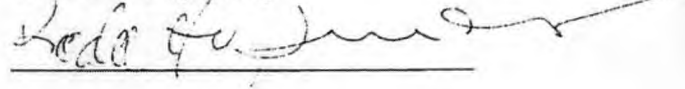
Rona Luong 254-1582
1290 S. Tenaya Way



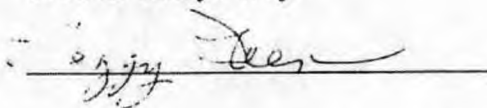
Keith MacKenzie
1300 S. Tenaya Way



Rodolfo Sanchez
1320 S. Tenaya Way



Peggy Leen
1310 S. Tenaya Way



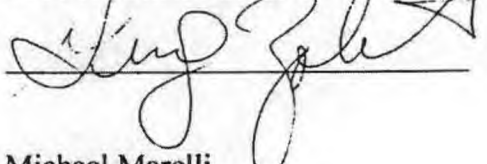
Charles Riley
7175 Del Rey



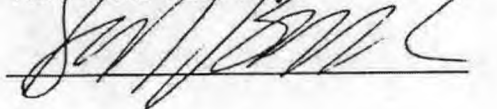
Brent Barton 254-6447
1931 Remsen Court



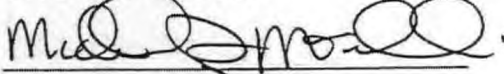
Gerry Zobrist
1901 Rosemere Court



Kyle Buhecker 363-0008
1831 Terra Vista Way



Michael Marelli
1990 Remsen Court



ITEM # 201130
CASE # VAR-14193 + SUP-14192
PC MTG 11-2-00

12A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 6, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VARIANCE

VAR-14734 - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF - This is an Appeal filed by the applicant from the denial by the Planning Commission of a request for a Variance TO ALLOW PROPOSED SIX FOOT HIGH BLOCK WALLS IN THE FRONT YARD WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 2 (Wolfson). 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 and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Appeal letter filed by Steve Portnoff
6. Backup referenced from the 11-02-06 Planning Commission Meeting Item 32

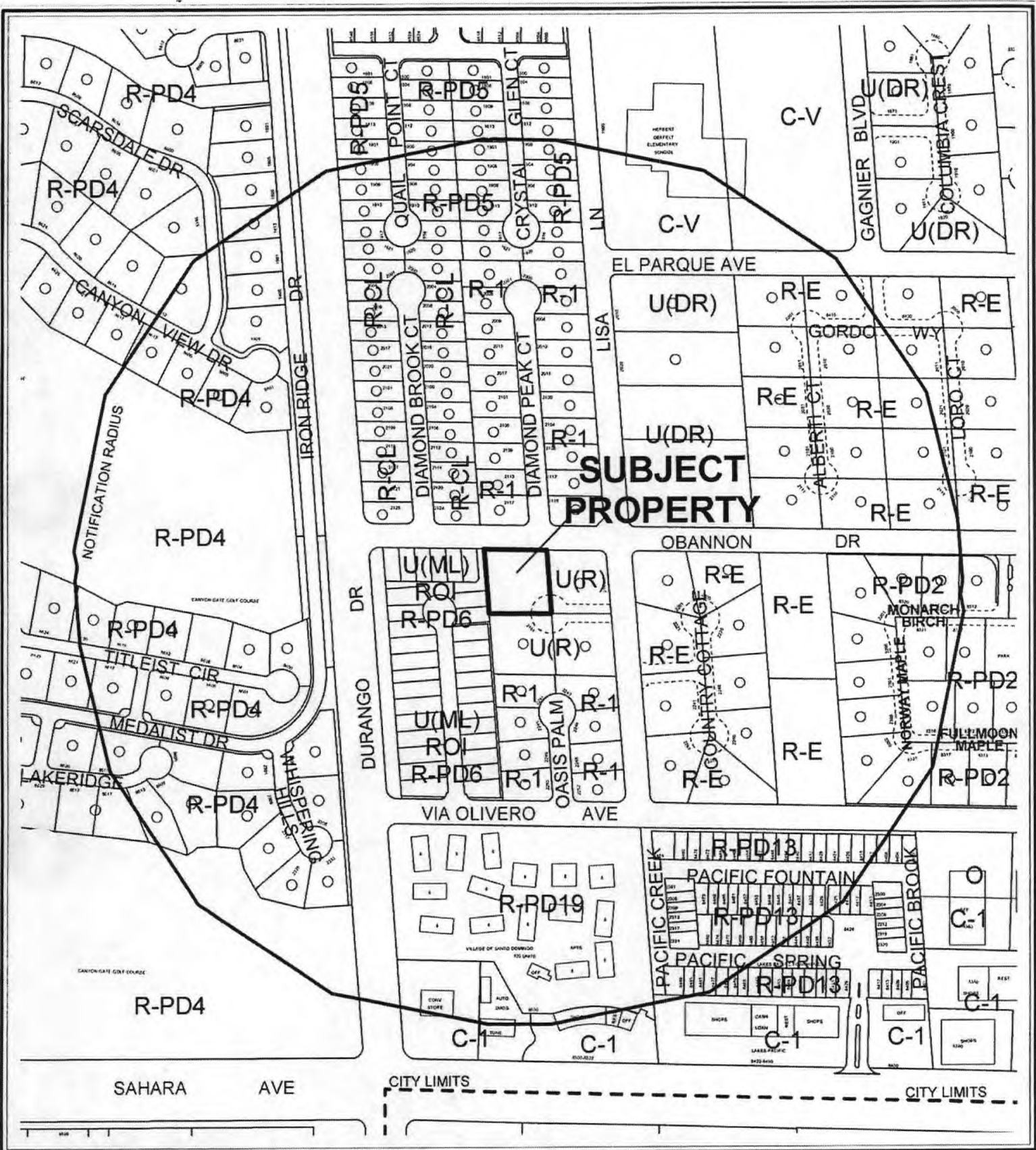
Motion made by GARY REESE to Hold in Abeyance Item 87 [GPA-16201], Item 88 [ZON-16196], Item 89 [SUP-16198], Item 90 [SUP-16200] and Item 91 [SDR-16197], Item 92 [ZON-15031], Item 93 [SDR-15030], Item 101 [GPA-16538], Item 102 [ZON-16609], Item 103 [WVR-16610] and Item 104 [SDR-16611], Item 107 [VAR-14734], Item 108 [VAR-16769], Item 111 [SUP-17404], Item 112 [SUP-17405], Item 113 [SDR-16952] and Item 119 [ROC-17677] to 12/20/2006; Item 94 [VAR-16144], Item 95 [SUP-16143] and Item 109 [VAR-16505] to 01/03/2007; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 96 [SUP-15347]

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

MARGO WHEELER, Director of Planning and Development Department, clarified that the request to hold in abeyance Items 107 and 108 was made by the applicant and not staff.



CASE: **VAR-14734**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]





CASE: **VAR-14734**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-14734 – APPLICANT/OWNER: STEVEN PORTNOFF

**** CONDITIONS ****

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

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

2. All walls, private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives.

**** STAFF REPORT ****

APPLICATION REQUEST

This is an appeal filed by the applicant from the denial by the Planning Commission of a request for a Variance to allow proposed six-foot high block walls in the front yard where four feet is the maximum height allowed on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane.

A related Variance to allow a proposed single-family dwelling to be five feet from the side property line where 10 feet is the minimum setback required (VAR-16769) and a Special Use Permit (SUP-15027) to allow a proposed 80-foot high amateur radio antenna tower on the subject site will also be considered on this agenda.

EXECUTIVE SUMMARY

The applicant has created a self-imposed hardship. An alternative wall design could be utilized; therefore, denial of this request is recommended.

BACKGROUND INFORMATION

A) *Related Actions*

The Planning Commission recommended approval of companion item VAR-16769 concurrently with this application.

The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #32/ar).

B) *Pre-Application Meeting*

06/14/06 The requirements of a Variance application were explained.

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: 0.63

B) Existing Land Use

Subject Property: Undeveloped
North: Single Family Dwelling
South: Single Family Dwelling
East: Single Family Dwelling
West: Undeveloped – single family subdivision map recorded

C) Planned Land Use

Subject Property: R (Rural) Density Residential
North: R (Rural) Density Residential
South: R (Rural) Density Residential
East: R (Rural) Density Residential
West: ML (Medium Low) Density Residential

D) Existing Zoning

Subject Property: U [(Undeveloped) Zone, R (Rural) General Plan Designation]
North: R-1 (Single Family Residential)
South: U [(Undeveloped) Zone, R (Rural) General Plan Designation]
East: U [(Undeveloped) Zone, R (Rural) General Plan Designation]
West: U (Undeveloped) zone under resolution of intent to R-PD6
(Residential Planned Development, 6 units per acre.

E) General Plan Compliance

The U (Undeveloped) zoning classification is in conformance with the R (Rural) density residential General Plan designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special 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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Requested	Compliance
Wall Fence Height			
• Front	4 Feet (top 2 feet 50% open)	6.0 Feet	N
• Right Side	8 Feet	8 Feet	Y
• Left Side	8 Feet	8 Feet	Y
• Rear	8 Feet	8 Feet	Y

The applicant is requesting a deviation of 50% of the front yard wall standard detailed in Title 19.08.040(B) (2). The proposed wall is six feet in height. The wall is only permitted to be four feet tall in this area, with the top two feet 50% open.

B) General Analysis and Discussion

The proposed wall does not comply with the development standards set forth in 19.08.040(B) (2). The current wall standards for residential zoning districts do not place an inherent hardship on the applicant, nor prohibit him from making the highest and best use of the property. Therefore, staff must recommend denial.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a wall not in conformance to the zoning code. Alternative wall design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

PLANNING COMMISSION ACTION

The Planning Commission considered a condition to require a wrought iron fence.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 233 by City Clerk

APPROVALS 0

PROTESTS 4



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-14734 APN: 1163-04-401-002
Name of Property Owner: Steven Portnoff
Name of Applicant: Steven Portnoff

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: Steven Portnoff

Print Name: Steven PORTNOFF

Subscribed and sworn before me

This 26 day of June, 2004

CSA
Notary Public in and for said County and State





PEAK DEVELOPMENT SERVICES

June 20, 2006

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

RE: Portnoff Residence – Justification Letter

To Whom It May Concern:

On behalf of our client, Steven Portnoff, Peak Development respectfully requests consideration of the enclosed requests for Variance of Residential Adjacency, Variance of Setbacks and Variance of Fence Height for The Portnoff Residence. The proposed property is currently zoned UR and is located on O'Bannon Ave. The proposed property would yield 1 home on .58 acres.

The request for a Variance of Residential Adjacency would accommodate the homeowners request to install an 80 ft. amateur radio tower. The Amateur Radio Station will be operated under FCC rules and regulations. Enclosed please also find Certificate of appointment by the Office of Emergency Management Clark County, Nevada.

The request for a Variance of Fence Height would allow the proposed 6ft CMU screen wall offset 4ft from the existing cul-de-sac. The home has been reoriented to front O'Bannon Ave. This screen wall would provide privacy for what is now the homeowner's rear yard.

The requests for Variance of setbacks are as follows:

Required Front 20' - Proposing 13.5' (49.56 sf)

Required Rear 35' – Proposing 29' (24.93 sf)

Required Side 10' – Proposing 10'

Due to the irregular shape of the lot and footprint, the home encroaches slightly onto the required setbacks. The actual encroachment for the rear yard is 24.93 sf and the encroachment for the front is 49.56. This has occurred due to the reorientation of the home, due to the fact that the setbacks would remain the same as if the home were fronting the private cul-de-sac and not O'Bannon. If you take into consideration the reorientation we are actually providing a 35' front yard, 54' rear yard and the required 10' side yards.

Enclosed please find a site plan, elevations for your review of the site. Should you have any questions or need additional information please contact our office at (702) 451-5700.

Sincerely,
Peak Development Services

Steffanie Nelson
Director of Development

RECEIVED
CITY CLERK

Friday, November 03, 2006

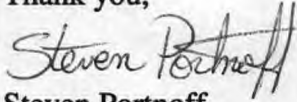
2006 NOV -3 P 12: 04

Ydoleena Yturralde
City of Las Vegas
400 Stewart ave.
Las Vegas, NV. 89101

Ref: VAR-14734
Parcel # 16304401002

2nd
This item was denied at Nov. 1st. 2006. Planning Commission Meeting.
I wish to appeal, and have sent to City Counsel Meeting Dec. 6th. 2006

Thank you,



Steven Portnoff
1335 Radwick Drive
Las Vegas, Nevada 89110
702 363-1995

**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**

Telephone Protest/ Approval Log

Meeting Date: 08/10/06

Case Number: VAR-14735
VAR-14734

Date: 08/04/06
Name: Naomi Sloan
Address: 2124 Diamond Brook
L.V. NV. 89117
Phone: (702) 228-9317
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

ITEM # 53 * 51

CASE # VAR-14734 VAR 14735

PC MTG 8:00

Telephone Protest/ Approval Log

Meeting Date: 08/10/06

Case Number: SUP-15027
VAR-14735 VAR-14734

Date: 08/08/06
Name: Guerrero-Diaz
Address: 2173 S. Lisa Lane
L.V. NV 89117
Phone: (702) 400-8245

☒

PROTEST

☐

APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____

☐

PROTEST

☐

APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____

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PROTEST

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APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____

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PROTEST

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APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____

☐

PROTEST

☐

APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____

☐

PROTEST

☐

APPROVE

ITEM NO.: 53 54, 55

CASE NO. VAR-14734, VAR-14735,

PC MEETING: 8-10-06 SUP-15027

August 3, 2006

To The Planning and Development Division:

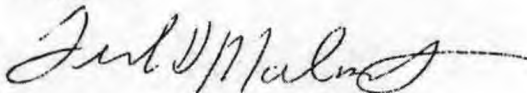
I am writing this correspondence in answer to variance VAR-14734, VAR-14735, and special use permit SUP-15027.

My family resides across the street from described property and we are very opposed to the owner's requests for variances and special uses to the Planning Commission.

1. VAR-14734 and VAR-14735: The placement of a six foot high block wall across the front of said residence in this neighborhood does not aesthetically lend itself to a proper fit. The neighborhood as a whole includes semi-custom and custom homes. The request for home placement so close to easements does not fit aesthetically with the residence styles in this neighborhood.
2. SUP-15027: This request is opposed very vigorously; an 80-foot antenna and accompanying requirements does not fit within this neighborhood. A tower of this magnitude will undoubtedly require on-site down guy supports, possible lighting for air safety, and interior barrier walls for keeping the curious away. This appears to be a hazard area for potential thrill seekers to climb this tower. There is also the possibility of interference with neighborhood telephone and television reception.

Overall, these requests collectively would give the appearance of a mini compound. Something of this sort does not belong in a residential neighborhood. What is to keep thrill seekers attempting to climb this structure? We have young children in this neighborhood, and I feel this would be a temptation. Any protective solutions the property owner could install would also lend itself to a non-residential look for this property.

Regards,



Frank H. Malmstedt, Jr.
2117 Diamond Peak ct
Las Vegas, NV. 89117

ITEM NO.: 53, 54, 55
CASE NO. VAR-14734, VAR-14735,
PC MEETING: 8-10-06 SUP-15027 f

Planning Commission
Hearing Date: 11/2/06
Applicant: Steven Portnoff
Re: Variance #'s 14734, 14735 + 15027

Commission Members:

I continue to object to these plans. I have been provided no new information which would alter my original objection & do not clearly understand why there is a hearing to rescind the denial.

The applicant should be building in an area which would allow him to do as he wants rather than change the intent and complexion of this area.

Sincerely,

James Frasier
8616 Tithurst Circle
Las Vegas, NV.
89117

ITEM # 32, 34, 36
CASE # SEE ABOVE
PC MTG 11-2-06

Telephone Protest/ Approval Log

Meeting Date: 11/2/06

Case Number: SUP 15027
VAR 14735, 14734

Date: Rita Fisher
Name: 10/31/06
Address: 2120 Diamond Brook Ct
Las Vegas NV 89117
Phone: (702) 363-2331
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

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Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

ITEM # 32, 34, 36
CASE # SEE ABOVE
PC MTG 11/2/06

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 6, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE RELATED TO VAR-14734

VAR-16769 - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF - Request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING TO BE FIVE FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 2 (Wolfson). 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

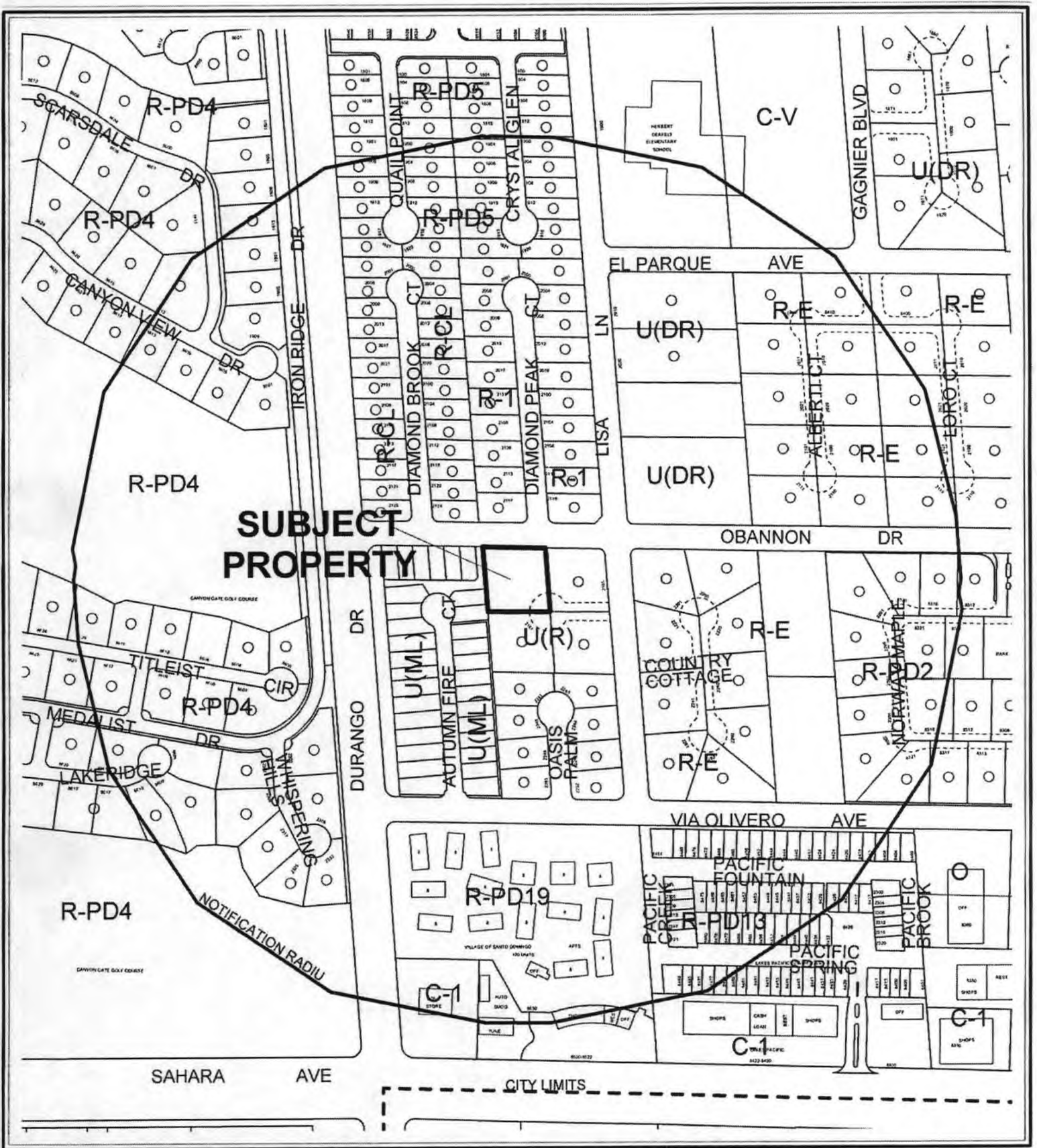
Motion made by GARY REESE to Hold in Abeyance Item 87 [GPA-16201], Item 88 [ZON-16196], Item 89 [SUP-16198], Item 90 [SUP-16200] and Item 91 [SDR-16197], Item 92 [ZON-15031], Item 93 [SDR-15030], Item 101 [GPA-16538], Item 102 [ZON-16609], Item 103 [WVR-16610] and Item 104 [SDR-16611], Item 107 [VAR-14734], Item 108 [VAR-16769], Item 111 [SUP-17404], Item 112 [SUP-17405], Item 113 [SDR-16952] and Item 119 [ROC-17677] to 12/20/2006; Item 94 [VAR-16144], Item 95 [SUP-16143] and Item 109 [VAR-16505] to 01/03/2007; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 96 [SUP-15347]

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

MARGO WHEELER, Director of Planning and Development Department, clarified that the request to hold in abeyance Items 107 and 108 was made by the applicant and not staff.



0 200 400 Feet





CASE: **VAR-16769**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [GPA (GPA Designation) GENERAL PLAN DESIGNATION]

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-16769 - APPLICANT/OWNER: STEVEN PORTNOFF

**** 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 certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. The patio cover will not be an enclosed structure.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow a proposed single-family dwelling to be five feet from the side property line where 10 feet is the minimum setback required on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane. This represents a 50 - percent deviation from the zoning code.

A related Variance (VAR-14734) to allow proposed six-foot high block walls in the front yard where four feet is the maximum height allowed and a Special Use Permit (SUP-15027) to allow a proposed 80-foot high amateur radio antenna tower on the subject site will also be considered on this agenda.

BACKGROUND INFORMATION

<i>Pre-Application Meeting</i>	
06/14/06	The requirements of a Variance application were explained.
11/02/06	The Planning Commission recommended denial of companion item VAR-14734 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #37/ar).
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required as part of this application request, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.63

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	R (Rural) Density Residential	U [(Undeveloped) Zone, R (Rural) General Plan Designation]
North	Single Family Dwelling	R (Rural) Density Residential	R-1 (Single Family Residential)
South	Single Family Dwelling	R (Rural) Density Residential	U [(Undeveloped) Zone, R (Rural) General Plan Designation]

East	Single Family Dwelling	R (Rural) Density Residential	U [(Undeveloped) Zone, R (Rural) General Plan Designation]
West	Undeveloped - single family subdivision map recorded	ML (Medium Low) Density Residential	U (Undeveloped) zone under resolution of intent to R-PD6 (Residential Planned Development, 6 units per acre.

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

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 sf	27,443 sf	Y
Min. Lot Width	30 Feet along cul-de-sac bulb	66 Feet	Y
Min. Setbacks			
• Front	• 20 Feet from edge of cul-de-sac bulb	25 Feet	Y
• Side	• 10 Feet	5 Feet	N
• Rear	• 35 Feet	72 Feet	Y

ANALYSIS

The applicant intends to construct a covered patio along the rear side of the proposed house. The site plan indicates the patio cover will be five feet from the west property line and seven feet from the north property line. The proposed size of the home being over 6,000 square feet is the contributing factor for the patio cover not meeting the required setback.

The hardship is self-imposed and staff cannot make a finding for approval.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overbuild the site. A smaller patio cover would allow conformance to Title 19 setback requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

PLANNING COMMISSION ACTION

The Planning Commission added condition #2.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 233 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-16769** APN: 163-04-401-002

Name of Property Owner: Steven Portnoff

Name of Applicant: Steven Portnoff

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: Steven Portnoff

Print Name: Steven PORTNOFF

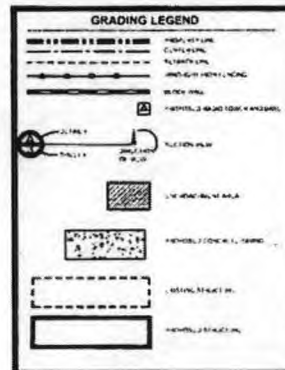
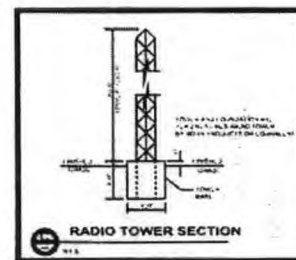
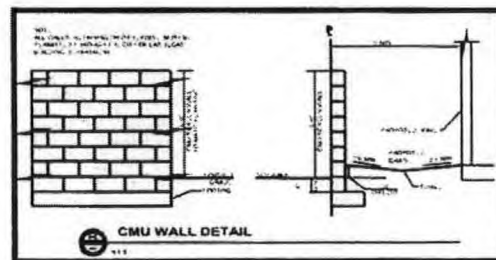
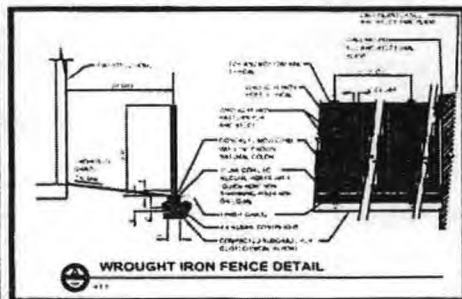
Subscribed and sworn before me

This 12 day of SEPTEMBER, 20 06

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



BEING A PORTION OF THE SOUTH HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4)
OF SECTION 04, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

[illegible][illegible][illegible][illegible][illegible]

OWNER / DEVELOPER
S.T. & M. McNEIL
725 MADISON DRIVE
LOS ANGELES, CALIF. 90015
Tel. 862-1901

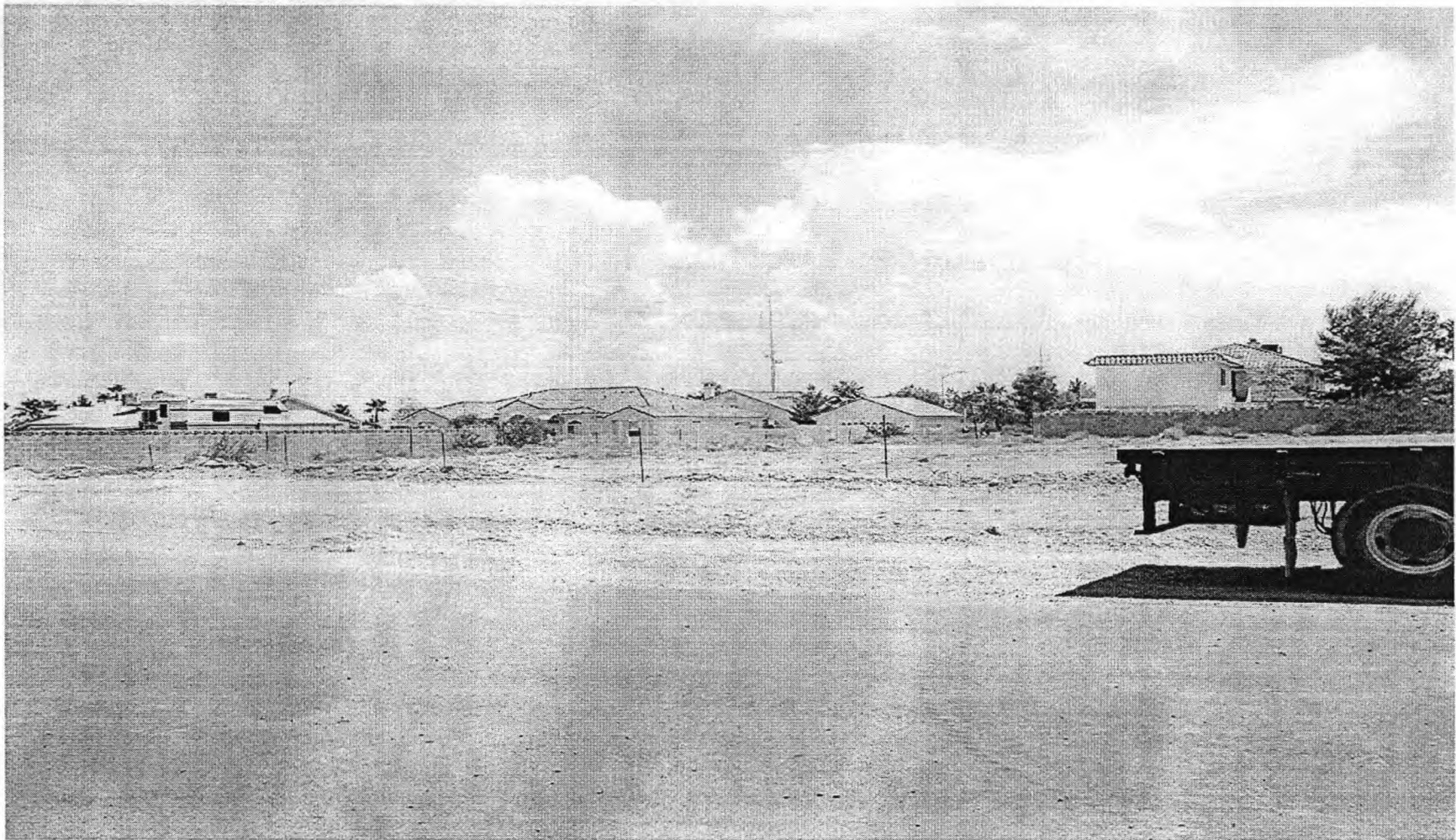
[illegible]PORTNOFF
RESIDENCE[illegible]

STEVE PORTNOFF RESIDENCE
O'BANNON AVENUE AND LISA LANE
CITY OF LAS VEGAS

SITE PLAN

VAR-16769
11/02/06 PC

RECEIVED
SEP 12 2006



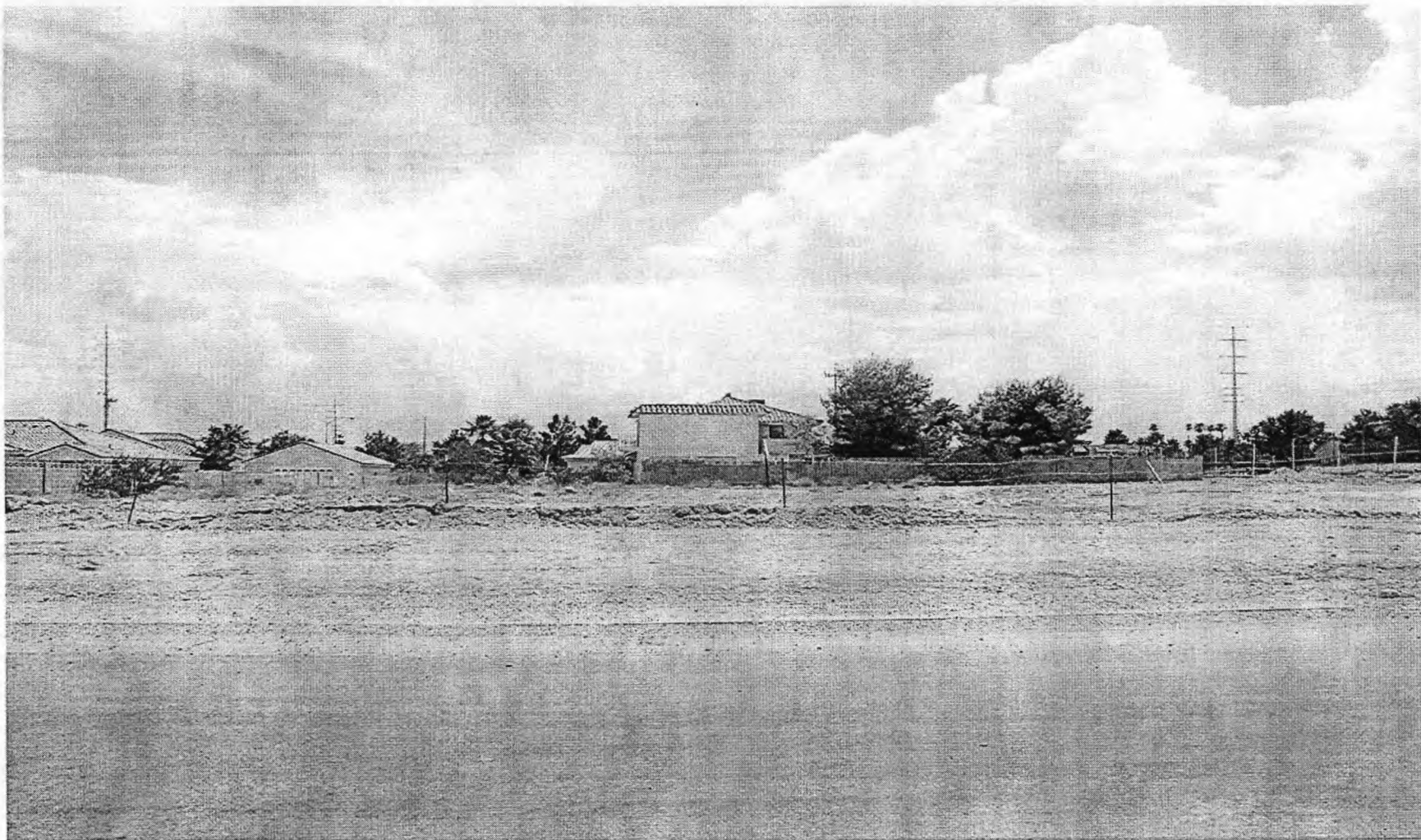
VAR-14734, VAR-14735, VAR-16769 & SUP-15027 - APPLICANT/OWNER: STEVEN PORTNOFF
SOUTH SIDE OF O'BANNON DRIVE, APPROXIMATELY 140 FEET WEST OF LISA LANE
NOVEMBER 2, 2006 PLANNING COMMISSION

07/24/06



VAR-14734, VAR-14735, VAR-16769 & SUP-15027 - APPLICANT/OWNER: STEVEN PORTNOFF
SOUTH SIDE OF O'BANNON DRIVE, APPROXIMATELY 140 FEET WEST OF LISA LANE
NOVEMBER 2, 2006 PLANNING COMMISSION

07/24/06



VAR-14734, VAR-14735, VAR-16769 & SUP-15027 - APPLICANT/OWNER: STEVEN PORTNOFF
SOUTH SIDE OF O'BANNON DRIVE, APPROXIMATELY 140 FEET WEST OF LISA LANE
NOVEMBER 2, 2006 PLANNING COMMISSION

07/24/06



PEAK DEVELOPMENT SERVICES

September 11, 2006

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

RE: Portnoff Residence – Justification Letter

To Whom It May Concern:

On behalf of our client, Steven Portnoff, Peak Development respectfully requests consideration of the enclosed requests for Variance for the covered patio. The proposed property is currently zoned UR and is located on O'Bannon Ave. The proposed property would yield 1 home on .58 acres.

The request for Variance for the covered patio would accommodate the homeowners request to encroach on the side set backs by 5ft. where the minimum is 10 ft. One section of the covered patio encroaches 25 sq. ft. while the other section encroaches only a mere 6 sq. ft.

Enclosed please find a site plan, elevations for your review of the site. Should you have any questions or need additional information please contact our office at (702) 451-5700.

Sincerely,
Peak Development Services,

Alli Holtz
Project Coordinator

VAR-16769
11/02/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 6, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE

VAR-16505 - PUBLIC HEARING - APPLICANT/OWNER: ALVY COOK - Appeal filed by the applicant from the denial by the Planning Commission of a request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ROOM ADDITION at 1117 Strong Drive (APN 162-05-511-005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian). The Planning Commission (6-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

2

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. Appeal letter filed by Alvy and Connie Cook
6. Submitted after final agenda - Protest letters by Marsha Pippin and James P. Reza
7. Backup referenced from the 11-02-06 Planning Commission Meeting Item 38

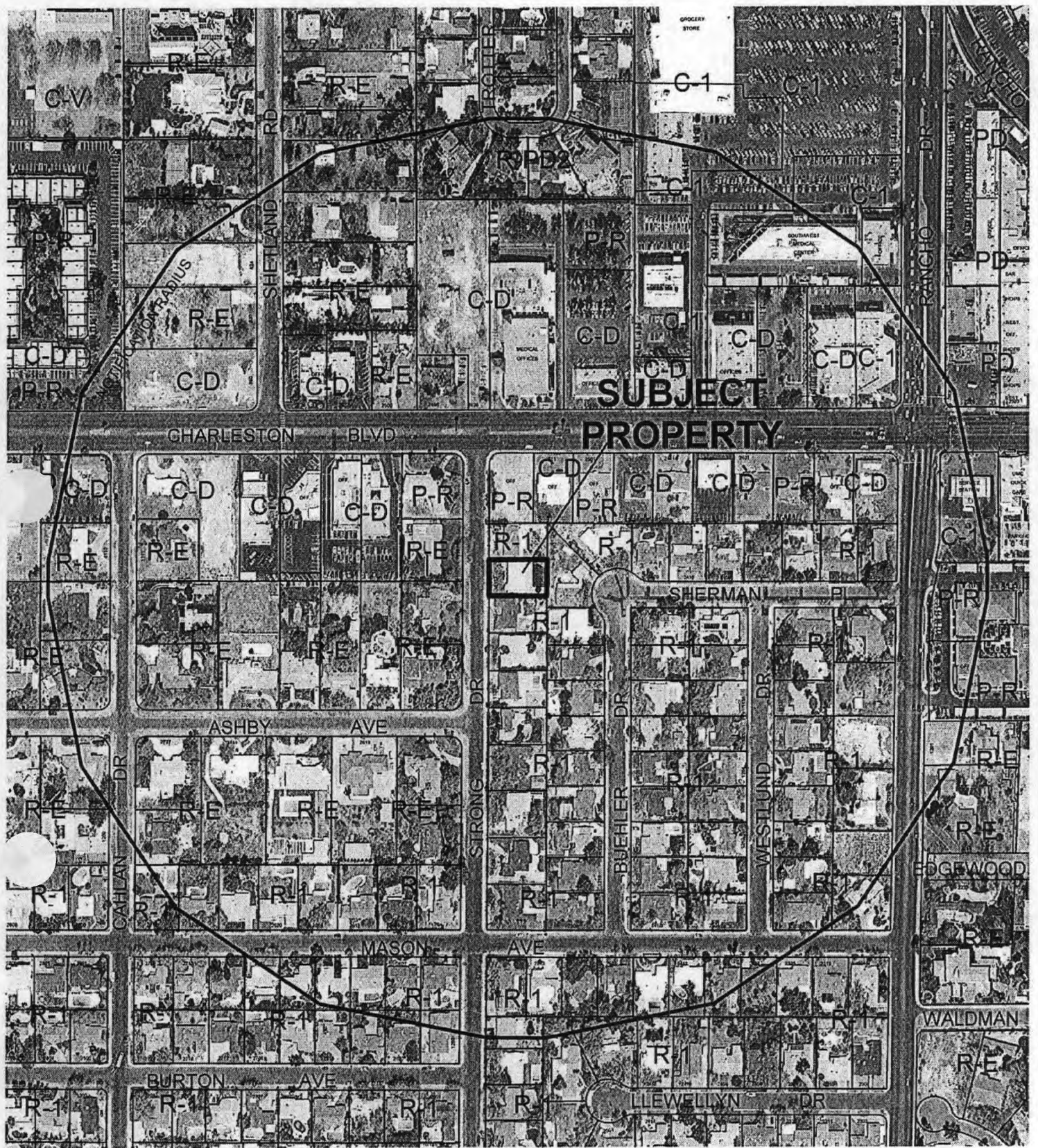
Motion made by GARY REESE to Hold in Abeyance Item 87 [GPA-16201], Item 88 [ZON-16196], Item 89 [SUP-16198], Item 90 [SUP-16200] and Item 91 [SDR-16197], Item 92 [ZON-15031], Item 93 [SDR-15030], Item 101 [GPA-16538], Item 102 [ZON-16609], Item 103 [WVR-16610] and Item 104 [SDR-16611], Item 107 [VAR-14734], Item 108 [VAR-16769], Item 111 [SUP-17404], Item 112 [SUP-17405], Item 113 [SDR-16952] and Item 119 [ROC-17677] to 12/20/2006; Item 94 [VAR-16144], Item 95 [SUP-16143] and Item 109 [VAR-16505] to 01/03/2007; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 96 [SUP-15347]

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

COUNCILWOMAN TARKANIAN requested that Item 109 be held in abeyance for 30 days to address concerns raised by the adjacent neighbors.



CASE: **VAR-16505**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-16505 - APPLICANT/OWNER: ALVY COOK

**** CONDITIONS ****

The Planning Commission (6-1/gt vote) and staff recommend DENIAL. If Approved, 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is an appeal filed by the applicant from the denial by the Planning Commission of a request for a Variance to allow a rear yard setback of five feet where 15 feet is the minimum setback required for a proposed room addition at 1117 Strong Drive.

The applicant has created a self-imposed hardship by proposing to overbuild the site. As there is no indication of a hardship associated with the site's physical characteristics, the recommendation is for denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/19/06	The Planning Commission abeyed at the request of the applicant an application for a Variance (VAR-16505) to the 11/02/06 Planning Commission meeting.
11/02/06	The Planning Commission voted 6-1/gt to recommend DENIAL (PC Agenda Item #38/jm).
<i>Related Building Permits/Business Licenses</i>	
	There are no permits that pertain to this site.
<i>Pre-Application Meeting</i>	
08/25/06	A pre-application was held. The applicant was informed that his request to build a house addition in the backyard would require a Variance. Staff then discussed the required materials needed to apply for the Variance.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting was not held, nor is one required.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.25

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	L (Low Density Residential)	R-1 (Low Density Residential)
North	Single Family Residential	L (Low Density Residential)	R-1 (Low Density Residential)
South	Single Family Residential	L (Low Density Residential)	R-1 (Low Density Residential)
East	Single Family Residential	L (Low Density Residential)	R-1 (Low Density Residential)
West	Single Family Residential	DR (Desert 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	6,500	11,088	Y
Min. Lot Width	65 Feet	84 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Rear	15 Feet	5 Feet	Y
Max. Lot Coverage	50%	35%	Y
Max. Building Height	2 stories or 35 Feet	15.75 Feet	Y

ANALYSIS

The applicant is proposing to expand their 2,256 square-foot house by adding 625 square feet in the front part of the house and 932 square feet in the back of the house for a total of 1,626 square feet of addition. Per the site plans received, the house addition in the backyard, which forms an L-shape around the existing pool. This is the section of the house that the applicant is requesting a Variance for a five-foot rear yard setback where 15 feet is required.

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. The applicant has overbuilt their site and an alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

PLANNING COMMISSION ACTION

There was one speaker in opposition and letters in support submitted at the Planning Commission meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 164 by City Clerk

APPROVALS 0

PROTESTS 3



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-16505** APN: 162-05-511-005
Name of Property Owner: Alvy Cook
Name of Applicant: _____

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

_____ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Alvy Cook

Print Name: Alvy Cook

Subscribed and sworn before me

This 5 day of September, 2006

Leesa Inman
Notary Public in and for said County and State



LAS VEGAS, NEVADA

A PORTION OF THE NE 1/4, NE
SECTION 5, T21S, R61E, M.D.B. & M.
CLARK COUNTY, NEVADA

ENGINEER'S CERTIFICATE

[illegible]

Frederick J. Baker
Registered Professional Engineer and Licensed
Civil Surveyor, Nevada Certificate No. 516

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the Las Vegas Development Co., Inc., a Nevada Corporation, Owner of the property platted herein, has caused the same to be merged and platted into blocks, lots, and streets as shown herein, and hereby dedicates the streets as shown in and for the use of the public forever. Covenants as shown are reserved for the construction and maintenance of public utilities only.

In witness whereof we hereunto set our hands and affixed the Corporate Seal this 13th day of July, 1953

LAS VEGAS DEVELOPMENT CO., INC.

Thomas T. Brown President George C. Frazier Secretary

ACKNOWLEDGEMENT

STATE OF NEVADA)
COUNTY OF CLATSOP) ss.
On this 17th day of August, 1953, personally appeared before me, the undersigned, a
Notary Public for said County and State, Thomas T. Beaver and George E. Froude, Jr. known to me to be the
President and Secretary of the Corporation that executed the foregoing instrument, and upon oath, they depose that
he is the officer of the said Corporation as above described; that he is acquainted with the act of said Corporation
and that the said officer did execute the said instrument in the Corporate name of said Corporation; that the signatures in said
instrument are in all of said Corporation on authorized after said signatures; and that the said Corporation
assented. He and the said Beaver and Froude, Jr. are the persons who executed the foregoing instrument.

and for the several purposes therein mentioned.

J. E. McManis
Notary Public in and for said County and State
my commission expires August 10, 1954

CITY ENGINEER'S CERTIFICATE

I, C.D. Boner, Jr., being sworn, depose and say that I have examined the final map of Parcel T-106, as shown on the attached map, and I am satisfied that the same is a true and correct copy of the original map as filed with the Planning Commission.

Date 5-23-63

C. C. Boyer City Engineer
Reg. Prof. Eng. Nevada Cert. No. 583

BY: J. D. Bartlett, Jr. Reg. Prof. Engineer
Nevada Certificate No. 718

APPROVALS

Approved this 14th day of July, 1953 by the Regional Planning Commission of Clark County, Nevada

J. E. Shepard

Approved and accepted this 20th day of May, 1953 by the Board of Commissioners of the City of Las Vegas, Clark County, Nevada.




Anthony D. Pringoli
 C. J. Clark

Ch. C. W. Sheller

VAR-16505

11/02/06 PC

SEP 05 2006 3 36

The undersigned, as Trustee under the deed of Trust dated December 19, 1952, executed by L&N Vegas Development Co., Inc., a Nevada Corporation, as Plaintiff Title Insurance and Trust Company, Trustee, and recorded December 20, 1953 as Document No. 387717, Clark County Records, further joins in and concurs in each and all of the foregoing.

POWER TITLE INSURANCE AND TRUST COMPANY, TRUSTEE

Date May 15, 1958

Norm Edmund
Asst. Secretary

SCALE: 1" = 100'

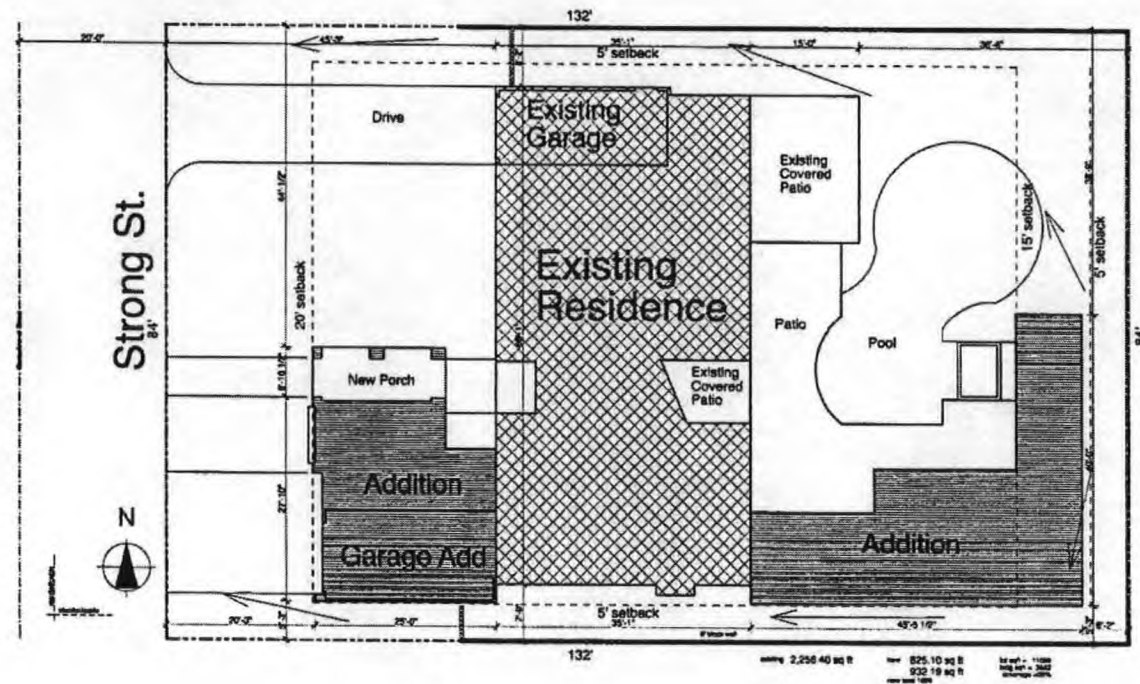
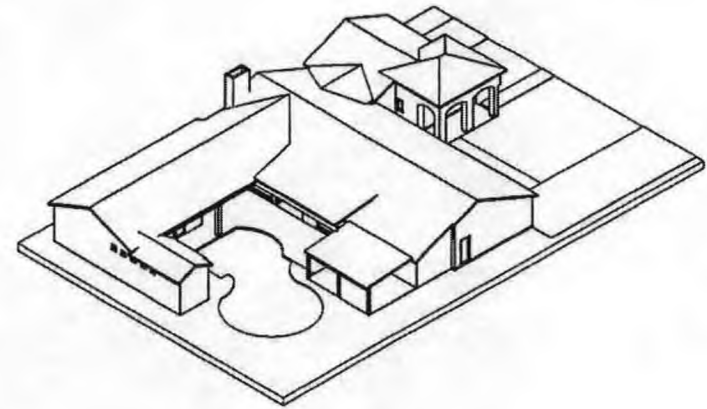
Public Utilities Equipment,
5' each side of lot line.

Base of Bearing: Centerline of Charleston Blvd.

STATE OF NEVADA,)
)

On this 13th day of May, 1953, personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. H. Jernsey and Person Unknown known to me to be the Vice President and Assistant Secretary of the Corporation they executed the foregoing instrument, and upon each said each appear that he is the officer of the said Corporation as shown documents; that he is acquainted with the said said Corporation and that the said said officer to said instrument is the Corporation and said Corporation; that the signatures to said instrument were made by officers of said Corporation as indicated after said signatures; and that the said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein contained.

J. E. McManis
Notary Public in and for said County and State
My commission expires *August 10, 1966*



VAR-16505
11/02/06 PC

SEP 05 2003

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



John Mackey
Residential Designer
Lic # 113-P
3315 N. El Capitan Way
Las Vegas, NV 89148
jrmackey4@cox.net
fax 702.228.0188
702.657.2277

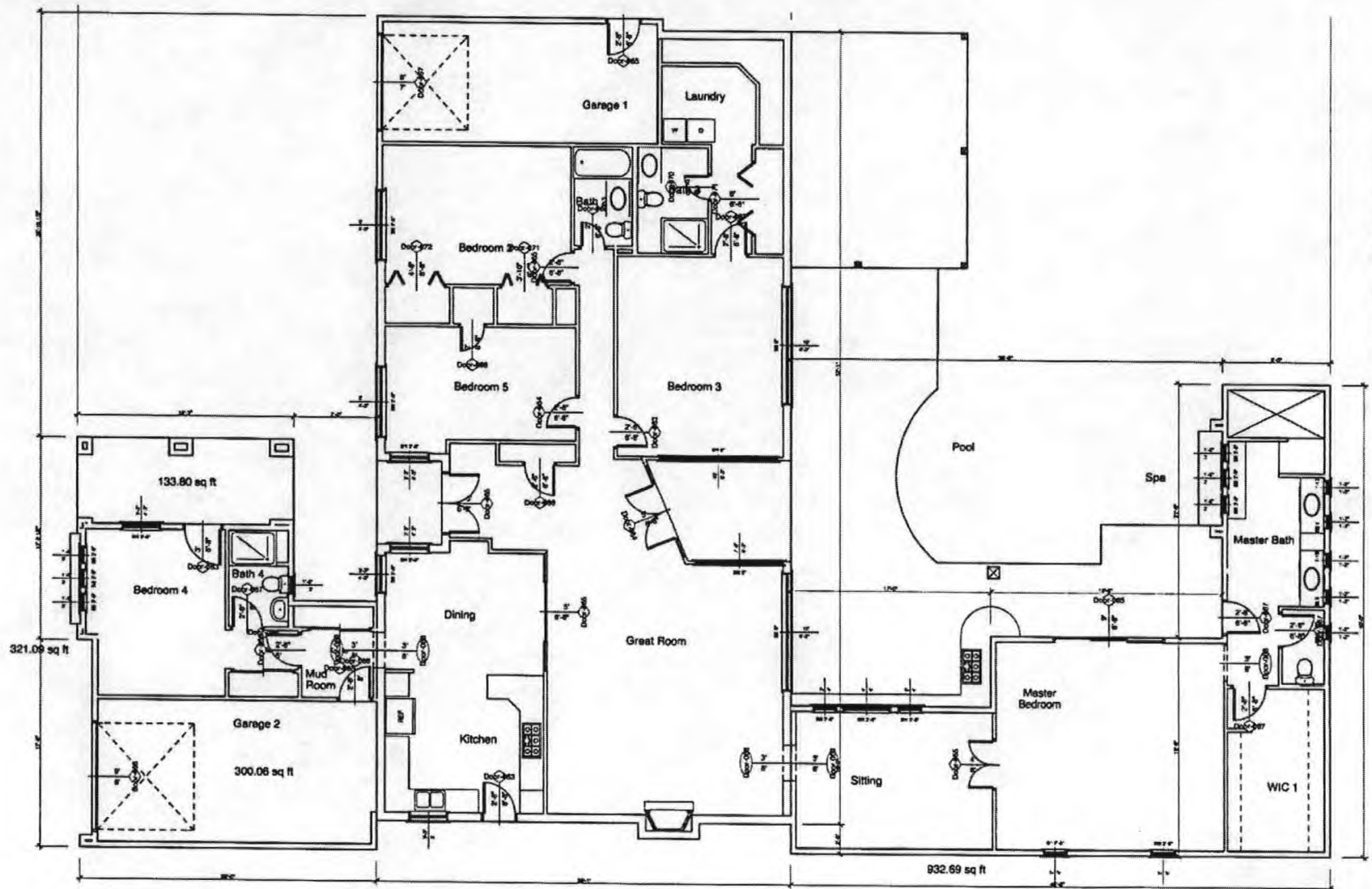
C1

Site Plan

REV NO	DESCRIPTION	DATE	BY
--------	-------------	------	----

DATE: 9/1/06

Cook Addition
1117 Strong Dr
Las Vegas, Nevada 89102



Cook Addition
1117 Strong Dr
Las Vegas, Nevada 89102

Floor Plan

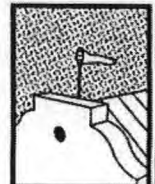
REVNO DESCRIPTION DATE BY

DATE: 9/10/06

RECEIVED
SEP 05 2006

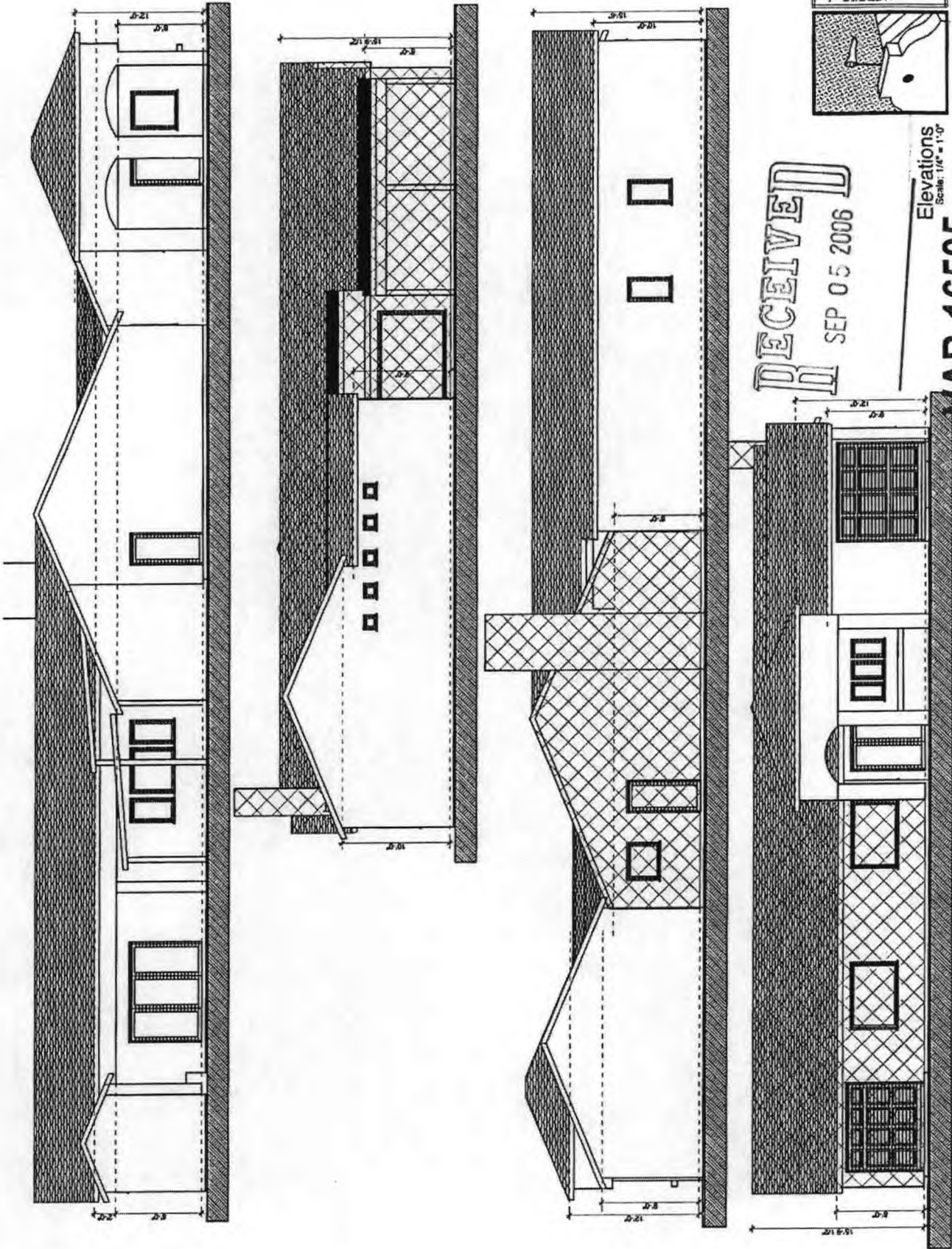
VAR-16505
11/02/06 PC

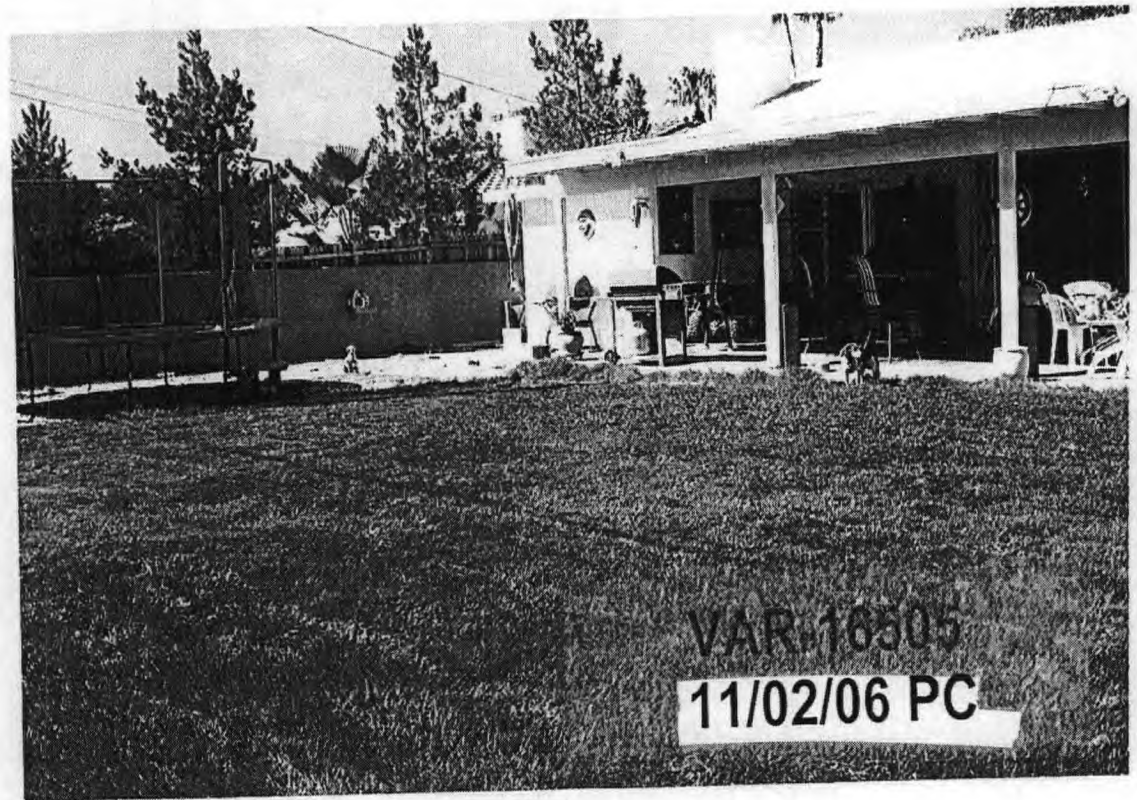
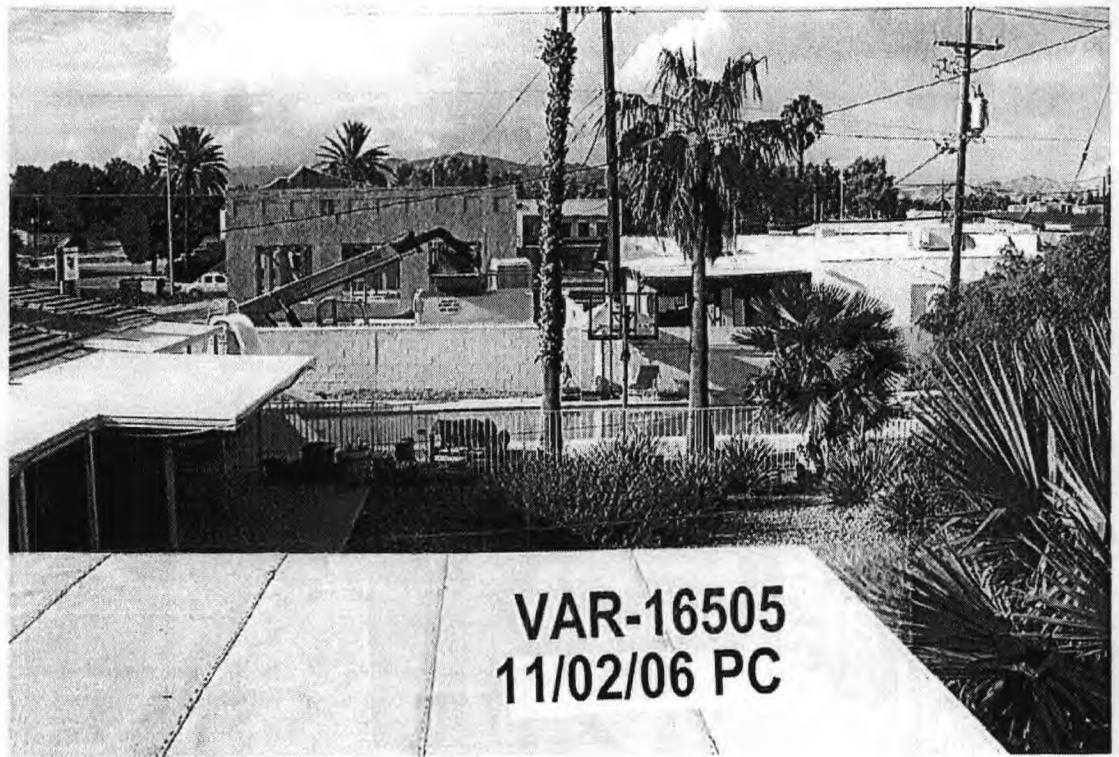
SEP 05 2006 Floor Plan
Scale: 1/4" = 1'-0"

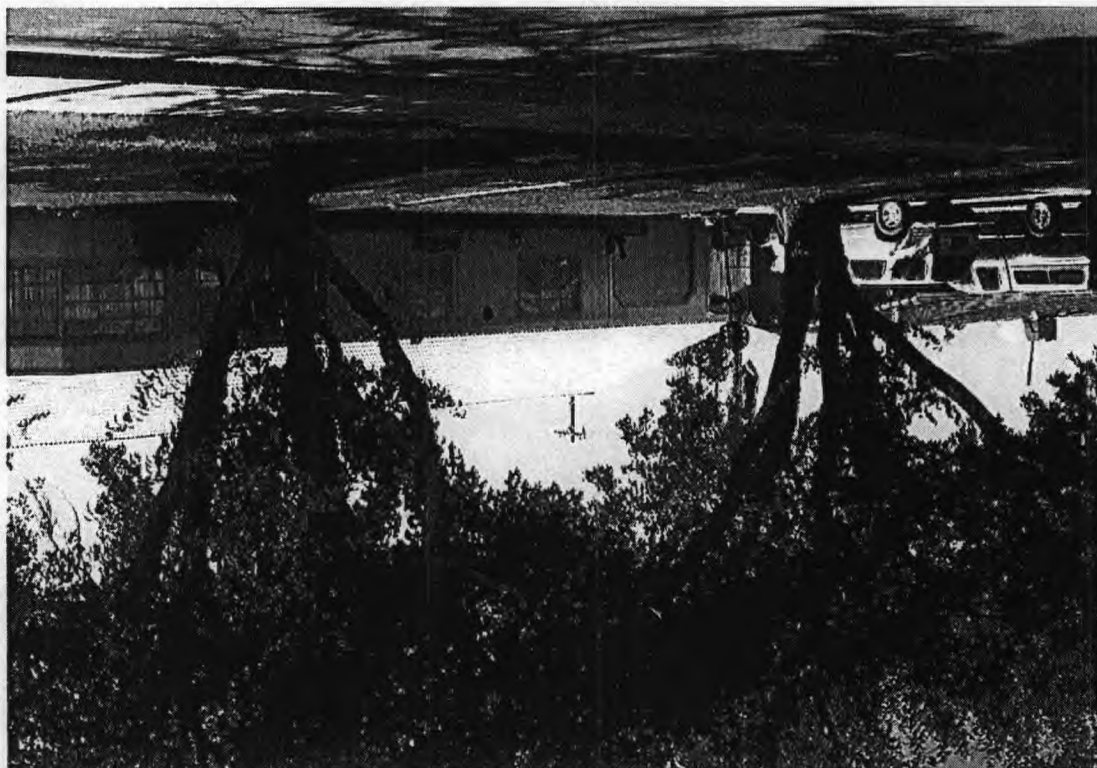


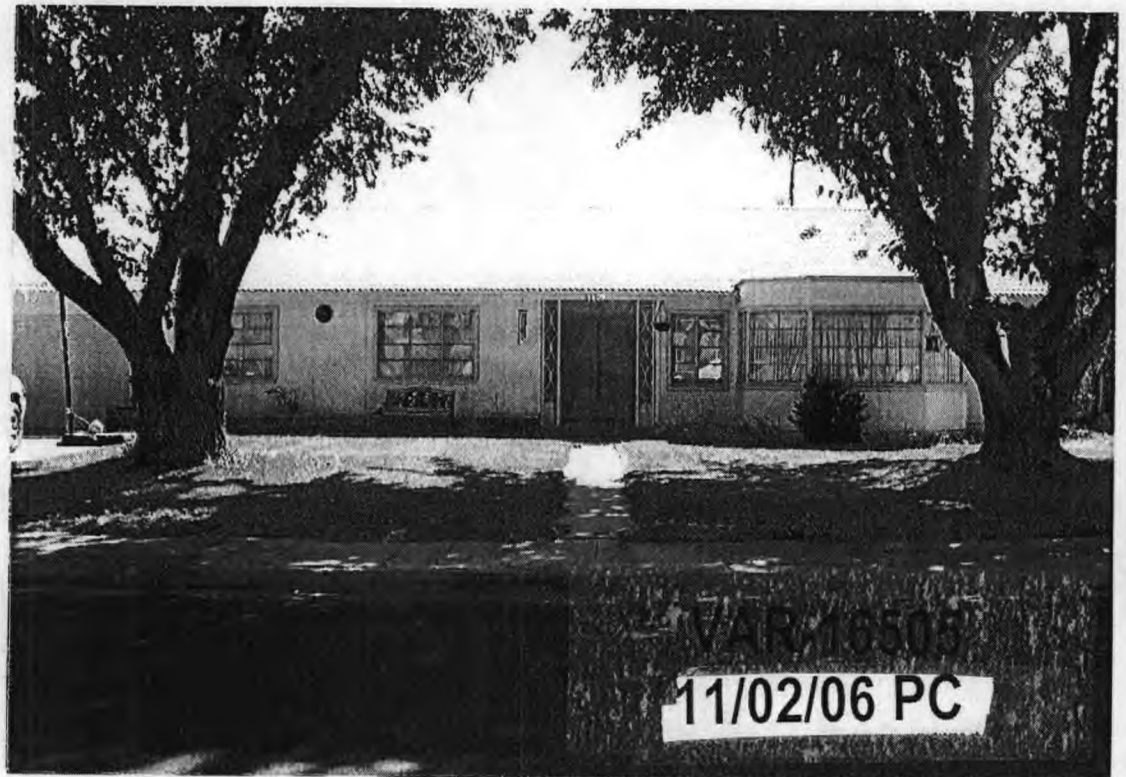
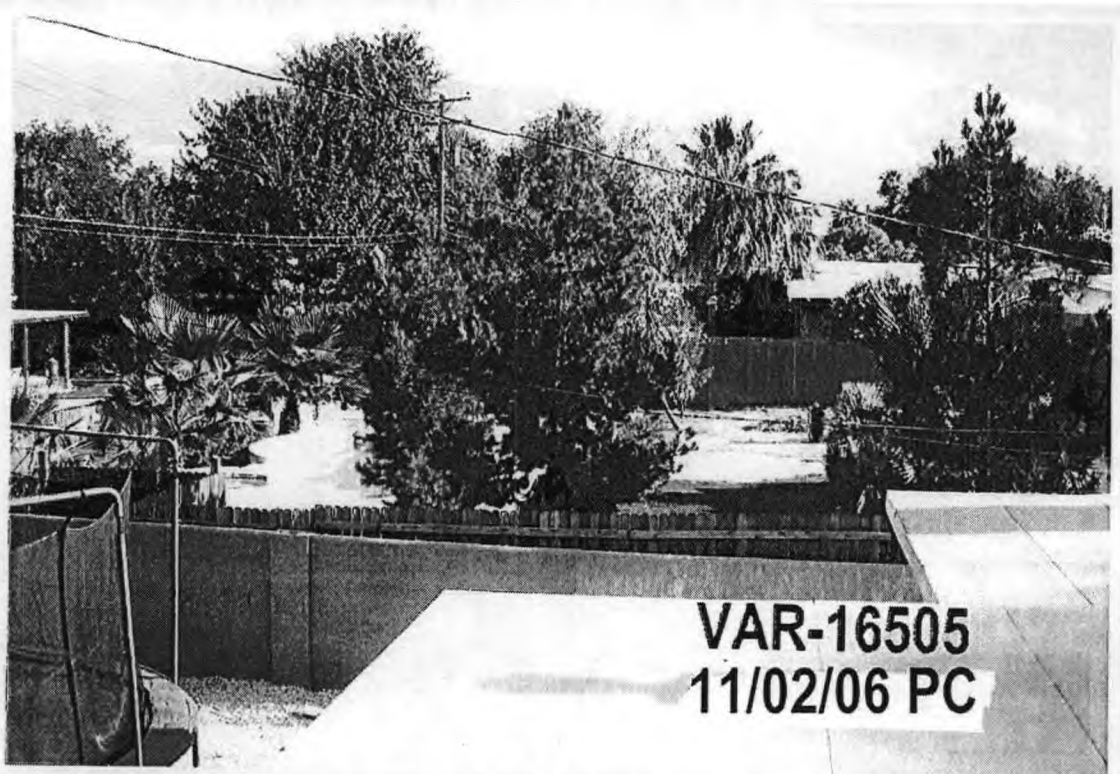
John Mackey
Architectural Designer
Lic # 115-P
5315 N. El Capitan Way
Las Vegas, NV 89148
jrmackey@cox.net
702.226.0198
702.657.2277

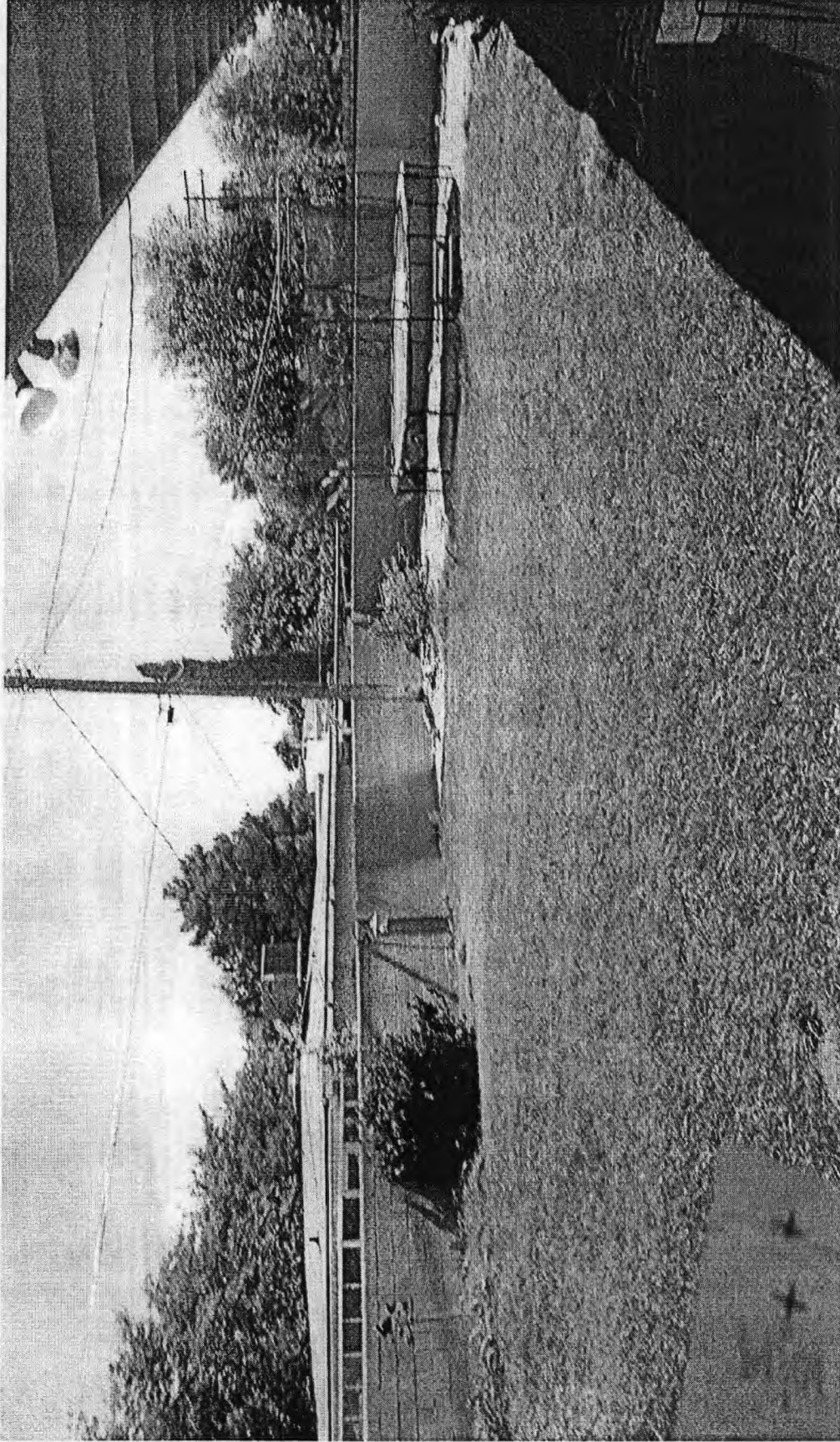
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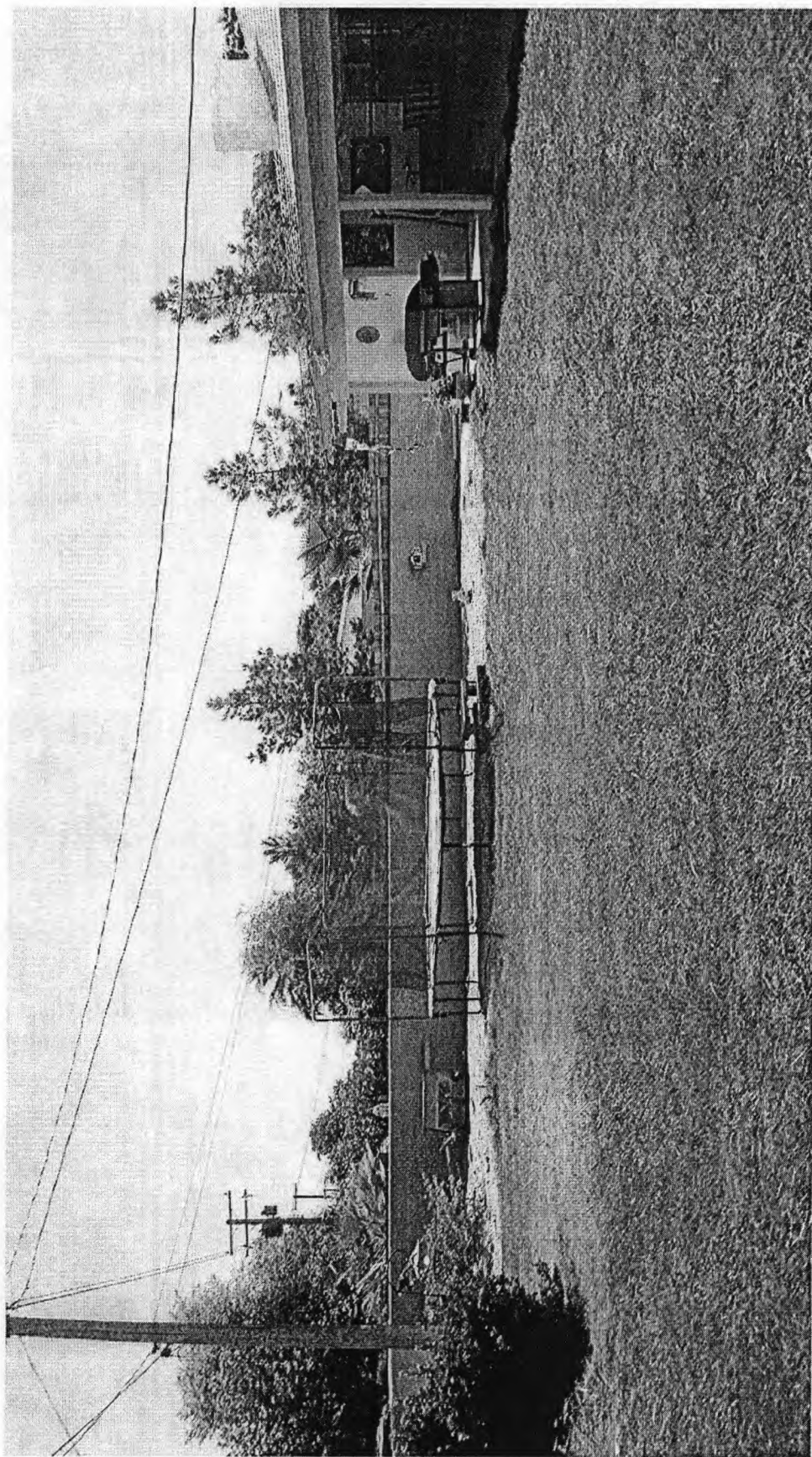






VAR-16505 - APPLICANT/OWNER: ALVY COOK
1117 STRONG DRIVE
NOVEMBER 2, 2006 PLANNING COMMISSION

09/21/06



VAR-16505 - APPLICANT/OWNER: ALVY COOK
1117 STRONG DRIVE
NOVEMBER 2, 2006 PLANNING COMMISSION

09/21/06



VAR-16505 - APPLICANT/OWNER: ALVY COOK
1117 STRONG DRIVE
NOVEMBER 2, 2006 PLANNING COMMISSION

09/21/06

Just a short note about why we would like to get these variances, if we can get the extra 9' it would allow us to put in an 'L' shape courtyard with a pool that would give us and our neighbors more privacy. The new part of the house would have no view windows on the east side, therefore it should not be an intrusion on anybody and like I said would actually give more privacy to all parties. Without the variance, part of the existing structure would have to be cut in to and would still leave limited space. We are primarily trying to improve the livability of the property. This house is located in the Mcneil Estates a very nice older neighborhood, bu the houses are getting a little age on them and need to be renovated to keep the neighborhood up to the shape it should be. Your consideration would be appreciated.

Thank you,

VAR-165
11/02/06

Nov. 4, 2006

RECEIVED
CITY CLERK

2006 NOV 13 A 10:51

Alvy Cook
1117 Strong Dr
Las Vegas, NV 891
702-258-7781

To Whom it may Concern,
This letter is concerning our
meeting on Nov. 2 which we were
denied our variance. We are putting
this in writing to appeal this.
Please let us know of ~~of~~ our
meeting concerning this appeal.

I'm enclosing a copy of the letter
of denial, I will be faxing and sending
~~this~~ ^{this} letter through the mail.

Thank You
Alvy + Connie Cook

1117 Strong Dr (APN 162-05-511-005)
R-1 Single Family Residence
Zone 1 Tarkanian

382-4803
229-6311

12/5/2006

RECEIVED
CITY CLERK

2006 DEC -6 A 7:59

Marsha Pippin
1130 Buehler Dr.
Las Vegas, Nv. 89102

City of Las Vegas
City Council

Re: Variance 16505

Protest

Attn: Barbara Jo Ronemus

To whom it may concern,

Please consider this letter of protest in regard to the variance request VAR-16505.

I have lived at this residence for the past 18 years & am in strong opposition to this zone variance.

In allowing this variance I feel that a precedence will be set that will deteriorate the integrity of this neighborhood.

Sincerely,


Marsha Pippin

Submitted after final agenda

Date 12/6/06 Item #109

December 6, 2006

TO: Mayor Goodman, the City Council and
members of the Planning Commission

URGENT!

NEIGHBOR OPPOSITION TO VAR-16505

My wife and I are native Las Vegans and, with the exception of nine years in the northwest and Summerlin, are lifelong residents of the area in question. Aside from our home in McNeil, where we have lived since 2002, my wife and I own a business in the area. We also own a home in the similar John S. Park neighborhood.

While I appreciate and applaud Mr. Cook's desire to renovate his home, I am writing to register very strong opposition to the granting of this variance request — a request that has already been previously denied.

Granting this variance sets a dangerous precedent for a neighborhood in transition. Permitting such a minimal setback would encourage other property owners — many of whom are investors not living in the neighborhood — to request similar variances in hopes of filling their lots and boosting their profits with homes selling for \$200 a square foot. The temptation is simply too great to ignore. On our lot, as an example, if we were to build according to all the variances that have been recently requested (most thankfully denied), we could construct a single-story home in excess of 9000 square feet, sell for profit in excess of \$1 million dollars and abandon the neighborhood. Granting variances that set precedents that will encourage that very thing.

Permitting a mere five-feet of setback alters the very nature of our classic post-war neighborhood. It inhibits the open areas on which friends congregate, children play and conversations take place. This open space is where mere housing developments are transformed into real neighborhoods. Impinging upon it with even one home threatens to change McNeil Estates in a way contrary to the reasons myself and many of my neighbors have moved back.

The McNeil Estates is the kind of neighborhood developers at the city's edges try in vain to emulate. There, land prices force shallow setbacks, so-called garage homes, and homes built almost one on top of the other, creating a situation in which privacy is at a premium. That's why neighbors in Summerlin and other claustrophobic developments hardly ever see one other. And that's why neighborhoods like McNeil generate such a sense of honest, real community.

The McNeil Estates has been called a classic American neighborhood, and true to form we have forged that sense of community without resorting to the restrictive covenants found in most Neighborhood Association CC&Rs. Instead, we place our trust in you to do what is right. Building zoning and codes exist for a purpose. I therefore ask the City Council to once again deny this variance request, and I invite Mr. Cook to renovate his home in a manner more appropriate for the neighborhood in which it sits.

Yours,

James P. Reza

JAMES P. REZA & STACI D. REZA
1201 STRONG DRIVE
LAS VEGAS, NEVADA 89102

Protest

RECEIVED
CITY CLERK

2006 DEC - 6 P 1:33

Date 12/6/06 Item #109

**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**

Telephone Protest/ Approval Log

Meeting Date: 10/19/06

Case Number: VAR16505

Date: 10/12/06
Name: Marsha Pippin
Address: 1130 Buehler
Las Vegas, NV 89102
Phone: 702-768-9655
☒ PROTEST ☐ APPROVE

Date: 10/12/06
Name: Stephen Reilly
Address: 1213 Strong
LV
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

Carman Burney

From: Nora Lares
Sent: Wednesday, October 18, 2006 1:19 PM
To: Carman Burney
Subject: FW: Internet Submission - VAR-16505 neighbor opposition

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

From: jpreza@cox.net [mailto:jpreza@cox.net]
Sent: Wednesday, October 18, 2006 1:12 PM
To: planning@LasVegasNevada.gov
Subject: Internet Submission - VAR-16505 neighbor opposition

Citizen Name: James P. Reza

~mail: jpreza@cox.net

Comments: Rergarding the above named variance request, I would like to register my opposition to the granting of this request. Myself and my wife are native Las Vegans who have lived at 1201 Strong Drive since June 2002, and I have appeared before the Planning Commission in recent months to register opposition to similar variance requests in the McNeil Estates neighborhood. We sold our Summerlin home and moved to McNeil to avoid the kind of wall-to-wall development that suburban developers are forced to create. Allowing homes to be expanded to fill their lots in McNeil increases resale value for one homeowner while threatening to alter the very nature of our open, friendly neighborhood. Please do not allow a precedent to be set, please do not allow the potential for greed and higher resale values via greater square footage to change McNeil Estates. Owner Alvy Cook should be encouraged to expand and improve his home without having to build to within five short feet of his neighbor's wall.

Thank you,
James P. Reza
702-256-9688

Date: 10/18/2006 1:12:28 PM

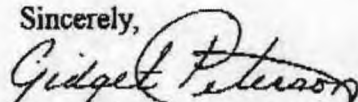
Gidget Peterson
1111 Strong Drive
Las Vegas, NV 89102

November 01, 2006

To whom it may concern:

Mr. Cook is requesting a variance for an extension on his residential home at 1117 Strong Drive. I reside next door at 1111 Strong Drive. I am currently renting this home from Realty Executive. I have no problem with the addition to Mr. Cooks home. I feel it will be a welcomed addition not only to his home but to the neighborhood.

Sincerely,



Ms. Gidget Peterson

Submitted at Planning Commission

VAR-16505

Date 11/2/06 Item # 38

Holly Drury

2412 Mason Ave.
Las Vegas, NV 89102-2122
(702) 877-2591
ahollyday@aol.com

October 30, 2006

To whom it may concern,

Our family moved into the McNeil sub-division over 30 years ago when I was in high school. Years later, when their children had grown, my parents provided us the opportunity to purchase their home. My husband and I were eager to move our family into this terrific neighborhood.

*This well established neighborhood has under gone many changes. But what makes this neighborhood unique is the neighborly ways of the residents. The respect most of us have for one another. **We respect the wishes of Alvy and Connie Cook, of 1117 Strong Drive, to improve their property. We do not object to their plans to expand and hope the zoning commission will approve their zone variance request.** We are also, currently remodeling our home and although our plans do not involve a zone variance, our neighbors are also supportive of our building plans.*

Thank you,

Holly Drury
Holly Drury

VAR-16505

To whom it may concern,

10/20/06 9:20am

Please be advised that we are the direct neighbors to Alvy and Connie to the south. Our address is 1127 Strong Dr. We feel it is fine and welcomed to the neighborhood with the addition to their home.

Thank you

James Lash

1127 Strong Dr

Las Vegas Nv 89102

702-338-1721

DONALD REDDING



State of Nevada

County of Clark

This instrument was acknowledged

By Suzanne Hatch on 10-20-06

VAR-16505

Thomas Jerald Newton1122 Buehler Drive
Las Vegas, Nevada 89102Phone (702) 382-1754
Fax (702) 382-3963

October 30, 2006

Alvy Cook
1117 Strong Drive
Las Vegas, Nevada 89102

RE: REQUEST FOR VARIANCE: VAR-16505

Dear Mr. & Mrs. Cook, and To Whomever This May Concern,

Your property and my property are adjoining, back-to-back.

Since you want to improve your property, I will heartily endorse any plan which you desire.

Your property is yours, which is yours to modify however you want. Since safety is a concern for you as well as for me, I'm sure your plans to remodel and to increase your house size adequately reflect your interests and any worries from your neighbors.

Good Luck on your Project!

ACE LOCKSMITHS

**ACE LOCKSMITHS**
"YOUR WINNING SECURITY TEAM"**JERRY NEWTON, CEO**
CML, Certified Master Locksmith
CPS, Certified Professional Safecracker

SECURITY ALARMS

**(702) 382-1754****1201 S. CASINO CENTER • LAS VEGAS, NEVADA 89104**
FAX: (702) 382-3963 • E MAIL: acelock@earthlink.net
Visit our Web Store: www.acelock-lasvegas.com

Sincerely,

Your Neighbor,

Jerry Newton

Attachment: VAR-16505

VAR-16505

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 6, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REQUIRED SIX MONTH REVIEW

RQR-17662 - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: JAY AND CAROL HARRISON - Required Six Month Review of an approved Variance (V-0023-89) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 265 FEET FROM AN EXISTING OFF-PREMISE (BILLBOARD) SIGN (ACROSS CHARLESTON BOULEVARD), WHERE A 300 FOOT SEPARATION IS REQUIRED at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). 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, Aerial and Separation Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. City Council approval letter for RQR-12232
5. City Council approval letter for V-0023-89(3)
6. City Council approval letter for V-23-89(2)
7. City Council approval letter for V-23-89(1)
8. City Council approval letter for V-23-89

Motion made by LOIS TARKANIAN to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

CITY COUNCIL MEETING OF: DECEMBER 6, 2006

ROD CARTER, 2880 Meade Avenue, appeared on behalf of Clear Channel Outdoor, and concurred with all conditions. They have complied with COUNCILWOMAN TARKANIAN'S wishes to convert the sign to a full billboard.

MAYOR GOODMAN declared the Public Hearing closed.



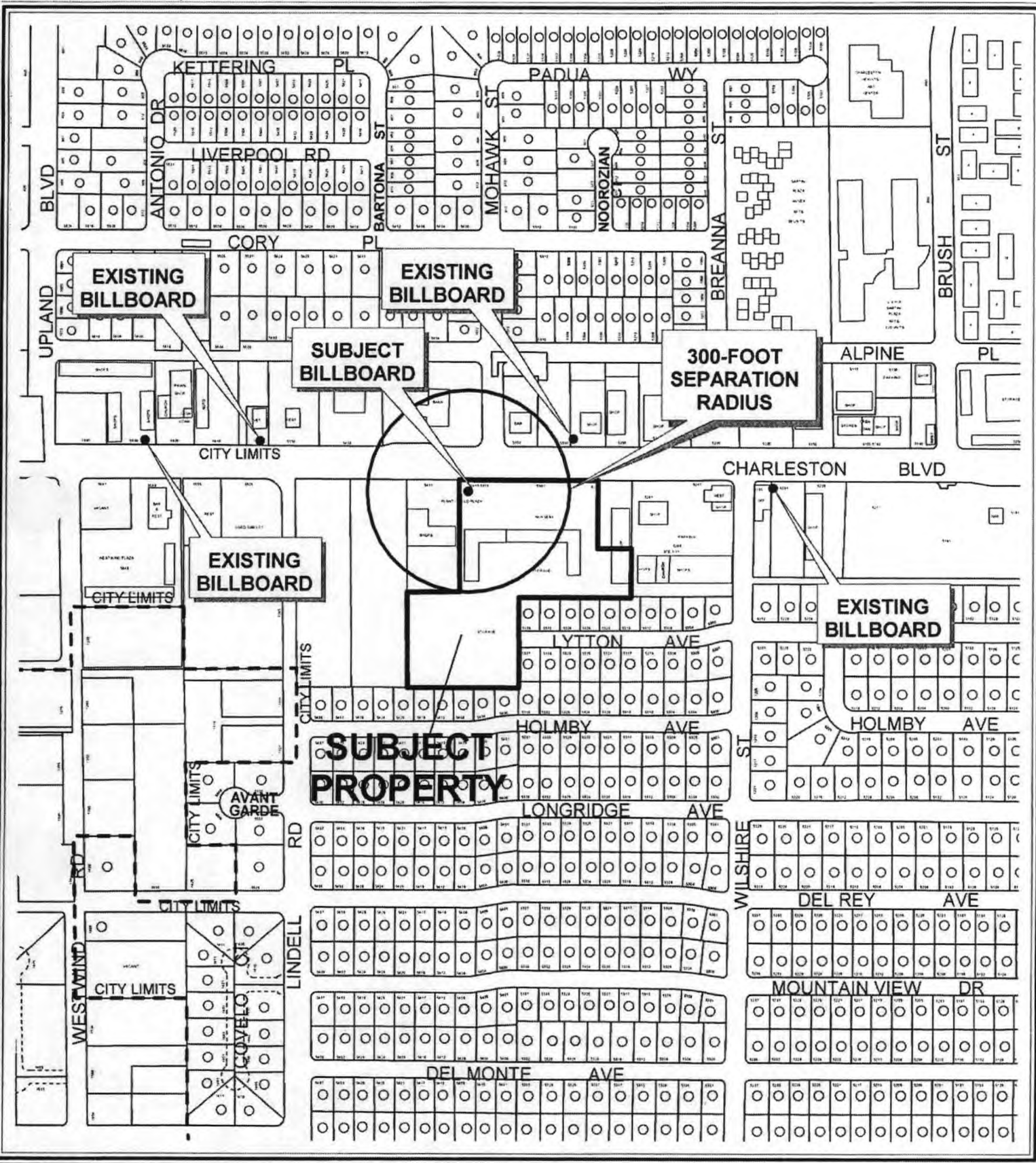


ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

RADIUS: 1000 FT

CASE: RQR-17662





CASE: RQR-17662

SEPARATION RADIUS: 300 FT

0 400 800 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: RQR-17662 - APPLICANT: CLEAR CHANNEL OUTDOOR –
OWNER: JAY AND CAROL HARRISON**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. 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.
2. The Off-Premise Advertising (Billboard) Sign shall be removed upon the commencement of any new development on this site.
3. If the existing Off-Premise Advertising (Billboard) 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 the Downtown Centennial Plan and 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.
4. 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.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

**** STAFF REPORT ****

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/04/87	The City Council approved a Rezoning (Z-0004-87) on the north portion of the subject parcel to C-1 (Limited Commercial). The south portion was conditioned to remain R-1 (Single Family Residential).
06/07/89	The City Council approved a Variance (V-0023-89) upon appeal from a denial by the Board of Zoning Adjustment to allow the relocation of an existing 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign 265 feet and 110 feet respectively from two existing Off-Premise Advertising (Billboard) Signs (both across Charleston Boulevard), where a 300 foot separation is required on this site, with a Required Review in five years.
06/15/94	The City Council approved a Required Five Year Review [V-0023-89(1)] on the approved Variance with a Required Review in five years.
09/15/99	The City Council approved a Required Five Year Review on the approved Variance [V-0023-89(2)] with a Required Review in two years.
10/17/01	The City Council approved a Variance [V-0023-89(3)] which allowed the relocation of an existing Off-Premise Advertising (Billboard) Sign 265 feet and 110 feet respectively from two existing Off-Premise Advertising (Billboard) signs (both across Charleston Boulevard), where a 300 foot separation is required located on the south side of Charleston Boulevard approximately 460 feet east of Lindell Road.
06/07/06	The City Council approved a Required Five Year Review (RQR-12232) of an approved Variance (V-0023-89) which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 5301 West Charleston Boulevard. The Planning Commission and staff recommended denial on 04/27/06.
<i>Related Building Permits/Business Licenses</i>	
10/16/06	A building permit (06006493) was issued for the subject site on the indicated date. The billboard has been installed and the applicant is waiting for a final inspection.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.74

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Nursery	SC (Service Commercial)	C-1 (Limited Commercial)
North	Bank/Office	SC (Service Commercial)	C-1 (Limited Commercial)

South	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential) under Resolution of Intent to C-1 (Limited Commercial)
East	Retail Buildings	SC (Service Commercial)	C-1 (Limited Commercial)
West	Retail Buildings	ML (Medium Low Density Residential)	U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development – 8 Units per Acre)

<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 Sixth Month Review of an approved Variance (V-0023-89) which allowed a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign 265 feet from an existing Off-Premise Advertising (Billboard) Sign (across Charleston Boulevard), where a 300 foot separation distance is required at 5301 West Charleston Boulevard.

ANALYSIS

This is the fifth required review on the subject site. Required Review (RQR-12232) was approved by the City Council on 06/07/06. A condition was added, which required the applicant to replace the side of the sign with a full sign board within 120 days. A building permit and final inspection was also required within thirty (30) days of final approval. A site inspection was completed on 11/07/06. The inspection revealed that the site has complied with the previous conditions of approval. The billboard also received a building permit on 10/16/06, but has not yet received a final inspection. Therefore, staff is recommending approval of the required review with and additional review in two years.

Previous Conditions of approval for Required Review (RQR-12232)

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 shall be removed upon the commencement of any new development on this site.
4. If the existing Off-Premise Advertising (Billboard) 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 the Downtown Centennial Plan and 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. 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.
6. All City Code requirements and design standards of all City Departments shall be satisfied.
7. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

FINDINGS

The subject billboard has complied with all previous conditions of approval. The billboard has also received a building permit on 10/16/06, but has not yet received a final inspection. Therefore, staff is recommending approval of the subject billboard with no further reviews.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT

N/A

SENATE DISTRICT

N/A

<u>NOTICES MAILED</u>	388
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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: ROR-17642 APN: 163 01 501 011

Name of Property Owner: CAROL HARRISON

Name of Applicant: CLEAR CHANNEL OUTDOOR

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: Carol A. Harrison

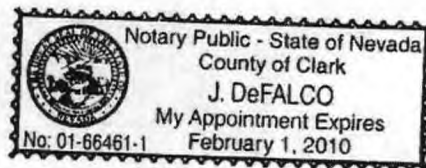
Print Name: _____

Subscribed and sworn before me

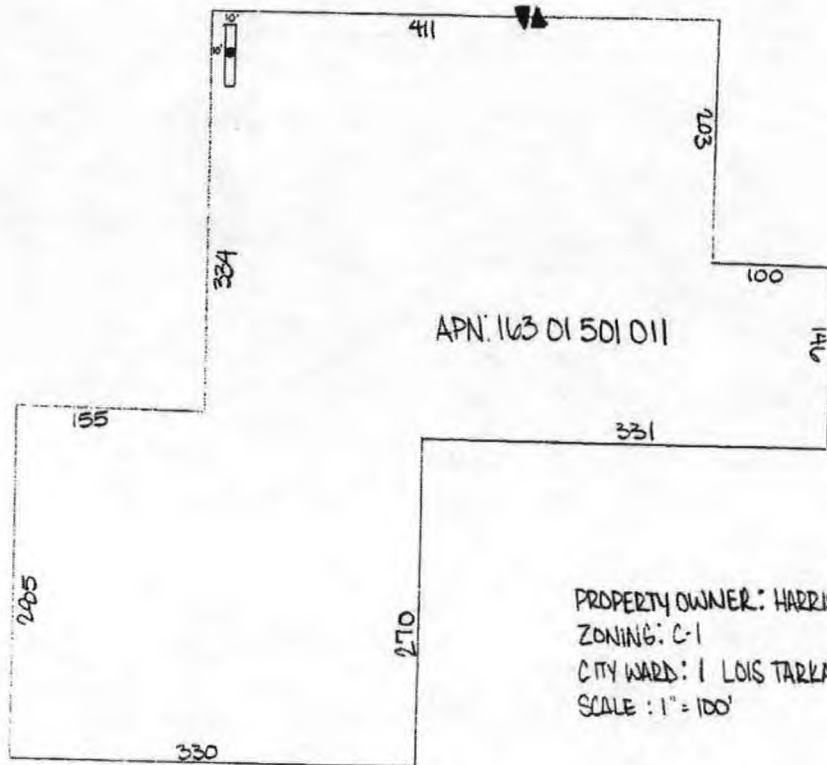
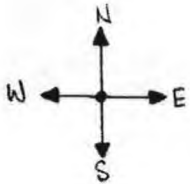
This 20 day of Oct., 2006

L. De Falco

Notary Public in and for said County and State



CHARLESTON

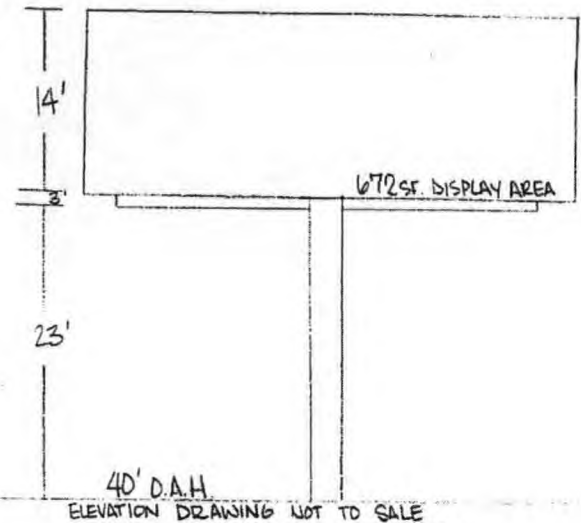


APN: 163 01 501 011

PROPERTY OWNER: HARRISON CAROL A AND HARRISON JAY S
ZONING: C-1
CITY WARD: 1 LOIS TARKANIAN
SCALE: 1" = 100'

NOTES: *NO RESIDENTIAL USE WITH IN A 300' RADIUS
*NO OTHER OFF PREMISE ADVERTISING BILLBOARD
SIGN WITH IN A 300' RADIUS.

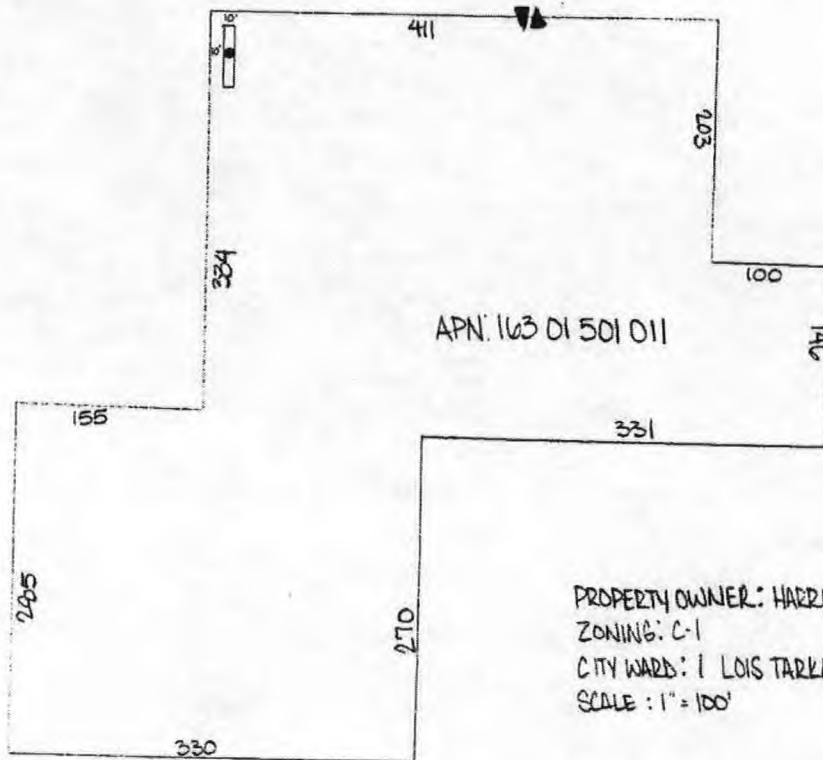
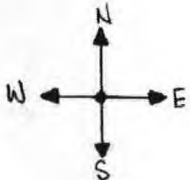
WILSHIRE



RQR-17662
12-06-06 CC

RECEIVED
OCT 20 2006

CHARLESTON

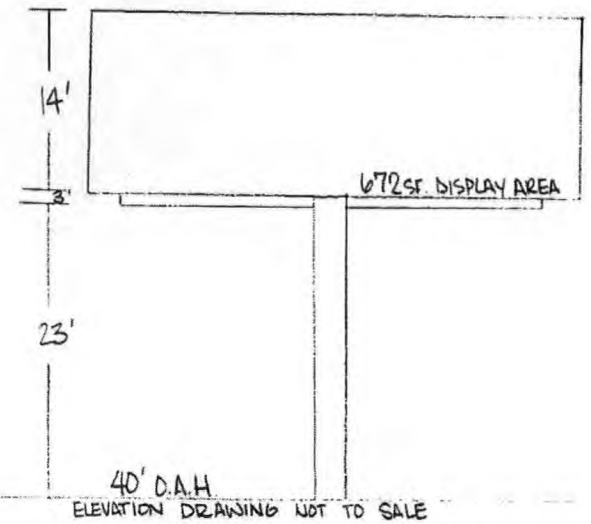


APN: 163 01 501 011

PROPERTY OWNER: HARRISON CAROL A AND HARRISON JAY S
ZONING: C-1
CITY WARD: 1 LOIS TARKANIAN
SCALE: 1" = 100'

NOTES: *NO RESIDENTIAL USE WITH IN A 300' RADIUS
*NO OTHER OFF PREMISE ADVERTISING BILLBOARD
SIGN WITH IN A 300' RADIUS.

WILSHIRE



RQR-17662
12-06-06 CC

RECEIVED
OCT 20 2006



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
VRENCE WEEKLY

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

July 13, 2006

Mr. and Mrs. Jay Harrison
5403 West Charleston Boulevard
Las Vegas, Nevada 89102

RE: RQR-12232 - REQUIRED REVIEW
CITY COUNCIL MEETING OF JUNE 7, 2006

Dear Mr. and Mrs. Harrison:

The City Council at a regular meeting held June 7, 2006 APPROVED the Appeal filed by the applicant from the Denial by the Planning Commission of a Required Five Year Review of an approved Variance (V-0023-89) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2006. This approval is subject to:

Planning and Development

1. Within 120 days the applicant shall replace the side of the sign with a full board.
2. 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.
3. The Special Use Permit shall be reviewed in six months 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.
4. The Off-Premise Advertising (Billboard) Sign shall be removed upon the commencement of any new development on this site.
5. If the existing Off-Premise Advertising (Billboard) 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

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

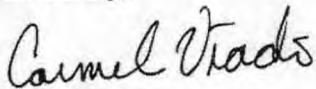
RQR-17662
12/06/06 CC

Mr. and Mrs. Jay Harrison
RQR-12232 – Page Two
July 13, 2006

(2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and 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.

6. 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.
7. All City Code requirements and design standards of all City Departments shall be satisfied.
8. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

Sincerely,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

RQR-17662
12/06/06



October 18, 2001

Mr. and Mrs. Jay Harrison
2201 South Pioneer Way
Las Vegas, Nevada 89117-2701

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

RE: V-0023-89(3) - REVIEW OF CONDITION
CITY COUNCIL MEETING OF OCTOBER 17, 2001

Dear Mr. and Mrs. Harrison:

The City Council at a regular meeting held October 17, 2001 APPROVED the Required Two Year Review of an Approved Variance WHICH ALLOWED THE RELOCATION OF AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 265 FEET AND 110 FEET RESPECTIVELY FROM TWO EXISTING OFF-PREMISE ADVERTISING SIGNS (BOTH ACROSS CHARLESTON BOULEVARD), WHERE A 300 FOOT SEPARATION IS REQUIRED located adjacent to the south side of Charleston Boulevard approximately 460 feet east of Lindell Road (APN: 163-01-501-009), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2001. This approval is subject to:

Planning and Development

1. This Variance shall be reviewed in two (2) 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.
2. If the existing off-premise advertising sign structure is removed, this Approval 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 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
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
TDD 702.386.9108
www.ci.las-vegas.nv.us

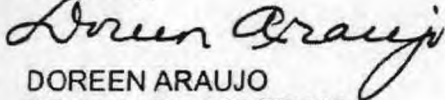
10-012-11/00

RQR-17662
12/06/06 CC

Mr. and Mrs. Jay Harrison
V-0023-89(3) – Page Two
October 18, 2001

4. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the central support pole.

Sincerely,



DOREEN ARAUJO
DEPUTY CITY CLERK I for
BARBARA JO RONEMUS, CITY CLERK

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

Clear Channel Outdoor
1211 West Bonanza Road
Las Vegas, Nevada 89106

Mr. Robert VanNostrand
Eller Outdoor Advertising
1211 West Bonanza Road
Las Vegas, Nevada 89106

RQR-17662
12/06/06 CC



September 21, 1999

Jay and Carol Harrison
2201 South Pioneer Way
Las Vegas, Nevada 89117-2702

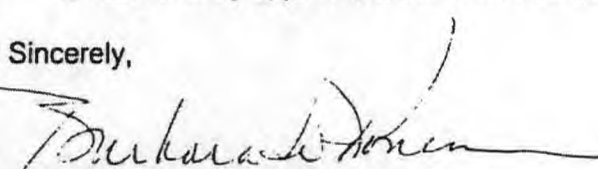
RE: V-23-89(2) - VARIANCE

Dear Mr. and Mrs. Harrison:

The City Council at a regular meeting held September 15, 1999 APPROVED the Required Five Year Review of an approved Variance on property located on the south side of Charleston Boulevard, approximately 460 feet east of Lindell Road, which permits the relocation of an existing off-premise sign (billboard) 265 feet and 110 feet respectively from two existing off-premise signs (both across Charleston Boulevard), where a 300 foot separation is required, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 163-01-501-004. The Notice of Final Action was filed with the Las Vegas City Clerk on September 16, 1999. This approval is subject to:

1. The Board of Zoning Adjustment shall hold a public hearing to review this use in two years. And at this time may require the off-premise sign (billboard) be removed.
2. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/vwd

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

Donrey Outdoor Advertising
1211 West Bonanza Road
Las Vegas, Nevada 89106

ROR-17662
12/04/06 CC

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
ARRY BROWN
E B. McDONALD

CITY MANAGER
VIRGINIA VALENTINE

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

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

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

June 28, 1994

Jay and Denise Harrison Family Trust, Et Al
2101 South Pioneer Way
Las Vegas, Nevada 89117

RE: V-23-89(1) - REQUIRED FIVE YEAR REVIEW

Dear Mr. and Mrs. Harrison:

The City Council at a regular meeting held June 15, 1994 APPROVED the Five Year Required Review on an approved Variance which allowed the relocation of an existing off-premise (billboard) sign 265 feet from an existing off-premise sign (both across Charleston Boulevard), where a 300 foot separation is required, on property located on the south side of Charleston Boulevard, approximately 460 feet east of Lindell Road, N-U Zone (under Resolution of Intent to C-1), subject to:

1. This use shall be reviewed in five years at which time the Board may require that the sign be removed.
2. The applicant shall obtain an off-premise sign certificate from the Department of Community Planning and Development within 30 days of City Council approval of this request.
3. Conformance to the plot plan and elevations.
4. Satisfaction of City Code requirements and design standards of all City departments.

Sincerely,

KATHLEEN M. TIGHE
City Clerk

/cmp

cc: (See Attached)

RAR-17662
12/06/06 CC



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

June 22, 1989

Charleston-Lindell #31-44-01 A Partnership
3806 Hillside Trail
Grapevine, Texas 76051

Attention: Francis S. Leong, President

RE: V-23-89 - VARIANCE

Gentlemen:

The City Council at a regular meeting held June 7, 1989 APPROVED the application of Charleston-Lindell #31-44-01 A Partnership for a Variance to relocate an existing off-premise (billboard) sign with the new location 110 feet from an existing off-premise sign and 265 feet from another off-premise sign (both across Charleston Boulevard), where a 300 foot separation is required, on property located on the south side of Charleston Boulevard, approximately 460 feet east of Lindell Road, in Zoning District N-U (under Resolution of Intent to C-1), subject to:

1. A review be conducted in five years with the sign being subject to removal at that time.
2. Conformance to the plot plan and elevations.
3. Satisfaction of City Code requirements and design standards of all City departments.

Sincerely,

KATHLEEN M. TIGHE
City Clerk

KMT:cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

Mr. Mike Perrah, Donrey Outdoor Advertising, 1211 West
Bonanza Road, Las Vegas, Nevada 89106

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ROR-17662
12/06/06 CC



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 6, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-17404 - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY IN CONJUNCTION WITH A BANK WITHIN A PROPOSED SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], 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.

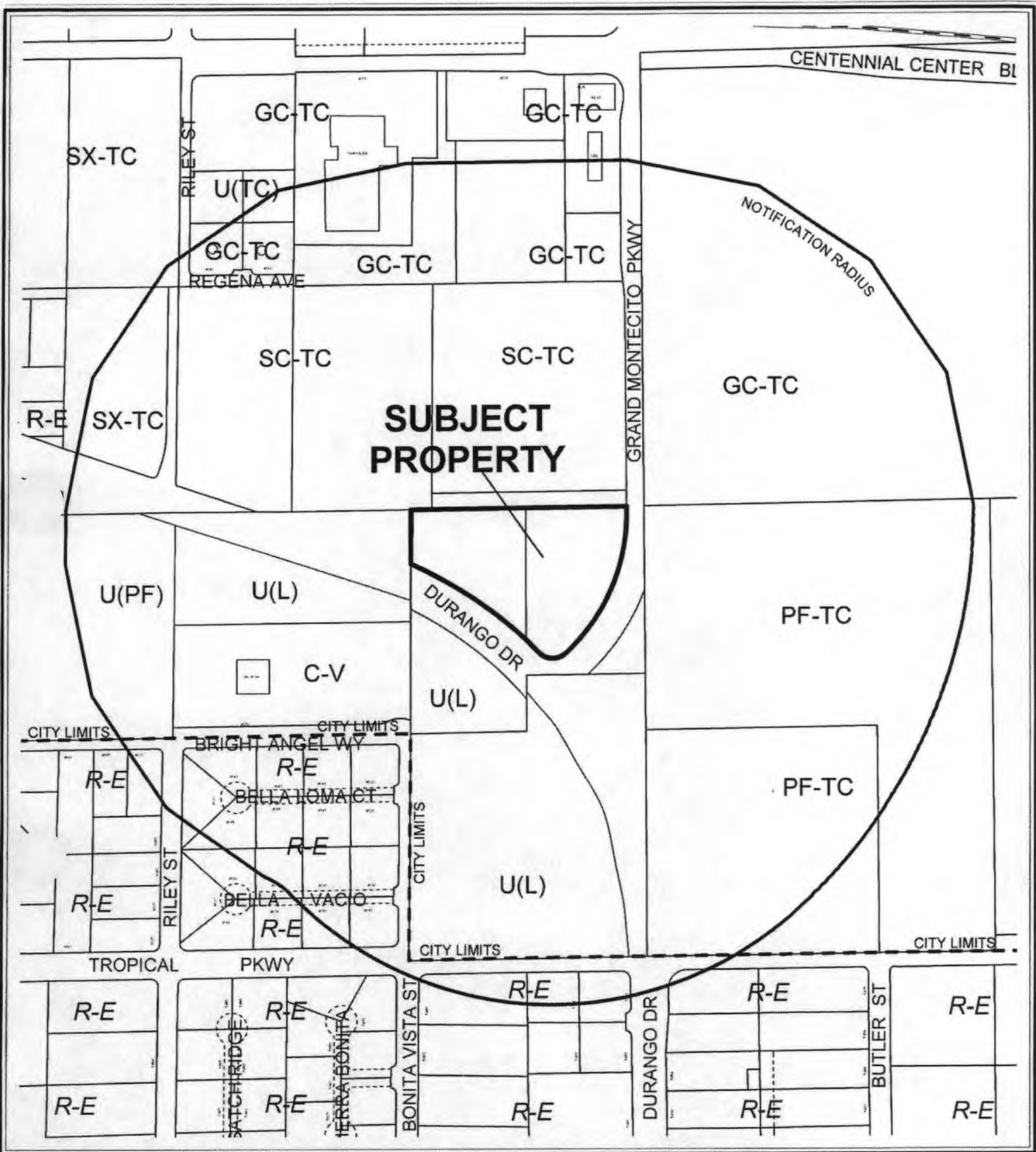
BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Revised Justification Letter
5. Submitted after final agenda - Abeyance request by GC Garcia for Items 111-113

Motion made by GARY REESE to Hold in Abeyance Item 87 [GPA-16201], Item 88 [ZON-16196], Item 89 [SUP-16198], Item 90 [SUP-16200] and Item 91 [SDR-16197], Item 92 [ZON-15031], Item 93 [SDR-15030], Item 101 [GPA-16538], Item 102 [ZON-16609], Item 103 [WVR-16610] and Item 104 [SDR-16611], Item 107 [VAR-14734], Item 108 [VAR-16769], Item 111 [SUP-17404], Item 112 [SUP-17405], Item 113 [SDR-16952] and Item 119 [ROC-17677] to 12/20/2006; Item 94 [VAR-16144], Item 95 [SUP-16143] and Item 109 [VAR-16505] to 01/03/2007; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 96 [SUP-15347]

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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



CASE: **SUP-17404**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-17404 - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC.

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-16952), 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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a drive-through facility in conjunction with a bank within a proposed shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway.

The proposed site plan for the bank with drive-through will be compatible with the existing and proposed development around the site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/01/05	The Planning Commission approved a Tentative Map for a one-lot commercial subdivision, which includes the subject site as well as the office development immediately to the north. The approval of a commercial subdivision map allows for cross-access and parking over the entire site.
12/07/05	The City Council approved a request for a Site Development Plan Review (SDR-8066) for a proposed 247,800 square-foot office complex on 23.5 acres adjacent to the northwest corner of Grand Montecito Parkway and Durango Drive, in the north portion of the subject site. The Planning Commission and staff had recommended approval at the 11/02/05 Planning Commission meeting.
11/02/06	The Planning Commission will consider a Special Use Permit (SUP-17405) for another drive-through facility in the west portion of the site, and a Site Development Plan Review (SDR-16952) for a 42,500 square-foot shopping center on the subject site.
11/02/06	The Planning Commission recommended approval of companion items SUP-17405 and SDR-16952 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #44/ar).
<i>Pre-Application Meeting</i>	
09/05/06	Staff indicated that a Multi-Use trail is required to be placed on Durango Drive, adjacent to this site.
<i>Neighborhood Meeting</i>	
10/16/06	A neighborhood meeting is not required for a Special Use Permit; however, a neighborhood meeting was held, and no property owners attended.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.49

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	Service Commercial - Town Center	TC (Towncenter)
North	Undeveloped	Service Commercial - Town Center	TC (Towncenter)
South	Undeveloped	Low Density Residential	U (Undeveloped)
East	Undeveloped	Public Facility-Town Center	TC (Towncenter)
West	Church	Public Facility	C-V (Civic)

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

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	*	• 20 Feet	Y
• Corner	*	• 20 Feet	Y
• Rear	*	• 20 Feet	Y

*Pursuant to the Town Center Development Standards Manual, the Development Standards that apply to the subject proposal are determined as part of this request. Per the Town Center Development Standards Manual, setbacks for commercial buildings are to be provided only inasmuch as they enhance the sidewalk and the public and semi-public areas in front of the building. For the most part, setbacks are to be minimal in order to enhance the pedestrian realm and create an inviting streetscape corridor. This project meets the intent of the Town Center standards for setbacks and provides adequate space for sidewalks, amenity zones, and landscaping. Internally, the two drive-through windows do not create any circulation conflicts.

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	120 Feet from residential	150 Feet from residential	Y
Trash Enclosure	50 Feet from residential	360 Feet from residential	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	30 Trees	42	Y
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	54 Trees	56	Y
Min. Zone Width	15 Feet along street frontages		15 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	247,800		826				
Retail	37,000	1/250	148				
Bank	5,500	1/200 sf	28				
TOTAL			1,002	22	1,135	22	Y

Because the subject site is part of a commercial subdivision, which includes the office development immediately to the north, the above parking analysis includes the requirements for both the proposed development and the previously approved office development.

ANALYSIS

The applicant proposes to construct 42,500 square feet of retail space on this undeveloped 4.49 acre site. The site plan indicates that three buildings will consist of retail shops, with a 5,500 square-foot bank with a drive-through located in the east portion of the site. Driveways to Durango Drive and Grand Montecito Parkway are shown. Landscaping is shown along the property lines and within the parking lot. The elevations indicate that the buildings will have a plaster exterior with decorative stone and split-face block accents at the pedestrian level.

FINDINGS

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

1. "The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."
2. "The subject site is physically suitable for the type and intensity of land use proposed."
3. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."
4. "Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."

In regard to "1": The proposed site plan for the bank with a drive-through will be compatible with the existing and proposed development around the site.

In regard to "2": The subject site is level and contains no physical impediments to development. It is physically suitable for the type and intensity of land-use as proposed by this drive-through facility use.

In regard to "3": The site will be accessed from Grand Montecito Parkway, a 90-foot Town Center Frontage Road, and Durango Drive, a 120-foot Town Center Parkway Arterial. These streets are adequate in size for the proposed development and will not be adversely impacted by approval of this request.

In regard to "4": The proposed development will be subject to regular City and County inspections for licensing and will; therefore, not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 38 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-17404** APN: 125-29-601-002

Name of Property Owner: Centennial Hills Center, LLC

Name of Applicant: Centennial Hills Center, LLC

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: John Steckey

Print Name: John Steckey

Subscribed and sworn before me

This 4th day of October, 2006

Michelle R. Mueller
Notary Public in and for said County and State



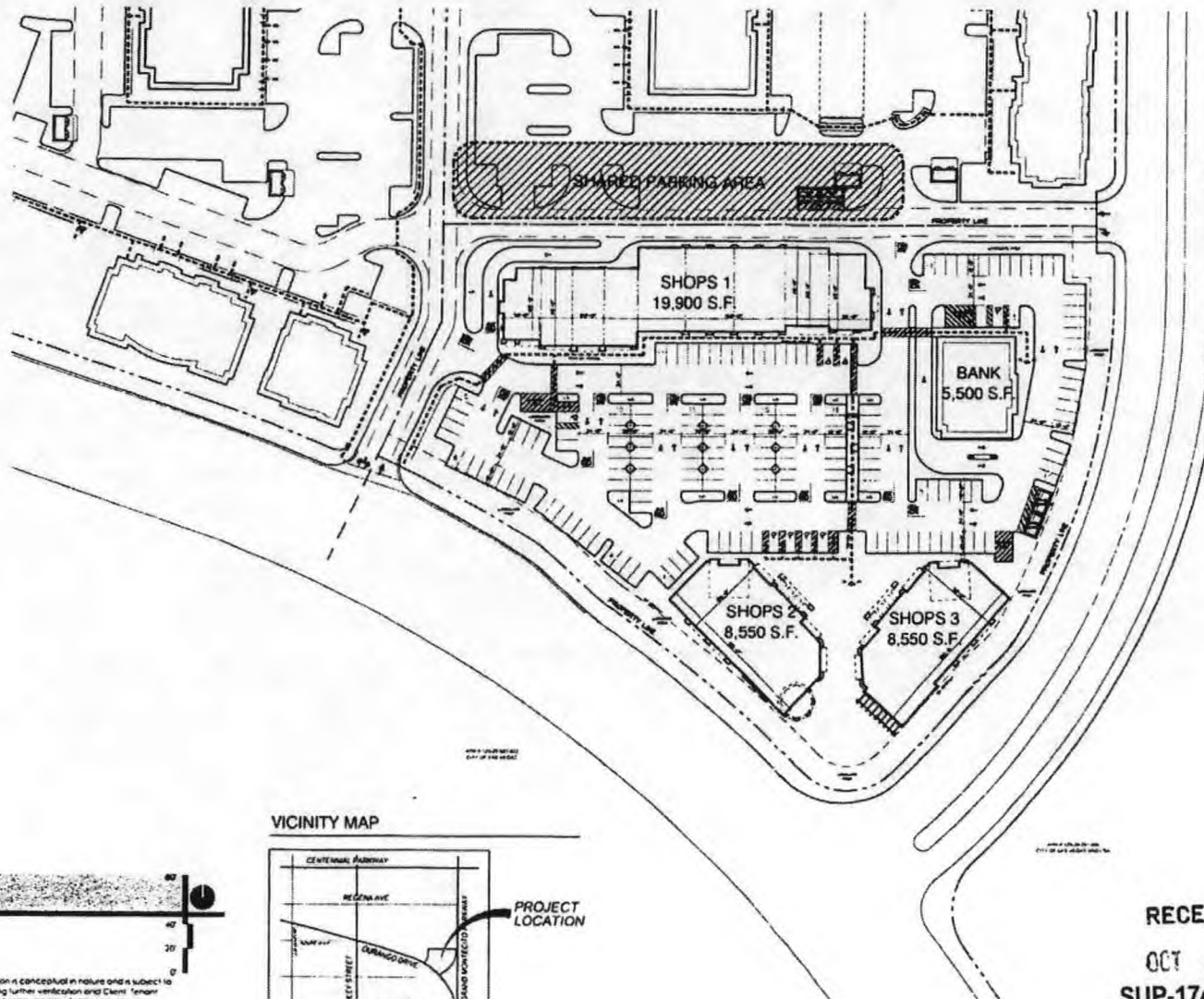
DURANGO & GRAND MONTECITO

LAS VEGAS, NV

NO. 0714.107301

KKE architects, Inc. 525 east Colorado Boulevard, fourth floor, Pasadena, California 91101 626.796.8230 626.751.8735 fax www.kke.com

A PROJECT FOR:
HUFFMAN BUILDERS WEST
5735 FORT APACHE ROAD
SUITE A
LAS VEGAS, NV 89148
T: 702/341.8809
F: 949/360.3519



LEGAL DESCRIPTION

A PORTION OF THE NE QUARTER OF THE NE QUARTER OF SEC 29, T 19 S, R 60 E, MDM

SUMMARY - RETAIL PARCEL

LAND AREA	±4.49 AC	±195,782 S.F.
BUILDING AREA		
SHOPS		37,000 S.F.
BANK/REST.		5,500 S.F.
TOTAL		42,500 S.F.
F.A.R.		0.21
PERCENT COVERAGE		21 %
PARKING REQUIRED (RETAIL)		148 STALLS
PARKING REQUIRED (BANK)		28 STALLS
PARKING PROVIDED		179
OVERALL PARKING RATIO		4.2 / 1000
PARKING STALL SIZE		9' x 18'
HANDICAP REQUIRED		5
HANDICAP PROVIDED		7
PARKING PROVIDED (W/ SHARED)		221
OVERALL PARKING RATIO (W/ SHARED)		5.2 / 1000

SUMMARY - OFFICE PARCEL

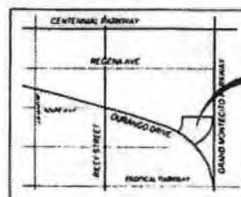
LAND AREA	±17.41 AC	±758,142 S.F.
BUILDING AREA		
OFFICE		247,769 S.F.
PARKING REQUIRED		821 STALLS
PARKING PROVIDED		956 STALLS
EXCESS PARKING PROVIDED		135 STALLS

SITE PLAN

October 3, 2006

NOTE: This information is conceptual in nature and is subject to all conditions pending further verification and Client, Tenant and Governmental Agency approval. No warranties or guarantees of any kind are given or implied by the Architect.

VICINITY MAP



PROJECT LOCATION

RECEIVED.

OCT 5 2006

SUP-17404 SUP-17405

SDR-16952 -REVISED

11/02/06 PC



NORTH



October 5, 2006

Margo Wheeler, Director
Planning and Development Department
City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89131

RE: Justification Letter for Special Use Permit- Drive-Through
Lane for the Retail Center: APN-125-29-601-020

Dear Ms. Wheeler:

On behalf of our client Centennial Hills Center, LLC, please accept this letter as justification for Special Use Permit for a drive-through lane for the bank as depicted on the attached site plan. A drive-through lane is typically associated with a bank; it is oriented to the interior of the site to ensure efficient on-site vehicular traffic.

We believe the proposed application is appropriate for a bank in this location. We respectfully request your support; please feel free to contact me if you have any questions or need additional information.

Sincerely,


David Clapsaddle
Director of Planning

GCG:mw



GCGARCIA

SUP-17404 SUP-17405
SDR-16952 REVISED
11/02/06 PC

A Planning & Development Services Corporation

1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com



RECEIVED
CITY CLERK

December 5, 2006

2006 DEC -5 A 8:57

Margo Wheeler, Director
Planning and Development Department
City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89131

RE: Centennial Hills Retail (SDR-16952, SUP-17404, SUP-17405)

Dear Margo:

On behalf of my client, Centennial Hills Center, I am submitting a request for a two (2) week continuance from the City Council meeting of December 6, 2006 to the City Council meeting of December 20, 2006. This continuance is to allow the Council Member to attend the meeting for this project, since the Councilman will not be attending the December 6, 2006.

We respectfully request your consideration in the above listed matter. Please advise us of your decision. If you have any questions please feel free to contact me at (702) 435-9909.

Sincerely,


George C. Garcia
President

GCG:amc



GCGARCIA

Submitted after final agenda

Date 12-05-06 Item# 111-113

A Planning & Development Services Corporation

1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 6, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT RELATED TO SUP-17404

SUP-17405 - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY WITHIN THE WEST PORTION OF A PROPOSED SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], 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 Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Revised Justification Letter

Motion made by GARY REESE to Hold in Abeyance Item 87 [GPA-16201], Item 88 [ZON-16196], Item 89 [SUP-16198], Item 90 [SUP-16200] and Item 91 [SDR-16197], Item 92 [ZON-15031], Item 93 [SDR-15030], Item 101 [GPA-16538], Item 102 [ZON-16609], Item 103 [WVR-16610] and Item 104 [SDR-16611], Item 107 [VAR-14734], Item 108 [VAR-16769], Item 111 [SUP-17404], Item 112 [SUP-17405], Item 113 [SDR-16952] and Item 119 [ROC-17677] to 12/20/2006; Item 94 [VAR-16144], Item 95 [SUP-16143] and Item 109 [VAR-16505] to 01/03/2007; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 96 [SUP-15347]

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

See Item 111 for related backup.

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-17405 - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC.

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-16952), 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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a drive-through facility within the west portion of a proposed shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway.

The proposed site plan for the drive-through facility will be compatible with the existing and proposed development around the site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/01/05	The Planning Commission approved a Tentative Map for a one lot commercial subdivision, which includes the subject site as well as the office development immediately to the north. The approval of a commercial subdivision map allows for cross-access and parking over the entire site.
12/07/05	The City Council approved a request for a Site Development Plan Review (SDR-8066) for a proposed 247,800 square-foot office complex on 23.5 acres adjacent to the northwest corner of Grand Montecito Parkway and Durango Drive, in the north portion of the subject site. The Planning Commission and staff had recommended approval at the 11/02/05 Planning Commission meeting.
11/02/06	The Planning Commission will consider a Special Use Permit (SUP-17405) for another drive-through facility in the west portion of the site, and a Site Development Plan Review (SDR-16952) for a 42,500 square-foot shopping center on the subject site.
11/02/06	The Planning Commission recommended approval of companion items SUP-17404 and SDR-16952 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #45/ar).
<i>Pre-Application Meeting</i>	
09/05/06	Staff indicated that a Multi-Use trail is required to be placed on Durango Drive, adjacent to this site.
<i>Neighborhood Meeting</i>	
10/16/06	A neighborhood meeting is not required for a Special Use Permit; however, a neighborhood meeting was held, and no property owners attended.

Details of Application Request	
Site Area	
Net Acres	4.49

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	Service Commercial - Town Center	TC (Towncenter)
North	Undeveloped	Service Commercial - Town Center	TC (Towncenter)
South	Undeveloped	Low Density Residential	U (Undeveloped)
East	Undeveloped	Public Facility-Town Center	TC (Towncenter)
West	Church	Public Facility	C-V (Civic)

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

DEVELOPMENT STANDARDS

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	*	• 20 Feet	Y
• Corner	*	• 20 Feet	Y
• Rear	*	• 20 Feet	Y

*Pursuant to the Town Center Development Standards Manual, the Development Standards that apply to the subject proposal are determined as part of this request. Per the Town Center Development Standards Manual, setbacks for commercial buildings are to be provided only inasmuch as they enhance the sidewalk and the public and semi-public areas in front of the building. For the most part, setbacks are to be minimal in order to enhance the pedestrian realm and create an inviting streetscape corridor. This project meets the intent of the Town Center standards for setbacks and provides adequate space for sidewalks, amenity zones, and landscaping.

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	120 Feet from residential	150 Feet from residential	Y
Trash Enclosure	50 Feet from residential	360 Feet from residential	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	30 Trees	42	Y
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	54 Trees	56	Y
Min. Zone Width	15 Feet along street frontages		15 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	247,800		826				
Retail	37,000	1/250	148				
Bank	5,500	1/200 sf	28				
TOTAL			1,002	22	1,135	22	Y

Because the subject site is part of a commercial subdivision, which includes the office development immediately to the north, the above parking analysis includes the requirements for both the proposed development and the previously approved office development.

ANALYSIS

The applicant proposes to construct 42,500 square feet of retail space on this undeveloped 4.49 acre site. The site plan indicates that three buildings will consist of retail shops and that the retail building located in the east portion of the site will also include a drive-through facility, with driveways to Durango Drive and Grand Montecito Parkway shown. Landscaping is shown along the property lines and within the parking lot. The elevations indicated that the buildings will have a plaster exterior with decorative stone and split-face block accents at the pedestrian level. This site is consistent with Town Center standards. Internally, the two drive-through windows do not create any circulation conflicts.

FINDINGS

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

1. "The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."
2. "The subject site is physically suitable for the type and intensity of land use proposed."
3. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."
4. "Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."

In regard to "1": The proposed site plan for the drive-through facility will be compatible with the existing and proposed development around the site.

In regard to "2": The subject site is level and contains no physical impediments to development. It is physically suitable for the type and intensity of land use as proposed by this drive-through facility use.

In regard to "3": The site will be accessed from Grand Montecito Parkway, a 90-foot Town Center Frontage Road, and Durango Drive, a 120-foot Town Center Parkway Arterial. These streets are adequate in size for the proposed development and will not be adversely impacted by approval of this request.

In regard to "4": The proposed development will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 38 by City Clerk

APPROVALS 0

PROTESTS 0



SUP-17405

 MICHELLE R. MUELLER
NOTARY PUBLIC
STATE OF NEVADA
DATE APPOINTMENT EXP: 02-20-2009
CERTIFICATE NO: 01-67231-1

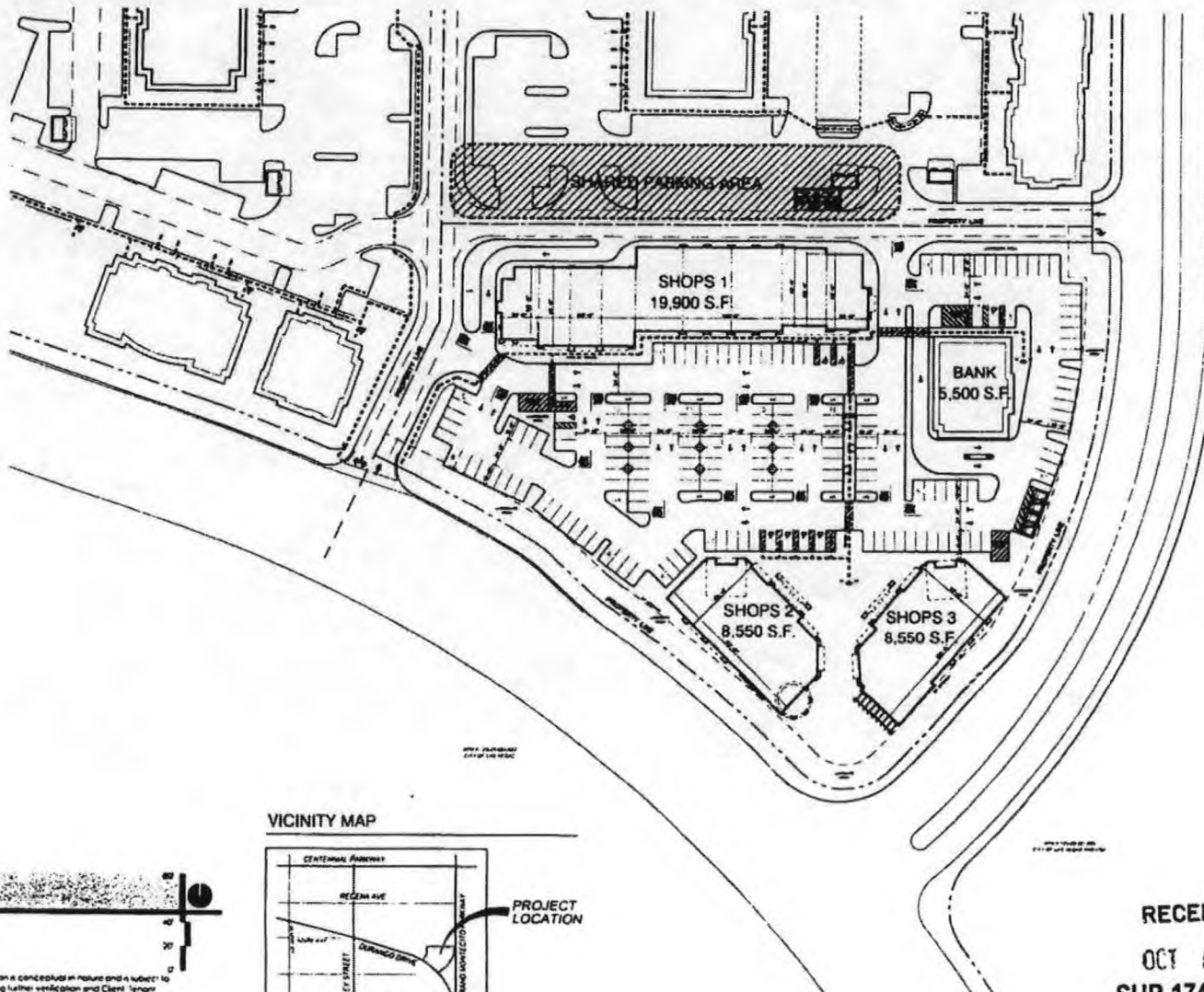
DURANGO & GRAND MONTECITO

LAS VEGAS, NV

NO. 071410-001

KK&A Architects, Inc. 4245 S. Durango Avenue, Suite 100, Las Vegas, NV 89148
 Tel: 702/341-8809 Fax: 702/341-8809 www.kka.com

A PROJECT FOR:
HUFFMAN BUILDERS WEST
 5735 FORT APACHE ROAD
 SUITE A
 LAS VEGAS, NV 89148
 T: 702/341-8809
 F: 949/350-3819



LEGAL DESCRIPTION

A PORTION OF THE NE QUARTER OF THE NE QUARTER OF SEC. 29, T. 19 S., R. 60 E., MDM

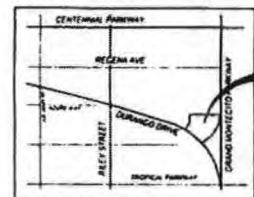
SUMMARY - RETAIL PARCEL

LAND AREA	± 4.49 AC ± 195,782 S.F.
BUILDING AREA	
SHOPS	37,000 S.F.
BANK/REST.	5,500 S.F.
TOTAL	42,500 S.F.
F.A.R.	0.21
PERCENT COVERAGE	21 %
PARKING REQUIRED (RETAIL)	148 STALLS
PARKING REQUIRED (BANK)	28 STALLS
PARKING PROVIDED	179
OVERALL PARKING RATIO	4.2 / 1000
PARKING STALL SIZE	9' x 18'
HANDICAP REQUIRED	5
HANDICAP PROVIDED	7
PARKING PROVIDED (W/ SHARED)	221
OVERALL PARKING RATIO (W/ SHARED)	5.2 / 1000

SUMMARY - OFFICE PARCEL

LAND AREA	± 17.41 AC ± 758,142 S.F.
BUILDING AREA	
OFFICE	247,769 S.F.
PARKING REQUIRED	821 STALLS
PARKING PROVIDED	956 STALLS
EXCESS PARKING PROVIDED	135 STALLS

VICINITY MAP



PROJECT LOCATION

SITE PLAN

October 3, 2006

NOT: This information is considered in nature and is subject to all, without, pending further verification and Client, lender and Governmental Agency approval. No warranties or guarantees of any kind are given or implied by the Architect.

RECEIVED.

OCT 5 2006

SUP-17404

SDR-16952



NORTH

SUP-17405

REVISED

11/02/06 PC



October 5, 2006

Margo Wheeler, Director
Planning and Development Department
City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89131

RE: Justification Letter for Special Use Permit- Drive-Through
Lane for the Bank: APN-125-29-601-020

Dear Ms. Wheeler:

On behalf of our client Centennial Hills Center, LLC, please accept this letter as justification for Special Use Permit for a drive-through lane for the bank as depicted on the attached site plan. A drive-through lane is typically associated with a bank; it is oriented to the interior of the site to ensure efficient on-site vehicular traffic.

We believe the proposed application is appropriate for a bank in this location. We respectfully request your support; please feel free to contact me if you have any questions or need additional information.

Sincerely,

Melissa Walter
for David Clapsaddle
Director of Planning

GCG:mw



**SUP-17404 SUP-17405
SDR-16952 REVISED
11/02/06 PC**

A Planning & Development Services Corporation

1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 6, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-17404 AND SUP-17405

SDR-16952 - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC - Request for a Site Development Plan Review FOR A 42,500 SQUARE FOOT SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], 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

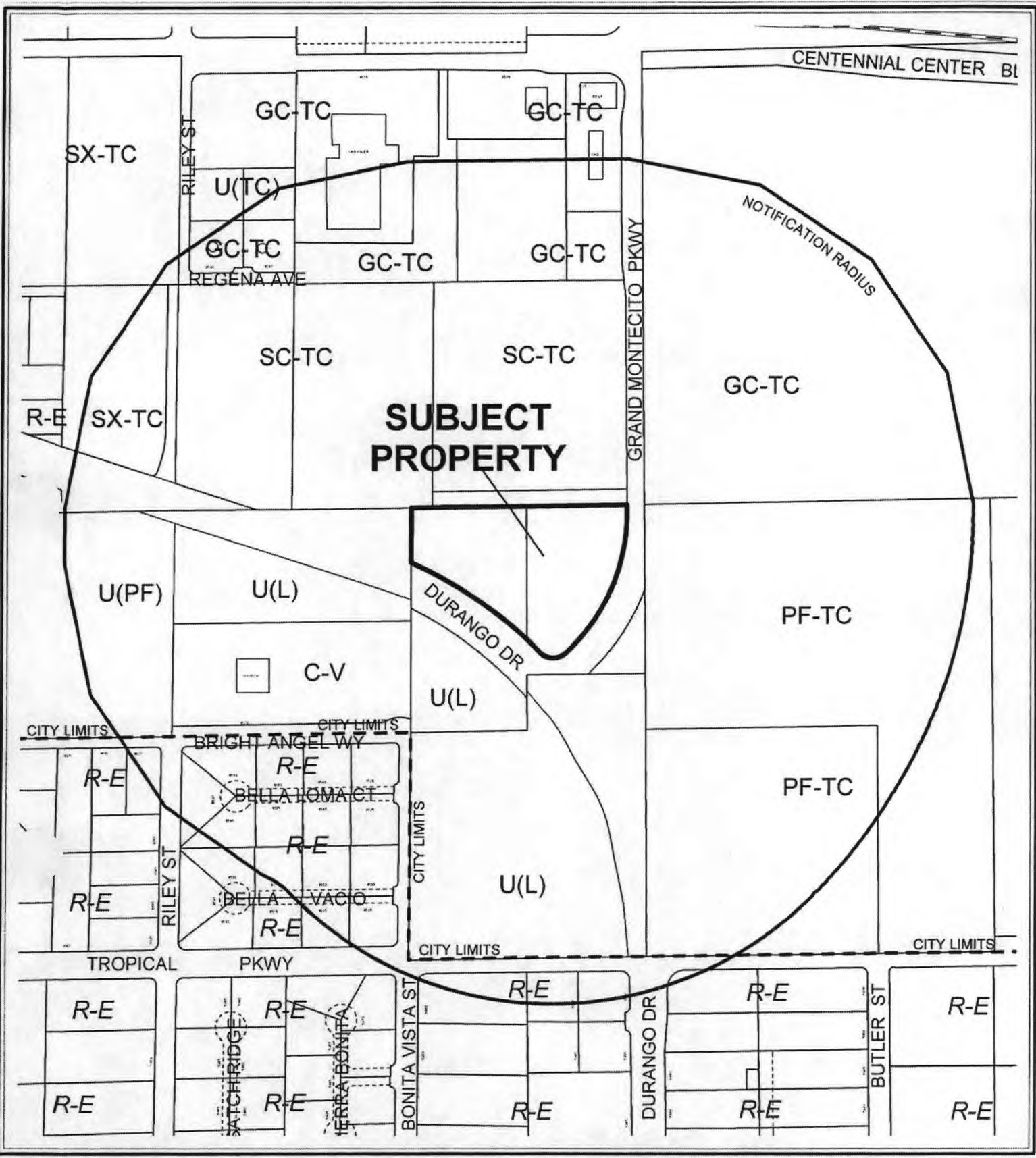
Motion made by GARY REESE to Hold in Abeyance Item 87 [GPA-16201], Item 88 [ZON-16196], Item 89 [SUP-16198], Item 90 [SUP-16200] and Item 91 [SDR-16197], Item 92 [ZON-15031], Item 93 [SDR-15030], Item 101 [GPA-16538], Item 102 [ZON-16609], Item 103 [WVR-16610] and Item 104 [SDR-16611], Item 107 [VAR-14734], Item 108 [VAR-16769], Item 111 [SUP-17404], Item 112 [SUP-17405], Item 113 [SDR-16952] and Item 119 [ROC-17677] to 12/20/2006; Item 94 [VAR-16144], Item 95 [SUP-16143] and Item 109 [VAR-16505] to 01/03/2007; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 96 [SUP-15347]

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

See Item 111 for related backup.



CASE: SDR-16952

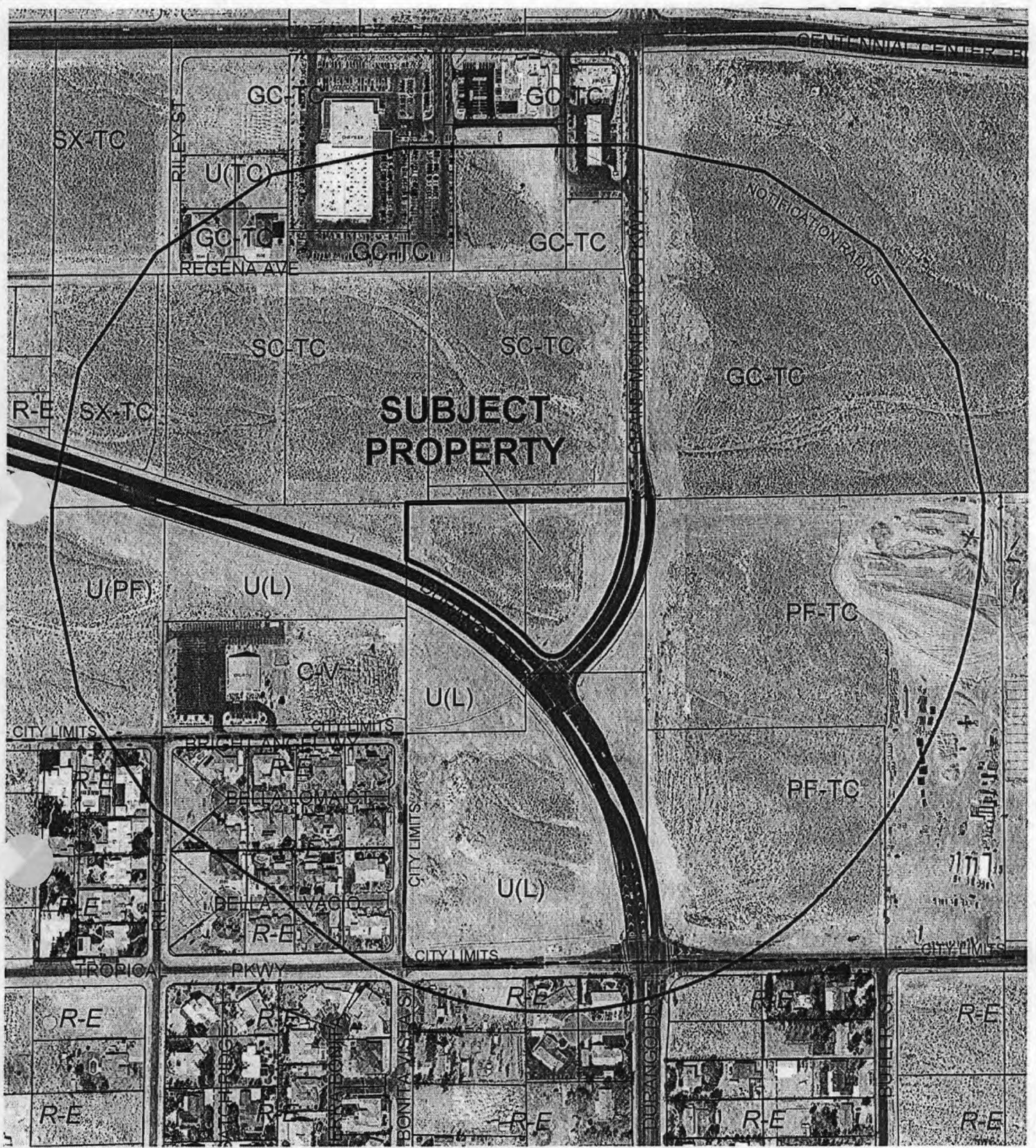
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

0 200 400 Feet





CASE: SDR-16952

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-16952 - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC

**** CONDITIONS ****

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

Planning and Development

1. A Multi-use Transportation Trail shall be provided along Durango Drive and designed as specified on Exhibit 1 of the Transportation Trails Element.
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 10/05/06, and landscape plan and building elevations date stamped 09/19/06, 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 luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
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. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate the right-of-way necessary to complete Durango Drive adjacent to Assessor's Parcel Number 125-29-601-025 and the additional right-of-way for a bus turnout in accordance with Standard Drawing #234.3 on Durango Drive northwest of Grand Montecito Parkway, located to provide a deceleration lane for the driveway for this site on Durango Drive prior to the issuance of any permits or, alternatively, through recordation of a map for this site.
14. 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.
15. Construct all incomplete half-street improvements on Grand Montecito Parkway adjacent to this site concurrent with development of this site. This site shall be responsible for construction of all, if any, incomplete half-street improvements on Durango Drive, including median landscaping and deceleration lane/bus turnout, that are not constructed by a capital improvement project. Obtain appropriate encroachment agreements for such landscaping in accordance with Town Center Standards. 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).

16. Coordinate with the City Surveyor to determine if mapping is necessary or recommended for this site; comply with the recommendations of the City Surveyor.
17. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
18. Provide a copy of a recorded Joint Access Agreement between the parcels comprising this site and the adjoining parcels to the north and west prior to the issuance of any permits.
19. The proposed driveway accessing Durango Drive shall be designed and constructed to allow right-in and right-out traffic movements only.
20. 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.
21. 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.
22. Landscape and maintain all unimproved rights-of-way, if any, on Durango Drive and Grand Montecito Parkway adjacent to this site.
23. 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.
24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 42,500 square-foot shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway.

The proposed site plan conforms to both the General Plan and the Town Center land-use designations for the site. The proposed site plan conforms to other city policies and standards.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/01/05	The Planning Commission approved a Tentative Map for a one lot commercial subdivision, which includes the subject site as well as the office development immediately to the north. The approval of a commercial subdivision map allows for cross-access and parking over the entire site.
12/07/05	The City Council approved a request for a Site Development Plan Review (SDR-8066) for a proposed 247,800 square-foot office complex on 23.5 acres adjacent to the northwest corner of Grand Montecito Parkway and Durango Drive, in the north portion of the subject site. The Planning Commission and staff had recommended approval at the 11/02/05 Planning Commission meeting.
11/02/06	The Planning Commission will consider applications SUP-17404 and SUP-17405, both of which are related to drive-through facilities proposed for the subject site.
11/02/06	The Planning Commission recommended approval of companion items SUP-17404 and SUP-17405 concurrently with this application.
	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #46/ar).
<i>Pre-Application Meeting</i>	
09/05/06	Staff indicated that a Multi-Use trail is required to be placed on Durango Drive, adjacent to this site.
<i>Neighborhood Meeting</i>	
10/16/06	A neighborhood meeting is not required for a Site Development Plan Review; however, a neighborhood meeting was held, and no property owners attended.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.49

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	Service Commercial - Town Center	TC (Towncenter)
North	Undeveloped	Service Commercial - Town Center	TC (Towncenter)
South	Undeveloped	Low Density Residential	U (Undeveloped)
East	Undeveloped	Public Facility-Town Center	TC (Towncenter)
West	Church	Public Facility	C-V (Civic)

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

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	*	• 20 Feet	Y
• Corner	*	• 20 Feet	Y
• Rear	*	• 20 Feet	Y

*Pursuant to the Town Center Development Standards Manual, the Development Standards that apply to the subject proposal are determined as part of this request. Per the Town Center Development Standards Manual, setbacks for commercial buildings are to be provided only inasmuch as they enhance the sidewalk and the public and semi-public areas in front of the building. For the most part, setbacks are to be minimal in order to enhance the pedestrian realm and create an inviting streetscape corridor. This project meets the intent of the Town Center standards for setbacks and provides adequate space for sidewalks, amenity zones, and landscaping.

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	120 Feet from residential	150 Feet from residential	Y
Trash Enclosure	50 Feet from residential	360 Feet from residential	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	30 Trees	42	Y
Buffer: Min. Trees	1Tree/ 30 Linear Feet	54 Trees	56	Y
Min. Zone Width	15 Feet along street frontages		15 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	247,800		826				
Retail	37,000	1/250	148				
Bank	5,500	1/200 sf	28				
TOTAL			1,002	22	1,135	22	Y

Because the subject site is part of a commercial subdivision, which includes the office development immediately to the north, the above parking analysis includes the requirements for both the proposed development and the previously approved office development.

ANALYSIS

The applicant proposes to construct 42,500 square feet of retail space on this undeveloped 4.49 acre site. The site plan indicates that three buildings will consist of retail shops, with a 5,500 square foot bank located in the east portion of the site. Driveways to Durango Drive and Grand Montecito Parkway are shown. Landscaping is shown along the property lines and within the parking lot. The elevations indicated that the buildings will have a plaster exterior with decorative stone and split-face block accents at the pedestrian level. This site is consistent with Town Center standards. The parking areas are obscured by buildings along the street frontage and extensive landscaping. Internally, the two drive-through windows do not create any circulation conflicts.

FINDINGS

The following findings must be made for an SDR:

1. The proposed development is compatible with adjacent development and development in the area;
2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

In regard to "1": The proposed development will be consistent with the existing and proposed development around the site.

In regard to "2": The proposed site plan conforms to both the General Plan and the Town Center land-use designations for the site. The proposed site plan conforms to other city policies and standards.

In regard to "3": The site will be accessed from Grand Montecito Parkway, a 90-foot Town Center Frontage Road, and Durango Drive, a 120-foot Town Center Parkway Arterial. These streets are adequate in size for the proposed development and will not be adversely impacted by approval of this request.

In regard to "4": The building and landscape materials are appropriate for this type of development in this portion of the City.

In regard to "5": The building elevations are typical of commercial development and will be compatible with existing and planned development around the site.

In regard to "6": The proposed development will be subject to the Uniform Building Code and; therefore, the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 41 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16952** APN: 125-29-601-020 & 002

Name of Property Owner: Centennial Hills Center, LLC

Name of Applicant: Centennial Hills Center, 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: *John B. Stookey*

Print Name: John B. Stookey

Subscribed and sworn before me

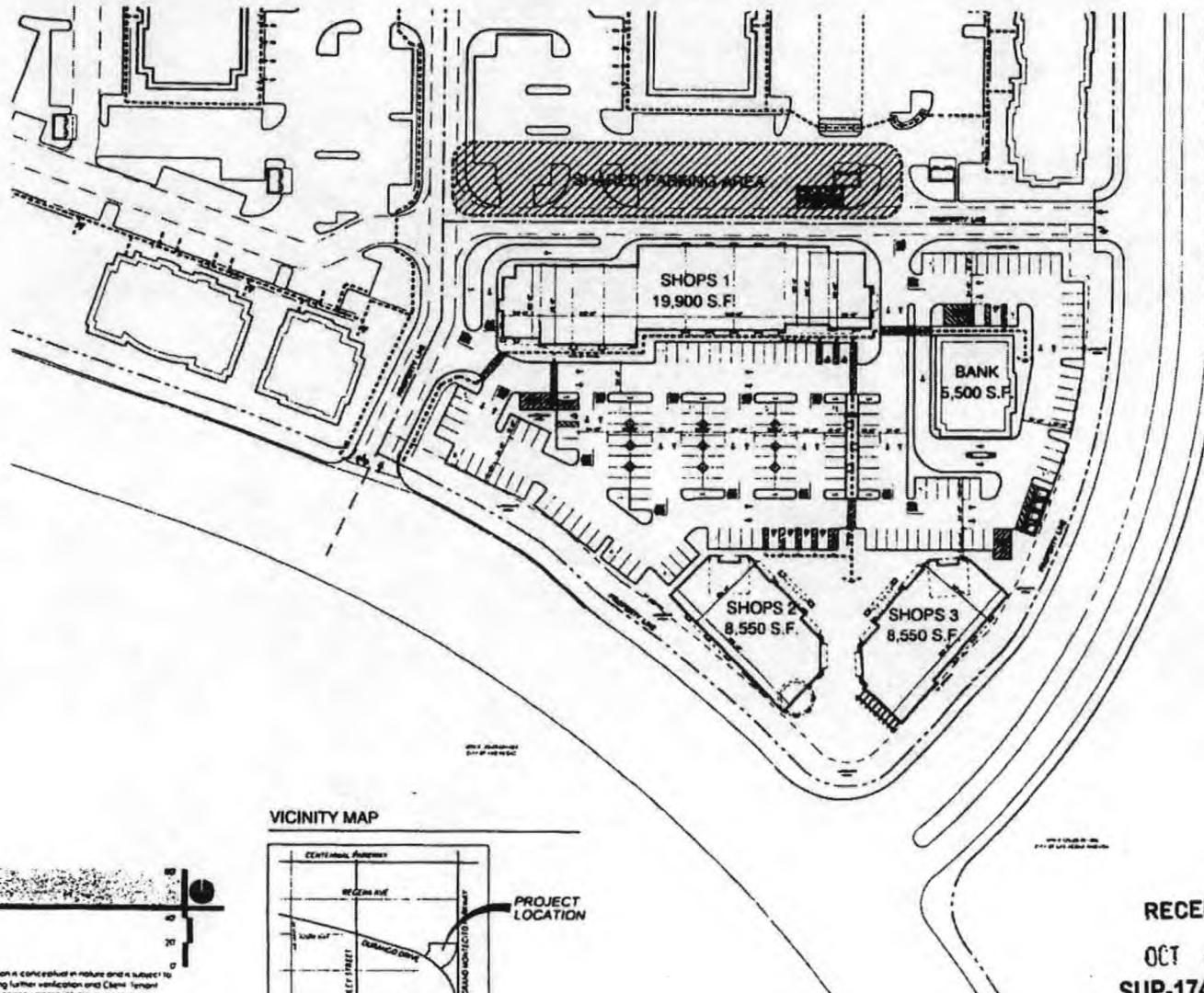
This 14th day of September, 2006

Michelle R. Mueller
Notary Public in and for said County and State



DURANGO & GRAND MONTECITO

A PROJECT FOR:
HUFFMAN BUILDERS WEST
 5735 FORT APACHE ROAD
 SUITE A
 LAS VEGAS, NV 89148
 T 702/341-8809
 F 702/340-3819



LEGAL DESCRIPTION

A PORTION OF THE NE QUARTER OF THE NE QUARTER OF SEC 29, T 19 S, R 60 E, MDM

SUMMARY - RETAIL PARCEL

LAND AREA	± 4.49 AC ± 195,782 S.F.
BUILDING AREA	
SHOPS	37,000 S.F.
BANK/REST	5,500 S.F.
TOTAL	42,500 S.F.
F.A.R.	0.21
PERCENT COVERAGE	21 %
PARKING REQUIRED (RETAIL)	148 STALLS
PARKING REQUIRED (BANK)	28 STALLS
PARKING PROVIDED	179
OVERALL PARKING RATIO	4.2 / 1000
PARKING STALL SIZE	9' x 18'
HANDICAP REQUIRED	5
HANDICAP PROVIDED	7
PARKING PROVIDED (W/ SHARED)	221
OVERALL PARKING RATIO (W/ SHARED)	5.2 / 1000

SUMMARY - OFFICE PARCEL

LAND AREA	± 17.41 AC ± 758,142 S.F.
BUILDING AREA	
OFFICE	247,769 S.F.
PARKING REQUIRED	821 STALLS
PARKING PROVIDED	956 STALLS
EXCESS PARKING PROVIDED	135 STALLS

VICINITY MAP



PROJECT LOCATION

SITE PLAN

October 3, 2006

NOTE: This information is confidential in nature and is subject to all terms pending further verification and Client, lender and Governmental Agency approval. No warranty or guarantee of any kind are given or implied by the architect.

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OCT 5 2006

SUP-17404 SUP-17405

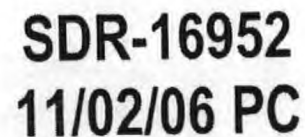
SDR-16952 -REVISED

11/02/06 PC



NORTH





CENTENNIAL HILLS RETAIL

LAS VEGAS, NV

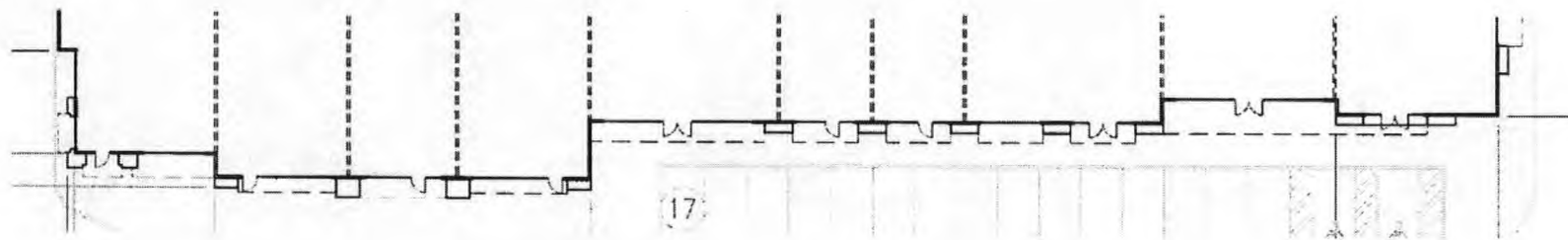
0713.1073.01

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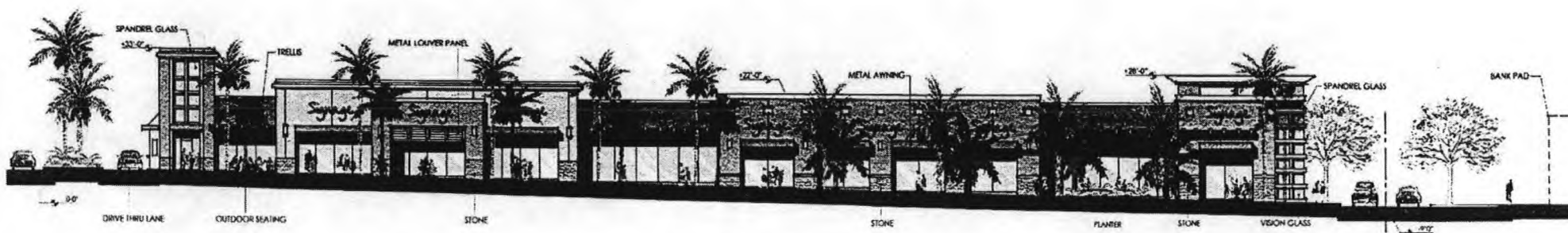
A PROJECT FOR:



5735 S. FORT APACHE RD.
SUITE A
LAS VEGAS, NV 89148
T: 702.341.8609
M: 702.604.6209



SHOP-1: PARTIAL PLAN PROFILE



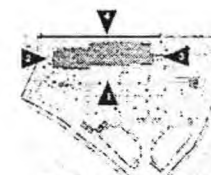
1. SHOP-1: NORTH ELEVATION

SHOP-1

SEPTEMBER 18, 2006



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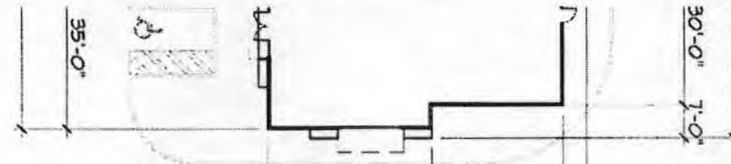
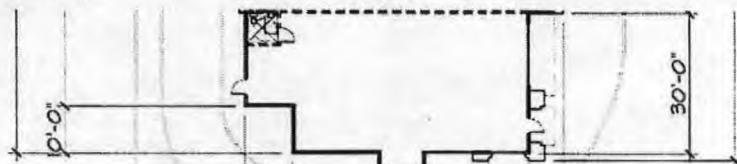
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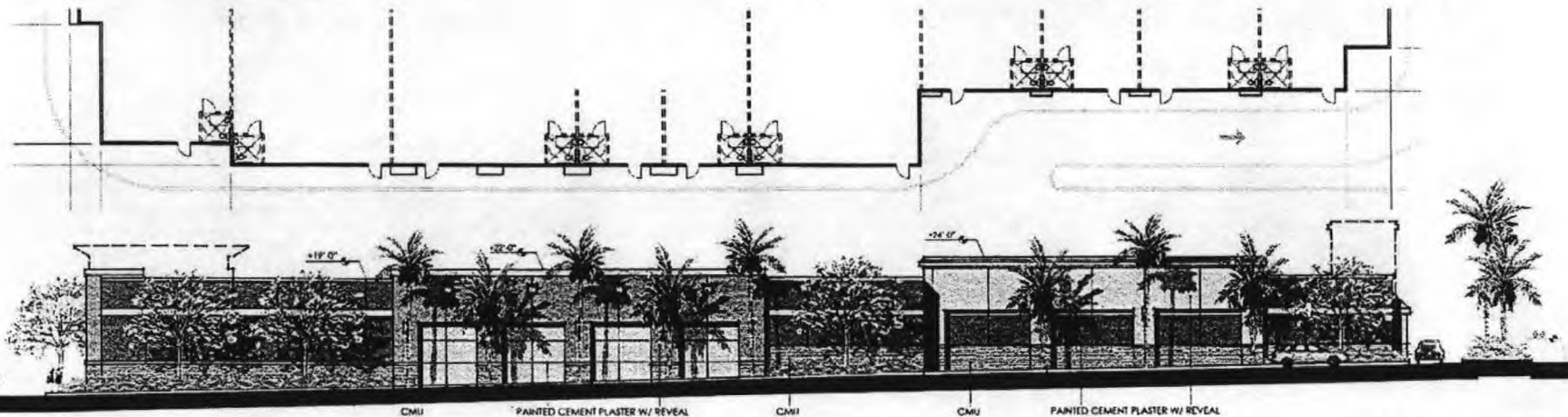
735 S. FORT APACHE RD.
 SUITE A
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 M: 702.664.6209



2. SHOP-1: WEST ELEVATION



3. SHOP-1: EAST ELEVATION



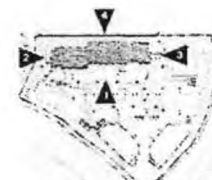
4. SHOP-1: SOUTH ELEVATION

SHOP-1

SEPTEMBER 18, 2006



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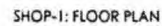
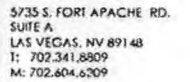
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KEI architects, Inc. 525 E. Colorado Boulevard, 4th Floor, Pasadena, CA 91101 T 626 794 8230 F 626 794 8235

A PROJECT FOR:



摘要 目的: 了解2009年上海市浦东新区15岁及以上居民乙肝病毒(HBV)感染和HBsAg携带率, 为制定乙肝防治策略提供依据。方法: 采用多阶段、分层、整群抽样方法, 抽取浦东新区15岁及以上居民10000人, 进行HBV血清学检测。结果: 浦东新区15岁及以上居民HBV感染率为10.2%, HBsAg携带率为3.5%。结论: 浦东新区15岁及以上居民HBV感染和HBsAg携带率处于中等流行水平, 应继续采取综合防治措施, 降低HBV感染和HBsAg携带率。



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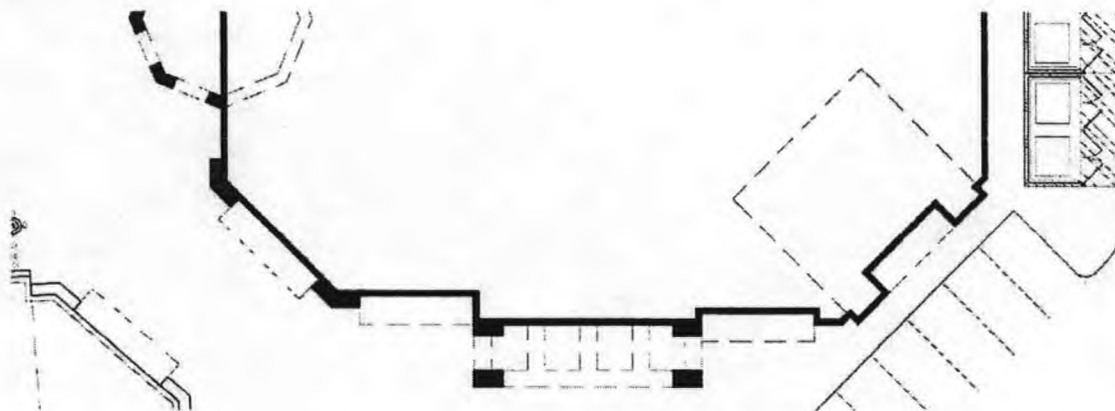
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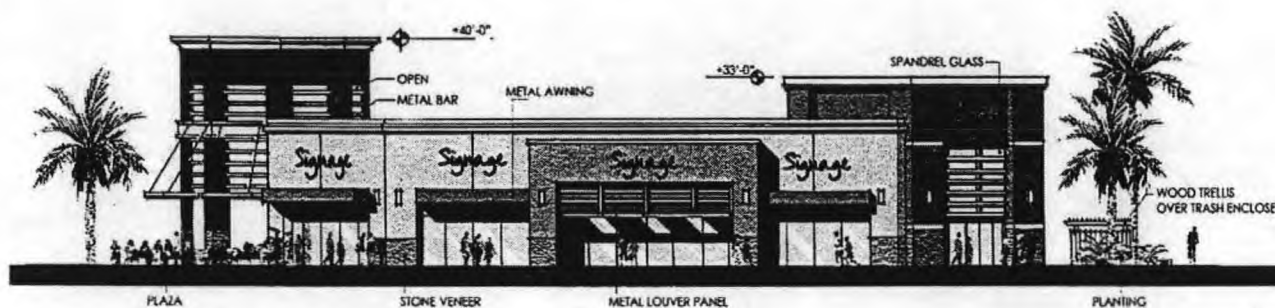
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SHOP-2: PARTIAL PLAN PROFILE



1. SHOP-2: SOUTHWEST ELEVATION

SHOP-2

SEPTEMBER 18, 2006



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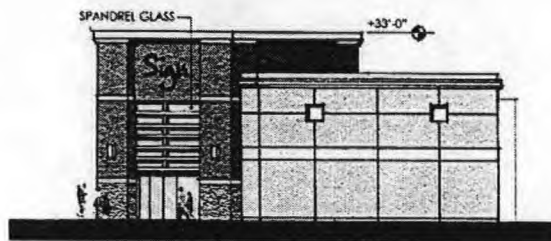
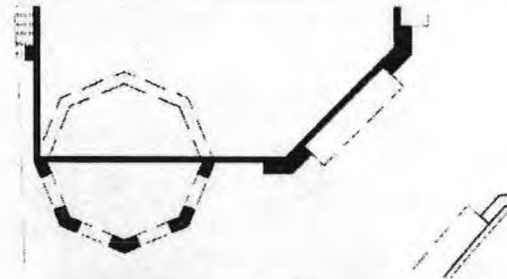
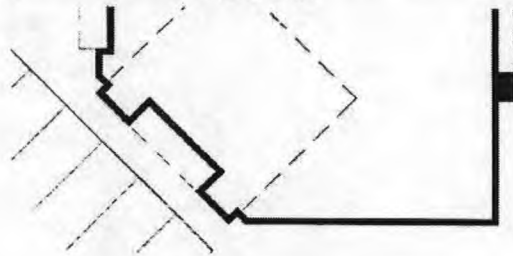
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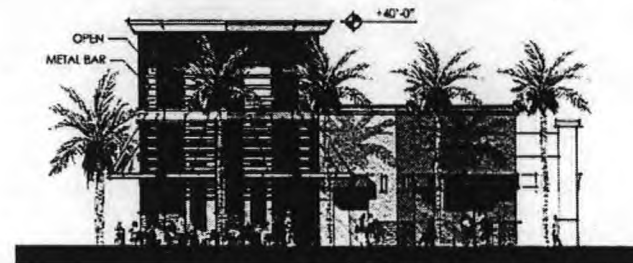
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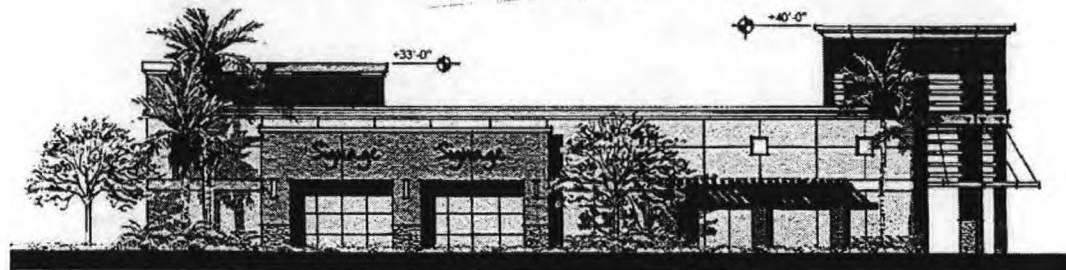
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2. SHOP-2: SOUTHEAST ELEVATION



3. SHOP-2: NORTHWEST ELEVATION



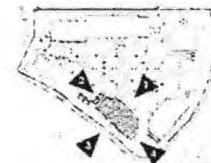
SHOP-2: NORTHEAST ELEVATION

SHOP-2

SEPTEMBER 16, 2006



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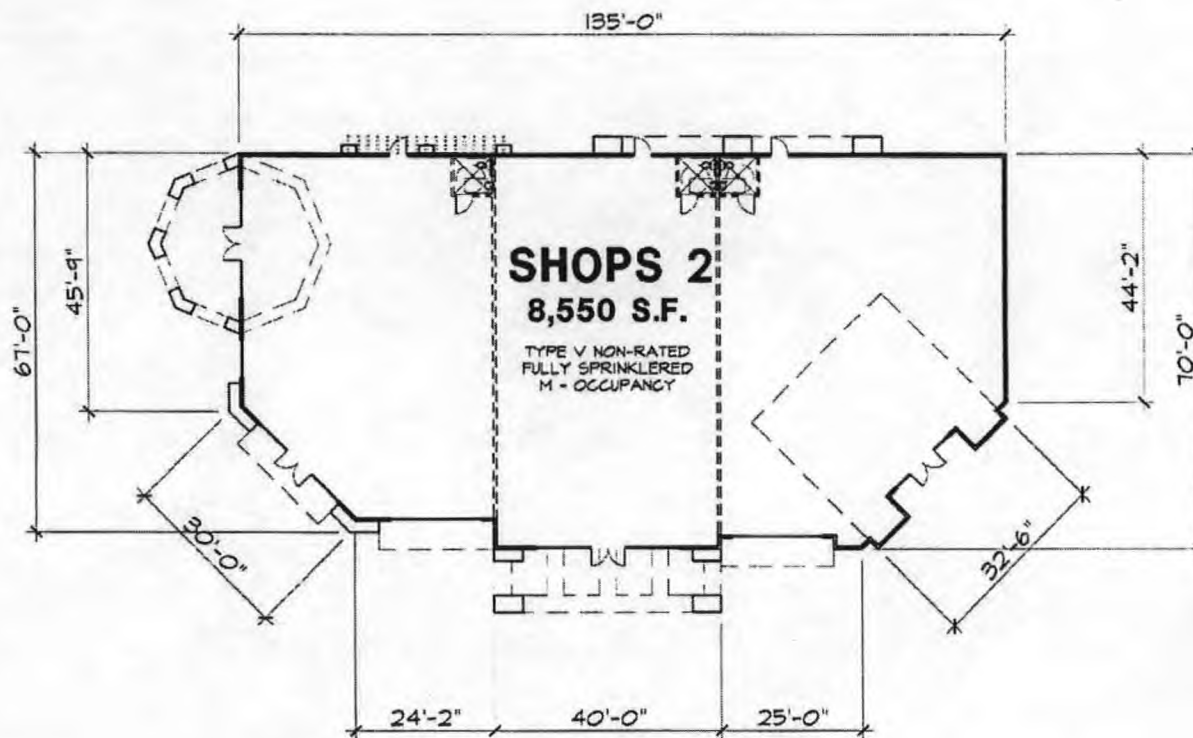
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SHOP-2: FLOOR PLAN

SHOP-2

SEPTEMBER 16, 2006



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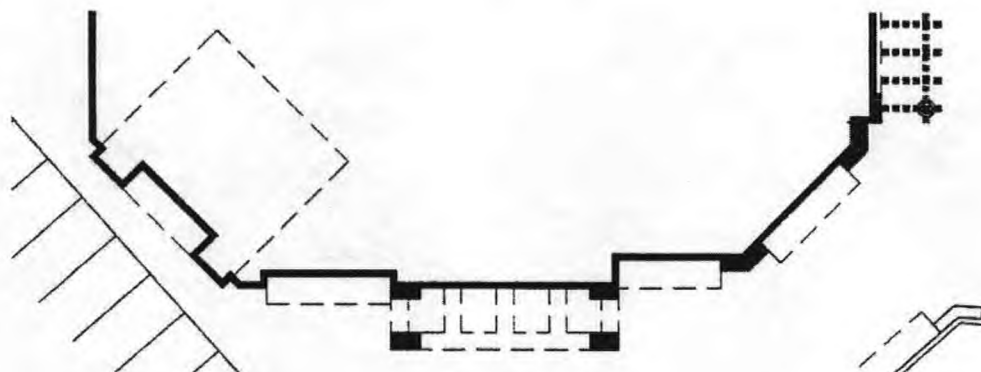
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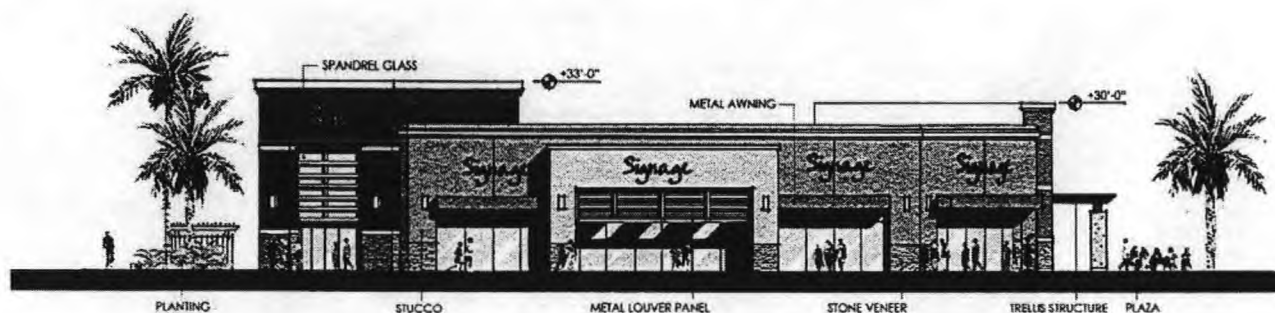
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SHOP-3: PARTIAL PLAN PROFILE



1. SHOP-3: SOUTHEAST ELEVATION

SHOP-3

SEPTEMBER 1st, 2006

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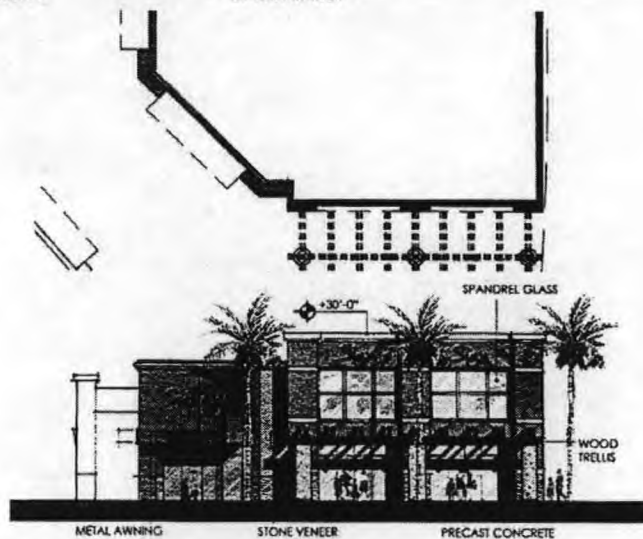
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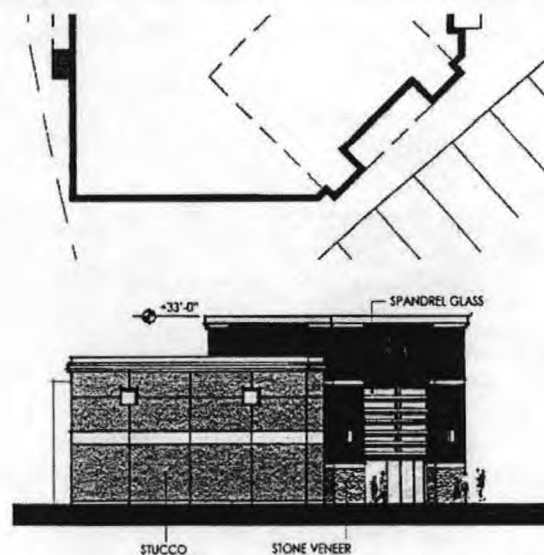
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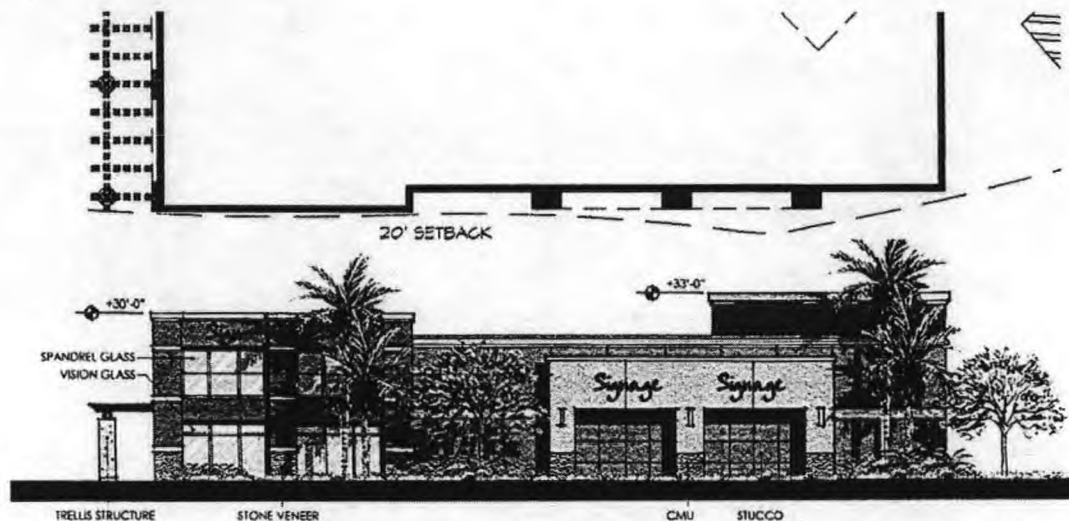
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2. SHOP-3: NORTHEAST ELEVATION



4. SHOP-3: SOUTHWEST ELEVATION



3. SHOP-3: NORTHWEST ELEVATION

SHOP-3

SEPTEMBER 16, 2006

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A PROJECT FOR:



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SHOP-3: FLOOR PLAN

SHOP-3

SEPTEMBER 16, 2006



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11/02/06 PC

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SEP 19 2006

LAS VEGAS, NV

0713.1073.01

KR2 architects, Inc. 525 E. Colorado Boulevard, 4th Floor, Pasadena, CA 91101 t 626.776.5230 f 626.776.8735

A PROJECT FOR



5735 S. FORT APACHE RD.
SUITE A
LAS VEGAS, NV 89148
T: 702.341.8809
M: 702.604.6209



DUNN-EDWARDS

1. DES162: DESERT DAWN



4. DE5117: REDWOOD CITY



2. DE6209: ROCK 'N' OAK

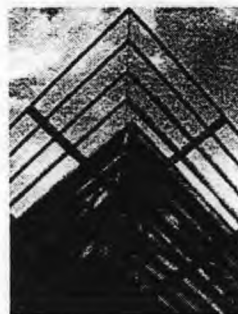


5. DEA 103: STRIKING RED



DUNN-EDWARDS

3. DES192: FRESH APRICOT



METAL LOUVER AND SCREEN



CORNER STORE/ LANDMARK



SIDEWALK CONCEPT



OUTDOOR
PLAZA



TRELLIS STRUCTURE



OWNENS CORNING
CULTURED STONE
CSV-2044: CEDAR LIMESTONE



ANGELUS BLOCK CMU COMBINATION:
TEXTURE: SPLIT FACE
COLORS: CHAMPAGNE, SUNSET, MARIGOLD, AND SPICE

SEPTEMBER 18, 2006

[illegible]

SDR-16952
11/02/06 PC

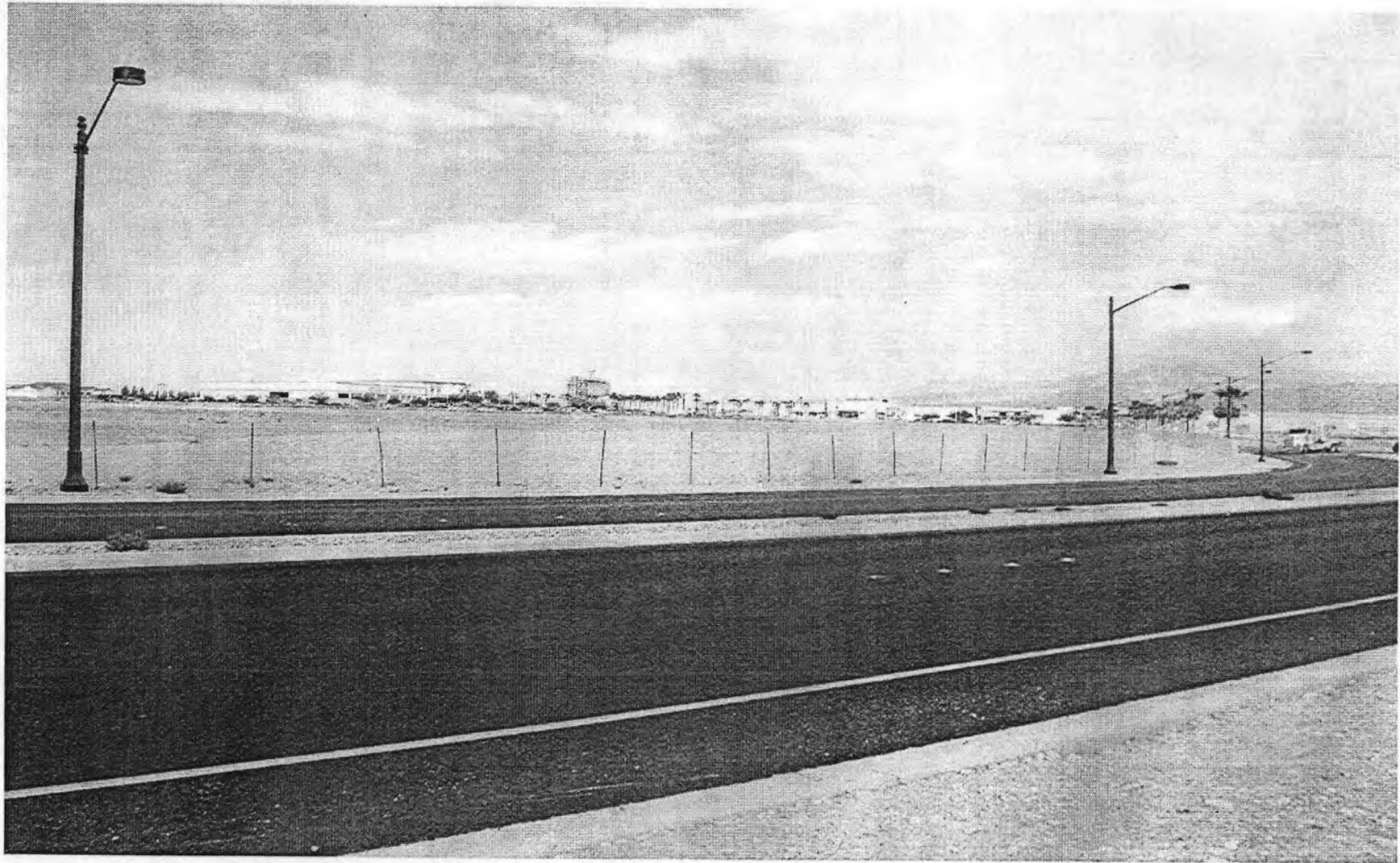
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SEP 19 2006

KK&
architects

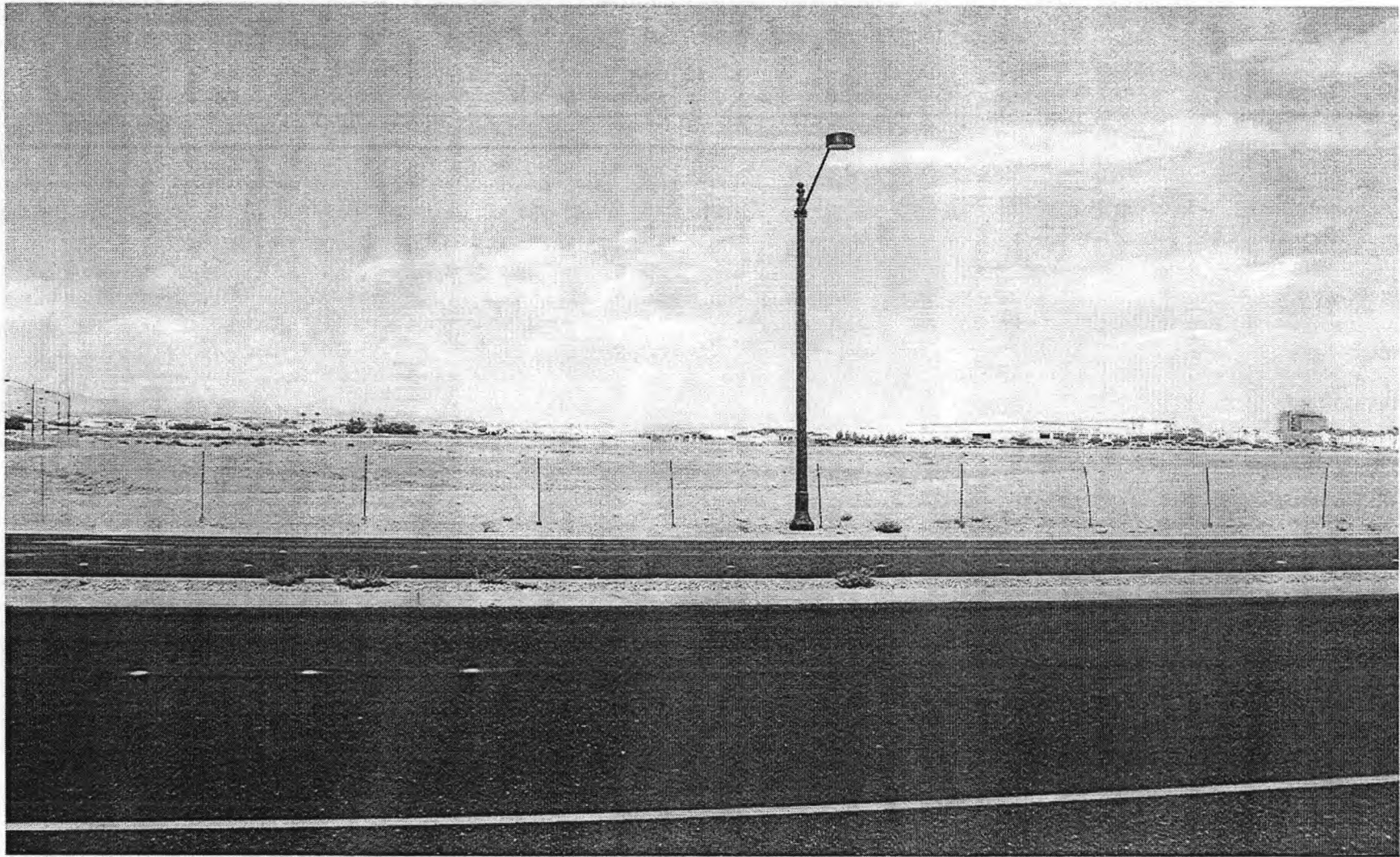
SDR 16952				
Centennial Hills Center, LLC				
NWC Durango & Grand Montecito				
Proposed 42.5 thousand square foot retail development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRIVE-IN BANK [1000 SF]	5.5	72.79	400
AM Peak Hour			12.34	68
PM Peak Hour			8.65	48
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	37	42.94	1,589
AM Peak Hour			1.03	38
PM Peak Hour			3.75	139
(heaviest 60 minutes)				
Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	42.5		1,989
AM Peak Hour				106
PM Peak Hour				186
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Durango Drive				
Average Daily Traffic (ADT)	18,362			
PM Peak Hour	1469			
(heaviest 60 minutes)				
Grand Montecito Parkway				
Average Daily Traffic (ADT)	1,088			
PM Peak Hour	87			
(heaviest 60 minutes)				
Centennial Parkway				
Average Daily Traffic	8,113			

(ADT)				
PM Peak Hour	649			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Durango Drive	51700			
Grand Montecito Parkway	30970			
Centennial Parkway	32600			
This project will add approximately 1,989 trips per day on Durango, Grand Montecito and Centennial. This will increase expected volumes by about 11 percent on Durango, 183 percent on Grand Montecito and 25 percent on Centennial. Durango is at about 36 percent of capacity, Grand Montecito is at about 4 percent of capacity and Centennial is at about 25 percent of capacity.				
Based on Peak Hour use, this development will add roughly 186 additional cars into the area; which works out to about three every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



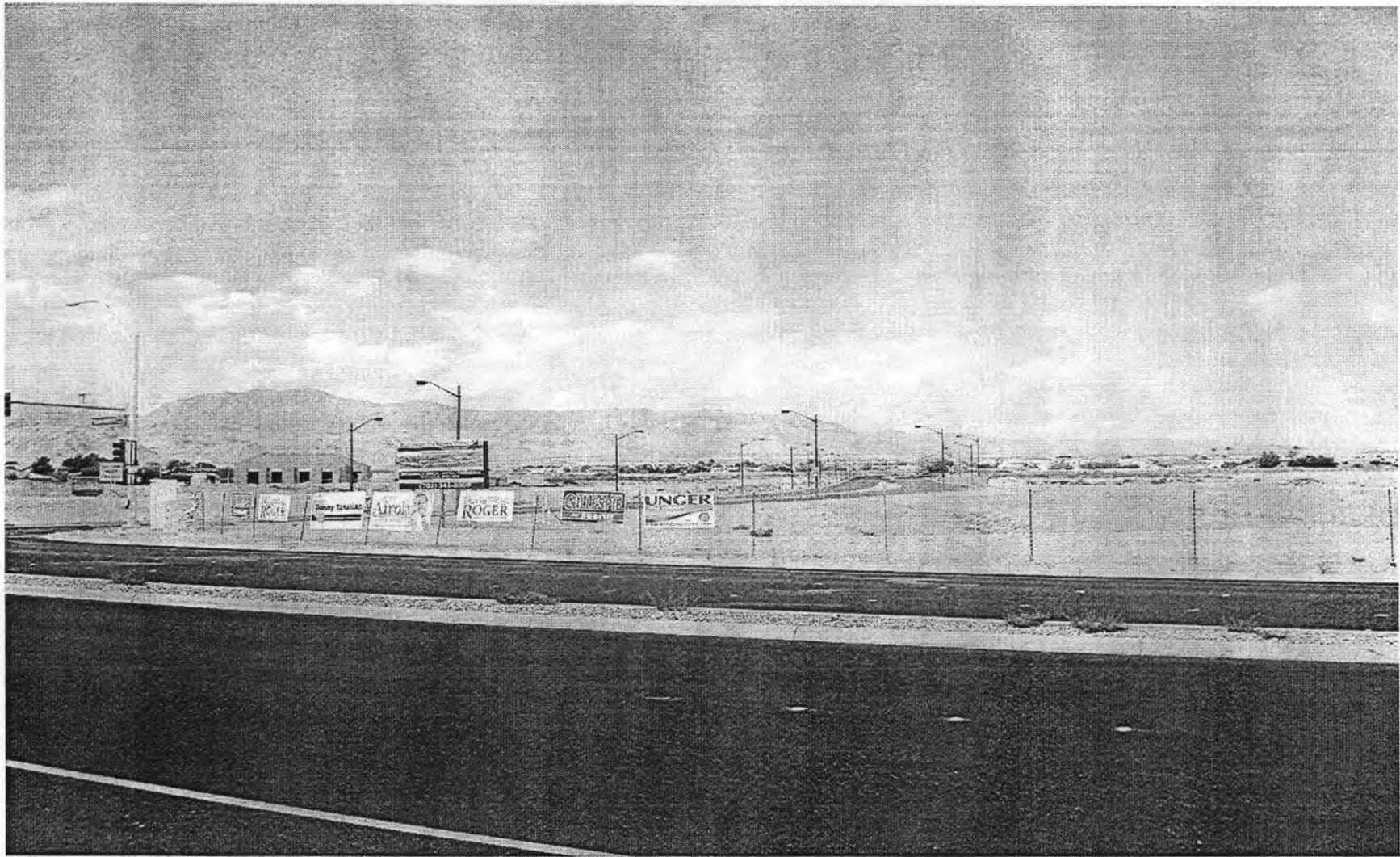
SUP-17404, SUP-17405 AND SDR-16952 - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC
INTERSECTION OF DURANGO DRIVE AND GRAND MONTECITO PARKWAY
NOVEMBER 2, 2006 PLANNING COMMISSION

10/10/06



SUP-17404, SUP-17405 AND SDR-16952 - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC
INTERSECTION OF DURANGO DRIVE AND GRAND MONTECITO PARKWAY
NOVEMBER 2, 2006 PLANNING COMMISSION

10/10/06



SUP-17404, SUP-17405 AND SDR-16952 - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC
INTERSECTION OF DURANGO DRIVE AND GRAND MONTECITO PARKWAY
NOVEMBER 2, 2006 PLANNING COMMISSION

10/10/06

September 18, 2006

Margo Wheeler, Director
Planning and Development Department
City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89131

RE: Justification Letter for Site Plan Review of Retail Portion of Grand
Montecito and Durango: APN-125-29-601-020 & 002

Dear Ms. Wheeler:

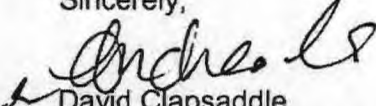
On behalf of our client Centennial Hills Center, LLC, please accept this letter as justification for a site plan review of the retail portion of the project located at the intersection of Grand Montecito Parkway and Durango. The Major Modification and Site Plan Review for the office portion of the project was approved by the City Council on December 8, 2005. At that time, our client committed to doing a separate review for the retail portion of the overall development. A Tentative Map for the overall site has also been approved.

The retail portion of the site is approximately 4.49 +/- acres located directly on the intersection of Grand Montecito and Durango. The plan shows 42,500 square feet of retail space, including a 5,500 square foot bank. Shops 1 and 2 are placed directly on the intersection, providing an attractive entry feature for the center. The building elevations for the retail are designed to provide a consistent appearance for both the office and retail areas. There are no waivers submitted with this application; it is the intent to meet the standards of the Town Center Development Standards Manual.

As noted at the pre-application conference, the approval of a commercial subdivision allows for cross-access and parking over the entire site. There are 956 parking stalls provided for the entire office and retail project, where 821 are required. The purpose of delineating the shared parking area is to provide assurance that all retail parking is in close proximity to the shops.

We believe the proposed application will be an exciting, attractive addition to this area of the Town Center plan. We respectfully request your support; please feel free to contact me if you have any questions or need additional information.

Sincerely,


David Clapsaddle
Director of Planning

GCG:mw



SDR-16952
11/02/06 PC

A Planning & Development Services Corporation

1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarofa@gcgarciainc.com

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 6, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-16750 - PUBLIC HEARING - APPLICANT: DOUG HERMANSEN - OWNER: CHARLESTON HEIGHTS DEVELOPMENT, LLC - Request for a Special Use Permit FOR A MASSAGE ESTABLISHMENT WITH WAIVERS OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND THE 1000 FOOT DISTANCE SEPARATION REQUIREMENT FROM ANOTHER MASSAGE ESTABLISHMENT at 6800 West Cheyenne Avenue (APN 138-10-816-007), C-1 (Limited Commercial) Zone, Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

1

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. Submitted after final agenda – Protest letter by Clifford E. Norton

Motion made by LAWRENCE WEEKLY to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

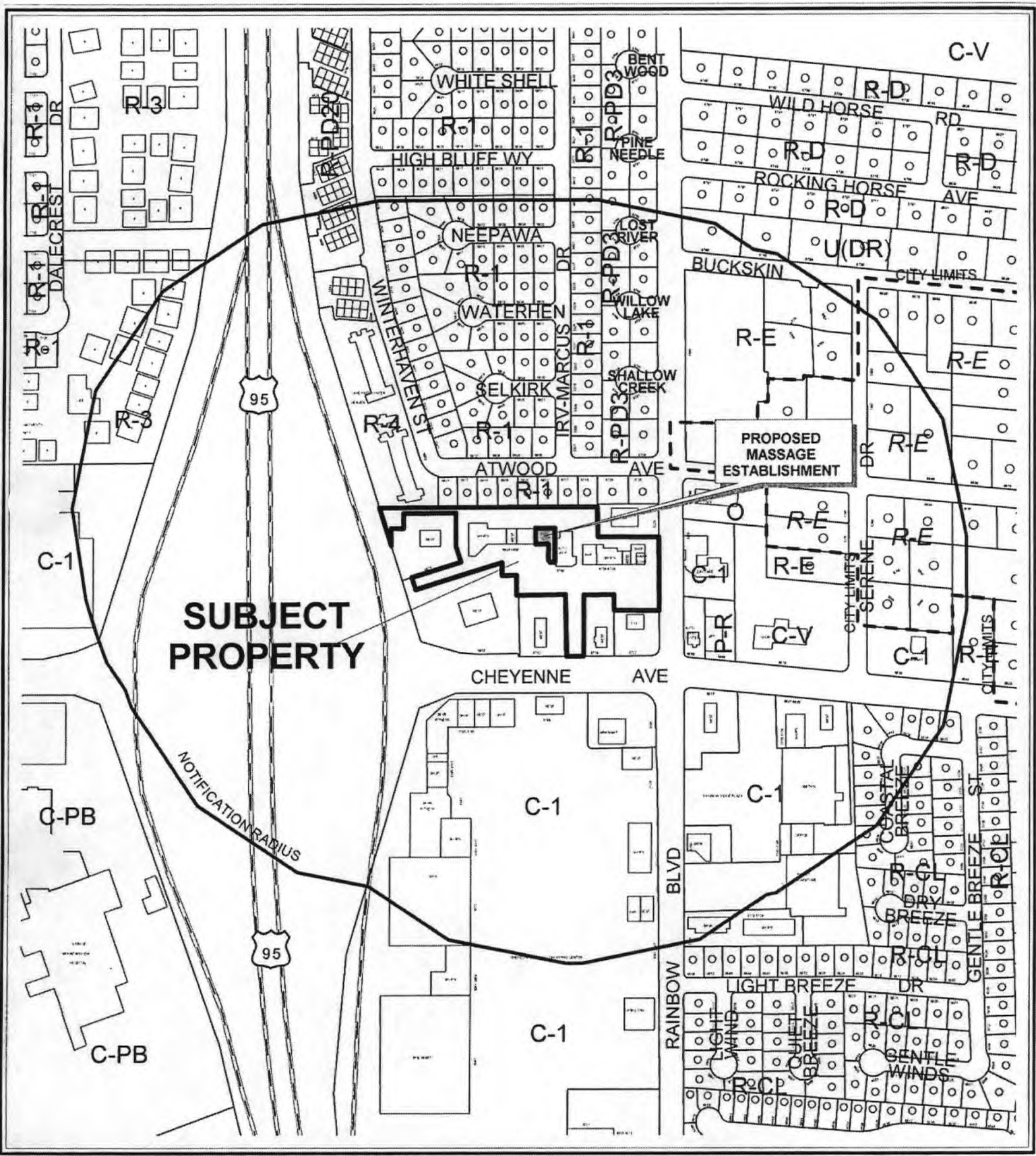
LOIS TARKANIAN, LAWRENCE WEEKLY, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-LARRY BROWN, STEVEN D. ROSS)

Minutes:

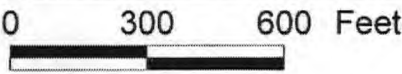
MAYOR GOODMAN declared the Public Hearing open.

The applicant was not present.

MAYOR GOODMAN declared the Public Hearing closed.



CASE: SUP-16750
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

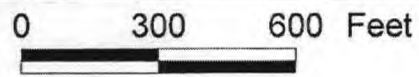


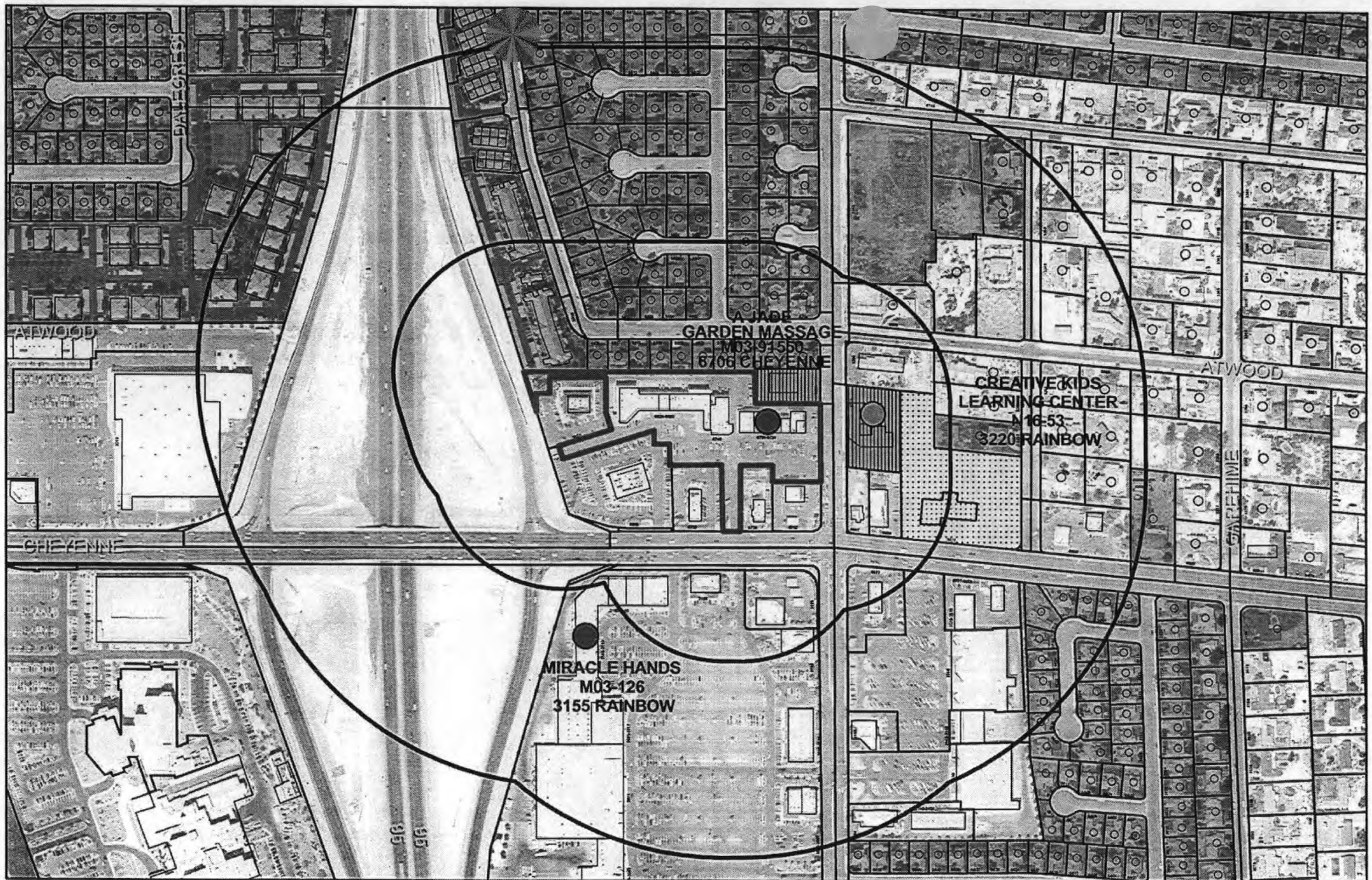


CASE: **SUP-16750**

RADIUS: 1000 FT

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





SUP-16750
Massage Establishment

Business Licenses

- Massage Establishment
- Child Care/
Children Facility

Protected Landuses

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- Residential Property



0 260 520 1,040 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-16750 - APPLICANT: DOUG HERMANSEN - OWNER:
CHARLESTON HEIGHTS DEVELOPMENT, LLC**

**** CONDITIONS ****

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

Planning and Development

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a Massage Establishment and a waiver of the 400-foot separation requirement from a residential use, and a waiver of the 1,000-foot separation requirement from another Massage Establishment, in an existing chiropractic office located at 6800 West Cheyenne Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/06/78	The City Council approved a request to rezone the subject site from N-U (Non-Urban) to C-1 (Limited Commercial) as part of a larger request (Z-0071-78). The Planning Commission recommended approval.
04/17/85	The City Council approved a request for a Plot Plan Review [Z-0071-78(2)] for a retail center, tavern, and convenience store on the subject property. The Planning Commission and staff recommended approval on 03/26/85.
10/23/90	The Planning Commission approved a request for a Plot Plan Review [Z-0071-78(5)] for a 38,000 square-foot addition to an existing shopping center on the subject site. Staff recommended approval.
11/20/90	The Board of Zoning Adjustment approved a Variance (V-0129-90) application to allow a 466 square-foot shopping center identification sign where 400 square feet is the maximum size allowed, on property located on the north side of Cheyenne Avenue between Oran K. Gragson Highway and Lorenzi Boulevard. Staff recommended denial.
11/12/91	The Board of Zoning Adjustment approved a Variance (V-0015-91) application to allow 140 parking spaces where the proposed uses require 212 parking spaces on property located on the northwest corner of Cheyenne Avenue and Rainbow Boulevard. Staff recommended denial.
03/17/93	The City Council approved a Variance (V-0004-93) application to allow the secondhand sales of women's clothing and apparel where secondhand dealerships are not permitted on property located at 6718 West Cheyenne Avenue. The Board of Zoning Adjustment recommended approval. Staff recommended denial.

07/17/96	The City Council approved a request for a Plot Plan and Building Elevation Review [Z-0071-78(8)] for a proposed 70-foot high on-premise sign on property located at 6824 West Cheyenne Avenue. The Planning Commission recommended approval on 06/27/96.
03/10/97	The City Council approved an appeal of the Board of Zoning Adjustment's denial of a Variance (V-0155-96) application to allow a proposed off-premise sign 50 feet from an "R" designated zone where 300 feet is the minimum required distance separation at 6704 West Cheyenne Avenue. Staff had no objection.
05/12/97	The City Council approved a request for a Special Use Permit (U-0147-96) application for a 55-foot high, 14-foot by 48-foot off-premise advertising (billboard) sign at 6704 West Cheyenne Avenue. The Board of Zoning Adjustment recommended denial on 01/28/97. Staff had no objection.
01/12/98	The City Council approved a Variance (V-0087-97) application on property located at 6740 West Cheyenne Avenue to allow a proposed 2,346 square-foot freestanding six bay automotive service building on the side property line and 20 feet from the rear property line where ten feet and 60 feet are the minimum setbacks required in conjunction with an existing tire store (Goodyear Tire Center). The Board of Zoning Adjustment recommended approval. Staff recommended denial.
01/26/98	The City Council approved a Special Use Permit (U-0126-97) application on property located at 6810 West Cheyenne Avenue for a minor auto repair (glass) business. The Planning Commission and Staff both recommended approval.
01/07/04	The City Council approved the appeal filed by Cingular Wireless from the denial by the Planning Commission of a request for a Special Use Permit (SUP-3237) for a proposed 73-foot tall slim-line wireless communications facility (non-stealth). Staff recommended denial.
11/17/04	The City Council approved a Special Use Permit (SUP-5072) on property located at 6708 West Cheyenne Avenue for an Auto Title Loan business with waivers of the required 1,000-foot separation distance from similar uses, the 200-foot distance separation from residential uses and the 1,500 square-foot floor area minimum requirements. Planning Commission recommended approval and staff recommended denial.
11/02/06	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #47/rl).

<i>Related Building Permits/Business Licenses</i>	
08/11/93	Business License Q07-6115 -55903 for a Medical Firm was issued to Hermansen Chiropractic, Out of Business effective 04/25/06.
08/11/93	Business License M06-18054-55903 for a Miscellaneous Sales was issued to Hermansen Chiropractic, Out of Business effective 07/10/06.
04/11/96	Business License C04-227J-68942 for a Chiropractor was issued to Terry Akers, Inactive effective 04/01/06.
10/30/03	Business License Q07-6335-113751 for a Medical Firm was issued to Darcuil Chiropractic, Out of Business effective 06/07/06.
11/03/04	Business License Q07-615-68942 for a Medical Firm was issued to Akers Chiropractic (formally Hermansen Chiropractic), Remains active.
11/18/04	Business License Q07-615-68942 for a Medical Firm was issued to Desert Pines Family Health Center (formally Hermansen Chiropractic), Remains active.
07/24/06	Business License C14-967411129143 for a Clinic/Lab/X-ray/Imaging was denied to Desert Pines Family Health Center dba Valhalla Medical Spa.
<i>Pre-Application Meeting</i>	
08/16/06	At a pre-application meeting, the applicant was told the special use requirements for a massage establishment, and informed that the justification letter should include waivers for the distance separation requirements. Due to the location of the subject site within 500 feet of Unincorporated Clark County, the requirements for a Project of Regional Significance were explained to the applicant.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application, nor was one held.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	4.44
Net Acres	4.34

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Service Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
North	Service Commercial General Commercial Office	L (Low Density Residential) H (High Density Residential)	R-1 (Single Family Residential) R-4 (High Density Residential)
South	Service Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
East	Group Quarters Facility, Single Family Residential	SC (Service Commercial)	C-1 (Limited Commercial) O (Office)
West	U.S. 95	Right of Way	Right of Way
Special Districts/Zones			Yes No Compliance
Special Area Plan			X Y
Special Districts/Zones			Yes No Compliance
Special Purpose and Overlay Districts			
A-O Airport Overlay District (140 Foot Buffer)			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

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- cappe d	Regular	Handi- capped	
Shopping Center	53,885	1 space per 250 Square Feet	209	7	517	26	Y
TOTAL			216		543		Y

Waivers		
Request	Requirement	Staff Recommendation
No separation from residential use	400-foot Separation from Residential Use	Approval
No separation from another massage establishment	1000-foot Separation from Massage Establishment	Approval

ANALYSIS

- Zoning

The site is located in the Centennial Hills Sector of the General Plan and has a designation of SC (Service Commercial). As the subject site is zoned C-1 (Limited Commercial), the General Plan and the zoning are in compliance with each other. The proposed use for Massage Establishment is permitted in the C-1 zoning district with a special use permit.

The subject site is located in the North Las Vegas Airport Overlay District which restricts the height of buildings to 175 feet. The subject proposal will be well under this maximum height allowed.

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

- 1) Any Special Use Permit within 500 feet of Unincorporated Clark County.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and entities for the mandated 15-day period and no significant issues were identified. No responses have been received indicating any concerns regarding the impact of the proposed special use.

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

- Use

The application proposes a Massage Establishment use within an existing chiropractic practice. The proposal, however, does not meet minimum distance separation requirements from a residential use, nor from another massage establishment as set forth in Title 19.02 and Title 19.04. Waivers of these requirements have been requested as part of this application. Due to the ancillary nature of this use within a chiropractic facility, it is determined that granting a Special Use Permit will not have a negative impact upon the surrounding environment.

- Conditions

1. The use shall comply with all applicable requirements of LVMC Title 6.
2. The use must be located on a secondary thoroughfare or larger.
3. The use may not be located within four hundred feet of any church, synagogue, school, city park, child care facility, or any parcel zoned for residential use.
4. The use may not be located within one thousand feet of any other massage establishment.
5. The hours of operation shall be limited to the period between 8:00 a.m. and 9:00 p.m., unless further limited by the City Council on a case-by-case basis.

Waivers have been requested to allow the special use less than 400 feet from a residential use and less than 1,000 feet from an existing massage establishment. Because this Special Use Permit is requested to offer massage as an ancillary use in an existing chiropractic office, there is no negative impact on the neighborhood.

FINDINGS

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

1. "The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."
2. "The subject site is physically suitable for the type and intensity of land use proposed."
3. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."
4. "Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."
5. The use meets all of the applicable conditions per Title 19.04.

In regard to "1":

The proposed Massage Establishment is an ancillary use within an existing chiropractic office in an existing shopping center at the northwest corner of Cheyenne Avenue and Rainbow Boulevard. As it is an ancillary use with no foreseeable impacts, it 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.

In regard to "2":

The proposed site is well suited for the proposed use, as it is located within an established retail center along a major arterial.

In regard to "3":

The site receives access from Cheyenne Avenue and Rainbow Boulevard, both of which are 100-foot Primary Arterials adequate in size to serve the requirements of the proposed Massage Establishment.

In regard to "4":

The proposed use on this site will be subject to regular inspection and will, therefore, not compromise the public health, safety, and general welfare, or the overall objectives of the General Plan.

In regard to "5":

Although the proposed use requires distance separation waivers from the required conditions of Title 19.04, the ancillary nature of the proposed Massage Establishment within the existing chiropractic office will have no negative impact on the community.

PLANNING COMMISSION ACTION

The Planning Commission considered a condition to limit the hours to 9:00 a.m. to 7:00 p.m..

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 199 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-16750** APN: **138-10-816-007**

Name of Property Owner: **CHARLESTON HEIGHTS DEVELOPMENT, L.L.C.**

Name of Applicant: **DR. DOUG HERMANSEN**

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 *owner*

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): [Signature]

APN: _____ /

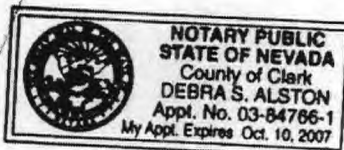
Signature of Property Owner: _____

Print Name: Ernest A. Becker, Jr.

Subscribed and sworn before me

This 6th day of September, 2006

Notary Public in and for said County and State



RECEIVED

SEP 12 2006

6804 and 6806 West Cheyenne Ave. Las Vegas, Nevada 89108

CHEYENNE VILLAGE SHOPPING CENTER

Northwest corner of Cheyenne Avenue & Rainbow Boulevard

APN 138-10-816-007

IHOP (60')
SIGN

ONRAMP TO I95.

OLIVE
GARDEN
SIGN
(80')WENDYS
SIGN
(50')SHOPPING
CENTER
SIGN
(30')KFC
SIGN
(60')7-11
SIGN
(40')

W. CHEYENNE AVENUE

ADA ACCESS

ADJACENT TO RESIDENTIAL HOMES

VALHALLA
MED SPA

N →

* SEE ATTACHED
FOR
SQUARE FOOTAGE
DETAILS

RAINBOW BLVD

SUP-16750

11/02/06 PC

RECEIVED

SEP 12 2006

LANDLORD

← TOTAL SQ FOOTAGE OF SHOPPING CENTER

53,885
÷ 250

= 216

HANDICAP PARKING
FULL SIZE PARKING
COMPACT PARKING26
517
0

Cheyenne Village Shopping Center
Las Vegas Nevada

APN 138-10-816-007

Premises Address	Square footage
6704 W. CHEYENNE	800
6706 W. CHEYENNE	800
6708 W. CHEYENNE	800
6710 W. CHEYENNE	800
6712 W. CHEYENNE	800
6714 W. CHEYENNE	1,000
6716 W. CHEYENNE	1,000
6718 W. CHEYENNE	1,200
6720 - 24 W. CHEYENNE	3,600
6740 W. CHEYENNE	6,260
6800-6806 W. CHEYENNE	4,750
6808 W. CHEYENNE	1,000
6810 W. CHEYENNE	1,000
6812 W. CHEYENNE	1,000
6814 - 6816 CHEYENNE	2,000
6818 W. CHEYENNE	1,000
6820 W. CHEYENNE	1,000
6822 W. Cheyenne	1,000
6824 West Cheyenne Ave	5,990
6702 W. CHEYENNE	<u>2,485</u>

Total 38,285

I HOP	3,200
OLIVE GARDEN	5,800
WENDYS	2,400
KFC	2,200
7-11	<u>2,000</u>

TOTAL 53,885

HANDICAP PARKING	26-
FULL SIZE PARKING	517
COMPACT PARKING	<u>0</u>

TOTAL 543

CALCULATION	53,885
	<u>÷ 250</u>
	= 216

SUP-16750
11/02/06 PC

RECEIVED

SEP 12 2006

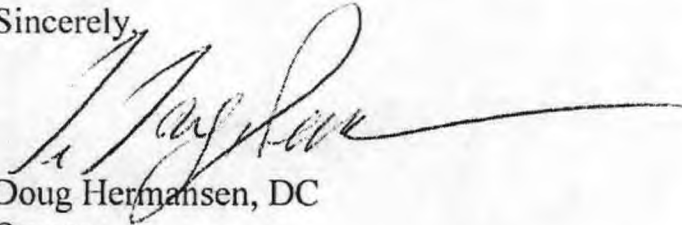
We are requesting a wavier of the 400ft distance separation from residential use.

We are requesting a waiver of the 1000ft distance separation from another massage establishment.

We are also requesting a waiver of the 500 ft distance separation from county line, attached please find the required Development Impact Notification and Assessment (DINA) application.

Attached please see our application and all other required documents.

Sincerely,

A handwritten signature in black ink, appearing to read 'Doug Hermansen', with a long horizontal flourish extending to the right.

Doug Hermansen, DC
Owner

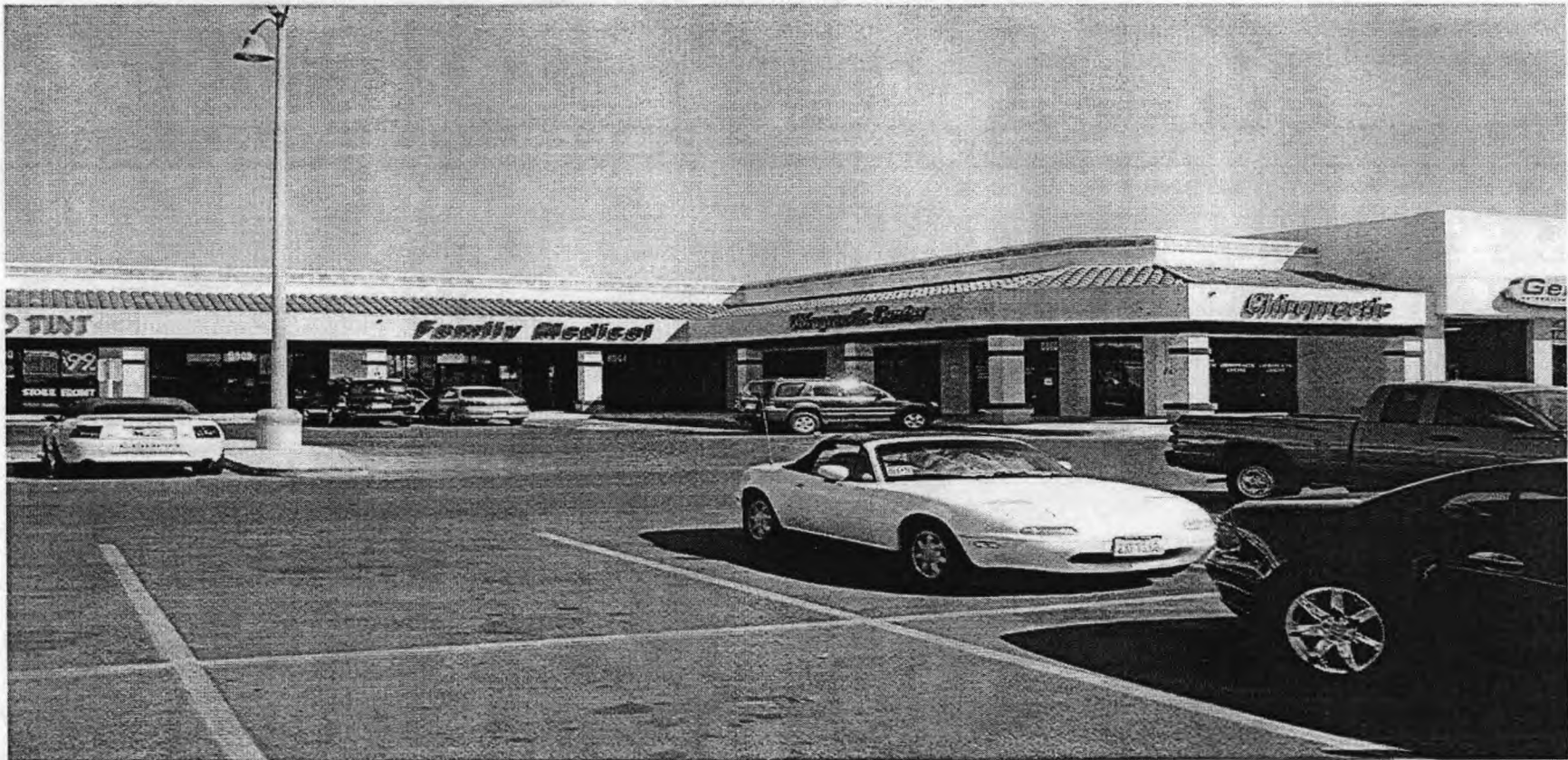
SUP-16750
11/02/06 PC

RECEIVED
SEP 12 2006



SUP-16750 - APPLICANT: DOUG HERMANSEN - OWNER: CHARLESTON HEIGHTS DEVELOPMENT, LLC
6800 WEST CHEYENNE AVENUE
NOVEMBER 2, 2006 PLANNING COMMISSION

09/27/06



SUP-16750 - APPLICANT: DOUG HERMANSEN - OWNER: CHARLESTON HEIGHTS DEVELOPMENT, LLC
6800 WEST CHEYENNE AVENUE
NOVEMBER 2, 2006 PLANNING COMMISSION

09/27/06



DESERT PINES FAMILY HEALTH CENTERS
DBA
VALHALLA MED SPA

JUSTIFICATION LETTER FOR SPECIAL USE PERMIT

APN 138-10-816-007

Dear Planning Commissioners and Town Council:

We are a 4800sq ft Family Practice and Chiropractic clinic, located in the strip mall at 6800 W Cheyenne Ave. Dr. Hermansen has been successfully practicing at this location for the last 12 years. Our hours of operation do not exceed the required 8:00am to 9:00pm

We are now expanding the practice to include a Medical Spa, the new services are listed below:

Thermage™ Skin Tightening
Facials
Microdermabrasion
Laser Hair removal
Fotofacial Skin Rejuvenation
Relaxation /Stress Relief and Therapeutic Massage
Injectable Fills for Wrinkles

Relaxation Massage in this setting and industry is a critical part of the services we will be offering as a Med Spa, Since we are now adding Relaxation Massage, which is considered a spa service; we have been advised that we need a special use permit. To that end we are submitting our request for that permit and additional requests for the following waivers; on page 2

SUP-16750

11/02/06 PC

RECEIVED

SEP 12 2006

West Clinic. Ph:658-8800
6800 W. Cheyenne, Las Vegas, NV 89108
(Cheyenne at Rainbow) Fax: (702) 658-1079

www.desertpinesfhc.com

East Clinic. Ph:437-0800
3551 E. Bonanza #108, Las Vegas, NV 89110
(Bonanza at Pecos) Fax: (702) 437-7857

Mr. Clifford E. Norton
6817 Neepawa Cir.
Las Vegas, NV 89108

12-04-06

Barbara Jo Bonemus, City Clerk
City Hall

400 Stewart Ave

Las Vegas, NV, 89101

2006 DEC -5 A 10:49

Protest

RECEIVED
CITY CLERK

Re: SUP-16750

Dear City Clerk

I am opposed to this special use permit. There is already a massage business in the area, as well as a pawn shop, a quick loan business, a bar & other small business.

We don't need to develop a Honky-Tonk area in the neighborhood. Zoning laws were put in place for a purpose, if they get wavered to change the make up of the area, what's the purpose of the zoning in the first place.

Thank you
Clifford E. Norton

Submitted after final agenda

Date 12-05-06 Item #114

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 6, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-16911 - PUBLIC HEARING - APPLICANT: FL SMITH, LLC - OWNER: FORT APACHE COMMONS LTD, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at 1101 South Fort Apache Road (APN 163-05-110-006), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). 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 11-02-06 Planning Commission Meeting Item 48

Motion made by STEVE WOLFSON to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

SHAWN HUGGINS, 528 South Casino Center Boulevard, Suite 203, agreed with all conditions.

MAYOR GOODMAN declared the Public Hearing closed.

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

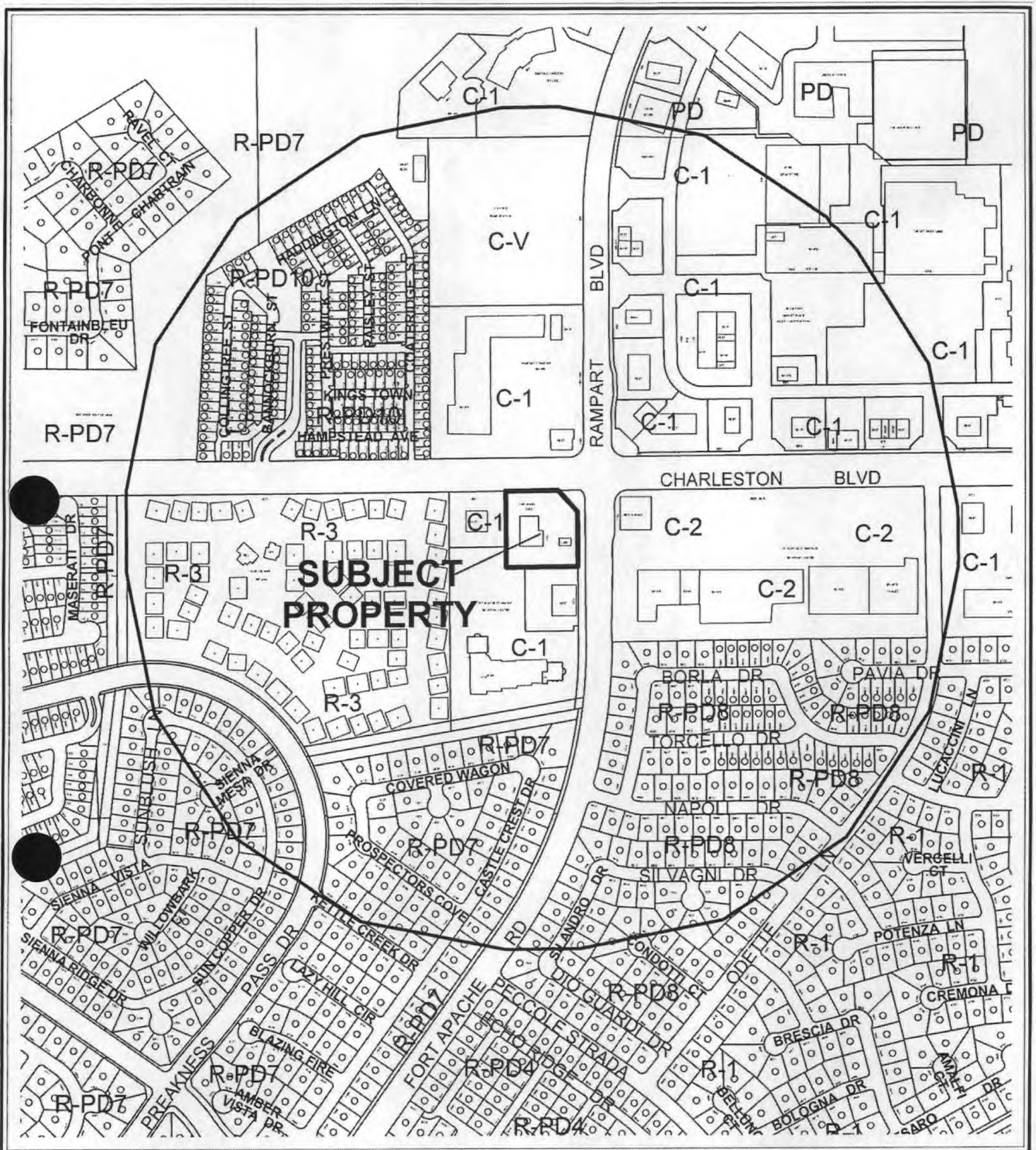
ITEM DESCRIPTION: SUP-16911 - APPLICANT: FL SMITH, LLC - OWNER: FORT APACHE COMMONS LTD, LLC

**** CONDITIONS ****

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

Planning and Development

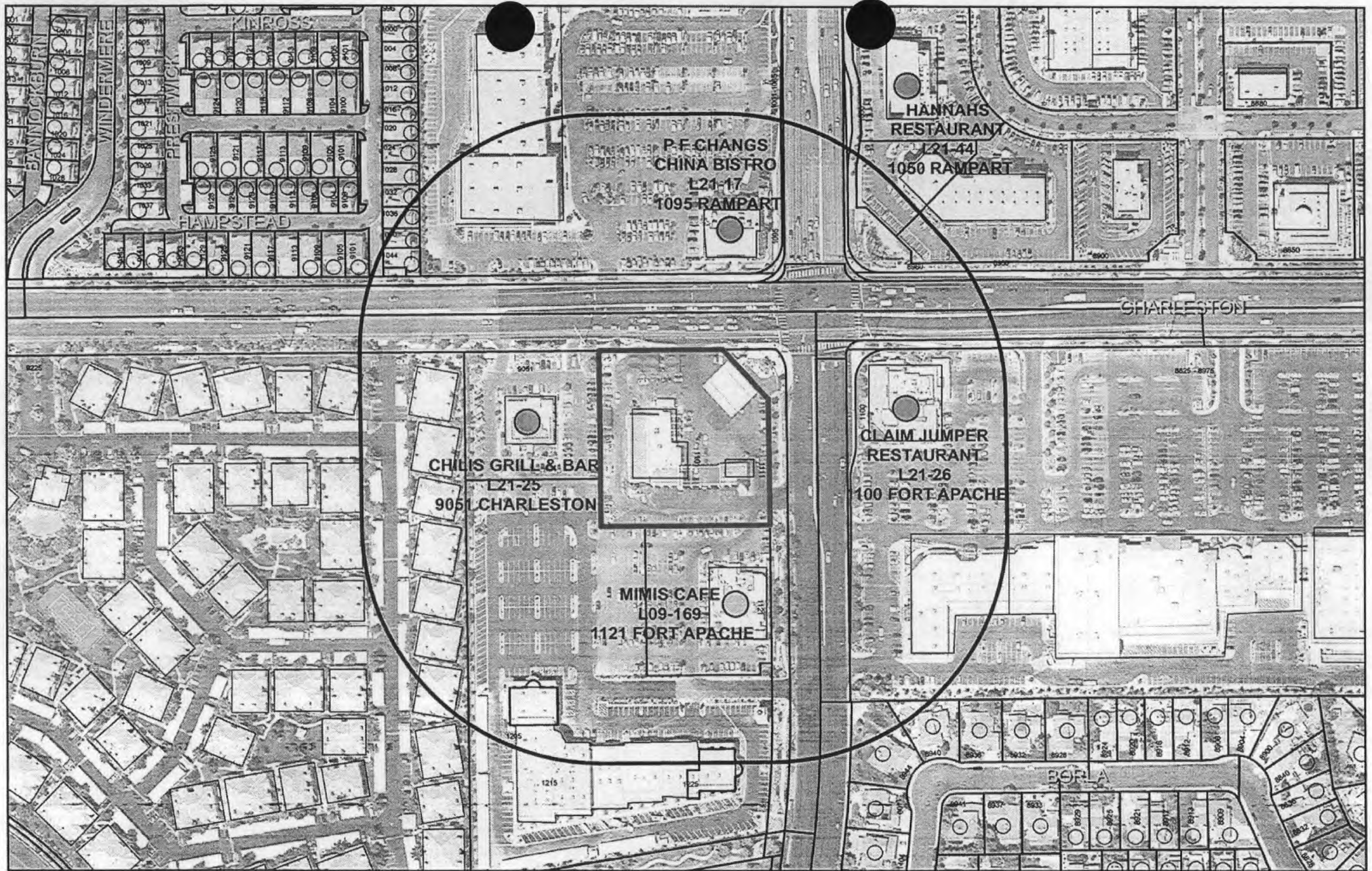
1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. 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.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, strobe lights or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



CASE: SUP-16911

RADIUS: 1500 FT

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



SUP-16911

Package Liquor Sales

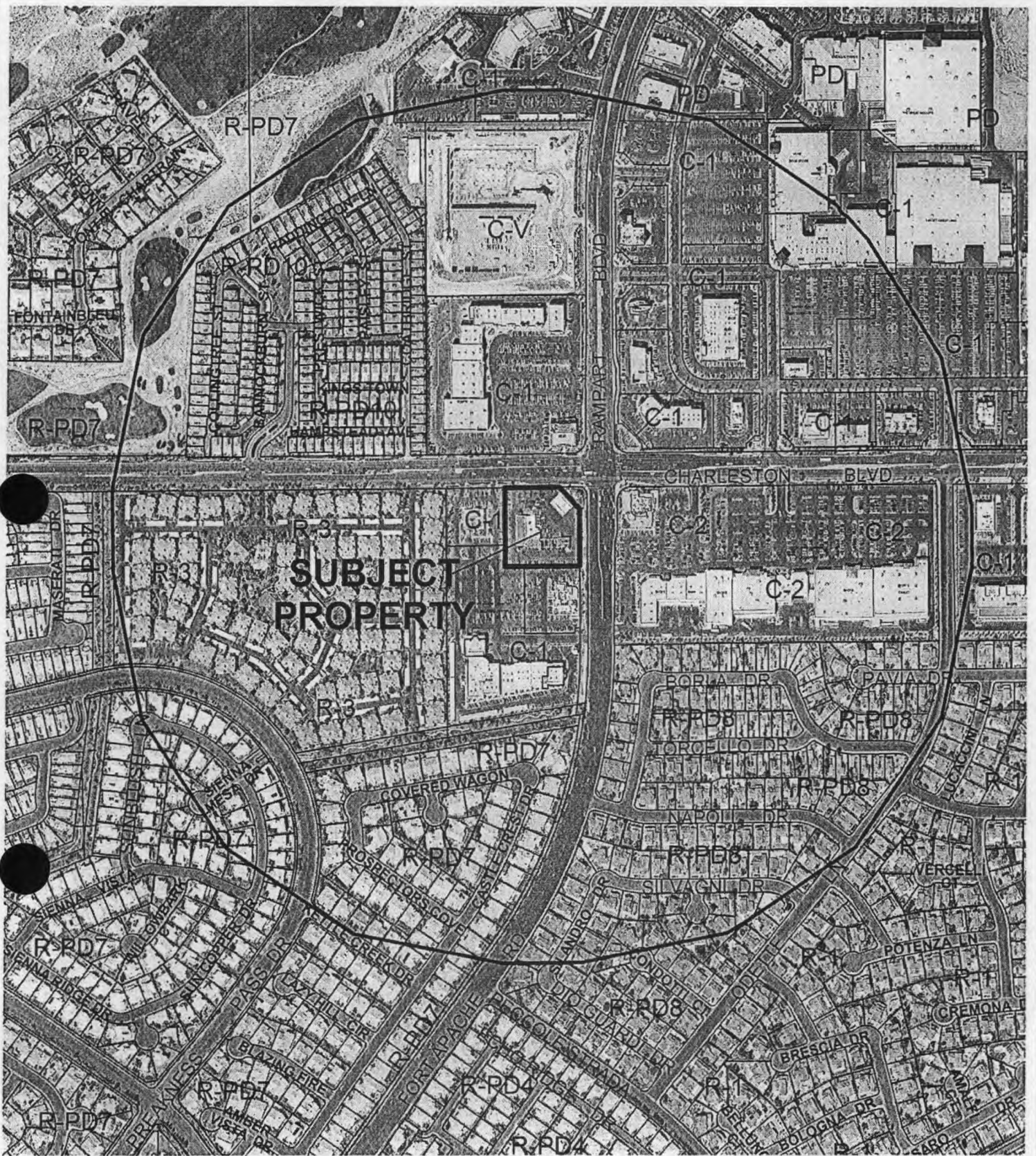
Business Licenses

- | | |
|------------------------------|------------------------------------|
| Child Care/Children Facility | Supper Club/Restaurant Service Bar |
| Tavern | Liquor on/off Sales |

- | |
|------------|
| RELIGIOUS |
| CITY PARKS |
| SCHOOLS |

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





CASE: **SUP-16911**

RADIUS: 1500 FT

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

0 500 1000 Feet



**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a Special Use Permit for a Beer/Wine/Cooler Off-Sale Establishment at 1101 South Fort Apache Road at an existing car wash.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/15/89	The City Council approved a request (Z-0139-88) for Reclassification of property located on the west side of Fort Apache Road, between Sahara Avenue and Charleston Boulevard, from N-U (Non Urban) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units per Acre), P-R (Professional Office & Parking), C-1(Limited Commercial), and C-V (Civic), to R-PD7 (Residential Planned Development - 7 Units per Acre), R-3 (Limited Multiple Residence), and C-1 (Limited Commercial). The Planning Commission recommended approval.
12/04/02	The City Council approved a request Special Use Permit (SUP-1047) for a tavern and a waiver of the separation distance between taverns and a Site Development Plan Review (SDR-1048) for the tavern on this site. The Planning Commission recommended approval.
02/05/03	The City Council approved a Site Development Plan Review (SDR-1318) for the Retail Building Addition to the overall shopping center. The Planning Commission recommended approval.
10/19/06	The Planning Commission approval a Site Development Plan Review (SDR-16500) for a 580 square-foot Fast Food Restaurant Addition to an existing service station on the subject site. Staff recommended approval.
11/02/06	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #48/r1).

<i>Related Building Permits/Business Licenses</i>	
08/07/02	Active Business License G02-5483-97173 issued to Smog Xpress for Garage-Minor Auto Repair.
12/02/02	Active Business License P35-47-0-77658 issued to Central Pay Phones for an Outdoor Payphone.
08/21/03	Building Permit issued for Fire Repair on the subject site.
10/02/03	Building Permit issued for Temporary Sales Trailer on the subject site.
10/09/03	Building Permit issued for Interior Remodel on the subject site.
10/28/03	Building Permit issued for 3 Sets Channel Letters on the subject site.
10/29/03	Building Permit issued for Installation of a Combination Cooler/Freezer on the subject site.
11/6/03	Building Permits issued for Low Voltage, Wire and CCTV devices on the subject site.
11/07/03	Building Permit issued for Low Voltage Only on the subject site.
04/21/05	Active Business License R01-5062-109547 issued to AAA Auto Glass for Repairs – Miscellaneous.
06/02/05	Active Business License C02-185L-82137 issued to Fabulous Freddy's Car Wash for Car Wash.
06/02/05	Active Business License M03-565-82137 issued to Fabulous Freddy's Car Wash for a Massage Establishment
09/26/05	Active Business License S05-10373-82137 issued to Fabulous Shoe Shine Stand for a Shoe Shine Stand.
<i>Pre-Application Meeting</i>	
08/16/06	At a pre-application meeting, the applicant was informed of the special use requirements for a Beer/Wine/Cooler off-sale establishment, including the parking requirements.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.86
Net Acres	1.86

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	General Commercial	SC (Service Commerical)	C-1 (Limited Commercial)
North	Service Commercial	SC (Service Commerical)	C-1 (Limited Commercial)
South	Service Commercial	SC (Service Commerical)	C-1 (Limited Commercial)
East	School/ Park/ Open Space	SC (Service Commerical)	C-1 (Limited Commercial)
West	Service Commercial	SC (Service Commerical)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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	NA	81,064 SF	Y
Min. Lot Width	100 Feet	293 Feet	Y
Min. Setbacks			
• Front	20 Feet	54 Feet	Y
• Side	8 Feet	61 Feet	Y
• Corner	15 Feet	108 Feet	Y
• Rear	8 Feet	44 Feet	Y
Max. Lot Coverage	50%	12%	Y
Max. Building Height	NA	16 Feet	Y
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	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	
Retail	3,600 SF	1/250 SF	15 Total		53	3	Y
Car Wash	3,300 SF	1/150 SF	22 Total				
Restaurant Seating	100 SF	1/50 SF	2 Total				
Other	580 SF	1/200 SF	3 Total				
			40	2	53	3	Y
TOTAL			42		56		Y

ANALYSIS

- General Plan and Zoning**

The subject site is located in the Southwest Sector of the General Plan. Within that Sector, it has a land-use designation of SC (Service Commercial). This designation allows for a variety of commercial uses that serve primarily local area patrons. The underlying zoning of C-1 (Limited Commercial) is in compliance with the General Plan designation. The subject site is located in the North Las Vegas Airport Overlay District 200-foot buffer. The existing single-story structure on the subject site is well under the maximum height allowed.

- Use**

The sale of beer/wine/coolers for consumption off-premise in conjunction with a car wash is an allowed use within the C-1 (Limited Commercial) Zoning District with the approval of a Special Use Permit. The reason for a special use permit is to ensure that a proposed use conducted in a manner that is harmonious and compatible with uses located on the same or surrounding properties. The process recognizes that, within a given zoning district, certain uses may be appropriate and compatible in some locations but not in others (Subsection 19.18.060 A.). The subject site is appropriate for the proposed use, and sufficient parking is provided.

The Special Use Permit process allows a site-specific inquiry into the compatibility of a proposed use at a particular location, taking into account: the characteristics of the site and the surroundings; the relevant zoning and planning principles; and the input of the Planning Commission, City Council and other interested parties.

- **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

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

1. "The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."
2. "The subject site is physically suitable for the type and intensity of land use proposed."
3. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."
4. "Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."
5. The use meets all of the applicable conditions per Title 19.04.

In regard to "1":

The project is compatible with the General Plan land-use designation for the area and satisfies the requirements of the Zoning Code with respect to minimum separation distance requirements. The project, located in a substantial commercial development at an intersection where all four corners are occupied by major commercial developments, can be expected to be compatible with, and mutually supportive of, these other commercial uses.

In regard to "2":

There is no evidence of any physical constraint to the location of the proposed Beer/Wine/Cooler Off-Sale Establishment use on the subject site.

In regard to "3":

The proposed Beer/Wine/Cooler Off-Sale Establishment use will be accessed from Fort Apache Road and Charleston Boulevard, both identified on the Master Plan of Streets and Highways as 100-foot Primary Arterials. These roads have adequate capacity to serve the proposed development. The project will not have any negative traffic impact on nearby residential neighborhoods.

In regard to "4":

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

In regard to "5":

The subject site meets all applicable conditions for a Beer/Wine/Cooler Off-Sale Establishment as per the requirements of Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 472 by City Clerk

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-16911** APN: **143-05-110-006**
Name of Property Owner: **Fort Apache Commons Ltd., LLC**
Name of Applicant: **F.L. Smith - Fabulous Freddy's Car Wash**

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: _____

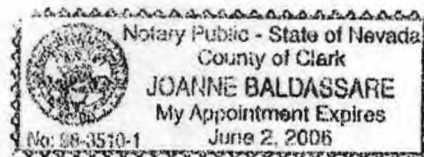
Print Name: J. Bruce Boyle

Subscribed and sworn before me

This 1st day of May, 2006

Joanne Baldassare

Notary Public in and for said County and State



[illegible]

\$500.33.55 C

267629

SITE PLAN

50'

0 8 16 24 40

SCALE: 1" = 20'-0"

NORTH

LYNN F. MORGAN A
ARCHITECT / PLANNER / CONSULT
143 WEST 1420 SOUTH, SALT LAKE CITY, UT

FABULOUS FREDDY'S CAR WASH
APPROX. CHARLESTON BLVD. AND FORT APACHE ROAD
LAS VEGAS, NEVADA

SITE PLAN

STUDENTS/STAFFS
STRUCTURAL
D. GEORGE HANSEN
MECHANICAL
DALE R. WIDE
ELECTRICAL

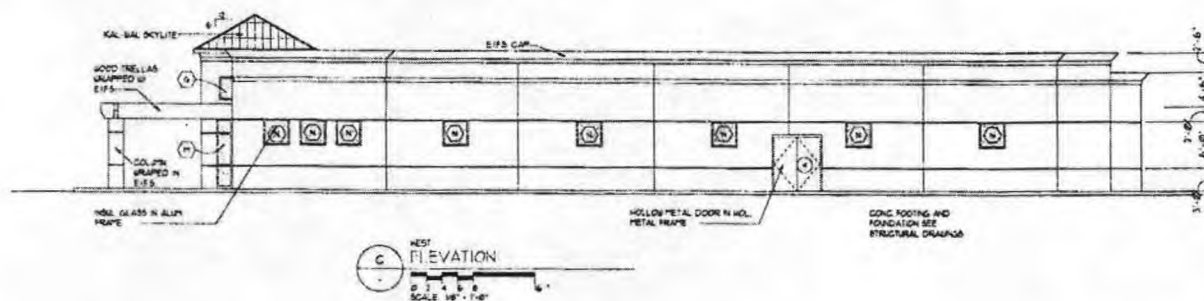
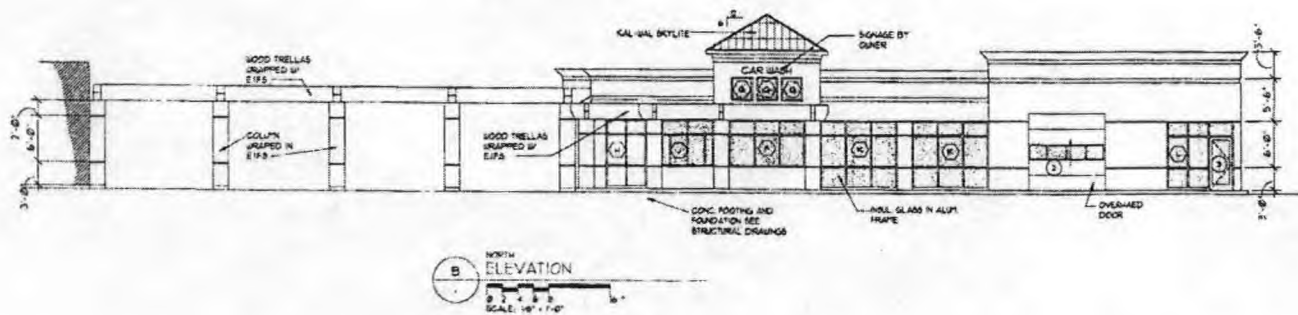
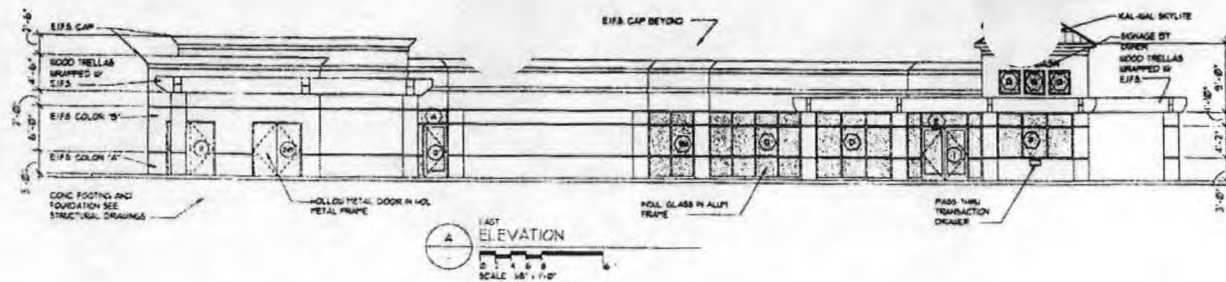
Q. What is the name of the person who is the owner of the property?

A. The owner of the property is the person who is the owner of the property.

DRAWING
AS

RECEIVED
SEP 18 2006

SUP-16911
11/02/06 PC



LYNN F. MORGAN A
ARCHITECT / PLANNER / CONSULTANT
143 WEST 1400 SOUTH, SALT LAKE CITY, UT

FABULOUS FREDDY'S CAR WASH
APPROX. CHARLETON BLVD AND FORT APACHE ROAD
LAS VEGAS, NEVADA

EXTERIOR ELEVATIONS

CONSULTANTS
STRUCTURAL
MECHANICAL
ELECTRICAL
DATE: 8/1/06
PROJECT: 14-1988

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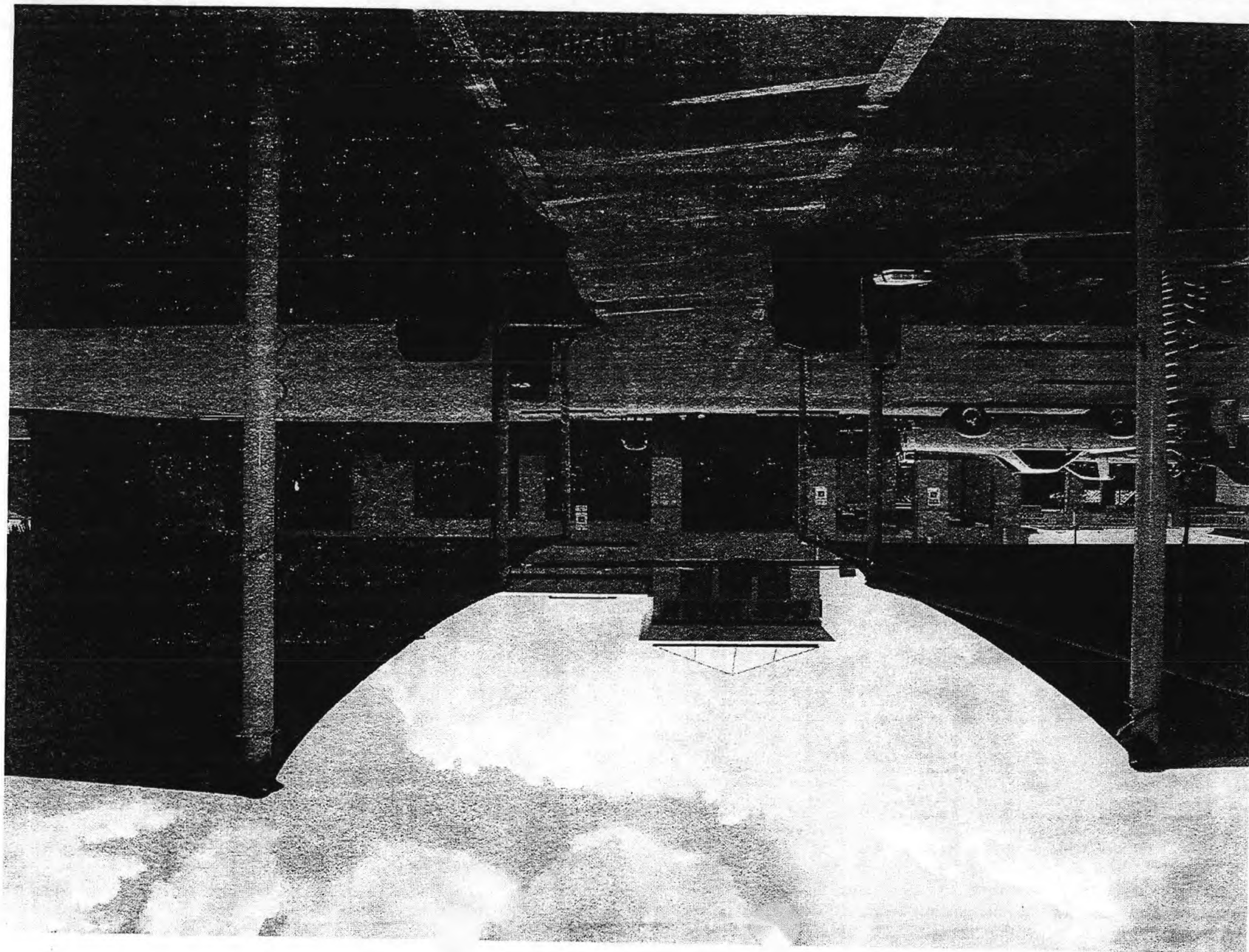
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SEP 18 2006

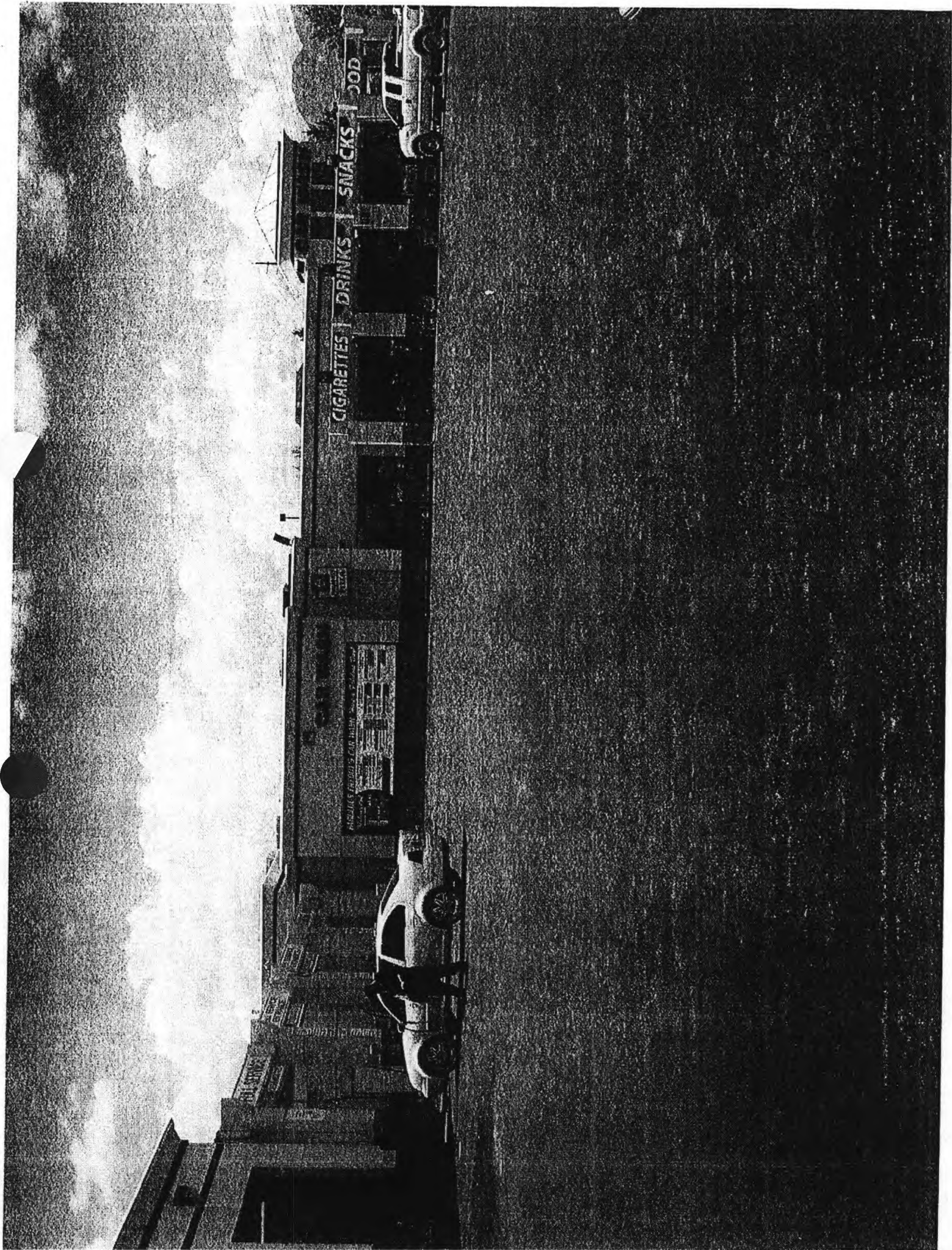
SUP-16911
11/02/06 PC

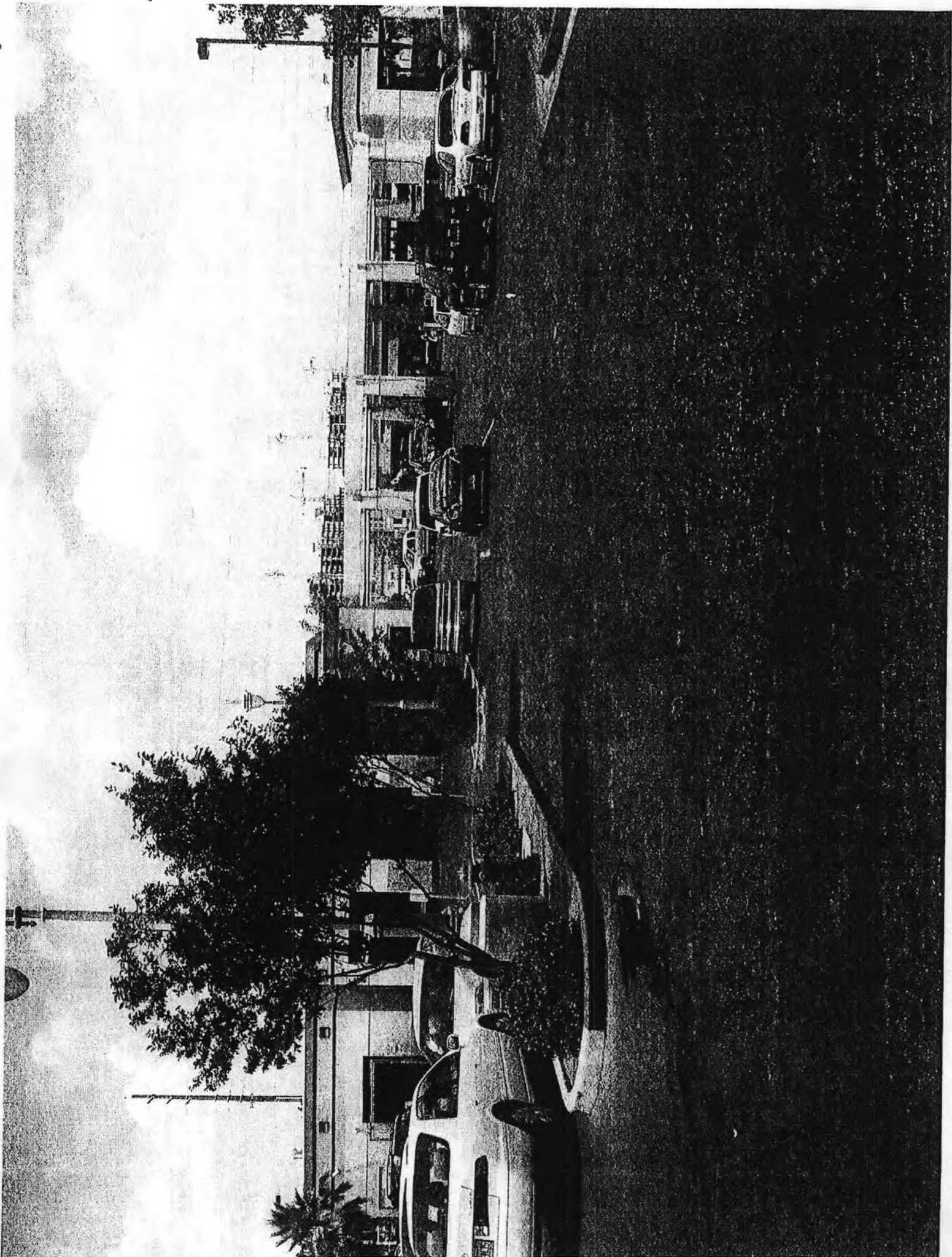


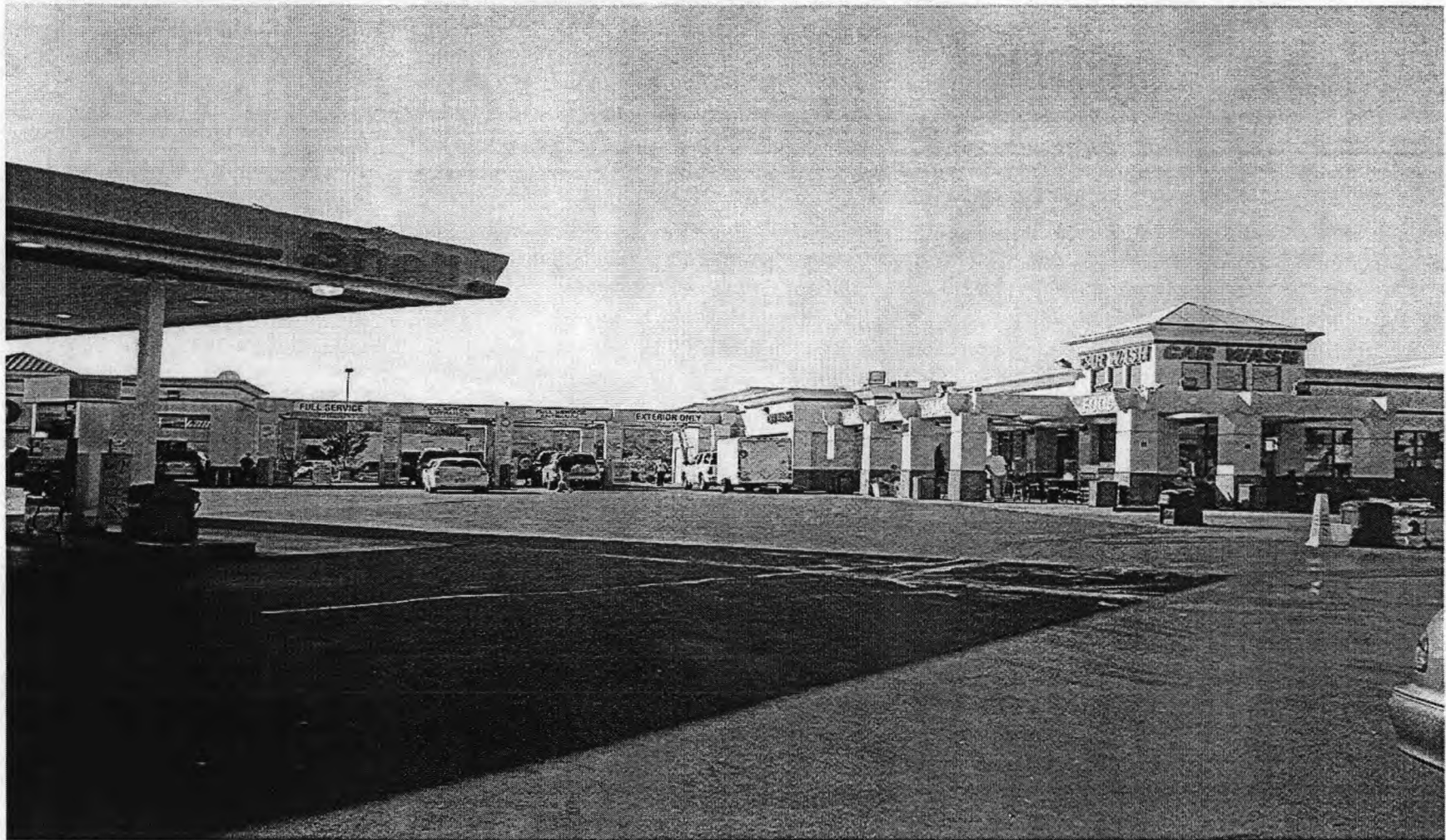
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SEP 18 2006

SUP-16911
11/02/06 PC









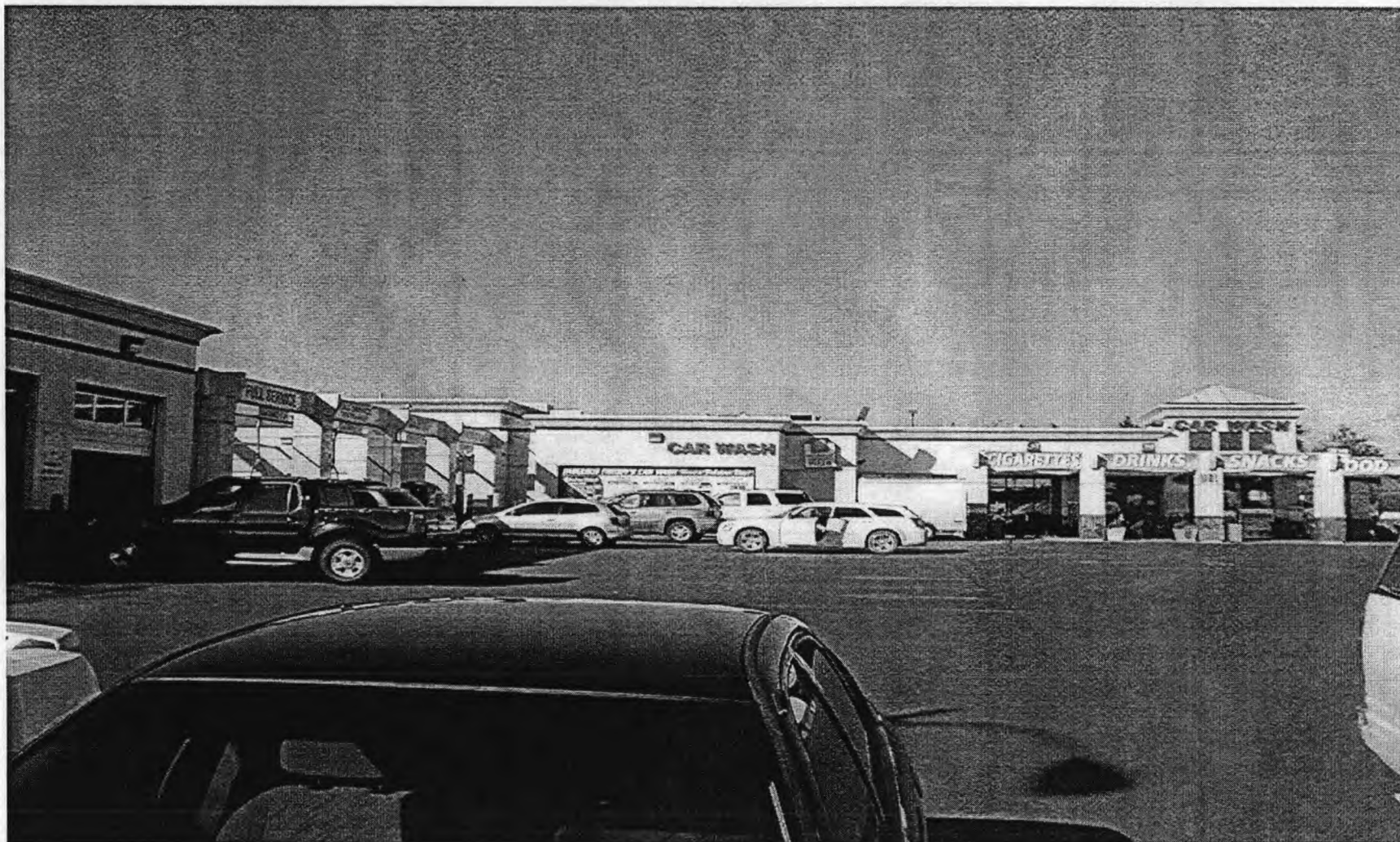
SUP-16911 - APPLICANT: FL SMITH, LLC - OWNER: FORT APACHE COMMONS LTD, LLC
1101 SOUTH FORT APACHE ROAD
NOVEMBER 2, 2006 PLANNING COMMISSION

10/15/06



SUP-16911 - APPLICANT: FL SMITH, LLC - OWNER: FORT APACHE COMMONS LTD, LLC
1101 SOUTH FORT APACHE ROAD
NOVEMBER 2, 2006 PLANNING COMMISSION

10/15/06



SUP-16911 - APPLICANT: FL SMITH, LLC - OWNER: FORT APACHE COMMONS LTD, LLC
1101 SOUTH FORT APACHE ROAD
NOVEMBER 2, 2006 PLANNING COMMISSION

10/15/06

HUGGINS LAW OFFICE

A PROFESSIONAL CORPORATION

SHAWN R. HUGGINS, ESQ.
ATTORNEY AT LAW

September 18, 2006

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

RE: JUSTIFICATION LETTER
FABULOUS FREDDY'S CAR WASH
1101 S. FORT APACHE

To Whom It May Concern:

This letter is written as justification for FL Smith, LLC, Fabulous Freddy's Car Wash's request for Special Use Permit to operate a convenience with off premises beer and wine sales.

At this time, Fabulous Freddy's Car Wash is a full service carwash location which includes services such as gas, carwash, detailing, lube facilities, smog and other incidental related businesses. Fabulous Freddy's Car Wash requests the Special Use Permit so it may operate a convenience in conjunction with its other services on the premises. In addition to the convenience store application Fabulous Freddy's will be requesting a business license for wine and beer sales.

This application is necessitated by business circumstances and is compatible with the current uses on the premises. Therefore, it is respectfully requested this Special use Permit be granted for the convenience store operation with off premises sale of beer and wine on Fabulous Freddy's Car Wash.

Very truly yours,



Shawn R. Huggins
SRHlm

Cc: Fabulous Freddy's Car Wash

SUP-16911
11/02/06 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**

Telephone Protest/ Approval Log

Meeting Date: 11/2/06

Case Number: SUP 16911

Date: 10/24/06
Name: Kulas, Edward
Address: 9124 Prospectors Cove Dr
Las Vegas NV 89117
Phone: 255-0559
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

ITEM # 48
CASE # SUP 16911
PC MTG 11206

P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 6, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REQUIRED ONE YEAR REVIEW

RQR-17664 - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. - Required One Year Review of an approved Special Use Permit (SUP-9447) WHICH ALLOWED A TEMPORARY REAL ESTATE SALES OFFICE WITH AN UNPAVED LOT adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN 125-08-327-050 thru 055), R-PD6 (Residential Planned Development - 6 Units per Acre) 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. City Council approval letter for SUP-9447

Motion made by GARY REESE to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

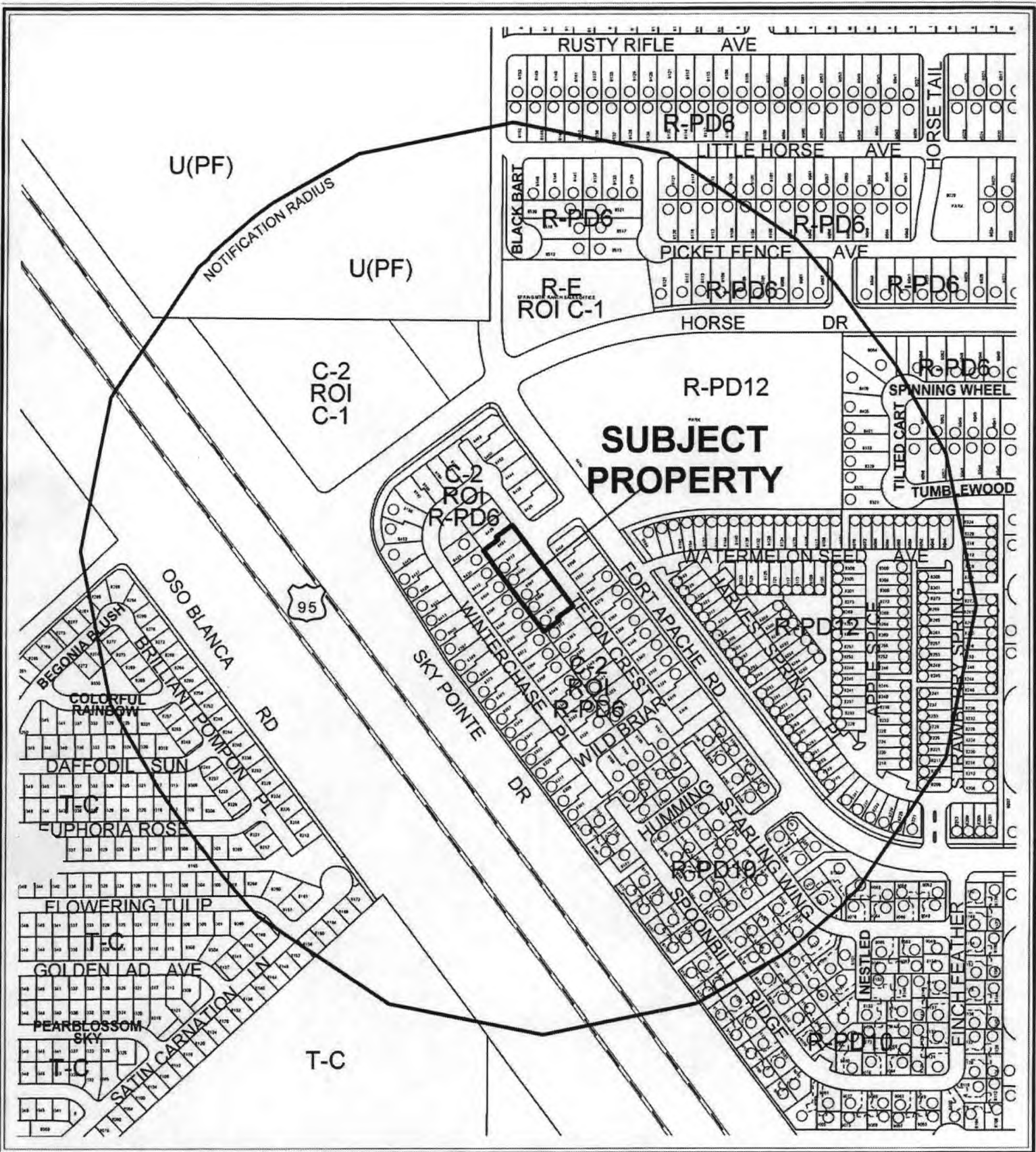
Minutes:

MAYOR GOODMAN declared the Public Hearing open.

CORY LIEBER, 2270 Corporate Circle, appeared on behalf of the applicant and concurred with staff's recommendations.

COUNCILMAN REESE asked MR. LIEBER how long the temporary office would be at this location. MR. LIEBER replied that they expect to sell out the development and the two lots with the unpaved parking and trailer within the year. Since he did not have his client's concurrence, he could not agree to remove the temporary office in six months.

MAYOR GOODMAN declared the Public Hearing closed.

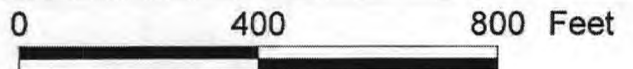


CASE: RQR-17664

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-PD (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-17664 - APPLICANT/OWNER: D.R. HORTON, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The Temporary Real Estate Sales Office with an Unpaved Lot shall be removed within one year.
2. Conformance to all conditions of approval of Special Use Permit (SUP-9447) and all other subsequent related actions as required by the Planning and Development Department and the Department of Public Works.
3. 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>	
03/06/91	The City Council approved a Rezoning (Z-0072-90) application for the Reclassification of Property to R-PD3 (Residential Planned Development – 3 Units Per Acre), R-PD6 (Residential Planned Development – 6 Units Per Acre), R-PD12 (Residential Planned Development – 12 Units Per Acre), and C-1 (Limited Commercial). The Planning Commission recommended denial, but staff recommended approval.
01/13/94	The City Council approved a Rezoning (Z-0132-93) application for the Reclassification of Property located on the east side of Rancho Drive, between Ackerman Avenue and Iron Mountain Road, from C-2 (General Commercial) and R-E (Residence Estates), to R-PD3 (Residential Planned Development – 3 Units per Acre), R-PD6 (Residential Planned Development – 6 Units per Acre), R-PD12 (Residential Planned Development – 12 Units per Acre) and C-1 (Limited Commercial). The Planning Commission and staff both recommended approval.
11/04/04	The Planning Commission approved a request for a Tentative Map (TMP-4921) for a 100-lot single-family residential subdivision on 17.83 acres adjacent to the southwest corner of Horse Drive and Fort Apache Road. Staff recommended approval of the request.
09/01/05	The City Council approved a General Plan Amendment (GPA-4634) to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan from SC (Service Commercial) to ML (Medium Low Density Residential); a Site Development Plan Review (SDR-4641) for a 100 lot residential development; a Variance (VAR-4642) to allow zero open space where 1.65 acres are required for a single family development; and a Rezoning (ZON-4640) from R-E (Residence Estates) and C-2 (General Commercial) to R-PD6 (Residential Planned Development - 6 Units per Acre). The Planning Commission and staff recommended approval of the above-mentioned cases.
09/21/05	The City Council approved a Review of Condition (ROC-8754) of Condition Number 6 of an approved Site Development Plan Review (SDR-4641) to allow a three-foot side yard setback where five feet was the minimum approved in conjunction with a 77-lot single-family residential development. Staff recommended approval of the request.
12/07/05	The City Council approved a Special Use Permit (SUP-9447) for a Temporary Real Estate Sales Office with an Unpaved Parking Lot and a Variance (VAR-9728) to allow zero parking spaces where five are required for a Temporary Real Estate Sales Office adjacent to the southwest corner of Horse Drive and Fort Apache Road. The Planning Commission and staff recommended denial on 11/03/05.

Related Building Permits/Business Licenses	
	There are no building permits or business licenses as they relate to the temporary unpaved parking lot.

Details of Application Request	
Site Area	
Gross Acres	0.55

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Dwellings	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units per Acre)
North	Undeveloped/City Park	SC (Service Commercial)	C-2 (General Commercial) under Resolution of Intent to C-1 (Limited Commercial)/R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
South	Right-Of-Way (US-95)	Right-Of-Way (US-95)	Right-Of-Way (US-95)
East	Single Family Dwellings	SC (Service Commercial)	R-PD12 (Residential Planned Development – 12 Units per Acre)
West	Right-Of-Way (US-95)	Right-Of-Way (US-95)	Right-Of-Way (US-95)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		
Spring Mountain Ranch	X		X
Special Districts/Zones	Yes	No	Compliance
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 One Year Review of an approved Special Use Permit (SUP-9447), which allowed a Temporary Real Estate Sales Office with an Unpaved Lot adjacent to the southwest corner of Horse Drive and Fort Apache Road.

ANALYSIS

This is the first Required Review on the subject site. The original Special Use Permit (SUP-9447) was approved by the City Council on 12/07/05. Condition of approval number one (1) required the use to be reviewed in one year. The parent Special Use Permit was previously recommended for denial by staff. Since the adoption of Ordinance 5859, the existing chat parking lot now complies with Title 19 requirements. A parking area is defined by Title 19.20 as a paved area, other than a public right-of-way, used for the parking of automobiles. A condition of approval has been added, which requires the removal of the Temporary Sales Trailer and the unpaved lot within one year. The applicant has agreed to this time frame, which will allow enough time for the project to be completely developed. Therefore, staff recommends approval of the subject Required Review.

Previous Conditions of Approval from Special Use Permit (SUP-9447)

1. The Special Use Permit shall be reviewed in one (1) year.
2. Conformance to all Minimum Requirements under Title 19.04.050 for a Temporary Real Estate Sales Office use.
3. Approval of and conformance to the Conditions of Approval for Variance (VAR-9728).
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. All temporary improvements associated with this site shall be removed at the time of termination of the temporary use.
7. 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 construction drawings or any permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
8. Site development to comply with all applicable conditions of approval for ZON-4640 and all other applicable site-related actions.

FINDINGS

The unpaved parking lot is now consistent with Title 19 requirements due to the adoption of Ordinance 5859. This Ordinance allows certain types of surfaces in lieu of paving in parking areas used for temporary real estate offices. Therefore, staff can support the subject Required Review and recommends approval with no further reviews.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
--	-----

<u>ASSEMBLY DISTRICT</u>	N/A
---------------------------------	-----

<u>SENATE DISTRICT</u>	N/A
-------------------------------	-----

<u>NOTICES MAILED</u>	298
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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-17664 APN: 125-08-327-050 thru 055

Name of Property Owner: DR Horton, Inc.

Name of Applicant: DR Horton, Inc.

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

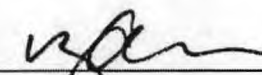
 Yes X No

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

City Official: _____

Partner(s): _____

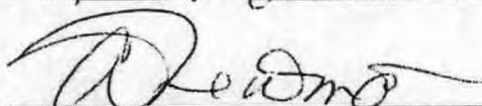
APN: _____

Signature of Property Owner/Authorized Agent: 

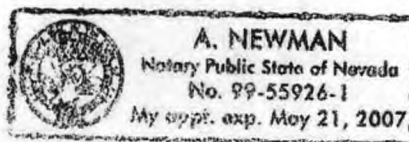
Print Name: Mark G. Auer

Subscribed and sworn before me

This 10th day of October, 2006

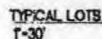


Notary Public in and for said County and State



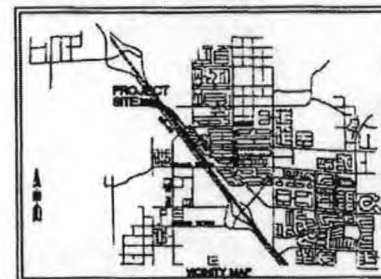
RECEIVED

OCT 20 2006

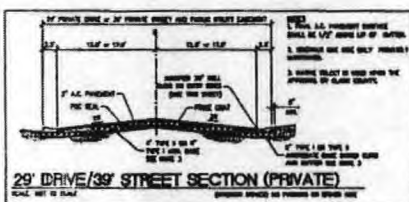


APR 625-02-714-00

A PORTION OF THE 1/4 IN 1/4 SECTION 7, AND A PORTION OF THE
THE 1/4, 200/4 SECTION 8 TOWNSHIP, RANGE, 100E, 100N OF THE 100E, 100N

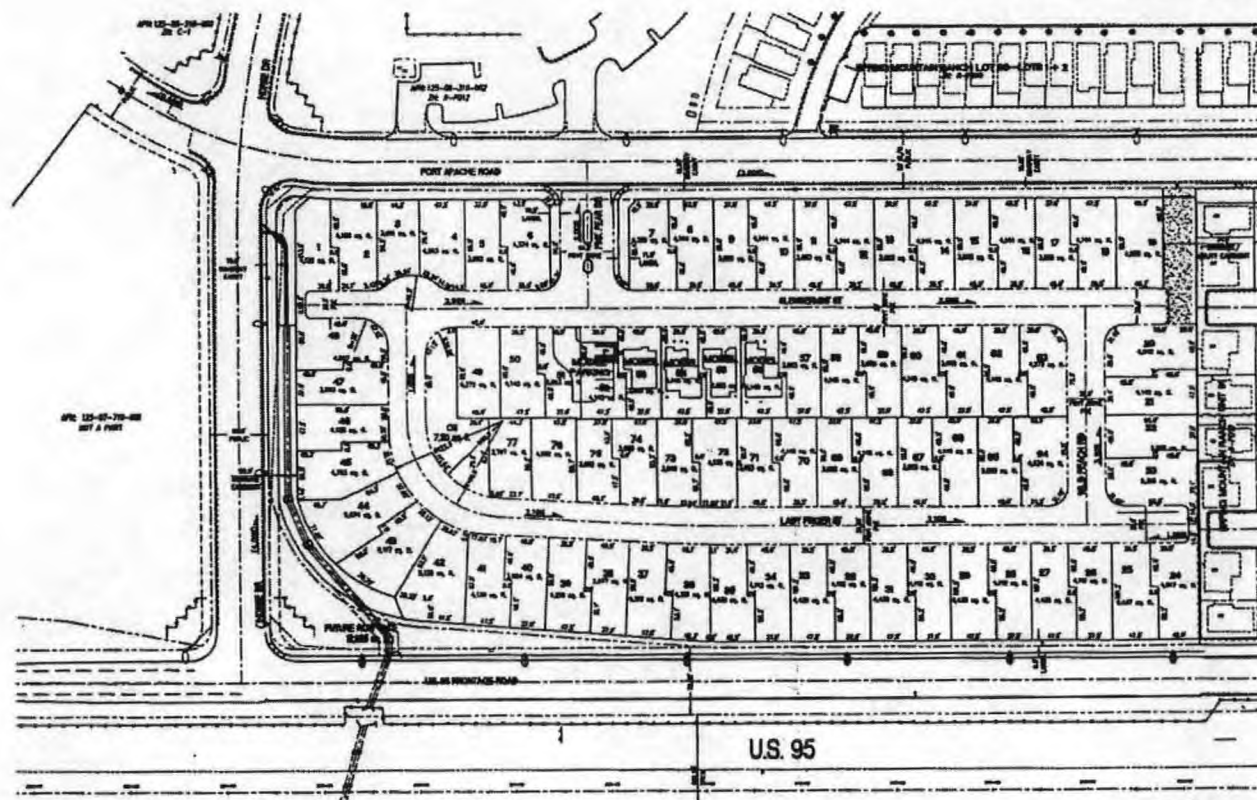


S-I-G SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
1114 S. MAPLE STREET #214, LAS VEGAS, NV 89101
TEL (702) 255-3200 FAX (702) 255-3205



NOTE

- * ALL SUB-SITE REMAINS SHOWN ARE OLD STONE CHAMBERLAIN.
- * ALL PUBLIC STORMWATER CHAMBERLAIN TO BE PROPERLY MAINTAINED.
- * THERE ARE NO CHANGING PHYSICAL FEATURES OR STRUCTURES ON THIS SITE.
- * THERE ARE NO PROPOSED RECONSTRUCTIONS OR ADDITIONS FOR PARKS, TRAILS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.
- * THIS IS A RECREATION PLANNED DEVELOPMENT.
- * THERE ARE NO CHANGING OR PROPOSED STORM CHANNELS.
- * ALL INTERSECTION DATA ON QUINN ROAD ARE AS UNLESS NOTED ON THIS PLAN.
- * THE PROPOSED SITE SHALL NOT HAVE EXISTING RETAINING WALLS.



U.S. 95

[illegible]

BENCHMARK

OFFICE OF THE ATTORNEY GENERAL
STATE OF NEW YORK
ALBANY, NEW YORK 12242-1500
PHONE: 518-474-2000 FAX: 518-474-2001

BASIS OF BEARING

THE DESIGN OF MATERIALS FOR THE PROJECT IS OUR SPECIALTY. AS
EVIDENCED BY THE SPECIAL COMMUNITY GROUPS OF "MATERIALS"
AND "DESIGN" IN RESEARCH BY CLARK COUNTY, NC.

VESSEL DESCRIPTION

A PORTION OF THE S/4 SEC 1/4 SEC 1/4 SECTION 7, AND A PORTION OF THE S/4 SEC 1/4, S/4 SEC 1/4 SECTION 8 TOWNSHIP 10N, RANGE 10W, CITY OF LAKESIDE, COLORADO.

DA PROHION

NOTICE

CONTAINING

CONTINUED FROM PAGE 11

DATE: 8/8/05
DRAFTER: DCL
DESIGNER: DCL
CHECKED: DCL
PROJECT NO.
DRH0405

SP-1
SHEET 1 OF 1

RQR-17664
12-06-06 CC

RECEIVED LEGAL DESCRIPTION

SEP 21 2005

OCT 20 2006

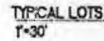
- 1) Longitudinal slope of walks not to exceed 3% maximum.
- 2) Steps to be located at points shown. Field adjust for exact number of steps required with final site grades.
- 3) All steps to be 5'0" apart as indicated on plan.
- 4) Orient step face as indicated on plan.
- 5) Concrete for walks to be as specified by Geotech Engineer.



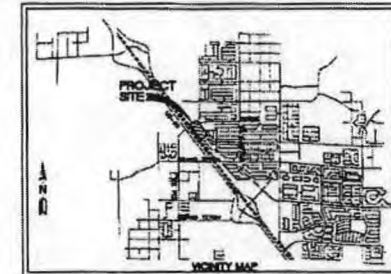
SPRING MOUNTAIN TWILIGHT
DR Horton, Inc.
MODELS

OCT 20 2006

A PORTION OF THE NE 1/4 OF 1/4 SECTION 7, AND A PORTION OF THE
SW 1/4, SW 1/4 SECTION 8 T10N, R10W, CITY OF LAS VEGAS, NEVADA



- * ALL DRIVE PRIVATE DRIVES ARE TO BE SEVER SEPARATELY.
- * PAVEMENT, A PUBLIC BARRAGE EASEMENTS TO BE PROPERLY MAINTAINED.
- THERE ARE NO EXISTING PLANNED OR STRUCTURES ON THIS SITE.
- THERE ARE NO PROPOSED OBSERVATIONS OR OBSERVATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC SITES.
- THIS IS A RESIDENTIAL PLANNED DEVELOPMENT.
- THERE ARE NO EXISTING OR PROPOSED STORM DRAIN.
- NO INTERSECTION BACK OF CURB RAIN ARE TO BE UNLESS NOTED.
- PLAN
- THE PROPOSED SITE SHALL HAVE EXISTING RETAINING WALLS 5' IN HEIGHT FROM THE ADJACENT EXISTING SLOPING TOPOGRAPHY.



S-I-G SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
51140 & AVENUE STREET #214, LAS VEGAS, NV 89118
PHONE (702) 284-3300 FAX (702) 284-3308

[illegible]

LAS VEGAS, NEVADA	
-------------------	--

DR HORTON
SPRING MOUNTAIN TWILIGHT
SITE PLAN

DATE:	8/8/05
DRAFTER:	DCL
DESIGNER:	DCL
CHECKER:	DCL
PROJECT NO.	DRH0405

SP-1
SHEET 1 OF 1

DEVELOPER

CURRENT ZONING: SP-4
 PROPOSED ZONING: R-PDS
 OPEN SPACE REQUIRED:
 77 UNITS/12.36 ACRES = 6.13 U/A
 6.13 U/A x 1.65 = 10.12
 15.50 ACRES x 10.12 = 1.57 ACRES

WATER AREA	7,110 SF	0.16 AC
LANDSCAPE/UTILITY EASEMENTS (NOT-AT-RISK) (20%)	10,110 SF	0.23 AC
	20,220 SF	0.45 AC
WATERWAY	10,270 SF	0.23 AC
PERMANENT LANDSCAPE	10,220 SF	0.23 AC
TOTAL	30,490 SF	0.70 AC

FRONT	10"
WHEEL FEATURES	8"
REAR	15"
TRAIL	3"
CONSOLE	10"

NO. OF WETS = 77
 PAPERED FRAMES = 3 SPACES/ST
 SQUARE FRAMES = 134 SPACES =

²² Includes PAPERED INSULATION SAVED BY SOURCE AND/OR SPECIAL FRAMING

WEEK SERVICE:	L.V.V.W.D.
SEMI SERVICE:	CITY OF LAS VEGAS
POWER:	NEWDA POWER
AUTOM. GAS:	SOUTHWEST ONE
TELEPHONE:	SPRINT CENTRAL
DISPOSAL:	REPUBLIC SERVICES OF NEWDA

MONTHLY BULK ALUM = 77 × 15,000 CWT
 YEAR BULK ALUM = 3,30 × 15,000 = 49,500 CWT

STY OF LAS VEGAS MONITORING SYSTEMS
 1000 W. MONTE CARLO BLVD. SUITE 100
 LAS VEGAS, NV 89102
 (702) 735-1111

THE SALES OF SEASONS FOR THIS PROJECT IS ONE MONTH, AS
DEFINED BY THE NEWARK COMMUNITY SYSTEM OF 1983 (ENCL
EAST 204C, (204C) AS DETERMINED BY CLACK COUNTY THE
COUNCIL, MONTHS JAN, FEB, AND MAR.

A PORTION OF THE SE 1/4 OF 1/4 SECTION 7, AND A PORTION OF THE NW 1/4, SW 1/4 SECTION 8 T10N, R10E, N10W, CITY OF LAS VEGAS, NEVADA

RQR-17664
12-06-06 CC

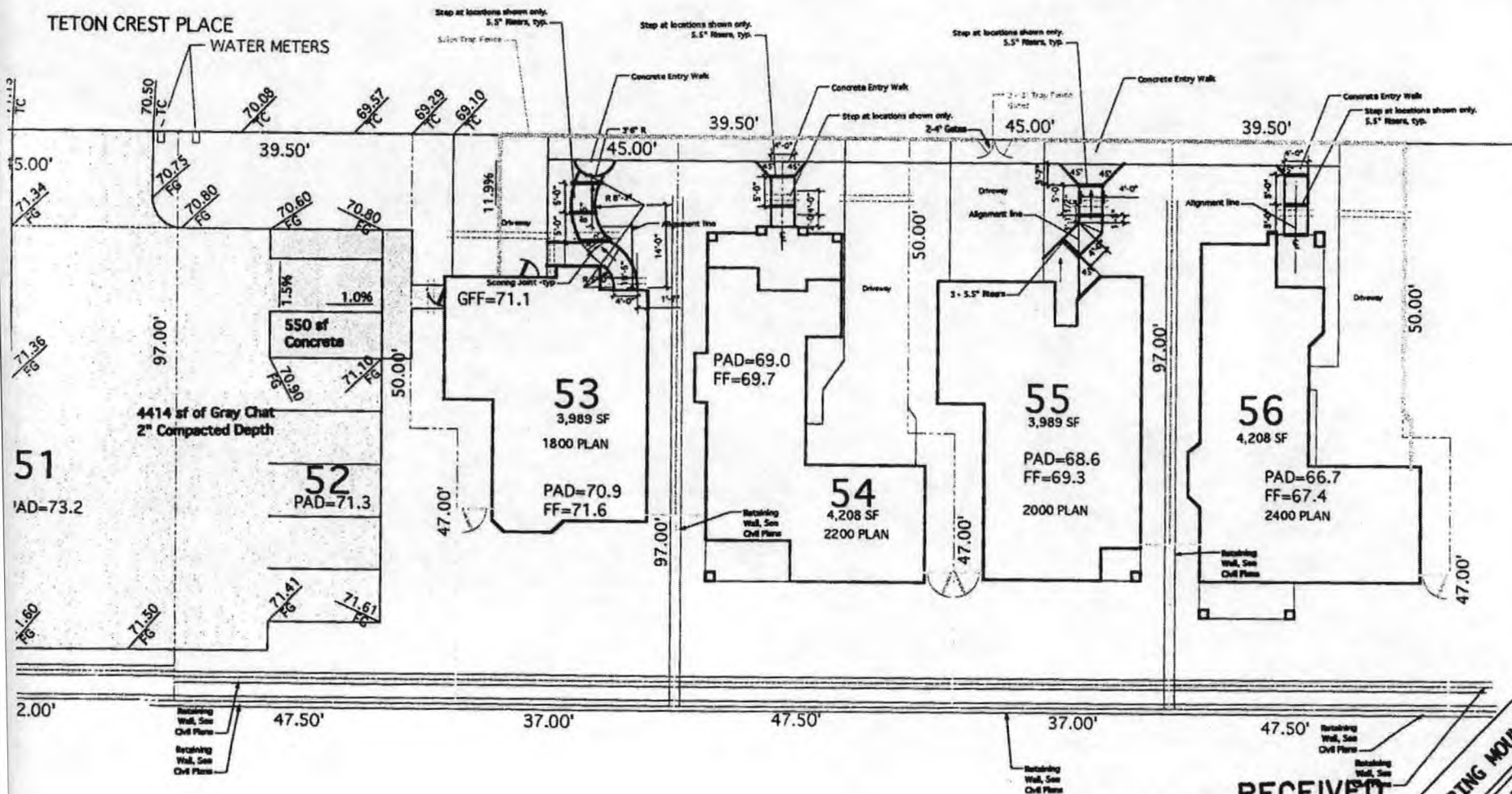
RECEIVED

SEP 21 2005

OCT 20 2006

NOTE:

- 1) Longitudinal slope of walks not to exceed 3% maximum.
- 2) Steps to be located at points shown. Field adjust for exact number of steps required with final site grades.
- 3) All steps to be 5'0" apart as indicated on plan.
- 4) Orient step face as indicated on plan.
- 5) Concrete for walks to be as specified by Geotech Engineer.



RECEIVED
WALK LAYOUT PLAN

SEP 21 2005

RQR-17664
12-06-06 CC

SPRING MOUNTAIN TWILIGHT
DR Horton, Inc.
MODELS
M-1

OCT 20 2006

1/8"=1'-0"
7/5/05
1400/04 ARCHITECTURE
BIBB/04/01 DESIGN
PAP, PL, EXHIBIT
1/11/05, 2/11/05, 3/11/05, 4/11/05, 5/11/05, 6/11/05, 7/11/05, 8/11/05, 9/11/05, 10/11/05, 11/11/05, 12/11/05
TELLERSON GROUP
1/11/05, 2/11/05, 3/11/05, 4/11/05, 5/11/05, 6/11/05, 7/11/05, 8/11/05, 9/11/05, 10/11/05, 11/11/05, 12/11/05



059279

January 5, 2006

Mr. Tommy Uribe
D.R. Horton
6845 Escondido Street, Suite #105
Las Vegas, Nevada 89119

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: SUP-9447 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 7, 2005
RELATED TO VAR-9728

Dear Mr. Uribe:

The City Council at a regular meeting held December 7, 2005 APPROVED the request for a Special Use Permit FOR A TEMPORARY REAL ESTATE SALES OFFICE WITH AN UNPAVED PARKING LOT adjacent to the southwest corner of Horse Drive and Fort Apache Road (APN 125-08-327-050 thru 055), R-PD6 (Residential Planned Development - 6 Units per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 8, 2005. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in one (1) year.
2. Conformance to all Minimum Requirements under Title 19.04.050 for a Temporary Real Estate Sales Office use.
3. Approval of and conformance to the Conditions of Approval for Variance (VAR-9728).
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
5. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

RQR-17664
12-06-06 CC

RECEIVED
OCT 20 2006

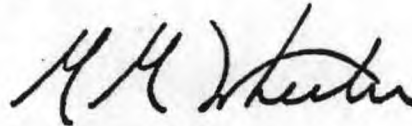
Mr. Tommy Uribe
SUP-9447 - Page Two
January 5, 2006

7. 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 construction drawings or any permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
8. Site development to comply with all applicable conditions of approval for ZON-4640 and all other applicable site-related actions.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

RQR-17664
12-06-06 CC

OCT 20 2006

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 6, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-16919 - PUBLIC HEARING - APPLICANT /OWNER: CHARLESTON & JONES LLC - Request for a Site Development Plan Review and a Waiver of the Perimeter Landscape Buffering Requirement FOR THE CONVERSION OF A 192-UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 7.41 acres at 5905 West Charleston Boulevard (APN 163-01-102-038), R-E (Residence Estates) and C-2 (General Commercial) under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 1 (Tarkanian). NOTE: No Waiver is necessary. 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 LOIS TARKANIAN to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

BARRY BENDER, Orion Engineering, 7391 Perry Falcon, appeared on behalf of the applicant and agreed with conditions.

CITY COUNCIL MEETING OF: DECEMBER 6, 2006

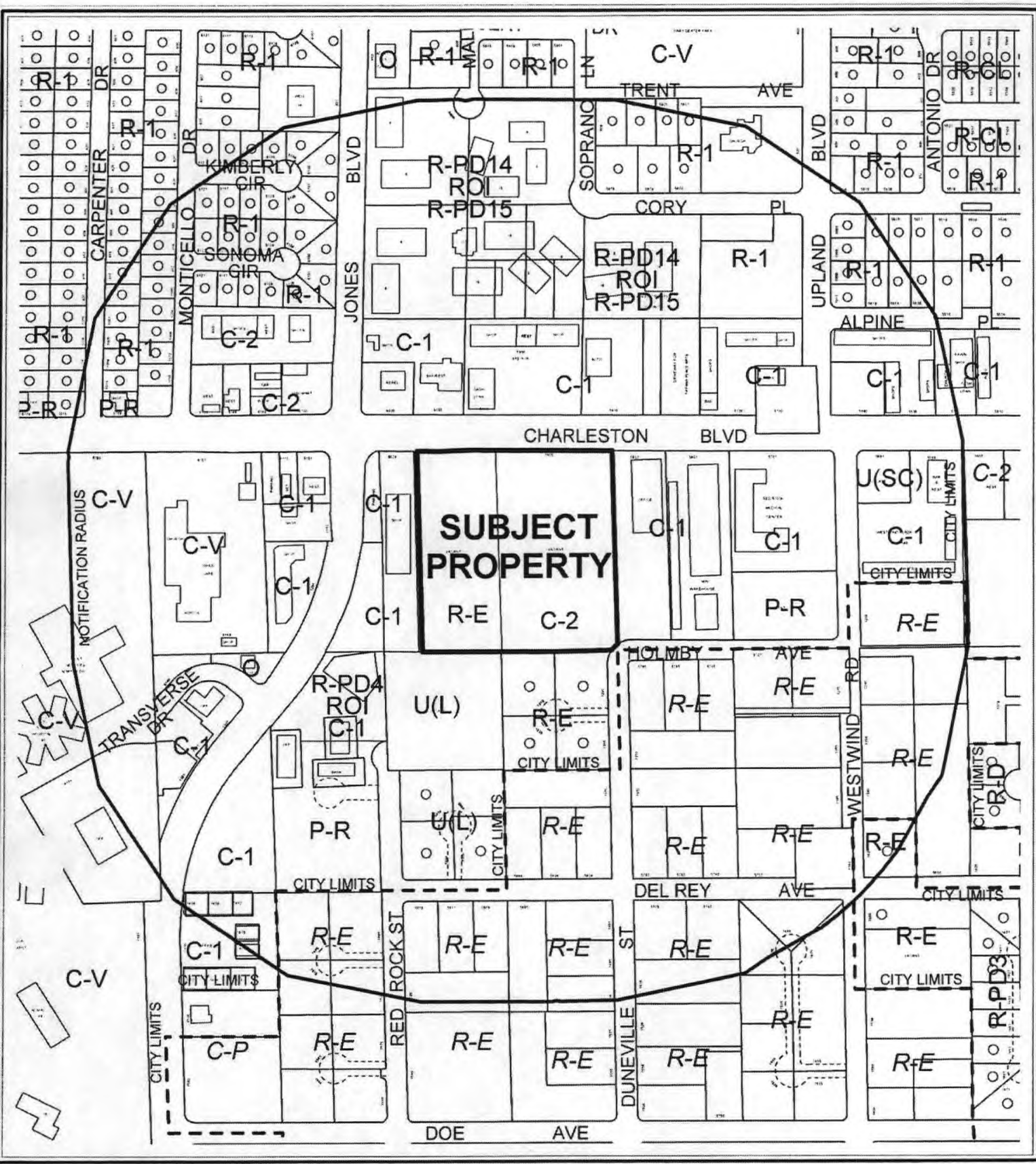
TOM McGOWAN, Las Vegas resident, asked how the development contributes to the inventory of affordable housing. MR. BENDER replied the apartments are being converted to condominiums and is a for sale and not for rent project. This would improve the overall image of the area.

TED RUSSELL, Las Vegas resident, appeared in support and stated that affordable housing is needed.

COUNCILWOMAN TARKANIAN indicated this is a unique situation; apartment inventory is being lost, but gaining condominium inventory will help with affordable housing. She pointed out that the project will not change, as the site has been approved some time ago. MR. BENDER added that the only change made has been the addition of larger trees on the perimeter to further alleviate the fears of the surrounding owners. COUNCILWOMAN TARKANIAN stressed the need for a substantial amount of landscaping.

MAYOR GOODMAN declared the Public Hearing closed.





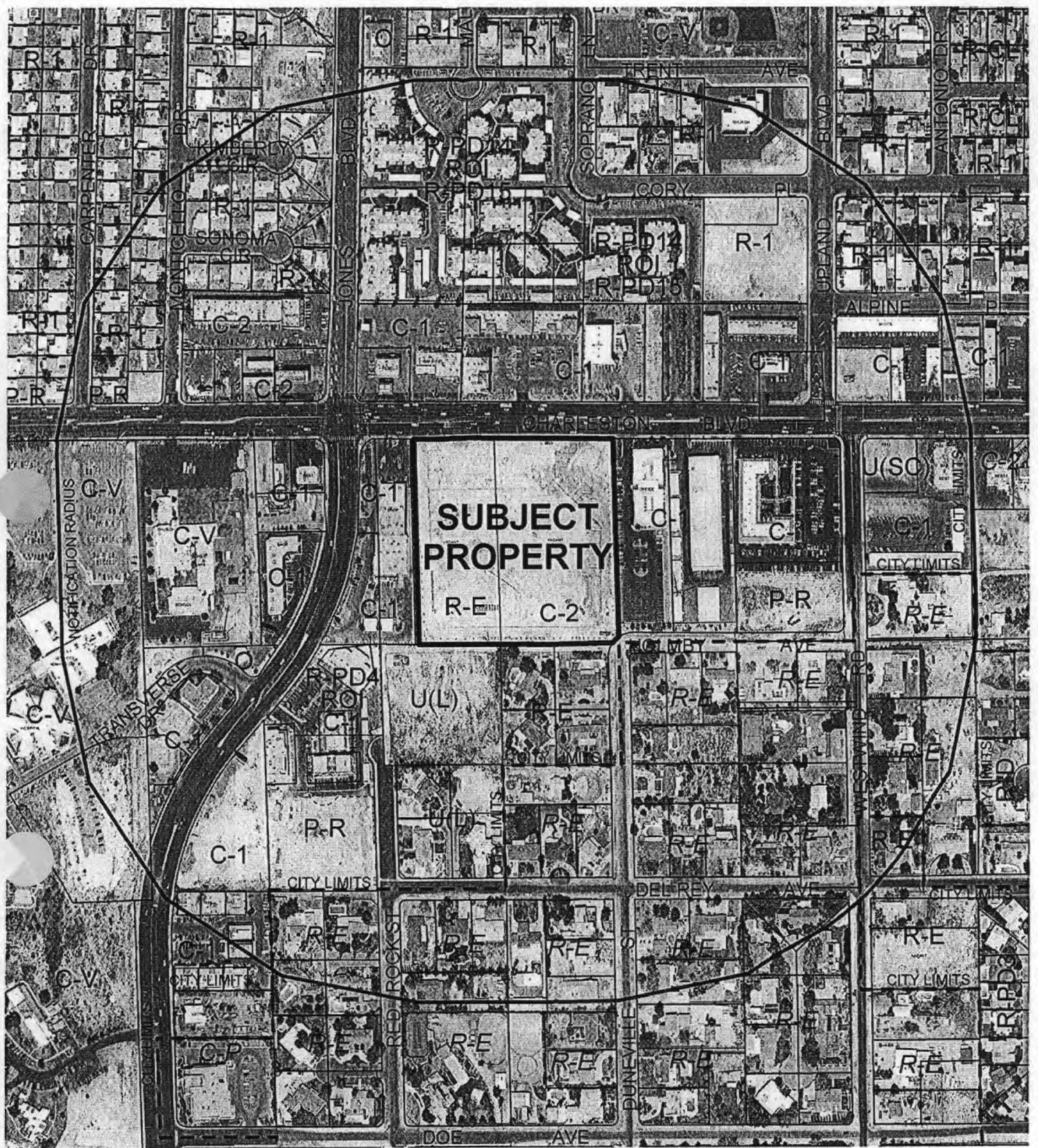
CASE: **SDR-16919**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL) AND C-2 (GENERAL COMMERCIAL) UNDER RESOLUTION OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL)





CASE: SDR-16919

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL) AND C-2 (GENERAL COMMERCIAL) UNDER RESOLUTION OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL)



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-16919 - APPLICANT/OWNER: CHARLESTON & JONES, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions of Z-0037-02, Z-0037-02(1) and VAR-0041-02 approved by City Council 09/02/02 except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/18/06, except as amended by conditions herein. NOTE: reduced copies are date stamped 09/19/06.
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. Air conditioning units shall not be mounted on rooftops.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

8. 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.
9. 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.
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.
12. This approval shall be void two years from the date of final approval, unless a Final Map has been submitted and approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
13. Each dwelling unit shall be served by gas and/or electric services completely within the lot lines or ownership space of each separate unit. Easements for gas and/or electric lines shall be provided in the common ownership area where lateral service connections shall take place. Each dwelling unit shall be separately metered for gas and/or electricity. A plan for equitable sharing of communal water metering, where required, shall be included in the covenants, conditions and restrictions.
14. All new on-site and off-site minor utilities except switch boxes, transformer boxes and cap banks across property frontage shall be underground.
15. 36" box trees planted 30 feet on center, set to provide maximum viewing protection to surrounding properties.

Public Works

16. 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.
17. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Submit copies of the receipts to the Collection Systems Planning Section of the Department of Public Works with Final Map mylar submittal.

18. Gated driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
19. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
20. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works, 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.
21. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
22. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review and a Waiver of the perimeter landscape buffer requirements for the conversion of an approved 192-unit apartment complex to a condominium development on 7.39 acres at 5905 West Charleston Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/19/72	A portion of the subject site was Annexed (A-0001-71) into the City of Las Vegas.
02/07/96	The City Council approved a Rezoning (Z-0104-95) to C-1 (Limited Commercial) on a portion of this site. The Planning Commission recommended approval.
09/04/02	The City Council approved a General Plan Amendment (GPA-0014-02) to M (Medium Density Residential), a Rezoning (Z-0037-02) to C-2 (General Commercial), a Variance (V-0041-02) to allow the proposed apartment buildings to be three stories and 38 feet tall where two stories and 35 feet are the maximum height allowed, and Site Development Plan Review [Z-0037-02(1)] for a 192-unit three-story, apartment complex on this site. The Planning Commission and staff recommended approval on August 8, 2002.
10/06/04	The City Council approved an Extension of Time (EOT-5144) of Rezoning Z-0037-02; an Extension of Time (EOT-5146) of Site Development Plan Review Z-0037-02(1); and an Extension of Time (EOT-5147) of Variance (V-0041-02).
11/02/06	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #49/r1).
<i>Building Permits</i>	
11/08/05	Building permits issued under Plan Check number C-0223-04 for on-site improvements and recreation building for Desert Shadows Apartments.
02/06/06	Building permits issued under Plan Check number C-0223-04 for eight apartment buildings and three 8-Bay garage buildings for Desert Shadows Apartments.
03/10/06	Building permits issued under Plan Check number C-0223-04 for an 8-Bay garage building for Desert Shadows Apartments.

Pre-Application Meeting	
09/05/06	A pre-application meeting was held at which the applicant was instructed that a Site Development Plan Review would be required for the proposed conversion, and that it would be heard by City Council. Further, a list of requirements was provided and the applicant was told that they should meet with Flood Control and conform to the previously approved site plan (Z-37-02(1)).
Neighborhood Meeting	
	A neighborhood meeting is not required for this application, nor was one held.

Details of Application Request				
Site Area				
Gross Acres	7.41			
Net Acres	7.39			
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning	
Subject Property	Vacant	M (Medium Density Residential)	C-2 (General Commercial) and R-E (Residential Estates) Under Resolution of Intent for R-3 (Medium Density Residential)	
North	Service Commercial	SC (Service Commercial)	C-1 (Limited Commercial)	
South	Single Family, Vacant	DR (Desert Rural Density Residential), SC (Service Commercial)	R-E (Residential Estates) and U (Undeveloped) [L (Low Density Residential General Plan Designation)]	
East	Office	SC (Service Commercial)	C-1 (Limited Commercial)	
West	Service Commercial	SC (Service Commercial)	C-1 (Limited Commercial)	
Special Districts/Zones		Yes	No	Compliance
Special Area Plan			X	Y
Special Districts/Zones		Yes	No	Compliance
Special Purpose and Overlay Districts		X		Y
A-O Airport Overlay District – 200 Feet		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	6,500 SF	322,812 SF	Y
Min. Lot Width	NA	538 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	20 Feet 5 Feet 5 Feet 20 Feet	20 Feet 5 Feet 5 Feet 20 Feet	Y Y Y Y
Min. Distance Between Buildings	10 Feet	25 Feet	Y
Max. Building Height	3 Stories/38 Feet per V-0041-02	3 Stories/38 Feet	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-3	25du/acre 192 units on the subject site	192	R-3	25du/acre 192 units on the subject site	M	25.89 197 units on the subject site

<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	Tree/ 6 Spaces	15 Trees	36 Trees	Y
Buffer:				
Min. Trees				
• North	1 Tree/20 Linear Feet	28 Trees	16 Trees	Y
• South	1 Tree/20 Linear Feet	26 Trees	13 Trees	Y
• East	1 Tree/20 Linear Feet	28 Trees	10 Trees	N
• West	1 Tree/20 Linear Feet	28 Trees	10 Trees	N
Total Buffer		110 Trees	49 Trees	61 Trees Deficient
TOTAL		125 Trees	95 Trees	Y
Min. Zone Width	10 Feet along right-of-way 5 Feet along interior lot lines		10 Feet 5 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
1 Bedroom	84	1.25/Unit	105	7	322	7	Y
2 Bedroom	108	1.75/Unit	189				
Guest Spaces		1/6 Units	32				
TOTAL	192		326		329		Y

ANALYSIS

ZONING

The subject property is currently designated as M (Medium Density Residential) within the Southwest Sector Plan of the General Plan. The M (Medium Density Residential) designation includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre. The subject site is under a Resolution of Intent to R-3 (Medium Density Residential) zoning. The proposed site plan is in compliance with the requirements of this land-use designation and zoning district. The property is within the Airport Overlay District (200-foot Buffer) and is in full compliance with the appropriate regulations therein.

SITE PLAN

The submitted site plan is of an apartment complex, currently under construction, as approved with conditions by City Council as Z-0037-02(1) on 09/04/02, and is appropriate for this type of conversion. In addition, staff notes that the buildings that are being proposed are three stories in height, to a maximum of 38 feet. While this exceeds the maximum height of the R-3 (Medium Density Residential) Zone, an approved Variance (V-0041-02) allows this deviation on the subject site. Conditions of approval of Z-0037-02 further require the dedication of the radius corner of Holmby Avenue and Duneville Street at the southeast corner of the subject site. Full dedication of Holmby Avenue is not required by Public Works.

LANDSCAPE PLAN

The submitted landscape plan indicates that the development shall provide a minimum ten-foot wide landscape buffer along any public right-of-way; and a minimum six-foot wide landscape buffer along all interior property lines, except behind the garage structures. Conditions of the previously approved site plan (Z-0037-02(1)) require all landscape buffers shall contain a minimum of one 24-inch box tree spaced a maximum of 30 feet, consistent with the conditions of the approved site plan. In addition, a total of four, five-gallon shrubs shall be provided in addition to each tree. The submitted landscape plan indicates five-foot landscape buffers along the south, east and west property lines. In addition, the landscape plan depicts 24-inch box trees around the perimeter of the site with no regularity. Therefore, staff has included a condition requiring conformance to the approved site plan (Z-0037-02(1)).

ELEVATIONS

Staff finds the submitted elevations for the proposed condominium buildings are appropriate in that proper articulation and materials are depicted. The zoning code states that buildings that are zoned R-3 (Medium Density Residential); are allowed a maximum height of two stories or 35 feet, whichever is less. An approved Variance (V-0041-02) on the subject site, however, allows a height of 38 feet. Staff finds the elevations of the garage structures to be appropriate for this development.

FLOOR PLAN

Staff finds the submitted floor plans indicate different one-bedroom and two-bedroom plans that range in size from 792 square feet for a one-bedroom unit to 1,159 square feet for a two-bedroom unit.

FINDINGS

The following findings must be made for an SDR:

1. The proposed development is compatible with adjacent development and development in the area;
2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

In regard to "1":

Staff finds the proposed condominiums to be compatible with the adjacent commercial development to the north, east and west; and with the residential development to the south of this site.

In regard to "2":

Staff finds that the proposed development as amended by the recommended conditions will be consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards in that property circulation, buffering and landscaping will occur.

In regard to "3":

Staff finds that access to the site will be accomplished by one primary driveway from Charleston Boulevard, a 100-foot wide Primary Arterial roadway and; therefore, will not negatively impact adjacent roadways or neighborhood traffic.

In regard to "4":

Staff finds the proposed building materials are appropriate for the area and are consistent with other buildings within the City of Las Vegas. Staff finds the landscaping as amended by the recommended conditions to be appropriate for the area and will help provide an adequate buffer.

In regard to "5":

Staff finds the proposed architecture and landscaping as amended by the recommended conditions will create an orderly and aesthetically pleasing environment that is harmonious and compatible with development in the area.

In regard to "6":

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

PLANNING COMMISSION ACTION

There were two speakers in opposition. Conditions #1 and #20 were amended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 3

SENATE DISTRICT 8

NOTICES MAILED 162 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16919** APN: 163-01-102-Q38
Name of Property Owner: Charleston & Jones LLC
Name of Applicant: Charleston & Jones 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): _____

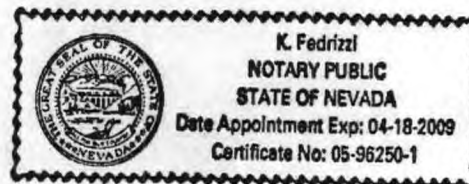
APN: _____

Signature of Property Owner: Richard H. Plaster

Print Name: Richard H. Plaster

Subscribed and sworn before me

This 7 day of September, 2006
[Signature]
Notary Public in and for said County and State



Site Information

ZONING - City of Las Vegas

R-3 High Density Residential

APN: 163-011-162-003, 004

AREA (Approximate, in sq ft)

Gross Area 751,663 sq ft

Net Area 743,389 sq ft

BUILDING AREA 61.7% 10.3%

Type I 7 30 37.5% 72 units

Type II 4 46 48 50.0% 96 units

Type III 1 74 74 11.3% 24 units

Total 8 84 108 100.0% 192 units

Density 192 units / 5.04 acres 23.89 du/acre

PARKING REQUIREMENTS (approx):

1 - Bedroom 1.25 * 84 103 spaces

2 - Bedroom 1.75 * 108 189 spaces

Guest 1.25 * 24 31 spaces

Total 323 spaces

Parking Provided 48 spaces

Covered 127 spaces

Open 89 spaces

Handicapped Keel 2 spaces

Handicapped Provided 7 spaces

SETBACKS

Front 10 ft

Side 5 ft

Corner and Set 20 ft

BUILDING HEIGHT

Allowed 5 stories - 55 ft

Provided 3 stories - 33 ft

LANDSCAPE AREA (approximate)

Minimum Req'd 15%

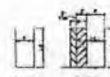
Provided 15%



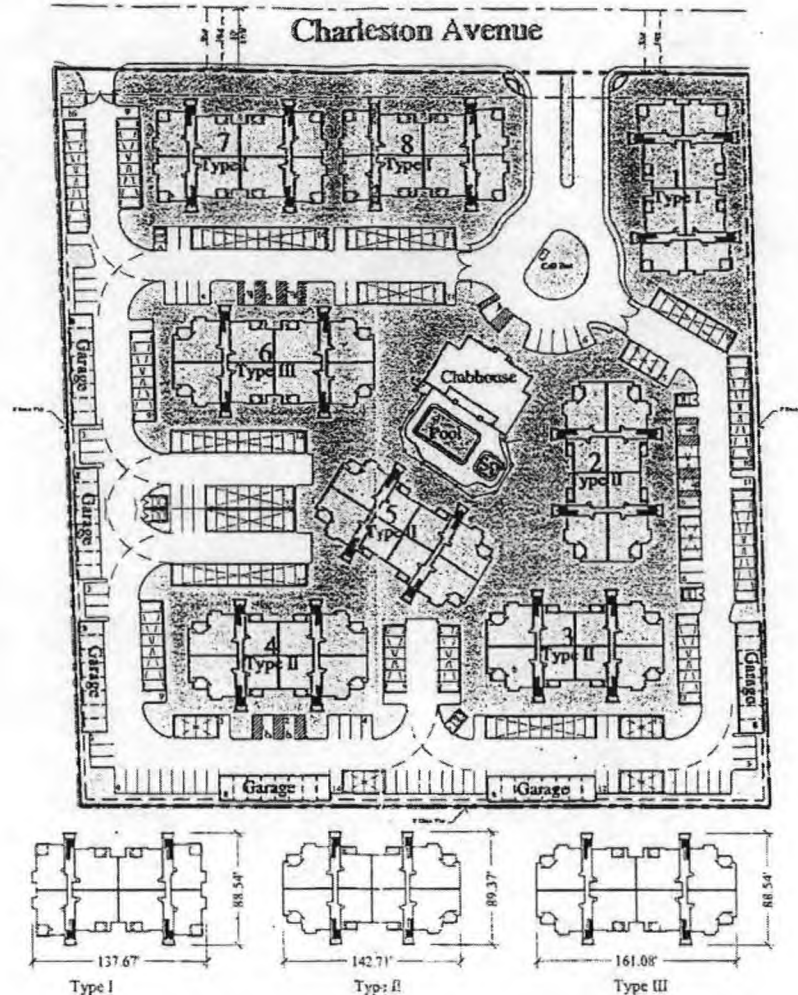
CMU Wall B-B



Fire Turning Radius



Typical Parking Spaces



Location Map



Vicinity Map

DATE	BY	REVISION
08/18/06	ORION	1.0
08/18/06	ORION	1.1
08/18/06	ORION	1.2
08/18/06	ORION	1.3
08/18/06	ORION	1.4
08/18/06	ORION	1.5
08/18/06	ORION	1.6
08/18/06	ORION	1.7
08/18/06	ORION	1.8
08/18/06	ORION	1.9
08/18/06	ORION	2.0

SITE PLAN
(CONDOMINIUM CONVERSION)
DESERT SHADOW CONDOMINIUMS
SIGNATURE HOMES

ORION ENGINEERING AND SURVEYING, INC.
7301 PRAIRIE FALCON ROAD, SUITE 150
LAS VEGAS, NEVADA 89128
(702) 759-3921 FAX (702) 739-3929

Orion

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SEP 18 2006

SDR-16919
11/02/06 PC

Site Information

ZONING - City of Las Vegas

R-5 High Density Residential

APN: 161-01-102-003, 004

AREA (Approximate, to be verified)

Gross Area 351,661 sq ft 8.04 acres

Net Area 323,498 sq ft 7.43 acres

BUILDING AREA	43.7%	56.3%		
Type I	3	36	37.5%	72 units
Type II	4	48	50.0%	96 units
Type III	1	24	12.5%	24 units
Total	8	84	100.0%	192 units

Density 192 units / 8.04 acres 23.89 du/acre

PARKING REQUIREMENTS (approx.)

	Req'd
1 - Bedroom	1.25 * 84 105 spaces
2 - Bedroom	1.75 * 108 189 spaces
Guest	192 units/6 32 spaces
Total	326 spaces

Parking Provided	
Garage	48 spaces
Covered	192 spaces
Open	89 spaces
Total	329 spaces
Handicapped Req'd	7 spaces
Handicapped Provided	7 spaces

SETBACKS

Front	10 ft
Rear	20 ft
Corner and Side	5 ft

BUILDING HEIGHT

Allowed	5 stories - 55 ft
Provided	3-Stories - 35 ft

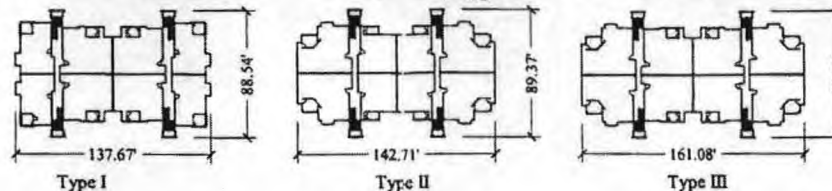
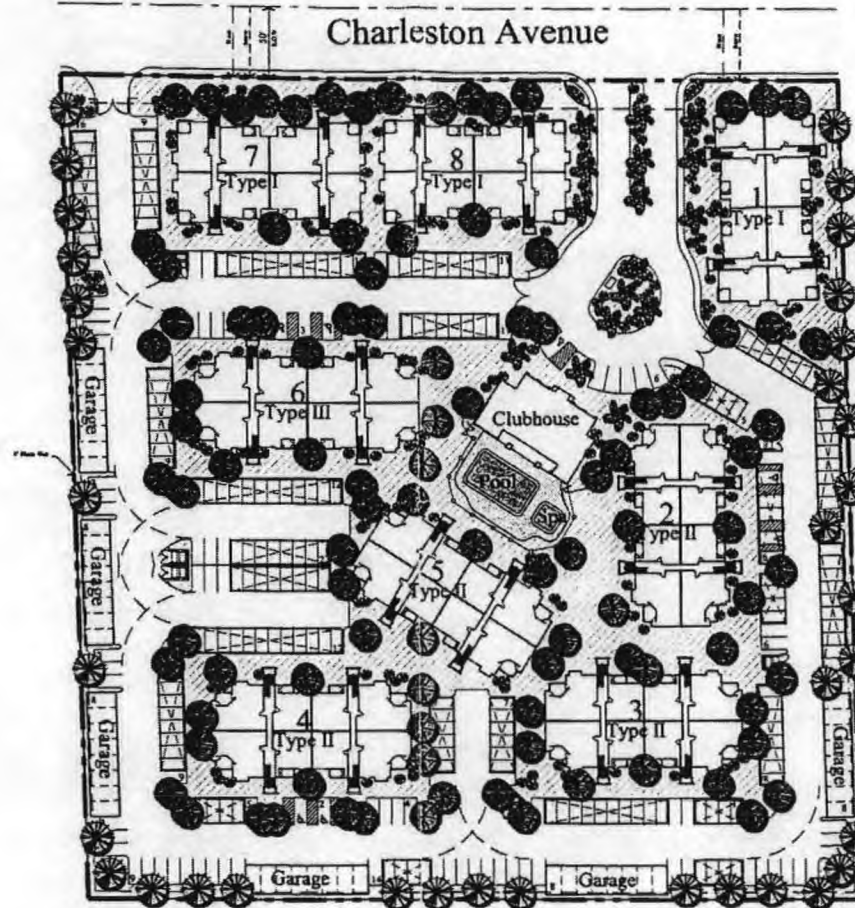
LANDSCAPE AREA (approximate)

Minimum Req'd	1.5%
Provided	1.5%



TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
1	110	1 1/2" Caliper Shrub & Surface	10' x 10'	MORRIS ADO	Prosopis juliflora
2	35	1 1/2" Caliper Shrub & Surface	10' x 10'	MORRIS ADO	Prosopis juliflora
3	14	Integer Yards	N/A	MEXICAN FAN PALM	Washingtonia robusta
4	200	N/A	N/A	Desert Shrubland Plant	Thurberia
5	N/A	N/A	N/A	Thurberia	Thurberia



Location Map



Vicinity Map

Charleston/Jones Multi-Family

Executive Development
Las Vegas, NV 702.877.6048

Charleston Boulevard East of Jones Boulevard, Las Vegas, NV

Conceptual Landscape Plan - Scheme A-1

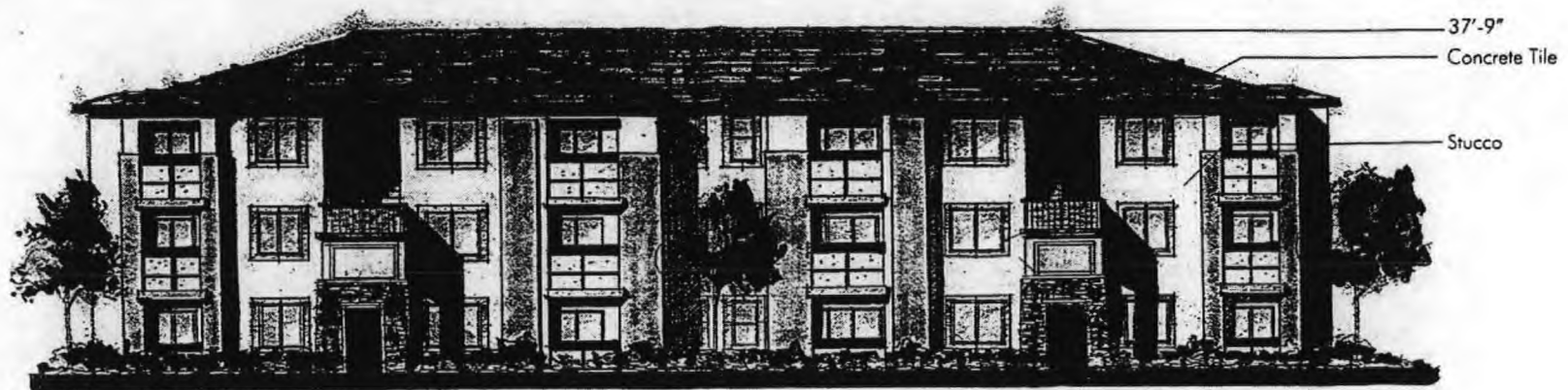
Date: May 7, 2002
Project Number: 102035

Scale: 1" = 40'

North

SEP 18 2006

Perlman
PERLMAN ARCHITECTS, INC.
2220 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.880.8800 702.882.3222 fax



Bldg - I 24-Plex Building

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



Bldg - II 24-Plex Building

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

CHARLESTON & JONES MULTIFAMILY

Las Vegas, Nevada
EXECUTIVE DEVELOPMENT

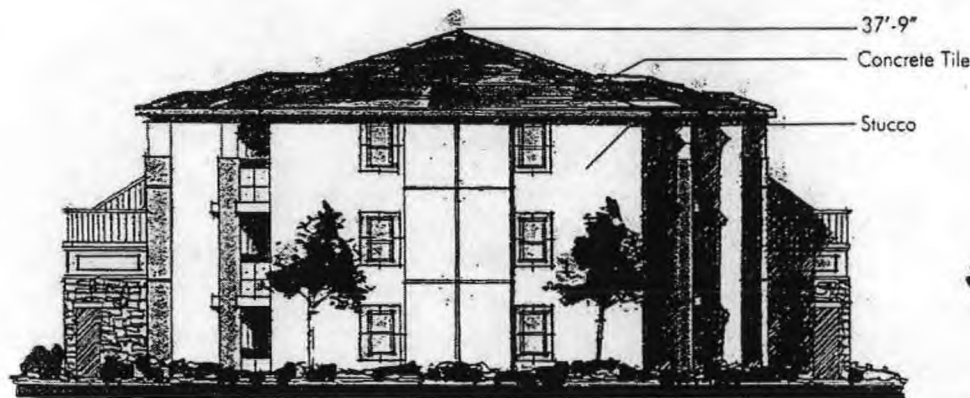


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www.perimanarchitects.com

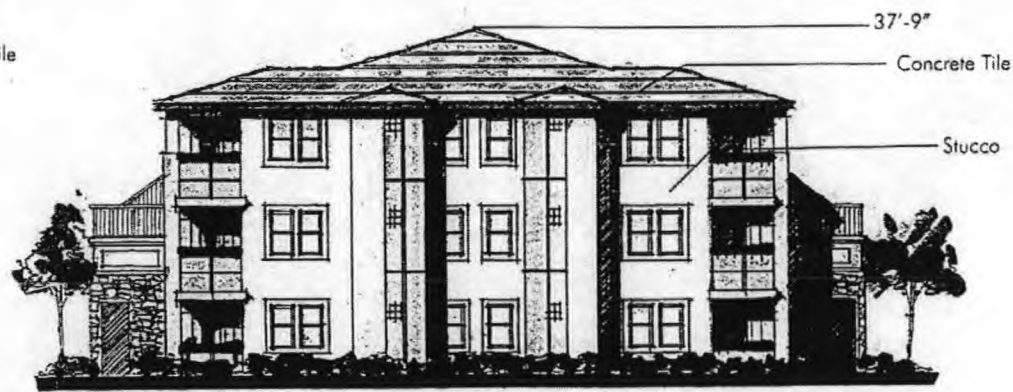
SDR-16919

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TYPICAL SIDE ELEV.



TYPICAL SIDE ELEV.



Bldg - III 24-Plex Building

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

CHARLESTON & JONES MULTIFAMILY

Los Vegas, Nevada

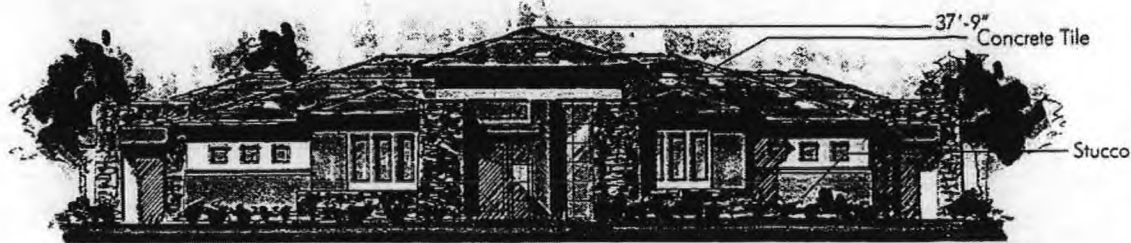
EXECUTIVE DEVELOPMENT



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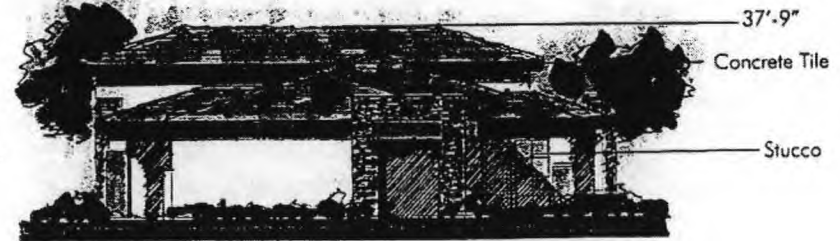
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SDR-16919
11/02/06 PC



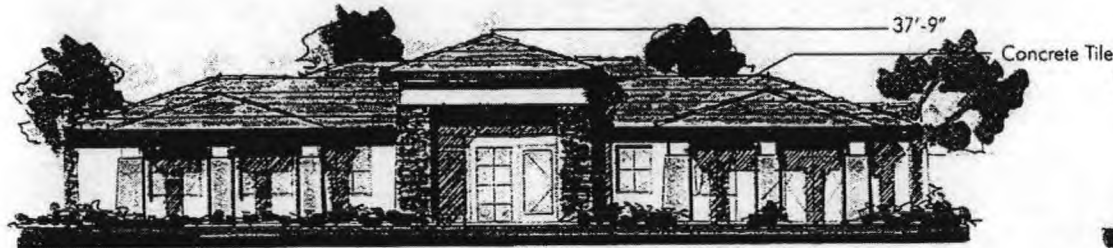
Recreation Building - Front

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



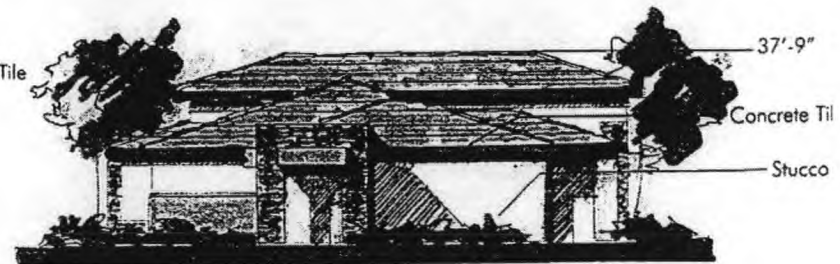
Recreation Building - Left

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



Recreation Building - Rear

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



Recreation Building - Right

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

CHARLESTON & JONES MULTIFAMILY

Los Vegas, Nevada
EXECUTIVE DEVELOPMENT

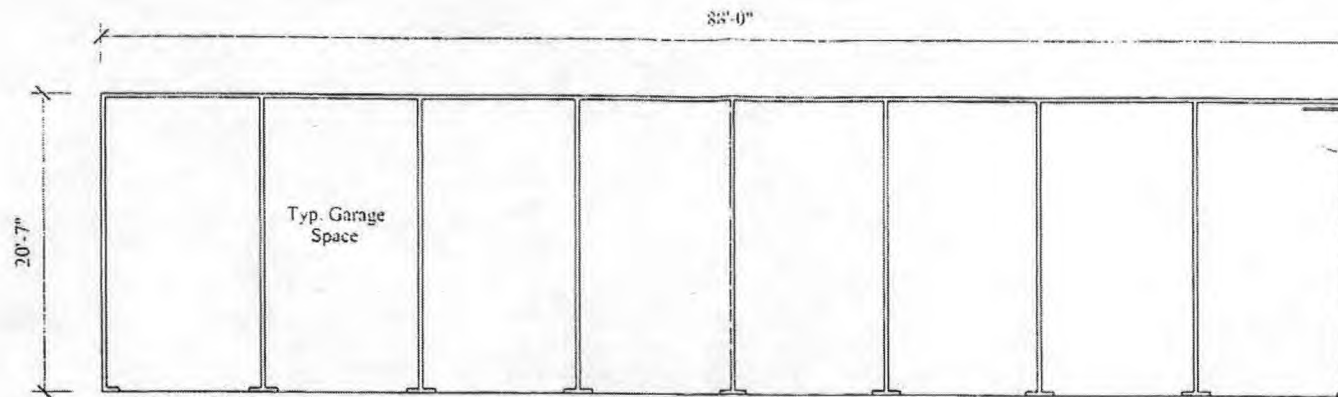


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SDR-16919

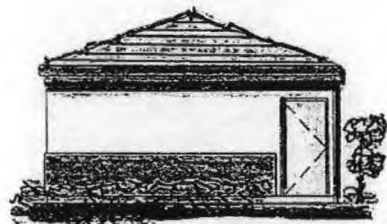
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Garage Floor Plan

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



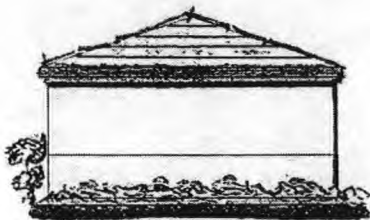
Garage Right Side Elev.

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



Garage Front Elev.

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



Garage Left Side Elev.

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



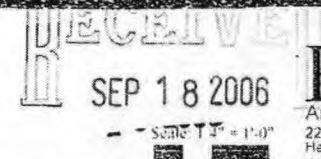
Garage Rear Elev.

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

Charleston & Jones Multi-Family

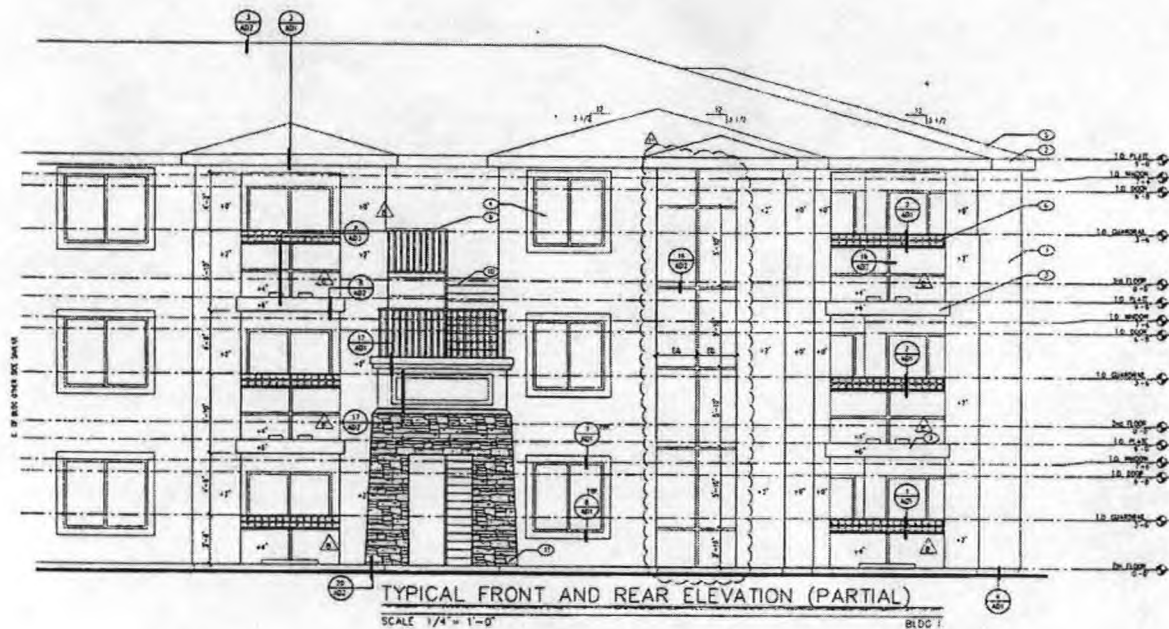
Charleston near Jones, Las Vegas, Nevada

Garage Plan and Elevations



Perlman
Architects, Inc.
2230 Corporate Circle, Suite 200
Henderson, Nevada 89014
702.990.9900 702.932.3222 fax

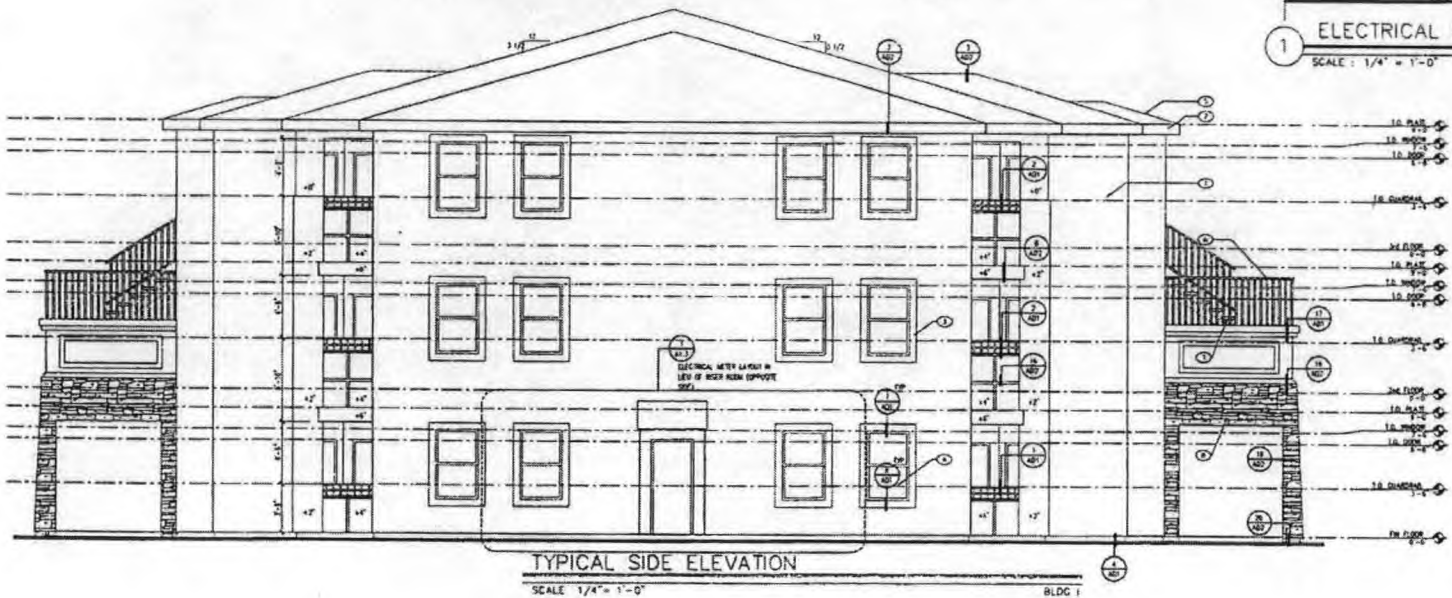
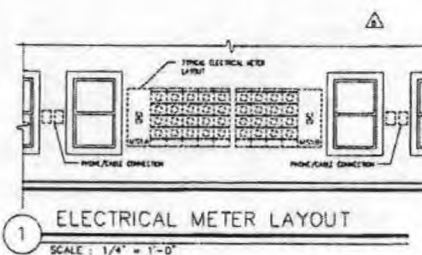
SDR-16919
11/02/06 PC



KEY NOTES

1. DESCRIPTION

1. 1/2" THICK GYPSUM PLASTER
2. FASION - SEE DETAIL
3. STAINLESS STEEL
4. BRASS - SEE PLAN
5. 1/2" THICK - SEE DETAIL
6. BRASS - SEE DETAIL
7. STAIN - SEE DETAIL
8. BRASS - SEE DETAIL
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10. 1/2" THICK - SEE DETAIL
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Desert Shadows Apartments
Perlman
P.A. Residential, L.L.C.
A Perlman Design Group Company
2220 Corporate Circle, Suite 750
Henderson, Nevada 89014
702.990.9910 702.990.0081 Fax

APPROVED FOR CONSTRUCTION
AUG 01 2005

Drawn By	By	Check By	Check By
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE

Project
DESERT SHADOWS APARTMENTS
Architect
CHARLESTON & JONES, LLC
Las Vegas, Nevada

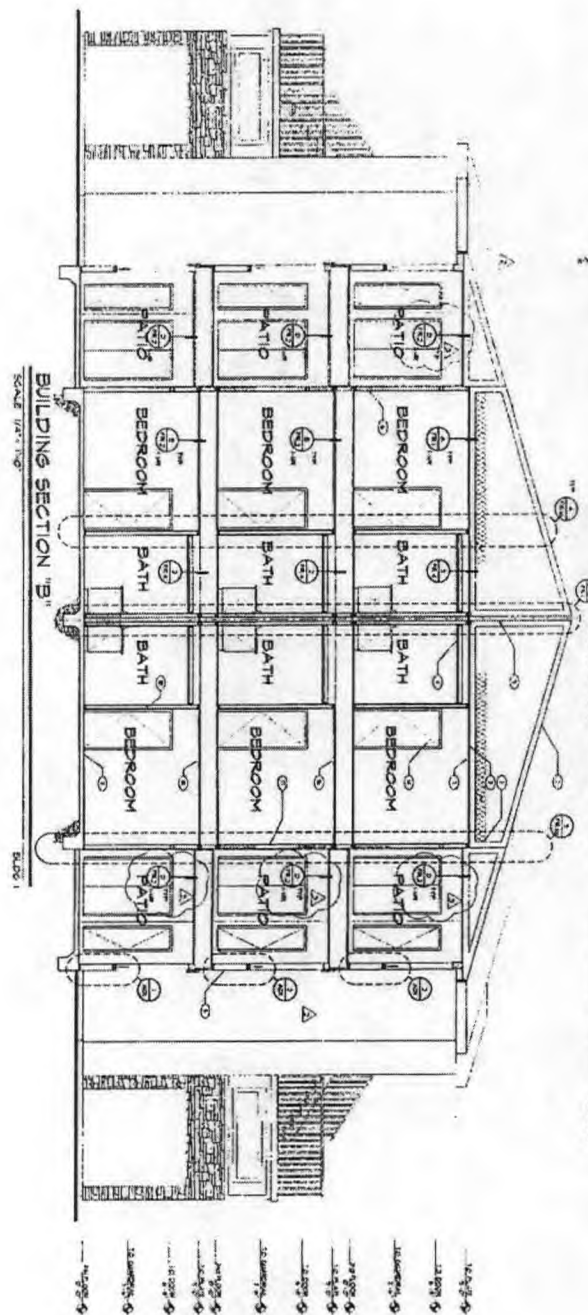
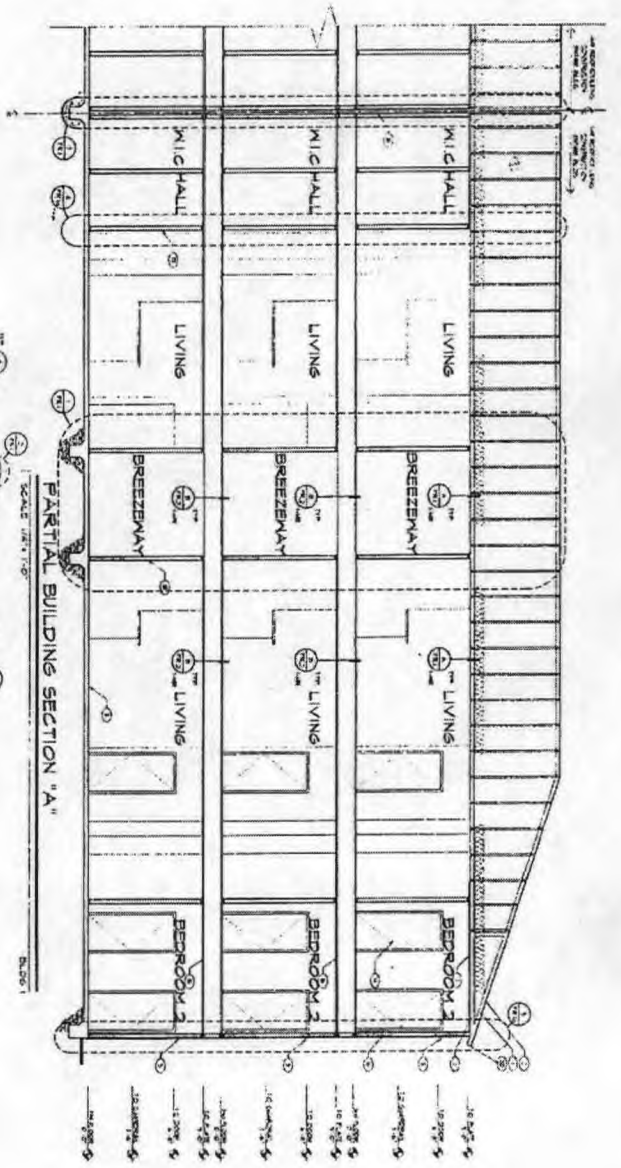
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KP/BC
Date
December 23, 2005
Project Number
905026
Sheet Number

A1.3

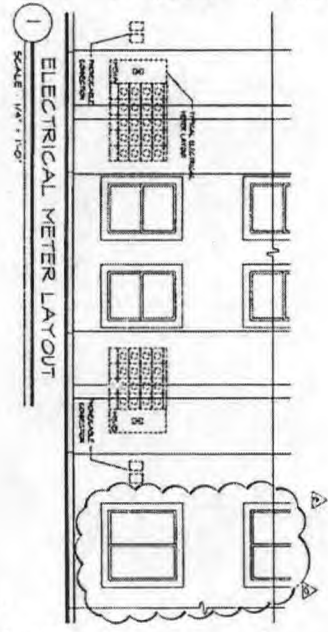
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SDR-16919
11/02/06 PC



KEY NOTES	
1	FOUNDATION
2	1ST FLOOR
3	2ND FLOOR
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TYPICAL FRONT AND REAR ELEVATION (PARTIAL)

SCALE 1/4" = 1'-0"

BLDG 2

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

KEY NOTES	
③	DEE-GRATION
1	SP. HADAL LUMINA PLANT
2	FROM THE RING
3	SEEDS FROM
4	ONE 1/2" SEED A DAY
5	INCLUDE NEW MATERIAL
6	STOCK IN THE PLANT GARDEN
7	MAKING THEM FOR THE SEED SET
8	1/2" SEEDS FROM



603.026
Dissent/Shadow Agreements
Perlman:

PA Residential, LLC
A National Design Group Company
2230 Corporate Circle, Suite 200
Hercules, Nevada 89034
702.990.5910 702.992.0201 fax

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Rev	Date	By	Description
1	10-12-04	PH	CITY OF LAS VEGAS BUILDING DEPARTMENT COMMENTS
2	03-24-06	PH	ARCHITECTURAL REVISIONS
3	5-23-06	SHC	PLAN CORRECTIONS
4	07-07-06	PH	FIELD AS-BUILT CORRECTIONS

DESERT SHADOWS APARTMENTS

CHARLESTON & JONES, LLC
LAS VEGAS, NEVADA

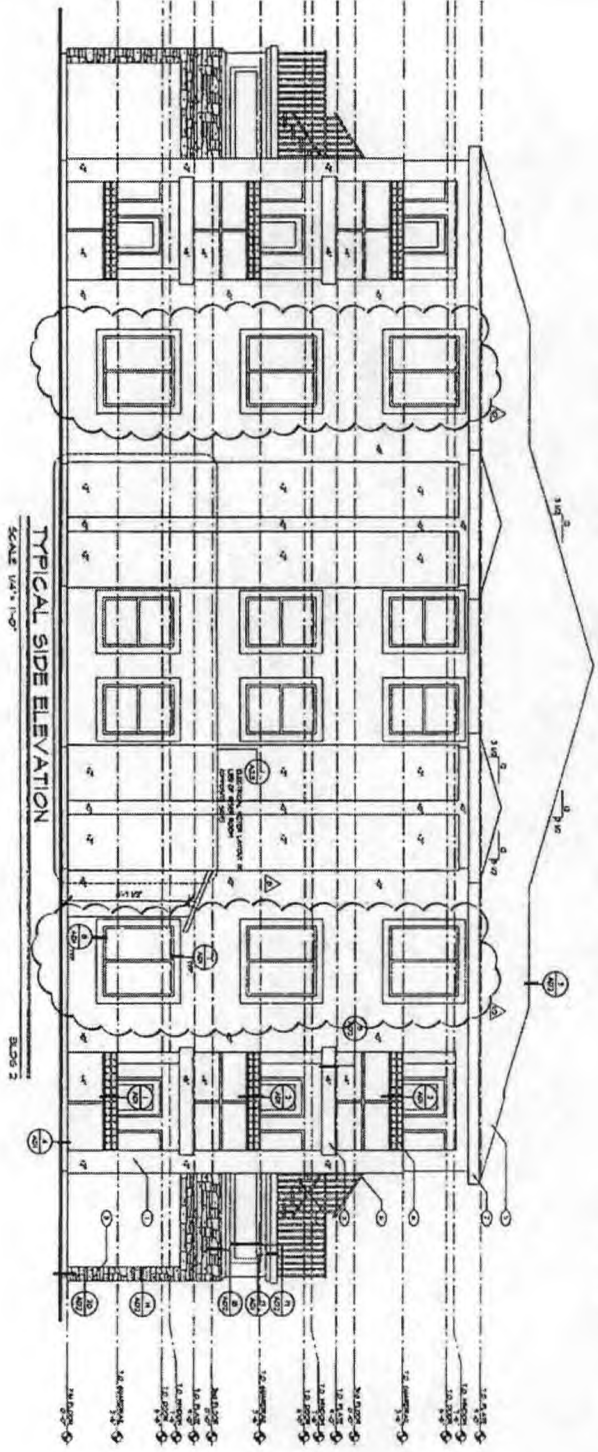
BUILDING II ELEVATIONS

Prepared By / Checked By
KP/BC

December 23, 2001

905026

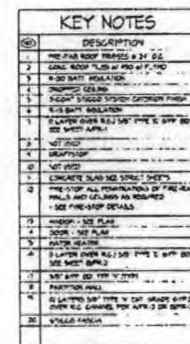
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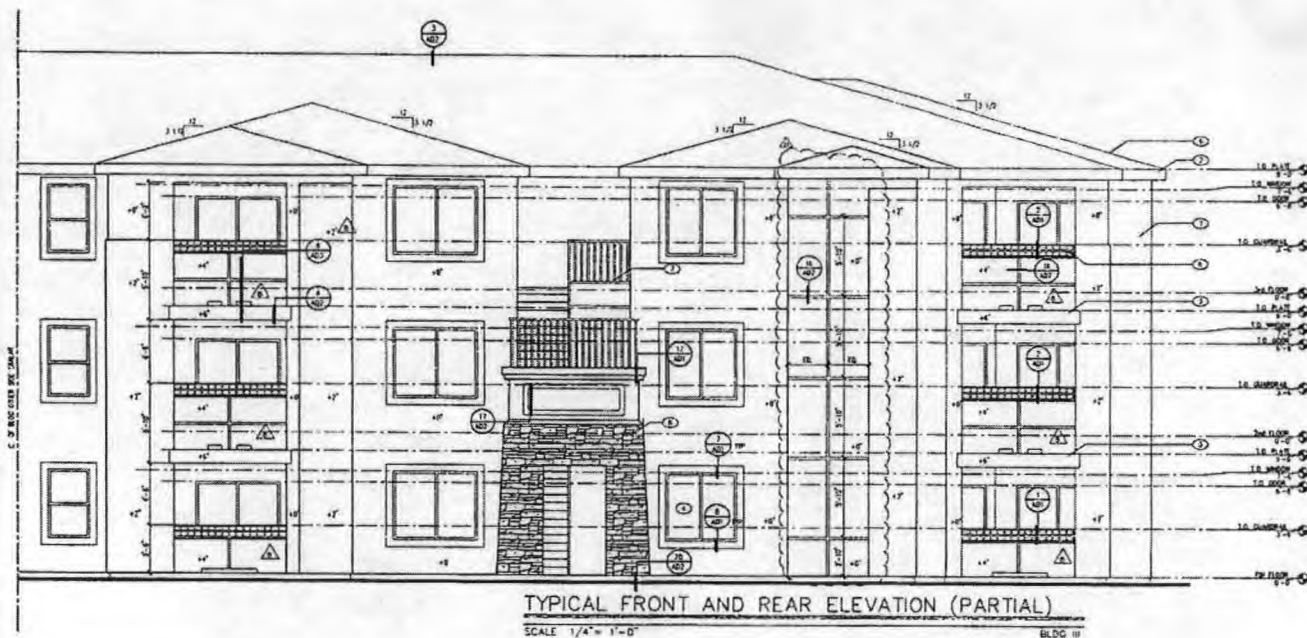
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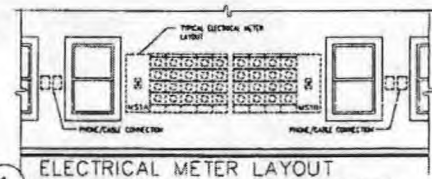


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SCALE 1/4" = 1'-0"

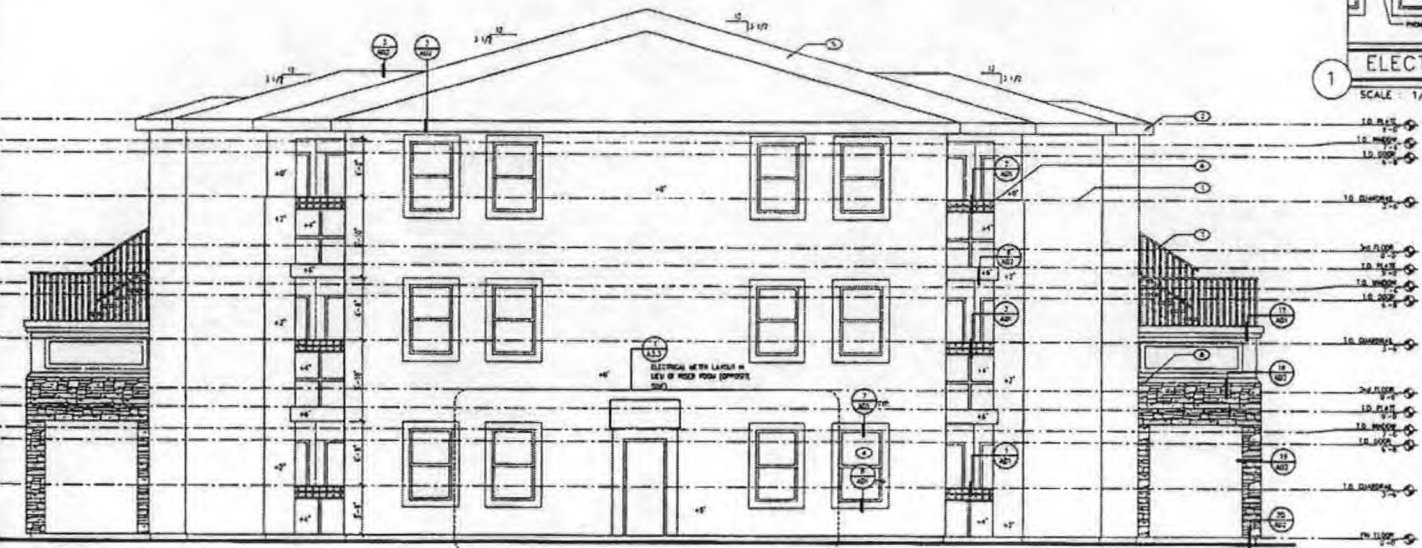
BLDG III

KEY NOTES	
②	DESCRIPTION
1	7/8" THICK EXTERIOR PLASTER
2	FACED - SEE DETAIL
3	STUCCO FINISH
4	BRICK - SEE PLAN
5	CONC. SEE - SEE FLOOR PLAN
6	BRICK - SEE DETAIL
7	STAIRS - SEE STAIR PLAN & DETAIL
8	WOODEN FLOORING SEE DETAIL
9	6" x 4" JOISTED CEILING



ELECTRICAL METER LAYOUT

SCALE 1/4" = 1'-0"



TYPICAL SIDE ELEVATION

SCALE 1/4" = 1'-0"

BLDG III

905026
Desert Shadows Apartments

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A Perlman Design Group Company
2730 Corporate Circle, Suite 290
Henderson, Nevada 89014
702.990.9910 / 702.992.0361 fax

APPROVED FOR THE CITY OF LAS VEGAS
PROJECT NO. 10-11-01
DATE 10-11-01
BY [Signature]
FOR THE CITY OF LAS VEGAS
PLANNING DEPARTMENT

By	W	W	W
Date	10-11-01	10-11-01	10-11-01
Rev	1	2	3

Project
Title
Desert Shadows Apartments
Building III Elevations
Drawn By / Checked By
KP/BC
Date
December 23, 2005
Project Number
905026
Sheet Number

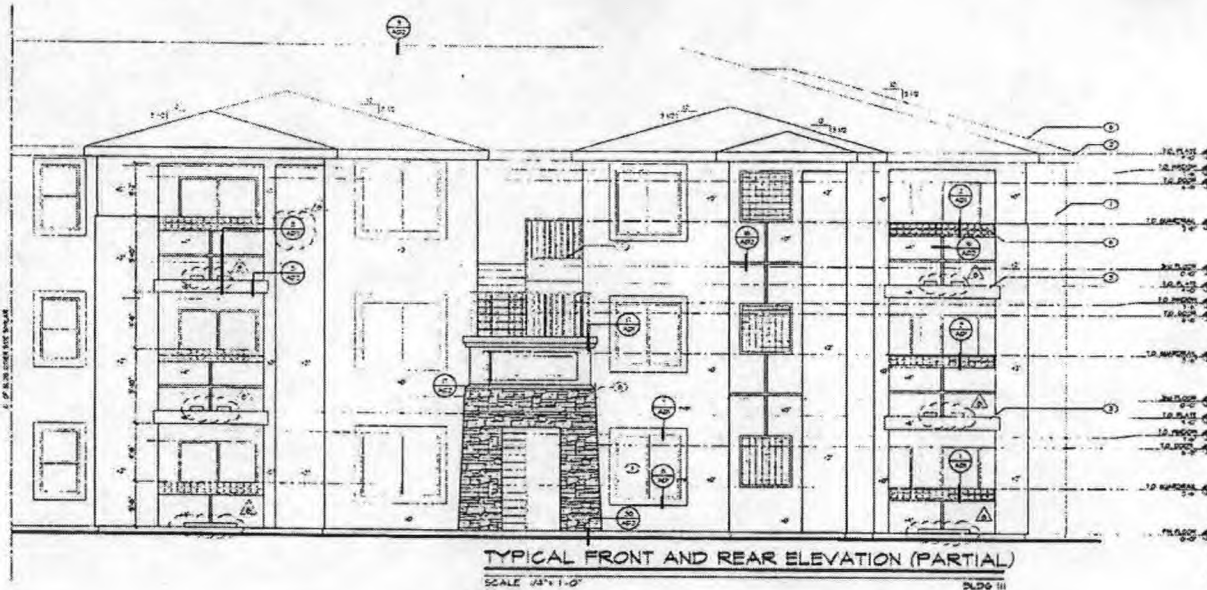
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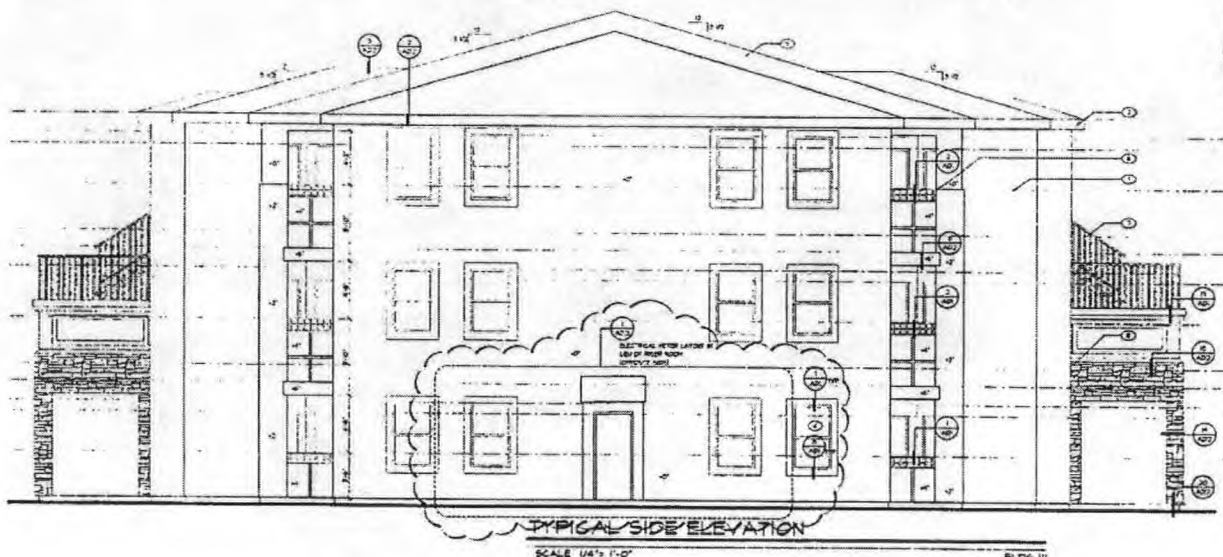
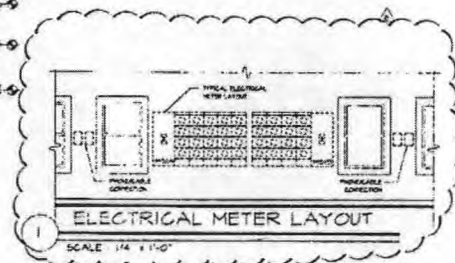
STATE APPROVED
COUNTY APPROVED
CITY APPROVED
DATE 10-11-01
BY [Signature]
FOR THE CITY OF LAS VEGAS
PLANNING DEPARTMENT

SDR-16919
11/02/06 PC

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SEP 18 2006



KEY NOTES	
NO.	DESCRIPTION
1	TOP 3-GLASS EXTERIOR PLASTER
2	PAVING - SEE DETAIL
3	WALLS - SEE DETAIL
4	ROOF - SEE DETAIL
5	ROOF - SEE DETAIL
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DESIGN SHADOWS APARTMENTS

Perlman

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2200 Corporate Center, Suite 200
Henderson, Nevada 89014
702.940.9000 FAX 702.992.0001

DATE: JUN 8 1 2005

BY: [Signature]

PROJECT: DESERT SHADOWS APARTMENTS

CLIENT: CHARLESTON & JONES, LLC
LAS VEGAS, NEVADA

PROJECT: DESERT SHADOWS APARTMENTS

CLIENT: CHARLESTON & JONES, LLC
LAS VEGAS, NEVADA

PROJECT: DESERT SHADOWS APARTMENTS

CLIENT: CHARLESTON & JONES, LLC
LAS VEGAS, NEVADA

DESERT SHADOWS APARTMENTS

CHARLESTON & JONES, LLC
LAS VEGAS, NEVADA

BUILDING III
ELEVATIONS

Drawn By / Checked By: KP/BC

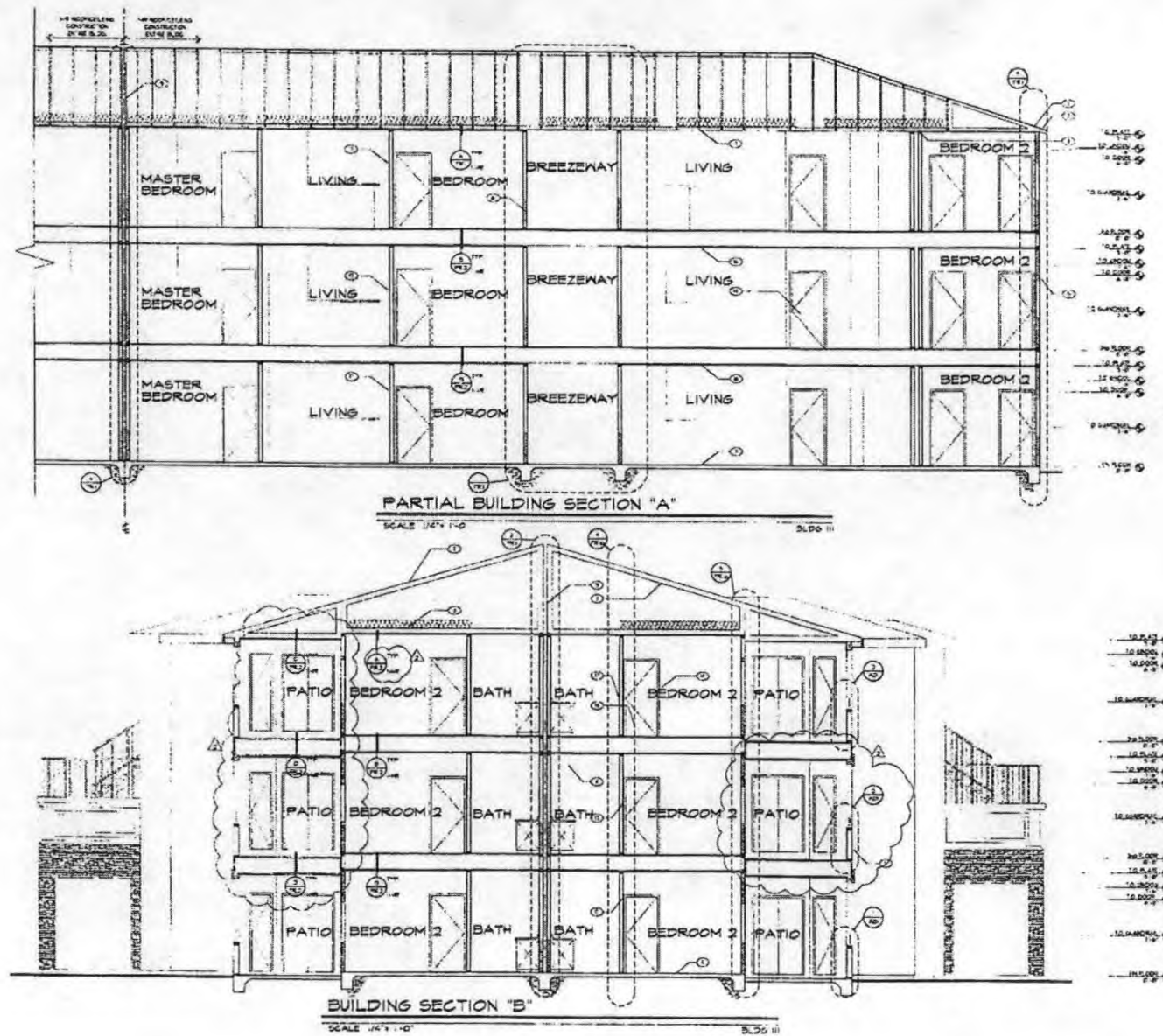
Date: December 23, 2005

Project Number: 905026

Sheet Number: A3.3

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KEY NOTES	
NO.	DESCRIPTION
1	PRELIMINARY NOTES & 2D PL
2	1.0" R.O.P. PLAN & 2D PL
3	1.0" R.O.P. PLAN & 2D PL
4	1.0" R.O.P. PLAN & 2D PL
5	1.0" R.O.P. PLAN & 2D PL
6	1.0" R.O.P. PLAN & 2D PL
7	1.0" R.O.P. PLAN & 2D PL
8	1.0" R.O.P. PLAN & 2D PL
9	1.0" R.O.P. PLAN & 2D PL
10	1.0" R.O.P. PLAN & 2D PL
11	1.0" R.O.P. PLAN & 2D PL
12	1.0" R.O.P. PLAN & 2D PL
13	1.0" R.O.P. PLAN & 2D PL
14	1.0" R.O.P. PLAN & 2D PL
15	1.0" R.O.P. PLAN & 2D PL
16	1.0" R.O.P. PLAN & 2D PL
17	1.0" R.O.P. PLAN & 2D PL
18	1.0" R.O.P. PLAN & 2D PL
19	1.0" R.O.P. PLAN & 2D PL
20	1.0" R.O.P. PLAN & 2D PL

102035
DESERT SHADOWS

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE
SUITE 200
HENDERSON, NEVADA 89014
702.790.1500 FAX 702.932.3222 NV

See

EST. 1.1.2004

DESCRIPTION
CITY OF LAS VEGAS NV
DESIGNER: PERLMAN ARCHITECTS, INC.

By

Date

Rev

Project: **DESERT SHADOWS APARTMENTS**

Client: **EXECUTIVE DEVELOPMENT LAS VEGAS, NEVADA**

Sheet Title: **BUILDING III BUILDING SECTION**

Drawn/Checked by: **KP/BC**

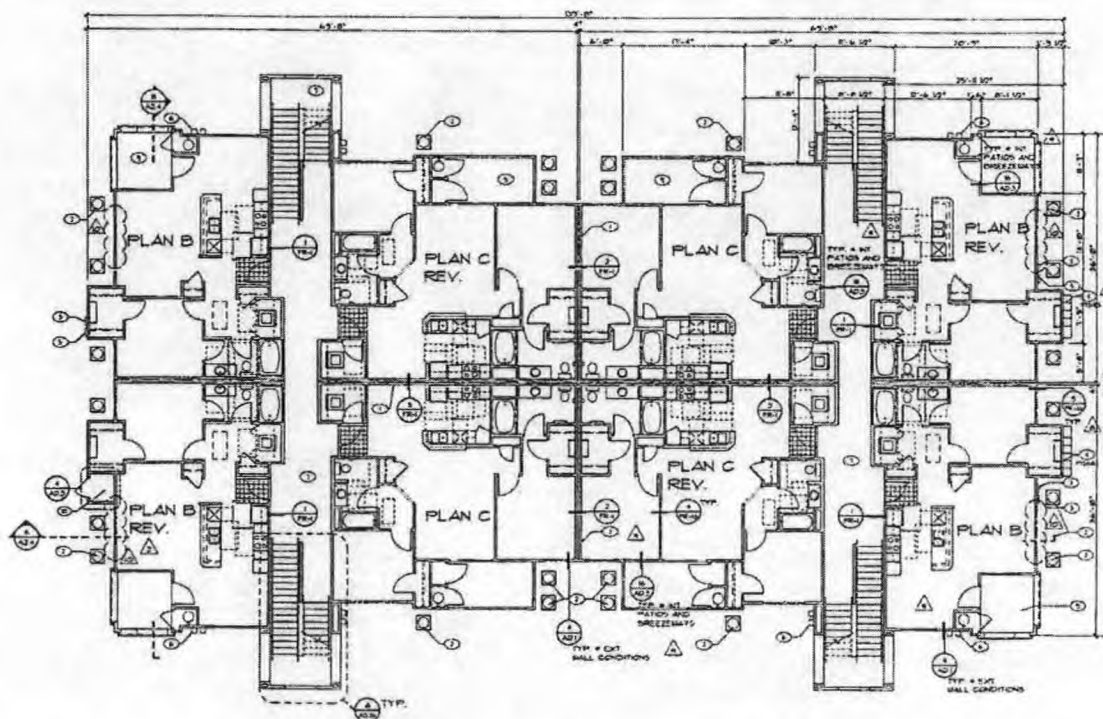
Date: **February 11, 2004**

Project Number: **102035**

Sheet Number: **A3.4**

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BUILDING 2 - FLOOR BUILDING PLAN

NOTE: ALL GROUND FLOOR
UNITS TO BE TYPE "A"
ADAPTABLE DWELLING
UNITS COMPLYING WITH
30 AND SECTION 8002.
EXCEPT WHERE TYPE "A"
DWELLING UNITS COMPLYING
WITH 30 AND SECTION 8002
ARE SPECIFIED, SEE B17.
PLAN FOR LOCATIONS OF
TYPE "A" DWELLING UNITS.

KEY NOTES:

DESCRIPTION
1 - HOUR TIME PARTITION - 1/2 SHFT PER
2 - AGG. BKT LOCATION (TYPICAL)
3 - TELEPHONE CONNECTION SEE SUPPL #
4 - ELECTRIC SERVICE CONNECTION SEE SUPPL #
5 - CABLE CONNECTION SEE SUPPL #
6 - BAK. FEEDER
7 - GROUNDING SYSTEM - SUPPL TO DRAW
8 - 1/2" ADDRESS LINE, BAK. FEEDER, SUPPL TO DRAW
9 - CONC. PATIO - 5/8" DOME TO DRAW
10 - PRICE BAKIN. ROOM - NOT ADD. ATN. DETAILS

GENERAL NOTES:

1. LETTERING PLAIN - 1/2" SUGGEST ELEVATION 1/4" OVER TOP METAL LATCH OVER
OF BUILDING FRAME - ANCHOR IN 2" DIA. - 1/2" LONG NEAR HEAD
OR IN DIA. - 1/2" LONG LENS STAPLES - 8" O.D.
2. NOTES TYPE WITH CONSTRUCTION - 2 1/2" X 5/8" AN 8" O.D. - LENS
OR PLAIN PLAIN PLAIN FOR 2 1/2" X 5/8" AND 1/2" LONG - 1/2" LONG
ALL DIMENSIONS ARE TO FACE OF TYPE - VARIOUS OTHER NOTES
PLUMBING AND ELECTRICAL INSTALLATIONS OF HOUSE PALLETS SHALL CONFORM
TO INC. 703.1 - SEE SHEET P-10 AND P-11 FOR ALL OTHERS
3. ALL SPECIFIED VALUES SHALL BE COMPLETELY ELUCIDATED IN PREPARATION
OF PLUMBING PLANS FOR 2 1/2" X 5/8" AND 1/2" LONG - 1/2" LONG
ABOUT AND THE ELEMENTS MAINTAIN EXACT NECESSARY OR IMPROVED FOR
SERVICE
4. PREPARE LATH BONDING ELECTRICAL AND TELEPHONE BONDING
BONDING HEADINGS, PLUMBING, ELECTRICAL AND CIVIL
PLANS FOR WATER LOGICALLY

APPROPRIATE FOR CLOUDED
FIRST REVISIONS
COPY TO SAMPLE

1. The first step is to identify the problem.
 2. The second step is to define the problem.
 3. The third step is to analyze the problem.
 4. The fourth step is to develop a solution.
 5. The fifth step is to implement the solution.
 6. The sixth step is to evaluate the solution.
 7. The seventh step is to monitor the solution.
 8. The eighth step is to maintain the solution.
 9. The ninth step is to improve the solution.
 10. The tenth step is to document the solution.

Rev	Date	By	Description
1	6-3-68	ST	CITY OF LAS VEGAS BUILDING DEPARTMENT COMMENTS
2	3-13-69	WPC	PLAN CORRECTIONS
3	12-29-69	PT	ARCHITECTURAL REVISIONS
4	2-3-70	WPC	ARCHITECTURAL REVISIONS
5	10-19-70	ST	FIELD BUILDING CORRECTIONS

ERT SHADOWS APARTMENTS

CHARLESTON & JONES, LLC
LAS VEGAS, NEVADA

Project	DE
Title	BUILDING II FLOOR PLAN 1st FLOOR

Drawn By / Checked By
KJBC

Date
December 23, 2005

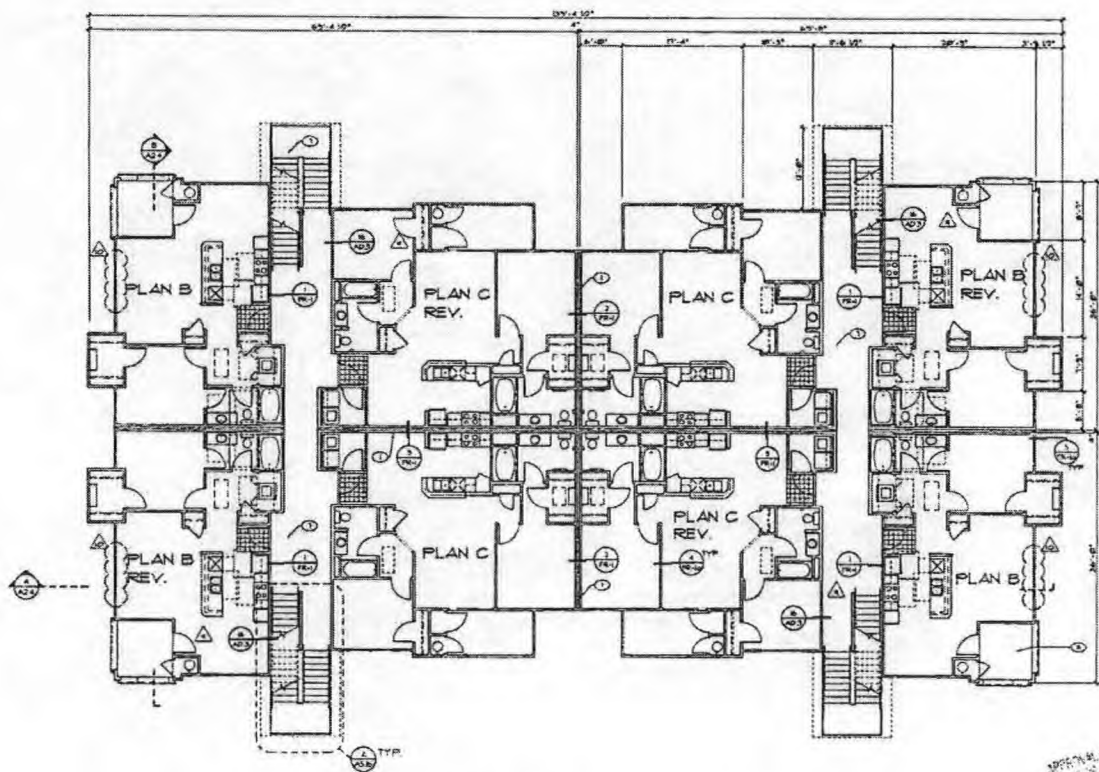
905026

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BUILDING 2 - FLOOR BUILDING PLAN
SCALE 1/8" = 1'-0"
2nd Floor

KEY NOTES:

NO.	DESCRIPTION
1	1" HOUR FIRE PARTITION - SEE SHEET P-1
2	ALL DOOR LOCATIONS TYPICAL
3	TELEPHONE CONNECTION SEE SHEET P-1
4	ELECTRICAL SERVICE CONNECTION SEE SHEET P-1
5	CABLE CONNECTION SEE SHEET P-1
6	SEE SHEET P-1
7	CONCRETE SLAB - SLOPE TO DRAIN
8	1" W/2" W/2" SLOPE TO DRAIN
9	CONCRETE PATIO - SLOPE TO DRAIN
10	SEE SHEET P-1 FOR DETAILS

GENERAL NOTES:

1	EXTERIOR FINISH - 1/2" SLOPE EXTERIOR PLASTER OVER METAL LATH OVER 5/8" BUILDING PAPER - ANCHOR IN 8" DIA. x 18" DEEP DRAIN HEAD NAILS OR 10" DIA. x 18" LONG LBS. STAPLES # 16 G.S.
2	NOTED TYPICAL WALL CONSTRUCTION - 204 STUDS AT 16" O.C. - 1/2" SLOPE TO DRAIN FOR 204 STUDS AND TYPICAL DETAILS
3	ALL DIMENSIONS ARE TO FACE OF STUD - UNLESS OTHERWISE NOTED
4	PLUMBING AND ELECTRICAL PENETRATIONS OF EXTERIOR WALLS SHALL CONFORM TO THE 10/23/01 - SEE SHEET P-1 AND P-2 FOR LIMITED ASSUMPTIONS
5	ALL STORAGE VALVES SHALL BE COMPLETELY ENCLOSED IN PREHANGER APPROVED 4" X 4" FLOOR WITH ADJACENT WALLS TO PROVIDE PROTECTION FROM ABUSE AND THE ELEMENTS. MAINTAIN EASY ACCESS FOR MAINTENANCE AND FOR SERVICE
6	PROVIDE LATH BOND ELECTRICAL AND TELEPHONE WIRING
7	REFER TO MECHANICAL PLUMBING, ELECTRICAL AND CIVIL PLANS FOR METER LOCATIONS

APPROVAL FOR PLANNING
DATE 10/2/2005

Project: **DESERT SHADOWS APARTMENTS**

Client: **CHARLESTON & JONES, LLC**
LAS VEGAS, NEVADA

Drawn By / Checked By: **KP/BC**

Date: **December 23, 2005**

Project Number: **905026**

Sheet Number: **A2.1b**

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DESERT SHADOWS APARTMENTS

Perlman

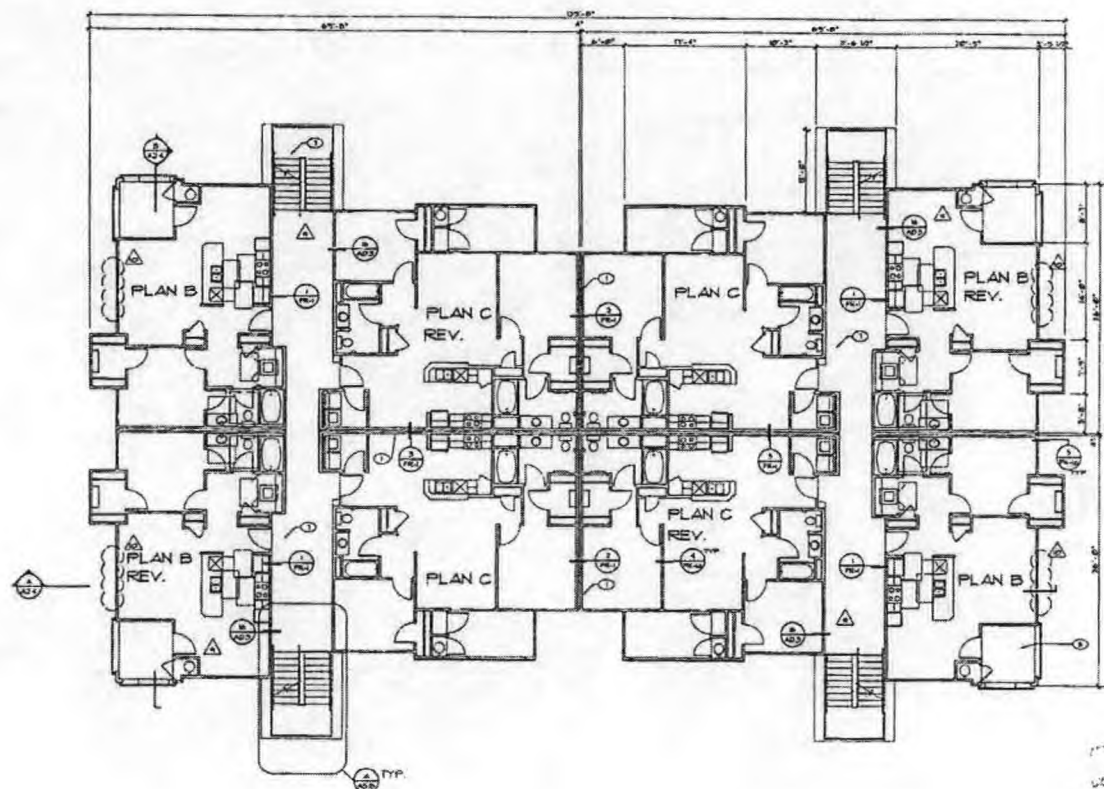
PA Residential, LLC
A Perlman Design Group Company
2230 Corporate Center, Suite 210
Henderson, Nevada 89014
702.980.9910 402.980.9911 fax

Seal

Architect's Seal
JUL 18 2006

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BUILDING 2 - FLOOR BUILDING PLAN
SCALE 1/8" = 1'-0"
3rd Floor

KEY NOTES:	
DESCRIPTION	
1. 1" HOUR FIRE PARTITION - 102 SHEET PLEX	
2. SEE UNIT LOCATION TYPICAL	
3. TELEPHONE CONNECTION SEE SUPPL.	
4. SEE FLOOR SERVICE CONNECTION SEE SUPPL.	
5. GABLE CONNECTION SEE SUPPL.	
6. GAS METER	
7. CONCRETE SLAB - SLOPE TO DRAIN	
8. 1" X 1" WOODEN GOLF BALCONY - SLOPE TO DRAIN	
9. GOLF PAVED - SLOPE TO DRAIN	
10. FIRE RISK ROOM - SEE NOTE 1 FOR DETAILS	

GENERAL NOTES:	
1. EXTERIOR FINISH - 3/4" 3-COAT STUCCO PLASTER OVER METAL LATH OVER 5/8" BUILDING PAPER - 1/2" X 1/2" X 1/2" DRY WEAR WALLS ON 1/2" X 1/2" X 1/2" LATH STAPLES 1/2" X 1/2"	
2. INTERIOR TYPICAL WALL CONSTRUCTION - 5/8" BRICK AT 4" O.C. - 1/2" X 1/2" X 1/2" INTERIOR FLOOR FINISH - OR 3/4" 3-COAT STUCCO PLASTER OVER METAL LATH	
3. ALL DIVISIONS ARE TO FACE OF STUD - ALTERNATE NOTED	
4. PLUMBING AND ELECTRICAL PENETRATIONS OF EXTERIOR WALLS SHALL CONFORM TO 1/2" X 1/2" X 1/2" DRY WEAR WALL AND PLUMBING AND ELECTRICAL PENETRATIONS	
5. ALL SERVICE VALVES SHALL BE COMPLETELY ENCLOSED IN PREPARED GASKETED BOXES SET PLUMB WITH ADJACENT WALLS TO PROVIDE PROTECTION FROM VIBRATION AND THE ELEMENTS, MAINTAIN EASY ACCESS FOR INSPECTION AND FOR SERVICE	
6. PROVIDE LATH BOND ELECTRICAL AND TELEPHONE BOXES	
7. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND GAS PLANS FOR METER LOCATIONS	

Execution

By

Date

Rev

Architect's Seal

Architect's Seal

Architect's Seal

Project

DESERT SHADOWS APARTMENTS

Owner

CHARLESTON & JONES, LLC
LAS VEGAS, NEVADA

Title

BUILDING II
FLOOR PLAN
3rd FLOOR

Drawn By / Checked By

KP/BC

Date

December 23, 2005

Project Number

905026

Sheet Number

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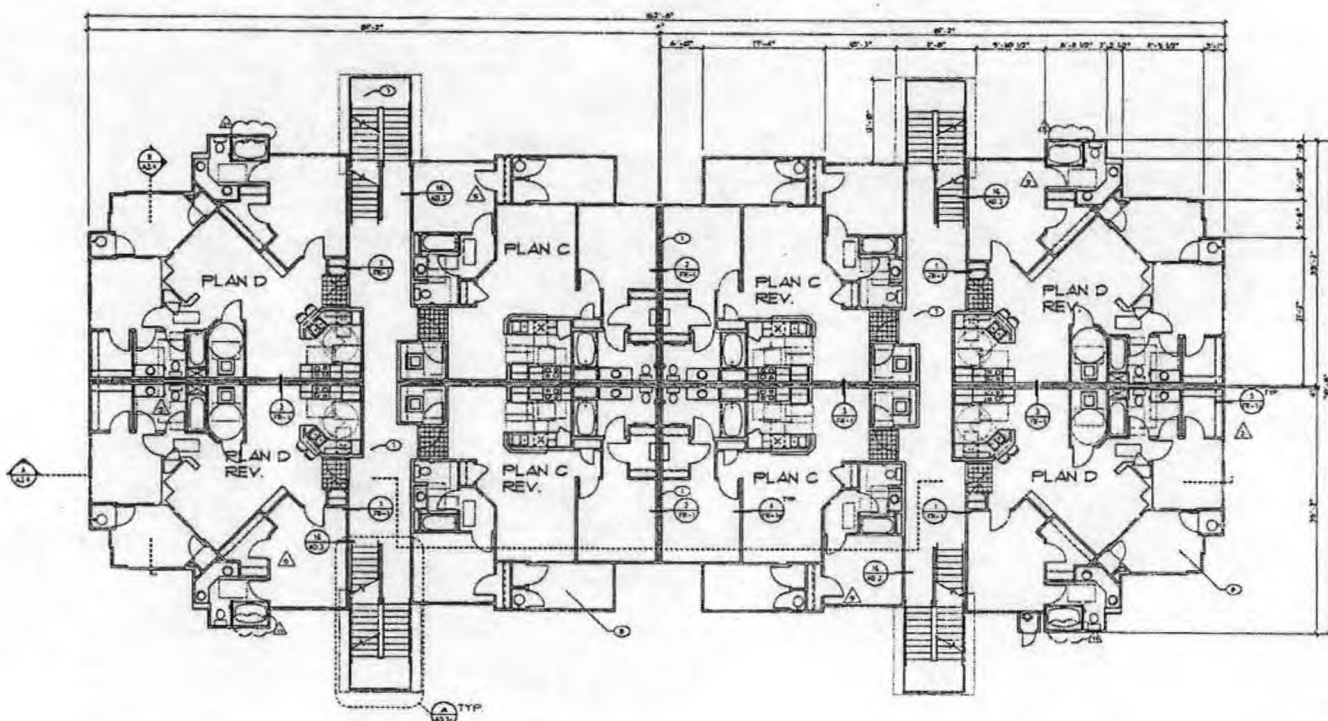


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Description	By	Date	Rev.
1. CIVIL & LANDSCAPE ARCHITECTURE	BY	DATE	REV.
2. ARCHITECTURAL RENDERING	BY	DATE	REV.
3. MECHANICAL, ELECTRICAL, PLUMBING	BY	DATE	REV.

Project: **DESERT SHADOWS APARTMENTS**
 Title: **BUILDING III FLOOR PLAN 2nd FLOOR**
 Drawn By / Checked By: **KP/BC**
 Date: **December 23, 2005**
 Project Number: **905026**
 Sheet Number: **A3.1b**

Client: **CHARLESTON & JONES, LLC**
 Location: **LAS VEGAS, NEVADA**



FLOOR PLAN BUILDING III
 SCALE 1/8" = 1'-0"
 2nd Floor

KEY NOTES:

1. 1" HOUR FIRE PARTITION - SEE SHEET PB-1
2. A/C UNIT LOCATION - SEE SHEET PB-1
3. TELEPHONE CONNECTION SEE SHEET PB-1
4. ELECTRIC SERVICE ENTRANCE FROM SEE SHEET PB-1
5. CABLE CONNECTION SEE SHEET PB-1
6. GAS METER
7. CONCRETE CROCK - SLOPE TO DRAIN
8. 1 1/2" HARDWOOD TRIM, BALCONY - SLOPE TO DRAIN
9. CONCRETE FLOOR - SLOPE TO DRAIN
10. FIRE ALARM HOOD - SEE A3.1 FOR DETAILS

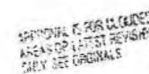
GENERAL NOTES:

1. EXTERIOR FINISH - 3/4" 3-054" EXTERIOR PLASTER OVER METAL LATH OVER 1/2" BUILDING PAPER - NUMBER 47 TO 64 - 1/2" DIA. HEAD WALLS OR 1/2" DIA. 1/2" LINE SEE SHEET PB-1
2. INTERIOR FINISH - 2" STUCCO AT 1/2" DIA. - 1/2" DIA. SEE UNIT FLOOR PLANS FOR DIA. 5/8" WALLS AND TYPICAL DETAILS
3. ALL DIMENSIONS ARE TO FACE OF STUD - UNLESS OTHERWISE NOTED
4. PLUMBING AND ELECTRICAL PENETRATIONS OF CONCRETE WALLS SHALL CONFORM TO IRC 101.1 - SEE SHEET PB-1 AND PB-2 FOR LISTED ACCESSIBLES
5. ALL SERVICE VALVES SHALL BE COMPLETELY EXCLUDED IN PREMANUFACTURED BUILT UP FLOOR WITH ADJUSTABLE SPACE TO PROVIDE PROTECTION FROM ABOVE AND BE ELIMINATED MAINTAIN EASY ACCESS FOR SHUT-OFF AND FOR SERVICE
6. PROVIDE LATH BONDING ELECTRICAL AND TELEPHONE WIRING
7. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND CIVIL PLANS FOR METER LOCATIONS

APPROVAL IS FOR CLOSURE
 AS SHOWN IN LATEST REVISION
 DATE: 11/02/06

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Time

**BUILDING III
FLOOR PLAN
3rd FLOOR**

Drawn By / Checked By

KP/BC

Date

December 23, 2005

Project Number

905026

Edward M. McNamee

A3.1c

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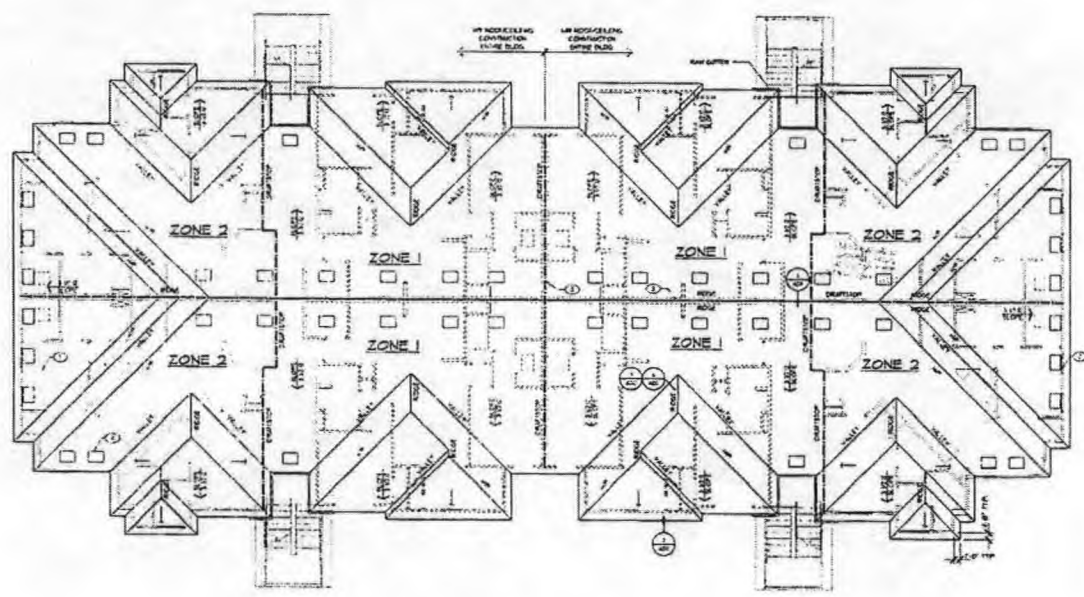
102035
DESERT SHADOWS

Perlman
ARCHITECTS

PERLMAN ARCHITECTS, INC.
2330 CORPORATE CIRCLE
SUITE 200
HENDERSON, NEVADA 89104
702 995 1566 / 702 932 3222 fax



102035
DESERT SHADOWS
EXECUTIVE DEVELOPMENT
LAS VEGAS, NEVADA



BLDG. III ROOF PLAN

SCALE 1/8" = 1'-0"

2nd FLOOR BLDG III

ATTIC VENTILATION			
ZONE	AREA (SQ. FT.)	VENTILATION REQUIRED (CFM)	VENTILATION PROVIDED (CFM)
1	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF
2	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF
3	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF
4	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF
5	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF
6	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF
7	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF
8	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF
9	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF
10	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF
11	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF
12	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF
13	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF
14	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF
15	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF
16	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF
17	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF
18	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF
19	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF
20	1040 SF	1040 SF x .002 = 2.08 SF	1040 SF x .002 = 2.08 SF

REMARKS

1. PROVIDE 1/2" DIA. VENTS IN UNOCCUPIED ROOF APPLICATIONS FROM MECHANICAL ROOMS, ETC.

2. PROVIDE 1/2" DIA. VENTS IN UNOCCUPIED ROOF APPLICATIONS FROM MECHANICAL ROOMS, ETC.

3. THE VENTS TO BE 1/2" DIA. WITH PROPER FLUE VENT AT 1/2" DIA. FROM AREA.

KEY NOTES:	
1.	CONC. FLOOR - SEE ELEVATION
2.	CONC. FLOOR - SEE ELEVATION
3.	CONC. FLOOR - SEE ELEVATION
4.	CONC. FLOOR - SEE ELEVATION
5.	CONC. FLOOR - SEE ELEVATION
6.	CONC. FLOOR - SEE ELEVATION
7.	CONC. FLOOR - SEE ELEVATION
8.	CONC. FLOOR - SEE ELEVATION
9.	CONC. FLOOR - SEE ELEVATION
10.	CONC. FLOOR - SEE ELEVATION
11.	CONC. FLOOR - SEE ELEVATION
12.	CONC. FLOOR - SEE ELEVATION
13.	CONC. FLOOR - SEE ELEVATION
14.	CONC. FLOOR - SEE ELEVATION
15.	CONC. FLOOR - SEE ELEVATION
16.	CONC. FLOOR - SEE ELEVATION
17.	CONC. FLOOR - SEE ELEVATION
18.	CONC. FLOOR - SEE ELEVATION
19.	CONC. FLOOR - SEE ELEVATION
20.	CONC. FLOOR - SEE ELEVATION

Project: **DESERT SHADOWS APARTMENTS**

By: _____

Rev: _____

Sheet Title: **EXECUTIVE DEVELOPMENT
LAS VEGAS, NEVADA**

Building III
ROOF PLAN

Drawn/Checked By: **KP/BC**

Date: **February 11, 2004**

Project Number: **102035**

Sheet Number: **A3.2**

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CHARLESTON & JONES

MULTI-FAMILY SCHEME 1

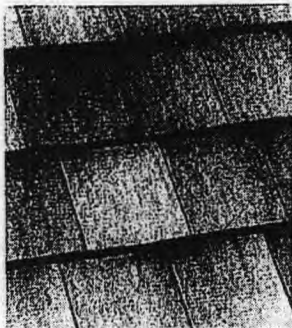


1. Primary

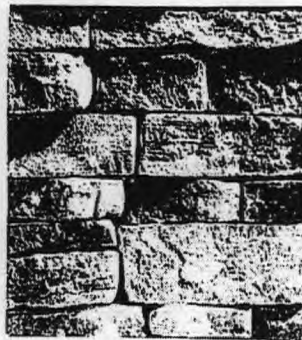
2. Secondary

3. Fascia

4. Trim



5. Roof Tile



6. Stone

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Architects, Inc.

5/16/02

CHARLESTON & JONES MULTI-FAMILY SCHEME 2

	<u>Location</u>	<u>Color</u>	<u>Notes</u>
1.	Primary	7761W Nutmeg Dust	
2.	Secondary	7763M Highland Buff	
3.	Fascia	8616N Clermont Green	
4.	Trim	8704D Stratford Brown	
5.	Roof Tile	HANSON 4549 Santa Paula	(1 color)
6.	Stone	Eldorado - Mountain Ledge Buckskin	

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CHARLESTON & JONES

MULTI-FAMILY SCHEME 2

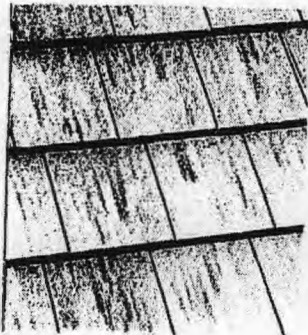


1. Primary

2. Secondary

3. Fascia

4. Trim



5. Roof Tile



6. Stone

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Perlman

Architects, Inc.

5/16/02

CHARLESTON & JONES MULTI-FAMILY SCHEME 1

	<u>Location</u>	<u>Color</u>	<u>Notes</u>
1.	Primary	8740W Barrister White	
2.	Secondary	8714M Wildcat	
3.	Fascia	8886N Best Burgundy	
4.	Trim	8702W Beige Pediment	
5.	Roof Tile	<i>HANSON:</i> 4684 San Raphael Blend	(3 color blend)
6.	Stone	Eldorado – Mountain Ledge Warm Springs	

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SDR-16919 - APPLICANT/OWNER: CHARLESTON & JONES LLC
5905 WEST CHARLESTON BOULEVARD
NOVEMBER 2, 2006 PLANNING COMMISSION

10/15/06



SDR-16919 - APPLICANT/OWNER: CHARLESTON & JONES LLC
5905 WEST CHARLESTON BOULEVARD
NOVEMBER 2, 2006 PLANNING COMMISSION

10/15/06



SDR-16919 - APPLICANT/OWNER: CHARLESTON & JONES LLC
5905 WEST CHARLESTON BOULEVARD
NOVEMBER 2, 2006 PLANNING COMMISSION

10/15/06



September 18, 2006

City of Las Vegas
Comprehensive Planning Department
Current Planning Division
731 South Fourth Street
Las Vegas, NV 89101

RE: REQUEST FOR SITE DEVELOPMENT PLAN REVIEW
APN: 163-01-102-038
Desert Shadows – Condo Conversion

City Staff,

On behalf of Signature Homes, Orion Engineering and Surveying is submitting Site Development Plan Review for an exiting apartment complex to propose a +/-8.04 gross acre condo conversion development generally located of W. Charleston Boulevard and S. Jones Blvd within Ward 1 of the City of Las Vegas, Nevada.

SITE PLAN REVIEW FOR 192 UNITS

The applicant seeks approval of a Site Plan Review for 192 multi-family units - **CONDO CONVERSION**. The project includes 8 multi-family residential buildings having 18 units per building that are 3-story having a maximum building height of approximately 31.8 feet. There are three specific building types; Building "I" is approximately 836 sq. ft. that will include 1 bedroom units and Buildings "II & III" are approximately 1,156 sq. ft. that will include 2 bedroom units. All units will have private covered patio and storage areas. These buildings will feature a modern color scheme with light grey tile roofs and light to dark Fascia stucco exteriors. The three story building concept allows the lot coverage of the site to be lowered to approximately 15 percent. This allows more common open space for recreational amenities and on-site parking. In addition, this project will feature 181 covered parking spaces, 9 ADA spaces and 38 garage spaces with 326 spaces being provided for the entire site.

It is our opinion that project will meet or exceed the objectives of urban growth in a planned, orderly manner to encourage high quality development and to create a cost effective urban development pattern. Therefore, this request will be consistent with the goals, objectives and policies of the City's Comprehensive Plan and Title 19 of the Zoning Ordinance.

Should you require any additional information feel free to call our office at 739-5921.

Sincerely,

A handwritten signature in black ink, appearing to read "Aimee Ignatowicz", is written over a large, stylized, looped signature that also appears to be "Aimee Ignatowicz".

Aimee Ignatowicz
Assistant Planner

SDR-16919
11/02/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 6, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REVIEW OF CONDITION

ROC-17649 - PUBLIC HEARING - APPLICANT: JAY MARTIN - OWNER: THOMAS A. VAN KEMPEN II - Request for a Review of Condition Number 4 of an approved Site Development Plan Review (SDR-13496) TO REMOVE THE CONDITION REQUIRING A PHASING PLAN for an existing school at 3900 East Bonanza Road (APN 140-30-401-011), C-V (Civic) Zone, Ward 3 (Reese). Staff recommends DENIAL

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.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SDR-13496

Motion made by GARY REESE to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

PASTOR JIM HUNTINGTON, Mountain View Assembly of God, 3900 East Bonanza Road, was present.

COUNCILMAN REESE asked MARGO WHEELER, Director of Planning and Development Department, to explain the application. MS. WHEELER replied the applicant is submitting

CITY COUNCIL MEETING OF: DECEMBER 6, 2006

plans for the permanent building, and they are able to proceed at this time with the building they have. Based on their submittal, staff recommends approval of the review of condition.

TOM McGOWAN, Las Vegas resident, asked about the type of school. PASTOR HUNTINGTON replied that it will be a Christian school; pre-K through twelfth grade. COUNCILMAN REESE added that it will be a great school.

MAYOR GOODMAN declared the Public Hearing closed.





AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ROC-17649 - APPLICANT: JAY MARTIN – OWNER:
THOMAS A. VAN KEMPEN II**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Condition Number 4 of Site Development Plan Review (SDR-13496) shall be removed.
2. Conformance to all other conditions of approval of Site Development Plan Review (SDR-13496).

**** STAFF REPORT ****

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/15/86	The City Council approved a Rezoning (Z-0073-86) from R-E (Residence Estates) and R-1 (Single Family Residential) under Resolution of Intent to R-CL (Single Family – Compact Lot) to R-1 (Single Family Residential) on this site.
01/08/92	The Planning Commission approved a Site Development Plan Review (Z-0073-86) for proposed modular trailers on this site with no expiration date or required reviews.
02/08/96	The Planning Commission approved a Site Development Plan Review [(Z 0073 86(6)] for an 11,556 square foot addition to an existing church on this site.
09/18/96	The City Council approved a Rezoning (Z-0079-96) from R-E (Residence Estates) and R-1 (Single family Residential) to C-V (Civic) on 20.07 acres at 3900 East Bonanza Road. The Planning Commission and staff recommended approval.
03/14/02	The Planning Commission approved a Site Development Plan Review [Z-0079-96(1)] for a proposed parking lot and baseball fields on 7.30 acres on the north side of Bonanza Road, approximately 915 feet east of Pecos Road. Staff recommended approval.
11/21/02	The Planning Commission approved a request for a Variance (VAR-1117) to allow an electronic message unit on an existing 24-foot freestanding ground sign at 3900 East Bonanza Road. Staff recommended denial.
12/18/02	The City Council approved a request for a Review of Condition (ROC-1111) Number 11 of an approved Site Development Plan Review [Z-0079-96(1)], which required Herford Lane to terminate in a cul-de-sac. The applicant was required to terminate Herford Lane in a manner acceptable to the Department of Public Works and the Fire Protection Engineering Section of the Department of Fire Services. The Planning Commission recommended approval, but staff recommended denial.
07/19/06	The City Council approved a Site Development Plan Review (SDR-13496) for the proposed addition of three Temporary Modular Buildings to an existing school on 20.07 acres at 3850 East Bonanza Road. The Planning Commission recommended denial, but staff recommended approval on 06/22/06.
<i>Related Building Permits/Business Licenses</i>	
	There are no building permits or business licenses that relate to temporary buildings. The permits are pending approval of the subject Review of Condition.

Details of Application Request	
Site Area	
Net Acres	20.07

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church Private School	L (Low Density Residential)	C-V (Civic)
North	Public School, Secondary	PF (Public Facilities)	C-V (Civic)
South	Public School, Primary/Townhouses	PR-OS (Parks/Recreation/Open Space)/ ML (Medium Low Density Residential)	C-V (Civic)/R-PD8 (Residential Planned Development – 8 Units per Acre)
East	Single Family Dwellings	ML (Medium Low Density Residential)/L (Low Density Residential)	R-CL (Single Residential Compact-Lot)/R-1 (Single Family Residential under Resolution of Intent to R-CL (Single Family Residential Compact-Lot)
West	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	
Special Districts/Zones	Yes	No	Compliance
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 request for a Review of Condition Number 4 of an approved Site Development Plan Review (SDR-13496) to remove the condition requiring a phasing plan for an existing school at 3900 East Bonanza Road.

Previous Conditions of approval from Site Development Plan Review (SDR-13496)

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.

2. This Site Development Plan Review for the three temporary modular buildings shall expire four years after final approval, at which time the buildings must be removed.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 05/08/06, except as amended by conditions herein.
4. A Site Development Plan Review for the overall site indicating phasing of a permanent expansion of the existing school shall be approved prior to the issuance of a Certificate of Occupancy for any of the proposed temporary structures.
5. The buildings shall match the color of the other existing modular buildings on the site.
6. Two additional van-accessible handicap parking spaces shall be provided in accordance with Title 19.10.
7. All outside storage shall be removed prior to issuance of building permits.
8. A revised landscape plan shall be submitted and approved by the Planning Department prior to issuance of Building Permits. The landscape plan shall indicate an eight foot landscape buffer adjacent to the proposed and existing modular buildings, which are located along the east property line. The landscape buffer planter shall include trees planted 20 feet on-center with five (5) shrubs planted per tree. Additionally, landscaping shall be provided along the side of the proposed and existing modular buildings adjacent to the east property.
9. 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.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet shall meet the standards of LVMC Title 19.12.040.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans for the issuance of any permits, whichever may come first. Provide and improve all drainage ways as recommended.

14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
15. Site development to comply with all applicable conditions of approval for Z-79-96 and all other site related actions.

ANALYSIS

The Site Development Plan Review (SDR-13496) for the proposed addition of three temporary modular buildings to an existing school was approved on 07/19/06. The permits for the modular buildings are pending approval of the subject Review of Condition. The review of condition cannot be supported since the applicant has not submitted a Site Development Plan Review. Upon the submittal of the Site Development Plan Review, the applicant may then ask to remove the condition, which requires a phasing plan. Therefore, staff is recommending denial of the subject Review of Condition.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 568

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RCC-17647 APN: 140-30-401-011
Name of Property Owner: Mountain View Assembly of God
Name of Applicant: Pastor Thomas A. Van Kempen II

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: _____

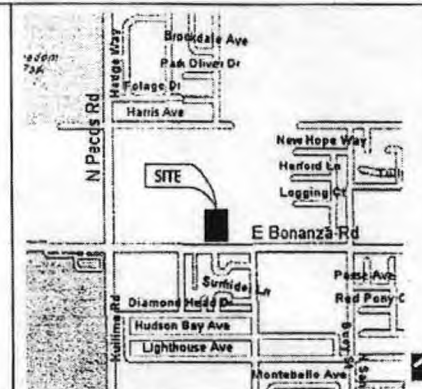
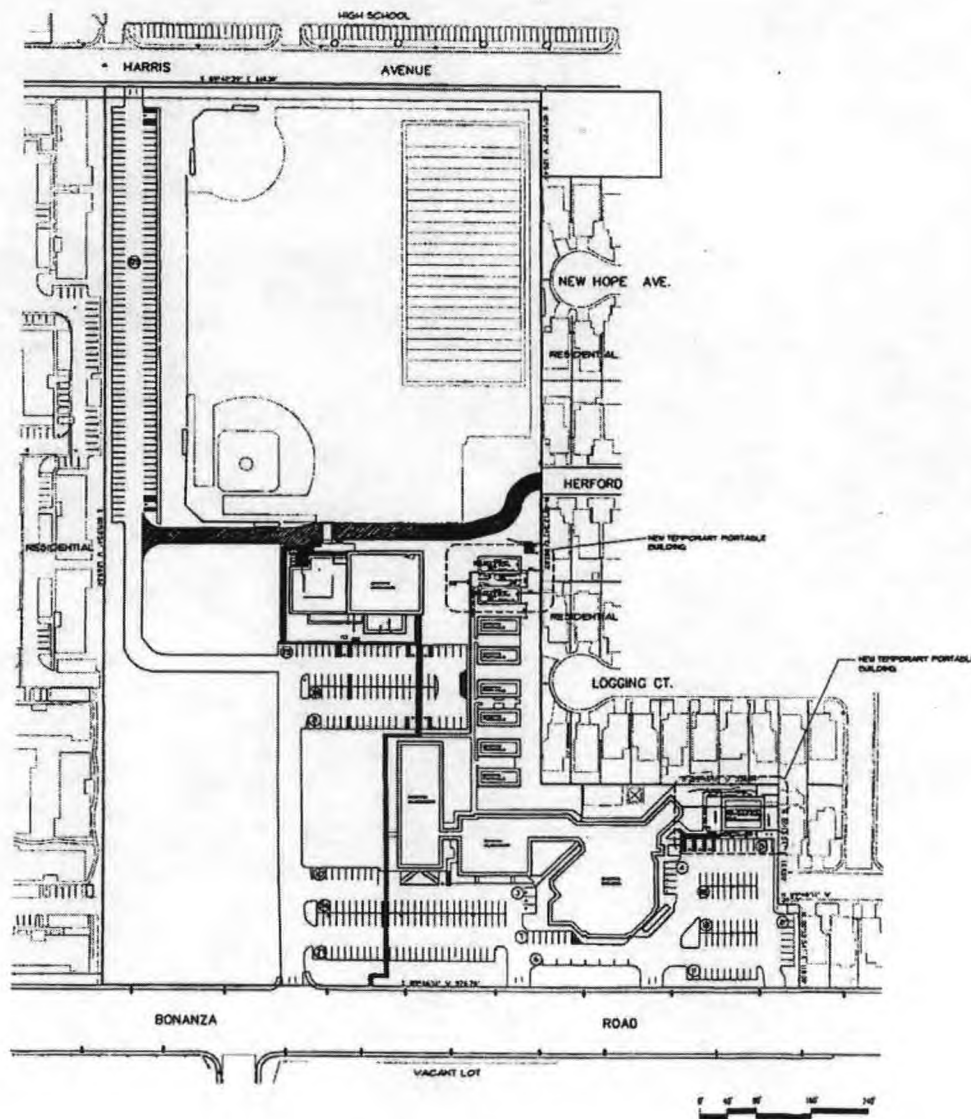
Thomas A. Van Kempen II

Subscribed and sworn before me

This 18 day of October, 2006

Julie D. Townsend
Notary Public in and for said County and State





VICINITY MAP

SCALE: NONE 2

USES	AREA/ UNITS	RATIO	REQUIRED		PROVIDED	
			REGULAR	HAZARDOUS	REGULAR	HAZARDOUS
CHURCH	6,100 SF	1000 SF OFA NON-FIXED SEATING (200)	61			
SCHOOL, PRIVATE	45 CLASS-ROOMS	21 CLASSROOM/ 130 NON-FIXED SEATING	104			
COMPREHENSIVE FACILITIES	1580 SF	1000 SF OFA NON-FIXED SEATING (200)	56			
KITCHEN AREA	6,200 SF	1000 SF OFA	20			
SUBTOTAL			241	1	110	0
TOTAL			241	1	110	0

PROPERTY SIZE: 30.04 ACRES
PARKING STALL SIZE: 10'-0" X 18'-0"
ZONE: C-1 (COMM)
LAND USE: LOW DENSITY
REQUIREMENTS:
FRONT: 20'-0"
SIDE: 10'-0"
REAR: 8'-0"

REC'D
OCT 18 2006



SITE PLAN

SCALE: 1"=100'-0" 2 PROJECT DATA

SCALE: NONE 1

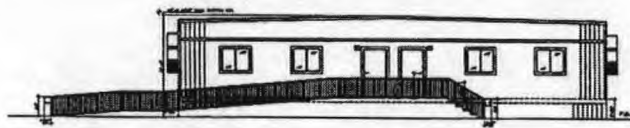
ARCHITECTURE, INC.
288 N. GOLDEN CIRCLE DR., SUITE 210
LAS VEGAS, NV 89101

DATE: 10-17-06
DRAWN BY: JH
CHECKED BY: JH
DATE: 10-17-06
PROJECT: MOUNTAIN VIEW CHRISTIAN SCHOOL
SHEET NO: A-1

**MOUNTAIN VIEW
CHRISTIAN SCHOOL**
3900 BONANZA RD.
LAS VEGAS, NV 89110

A-1

ROC-17649
12-06-06 CC

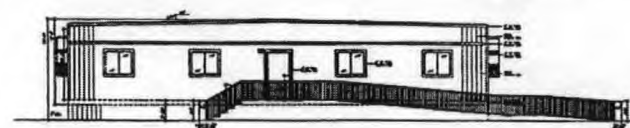


ELEVATION - A

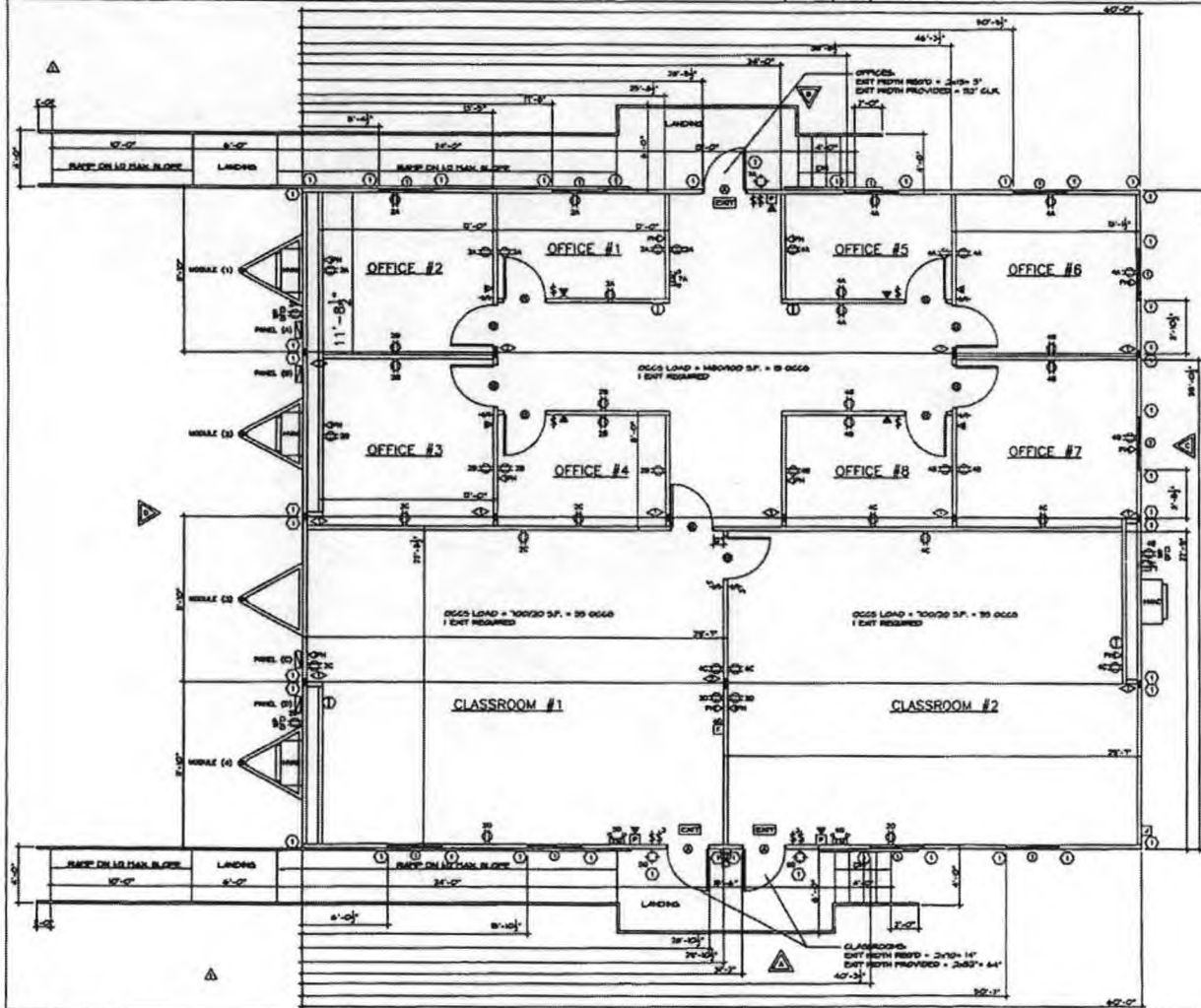
SCALE: 1/8" = 1'-0"

ELEVATION - B

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



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

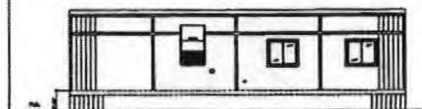


FLOOR PLAN

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

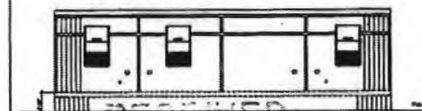
ELEVATION - D

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



ELEVATION - C

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



ARCHITECTURE, INC.
208 N. GOLDEN CHURCH BL., SUITE 200
SANTA ANA, CA 92701

DISPERSED DATES
DATE DESCRIPTION
09-08-06 BIDDING

THIS SET OF DRAWINGS IS THE PROPERTY OF ARCHITECTURE, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURE, INC.

MOUNTAIN VIEW
CHRISTIAN SCHOOL
3900 BONANZA RD.
LAS VEGAS, NV 89110

FLOOR PLAN
& ELEVATIONS

DESIGNED BY
SCALE AS NOTED
JOB NO. 00-03
DATE 9-02-06
DRAWN DATE
CVD NAME 3602AS
SHEET NO.

A-3

ROC-17649
12-06-06 CC



thomas a van kempen II - sr pastor

October 19, 2006

City of Las Vegas
400 Stewart Ave.
Las Vegas, NV 89101

Attn:
City of Las Vegas City Council Members
City of Las Vegas Planning Commissioners

Re: Request for Change SDR-13496 Mountain View Assembly

This letter is to serve as formal notification of request for change to SDR-1349 from July 19, 2006 City Council Meeting.

Item Requested to be Changed:

Item 4; A Site Development Plan Review for the overall site indicating phasing of a permanent expansion of the existing school shall be approved prior to the issuance of a Certificate of Occupancy for any of the proposed temporary structures.

Action Requested:

Remove Item 4

Justification for Removal of Item 4:

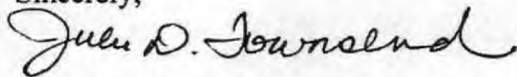
1. Mountain View Assembly currently is well into the design phase, architect and civil engineering firms under contract, for the design of a new church sanctuary, church & school offices and additional meeting spaces. The design of these spaces is impacting the site development plan in relation to additional classrooms buildings and upon completion will allow for a final site development plan.
2. Upon completion of the preliminary civil drawings, Mountain View Assembly will be scheduling a Preliminary Planning Meeting with the Planning Department along with our architect and civil engineer with regards to the new church sanctuary and other buildings but also to submit the overall Site Master Plan. Target date for this meeting is late November or early December.
3. The Site Master Plan will include the permanent classrooms buildings that will replace the proposed temporary structures in SDR-13496

ROC-17649

12-06-06 CC

Mountain View Assembly is committed to meeting the needs of our community, congregation, parents, students and faculty through the successful planning and development of the property located at 3900 E. Bonanza Road. We intend to work very closely with city personnel to assure that all project are designed, constructed and maintained in manner that is truly a benefit to all those which call Las Vegas home.

Sincerely,

A handwritten signature in cursive script that reads "Julie D. Townsend". The signature is written in dark ink and is positioned above the printed name and title.

Julie D. Townsend
Controller

ROC-17649
12-06-06 CC



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



063179

August 7, 2006

Mr. Thomas A. Van Kempen II
9001 Sierra Palms Way
Henderson, Nevada 89074

RE: SDR-13496 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 19, 2006

Dear Applicant:

The City Council at a regular meeting held July 19, 2006 APPROVED the request for a Site Development Plan Review FOR THE PROPOSED ADDITION OF THREE TEMPORARY MODULAR BUILDINGS TO AN EXISTING SCHOOL on 20.07 acres at 3850 East Bonanza Road (APN 140-30-401-011), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 20, 2006. This approval is 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.
2. This Site Development Plan Review for the three temporary modular buildings shall expire four years after final approval, at which time the buildings must be removed.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 05/08/06, except as amended by conditions herein.
4. A Site Development Plan Review for the overall site indicating phasing of a permanent expansion of the existing school shall be approved prior to the issuance of a Certificate of Occupancy for any of the proposed temporary structures.
5. The buildings shall match the color of other existing modular buildings on this site.
6. Two additional van-accessible handicap parking spaces shall be provided in accordance with Title 19.10.
7. All outside storage shall be removed prior to issuance of building permits.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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CIV 7000

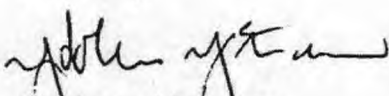
ROC-17649
12-06-06 CC

8. A revised landscape plan shall be submitted and approved by the Planning Department prior to issuance of Building Permits. The landscape plan shall indicate an eight foot landscape buffer adjacent to the proposed and existing modular buildings, which are located along the east property line. The landscape buffer planter shall include trees planted 20 feet on-center with five (5) shrubs planted per tree. Additionally, landscaping shall be provided along the side of the proposed and existing modular buildings adjacent to the east property.
9. 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.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet shall meet the standards of LVMC Title 19.12.040.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

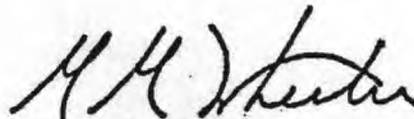
Public Works

13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any permits, whichever may occur first. Provide and improve all drainage ways as recommended.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
15. Site development to comply with all applicable conditions of approval for Z-79-96 and all other site-related actions.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Rick Laswell
3900 East Bonanza Road
Las Vegas, Nevada 89110

ROC-17649
12-06-06 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 6, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REVIEW OF CONDITION

ROC-17677 – PUBLIC HEARING - APPLICANT: ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - Request for a Review of Condition Number 1 of an approved Site Development Plan Review (SDR-6883) TO ALLOW TEMPORARY STRUCTURE NUMBER 2 LOCATED ON THE CORNER OF HARRIS STREET AND MANNING STREET TO BE ALLOWED TO REMAIN FOR TWO ADDITIONAL YEARS on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Reese). NOTE: The applicant has requested this item be held in abeyance to the 12-20-06 City Council Meeting. Staff recommends DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

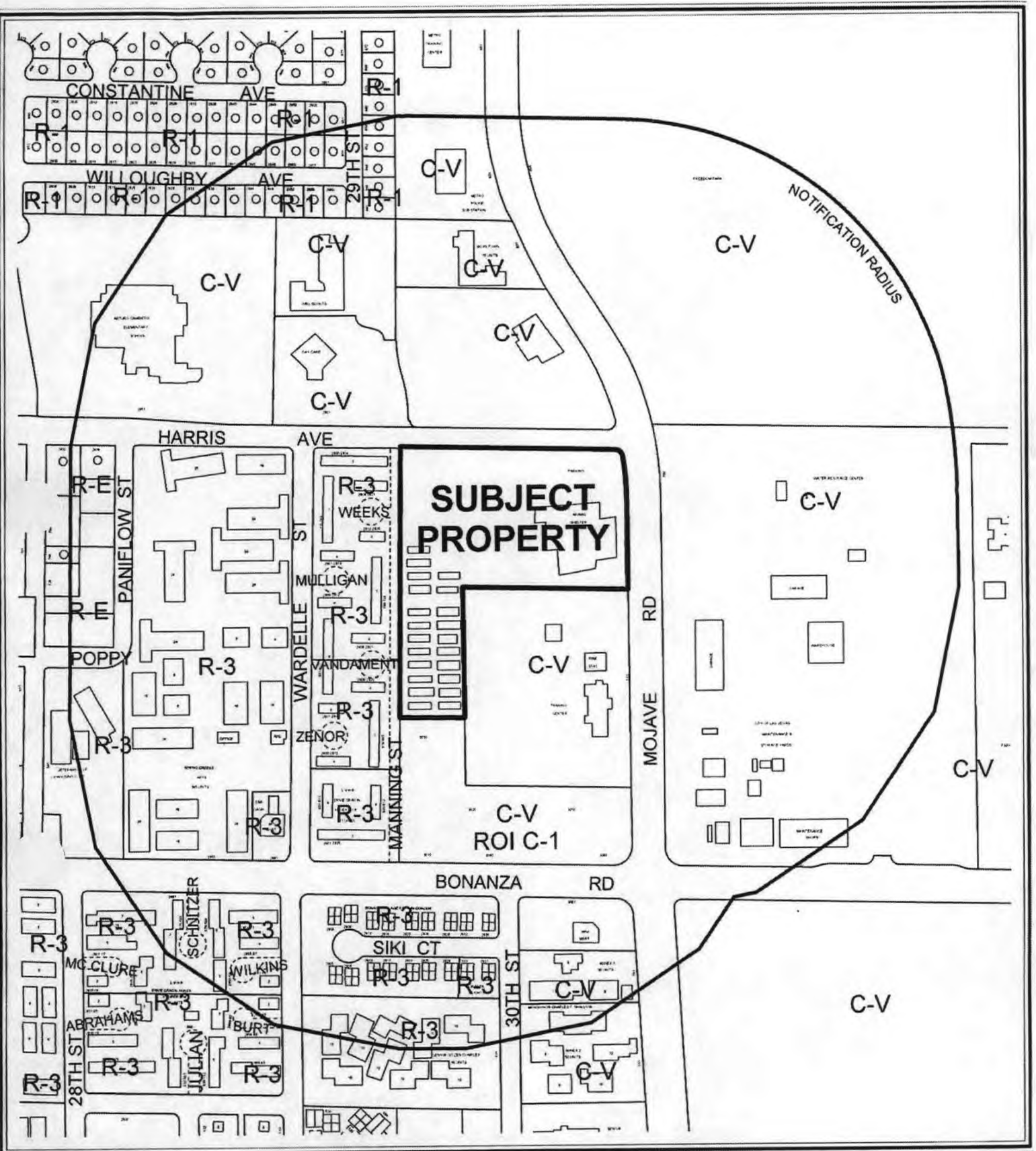
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Supporting Documentation
3. Justification Letter
4. City Council approval letter for SDR-6883
5. Abeyance request filed by Jones Vargas

Motion made by GARY REESE to Hold in Abeyance Item 87 [GPA-16201], Item 88 [ZON-16196], Item 89 [SUP-16198], Item 90 [SUP-16200] and Item 91 [SDR-16197], Item 92 [ZON-15031], Item 93 [SDR-15030], Item 101 [GPA-16538], Item 102 [ZON-16609], Item 103 [WVR-16610] and Item 104 [SDR-16611], Item 107 [VAR-14734], Item 108 [VAR-16769], Item 111 [SUP-17404], Item 112 [SUP-17405], Item 113 [SDR-16952] and Item 119 [ROC-17677] to 12/20/2006; Item 94 [VAR-16144], Item 95 [SUP-16143] and Item 109 [VAR-16505] to 01/03/2007; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 96 [SUP-15347]

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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



CASE: **ROC-17677**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 400 800 Feet





CASE: ROC-17677

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 400 800 Feet





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-17677 APN: 139-25-405-008

Name of Property Owner: City of Las Vegas

Name of Applicant: The Animal Foundation

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: Robin Yakum

Print Name: Robin Yakum

Subscribed and sworn before me

This 14 day of October, 2006

JoAnn Crolli
Notary Public in and for said County and State

Clark Nevada



MANNING STREET (PRIVATE ROAD)

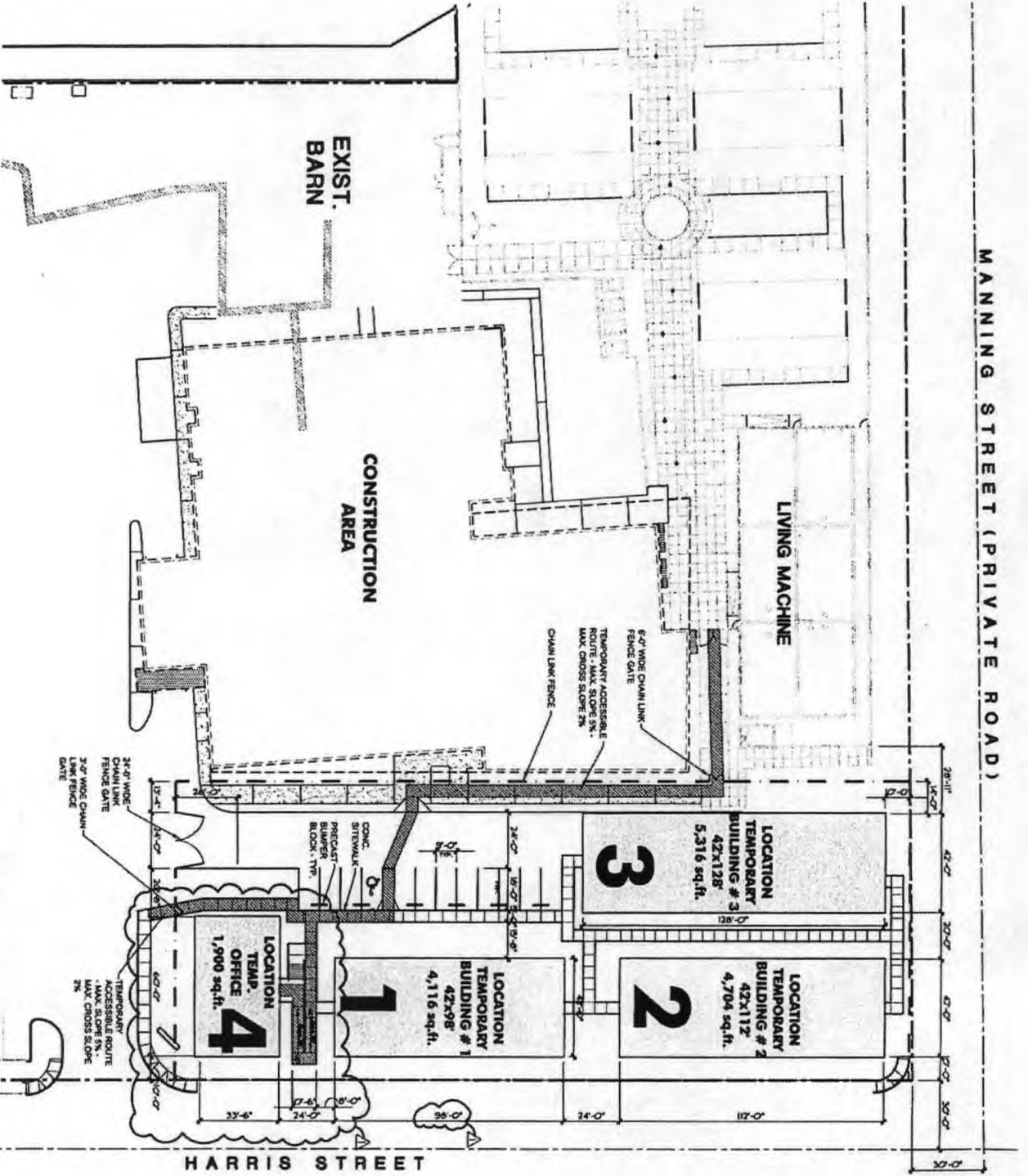
LIVING MACHINE

CONSTRUCTION AREA

EXIST. BARN

ROC-17677
 12-06-06 CC

TEMPORARY BUILDING
 SITE PLAN
 SCALE: 1" = 40'-0"



HARRIS STREET

KEYNOTES
1. EXISTING BARN
2. EXISTING LOT
3. EXISTING LOT
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TATE SNYDER KIMSEY

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 12-06-06

GENERAL NOTES

THE ANIMAL FOUNDATION
 REGIONAL ANIMAL CAMPUS - PHASE 3

AS1.02

708 Vale Verde Court Henderson, Nevada 89014 ph. 702.456.3000 fax 702.896.6209
 www.tate-snyder-kimsey.com
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OF COUNSEL

BRIAN J. MATTER
EXECUTIVE DIRECTOR

October 31, 2006

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

Via Facsimile
(702) 385-7268

RE: Revised Justification Letter - Review of Conditions (SDR-6883)

Dear Planning and Development Department:

Enclosed is an application for a Review of Condition from SDR-6883 requiring the removal of certain temporary structures located on that property consisting of approximately 8.39 acres located at the southwest corner of Mojave Road and Harris Street (APN 139-25-405-008) (the "**Property**") submitted by The Animal Foundation (the "**Applicant**").

The Applicant operates the Lied Animal Shelter which was created in 1989 in partnership with the City of Las Vegas to help curb animal overpopulation. The Lied Animal Shelter has a long standing policy of being a low kill animal shelter which provides care for lost, abandoned and stray animals in the Las Vegas valley while helping find new homes for these animals.

The Property is zoned C-V (Civic) and is designated PF (Public Facilities) under the General Plan. On August 17, 2005, the City Council approved SDR-6883, which allowed four temporary structures on the Property as part of the existing animal shelter. Condition number 1 of SDR-6883 required that the temporary structures be removed according to the following schedule:

- Structure number 3 located on Manning Street shall be removed by September 1, 2005.
- Structure number 2 located on the corner of Harris Street and Manning Street shall be removed by October 1, 2005.
- The smallest structure on Harris Street [structure 1] shall be removed by July 1, 2006.

RENO OFFICE
100 WEST LIBERTY STREET, TWELFTH FLOOR, RENO, NEVADA 89504 TEL (775) 788-5000 FAX (775) 786-1177

*LICENSED IN ARIZONA ONLY
**LICENSED IN ILLINOIS AND WISCONSIN ONLY

ROC-17677
12-06-06 CC

October 31, 2006

Page 2

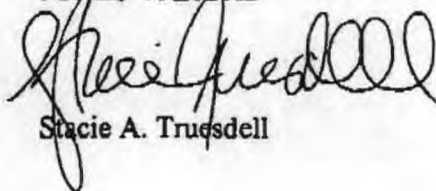
The Applicant has removed structures 1 and 3. However, structure 2 still exists on the Property. The Applicant is requesting a Review of Condition number 1 requiring the removal of structure 2. Structure 2 is currently only used to house cats that cannot be located within the permanent animal facilities.

The Applicant is currently undergoing a capital campaign to raise additional funds for the Lied Animal Shelter. These funds will be used to finance the construction of additional infrastructure on the Property. However, such funds are not yet available. Therefore, the Applicant requests that the temporary structure be permitted to remain on the Property for two (2) years while the Applicant moves forward with its fundraising efforts and subsequently constructs the permanent animal facility needed to relocate the cats.

Thank you for your consideration of this request. Please contact me at (702) 863-3342 if you have any questions or comments.

Very truly yours,

JONES VARGAS



Stacie A. Truesdell

SAT
Enclosures.

ROC-17677
12-06-06 CC



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

September 19, 2005

Mr. K. John McNellis
City of Las Vegas
400 Stewart Avenue, 4th Floor
Las Vegas, Nevada 89101

RE: SDR-6883 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 17, 2005

Dear Mr. McNellis:

The City Council at a regular meeting held August 17, 2005 APPROVED the request for a Site Development Plan Review FOR TEMPORARY STRUCTURES FOR AN ANIMAL SHELTER on 8.39 acres adjacent to the southwest corner of Mojave Road and Harris Avenue (APN 139-25-405-008), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 18, 2005. This approval is subject to:

Planning and Development

1. Temporary structure removal shall be required according to the following schedule:
 - Structure Number three located on Manning Street shall be removed by September 1, 2005.
 - Structure Number two located on the corner of Harris Street and Manning Street shall be removed by October 1, 2005.
 - The smallest structure on Harris Street shall be removed by July 1, 2006.
2. This Site Development Plan Review shall be subject to a one year review.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. All development shall be in conformance with the site plan and building elevations, date stamped 05/27/05, except as amended by conditions herein.
5. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

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

PAGE 02/04

PLANNING & DEVELOPMENT

ROC-17677
12-06-06 CC

10/17/2006 10:19 7023857268

Mr. K. John McNellis
SDR-6883 – Page Two
September 19, 2005

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

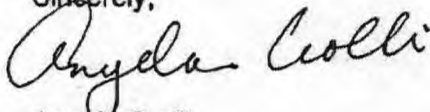
15. All temporary improvements associated with this site shall be removed at the time of termination of the temporary use.
16. All landscaping and signage installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

**ROC-17677
12-06-06 CC**

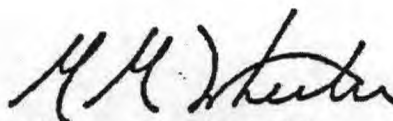
Mr. K. John McNellis
SDR-6883 - Page Three
September 19, 2005

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

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Randy Spitzmesser
Tate Snyder Kimsey Architects
709 Valle Verde Court
Henderson, Nevada 89014

ROC-17677
12-06-06 CC

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GARY T. FOREMASTER (1953 - 1998)

ROBERT E. BRUCE
ALAN B. RADKIN
OF COUNSEL

BRIAN J. MATTER
EXECUTIVE DIRECTOR

November 21, 2006

Office of the City Clerk
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

VIA FACSIMILE

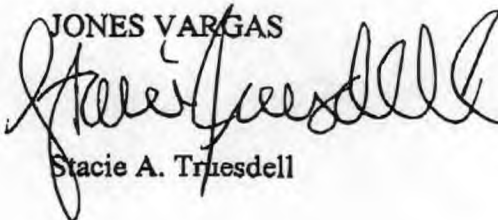
RE: Abeyance of ROC-17677

Dear City Clerk:

This firm represents The Animal Foundation (the "**Applicant**"). The Applicant respectfully requests that ROC-17677, scheduled to heard at the December 6, 2006 City Council meeting, be held until the December 20, 2006 City Council meeting so that the Applicant may address some issues that have arisen since the application was submitted.

Thank you for your consideration of this request. Please contact me at (702) 862-3342 if you have any questions or comments.

Very truly yours,

JONES VARGAS

Stacie A. Truesdell

SAT

cc: Ben Sticka, City of Las Vegas Planning Department

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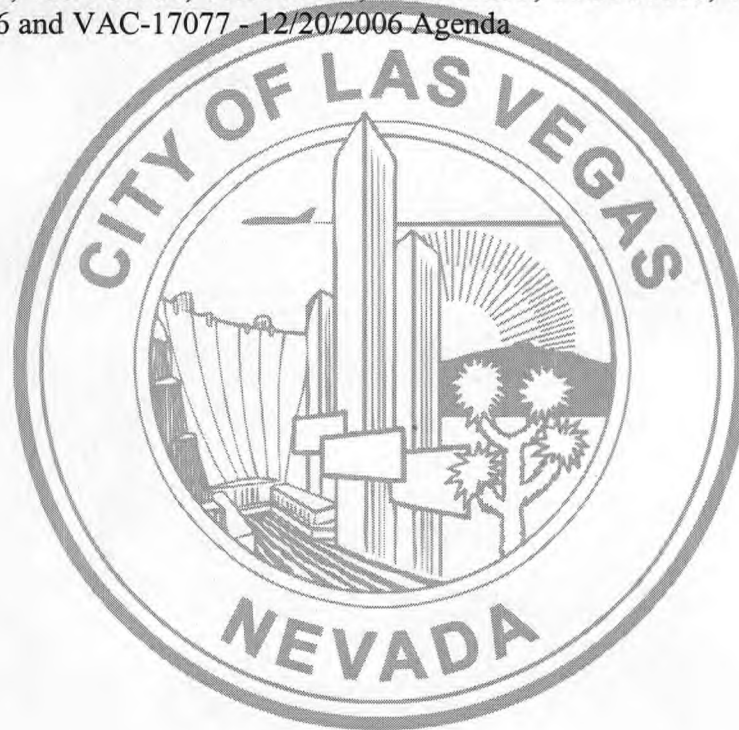
AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 6, 2006

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:

DB - 6600 Lemitar Drive; DB - 886 Miller Avenue; AB - 5433 Flora Spray Street; RQR-17040, RQR-17098, SUP-13490, SUP-16498, SUP-17301, SUP-17308, SUP-17310, SUP-16520, VAR-14734, VAR-16497, VAR-16769, VAR-17156, VAR-17299, VAR-17306, VAR-16525, VAR-16512, VAR-16516 and VAC-17077 - 12/20/2006 Agenda



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 6, 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

BACKUP DOCUMENTATION:

Submitted at meeting – Petition form by Chris Christoff

Minutes:

TED RUSSELL, Las Vegas resident, stated that the most highly respected and loved individual is JACKIE GAUGHAN.

AL HESSER, retired Navy veteran and city resident, stated that 10 years ago he was homeless for two years living out of his car on the streets of Boston. It was the Veterans Administration that helped him. He indicated that 45 percent of the homeless are women and children; 15 percent are veterans; between one third and one fourth are mentally challenged. The City Council should be part of the solution, not part of the problem. He is appalled at the City Council's concern towards the homeless. He was an homeless advocate in Reno. He was upset about an article in the Review Journal about Catholic Charities giving a breath test to men seeking shelter.

TOM McGOWAN, Las Vegas resident, agreed with feelings expressed by the previous speaker. He asked the Council what date they have selected to recognize the homeless men who lifted the car off the nine-year old girl, victim of a car accident. He mentioned that several years ago he provided the Council with a solution to this problem. On the right-turn FAA path, he stated that the danger of air travel is on the ground, not in the air. The greatest consumption of oxygen in Southern Nevada is by the jet commercial aircrafts taking off and landing at McCarran Airport.

STEVE RYBOL suggested that the government buy condemned hotels and have the homeless help to rebuild them. Many homeless men are electricians and plumbers; in return for their expertise, they could be allowed to live in the refurbished homes free for a year and then charge them rent. The homeless deserve some dignity to stand up and be given a chance.

CHRIS CHRISTOFF distributed to the Council a cover letter and petition form requesting that Huntridge Circle Park be dedicated to all veterans and be renamed "Veterans Memorial Park". He asked that an item be placed on the agenda to discuss this issue.

ROSHAD JOSHUA COLLINS, homeless advocate, stated the Lord wants people to take care of those who are in need. He felt that children parks are built to keep out the homeless. He does

CITY COUNCIL MEETING OF: DECEMBER 6, 2006

not see anything wrong with having the homeless camp out in a park. He asked that the Council be part of the solution. Many of the homeless are jailed for sleeping outdoors; they are not violent criminals.

DAVID HICKS addressed the mistreatment of the homeless, especially for being jailed for sleeping outside. He was embarrassed when he was arrested in public and did not understand why he was being arrested. On behalf of the City, MAYOR GOODMAN apologized to MR. HICKS for being wrongly arrested; The actions taken were under an ordinance that was not passed by the City Council. It was a mistake that the City made. He directed DEPUTY CITY MANAGER ORLANDO SANCHEZ to ask TRINA ROBINSON to place MR. HICKS into a facility. MR. HICKS was appalled at the conditions in the jail, to which the Mayor agreed.

MEETING ADJOURNED AT 3:20 P.M.



PETITION TO THE LAS VEGAS CITY COUNCIL

We the undersigned endorse dedicating Huntridge Circle Park to the veterans of our country and that it be renamed "Veterans Memorial Park" in their honor.

Because the current configuration of Huntridge Circle Park allows unlimited ingress/egress on all quadrants, we believe an 8 ft. fence should be erected around 360 degrees of the perimeter that limits access to a maximum of two narrow entrances that can be blocked if a crime occurs.

We believe that most persons who commit crimes in our parks are ex-convicts who would not feel comfortable behind any fence that limits their ability to flee in the event police or marshals respond.

We believe that the current bathrooms in Huntridge Circle Park are unnecessary and counterproductive and should be removed to make way for memorials and monuments in respect to our armed forces.

We believe that the police must be encouraged to enforce all current laws in city parks, and we support the fixed base social service agencies that help truly homeless persons wanting or requiring assistance.

Submitted at City Council/

Date 12/6/06 Item Citizens Participation

PRINT NAME & ADDRESS, SIGNATURE:

[illegible]