

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-17745 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17740, VAR-17741, VAR-17742 AND VAR-17743 - PUBLIC HEARING - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST - Request for a Site Development Plan Review for a PROPOSED 300 UNIT, 66 FOOT HIGH, SIX STORY APARTMENT BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFERING STANDARDS FOR ZERO FEET OF LANDSCAPING WHERE TEN FEET IS REQUIRED ALONG THE SOUTHERN, EASTERN, AND WESTERN PERIMETER AND TO ALLOW FIVE FEET OF LANDSCAPING WHERE SIX FEET IS REQUIRED ALONG A PORTION OF THE NORTHERN PERIMETER on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026 through 028 and 041 through 043), R-4 (High Density Residential) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 5 (Weekly).

C.C.: 01/03/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Approval Letter by June Boyd

MOTION:

STEINMAN – APPROVED subject to conditions and deleting Condition 13 – Motion carried with EVANS, GOYNES and DUNNAM voting NO

To be heard by City Council on 01/03/2007

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 19 – SDR-17745

MINUTES:

See Item 14 [ZON-17740] for all related discussion.

(6:52 – 7:45)

1-1723

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-17740), and Variances (VAR-17741, VAR-17742, VAR-17743) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/24/06, except as amended by conditions herein.
4. A Waiver from Section 19.12 is hereby approved, to allow a five-foot wide landscape perimeter along the north property line where six feet is required, zero feet along Ninth Street where ten feet is required, and four feet along Bridger Avenue where ten feet is required.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 19 – SDR-17745

CONDITIONS – Continued:

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
13. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. A Petition of Vacation, such as VAC-17744, to eliminate the existing alley right-of-way in conflict with this site plan shall record prior to the issuance of any permits overlying

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 19 – SDR-17745

CONDITIONS – Continued:

- the area to be vacated. Dedicate a 20-foot wide alley through Assessor's Parcel No. 139-34-712-041 to connect to Tenth Street (including a radius) acceptable to the City Engineer prior to or concurrent with recordation of the Order of Vacation.
17. The proposed entry on 9th Street shall be designed to accommodate a minimum queue of three vehicles prior to the gate, unless otherwise allowed by the City Traffic Engineer.
 18. Parking spaces located directly off the public alley shall be set back sufficiently to allow a 24-foot wide "aisle" width for vehicles to back out.
 19. A sanitary sewer relocation plan must be submitted to and approved by the Collection Systems Planning Section of the Department of Public Works and the new sewer lines must be constructed and active prior to the recordation of an Order of Vacation of the existing sewer easements. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
 20. Landscape and maintain all unimproved rights-of-way, if any, on Bridger Avenue, 9th Street and 10th Street adjacent to this site. 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.
 21. 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.
 22. Site development to comply with all applicable conditions of approval for ZON-17740 and all other applicable site-related actions.

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-17745 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST**

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

1. Conformance to the conditions for Rezoning (ZON-17740), and Variances (VAR-17741, VAR-17742, VAR-17743) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/24/06, except as amended by conditions herein.
4. A Waiver from Section 19.12 is hereby approved, to allow a five-foot wide landscape perimeter along the north property line where six feet is required, zero feet along Ninth Street where ten feet is required, and four feet along Bridger Avenue where ten feet is required.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

AR

SDR-17745 - Conditions Page Two
December 7, 2006 - Planning Commission Meeting

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
13. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. A Petition of Vacation, such as VAC-17744, to eliminate the existing alley right-of-way in conflict with this site plan shall record prior to the issuance of any permits overlying the area to be vacated. Dedicate a 20-foot wide alley through Assessor's Parcel No. 139-34-712-041 to connect to Tenth Street (including a radius) acceptable to the City Engineer prior to or concurrent with recordation of the Order of Vacation.
17. The proposed entry on 9th Street shall be designed to accommodate a minimum queue of three vehicles prior to the gate, unless otherwise allowed by the City Traffic Engineer.

SDR-17745 - Conditions Page Three
December 7, 2006 - Planning Commission Meeting

18. Parking spaces located directly off the public alley shall be set back sufficiently to allow a 24-foot wide "aisle" width for vehicles to back out.
19. A sanitary sewer relocation plan must be submitted to and approved by the Collection Systems Planning Section of the Department of Public Works and the new sewer lines must be constructed and active prior to the recordation of an Order of Vacation of the existing sewer easements. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
20. Landscape and maintain all unimproved rights-of-way, if any, on Bridger Avenue, 9th Street and 10th Street adjacent to this site. 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.
21. 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.
22. Site development to comply with all applicable conditions of approval for ZON-17740 and all other applicable site-related actions.

SDR-17745 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 300-unit, 66-foot high, six-story apartment building and a waiver of the perimeter landscape buffering standards for zero feet of landscaping where ten feet is required along the southern, eastern, and western perimeter and to allow five feet of landscaping where six feet is required along a portion of the northern perimeter on 1.38 acres on the north side of Bridger Avenue between Ninth Street and Tenth Street.

The project as designed is more intense than the existing residential development on this block, and requires numerous Variances and Waivers. As such, the project is not appropriate to its context, and staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/04/61	The Board of City Commissioners approved a Special Use Permit for an office at 227 South 9 TH Street
<i>Pre-Application Meeting</i>	
08/18/06	The requirements for a rezoning application were reviewed.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.38 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Offices, multi-family dwellings, single family dwellings.	Mixed Use	R-4
North	Single family dwelling	Mixed Use	R-4
South	Apartments	Mixed Use	R-4
East	Apartments	Mixed Use	R-4
West	Apartments and Non-profit organization	Mixed Use	C-V and C-2

AR

SDR-17745 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

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

Redevelopment Area

The subject site is located within the Downtown Redevelopment Area, where special funding may be available for proposed projects. Developments are subject to all requirements of Title 19.

Trails

The Master Plan Transportation Trails Element depicts a trail along Ninth Street adjacent to this site. If this trail is constructed, it will be constructed by the city, and therefore the applicant is not required to show the trail on the submitted plans.

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	7,000 square feet	1.38 acres	Y
Min. Lot Width	N/A	180 feet	Y
Min. Setbacks			
• Front (west)	• 10 Feet	• 0 Feet	• N*
• Side (north)	• 5 Feet	• 8 Feet	• Y**
• Corner (south)	• 5 Feet	• 0 Feet	• N*
• Rear (east)	• 20 Feet	• 0 Feet	• N*
Min. Distance Between Buildings	N/A	1 building	Y
Max. Lot Coverage	N/A	81 %	Y
Max. Building Height	5 Stories or 55 Feet	66 Feet	N***

*These setbacks do not comply with the R-5 standards. This issue will be considered under Variance VAR-17743.

SDR-17745 - Staff Report Page Three
December 7, 2006 - Planning Commission Meeting

**This setback complies with the R-5 standards, but does not comply with the Residential Adjacency Standards. This issue will be considered under Variance VAR-17742.

***The proposed height does not comply with the R-5 standards. This issue will be considered under Variance VAR-17743.

Per Title 19.08.06, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	198 feet from north property line	8 feet	N
Adjacent development matching setback	5 feet	8 feet	Y
Trash Enclosure	50 feet from north property line	10 Feet	N

These setback issues will be considered under Variance VAR-17742.

<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-4	50 du/ac	69	R-5	unlimited	MXU	greater than 25.49 du/ac

Per Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 tree/ 6 spaces	2 trees	2 trees	Y
Buffer: Min. Trees	1 tree/20 linear feet	27 trees	24 trees	N
Min. Zone Width	10 feet along 9th Street		0 feet along 9th Street	N
	10 feet along Bridger Avenue		4 feet along Bridger Avenue	N
	10 feet along Tenth Street		10 feet along Tenth Street	Y
	6 feet along north property line		5 feet along north property line	N

The applicant has requested a waiver to allow a reduction of the landscaping buffer requirements to allow 0 feet along a portion of the west property line, zero feet along Bridger Avenue, and five feet along the north property line.

SDR-17745 - Staff Report Page Four
December 7, 2006 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Apartments	300 one-bedroom units	1.25 spaces per unit plus one guest space for every six units	425 spaces	9 spaces	150 spaces	9 spaces	N
TOTAL (including handicap)			425 spaces	9 spaces	150 spaces	9 spaces	N
Percent Deviation					65 %		

This parking issue will be addressed under Variance VAR-17741.

Waivers		
Request	Requirement	Staff Recommendation
5 feet along north property line	6 feet along north property line	Denial
0 feet along 9th Street	10 feet along 9th Street	Denial
4 feet along Bridger Avenue	10 feet along Bridger Avenue	Denial

Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's landscaping standards, staff is recommending denial of all landscaping waivers.

ANALYSIS

The site is currently developed with two apartment buildings, two single-family dwellings, and an office building. The applicant proposes to demolish these structures and construct a 300-unit apartment building which will require a variance (VAR-17743) to allow the building to be zero feet from the west property line where ten feet is the minimum setback required, zero feet from the east property line where 20 feet is the minimum setback required, and zero feet from the south property line where five feet is the minimum setback required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's setback standards, staff is recommending denial of these setback variances.

SDR-17745 - Staff Report Page Five
December 7, 2006 - Planning Commission Meeting

The applicant has also requested a variance (VAR-17743) to allow a building height of 66 feet where the R-5 (Apartment) standards allow a maximum height of 55 feet. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's height requirements, staff is recommending denial of this variance.

Because there is an existing single-family dwelling north of this site and adjacent to 9th Street, any proposed development of this site is required to comply with the proximity slope requirements of the Residential Adjacency standards. When applied to the height of the building as currently proposed (66 feet), these standards require a setback of 198 feet from the north property line which is adjacent to the existing single-family dwelling north of this site. The applicant has requested a variance (VAR-17742) to allow a setback of eight feet from the north property line where 198 feet is the minimum setback required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's Residential Adjacency standards, staff is recommending denial of this variance.

The Residential Adjacency standards also require trash enclosures to be setback at least 50 feet from single-family residential development. The applicant has requested a variance (VAR-17742) to allow the trash enclosure to be 10 feet from single-family development. Because the site plan could be redesigned to include a trash enclosure which would allow compliance with the city's Residential Adjacency standards, staff is recommending denial of this variance.

The applicant has requested a variance (VAR-17741) to allow 150 parking spaces on this site where 425 are required. Because there is no hardship associated with this site, and because staff finds that this proposed development is too intense for the subject property, staff is recommending denial of this parking variance. As part of this development, the applicant is proposing to vacate a portion of an existing 20-foot wide public alley that currently bisects this site and connects Carson Avenue and Bridger Avenue. In order to mitigate the vacation of this portion of the alley, the applicant proposes to construct a new alley, which will connect the un-vacated portion of the existing alley to Tenth Street. Because staff is recommending denial of the rezoning, site development plan review and variances associated with this development, staff is recommending denial of the alley vacation. A 10-foot wide landscape buffer that complies with city standards is proposed along Tenth Street. The applicant has requested waivers to allow no perimeter landscaping along Ninth Street where ten feet is required; to allow four feet along Bridger Avenue where 10 feet is required; and to allow five feet along the north property line where six feet is required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's landscaping standards, staff is recommending denial of all landscaping waivers.

The elevations depict a stucco exterior with aluminum accents.

SDR-17745 - Staff Report Page Six
December 7, 2006 - Planning Commission Meeting

FINDINGS

The following findings must be made:

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 exceed the scale and massing of any existing development on the east side of Ninth Street. Staff finds the height and intensity of the project is greater than adjacent development and is not compatible with residential development immediately to the north of this site.

In regard to "2": The project as designed is more intense than the existing residential development on this block, and requires numerous Variances and Waivers to Title 19. As such, the project is not appropriate to its context, and staff recommends denial.

In regard to "3": The property is accessible from Ninth Street and Tenth Street. Both streets are adequate to meet the needs of the proposed R-5 (Apartment) District.

In regard to "4": The proposed building materials and landscape materials are appropriate for the immediate area and for the City, and are generally in compliance with the Residential Development Standards.

In regard to "5": The inability of the applicant to devise a site plan that complies with the setback, residential adjacency, building height and landscape standards indicate that the design characteristics of this proposal are too intense for this site.

SDR-17745 - Staff Report Page Seven
December 7, 2006 - Planning Commission Meeting

In regard to "6": The proposed development will be subject to regular inspections for permitting and licensing and will; therefore, not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 129 (Mailed with ZON-17740, VAR-17741, VAR-17742 and VAR-17743)

APPROVALS 1

PROTESTS 0

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

Case Number: **SDR-17745** APN: 139-34-712-041/-042
Name of Property Owner: ASHTON - BOYD FAMILY TRUST
Name of Applicant: SDA, INC - DARIUSZ WIECHA

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: _____

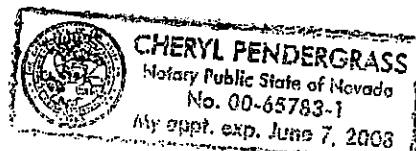
Signature of Property Owner: June T. Boyd

Print Name: June T. Boyd

Subscribed and sworn before me

This 16th day of Oct, 2006.

Cheryl Pendergrass
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17745** APN: 139-34-712-026 / -027 / -028

Name of Property Owner: LARRY AND PATRICIA SCHLEUSNER FAMILY TRUST

Name of Applicant: SDA, INC - DARIUSZ WIECHA

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:

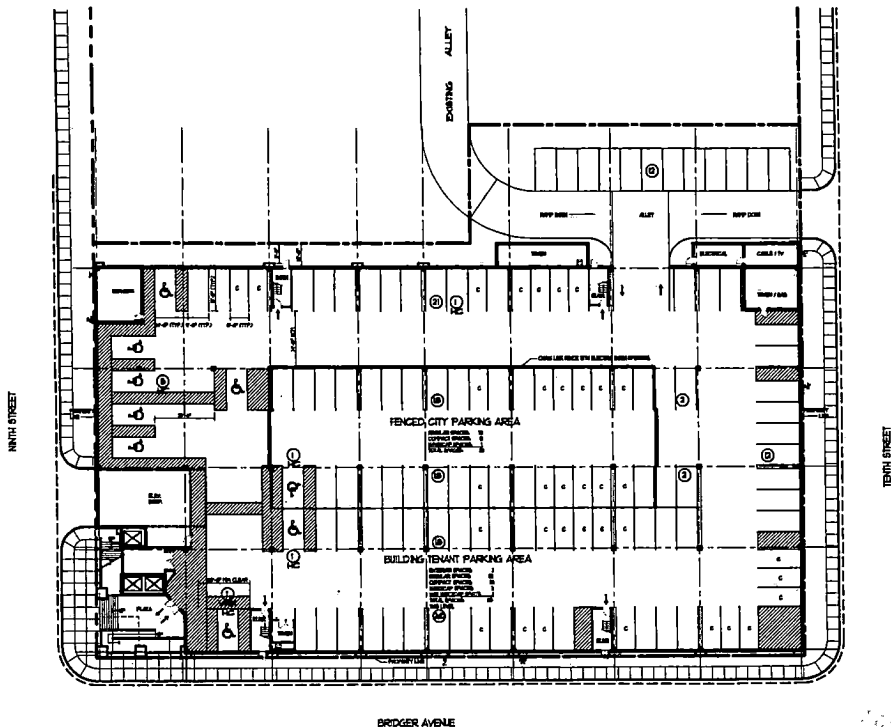
Print Name: LARRY SCHLEUSNER

Subscribed and sworn before me

This 19th day of OCT, 2006

Patricia Y. Barnum
Notary Public in and for said County and State





BRIDGE AVENUE

ZON-17740 VAR-17741
 VAR-17742 VAR-17743
 SDR-17745 12/07/06 PC

DESIGNED BY: [Signature]



OCT 24 2006



201 S. TULSA, SUITE 200
 LAS VEGAS, NEVADA 89102
 (702) 735-1111
 WWW.BCADDESIGN.COM



TAA
 ARCHITECTS
 CONSULTING ARCHITECTS

1000 S. TULSA
 SUITE 200
 LAS VEGAS, NEVADA 89102
 (702) 735-1111
 WWW.TAAARCHITECTS.COM

BRIDGE STREET
 APARTMENTS
 LAS VEGAS, NEVADA
 DESIGNED BY: [Signature]

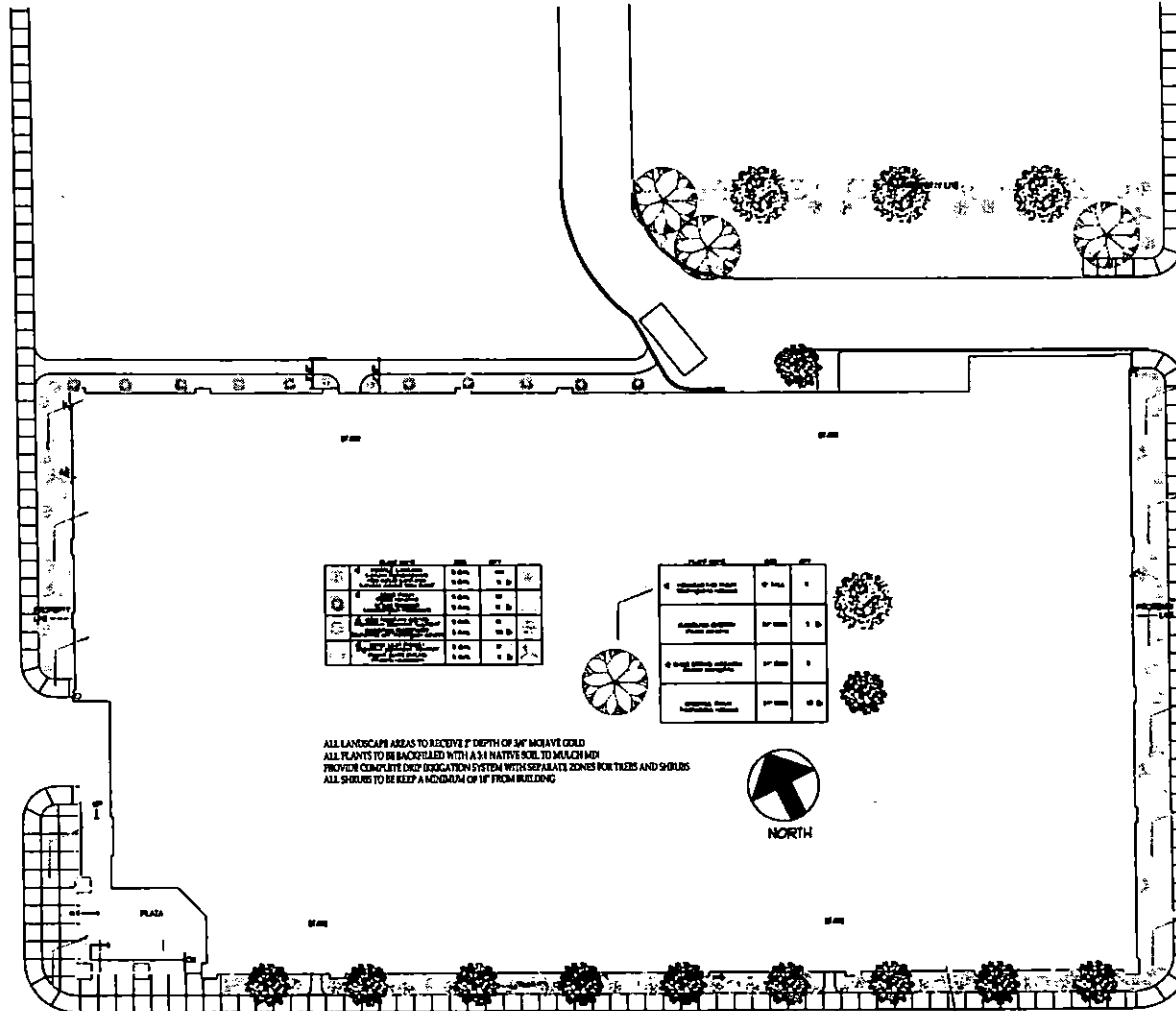


CITY OF LAS VEGAS

NO.	DATE	DESCRIPTION
1	10/24/06	ISSUED FOR PERMIT
2	10/24/06	ISSUED FOR PERMIT
3	10/24/06	ISSUED FOR PERMIT
4	10/24/06	ISSUED FOR PERMIT
5	10/24/06	ISSUED FOR PERMIT
6	10/24/06	ISSUED FOR PERMIT
7	10/24/06	ISSUED FOR PERMIT
8	10/24/06	ISSUED FOR PERMIT
9	10/24/06	ISSUED FOR PERMIT
10	10/24/06	ISSUED FOR PERMIT



NINTH STREET



ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC

OCT 12 4 2006

BCA DESIGN LLC

1001 N. MOUNTAIN BLVD. SUITE 100
DENVER, CO 80202
303.733.1111

ARCHITECTS
CONSULTING ARCHITECTS

BRIDGER STREET APARTMENTS
LAS VEGAS, NEVADA
DEVELOPED BY S.O.A., INC. COLORADO

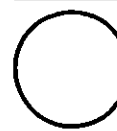
CITY OF LAS VEGAS

PERMIT

11



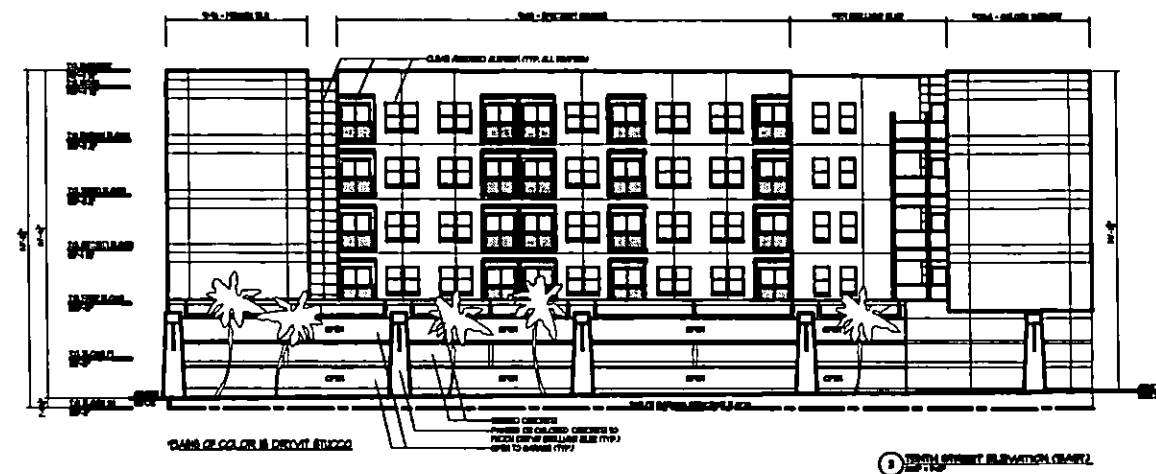
300 S. VANDER, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: 303.733.8888 FAX: 303.733.8889



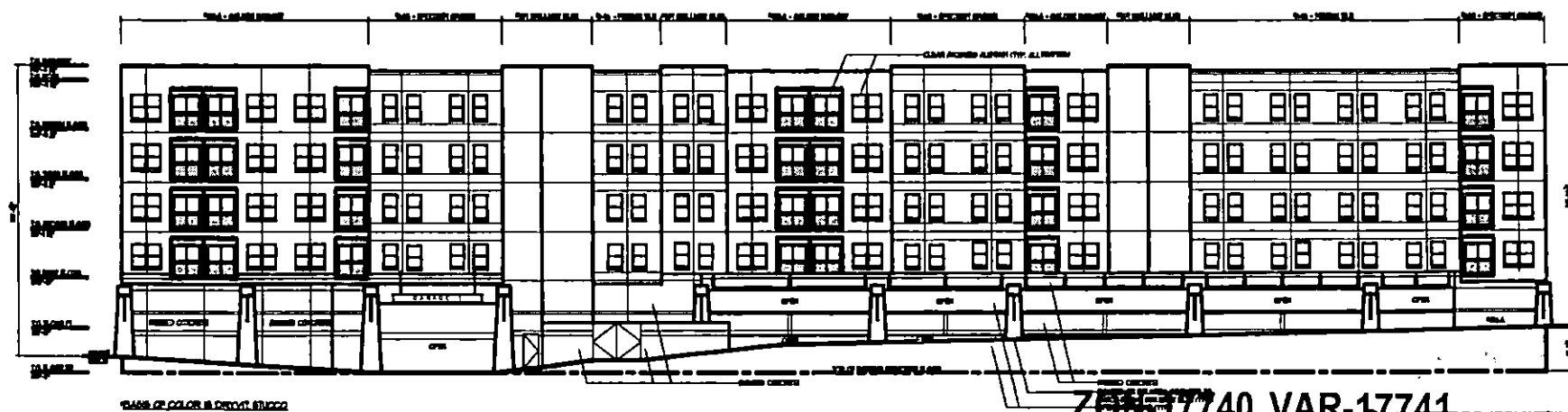
TAA
ARCHITECTS
CONSULTING ARCHITECTS

1110 N. PARK
SUITE 200
815 WEST 10TH AVENUE
DENVER, CO 80202
TEL: 303.733.8888 FAX: 303.733.8889

BRIDGER STREET
APARTMENTS
LAS VEGAS, NEVADA
DESIGNED BY SDA, INC. COLORADO



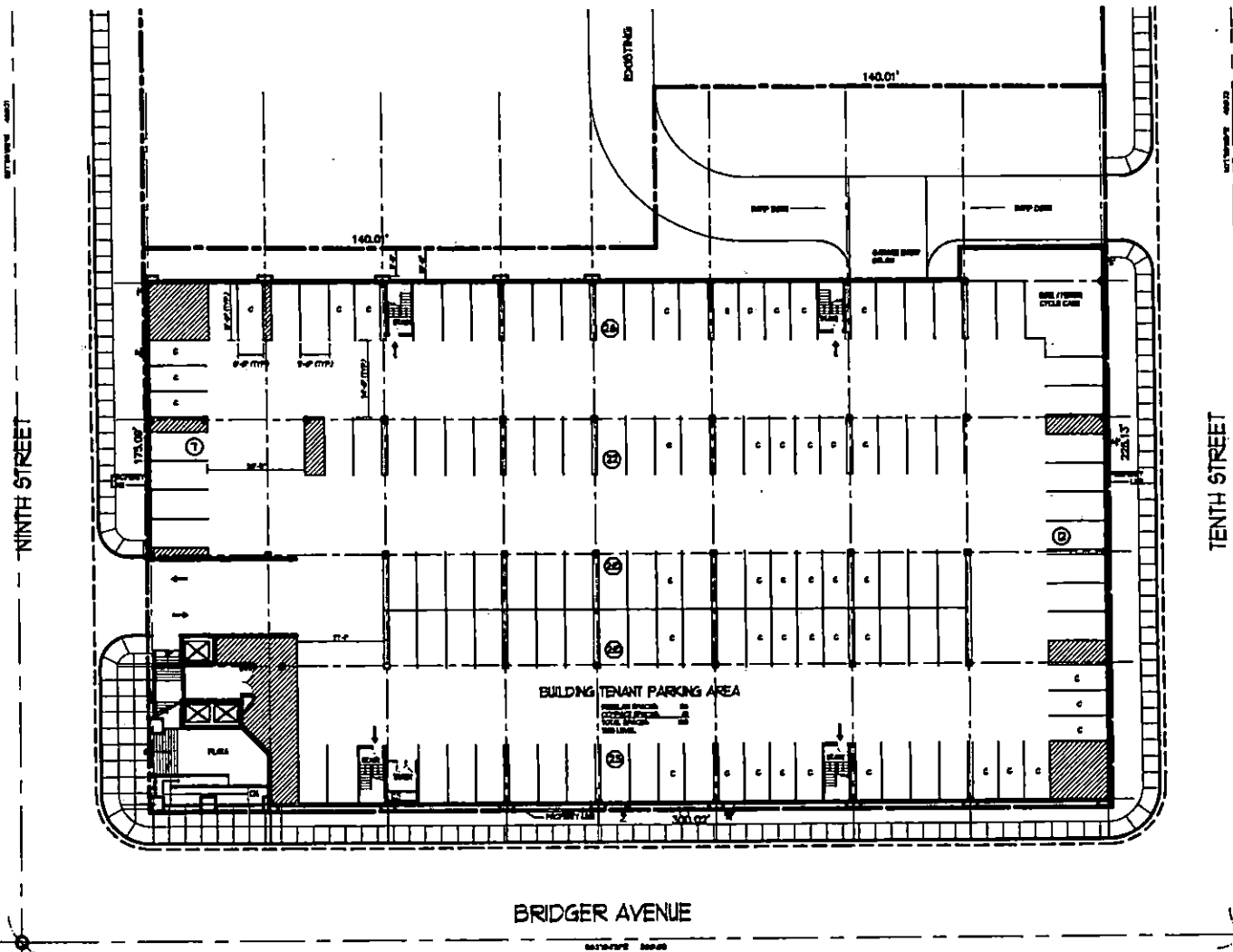
① NORTH STREET ELEVATION (PART 2)



ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC

OCT 24 2006





BRIDGER AVENUE

NINTH STREET

TENTH STREET

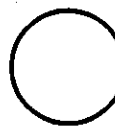
ZON-17740 VAR-17741
 VAR-17742 VAR-17743
 SDR-17745 12/07/06 PC

1. PLACE PLANT OFFER PARSONS

OCT 24 2006



BCA DESIGN LLC
 100 S. VANDERBILT, SUITE 100
 LAS VEGAS, NV 89101
 702.735.0000 FAX 702.735.0001



TAAG
 ARCHITECTS
 CONSULTING ARCHITECTS
 100 S. VANDERBILT, SUITE 100
 LAS VEGAS, NV 89101
 702.735.0000 FAX 702.735.0001

BRIDGER STREET
 APARTMENTS
 LAS VEGAS, NEVADA
 DESIGNED BY BSA, INC. CHICAGO

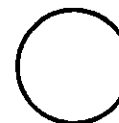
BRIDGER STREET APARTMENTS
 100 S. VANDERBILT, SUITE 100
 LAS VEGAS, NV 89101
 702.735.0000 FAX 702.735.0001

NO.	DATE	DESCRIPTION
1	10/24/06	ISSUED FOR PERMIT
2	10/24/06	REVISION 1
3	10/24/06	REVISION 2
4	10/24/06	REVISION 3
5	10/24/06	REVISION 4
6	10/24/06	REVISION 5
7	10/24/06	REVISION 6
8	10/24/06	REVISION 7
9	10/24/06	REVISION 8
10	10/24/06	REVISION 9
11	10/24/06	REVISION 10
12	10/24/06	REVISION 11
13	10/24/06	REVISION 12
14	10/24/06	REVISION 13
15	10/24/06	REVISION 14
16	10/24/06	REVISION 15
17	10/24/06	REVISION 16
18	10/24/06	REVISION 17
19	10/24/06	REVISION 18
20	10/24/06	REVISION 19
21	10/24/06	REVISION 20
22	10/24/06	REVISION 21
23	10/24/06	REVISION 22
24	10/24/06	REVISION 23
25	10/24/06	REVISION 24
26	10/24/06	REVISION 25
27	10/24/06	REVISION 26
28	10/24/06	REVISION 27
29	10/24/06	REVISION 28
30	10/24/06	REVISION 29
31	10/24/06	REVISION 30
32	10/24/06	REVISION 31
33	10/24/06	REVISION 32
34	10/24/06	REVISION 33
35	10/24/06	REVISION 34
36	10/24/06	REVISION 35
37	10/24/06	REVISION 36
38	10/24/06	REVISION 37
39	10/24/06	REVISION 38
40	10/24/06	REVISION 39
41	10/24/06	REVISION 40
42	10/24/06	REVISION 41
43	10/24/06	REVISION 42
44	10/24/06	REVISION 43
45	10/24/06	REVISION 44
46	10/24/06	REVISION 45
47	10/24/06	REVISION 46
48	10/24/06	REVISION 47
49	10/24/06	REVISION 48
50	10/24/06	REVISION 49
51	10/24/06	REVISION 50
52	10/24/06	REVISION 51
53	10/24/06	REVISION 52
54	10/24/06	REVISION 53
55	10/24/06	REVISION 54
56	10/24/06	REVISION 55
57	10/24/06	REVISION 56
58	10/24/06	REVISION 57
59	10/24/06	REVISION 58
60	10/24/06	REVISION 59
61	10/24/06	REVISION 60
62	10/24/06	REVISION 61
63	10/24/06	REVISION 62
64	10/24/06	REVISION 63
65	10/24/06	REVISION 64
66	10/24/06	REVISION 65
67	10/24/06	REVISION 66
68	10/24/06	REVISION 67
69	10/24/06	REVISION 68
70	10/24/06	REVISION 69
71	10/24/06	REVISION 70
72	10/24/06	REVISION 71
73	10/24/06	REVISION 72
74	10/24/06	REVISION 73
75	10/24/06	REVISION 74
76	10/24/06	REVISION 75
77	10/24/06	REVISION 76
78	10/24/06	REVISION 77
79	10/24/06	REVISION 78
80	10/24/06	REVISION 79
81	10/24/06	REVISION 80
82	10/24/06	REVISION 81
83	10/24/06	REVISION 82
84	10/24/06	REVISION 83
85	10/24/06	REVISION 84
86	10/24/06	REVISION 85
87	10/24/06	REVISION 86
88	10/24/06	REVISION 87
89	10/24/06	REVISION 88
90	10/24/06	REVISION 89
91	10/24/06	REVISION 90
92	10/24/06	REVISION 91
93	10/24/06	REVISION 92
94	10/24/06	REVISION 93
95	10/24/06	REVISION 94
96	10/24/06	REVISION 95
97	10/24/06	REVISION 96
98	10/24/06	REVISION 97
99	10/24/06	REVISION 98
100	10/24/06	REVISION 99





265 E. CHERRY, SUITE 8-20
GREENWOOD VILLAGE, CO 80037
303 770 0000 303 770 0000



TAAG
ARCHITECTS
CONSULTING ARCHITECTS

[illegible]

**BRIDGER STREET
APARTMENTS**
LAS VEGAS NEVADA



COLLECTORIAL 1972

4
3
2
1

0

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

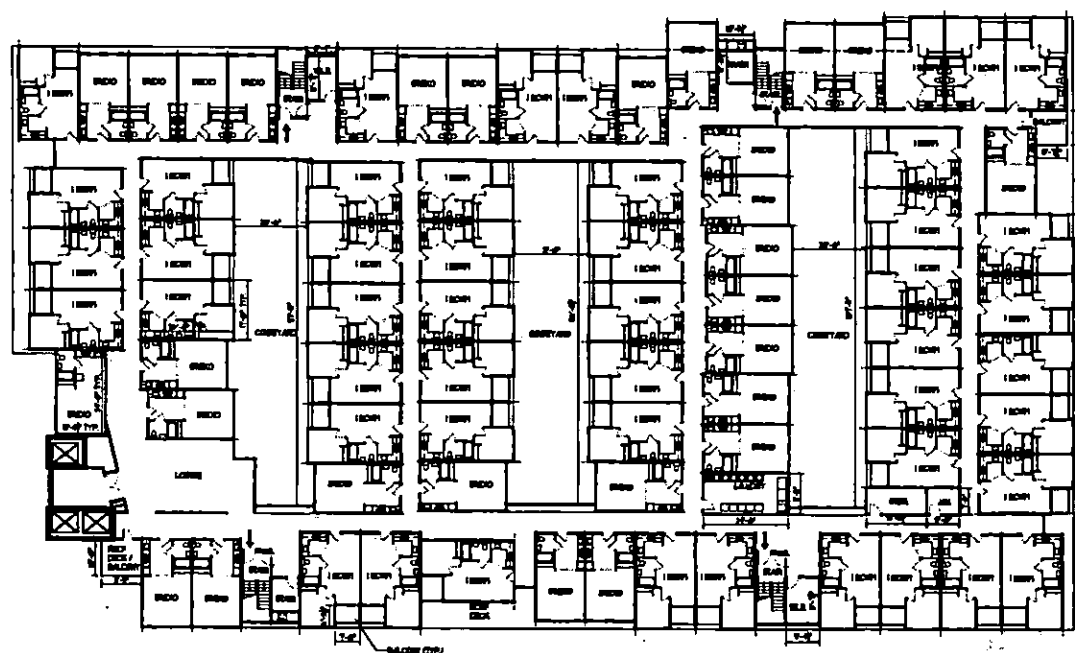
519

520

521

522

523



100-211606-100
OCT 24 2006

ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC

BRIDGER AVENUE APARTMENTS, SDA INC.
Site Development Plan Review



BCA DESIGN LLC
1001 E. 10TH, SUITE 100
DENVER, COLORADO 80202
303.733.1000
WWW.BCADENVER.COM



TAAG
ARCHITECTS
1001 E. 10TH, SUITE 100
DENVER, COLORADO 80202
303.733.1000
WWW.TAAGARCHITECTS.COM

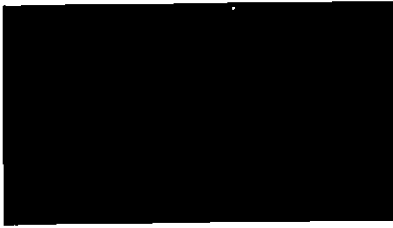
BRIDGER STREET
APARTMENTS
LAS VEGAS, NEVADA
DESIGNED BY SDA, INC. 02/2006

CITY OF LAS VEGAS
PLANNING DEPARTMENT
100 N. LAS VEGAS BLVD., SUITE 100
LAS VEGAS, NV 89101
702.258.2600
WWW.LASVEGASNV.GOV

OCT 24 2006
PROJECT NO. 1001
SHEET NO. 1001
DATE: 10/24/06
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]



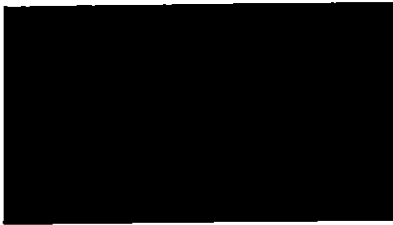
BRIDGER AVENUE APARTMENTS, SDA INC.
Color Board



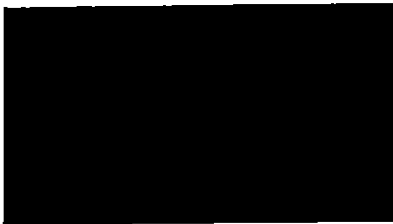
Stucco Color Sample #1: Brilliant Blue



Stucco Color Sample #2: Golden Harvest

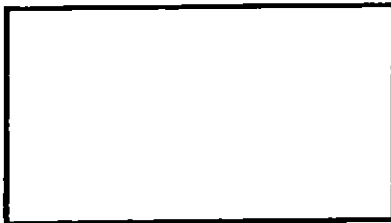


Stucco Color Sample #3: Mission Tile



Stucco Color Sample #4: Spectrum Orange

NOTE: Stucco colors above are from Dryvit manufacturer's design colors.



Anodized Clear Aluminum for tower roof, guardrails,
handrails, door and window frames.

ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC

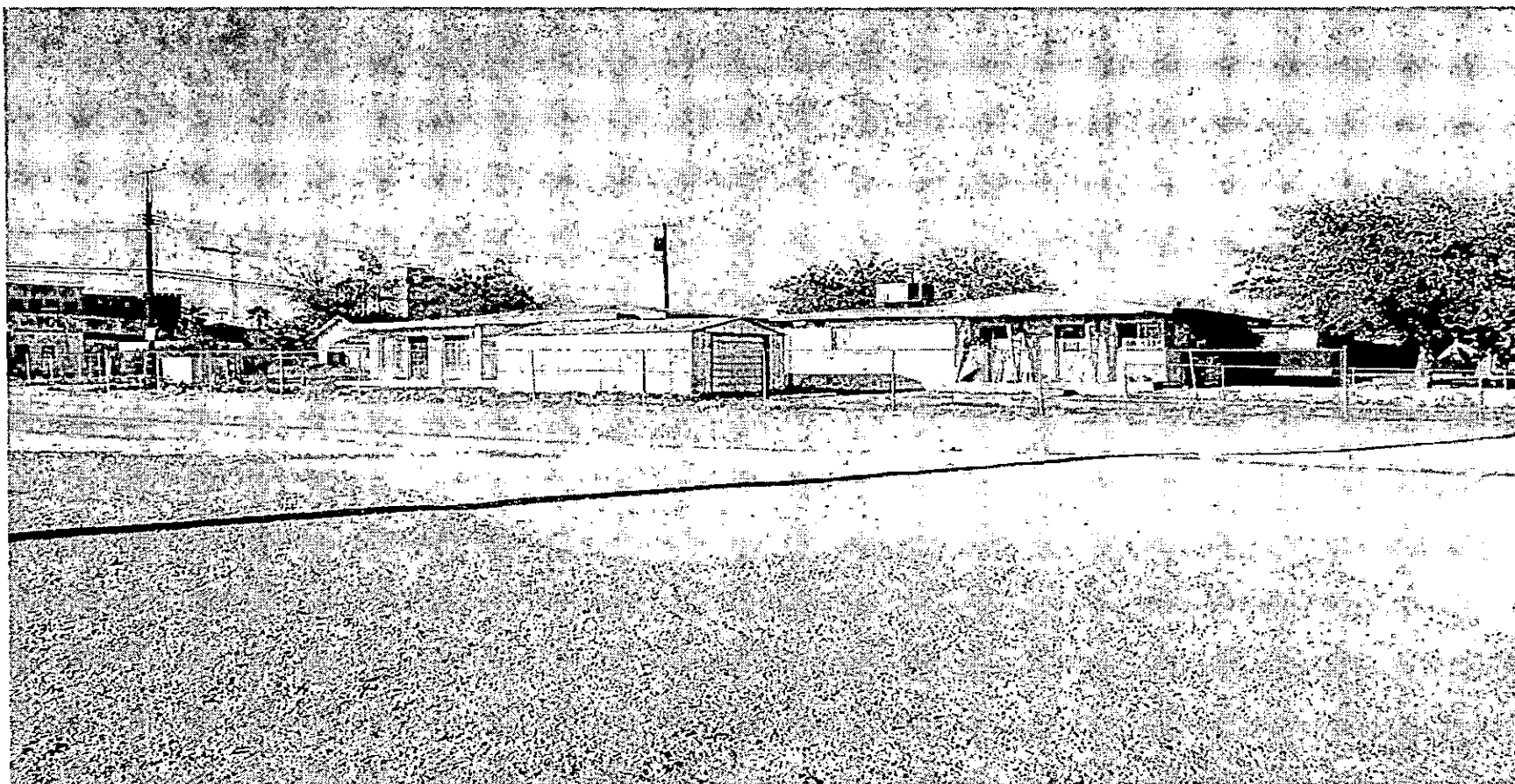
OCT 24 2006

TAAG
ARCHITECTS

5613 DTC Parkway
Suite 570
Englewood, CO 80111
www.taagdenver.com
303-824-2745
303-824-2737 FAX

SAMPLE COLOR BOARD
FOR:
BRIDGER STREET APARTMENTS
LAS VEGAS, NEVADA

SDR 17745				
Larry & Patricia Scheusner Family Trust, Poulos Family Trust & Ashton Boyd Family Trust				
NEC Bridger & 9th				
Proposed 300 unit multi-family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	300	5.86	1,758
AM Peak Hour			0.44	132
PM Peak Hour			0.52	156
(heaviest 60 minutes)				
Existing traffic on all nearby streets: No counts available for 9th				
Bridger Avenue				
Average Daily Traffic (ADT)	2,147			
PM Peak Hour	172			
(heaviest 60 minutes)				
10th Street				
Average Daily Traffic (ADT)	1,158			
PM Peak Hour	93			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Bridger Avenue	15300			
10th Street	15300			
This project will add approximately 1,758 trips per day on Bridger, 9th and 10th. This will increase expected volumes by about 82 percent on Bridger and 152 percent on 10th. Bridger is at about 14 percent of capacity and 10th				
at about 8 percent of capacity. Counts are not available for 9th Street in this				
vicinity, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 156 additional cars into the area; which works out to about five every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



ZON-17740, VAR-17741, VAR-17742, VAR-17743 AND SDR-17745 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST
NORTH SIDE OF BRIDGER AVENUE BETWEEN 9TH STREET AND 10TH STREET
DECEMBER 7, 2006 PLANNING COMMISSION

11/09/06



ZON-17740, VAR-17741, VAR-17742, VAR-17743 AND SDR-17745 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST
NORTH SIDE OF BRIDGER AVENUE BETWEEN 9TH STREET AND 10TH STREET
DECEMBER 7, 2006 PLANNING COMMISSION

11/09/06



ZON-17740, VAR-17741, VAR-17742, VAR-17743 AND SDR-17745 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST
NORTH SIDE OF BRIDGER AVENUE BETWEEN 9TH STREET AND 10TH STREET
DECEMBER 7, 2006 PLANNING COMMISSION

11/09/06

SDA

SDA INC.
The Denver Tech Center
5655 South Yosemite Street, Suite 301
Greenwood Village, Colorado 80111
Telephone: (303) 220-0500
Facsimile: (303) 220-0500

**Real Estate: Construction
Development
Investment
Management**

October 24, 2006

Nathan Goldberg
City of Las Vegas
Planning Department
731 S. Fourth
Las Vegas, Nevada 89101
Telephone: 702-229-5447
Facsimile: 702-385-7268

Re: Bridger Avenue Apartments, Site Development Plan

Dear Mr. Goldberg:

This letter serves as our Justification Letter on the above referenced submittal, as described herein:

SITE DEVELOPMENT PLAN

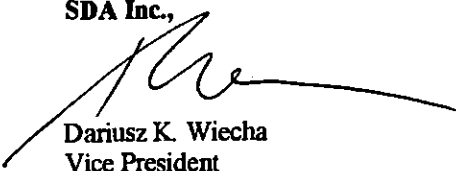
We herein request the submitted Site Development Plan to be reviewed and approved. Said Plan illustrates the proposed development, depicting the building with the garage as well as egress and ingress points. Site plan features are indicated along with a landscape plan illustrating perimeter beautification.

This project fits the General Plan use. If approved, it will allow for construction of a multi-unit apartment complex, similar in nature to the neighboring City Center Apartments, also owned by our company.

Based on the popularity of the City Center Apartments and virtually non-existing vacancy rates we are convinced that a property of similar character next door will greatly contribute to the urban success of downtown Las Vegas by providing affordable housing to inner city dwellers.

Sincerely,

SDA Inc.,



Dariusz K. Wiecha
Vice President

DKW/lis

**ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC**

November 28, 2006

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

RE: Case: ZON-17740
Rezoning for the Proposed Bridger Avenue Apartments
Las Vegas, Nevada

Planning Commission:

I have seen the artist's rendering of the proposed apartment community that SDA INC. plans to develop at 10th Street and Bridger Avenue. As a long time downtown resident, I think that this is the type of improvement that greatly enhances the livability of the area. The adjacent City Center Apartment community, developed by this same developer, has been an enormous benefit to the community, improving the quality of life of downtown apartment dwellers as well as the aesthetics of the downtown cityscape.

I request that you approve the Site Development Plan, the variances, and the zoning change.

Sincerely,

June T. Boyd

June T. Boyd
225 South 10th Street
Las Vegas, Nevada 89101

ITEM # 14-19
CASE # ZON-17740
PC MTG 12-7-06

A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-17683 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES M. HANNAWAY AND MARILYN A. HANNAWAY - Request for a Variance TO ALLOW A PROPOSED NON-HABITABLE ACCESSORY STRUCTURE TO BE 20 FEET HIGH WHERE THE MAIN DWELLING IS 14 FEET HIGH AND TO ALLOW THIS STRUCTURE TO BE 1600 SQUARE FEET WHERE 891 SQUARE FEET IS THE MAXIMUM SIZE PERMITTED on 0.55 acres at 4211 Bradley Road (APN 138-01-306-004), R-E (Residence Estates) Zone, Ward 6 (Ross).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted at meeting – 5 letters of support by James Hannaway for Items 20 and 21

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

This is Final Action

NOTE: COMMISSIONER DUNNAM disclosed that he is within the notice area but he would vote.

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 20 [VAR-17683] and Item 21 [SUP-17684].

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 20 – VAR-17683

MINUTES – Continued:

JOHN KORKOSZ, Planning and Development Department, stated this proposal is for a non-inhabitable structure that exceeds the height and size permitted by Code and recommended denial.

JAMES HANNAWAY, 4211 Bradley Road, explained the height was needed in order to store his recreational vehicles and also to allow the structure's roof pitch to match the existing home. He stated the proposed structure would match his home in color and materials and submitted letters of support from his neighbors.

WENDELL GENTRY, 5306 Hickam Avenue, appeared in support, stating it is appropriate and compatible with the neighborhood. He also complimented MR. HANNAWAY on the upkeep and maintenance of his property.

COMMISSIONER EVANS noted he usually does not support RV structures because they are generally unattractive, but he commended the applicant for proposing a structure that matches his home.

CHAIRMAN TROWBRIDGE expressed his support since the proposed structure is compatible with the neighborhood and would match the existing home. He also thanked the applicant for providing letters of support from his neighbors.

COMMISSIONER STEINMAN noted no other buildings in the area exceed the height of the main structure by six feet and disagreed with the applicant's contention that this building is compatible with the neighborhood.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 20 [VAR-17683] and Item 21 [SUP-17684].

(7:45 – 8:12)

2-376

CONDITIONS:

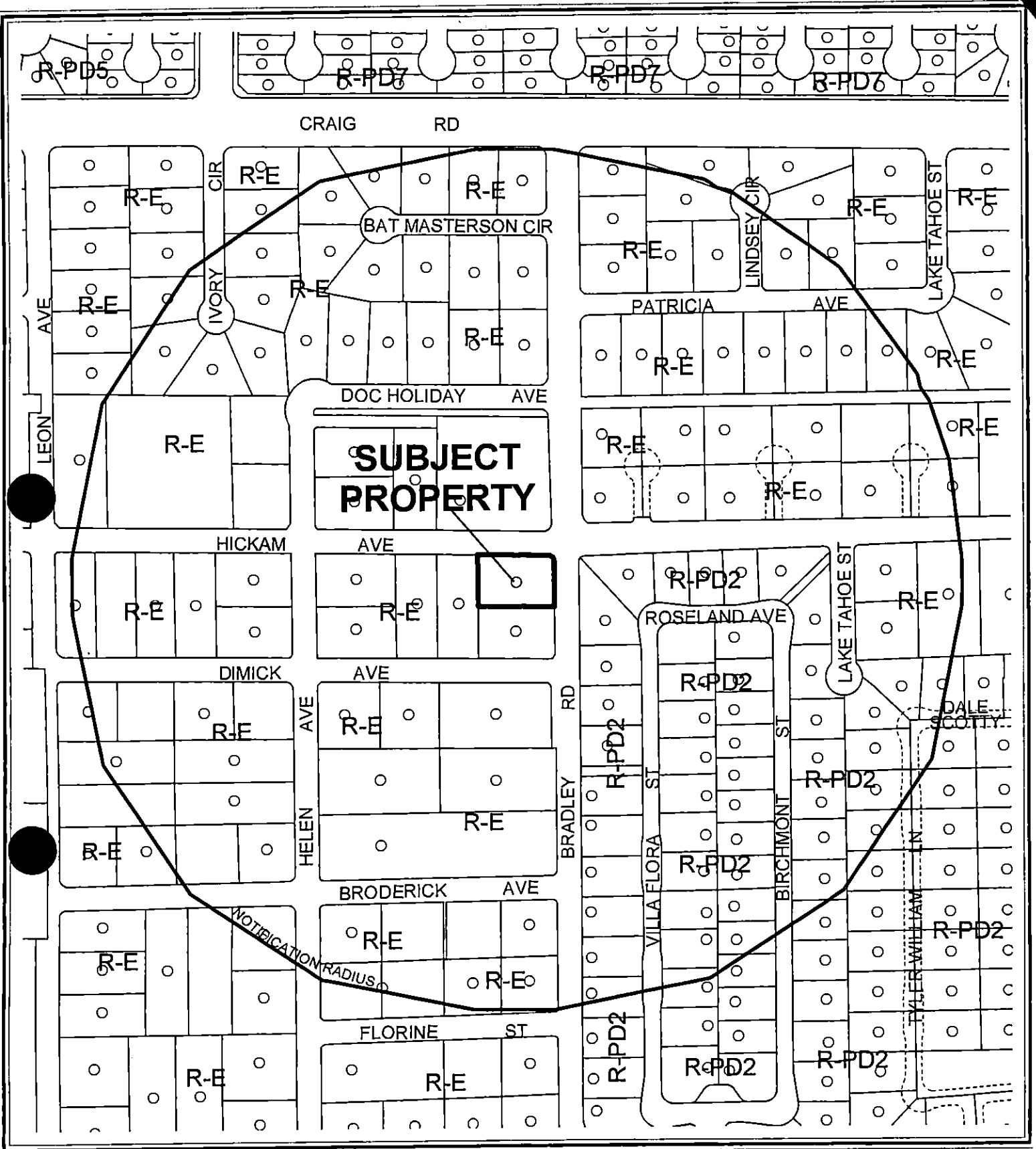
Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-17684) and Site Development if approved.
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.

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 20 – VAR-17683

CONDITIONS – Continued:

3. Conformance to the Site Plan date stamped 11/14/06 and Building Elevations and Floor Plans date stamped 10/23/06.
4. Applicant shall not enclose the proposed patio on the accessory structure.

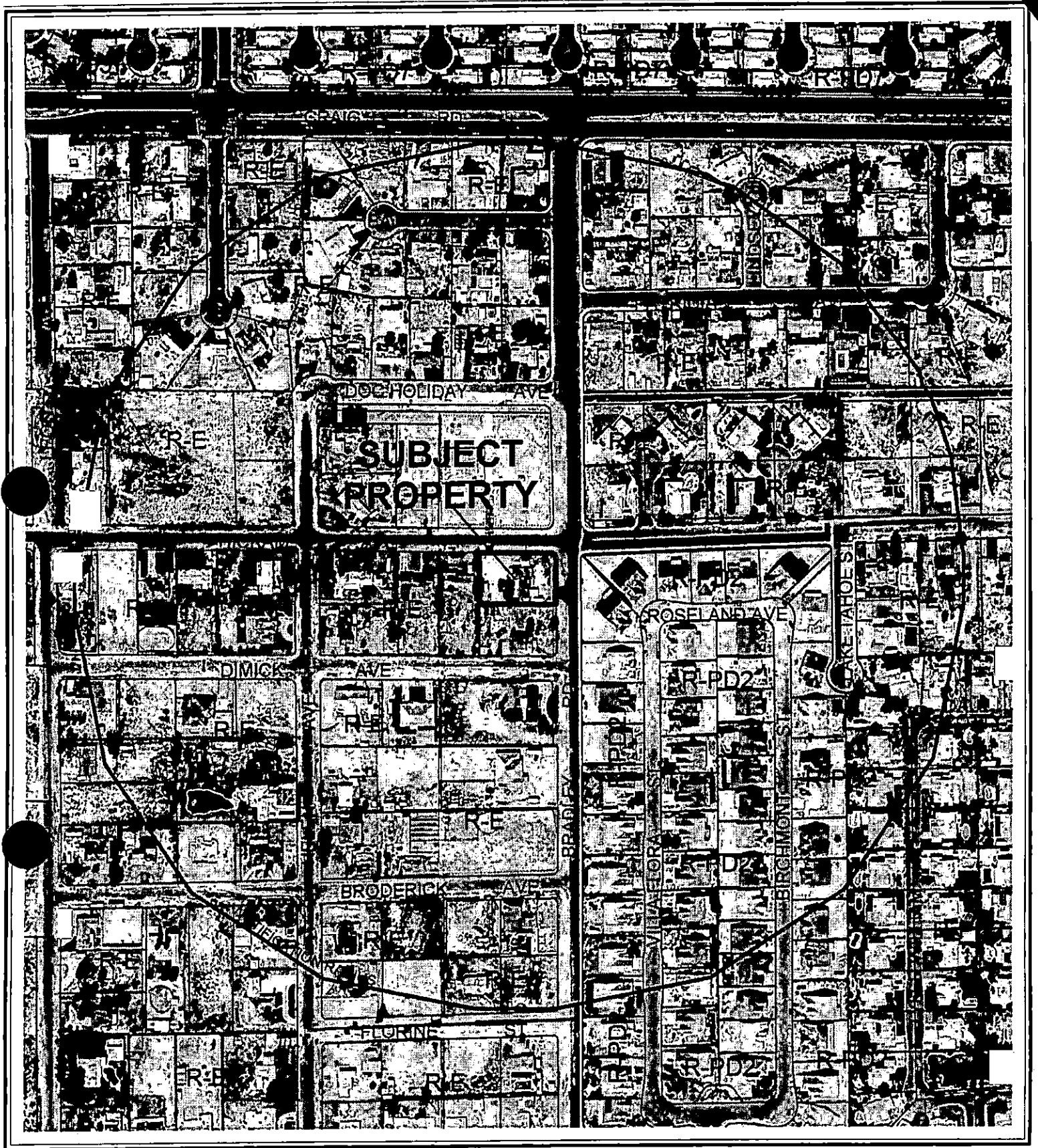


CASE: **VAR-17683**

RADIUS: 1000 FT

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





CASE: **VAR-17683**

RADIUS: 1000 FT

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

0 90 180 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-17683 - APPLICANT/OWNER: JAMES M. HANNAWAY
AND MARILYN A. HANNAWAY

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-17684) and Site Development if approved.
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.
3. Conformance to the Site Plan date stamped 11/14/06 and Building Elevations and Floor Plans date stamped 10/23/06.
4. Applicant shall not enclose the proposed patio on the accessory structure.

VAR-17683 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a variance to allow a proposed non-habitable accessory structure to be six feet taller than the main dwelling and to allow this structure to be 1,600 square feet where 891 square feet is the maximum permitted at 4211 Bradley Road.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.			
03/27/86	The Board of Zoning Adjustment approved a Special Use Permit (U-0009-86 (HO)) for a Home Occupation for Real Estate Consultancy on the subject site. Staff recommended approval. The approved Real Estate Consultancy no longer operates at the subject site.		
Related Building Permits/Business Licenses			
07/16/04	Building Permit 68786 issued for the removal/replacement of a 400 amp meter.		
12/20/04	Building Permit 71880 issued for a 416 square foot room addition and re-roofing on the subject site.		
12/05/88	Building Permit 88008678 issued for a Pre-Fabricated metal building within the side yard of the subject site.		
Pre-Application Meeting			
10/05/06	A pre-application meeting was held and the requirements for a Variance and Special Use Permit were explained to the applicant.		
Neighborhood Meeting			
A neighborhood meeting is not required for this application, nor was one held. However, the applicant has provided signatures of support from each of the immediately adjacent property owners.			
Details of Application Request			
Site Area			
Gross Acres	0.55		
Net Acres	0.52		
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)

VAR-17683 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

East	Single Family Residential	R (Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)
West	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)

<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			
A-O Airport Overlay District 105 Foot Buffer	X		Y
Trails		X	N/A
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 SF	23,849 SF	Y
Min. Lot Width	100 Feet	130 Feet	Y
Min. Setbacks			
• Front	N/A	N/A	N/A
• Side	3 Feet	10 Feet	Y
• Corner	N/A	N/A	N/A
• Rear	3 Feet	10 Feet	Y
Min. Distance Between Buildings	6 Feet	36 Feet	Y
Max. Lot Coverage	50%	17%	Y
Max. Building Height	14 Feet	20 Feet	N

<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-E	2 DU/acre 1 DU for this site.	1 DU	R-E	2 DU/acre 1 DU for this site.	DR	2.49 DU/acre 1 DU for this site.

VAR-17683 - Staff Report Page Three
December 7, 2006 - Planning Commission Meeting

ANALYSIS

The subject site is located in the R-E (Residence Estates) zone in a DR (Desert Rural Density Residential) general plan designation. According to Title 19.02, a non-habitable accessory structure is a permitted use if it complies with all conditions of Title 19.08.040 regarding accessory structures.

The proposed structure is depicted on the site plan and elevation as a 1,600 square-foot building with a maximum height of 20 feet at the peak of the roof. The elevation indicates that the façade will be comprised primarily of beige stucco with white trim and windows. The overhead door will be almond-colored and the roof shingles will be desert tan. Two photographs of the primary dwelling on the site show that the colors described will match the existing house.

The site plan further shows that the proposed structure is located in the southeast corner of the rear yard, 10 feet from the rear property line and 10 feet from the side property line. As this parcel is 126 feet wide at the rear, and the zoning district requires a 35-foot rear setback, the rear yard is 4,410 square feet. At 1,600 square feet, the proposed accessory structure is less than 50% of the area of the rear yard as required by Title 19.08.040.

However, the existing house is comprised of 1,782 square feet of living area and is 14 feet high at the peak of the roof. According to Title 19.08.040, a non-habitable accessory dwelling unit cannot exceed the height of the primary structure, nor can it exceed 50% of the living space in the primary structure. In this case, that would impose a maximum area of 891 square feet for the proposed building.

An existing accessory structure, a 280 square-foot pre-fabricated metal shed, is a legal non-conforming use which was permitted and constructed in 1988, prior to code adoption that precludes the construction of an accessory structure between the main dwelling unit and the right-of-way.

As this is a self-imposed hardship in that the applicant is proposing a structure which exceeds the height and exceeds 50% of the area of the main residence, staff cannot support this application.

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."

VAR-17683 - Staff Report Page Four
December 7, 2006 - Planning Commission Meeting

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 in proposing a structure that is larger than the code allows. 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 1

SENATE DISTRICT 4

NOTICES MAILED 151 (Mailed with SUP-17684)

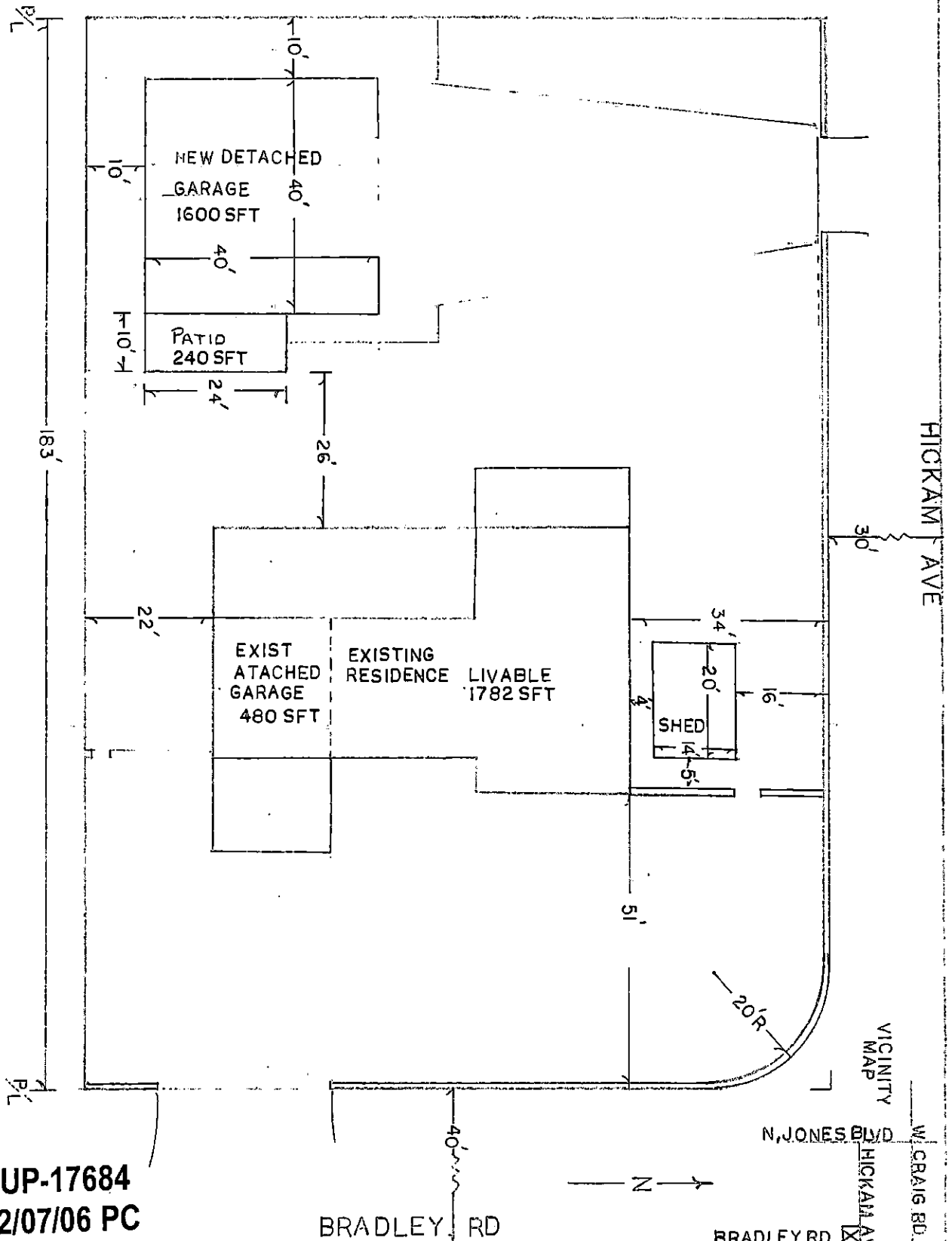
APPROVALS 0

PROTESTS 0



5408 HICKAM AVE (SFR)

4120 BRADLEY RD (SFR)



VAR-17683
REVISED

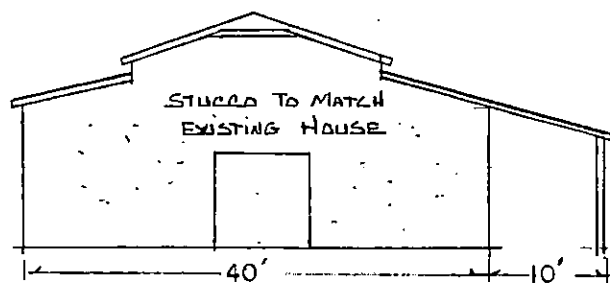
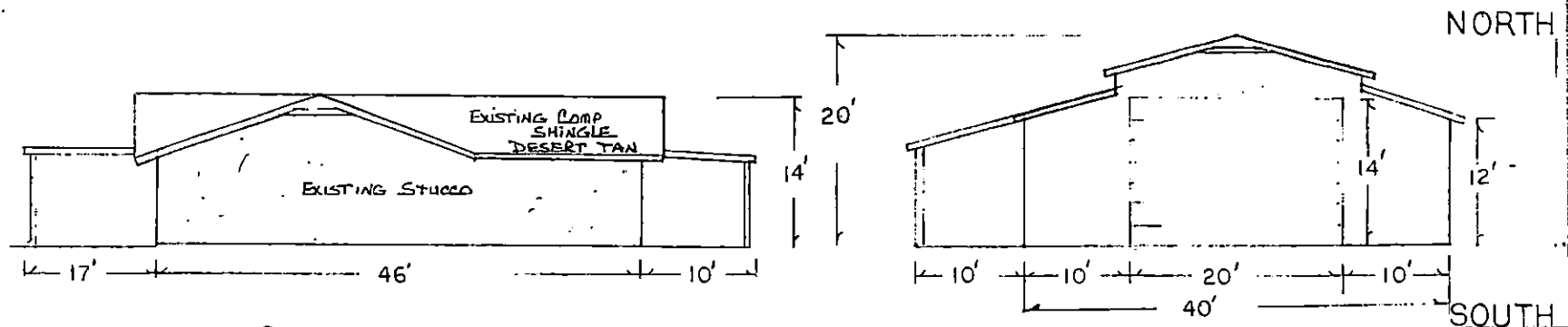
SUP-17684
12/07/06 PC

DATE	DRAWN
10/5/06	JMH
SCALE	SHT
1-16)=1	1 OF 3

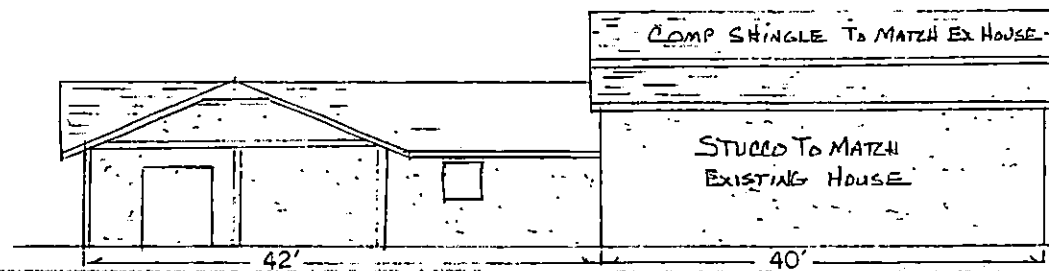
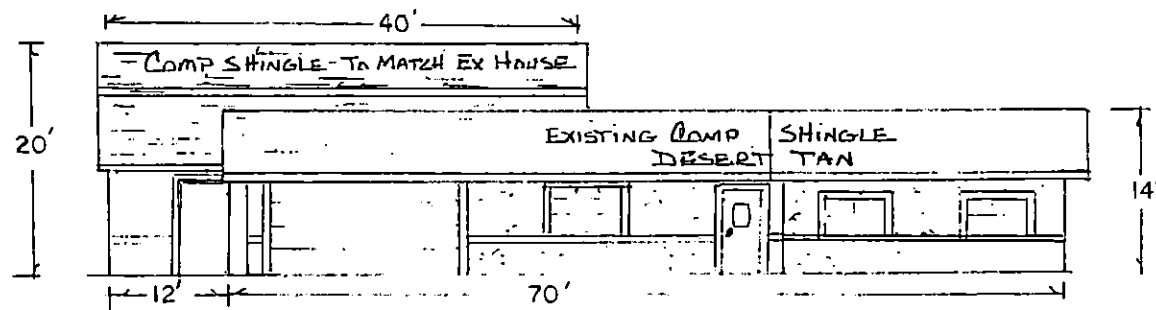
HANNAWAY — DETACHED GARAGE

4211 BRADLEY RD, LV. P# 13801306004

NOV 14 2006



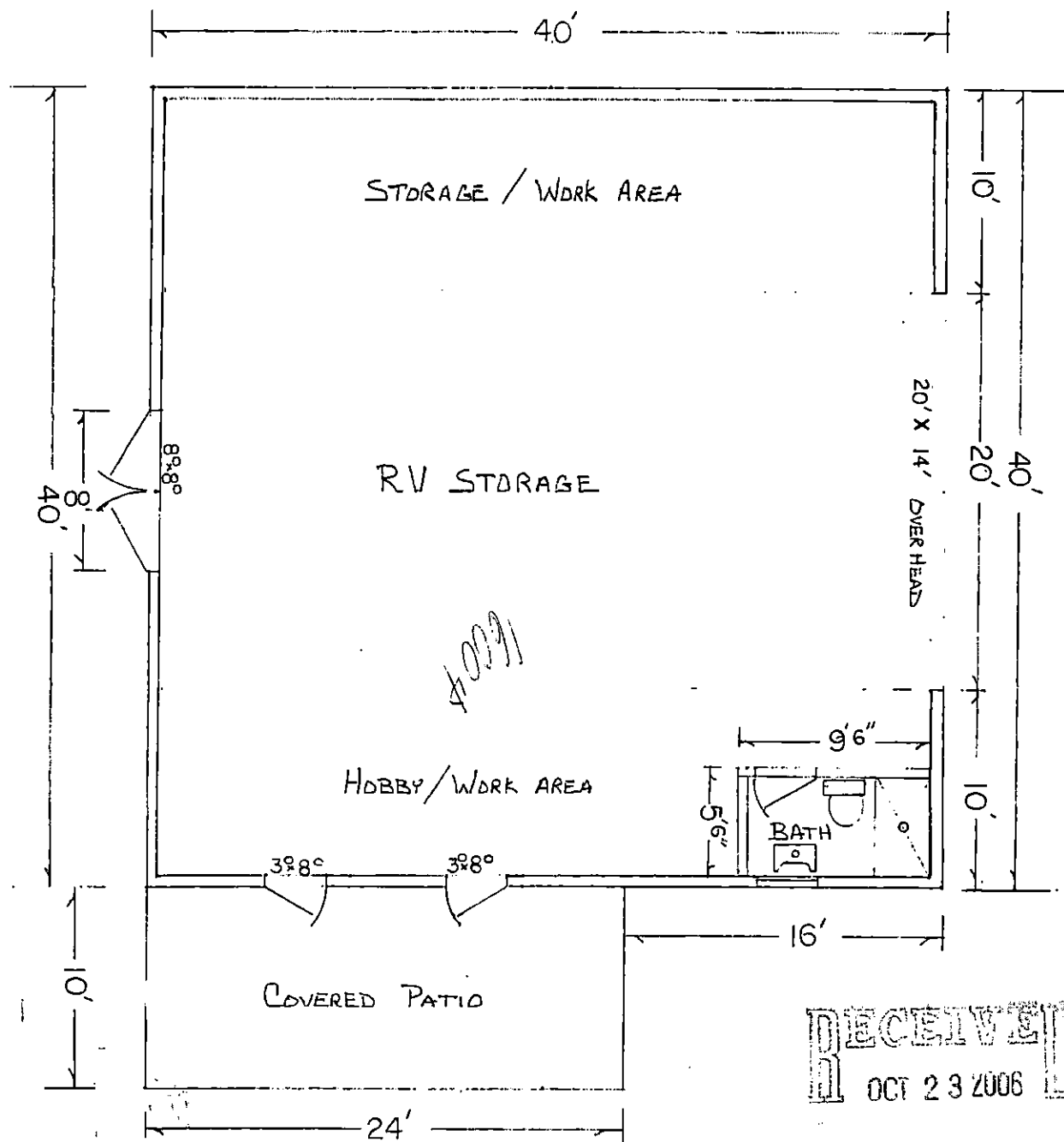
MATERIALS	COLOR
STUCCO	BEIGE
TRIM	WHITE
ROOF SHINGLE	DESERTAN
OVER HEAD DOORS	ALMOND
WINDOWS	WHITE



ELEVATION

DATE	DRAWN	SCALE	SHT	2 OF 3
10/5/06	JMH	3/8" = 1'		

VAR-17683
12/07/06 PC



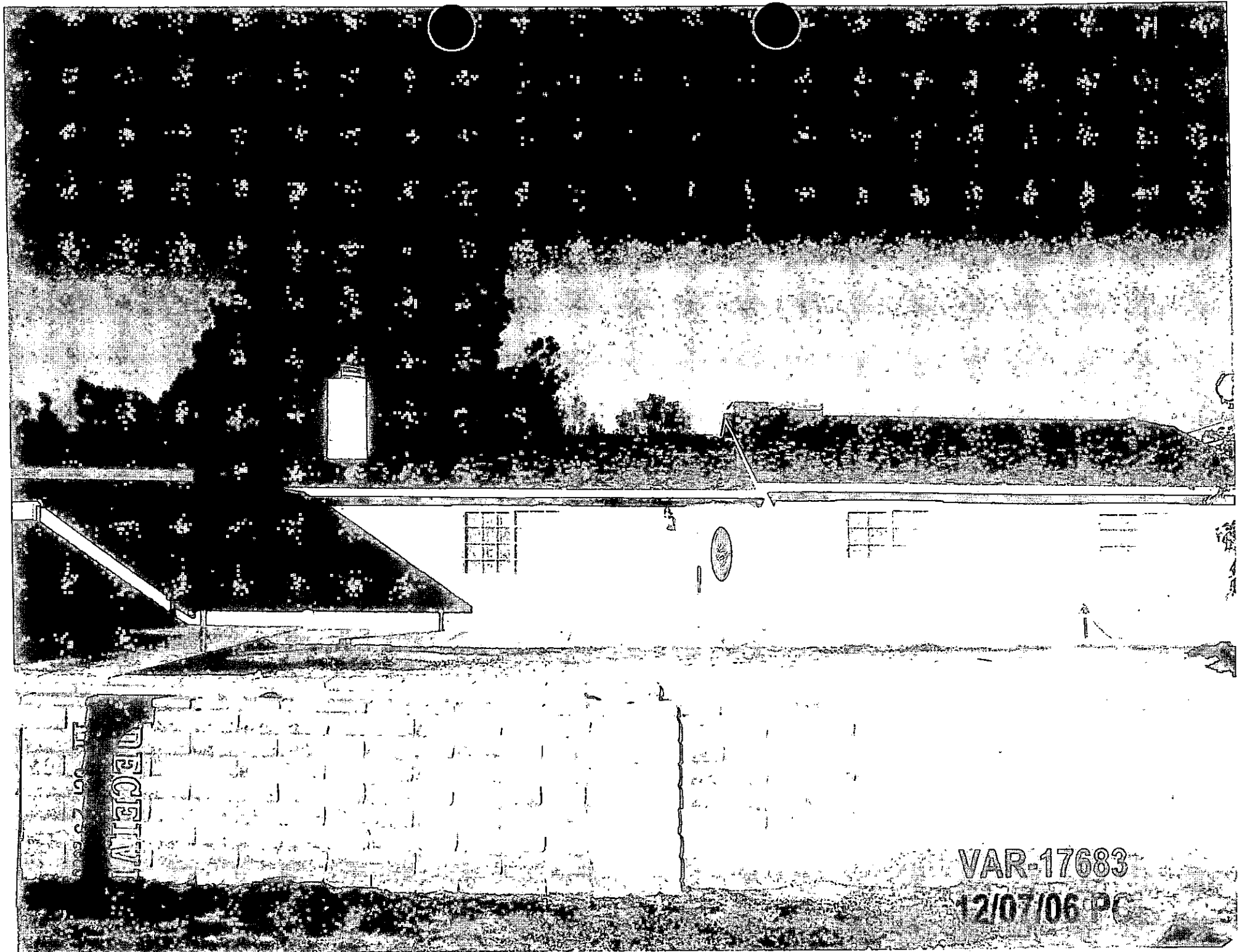
RECEIVED
OCT 23 2006

VAR-17683

DATE	DRAWN
10/5/06	JMH
SCALE	SHT
3/2" = 1'	

FLOOR PLAN

12/07/06 PC



VAR-17683

12/07/06 PC

Monday, October 16, 2006

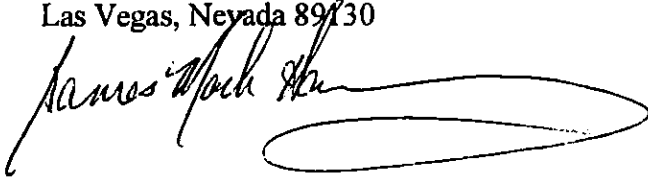
to: The City of Las Vegas
Planning and Development Dept.

I am requesting that I be granted a special use and variance to build a 40' wide x 40' long x 20' high framed building that will be used as an RV garage and storage building. The existing house is 14' in height making the proposed structure 6' taller than the house. The construction materials and colors will match the existing house. It will be located in the rear southwest corner of property. The height will be lower than the two story house on the adjacent property to the south.

The purpose of the building is to provide indoor storage for my current and future RV/ Travel trailers, requiring a door height of 14' and roof ridge height of 20'. I believe that this building will not adversely affect my neighbors and will be consistent with other upgrades that have transpired in the neighborhood.

Sincerely

James Mark Hannaway
4211 Bradley Rd.
Las Vegas, Nevada 89130



RECEIVED
OCT 23 2006

VAR-17683
12/07/06 PC

The City of Las Vegas
Planning & Development

I Cheryl Ann Schultheis,

who reside at 4201 Bradley Rd LV, NV 89130,

have reviewed the plans for the proposed non-habitable structure (VAR-17683) and proposed use (SUP-17684) at 4211 Bradley Rd. Las Vegas NV. for James M and Marilyn A Hannaway and have no objection to such structure or proposed use.

Cheryl Ann Schultheis
Print

Cheryl A. Schultheis
Signature

12-4-06
Date

658-3130
Phone #

Submitted at Planning Commission

Date 12/2/06 Item 20-21

The City of Las Vegas
Planning & Development

I Jack L Senseney,

who reside at 4201 Bradley Rd,

have reviewed the plans for the proposed non-habitable structure (VAR-17683) and proposed use (SUP-17684) at 4211 Bradley Rd. Las Vegas NV. for James M and Marilyn A Hannaway and have no objection to such structure or proposed use.

Jack L Senseney
Print

Jack L Senseney
Signature

12-5-06
Date

702-658-3130
Phone #

The City of Las Vegas
Planning & Development

I Rebecca Kern,

who reside at 5408 Hickam Ave,

have reviewed the plans for the proposed non-habitable structure (VAR-17683) and proposed use (SUP-17684) at 4211 Bradley Rd. Las Vegas NV. for James M and Marilyn A Hannaway and have no objection to such structure or proposed use.

Rebecca Kern
Print

Rebecca Kern
Signature

12-3-06
Date

645-8052
Phone #

The City of Las Vegas
Planning & Development

I MATTHEW G KERR,

who reside at 5408 HICKAM AVE,

have reviewed the plans for the proposed non-habitable structure (VAR-17683) and proposed use (SUP-17684) at 4211 Bradley Rd. Las Vegas NV. for James M and Marilyn A Hannaway and have no objection to such structure or proposed use.

MATTHEW G KERR

Print

Matthew G Kerr

Signature

12-3-06

Date

702 645 8052

Phone #

The City of Las Vegas
Planning & Development

I O. L. Young

who reside at 5409 Hickam Ave. L.V. NV. 89130.

have reviewed the plans for the proposed non-habitable structure (VAR-17683) and proposed use (SUP-17684) at 4211 Bradley Rd. Las Vegas NV. for James M and Marilyn A Hannaway and have no objection to such structure or proposed use.

O. L. Young
Print

O. L. Young
Signature

12-2-06
Date

379-2720
Phone #

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-17684 - SPECIAL USE PERMIT RELATED TO VAR-17683 - PUBLIC HEARING
- APPLICANT/OWNER: JAMES M. HANNAWAY AND MARILYN A. HANNAWAY -
Request for a Special Use Permit TO ALLOW A PROPOSED NON-HABITABLE
ACCESSORY STRUCTURE on 0.55 acres at 4211 Bradley Road (APN 138-01-306-004), R-E
(Residence Estates) Zone, Ward 6 (Ross).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted at meeting – 5 letters of support by James Hannaway for Items 20 and 21 filed under Item 20

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

This is Final Action

NOTE: COMMISSIONER DUNNAM disclosed that he is within the notice area but he will vote.

MINUTES:

See Item 20 [VAR-17683] for all related discussion.

(7:45 – 8:12)

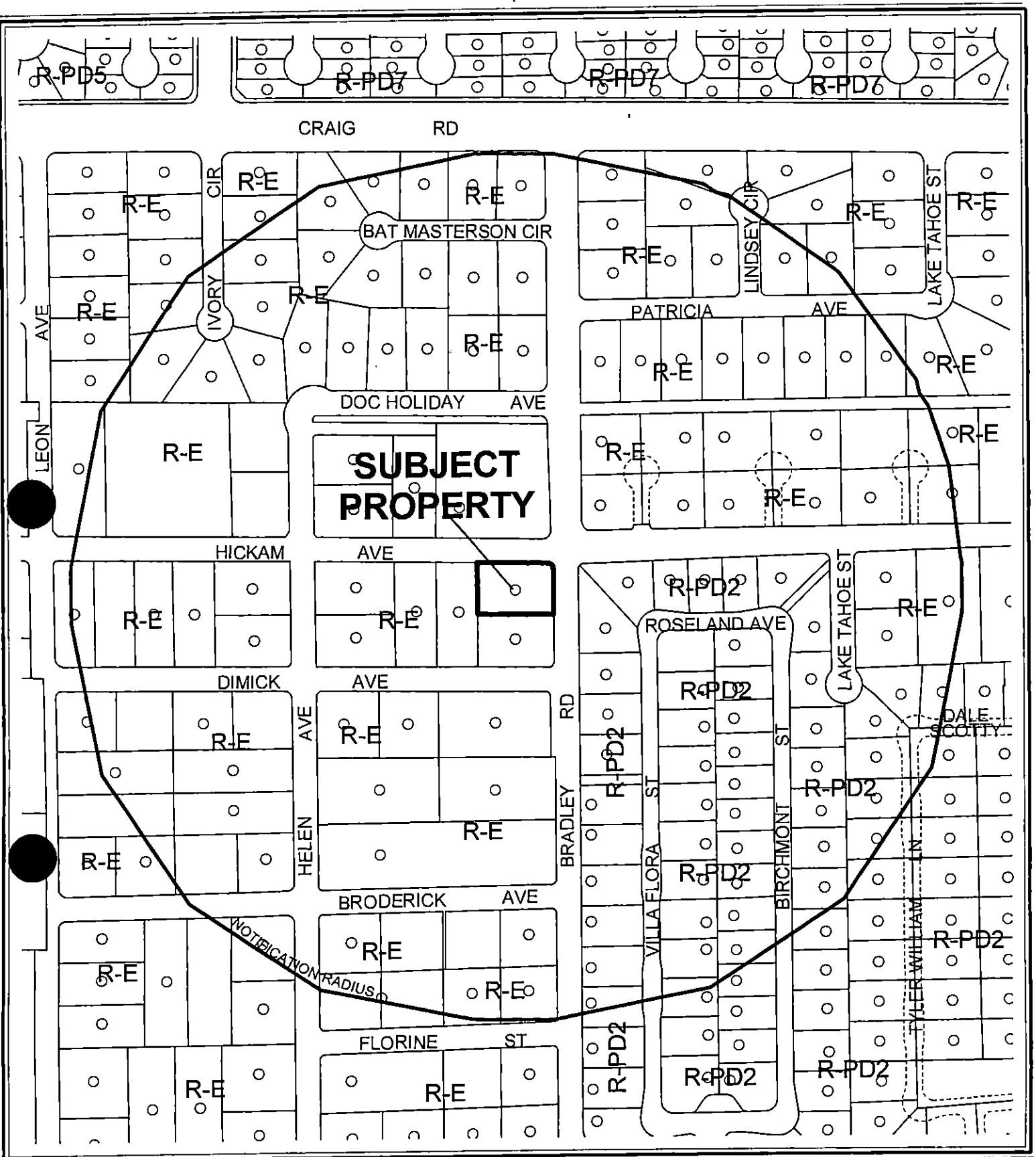
2-376

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 21 – SUP-17684

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Variance (VAR-17683) 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.
4. Conformance to the Site Plan date stamped 11/14/06 and Building Elevations and Floor Plans date stamped 10/23/06.



CASE: SUP-17684

RADIUS: 1000 FT

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

0 90 180 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-17684 - APPLICANT/OWNER: JAMES M. HANNAWAY
AND MARILYN A. HANNAWAY

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Variance (VAR-17683) 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.
4. Conformance to the Site Plan date stamped 11/14/06 and Building Elevations and Floor Plans date stamped 10/23/06.

SUP-17684 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application requests a Special Use Permit for a 1,600 square-foot, 20-foot high Non-Habitable Accessory Structure at 4211 Bradley Road in Ward 6. A related Variance (VAR-17683) to allow a Non-Habitable Accessory Structure to be higher than the main dwelling unit and larger than 50% of the primary living area accompanies this request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.			
03/27/86	The Board of Zoning Adjustment approved a Special Use Permit (U-0009-86 (HO)) for a Home Occupation for Real Estate Consultancy on the subject site. Staff recommended approval. The approved Real Estate Consultancy no longer operates at the subject site.		
Related Building Permits/Business Licenses			
12/05/88	Building Permit 88008678 issued for a Pre-Fabricated metal building on the subject site, which is now a legal non conforming building.		
07/16/04	Building Permit 68786 issued for the removal/replacement of 400 amp meter.		
12/20/04	Building Permit 71880 issued for a 416 square-foot room addition and re-roofing on the subject site.		
Pre-Application Meeting			
10/05/06	A pre-application meeting was held and the requirements for a Variance and Special Use Permit were explained to the applicant.		
Neighborhood Meeting			
A neighborhood meeting is not required for this application, nor was one held. However, the applicant has provided signatures of support from each of the immediately adjacent property owners.			
Details of Application Request			
Site Area			
Gross Acres	0.55		
Net Acres	0.52		
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)

SUP-17684 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

East	Single Family Residential	R (Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)
West	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)

<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			
A-O Airport Overlay District 105 Foot Buffer	X		Y
Trails		X	N/A
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 SF	23,849 SF	Y
Min. Lot Width	100 Feet	130 Feet	Y
Min. Setbacks			
• Front	N/A	N/A	N/A
• Side	3 Feet	10 Feet	Y
• Corner	N/A	N/A	N/A
• Rear	3 Feet	10 Feet	Y
Min. Distance Between Buildings	6 Feet	36 Feet	Y
Max. Lot Coverage	50%	17%	Y
Max. Building Height	14 Feet	20 Feet	N

<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-E	2 DU/acre 1 DU for this site.	1 DU	R-E	2 DU/acre 1 DU for this site.	DR	2.49 DU/acre 1 DU for this site.

SUP-17684 - Staff Report Page Three
December 7, 2006 - Planning Commission Meeting

ANALYSIS

The subject site is located in the R-E (Residence Estates) zone in a DR (Desert Rural Density Residential) general plan designation. According to Title 19.02, a non-habitable accessory structure is a permitted use if it complies with all conditions of Title 19.08.040 regarding accessory structures.

The proposed structure is depicted on the site plan and elevation as a 1,600 square-foot building with a maximum height of 20 feet at the peak of the roof. The elevation indicates that the façade will be comprised primarily of beige stucco with white trim and windows. The overhead door will be almond-colored and the roof shingles will be desert tan. Two photographs of the primary dwelling on the site show that the colors described will match the existing house.

The site plan further shows that the proposed structure is located in the southeast corner of the rear yard, 10 feet from the rear property line and 10 feet from the side property line. As this parcel is 126 feet wide at the rear, and the zoning district requires a 35-foot rear setback, the rear yard is 4,410 square feet. At 1,600 square feet, the proposed accessory structure is less than 50% of the area of the rear yard as required by Title 19.08.040.

However, the existing house is comprised of 1,782 square feet of living area and is 14 feet high at the peak of the roof. According to Title 19.08.040, a non-habitable accessory dwelling unit cannot exceed the height of the primary structure, nor can it exceed 50% of the living space in the primary structure. In this case, that would impose a maximum area of 891 square feet for the proposed building.

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."

SUP-17684 - Staff Report Page Four
December 7, 2006 - Planning Commission Meeting

4. "Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."
5. The use meets all of the applicable conditions per Title 19.04.

In regard to "1":

The subject site is located in a R-E (Residence Estates) zone in the DR (Desert Rural Density Residential) General Plan designation. The non-habitable structure use requires the approval of a Special Use Permit in the R-E (Residence Estates) zoning district and is the subject of this application request. The lot has a rear yard sufficient to accommodate a 2,205 square-foot, non-habitable accessory structure. Ordinance No. 5825 was approved by the City Council on April 19, 2006 and amended the zoning regulations to update the definitions and criteria applicable to accessory structures. Therefore, while the proposed use is not incompatible with the future and surrounding land uses per se, the proposed structure does not conform to the height and area restrictions based upon the height and area of the primary dwelling.

In regard to "2":

The site is not suitable for the proposed use based upon the size of the existing primary dwelling. The structure as proposed exceeds the maximum height and the maximum floor area as allowed by city code based upon the size of the existing primary structure on this site. The applicant is proposing a 1,600 square-foot, non-habitable structure where an 891 square-foot structure would be the maximum allowed. The proposed use would be compatible with the site if the applicant proposed a smaller accessory structure, or if it were attached to the main dwelling unit.

In regard to "3":

The proposed use will not provide any additional traffic on Hickam Avenue or Bradley Road, the local streets which serve the property.

In regard to "4":

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

SUP-17684 - Staff Report Page Five
December 7, 2006 - Planning Commission Meeting

In regard to "5":

The proposed use on the subject site does not meet all requirements of Title 19.04. Title 19.04 requires compliance for an accessory structure with Title 19.08.040. This section requires a non-habitable accessory use to be no greater than 50% the area of the primary dwelling on the subject site and limited to the height of the primary structure on the subject site. Therefore, staff recommends denial.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

10

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 151 (Mailed with VAR-17683)

APPROVALS 0

PROTESTS 0



Case Number: **SUP-17684** APN: 138-01-306-004

Name of Property Owner: JAMES M HANNAWAY & MARILYN A HANNAWAY

Name of Applicant: JAMES M HANNAWAY

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: Marilyn A. Hammaway

Print Name: MERILYN A HANNAWAY

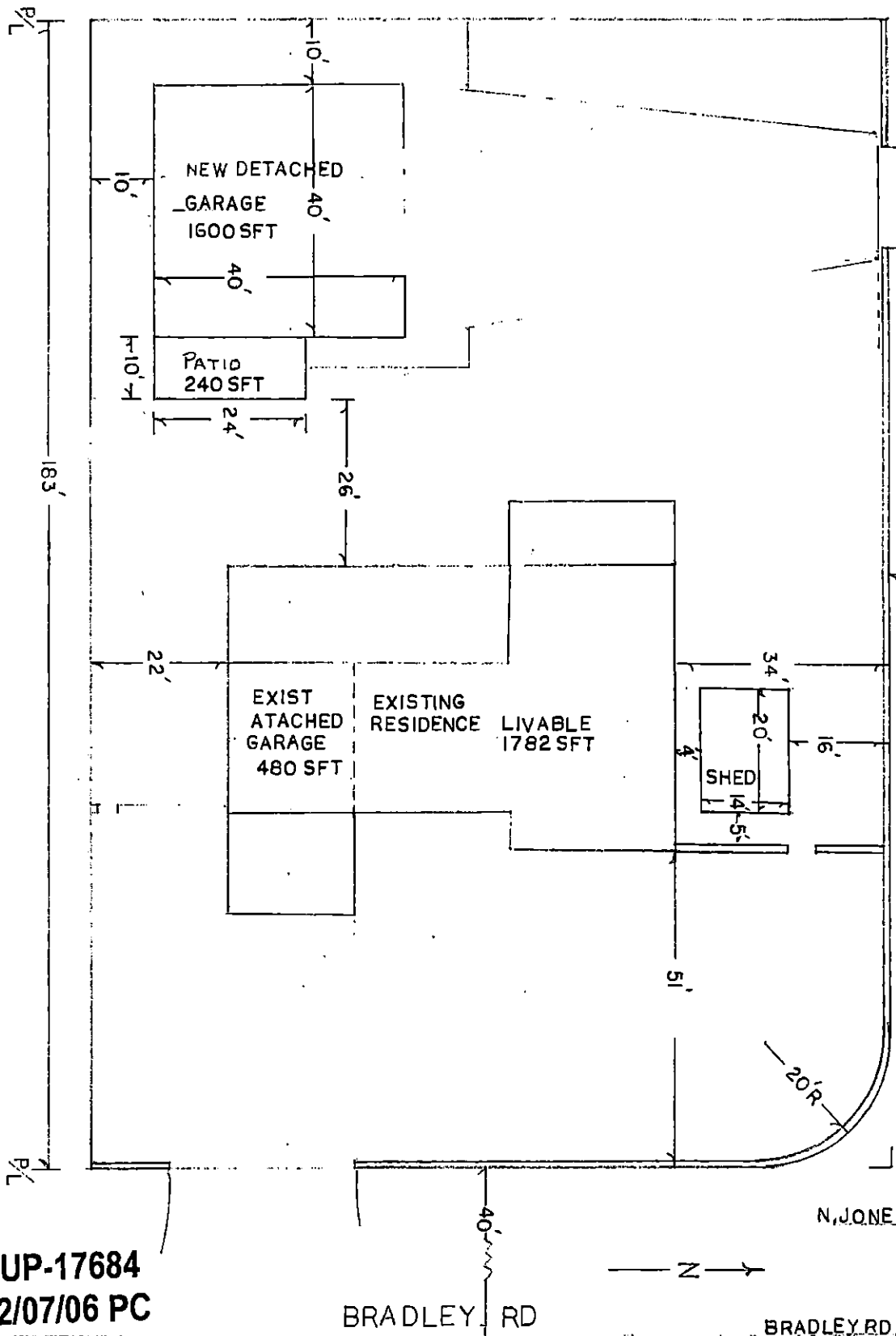
This 16 day of October, 2006

Draft G
Notary Public in and for said County and State

3400 HICKAM AVE (SFR)

4120 BRADLEY RD (SFR)

HICKAM AVE



VAR-17683
REVISED

SUP-17684
12/07/06 PC

BRADLEY RD

N. JONES BLVD

BRADLEY RD

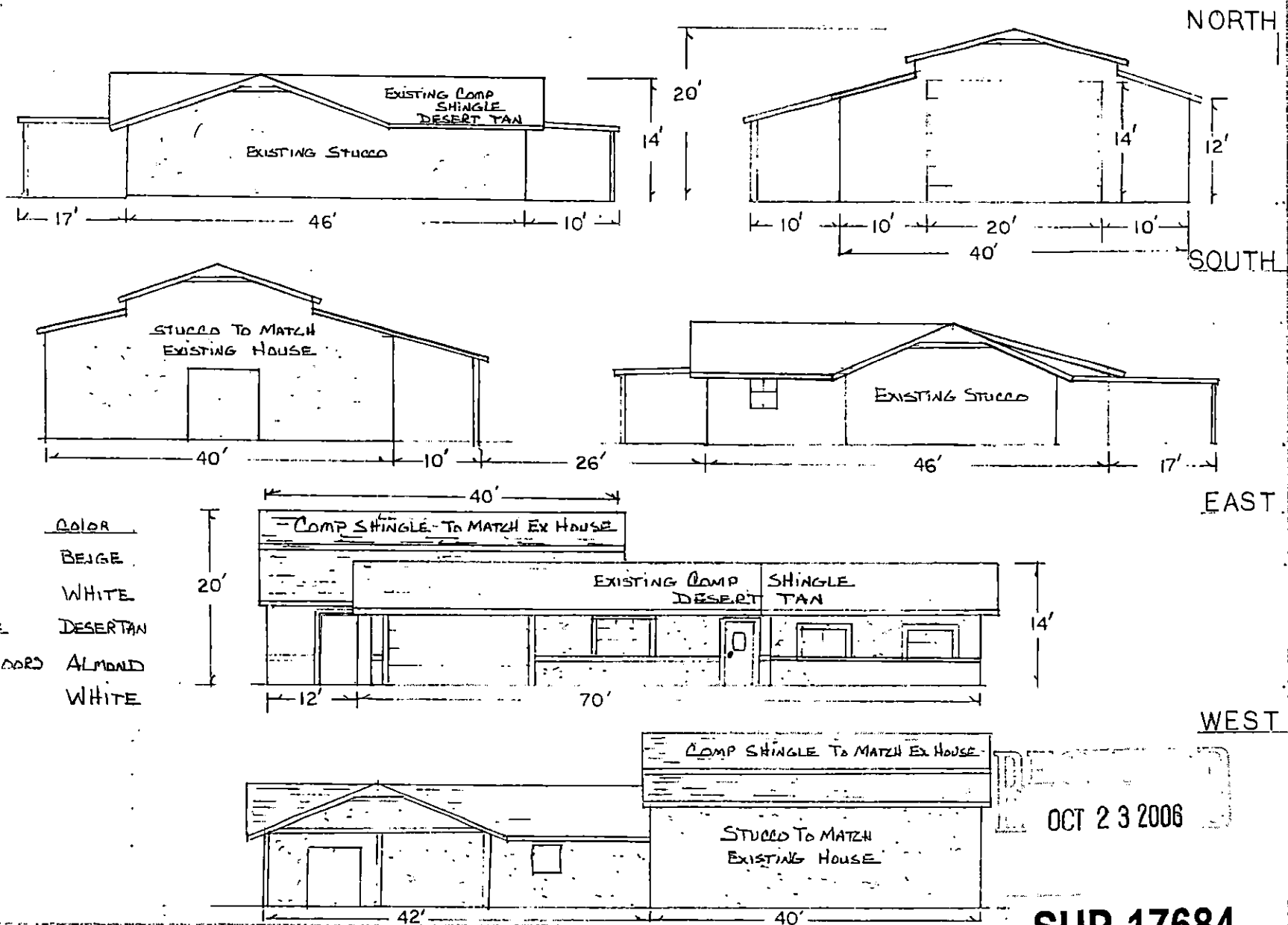
VICINITY
MAP

HICKAM AVE

W. CRAIG RD

DATE 10/5/06	DRAWN JMH	HANNAWAY — DETACHED GARAGE	
SCALE 1"=16'	SHT 1 OF 3	4211 BRADLEY RD, LV. P# 13801306004	

RECEIVED
NOV 14 2006



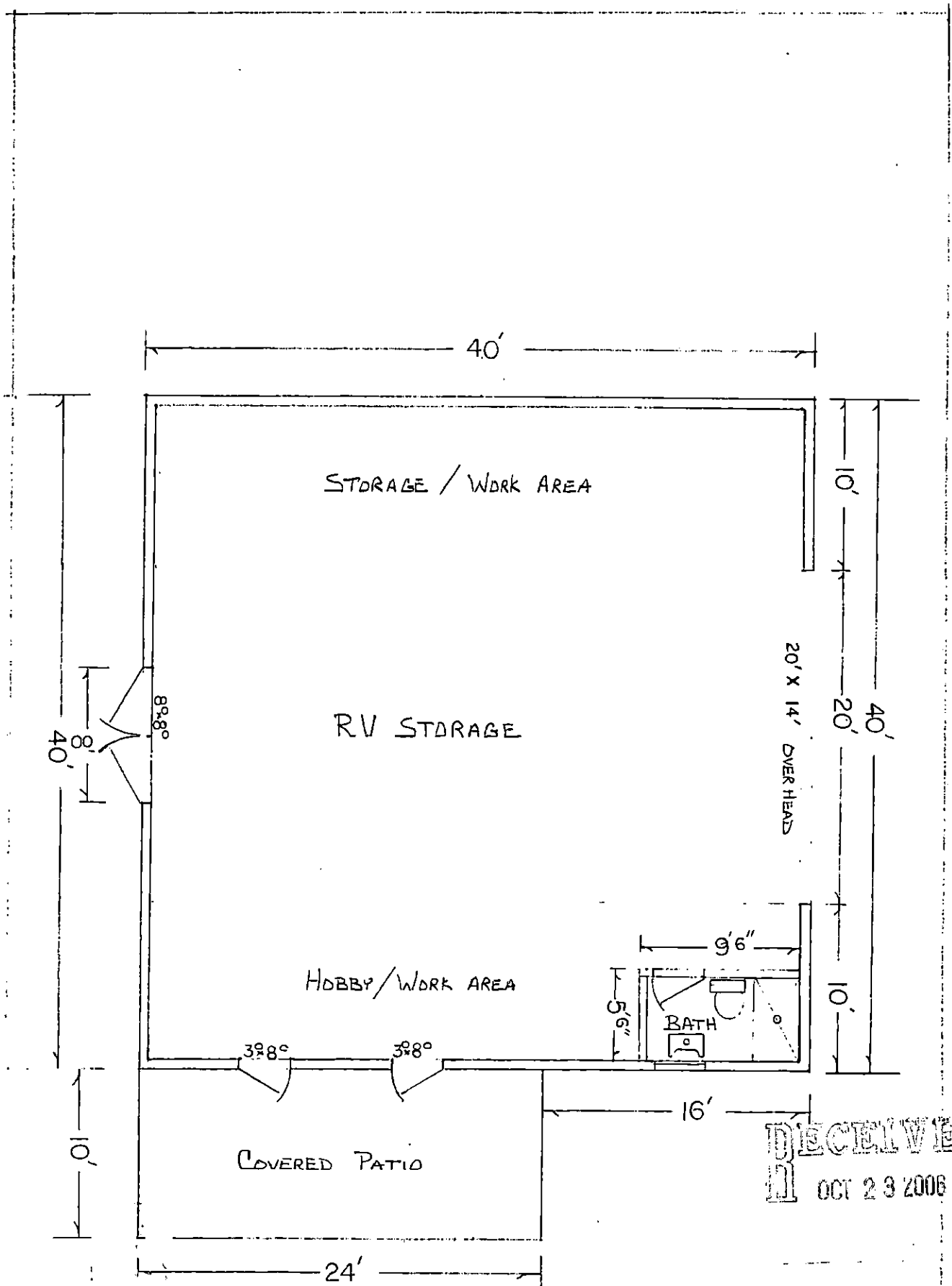
MATERIALS	COLOR
STUCCO	BEIGE
TRIM	WHITE
ROOF SHINGLE	DESERT TAN
OVER HEAD DOORS	ALMOND
WINDOWS	WHITE

ELEVATION

OCT 23 2006

SUP-17684
12/07/06 PC

DATE 10/5/06
DRAWN JMH
SCALE 1" = 16'
SHT



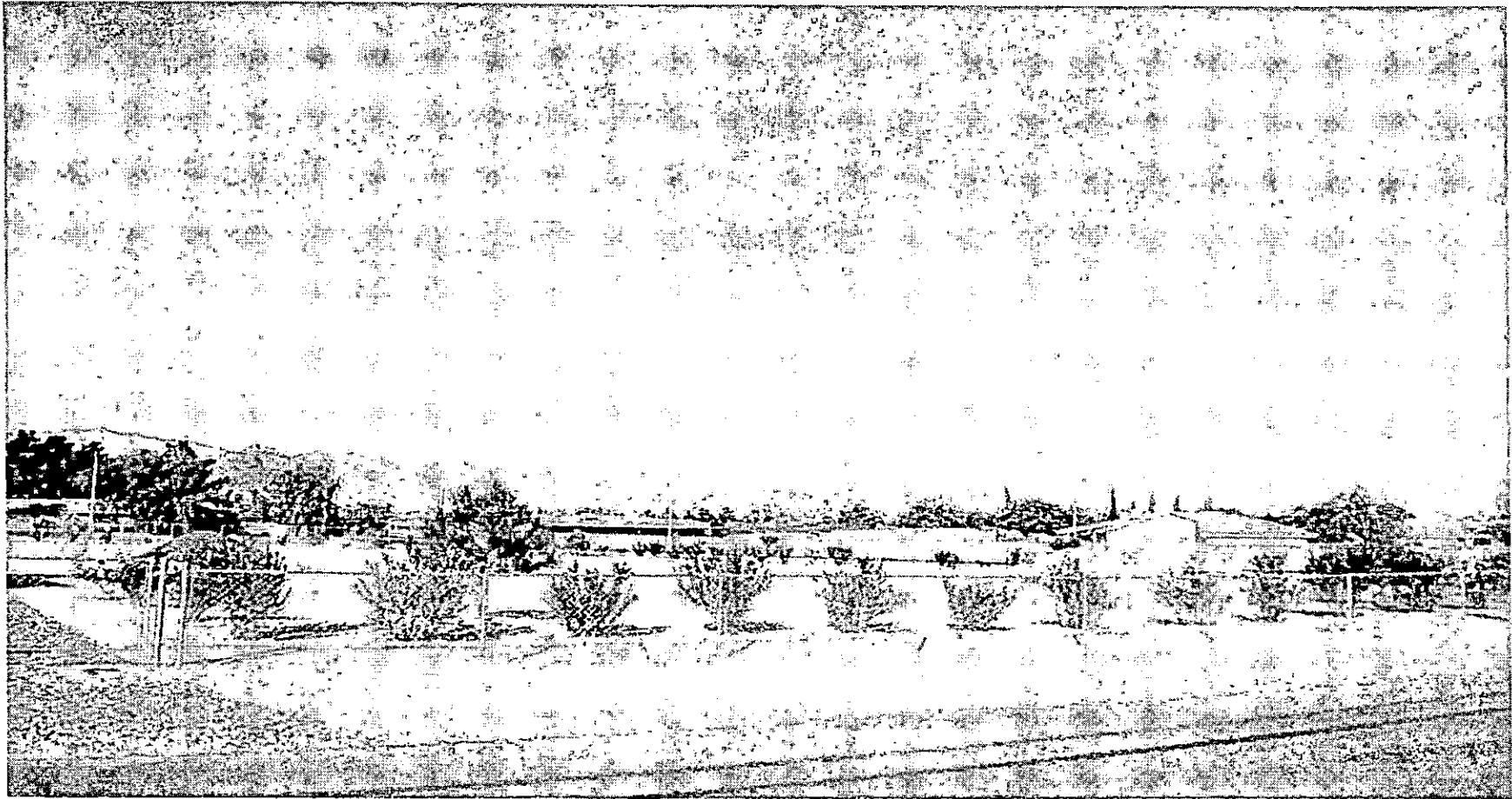
RECEIVED
OCT 23 2006

SUP-17684
12/07/06 PC

DATE	DRAWN
10/5/06	JMH
SCALE	SUT

FLOOR PLAN





VAR-17683 AND SUP-17684 - APPLICANT/OWNER: JAMES M. HANNAWAY AND MARILYN A. HANNAWAY
4211 BRADLEY ROAD
DECEMBER 7, 2006 PLANNING COMMISSION

11/06/06



VAR-17683 AND SUP-17684 - APPLICANT/OWNER: JAMES M. HANNAWAY AND MARILYN A.
HANNAWAY
4211 BRADLEY ROAD
DECEMBER 7, 2006 PLANNING COMMISSION

11/06/06

Monday, October 16, 2006

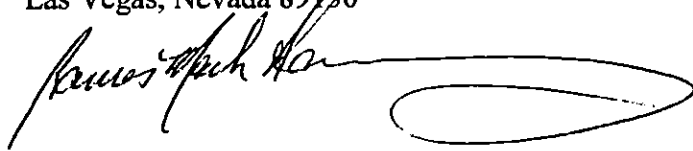
to: The City of Las Vegas
Planning and Development Dept.

I am requesting that I be granted a special use and variance to build a 40' wide x 40' long x 20' high framed building that will be used as an RV garage and storage building. The existing house is 14' in height making the proposed structure 6' taller than the house. The construction materials and colors will match the existing house. It will be located in the rear southwest corner of property. The height will be lower than the two story house on the adjacent property to the south.

The purpose of the building is to provide indoor storage for my current and future RV/ Travel trailers, requiring a door height of 14' and roof ridge height of 20'. I believe that this building will not adversely affect my neighbors and will be consistent with other upgrades that have transpired in the neighborhood.

Sincerely

James Mark Hannaway
4211 Bradley Rd.
Las Vegas, Nevada 89130



SUP-17684
12/07/06 PC

RECEIVED
OCT 23 2006

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-17732 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SF INVESTMENTS - Request for a Variance TO ALLOW A PROPOSED BUILDING 20 FEET FROM THE REAR PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 60 FEET; AND TO ALLOW TWO PROPOSED TRASH ENCLOSURES 10 FEET FROM THE REAR PROPERTY LINE WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED on 2.56 acres at 4700 North Rancho Drive (APN 138-02-102-014), C-2 (General Commercial) Zone, Ward 6 (Ross).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

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

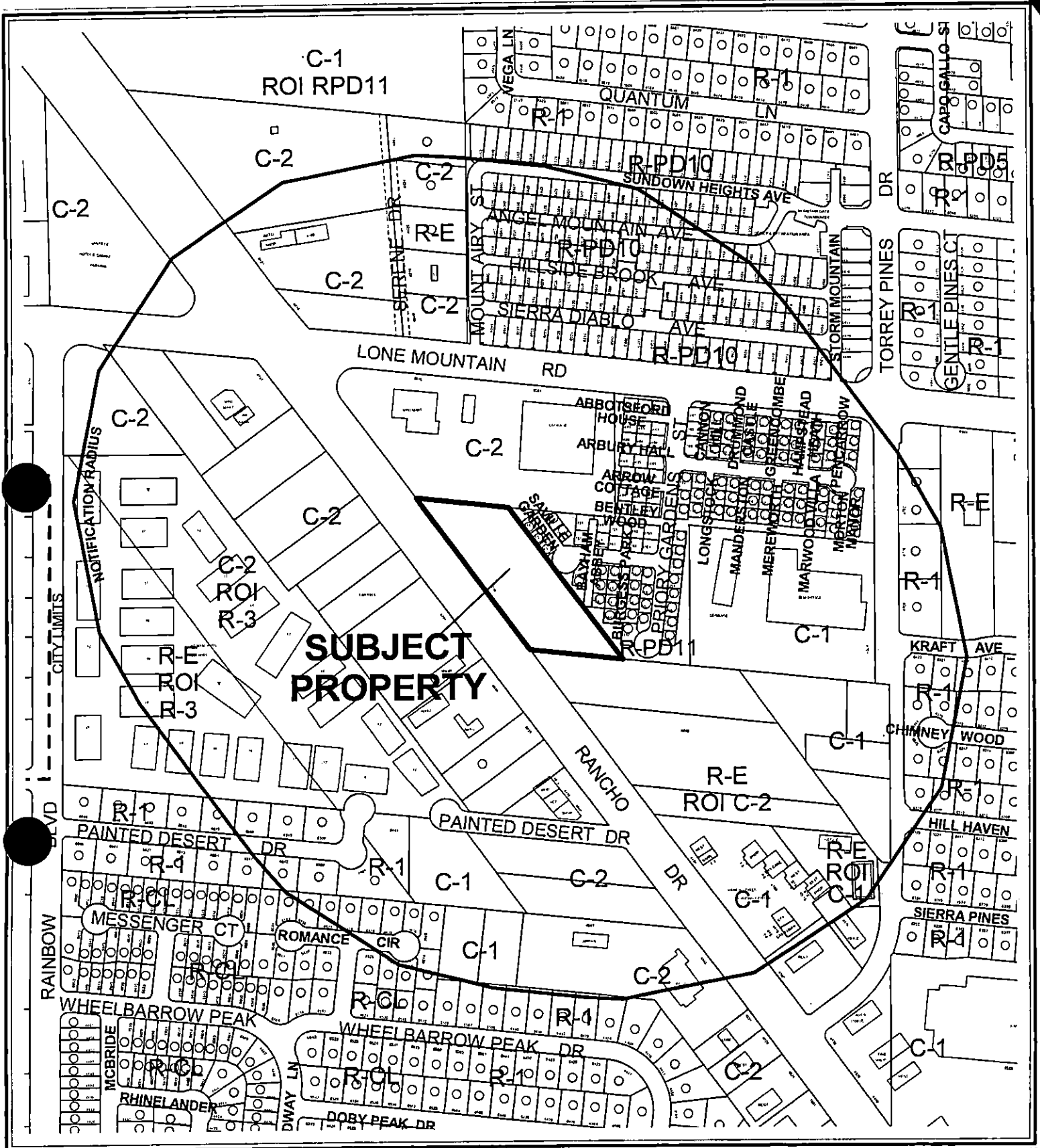
MOTION:

EVANS – Motion to WITHDRAW WITHOUT PREJUDICE Item 8 [SUP-16850] and Item 9 [SDR-16849]; HOLD IN ABEYANCE Item 22 [VAR-17732], Item 23 [SDR-17730], Item 30 [SUP-17737], Item 31 [SDR-17735] and Item 35 [SUP-17739] to the 12/21/2006 Planning Commission Meeting; and Item 36 [ROC-17721] and Item 37 [SDR-17720] to the 2/08/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

The applicant requested that Item 22 [VAR-17732] and Item 23 [SDR-17730] be held in abeyance to the 12/21/2006 Planning Commission Meeting.

(6:03-6:09)



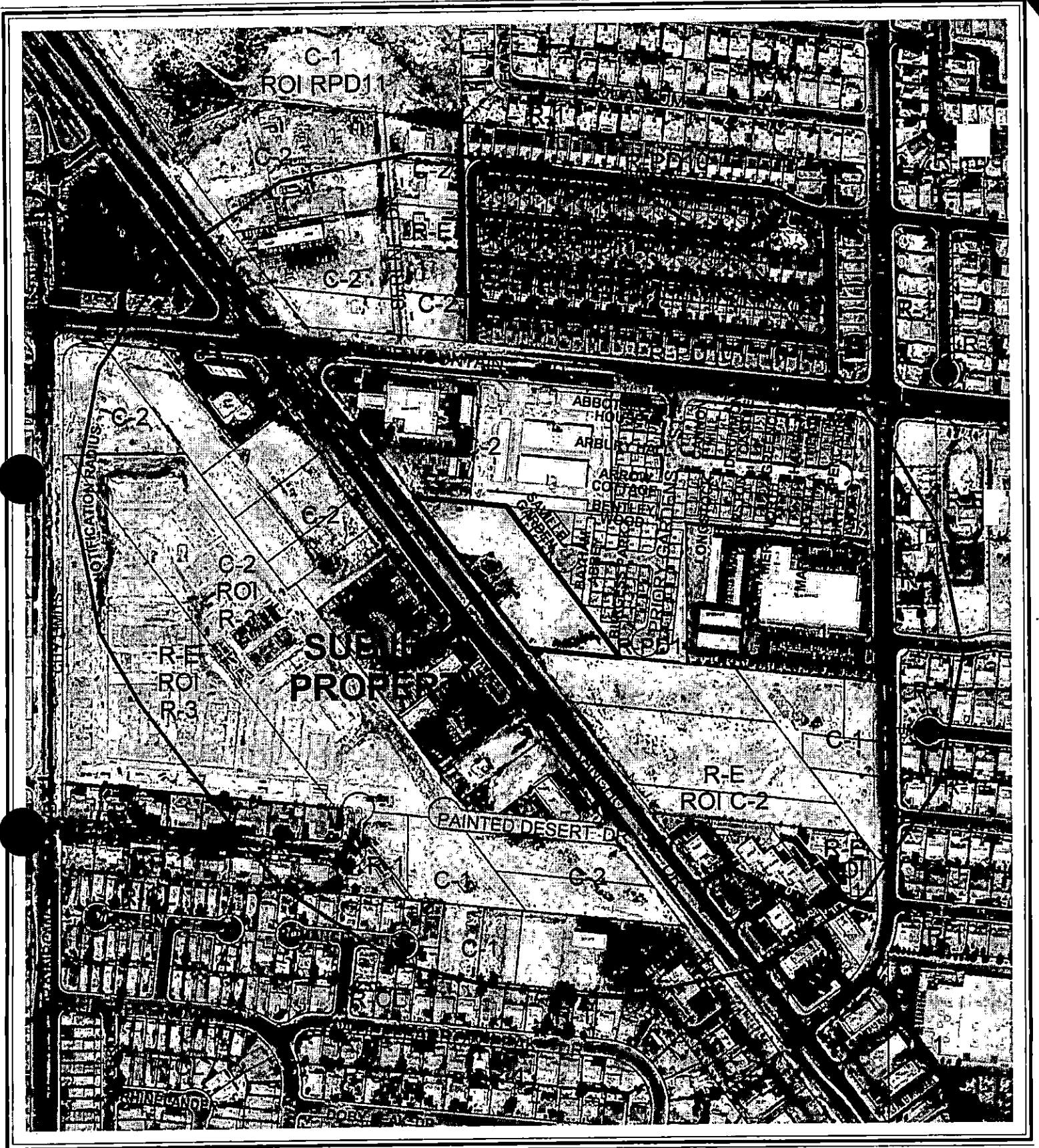
CASE: **VAR-17732**

RADIUS: 1000 FT

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

0 100200 Feet





CASE: **VAR-17732**

RADIUS: 1000 FT

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

0 100 200 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-17732 - APPLICANT/OWNER: SF INVESTMENTS

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-8-99) and Site Development Plan Review (SDR-17730), if approved.
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.

VAR-17732 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow a proposed building 20 feet from the rear property line where residential adjacency standards require a minimum setback of 60 feet; and to allow two proposed trash enclosures 10 feet from the rear property line where 50 feet is the minimum setback required on 2.56 acres at 4700 North Rancho Drive. A related Site Development Plan Review (SDR-17730) will also be considered on this agenda.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/24/99	The City Council approved a General Plan Amendment (GPA-0003-99) from SC (Service Commercial) to GC (General Commercial) and a Rezoning (Z-0008-99) from R-E (Residence Estates) and C-2 (General Commercial) to C-2 (General Commercial) on the subject property
07/07/04	The City Council approved a General Plan Amendment (GPA-4072) from O (Office) and GC (General Commercial) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-4202) from O (Office), R-E (Residence Estates) and C-2 (General Commercial) to R-PD11 (Residential Planned Development - 11 Units Per Acre) and a Site Development Plan Review (SDR-4204) for a proposed 116-unit single-family attached residential development on 10.95 acres to the east of the subject property. The Planning Commission recommended approval. Staff recommended denial.
04/06/05	The City Council approved a request for a Site Development Plan Review for a proposed 38,000 square-foot office/warehouse development and for a waiver of the building placement, perimeter, and parking lot landscaping requirements on the subject site. The City Council also approved a related Variance (VAR-5808) to allow a 37-foot setback where residential adjacency standards require a minimum setback of 84 feet for a proposed office/warehouse development on the subject site. The Planning Commission recommended approval of these applications. Staff recommended denial.
<i>Pre-Application Meeting</i>	
09/21/06	Staff explained the requirements for a Site Development Plan Review and a Variance.

VAR-17732 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

Neighborhood Meeting	
11/08/06	Staff requested that the applicant conduct a neighborhood meeting to explain this request to surrounding property owners. As of this date, the applicant has not provided staff with verification that a meeting occurred.

Details of Application Request	
Site Area	
Net Acres	2.56

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	General Commercial	C-2
North	Convenience store and mini-storage	General Commercial	C-2
South	Undeveloped	General Commercial	C-2
East	Single family dwellings	Medium Low Attached	R-PD11
West	Equipment storage yard	General Commercial	C-2

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

The Master Plan Transportation Element indicates that a Pedestrian Path is required along the west side of this site, adjacent to Rancho Drive. The walking path and landscaping depicted on the site plan comply with the design standards of the Pedestrian Path.

VAR-17732 - Staff Report Page Three
December 7, 2006 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply to this site:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	2.56 acres	Y
Min. Lot Width	100 feet	560 feet	Y
Min. Setbacks			
• Front	• 20 feet	• 30 feet	• Y
• Side	• 10 feet	• 31 feet	• Y
• Rear	• 20 feet	• 20 feet	• Y*
Max. Lot Coverage	50 %	10.6 %	Y
Max. Height	N/A	38 feet	Y

*This setback complies with the C-2 standards, but does not comply with the Residential Adjacency standards. This issue is addressed with the subject Variance.

Per Title 19.08.06, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	60 feet	20 feet	N
Adjacent development matching setback	11 feet	20 feet	Y
Trash Enclosure	50 feet	10 feet	N

The applicant has requested the subject Variance to address the residential adjacency and trash enclosure issues.

Per Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	17 Trees	19 Trees	Y
Buffer: Min. Trees	1 Tree/ 20 Linear Feet along east property line (Rancho Drive)	28 Trees	37 Trees	Y
	1 Tree/ 30 Linear Feet along remaining property lines	37 Trees	41 Trees	Y
	15 Feet along east property line (Rancho Drive)		15 Feet along east property line	Y
Min. Zone Width	8 Feet along remaining property lines		8 Feet along remaining property lines	Y

VAR-17732 - Staff Report Page Four
December 7, 2006 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant with drive-through	2,400 sf	1/100 sf	24				
Retail	11,000 sf	1/175 sf	63				
Car wash	3,173 sf	2/stall	10				
TOTAL			97	4	101	4	Y
Loading Spaces	16,573 sf		2		2		Y

ANALYSIS

The site is currently undeveloped. The property immediately to the east is developed with a single-family subdivision. The applicant proposes to construct an 11,000 square-foot retail/office building in the east portion of the property, and a 2,400 square-foot fast food restaurant in the north portion. Where adjacent to the east property line, the retail/office building has a height of 20 feet. Based on the Residential Adjacency standards, this building should be setback 60 feet from the east property line. However, the applicant has requested a Variance (VAR-17732) to allow the setback to be reduced to 20 feet, and to allow two trash enclosures to be 10 feet from the east property line where 50 feet is the minimum setback required. Because there is no hardship associated with this site, and because a site plan can be devised which would allow compliance with the Residential Adjacency standards, staff is recommending denial of this variance.

The applicant also proposes to place five auto-vacuum stations 10 feet from the east property line, and a five-bay car wash 52 feet from the east property line. Staff finds that the noise and traffic impacts associated with a car wash facility are not compatible with the residential land uses immediately to the east.

Access to the site is from two 24-foot wide drives to Rancho Drive. Landscape buffers that comply with city standards are provided along all property lines. Landscape islands and trees in sizes and amounts that comply with city standards are provided in the parking lot. The elevations depict a plaster exterior, metal accents and a concrete tile roof.

VAR-17732 - Staff Report Page Five
December 7, 2006 - Planning Commission Meeting

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 through their design choices. 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

9

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 296 (Mailed with SDR-17730)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-17732** APN: **138-02-102-014**
Name of Property Owner: **SF INVESTMENTS LLC**
Name of Applicant: **PERKOWITZ & RUTH ARCHITECTS**

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?

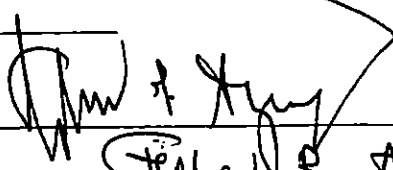
☐ Yes

☒ No

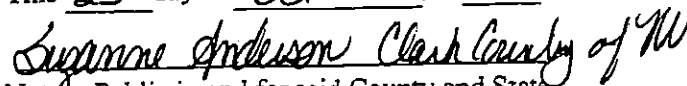
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

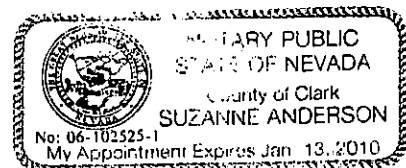
City Official: _____

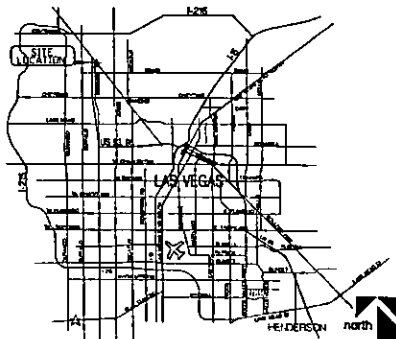
Partner(s): _____

APN: _____
Signature of Property Owner: 
Print Name: **Stephen B. Azanberg**

Subscribed and sworn before me

This **23** day of **Oct**, 2006

Notary Public in and for said County and State





VICINITY MAP

SCALE: N.T.S.

SITE SUMMARY **LAND AREA**

BUILDING AREA
BUILDING COVERAGE
CURRENT/PROPOSED ZONING
SETBACKS REQUIRED:

FRONT 20'
REAR 20'
SIDES 10'

APN:

APPROX. 2.56 ACRES
(155,074 S.F. +/-)
16,573 SF
10.6% AC'
C-2 General Commercial

138-02-102 14

PARKING ANALYSIS:

TOTAL S.F. 16,573 S.F.
RESTAURANT-FAST-FOOD 2,400 S.F. @ 1/ 100 SF
RETAIL / OFFICE 11,000 S.F. @ 1/ 175 SF
CAR WASH (SELF) 3,173 @ 2/STALL
TOTAL REQ'D 97
PROVIDED (INCL. 4 HC required 2% of total spaces required) 101

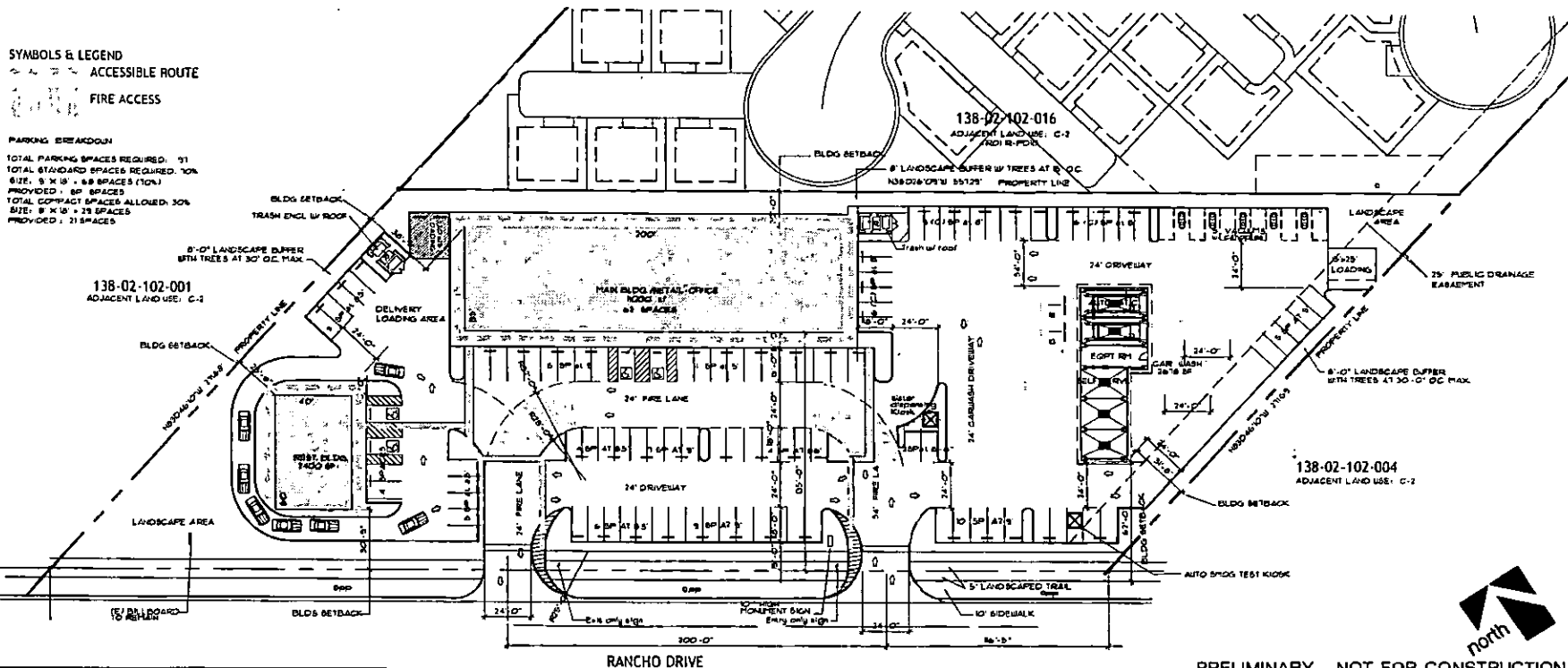
REQ'D
24
62
11
97
101

SYMBOLS & LEGEND

ACCESSIBLE ROUTE
FIRE ACCESS

PARKING BREAKDOWN

TOTAL PARKING SPACES REQUIRED: 97
TOTAL STANDARD SPACES REQUIRED: 70A
SIZE: 9' X 18' - 68 SPACES (70A)
PROVIDED: 81 SPACES
TOTAL COMPACT SPACES ALLOWED: 30A
SIZE: 8' X 16' - 29 SPACES
PROVIDED: 21 SPACES



RANCHO DRIVE

PRELIMINARY - NOT FOR CONSTRUCTION
THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

SITE PLAN SCALE: 1" = 60'

VAR-17732
SDR-17730
12/07/06 PC

PR

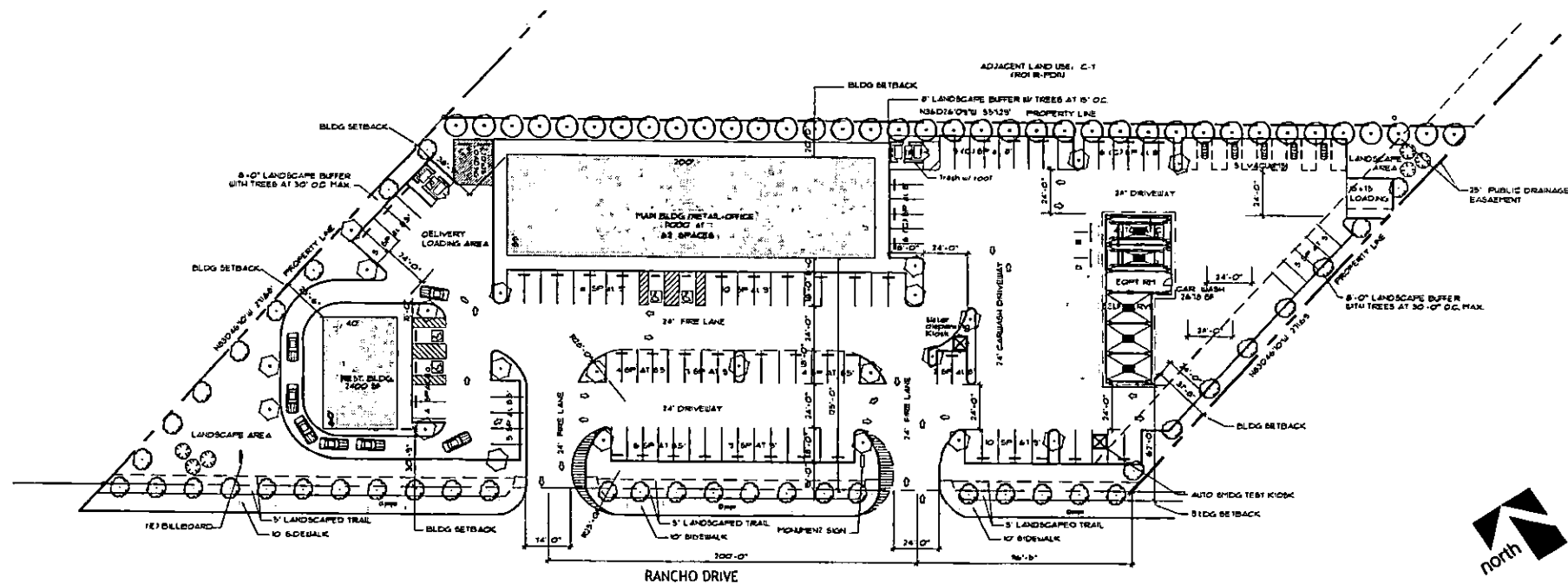
3960 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89103
702-892-8500
702-892-8514 fax
www.prarchitects.com
Corporate Office
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

Perkowitz + Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions

Date: 10/24/06
Drawn By: MLC
Checked By: Mary Venable
Project No: 06-537-11
File Name: D0653711-SITE.dwg
Scale: 1" = 60'

DS-1



PLANT LEGEND			
BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES			
WASHINGTONIA ROBUSTA	MEXICALI ELM PALM	10'	9
LIQUIDAMBAR PALM	EVERGREEN ELM	24" BOX	41
PROSOPIS JULIFLORA	CHILEAN ACACIA	24" BOX	15
YULIUS FORRESTERIA	TORREY TREE	24" BOX	31
ERODIOLA JAPONICA	LOQUAT	24" BOX	19
ACACIA MEXICANA	MEXICALI	24" BOX	19
SHRUBS			
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL.	
LEUCOPHYLLUM FRUTESCENS	YELLOW BIRD OF PARADISE	5 GAL.	
SALVIA COCCINNEA	AUTUMN SAGE	5 GAL.	
ERIGONIA PARVIFLORA	BRITTLE BUSH	5 GAL.	
GROUND COVER			
CAZABA ROSEA	CAZABA	1 GAL.	
ERIGONIA MONTANA	ERIGONIA	1 GAL.	
ACACIA MEXICANA	ERIGONIA	1 GAL.	
NOTES			
• ROCK MULCH AT ALL AT ALL PLANTING AREAS UNLESS NOTED			



3880 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-892-8500
702-892-8504 fax
www.parkcity.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

Perkowitz, Ruth Architects
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions	

Date: 10/24/06
Drawn By: MLG/RMG
Checked By: Mary Venable
Project No: 06-537-11
File Name: D0653711-LS-1.dwg
Scale: 1" = 30'



VAR-17732
SDR-17730
12/07/06 PC

CONCEPTUAL LANDSCAPE PLAN

10/02/08 SCALE 1" = 30'-0"

1

LS-1



3980 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-892-8500
702-892-8514 fax
www.parkowitzruth.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

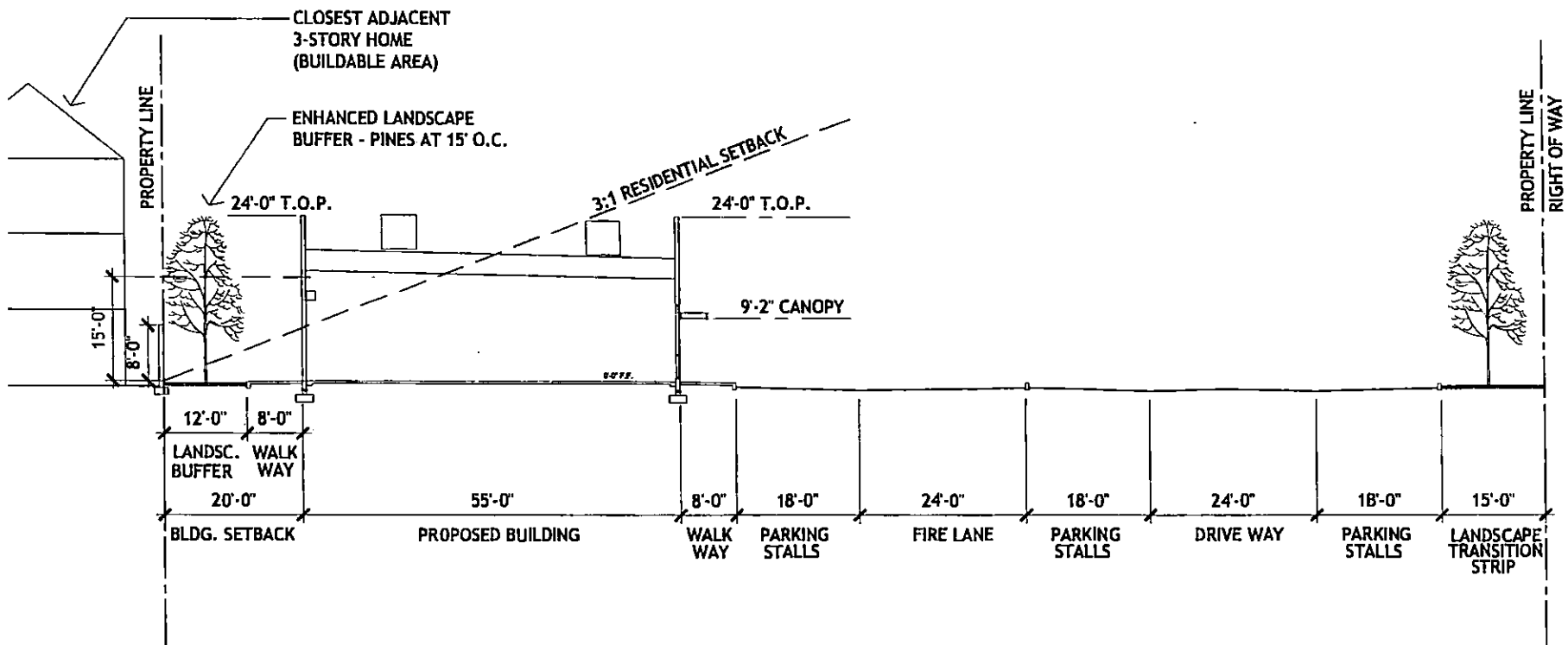
Parkowitz, Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions

Date 10/24/06
Drawn By MLG/RG
Checked By
Project No 06-537-II
File Name 06-537-SRDwg
Scale 1/16" = 1'-0"

MAIN BLDG.

SELEV 1



VAR-17732

SDR-17730

12/07/06 PC

SLOPE RENDERING

10/02/06 SCALE 1/16" = 1'-0"

1

PR

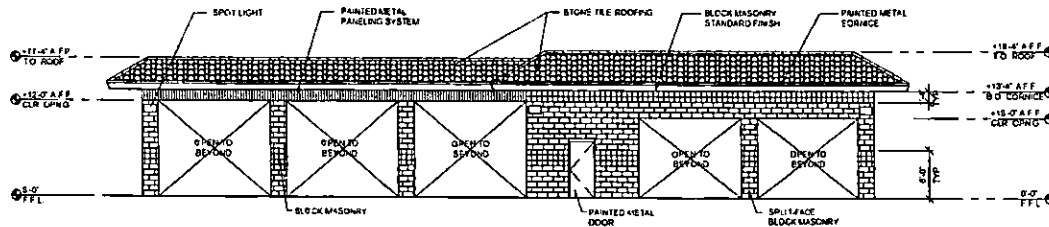
3980 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-892-8500
702-892-8504 fax
www.parkcityprojects.com
Corporate Office
Long Beach, CA
Regional Offices
Newport Beach, CA
Washington, DC
Las Vegas, NV

Perkowitz & Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

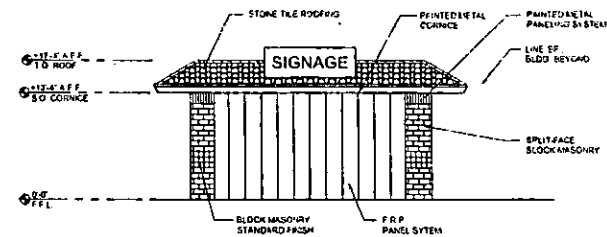
Revisions

Date 10/24/06
Drawn By MLG/RG
Checked By Mary Venable
Project No. 06-537-11
File Name 06-537-A21 C.dwg
Scale 1/8" = 1'-0"

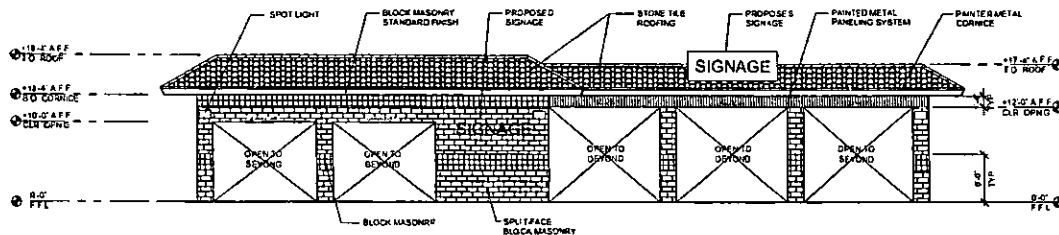
CARWASH
ELEV 1 (C)



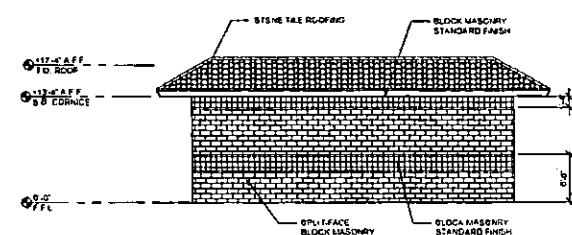
REAR ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION

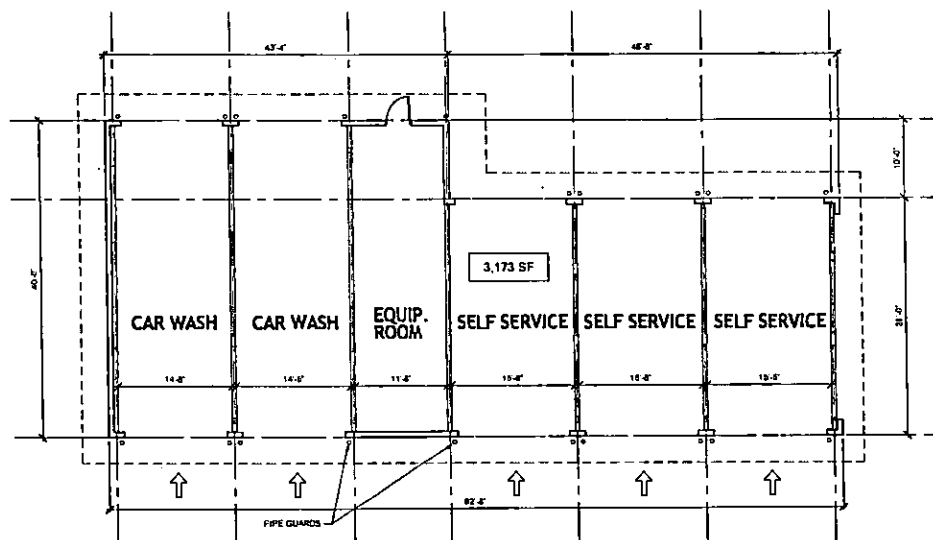
VAR-17732
SDR-17730
12/07/06 PC

PROPOSED BUILDING ELEVATIONS

10/22/06 SCALE 1/8" = 1'-0"

1

067 106



3950 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-892-8500
702-892-8514 fax
www.prarchitects.com
Corporate Office
Long Beach, CA
Regional Offices
Newport Beach, CA
Washington, DC
Las Vegas, NV

Perkowitz + Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions

Date	10/24/06
Drawn By	MJG/RG
Checked By	
Project No.	06-537-11
File Name	06-537-A11 Cdwg
Scale	1/16" = 1'-0"

CAR WASH
FLR 1 (C)

VAR-17732

SDR-17730

12/07/06 PC

PROPOSED FLOORPLAN CAR WASH

10/02/06 SCALE 1/16" = 1'-0"

1



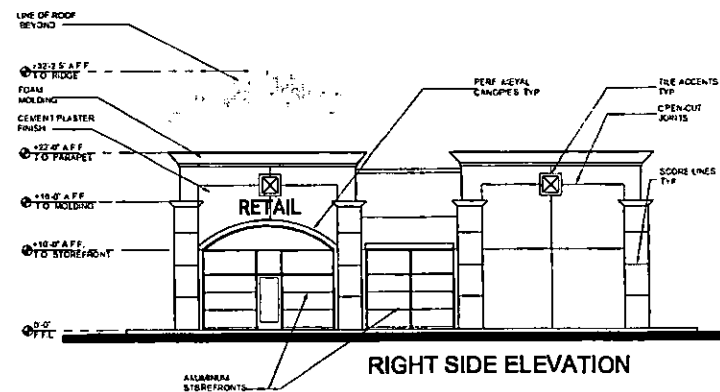
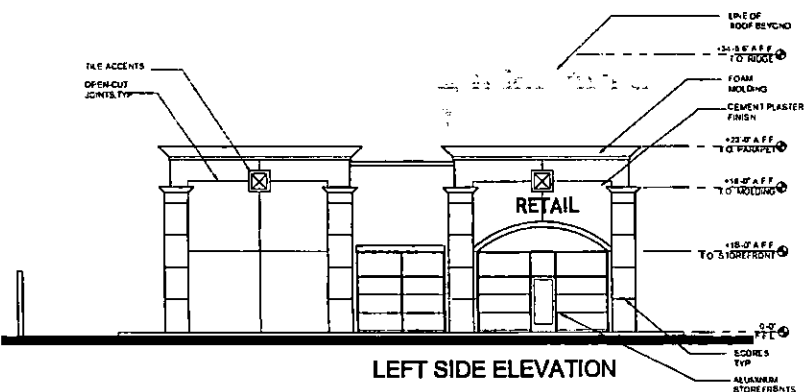
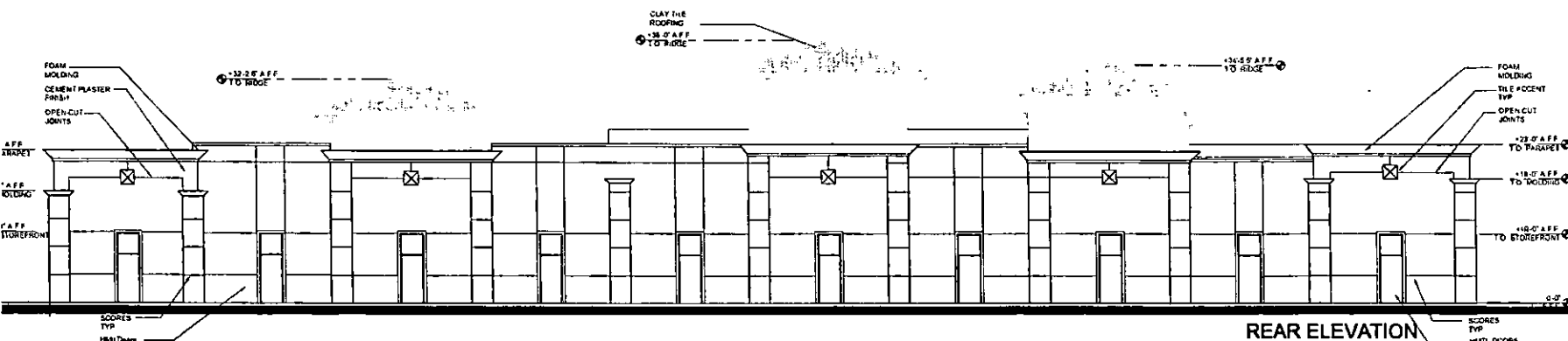
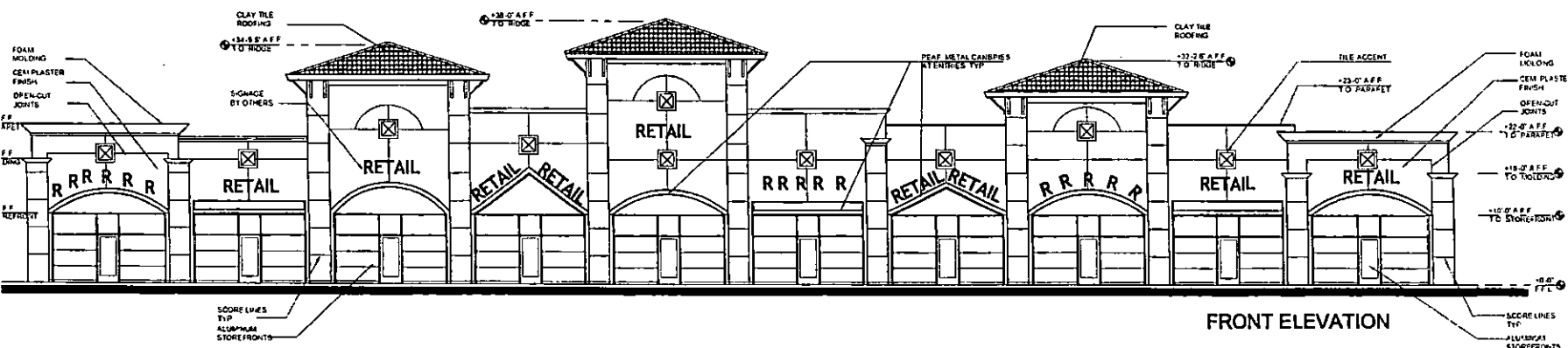
3580 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-832-8500
702-832-8514 fax
www.prchitects.com
Corporate Office
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

Perkowitz Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions

Date 10/24/06
Drawn By MLG/RG
Checked By Mary Vanebo
Project No 06-537-11
File Name 06-537-A21 Adwg
Scale T = 1/8"=1'-0"

MAIN BLDG.
ELEV 1 (M)



VAR-17732
SDR-17730
12/07/06 PC

PROPOSED BUILDING ELEVATIONS

10/24/06 SCALE 1/16"=1'-0"

1



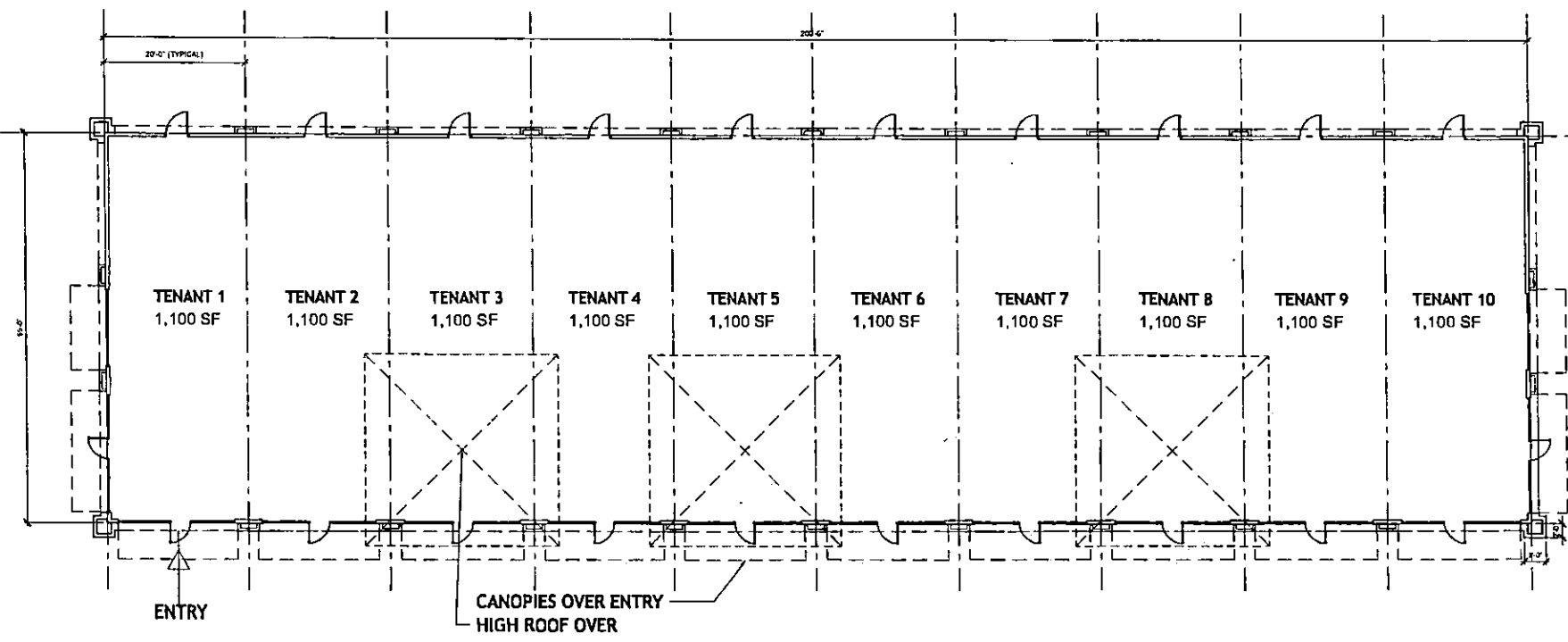
3950 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-892-8500
702-892-654 fax
www.prarchitects.com
Corporate Office
Long Beach, CA
Regional Offices
Newport Beach, CA
Washington, DC
Las Vegas, NV

**Perkowitz, Ruth
ARCHITECTS**
RANCHD COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions	

Date 10/24/06
Drawn By MLG/RG
Checked By
Project No. 06-537-12
File Name 06-537-1211 Adwg
Scale 1/16" = 1'-0"

MAIN BLDG.
FLR 1 (M)



VAR-17732
SDR-17730
12/07/06 PC

PROPOSED FLOOR PLAN MAIN BUILDING

10/02/06 SCALE 1/16" = 1'-0"

1



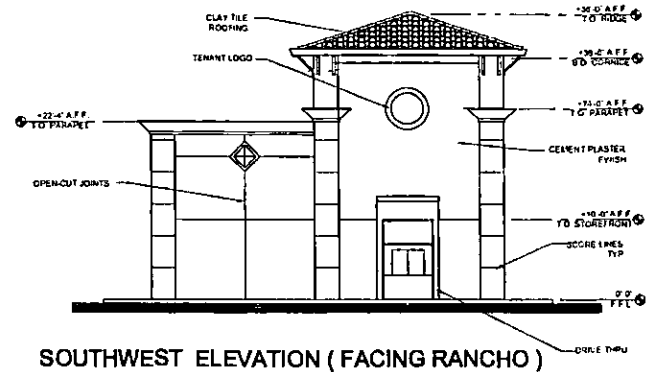
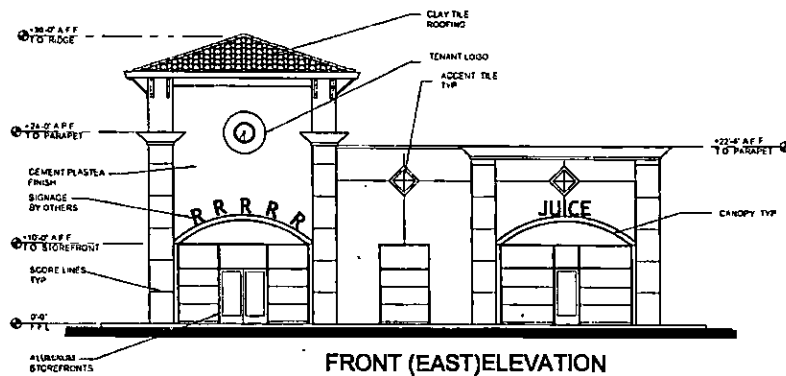
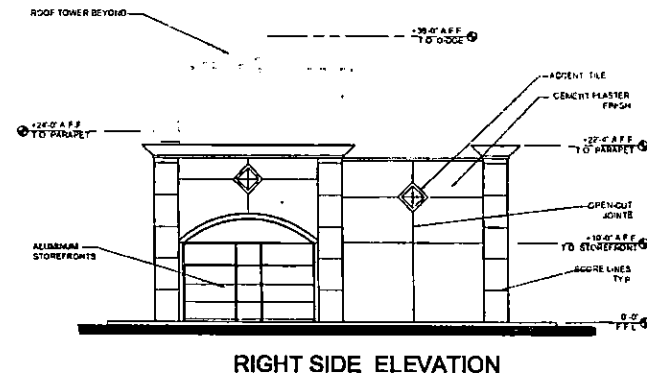
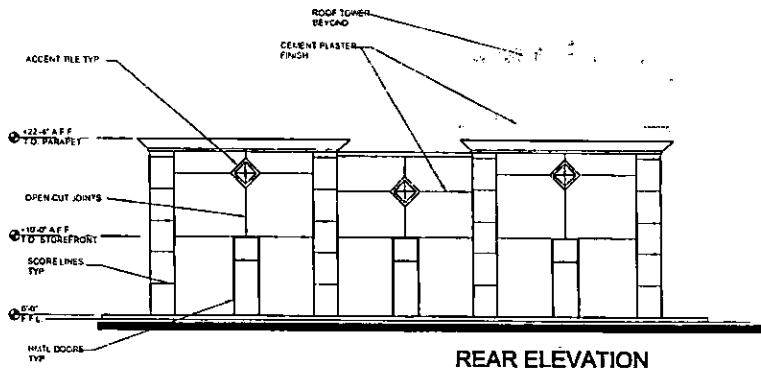
3980 Howard Hughes Pkwy.
 Suite 450
 Las Vegas, NV 89109
 702-892-8500
 702-892-8514 fax
 www.prarchitects.com
 Corporate Office
 Long Beach, CA
 Regional Offices
 Newport Beach, CA
 Washington, DC
 Las Vegas, NV

Perkowitz, Ruth
 ARCHITECTS
 RANCHO COMMERCE PARK
 4700 N. RANCHO DR
 LAS VEGAS, NEVADA

Revisions

Date: 10/24/09
 Drawn By: MLG
 Checked By: Mary Vaneble
 Project No: 08-537-11
 File Name: 08-537-21-Browg
 Scale: 1/8" = 1'-0"

STARBUCKS
ELEV 1 (S)



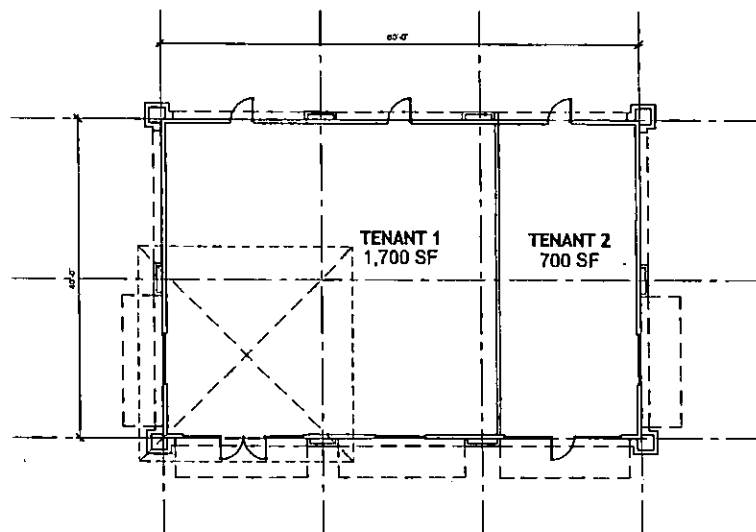
VAR-17732
SDR-17730
12/07/06 PC

PROPOSED BUILDING ELEVATIONS

10/02/09 SCALE: 1/8" = 1'-0"

1

001 2 4 705



3980 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89169
702-892-8500
702-892-8514 fax
www.prarchitects.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

Perkowitz, Ruth
ARCHITECTS
RANCHD COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions	

Date 10/24/06
Drawn By RG
Checked By -
Project No. 06-537-II
File Name 06-537-A11 Bldg
Scale 1/16" = 1'-0"

STARBUCKS
FLR 1 (S)

VAR-17732
SDR-17730
12/07/06 PC

PROPOSED FLOORPLAN STARBUCKS
10/02/06 SCALE 1/16" = 1'-0"

1

017 371

October 24, 2006

Mr. Nathan Goldberg
City of Las Vegas
Current Planning Department
731 S. Fourth Street
Las Vegas, NV 89101

**RE: RANCHO COMMERCE PARK
APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW AND
VARIANCE WITH WAIVERS
JUSTIFICATION LETTER**

Dear Mr. Goldberg:

Perkowitz+Ruth Architects, on behalf of SF Investments, LLC, respectfully requests Site Development Plan Review approval for a 2.5 acre parcel located on the north side of Rancho Drive, south of Lone Mountain.

The Rancho Commerce Park project is a proposed retail development with three buildings: a restaurant pad building with drive-thru, an inline retail/office building, and a self-service car wash. There are also small kiosks for smog check and a water vending machine. The general retail, office, car wash and restaurant uses are permitted uses in the C-2 zoning. The proposed uses are similar to the existing commercial uses in this neighborhood, and we believe will provide welcome services to the residential neighbors.

The smog check is a conditional use in C-2. The equipment for this proposed use will easily be housed in a building smaller than the 400 s.f. cited in Title 19 as a condition. We will request a Special Use Permit for the smog check (at a later date), as the equipment will be inside the kiosk when the smog check is closed.

We request waivers for the following items;

1. Fewer tree fingers in parking lot than one every 6 spaces. In compensation, we are providing an enlarged landscape area in the northwest corner of the property along Rancho.
2. Entry drive throat depth of less than 50'. Because the lot is shallow from front to back, the normal throat depth of 50' would seriously restrict circulation onsite. To alleviate any potential problem, we have made two driveways, a right-in and a right-out, and have maintained the 50' throat at the drive-thru exit. We have asked NDOT to approve our having two driveways on this street frontage.

**VAR-17732
SDR-17730
12/07/06 PC**

RECEIVED
OCT 24 2006

3. Residential adjacency height limit. The adjacent homes are 3-story homes and are taller than the proposed building. A waiver to this condition was previously approved by the City Council for a proposed commercial building on this site. The height restriction, if not waived, would drastically limit the use of this lot and access into the lot because of awkward building placement. With the proposed configuration, the building serves as a buffer between the homes and the parking area and street, resulting in reduced noise and pollution near the homes.

We do not foresee any particular issues or problems associated with this location.

Sincerely,

PERKOWITZ + RUTH ARCHITECTS



Mary Venable, Architect
Project Manager
Maria Luisa Guzman
Project Manager

Cc: File No. 5.2

VAR-17732
SDR-17730
12/07/06 PC

RECEIVED
OCT 24 2006

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-17730 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-17732 - PUBLIC HEARING - APPLICANT/OWNER: SF INVESTMENTS LLC - Request for a Site Development Plan Review FOR A 16,573 SQUARE FOOT RETAIL CENTER WITH AUTOMATIC AND SELF-SERVE CAR WASHES, AUTOMOBILE VACUUM STATIONS, AND A RESTAURANT WITH DRIVE-THROUGH on 2.56 acres at 4700 North Rancho Drive (APN 138-02-102-014), C-2 (General Commercial) Zone, Ward 6 (Ross).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

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

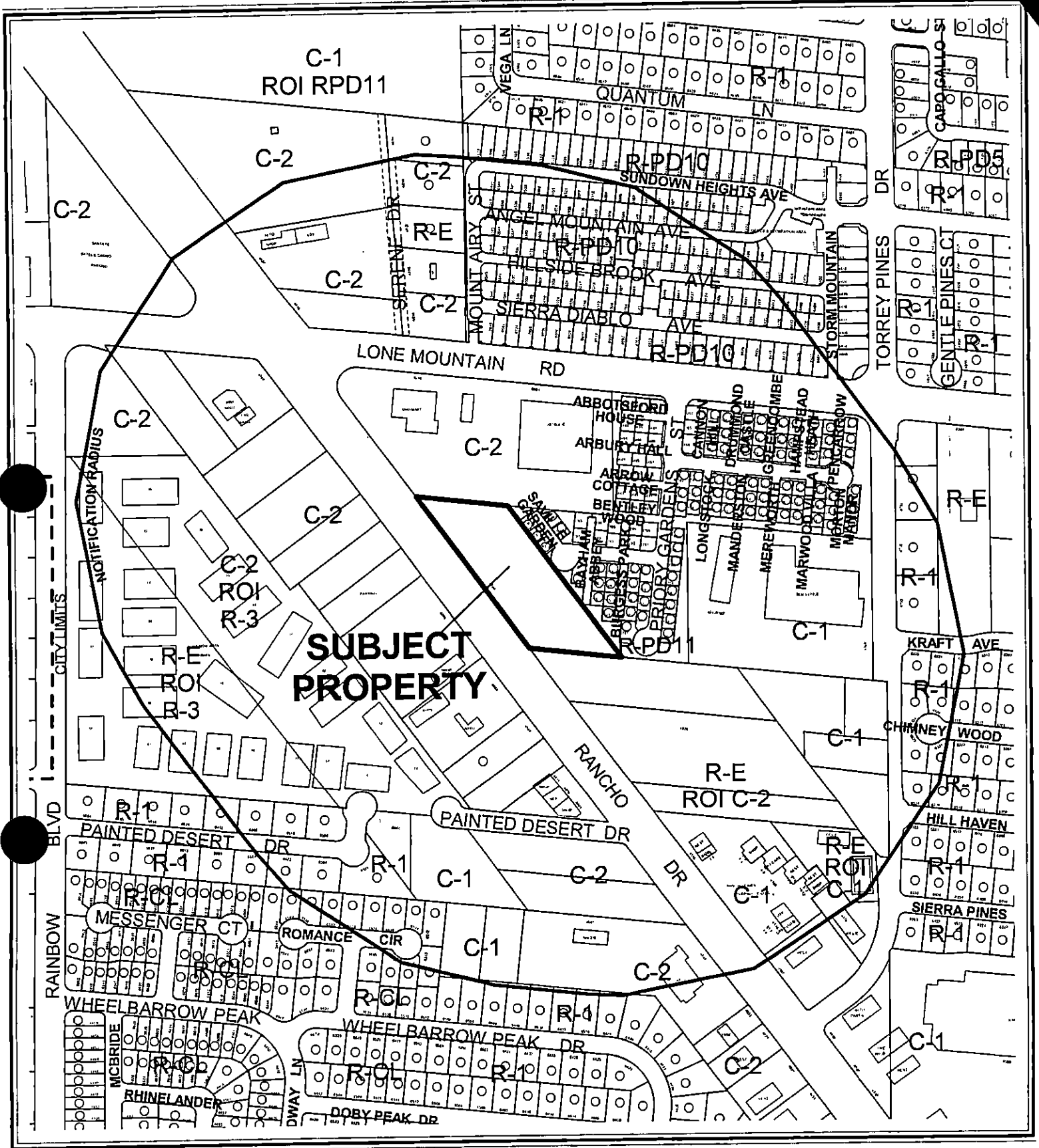
MOTION:

EVANS – Motion to WITHDRAW WITHOUT PREJUDICE Item 8 [SUP-16850] and Item 9 [SDR-16849]; HOLD IN ABEYANCE Item 22 [VAR-17732], Item 23 [SDR-17730], Item 30 [SUP-17737], Item 31 [SDR-17735] and Item 35 [SUP-17739] to the 12/21/2006 Planning Commission Meeting; and Item 36 [ROC-17721] and Item 37 [SDR-17720] to the 2/08/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

The applicant requested that Item 22 [VAR-17732] and Item 23 [SDR-17730] be held in abeyance to the 12/21/2006 Planning Commission Meeting.

(6:03-6:09)



CASE: **SDR-17730**

RADIUS: 1000 FT

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

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-17730 - APPLICANT/OWNER: SF INVESTMENTS LLC**

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

1. An eight-foot block wall shall be built along the east property line of the site.
2. There shall be no outdoor storage on site.
3. The car wash facilities and vacuums shall be limited to the hours of 9AM to 7PM.
4. Conformance to the conditions for Variance (VAR-17732) if approved.
5. 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.
6. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/24/06, except as amended by conditions herein.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. 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).

SDR-17730 - Conditions Page Two
December 7, 2006 - Planning Commission Meeting

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 in size shall meet the standards of LVMC Title 19.12.040.
12. 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.
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. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
17. 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.
18. 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.

SDR-17730 - Conditions Page Three
December 7, 2006 - Planning Commission Meeting

19. Driveways shall receive approval from the Nevada Department of Transportation.
20. Landscape and maintain all unimproved right-of-way, if any, on Rancho Drive adjacent to this site. 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.
21. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to occupancy of this site.
22. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
23. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
24. Site development to comply with all applicable conditions of approval for Z-8-99 and all other site-related actions.

SDR-17730 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 16,573 square-foot retail center with automatic and self-serve car washes, automobile vacuum stations, and a restaurant with drive-through on 2.56 acres. A related Variance (VAR-17732) will also be considered on this agenda.

The inability of the applicant to devise a site plan that complies with the Residential Adjacency standards and the placement of car wash facilities in close proximity to residential land uses indicate that the design characteristics of this proposal are too intense for this site. Therefore, staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/24/99	The City Council approved a General Plan Amendment (GPA-0003-99) from SC (Service Commercial) to GC (General Commercial) and a Rezoning (Z-0008-99) from R-E (Residence Estates) and C-2 (General Commercial) to C-2 (General Commercial) on the subject property
07/07/04	The City Council approved a General Plan Amendment (GPA-4072) from O (Office) and GC (General Commercial) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-4202) from O (Office), R-E (Residence Estates) and C-2 (General Commercial) to R-PD11 (Residential Planned Development - 11 Units Per Acre) and a Site Development Plan Review (SDR-4204) for a proposed 116-unit single-family attached residential development on 10.95 acres to the east of the subject property. The Planning Commission recommended approval. Staff recommended denial.
04/06/05	The City Council approved a request for a Site Development Plan Review for a proposed 38,000 square-foot office/warehouse development and for a waiver of the building placement, perimeter, and parking lot landscaping requirements on the subject site. The City Council also approved a related Variance (VAR-5808) to allow a 37-foot setback where residential adjacency standards require a minimum setback of 84 feet for a proposed office/warehouse development on the subject site. The Planning Commission recommended approval of these applications. Staff recommended denial.
<i>Pre-Application Meeting</i>	
09/21/06	Staff explained the requirements for a Site Development Plan Review and a Variance.

SDR-17730 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

Neighborhood Meeting	
11/08/06	Staff requested that the applicant conduct a neighborhood meeting to explain this request to surrounding property owners. As of this date, the applicant has not provided staff with verification that a meeting occurred.

Details of Application Request	
Site Area	
Net Acres	2.56

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	General Commercial	C-2
North	Convenience store and mini-storage	General Commercial	C-2
South	Undeveloped	General Commercial	C-2
East	Single family dwellings	Medium Low Attached	R-PD11
West	Equipment storage yard	General Commercial	C-2

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

The Master Plan Transportation Element indicates that a Pedestrian Path is required along the west side of this site, adjacent to Rancho Drive. The walking path and landscaping depicted on the site plan comply with the design standards of the Pedestrian Path.

SDR-17730 - Staff Report Page Three
December 7, 2006 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply to this site:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	2.56 acres	Y
Min. Lot Width	100 feet	560 feet	Y
Min. Setbacks			
• Front	• 20 feet	• 30 feet	• Y
• Side	• 10 feet	• 31 feet	• Y
• Rear	• 20 feet	• 20 feet	• Y*
Max. Lot Coverage	50 %	10.6 %	Y
Max. Height	N/A	38 feet	Y

*This setback complies with the C-2 standards, but does not comply with the Residential Adjacency standards. This issue is addressed with related Variance VAR-17732.

Per Title 19.08.06, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	60 feet	20 feet	N
Adjacent development matching setback	11 feet	20 feet	Y
Trash Enclosure	50 feet	10 feet	N

The applicant has requested a Variance (VAR-17732) to address the residential adjacency and trash enclosure issues.

Per Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	17 Trees	19 Trees	Y
Buffer: Min. Trees	1 Tree/ 20 Linear Feet along east property line (Rancho Drive)	28 Trees	37 Trees	Y
	1 Tree/ 30 Linear Feet along remaining property lines	37 Trees	41 Trees	Y
Min. Zone Width	15 Feet along east property line (Rancho Drive)		15 Feet along east property line	Y
	8 Feet along remaining property lines		8 Feet along remaining property lines	Y

SDR-17730 - Staff Report Page Four
December 7, 2006 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area	Parking Ratio	Required Parking		Provided Parking		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant with drive-through	2,400 sf	1/100 sf	24				
Retail	11,000 sf	1/175 sf	63				
Car wash	3,173 sf	2/stall	10				
TOTAL			97	4	101	4	Y
Loading Spaces	16,573 sf		2		2		Y

ANALYSIS

The site is currently undeveloped. The property immediately to the east is developed with a single family subdivision. The applicant proposes to construct an 11,000 square-foot retail/office building in the east portion of the property, and a 2,400 square-foot fast food restaurant in the north portion. Where adjacent to the east property line, the retail/office building has a height of 20 feet. Based on the Residential Adjacency standards, this building should be setback 60 feet from the east property line. However, the applicant has requested a Variance (VAR-17732) to allow the setback to be reduced to 20 feet, and to allow two trash enclosures to be 10 feet from the east property line where 50 feet is the minimum setback required. Because there is no hardship associated with this site, and because a site plan can be devised which would allow compliance with the Residential Adjacency standards, staff is recommending denial of this variance.

The applicant also proposes to place five auto-vacuum stations 10 feet from the east property line, and a five-bay car wash 52 feet from the east property line. Staff finds that the noise and traffic impacts associated with a car wash facility are not compatible with the residential land uses immediately to the east.

Access to the site is from two 24-foot wide drives to Rancho Drive. Landscape buffers that comply with city standards are provided along all property lines. Landscape islands and trees in sizes and amounts that comply with city standards are provided in the parking lot. The elevations depict a plaster exterior, metal accents and a concrete tile roof.

SDR-17730 - Staff Report Page Five
December 7, 2006 - Planning Commission Meeting

FINDINGS

The following findings must be made:

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 applicant proposes to place auto-vacuum stations and a car wash facility in close proximity to residential development. Staff finds that the noise and traffic impacts associated with a car wash facility are not compatible with the residential land uses immediately to the east.

In regard to "2": The applicant proposes to construct an 11,000 square-foot retail/office building that does not comply with the Residential Adjacency Standards of Title 19 adjacent to the east property line. This building has a height of 20 feet. Based on the Residential Adjacency standards, this building should be setback 60 feet from the east property line. However, the applicant has requested a Variance (VAR-17732) to allow the setback to be reduced to 20 feet, and to allow two trash enclosures to be 10 feet from the east property line where 50 feet is the minimum setback required. Because there is no hardship associated with this site, and because a site plan can be devised which would allow compliance with the Residential Adjacency standards, staff is recommending denial of this variance.

In regard to "3": The site will have access from Rancho Drive, a 200-foot wide Primary Arterial as shown on the Master Plan of Streets and Highways. The proposed layout should not negatively impact Rancho Drive or neighboring traffic.

SDR-17730 - Staff Report Page Six
December 7, 2006 - Planning Commission Meeting

In regard to "4": Building materials include a plaster exterior, metal accents and a concrete tile roof, which are appropriate for commercial development in this area of the City. Landscaping materials are acceptable and are appropriately placed for purposes of screening and beautification.

In regard to "5": The inability of the applicant to devise a site plan that complies with the Residential Adjacency standards and the placement of car wash facilities in close proximity to residential land uses indicate that the design characteristics of this proposal are too intense for this site.

In regard to "6": The proposed development will be subject to regular inspections for permitting and licensing and will; therefore, not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 296 (Mailed with VAR-17732)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-17730 APN: 138-02-102-014
Name of Property Owner: SF INVESTMENTS LLC
Name of Applicant: PER KOWITZ & RUTH, ARCHITECTS

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: _____

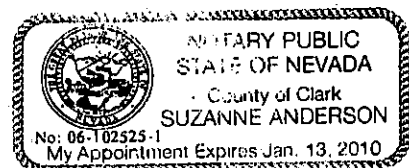
Signature of Property Owner: _____

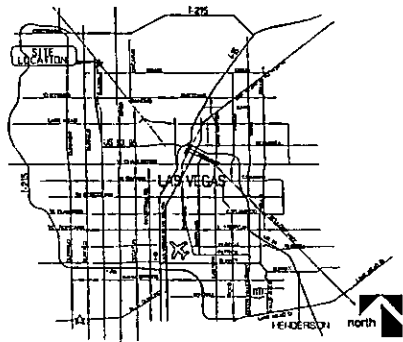
Print Name: Stephen B. Stenzenberg

Subscribed and sworn before me

This 23 day of Oct, 2006

Suzanne Anderson Clark County of NV.
Notary Public in and for said County and State





VICINITY MAP

SCALE: 1/2" = 1/2 MI.

SITE SUMMARY **LAND AREA**

BUILDING AREA
BUILDING COVERAGE
CURRENT/PROPOSED ZONING
SETBACKS REQUIRED:

FRONT
REAR
SIDES

APN:

APPROX. 2.56 ACRES
(155,074 S.F. +/-)
16,573 SF
10.6% AC'
C-2 General Commercial

138-02-102

14

PARKING ANALYSIS:

TOTAL S.F.
RESTAURANT-FAST-FOOD
RETAIL / OFFICE
CAR WASH (SELF)
TOTAL REQ'D
PROVIDED (INCL. 4 HC required 2% of total spaces required)

16,573 S.F.
2,400 S.F. @ 1/ 100 SF
11,000 S.F. @ 1/ 175 SF
3,173 @ 2/STALL

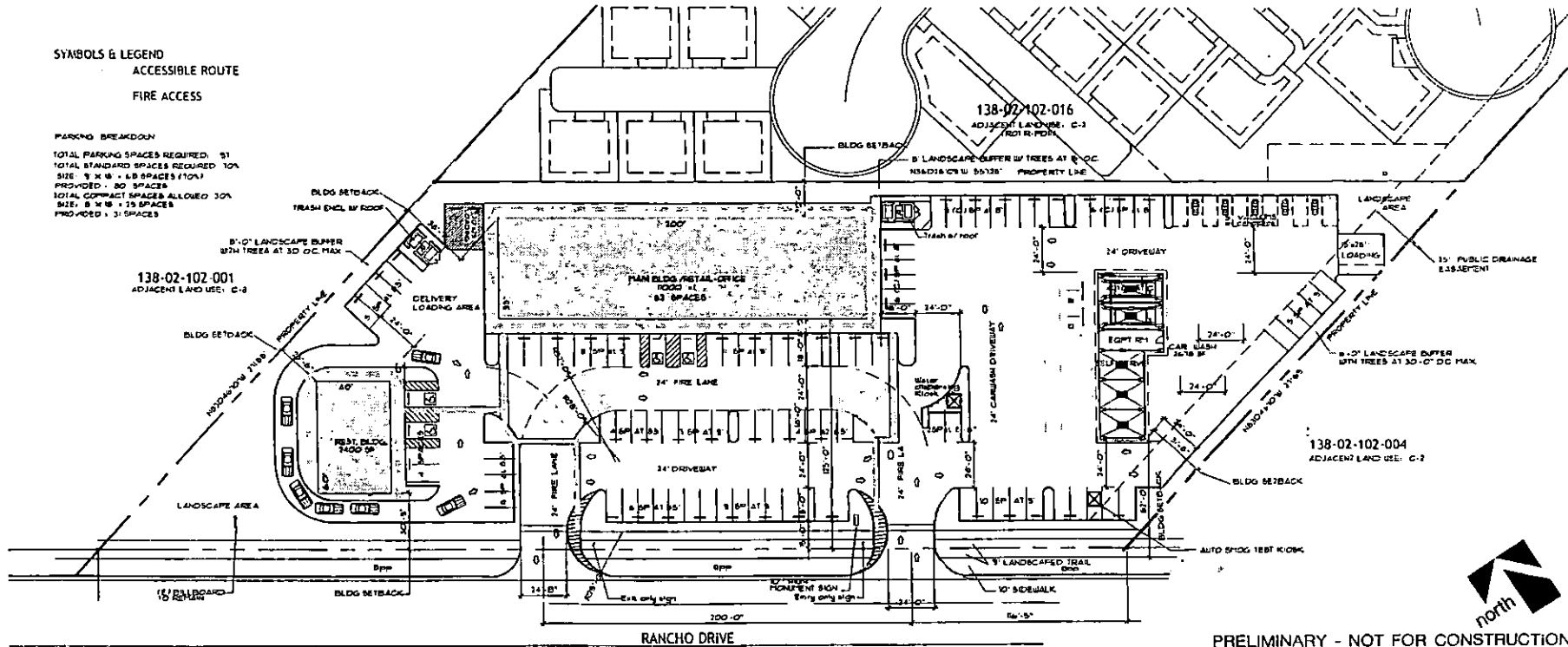
REQ'D
24
52
11
97
101

SYMBOLS & LEGEND

ACCESSIBLE ROUTE
FIRE ACCESS

PARKING BREAKDOWN

TOTAL PARKING SPACES REQUIRED: 97
TOTAL STANDARD SPACES REQUIRED: 104
SIZE: 8' X 16' + 6.5 SPACES (104)
PROVIDED: 80 SPACES
TOTAL COMPACT SPACES ALLOWED: 30%
SIZE: 8' X 10' + 25 SPACES
PROVIDED: 31 SPACES



RANCHO DRIVE



PRELIMINARY - NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

VAR-17732
SDR-17730
12/07/06 PC

SITE PLAN SCALE: 1" = 60'-0"

OCT 24 2006



3990 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89169
702-692-6500
702-692-6501 fax
www.praichitects.com
Corporate Office
Long Beach, CA
Regional Offices
Newport Beach, CA
Washington, DC
Las Vegas, NV

Parkowitz-Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions

Date	10/24/06
Drawn By	MLG
Checked By	Mary Verneble
Project No	06-537-11
File Name	D0653711-SITE01.dwg
Scale	1" = 60'

DS-1



3580 Howard Hughes Pkwy
Suite 458
Las Vegas, NV 89109
702-892-8500
702-892-8514 fax
www.prarchitects.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

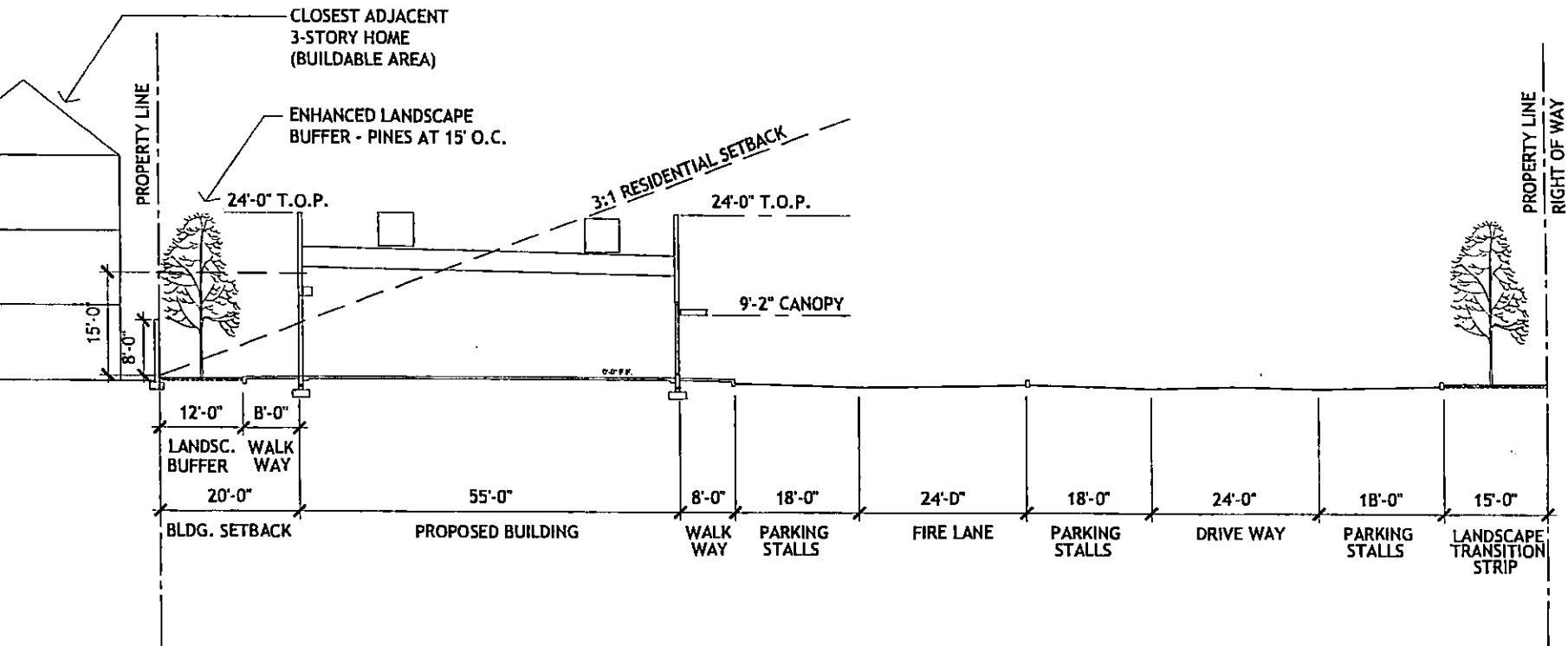
Perkowitz-Roth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions

Date 10/24/06
Drawn By ALG/RMG
Checked By
Project No 06-537-II
File Name 05-537-SRDwg
Scale 1/16" = 1'-0"

MAIN BLDG.

SELEV 1



VAR-17732
SDR-17730
12/07/06 PC

SLOPE RENDERING

1002/06 SCALE 1/16" = 1'-0"

1

OCT 24 2006

PR

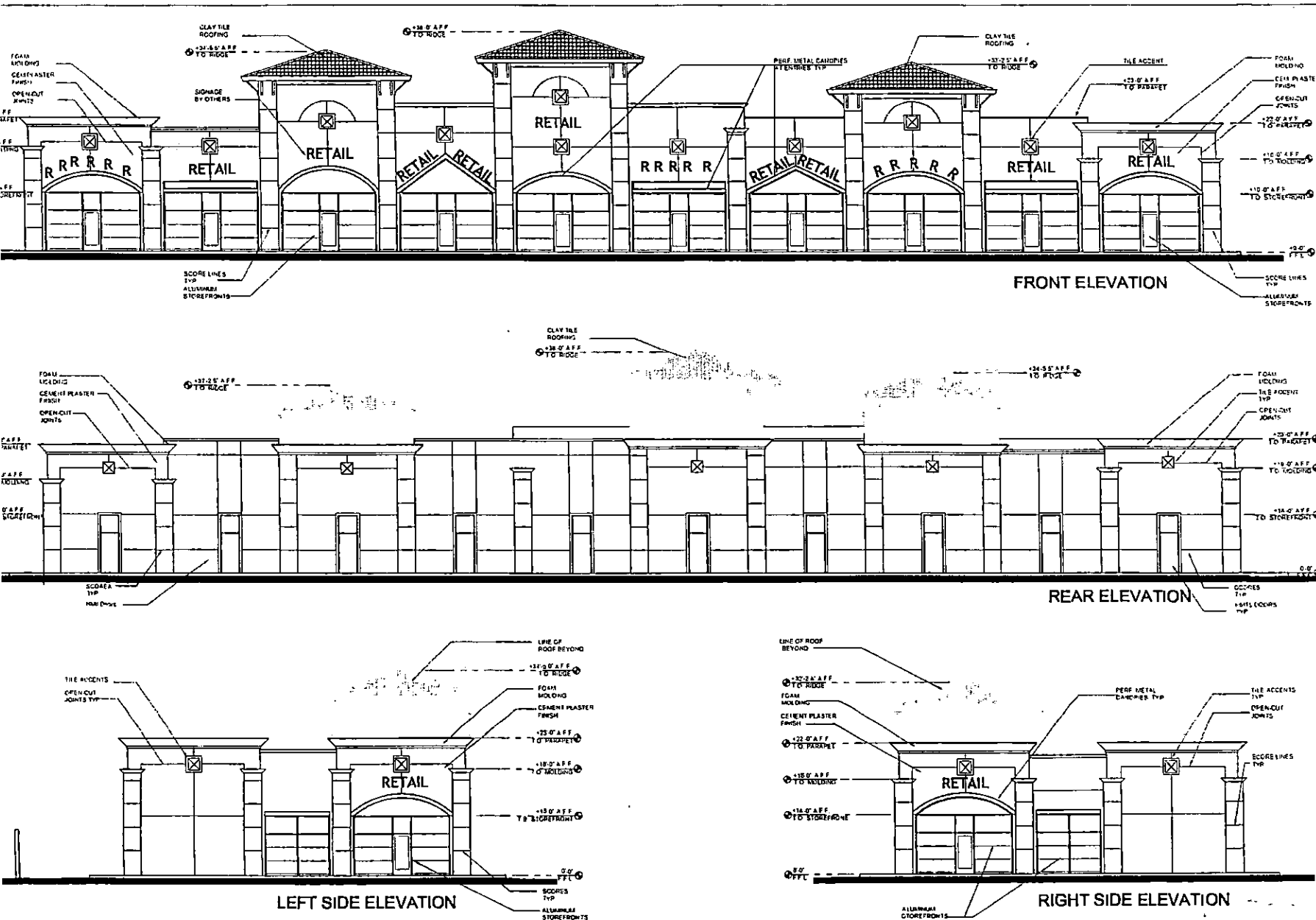
3880 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-892-8500
702-892-8514 fax
www.prchitects.com
Corporate Office
Long Beach, CA
Regional Offices
Newport Beach, CA
Washington, DC
Las Vegas, NV

Perkowitz + Roth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions	

Date: 10/24/06
Drawn By: M.G.-RG
Checked By: Mary Venable
Project No: 06-537-II
File Name: 05-537-A21 Adwg
Scale: T = 1/16" = 1'-0"

MAIN BLDG.
ELEV 1 (M)



VAR-17732

SDR-17730

12/07/06 PC

10/24/06 SCALE: 1/16" = 1'-0"

1

OCT 24 2006



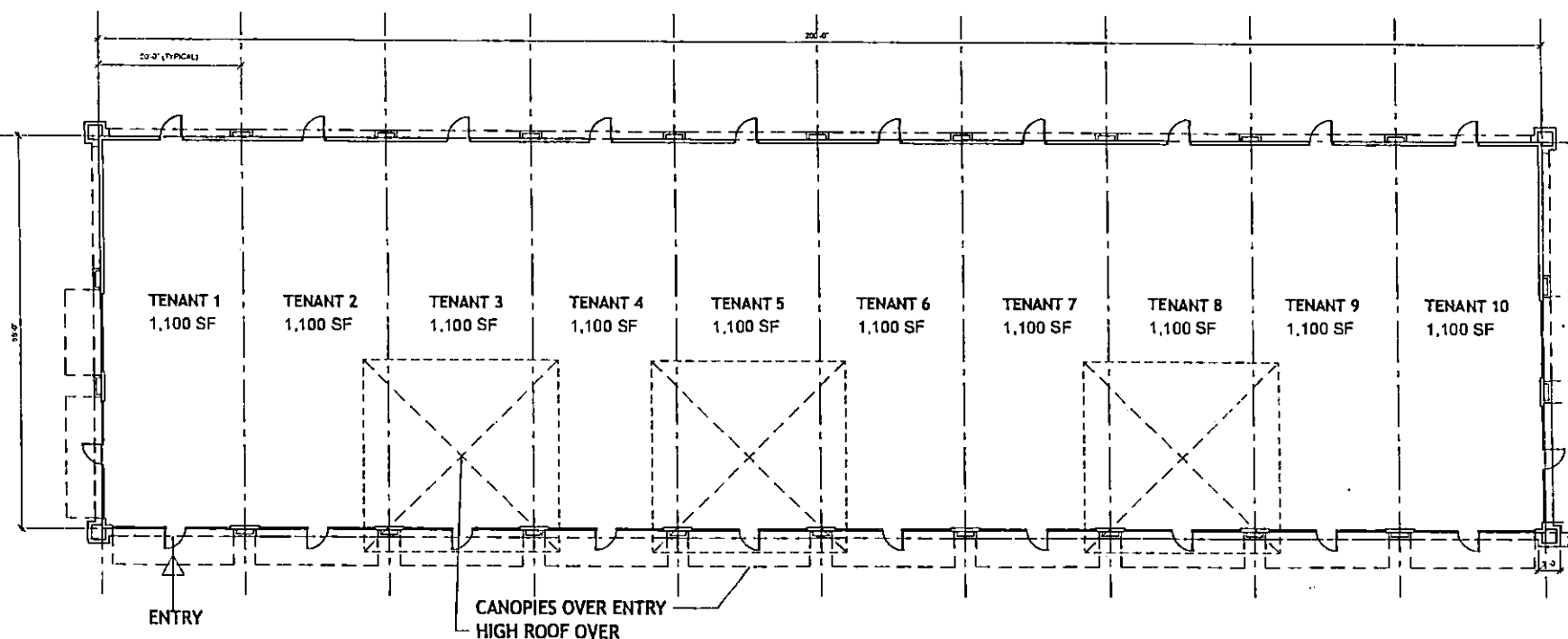
3950 Howard Hughes Pkwy
Suite 450
Las Vegas, NV 89109
702-892-8500
702-892-8514 fax
www.praichitects.com
Corporate Office
Long Beach, CA
Regional Offices
Newport Beach, CA
Washington, DC
Las Vegas, NV

Perkowitz-Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions

Date 10/24/06
Drawn By MLG/RG
Checked By
Project No. 06-537-11
File Name 06-537-Alt1 Advg
Scale 1/16" = 1'-0"

MAIN BLDG.
FLR 1 (M)



VAR-17732
SDR-17730
12/07/06 PC

PROPOSED FLOOR PLAN MAIN BUILDING

10/27/06 SCALE: 1/16" = 1'-0"

OCT 24 2006



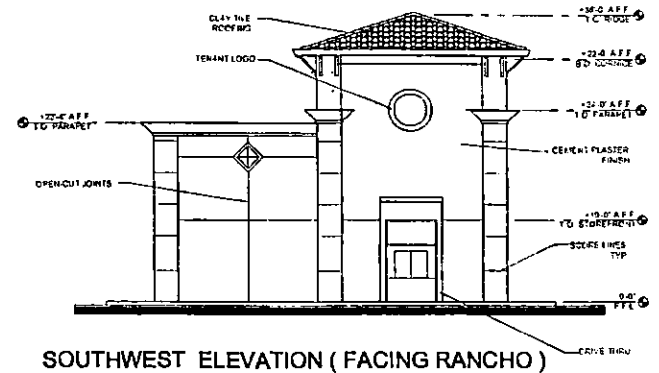
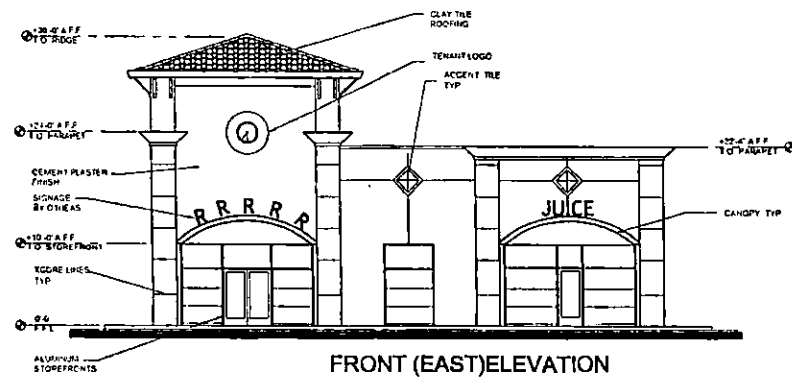
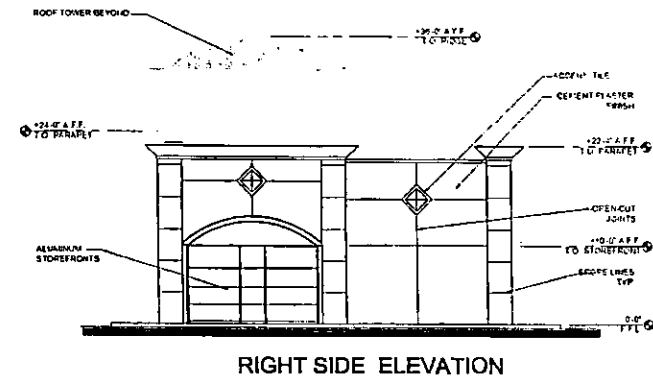
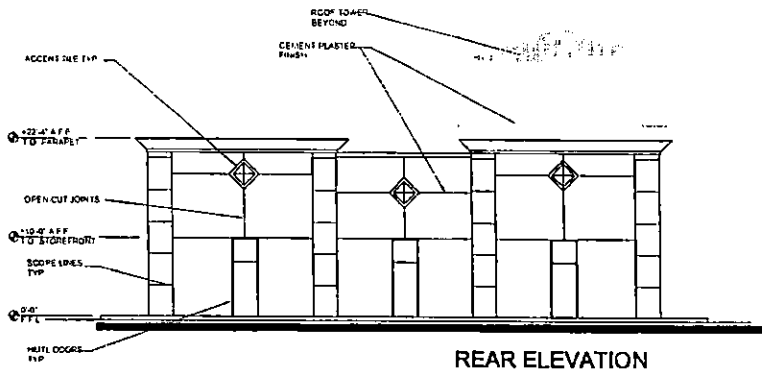
3350 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-892-8500
702-892-8504 fax
www.prarchitects.com
Corporate Office
Long Beach, CA
Regional Offices
Newport Beach, CA
Washington, DC
Las Vegas, NV

Perkowitz + Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N. RANCHO DR
LAS VEGAS, NEVADA

Revisions

Date: 10/24/09
Drawn By: M/G
Checked By: Mary Vanebl
Project No: 85-537-M
File Name: 85-537-21 Bldg
Scale: 1/8" = 1'-0"

STARBUCKS
ELEV 1 (S)



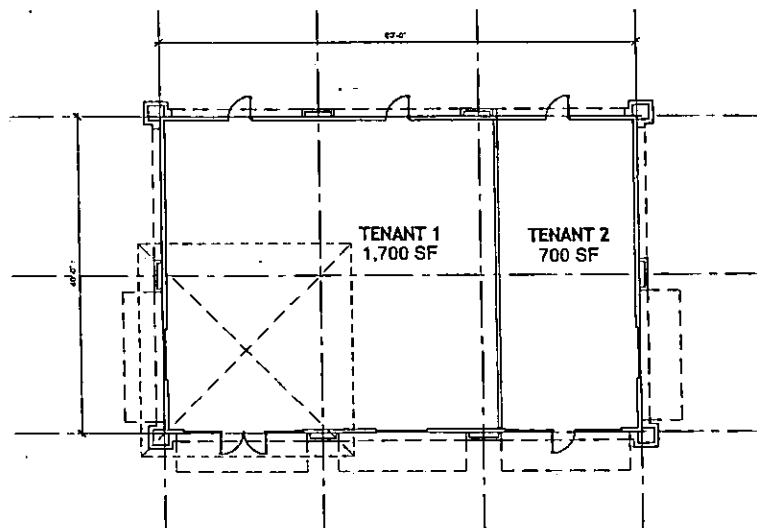
VAR-17732
SDR-17730
12/07/06 PC

PROPOSED BUILDING ELEVATIONS

10/02/09 SCALE: 1/8" = 1'-0"

1

01.12.4.2006



3980 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-892-6500
702-892-6504 fax
www.prarchitects.com
Corporate Office
Long Beach, CA
Regional Offices
Newport Beach, CA
Washington, DC
Las Vegas, NV

Perkowitz + Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions

Date	10/24/06
Drawn By	RG
Checked By	
Project No.	06-537-11
File Name	06-537-A11 B.dwg
Scale	1/16" = 1'-0"

STARBUCKS

FLR 1 (S)

VAR-17732

SDR-17730

12/07/06 PC

PROPOSED FLOORPLAN STARBUCKS

1002-06 SCALE 1/16" = 1'-0"

1

OCT 24 2006



3980 Howard Hughes Pkwy
Suite 450
Las Vegas, NV 89169
702.892.8500
702.892.8504 fax
www.prarchitects.com
Corporate Office
Long Beach, CA
Regional Offices
Newport Beach, CA
Washington, DC
Las Vegas, NV

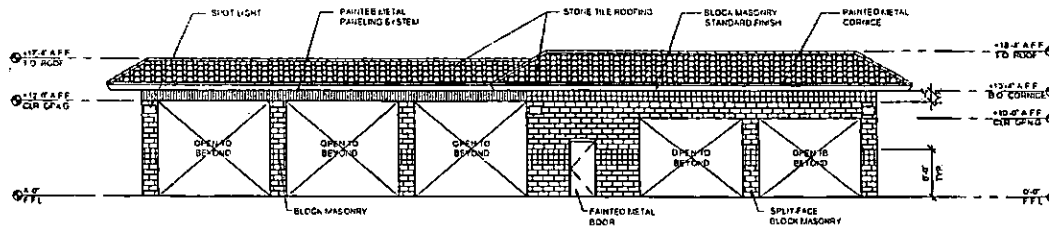
Parkowitz-Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions

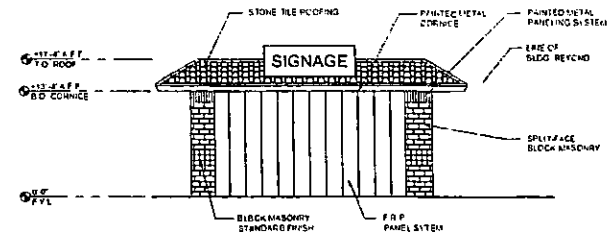
Date 10/24/06
Drawn By MLG:RG
Checked By Mary Veneble
Project No. 05-537-11
File Name 05-537-A21 C.dwg
Scale 1/8" = 1'-0"

CARWASH

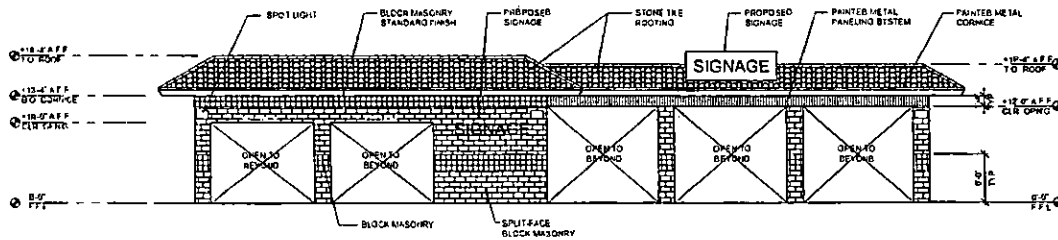
ELEV 1 (C)



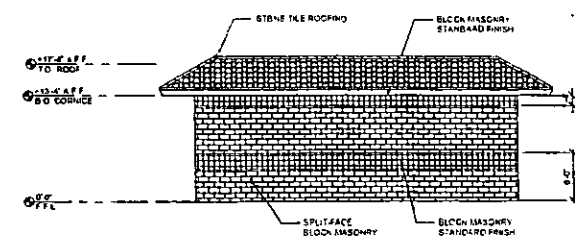
REAR ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION

VAR-17732

SDR-17730

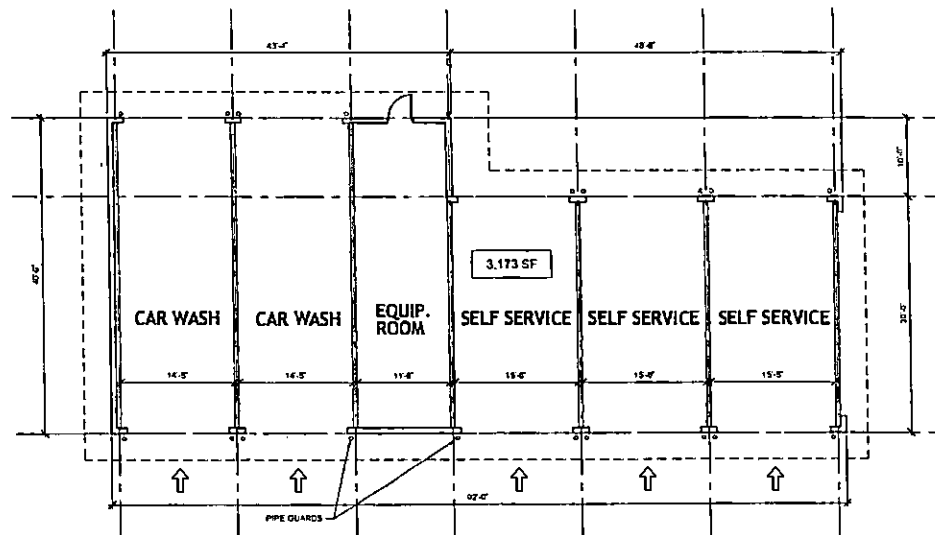
12/07/06 PC

PROPOSED BUILDING ELEVATIONS

10/27/06 SCALE: 1/8" = 1'-0"

1

OCT 24 2006



3530 Howard Hughes Pkwy
Suite 450
Las Vegas, NV 89109
702-892-8500
702-892-8514 fax
www.prarchitects.com
Corporate Office
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

Perkowitz-Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions

Date: 10/24/06
Drawn By: MLG/RG
Checked By:
Project No: 06-537-11
File Name: 06-537-All Cdwg
Scale: 1/8" = 1'-0"

CAR WASH
FLR 1 (C)

VAR-17732

SDR-17730

12/07/06 PC

PROPOSED FLOORPLAN CAR WASH

10/24/06 SCALE: 1/8" = 1'-0"

OCT 24 2006

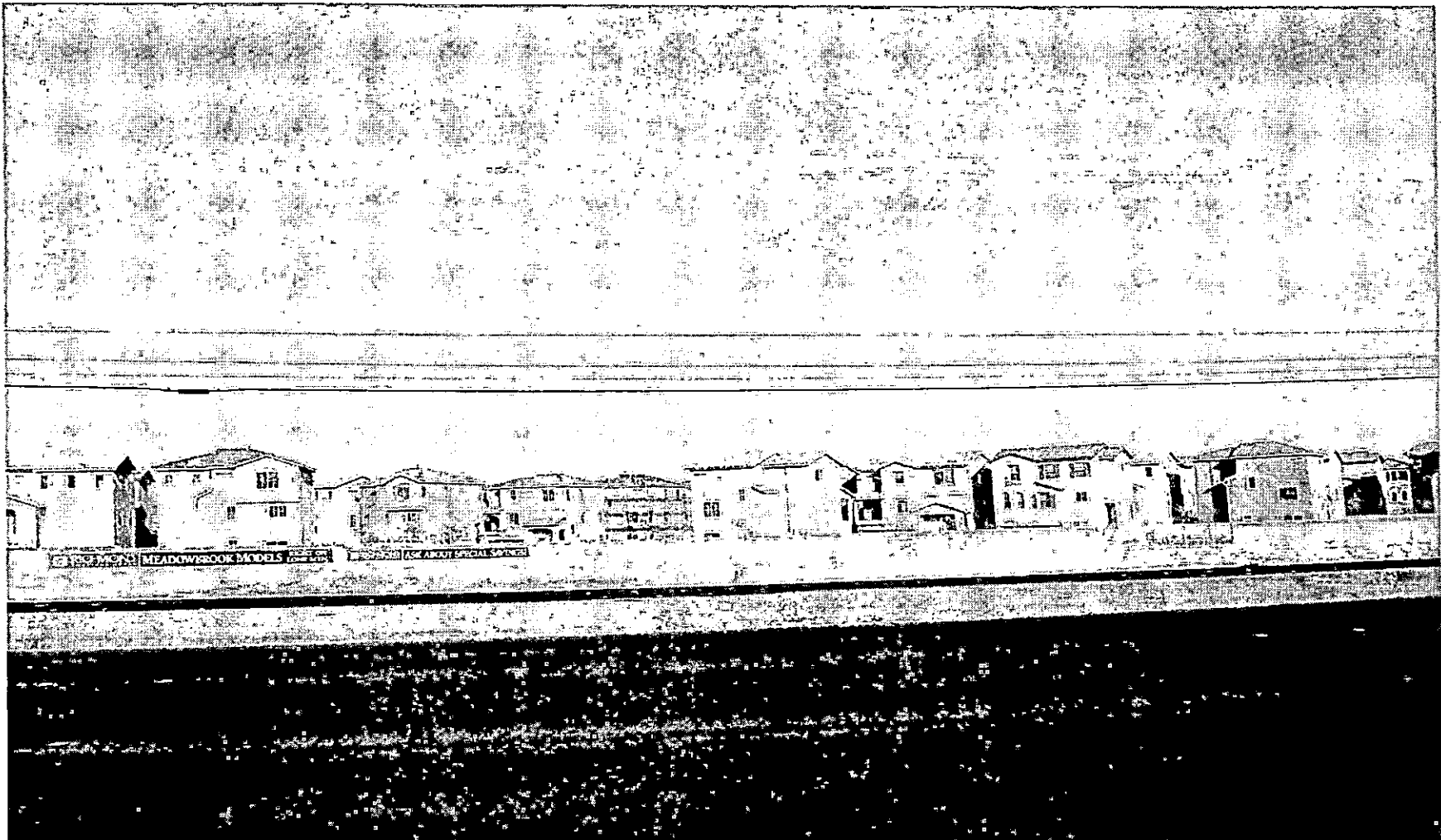
SDR 17730				
SF Investments				
4700 N Rancho				
Proposed 16.573 thousand square foot retail development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	11	42.94	472
AM Peak Hour			1.03	11
PM Peak Hour			3.75	41
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CAR WASH, SELF SERVICE [STALL]	3	108.00	324
AM Peak Hour			8.00	24
PM Peak Hour			5.54	17
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.4	496.12	1,191
AM Peak Hour			53.11	127
PM Peak Hour			34.64	83
(heaviest 60 minutes)				
Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	16.573		1,987
AM Peak Hour				163
PM Peak Hour				141
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Rancho Drive				
Average Daily Traffic (ADT)	26,788			
PM Peak Hour	2143			
(heaviest 60 minutes)				

Lone Mountain Road				
Average Daily Traffic (ADT)	13,088			
PM Peak Hour <i>(heaviest 60 minutes)</i>	1047			
Torrey Pines Drive				
Average Daily Traffic (ADT)	4,550			
PM Peak Hour <i>(heaviest 60 minutes)</i>	364			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Rancho Drive	34300			
Lone Mountain Road	16200			
Torrey Pines Drive	16200			
This project will add approximately 1,987 trips per day on Rancho and Lone Mountain. This will increase expected volumes by about 7 percent on Rancho, 15 percent on Lone Mountain and 44 percent on Torrey Pines. Rancho is at about 78 percent of capacity, Lone Mountain is at about 81 percent of capacity and Torrey Pines at about 28 percent of capacity.				
Based on Peak Hour use, this development will add roughly 141 additional cars into the area; which works out to about two every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



VAR-17732 AND SDR-17730 - APPLICANT/OWNER: SF INVESTMENTS
4700 NORTH RANCHO DRIVE
DECEMBER 7, 2006 PLANNING COMMISSION

11/06/06



VAR-17732 AND SDR-17730 - APPLICANT/OWNER: SF INVESTMENTS
4700 NORTH RANCHO DRIVE
DECEMBER 7, 2006 PLANNING COMMISSION

11/06/06

October 24, 2006

Mr. Nathan Goldberg
City of Las Vegas
Current Planning Department
731 S. Fourth Street
Las Vegas, NV 89101

**RE: RANCHO COMMERCE PARK
APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW AND
VARIANCE WITH WAIVERS
JUSTIFICATION LETTER**

Dear Mr. Goldberg:

Perkowitz+Ruth Architects, on behalf of SF Investments, LLC, respectfully requests Site Development Plan Review approval for a 2.5 acre parcel located on the north side of Rancho Drive, south of Lone Mountain.

The Rancho Commerce Park project is a proposed retail development with three buildings: a restaurant pad building with drive-thru, an inline retail/office building, and a self-service car wash. There are also small kiosks for smog check and a water vending machine. The general retail, office, car wash and restaurant uses are permitted uses in the C-2 zoning. The proposed uses are similar to the existing commercial uses in this neighborhood, and we believe will provide welcome services to the residential neighbors.

The smog check is a conditional use in C-2. The equipment for this proposed use will easily be housed in a building smaller than the 400 s.f. cited in Title 19 as a condition. We will request a Special Use Permit for the smog check (at a later date), as the equipment will be inside the kiosk when the smog check is closed.

We request waivers for the following items;

1. Fewer tree fingers in parking lot than one every 6 spaces. In compensation, we are providing an enlarged landscape area in the northwest corner of the property along Rancho.
2. Entry drive throat depth of less than 50'. Because the lot is shallow from front to back, the normal throat depth of 50' would seriously restrict circulation onsite. To alleviate any potential problem, we have made two driveways, a right-in and a right-out, and have maintained the 50' throat at the drive-thru exit. We have asked NDOT to approve our having two driveways on this street frontage.

**VAR-17732
SDR-17730
12/07/06 PC**

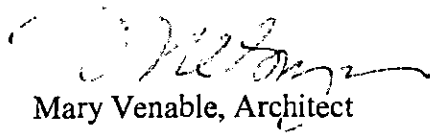
001 24 2006

3. Residential adjacency height limit. The adjacent homes are 3-story homes and are taller than the proposed building. A waiver to this condition was previously approved by the City Council for a proposed commercial building on this site. The height restriction, if not waived, would drastically limit the use of this lot and access into the lot because of awkward building placement. With the proposed configuration, the building serves as a buffer between the homes and the parking area and street, resulting in reduced noise and pollution near the homes.

We do not foresee any particular issues or problems associated with this location.

Sincerely,

PERKOWITZ + RUTH ARCHITECTS



Mary Venable, Architect
Project Manager
Maria Luisa Guzman
Project Manager

Cc: File No. 5.2

VAR-17732
SDR-17730
12/07/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-17749 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HELP LAS VEGAS HOUSING CORPORATION II - Request for a Variance TO ALLOW 109 PARKING SPACES WHERE 205 SPACES ARE REQUIRED FOR A 125 UNIT MULTI-FAMILY HOUSING COMPLEX on 4.84 acres at 1455 North Main Street (APN 139-27-502-015), C-V (Civic District) Zone under Resolution of Intent to R-5 (Apartment), Ward 5 (Weekly).

IF APPROVED: C.C.: 01/03/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with DUNNAM voting NO

To be heard by City Council on 01/03/2007

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 24 [VAR-17749], Item 25 [VAR-17751] and Item 26 [SDR-17748].

ANDY REED, Planning and Development Department, stated the proposed apartment development is compatible with the area and recommended approval.

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 24 – VAR-17749

MINUTES – Continued:

CLIFTON MARSHALL, 3320 North Buffalo Drive, appeared on behalf of the applicant and explained the applicant is a developer of affordable housing throughout the country. He explained that the residents typically would not have vehicles and that the parking variance would not create a parking burden on the neighborhood. He thanked staff for their recommendation of approval and requested approval.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 24 [VAR-17749], Item 25 [VAR-17751] and Item 26 [SDR-17748].

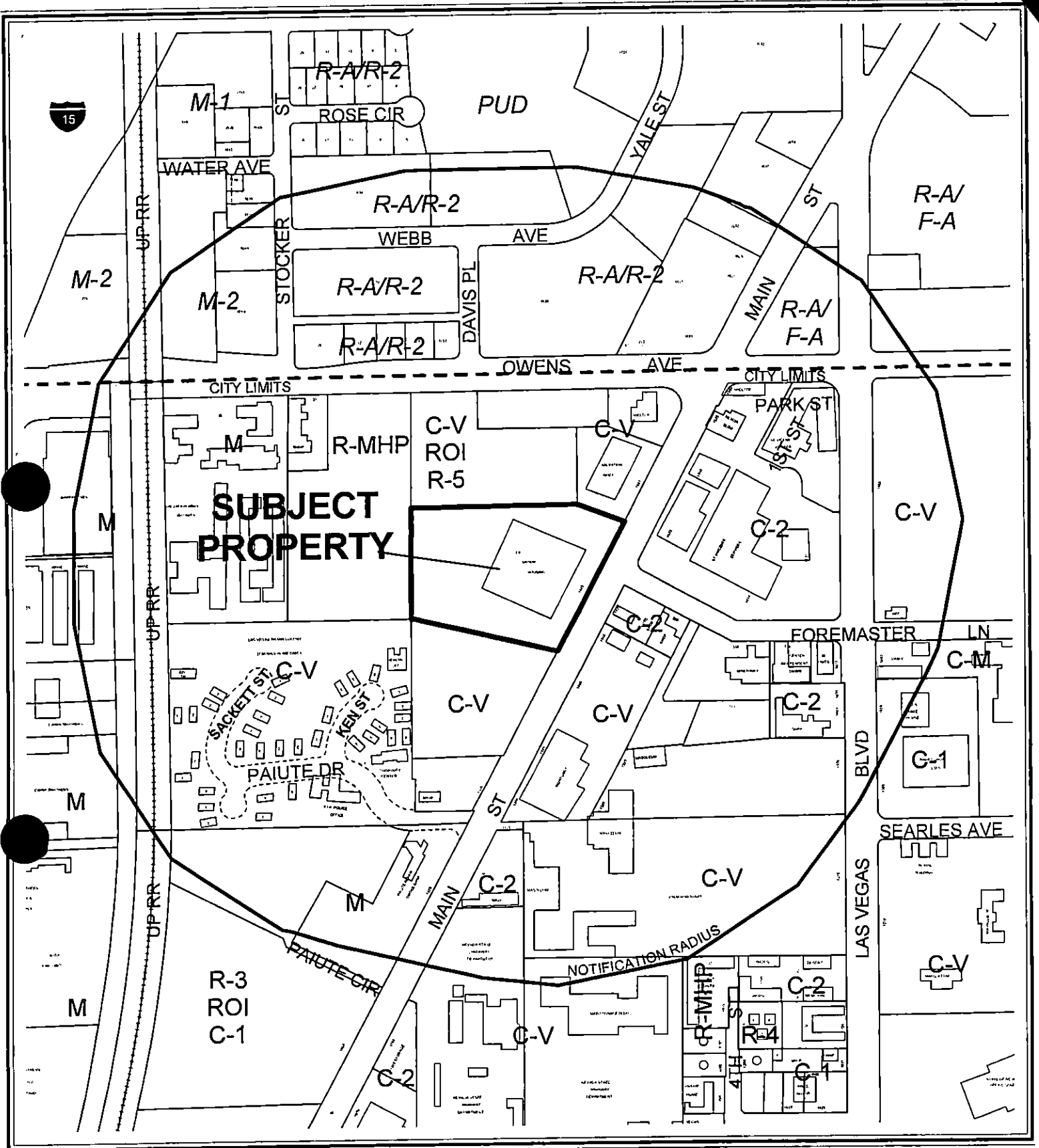
(6:15 – 6:18)

1-430

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-4608), Variance (VAR-17751) and Site Development Plan Review (SDR-17748), if approved.
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.
3. A minimum of 44 parking spaces where 82 are required shall be provided in conjunction with Phase 1 of this two phase project.



CASE: **VAR-17749**

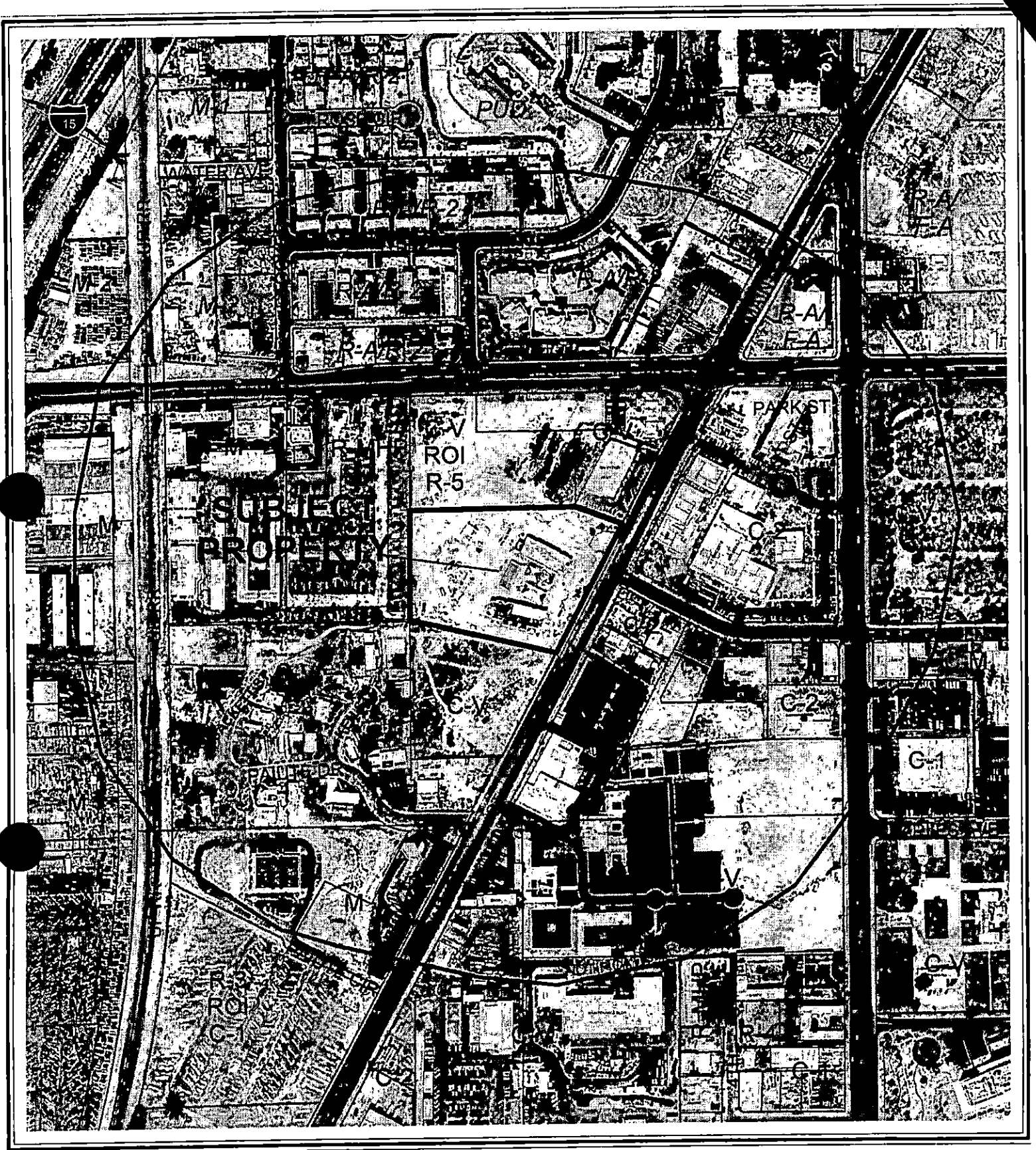
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-V (CIVIC) UNDER RESOLUTION OF INTENT TO R-5 (APARTMENT)

0 200 400 Feet





CASE: **VAR-17749**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-V (CIVIC) UNDER RESOLUTION OF INTENT TO R-5 (APARTMENT)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-17749 - APPLICANT/OWNER: HELP LAS VEGAS
HOUSING CORPORATION II

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-4608), Variance (VAR-17751) and Site Development Plan Review (SDR-17748), if approved.
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.
3. A minimum of 44 parking spaces where 82 are required shall be provided in conjunction with Phase 1 of this two phase project.

VAR-17749 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow 109 parking spaces where 205 are required for a 125 unit multi-family housing complex.

The applicant has indicated that they operate a similar affordable housing development at Bonanza Road and 28th Street, and that there is a reduced parking demand at such developments. Based on this, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
08/18/04	The City Council approved a General Plan Amendment GPA-4607 from PF (Public Facilities) to H (High Density Residential) and a Rezoning (ZON-4608) from C-V (Civic) to R-5 (Apartment) for this site. The Planning Commission and staff recommended approval.
01/05/05	The City Council approved a Site Development Plan Review (SDR-5481) for a 75-unit apartment development to the east of this site. A related Variance (VAR-5483) to allow 50 parking spaces where 112 parking spaces are required was also approved. The Planning Commission and staff had both recommended approval of these requests.
<i>Related Building Permits/Business Licenses</i>	
10/24/05	Building permits for the 75-unit apartment development to the east were issued (L-7208).
<i>Pre-Application Meeting</i>	
10/16/06	At the pre-application meeting, staff explained the Residential Adjacency Standards and the parking requirements.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.84

VAR-17749 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	High Density Residential	Under resolution of intent to R-5
North	Undeveloped	High Density Residential	Under resolution of intent to R-5
South	Undeveloped	Public Facility	C-V
East	Apartment development under construction	High Density Residential	Under resolution of intent to R-5
West	Vacant mobile home park	Medium Density Residential	R-MHP

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
Downtown North	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
A-O Airport Overlay District	X		Y

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	7,000 Square Feet	4.84 Acres	Y
Min. Lot Width	N/A	433 Feet	Y
Min. Setbacks			
• Front	10 Feet	275 Feet	Y
• Side	5	65 Feet	Y
• Rear	20 Feet	59 Feet	Y
Min. Distance Between Buildings	N/A	20 Feet	Y
Max. Lot Coverage	N/A	43.5%	Y
Max. Building Height	55 Feet	45 Feet	Y

Per Title 19.08.060, the following applies:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	135 Feet	59 Feet	N
Adjacent development matching setback	5 Feet	59 Feet	Y
Trash Enclosure	50 Feet	51 Feet	Y

VAR-17749 - Staff Report Page Three
December 7, 2006 - Planning Commission Meeting

Existing Zoning	Permitted Density	Units Proposed	Density	General Plan	Permitted Density
R-5	unlimited	125	*41.32 dwelling units per acre	High Density Residential	Greater than 25.49 dwelling units per acre

*Calculation includes apartments under construction in east portion of the site.

Per Title 19.10 and 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree /6 Space	19 Trees	9 Trees	N
Buffer: Min. Trees	1 Tree/ 20 Linear Feet	56 Trees	48 Trees	N
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	6 Feet		6 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	
One bedroom units	73	1.25 spaces per unit	92				
Two bedroom units	52	1.75 spaces per unit	92				
Guest spaces		1 space/ 6 units	21				
TOTAL (including handicap)			205	9	109	9	N
Percent Deviation					47 %		

VAR-17749 - Staff Report Page Four
December 7, 2006 - Planning Commission Meeting

Waivers		
Request	Requirement	Staff Recommendation
Reduce parking lot landscaping to nine trees	19 Trees	Approval, additional landscaping is proposed in areas adjacent to buildings
Reduce buffer tree quantity to 48 trees	56 Trees	Approval, additional landscaping is proposed in areas adjacent to buildings

ANALYSIS

This site is currently undeveloped. The applicant proposes to construct two apartment buildings behind a 75-unit apartment development that is currently under construction. Adequate access to the site will be provided by two driveways to Main Street. As part of this development, the applicant has requested a variance to allow 109 parking spaces where 205 are required. Staff is recommending approval of this variance because the applicant has indicated that they operate a similar affordable housing development at Bonanza Road and 28th Street, and that there is a reduced parking demand at such developments. The width of the landscape buffer areas (minimum six feet) comply with city standards. The applicant is seeking waivers to provide nine parking lot trees and 48 buffer trees where city standards also require a total of 19 parking lot trees and 56 buffer trees. Because additional trees are proposed in landscape areas adjacent to the apartment buildings, staff recommends approval of these waivers. The elevations depict four-story buildings with stucco exteriors and concrete tile roofs.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

VAR-17749 - Staff Report Page Five
December 7, 2006 - Planning Commission Meeting

The applicant has indicated that they operate a similar affordable housing development at Bonanza Road and 28th Street, and that there is a reduced parking demand at such developments. Based on this, staff recommends approval of this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 49 (Mailed with VAR-17751 and SDR-17748)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-17749** APN: 139-27-502-015

Name of Property Owner: Help Las Vegas Housing Corp. II

Name of Applicant: Help Las Vegas Housing Corp. 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

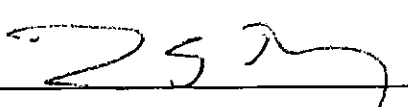
☒ No

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): _____

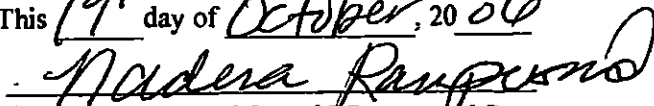
APN: _____

Signature of Property Owner: 

Print Name: Lawrence Belinsky

Subscribed and sworn before me

This 19th day of October, 2006


Notary Public in and for said County and State

Revised 12-03-04

NADERA RAMPERAUD
Notary Public, State of New York
No. 01RA6089974
Qualified in Kings County
Commission Expires March 31, 2007

f:\depot\Application Packet\Statement of Financial Interest.pdf

RECEIVED

OCT 24 2006

SITE INFORMATION:

APN 029-21-000-003
ADDRESS: 1925 MAIN STREET
LAS VEGAS, NV 89106
GROSS AREA: 8,883 ACRES (APPROX.) • 340,000 SF
FAIR: 4,339
DENSITY: 79 U/A

ZONING:

EXISTING: R-5
PROPOSED: R-5
GENERAL PLAN: M

PHASE ONE:

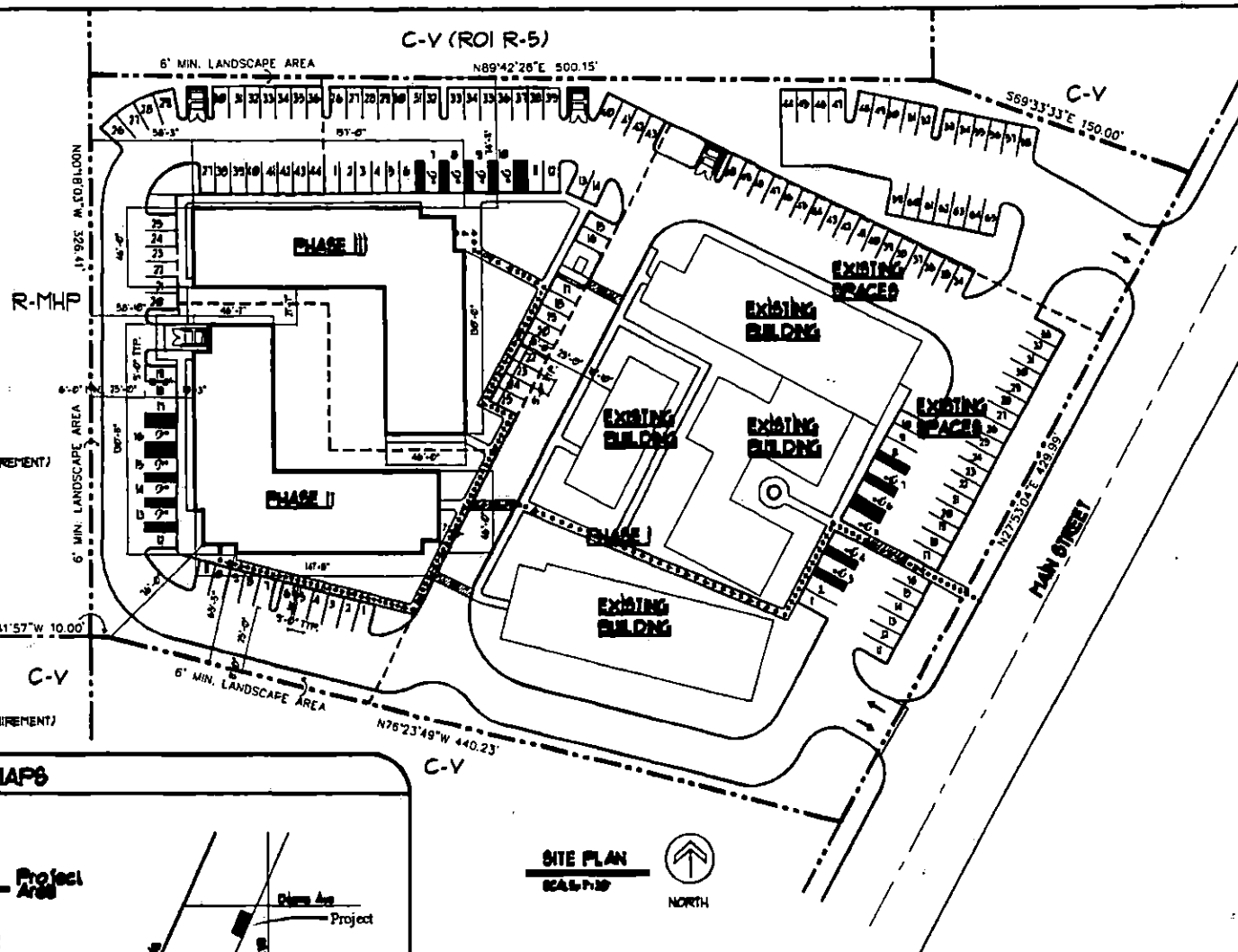
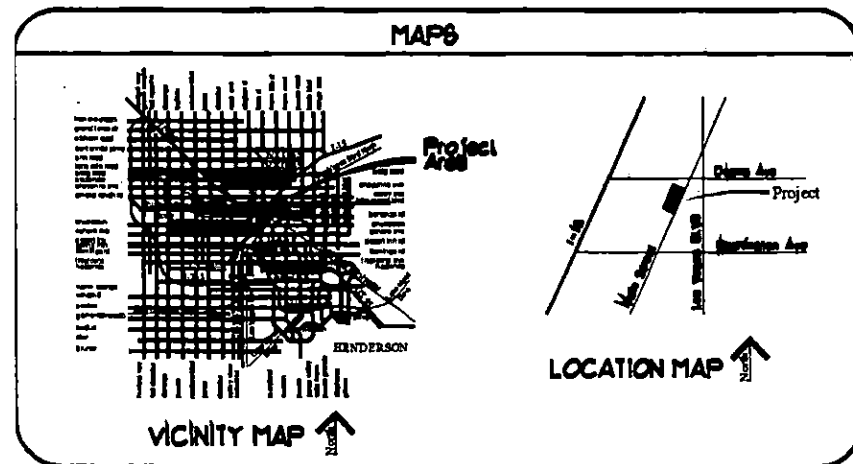
75 UNITS (EXISTING)
PARKING REQUIREMENTS: 50 SPACES PER VAR-5483

PHASE TWO:

4 STORY BUILDING: 30,834 SF
8 EFFICIENCY UNITS
21 1 BEDROOM UNITS
21 2 BEDROOM UNITS
50 UNITS
PARKING REQUIREMENTS: 83 SPACES
29 (STUDIO + 1BR UNITS) X 1.5 SPACES/UNIT = 31 SPACES
21 (2BR UNITS) X 1.5 SPACES/UNIT = 36 SPACES
50 UNITS / 6 = 8 SPACES
PARKING PROVIDED: 44 SPACES
HC PARKING REQUIRED: 4 SPACES (FOR 82 SPACE REQUIREMENT)
HC PARKING PROVIDED: 4 SPACES

PHASE THREE:

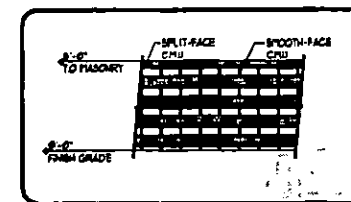
5 STORY BUILDING: 52,300 SF
12 EFFICIENCY UNITS
32 1 BEDROOM UNITS
31 2 BEDROOM UNITS
75 UNITS
PARKING REQUIREMENTS: 123 SPACES
44 (STUDIO + 1BR UNITS) X 1.5 SPACES/UNIT = 66 SPACES
31 (2BR UNITS) X 1.5 SPACES/UNIT = 46 SPACES
75 UNITS / 6 = 13 SPACES
PARKING PROVIDED: 65 SPACES
HC PARKING REQUIRED: 5 SPACES (FOR 63 SPACE REQUIREMENT)
HC PARKING PROVIDED: 5 SPACES



SITE PLAN
SCALE: 1"=30'



LEGEND	
-----	PROPERTY LINE
-----	PHASE LINE
.....	ACCESSIBLE ROUTE



VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

DATE: 12-07-06 JOB NO.: 06-006	PROJECT TITLE: CONCEPTUAL SITE PLAN JOB TITLE: MECHANICAL ENGINEER DRAWN BY: J. L. VEGAS CHECKED BY: J. L. VEGAS AT: 0606	DESIGNED BY: J. L. VEGAS CHECKED BY: J. L. VEGAS AT: 0606	CONTRACT NO.: 0606



**CLIFTON A. MARSHALL
ARCHITECT, LTD.**

October 23, 2006

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

RE: Justification Letter for a Parking Variance
H.E.L.P. Las Vegas Housing Corp. II
H.E.L.P. at Owens, Phase II (APN 139-27-502-015)
1455 Main Street, Las Vegas, NV 89106

Dear Sir/Ma'am:

H.E.L.P. Las Vegas Housing Corp. II is a Las Vegas based affiliate of H.E.L.P. USA, a national non-profit organization specializing in affordable housing development, management and supportive services. In 2003, H.E.L.P. was approached by the City of Las Vegas to develop approximately two hundred units of affordable housing on the site at 1455 Main Street, Las Vegas, NV. Phase One consisting of seventy-five units is scheduled to be completed by the end of 2006. A parking variance was granted (VAR-5483) was granted to allow a reduction of parking from 107 spaces to 50 spaces.

Phase Two will consist of 50 units, 8 studios, 21 one bedroom units and 21 two bedroom units. Many of the same issues that allowed the granting of the parking variance in Phase One are also relevant in the proposed parking reduction in Phases Two and Three. These apartments will be occupied by residents with very limited incomes and many will not have an automobile. This site is served by the CAT Bus system and provides connections throughout the city.

HELP currently operates Bonanza View Apartments, located at Bonanza and 28th Street in Las Vegas. HELP issues parking permits to park onsite at their facility and in over two years very few permits have been issued. We believe the parking provided will be more than adequate to serve the residents of the project.

The development of HELP at Owens, Phase II will help address a variety of needs identified by the City of Las Vegas and Clark County. According to the Clark County Consolidated Plan, the development of affordable housing for low-income households is the highest priority for the City of Las Vegas. HELP has been providing affordable and supportive housing for low-income people since 1986. With a growing portfolio of over 2,000 housing units, HELP is emerging as one of the nation's leading non-profit developers of affordable housing.

**VAR-17749 VAR-17751
SDR-17748 12/07/06 PC**



CLIFTON A. MARSHALL
ARCHITECT, LTD.

HELP's approach has earned notoriety and to include designation by the United States Congress as a national Demonstration Program. The organization has won the endorsement of Congressional representatives, government and professional leaders, social service professionals and academic experts around the country.

This project will be an asset to the Las Vegas community. It will promote the health, safety and welfare of the community by providing quality affordable housing. I hope that you will support this very important project. If you have any questions, please feel free to contact me at 702-314-9400. Thank you for your attention.

Respectfully,


Clifton Marshall, AIA

OCT 24 2006

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-17751 - VARIANCE RELATED TO VAR-17749 - PUBLIC HEARING -
APPLICANT/OWNER: HELP LAS VEGAS HOUSING CORPORATION II - Request for a Variance TO ALLOW TWO 45 FOOT HIGH APARTMENT BUILDINGS 59 FEET FROM RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SETBACK OF 135 FEET on 4.84 acres at 1455 North Main Street (APN 139-27-502-015), C-V (Civic District) Zone under Resolution of Intent to R-5 (Apartment), Ward 5 (Weekly).

IF APPROVED: C.C.: 01/03/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 01/03/2007

MINUTES:

See Item 24 [VAR-17749] for all related discussion.

(6:15 – 6:18)

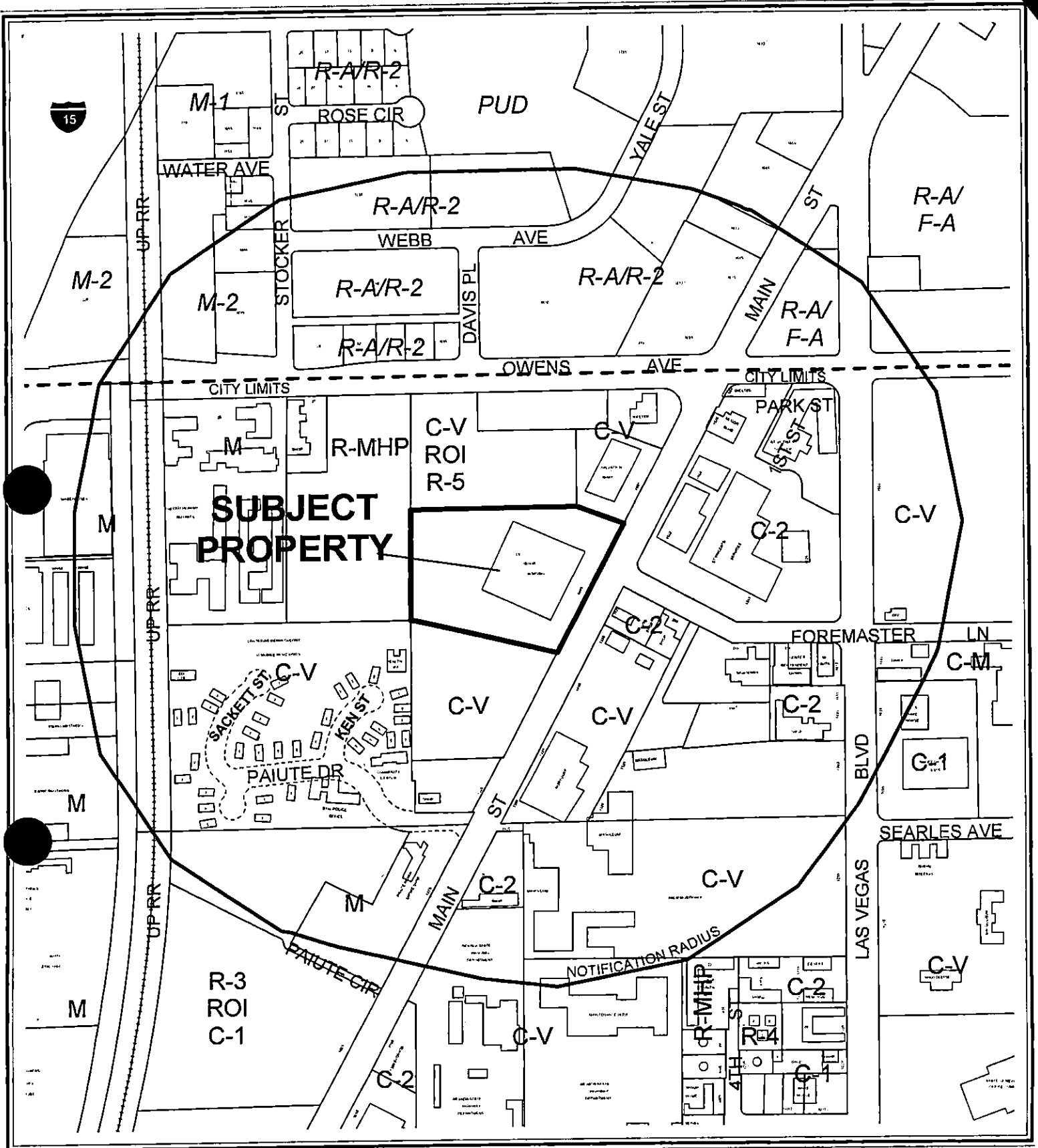
1-430

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 25 – VAR-17751

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-4608), Variance (VAR-17749) and Site Development Plan Review (SDR-17748), if approved.
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.



CASE: **VAR-17751**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-V (CIVIC) UNDER RESOLUTION OF INTENT TO R-5 (APARTMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-17751 - APPLICANT/OWNER: HELP LAS VEGAS
HOUSING CORPORATION II

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-4608), Variance (VAR-17749) and Site Development Plan Review (SDR-17748), if approved.
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.

VAR-17751 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This a request for a Variance to allow two 45-foot tall apartment buildings, 59 feet from residential property where residential adjacency standards require 135 feet.

Because the mobile home park which necessitates this variance is vacant and unlikely to be used again as a mobile home park, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
08/18/04	The City Council approved a General Plan Amendment GPA-4607 from PF (Public Facilities) to H (High Density Residential) and a rezoning (ZON-4608) from C-V (Civic) to R-5 (Apartment) for this site. The Planning Commission and staff recommended approval.
01/05/05	The City Council approved a Site Development Plan Review (SDR-5481) for a 75-unit apartment development to the east of this site. A related Variance (VAR-5483) to allow 50 parking spaces where 112 parking spaces are required was also approved. The Planning Commission and staff had both recommended approval of these requests.
<i>Related Building Permits/Business Licenses</i>	
10/24/05	Building permits for the 75-unit apartment development to the east were issued (L-7208).
<i>Pre-Application Meeting</i>	
10/16/06	At the pre-application meeting, staff explained the Residential Adjacency Standards and the parking requirements.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.84

VAR-17751 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	High Density Residential	Under resolution of intent to R-5
North	Undeveloped	High Density Residential	Under resolution of intent to R-5
South	Undeveloped	Public Facility	C-V
East	Apartment development under construction	High Density Residential	Under resolution of intent to R-5
West	Vacant mobile home park	Medium Density Residential	R-MHP

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
Downtown North	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
A-O Airport Overlay District	X		Y

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	7,000 Square Feet	4.84 Acres	Y
Min. Lot Width	N/A	433 Feet	Y
Min. Setbacks			
• Front	10 Feet	275 Feet	Y
• Side	5	65 Feet	Y
• Rear	20 Feet	59 Feet	Y
Min. Distance Between Buildings	N/A	20 Feet	Y
Max. Lot Coverage	N/A	43.5%	Y
Max. Building Height	55 Feet	45 Feet	Y

Per Title 19.08.060, the following applies:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	135 Feet	59 Feet	N
Adjacent development matching setback	5 Feet	59 Feet	Y
Trash Enclosure	50 Feet	51 Feet	Y

VAR-17751 - Staff Report Page Three
December 7, 2006 - Planning Commission Meeting

Existing Zoning	Permitted Density	Units Proposed	Density	General Plan	Permitted Density
R-5	unlimited	125	*41.32 dwelling units per acre	High Density Residential	Greater than 25.49 dwelling units per acre

*Calculation includes apartments under construction in east portion of the site.

Per Title 19.10 and 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree /6 Space	19 Trees	9 Trees	N
Buffer: Min. Trees	1 Tree/ 20 Linear Feet	56 Trees	48 Trees	N
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	6 Feet		6 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
One bedroom units	73	1.25 spaces per unit	92				
Two bedroom units	52	1.75 spaces per unit	92				
Guest spaces		1 space/ 6 units	21				
TOTAL (including handicap)			205	9	109	9	N
Percent Deviation					47 %		

VAR-17751 - Staff Report Page Four
December 7, 2006 - Planning Commission Meeting

Waivers		
Request	Requirement	Staff Recommendation
Reduce parking lot landscaping to nine trees	19 Trees	Approval, additional landscaping is proposed in areas adjacent to buildings
Reduce buffer tree quantity to 48 trees	56 Trees	Approval, additional landscaping is proposed in areas adjacent to buildings

ANALYSIS

This site is currently undeveloped. The applicant proposes to construct two apartment buildings behind a 75-unit apartment development that is currently under construction. Adequate access to the site will be provided by two driveways to Main Street. The width of the landscape buffer areas (minimum six feet) complies with city standards. The applicant is seeking waivers to provide nine parking lot trees and 48 buffer trees where city standards also require a total of 19 parking lot trees and 56 buffer trees. Because additional trees are proposed in landscape areas adjacent to the apartment buildings, staff recommends approval of these waivers. The elevations depict four story buildings with stucco exteriors and concrete tile roofs. With a height of 45 feet, these buildings are required to maintain a Residential Adjacency Standard setback of 135 feet from the west property line, which is adjacent to an R-MHP (Residential Mobile Home Park) zone. The applicant has requested a variance to allow one of these buildings to be 59 feet from the west property line. Because the mobile home park is vacant and unlikely to be used again as a mobile home park, staff recommends approval of this variance.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

VAR-17751 - Staff Report Page Five
December 7, 2006 - Planning Commission Meeting

With a height of 45 feet, the proposed buildings are required to maintain a Residential Adjacency Standard setback of 135 feet from the west property line, which is adjacent to an R-MHP (Residential Mobile Home Park) zone. The applicant has requested a variance to allow one of these buildings to be 59 feet from the west property line. Because the mobile home park is vacant and unlikely to be used again as a mobile home park, staff recommends approval of this variance.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

12

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 49 (Mailed with VAR-17749 and SDR-17748)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-17751** APN: 139-27-502-015

Name of Property Owner: Help Las Vegas Housing Corp. II

Name of Applicant: Help Las Vegas Housing Corp. 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

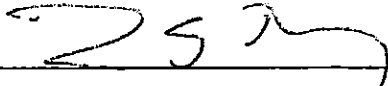
☒ No

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): _____

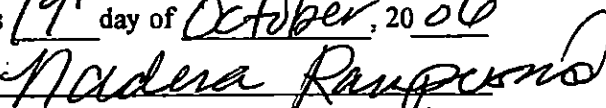
APN: _____

Signature of Property Owner: 

Print Name: Laurence Bellisley

Subscribed and sworn before me

This 19th day of October, 2006



Notary Public in and for said County and State

Revised 12-03-04

NADERA RAMPERSAUD
Notary Public, State of New York
No. 01RA6089974
Qualified in Kings County
Commission Expires March 31, 2007

F:\depot\Application Packet\Statement of Financial Interest.pdf

RECEIVED

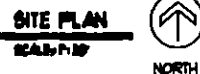
OCT 24 2006

PH 139-27-382-015
CORNER 1955 MAIN STREET
LAS VEGAS, NV 89106
RUSH AREA 8903 ACRES (APPROX) + 348.00 OF
AR + 43.5%
PENALTY + 25 W/A
NING
DUSTING R-5
PROPOSED R-5
GENERAL PLAN M

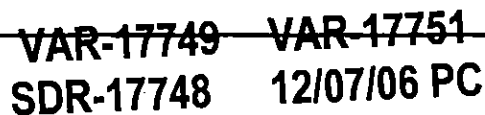
PARKING REQUIREMENTS: 50 SPACES PER VAR-5483

1 STORY BUILDING: 30,034 SF
3 EFFICIENCY UNITS
11 1 BEDROOM UNITS
11 2 BEDROOM UNITS
10 UNITS
*PARKING REQUIREMENTS: 62 SPACES
M3 (STUDIO) 12R UNITS) X 125 SPACES/UNIT = 37 SPACES
11 (2BR UNITS) X 175 SPACES/UNIT = 36 SPACES
10 UNITS / 6 = 9 SPACES
PARKING PROVIDED: 44 SPACES
-4C PARKING REQUIRED: 4 SPACES (FOR 62 SPACE REQ
-4C PARKING PROVIDED: 4 SPACES

5 STORY BUILDING: 52,300 SF
02 EFFICIENCY UNITS
32 1 BEDROOM UNITS
31 2 BEDROOM UNITS
75 UNITS
PARKING REQUIREMENTS: 123 SPACES
44 (STUDIO + 1BR UNITS) X 123 SPACES/UNIT = 55 SPACES
31 (2BR UNITS) X 175 SPACES/UNIT = 55 SPACES
75 UNITS / 6 = 13 SPACES
C-
PARKING PROVIDED: 65 SPACES
KC PARKING REQUIRED: 5 SPACES (PER 123 SPACE REQUIREMENT)
KC PARKING PROVIDED: 5 SPACES



-.-.-.- PROPERTY LINE
 -.-.-.- PHASE LINE
 ACCESSIBLE ROUTE



01/24/2006

RESEARCH DESIGN

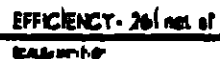
1960-1961 (LNU) 7/20/61
 1961-1962 (LNU) 7/20/62
 1962-1963 (LNU) 7/20/63
 1963-1964 (LNU) 7/20/64
 1964-1965 (LNU) 7/20/65
 1965-1966 (LNU) 7/20/66
 1966-1967 (LNU) 7/20/67
 1967-1968 (LNU) 7/20/68
 1968-1969 (LNU) 7/20/69
 1969-1970 (LNU) 7/20/70
 1970-1971 (LNU) 7/20/71
 1971-1972 (LNU) 7/20/72
 1972-1973 (LNU) 7/20/73
 1973-1974 (LNU) 7/20/74
 1974-1975 (LNU) 7/20/75
 1975-1976 (LNU) 7/20/76
 1976-1977 (LNU) 7/20/77
 1977-1978 (LNU) 7/20/78
 1978-1979 (LNU) 7/20/79
 1979-1980 (LNU) 7/20/80
 1980-1981 (LNU) 7/20/81
 1981-1982 (LNU) 7/20/82
 1982-1983 (LNU) 7/20/83
 1983-1984 (LNU) 7/20/84
 1984-1985 (LNU) 7/20/85
 1985-1986 (LNU) 7/20/86
 1986-1987 (LNU) 7/20/87
 1987-1988 (LNU) 7/20/88
 1988-1989 (LNU) 7/20/89
 1989-1990 (LNU) 7/20/90
 1990-1991 (LNU) 7/20/91
 1991-1992 (LNU) 7/20/92
 1992-1993 (LNU) 7/20/93
 1993-1994 (LNU) 7/20/94
 1994-1995 (LNU) 7/20/95
 1995-1996 (LNU) 7/20/96
 1996-1997 (LNU) 7/20/97
 1997-1998 (LNU) 7/20/98
 1998-1999 (LNU) 7/20/99
 1999-2000 (LNU) 7/20/00
 2000-2001 (LNU) 7/20/01
 2001-2002 (LNU) 7/20/02
 2002-2003 (LNU) 7/20/03
 2003-2004 (LNU) 7/20/04
 2004-2005 (LNU) 7/20/05
 2005-2006 (LNU) 7/20/06
 2006-2007 (LNU) 7/20/07
 2007-2008 (LNU) 7/20/08
 2008-2009 (LNU) 7/20/09
 2009-2010 (LNU) 7/20/10
 2010-2011 (LNU) 7/20/11
 2011-2012 (LNU) 7/20/12
 2012-2013 (LNU) 7/20/13
 2013-2014 (LNU) 7/20/14
 2014-2015 (LNU) 7/20/15
 2015-2016 (LNU) 7/20/16
 2016-2017 (LNU) 7/20/17
 2017-2018 (LNU) 7/20/18
 2018-2019 (LNU) 7/20/19
 2019-2020 (LNU) 7/20/20
 2020-2021 (LNU) 7/20/21
 2021-2022 (LNU) 7/20/22
 2022-2023 (LNU) 7/20/23
 2023-2024 (LNU) 7/20/24
 2024-2025 (LNU) 7/20/25
 2025-2026 (LNU) 7/20/26
 2026-2027 (LNU) 7/20/27
 2027-2028 (LNU) 7/20/28
 2028-2029 (LNU) 7/20/29
 2029-2030 (LNU) 7/20/30
 2030-2031 (LNU) 7/20/31
 2031-2032 (LNU) 7/20/32
 2032-2033 (LNU) 7/20/33
 2033-2034 (LNU) 7/20/34
 2034-2035 (LNU) 7/20/35
 2035-2036 (LNU) 7/20/36
 2036-2037 (LNU) 7/20/37
 2037-2038 (LNU) 7/20/38
 2038-2039 (LNU) 7/20/39
 2039-2040 (LNU) 7/20/40
 2040-2041 (LNU) 7/20/41
 2041-2042 (LNU) 7/20/42
 2042-2043 (LNU) 7/20/43
 2043-2044 (LNU) 7/20/44
 2044-2045 (LNU) 7/20/45
 2045-2046 (LNU) 7/20/46
 2046-2047 (LNU) 7/20/47
 2047-2048 (LNU) 7/20/48
 2048-2049 (LNU) 7/20/49
 2049-2050 (LNU) 7/20/50
 2050-2051 (LNU) 7/20/51
 2051-2052 (LNU) 7/20/52
 2052-2053 (LNU) 7/20/53
 2053-2054 (LNU) 7/20/54
 2054-2055 (LNU) 7/20/55
 2055-2056 (LNU) 7/20/56
 2056-2057 (LNU) 7/20/57
 2057-2058 (LNU) 7/20/58
 2058-2059 (LNU) 7/20/59
 2059-2060 (LNU) 7/20/60
 2060-2061 (LNU) 7/20/61
 2061-2062 (LNU) 7/20/62
 2062-2063 (LNU) 7/20/63
 2063-2064 (LNU) 7/20/64
 2064-2065 (LNU) 7/20/65
 2065-2066 (LNU) 7/20/66
 2066-2067 (LNU) 7/20/67
 2067-2068 (LNU) 7/20/68
 2068-2069 (LNU) 7/20/69
 2069-2070 (LNU) 7/20/70
 2070-2071 (LNU) 7/20/71
 2071-2072 (LNU) 7/20/72
 2072-2073 (LNU) 7/20/73
 2073-2074 (LNU) 7/20/74
 2074-2075 (LNU) 7/20/75
 2075-2076 (LNU) 7/20/76
 2076-2077 (LNU) 7/20/77
 2077-2078 (LNU) 7/20/78
 2078-2079 (LNU) 7/20/79
 2079-2080 (LNU) 7/20/80
 2080-2081 (LNU) 7/20/81
 2081-2082 (LNU) 7/20/82
 2082-2083 (LNU) 7/20/83
 2083-2084 (LNU) 7/20/84
 2084-2085 (LNU) 7/20/85
 2085-2086 (LNU) 7/20/86
 2086-2087 (LNU) 7/20/87
 2087-2088 (LNU) 7/20/88
 2088-2089 (LNU) 7/20/89
 2089-2090 (LNU) 7/20/90
 2090-2091 (LNU) 7/20/91
 2091-2092 (LNU) 7/20/92
 2092-2093 (LNU) 7/20/93
 2093-2094 (LNU) 7/20/94
 2094-2095 (LNU) 7/20/95
 2095-2096 (LNU) 7/20/96
 2096-2097 (LNU) 7/20/97
 2097-2098 (LNU) 7/20/98
 2098-2099 (LNU) 7/20/99
 2099-2100 (LNU) 7/20/00
 2100-2101 (LNU) 7/20/01
 2101-2102 (LNU) 7/20/02
 2102-2103 (LNU) 7/20/03
 2103-2104 (LNU) 7/20/04
 2104-2105 (LNU) 7/20/05
 2105-2106 (LNU) 7/20/06
 2106-2107 (LNU) 7/20/07
 2107-2108 (LNU) 7/20/08
 2108-2109 (LNU) 7/20/09
 2109-2110 (LNU) 7/20/10
 2110-2111 (LNU) 7/20/11
 2111-2112 (LNU) 7/20/12
 2112-2113 (LNU) 7/20/13
 2113-2114 (LNU) 7/20/14
 2114-2115 (LNU) 7/20/15
 2115-2116 (LNU) 7/20/16
 2116-2117 (LNU) 7/20/17
 2117-2118

IN
THOMSON YOUNG

JOHN W. HILL
JOHN W. HILL
JOHN W. HILL

DATE 10-13-06
JCR NO. 000-000

SHEET NO.
A1-1



VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

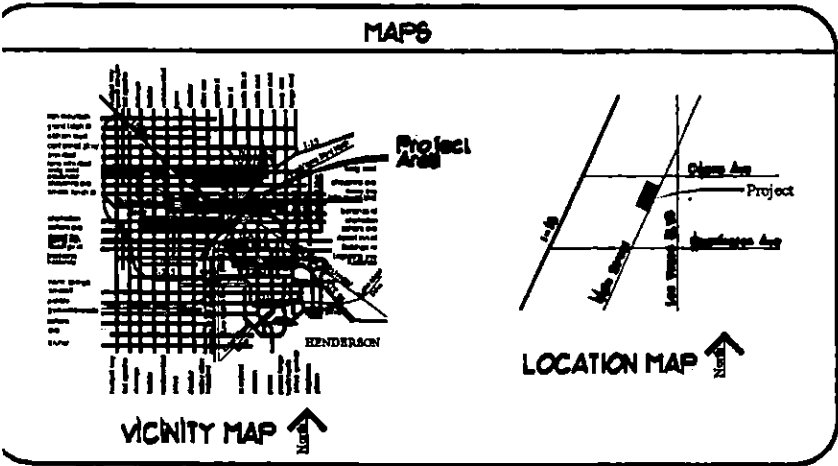
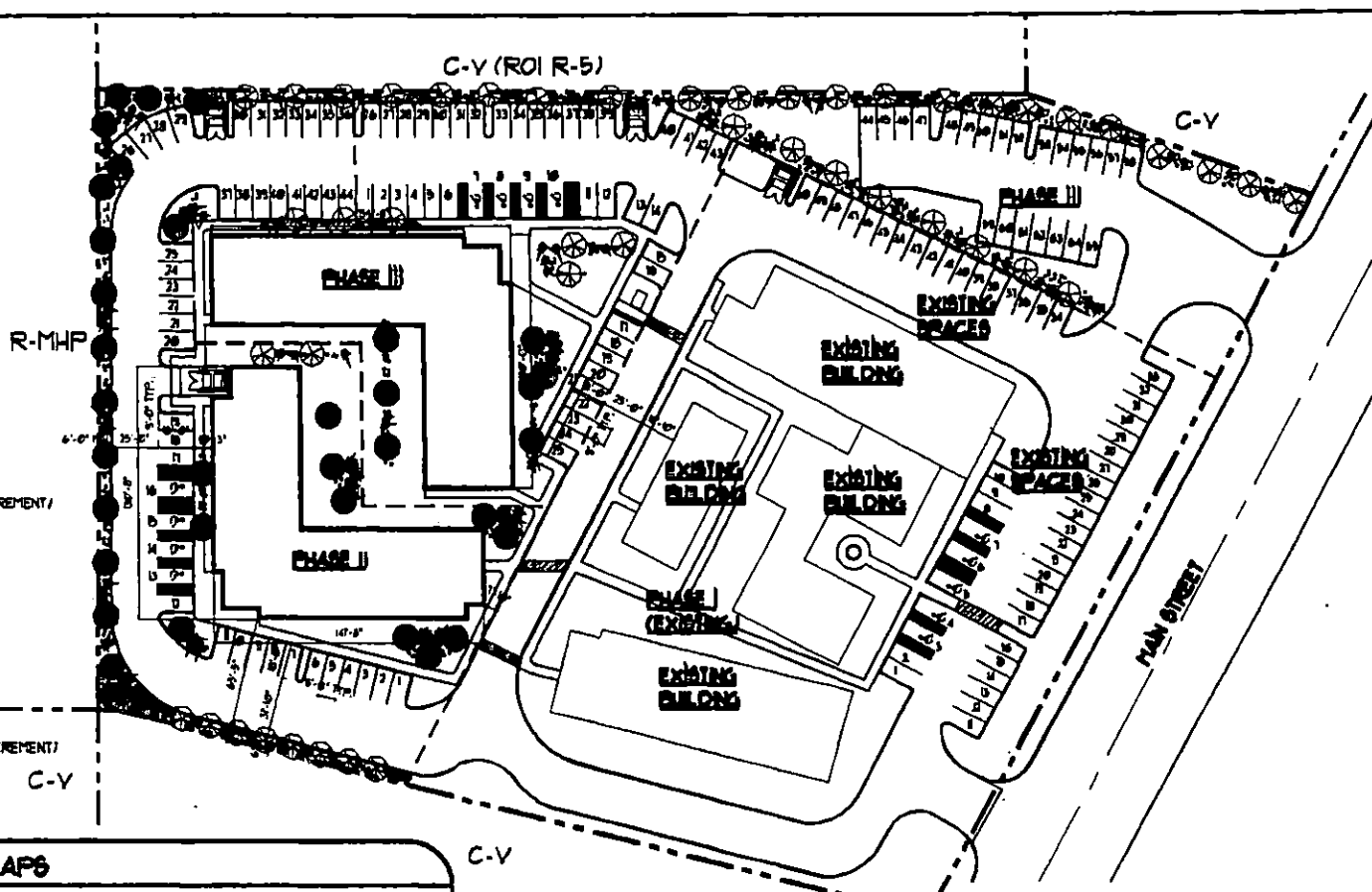
DATE 09-21-00	JOB NO. 00-000	SHEET TITLE CONCRETE SFT PLNG	JOB TITLE HELPER - LAS VEGAS	 CLYDE A. MARSHALL ARCHITECT, INC.	1000 A. BIRCH RD. SUITE 200 LAS VEGAS, NV 89101 PHONE: (702) 361-4000 FAX: (702) 361-4000	CONTRACT NUMBER	REVISIONS

GENERAL INFORMATION:
 PROJECT NO: 17749-17751
 ADDRESS: 1474 MAIN STREET
 LAS VEGAS, NV 89104
 PROJECT AREA: 0.883 ACRES (APPROX.)
 A/R: 4:13.5
 ZONING: R-5
 PROPOSED: R-5
 GENERAL PLAN: N

PHASE ONE:
 5 UNITS (EXISTING)
 PARKING REQUIREMENTS: 50 SPACES PER VAR-5483

PHASE TWO:
 1 EFFICIENCY UNIT
 1 BEDROOM UNIT
 2 BEDROOM UNIT
 40 UNITS
 PARKING REQUIREMENTS: 63 SPACES
 15 (STUDIO + 1 BR UNIT) X 1.25 SPACES/UNIT = 31 SPACES
 11 (2 BR UNIT) X 1.75 SPACES/UNIT = 36 SPACES
 40 UNITS / 6 = 9 SPACES
 PARKING PROVIDED: 44 SPACES
 10 PARKING REQUIRED: 4 SPACES (FOR 63 SPACE REQUIREMENT)
 10 PARKING PROVIDED: 4 SPACES

PHASE THREE:
 2 EFFICIENCY UNIT
 32 1 BEDROOM UNIT
 31 2 BEDROOM UNIT
 15 UNITS
 PARKING REQUIREMENTS: 123 SPACES
 44 (STUDIO + 1 BR UNIT) X 1.25 SPACES/UNIT = 55 SPACES
 31 (2 BR UNIT) X 1.75 SPACES/UNIT = 55 SPACES
 15 UNITS / 6 = 13 SPACES
 PARKING PROVIDED: 65 SPACES
 10 PARKING REQUIRED: 5 SPACES (PER 123 SPACE REQUIREMENT)
 10 PARKING PROVIDED: 5 SPACES



LANDSCAPE PLAN
 SCALE: 1"=30'



TREE / PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	PLANT SIZE	QTY
1	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
2	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
3	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
4	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
5	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
6	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
7	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
8	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
9	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
10	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
11	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
12	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
13	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
14	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
15	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
16	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
17	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
18	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
19	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
20	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
21	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
22	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
23	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
24	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
25	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
26	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
27	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
28	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
29	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
30	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
31	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
32	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
33	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
34	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
35	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
36	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
37	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
38	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
39	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
40	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
41	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
42	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
43	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
44	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
45	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
46	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
47	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
48	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
49	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
50	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
51	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
52	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
53	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
54	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
55	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
56	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
57	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
58	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
59	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
60	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
61	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
62	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
63	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
64	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
65	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
66	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
67	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
68	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
69	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
70	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
71	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
72	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
73	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
74	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
75	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
76	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
77	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
78	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
79	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
80	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
81	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
82	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
83	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
84	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
85	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
86	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
87	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
88	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
89	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
90	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
91	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
92	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
93	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
94	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
95	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
96	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
97	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
98	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
99	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia
100	(Symbol)	Acacia Shrub	Shrubbing Acacia	24" dia

VAR-17749 VAR-17751
 SDR-17748 12/07/06 PC

OCT 24 2006

CLARK & MARSHALL ARCHITECTS LTD.

DESIGN NO. L-1

DATE: 12/07/06

PROJECT TITLE: CONCEPTUAL LANDSCAPE PLAN

CLIENT: CLARK & MARSHALL ARCHITECTS LTD.

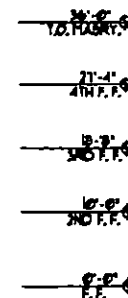
PROJECT ADDRESS: 1474 MAIN STREET, LAS VEGAS, NV 89104

PROJECT NO: 17749-17751

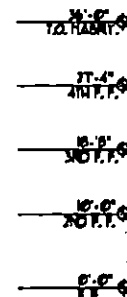
PROJECT AREA: 0.883 ACRES (APPROX.)

PROJECT ZONING: R-5

PROJECT GENERAL PLAN: N



Peak Profit



CALL NOW

PHASE II

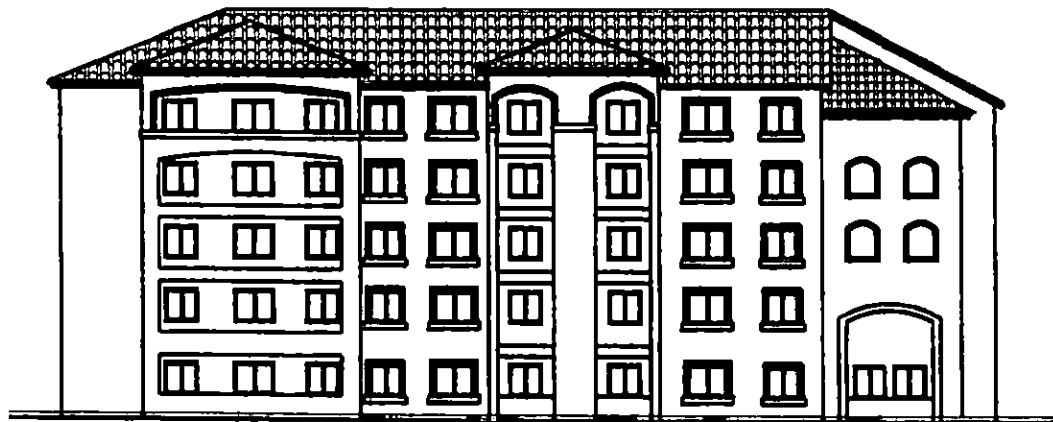
~~VAR-17749~~ ~~VAR-17751~~
SDR-17748 12/07/06 PC

[illegible]



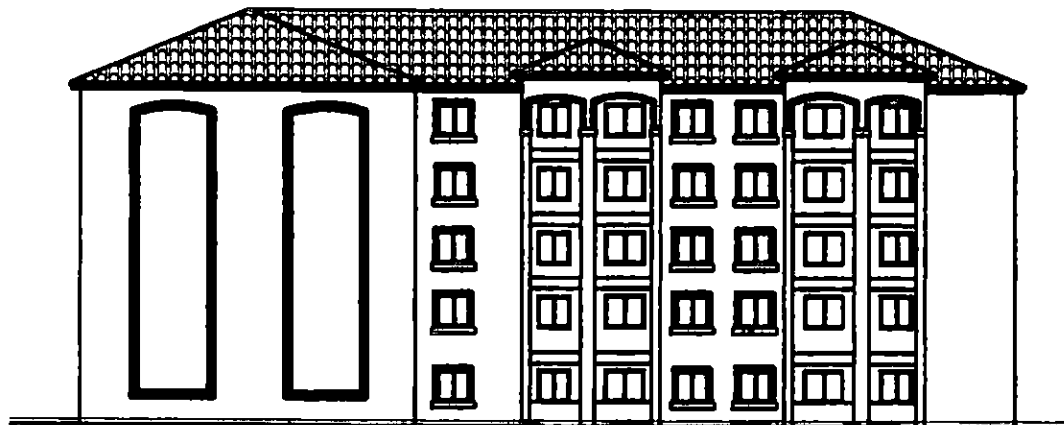
VAR-17749 VAR-17751 PHASE III
SDR-17748 12/07/06 PC

[illegible]



WEST ELEVATION

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



EAST ELEVATION

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

44'-0"
Y.O. FINISH

36'-0"
5TH F.F.

27'-4"
4TH F.F.

16'-0"
3RD F.F.

10'-0"
2ND F.F.

0'-0"
F.F.

44'-0"
Y.O. FINISH

36'-0"
5TH F.F.

27'-4"
4TH F.F.

16'-0"
3RD F.F.

10'-0"
2ND F.F.

0'-0"
F.F.

OCT 24 2006

VAR-17749 VAR-17751 PHASE III
SDR-17748 12/07/06 PC

REVISIONS	
CONTRACT	
THIS IS A PRELIMINARY DRAWING AND NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES MUST BE APPROVED BY THE ARCHITECT.	
CLAYTON A. HARRIS ARCHITECT LTD.	
SHEET TITLE CONCEPTUAL FLOOR PLANS	JOB TITLE HILLMAN, LAS VEGAS AT OMB
DATE 09-21-06	JOB NO. 06-006
SHEET NO. A5-2	



CLIFTON A. MARSHALL
ARCHITECT, LTD.

October 23, 2006

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

RE: Justification Letter for a Residential Height Adjacency Variance
H.E.L.P. Las Vegas Housing Corp. II
H.E.L.P. at Owens, Phase II (APN 139-27-502-015)
1455 Main Street, Las Vegas, NV 89106

Dear Sir/Ma'am:

H.E.L.P. Las Vegas Housing Corp. II is a Las Vegas based affiliate of H.E.L.P. USA, a national non-profit organization specializing in affordable housing development, management and supportive services.

In 2003, H.E.L.P. was approached by the City of Las Vegas to develop approximately two hundred units of affordable housing on the site at 1455 Main Street, Las Vegas, NV. Phase One consisting of seventy-five units is scheduled to be completed by the end of 2006. Phase Two is anticipated to start construction in 2007 and Phase Three is proposed to start construction in 2008/2009.

The property to the west is zoned Residential Mobile Home Park. The properties surrounding the project are zoned C-V. We believe that the importance of providing affordable housing warrants the granting on the height variance because it will add improved development to this section of the city.

Phase two consist of fifty units of affordable housing in a four story building. There will be eight studio units, twenty-one one bedroom units and twenty-two two bedroom units. Phase Three will consist of seventy five units in a five story building. The design of Phases Two and Three are more of a residential style than Phase One.

Building construction will consist of slab on grade and concrete block construction. The block will be covered with stucco and metal S-tile to make the building have a residential feel. The buildings will have amenities such as a community room, computer room, exercise room and picnic area and supporting office space.

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

OCT 24 2006

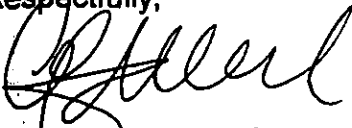


CLIFTON A. MARSHALL
ARCHITECT, LTD.

The development of HELP at Owens, Phase II will help address a variety of needs identified by the City of Las Vegas and Clark County. According to the Clark County Consolidated Plan, the development of affordable housing for low-income households is the highest priority for the City of Las Vegas. HELP has been providing affordable and supportive housing for low-income people since 1986. With a growing portfolio of over 2,000 housing units, HELP is emerging as one of the nation's leading non-profit developers of affordable housing. HELP's approach has earned notoriety and to include designation by the United States Congress as a national Demonstration Program. The organization has won the endorsement of Congressional representatives, government and professional leaders, social service professionals and academic experts around the country.

This project will be an asset to the Las Vegas community. It will promote the health, safety and welfare of the community by providing quality affordable housing. I hope that you will support this very important project. If you have any questions, please feel free to contact me at 702-314-9400. Thank you for your attention.

Respectfully,



Clifton Marshall, AIA

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

OCT 24 2006

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-17748 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-17749 AND VAR-17751 - PUBLIC HEARING - APPLICANT/OWNER: HELP LAS VEGAS HOUSING CORPORATION II - Request for a Site Development Plan Review FOR A 125 UNIT MULTI-FAMILY HOUSING COMPLEX on 4.84 acres at 1455 North Main Street (APN 139-27-502-015), C-V (Civic District) Zone under Resolution of Intent to R-5 (Apartment), Ward 5 (Weekly).

IF APPROVED: C.C.: 01/03/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with DUNNAM voting NO

To be heard by City Council on 01/03/2007

MINUTES:

See Item 24 [VAR-17749] for all related discussion.

(6:15 – 6:18)

1-430

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 26 – SDR-17748

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-4608), and Variances (VAR-17749 and VAR-17751), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/24/06, except as amended by conditions herein.
4. A Waiver from Title 19.12.040B is hereby approved, to allow 48 buffer trees where 56 are required.
5. A Waiver from Title 19.10.010 J11 is hereby approved, to allow nine parking lot trees where 19 are required.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Air conditioning units shall not be mounted on rooftops.

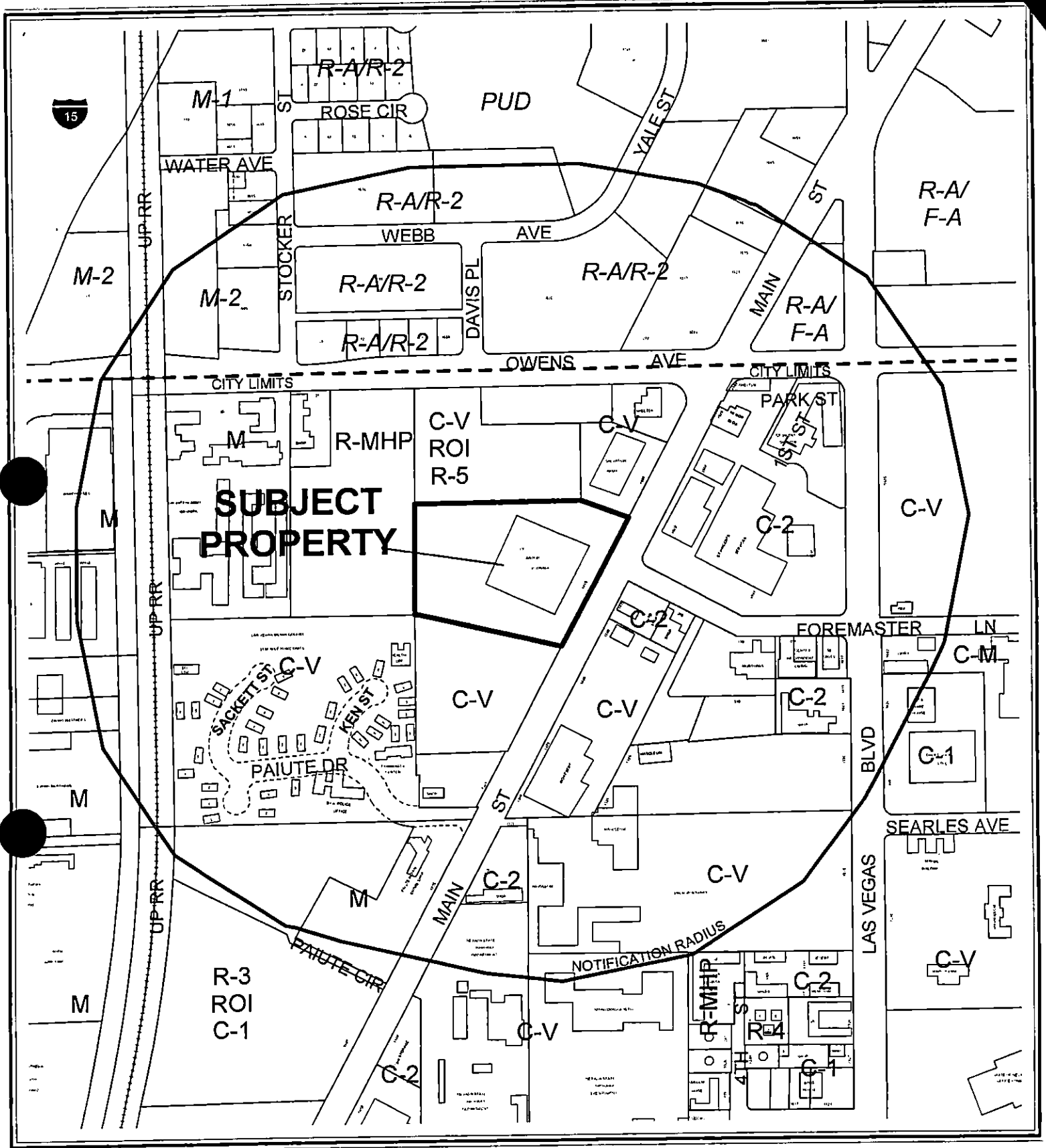
PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 26 – SDR-17748

CONDITIONS – Continued:

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.
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. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
18. Site development to comply with all applicable conditions of approval for SDR-5481 and all other applicable site-related actions.



0 200 400 Feet

CASE: **SDR-17748**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-V (CIVIC) UNDER RESOLUTION OF INTENT TO R-5 (APARTMENT)



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-17748 - APPLICANT/OWNER: HELP LAS VEGAS HOUSING CORPORATION II**

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

1. Conformance to the conditions for Rezoning (ZON-4608), and Variances (VAR-17749 and VAR-17751), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/24/06, except as amended by conditions herein.
4. A Waiver from Title 19.12.040B is hereby approved, to allow 48 buffer trees where 56 are required.
5. A Waiver from Title 19.10.010 J11 is hereby approved, to allow nine parking lot trees where 19 are required.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

AR

SDR-17748 - Conditions Page Two
December 7, 2006 - Planning Commission Meeting

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.
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. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
18. Site development to comply with all applicable conditions of approval for SDR-5481 and all other applicable site-related actions.

SDR-17748 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 125-unit, multi-family housing complex on 4.84 acres at 1455 North Main Street or the west side of Main Street approximately 450 feet south of Owens Avenue.

The design characteristics of the proposed buildings are well-suited for affordable housing and would be harmonious with the design of the adjacent development and nearby commercial structures.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
08/18/04	The City Council approved a General Plan Amendment GPA-4607 from PF (Public Facilities) to H (High Density Residential) and a rezoning (ZON-4608) from C-V (Civic) to R-5 (Apartment) for this site. The Planning Commission and staff recommended approval.
01/05/05	The City Council approved a Site Development Plan Review (SDR-5481) for a 75 unit apartment development to the east of this site. A related Variance (VAR-5483) to allow 50 parking spaces where 112 parking spaces are required was also approved. The Planning Commission and staff had both recommended approval of these requests.
<i>Related Building Permits/Business Licenses</i>	
10/24/05	Building permits for the 75 unit apartment development to the east were issued (L-7208).
<i>Pre-Application Meeting</i>	
10/16/06	At the pre-application meeting, staff explained the Residential Adjacency Standards and the parking requirements.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.84

SDR-17748 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	High Density Residential	Under resolution of intent to R-5
North	Undeveloped	High Density Residential	Under resolution of intent to R-5
South	Undeveloped	Public Facility	C-V
East	Apartment development under construction	High Density Residential	Under resolution of intent to R-5
West	Vacant mobile home park	Medium Density Residential	R-MHP

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
Downtown North	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
A-O Airport Overlay District	X		Y

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	7,000 Square Feet	4.84 Acres	Y
Min. Lot Width	N/A	433 Feet	Y
Min. Setbacks			
• Front	10 Feet	275 Feet	Y
• Side	5	65 Feet	Y
• Rear	20 Feet	59 Feet	Y
Min. Distance Between Buildings	N/A	20 Feet	Y
Max. Lot Coverage	N/A	43.5%	Y
Max. Building Height	55 Feet	45 Feet	Y

Per Title 19.08.060, the following applies:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	135 Feet	59 Feet	N
Adjacent development matching setback	5 Feet	59 Feet	Y
Trash Enclosure	50 Feet	51 Feet	Y

SDR-17748 - Staff Report Page Three
December 7, 2006 - Planning Commission Meeting

Existing Zoning	Permitted Density	Units Proposed	Density	General Plan	Permitted Density
R-5	unlimited	125	*41.32 dwelling units per acre	High Density Residential	Greater than 25.49 dwelling units per acre

*Calculation includes apartments under construction in east portion of the site.

Per Title 19.10 and 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree /6 Space	19 Trees	9 Trees	N
Buffer:				
Min. Trees	1 Tree/ 20 Linear Feet	56 Trees	48 Trees	N
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	6 Feet		6 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement						
Use	Gross Floor Area or Number of Units	Required			Provided	
		Parking Ratio	Parking		Parking	
			Regular	Handi-capped	Regular	Handi-capped
One bedroom units	73	1.25 spaces per unit	92			
Two bedroom units	52	1.75 spaces per unit	92			
Guest spaces		1 space/ 6 units	21			
TOTAL (including handicap)			205	9	109	9
Percent Deviation					47 %	

SDR-17748 - Staff Report Page Four
December 7, 2006 - Planning Commission Meeting

Waivers		
Request	Requirement	Staff Recommendation
Reduce parking lot landscaping to nine trees	19 Trees	Approval, additional landscaping is proposed in areas adjacent to buildings
Reduce buffer tree quantity to 48 trees	56 Trees	Approval, additional landscaping is proposed in areas adjacent to buildings

ANALYSIS

This site is currently undeveloped. The applicant proposes to construct two apartment buildings behind a 75-unit apartment development that is currently under construction. Adequate access to the site will be provided by two driveways to Main Street. As part of this development, the applicant has requested a variance to allow 109 parking spaces where 205 are required. Staff is recommending approval of this variance because the applicant has indicated that they operate a similar affordable housing development at Bonanza Road and 28TH Street, and that there is a reduced parking demand at such developments. The width of the landscape buffer areas (minimum six feet) complies with city standards. The applicant is seeking waivers to provide nine parking lot trees and 48 buffer trees where city standards also require a total of 19 parking lot trees and 56 buffer trees. Because additional trees are proposed in landscape areas adjacent to the apartment buildings, staff recommends approval of these waivers. The elevations depict four story buildings with stucco exteriors and concrete tile roofs. With a height of 45 feet, these buildings are required to maintain a Residential Adjacency Standard setback of 135 feet from the west property line, which is adjacent to an R-MHP (Residential Mobile Home Park) zone. The applicant has requested a variance to allow one of these buildings to be 59 feet from the west property line. Because the mobile home park is vacant and unlikely to be used again as a mobile home park, staff recommends approval of this variance.

FINDINGS

1. The proposed development is compatible with adjacent development and development in the area;
2. The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
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;

SDR-17748 - Staff Report Page Five
December 7, 2006 - Planning Commission Meeting

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 apartment development is compatible with existing and proposed development in the area.

In regard to "2":

The proposed development is not in compliance with the city's landscaping standards. However, staff finds that the applicant's intent to provide additional landscaping adjacent to the buildings is an acceptable alternative.

The proposed development does not comply with the city's parking requirements. Staff is recommending approval of this variance because the applicant has indicated that they operate a similar affordable housing development at Bonanza Road and 28th Street, and that there is a reduced parking demand at such developments.

With a height of 45 feet, the proposed buildings are required to maintain a Residential Adjacency Standard setback of 135 feet from the west property line, which is adjacent to an R-MHP (Residential Mobile Home Park) zone. The applicant has requested a variance to allow one of these buildings to be 59 feet from the west property line. Because the mobile home park is vacant and unlikely to be used again as a mobile home park, staff recommends approval of this variance.

In regard to "3":

The proposed site access and circulation will not negatively impact adjacent roadways or neighborhood traffic. The site will access Main Street, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways, via two driveways. Main Street will be adequate in size to meet the traffic of the proposed development.

In regard to "4":

The proposed development is aesthetically appropriate for the area. The landscape materials as proposed will be appropriate for this project.

SDR-17748 - Staff Report Page Six
December 7, 2006 - Planning Commission Meeting

In regard to "5":

The building elevations and design characteristics of the proposed buildings are well-suited for affordable housing and would be harmonious with the design of adjacent development and nearby commercial structures.

In regard to "6":

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 49 (Mailed with VAR-17749 and VAR-17751)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17748** APN: 139-27-502-015

Name of Property Owner: Help Las Vegas Housing Corp. II

Name of Applicant: Help Las Vegas Housing Corp. 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

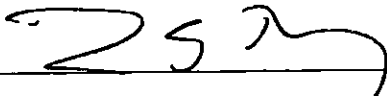
☒ No

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: Lawrence Belinsky

Subscribed and sworn before me

This 19th day of October, 2006
Nadera Rampersaud
Notary Public in and for said County and State

Revised 12-03-04

NADERA RAMPERSAUD
Notary Public, State of New York
No. 01RA6089974
Qualified in Kings County
Commission Expires March 31, 2007

f:\depot\Application Packet\Statement of Financial Interest.pdf

10/19/06
001 24200

SITE INFORMATION:

APN 135-21-500-013
ADDRESS: 1495 MAIN STREET
LAS VEGAS, NV 89106
GROSS AREA: 8.863 ACRES (APPROX.) - 348,811 SF
FAR: 4.35%
DENSITY: 75 U/A

ZONING:

EXISTING: R-5
PROPOSED: R-5
GENERAL PLAN: M

PHASE ONE:

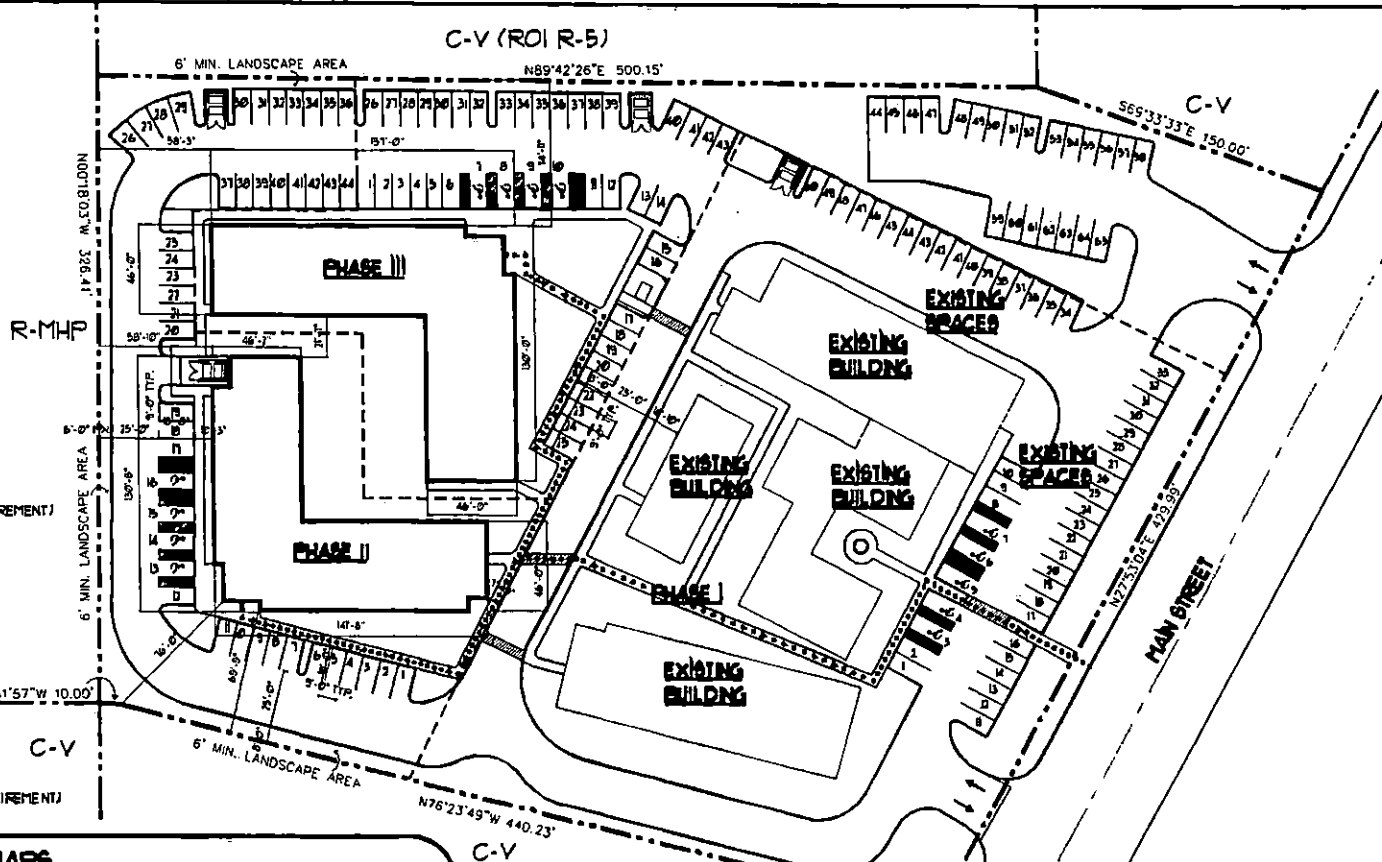
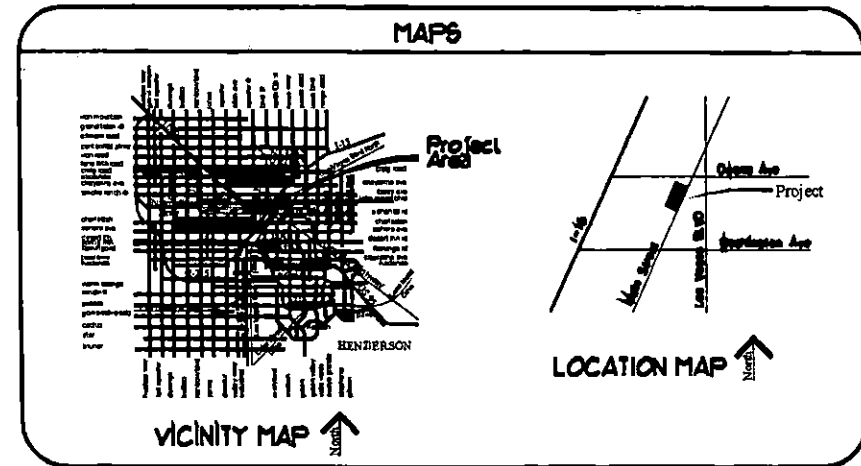
15 UNITS (EXISTING)
PARKING REQUIREMENTS: 50 SPACES PER VAR-5483

PHASE TWO:

4 STORY BUILDING: 38,834 SF
8 EFFICIENCY UNITS
21 1 BEDROOM UNITS
21 2 BEDROOM UNITS
50 UNITS
PARKING REQUIREMENTS: 82 SPACES
29 (STUDIO + 1BR UNITS) X 125 SPACES/UNIT = 31 SPACES
21 (1BR UNITS) X 175 SPACES/UNIT = 36 SPACES
50 UNITS / 6 = 9 SPACES
PARKING PROVIDED: 44 SPACES
HC PARKING REQUIRED: 4 SPACES (FOR 82 SPACE REQUIREMENT)
HC PARKING PROVIDED: 4 SPACES

PHASE THREE:

5 STORY BUILDING: 57,380 SF
12 EFFICIENCY UNITS
32 1 BEDROOM UNITS
31 2 BEDROOM UNITS
75 UNITS
PARKING REQUIREMENTS: 123 SPACES
44 (STUDIO + 1BR UNITS) X 125 SPACES/UNIT = 55 SPACES
31 (2BR UNITS) X 175 SPACES/UNIT = 55 SPACES
75 UNITS / 6 = 13 SPACES
PARKING PROVIDED: 65 SPACES
HC PARKING REQUIRED: 5 SPACES (FOR 123 SPACE REQUIREMENT)
HC PARKING PROVIDED: 5 SPACES



REVISIONS	DATE	BY	APP'D
1	12/07/06	PC	VAR-17748
2	12/07/06	PC	VAR-17751
3	12/07/06	PC	VAR-17748
4	12/07/06	PC	VAR-17751
5	12/07/06	PC	VAR-17748
6	12/07/06	PC	VAR-17751
7	12/07/06	PC	VAR-17748
8	12/07/06	PC	VAR-17751
9	12/07/06	PC	VAR-17748
10	12/07/06	PC	VAR-17751
11	12/07/06	PC	VAR-17748
12	12/07/06	PC	VAR-17751
13	12/07/06	PC	VAR-17748
14	12/07/06	PC	VAR-17751
15	12/07/06	PC	VAR-17748
16	12/07/06	PC	VAR-17751
17	12/07/06	PC	VAR-17748
18	12/07/06	PC	VAR-17751
19	12/07/06	PC	VAR-17748
20	12/07/06	PC	VAR-17751
21	12/07/06	PC	VAR-17748
22	12/07/06	PC	VAR-17751
23	12/07/06	PC	VAR-17748
24	12/07/06	PC	VAR-17751
25	12/07/06	PC	VAR-17748
26	12/07/06	PC	VAR-17751
27	12/07/06	PC	VAR-17748
28	12/07/06	PC	VAR-17751
29	12/07/06	PC	VAR-17748
30	12/07/06	PC	VAR-17751
31	12/07/06	PC	VAR-17748
32	12/07/06	PC	VAR-17751
33	12/07/06	PC	VAR-17748
34	12/07/06	PC	VAR-17751
35	12/07/06	PC	VAR-17748
36	12/07/06	PC	VAR-17751
37	12/07/06	PC	VAR-17748
38	12/07/06	PC	VAR-17751
39	12/07/06	PC	VAR-17748
40	12/07/06	PC	VAR-17751
41	12/07/06	PC	VAR-17748
42	12/07/06	PC	VAR-17751
43	12/07/06	PC	VAR-17748
44	12/07/06	PC	VAR-17751
45	12/07/06	PC	VAR-17748
46	12/07/06	PC	VAR-17751
47	12/07/06	PC	VAR-17748
48	12/07/06	PC	VAR-17751
49	12/07/06	PC	VAR-17748
50	12/07/06	PC	VAR-17751
51	12/07/06	PC	VAR-17748
52	12/07/06	PC	VAR-17751
53	12/07/06	PC	VAR-17748
54	12/07/06	PC	VAR-17751
55	12/07/06	PC	VAR-17748
56	12/07/06	PC	VAR-17751
57	12/07/06	PC	VAR-17748
58	12/07/06	PC	VAR-17751
59	12/07/06	PC	VAR-17748
60	12/07/06	PC	VAR-17751
61	12/07/06	PC	VAR-17748
62	12/07/06	PC	VAR-17751
63	12/07/06	PC	VAR-17748
64	12/07/06	PC	VAR-17751
65	12/07/06	PC	VAR-17748
66	12/07/06	PC	VAR-17751
67	12/07/06	PC	VAR-17748
68	12/07/06	PC	VAR-17751
69	12/07/06	PC	VAR-17748
70	12/07/06	PC	VAR-17751
71	12/07/06	PC	VAR-17748
72	12/07/06	PC	VAR-17751
73	12/07/06	PC	VAR-17748
74	12/07/06	PC	VAR-17751
75	12/07/06	PC	VAR-17748
76	12/07/06	PC	VAR-17751
77	12/07/06	PC	VAR-17748
78	12/07/06	PC	VAR-17751
79	12/07/06	PC	VAR-17748
80	12/07/06	PC	VAR-17751
81	12/07/06	PC	VAR-17748
82	12/07/06	PC	VAR-17751
83	12/07/06	PC	VAR-17748
84	12/07/06	PC	VAR-17751
85	12/07/06	PC	VAR-17748
86	12/07/06	PC	VAR-17751
87	12/07/06	PC	VAR-17748
88	12/07/06	PC	VAR-17751
89	12/07/06	PC	VAR-17748
90	12/07/06	PC	VAR-17751
91	12/07/06	PC	VAR-17748
92	12/07/06	PC	VAR-17751
93	12/07/06	PC	VAR-17748
94	12/07/06	PC	VAR-17751
95	12/07/06	PC	VAR-17748
96	12/07/06	PC	VAR-17751
97	12/07/06	PC	VAR-17748
98	12/07/06	PC	VAR-17751
99	12/07/06	PC	VAR-17748
100	12/07/06	PC	VAR-17751

VAR-17748 VAR-17751
SDR-17748 12/07/06 PC



OCT 24 2006

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

SHEET NO. A2-0	DATE 09-21-00 JOB NO. 00-06	SHEET TITLE CONCEPTUAL UNIT PLANS JOB TITLE HELP. LAB VEG-00	 CLIFTON A. MARSHALL ARCHITECT, LTD.	2000 A. BURNALD DRIVE SUITE 204 LAS VEGAS, NV 89102 PHONE (702) 361-0000 FAX (702) 361-0001	COMB. LAYOUT	REVISED

SITE INFORMATION:

APN 135-21-500-015
ADDRESS: 1755 MARK STREET
LAS VEGAS, NV 89106
GROSS AREA: 8,000 ACRES (APPROX)
PAR: 43.2%

ZONING:

EXISTING: R-5
PROPOSED: R-5
GENERAL PLAN: M

PHASE ONE:

15 UNITS (EXISTING)
PARKING REQUIREMENTS: 50 SPACES PER VAR-5403

PHASE TWO:

5 EFFICIENCY UNITS
21 1 BEDROOM UNITS
31 2 BEDROOM UNITS
50 UNITS

PARKING REQUIREMENTS: 82 SPACES
29 (STUDIO + 1BR UNITS) X 125 SPACES/UNIT = 31 SPACES
21 (2BR UNITS) X 115 SPACES/UNIT = 30 SPACES
50 UNITS / 6 = 9 SPACES

PARKING PROVIDED: 44 SPACES

HC PARKING REQUIRED: 4 SPACES (FOR 82 SPACE REQUIREMENT)
HC PARKING PROVIDED: 4 SPACES

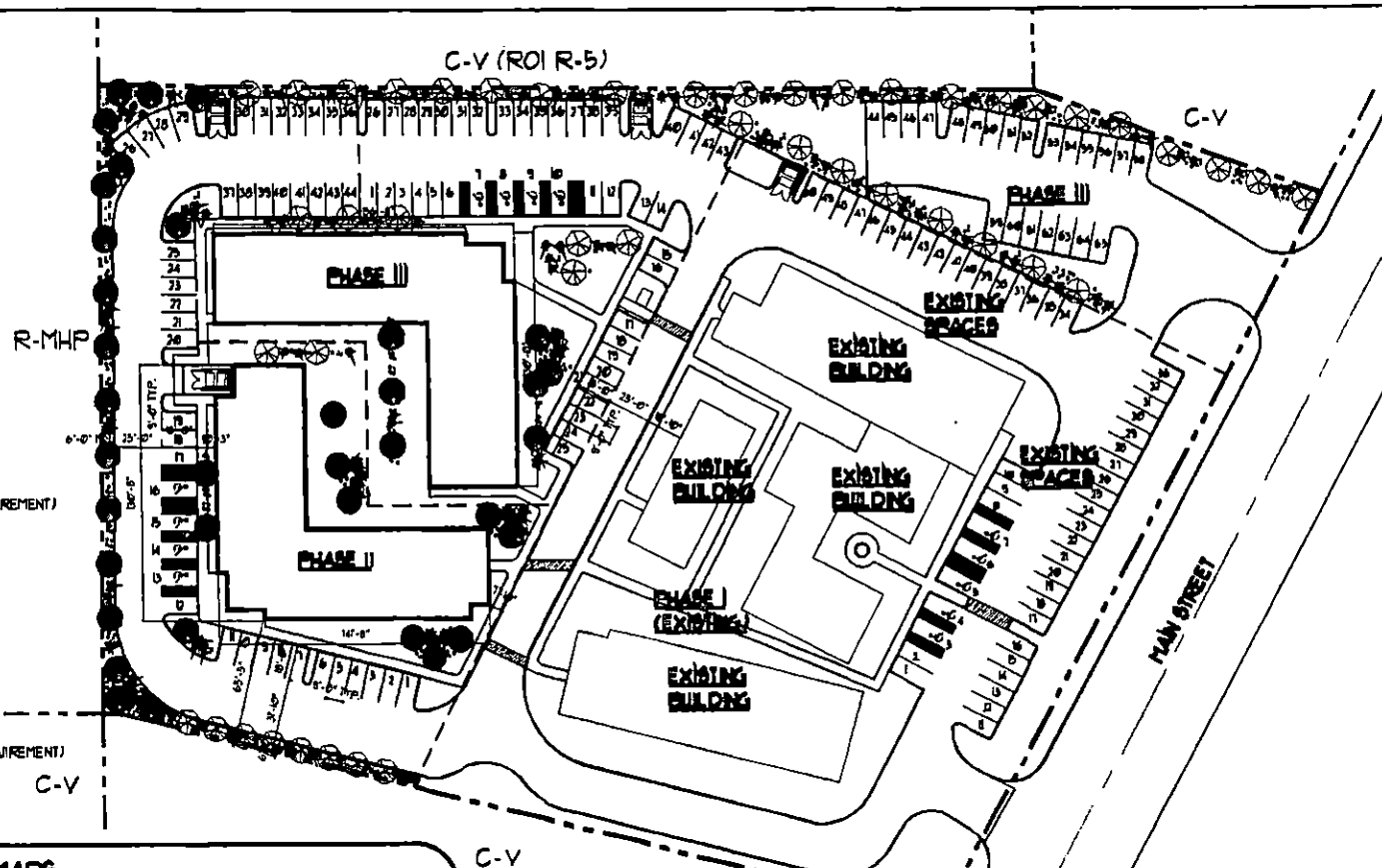
PHASE THREE:

12 EFFICIENCY UNITS
32 1 BEDROOM UNITS
31 2 BEDROOM UNITS
75 UNITS

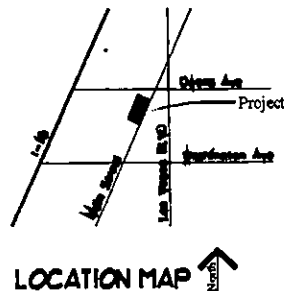
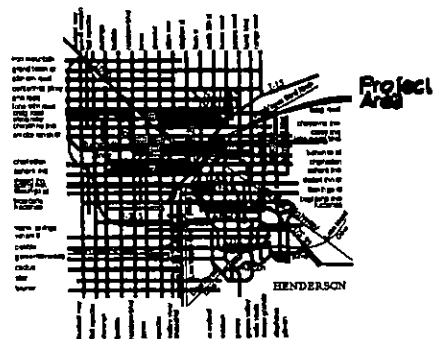
PARKING REQUIREMENTS: 123 SPACES
44 (STUDIO + 1BR UNITS) X 125 SPACES/UNIT = 55 SPACES
31 (2BR UNITS) X 115 SPACES/UNIT = 55 SPACES
75 UNITS / 6 = 13 SPACES

PARKING PROVIDED: 65 SPACES

HC PARKING REQUIRED: 5 SPACES (PER 123 SPACE REQUIREMENT)
HC PARKING PROVIDED: 5 SPACES



MAPS



LANDSCAPE PLAN

SCALE: 1"=20'



NORTH

TREE / PLANT SCHEDULE

SYM	SPACES / UNIT	SPACES / UNIT	QTY
1	Adult Deciduous	Showering Adults	24" Dia
2	Young Deciduous	Showering Young	24" Dia
3	Old Deciduous	Showering Old	24" Dia
4	Plant Deciduous	Showering Plant	24" Dia
5	Showering Adult	Showering Adult	5' galls
6	Showering Young	Showering Young	5' galls
7	Showering Old	Showering Old	5' galls
8	Showering Plant	Showering Plant	5' galls
9	Showering Adult	Showering Adult	5' galls
10	Showering Young	Showering Young	5' galls
11	Showering Old	Showering Old	5' galls
12	Showering Plant	Showering Plant	5' galls

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

OCT 24 2006

CONCEPT LANDSCAPE PLAN
1208 TRL 2
HELP, LAS VEGAS
AT CORDS

DATE
JAN 15, 2007
06:00 PM

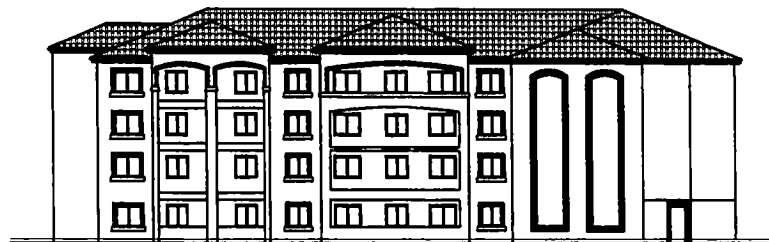
SHEET NO.
L-1



SOUTH ELEVATION

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

- 36'-0" TO FINISH
- 27'-4" TO FINISH
- 18'-0" TO FINISH
- 10'-0" TO FINISH
- 0'-0" TO FINISH



NORTH ELEVATION

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

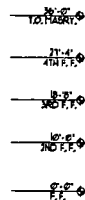
- 36'-0" TO FINISH
- 27'-4" TO FINISH
- 18'-0" TO FINISH
- 10'-0" TO FINISH
- 0'-0" TO FINISH

REVISIONS
CONTRACT LINES
SEE S. ELEVATION FOR LAWYER'S OFFICE BUILDING (100) 100-100 FLOOR (100) 100-100
 CLAYTON A. MARSHALL ARCHITECT LTD.
FIRST FLOOR CONCEPTUAL ELEVATIONS JOB NO. 100-100 DATE 10-21-00
DATE 10-21-00 JOB NO. 100-100
SHEET NO. A4-1

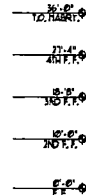
OCT 24 2006

PHASE II BUILDING

**VAR-17749 VAR-17751
SDR-17748 12/07/06 PC**



SCALE: 10-1



924.12.101.1

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

[illegible]



NORTH ELEVATION

SCALE 1/8"=1'-0"



SOUTH ELEVATION

SCALE 1/8"=1'-0"

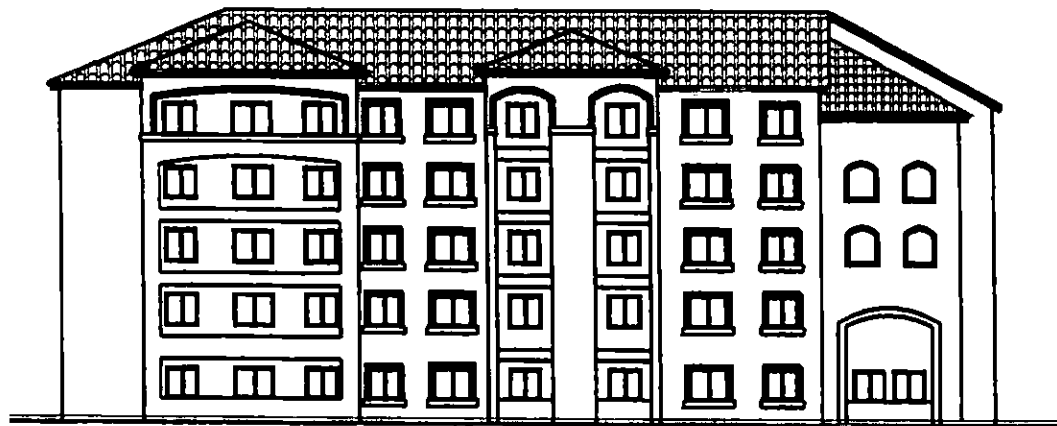
OCT 24 2006

PHASE III

VAR-17749 VAR-17751

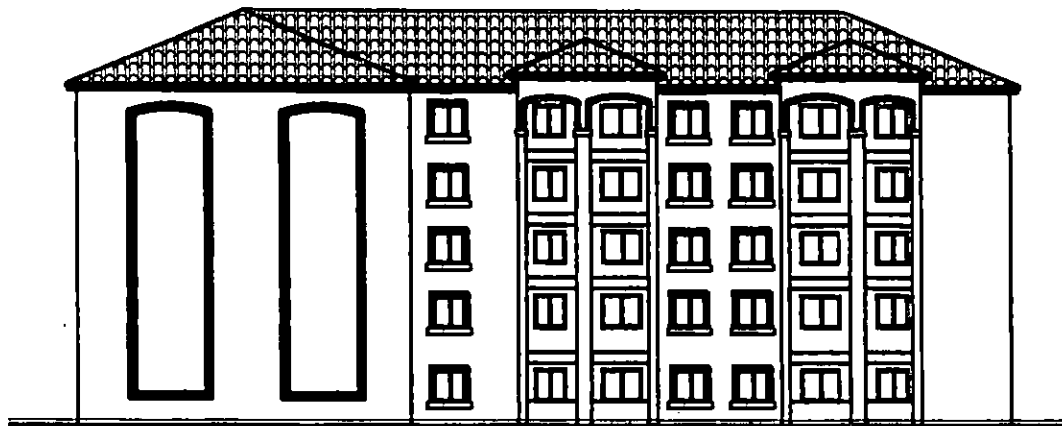
SDR-17748 12/07/06 PC

REVISIONS	
CONTRACT	
100% BUILDING CODE DATE 04/04/06 LAW OFFICE OF PROFESSOR J. A. MARSHALL ARCHITECT LTD.	
CLAYTON A. MARSHALL ARCHITECT LTD.	
SHEET TITLE CONCEPTUAL FLOOR PLAN	
JOB TITLE HELP, LAW OFFICE AT CORNER	
DATE OCT 24 2006	
SHEET NO. A5-1	



WEST ELEVATION

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



EAST ELEVATION

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

44'-0"
1st Floor

36'-0"
5th F.F.

27'-4"
4th F.F.

18'-0"
3rd F.F.

10'-0"
2nd F.F.

0'-0"
F.F.

44'-0"
1st Floor

36'-0"
5th F.F.

27'-4"
4th F.F.

18'-0"
3rd F.F.

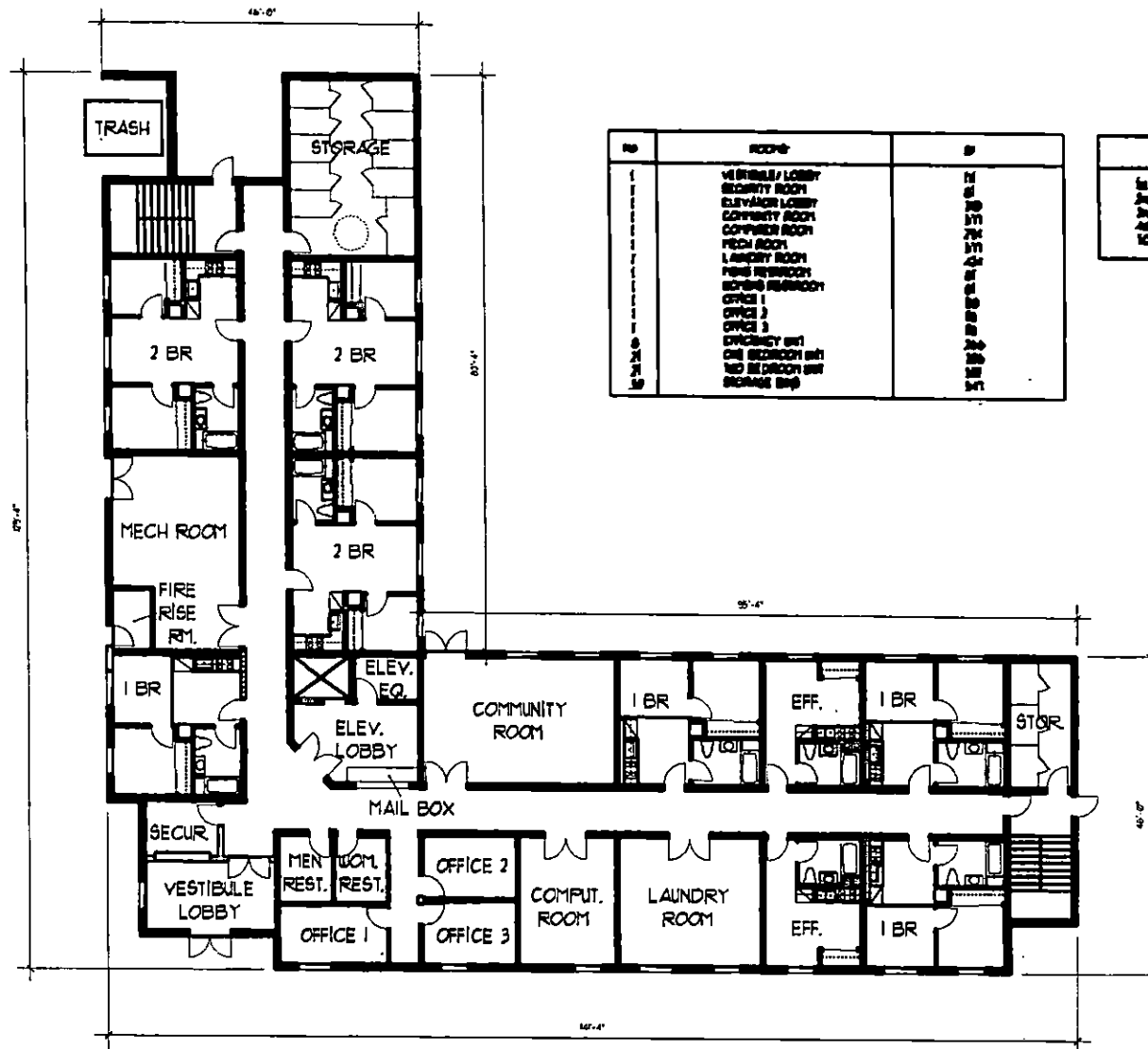
10'-0"
2nd F.F.

0'-0"
F.F.

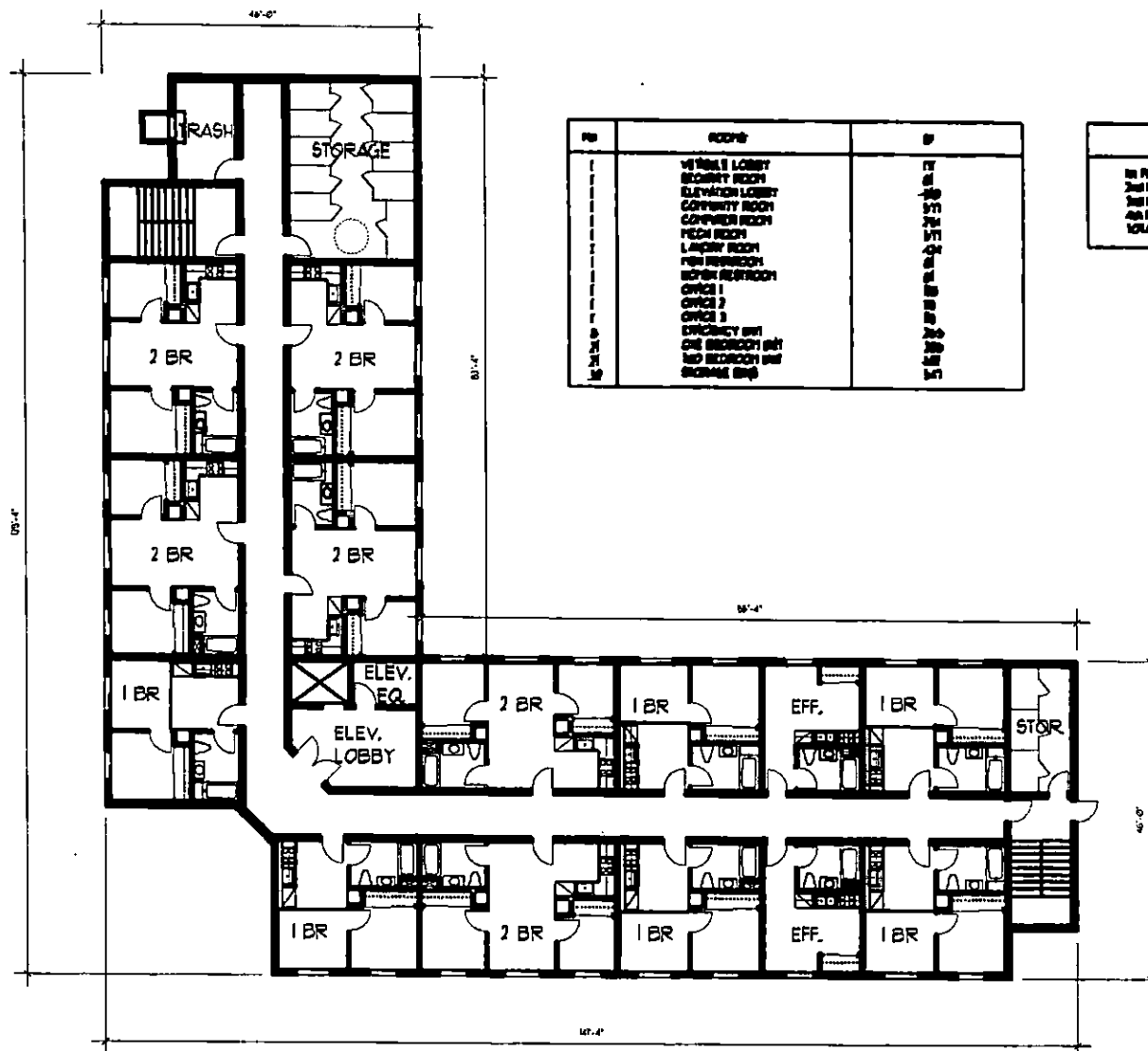
OCT 24 2006

VAR-17749 VAR-17751 PHASE III
SDR-17748 12/07/06 PC

REVISIONS	
CORRECTIONS	
3RD & 4TH FLOOR SITE PLAN 1st FLOOR PLAN 2ND FLOOR PLAN 3RD FLOOR PLAN 4TH FLOOR PLAN 5TH FLOOR PLAN 6TH FLOOR PLAN 7TH FLOOR PLAN 8TH FLOOR PLAN 9TH FLOOR PLAN 10TH FLOOR PLAN 11TH FLOOR PLAN 12TH FLOOR PLAN 13TH FLOOR PLAN 14TH FLOOR PLAN 15TH FLOOR PLAN 16TH FLOOR PLAN 17TH FLOOR PLAN 18TH FLOOR PLAN 19TH FLOOR PLAN 20TH FLOOR PLAN 21ST FLOOR PLAN 22ND FLOOR PLAN 23RD FLOOR PLAN 24TH FLOOR PLAN 25TH FLOOR PLAN 26TH FLOOR PLAN 27TH FLOOR PLAN 28TH FLOOR PLAN 29TH FLOOR PLAN 30TH FLOOR PLAN 31ST FLOOR PLAN 32ND FLOOR PLAN 33RD FLOOR PLAN 34TH FLOOR PLAN 35TH FLOOR PLAN 36TH FLOOR PLAN 37TH FLOOR PLAN 38TH FLOOR PLAN 39TH FLOOR PLAN 40TH FLOOR PLAN 41ST FLOOR PLAN 42ND FLOOR PLAN 43RD FLOOR PLAN 44TH FLOOR PLAN 45TH FLOOR PLAN 46TH FLOOR PLAN 47TH FLOOR PLAN 48TH FLOOR PLAN 49TH FLOOR PLAN 50TH FLOOR PLAN 51ST FLOOR PLAN 52ND FLOOR PLAN 53RD FLOOR PLAN 54TH FLOOR PLAN 55TH FLOOR PLAN 56TH FLOOR PLAN 57TH FLOOR PLAN 58TH FLOOR PLAN 59TH FLOOR PLAN 60TH FLOOR PLAN 61ST FLOOR PLAN 62ND FLOOR PLAN 63RD FLOOR PLAN 64TH FLOOR PLAN 65TH FLOOR PLAN 66TH FLOOR PLAN 67TH FLOOR PLAN 68TH FLOOR PLAN 69TH FLOOR PLAN 70TH FLOOR PLAN 71ST FLOOR PLAN 72ND FLOOR PLAN 73RD FLOOR PLAN 74TH FLOOR PLAN 75TH FLOOR PLAN 76TH FLOOR PLAN 77TH FLOOR PLAN 78TH FLOOR PLAN 79TH FLOOR PLAN 80TH FLOOR PLAN 81ST FLOOR PLAN 82ND FLOOR PLAN 83RD FLOOR PLAN 84TH FLOOR PLAN 85TH FLOOR PLAN 86TH FLOOR PLAN 87TH FLOOR PLAN 88TH FLOOR PLAN 89TH FLOOR PLAN 90TH FLOOR PLAN 91ST FLOOR PLAN 92ND FLOOR PLAN 93RD FLOOR PLAN 94TH FLOOR PLAN 95TH FLOOR PLAN 96TH FLOOR PLAN 97TH FLOOR PLAN 98TH FLOOR PLAN 99TH FLOOR PLAN 100TH FLOOR PLAN	
CLIFTON A. MARSHALL ARCHITECT LTD.	
SHEET TITLE CONCEPTUAL FLOOR PLAN JOB NO. HELP. 1-40 VEGAS AT CROSBY	
DATE JOB NO. SHEET NO.	
SHEET NO. A5-2	



NO	ROOM	SF
1	VESTIBULE / LOBBY	11
2	SECURITY ROOM	20
3	ELEVATOR LOBBY	27
4	COMMUNITY ROOM	274
5	COMPUTER ROOM	274
6	MECH ROOM	274
7	LAUNDRY ROOM	42
8	PENS REVISION	20
9	BOOKS REVISION	20
10	OFFICE 1	20
11	OFFICE 2	20
12	OFFICE 3	20
13	OFFICE 4	20
14	OFFICE 5	20
15	OFFICE 6	20
16	OFFICE 7	20
17	OFFICE 8	20
18	OFFICE 9	20
19	OFFICE 10	20
20	OFFICE 11	20
21	OFFICE 12	20
22	OFFICE 13	20
23	OFFICE 14	20
24	OFFICE 15	20
25	OFFICE 16	20
26	OFFICE 17	20
27	OFFICE 18	20
28	OFFICE 19	20
29	OFFICE 20	20
30	OFFICE 21	20
31	OFFICE 22	20
32	OFFICE 23	20
33	OFFICE 24	20
34	OFFICE 25	20
35	OFFICE 26	20
36	OFFICE 27	20
37	OFFICE 28	20
38	OFFICE 29	20
39	OFFICE 30	20
40	OFFICE 31	20
41	OFFICE 32	20
42	OFFICE 33	20
43	OFFICE 34	20
44	OFFICE 35	20
45	OFFICE 36	20
46	OFFICE 37	20
47	OFFICE 38	20
48	OFFICE 39	20
49	OFFICE 40	20
50	OFFICE 41	20
51	OFFICE 42	20
52	OFFICE 43	20
53	OFFICE 44	20
54	OFFICE 45	20
55	OFFICE 46	20
56	OFFICE 47	20
57	OFFICE 48	20
58	OFFICE 49	20
59	OFFICE 50	20
60	OFFICE 51	20
61	OFFICE 52	20
62	OFFICE 53	20
63	OFFICE 54	20
64	OFFICE 55	20
65	OFFICE 56	20
66	OFFICE 57	20
67	OFFICE 58	20
68	OFFICE 59	20
69	OFFICE 60	20
70	OFFICE 61	20
71	OFFICE 62	20
72	OFFICE 63	20
73	OFFICE 64	20
74	OFFICE 65	20
75	OFFICE 66	20
76	OFFICE 67	20
77	OFFICE 68	20
78	OFFICE 69	20
79	OFFICE 70	20
80	OFFICE 71	20
81	OFFICE 72	20
82	OFFICE 73	20
83	OFFICE 74	20
84	OFFICE 75	20
85	OFFICE 76	20
86	OFFICE 77	20
87	OFFICE 78	20
88	OFFICE 79	20
89	OFFICE 80	20
90	OFFICE 81	20
91	OFFICE 82	20
92	OFFICE 83	20
93	OFFICE 84	20
94	OFFICE 85	20
95	OFFICE 86	20
96	OFFICE 87	20
97	OFFICE 88	20
98	OFFICE 89	20
99	OFFICE 90	20
100	OFFICE 91	20
101	OFFICE 92	20
102	OFFICE 93	20
103	OFFICE 94	20
104	OFFICE 95	20
105	OFFICE 96	20
106	OFFICE 97	20
107	OFFICE 98	20
108	OFFICE 99	20
109	OFFICE 100	20
110	OFFICE 101	20
111	OFFICE 102	20
112	OFFICE 103	20
113	OFFICE 104	20
114	OFFICE 105	20
115	OFFICE 106	20
116	OFFICE 107	20
117	OFFICE 108	20
118	OFFICE 109	20
119	OFFICE 110	20
120	OFFICE 111	20
121	OFFICE 112	20
122	OFFICE 113	20
123	OFFICE 114	20
124	OFFICE 115	20
125	OFFICE 116	20
126	OFFICE 117	20
127	OFFICE 118	20
128	OFFICE 119	20
129	OFFICE 120	20
130	OFFICE 121	20
131	OFFICE 122	20
132	OFFICE 123	20
133	OFFICE 124	20
134	OFFICE 125	20
135	OFFICE 126	20
136	OFFICE 127	20
137	OFFICE 128	20
138	OFFICE 129	20
139	OFFICE 130	20
140	OFFICE 131	20
141	OFFICE 132	20
142	OFFICE 133	20
143	OFFICE 134	20
144	OFFICE 135	20
145	OFFICE 136	20
146	OFFICE 137	20
147	OFFICE 138	20
148	OFFICE 139	20
149	OFFICE 140	20
150	OFFICE 141	20
151	OFFICE 142	20
152	OFFICE 143	20
153	OFFICE 144	20
154	OFFICE 145	20
155	OFFICE 146	20
156	OFFICE 147	20
157	OFFICE 148	20
158	OFFICE 149	20
159	OFFICE 150	20
160	OFFICE 151	20
161	OFFICE 152	20
162	OFFICE 153	20
163	OFFICE 154	20
164	OFFICE 155	20
165	OFFICE 156	20
166	OFFICE 157	20
167	OFFICE 158	20
168	OFFICE 159	20
169	OFFICE 160	20
170	OFFICE 161	20
171	OFFICE 162	20
172	OFFICE 163	20
173	OFFICE 164	20
174	OFFICE 165	20
175	OFFICE 166	20
176	OFFICE 167	20
177	OFFICE 168	20
178	OFFICE 169	20
179	OFFICE 170	20
180	OFFICE 171	20
181	OFFICE 172	20
182	OFFICE 173	20
183	OFFICE 174	20
184	OFFICE 175	20
185	OFFICE 176	20
186	OFFICE 177	20
187	OFFICE 178	20
188	OFFICE 179	20
189	OFFICE 180	20
190	OFFICE 181	20
191	OFFICE 182	20
192	OFFICE 183	20
193	OFFICE 184	20
194	OFFICE 185	20
195	OFFICE 186	20
196	OFFICE 187	20
197	OFFICE 188	20
198	OFFICE 189	20
199	OFFICE 190	20
200	OFFICE 191	20
201	OFFICE 192	20
202	OFFICE 193	20
203	OFFICE 194	20
204	OFFICE 195	20
205	OFFICE 196	20
206	OFFICE 197	20
207	OFFICE 198	20
208	OFFICE 199	20
209	OFFICE 200	20
210	OFFICE 201	20
211	OFFICE 202	20
212	OFFICE 203	20
213	OFFICE 204	20
214	OFFICE 205	20
215	OFFICE 206	20
216	OFFICE 207	20
217	OFFICE 208	20
218	OFFICE 209	20
219	OFFICE 210	20
220	OFFICE 211	20
221	OFFICE 212	20
222	OFFICE 213	20
223	OFFICE 214	20
224	OFFICE 215	20
225	OFFICE 216	20
226	OFFICE 217	20
227	OFFICE 218	20
228	OFFICE 219	20
229	OFFICE 220	20
230	OFFICE 221	20
231	OFFICE 222	20
232	OFFICE 223	20
233	OFFICE 224	20
234	OFFICE 225	20
235	OFFICE 226	20
236	OFFICE 227	20
237	OFFICE 228	20
238	OFFICE 229	20
239	OFFICE 230	20
240	OFFICE 231	20
241	OFFICE 232	20
242	OFFICE 233	20
243	OFFICE 234	20
244	OFFICE 235	20
245	OFFICE 236	20
246	OFFICE 237	20
247	OFFICE 238	20
248	OFFICE 239	20
249	OFFICE 240	20
250	OFFICE 241	20
251	OFFICE 242	20
252	OFFICE 243	20
253	OFFICE 244	20
254	OFFICE 245	20
255	OFFICE 246	20
256	OFFICE 247	20
257	OFFICE 248	20
258	OFFICE 249	20
259	OFFICE 250	20
260	OFFICE 251	20
261	OFFICE 252	20
262	OFFICE 253	20
263	OFFICE 254	20
264	OFFICE 255	20
265	OFFICE 256	20
266	OFFICE 257	20
267	OFFICE 258	20
268	OFFICE 259	20
269	OFFICE 260	20
270	OFFICE 261	20
271	OFFICE 262	20
272	OFFICE 263	20
273	OFFICE 264	20
274	OFFICE 265	20
275	OFFICE 266	20
276	OFFICE 267	20
277	OFFICE 268	20
278	OFFICE 269	20
279	OFFICE 270	20
280	OFFICE 271	20
281	OFFICE 272	20
282	OFFICE 273	20
283	OFFICE 274	20
284	OFFICE 275	20
285	OFFICE 276	20
286	OFFICE 277	20
287	OFFICE 278	20
288	OFFICE 279	20
289	OFFICE 280	20
290	OFFICE 281	20
291	OFFICE 282	20
292	OFFICE 283	20
293	OFFICE 284	20
294	OFFICE 285	20
295	OFFICE 286	20
296	OFFICE 287	20
297	OFFICE 288	20
298	OFFICE 289	20
299	OFFICE 290	20
300	OFFICE 291	20
301	OFFICE 292	20
302	OFFICE 293	20
303	OFFICE 294	20
304	OFFICE 295	20
305	OFFICE 296	20
306	OFFICE 297	20
307	OFFICE 298	20
308	OFFICE 299	20
309	OFFICE 300	20
310	OFFICE 301	20
311	OFFICE 302	20
312	OFFICE 303	20
313	OFFICE 304	20
314	OFFICE 305	20
315	OFFICE 306	20
316	OFFICE 307	20
317	OFFICE 308	20
318	OFFICE 309	20
319	OFFICE 310	20
320	OFFICE 311	20
321	OFFICE 312	20
322	OFFICE 313	20
323	OFFICE 314	20
324	OFFICE 315	20
325	OFFICE 316	20
326	OFFICE 317	20
327	OFFICE 318	20
328	OFFICE 319	20
329	OFFICE 320	20
330	OFFICE 321	20
331	OFFICE 322	20
332	OFFICE 323	20
333	OFFICE 324	20
334	OFFICE 325	20
335	OFFICE 326	20
336	OFFICE 327	20
337	OFFICE 328	20
338	OFFICE 329	20
339	OFFICE 330	20
340	OFFICE 331	20
341	OFFICE 332	20
342	OFFICE 333	20
343	OFFICE 334	20
344	OFFICE 335	20
345	OFFICE 336	20
346	OFFICE 337	20
347	OFFICE 338	20
348	OFFICE 339	20
349	OFFICE 340	20
350	OFFICE 341	20
351	OFFICE 342	20
352	OFFICE 343	20
353	OFFICE 344	20
354	OFFICE 345	20
355	OFFICE 346	20
356	OFFICE 347	20
357	OFFICE 348	20
358	OFFICE 349	20
359	OFFICE 350	20
360	OFFICE 351	20
361	OFFICE 352	20
362	OFFICE 353	20
363	OFFICE 354	20
364	OFFICE 355	20
365	OFFICE 356	20
366	OFFICE 357	20
367	OFFICE 358	20
368	OFFICE 359	20
369	OFFICE 360	20
370	OFFICE 361	20
371	OFFICE 362	20
372	OFFICE 363	20
373	OFFICE 364	20
374	OFFICE 365	20
375	OFFICE 366	20
376	OFFICE 367	20
377	OFFICE 368	20
378	OFFICE 369	20
379	OFFICE 370	20
380	OFFICE 371	20
381	OFFICE 372	20
382	OFFICE 373	20
383	OFFICE 374	20
384	OFFICE 375	20
385	OFFICE 376	20
386	OFFICE 377	20
387	OFFICE 378	20
388	OFFICE 379	20
389	OFFICE 380	20
390	OFFICE 381	20
391	OFFICE 382	20
392	OFFICE 383	20
393	OFFICE 384	20
394	OFFICE 385	20
395	OFFICE 386	20
396	OFFICE 387	20
397	OFFICE 388	20
398	OFFICE 389	20
399	OFFICE 390	20
400	OFFICE 391	20
401	OFFICE 392	20
402	OFFICE 393	20
403	OFFICE 394	20
404	OFFICE 395	20
405	OFFICE 396	20
406	OFFICE 397	20
407	OFFICE 398	20
408	OFFICE 399	20
409	OFFICE 400	20
410	OFFICE 401	20
411	OFFICE 402	20
412	OFFICE 403	20
413	OFFICE 404	20
414	OFFICE 405	20
415	OFFICE 406	20
416	OFFICE 407	20
417	OFFICE 408	20
418	OFFICE 409	20



NO.	ROOM	SF
1	VEHICLE LOBBY	17
2	SECURITY ROOM	11
3	ELEVATOR LOBBY	10
4	COMMON ROOM	576
5	COMMON ROOM	576
6	TECH ROOM	274
7	LAUNDRY ROOM	174
8	REAR REAR ROOM	424
9	REAR REAR ROOM	424
10	OFFICE 1	200
11	OFFICE 2	200
12	OFFICE 3	200
13	EMERGENCY EXIT	200
14	ONE BEDROOM UNIT	200
15	TWO BEDROOM UNIT	200
16	STORAGE (BIP)	200

FLOOR	SF
1st FLOOR BUILDING	2380
2nd FLOOR BUILDING	2380
3rd FLOOR BUILDING	2380
4th FLOOR BUILDING	2380
TOTAL BUILDING	9520

THIRD AND FOURTH FLOOR PLANS
SCALE: 1/8" = 1'-0"

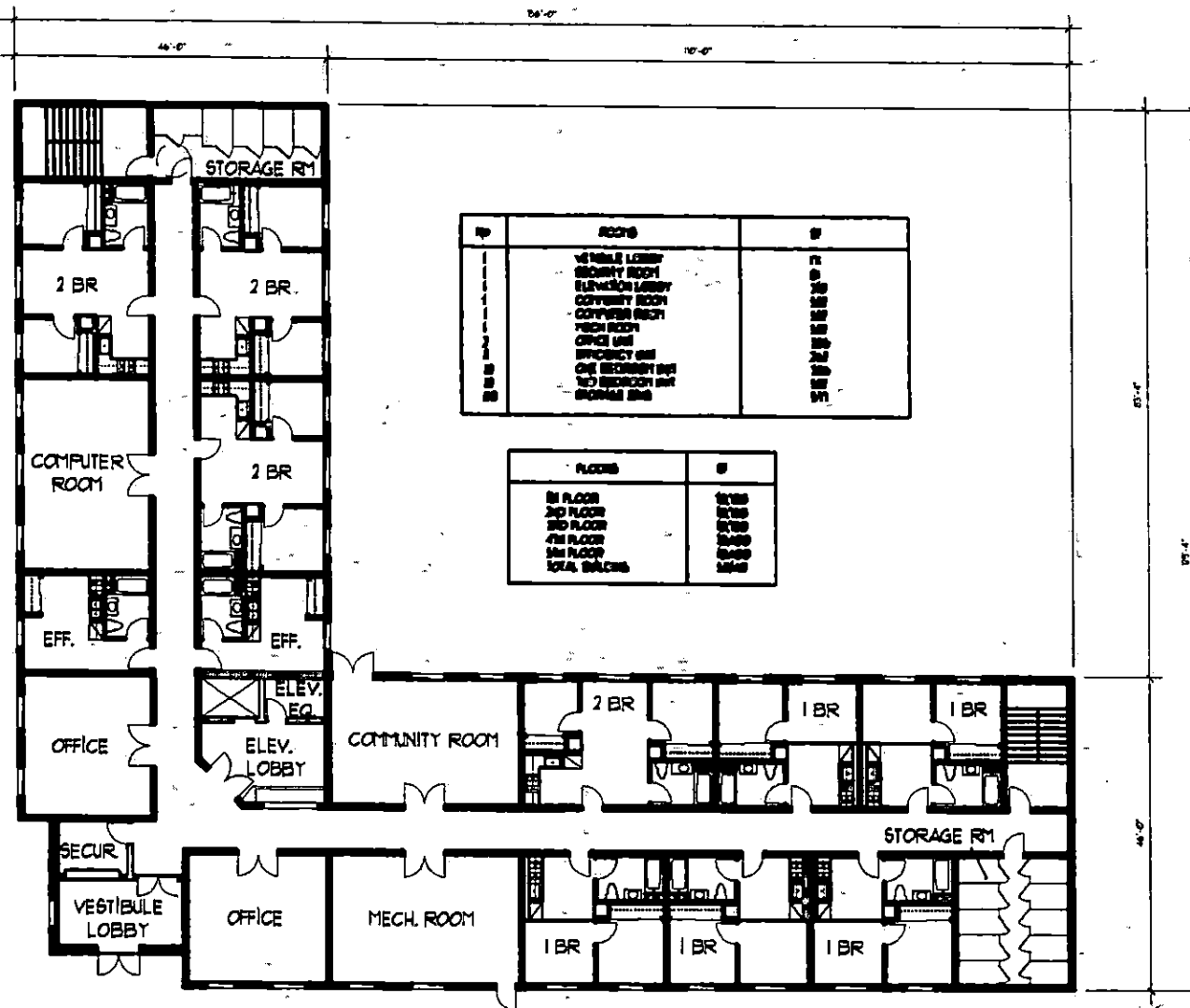


PHASE II BUILDING

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

OCT 24 2006

REVISIONS	
CONTRACT	
1200 N. BURNING OAK SUITE 101 LAS VEGAS, NV 89119 PHONE (702) 341-4400 FAX (702) 341-4401	
CLIFTON A. MARSHALL ARCHITECT LTD.	
SHEET TITLE CONCEPT FLOOR PLANS	
JOB TITLE HULLP - LAS VEGAS AT CHENG	
DATE 10-16-06 JOB NO. 06-016	
SHEET NO. A2-3	



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



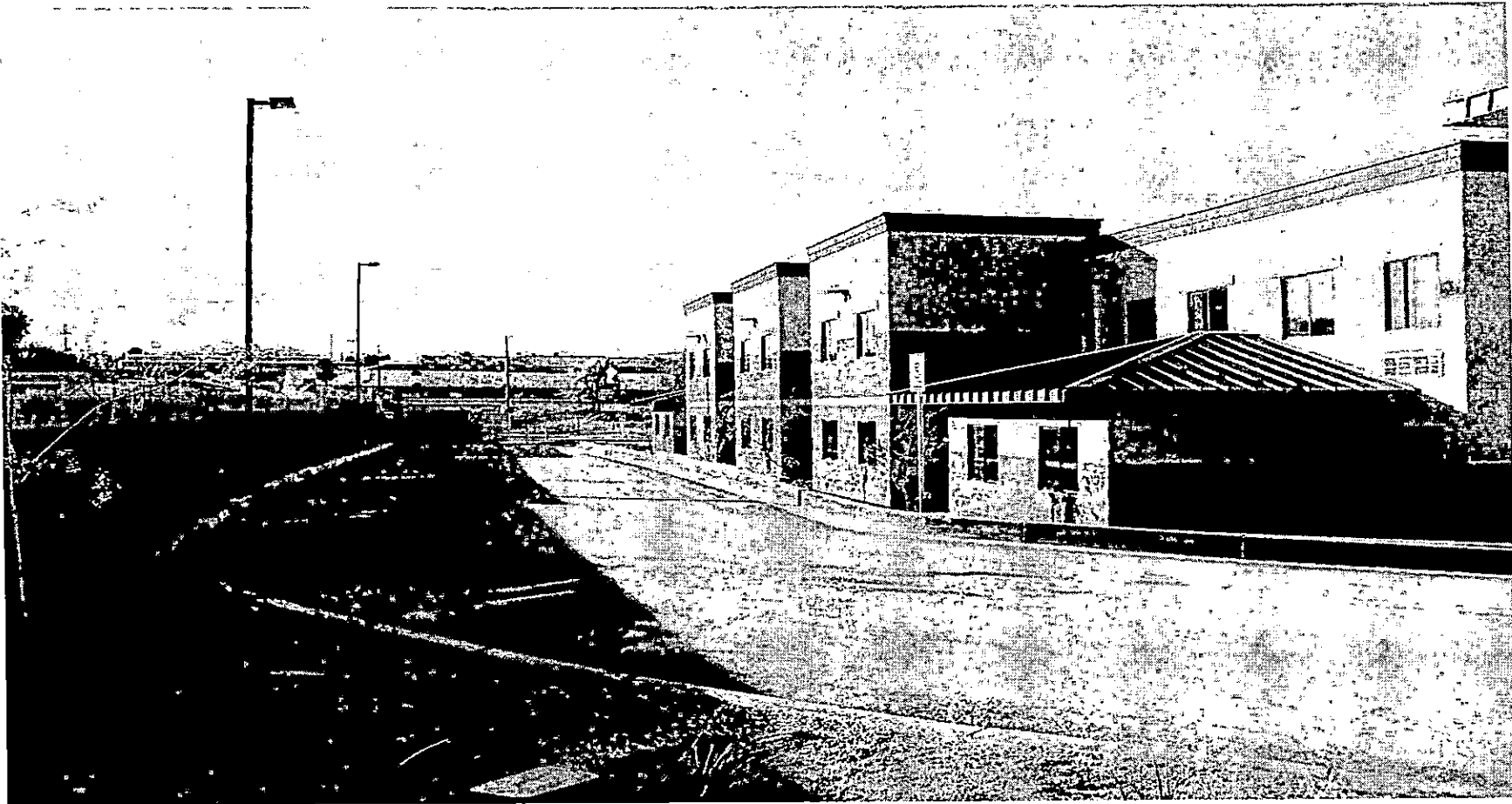
PHASE III BUILDING

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

NOV 24 2006

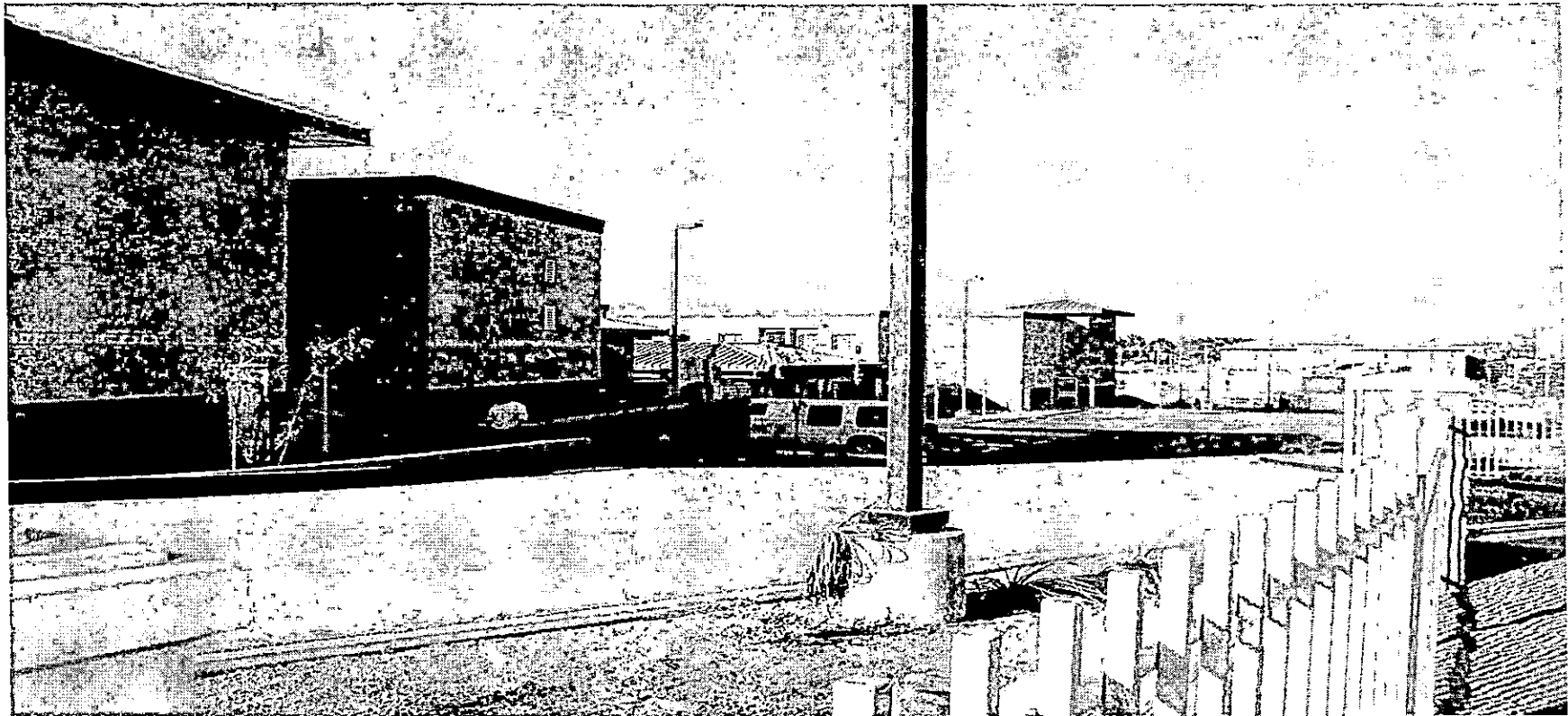
REVISIONS
CONTRACT
1000 IS BROADWAY SUITE 200 LAS VEGAS, NV 89101 PHONE: (702) 361-1000 FAX: (702) 361-1000
 CLAYTON ALPHEUS ARCHITECT LTD.
SHEET TITLE CONCEPTUAL FLOOR PLAN JOB NO. HELP. LAS VEGAS AT 0000
DATE 08-21-06 JOB NO. 00-000
SHEET NO. A3-1

SDR 17748				
Help Las Vegas Housing Corporation				
WS Main, S of Owens				
Proposed 200 unit multi-family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	200	5.86	1,172
AM Peak Hour			0.44	88
PM Peak Hour			0.52	104
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Owens Avenue				
Average Daily Traffic (ADT)	14,924			
PM Peak Hour	1194			
(heaviest 60 minutes)				
Main Street				
Average Daily Traffic (ADT)	16,485			
PM Peak Hour	1319			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Owens Avenue	32600			
Main Street	30970			
This project will add approximately 1,172 trips per day on Main and Owens. This will increase expected volumes by about 8 percent on Main and 7 percent on Owens. Owens is at about 46 percent of capacity and Main at about 53 percent of capacity.				
Based on Peak Hour use, this development will add roughly 104 additional cars into the area; which works out to about two every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



VAR-17749, VAR-17751 AND SDR-17748 - APPLICANT/OWNER: HELP LAS VEGAS HOUSING CORPORATION II
1455 NORTH MAIN STREET OR THE WEST SIDE OF MAIN STREET APPROXIMATELY 450' SOUTH OF OWENS AVENUE
DECEMBER 7, 2006 PLANNING COMMISSION

11/09/06



VAR-17749, VAR-17751 AND SDR-17748 - APPLICANT/OWNER: HELP LAS VEGAS HOUSING CORPORATION II
1455 NORTH MAIN STREET OR THE WEST SIDE OF MAIN STREET APPROXIMATELY 450' SOUTH OF OWENS AVENUE
DECEMBER 7, 2006 PLANNING COMMISSION

11/09/06



CLIFTON A. MARSHALL
ARCHITECT, LTD.

October 23, 2006

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

RE: Justification Letter for a Site Development Plan Review
H.E.L.P. Las Vegas Housing Corp. II
H.E.L.P. at Owens, Phase II (APN 139-27-502-015)
1455 Main Street, Las Vegas, NV 89106

Dear Sir/Ma'am:

H.E.L.P. Las Vegas Housing Corp. II is a Las Vegas based affiliate of H.E.L.P. USA, a national non-profit organization specializing in affordable housing development, management and supportive services.

In 2003, H.E.L.P. was approached by the City of Las Vegas to develop approximately two hundred units of affordable housing on the site at 1455 Main Street, Las Vegas, NV. Phase One consisting of seventy-five units is scheduled to be completed by the end of 2006. Phase Two is anticipated to start construction in 2007 and Phase Three is proposed to start construction in 2008/2009.

Phase two consist of fifty units of affordable housing in a four story building. There will be eight studio units, twenty-one one bedroom units and twenty-two two bedroom units. Phase Three will consist of seventy five units in a five story building. The design of Phases Two and Three are more of a residential style than Phase One.

Building construction will consist of slab on grade and concrete block construction. The block will be covered with stucco and metal S-tile to make the building have a residential feel. The buildings will have amenities such as a community room, computer room, exercise room and picnic area and supporting office space.

The development of HELP at Owens, Phase II will help address a variety of needs identified by the City of Las Vegas and Clark County. According to the Clark County Consolidated Plan, the development of affordable housing for low-income households is the highest priority for the City of Las Vegas. HELP has been providing affordable and supportive housing for low-income people since 1986. With a growing portfolio of over 2,000 housing units, HELP is emerging as one of the nation's leading non-profit developers of affordable housing.

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC



CLIFTON A. MARSHALL
ARCHITECT, LTD.

HELP's approach has earned notoriety and to include designation by the United States Congress as a national Demonstration Program. The organization has won the endorsement of Congressional representatives, government and professional leaders, social service professionals and academic experts around the country.

This project will be an asset to the Las Vegas community. It will promote the health, safety and welfare of the community by providing quality affordable housing. I hope that you will support this very important project. If you have any questions, please feel free to contact me at 702-314-9400. Thank you for your attention.

Respectfully,

Clifton Marshall, AIA

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

RQR-17518 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISEMENT - OWNER: GATEWAY MOTEL, INC. -
Required One-Year Review of an approved Special Use Permit (U-0028-01) WHICH ALLOWED A 24-FOOT X 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 928 Las Vegas Boulevard South (APN 139-34-410-165), C-2 (General Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 01/03/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. City Council Approval Letter for U-0028-01(1)

MOTION:

DAVENPORT – APPROVED subject to conditions and amending Condition 1 as follows:

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the Off-Premise Advertising (Billboard) 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.

and adding the following condition:

- The entirety of the sign's perimeter shall be outlined with neon lighting, subject to the approval of the Planning and Development Department staff. Permits shall be obtained and the installation of the neon be completed within 90 days of final review.
- Motion carried with TRUESELLE voting NO

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 27 – RQR-17518

MOTION – Continued:

To be heard by City Council on 01/03/2007

NOTE: COMMISSIONER TRUESDELL disclosed he owns property within the downtown area directly south of the notice area; however, he would vote on this motion.

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

JOHN KORKOSZ, Planning and Development Department, noted this is the fourth review for this billboard and recommended denial because the billboard is no longer appropriate considering the redevelopment taking place in the area.

ATTORNEY JAY BROWN, 520 South 4th Street, and ANDY BILANZICH, 1775 North Warm Springs Road, appeared on behalf of the applicant. ATTORNEY BROWN pointed out the billboard has been approved at its previous reviews and has been well-maintained. He requested approval.

TODD FARLOW, 240 North 19th Street, appeared in opposition and concurred with staff's analysis. He suggested annual reviews if the Commissions did approve the application. COMMISSIONER EVANS noted a one-year review is already a condition of approval.

TED RUSSELL, Las Vegas resident, appeared in opposition and stated the existing billboard is problematic for the area.

COMMISSIONER EVANS stated he had not support this billboard in the past, but could support it if some neon were integrated into the billboard design. He observed that well-maintained billboards can be a vital part of the City's visual character when located in appropriate areas.

In response to CHAIRMAN TROWBRIDGE'S inquiry regarding sign development in this area, MARGO WHEELER, Director of Planning and Development, explained billboards are not permitted within the Scenic Byway and was one reason why staff recommended denial. CHAIRMAN TROWBRIDGE observed that the applicant's selection of advertisements and billboard design could be more attractive.

ATTORNEY BROWN informed CHAIRMAN TROWBRIDGE and COMMISSIONER DAVENPORT that neon had not been installed because the advertisements changed frequently and also because of the temporary nature of the billboard's Special Use Permit. ATTORNEY BROWN suggested that neon could be installed in the billboard if the Commissioners would grant approval of the Special Use Permit for two years rather than one year.

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 27 – RQR-17518

MINUTES – Continued:

In response to COMMISSIONER EVANS' inquiry regarding the reinvestment of billboard revenue into the property, MR. BILANZICH described his company's efforts to maintain and improve the properties receiving income for his company's billboards. COMMISSIONER TRUESDELL stated that reinvestment of billboard income back into a property varied depending on the property owner and that the presence of a billboard did not guarantee a well-maintained property.

In response to COMMISSIONER STEINMAN, DEPUTY CITY ATTORNEY JAMES LEWIS stated removing the billboard would not be prevented by the history of approvals for the billboard's Special Use Permit and explained that legislature had been enacted to assist jurisdictions in removing billboards that were no longer appropriate.

COMMISSIONER STEINMAN observed that the subject property will eventually be redeveloped and that the applicant may be forced to remove the billboard.

When COMMISSIONER DAVENPORT suggested adding a condition requiring the removal of the billboard when the property is redeveloped, DEPUTY CITY ATTORNEY LEWIS explained that such a condition would be more appropriate within the conditions of a Site Development Plan Review. DEPUTY CITY ATTORNEY LEWIS also suggested the wording of the additional condition pertaining to the inclusion of neon on the billboard. MS. WHEELER crafted the amended and additional conditions to COMMISSIONER DAVENPORT'S satisfaction.

In response to ATTORNEY BROWN'S inquiry regarding alternate conditions in the event installing neon is not feasible, CITY ATTORNEY LEWIS explained the applicant would have to return to the Planning Commission for a review of conditions.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(8:12 – 8:32)

2-686

CONDITIONS:

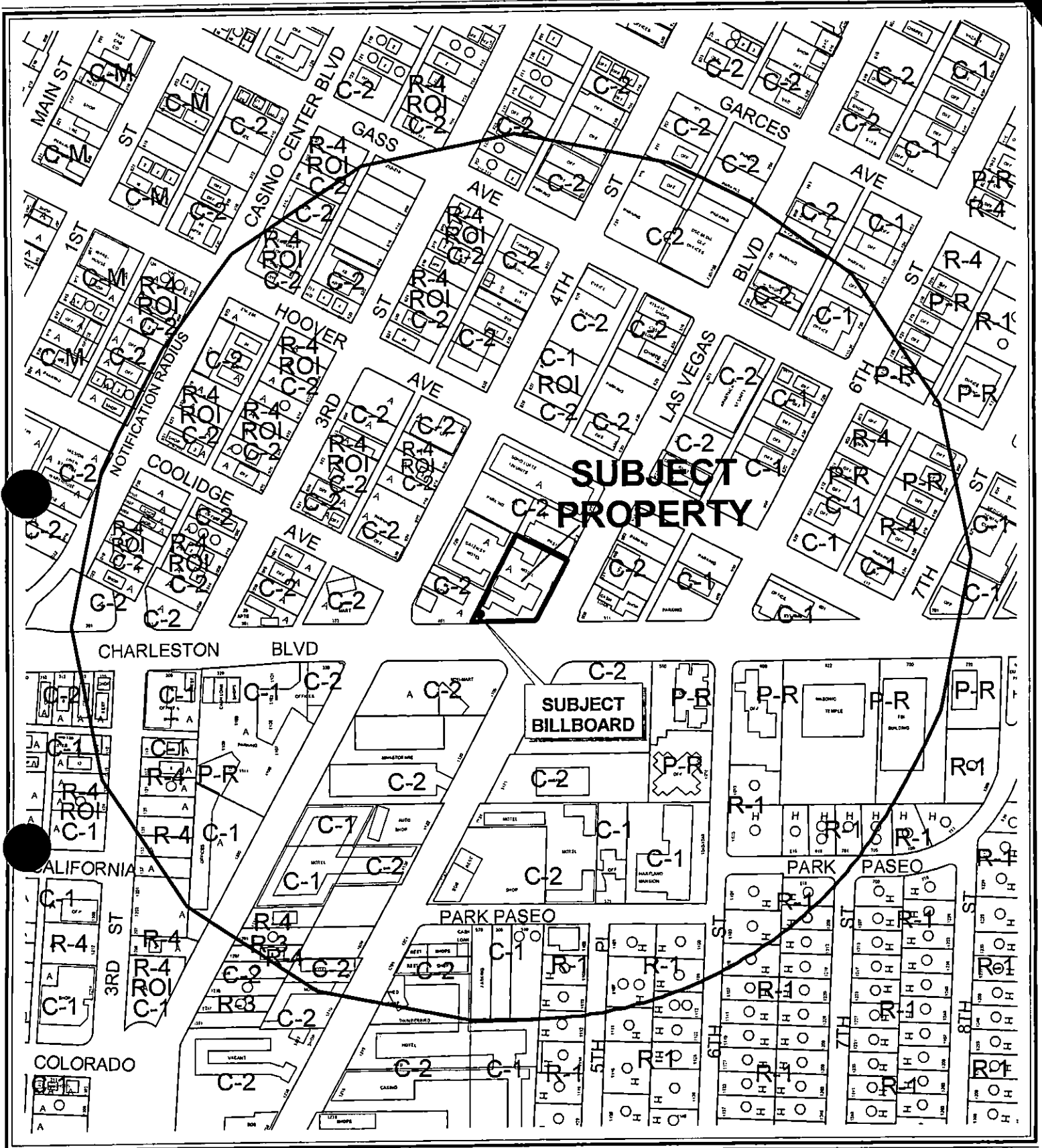
Planning and Development

1. The Special Use Permit shall be reviewed in one year at which time the City Council may require the Off-Premise Advertising (Billboard) 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.

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 27 – RQR-17518

CONDITIONS – Continued:

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 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.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.
5. The chain-link fence enclosure shall be properly maintained, until removed.
6. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

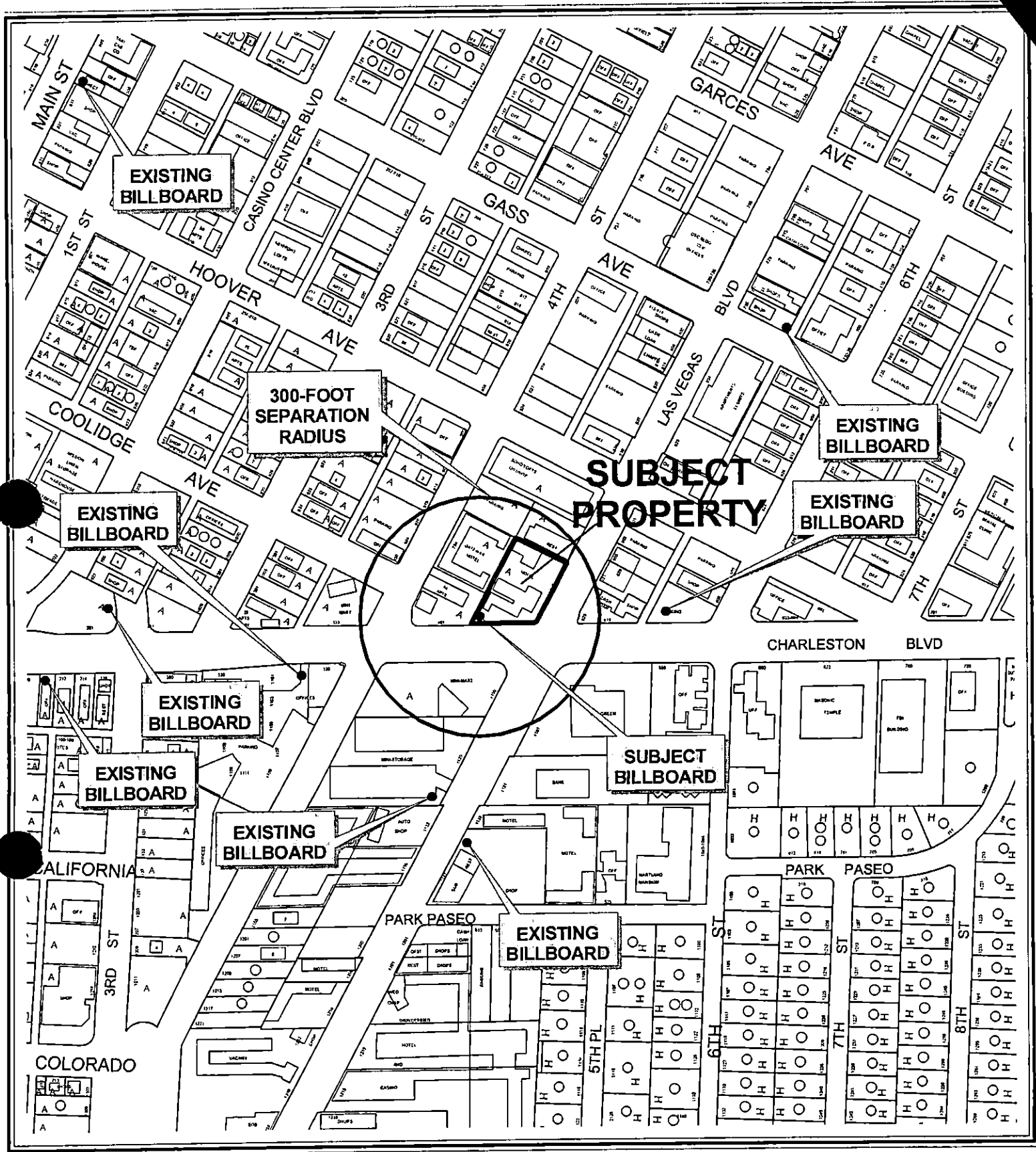


CASE: **RQR-17518**

RADIUS: 1000 FT

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





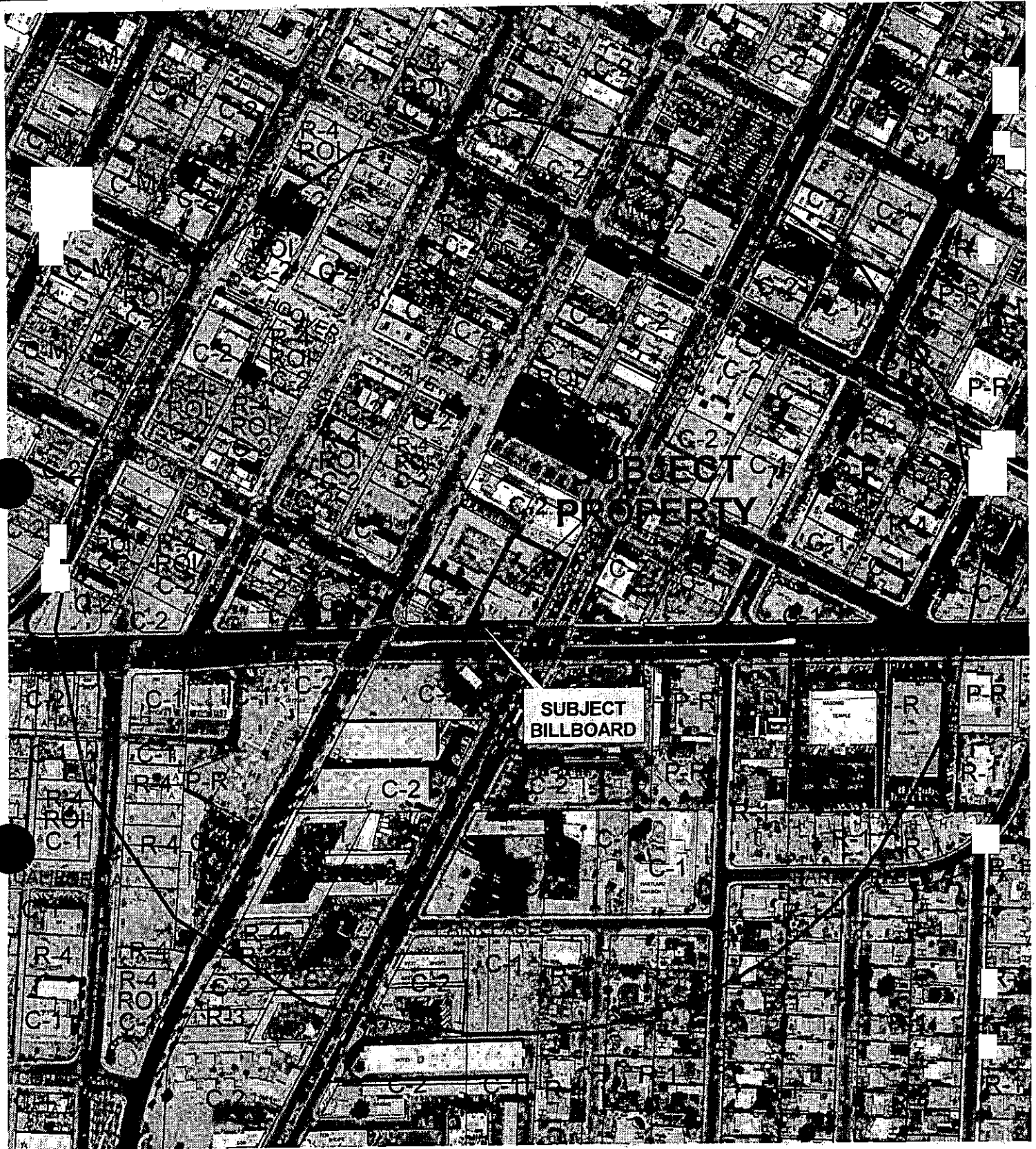
0 300 600 Feet

CASE: RQR-17518

SEPARATION RADIUS: 300 FT

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





SUBJECT
BILLBOARD

0 300 600 Feet

CASE: RQR-17518

RADIUS: 1000 FT

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



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: RQR-17518 - APPLICANT: REAGAN NATIONAL
ADVERTISEMENT - OWNER: GATEWAY MOTEL, INC.**

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

1. The Special Use Permit shall be reviewed in one year at which time the City Council may require the Off-Premise Advertising (Billboard) 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. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 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.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.
5. The chain-link fence enclosure shall be properly maintained, until removed.
6. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

RQR-17518 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Required One-Year Review of an approved Special Use Permit (U-0028-01) which allowed a 24-foot x 28-foot Off-Premise Advertising (Billboard) Sign at 928 Las Vegas Boulevard South.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/16/01	The City Council Approved a Special Use Permit (U-0028-01) for a proposed 45-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on the subject site. The Planning Commission and staff recommended denial on 03/22/01.
08/07/02	The City Council Approved a Required One Year Review [U-0028-01(1)] of an approved Special Use Permit which allowed a 40-foot high, 28-foot by 24-foot Off-Premise Advertising (Billboard) Sign on the subject site. The Planning Commission and staff recommended denial on 05/23/02.
11/19/03	The City Council granted the Appeal; thereby approving the Required One-Year Review (RQR-3024) of an approved Special Use Permit (U-0028-01), which allowed a 40-foot high, 28-foot by 24-foot Off-Premise Advertising (Billboard) Sign on the subject site. The Planning Commission and staff recommended denial on 10/23/03.
12/15/04	The City Council approved a Required Review (RQR-5247) of an approved Special Use Permit (U-0028-01) which allowed a 40-foot high, 28-foot by 24-foot Off-Premise Advertising (Billboard) Sign at 928 Las Vegas Boulevard South. The Planning Commission and staff recommended denial on 11/18/04.
09/07/05	The City Council approved a Request for a Review of Condition (ROC-7358) Number 1 of an approved Required One Year Review (RQR-5247) to allow no illuminated neon on an existing Off-Premise Advertising (Billboard) Sign in the Scenic Byway Overlay District where at least 75 percent of the total sign surface is required to contain neon. Staff recommended denial of the request.
09/22/05	The Planning Commission approved a Variance (VAR-8496) to allow an existing Off-Premise Advertising (Billboard) Sign with less than 75% neon or animated illumination to be located within the Las Vegas Boulevard Scenic Byway Overlay District. This item was final action at the Planning Commission meeting. Staff recommended denial of the request.
<i>Related Building Permits/Business Licenses</i>	
09/24/01	A building permit was issued on 07/18/01 and finalized on the indicated date.

RQR-17518 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.2

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Motel	C (Commercial) [Downtown Redevelopment Plan O (Office), SC (Service Commercial) and GC (General Commercial)]	C-2 (General Commercial)
North	Restaurant	MXU (Mixed Use) [Downtown Redevelopment Plan - Mixed Use – L (Low Density Residential), ML (Medium-Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial) GC (General Commercial) and PF (Public Facility)]	C-2 (General Commercial)
South	Right-Of- Way/Convenience Store	C (Commercial) [Downtown Redevelopment Plan O (Office), SC (Service Commercial) and GC (General Commercial)]	C-2 (General Commercial)

RQR-17518 - Staff Report Page Three
December 7, 2006 - Planning Commission Meeting

East	Right-Of-Way/Financial Institution, Specified	C (Commercial) [Downtown Redevelopment Plan O (Office), SC (Service Commercial) and GC (General Commercial)]	C-2 (General Commercial)
West	Apartment/Motel	C (Commercial) [Downtown Redevelopment Plan O (Office), SC (Service Commercial) and GC (General Commercial)]	C-2 (General Commercial)

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

ANALYSIS

This is the fourth Required Review of the subject sign. The sign was approved by the City Council on 05/16/01. Further extending the Off-Premise Advertising (Billboard) Sign is not harmonious and compatible with redevelopment efforts as the subject site is located in the Las Vegas Downtown Centennial Plan and the Downtown Redevelopment Plan. As stated in the Las Vegas 2020 Master Plan; the visual image of the streetscape and roadscape environments is perhaps the most important single factor in the perception of quality of life for both the resident and visitor to Las Vegas. Therefore, staff is recommending denial of the subject Required Review.

RQR-17518 - Staff Report Page Four
December 7, 2006 - Planning Commission Meeting

Previous Conditions of Approval from Required Review (RQR-5247)

1. At least 75% of the total sign surface shall consist of illuminated neon signage within six months as required under the Scenic Byway Overlay District.
2. The Special Use Permit shall be reviewed in one year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
3. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 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.
6. The chain-link fence enclosure shall be properly maintained.

FINDINGS

The continued use of the existing Off-Premise Advertising (Billboard) Sign is not harmonious or compatible with redevelopment efforts at the subject site. The site is located in the Las Vegas Downtown Centennial Plan and the Downtown Redevelopment Plan. Therefore, staff is recommending denial of the Required Review with an additional review within one year, if approved.

RQR-17518 - Staff Report Page Five
December 7, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 266

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-17518**

APN: 139-34-410-165

Name of Property Owner: Gateway Motel Inc.

Name of Applicant: Reagan National Advertising of Nevada

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Andrew D. Bilanzich

Print Name:

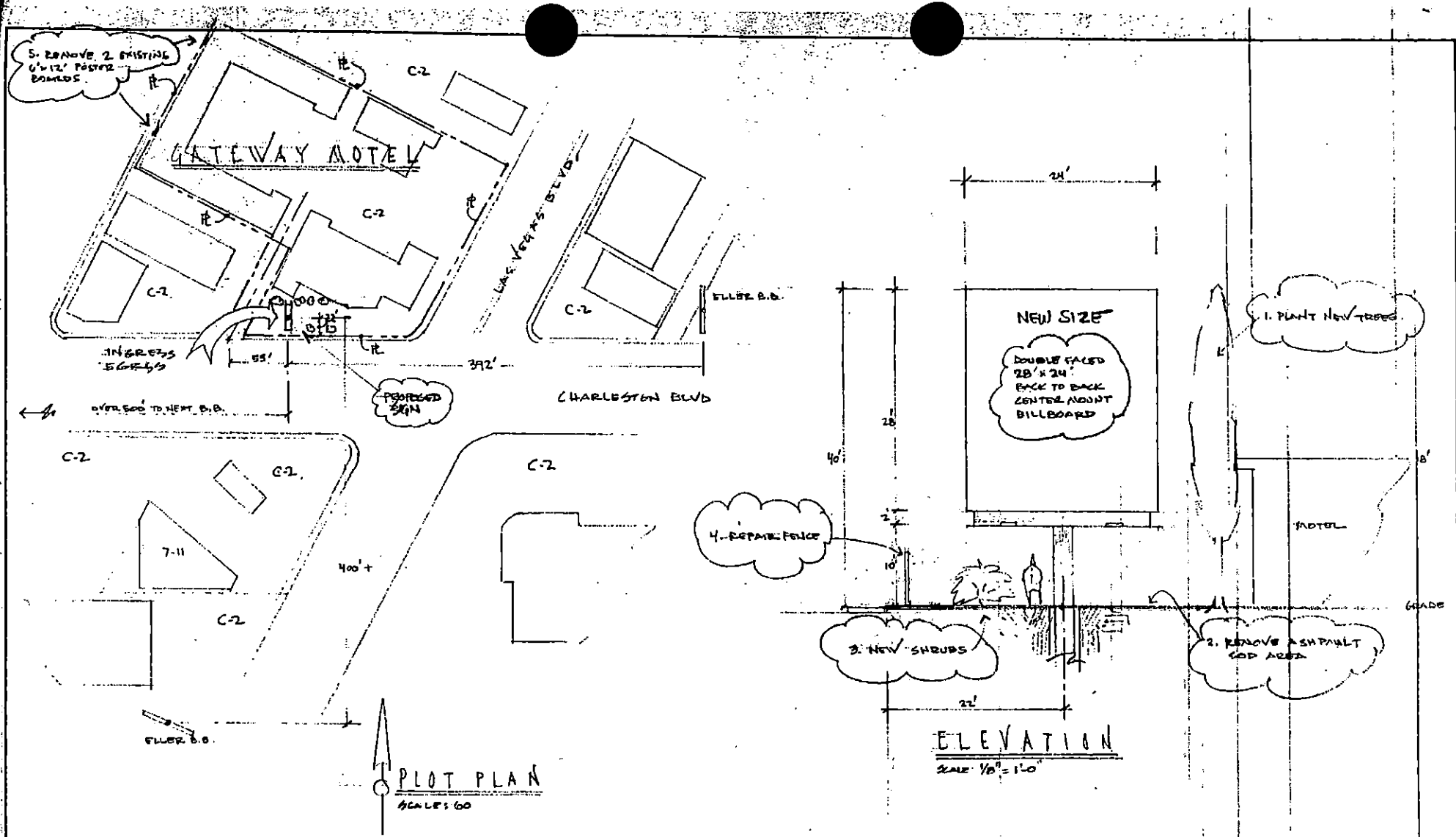
Andrew D. Bilanzich

Subscribed and sworn before me

This 10th day of October, 20 06

Lee Marie Skore, Salt Lake County, Utah
Notary Public in and for said County and State





REAGAN NATIONAL ADVERTISING
7181 S. INDUSTRIAL LV NV 89118 • 702.361-3904

OWNED BY: GATEWAY MOTEL
713-LVBS. LV NV 89109
SCALE: NOTED APPROVED BY: DRAWN BY: LCC

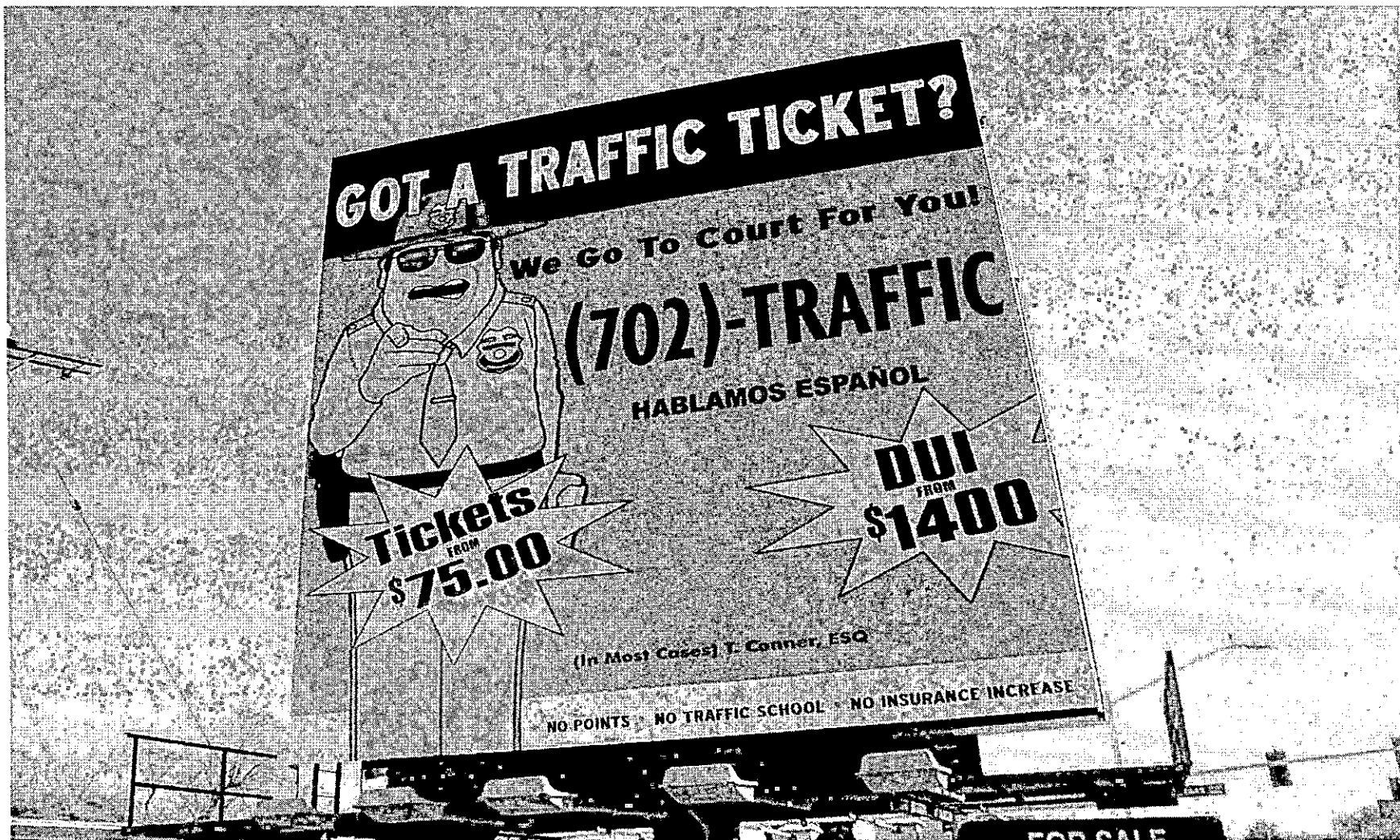
RQR-17518
12/07/06 PC

OCT 12 2006



RQR-17518 - APPLICANT: REAGAN NATIONAL ADVERTISEMENT - OWNER: GATEWAY MOTEL, INC.
928 LAS VEGAS BOULEVARD SOUTH
DECEMBER 7, 2006 PLANNING COMMISSION

11/08/06



RQR-17518 - APPLICANT: REAGAN NATIONAL ADVERTISEMENT - OWNER: GATEWAY MOTEL, INC.
928 LAS VEGAS BOULEVARD SOUTH
DECEMBER 7, 2006 PLANNING COMMISSION

11/08/06



MAYOR
OSCAR B. GOODMAN

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

ACTING CITY MANAGER
DOUGLAS A. SELBY

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

38112-012-6/02

August 9, 2002

Mr. David Jhwar
1968 Berkshire
Fullerton, California 92833

RE: U-0028-01(1) - REQUIRED ONE YEAR REVIEW
CITY COUNCIL MEETING OF AUGUST 7, 2002

Dear Mr. Jhwar:

The City Council at a regular meeting held August 7, 2002 considered the Appeal filed by Singer & Brown on behalf of Reagan National Advertising from the Denial by the Planning Commission of a Required One Year Review of an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH, 28 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 928 Las Vegas Boulevard South (APN: 139-34-410-165), C-2 (General Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Required One Year Review on an approved Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on August 8, 2002. This approval is subject to:

Planning and Development

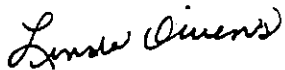
1. The Special Use Permit shall be reviewed in one year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 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.

RQR-17518
12/07/06 PC

Mr. David Jhwar
U-0028-01(1) – Page Two
August 9, 2002

4. All City Code requirements and design standards of all City Departments shall be satisfied.
5. The chain-link fence enclosure shall be repaired and properly maintained, until removed.

Sincerely,



LINDA OWENS
DEPUTY CITY CLERK II for
BARBARA JO RONEUMUS, CITY CLERK

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

Mr. Lee Cote
Reagan National Advertising
7181 South Industrial Road
Las Vegas, Nevada 89118

RQR-17518
12/07/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-17729 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARK JAGET - OWNERS: RICHARD WEISBANT FAMILY TRUST AND 3RD GASS PARTNERS, LLC - Request for a Special Use Permit TO ALLOW A MIXED-USE DEVELOPMENT adjacent to the northeast corner of Gass Avenue and 3rd Street (APNs 139-34-410-112 & 139-34-410-113), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 3 (Reese).

C.C.: 01/03/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

DAVENPORT – DENIED – Motion carried with EVANS, TRUESDELL and STEINMAN voting NO

NOTE: An initial motion by EVANS to APPROVE subject to conditions failed with TROWBRIDGE, GOYNES, DAVENPORT and DUNNAM voting NO

To be heard by City Council on 01/03/2007

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 28 [SUP-17729] and Item 29 [SDR-17731].

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 28 – SUP-17729

MINUTES – Continued:

JOHN KORKOSZ, Planning and Development Department, stated this mixed-use proposal is an appropriate use in the area and recommended approval.

MARK JAGET, 8440 West Lake Mead Boulevard, appeared on behalf of the applicant. He noted staff had expressed concern with the sign which was proposed to be in three pieces and stated the sign could be constructed as one piece instead.

TOM TRINAYSTITCH, 722 South 3rd Street, appeared in opposition and expressed concern with the lack of parking, noting the current scarcity of parking. ATTORNEY DON TINGEY, 723 South 3rd Street, concurred and suggested that access be from the alley only.

MR. JAGET observed that construction workers were contributing to the lack of parking in the area and that residents would buy with the understanding that living in the downtown community would require walking and using public transportation. He explained each residential unit would have one assigned parking space and stated a coffee shop was intended for the proposed retail area.

In response to CHAIRMAN TROWBRIDGE'S inquiry, MR. JAGET explained the proposed sign's design had been intended to be unique and interesting.

MR. JAGET informed COMMISSIONER STEINMAN that the numbers on the sign was the address of the building. MR. JAGET admitted to COMMISSIONER STEINMAN that he would sell units to anyone who wished to buy, but MR. JAGET noted initial interest was from Las Vegas residents who were interested in moving downtown. COMMISSIONER STEINMAN observed that Las Vegas residents are vehicle-dependant and asked MR. JAGET for his solution to that situation. MR. JAGET noted that any residents would understand the parking limitations of the buildings and stated that the retail area would consist of 2000 square feet.

In response to COMMISSIONER GOYNES' question, MR. JAGET stated the smallest unit would be 711 square feet and the largest unit would be approximately 2200 square feet.

COMMISSIONER DUNNAM noted the many parking variances being approved in the downtown area were creating a problem for the City and stated he could not support this project.

COMMISSIONER EVANS acknowledged the parking issue, but stated requiring mixed-use projects to provide two parking spaces per unit is unreasonable. He agreed with MR. JAGET'S

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 28 – SUP-17729

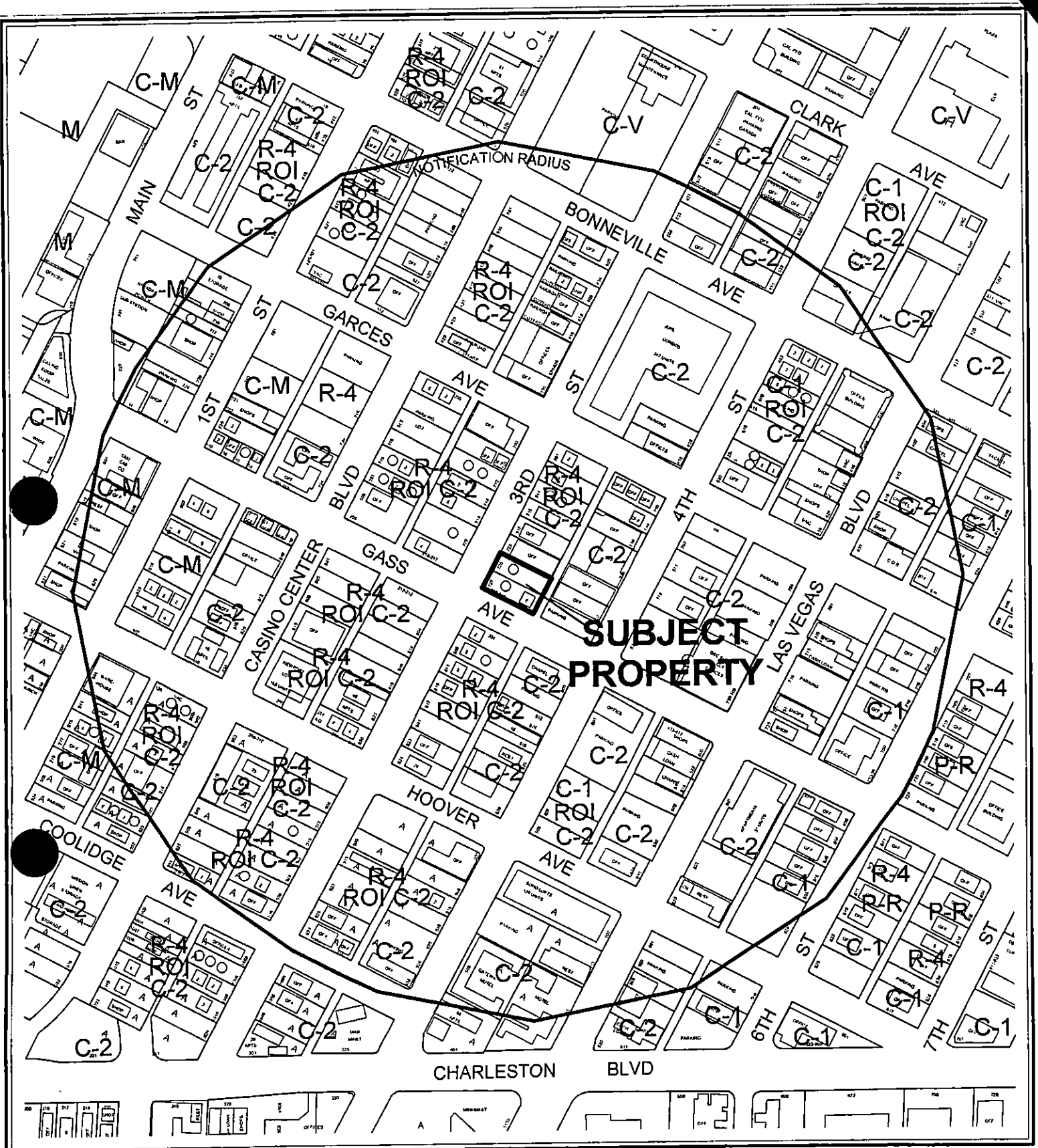
MINUTES – Continued:

statement that residents understood parking limitations in urban areas and noted these projects encourage community grocery stores and other pedestrian-oriented amenities. He admitted that parking would have to be addressed in the future but expressed his support and hope that this project would be built.

MR. JAGET explained to COMMISSIONER DAVENPORT that the retail space would have very few employees, but COMMISSIONER DAVENPORT pointed out that those employees and some customers would still need parking. MR. JAGET responded that parking would become more available once construction workers stopped monopolizing the available on-street parking.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 28 [SUP-17729] and Item 29 [SDR-17731].

(8:32 – 8:55)
2-1372



CASE: **SUP-17729**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO
C-2 (GENERAL COMMERCIAL)





CASE: **SUP-17729**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO
C-2 (GENERAL COMMERCIAL)

0 100 200 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-17729 - APPLICANT: MARK JAGET - OWNERS:
RICHARD WEISBANT FAMILY TRUST AND 3RD GASS PARTNERS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions set for in Site Development Review (SDR-17731).
2. This approval shall be void two year 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.

SDR-17731 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a mixed-use, low-rise (five stories) residential development with 2,029 square feet of retail space available on the ground floor in a new building at the northeast corner of Third Street and Gass Avenue in downtown Las Vegas. The building is designed to reflect a warehouse-type loft residential development. There are several floor plans within this 30-unit development with several being of a "skip stop" layout offering both north and south views. A landscaped amenity area is located above the garage on the second floor that will include a pool. Roof signage is being proposed as an architectural element to reflect a 1940's style Las Vegas design. In addition, a companion application request for a Site Development Review (SDR-17731) has been filed. A Special Use Permit is required for the mixed-use nature of this project.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12-10-64	City Council rezoned the entire downtown including subject properties.
<i>Pre-Application Meeting</i>	
10/12/06	The applicant met with staff concerning the development of a mixed-use project on commercially zoned property. The applicant was informed of the Special Use Permit requirement for the proposed mixed-use residential/commercial development and the standards for a Site Development Review application. A waiver for the required loading zone would be required and the applicant was informed that the proposed roof signage was problematic and should be reconsidered.
<i>Neighborhood Meeting</i>	
NA	NA

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	.60 acres
Net Acres	.32 acres

SUP-17729 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Apartments	Commercial	R-4 (High Density Residential)
North	Office	Commercial	C-2 (General Commercial)
South	Apartments	Commercial	R-4 (High Density residential)
East	Office/Parking Lot	Commercial	C-2 (General Commercial)
West	Apartments	Commercial	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Yes
Redevelopment Plan Area	X		Yes
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Yes
G-O Gaming Enterprise Overlay District		X	NA
A-O Airport Overlay District	X		Yes
H Historic Designation		X	NA
Downtown Casino Overlay District		X	NA
Live/Work Overlay District	X		Yes
Las Vegas Boulevard Scenic Byway Overlay District		X	NA
Trails		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	13,655 sf	Yes
Min. Lot Width	NA	100 feet	Yes
Min. Setbacks			
• Front	NA	None	Yes
• Side	NA	None	
• Corner	NA	None	
• Rear	NA	None	
Min. Distance Between Buildings	NA	None	Yes

SUP-17729 - Staff Report Page Three
December 7, 2006 - Planning Commission Meeting

Max. Lot Coverage	100% allowed	100%	Yes
Max. Building Height	No limit	80 feet	Yes
Trash Enclosure	Required	Yes	Yes
Mech. Equipment	Screened	Yes	Yes

Per Title 19.08: All structures located in the Downtown Overlay District are exempted from the automatic application of the building height, building setback, lot coverage provisions and residential adjacency standards.

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Downtown Centennial Plan	5-foot amenity zone and 11-foot sidewalks	5-foot amenity zone and 11-foot sidewalks	Yes

This project meets the Downtown Centennial Plan streetscape requirements by providing five Southern Heritage Live Oak trees along the Gass Avenue frontage and providing three Deglet-Noor Date Palm trees along the Third Street frontage. Additional landscaping is located on the second floor amenity area on the north and east elevations of the structure.

Pursuant to Title 19.10, the following parking standards apply:

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	
Residential (studio & 1 bedroom)	20	1.25 + one guest/6	28	2	28	2	Yes
Residential (2 bedroom)	10	1.75 + one guest/6	21	1	0	0	No
Retail	2,029 sq. ft.	1 per 175 sq.ft.	12	1	0	0	No
SubTotal			61	4	28	2	No
Loading Spaces		3			0		No

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. The applicant is justifying providing no parking for the retail portion of this project due to the availability of on-street parking, nearby availability of parking in paid garages and the location of mass transit lines along Las Vegas Boulevard and Casino Center Boulevard. Staff concurs with this portion of the application. The fact that a service alley is adjacent to the project justifies the lack of loading spaces and staff concurs.

SUP-17729 - Staff Report Page Four
December 7, 2006 - Planning Commission Meeting

Staff is concerned with the lack of stacking space before the security gates, especially on the Third Street entrance. Staff recommends that the Third Street entrance be converted to an exit only and that the garage opening off of the alley be used only for an entrance which would allow some stacking room off of the street via the service alley. All electronic security gates must have written approval by City of Las Vegas Traffic Engineering prior to being permitted.

Third Street Roof Sign: [19.14.(F).10]		
Standards	Allowed	Provided
Maximum Number	1 / Street frontage 1 total	1 total
Maximum Area	20% of elevation up to a maximum of 150 SF.	35 SF
Maximum Height	8 feet above top of wall	Shall be below 8 feet above the top of the wall
Minimum Setback	NA	NA
Illumination	Internal, External	Internal non-flashing red neon

Gass Avenue Roof Sign: [19.14.(F).10]		
Standards	Allowed	Provided
Maximum Number	1 / Street frontage 1 total	4 / Street frontage 4 total
Maximum Area	20% of elevation up to a maximum of 150 SF.	84 SF total for all four signs
Maximum Height	8 feet above top of wall	Shall be below 8 feet above the top of the wall
Minimum Setback	NA	NA
Illumination	Internal, External	Internal non-flashing red neon

ANALYSIS

The mixed-use retail/residential nature of this project conforms with the mixed-use standards for both the Downtown Centennial Plan and Redevelopment Plan.

The elevation of the proposed building is creative and offers a distinct design element into the downtown that hasn't been seen for many years. The west and south elevations show considerable relief with the recessed balconies. The proposed stone veneer and silver-shaded glass adds a modern feel to the warehouse character of the project. The garage gate on the west elevation is rather plain and will need to be revised showing additional architectural detail. The wrap around canopy over the sidewalk will require an aerial easement from Public Works.

The site plan takes maximum advantage of the limited space with the retail component at the southwest corner of the project and the parking garage wrapping around it. Due to the lack of

YK

SUP-17729 - Staff Report Page Five
December 7, 2006 - Planning Commission Meeting

stacking for the secured entry off of Third Street, it is advised that this become an exit only with the sole entrance to the garage being off of the service alley on the east side of the project. Written approval from the City of Las Vegas Traffic Engineering is required for the electronically secured garage doors. There are no loading docks being proposed for this project. However, the service alley will provide ample room for trucks to load and unload goods directly adjacent to the east property. A trash chute with access directly off of the service alley is also being provided.

There are 15 floor plans being offered in the 30-unit residential component of the project which provides a wide range of choices ranging from 811 square feet to over 2,100 square feet per unit. There are four "skip stop" units that will provide the residents with both north and south views. The retail will be located on the ground floor facing the west and south. The lobby for the residential units is located off of Third Street and the retail can be accessed from both the lobby and directly off of Gass Avenue.

Five roof-top signs are being proposed for this development. Title 19 allows for one roof-top sign per street elevation. The proposed signage for the west elevation meets this requirement. However, four roof-top signs are being proposed for the Gass Avenue frontage. Staff recommends that these four signs either be consolidated or that the numbers 3, 1, and 0 are removed altogether. The red non-flashing neon may be problematic for neighboring residential units.

FINDINGS:

The following findings must be made for an SUP:

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. *Upon approval of the companion Site Development Review (SDR-17731) the proposed development is compatible with adjacent development and overall downtown development.*
2. The subject site is physically suitable for the type and intensity of land use proposed. *This mixed-use retail/residential property is well suited for its downtown location.*
3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposal. *The capacity of both Third Street and Gass Avenue are adequate to meet the requirements of the proposed development.*

SUP-17729 - Staff Report Page Six
December 7, 2006 - Planning Commission Meeting

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General plan. *An aerial encroachment permit is required for the sidewalk canopy and written approval for the electronic garage doors from the Traffic Engineering Department are required. The development will require building permits from the Department of Building and Safety which will assure the public health, safety and general welfare are secured. Additionally, a detailed construction plan will be submitted and approved by Planning and Development staff prior to construction.*
5. The use meets all of the applicable conditions per Title 19.04. *This project is in conformance with Title 19.04.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 272 (Mailed with SDR-17731)

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-17729** APN: **139-34-410-112**
 Name of Property Owner: **3rd GRIS PARTNERS, LLC**
 Name of Applicant: **MARC JAGET**

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: _____

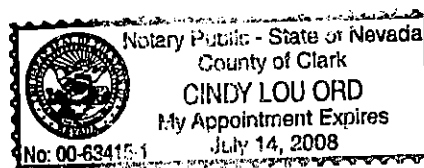
Signature of Property Owner: _____

Print Name: **MARC JAGET**

Subscribed and sworn before me

This **24th** day of **October**, 20 **06**

Cindy Lou Ord
 Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SUP-17729

Case Number: _____ APN: 139-39-710-113

X Name of Property Owner: Richard D. Weisbaart and Sharon G. Weisbaart,
Co-Trustees of The Richard D. Weisbaart Family Trust
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): _____

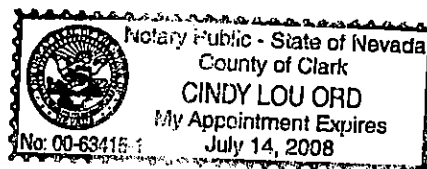
APN: _____

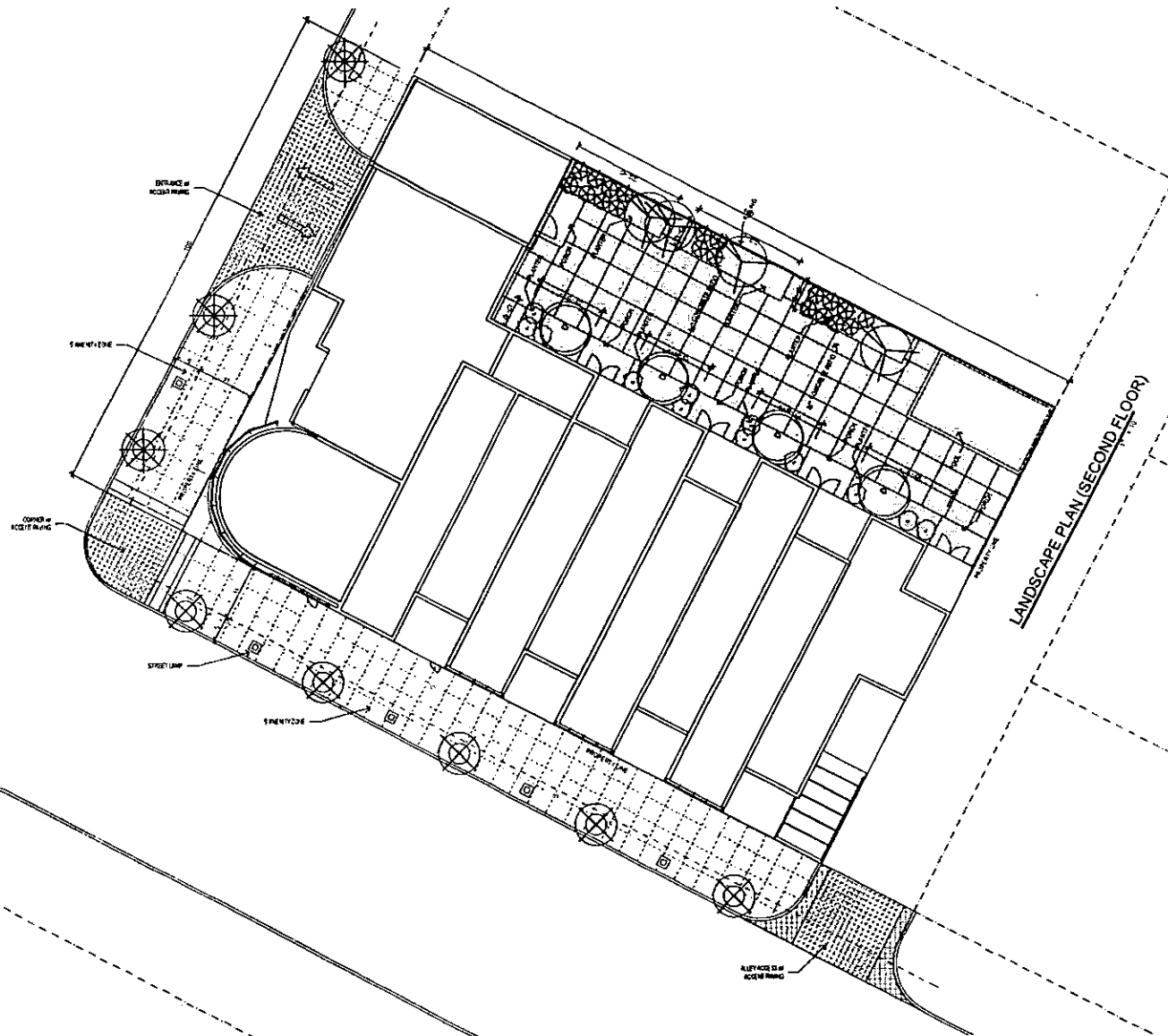
X Signature of Property Owner: Richard D. Weisbaart, Co-Trustee
Print Name: Richard D. Weisbaart, Co-Trustee

Subscribed and sworn before me

This 24th day of October, 2006

Cindy Lou Ord
Notary Public in and for said County and State





LANDSCAPE SCHEDULE				
TREES	COMMON NAME	BOTANICAL NAME	SIZE	QTY
(Symbol)	MONDESIPTIS	MONDESIPTIS	24" Box	1
(Symbol)	CHILEAN MAGNOLIA	CHILEAN MAGNOLIA	24" Box	1
(Symbol)	YUCCA	YUCCA	24" Box	1
(Symbol)	HERITAGE LIVE OAK	HERITAGE LIVE OAK	24" Box	1
SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE	QTY
(Symbol)	DESERT CACTUS	DESERT CACTUS	5 gal	25
(Symbol)	MOON TOWER MIMOSA	MOON TOWER MIMOSA	5 gal	12
(Symbol)	SALVIA	SALVIA	5 gal	1
(Symbol)	CHERRY BLOSSOM	CHERRY BLOSSOM	12 gal	1
(Symbol)	WILLOW BARK	WILLOW BARK	5 gal	1

LANDSCAPE PLAN

APTUSIA Architecture
 1200 Las Vegas Blvd. S. Suite 300
 Las Vegas, Nevada 89101
 P: 702.891.1200
 F: 702.891.1212

3rd & Gass Lofts
 Site Development
 310 Gass Avenue
 Las Vegas, Nevada 89101

SUP-17729
SDR-17731
12/07/06 PC

City of Las Vegas SDR Summary
 12/07/06
 12/07/06

LANDSCAPE PLAN

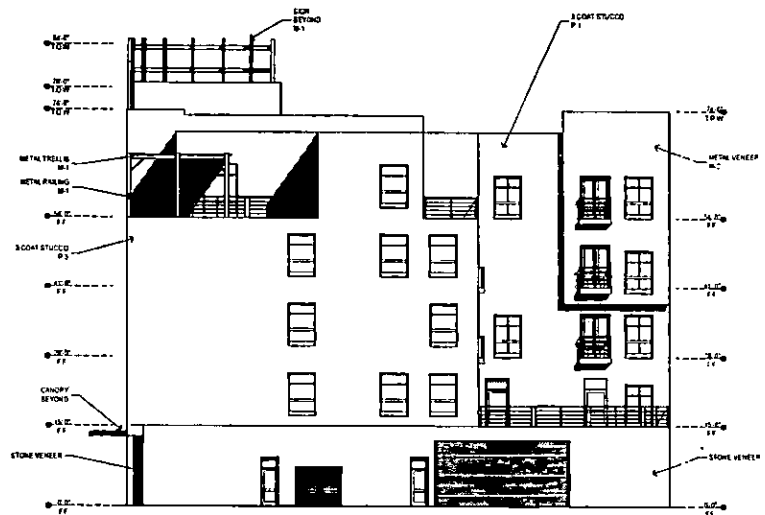
L100

Project: 3rd & Gass Lofts



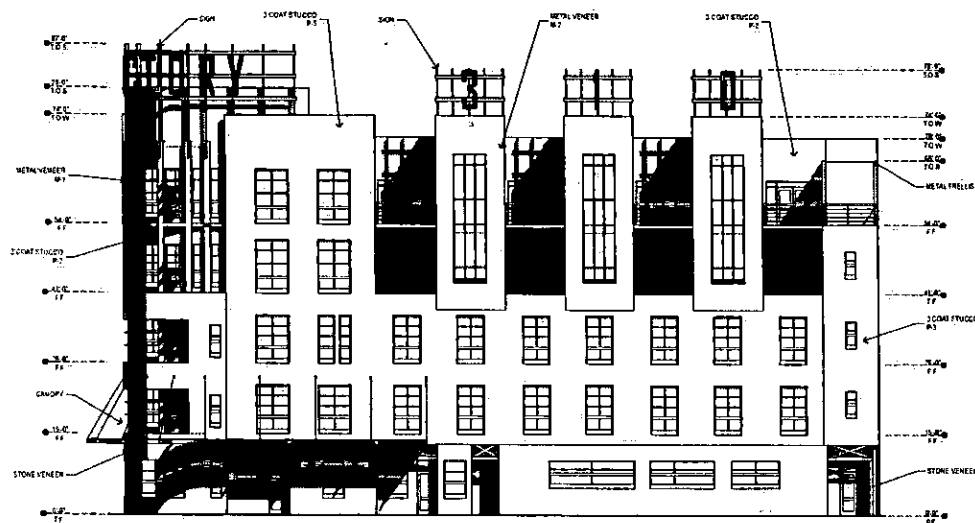
NORTH ELEVATION

3/22' = 1" 0"



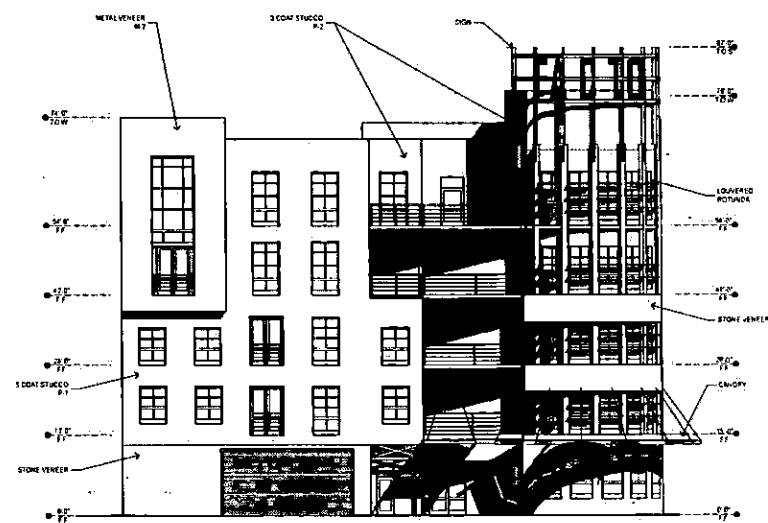
EAST ELEVATION

3/22' = 1" 0"



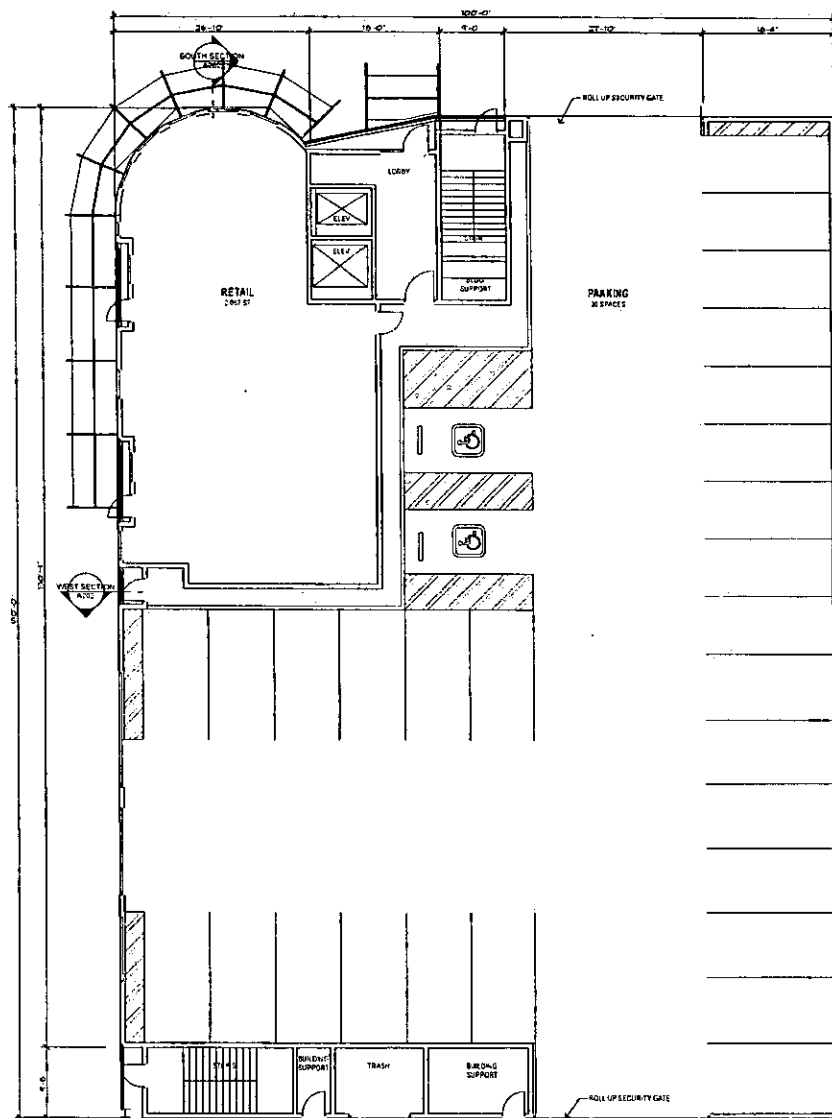
SOUTH ELEVATION

3/22 * 1/20

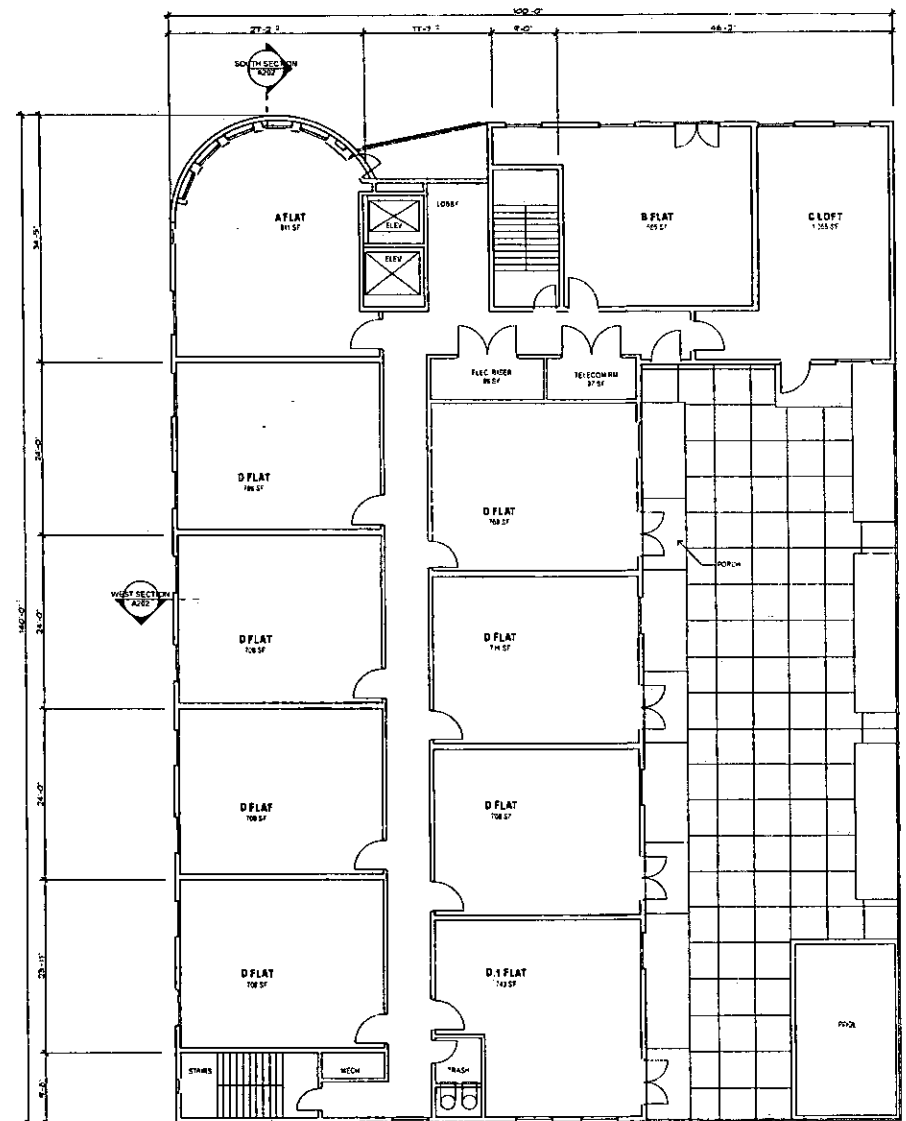


WEST ELEVATION

3/22 * 1/20



FIRST FLOOR



SECOND FLOOR

FIRST & SECOND
FLOOR PLANS

APTUSIA Architecture
1700 South Main Street
Suite 214
Las Vegas, Nevada 89104
P 702.899.1200
F 702.899.1275

3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

SUP-17729
SDR-17731
12/07/06 PC

DATE OF REVISION: 12/12/06
OCT 24 2006

A100

01 244 3rd & Gass Lofts



A101

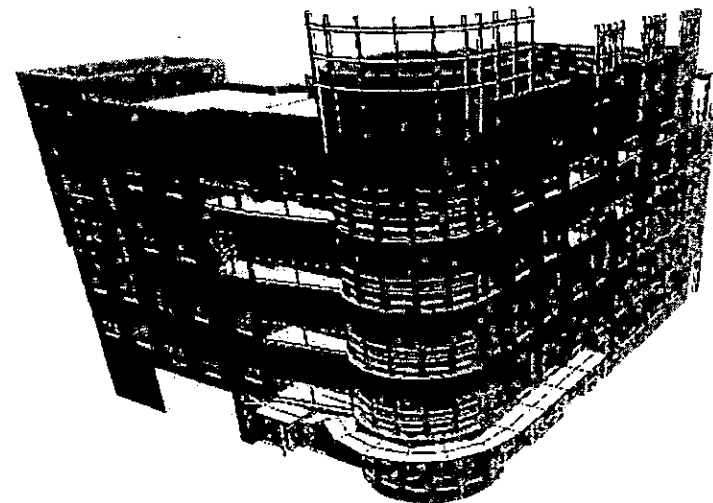
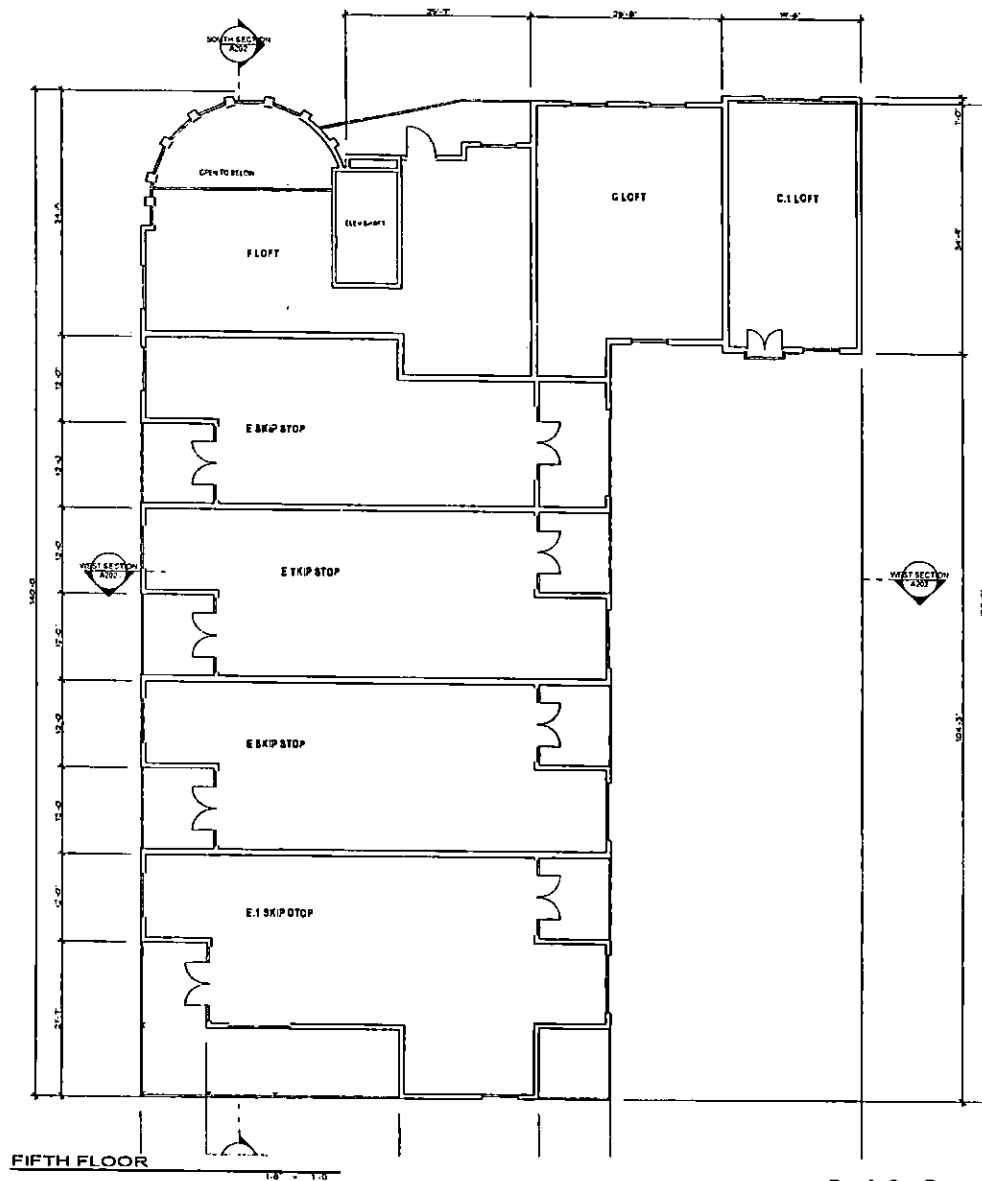
APTUSIA Architecture
1200 South 4th Street
Suite 204
Las Vegas, Nevada 89104
P 702.979.4200
F 702.979.4218

3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

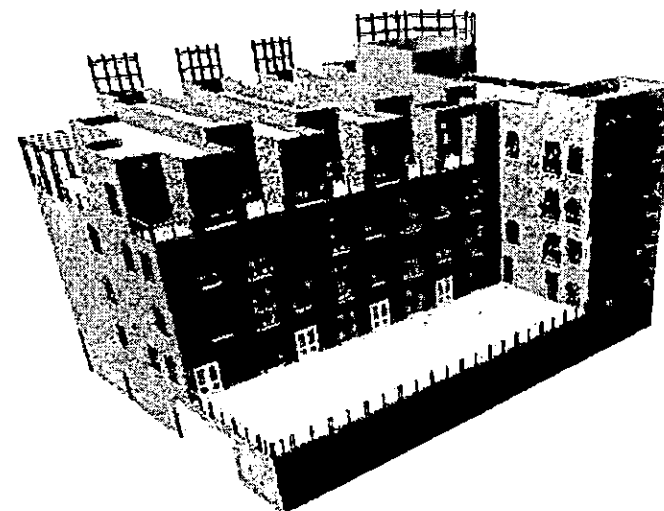
SUP-17729
SDR-17731
12/07/06 PC

00-24-2000

DL 544 J-9 © Cengage Learning



SOUTH PERSPECTIVE



NORTH PERSPECTIVE

APTUSIA Architecture
1100 South Main Street
Suite 208
Las Vegas, Nevada 89101
415.319.1200
415.319.1211

3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

SUP-17729
SDR-17731
12/07/06 PC

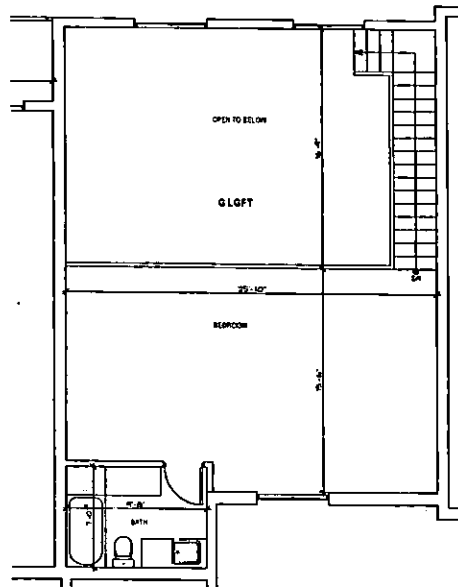
Copy of drawing SDR-17731 for review only 12/04/06

DATE: 12/04/06

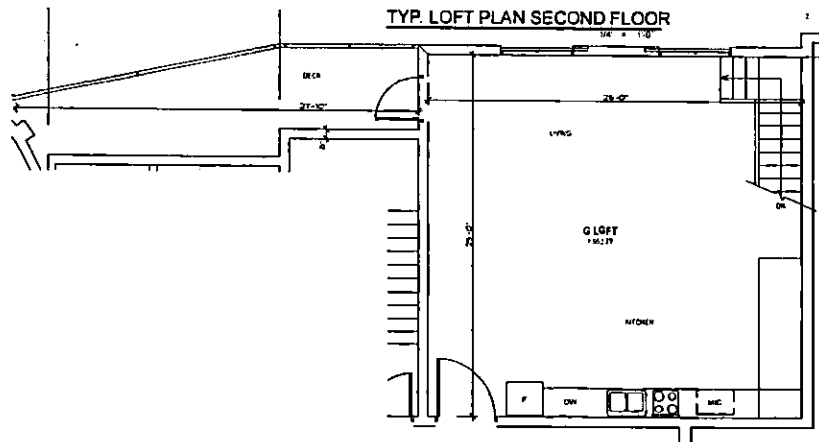
LOOR
PLAN & MASSING
PERSPECTIVES

A102

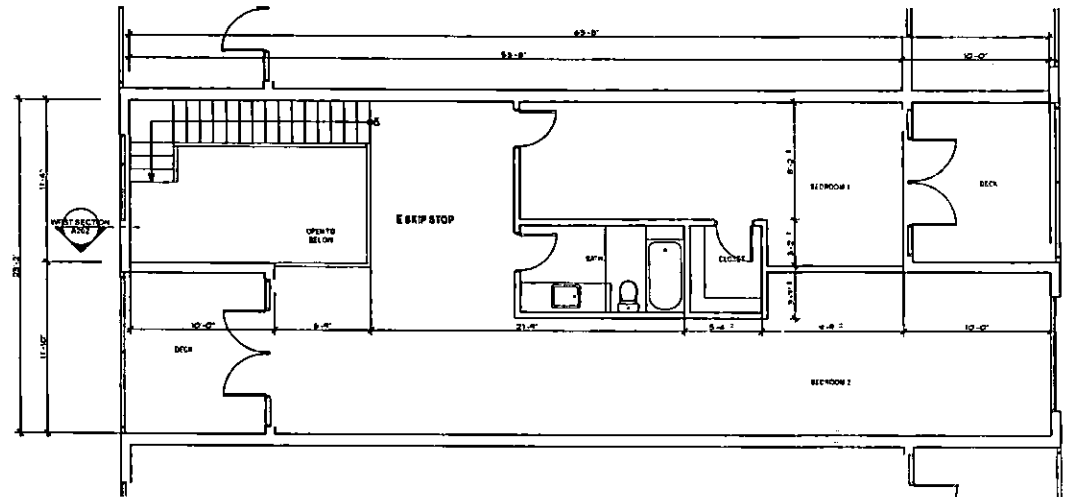
FROM THE ARCHITECT



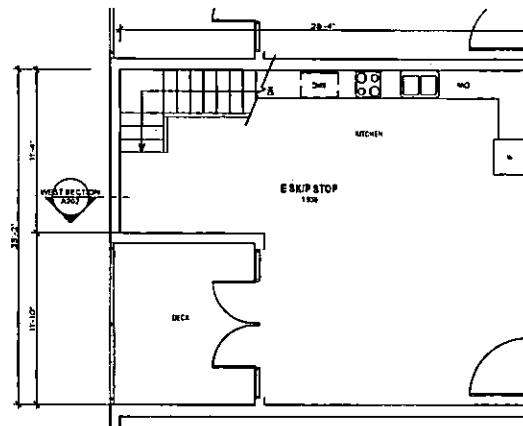
TYP. LOFT PLAN SECOND FLOOR



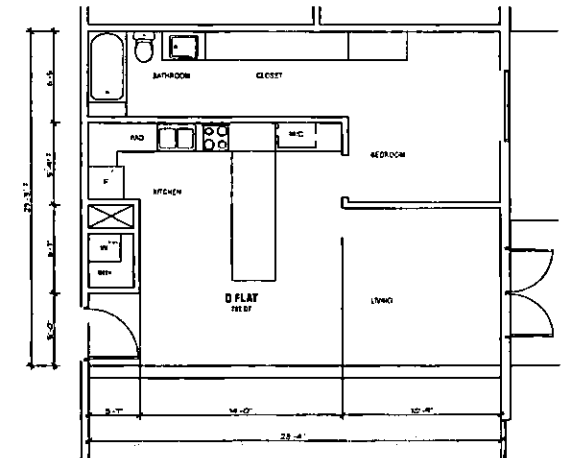
TYP. LOFT PLAN FIRST FLOOR



TYP. SKIP STOP SECOND FLOOR PLAN



TYP. SKIP STOP FIRST FLOOR PLAN

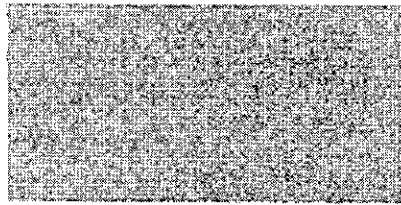


TYP. FLAT PLAN

LOFT AND FLAT PLANS



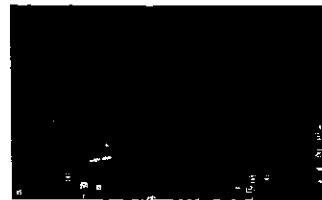
P-1



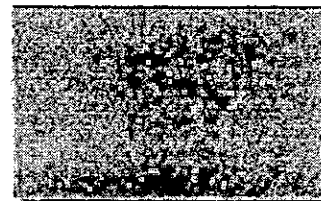
P-2



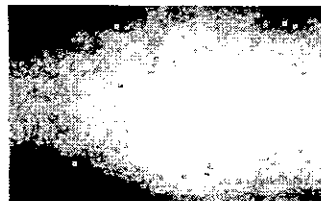
P-3



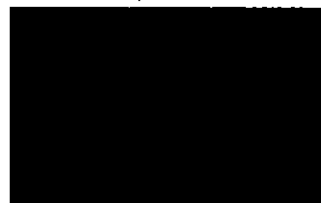
Stone Veneer



Glass



M-1 (to be applied to frames, mullions, handrails, & vertical fins)



M-2

**SUP-17729
SDR-17731
12/07/06 PC**

October 24, 2006

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

APN: 139-34-410-112
139-34-410-113

Re:
Site Development Review

To Whom It May Concern:

We respectfully submit this application for a Site Development Review and Special Use Permit for the project at 3rd and Gass. This project is currently zoned R-4 with ROI C-2 and is in the Downtown Centennial Plan.

The project is a mixed-use 5 story loft project with ground floor retail located on the corner of 3rd and Gass in the City of Las Vegas. The building contains 30 loft units and 2,029 sf of retail space. The building is approximately 80 feet in height. We are providing parking for this mixed use development on-site. 30 parking spaces will be provided for the lofts. Public parking for the retail is provided along 3rd Street and Gass Street. Public transportation is also available on Las Vegas Boulevard. Parking for this facility should not be a problem considering the amount of existing parking in close proximity to the new development.

Ingress and Egress into the parking will be off of 3rd Street and through the alley off of Gass. The garage is gated with remote access for residents. The gated parking will provide security and safety for the residents. There are only 30 units providing a limited amount of ingress and egress traffic.

The owner desires to recall the heritage of Las Vegas and also to recreate the loft style buildings of warehouse and industrial districts. The buildings design is created with great care in order meet these requirements. The West and South Elevations have roof top signage to recall the 40's and 50's view of downtown Las Vegas and to incorporate the loft style. The signs add great character to the buildings facades while also breaking the roof line of the building adding to a much more interesting and exiting downtown city horizon.

We have made every attempt to try and follow City of Las Vegas Title 19 as well as the Centennial Plan as closely as possible in the design and layout of this site. We hope that you will join us in our attempt to bring much-needed high caliber product into downtown and to Las Vegas residents.

Respectfully Submitted,

Allyssa A. Newman
for R. Brandon Sprague

R. Brandon Sprague, AIA

SUP-17729
SDR-17731
12/07/06 PC

NOVEMBER 27, 2006

PLANNING AND DEVELOPMENT DEPT.
CURRENT PLANNING DIVISION
DEVELOPMENT SERVICES CENTER
731 S. FOURTH STREET
LAS VEGAS 89101

RE: SUP-17729 AND SDR-17731

WE WOULD LIKE TO VOICE OUR CONCERNS ABOUT THIS DEVELOPMENT. WITH THE PROJECT TO BE BUILT ON THE HEAVILY TRAVELLED INTERSECTION OF THIRD AND CASS, WE WOULD HOPE THE BUILDING IS SITUATED IN SUCH A WAY AS TO ^{NOT} BLOCK VISIBILITY OF THE TRAFFIC APPROACHING THE INTERSECTION ON CASS. THIS IS A DANGEROUS INTERSECTION NOW, WITH CARS RUNNING THE STOP SIGN. ANY DECREASE IN VISIBILITY WOULD ONLY ADD TO THE PROBLEM.

AS TO THE ENTRANCE AND EXIT TO THE PARKING LOT FACING THIRD STREET: THIS DRIVEWAY WOULD BE IN CLOSE PROXIMITY TO OUR DRIVEWAY ACROSS THE STREET FROM THE PROJECT SITE. SINCE WE NOW EXPERIENCE DELAYS BACKING-OUT OF OUR OWN DRIVEWAY, WE WOULD PREFER TO SEE THE ENTRANCE AND EXIT FROM THE BUILDING BE ON THE ALLEY SIDE ONLY, AWAY FROM EXISTING TRAFFIC. OR, AS AN ALTERNATIVE ENTRY AND EXIT ON THE ALLEY AND ON CASS AVENUE.

CURB-SIDE PARKING ON THIRD STREET AND CASS AVENUE IS EXTREMELY LIMITED. THE DEVELOPERS

HAVE NOT PROVIDED ANY PARKING FOR THE 2,200
SQUARE FEET OF RETAIL SPACE IN THEIR PROJECT.
THIS WOULD MEAN THAT ANY CAR TRAFFIC THE RETAIL
PROJECT ATTRACTED WOULD BE COMPETING FOR
THE ALREADY INADEQUATE PARKING. WITH THIS IN
MIND, WE WOULD BE AGREEABLE TO METERED PARKING
ENFORCED BY THE CITY, ON SOUTH THIRD STREET AND
EAST CASS AVENUE ADJACENT TO THE PROPERTY ON
WHICH THE PROJECT WILL SIT. THIS WOULD ENSURE
A TURN-OVER OF THE PARKING SPACES, INSTEAD OF
THE ALL-DAY PARKING THAT EXISTS NOW.

WE BELIEVE THAT THE PROPOSED 30 PARKING
SPACES FOR 30 UNITS IS INADEQUATE. IN ALL LIKELY
HOOD, SEVERAL, IF NOT ALL, OF THE UNITS WILL HAVE
MORE THAN ONE CAR. THERE IS NO PLACE FOR ANY
"OVER-FLOW" PARKING ON THE STREET, SUCH AS FOR
VISITORS, GUESTS OR MORE THAN ONE CAR PER UNIT.
WE FEEL THIS INADEQUACY MUST BE ADDRESSED.
OUR NEIGHBORHOOD CANNOT ABSORB ANY MORE CARS.
THE OTHER LOFT DEVELOPMENTS IN OUR AREA PROVIDE
TWO PARKING SPACES PER UNIT. WE WOULD LIKE
TO SEE THIS INADEQUATE PARKING ISSUE CORRECTED.

RESPECTFULLY,
Thomas N. Trinaystich
THOMAS N. TRINAYSTICH
733 SO. THIRD STREET
LAS VEGAS 89101

ITEM # 28 - 29
CASE # SUP-17729 & SDR-17731
PC/MTG 12.7.06

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-17731 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-17729 - PUBLIC HEARING - APPLICANT: MARK JAGET - OWNERS: RICHARD WEISBANT FAMILY TRUST AND 3RD GASS PARTNERS, LLC - Request for a Site Development Plan Review FOR A FIVE STORY MIXED-USE DEVELOPMENT WITH 30 APARTMENTS AND 2,200 SQUARE FEET OF RETAIL AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN BUILDING STEPBACK REQUIREMENT on 0.31 acres adjacent to the northeast corner of Gass Avenue and 3rd Street (APNs 139-34-410-112 & 139-34-410-113), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 3 (Reese).

C.C.: 01/03/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letter by Thomas Trinaystich

MOTION:

DAVENPORT – DENIED – Motion carried with EVANS, TRUESDELL and STEINMAN voting NO

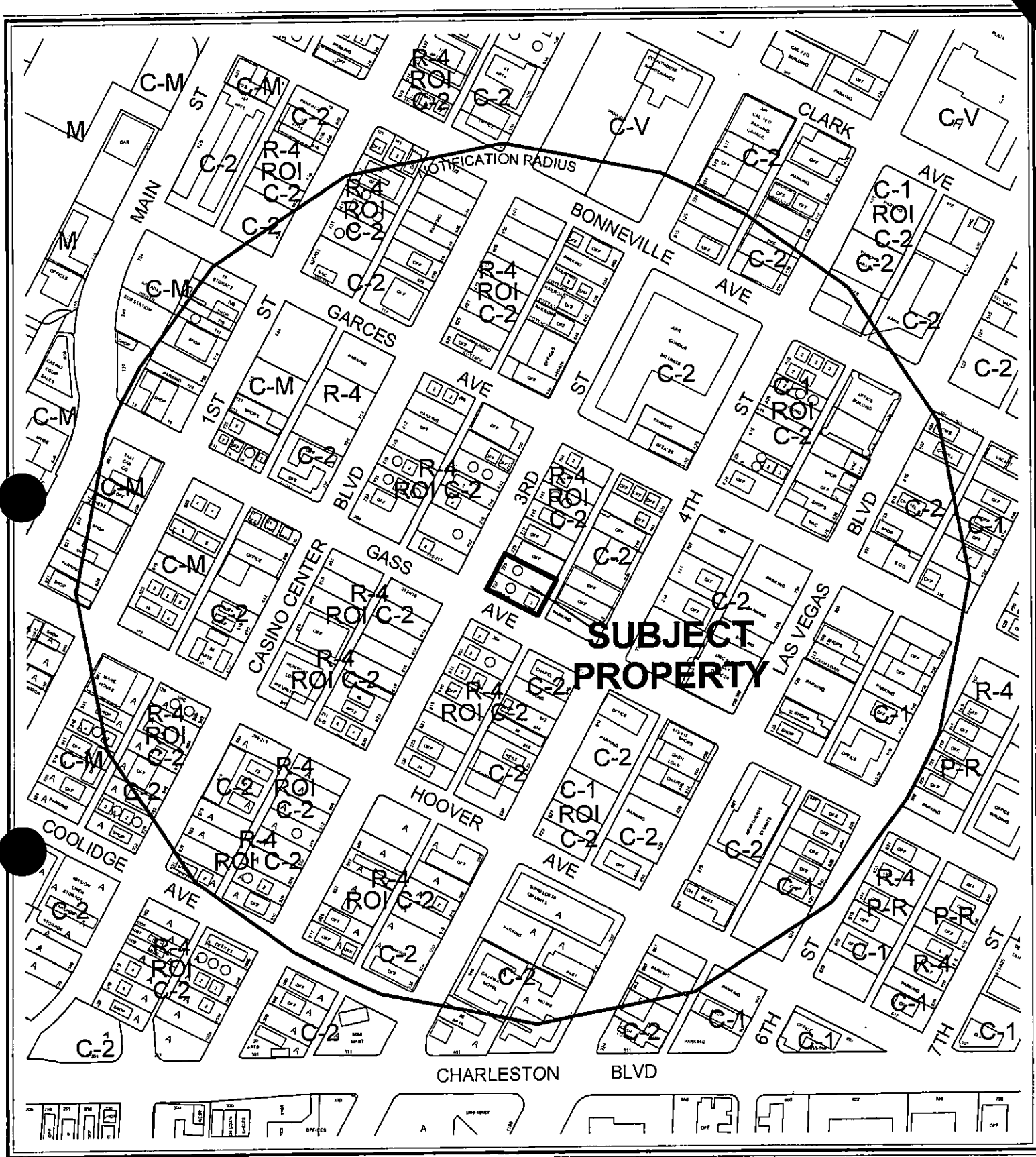
To be heard by City Council on 01/03/2007

MINUTES:

See Item 28 [SUP-17729] for all related discussion.

(8:32 – 8:55)

2-1372



CASE: SDR-17731

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO
C-2 (GENERAL COMMERCIAL)

0 100 200 Feet



*City of Las Vegas***AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-17731 - APPLICANT: MARK JAGET - OWNERS:
RICHARD WEISBANT FAMILY TRUST AND 3RD GASS PARTNERS, LLC

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

1. Conformance to the conditions set forth in Special Use Permit (SUP-17729), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/24/06, except as amended by conditions herein.
4. Three Deglet-Noor Date Palm trees at least 25 feet in height shall be installed along the Third Street frontage.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect: 1. A revised roof signage plan for the south elevation; 2. An exit only for the Third Street garage opening; and 3. Additional architectural detail.

SDR-17731 - Conditions Page Two
December 7, 2006 - Planning Commission Meeting

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
13. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Coordinate with the City Surveyor to determine whether a Merger and Re-Subdivision Map or other map is necessary; comply with the recommendations of the City Surveyor.
17. Dedicate a 10 foot-radius on the northeast corner of Gass Avenue and 3rd Street.
18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Plan standards concurrent with development of this site, except as amended by conditions herein.

SDR-17731 - Conditions Page Three
December 7, 2006 - Planning Commission Meeting

19. The proposed driveway on Third Street shall meet the approval of the City of Las Vegas Traffic Engineer prior to the submittal of construction drawings for this site.
20. 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.
21. Landscape and maintain all unimproved rights-of-way, if any, on Gass Avenue and 3rd Street adjacent to this site.
22. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site. Aerial encroachment shall not be permitted except as allowed by the Downtown Centennial Plan standards. No doors, gates or other such features shall encroach into the right-of-way either in the open or closed position.
23. 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 a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

SDR-17731 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a mixed-use, low-rise (five stories) residential development with 2,029 square feet of retail space available on the ground floor in a new building at the northeast corner of Third Street and Gass Avenue in downtown Las Vegas. The building is designed to reflect a warehouse-type loft residential development. There are several floor plans within this 30-unit development with several being of a "skip stop" layout offering both north and south views. A landscaped amenity area is located above the garage on the second floor that will include a pool. Roof signage is being proposed as an architectural element to reflect a 1940's style Las Vegas design. In addition, a companion application request for a Special Use Permit (SUP-17729) has been filed.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12-10-64	City Council rezoned the entire downtown including the subject properties.
<i>Pre-Application Meeting</i>	
10/12/06	The applicant met with staff concerning the development of a mixed-use project on commercially zoned property. The applicant was informed of the Special Use Permit requirement for the proposed mixed-use residential/commercial development and the standards for a Site Development Review application. A waiver for the required loading zone would be required and the applicant was informed that the proposed roof signage was problematic and should be reconsidered.
<i>Neighborhood Meeting</i>	
NA	NA

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	.60 acres
Net Acres	.32 acres

SDR-17731 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Apartments	Commercial	R-4 (High Density Residential)
North	Office	Commercial	C-2 (General Commercial)
South	Apartments	Commercial	R-4 (High Density residential)
East	Office/Parking Lot	Commercial	C-2 (General Commercial)
West	Apartments	Commercial	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Yes
Redevelopment Plan Area	X		Yes
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Yes
G-O Gaming Enterprise Overlay District		X	NA
A-O Airport Overlay District	X		Yes
H Historic Designation		X	NA
Downtown Casino Overlay District		X	NA
Live/Work Overlay District	X		Yes
Las Vegas Boulevard Scenic Byway Overlay District		X	NA
Trails		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	13,655 square feet	Yes
Min. Lot Width	NA	100 feet	Yes
Min. Setbacks			
• Front	NA	None	Yes
• Side	NA	None	
• Corner	NA	None	
• Rear	NA	None	
Min. Distance Between Buildings	NA	None	Yes

SDR-17731 - Staff Report Page Three
December 7, 2006 - Planning Commission Meeting

Max. Lot Coverage	100% allowed	100%	Yes
Max. Building Height	No limit	80 feet	Yes
Trash Enclosure	Required	Yes	Yes
Mech. Equipment	Screened	Yes	Yes

Per Title 19.08: All structures located in the Downtown Overlay District are exempted from the automatic application of the building height, building setback, lot coverage provisions and residential adjacency standards.

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Downtown Centennial Plan	5-foot amenity zone and 11-foot sidewalks	5-foot amenity zone and 11-foot sidewalks	Yes

This project meets the Downtown Centennial Plan streetscape requirements by providing five Southern Heritage Live Oak trees along the Gass Avenue frontage and providing three Deglet-Noor Date Palm trees along the Third Street frontage. Additional landscaping is located on the second floor amenity area on the north and east elevations of the structure.

Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Rule 17.16, the following parking spaces are provided:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Residential (studio & 1 bedroom)	20	1.25 + one guest/6	28	2	28	2	Yes
Residential (2 bedroom)	10	1.75 + one guest/6	21	1	0	0	No
Retail	2,029 square feet	1 per 175 square feet	12	1	0	0	No
SubTotal			61	4	28	2	No
Loading Spaces		3			0		No

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. The applicant is justifying providing no parking for the retail portion of this project due to the availability of on-street parking, nearby availability of parking in paid garages and the location of mass transit lines along Las Vegas Boulevard and Casino Center Boulevard. Staff concurs with this portion of the application. The fact that a service alley is adjacent to the project justifies the lack of loading spaces and staff concurs.

SDR-17731 - Staff Report Page Four
December 7, 2006 - Planning Commission Meeting

Staff is concerned with the lack of stacking space before the security gates, especially on the Third Street entrance. Staff recommends that the Third Street entrance be converted to an exit only and that the garage opening off the alley be used only for an entrance which would allow some stacking room off of the street via the service alley. All electronic security gates must have written approval by City of Las Vegas Traffic Engineering prior to being permitted.

Third Street Roof Sign: [19.14.(F).10]		
Standards	Allowed	Provided
Maximum Number	1 / Street frontage 1 total	1 total
Maximum Area	20% of elevation up to a maximum of 150 SF.	35 SF
Maximum Height	8 feet above top of wall	Shall be below 8 feet above the top of the wall
Minimum Setback	NA	NA
Illumination	Internal, External	Internal non-flashing red neon

Gass Avenue Roof Sign: [19.14.(F).10]		
Standards	Allowed	Provided
Maximum Number	1 / Street frontage 1 total	4 / Street frontage 4 total
Maximum Area	20% of elevation up to a maximum of 150 SF.	84 SF total for all four signs
Maximum Height	8 feet above top of wall	Shall be below 8 feet above the top of the wall
Minimum Setback	NA	NA
Illumination	Internal, External	Internal non-flashing red neon

ANALYSIS

The elevation of the proposed building is creative and offers a distinct design element into the downtown that has not been seen for many years. The west and south elevations show considerable relief with the recessed balconies. The proposed stone veneer and silver-shaded glass adds a modern feel to the warehouse character of the project. The garage gate on the west elevation is rather plain and will need to be revised showing additional architectural detail. The wrap around canopy over the sidewalk will require an aerial easement from Public Works.

The site plan takes maximum advantage of the limited space with the retail component at the southwest corner of the project and the parking garage wrapping around it. Due to the lack of stacking for the secured entry off of Third Street, it is advised that this become an exit only with the sole entrance to the garage being off of the service alley on the east side of the project. Written approval from the City of Las Vegas Traffic Engineering is required for the

SDR-17731 - Staff Report Page Five
December 7, 2006 - Planning Commission Meeting

electronically secured garage doors. There are no loading docks being proposed for this project. However, the service alley will provide ample room for trucks to load and unload goods directly adjacent to the east property. A trash chute with access directly off of the service alley is also being provided.

There are 15 floor plans being offered in the 30-unit residential component of the project which provides a wide range of choices ranging from 811 square feet to over 2,100 square feet per unit. There are four "skip stop" units that will provide the residents with both north and south views. The retail will be located on the ground floor facing the west and south. The lobby for the residential units is located off of Third Street and the retail can be accessed from both the lobby and directly off of Gass Avenue.

Five roof-top signs are being proposed for this development. Title 19 allows for one roof-top sign per street elevation. The proposed signage for the west elevation meets this requirement. However, four roof-top signs are being proposed for the Gass Avenue frontage. Staff recommends that these four signs either be consolidated or that the numbers 3, 1, and 0 are removed altogether. The red non-flashing neon may be problematic for neighboring residential units.

FINDINGS:

The following findings must be made for an SDR:

1. The proposed development is compatible with adjacent development and development in the area. *Upon approval of the companion Special Use Permit (SUP-17729) the proposed development is compatible with adjacent development and overall downtown development.*
2. The proposed development is consistent with the General Plan, Title 19, and the Downtown Centennial Plan. *With the exception of the lack of loading zones and the proposed roof signage, this proposed development is consistent with the General Plan, Title 19 and the Downtown Centennial Plan.*
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. *The capacity of both Third Street and Gass Avenue are adequate to meet the requirements of the proposed development. However, due to the lack of off-street stacking available, the Third Street garage opening shall be used as an exit only with entrance to the garage via the service alley to the east.*
4. Building and landscape materials are appropriate for the area and for the City. *The streetscape landscaping meets the Downtown Centennial Plan standards.*

SDR-17731 - Staff Report Page Six
December 7, 2006 - Planning Commission Meeting

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area. *The design and the proposed materials for the elevations of the building offer a creative aesthetic appearance and will blend well with the surrounding downtown environment.*
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare. *An aerial encroachment permit is required for the sidewalk canopy and written approval for the electronic garage doors from the Traffic Engineering Department are required. The development will require building permits from the Department of Building and Safety which will assure the public health, safety and general welfare are secured. Additionally, a detailed construction plan will be submitted and approved by Planning and Development staff prior to construction.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 272 (Mailed with SUP-17729)

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-17731 APN: 139-34-410-13

X Name of Property Owner: Richard D. Weisbaert and Sharon G. Weisbaert
Co-Trustees of The Richard D. Weisbaert Family Trust
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): _____

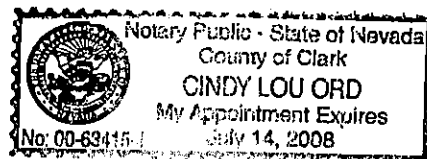
APN: _____

X Signature of Property Owner: Richard D. Weisbaert, Co-Trustee
Print Name: Richard D. Weisbaert, Co-Trustee

Subscribed and sworn before me

This 24th day of October, 2006

Cindy Lou Ord
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-17731 APN: 139-34-210-112
Name of Property Owner: 3rd GASI PARTNERS, LLC
Name of Applicant: MAURICE JABET

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: _____

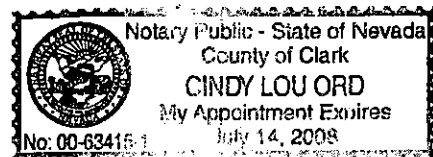
Signature of Property Owner: _____

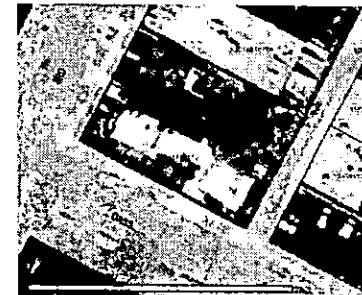
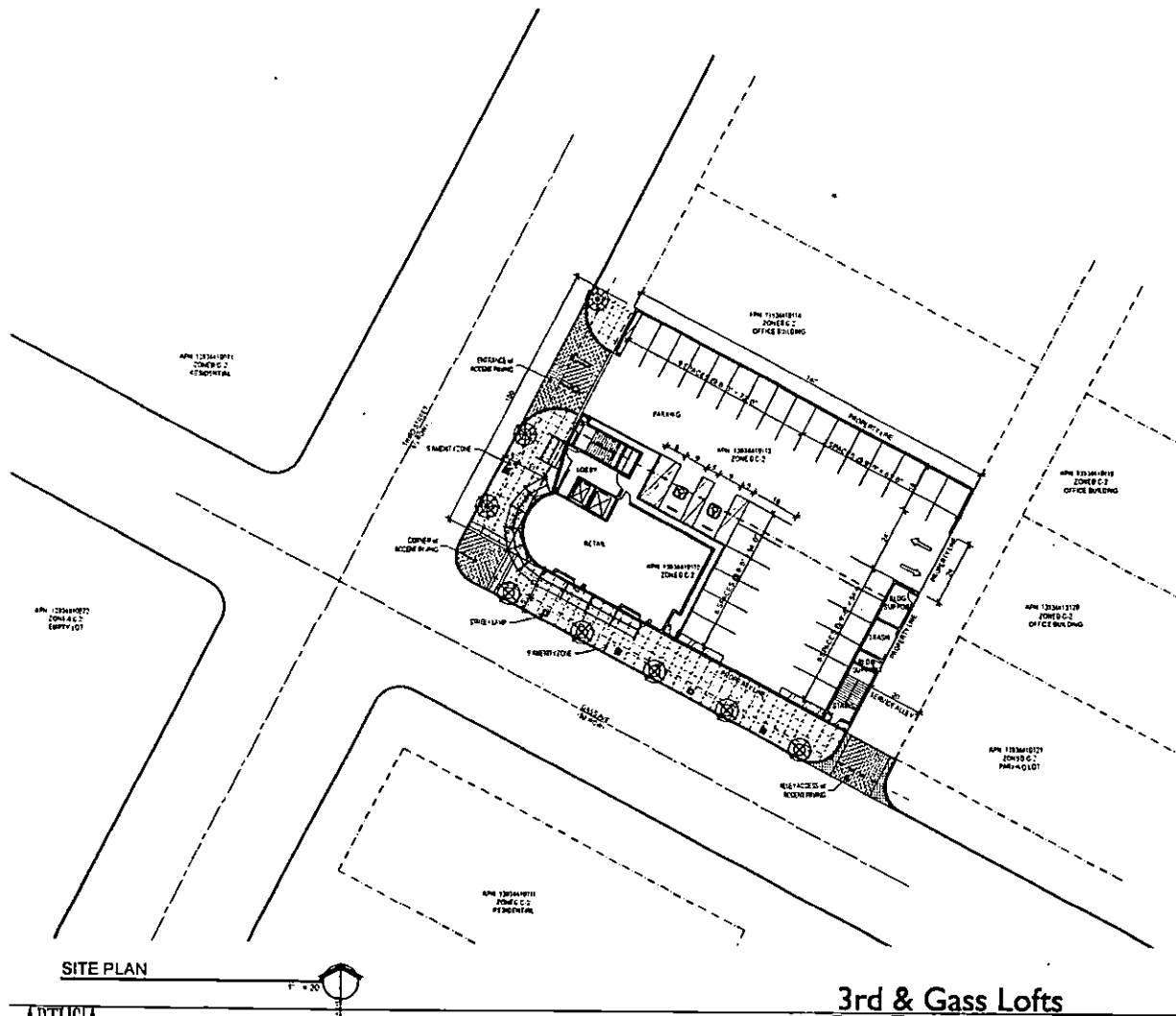
Print Name: MAURICE JABET

Subscribed and sworn before me

This 24th day of October, 2006

Cindy Lou Ord
Notary Public in and for said County and State





LOCATION MAP



VICINITY MAP

Square Footage

UNIT	TYPE/REMARKS	NO.	S.F.	TOTAL
A	FLAT(1)	1	871	871
A-1	FLAT(1)	1	972	972
B	FLAT(1)	1	685	685
B-1	FLAT(1)	1	978	978
C	LOFT(1)	1	1751	1751
C-1	LOFT(1)	1	1432	1432
D	FLAT(1)	11	756	8316
D-1	FLAT(1)	1	142	142
D-2	FLAT(1)	1	164	164
D-3	FLAT(1)	1	824	824
E	SHOP STOR(1)	1	1411	1411
E-1	SHOP STOR(1)	1	1422	1422
E-2	SHOP STOR(1)	1	2799	2799
F	LOFT(1)	1	1999	1999
F-1	LOFT(1)	1	1432	1432
G	LOFT(1)	1	1432	1432
TOTAL		21		83,328 SF
SUPPORT TOTAL			3,829 SF	
RETAIL			TOTAL: 8,826 SF	
DECK/COMMON			TOTAL: 6,889 SF	
PARKING (IN SPACES)			TOTAL: 18,480 SF	
TOTAL BUILDING SF				118,542 SF

Site Zoning & Data

SITE DATA

PARCEL NUMBERS	125.18.00.112 125.18.00.113
JURISDICTION	CTY OF LAS VEGAS - B-101
EXISTING ZONING PLAN	MEDD/MEDV
EXISTING ZONING	A-2 - PDC 2
SIZE AREA	14,700 SQ FT 31,700 SQ FT (TOTAL)
DENSITY (PER ACRE) (NO. UNITS) (2.5 ACRE)	33.75 UNITS/ACRE
FLOOR AREA RATION (FAR) (2.5 ACRE)	8.11
SETBACKS (MINIMUM)	
FRONT	5'-0"
REAR	5'-0"
SIDE STREET	5'-0"
REAR	5'-0"
MAX HEIGHT	45'-0"
ACTUAL HEIGHT	45'-0"
LOT COVERAGE ALLOWED	100%
ACTUAL LOT COVERAGE	100%

BUILDING AREA

BUILDING AREA	
RETAIL	2,276 SF
DECK/COMMON	2,276 SF
DECK	2,276 SF
BUILDING FOOTPRINT	2,276 SF
TOTAL COVERAGE FOOTPRINT	15,428 SF

PARKING AREA

RETAIL	1.25
DECK/COMMON	1.25
DECK	1.25
BUILDING FOOTPRINT	1.25
TOTAL	5.00

LANDSCAPE BUFFERS

FRONT	5'-0"
REAR	5'-0"
SIDE STREET	5'-0"
REAR	5'-0"

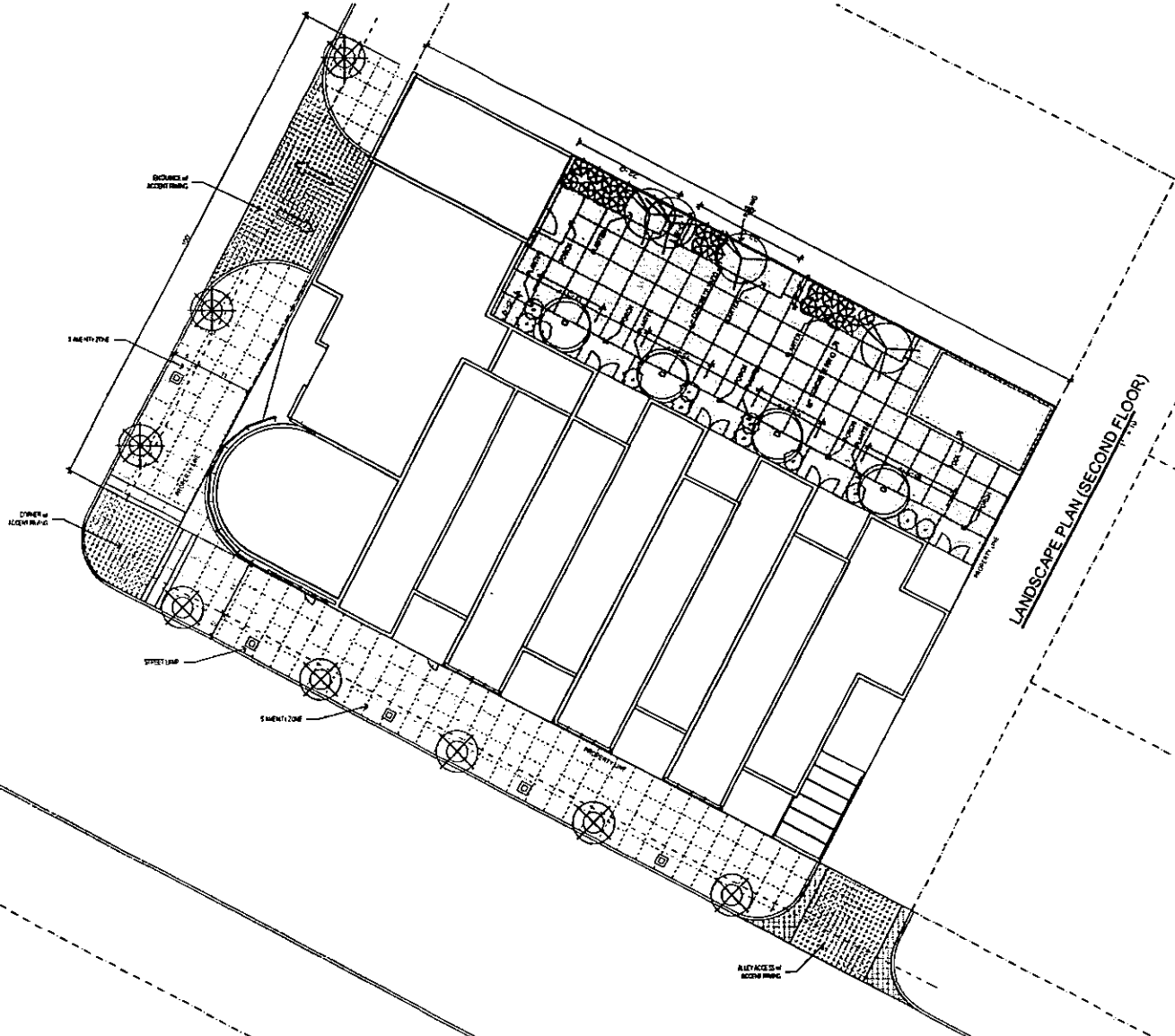
RECEIVED
OCT 24 2006

APTUSIA Architecture
1240 South Main Street
Suite 278
Las Vegas, NV 89101
P 702.839.2233
F 702.839.2233

3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

SUP-17729
SDR-17731
12/07/06 PC

SITE PLAN
ASI01
M. Lee, J. B. Gass, et al.



LANDSCAPE SCHEDULE				
TREES				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	MONDO PALM	ADONIS PALM	24" DIA	4
	CHIEF ANDERSON	ADONIS PALM	24" DIA	4
	YALM	AD	24" DIA	3
	HERITAGE LILAC	ADONIS PALM	24" DIA	5
SHRUBS				
	DESERT CASABA	ADONIS PALM	5 gal	20
	MOUNTAIN MARIGOLD	ADONIS PALM	5 gal	12
	SALVIA	ADONIS PALM	5 gal	1
	CREPE MYRTLE	ADONIS PALM	15 gal	1
	MEXICAN BAGE	ADONIS PALM	5 gal	1

LANDSCAPE PLAN



3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

SUP-17729
SDR-17731
12/07/06 PC

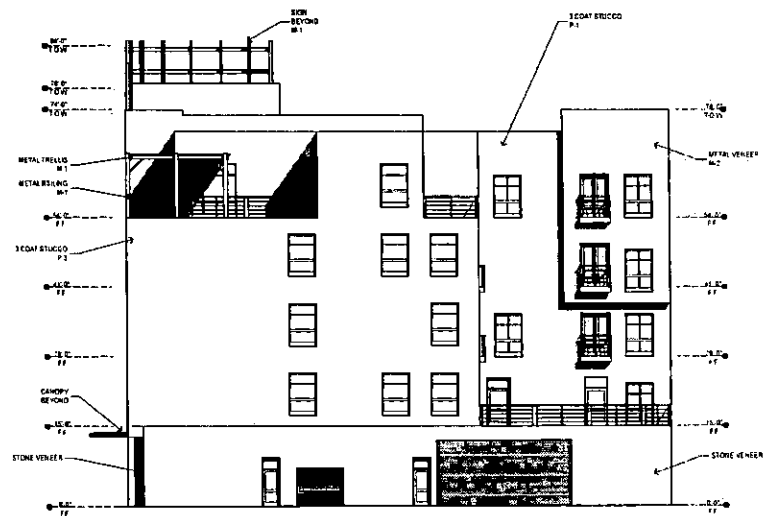
LANDSCAPE PLAN

L100

10/04/2006 J. G. G. G.

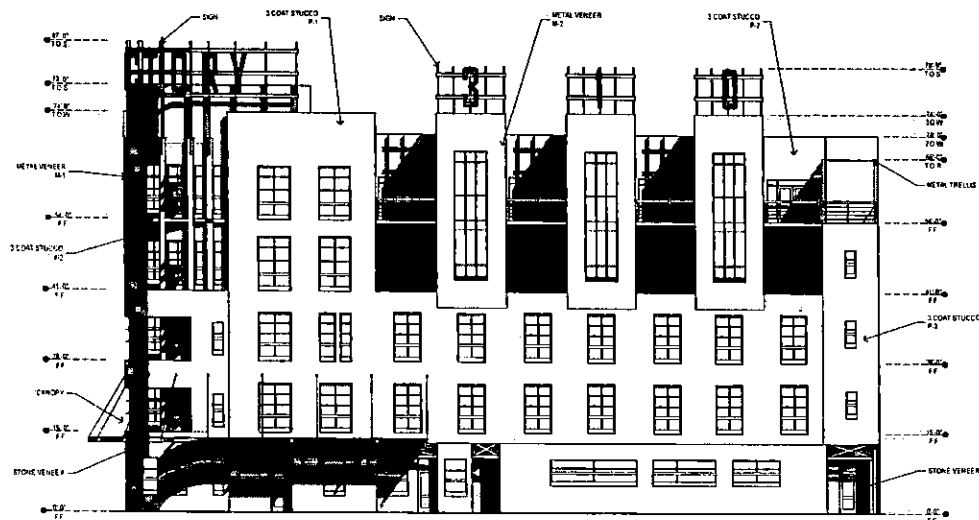


NORTH ELEVATION



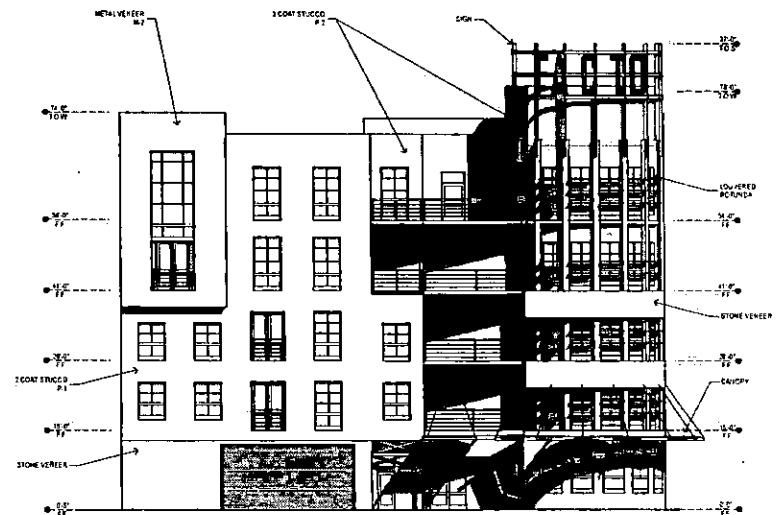
EAST ELEVATION

REVIEW
OCT 24 2006



SOUTH ELEVATION

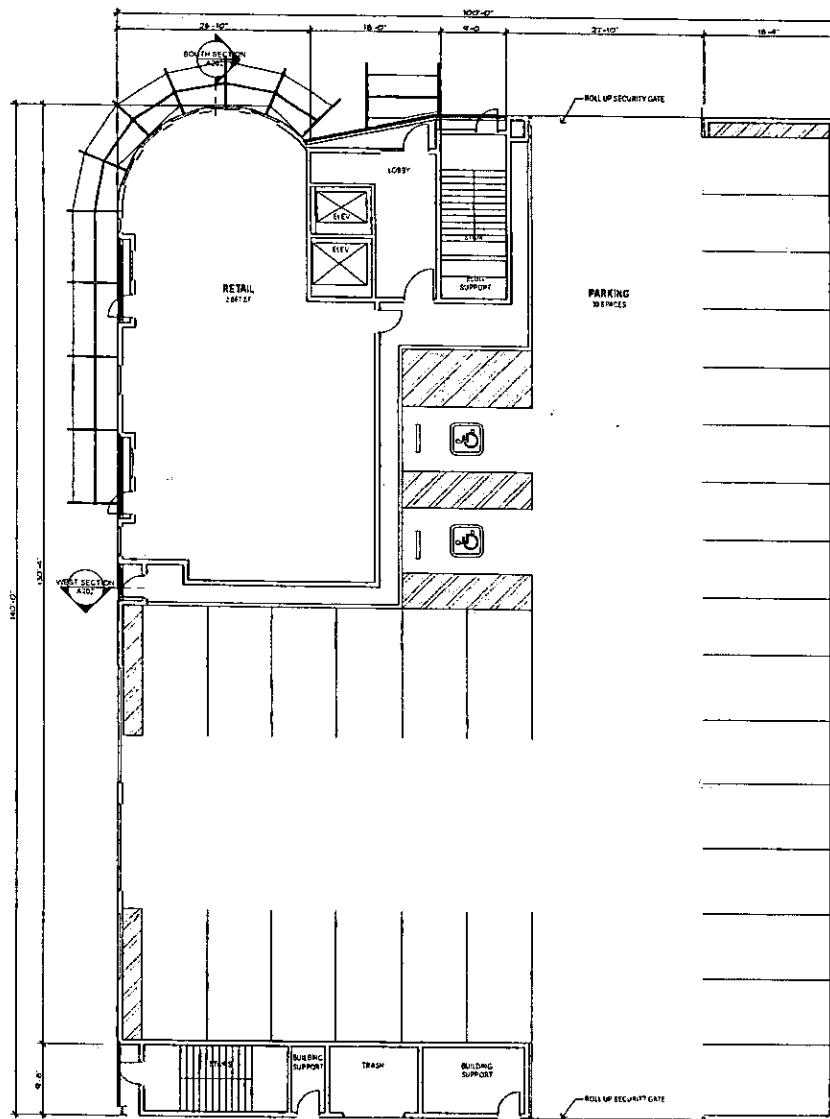
3/21 - 1/0



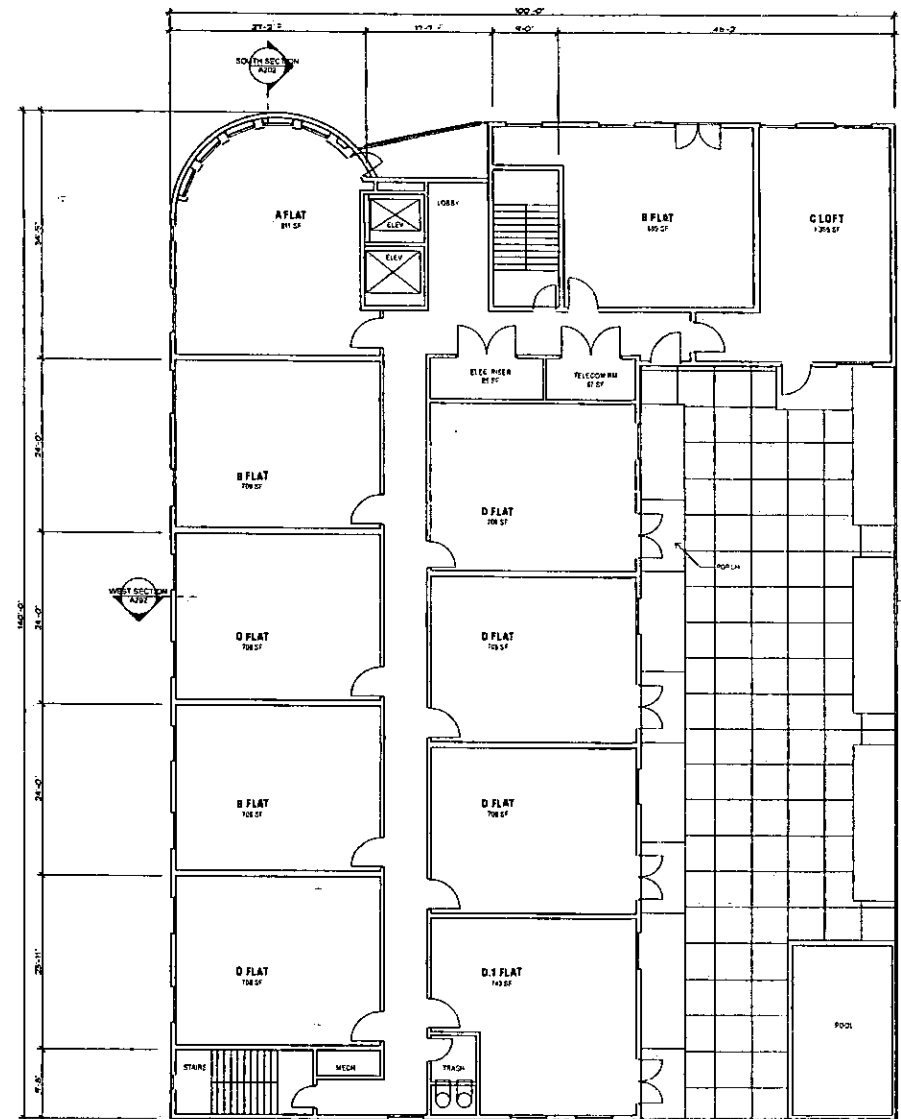
WEST ELEVATION

3/22 - 1/0

RECEIVED
OCT 34 2006



FIRST FLOOR



SECOND FLOOR

FIRST & SECOND
FLOOR PLANS

APTUSIA Architecture
1200 South Main Street
Suite 222
Las Vegas, Nevada 89104
P 702 879 1282
F 702 879 1172

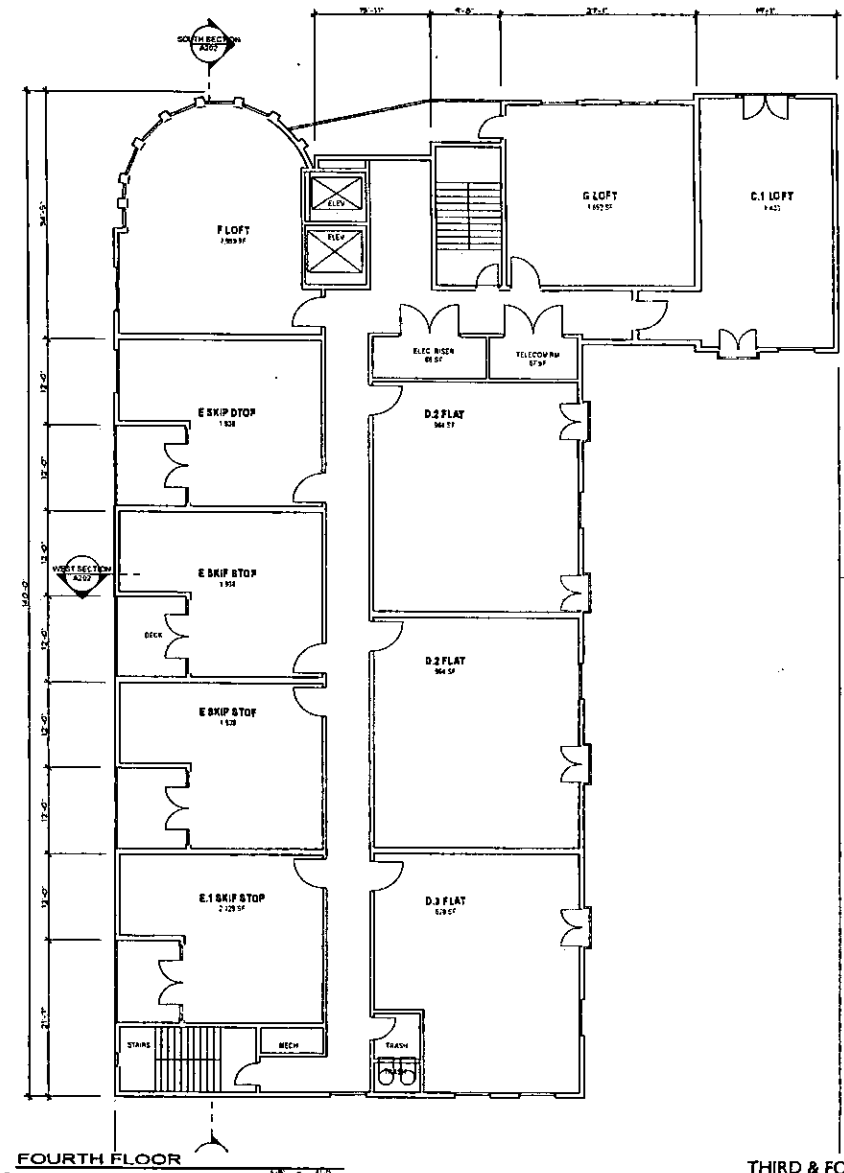
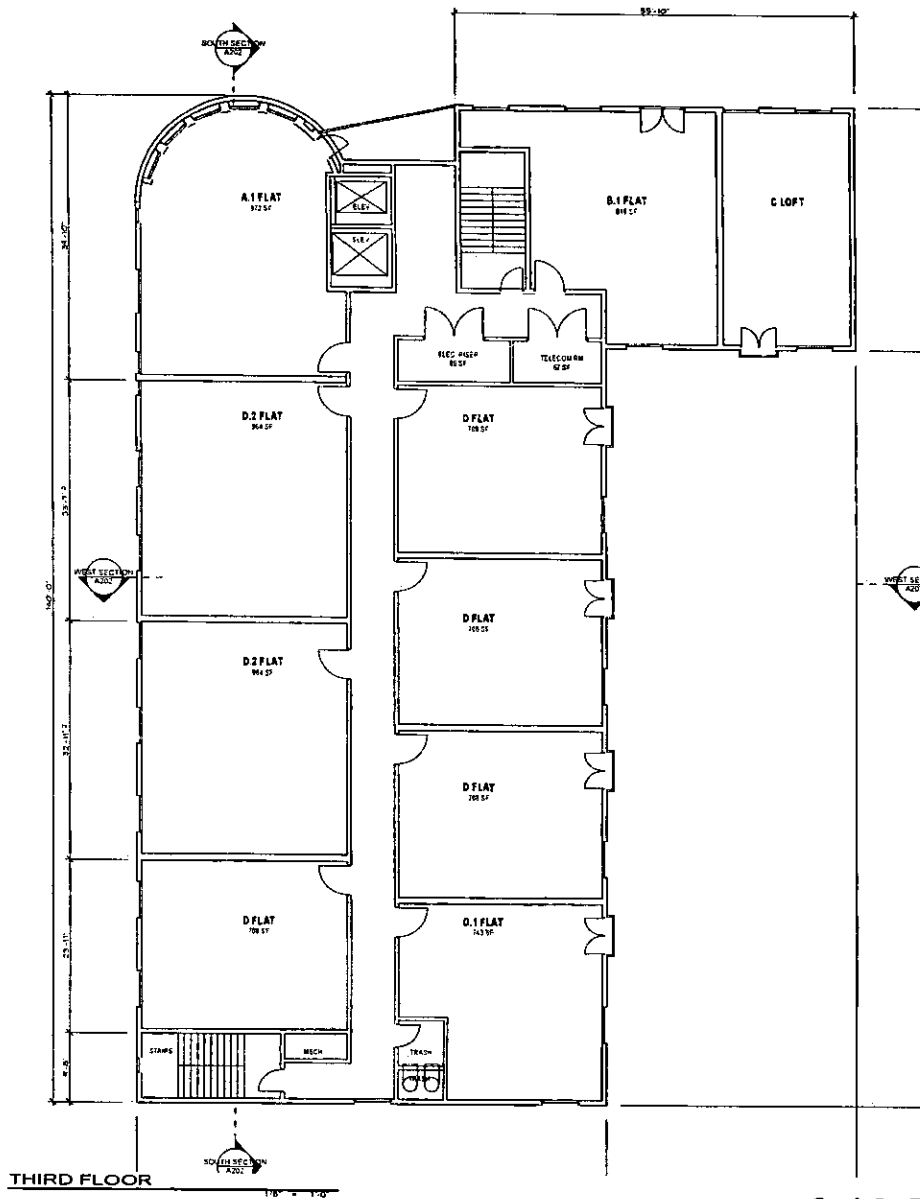
3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

SUP-17729
SDR-17731
12/07/06 PC

RECEIVED
OCT 24 2006

A100

03.044 3rd & Gass Lofts



3rd & Gass Lofts
 Site Development
 310 Gass Avenue
 Las Vegas, Nevada 89101

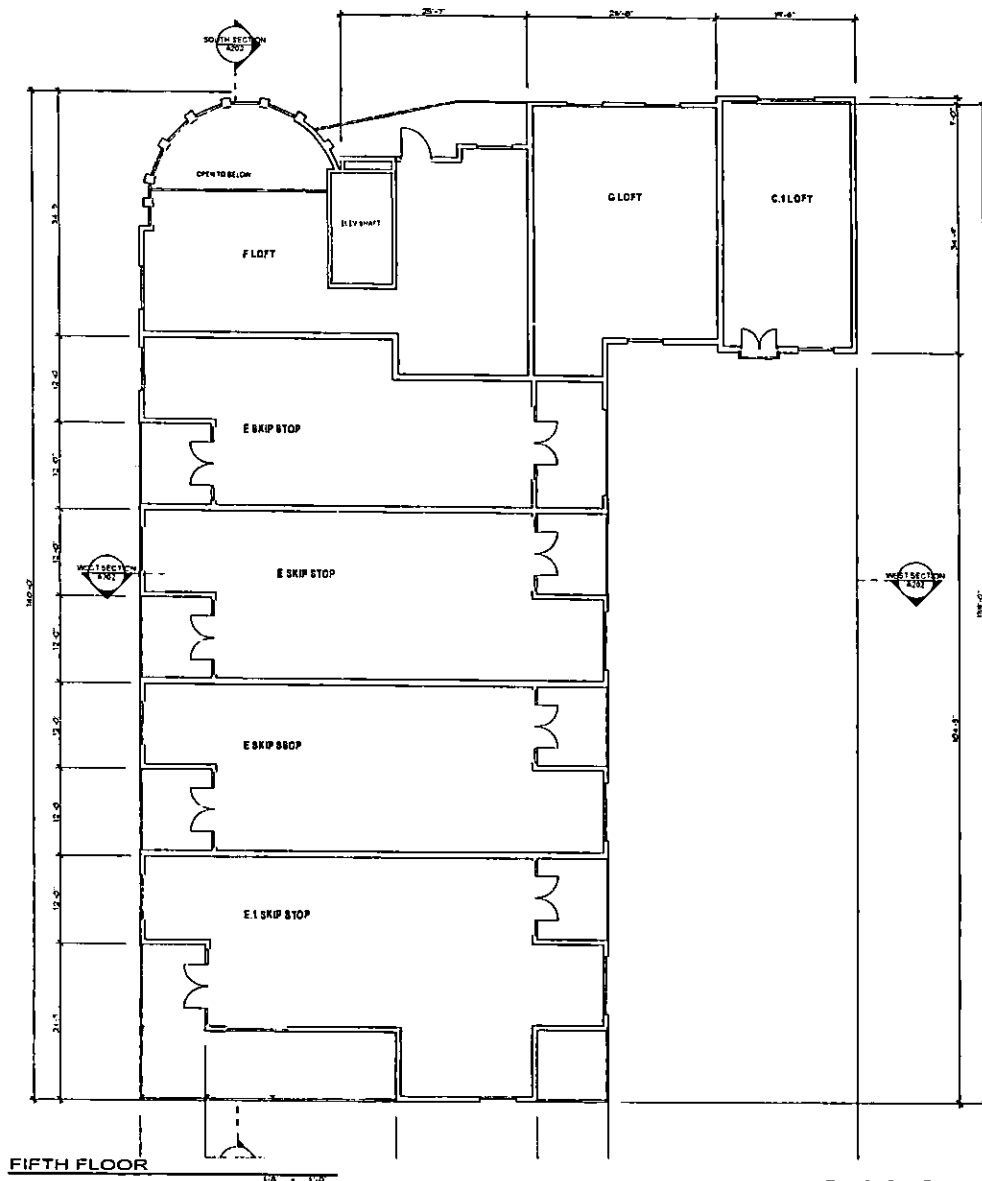
SUP-17729
SDR-17731
12/07/06 PC

RECEIVED
 OCT 24 2006

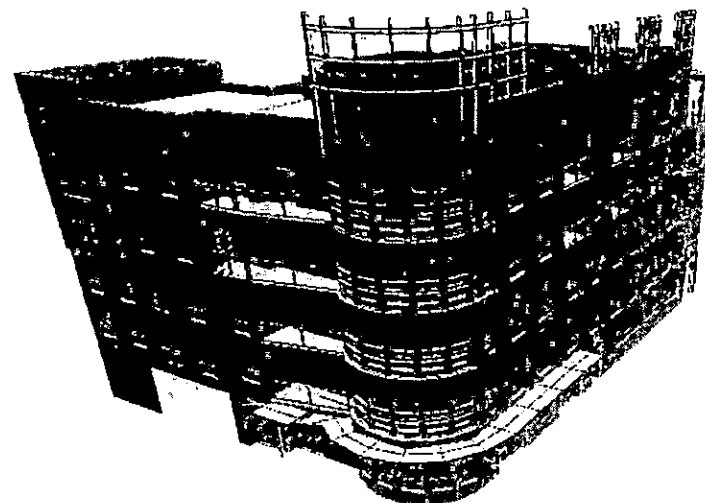
THIRD & FOURTH
 FLOOR PLANS

A101

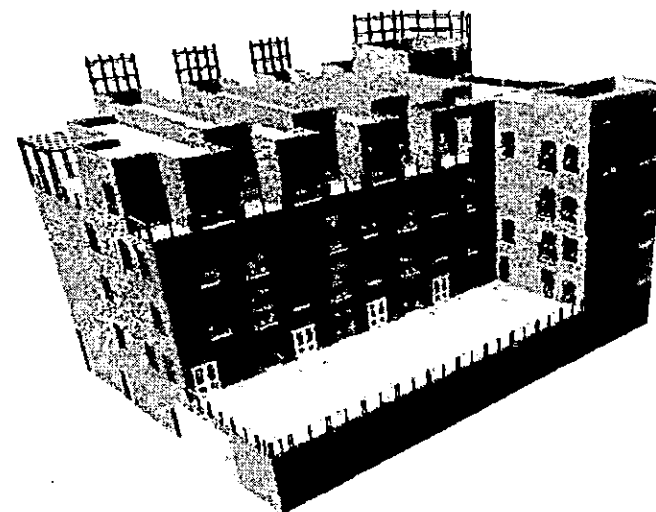
APTUSIA Architecture
 1200 South Main Street
 Suite 305
 Las Vegas, Nevada 89101
 P: 702.899.1199
 F: 702.899.1214



FIFTH FLOOR



SOUTH PERSPECTIVE



NORTH PERSPECTIVE

APTUSIA Architecture
1200 Town Hall Street
Suite 200
Las Vegas, Nevada 89101
P 702.498.2700
F 702.498.2711

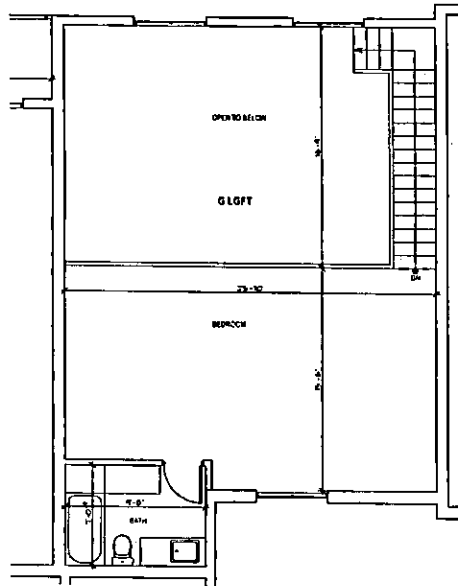
3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

SUP-17729
SDR-17731
12/07/06 PC

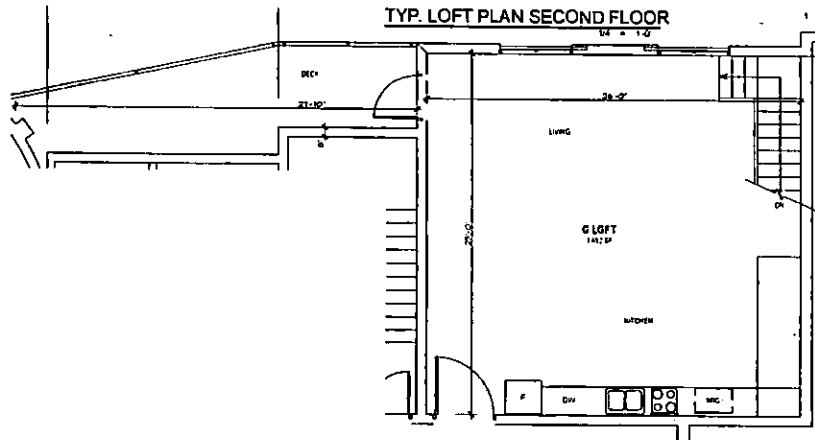
LOOR
PLAN & MASSING
PERSPECTIVES

A102

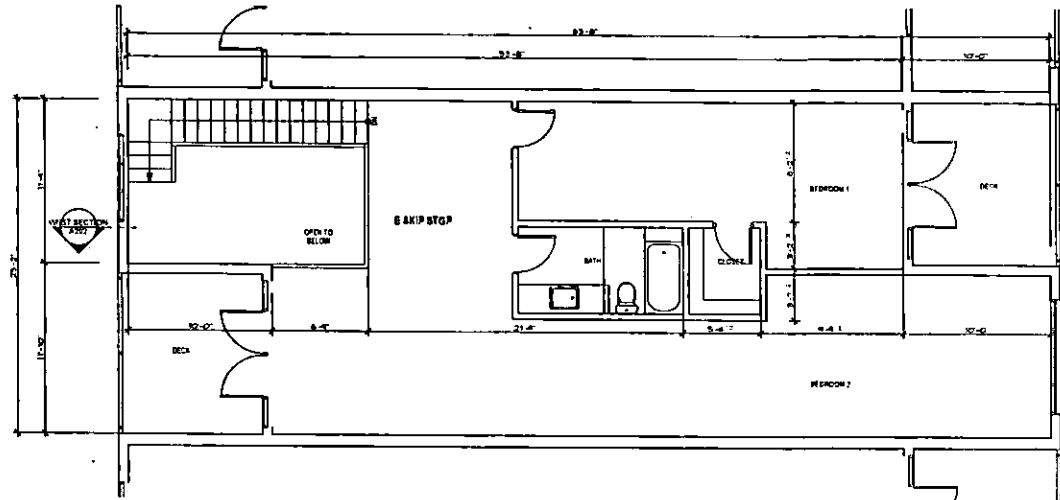
By: [Signature] 12/7/06



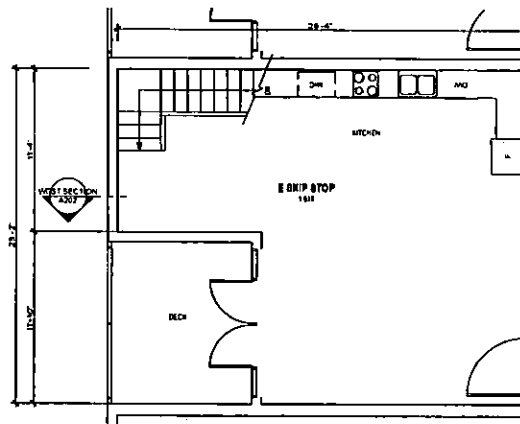
TYP. LOFT PLAN SECOND FLOOR



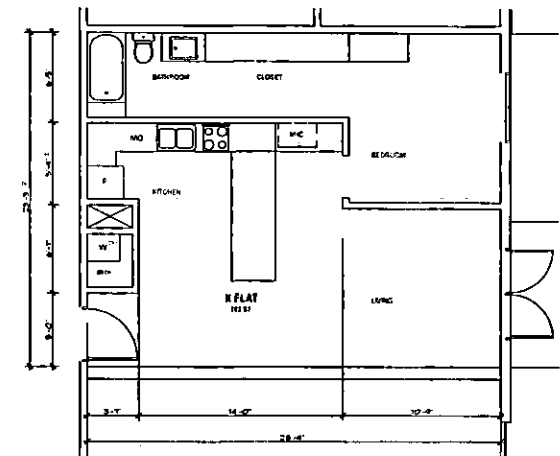
TYP. LOFT PLAN FIRST FLOOR



TYP. SKIP STOP SECOND FLOOR PLAN

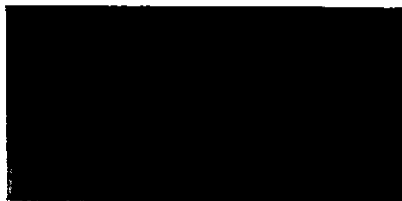


TYP. SKIP STOP FIRST FLOOR PLAN

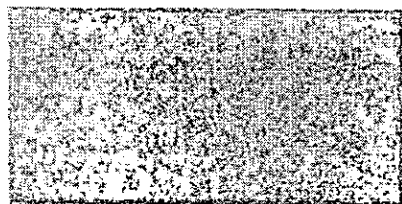


TYP. FLAT PLAN

LOFT AND FLAT PLANS



P-1



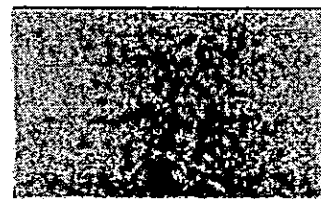
P-2



P-3



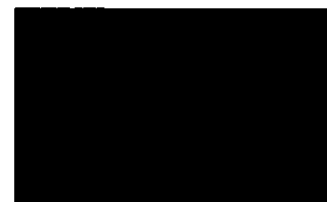
Stone Veneer



Glass



M-1 (to be applied to frames, mullions, handrails, & vertical fins)



M-2

SUP-17729

SDR-17731

12/07/06 PC

RECEIVED
OCT 24 2006

SDR 17729				
Mark Jaget				
NEC Gass & 3rd				
Proposed 30 unit mixed-use development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	2.2	42.94	94
AM Peak Hour			1.03	2
PM Peak Hour			3.75	8
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	30	5.86	176
AM Peak Hour			0.44	13
PM Peak Hour			0.52	16
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	30		270
AM Peak Hour				15
PM Peak Hour				24
(heaviest 60 minutes)				
Existing traffic on all nearby streets: counts not available for 3rd Street				
Gass Avenue				
Average Daily Traffic (ADT)	3,227			
PM Peak Hour	258			
(heaviest 60 minutes)				
4th Street				
Average Daily Traffic (ADT)	13,088			
PM Peak Hour	1047			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				

	Capacity			
Gass Avenue	15300			
4th Street	29400			
This project will add approximately 270 trips per day on Gass, 3rd and 4th. This will increase expected volumes by about 8 percent on Gass and 2 percent on 4th. Gass is at about 21 percent of capacity and 4th at about 45 percent of capacity.				
Based on Peak Hour use, this development will add roughly 24 additional cars into the area; which works out to about one every three minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



SUP-17729 AND SDR-17731 - APPLICANT: MARK JAGET - OWNERS: RICHARD WEISBANT FAMILY
TRUST AND 3RD GASS PARTNERS, LLC
ADJACENT TO THE NORTHEAST CORNER OF GASS AVENUE AND 3RD STREET
DECEMBER 7, 2006 PLANNING COMMISSION

11/06/06



SUP-17729 AND SDR-17731 - APPLICANT: MARK JAGET - OWNERS: RICHARD WEISBANT FAMILY
TRUST AND 3RD GASS PARTNERS, LLC
ADJACENT TO THE NORTHEAST CORNER OF GASS AVENUE AND 3RD STREET
DECEMBER 7, 2006 PLANNING COMMISSION

11/06/06

October 24, 2006

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

APN: 139-34-410-112
139-34-410-113

Re:
Site Development Review

To Whom It May Concern:

We respectfully submit this application for a Site Development Review and Special Use Permit for the project at 3rd and Gass. This project is currently zoned R-4 with ROI C-2 and is in the Downtown Centennial Plan.

The project is a mixed-use 5 story loft project with ground floor retail located on the corner of 3rd and Gass in the City of Las Vegas. The building contains 30 loft units and 2,029 sf of retail space. The building is approximately 80 feet in height. We are providing parking for this mixed use development on-site. 30 parking spaces will be provided for the lofts. Public parking for the retail is provided along 3rd Street and Gass Street. Public transportation is also available on Las Vegas Boulevard. Parking for this facility should not be a problem considering the amount of existing parking in close proximity to the new development.

Ingress and Egress into the parking will be off of 3rd Street and through the alley off of Gass. The garage is gated with remote access for residents. The gated parking will provide security and safety for the residents. There are only 30 units providing a limited amount of ingress and egress traffic.

The owner desires to recall the heritage of Las Vegas and also to recreate the loft style buildings of warehouse and industrial districts. The buildings design is created with great care in order meet these requirements. The West and South Elevations have roof top signage to recall the 40's and 50's view of downtown Las Vegas and to incorporate the loft style. The signs add great character to the buildings facades while also breaking the roof line of the building adding to a much more interesting and exiting downtown city horizon.

We have made every attempt to try and follow City of Las Vegas Title 19 as well as the Centennial Plan as closely as possible in the design and layout of this site. We hope that you will join us in our attempt to bring much-needed high caliber product into downtown and to Las Vegas residents.

Respectfully Submitted,

R. Brandon Sprague
for R. Brandon Sprague

R. Brandon Sprague, AIA

SUP-17729
SDR-17731
12/07/06 PC

NOVEMBER 27, 2006

PLANNING AND DEVELOPMENT DEPT.
CURRENT PLANNING DIVISION
DEVELOPMENT SERVICES CENTER
731 S. FOURTH STREET
LAS VEGAS 89101

RE: SUP-17729 AND SDR-17731

WE WOULD LIKE TO VOICE OUR CONCERNS ABOUT THIS DEVELOPMENT. WITH THE PROJECT TO BE BUILT ON THE HEAVILY TRAVELLED INTERSECTION OF THIRD AND CASS, WE WOULD HOPE THE BUILDING IS SITUATED IN SUCH A WAY AS TO ^{NOT} BLOCK VISIBILITY OF THE TRAFFIC APPROACHING THE INTERSECTION ON CASS. THIS IS A DANGEROUS INTERSECTION NOW, WITH CARS RUNNING THE STOP SIGN. ANY DECREASE IN VISIBILITY WOULD ONLY ADD TO THE PROBLEM).

AS TO THE ENTRANCE AND EXIT TO THE PARKING LOT FACING THIRD STREET: THIS DRIVEWAY WOULD BE IN CLOSE PROXIMITY TO OUR DRIVEWAY ACROSS THE STREET FROM THE PROJECT SITE. SINCE WE NOW EXPERIENCE DELAYS BACKING-CUT OF OUR OWN DRIVEWAY, WE WOULD PREFER TO SEE THE ENTRANCE AND EXIT FROM THE BUILDING BE ON THE ALLEY SIDE ONLY, AWAY FROM EXISTING TRAFFIC. OR, AS AN ALTERNATIVE ENTRY AND EXIT ON THE ALLEY AND ON CASS AVENUE.

CURB-SIDE PARKING ON THIRD STREET AND CASS AVENUE IS EXTREMELY LIMITED. THE DEVELOPERS

HAVE NOT PROVIDED ANY PARKING FOR THE 2,200 SQUARE FEET OF RETAIL SPACE IN THEIR PROJECT. THIS WOULD MEAN THAT ANY CAR TRAFFIC THE RETAIL PROJECT ATTRACTED WOULD BE COMPETING FOR THE ALREADY INADEQUATE PARKING. WITH THIS IN MIND, WE WOULD BE AGREEABLE TO METERED PARKING ENFORCED BY THE CITY, ON SOUTH THIRD STREET AND EAST CASS AVENUE ADJACENT TO THE PROPERTY ON WHICH THE PROJECT WILL SIT. THIS WOULD ENSURE A TURN-OVER OF THE PARKING SPACES, INSTEAD OF THE ALL-DAY PARKING THAT EXISTS NOW.

WE BELIEVE THAT THE PROPOSED 30 PARKING SPACES FOR 30 UNITS IS INADEQUATE. IN ALL LIKELIHOOD, SEVERAL, IF NOT ALL, OF THE UNITS WILL HAVE MORE THAN ONE CAR. THERE IS NO PLACE FOR ANY "OVER-FLOW" PARKING ON THE STREET, SUCH AS FOR VISITORS, GUESTS OR MORE THAN ONE CAR PER UNIT. WE FEEL THIS INADEQUACY MUST BE ADDRESSED. OUR NEIGHBORHOOD CANNOT ABSORB ANY MORE CARS. THE OTHER LFT DEVELOPMENTS IN OUR AREA PROVIDE TWO PARKING SPACES PER UNIT. WE WOULD LIKE TO SEE THIS INADEQUATE PARKING ISSUE CORRECTED.

RESPECTFULLY,
THOMAS N. TRINAYSTICH
THOMAS N. TRINAYSTICH
733 SO. THIRD STREET
LAS VEGAS 89101

ITEM # 28 + 29
CASE # SWP-17729 + SDR-17731
PC MTG 12.7.06

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-17737 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
DURANGO STRUCTURES, LLC - Request for a Special Use Permit FOR A DRIVE-THRU RESTAURANT on 3.82 acres at the northeast corner of Centennial Parkway and Durango Drive (APN 125-20-801-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

IF APPROVED: C.C.: 01/03/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – Motion to WITHDRAW WITHOUT PREJUDICE Item 8 [SUP-16850] and Item 9 [SDR-16849]; HOLD IN ABEYANCE Item 22 [VAR-17732], Item 23 [SDR-17730], Item 30 [SUP-17737], Item 31 [SDR-17735] and Item 35 [SUP-17739] to the 12/21/2006 Planning Commission Meeting; and Item 36 [ROC-17721] and Item 37 [SDR-17720] to the 2/08/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

The applicant requested that Item 30 [SUP-17737] and Item 31 [SDR-17735] be held in abeyance to the 12/21/2006 Planning Commission Meeting in order to revise the plans.

(6:03-6:09)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-17737 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DURANGO STRUCTURES, LLC - Request for a Special Use Permit FOR A DRIVE-THRU RESTAURANT on 3.82 acres at the northeast corner of Centennial Parkway and Durango Drive (APN 125-20-801-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

IF APPROVED: C.C.: 01/03/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

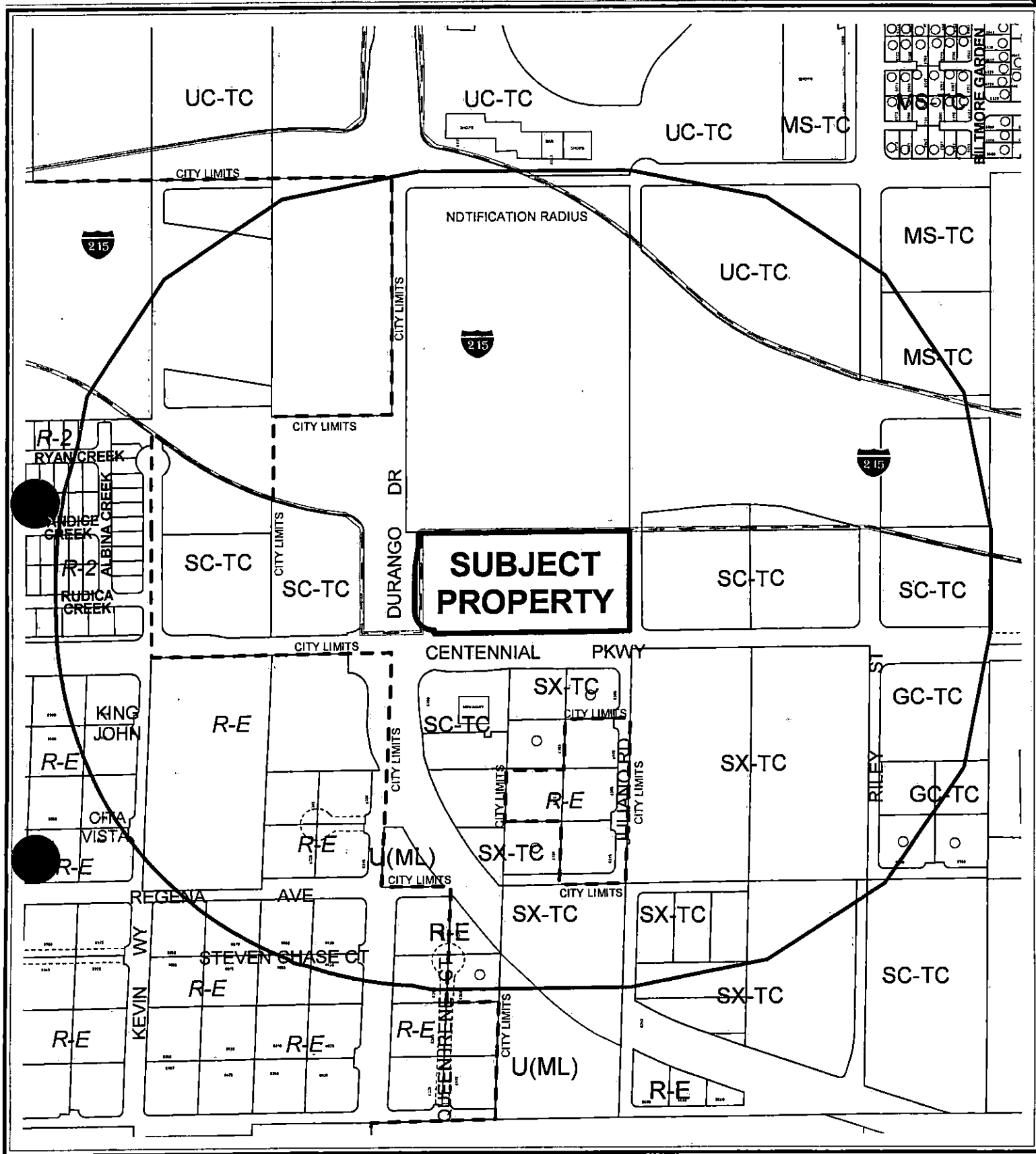
0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

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



CASE: **SUP-17737**

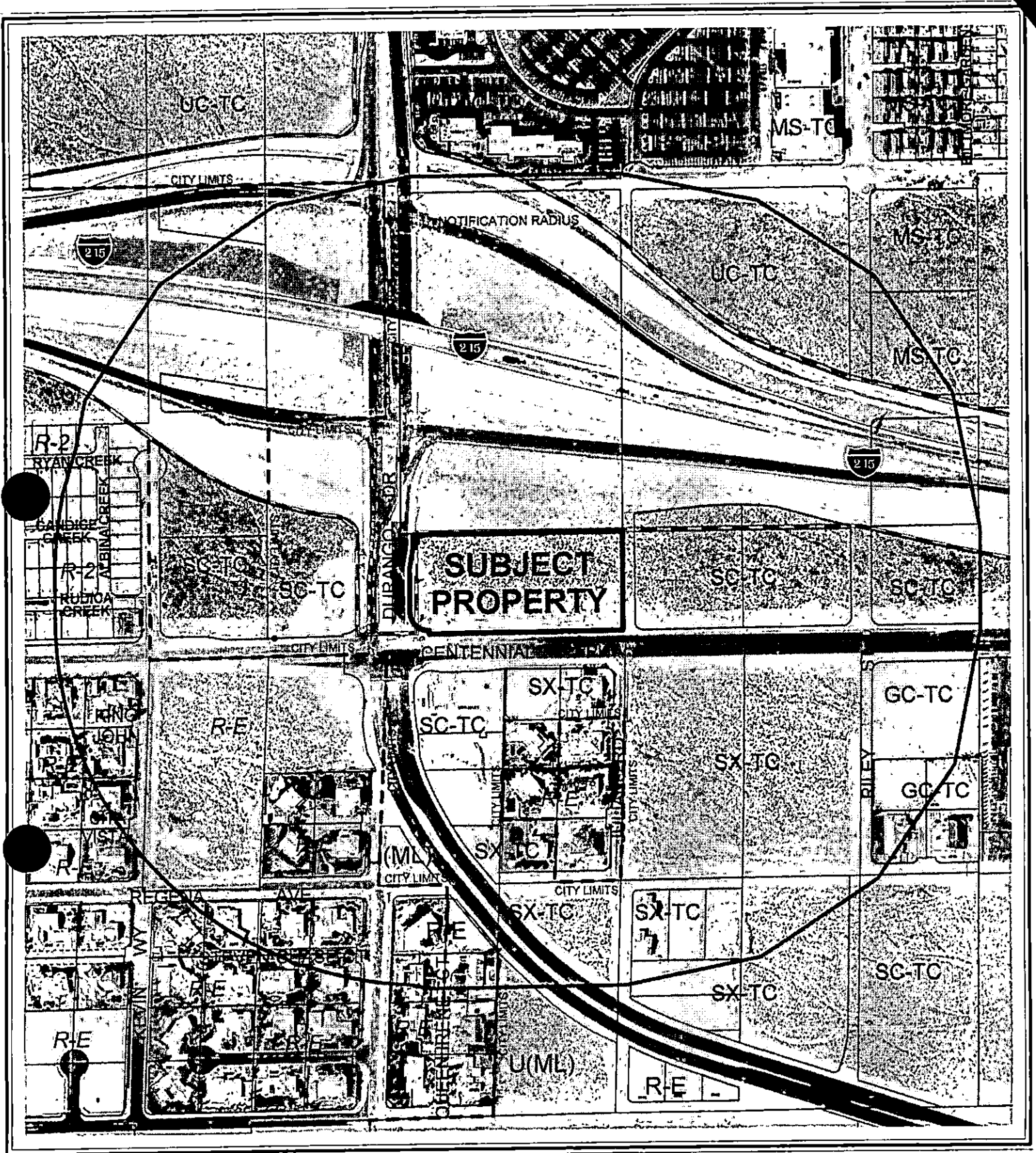
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

0 300 600 Feet





CASE: **SUP-17737**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-17737 - APPLICANT/OWNER: DURANGO
STRUCTURES, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-17735) 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.

SUP-17737 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Restaurant with drive-through in the Town Center Master Plan Area. The application is a companion item for a Site Development Plan Review for a 42,790 square-foot Retail Shopping Center. Due to the site layout, the applicant has requested a waiver to the Town Center Development Standards Manual to allow 15 feet of perimeter landscape buffer adjacent to a drive-through aisle where 25 feet is required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
12/07/98	The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest. The subject site was not included within the 1998 Rezoning area.
11/07/01	The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.
05/01/02	The City Council approved Extension of Time applications U-0149-99(1) for a Supper Club and U-156-99(1) for a Liquor Establishment (Off Premise Consumption) with two year time limits.
7/12/06	The City Council approved a request for an Extension of Time (EOT-13647) of an approved Special Use Permit (U-0149-99) that allowed a Supper Club adjacent to the northeast corner of Centennial Parkway and Durango Drive
<i>Related Building Permits/Business Licenses</i>	
NA	NA
<i>Pre-Application Meeting</i>	
08/23/06	At the pre-application meeting, the applicant was informed that Fire had a concern about the parking deck and that the building may need to have a sprinkler system. Public Works indicated that a dedication of a turn lane may be required. Cul-de-sac Juliano or vacate and turn into a private drive would be necessary. The applicant was further advised that an amenity zone in the cul-de-sac may be required per Town Center Design Standards. Additionally, the applicant was informed that the buildings needed to be pushed forward per Town Center Standards. The applicant indicated that they will hold a neighborhood meeting.
<i>Neighborhood Meeting</i>	
11/02/06	The applicant states that a neighborhood meeting was held. However, there are no notes regarding time, place, or attendance submitted with the file.

SUP-17737 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	3.82 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property:	Undeveloped	SC-TC (Service Commercial- Town Center)	T-C (Town Center)
North:	Beltway	ROW	T-C (Town Center)
South:	Commercial & Single Family Dwellings	SC-TC (Service Commercial- Town Center) SX-TC (Suburban Mixed -Town Center)	T-C (Town Center)
East:	Undeveloped	SC-TC (Service Commercial- Town Center)	T-C (Town Center)
West:	Undeveloped	SC-TC (Service Commercial- Town Center) & ROW	T-C (Town Center)

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

***Town Center**

Development within Town Center will be subject to the Town Center Development Standards and the Town Center Land Use chapter of the Centennial Hills Sector Plan.

INTERAGENCY ISSUES

Pursuant to 1999 Statutes of Nevada, Chapter 481 the proposed project is deemed to be a "project of significant impact" for the following reasons:

- 1) A commercial or industrial facility generating more than 3,000 average daily vehicle trips.

SUP-17737 - Staff Report Page Three
December 7, 2006 - Planning Commission Meeting

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. No comments have been received prior to the completion of this report.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required Parking			Provided Parking		Compliance
		Parking Ratio	Regular	Handi-capped	Regular	Handi-capped	
Retail Center	42,790 sq ft	1: 250 sq ft	172	7	284	11	
TOTAL (including handicap)			172	7*	284	11**	N
Loading Spaces			3		3		Y

*Handicapped accessible spaces are determined from the total parking stalls provided. As the proposed plans show 284 stalls, there shall be accommodation for a total of 7 spaces

**The site plans show handicapped accessible parking spaces that are all not in compliance with the Standard Drawing as shown in Title 19.10(G) 3 where five-foot loading zones are required on each side of the parking stall. As there is abundant handicapped accessible parking, a condition for approval has been placed to adequately restripe the provided handicap spaces so as to comply with Title 19.10

Waivers		
Request	Requirement	Staff Recommendation
To allow 15 feet of perimeter landscape buffer adjacent to a drive-through aisle.	25 feet	Denial

ANALYSIS

This request for a Special Use Permit for a Restaurant with a drive-through requires is a companion item with Site Development Plan Review (SDR-17735). Typically, for drive-through lanes in Town Center the principal building is located at the front setback line in accordance with the applicable setback requirements, with the drive-through lane located to the side or the rear of the principal building. A waiver to the Town Center Design Standards Manual to allow 15 feet of perimeter landscape buffer adjacent to a drive-through aisle where 25 feet is required has been requested. Staff is recommending denial as this proposal is acting in part of a project in whole that does not substantially meet the intent of the Town Center Development.

SUP-17737 - Staff Report Page Four
December 7, 2006 - Planning Commission Meeting

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 drive-through as proposed cannot be conducted in a manner that is harmonious with Town Center Standards unless it meets the minimum landscape buffer requirement.

In regard to "2":

The subject site is physically capable of accommodating the drive through while meeting the landscape buffer requirements.

In regard to "3":

Centennial Parkway is designated as 90-foot wide Town Center Frontage Road and Julian Avenue is designated as an 80-foot wide Town Center Collector. Both rights-of-way will provide adequate access to the subject site.

In regard to "4":

The proposed drive-through use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare; however, the proposed drive through is not consistent with the Town Center Development Standards.

SUP-17737 - Staff Report Page Five
December 7, 2006 - Planning Commission Meeting

In regard to "5":

The proposed drive through meets Title 19.04 requirements; however, it does not meet the Town Center Development Standards Manual.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 66 (Mailed with SDR-17735)

APPROVALS 0

PROTESTS 0



October 24, 2006



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

RE: Justification Letter for a Special Use Permit for a drive-thru and Site
Plan Review on the NEC of Centennial and Durango APN -125-20-801-
002

U-149-99
EOT 13647

Dear Ms. Wheeler:

On behalf of our client, Durango Structures, LLC, please accept this letter as justification for a Special Use Permit for a drive-thru lane in conjunction with a restaurant and a site plan review for this proposed retail center on the northeast corner of Centennial and Durango. A supper club was previously approved on this site (~~U-0154-99~~), with an Extension of Time recently approved by the City Council on July 12, 2006 (~~EOT-3963~~). The intent is to construct an attractive retail center that is appropriate for the neighborhood and the Town Center plan.

The site is approximately 3.83 +/- acres in size located directly on the northeast corner of Centennial and Durango. The site plan shows a total of 42,790 square feet of building area; 31,560 square feet of general retail, a 4,880 square foot restaurant with a drive-thru lane and a 6,350 square foot supper club. All of the landscaping and plaza areas will be provided in accordance with the Town Center Design Center manual. Land trellises will be placed around the buildings to enhance the look and feel of the center. Parking will be provided in a two level parking garage, with one level underground. The building elevations show single story retail shops with some of the architectural features up to a height of 45 feet to add an interesting and appealing appearance to the project.

Approval Criteria of a Special Use Permit: Title 19.18.060 (L)

The following Determinations are to be made by the Planning Commission and City Council to approve a Special Use Permit:

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

This site is designated SC-TC (Service Commercial) on the Town Center Future Land Use Map. This designation allows retail shopping centers; it is not unusual for a restaurant with a drive-thru to be located on a major intersection.


GCGARCIA

SUP-17737
SDR-17735
12/07/06 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@gcgarcia.com

This proposal will provide essential services for residents of this area of the City. The size and scale is such that it is harmonious and compatible with the surrounding area.

- 2) The subject is physically suitable for the type and intensity of land use being proposed.

The site is large enough to accommodate the proposed commercial center and a drive-thru lane with safe inter-site access and parking.

- 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 drive-thru lane will not increase traffic to the abutting street and highway facilities; however both Durango and Centennial are major arterials. Also, the site is in close proximity to I-215.

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

This site is designated Service Commercial, where restaurants with drive-thru lanes are typically located.

Approval Criteria for Site Plan Review: Title 19.18.050 (E)

The criteria for site plan approval are as follows:

- 1) The proposed development is compatible with adjacent development and development in the area.

The site is designated for commercial uses as are other properties in this area of Town Center. It is located at the intersection of two major arterials and in close proximity to I-215.

- 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.

This proposal is consistent with most of the applicable criteria and is of a high quality expected of developments in Town Center. The site plan does not meet the technical requirements of Section D.1.c. (2) of the Town Center Design Standards Manual, which requires buildings to be located along the property line of major arterials. We believe a waiver is warranted for two reasons:

- a. *The site has a very narrow north-south configuration, which does not provide much depth to place all of the buildings along the property line. The two corner buildings are placed directly on the corners of Centennial and Durango and Centennial and Julian.*

SUP-17737

SDR-17735

12/07/06 PC

- b. *The parking will be provided in a two level structure, with one level below and one above grade. The at-grade parking structure is pushed out to the Centennial frontage and will be designed to compliment the overall architecture, look and feel of the site.*

It is the developer's intent to meet all of the other design criteria.

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

Site access is designed to not have a negative impact on the surrounding roadway network.

- 4) Building and landscaping materials are appropriate for the City.

All landscaping standards will be met or exceeded. The buildings are attractively designed with trellises, interesting building facades and variations in building height. There are ample pedestrian connectivity and plaza areas.

In summary, we believe this development will result in an interesting, attractive high-end commercial center envisioned by the Town Center plan. We respectfully request your favorable consideration. Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



David Clapsaddle
Director of Planning

DWC:mw

**SUP-17737
SDR-17735
12/07/06 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-17735 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-17737 - PUBLIC HEARING - APPLICANT/OWNER: DURANGO STRUCTURES, LLC - Request for a Site Development Plan Review FOR A 42,790 SQUARE FOOT RETAIL SHOPPING CENTER WITH WAIVERS OF THE BUILD-TO-LINE REQUIREMENT AND TO ALLOW 15 FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO A DRIVE-THRU AISLE WHERE 25 FEET IS REQUIRED on 3.82 acres at the northeast corner of Centennial Parkway and Durango Drive (APN 125-20-801-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

IF APPROVED: C.C.: 01/03/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – Motion to WITHDRAW WITHOUT PREJUDICE Item 8 [SUP-16850] and Item 9 [SDR-16849]; HOLD IN ABEYANCE Item 22 [VAR-17732], Item 23 [SDR-17730], Item 30 [SUP-17737], Item 31 [SDR-17735] and Item 35 [SUP-17739] to the 12/21/2006 Planning Commission Meeting; and Item 36 [ROC-17721] and Item 37 [SDR-17720] to the 2/08/2007 Planning Commission Meeting – UNANIMOUS

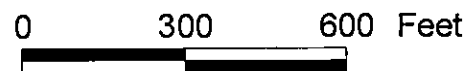
PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 31 – SDR-17735

MINUTES:

The applicant requested that Item 30 [SUP-17737] and Item 31 [SDR-17735] be held in abeyance to the 12/21/2006 Planning Commission Meeting in order to revise the plans.

(6:03-6:09)

1-132



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



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-17735 - APPLICANT/OWNER: DURANGO
STRUCTURES, LLC**

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

1. Conformance to the conditions for Rezoning (Z-0076-98(11)), Special Use Permit (SUP-17737) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/24/06, except as amended by conditions herein.
4. A Waiver from the Town Center Design Standards is hereby approved, to allow a 15- foot landscape buffer adjacent to a drive through.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

MH

SDR-17735 - Conditions Page Two
December 7, 2006 - Planning Commission Meeting

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Properly striped and located parking spaces shall be provided to accommodate 11 handicapped accessible parking spaces.
14. Per Map No. 7 of the Transportation Trails Element of the General Plan, bike lanes are required along Centennial Parkway and bike routes are required along Durango Drive.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Dedicate the additional right-of-way on Centennial Parkway necessary for right turn lanes in accordance with Standard Drawing No. 201.1 and on Durango Drive for a bus turnout acceptable to the City Traffic Engineer prior to the issuance of any permits. In addition, dedicate 30 feet of right-of-way adjacent to this site for Juliano Road, including the appropriate area required for a cul-de-sac, prior to the issuance of any permits. Alternatively, record a Petition of Vacation for the existing portions of Juliano Road prior to the issuance of any permits.
17. Construct all incomplete half-street improvements on Durango Drive and Centennial Parkway adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

SDR-17735 - Conditions Page Three
December 7, 2006 - Planning Commission Meeting

18. Construct half-street improvements, including the cul-de-sac bulb with sufficient asphalt improvements acceptable to the Fire Protection Engineering Section of the Department of Fire Services and appropriate overpaving, on Juliano Road adjacent to this site concurrent with development of this site if the existing right-of-way is not vacated.
19. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
20. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. 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.
21. 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.
22. Grant pedestrian access easements for all public sidewalk located outside of public street right-of-way, if any, prior to the issuance of any permits for this site.
23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

SDR-17735 - Conditions Page Four
December 7, 2006 - Planning Commission Meeting

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.
25. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-76-98, Town Center standards and all other applicable site-related actions.

SDR-17735 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for a 42,790 square-foot Retail Shopping Center. The applicant has also file a companion Special Use Permit application for a Restaurant with a drive through. Due to the site layout, the applicant has requested a waiver to the Town Center Development Standards Manual to allow 15 feet of perimeter landscape buffer adjacent to a drive-thru aisle where 25 feet is required on 3.82 acres.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
12/07/98	The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest. The subject site was not included within the 1998 Rezoning area.
11/07/01	The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.
05/01/02	The City Council approved Extension of Time applications U-0149-99(1) for a Supper Club and U-156-99(1) for a Liquor Establishment (Off Premise Consumption) with two year time limits.
7/12/06	The City Council approved a request for an Extension of Time (EOT-13647) of an approved Special Use Permit (U-0149-99) that allowed a Supper Club adjacent to the northeast corner of Centennial Parkway and Durango Drive
<i>Related Building Permits/Business Licenses</i>	
NA	NA
<i>Pre-Application Meeting</i>	
08/23/06	A pre-application meeting was held regarding a Site Development plan Review for a 42,790 square foot Retail Center and a Special Use Permit for a Restaurant with drive-through.
<i>Neighborhood Meeting</i>	
11/02/06	The applicant states that a neighborhood meeting was held. However, there are no notes regarding time, place, or attendance submitted with the file.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.82 acres

SDR-17735 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property:	Undeveloped	SC-TC (Service Commercial- Town Center)	T-C (Town Center)
North:	Beltway	ROW	T-C (Town Center)
South:	Commercial & Single Family Dwellings	SC-TC (Service Commercial- Town Center) SX-TC (Suburban Mixed -Town Center)	T-C (Town Center)
East:	Undeveloped	SC-TC (Service Commercial- Town Center)	T-C (Town Center)
West:	Undeveloped	SC-TC (Service Commercial- Town Center) & ROW	T-C (Town Center)

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

***Town Center**

Development within Town Center will be subject to the Town Center Development Standards and the Town Center Land Use chapter of the Centennial Hills Sector Plan. The applicant is request a waiver to the Town Center Standards and is therefore not in compliance.

Trails

There are two trails that affect this proposal: A Town Center Parkway Trail and a Multi Use Transportation Trail, as shown on Map 6 of the Master Plan Transportation Trails Element. adjacent to this northern edge of this site.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" because it was determined that the average vehicular motor trips was totaled to be approximatley 4,584 exceeds the 3,000 average daily vehicle tripsany Special Use Permit that is proposed within 500 feet of an unincorporated boundary.

MH

SDR-17735 - Staff Report Page Three
December 7, 2006 - Planning Commission Meeting

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendations for mitigation measures is as follows:

- 1) The City of Las Vegas Department of Public Works has no comment.
- 2) Las Vegas Metropolitan Police Department found no significant issues.

DEVELOPMENT STANDARDS

The following Town Center Development Standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	NA	166,784 sq ft	NA
Min. Lot Width	NA	600 feet	NA
Min. Setbacks			
• Front	15-foot max.	20 feet	N
• Side	10 feet	35 feet	Y
• Corner	15 feet	20 feet	Y
• Rear	20 feet	13 feet	N
Min. Distance Between Buildings	NA	42 feet	NA
Max. Lot Coverage	NA	26%	NA
Max. Building Height	2 stories	39 feet, three inches (2 stories)	Y
Trash Enclosure	50 feet from residential/ screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.060 the following standards apply.

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	117 feet, 8 inches	210 feet	Y
Trash Enclosure	50 feet from residentially zone property	450 feet	Y

SDR-17735 - Staff Report Page Four
December 7, 2006 - Planning Commission Meeting

Pursuant to Title 19.12 the following standards apply.

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 6 Spaces	24 Trees	34 Trees	Y
Buffer: Min. Trees	1 Trees/ 30 Linear Feet	29 Trees	40 Trees	Y
TOTAL		53 Trees	74 Trees	Y
Min. Zone Width	15 Feet		20 Feet	Y

Pursuant to the Town Center Development Standards Manual, the following standards apply.

Streetscape Standards	Required	Provided	Compliance
Town Center Parkway Arterial	9-foot , 6-inch sidewalk w/ 5 foot amenity zone	20-foot sidewalk w/ 20-foot landscape area	
Frontage Road	5-foot sidewalk w/ 4-foot amenity zone		

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Retail Center	42,790 sq ft	1: 250 sq ft	172	7	284	11	
TOTAL (including handicap)			172	7*	284	11**	N
Loading Spaces			3		3		Y

*Handicapped accessible spaces are determined from the total parking stalls provided. As the proposed plans show 284 stalls, there shall be accommodation for a total of 7 spaces

**The site plans show handicapped accessible parking spaces that are all not in compliance with the Standard Drawing as shown in Title 19.10(G) 3 where five-foot loading zones are required on each side of the parking stall. As there is abundant handicapped accessible parking, a condition for approval has been placed to adequately restripe the provided handicap spaces so as to comply with Title 19.10

SDR-17735 - Staff Report Page Five
December 7, 2006 - Planning Commission Meeting

Waivers		
Request	Requirement	Staff Recommendation
To allow over a 20-foot build-to-line standard.	15-foot max	Denial
To allow 15 feet of perimeter landscape buffer adjacent to a drive-through aisle.	25 feet	Denial

ANALYSIS

The site plan depicts a 42,790 square-foot shopping center with design standards that are not compliant with the Town Center Design Standards. The site is broken up into four separate buildings with the larger buildings located at the rear of the property and two smaller buildings located at the opposite corners of the lot.

Waivers to the Town Center Development Standards Manual have been submitted with this application to allow a front setback that exceeds the 15-foot build-to-line minimum and to allow a drive-through with 15 feet of perimeter landscaping where 25 feet of landscaping is required.

The submitted landscape plan depicts a tasteful layout with plentiful trees of the appropriate size and species for this site. The applicant has provided trees well in excess of the minimum required per Title 19.12 and there are multiple landscaped buffers that exceed the minimum standards as well.

The elevations and floor plans show a selection of building materials and interesting architectural features that reflect the Town Center Standards for quality.

Being that this is a substantial commercial development located at a crucially important corner location, staff is recommending denial. The proposal does not meet the intent or standards of Town Center development. If approved, the following development will be compelled to continue with the established pattern of development which would lead to a compromise of the intent of Town Center. The applicant has not demonstrated the need for the waiver to standards other than to accommodate an excess of parking.

FINDINGS

The following findings must be made for an SDR:

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

SDR-17735 - Staff Report Page Six
December 7, 2006 - Planning Commission Meeting

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 retail center is compatible with the adjacent Town Center commercial land use category however there is limited amounts of development in the area to compare it to. The affected property and the properties to the east, west, and north are undeveloped with new commercial construction and residential development to the south. The commercial use and intensity adheres to the existing Town Center Land Use code of SC-TC (Service Commercial-Town Center).

In regard to "2":

The proposed retail center is located on land with the appropriate General Plan Category of TC (Town Center) and the Town Center Land Use Code SC-TC (Service Commercial-Town Center). The proposal does not comply with the Town Center Design Standards Manual in that the Drive-Through is not adequately landscaped nor does the project comply with the build-to-line setback standards.

In regard to "3":

The site access and circulation is not expected to have any negative impact on the adjacent roadways or neighborhood traffic. A Development Impact Notice Agreement (DINA) has been filed with the companion Special Use Permit (SUP-17737) so as to ensure adequate consideration to the traffic impact is taken into account.

SDR-17735 - Staff Report Page Seven
December 7, 2006 - Planning Commission Meeting

In regard to "4":

The building and landscape materials chosen for this project are in compliance with the town Standards Manual and the proposal shows interesting elevations that contribute to the visual appearance of the area. Although the Drive-through will require a waiver to the required landscaping buffer, landscaping shows a variety of appropriate tree species and shrubs that are all appropriate for the area.

In regard to "5":

Adequate landscaping and interesting building elevations and massing will provide an aesthetic asset to the existing vacant lot. The overall site design creates an orderly and aesthetically pleasing environment that is harmonious and compatible with the local area.

In regard to "6":

The appropriate measures are taken in securing and protecting the public health, safety and general welfare through the inspections required of Building and Safety for all commercial construction, through the Business Licensing Division for all licensed commercial activity, and through Code Enforcement for the general application of the Las Vegas Municipal Code.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 66 (Mailed with SUP-17737)

APPROVALS 0

PROTESTS 0

LOWER LEVEL PARKING

SITE PLAN

DIAGRAMMATIC SECTION

SITE PLAN

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

ALL INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.

BLACKSTONE

BLACKSTONE
CAPITOL GROUP
SUP-17737
SDR-17735
12/07/06 PC

Summary

APN 125-20-801-002
Land ±3.83 AC ±166,642 SF
Net Land ±3.63 AC ±158,114 SF

Retail 31,560 SF
Restaurant Drive Thru 4,880 SF
Supper Club 6,350 SF
Total Building 42,790 SF

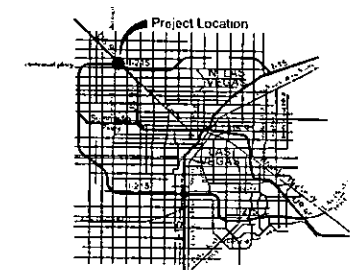
Land-to-Bldg Ratio 3.70/1
Coverage 27 %

Parking Required 1/50 89 stalls
70% of Supper Club
Parking Required 1/200 10 stalls
30% of Supper Club
Parking Required 1/100 49 stalls
Restaurant w/ Drive thru
Parking Required 1/250 127 stalls
Retail

Parking Req'd total 275 stalls

Parking Provided 284 stalls

Plaza 5,014 SF



Vicinity Map
Not to Scale



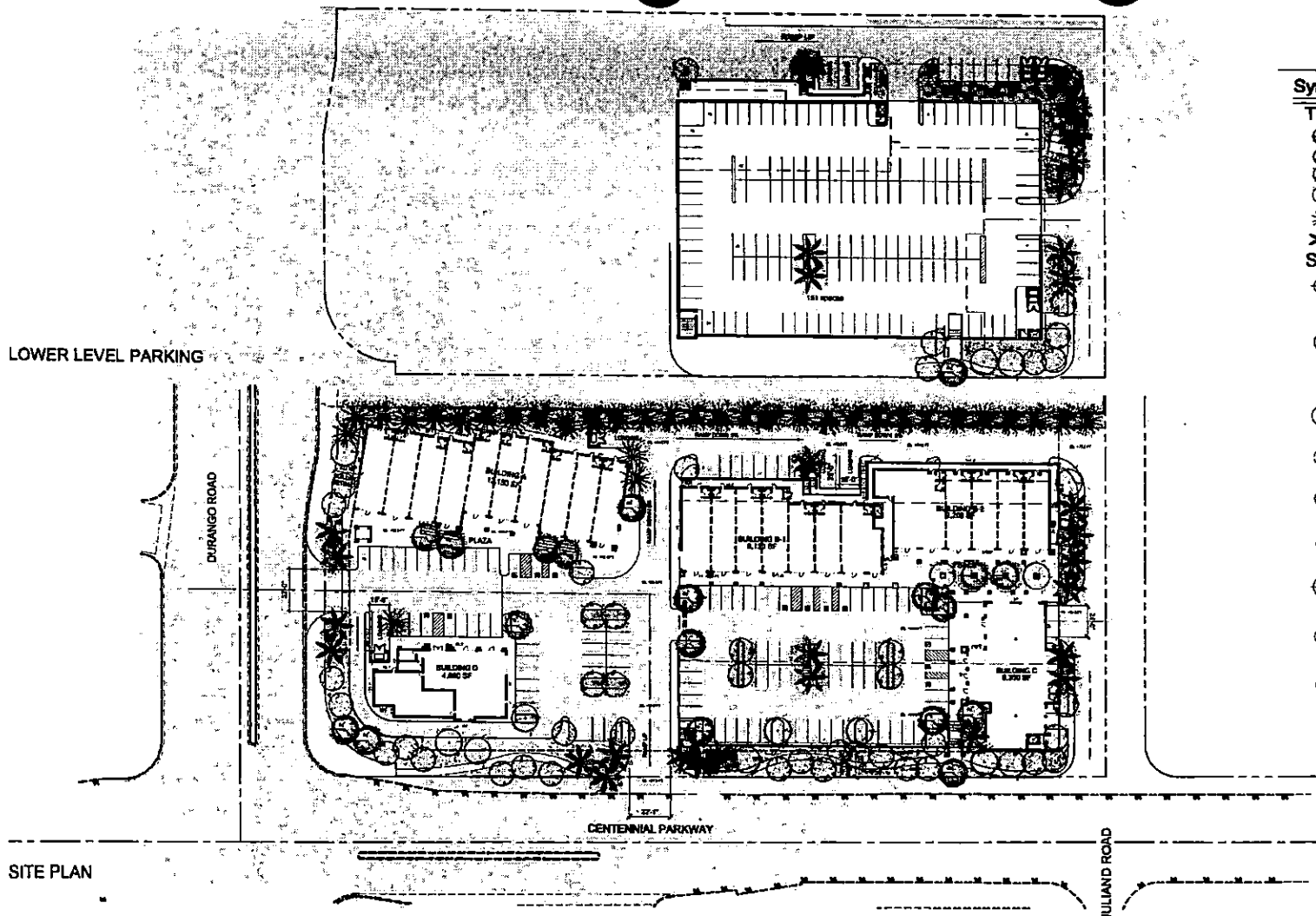
ALL INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.

Date: OCTOBER 24, 2006
NADEL JOB# 0416

NADEL ARCHITECTS NEVADA LLP
1000 B. CANN. MARTIN DR., SUITE 400
LAS VEGAS, NV 89119
TEL: 702.896.2000 FAX: 702.896.2170
WWW.NADELARCH.COM



OCT 24 2006



Plant Materials Legend

Symbols	Botanical Name	Common Name	Size
Trees			
⊙	Vitex Agnus-Casta	Chaste Tree	24" Bo
⊙	Cercidium Floridum	Blue Palo Verde	24" Bo
⊙	Prosopis Glandulosa	Honey Mesquite	24" Bo
⊙	Acacia Sp.	Acacia	24" Bo
⊙	Pinus Halapensis	Aleppo Pine	24" Bo
⊙	Phoenix Dactylifera	Date Palm	20'
Shrubs & Ground Cover			
⊕	Caesalpinia Pulcherrima	Red Bird of Paradise	5 gal.
⊕	Leucophyllum Frutescens 'Compacta' TM	Compact Texas Ranger	5 gal.
⊕	Leucophyllum Sp.	Haavenly Cloud	5 gal.
⊕	Viguiera Deltoidea	Goldaneye	5 gal.
⊕	Lantanna Montevidensis	Trailing Purple Lantanna	1 gal.
⊕	Penstemon Parryi	Parrys Penstemon	1 gal.
⊕	Rosmarinus Officinalis 'Irene'	Rosemary Irene	1 gal.
⊕	Trachelospermum jasminoides	Dwarf Star Jasmine	5 gal.
⊕	Verbena temari	Purple Verbena	1 gal.

Landscaping shall be designed and installed in accordance with the City of Las Vegas, Title 19, Chapter 19.12 Landscape, Wall, and Buffer Requirements and other sections as applies.



LANDSCAPE PLAN

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITOL GROUP

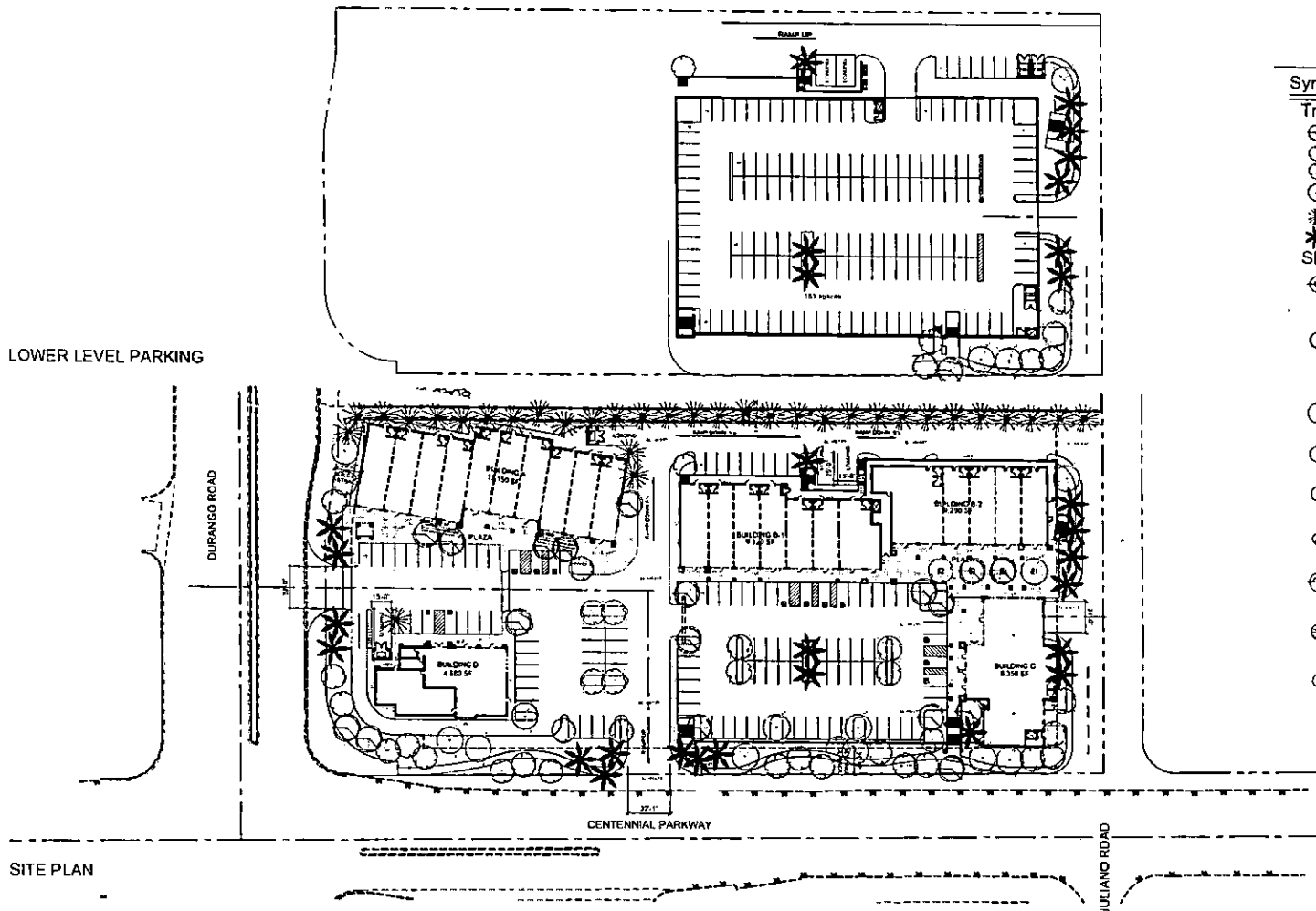
SUP-17737
SDR-17735
12/07/06 PC

DATE: OCTOBER 24, 2006
NADEL JOB#: 06636

NADEL ARCHITECTS NEVADA, LLP
7180 S. DEAN MARTIN DR., SUITE 800
LAS VEGAS, NV 89118
7.702.494.2000 / F.702.996.7120
WWW.NADELARCH.COM



OCT 24 2006



Plant Materials Legend

Symbols	Botanical Name	Common Name	Size
Trees			
⊙	Vitex Agnus-Casta	Chaste Tree	24" Box
○	Cercidium Floridum	Blue Palo Verde	24" Box
○	Prosopis Glandulosa	Honey Mesquite	24" Box
○	Acacia Sp.	Acacia	24" Box
✱	Pinus Halepensis	Aleppo Pine	24" Box
✱	Phoenix Dactylifera	Date Palm	20'
Shrubs & Ground Cover			
⊕	Caesalpinia Pulcherrima	Red Bird of Paradise	5 gal.
⊕	Leucophyllum Frutescens 'Compacta' TM	Compact Texas Ranger	5 gal.
⊕	Leucophyllum Sp.	Heavenly Cloud	5 gal.
⊕	Viguiera Deltoidea	Goldeneye	5 gal.
⊕	Lantanna Montevicensis	Trailing Purple Lantanna	1 gal.
⊕	Penstemon Parryi	Parrys Penstemon	1 gal.
⊕	Rosmarinus Officinalis 'Irene'	Rosemary Irene	1 gal.
⊕	Trachelospermum jasminoides	Dwarf Star Jasmine	5 gal.
⊕	Verbena temari	Purple Verbena	1 gal.

Landscaping shall be designed and installed in accordance with the City of Las Vegas, Title 19, Chapter 19.12 Landscape, Wall, and Buffer Requirements and other sections as applies.



LANDSCAPE PLAN

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITOL GROUP

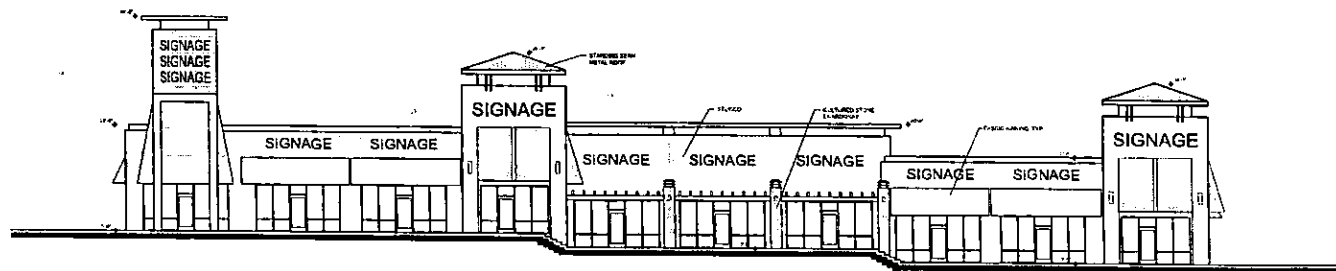
SUP-17737
SDR-17735
12/07/06 PC

DATE: OCTOBER 24, 2006
DRAWN BY: NADEL JOE

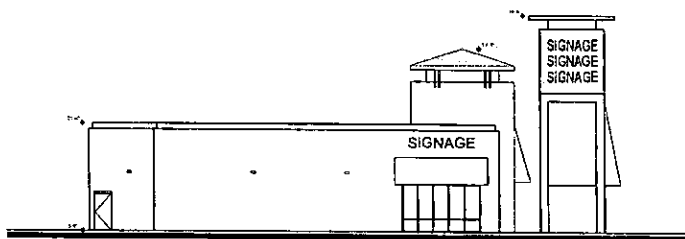
NADEL ARCHITECTS NEVADA, LLP
1115 S. DEAN MARTINEZ BLVD., SUITE 200
LAS VEGAS, NEVADA 89102
TEL: 702.496.2000 FAX: 702.496.2100
WWW.NADELARCH.COM



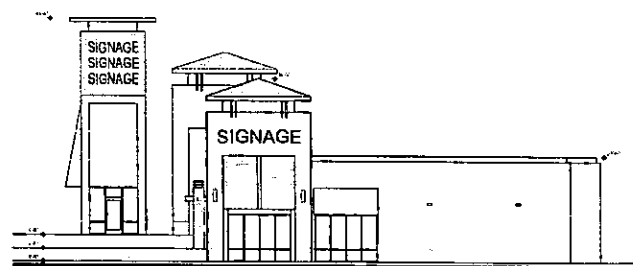
NADEL
RETAIL



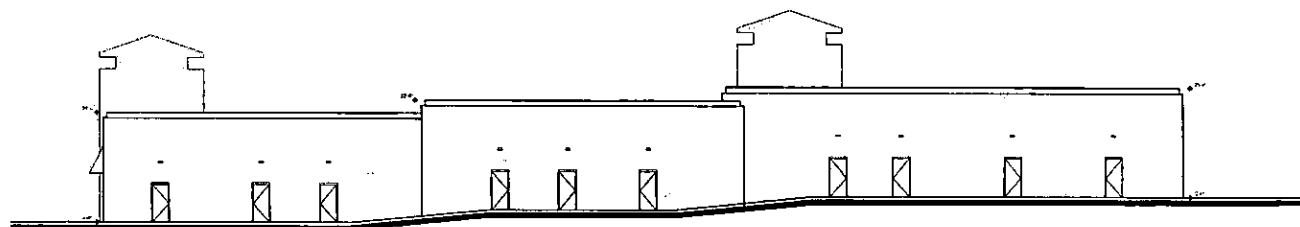
BUILDING A FRONT ELEVATION
3/16" = 1'-0"



BUILDING A LEFT ELEVATION
3/16" = 1'-0"



BUILDING A RIGHT ELEVATION
3/16" = 1'-0"



BUILDING A REAR ELEVATION
3/16" = 1'-0"

ELEVATIONS BUILDING A

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITOL GROUP

SUP-17737
SDR-17735
12/07/06 PC

DATE OCTOBER 24, 2006
NADEL JOB# 006216

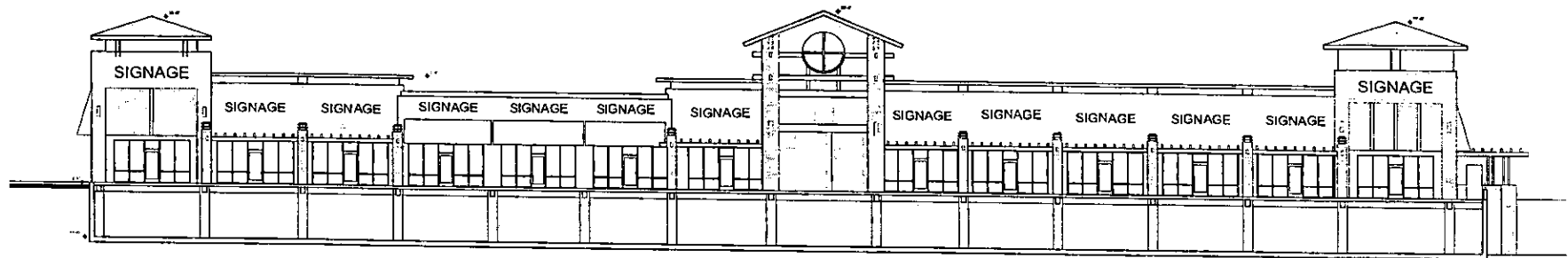
NADEL ARCHITECTS NEVADA, LLP
1700 H OGDEN MARTINDALE, SUITE 200
LAS VEGAS, NV 89102
702.796.8001 / 702.796.8118
WWW.NADELARCH.COM

OCT 24 2006

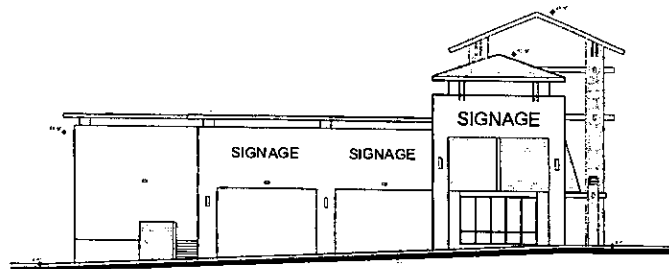


NADEL
RETAIL

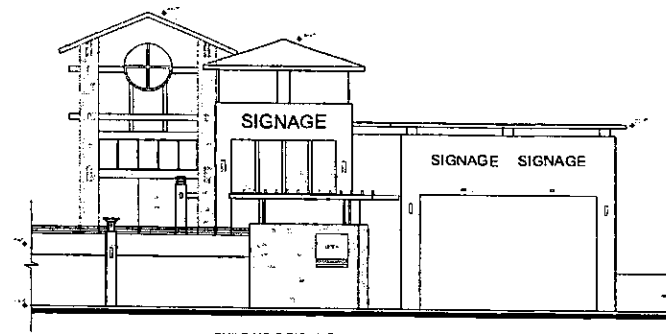
A3.0 ELEVATIONS BUILDING A



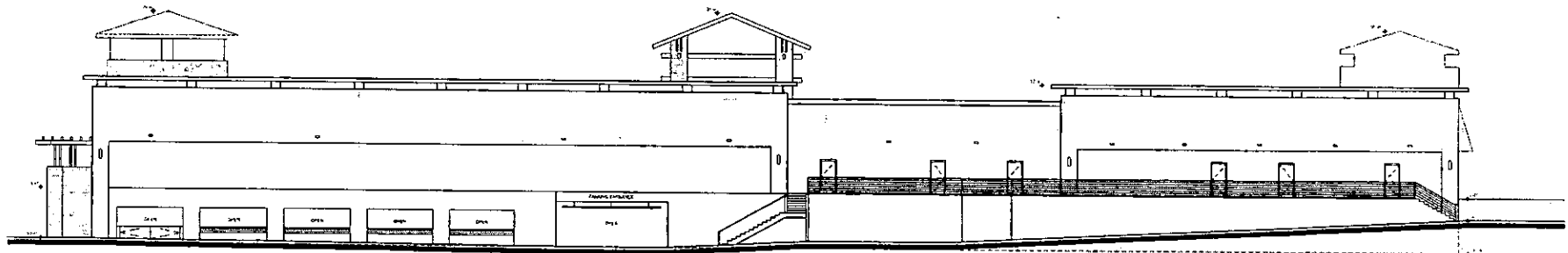
BUILDING B FRONT ELEVATION
31'0" x 137'



BUILDING B LEFT ELEVATION
31'0" x 137'



BUILDING B RIGHT ELEVATION
31'0" x 137'



BUILDING B REAR ELEVATION
31'0" x 137'

ELEVATIONS BUILDING B

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITOL GROUP
SUP-17737
SDR-17735
12/07/06 PC

DATE OCTOBER 24, 2006
NADEL 2006 08:35

NADEL ARCHITECTS NEVADA, LLP
1773A S. DEAN MARTIN DR., SUITE 800
LAS VEGAS, NV 89119
TEL: 856.2020 FAX: 856.2170
WWW.NADELARCH.COM

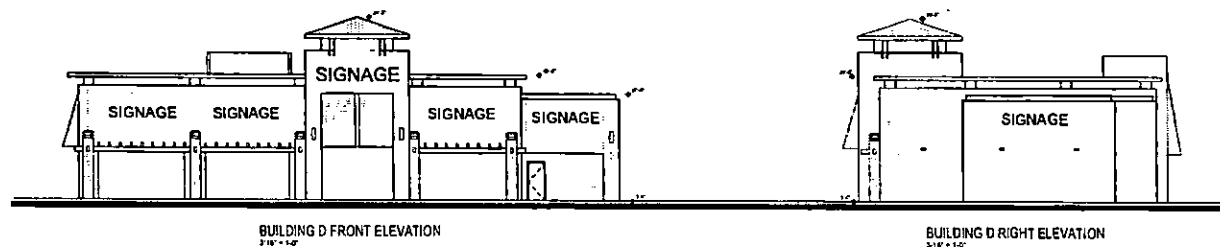


OCT 24 2006

A3.1 ELEVATIONS BUILDING B

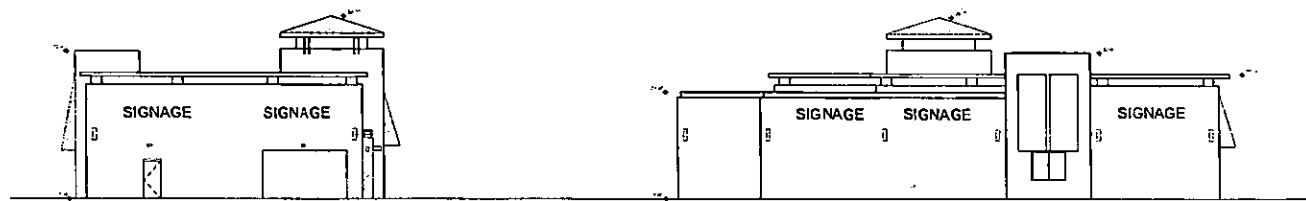


MADE TO RETAIN



BUILDING D FRONT ELEVATION
3/16" = 1'-0"

BUILDING D RIGHT ELEVATION
3/16" = 1'-0"



BUILDING D LEFT ELEVATION
3/16" = 1'-0"

BUILDING D REAR ELEVATION
3/16" = 1'-0"

ELEVATIONS BUILDING D

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

DATE OCTOBER 24 2006
RABEL JODR 082.05

BLACKSTONE
CAPITOL GROUP

MADEL ARCHITECTS NEVADA, LLP
1815 S. DEAN MARION DRIVE, SUITE 100
LAS VEGAS, NV 89102
702.886.2000 702.886.7172
WWW.MADLARCH.COM

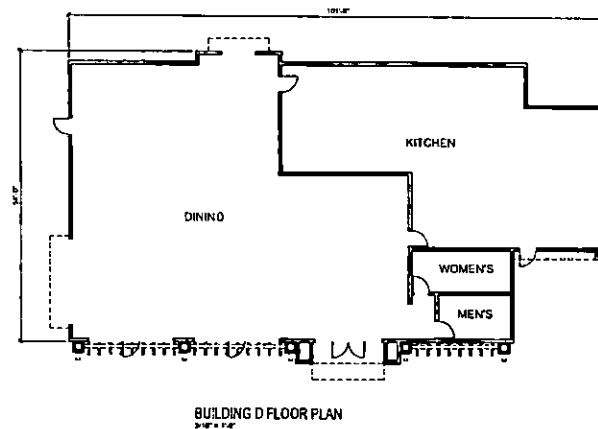
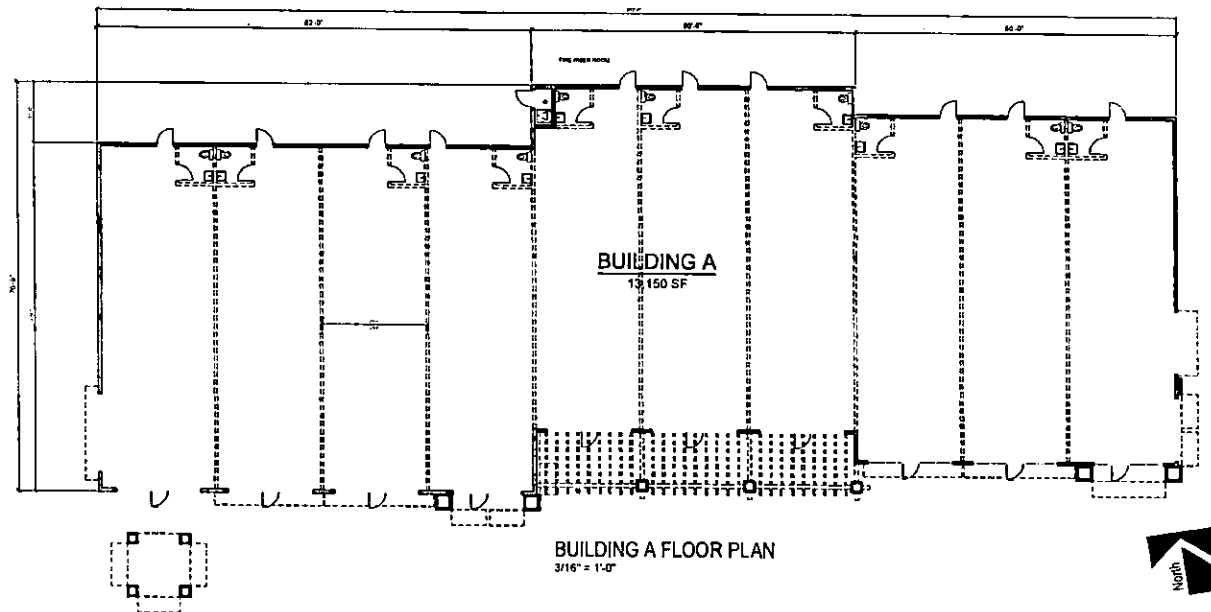


MADL
RETAIL

SUP-17737
SDR-17735
12/07/06 PC

OCT 24 2006

A3.3 ELEVATIONS BUILDING D



FLOORPLAN BUILDING A AND D

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITOL GROUP

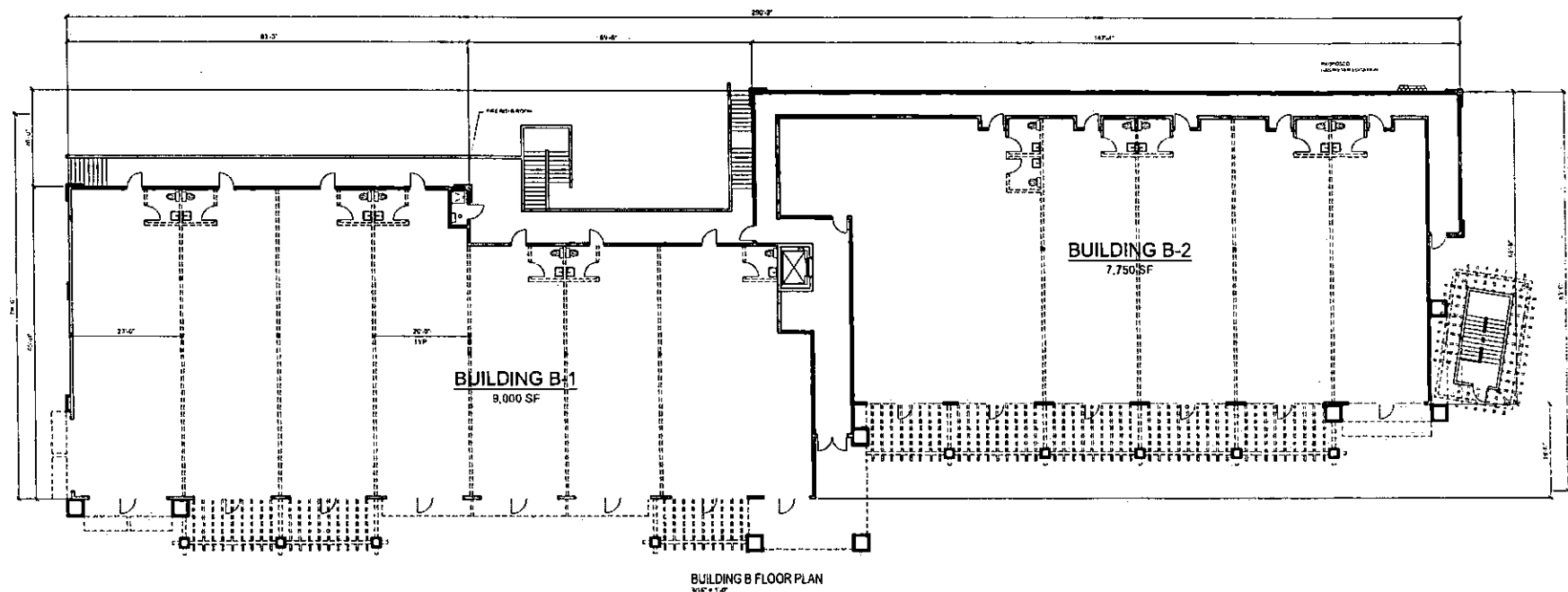
SUP-17737
SDR-17735
12/07/06 PC

DATE OCTOBER 24, 2006
MODEL J00x D0826

NADEL ARCHITECTS NEVADA, LLP
2182 S. DEAN MARTIN DR. SUITE 400
LAS VEGAS, NV 89115
702.898.2003 F.702.898.1113
WWW.NADELARC.COM



A2.0 FLOOR PLAN BUILDING A AND D



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 01-11-2001 BY 60322 UCBAW

DATE OCTOBER 24, 2005
NADEL JOE# 661186

NADEL ARCHITECTS NEVADA LLP
7100 S. DEAN MARTIN DR., SUITE 800
LAS VEGAS NV 89111
702.732.2000 F 702.732.2171
WWW.NADELARCH.COM

NADEL
RETAIL

A2.1 FLOOR PLAN BUILDING B

FLOOR PLAN BUILDING B1 AND B2

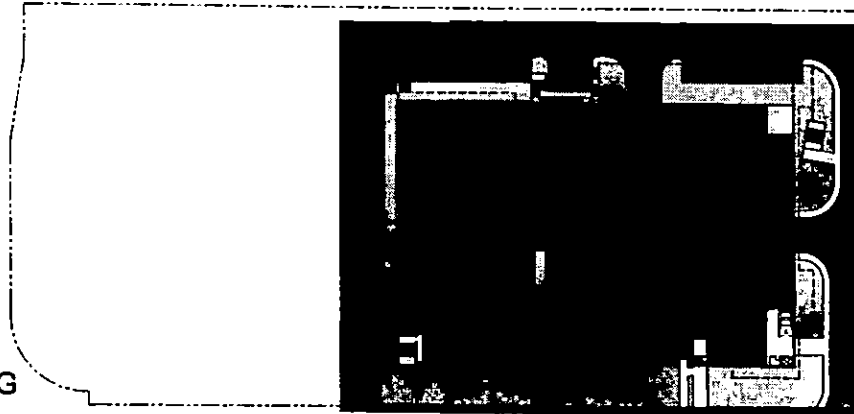
NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITOL GROUP

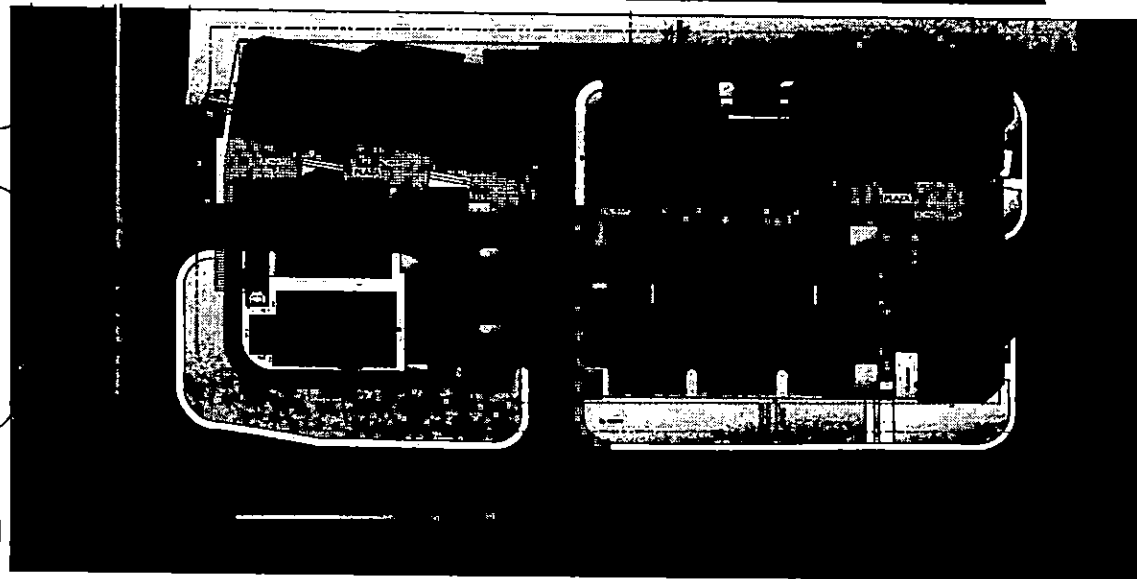
SUP-17737
SDR-17735
12/07/06 PC

OCT 24 2006

LOWER LEVEL PARKING



SITE PLAN



DIAGRAMMATIC SECTION

SITE PLAN

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

Summary

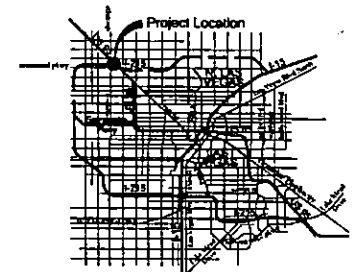
APN 125-20-801-002
Land ±3.83 AC ±166,642 SF
Net Land ±3.63 AC ±158,114 SF

Retail 31,560 SF
Restaurant Drive Thru 4,880 SF
Supper Club 6,350 SF
Total Building 42,790 SF

Land-to-Bldg Ratio 3.70/1
Coverage 27 %

Parking Required 1/50 89 stalls
70% of Supper Club
Parking Required 1/200 10 stalls
30% of Supper Club
Parking Required 1/100 49 stalls
Restaurant w/ Drive thru
Parking Required 1/250 127 stalls
Retail

Parking Req'd total 275 stalls
Parking Provided 284 stalls
Plaza 5,014 SF



Vicinity Map
N&S 10/24/06



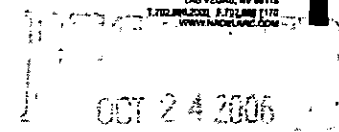
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND NOT BE RELEASED TO THE PUBLIC OR ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

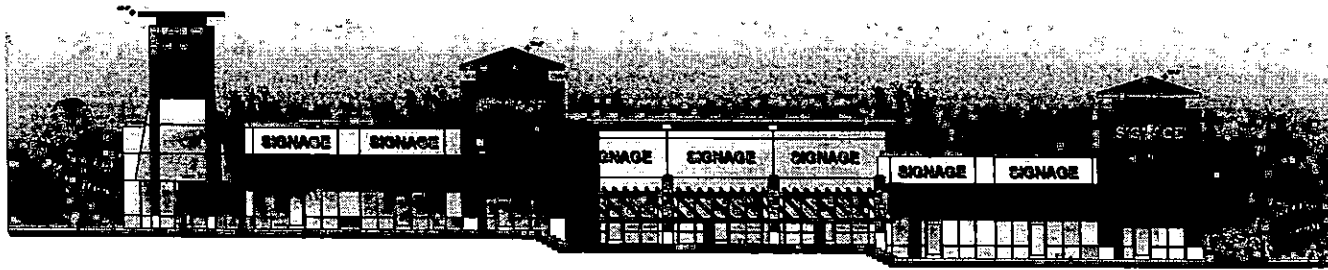
DATE: OCTOBER 24, 2006
MADEL JOSE 06030

NADEL ARCHITECTS NEVADA, LLP
1100 S. DEAN MARTIN DR., SUITE 200
LAS VEGAS, NV 89118
TEL: 702.735.1111 FAX: 702.735.1112
WWW.NADELARCH.COM



BLACKSTONE
CAPITL GRUP
SUP-17737
SDR-17735
12/07/06 PC





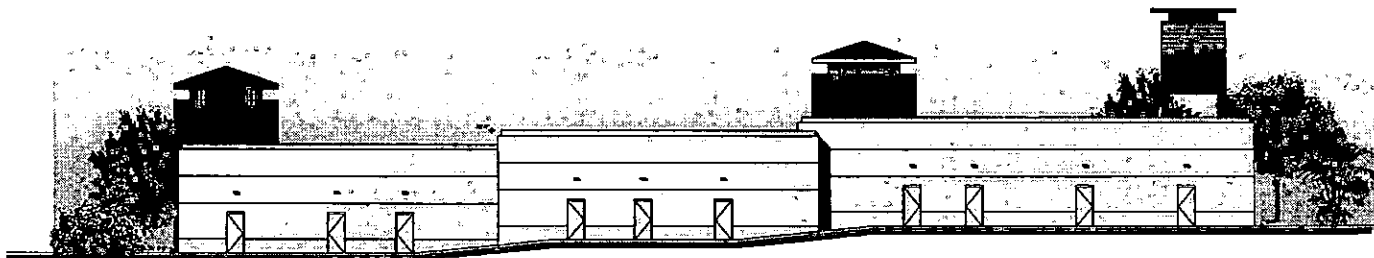
BUILDING A FRONT ELEVATION
3/8" = 1'-0"



BUILDING A LEFT ELEVATION
3/8" = 1'-0"



BUILDING A RIGHT ELEVATION
3/8" = 1'-0"



BUILDING A REAR ELEVATION
3/8" = 1'-0"

BUILDING A ELEVATIONS

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITOL GROUP

SUP-17737
SDR-17735
12/07/06 PC

DATE: OCTOBER 24, 2006
MODEL JOB# 05830

NADEL ARCHITECTS NEVADA, LLP
7180 N. DEAN AVENUE, SUITE 800
LAS VEGAS, NV 89118
TEL: 702.888.2608 FAX: 702.888.7170
WWW.NADELARCH.COM



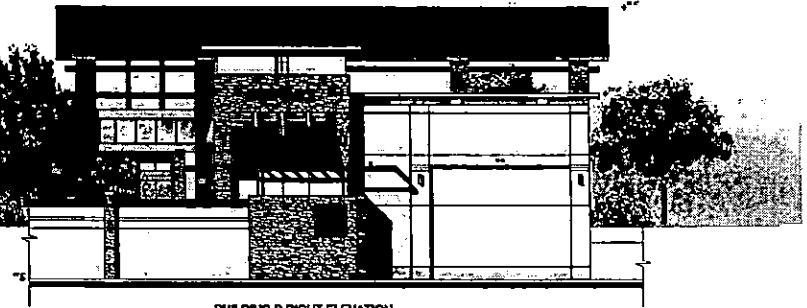
OCT 24 2006



BUILDING B FRONT ELEVATION
3/8" = 1'-0"



BUILDING B LEFT ELEVATION
3/8" = 1'-0"



BUILDING B RIGHT ELEVATION
3/8" = 1'-0"



BUILDING B REAR ELEVATION
3/8" = 1'-0"

BUILDING B ELEVATIONS

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITOL GROUP

SUP-17737
SDR-17735
12/07/06 PC

DATE: OCTOBER 24, 2006
HADEL JOB: 0838

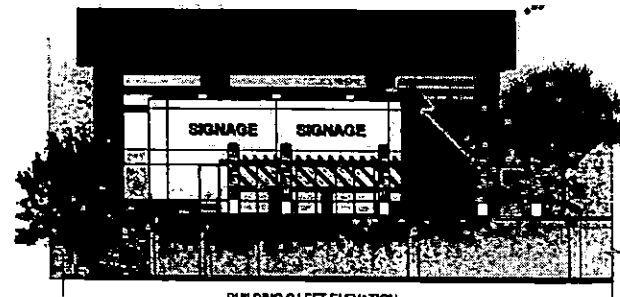
HADEL ARCHITECTS NEVADA, LLP
7180 E. DEAN MARTIN DR., SUITE 800
LAS VEGAS, NV 89119
TEL: 702.735.1111 FAX: 702.735.1112
WWW.HADELARCH.COM



OCT 24 2006



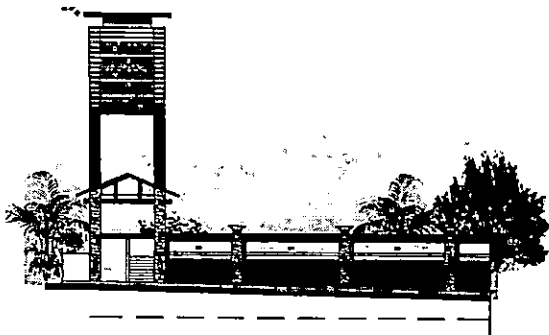
BUILDING C FRONT ELEVATION
3/16" = 1'0"



BUILDING C LEFT ELEVATION
3/16" = 1'0"



BUILDING C RIGHT ELEVATION
3/16" = 1'0"



BUILDING C RIGHT ELEVATION
3/16" = 1'0"



BUILDING C REAR ELEVATION
3/16" = 1'0"

BUILDING C ELEVATIONS

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITOL GROUP

SUP-17737
SDR-17735
12/07/06 PC

DATE: OCTOBER 24, 2006
NADTEL JOB# 000336

NADTEL ARCHITECTS NEVADA, LLP
7130 S. DEAN MARTIN DR., SUITE 800
LAS VEGAS, NV 89119
702.886.2700 • 702.886.3125
WWW.NADTELARCH.COM

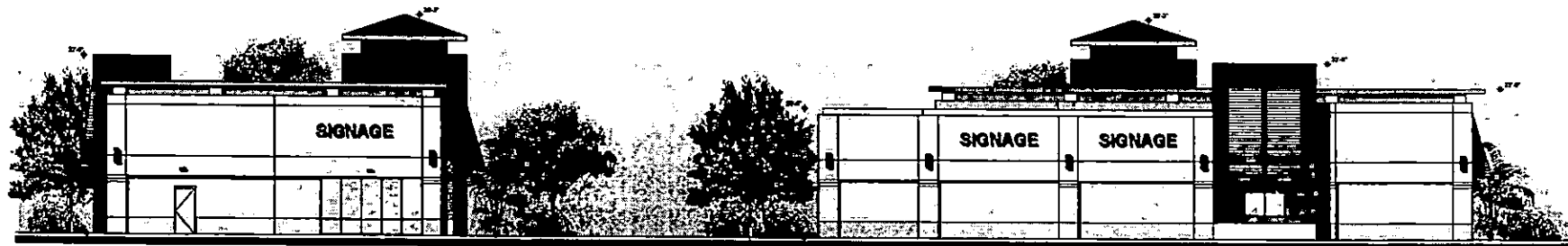


OCT 24 2006



BUILDING D FRONT ELEVATION
1/8" = 1'-0"

BUILDING D RIGHT ELEVATION
1/8" = 1'-0"



BUILDING D LEFT ELEVATION
1/8" = 1'-0"

BUILDING D REAR ELEVATION
1/8" = 1'-0"

BUILDING D ELEVATIONS

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITOL GROUP

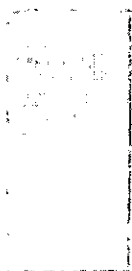
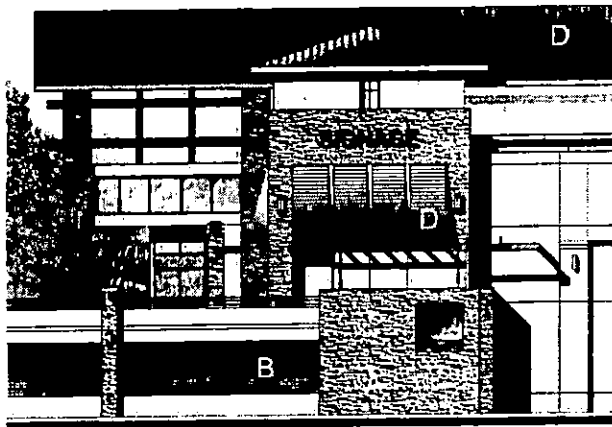
SUP-17737
SDR-17735
12/07/06 PC

DATE: OCTOBER 24, 2006
NADEL JOB# 05838

NADEL ARCHITECTS NEVADA, LLP
7710 S. DEAN MARTINEZ BLVD. SUITE 200
LAS VEGAS, NV 89118
702.898.2000 F.702.898.7170
WWW.NADELARC.COM

OCT 24 2006





1

INTEGRAL

2

COLOR



3

CEMENT

4

PLASTER

COLOR AND MATERIALS

NEC CENTENNIAL PKWY & DURANGO
LAS VEGAS, NEVADA

SUP-17737

SDR-17735

12/07/06 PC

BLACKSTONE
CAPITOL GROUP



Hartford Green

UL 90
WATER

Snap-on
Standing Seam

12" 16" 24" 30" 36" 42" 48" 54" 60" 66" 72" 78" 84" 90" 96" 102" 108" 114" 120" 126" 132" 138" 144" 150" 156" 162" 168" 174" 180" 186" 192" 198" 204" 210" 216" 222" 228" 234" 240" 246" 252" 258" 264" 270" 276" 282" 288" 294" 300" 306" 312" 318" 324" 330" 336" 342" 348" 354" 360" 366" 372" 378" 384" 390" 396" 402" 408" 414" 420" 426" 432" 438" 444" 450" 456" 462" 468" 474" 480" 486" 492" 498" 504" 510" 516" 522" 528" 534" 540" 546" 552" 558" 564" 570" 576" 582" 588" 594" 600" 606" 612" 618" 624" 630" 636" 642" 648" 654" 660" 666" 672" 678" 684" 690" 696" 702" 708" 714" 720" 726" 732" 738" 744" 750" 756" 762" 768" 774" 780" 786" 792" 798" 804" 810" 816" 822" 828" 834" 840" 846" 852" 858" 864" 870" 876" 882" 888" 894" 900" 906" 912" 918" 924" 930" 936" 942" 948" 954" 960" 966" 972" 978" 984" 990" 996" 1002" 1008" 1014" 1020" 1026" 1032" 1038" 1044" 1050" 1056" 1062" 1068" 1074" 1080" 1086" 1092" 1098" 1104" 1110" 1116" 1122" 1128" 1134" 1140" 1146" 1152" 1158" 1164" 1170" 1176" 1182" 1188" 1194" 1200" 1206" 1212" 1218" 1224" 1230" 1236" 1242" 1248" 1254" 1260" 1266" 1272" 1278" 1284" 1290" 1296" 1302" 1308" 1314" 1320" 1326" 1332" 1338" 1344" 1350" 1356" 1362" 1368" 1374" 1380" 1386" 1392" 1398" 1404" 1410" 1416" 1422" 1428" 1434" 1440" 1446" 1452" 1458" 1464" 1470" 1476" 1482" 1488" 1494" 1500" 1506" 1512" 1518" 1524" 1530" 1536" 1542" 1548" 1554" 1560" 1566" 1572" 1578" 1584" 1590" 1596" 1602" 1608" 1614" 1620" 1626" 1632" 1638" 1644" 1650" 1656" 1662" 1668" 1674" 1680" 1686" 1692" 1698" 1704" 1710" 1716" 1722" 1728" 1734" 1740" 1746" 1752" 1758" 1764" 1770" 1776" 1782" 1788" 1794" 1800" 1806" 1812" 1818" 1824" 1830" 1836" 1842" 1848" 1854" 1860" 1866" 1872" 1878" 1884" 1890" 1896" 1902" 1908" 1914" 1920" 1926" 1932" 1938" 1944" 1950" 1956" 1962" 1968" 1974" 1980" 1986" 1992" 1998" 2004" 2010" 2016" 2022" 2028" 2034" 2040" 2046" 2052" 2058" 2064" 2070" 2076" 2082" 2088" 2094" 2100" 2106" 2112" 2118" 2124" 2130" 2136" 2142" 2148" 2154" 2160" 2166" 2172" 2178" 2184" 2190" 2196" 2202" 2208" 2214" 2220" 2226" 2232" 2238" 2244" 2250" 2256" 2262" 2268" 2274" 2280" 2286" 2292" 2298" 2304" 2310" 2316" 2322" 2328" 2334" 2340" 2346" 2352" 2358" 2364" 2370" 2376" 2382" 2388" 2394" 2400" 2406" 2412" 2418" 2424" 2430" 2436" 2442" 2448" 2454" 2460" 2466" 2472" 2478" 2484" 2490" 2496" 2502" 2508" 2514" 2520" 2526" 2532" 2538" 2544" 2550" 2556" 2562" 2568" 2574" 2580" 2586" 2592" 2598" 2604" 2610" 2616" 2622" 2628" 2634" 2640" 2646" 2652" 2658" 2664" 2670" 2676" 2682" 2688" 2694" 2700" 2706" 2712" 2718" 2724" 2730" 2736" 2742" 2748" 2754" 2760" 2766" 2772" 2778" 2784" 2790" 2796" 2802" 2808" 2814" 2820" 2826" 2832" 2838" 2844" 2850" 2856" 2862" 2868" 2874" 2880" 2886" 2892" 2898" 2904" 2910" 2916" 2922" 2928" 2934" 2940" 2946" 2952" 2958" 2964" 2970" 2976" 2982" 2988" 2994" 3000" 3006" 3012" 3018" 3024" 3030" 3036" 3042" 3048" 3054" 3060" 3066" 3072" 3078" 3084" 3090" 3096" 3102" 3108" 3114" 3120" 3126" 3132" 3138" 3144" 3150" 3156" 3162" 3168" 3174" 3180" 3186" 3192" 3198" 3204" 3210" 3216" 3222" 3228" 3234" 3240" 3246" 3252" 3258" 3264" 3270" 3276" 3282" 3288" 3294" 3300" 3306" 3312" 3318" 3324" 3330" 3336" 3342" 3348" 3354" 3360" 3366" 3372" 3378" 3384" 3390" 3396" 3402" 3408" 3414" 3420" 3426" 3432" 3438" 3444" 3450" 3456" 3462" 3468" 3474" 3480" 3486" 3492" 3498" 3504" 3510" 3516" 3522" 3528" 3534" 3540" 3546" 3552" 3558" 3564" 3570" 3576" 3582" 3588" 3594" 3600" 3606" 3612" 3618" 3624" 3630" 3636" 3642" 3648" 3654" 3660" 3666" 3672" 3678" 3684" 3690" 3696" 3702" 3708" 3714" 3720" 3726" 3732" 3738" 3744" 3750" 3756" 3762" 3768" 3774" 3780" 3786" 3792" 3798" 3804" 3810" 3816" 3822" 3828" 3834" 3840" 3846" 3852" 3858" 3864" 3870" 3876" 3882" 3888" 3894" 3900" 3906" 3912" 3918" 3924" 3930" 3936" 3942" 3948" 3954" 3960" 3966" 3972" 3978" 3984" 3990" 3996" 4002" 4008" 4014" 4020" 4026" 4032" 4038" 4044" 4050" 4056" 4062" 4068" 4074" 4080" 4086" 4092" 4098" 4104" 4110" 4116" 4122" 4128" 4134" 4140" 4146" 4152" 4158" 4164" 4170" 4176" 4182" 4188" 4194" 4200" 4206" 4212" 4218" 4224" 4230" 4236" 4242" 4248" 4254" 4260" 4266" 4272" 4278" 4284" 4290" 4296" 4302" 4308" 4314" 4320" 4326" 4332" 4338" 4344" 4350" 4356" 4362" 4368" 4374" 4380" 4386" 4392" 4398" 4404" 4410" 4416" 4422" 4428" 4434" 4440" 4446" 4452" 4458" 4464" 4470" 4476" 4482" 4488" 4494" 4500" 4506" 4512" 4518" 4524" 4530" 4536" 4542" 4548" 4554" 4560" 4566" 4572" 4578" 4584" 4590" 4596" 4602" 4608" 4614" 4620" 4626" 4632" 4638" 4644" 4650" 4656" 4662" 4668" 4674" 4680" 4686" 4692" 4698" 4704" 4710" 4716" 4722" 4728" 4734" 4740" 4746" 4752" 4758" 4764" 4770" 4776" 4782" 4788" 4794" 4800" 4806" 4812" 4818" 4824" 4830" 4836" 4842" 4848" 4854" 4860" 4866" 4872" 4878" 4884" 4890" 4896" 4902" 4908" 4914" 4920" 4926" 4932" 4938" 4944" 4950" 4956" 4962" 4968" 4974" 4980" 4986" 4992" 4998" 5004" 5010" 5016" 5022" 5028" 5034" 5040" 5046" 5052" 5058" 5064" 5070" 5076" 5082" 5088" 5094" 5100" 5106" 5112" 5118" 5124" 5130" 5136" 5142" 5148" 5154" 5160" 5166" 5172" 5178" 5184" 5190" 5196" 5202" 5208" 5214" 5220" 5226" 5232" 5238" 5244" 5250" 5256" 5262" 5268" 5274" 5280" 5286" 5292" 5298" 5304" 5310" 5316" 5322" 5328" 5334" 5340" 5346" 5352" 5358" 5364" 5370" 5376" 5382" 5388" 5394" 5400" 5406" 5412" 5418" 5424" 5430" 5436" 5442" 5448" 5454" 5460" 5466" 5472" 5478" 5484" 5490" 5496" 5502" 5508" 5514" 5520" 5526" 5532" 5538" 5544" 5550" 5556" 5562" 5568" 5574" 5580" 5586" 5592" 5598" 5604" 5610" 5616" 5622" 5628" 5634" 5640" 5646" 5652" 5658" 5664" 5670" 5676" 5682" 5688" 5694" 5700" 5706" 5712" 5718" 5724" 5730" 5736" 5742" 5748" 5754" 5760" 5766" 5772" 5778" 5784" 5790" 5796" 5802" 5808" 5814" 5820" 5826" 5832" 5838" 5844" 5850" 5856" 5862" 5868" 5874" 5880" 5886" 5892" 5898" 5904" 5910" 5916" 5922" 5928" 5934" 5940" 5946" 5952" 5958" 5964" 5970" 5976" 5982" 5988" 5994" 6000" 6006" 6012" 6018" 6024" 6030" 6036" 6042" 6048" 6054" 6060" 6066" 6072" 6078" 6084" 6090" 6096" 6102" 6108" 6114" 6120" 6126" 6132" 6138" 6144" 6150" 6156" 6162" 6168" 6174" 6180" 6186" 6192" 6198" 6204" 6210" 6216" 6222" 6228" 6234" 6240" 6246" 6252" 6258" 6264" 6270" 6276" 6282" 6288" 6294" 6300" 6306" 6312" 6318" 6324" 6330" 6336" 6342" 6348" 6354" 6360" 6366" 6372" 6378" 6384" 6390" 6396" 6402" 6408" 6414" 6420" 6426" 6432" 6438" 6444" 6450" 6456" 6462" 6468" 6474" 6480" 6486" 6492" 6498" 6504" 6510" 6516" 6522" 6528" 6534" 6540" 6546" 6552" 6558" 6564" 6570" 6576" 6582" 6588" 6594" 6600" 6606" 6612" 6618" 6624" 6630" 6636" 6642" 6648" 6654" 6660" 6666" 6672" 6678" 6684" 6690" 6696" 6702" 6708" 6714" 6720" 6726" 6732" 6738" 6744" 6750" 6756" 6762" 6768" 6774" 6780" 6786" 6792" 6798" 6804" 6810" 6816" 6822" 6828" 6834" 6840" 6846" 6852" 6858" 6864" 6870" 6876" 6882" 6888" 6894" 6900" 6906" 6912" 6918" 6924" 6930" 6936" 6942" 6948" 6954" 6960" 6966" 6972" 6978" 6984" 6990" 6996" 7002" 7008" 7014" 7020" 7026" 7032" 7038" 7044" 7050" 7056" 7062" 7068" 7074" 7080" 7086" 7092" 7098" 7104" 7110" 7116" 7122" 7128" 7134" 7140" 7146" 7152" 7158" 7164" 7170" 7176" 7182" 7188" 7194" 7200" 7206" 7212" 7218" 7224" 7230" 7236" 7242" 7248" 7254" 7260" 7266" 7272" 7278" 7284" 7290" 7296" 7302" 7308" 7314" 7320" 7326" 7332" 7338" 7344" 7350" 7356" 7362" 7368" 7374" 7380" 7386" 7392" 7398" 7404" 7410" 7416" 7422" 7428" 7434" 7440" 7446" 7452" 7458" 7464" 7470" 7476" 7482" 7488" 7494" 7500" 7506" 7512" 7518" 7524" 7530" 7536" 7542" 7548" 7554" 7560" 7566" 7572" 7578" 7584" 7590" 7596" 7602" 7608" 7614" 7620" 7626" 7632" 7638" 7644" 7650" 7656" 7662" 7668" 7674" 7680" 7686" 7692" 7698" 7704" 7710" 7716" 7722" 7728" 7734" 7740" 7746" 7752" 7758" 7764" 7770" 7776" 7782" 7788" 7794" 7800" 7806" 7812" 7818" 7824" 7830" 7836" 7842" 7848" 7854" 7860" 7866" 7872" 7878" 7884" 7890" 7896" 7902" 7908" 7914" 7920" 7926" 7932" 7938" 7944" 7950" 7956" 7962" 7968" 7974" 7980" 7986" 7992" 7998" 8004" 8010" 8016" 8022" 8028" 8034" 8040" 8046" 8052" 8058" 8064" 8070" 8076" 8082" 8088" 8094" 8100" 8106" 8112" 8118" 8124" 8130" 8136" 8142" 8148" 8154" 8160" 8166" 8172" 8178" 8184" 8190" 8196" 8202" 8208" 8214" 8220" 8226" 8232" 8238" 8244" 8250" 8256" 8262" 8268" 8274" 8280" 8286" 8292" 8298" 8304" 8310" 8316" 8322" 8328" 8334" 8340" 8346" 8352" 8358" 8364" 8370" 8376" 8382" 8388" 8394" 8400" 8406" 8412" 8418" 8424" 8430" 8436" 8442" 8448" 8454" 8460" 8466" 8472" 8478" 8484" 8490" 8496" 8502" 8508" 8514" 8520" 8526" 8532" 8538" 8544" 8550" 8556" 8562" 8568" 8574" 8580" 8586" 8592" 8598" 8604" 8610" 8616" 8622" 8628" 8634" 8640" 8646" 8652" 8658" 8664" 8670" 8676" 8682" 8688" 8694" 8700" 8706" 8712" 8718" 8724" 8730" 8736" 8742" 8748" 8754" 8760" 8766" 8772" 8778" 8784" 8790" 8796" 8802" 8808" 8814" 8820" 8826" 8832" 8838" 8844" 8850" 8856" 8862" 8868" 8874" 8880" 8886" 8892" 8898" 8904" 8910" 8916" 8922" 8928" 8934" 8940" 8946" 8952" 8958" 8964" 8970" 8976" 8982" 8988" 8994" 9000" 9006" 9012" 9018" 9024" 9030" 9036" 9042" 9048" 9054" 9060" 9066" 9072" 9078" 9084" 9090" 9096" 9102" 9108" 9114" 9120" 9126" 9132" 9138" 9144" 9150" 9156" 9162" 9168" 9174" 9180" 9186" 9192" 9198" 9204" 9210" 9216" 9222" 9228" 9234" 9240" 9246" 9252" 9258" 9264" 9270" 9276" 9282" 9288" 9294" 9300" 9306" 9312" 9318" 9324" 9330" 9336" 9342" 9348" 9354" 9360" 9366" 9372" 9378" 9384" 9390" 9396" 9402" 9408" 9414" 9420" 9426" 9432" 9438" 9444" 9450" 9456" 9462" 9468" 9474" 9480" 9486" 9492" 9498" 9504" 9510" 9516" 9522" 9528" 9534" 9540" 9546" 9552" 9558" 9564" 9570" 9576" 9582" 9588" 9594" 9600" 9606" 9612" 9618" 9624" 9630" 9636" 9642" 9648" 9654" 9660" 9666" 9672" 9678" 9684" 9690" 9696" 9702" 9708" 9714" 9720" 9726" 9732" 9738" 9744" 9750" 9756" 9762" 9768" 9774" 9780" 9786" 9792" 9798" 9804" 9810" 9816" 9822" 9828" 9834" 9840" 9846" 9852" 9858" 9864" 9870" 9876" 9882" 9888" 9894" 9900" 9906" 9912" 9918" 9924" 9930" 9936" 9942" 9948" 9954" 9960" 9966" 9972" 9978" 9984" 9990" 9996" 10002" 10008" 10014" 10020" 10026" 10032" 10038" 10044" 10050" 10056" 10062" 10068" 10074" 10080" 10086" 10092" 10098" 10104" 10110" 10116" 10122" 10128" 10134" 10140" 10146" 10152" 10158" 10164" 10170" 10176" 10182" 10188" 10194" 10200" 10206" 10212" 10218" 10224" 10230" 10236" 10242" 10248" 10254" 10260" 10266" 10272" 10278" 10284" 10290" 10296" 10302" 10308" 10314" 10320" 10326" 10332" 10338" 10344" 10350" 10356" 10362" 10368" 10374" 10380" 10386" 10392" 10398" 10404" 10410" 10416" 10422" 10428" 10434" 10440" 10446" 10452" 10458" 10464" 10470" 10476" 10482" 10488" 10494" 10500" 10506" 10512" 10518" 10524" 10530" 10536" 10542" 10548" 10554" 10560" 10566" 10572" 10578" 10584" 10590" 10596" 10602" 10608" 10614" 10620" 10626" 10632" 10638" 10644" 10650" 10656" 10662" 10668" 10674" 10680" 10686" 10692" 10698" 10704" 10710" 10716" 10722" 10728" 10734" 10740" 10746" 10752" 10758" 10764" 10770" 10776" 10782" 10788" 10794" 10800" 10806" 10812" 10818" 10824" 10830" 10836" 10842" 10848" 10854" 10860" 10866" 10872" 10878" 10884" 10890" 10896" 10902" 10908" 10914" 10920" 10926" 10932" 10938" 10944" 10950" 10956" 10962" 10968" 10974" 10980" 10986" 10992" 10998" 11004" 11010" 11016" 11022" 11028" 11034" 11040" 11046" 11052" 11058" 11064" 11070" 11076" 11082" 11088" 11094" 11100" 11106" 11112" 11118" 11124" 11130" 11136" 11142" 11148" 11154" 11160" 11166" 11172" 11178" 11184" 11190" 11196" 11202" 11208" 11214" 11220" 11226" 11232" 11238" 11244" 11250" 11256" 11

SDR 17735				
Durango Structures, LLC				
NEC Durango & Centennial				
Proposed 42.79 thousand square foot retail development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	31.56	42.94	1,355
AM Peak Hour			1.03	33
PM Peak Hour			3.75	118
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	4.88	496.12	2,421
AM Peak Hour			53.11	259
PM Peak Hour			34.64	169
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	6.35	127.15	807
AM Peak Hour			11.52	73
PM Peak Hour			10.92	69
(heaviest 60 minutes)				
Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	42.79		4,584
AM Peak Hour				365
PM Peak Hour				357
(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 (heaviest 60 minutes)	87			
Centennial Parkway				
Average Daily Traffic (ADT)	8,113			
PM Peak Hour (heaviest 60 minutes)	649			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Durango Drive	51700			
Grand Montecito Parkway	30970			
Centennial Parkway	32600			
This project will add approximately 4,584 trips per day on Durango, Grand Montecito and Centennial. This will increase expected volumes by about 25 percent on Durango, 421 percent on Grand Montecito and 56 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 357 additional cars into the area; which works out to about six every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



SUP-17737 AND SDR-17735 - APPLICANT/OWNER: DURANGO STRUCTURES, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND DURANGO DRIVE
DECEMBER 7, 2006 PLANNING COMMISSION

11/06/06

October 24, 2006

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

RE: Justification Letter for a Special Use Permit for a drive-thru and Site
Plan Review on the NEC of Centennial and Durango APN -125-20-801-
002

Dear Ms. Wheeler:

On behalf of our client, Durango Structures, LLC, please accept this letter as justification for a Special Use Permit for a drive-thru lane in conjunction with a restaurant and a site plan review for this proposed retail center on the northeast corner of Centennial and Durango. A supper club was previously approved on this site (U-0154-99), with an Extension of Time recently approved by the City Council on July 12, 2006 (EOT-3963). The intent is to construct an attractive retail center that is appropriate for the neighborhood and the Town Center plan.

The site is approximately 3.83 +/- acres in size located directly on the northeast corner of Centennial and Durango. The site plan shows a total of 42,790 square feet of building area; 31,560 square feet of general retail, a 4,880 square foot restaurant with a drive-thru lane and a 6,350 square foot supper club. All of the landscaping and plaza areas will be provided in accordance with the Town Center Design Center manual. Land trellises will be placed around the buildings to enhance the look and feel of the center. Parking will be provided in a two level parking garage, with one level underground. The building elevations show single story retail shops with some of the architectural features up to a height of 45 feet to add an interesting and appealing appearance to the project.

Approval Criteria of a Special Use Permit: Title 19.18.060 (L)

The following Determinations are to be made by the Planning Commission and City Council to approve a Special Use Permit:

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

This site is designated SC-TC (Service Commercial) on the Town Center Future Land Use Map. This designation allows retail shopping centers; it is not unusual for a restaurant with a drive-thru to be located on a major intersection.



**SUP-17737
SDR-17735
12/07/06 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

This proposal will provide essential services for residents of this area of the City. The size and scale is such that it is harmonious and compatible with the surrounding area.

- 2) The subject is physically suitable for the type and intensity of land use being proposed.

The site is large enough to accommodate the proposed commercial center and a drive-thru lane with safe inter-site access and parking.

- 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 drive-thru lane will not increase traffic to the abutting street and highway facilities; however both Durango and Centennial are major arterials. Also, the site is in close proximity to I-215.

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

This site is designated Service Commercial, where restaurants with drive-thru lanes are typically located.

Approval Criteria for Site Plan Review: Title 19.18.050 (E)

The criteria for site plan approval are as follows:

- 1) The proposed development is compatible with adjacent development and development in the area.

The site is designated for commercial uses as are other properties in this area of Town Center. It is located at the intersection of two major arterials and in close proximity to I-215.

- 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.

This proposal is consistent with most of the applicable criteria and is of a high quality expected of developments in Town Center. The site plan does not meet the technical requirements of Section D.1.c. (2) of the Town Center Design Standards Manual, which requires buildings to be located along the property line of major arterials. We believe a waiver is warranted for two reasons:

- a. *The site has a very narrow north-south configuration, which does not provide much depth to place all of the buildings along the property line. The two corner buildings are placed directly on the corners of Centennial and Durango and Centennial and Julian.*

**SUP-17737
SDR-17735
12/07/06 PC**

- b. *The parking will be provided in a two level structure, with one level below and one above grade. The at-grade parking structure is pushed out to the Centennial frontage and will be designed to compliment the overall architecture, look and feel of the site.*

It is the developer's intent to meet all of the other design criteria.

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

Site access is designed to not have a negative impact on the surrounding roadway network.

- 4) Building and landscaping materials are appropriate for the City.

All landscaping standards will be met or exceeded. The buildings are attractively designed with trellises, interesting building facades and variations in building height. There are ample pedestrian connectivity and plaza areas.

In summary, we believe this development will result in an interesting, attractive high-end commercial center envisioned by the Town Center plan. We respectfully request your favorable consideration. Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,


David Clapsaddle
Director of Planning

DWC:mw

**SUP-17737
SDR-17735
12/07/06 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-17534 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
RUTH ANN T. RUIZ - Request for a Special Use Permit FOR A PROPOSED GROUP RESIDENTIAL CARE FACILITY WITH A WAIVER TO ALLOW A SEPARATION OF 600 FEET FROM AN EXISTING GROUP RESIDENTIAL CARE FACILITY WHERE 660 FEET IS THE MINIMUM SEPARATION REQUIRED AND A WAIVER TO ALLOW A MINIMUM LOT SIZE OF 6,041 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED on 0.14 acres at 5313 Padua Way (APN 138-36-813-012), R-CL (Single Family Compact-Lot) Zone, Ward 1 (Tarkanian).

IF APPROVED: C.C.: 01/03/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted at meeting – Copy of certified Residential Facility or Groups license by Ruth Ann Ruiz

MOTION:

DAVENPORT – ABEYANCE TO 12/21/06 – UNANIMOUS

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 32 – SUP-17534

MINUTES – Continued:

ANDY REED, Planning and Development Department, stated the proposed use is not compatible with the surrounding land uses, does not meet the minimum lot size requirements and does not meet the minimum distance separation requirements from an existing group care facility. He recommended denial.

RUTH ANN RUIZ explained that she had purchased the care home with the understanding that it was legal and fully licensed. When she attempted to get the permits for an expansion to the home, she discovered that the business would need a Special Use Permit in order to legally operate. She respectfully requested approval.

TODD FARLOW, 240 South 9th Street, appeared in opposition and stated the distance separation requirement was intended to prevent a neighborhood from being saturated with a particular type of business.

MS. RUIZ informed CHAIRMAN TROWBRIDGE that she had decided not to expand the home and was focused on obtaining the Special Use Permit after speaking to a staff member. MARGO WHEELER, Director of Planning and Development Department, stated MS. RUIZ had spoken to a staff member in the Building and Safety Department.

In response to further questions by CHAIRMAN TROWBRIDGE, MS. RUIZ explained that the expansion had been intended for additional caregivers. CHAIRMAN TROWBRIDGE warned MS. RUIZ that any proposed expansion would probably not be approved.

COMMISSIONER DAVENPORT observed that this business had an illegal expansion and had operated without its required permits. MS. RUIZ explained she had purchased directly from the owner and had verified that the business was licensed through a care home association. She stated she had not realized that it was operating without its necessary permits.

COMMISSIONER EVANS suggested that the business might have operated before a special use permit was required, but MS. WHEELER noted that no business license had ever been issued for the business. COMMISSIONER EVANS observed the business had operated without complaint and MS. WHEELER concurred.

COMMISSIONER STEINMAN stated the closest operating care home was over a mile away and COMMISSIONER EVANS concurred. COMMISSIONER STEINMAN corrected his statement and pointed out another care home within close proximity to the subject property. MS. RUIZ stated she had not known of the neighboring care home's existence.

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 32 – SUP-17534

MINUTES – Continued:

COMMISSIONER EVANS suggested the item be held in order to clarify the status of the neighboring care home and whether or not saturation is a problem for the neighborhood.

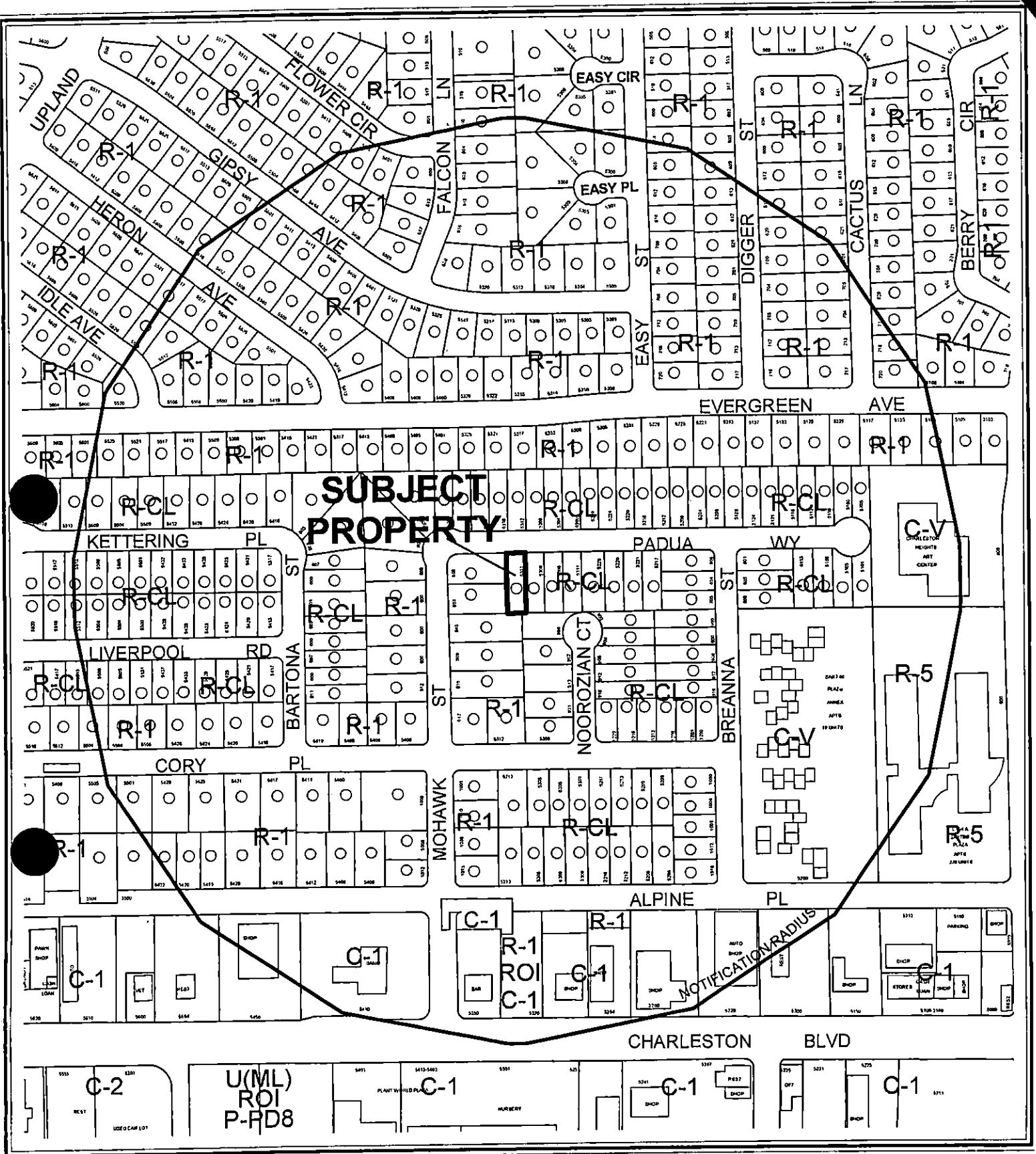
CHAIRMAN TROWBRIDGE expressed concern with the business's ability to meet all the requirements of a care home and suggested that MS. RUIZ submit proof of a successful inspection. MS. RUIZ stated she could provide the requested documentation and submitted a copy of the business' certified license.

MARGO WHEELER, Director of Planning and Development Department, assured the Commissioners that staff could gather the requested information in time for the 12/21/06 Planning Commission Meeting.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(8:55 – 9:09)

2-2317



CASE: SUP-17534

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-17534 – APPLICANT/OWNER: RUTH ANN T. RUIZ

**** CONDITIONS ****

STAFF RECOMMENDATION: **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.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
3. All development shall be in conformance with the site plan and floor plan, date stamped 11/27/06, except as amended by conditions herein.

Public Works

4. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

SUP-17534 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a Special Use Permit for a Group Residential Care Facility with a Waiver to allow a distance separation of 600 feet from an existing Group Residential Care Facility where 660 feet is the minimum required and to allow a lot size of 6,041 square feet where 6,500 square feet is the minimum required on 0.14 acres at 5313 Padua Way.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/05/97	City Council approved a Rezoning from R-1 (Single Family Residence) to R-CL (Single Family Compact Lot) for 15 single-family dwellings on a 2.40 acre property located on the east side of Mohawk Street, north of Cory Place and a waiver of the five acre minimum site area for an R-CL development. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
08/04/03	An application for a Building Permit (Plan Check number M-4729-03) was received for the conversion of a garage to living space for an adult care facility. However, the conversion was completed by the previous owners without pulling the final permits and a Certificate of Occupancy has not been issued. Applicant has been advised to contact the building department to rectify.
11/08/05	A Business License (A1-162-F91303) request was denied by Planning to Charleston Ridge Seniors Home owned by Danilo C. and Bebita P. Naces for a Category II Alzheimer's Care Residential Group Home for 3 – 10 residents.
<i>Pre-Application Meeting</i>	
11/29/05	A pre-application meeting was held to discuss submittal requirements for a Special Use Permit. Topics discussed included R-CL zone setbacks, waivers for the number of beds, for minimum lot size, and for location not being on a collector street or larger.
10/12/06	A follow-up meeting was held to discuss changes in code which reduced the minimum lot size, increased the maximum number of beds and eliminated the collector street requirement.

SUP-17534 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

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

Details of Application Request			
Site Area			
Gross Acres	.14		
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Group Residential Care Facility	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
North	Single Family Residential	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Single Family Residential	ML (Medium Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Residential	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Single Family Residential	ML (Medium Low Density Residential)	R-1 (Single Family Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O Airport Overlay District 175-Foot Buffer	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 SF	6,041 SF	N
Min. Lot Width	35 Feet	45 Feet	Y
Min. Setbacks			
• Front	14 Feet	20 Feet	Y
• Side	10 Feet (Combined)	13 Feet (Combined)	Y
• Corner	10 Feet	NA	Y
• Rear	10 Feet	54 Feet	Y
Max. Lot Coverage	50%	31%	Y
Max. Building Height	1 Story	1 Story	Y

SUP-17534 - Staff Report Page Three
December 7, 2006 - Planning Commission Meeting

<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-CL	12.44 du/acre (1 unit this lot)	1 Unit	R-CL	12.44 du/acre (1 unit this lot)	ML	8.49 du/acre (1 unit this lot)

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement						
Use	Required			Provided		Compliance
	Parking Ratio	Parking		Parking		
		Regular	Handi-capped	Regular	Handi-capped	
Group Residential Care Facility	1 space per 6 Residents and 1 space for the administrator	2	NA	2	NA	Y
TOTAL		2		2		Y

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
Allow a distance Separation of 600 Feet from another Group Residential Care Facility	Distance Separation of 660 Feet from another Group Residential Care Facility required.	Denial
Allow a lot size of 6,041 Square Feet	Minimum lot size of 6,500 Square Feet required.	Denial

ANALYSIS

- Zoning**

The subject site is located in the ML (Medium Low Density Residential) General Plan Designation and the R-CL (Single Family Compact-Lot) zone. The proposed Group Residential Care Facility is permitted as a Special Use in the R-CL (Single Family Compact-Lot) zone, requiring a special use permit. However, while the R-CL zone requires a minimum lot size of 3,500 square feet, the requested use requires a minimum of 6,500 square feet. The subject site is a 6,041 square foot parcel and therefore the applicant requests a waiver of this requirement.

SUP-17534 - Staff Report Page Four
December 7, 2006 - Planning Commission Meeting

- Use

Title 19.04 establishes the conditions of a Group Residential Care Facility in an R-CL (Single Family Compact-Lot) zone. In the case that a proposed Group Residential Care Facility is the first such use in a neighborhood, it is to be considered a single-family dwelling, and the conditions related to distance separation, minimum lot size, off-street parking and common area per resident do not apply. The subject site is located in the Charleston Preservation Neighborhood, and will be the second Group Residential Care Facility in this neighborhood if approved. The floor plan shows 168 square feet of common space, or 33 square feet per resident, where 60 square feet (15 Square Feet per resident) is the minimum required. The site also provides parking for two vehicles: one for the administrator and one for up to six residents as required. The subject site fails to meet the requirements for the minimum lot size and the distance separation requirement. The lot is 6,041 square feet where a minimum of 6,500 square feet is required and it is located only 600 feet from the Group Residential Care Facility located at 5409 Gypsy Avenue.

- Conditions

1. The facility must be located on a parcel with minimum size of 6,500 square feet.
2. Off-street parking shall be provided on the basis of at least one space per 6 residents, plus an additional space for the administrator.
3. Common area shall be provided on the basis of a minimum of 15 square feet per resident.
4. A facility may not be located closer than 660 feet from another Group Residential Care Facility, measured by means of the shortest distance from property line to property line. The provisions of Section 19.04.040(B) do not apply to this Regulation.
 4. However, a waiver of the distance limitation may be obtained from the City Council after a recommendation from the Planning Commission as follows:
 - a. A public hearing must be conducted by both the Planning Commission and the City Council, after notice of hearing has been provided in the case of a Special Use Permit.
 - b. The applicant must demonstrate to the satisfaction of the City Council that approval of the waiver will not have a detrimental impact on surrounding properties.
 - c. Approval of a waiver may be conditioned upon measures designed to ensure compatibility of the use.
5. The facility must comply on an ongoing basis with all governmental licensing requirements.

SUP-17534 - Staff Report Page Five
December 7, 2006 - Planning Commission Meeting

6. Conditional Use Regulations 1-4 shall not apply to the first Group Residential Care Facility to locate within any particular neighborhood. Such a facility shall be treated as a single family dwelling.

The subject site requires a waiver of Condition 1 to allow the use on a lot that is 6,041 square feet where 6,500 square feet is the minimum required, and a waiver from Condition 4 to allow a Group Residential Care Facility to be located 600 feet from an existing Group Residential Care Facility where the minimum distance separation requirement is 660 feet. The facility provides two parking spaces and more than the 15 square feet of common space per resident in compliance with Conditions 2 and 3. The use must continue to comply with Condition 5. Finally, as the subject site will not be the first in the Charleston Preservation Neighborhood, Condition 6 does not apply, and Conditions 1-4 must be met unless waived. Because waivers are required for minimum lot size and distance separation, staff recommends denial.

FINDINGS

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

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

The Group Residential Care Facility as proposed is not harmonious and compatible with surrounding land uses and future land uses as projected by the General Plan as it does not meet the minimum distance separation requirements from an existing Group Residential Care Facility.

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

The subject site is not physically suitable for the type and intensity of land-use proposed as it fails to meet the minimum lot size requirement.

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 proposed use will not adversely affect the traffic levels on Padua Way, a local street as defined by the Master Plan of Streets and Highways.

SUP-17534 - Staff Report Page Six
December 7, 2006 - Planning Commission Meeting

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

The proposed use will be subject to periodic inspection by regulatory agencies for business licensing, and will therefore not compromise the public health, safety and welfare.

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

The proposed use does not meet all applicable conditions per Title 19.04 and requires a waiver from the distance separation requirement from an existing Group Residential Care Facility and a waiver from the minimum lot size requirement.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

13

ASSEMBLY DISTRICT 3

SENATE DISTRICT 10

NOTICES MAILED 345

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

Name of Applicant: 2044 Ann T Ruiz

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:

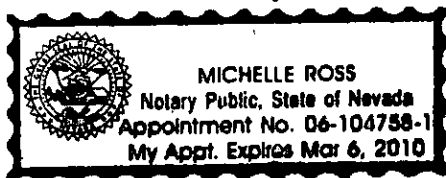
Signature of Property Owner: Julia Ann J. [Signature]

Print Name: Ricardo A. Ruiz

Subscribed and sworn before me

This 06th day of October, 2006

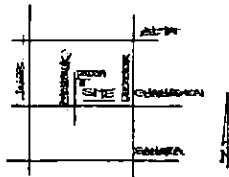
Richard E. Jones
Notary Public in and for said County and State



USE PERMIT
FOR
CHARLESTON RIDGE SENIOR HOME.

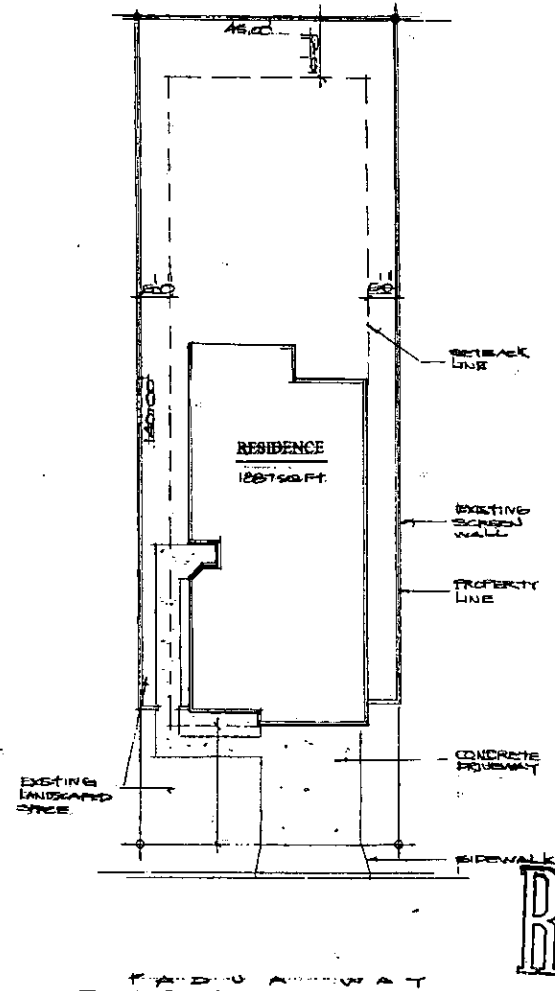
LEGAL DESCRIPTION

5315 FADUA WAY
LAS VEGAS, NEVADA
CLARK COUNTY
A.P.N. 150-36-215-012



VICINITY MAP

10' SCALE



SITE PLAN

1"=50'-0"

RECEIVED
NOV 27 2006

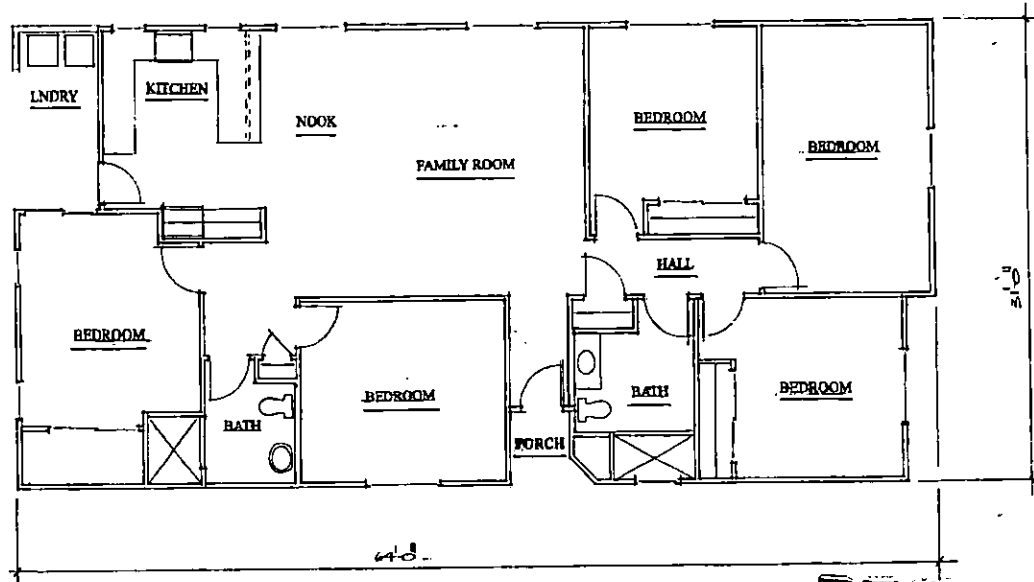
PROJECT: CHARLESTON RIDGE SENIOR HOME
USE PERMIT: LAS VEGAS, NV, 150-36-215-012

SITE PLAN

DATE: NOV 16, 06
SCALE: AS NOTED
JOB: CHA 14-06

A-1

SUP-17534
REVISED
12/07/06 PC



FLOOR PLAN

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

1257 SQ. FT.

SUP-17534
REVISED
12/07/06 PC

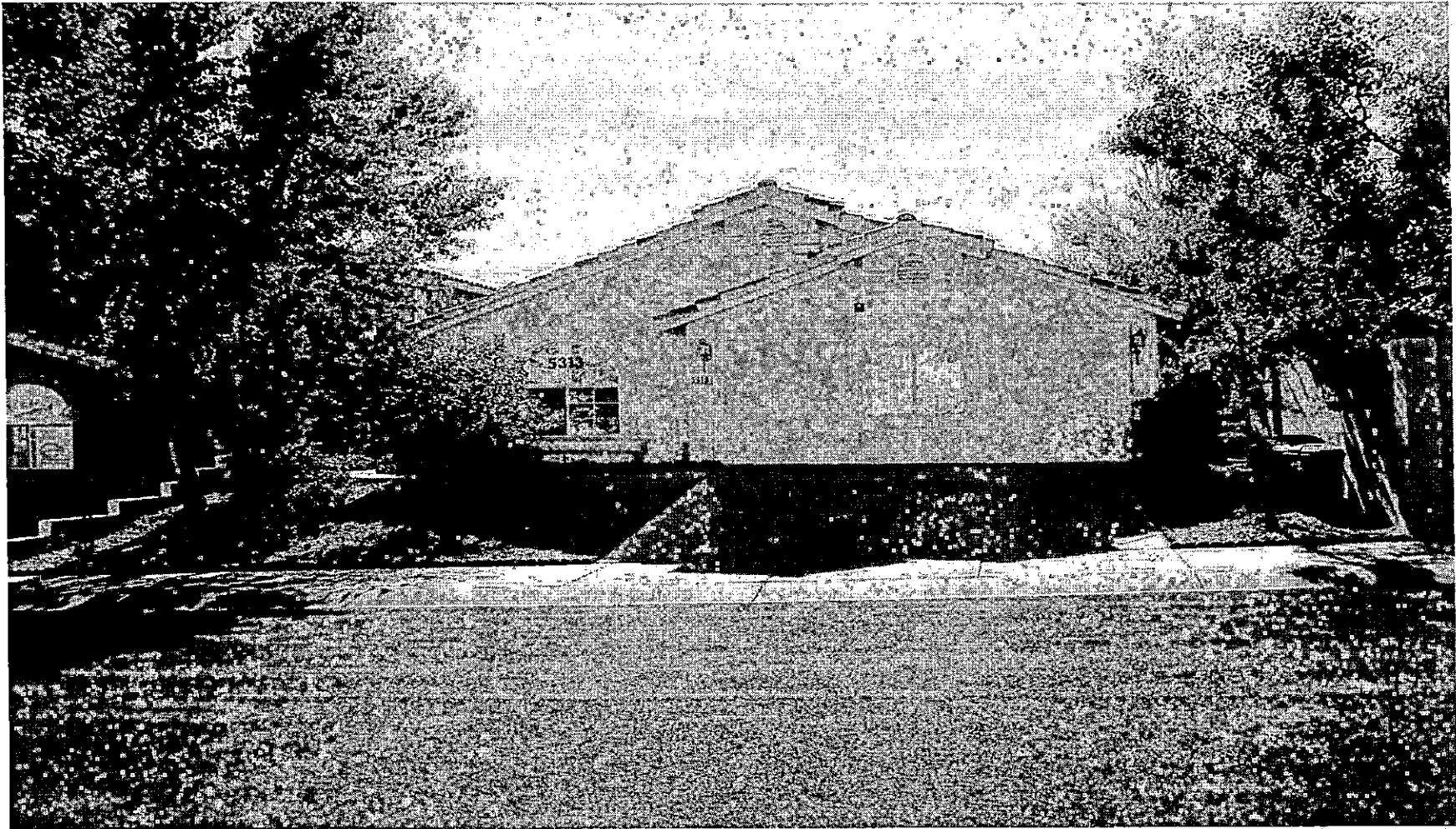
RECEIVED
 NOV 27 2006

PROJECT: USE PERMIT FOR CHARLESTON RIDE SENIOR HOME
 3150 W. 14TH AVE., CHARLESTON, WV 25307

PROJECT: AS BUILT FLOOR PLAN

DATE: 05-06-06
 SCALE: 1/4" = 1'-0"
 JOB: DF-174-06

REVISION: A-2



SUP-17534 - APPLICANT/OWNER: RUTH ANN T. RUIZ
5313 PADUA WAY
DECEMBER 7, 2006 PLANNING COMMISSION

11/08/06



CHARLESTON RIDGE SENIORS HOME



"Home Away From Home"

Department of Planning
City of Las Vegas

Subject-Charleston Ridge Senior's Home
5313 Padua Way, Las Vegas NV 89107
Justification Letter-Special Use Permit

October 06, 2006

To Whom It May Concern:

My name is Ruth Ann Ruiz and I am one of the current owners of Charleston Ridge Seniors Home. My mother, Estrellita Ruiz and I purchased this group home from Mr. Danilo Nances in March 2005. This is to serve as a justification letter for the special use permit that I am trying to obtain.

The group home originally started under the name Nurses Home Care. Nurses Home Care operated at Level I with the maximum of 5 beds. The original home consisted of four bedrooms with 2 beds in each room, two full size bathrooms, and a half car garage. The other half of the garage was added to the room next to it in order for it to be larger. The remaining part of the garage was turned into a laundry room. The structure of the home was built according to what the city approved.

In September of 2000, Mr. Danilo Nances purchased the home and renamed it Charleston Ridge Seniors Home. Mr. Nances upgraded the license from Level I to Level II. Then in 2002 he upgraded the license from Level II to Level II Alzheimers. According to state regulation, Mr. Nances also installed a sprinkler system, fire alarm system, exit signs, safety alarm system, and enclosed the property with a fence and security gate. During 2003, Mr. Nances planned on expanding the group home to hold an addition 3 bringing it to a total of 8 beds. In order to obtain a license to operate with 8 beds, Mr. Nances converted the half size garage into a bedroom with a full bathroom for caregivers use. Mr. Nances hired a licensed architect to complete all requirements stated by the city. When he submitted everything, he was told that any changes to the house would not cause any problems for future buyers.

As the third generation of owners, my mother and I have been working to get all necessary permits for the group home. A building inspector that visited the home let us know that an alzheimers facility needs to have a special use permit. We then hired a licensed architect to draw the site plans and floor plans needed. We also would like to someday expand the home from 5 beds to 8 as Mr. Nances was trying to do. Included in the plans is a potential expansion sometime in the future. As for now, we are looking to obtain a special use permit for a Level II Alzheimers group home with 5 beds.

5313 Padua Way

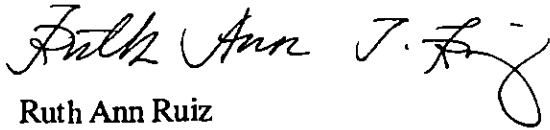


Las Vegas, NV 89107

SUP-17534
12/07/06 PC

Since purchasing the home, we have kept up with all maintenance and check ups for the alarm systems, sprinkler systems, and so forth. There have been no complaints from any neighbors. I hope that this letter and the other letter I am submitting from Mr. Nances will explain any questions. Thank you.

Sincerely,



Ruth Ann Ruiz
Charleston Ridge Seniors Home
Owner

August 29, 2005

Department of Planning
City of Las Vegas

Subject- Charleston Ridge Senior's Home
5313 Padua Way, Las Vegas NV 89107
Expansion Plan

To whom it may concern:

First of all, I would like to introduce myself; I am Danilo Naces and I was the former owner of the Charleston Ridge Senior's Home. Last March 2005, I sold this group home to Estelita Ruiz. Mrs. Ruiz requested me to write this letter following your advice to give you a detailed explanation on what transpired since this group home opened its business and until Mrs. Ruiz purchased the home.

I am the second owner of this group home. I purchased the group home last September 2000 and originally the name was Nurses Home Care. It was originally built by the first owner and was licensed for 5 beds, level I.

A few months after I purchased the home, I changed the name to Charleston Ridge Senior's Home. This home was originally built with four bedrooms, with two beds in each room, two full bathrooms and a half size car garage. The first half of the garage was added to the room adjacent to it to provide more space to the said bedroom. Since it was not a full size garage, this space was utilized as a laundry room. The physical structure of this home was built following the original plan from the first owner as approved by the city.

Right after I purchased the home I upgraded the license from Level I to Level II. A year after, I again upgraded the license from Level II to Alzheimers. Following the state regulation, I upgraded the sprinkler system, installed the fire alarm system, exit signs, safety alarm system, and built a fence surrounding the home including a security gate.

The Alzheimers License was issued by the state during 2002 with 5 beds. During the year 2003, I planned of expanding the five licensed bed to eight. Thus, I have to use three existing beds by using the fourth existing bedrooms putting two beds in it, and using one bed from one of the three existing bedrooms. Per state regulation, to have eight patients in my group home, I need to provide a bedroom and a full bathroom for the caregivers. I went ahead and did an owner garage conversion. The half size garage was converted into a bedroom with a full bathroom. After the conversion, my new administrator advised me to go to the city and get a permit for the garage conversion. The permit department gave me all the requirements to accomplish in order for the permit to be issued. It took me several months going back and forth to the city, trying to work the completion of the requirements. The final instructions required me to show them the mechanical plan of the air conditioning BTU for the dryer and the size of pipes used for the gas going to the water heater and dryer which were moved to the south end part of the house. Plans were submitted to the city, however, I was again required that a professional planner needs to do a plan for the entire house including the garage conversion.

I hired a licensed architect to complete the requirements. He submitted the plan to the city. I waited for almost a year with no outcome. Unfortunately the plan that was submitted was not on file. I found out when I decided to go to the city and inquire about the progress. I also mentioned it to them that I was planning to sell the home. I was told that it would not cause any problem.

Attached to the letter were copies of the recommendations coming from the city when I was working for the permit. Due to financial reasons, I decided to sell the group home. Right after selling, I and Mrs. Ruiz went to the city and asked the permit department what to do if in case she would pursue her plan on expanding the group home. She was told to submit a new plan since the old plan given by the former owner is invalid for the reason that there is an existing new owner.

I am hoping that this explanation and the documents attached would help to clarify your questions and would expedite Mrs. Ruiz plan of expanding her group home.

Thank you very much for your help.

RECEIVED
OCT 04 2005

SUP-17534
12/07/06 PC

Effective Date: 01/01/06
Expiration Date: 12/31/06

State of Nevada
Department of Health and Human Services
Division of Health
Bureau of Licensure and Certification

License Number
2705AGZ-12

This Is To Certify That

CHARLESTON RIDGE SENIORS HOME

5313 PADUA WAY
LAS VEGAS NV 89107

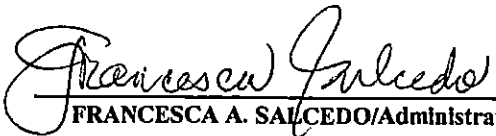
is hereby licensed as a(n)

Residential Facility for Groups

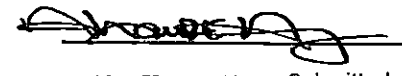
as provided for in Chapters 439 and 449 of the Nevada Revised Statutes and the Nevada Administrative Code
and the standards, rules and regulations adopted by the Board of Health.

This facility is licensed to provide the following:

**FIVE (5) TOTAL RESIDENTIAL FACILITY BEDS FOR
PERSONS WITH ALZHEIMER'S DISEASE
CATEGORY 2 RESIDENTS**


FRANCESCA A. SALCEDO/Administrator

Estrellita Tumaneng Ruiz, Lawrence Ruiz and Ruth Ann Ruiz/Owner



Alex Haartz/Administrator

Submitted at Planning Commission

Date: 12/2/06

Item 32

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-17716 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: LYLE LOOB - Request for a Special Use Permit FOR A PROPOSED HABITABLE ACCESSORY STRUCTURE at 3613 Hillsdale Court (APN 139-30-616-018), R-1 (Single-Family Residential) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 01/03/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Approval Letter by Joseph Steff

MOTION:

GOYNES – APPROVED subject to conditions and amending Condition 3 as follows:

3. Conformance to revised site plan dated 12/06/06.

– UNANIMOUS

To be heard by City Council on 01/03/2007

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

JOHN KORKOSZ, Planning and Development Department, noted the revised plans met the Code requirements for a habitable accessory structure and stated Condition 3 would have to be revised to require conformance to the revised site plan. He recommended approval.

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 33 – SUP-17716

MINUTES – Continued:

The applicant was present.

COMMISSIONER GOYNES commended the applicant for gaining the approval of his neighbors.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

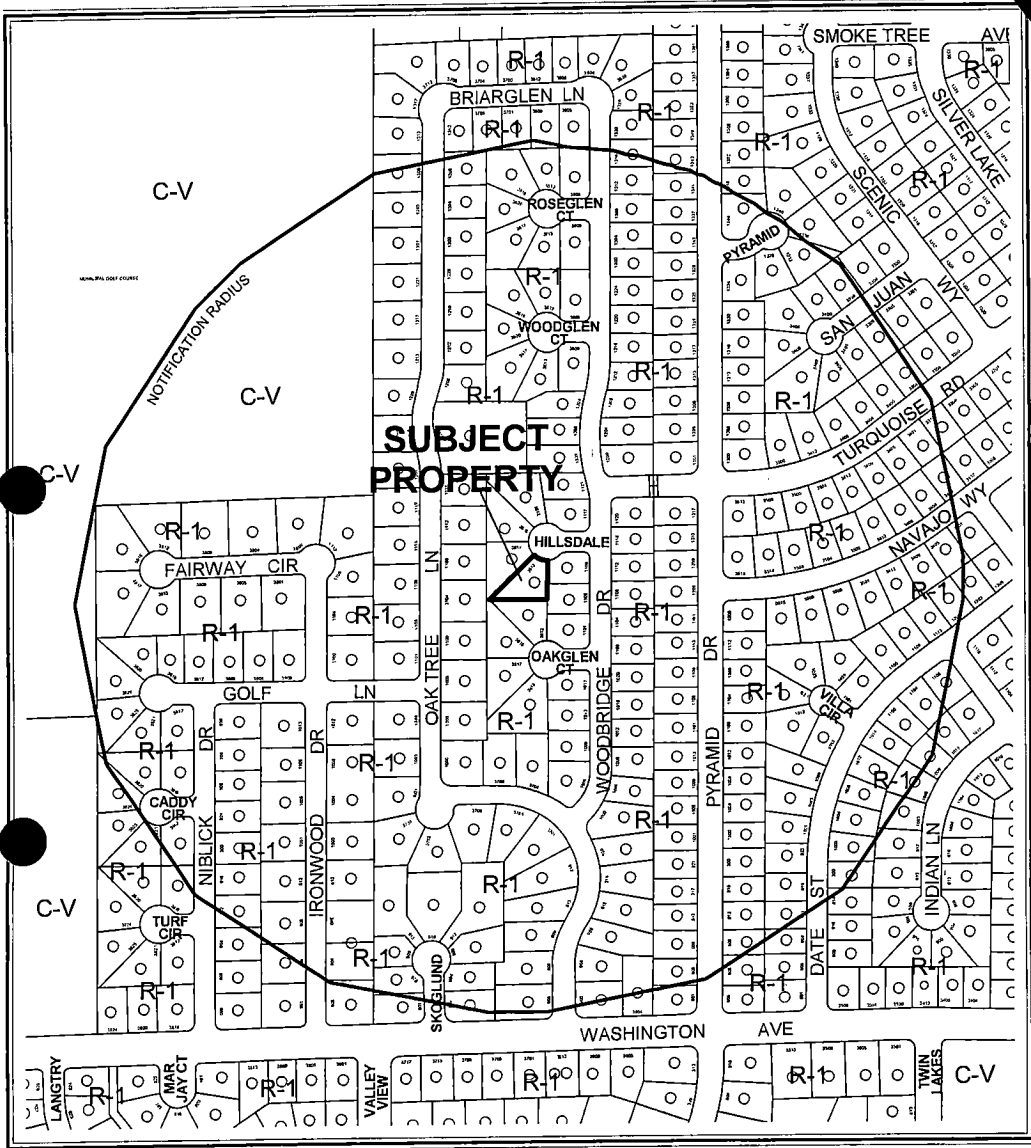
(9:09 – 9:11)

2-2974

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0002-76), 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. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for building permit, to reflect a three-foot separation distance between the nearest portion of the habitable accessory structure and the property line.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



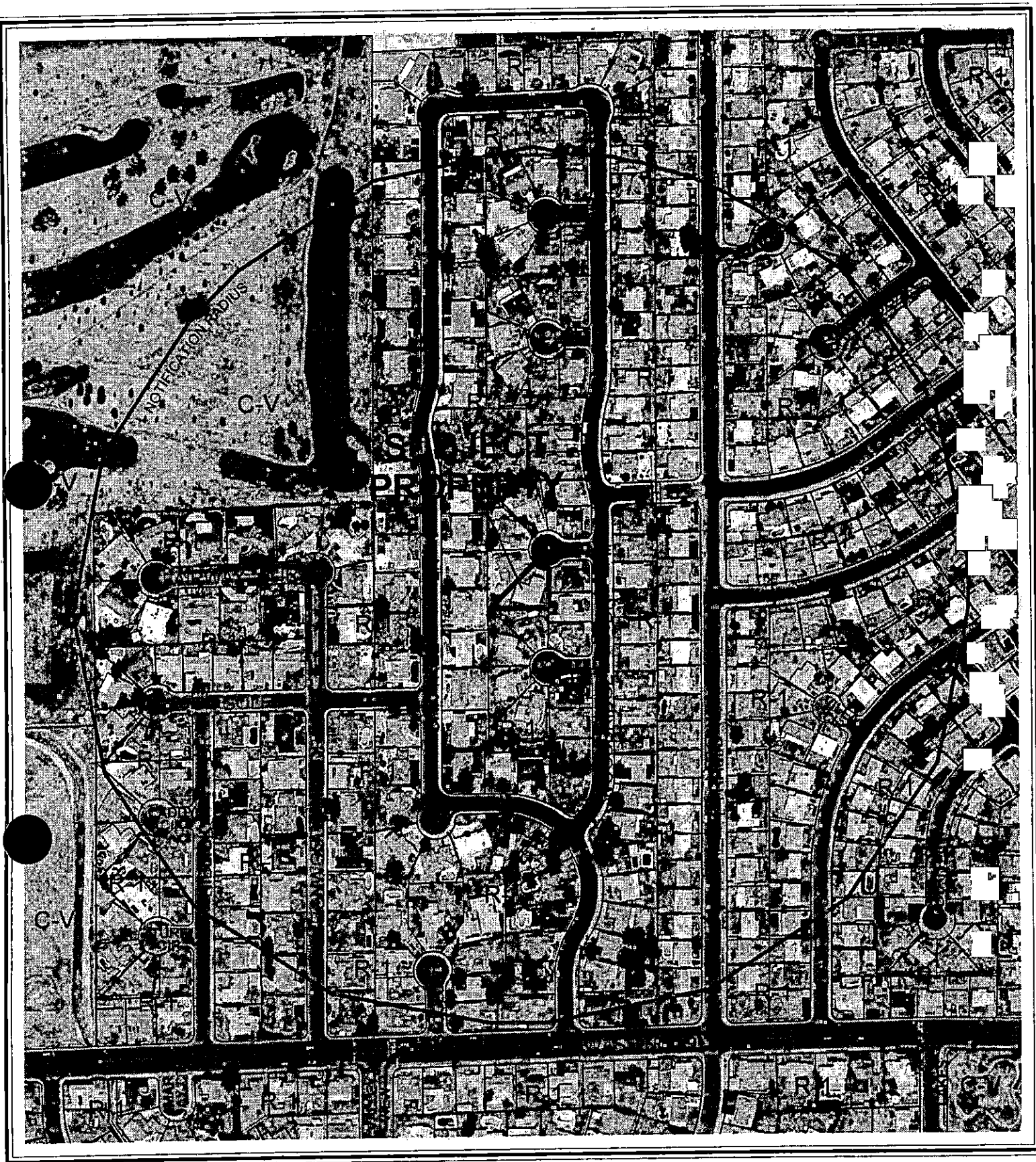
CASE: **SUP-17716**

RADIUS: 1000 FT

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

0 90 180 Feet





CASE: **SUP-17716**

RADIUS: 1000 FT

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

0 90 180 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-17716 - APPLICANT/OWNER: LYLE LOOB

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0002-76), 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. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for building permit, to reflect a three-foot separation distance between the nearest portion of the habitable accessory structure and the property line.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-17716 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This petition is for a Special Use Permit for the construction of a 650 square-foot habitable accessory structure at 3613 Hillsdale Street. The proposed 650 square-foot habitable accessory structure is located on an 8,892 square-foot cul-de-sac in the northeast (rear) portion of the property. The footprint for the existing home is approximately 1,666 square feet and the rear yard is approximately 1,400 square feet. This makes the size of the proposed habitable accessory structure less than 50% of the principal dwelling and covers less than 50% of the rear yard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
3/3/76	The City Council approved a request for Rezoning (Z-0002-76) from R-E to R-1.
<i>Related Building Permits/Business Licenses</i>	
Month/date/year	Description
NA	NA
<i>Pre-Application Meeting</i>	
10/06/06	The applicant was informed of the conditions necessary for approval of a habitable accessory structure and the requirements for the submittal of a Special Use Permit
<i>Neighborhood Meeting</i>	
NA	A neighborhood meeting was not required nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.2 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)

SUP-17716 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

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

A-O Airport Overlay District

3616 Hillsdale Court is located in the Airport Overlay District. There is an existing height restriction in place limiting structures to 105 feet. As the proposed structure is 14-feet tall, there is no impact on this proposal with the overlay district.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following standards apply.

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 sq. ft.	8,892 sq. ft.	Y
Min. Lot Width	65 feet	37 feet*	Y
Min. Setbacks			
• Front	N/A	N/A	N/A
• Side	3 feet	3 feet**	N
• Corner	N/A	N/A	N/A
• Rear	3 feet	3 feet**	Y
Min. Distance Between Buildings	6 feet	6 feet	Y
Max. Lot Coverage	50%	20%	Y
Max. Building Height	2 stories or 35 feet		Y

*Per 19.08.040 Residential District Development Standards the minimum lot width located along the circular portion of a cul-de-sac may be reduced to a minimum of 30 feet in width at the front property line, provided that the average lot width meets the required width.

** The building setback is measured from the edge of building. In the plans provided, the setbacks have been taken from the face of building and do not account for the distance of the roof eaves. This application has been condition to require revised plans showing the required three-foot separation distance between the nearest portion of the habitable accessory structure and the property line.

SUP-17716 - Staff Report Page Three
December 7, 2006 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Single Family Dwelling	1 unit	2 spaces	2	NA	3	NA	Y
Habitable Accessory Structure	650 sq ft	1 space	1	NA		NA	Y
TOTAL		3 spaces	3		3		Y

ANALYSIS

The proposed additional habitable accessory structure located at 3616 Hillsdale Court meets all minimum conditions listed below. The proposed floor plans show a two-bedroom 650 square-foot (approximate) triangular guest house. The applicant intends to house his mother in the proposed structure. The irregular-shaped lot provides adequate rear yard space to meet exceed the proposed structure by 50%. This determination was calculated per the definition of the Rear Yard Setback line and then including all space from the rear plane of the primary structure not including the patio or the proposed structure. The submitted floor plans show a 650 square-foot triangular-shaped guest house that fits nicely with the difficult shaped lot. The applicant has made good effort in complying with minimum standards for a habitable accessory structure.

As the proposed addition is within the minimum standards for a Habitable Accessory Structure, staff recommends approval. The following conditions apply to all habitable accessory structure.

- Conditions
 1. The size of the lot or parcel must exceed 6,500 square feet.
 2. Habitable accessory structure may not be offered or occupied as a rental unit unless the principal dwelling is owner-occupied.
 3. A habitable accessory structure may contain one kitchen, but otherwise must comply with all provisions of Section 19.08.040 applicable to accessory structures.
 4. A minimum of one additional on-site parking space must be provided beyond the number of spaces normally required.

SUP-17716 - Staff Report Page Four
December 7, 2006 - Planning Commission Meeting

FINDINGS

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

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

In regard to "1":

The proposed use is compatible with surrounding land uses and should not adversely impact the area.

In regard to "2":

The lot for the proposed habitable accessory structure is sufficient to accommodate this use and all code requirements for this type of structure are consistent with code requirements.

In regard to "3":

The street network will not be impacted by this use, as it is accessory to the primary use on this site.

In regard to "4":

The proposed accessory structure as shown does not meet all code requirements for setbacks and building separations. The three-foot setback from side and rear property lines are taken from the edge of building. The plans show the setbacks being taken from the face-of-building which is incorrect.

In regard to "5":

The applicant will need to submit revised plans demonstrating that adequate three-foot setbacks have been provided from the eaves of the habitable structure to comply with Title 19.08

SUP-17716 - Staff Report Page Five
December 7, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 34

SENATE DISTRICT 4

NOTICES MAILED 307

APPROVALS 1

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-17716** APN: 139-30-616-018
Name of Property Owner: Lyle Loob Victoria Loob
Name of Applicant: Lyle Loob

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: Mike Dool

Print Name: Lyle Loob

Subscribed and sworn before me

This 11TH day of OCTOBER, 2006

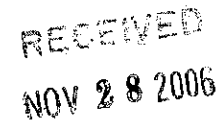
Lucas Hartman Shepard
Notary Public in and for said County and State

THE DRAWINGS ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL REPRESENTATION OF THIS DOCUMENT ARE THE PROPERTY OF DAVID D. BARNES - RESIDENTIAL DESIGN WHO RETAINS OWNERSHIP AND AUTHORITY OF THIS DOCUMENT IN ITS ENTIRETY.

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL AND PHYSICAL PROPERTY OF DAVID D. BARNES - RESIDENTIAL DESIGN.

AUTHORIZED USE OF THIS DRAWING IS GRANTED SOLELY FOR THE PURPOSES OF THIS SPECIFIC PROJECT AND LOCATION, AND NOT FOR CONSTRUCTION OR USE FOR ANY OTHER PROJECT.

COPYRIGHT 2013 - DAVID D. BARNES - RESIDENTIAL DESIGN



1) $\frac{\text{ARC}}{1'' = 20'-0''}$

8440 WEST GILMORE AVENUE TELEPHONE: 702-378-6981
LAS VEGAS, NEVADA 89129 EMAIL: DAVID@DAVIDBARNESRO.COM

PROJECT #: 6002
ISSUED DATE: 10-18-06
DESIGNED BY: D. BARNES
CHECKED BY: D. BARNES

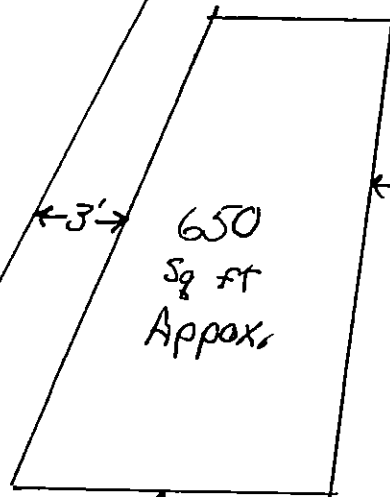
ISSUED FOR,
SPECIAL USE PERMIT

SHEET NAME:
ARCHITECT'L SITE PLAN

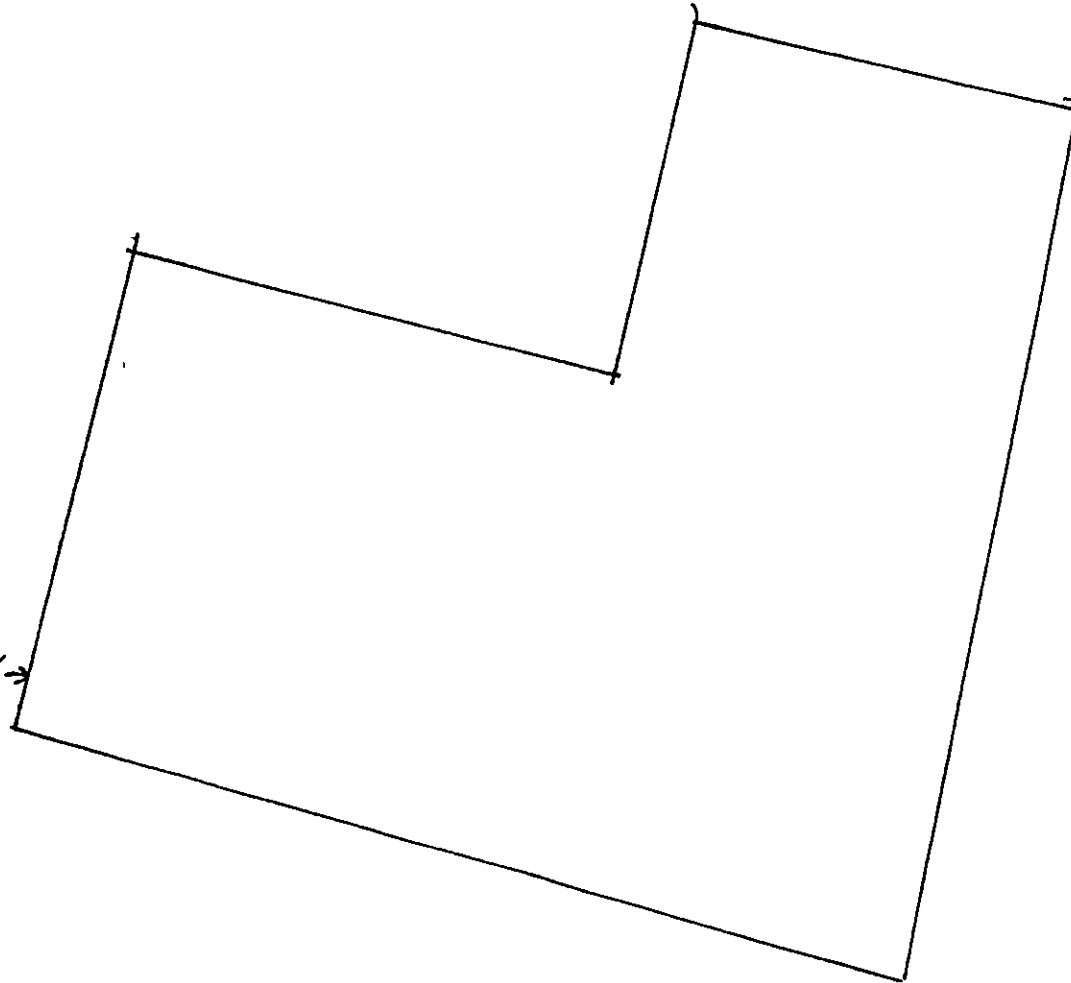
SHEET #: A0.0

SUP-17716
12/07/06 PC

3613 HILDALE CT

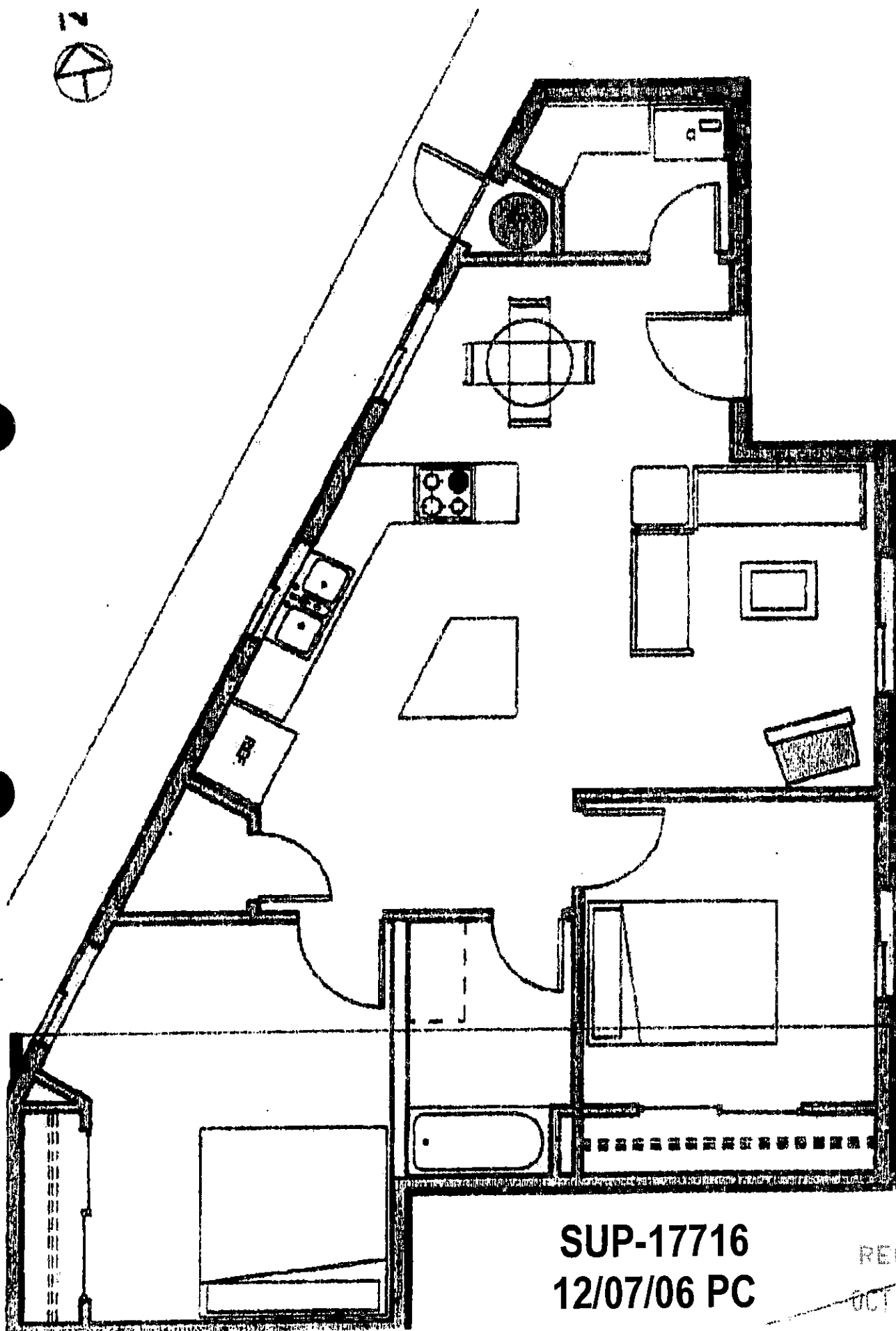


←6'→



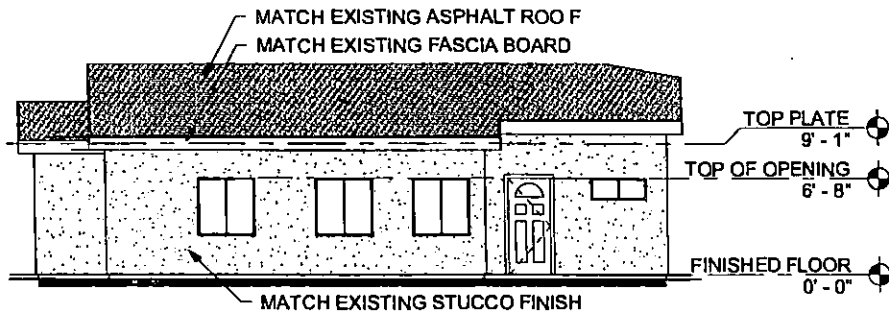
SUP-17716
12/07/06 PC

RECEIVED
OCT 24 2006

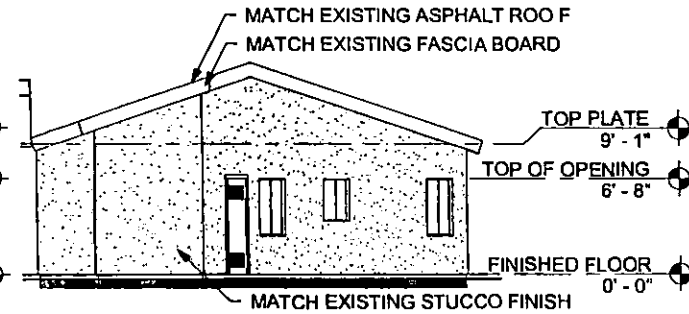


SUP-17716
12/07/06 PC

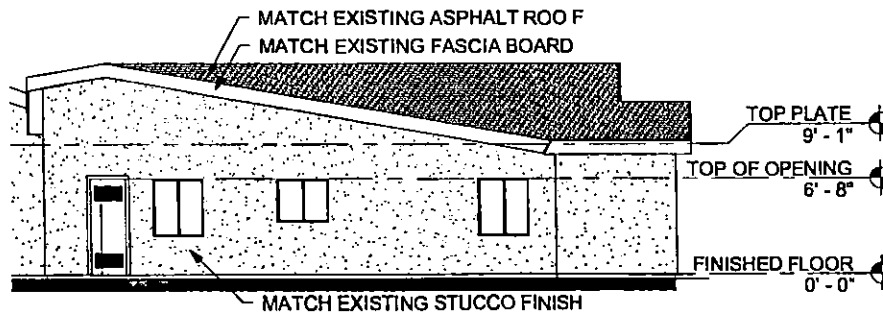
RECEIVED
OCT 24 2006



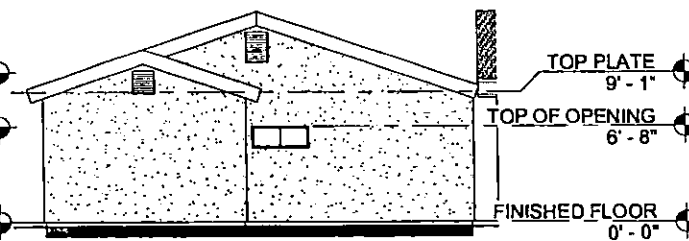
1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL REPRESENTATIONS ON THIS DOCUMENT ARE THE PROPERTY OF DAVID D. BARNES, RESIDENTIAL DESIGN WHO RETAINS OWNERSHIP AND AUTHORITY OF THIS DOCUMENT IN ITS ENTIRETY.
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL AND PHYSICAL PROPERTY OF DAVID D. BARNES, RESIDENTIAL DESIGN.
AUTHORIZED USE OF THIS DRAWING IS LIMITED SOLELY FOR THE PURPOSES OF THIS SPECIFIC PROJECT AND LOCATION AND NOT FOR CONSTRUCTION OR USE FOR ANY OTHER PROJECT.
COPYRIGHT 2006 - DAVID D. BARNES - RESIDENTIAL DESIGN

David D. Barnes
Residential Design
EXOTIC PROPERTIES
DEVELOPMENT CORPORATION
8440 WEST CLIMORE AVENUE
LAS VEGAS, NEVADA 89128
TELEPHONE: 702-378-6981
EMAIL: DAVID@DAVIDBARNESRD.COM

PROJECT INFORMATION:
Lyle & Victoria Loob
LOOB CASITA ADDITION
3613 HILLSDALE COURT
LAS VEGAS, NV 89106

PROJECT #: 6002
ISSUED DATE: 10-18-06
DESIGNED BY: D. BARNES
CHECKED BY: D. BARNES

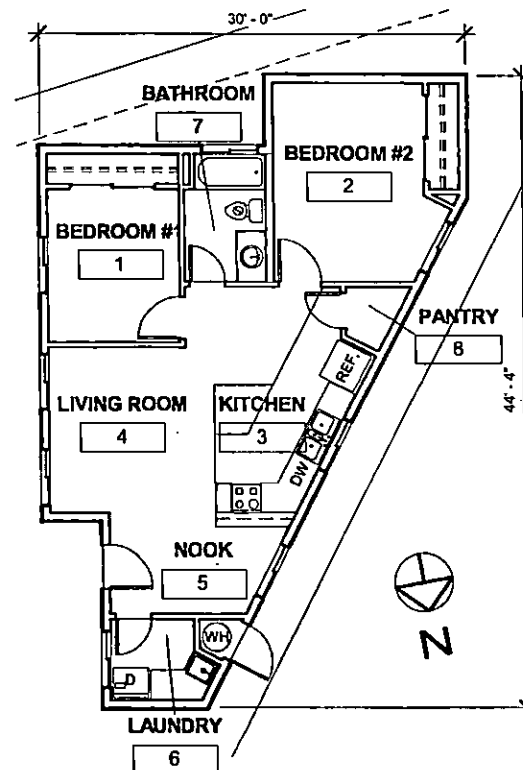
ISSUED FOR:
SPECIAL USE PERMIT

SHEET NAME:
ARCHITECT'L ELEVATIONS

SHEET #:
A1.2

SUP-17716
12/07/06 PC

OCT 24 2006



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

THE DRAWINGS, ARRANGEMENTS, SPECIFICATIONS AND ORIGINAL REPRESENTATIONS ON THIS DOCUMENT ARE THE PROPERTY OF DAVID D. BARNES - RESIDENTIAL DESIGN AND WILL BE KEPT IN CONFIDENCE AND AUTHORITY OF THIS DOCUMENT IS ENTIRELY THE PROPERTY OF DAVID D. BARNES - RESIDENTIAL DESIGN. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL AND PHYSICAL PROPERTY OF DAVID D. BARNES - RESIDENTIAL DESIGN. AUTHORIZED USE OF THIS DRAWING IS GRANTED SOLELY FOR THE PURPOSES OF THIS SPECIFIC PROJECT AND LOCATION AND NOT FOR CONSTRUCTION OR USE FOR ANY OTHER PROJECT. COPYRIGHT 2006 - DAVID D. BARNES - RESIDENTIAL DESIGN

David D. Barnes
Residential Design
EXOTIC PROPERTIES
DEVELOPMENT CORPORATION

8440 WEST GILMORE AVENUE
LAS VEGAS, NEVADA 89129
TELEPHONE: 702-378-4981
EMAIL: DAVID@DAVIDBARNESRD.COM

PROJECT INFORMATION:

Lyle & Victoria Loob
LOOB CASITA ADDITION
3613 HILLSDALE COURT
LAS VEGAS, NV 89106

PROJECT #: 6002
ISSUED DATE: 10-18-06
DESIGNED BY: Designer
CHECKED BY: Checker

ISSUED FOR:
SPECIAL USE PERMIT

SHEET NAME:
ARCHITECT'L FLOOR PLAN

SHEET #:
A1.1

SUP-17716
12/07/06 PC

OCT 8 4 2006



SUP-1

T20706 PC

TECH

OCT 24 2006

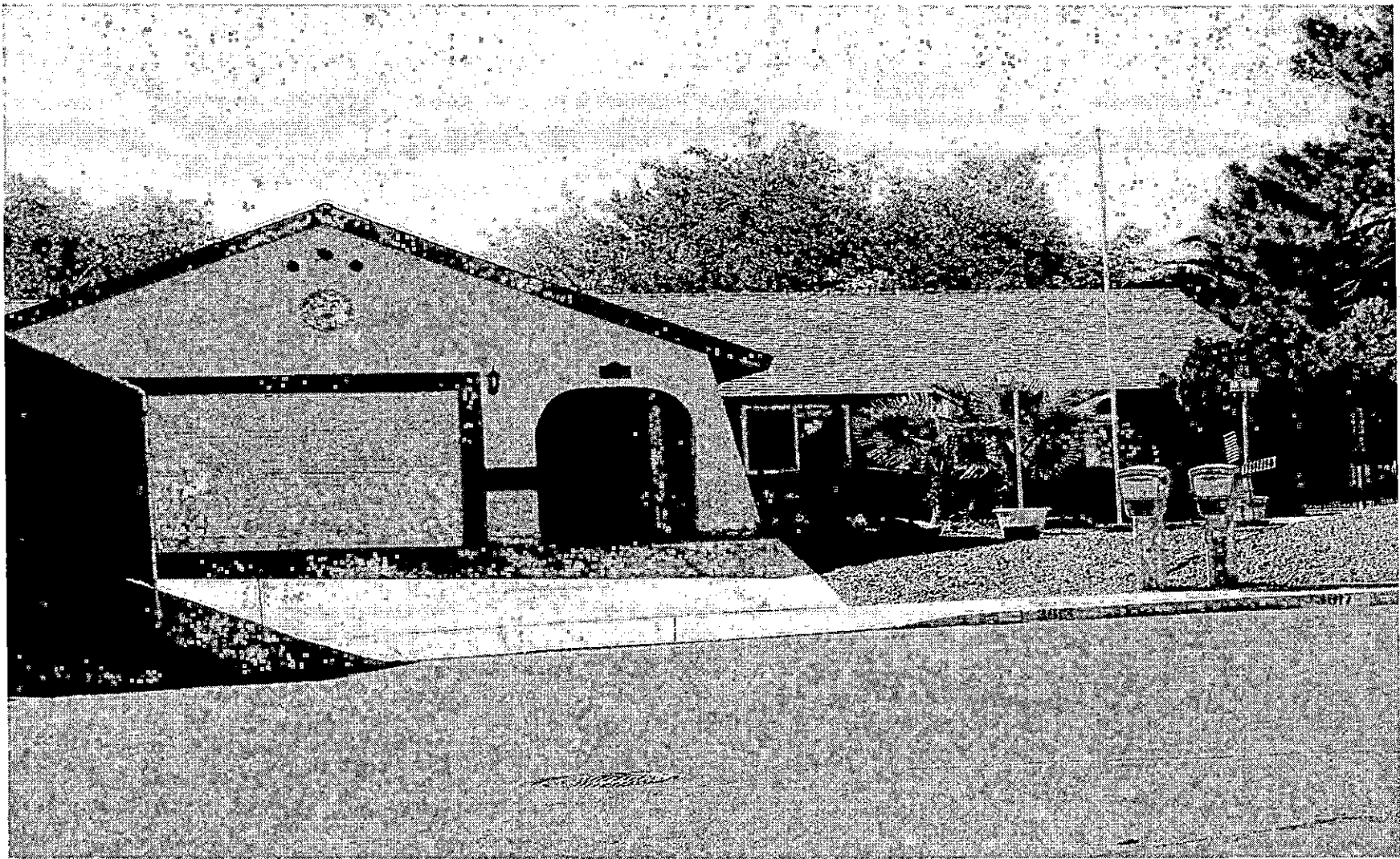
7-2



SUP-177

120706

25. 2006



SUP-17716 - APPLICANT/OWNER: LYLE LOOB
3613 HILLSDALE COURT
DECEMBER 7, 2006 PLANNING COMMISSION

11/08/06

October 13, 2006

To Whom It May Concern:

We are requesting that you grant us a special use permit to erect a casita that will be used as a 'mother-in-law' house. The casita will be painted the same color as the house. It will be located on the back corner of our lot. The location of the building will be situated such that it will not be directly next to anyone's home. We believe that the height and size of the casita will comply with the General Standards for Residential Districts as listed in the Las Vegas Zoning codes # 19.089040B.

The purpose of the building is to provide living space for my mother-in-law who will be re-locating here from Ohio. We believe that this building will not adversely affect our neighbors and will be consistent with other structures that are in the neighborhood.

Thank you for your time and consideration in this matter.

Sincerely,

Lyle L. Loob
3613 Hillsdale Court
Las Vegas, NV 89108

Victoria S. Loob

SUP-17716
12/07/06 PC

RECEIVED
OCT 24 2006

To Whom It May Concern:

We are neighbors of Lyle and Victoria Loob who reside at 3613 Hillsdale Court. We are aware of their plans to build a casita on the back corner lot of their property.

By signing below, we are attesting to the fact that we have no objections to this project.

Thank you,

Joseph P. Poy

Laura Poy

Rebecca Poy

ITEM #

CASE #

PC MTG

542-17716

12-7-06

RECEIVED

OCT 24 2006

A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-17724 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SILVER STATE BANK - Request for a Special Use Permit FOR A PROPOSED DRIVE-THRU FACILITY FOR AN EXISTING FINANCIAL INSTITUTION, GENERAL WITH A WAIVER TO ALLOW A SEPARATION OF 280 FEET FROM A SINGLE FAMILY DWELLING WHERE 330 FEET IS REQUIRED AND TO ALLOW A DRIVE-THRU FACILITY ADJACENT TO THE RIGHT-OF-WAY on 0.63 acres at 7125 North Durango Drive (APN 125-20-117-005), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use) Town Center Special Land Use Designation], Ward 6 (Ross).

IF APPROVED: C.C.: 01/03/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

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

MOTION:

DUNNAM – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 01/03/2007

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

ANDY REED, Planning and Development Department, stated this proposed use is not appropriate at this location and recommended denial.

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 34 – SUP-17724

MINUTES – Continued:

RICHARD GALLEGOS, 3005 West Horizon Ridge Parkway, appeared on behalf of the applicant. He explained this application had previously been approved unanimously, but had since been revised to accommodate COUNCILMAN ROSS' request for better screening of the driveway and stated COUNCILMAN ROSS supported the revised plan. He agreed to all conditions and respectfully requested approval.

At COMMISSIONER DAVENPORT'S request, MR. GALLEGOS pointed out the areas where additional screening and landscaping would be provided and noted there were no other changes to the previous plan.

MR. GALLEGOS confirmed COMMISSIONER DUNNAM'S observation that several drive-throughs were currently operating in the area.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

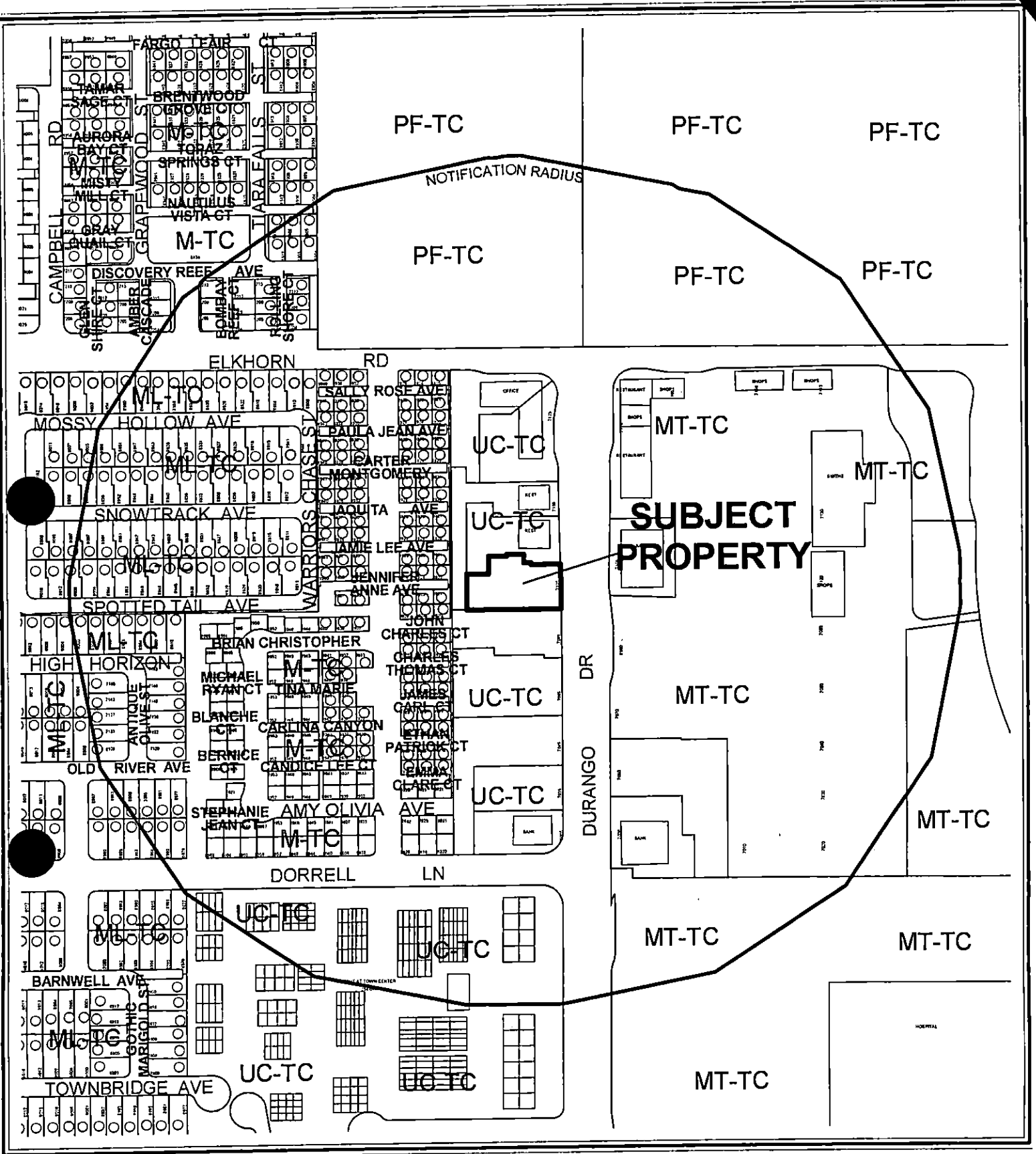
(9:11 – 9:14)

2-3068

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-12901), if approved.
2. This approval shall be void two years from the date of final approval, unless a business license or building permit have been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

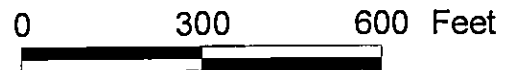


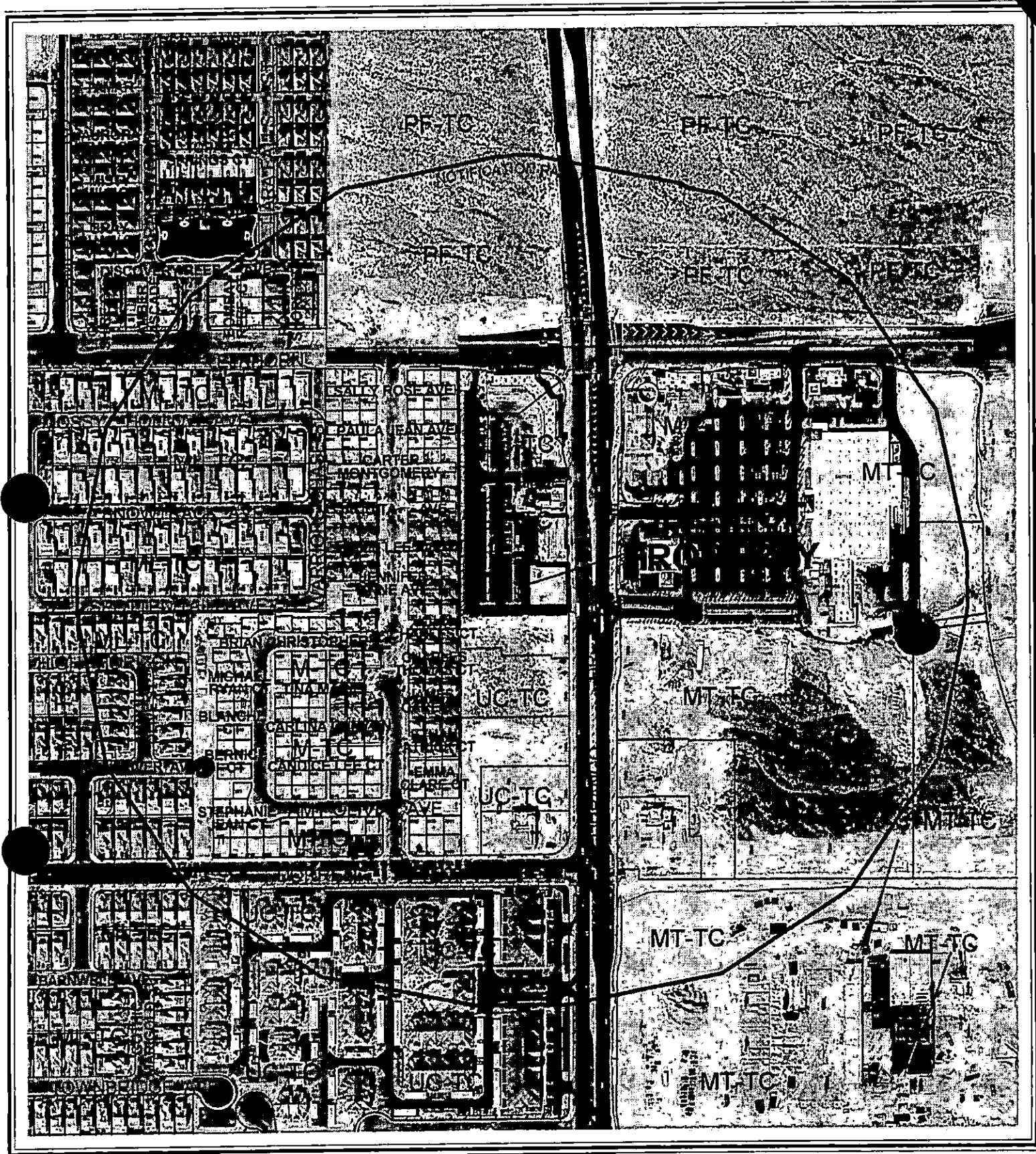
CASE: SUP-17724

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE) SPECIAL LAND USE DESIGNATION]





CASE: **SUP-17724**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE) SPECIAL LAND USE DESIGNATION]

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-17724 - APPLICANT/OWNER: SILVER STATE BANK

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-12901), if approved.
2. This approval shall be void two years from the date of final approval, unless a business license or building permit have been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-17724 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a Financial Institution, General (with drive-through) located at 7125 North Durango Drive. The applicant has also requested a waiver to allow a drive-through less than 330 feet from a single-family residential dwelling and building placement behind the front setback line within the Durango Elkhorn Commercial Center.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
1/17/01	The City Council approved a petition to Annex (A-0003-99) property generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres, including the subject site. The Planning Commission and staff recommended approval on 03/25/99. The effective date was 01/26/01.
9/18/02	The City Council approved a request for a Rezoning (Z-0064-02) from U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, to R-PD7 (Residential Planned Development - 7 Units Per Acre) on approximately 7.4 acres adjacent to the north side of Grand Teton Drive, approximately 225 feet west of Durango Drive. The Planning Commission and staff recommended approval on 08/22/02.
11/20/02	The City Council approved a request for a Rezoning (Z-0085-02) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to TC (Town Center) on 5.0 acres located adjacent to the southwest corner of Elkhorn Road and El Capitan Way. The Planning Commission and staff recommended approval on 10/24/02.
11/20/02	The City Council approved a request for a Special Use Permit (U-0129-02) for a proposed Tavern adjacent to the southwest corner of Elkhorn Road and El Capitan Way (Durango Drive Alignment). The Planning Commission and staff recommended approval on 10/24/02.
3/17/04	The City Council approved a request for a Variance (VAR-3736) to allow 109 parking spaces where 138 parking spaces are the minimum required in conjunction with a proposed office/retail development on 1.75 acres adjacent to the west side of Durango Drive, approximately 350 feet south of Elkhorn Road. The Planning Commission and staff recommended approval on 02/12/04.

SUP-17724 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

4/22/04	The Planning Commission approved a request for a Tentative Map (TMP-3657) for a one-lot commercial subdivision on 4.00 acres adjacent to the southwest corner of Elkhorn Road and Durango Drive. Staff had recommended approval.
9/23/04	The Planning Commission approved a request for a Site Development Plan Review (SDR-4935) for and Waivers of the Town Center Development Standards for the two-story minimum height requirement in the Urban Center Mixed-Use District and the 70 percent minimum clear glazing requirement at the ground floor level along primary pedestrian routes for a proposed 43,200 square-foot commercial development on 3.94 acres. Staff had recommended approval.
7/19/06	The City Council approved a Site Development Plan Review (SDR-12901) for a proposed Financial Institution General. The approval amended the conditions to remove the drive-through. Planning Commission recommended approval, Staff recommend denial.
7/19/06	The City Council denied a Special Use Permit (SUP-12902) for a Drive-Through for a Financial Institution, General. Planning Commission recommended approval, Staff recommend denial.
Related Building Permits/Business Licenses	
Month/date/year	Description
	There is a "Bob's Big Boy" at 7125 N. Durango with business license R09-12888. There is no license for a bank at this location
Pre-Application Meeting	
10/10/06	Issues discussed included the need for waivers from Town Center standards, as well as a Special Use Permit to allow a Financial Institution, General (with drive-through) due to several inconsistencies with required conditions of the proposed use.
Neighborhood Meeting	
11/20/06	A Neighborhood Meeting was held at the Cimarron Rose Community Center by the architect (Richard Gallegos) and one other representative for the development as well as one member from the Planning and Development Department staff. No neighbors attending the meeting.
Details of Application Request	
Site Area	
Net Acres	0.63 acres

SUP-17724 - Staff Report Page Three
December 7, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	UC-TC (Urban Center Mixed Use-Town Center)	T-C (Town Center)
North	Undeveloped	UC-TC (Urban Center Mixed Use-Town Center)	T-C (Town Center)
South	Undeveloped	UC-TC (Urban Center Mixed Use-Town Center)	T-C (Town Center)
East	Shopping Center	UC-TC (Urban Center Mixed Use-Town Center)	T-C (Town Center)
West	Single Family Residential	M-TC (Medium Density Residential - Town Center)	T-C (Town Center)

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

Town Center - Development within the UC-TC (Urban Center Mixed-Use - Town Center) land use designation is intended to be multi-storied, having ground floor offices and/or retail with similar or residential uses utilizing the upper floors. The minimum height requirement in Town Center is two stories. There are no density limitations in the UC-TC District. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. Development in this land use designation shall be consistent with Section 3.4.3, Mixed Use, of the Centennial Hills Sector Plan. Development in the UC-TC District shall be by development agreement per Section 19.18.090.

SUP-17724 - Staff Report Page Four
December 7, 2006 - Planning Commission Meeting

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Financial Institution (with Drive Through)	2,367 sq ft	1: 200 sq ft GFA + stacking for 6 per drive through lane					
TOTAL (including handicap)			12	1	37	2	Y

Waivers		
Request	Requirement	Staff Recommendation
To allow a separation of 213 feet from a single family dwelling where 330 feet is required.	330 feet from Single Family Residential.	Denial

ANALYSIS

This proposal for a Financial Institution, General with a drive-through requires a Special Use Permit as it does not meet the required conditions within the Town Center Development Standards Manual. Typically, the principal building is located at the front setback line in accordance with the applicable setback requirements, with the drive-through lane located to the side or the rear of the principal building.

The maximum front setback for development along a Town Center Parkway Arterial is 15 feet from the right-of-way line. The site plan depicts the principal building setback 16.8 feet and was approved with a waiver to Town Center Development Standards Manual (SDR-12901). The City Council denied a Special Use Permit (SUP-12902) for a Drive-Through for a Financial Institution, General.

SUP-17724 - Staff Report Page Five
December 7, 2006 - Planning Commission Meeting

The proposed drive-through facility is partially screened from the adjacent rights-of-way using landscaping materials. The screening materials shall have a minimum height of three feet above finished grade at the rear of the setback area. However, a portion of the proposed drive-through is not completely screened from Durango Drive and is, therefore, not in compliance with the requirements of the Town Center Development Standards Manual. This application is considered a less intense use because of the addition of the three-foot screening wall which was not part of Special Use Permit (SUP-12902), which was denied by the City Council on 07/19/06.

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 land-use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses and with future surrounding land uses as projected by the General Plan.

In regard to "2":

The subject site is not physically suitable for the proposed use as evidenced by the inability of the proposed drive-through facility to meet the minimum separation distance from the adjacent single-family residential uses. The proposed drive-through is set back approximately 213 feet from the residential property to the west where 330 feet is the minimum required.

SUP-17724 - Staff Report Page Six
December 7, 2006 - Planning Commission Meeting

In regard to "3":

The site currently receives access off a shared drive from Durango Road, a Town Center Parkway (120-foot) Arterial. Site access should not negatively impact adjacent roadways or neighborhood traffic as the applicants are proposing landscape screening of the drive-through aisle.

In regard to "4":

The proposed development will be subject to inspections for Certificate of Occupancy and; therefore, the development will not compromise the public health, safety or welfare.

In regard to "5":

While the proposed projects complies with Title 19.04; however, it does not comply with the Town Center Development Standards.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 229

APPROVALS 0

PROTESTS 0

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

Case Number: **SUP-17724** APN: 125-20-117-005
Name of Property Owner: Silver State Bank
Name of Applicant: Architect Gerald Garapich

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

☐ Yes☒ No

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

City Official: _____

Partner(s): _____

APN: _____

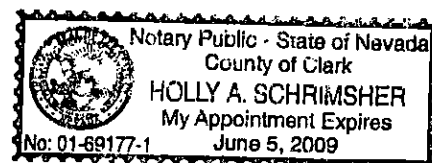
Signature of Property Owner: [Signature]

Print Name: Ken Lee

Subscribed and sworn before me

This 16 day of Oct., 2006

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



N. DURANGO RD.

BOB'S BIG BOY

ZONING - T-C
APN 125-20-117-004

ZONING - T-C
APN 125-20-101-007

TOWN CENTER URBAN CDRE REQUIRES NO BUILDING SETBACK

ZONING - T-C
APN 125-20-114-004

PROJECT DATA

PROJECT LOCATION DURANGO AND ELKHORN
LAS VEGAS NEVADA

APPLICATION NO. 5

ZONING UC-TG URBAN CENTER MIXED USE

LAND USE TABLE 2 SECTION B.04 FINANCIAL INSTITUTION W/ DRIVE-TURN

ASSESSOR'S PARCEL NUMBER 05-20-11-009

SITE AREA 1 PAD 1 0.634 ACRES 176334.5 SF

BUILDING AREA 7367.5 SF 1440 COVERED PAV. DRIVE 1817.1 3547.55

BUILDING TO LOT COVERAGE 20%

OCCUPANCY CLASSIFICATION B

TYPE OF CONSTRUCTION V-D

FIRE SPRINKLERS NO XX

BUILDING HEIGHT ACTUAL 24'-8" ALLOWABLE 35'-0"

NUMBER OF STORIES ACTUAL 1 ALLOWABLE 4

PARKING REQ. 1 CAR PER 100 SQ FT GFA 7367 200 + 12 CARS

PARKING PROVIDED 31 SPACES

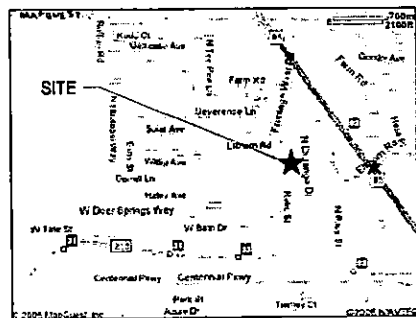
ACCESSIBLE ROUTE

SETBACKS
FRONT YARD 5'-0"
REAR / SIDE YARD 8'-0"

OPEN SPACE 7363.55 X 12.1 8971.55 REQUIRED
8381.55 PROVIDED

GENERAL NOTES

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION
2. GUTTERS, AND PLANTERS SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURVES
3. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES
4. SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION
5. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES
6. ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 5'-0" OC AND TOOLED JOINTS AT 5'-0" OC
7. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM
8. DIRECTION OF TRAVEL AND 2% CROSS SLOPE SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 54 IN



VICINITY MAP
NTS

PROPOSED SITE PLAN
SUP-17724

12/07/06 PC



RECEIVED

OCT 24 2006

AS101

PROPOSED SITE PLAN
LAND USE SUBMITTAL

ARCHITECT
SILVER STATE BANK BRANCH
PAD 'E' TOWN CENTER PLAZA
CENTENNIAL HILLS
LAS VEGAS, NEVADA

ARCHITECT
CEDRIC CADADICI • AIA • LLC
1000 COMMERCE CENTER DRIVE
DUNSMITH, NEVADA 89014
PHONE 702-434-3442 FAX 702-434-3442

MEXICAN FAN PALM

RIO GRANDE ASH
FRAXINUS VELUTINA
RIO GRANDE - 36" DIA

PURPLE ROSE LOCUST
ROBINIA ARTEMISA - 36" DIA

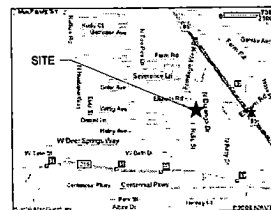
ROCK MULCH GROUND COVER SHALL BE PROVIDED THROUGHOUT ALL LANDSCAPE AREAS

LANDSCAPING AND IRRIGATION SHALL CONFORM TO TOWN CENTER DESIGN STANDARDS

NOTE:
ALL LANDSCAPING, PAVING AND CURBING WILL BE
BY THE SITE CONTRACTOR.

PROJECT INFO
SILVER STATE BANK BRANCH
PAD 'E' TOWN CENTER PLAZA
ARCHITECT
CEDAD CADAPCHI • AIA • LLC
10 COMMERCE CENTER DRIVE
KENDERSON, NEVADA 89014
(702) 431-5414 FAX (702) 431-2812
LAS VEGAS, NEVADA

proposed LANDSCAPE
PLAN
LAND USE SUBMITTAL

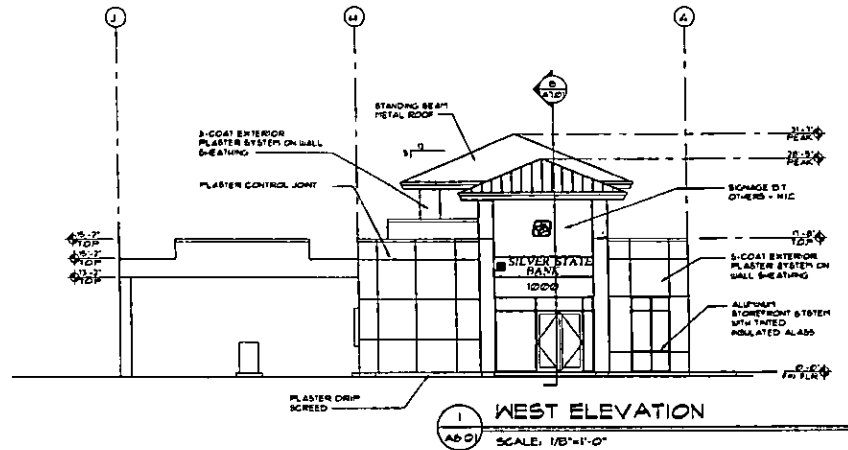
VICINITY MAP
NTS.

PROPOSED LANDSCAPE PLAN



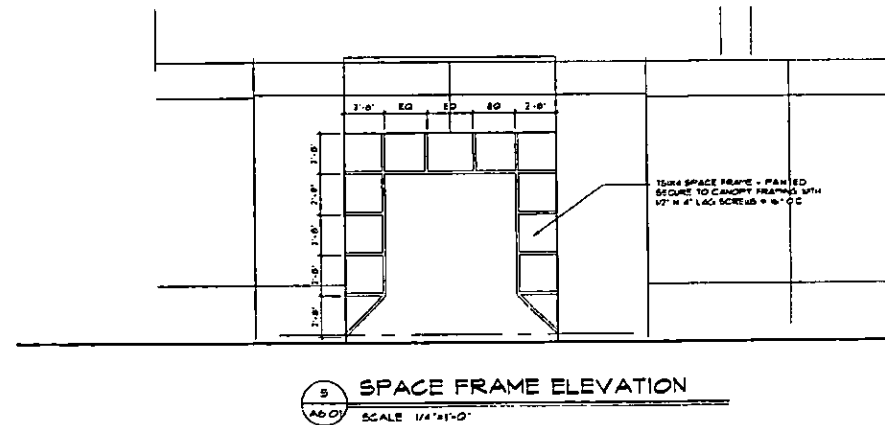
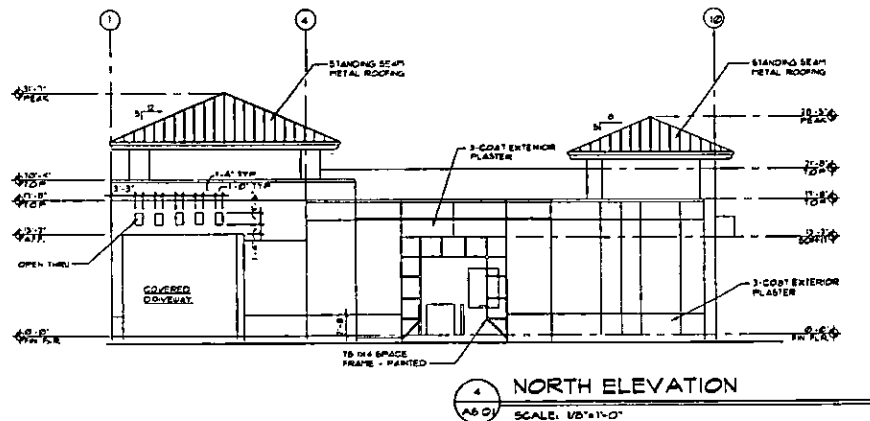
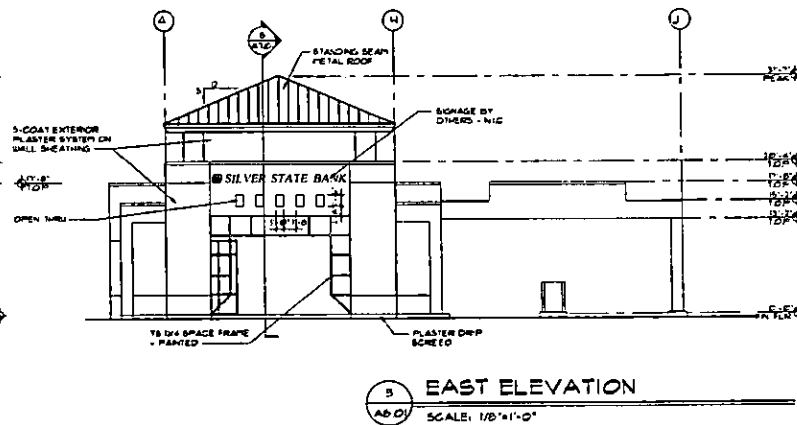
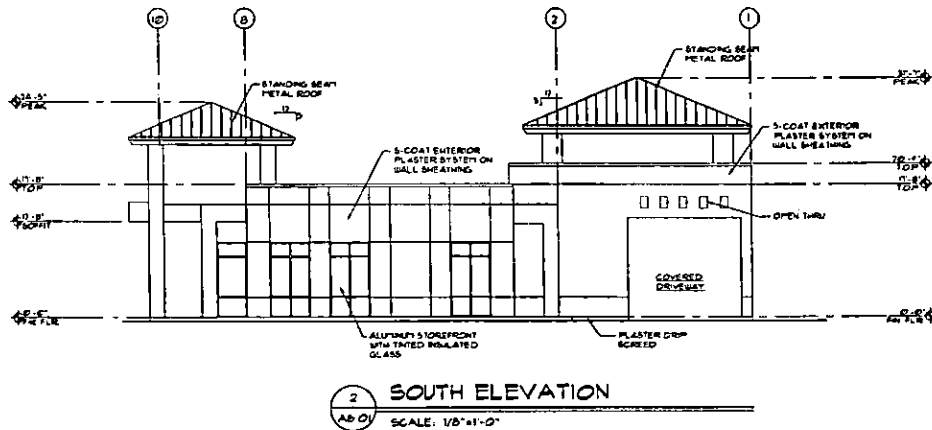
AL1D1

SUP-17724
12/07/06 PC



COLOR & MATERIAL LEGEND

- ① FIELD AND TRIM AT EAVES
FRAZEE 1993 - SONOMA
- ② ACCENT
FRAZEE 1993 - CASITA
- ③ EXTERIOR COLUMNS
FRAZEE 191550 - COPPER NAIL
- ④ METAL ROOFING
PAC-GLAD - MEDIUM BRONZE



ARCHITECT

GERALD GARADICH • AIA • LLC

3000 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89128
(702) 431-3842 FAX (702) 431-7812

PROJECT NAME

SILVER STATE BANK BRANCH

PAD "E" TOWN CENTER PLAZA
CENTENNIAL HILLS
LAS VEGAS, NEVADA

PROJECT NAME

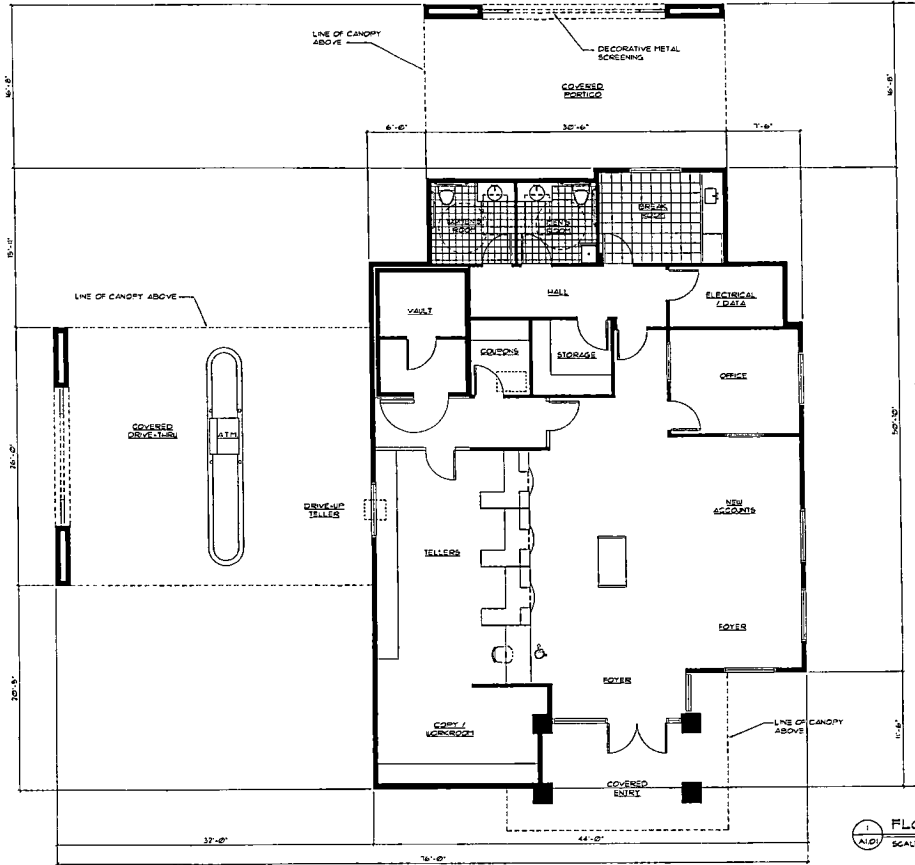
EXTERIOR ELEVATIONS

3000 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89128
(702) 431-3842 FAX (702) 431-7812

SUP-17724

12/07/06 PC

A6.01



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



2011年12月

Diagrams by hand
PROPOSED FLOOR PLAN
LAND USE SUBMITTAL

Project Title:

Project Info:
SILVER STATE BANK BRANCH
PAD 'E' TOWN CENTER PLAZA

ARCHITECT

ARCHITECT
GERALD GADADCHI • AIA • LLC
3005 W. HORIZON RIDGE PARKWAY, SUITE
BIENDERSON, NEVADA 89001
PH 702.734.4344 FAX 702.734.4344

01

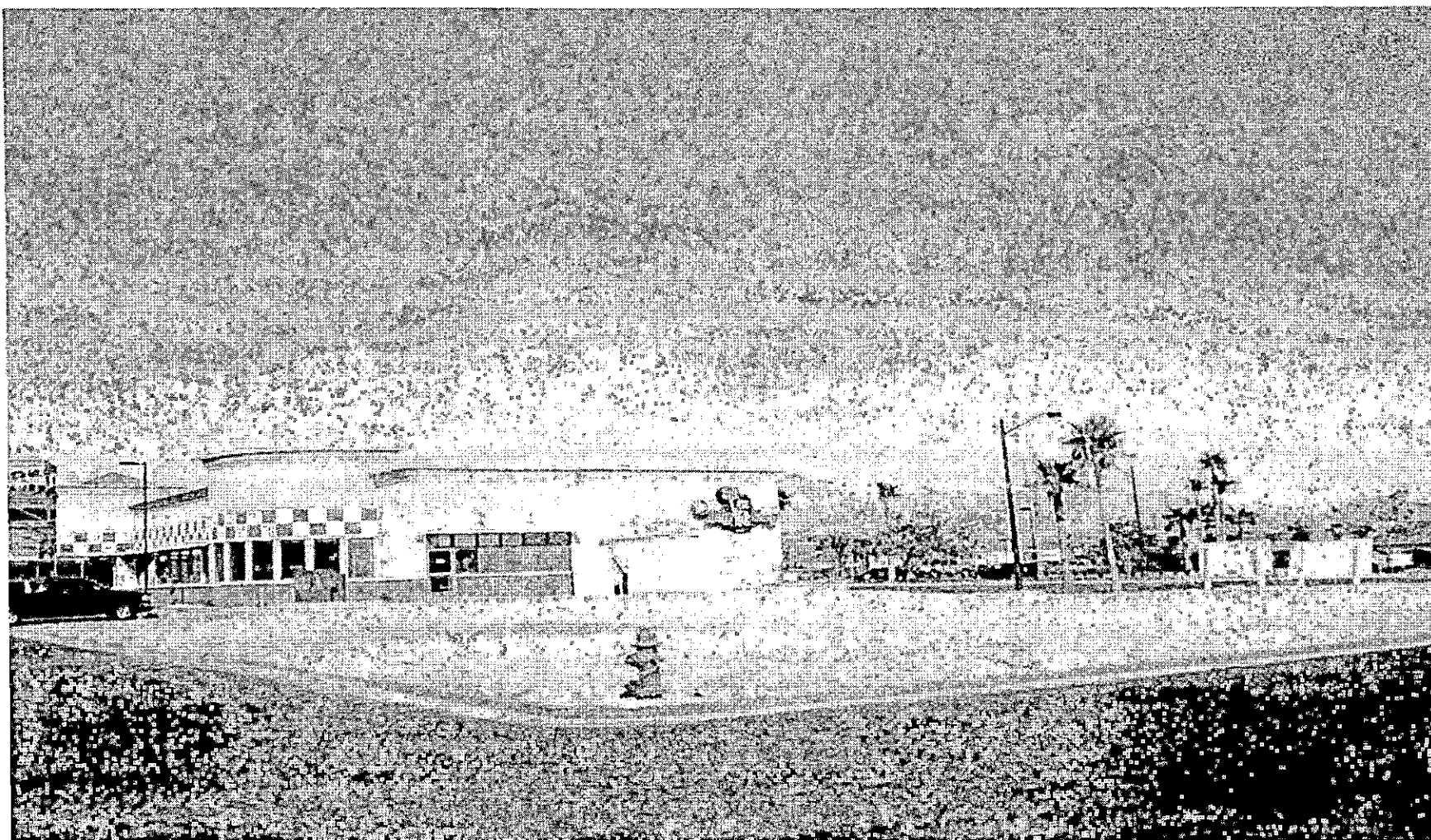
SUP-17724
12/07/06 PC

CCF 2-1-1985



SUP-17724 - APPLICANT/OWNER: SILVER STATE BANK
7125 NORTH DURANGO DRIVE
DECEMBER 7, 2006 PLANNING COMMISSION

11/06/06



SUP-17724 - APPLICANT/OWNER: SILVER STATE BANK
7125 NORTH DURANGO DRIVE
DECEMBER 7, 2006 PLANNING COMMISSION

11/06/06

ARCHITECT

GERALD GARAPICH, AIA, LLC.

3005 HORIZON RIDGE PARKWAY, SUITE 200, HENDERSON, NV 89052
(702) 454-5842 FAX (702) 454-7842

October 19, 2006

City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

Attn: Doug Rankin

**RE: SILVER STATE BANK @ TOWN CENTER
APN: 125-20-117-005
JUSTIFICATION LETTER**

PROJECT NO: 04-178

Dear Doug,

We respectfully request favorable consideration for the above referenced project for a Special Use Permit.

The proposed Special Use Permit is to allow a drive up teller lane along with a drive up ATM lane 213 feet away from a residential zoned development where 330 is required.

The proposed special use permit is appropriate based on the following findings of facts;

- A. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land use as projected by the General Plan; *there is only one drive-up lane which is the teller window that would generate any noise and there are 3 landscape buffers that exist between the proposed use and the residences.*
- B. The subject site is physically suitable for the type and intensity of land use being proposed; *the site is large and use is low intensity.*
- C. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; *and the existing streets are designed to handle large traffic volumes.*
- D. 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.

Should you have any questions or require additional information please contact our office.

Sincerely,


Richard C. Gallegos
Principal

RCG/mt

Cc: 04-178.js.lt.sup.civ

**SUP-17724
12/07/06 PC**

RECEIVED
OCT 24 2006

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-17739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JL PARADISE, LLC - OWNER: MANIJEH DANESHFOROOZ - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT AND WAIVERS TO ALLOW A DISTANCE SEPARATION OF 180 FEET FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS THE MINIMUM REQUIRED AND TO ALLOW NO SEPARATION FROM A RESIDENTIAL USE WHERE 400 FEET IS THE MINIMUM SEPARATION REQUIRED at 2205 South Paradise Road (APN 162-03-413-017), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 01/03/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – Motion to WITHDRAW WITHOUT PREJUDICE Item 8 [SUP-16850] and Item 9 [SDR-16849]; HOLD IN ABEYANCE Item 22 [VAR-17732], Item 23 [SDR-17730], Item 30 [SUP-17737], Item 31 [SDR-17735] and Item 35 [SUP-17739] to the 12/21/2006 Planning Commission Meeting; and Item 36 [ROC-17721] and Item 37 [SDR-17720] to the 2/08/2007 Planning Commission Meeting – UNANIMOUS

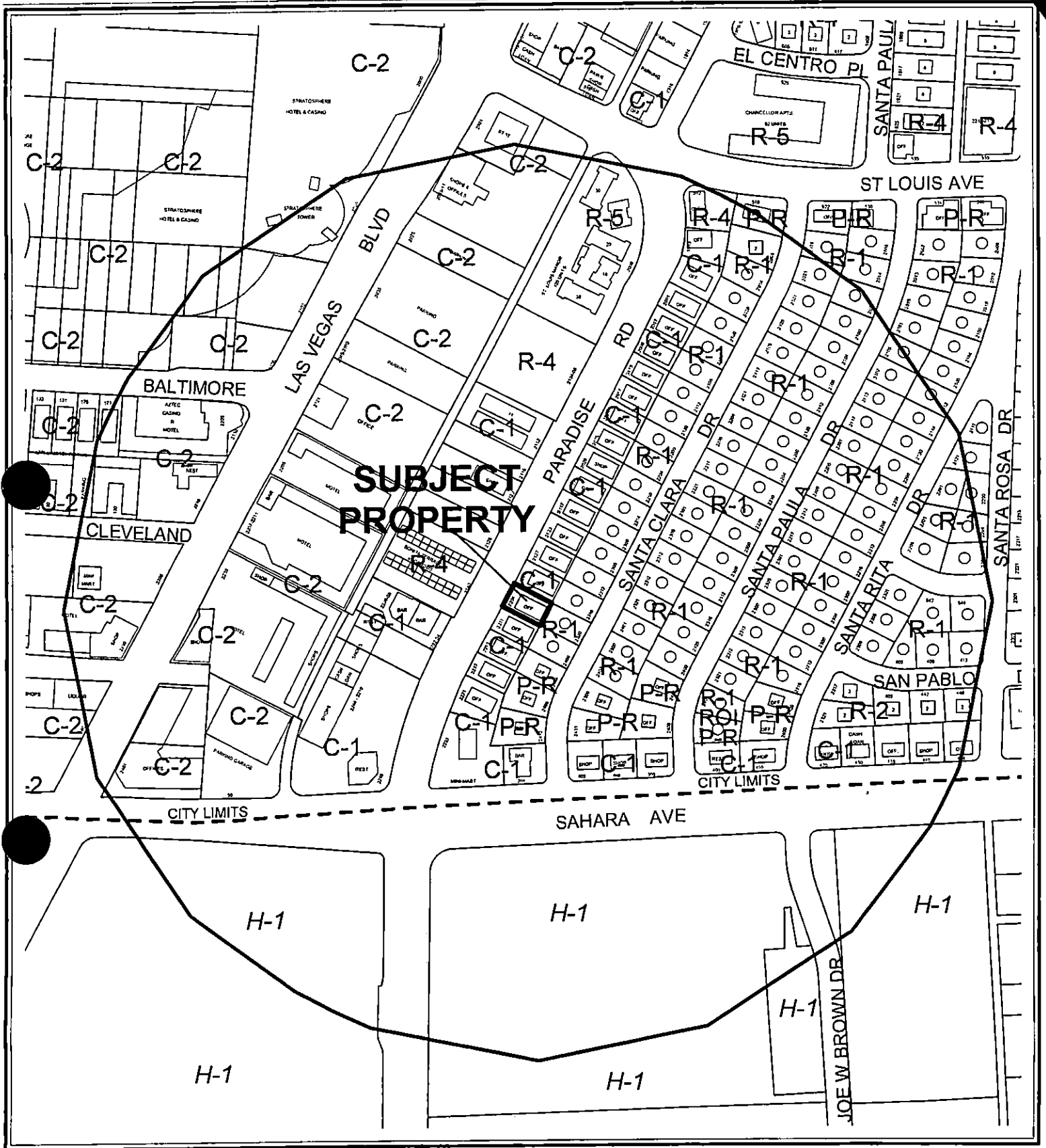
PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 35 – SUP-17739

MINUTES:

The applicant requested that Item 35 [SUP-17739] be held in abeyance to the 12/21/2006 Planning Commission Meeting because the applicant is out of town.

(6:03-6:09)

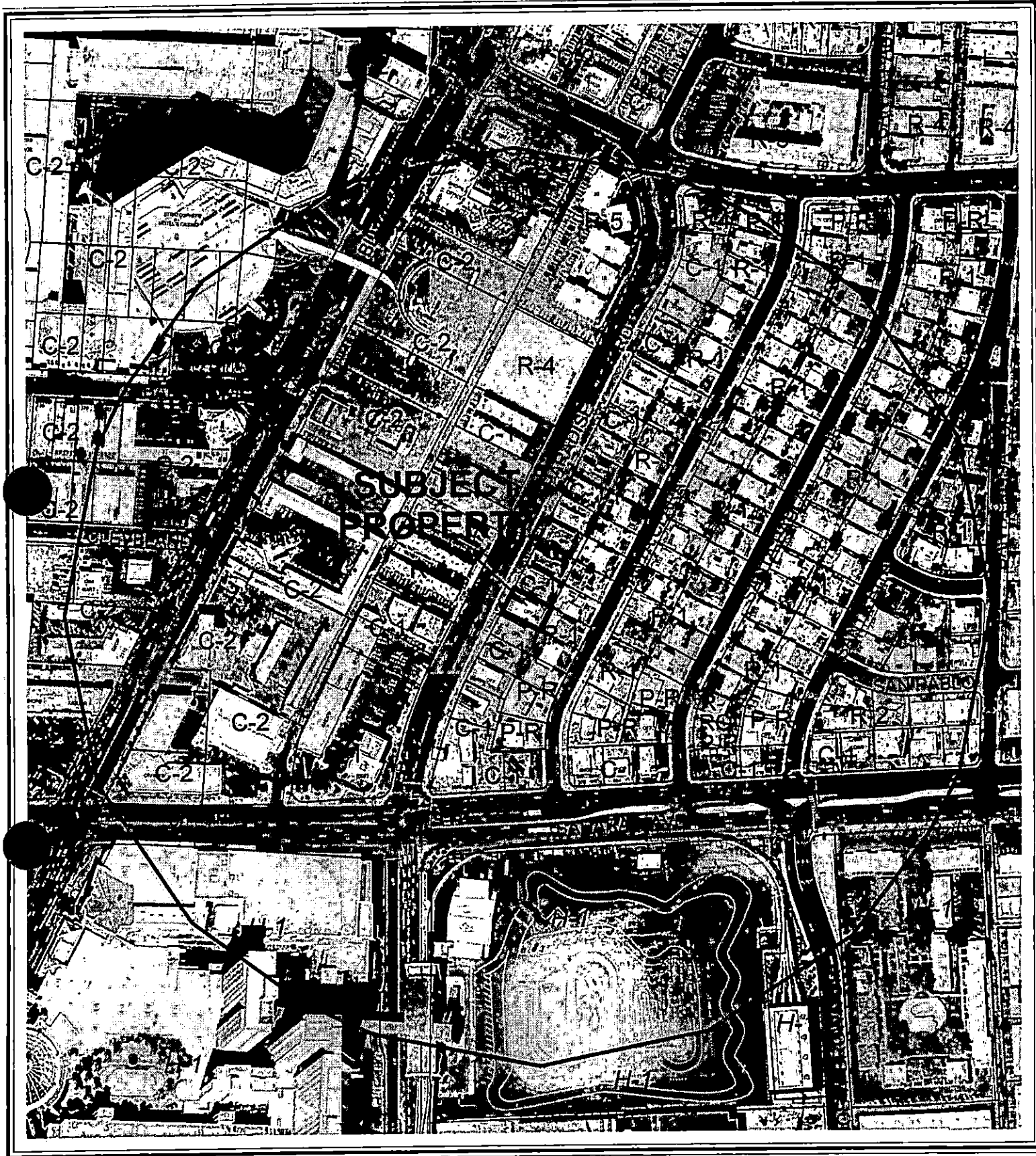
1-132



CASE: **SUP-17739**

RADIUS: 1000 FT

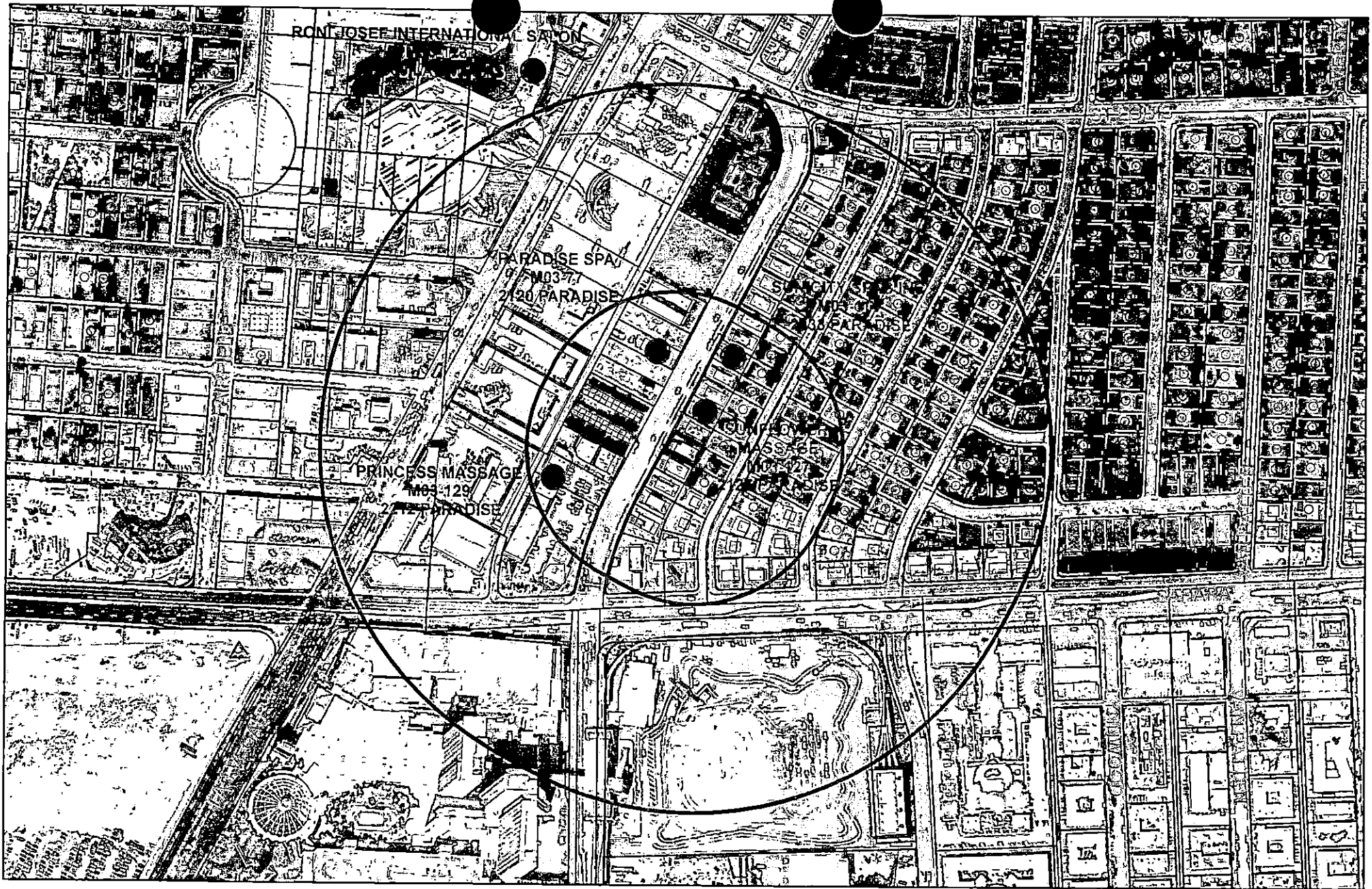
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: SUP-17739

RADIUS: 1000 FT

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



SUP-17739

Business Licenses

- Massage Establishment
- Child Care/
Children Facility

Protected Landuses

- RELIGIOUS
- CITY PARKS
- SCHOOLS

Subject Property

Residential Property

Buffer

0 250 500 1,000 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-17739 - APPLICANT: JL PARADISE, LLC - OWNER:
MANIJEH DANESHFOROOZ**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0027-97), if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-17739 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant seeks approval for a Massage Establishment at 2205 Paradise Road. The proposal seeks to renovate an existing 1,740 square-foot building to accommodate four massage tables. A request for waivers to the 200-foot separation requirement from residentially zoned property and the 1,000-foot separation requirement from an existing massage establishment.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
Month/date/year	Action
5/27/97	The City Council approved a request for Rezoning (Z-0002-76) on property located at 2205 Paradise Road from P-R (Professional Office & Parking) to C-1 (Limited Commercial) for a 1,609 square foot salon.
Related Building Permits/Business Licenses	
Month/date/year	Description
NA	NA
Pre-Application Meeting	
8/30/06	A pre-application conference was held and the applicant was informed of the requirements for submitting a Special Use Permit. The applicant was informed of the 200-foot residential setback requirements and the 1,000-foot distance requirement from an established Massage Establishment.
Neighborhood Meeting	
NA	A neighborhood meeting was not required nor was there one held

Details of Application Request	
Site Area	
Net Acres	0.15 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office	C (Commercial)	C-1 (Limited Commercial)
North	Office	C (Commercial)	C-1 (Limited Commercial)
South	Office	C (Commercial)	C-1 (Limited Commercial)
East	Single Family Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
West	Apartments	C (Commercial)	R-4 (High Density Residential)

MH

SUP-17739 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

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

Redevelopment Plan Area

The subject site is located within the Redevelopment Plan Area, so designated in 1986. Within the Redevelopment Plan Area, the subject property has a Commercial designation. This general designation does not place any additional development standards on the site above those listed per Title 19, but it allows the site to be eligible for a variety of funding opportunities for activities that promote the modern, orderly development of the area.

INTERAGENCY ISSUES

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

- 1) Any Special Use Permit within 500-Feet of unincorporated Clark County.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. No comments have been received prior to the completion of this report.

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

SUP-17739 - Staff Report Page Three
December 7, 2006 - Planning Commission Meeting

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
Massage Establishment	Four Tables	2 Spaces per Table, Chair, or Room with a min 6 required	8 spaces	1	9	1	
TOTAL			8	1	9	1	Y

Waivers		
Request	Requirement	Staff Recommendation
To allow a distance separation of 180 feet from an existing massage establishment.	1,000 feet from an existing massage establishment	Denial
To allow a zero-foot separation from a residential use.	400 feet from residentially zoned property	Denial

ANALYSIS

This request is not supported on the grounds that it violates the distance separation required from residential properties and previously approved massage establishments. There are five existing massage establishments within 1,000 feet of this proposal.

Title 19.04 lists the following as the Conditional Requirements for a Massage Establishment:

- (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 eight a.m. and nine p.m.

As the proposal is unable to meet conditions #3 and #4, we cannot support approval of this request.

SUP-17739 - Staff Report Page Four
December 7, 2006 - Planning Commission Meeting

FINDINGS

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

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

In regard to "1":

The proposed use is incompatible with surrounding land uses and is located in an area that is overly saturated with massage establishments.

In regard to "2":

The subject site is capable of accommodating a massage use. However, an additional approval would contribute to the intensity of existing five massage uses established in the surrounding area.

In regard to "3":

The site is served by Paradise Road, listed as a Major Street. This 60-foot wide street is capable of accommodating the minor increase in traffic flow from the proposed use.

In regard to "4":

The proposal does not meet the overall objectives of the General Plan in that it does not provide adequate accommodation for the performance of massage services at the subject site.

In regard to "5":

The proposal does not meet the conditions as listed by Title 19.04 for a Massage Establishment. Staff is recommending denial, as two of the minimum requirements would need to be waived in order to approve this request.

SUP-17739 - Staff Report Page Five
December 7, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 216

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-17739** APN: 162-03-413-017

Name of Property Owner: MANIJEH DANESHFOROZ

Name of Applicant: JL PARADISE, LLC

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____

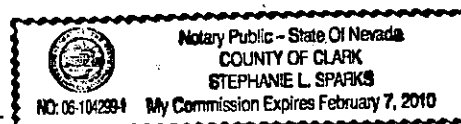
Signature of Property Owner: _____

Print Name: MANIJEH DANESHFOROZ

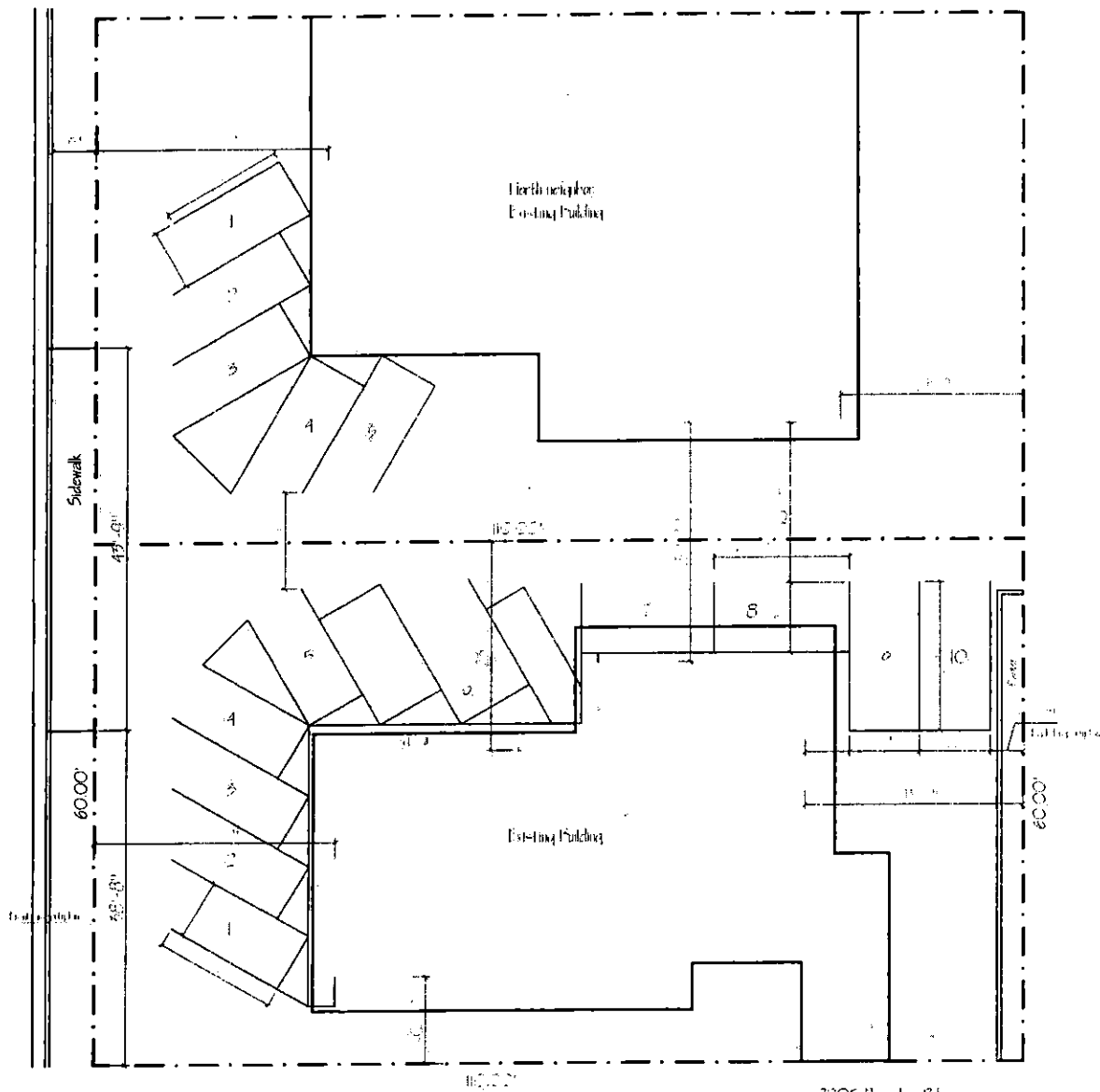
Subscribed and sworn before me

This 17th day of October, 2006

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



Paradise Rd.



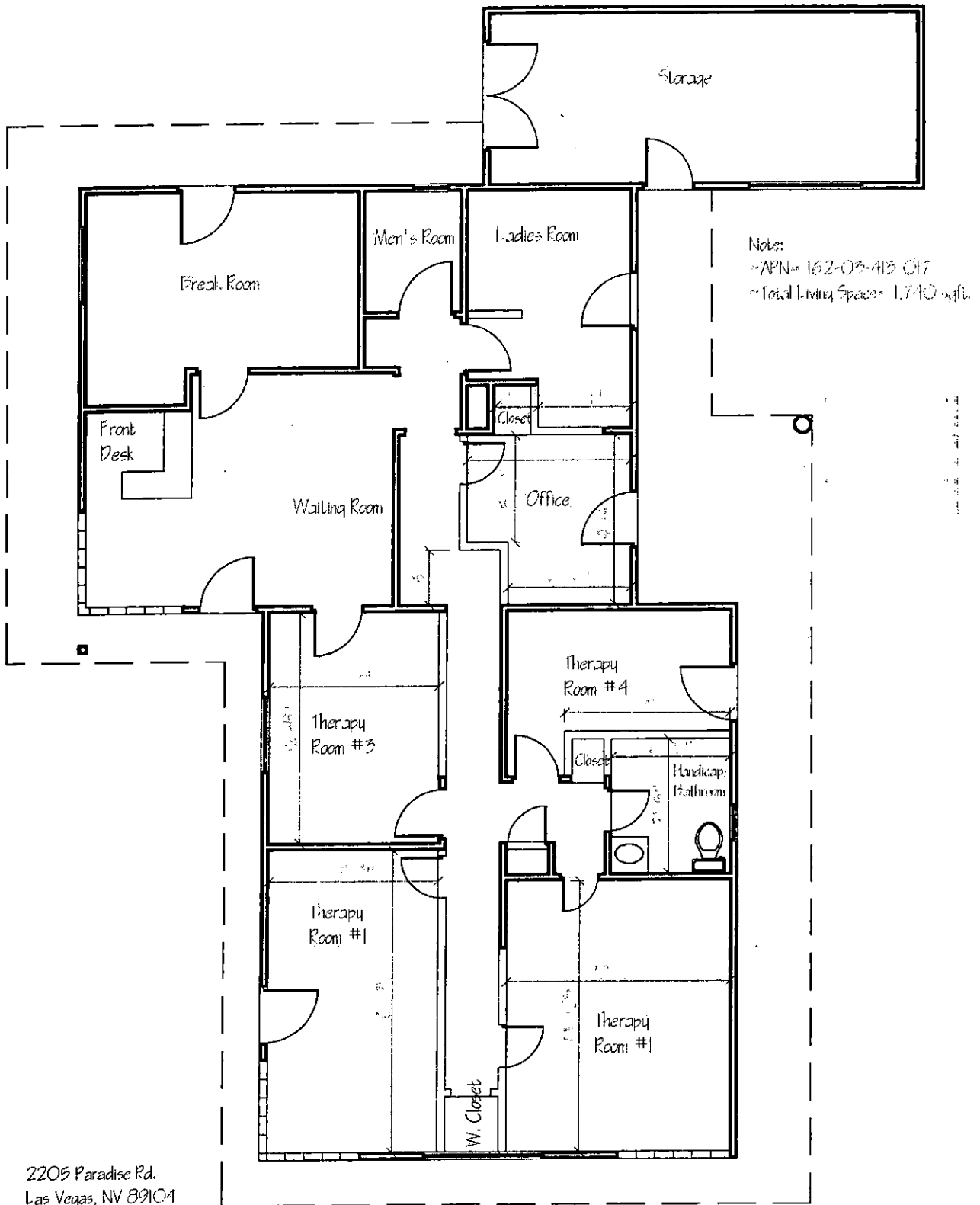
0205 Paradise Rd.
Las Vegas, NV 89104

Site Plan

- Table
- Lot size= .15 Acre
 - Total Living Space= 1,740 sqft.
 - Parking Required= two (2) for each Therapy Room.
 - Four (4) Total Therapy Room.
 - Parking Provided= Ten (10) parking.

SUP-17739
12/07/06 PC

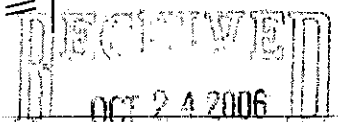
RECEIVED
OCT 24 2006

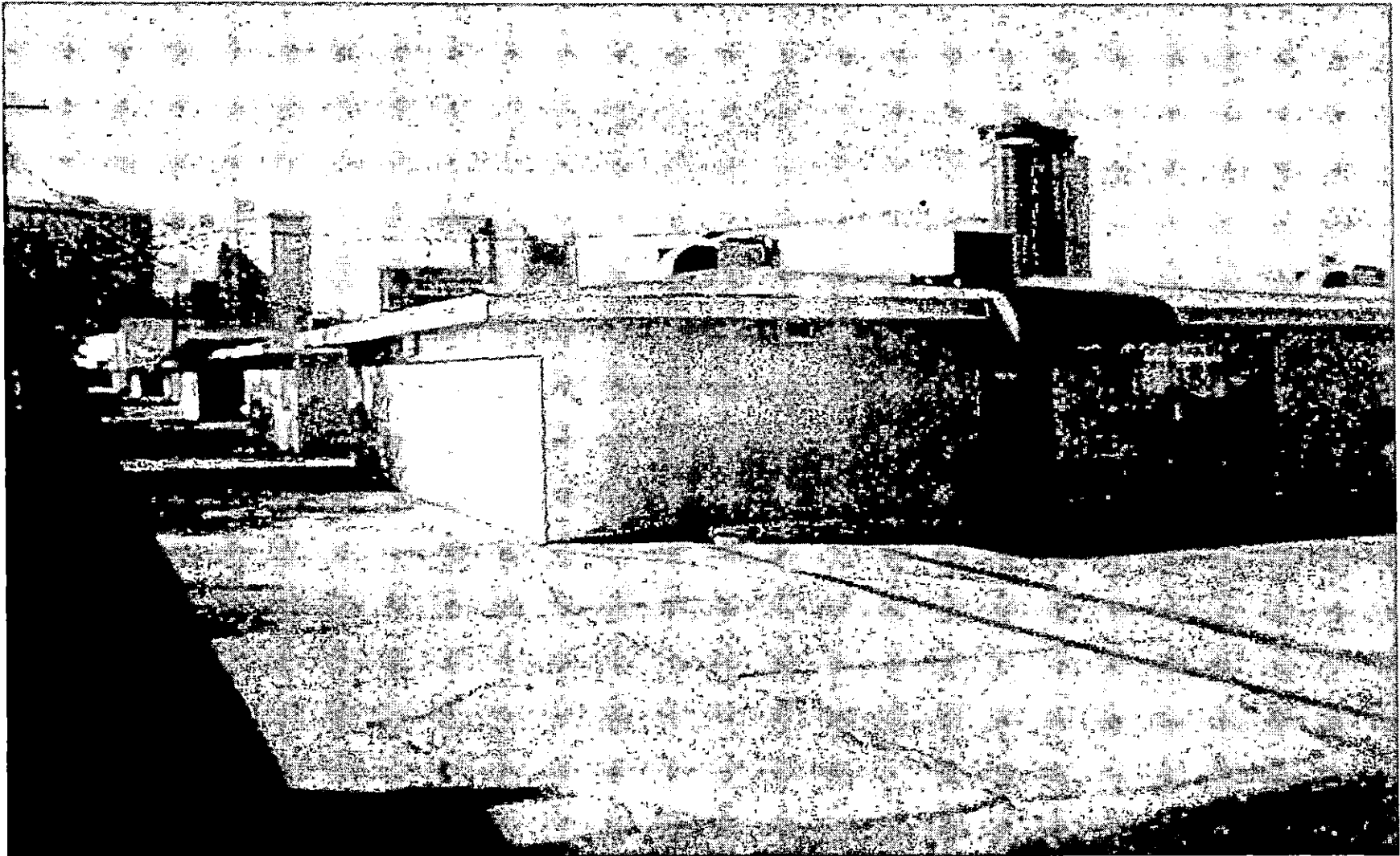


New Floor Plan 1/8" = 1'

SUP-17739

12/07/06 PC





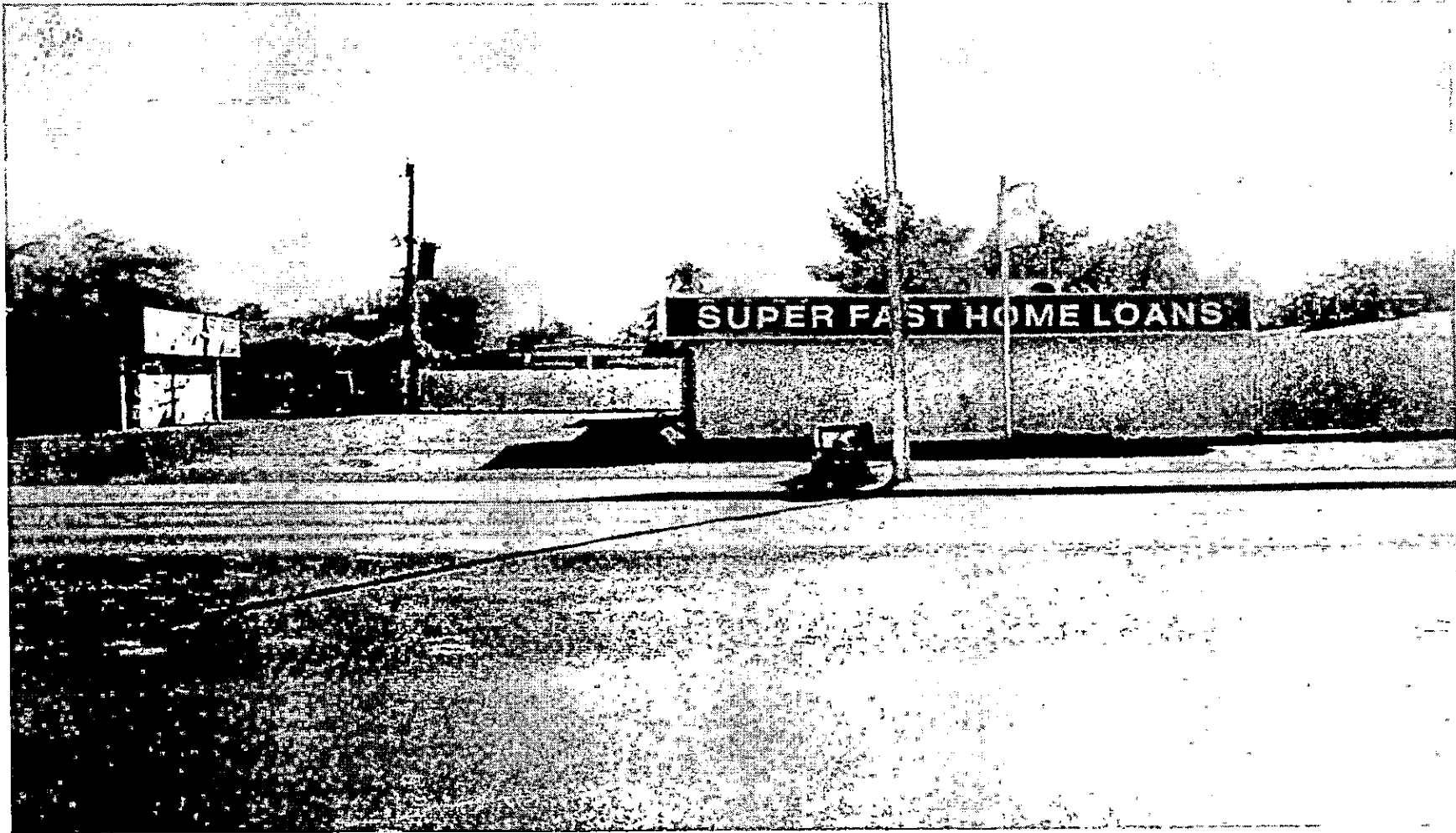
SUP-17739 - APPLICANT: JL PARADISE, LLC - OWNER: MANIJEH DANESHFOROOZ
2205 SOUTH PARADISE ROAD
DECEMBER 7, 2006 PLANNING COMMISSION

11/08/06



SUP-17739 - APPLICANT: JL PARADISE, LLC - OWNER: MANIJEH DANESHFOROOZ
2205 SOUTH PARADISE ROAD
DECEMBER 7, 2006 PLANNING COMMISSION

11/08/06



SUP-17739 - APPLICANT: JL PARADISE, LLC - OWNER: MANIJEH DANESHFOROOZ
2205 SOUTH PARADISE ROAD
DECEMBER 7, 2006 PLANNING COMMISSION

11/08/06

*LAS Consulting, Inc.
856 E. Sahara #201
Las Vegas, NV 89104
(702) 499-6469-Cell
(702) 341-8489-fax*

October 23, 2006

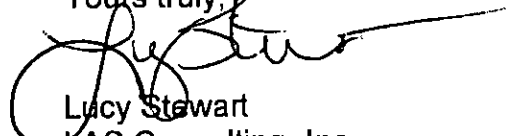
City of Las Vegas
Planning & Development
739 South Fourth Street
Las Vegas, NV. 89101

RE: APN 162-03-413-017/ 2205 Paradise.

Dear Sir or Madam:

Please accept this letter as our request for a use permit for a massage establishment, located at 2205 Paradise Rd. My client would like to convert an existing building (former office building, prior to that a house) into a therapeutic massage establishment. Acupuncture and acupressure will be offered along with Chinese massage. The interior configuration will remain the same as when it was an office with the exception of the conference room. That will be divided into two therapy rooms. The parking and driveway will remain the same, however the outside of the building will be cleaned up to create a better appearance for the area. There are four existing massage establishments within 1000 feet of this site, however, they are massage and not designed for therapeutic massage. The majority of the therapists will be male and will be licensed for therapeutic massage. This business will be a legitimate therapeutic massage establishment, Mr. Li, the licensee, has a privilege license in Clark County and cannot jeopardize that license by allowing any illegal activity on this site. Thank you for your consideration in this matter. Please contact me with any questions regarding this matter.

Yours truly,



Lucy Stewart
LAS Consulting, Inc.

**SUP-17739
12/07/06 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ROC-17721 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: CARS-DB4, LP - Request for a Review of Condition #3 of an approved Rezoning (Z-0099-96) WHICH REQUIRES THAT THE NORTH 200 FEET OF THE SITE SHALL BE LIMITED TO THE PARKING OF VEHICLES at 6300 West Sahara Avenue (APN 163-02-801-005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 01/03/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the February 8, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for Z-99-96

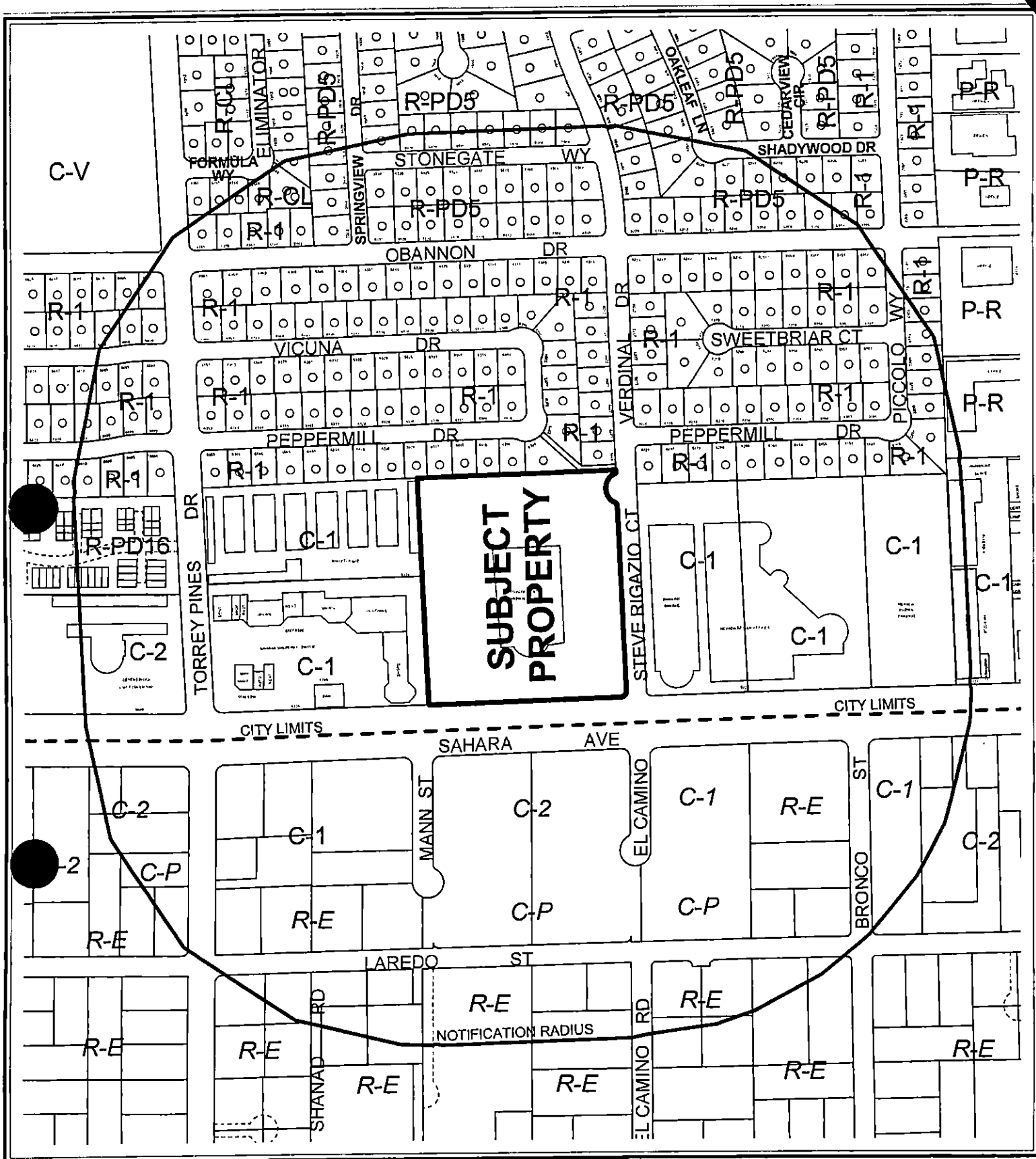
MOTION:

EVANS – Motion to WITHDRAW WITHOUT PREJUDICE Item 8 [SUP-16850] and Item 9 [SDR-16849]; HOLD IN ABEYANCE Item 22 [VAR-17732], Item 23 [SDR-17730], Item 30 [SUP-17737], Item 31 [SDR-17735] and Item 35 [SUP-17739] to the 12/21/2006 Planning Commission Meeting; and Item 36 [ROC-17721] and Item 37 [SDR-17720] to the 2/08/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

The applicant requested Item 36 [ROC-17721] and Item 37 [SDR-17720] be held in abeyance to the 2/08/2007 Planning Commission Meeting.

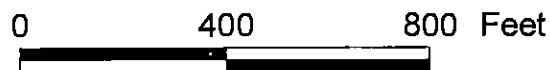
(6:03-6:09)

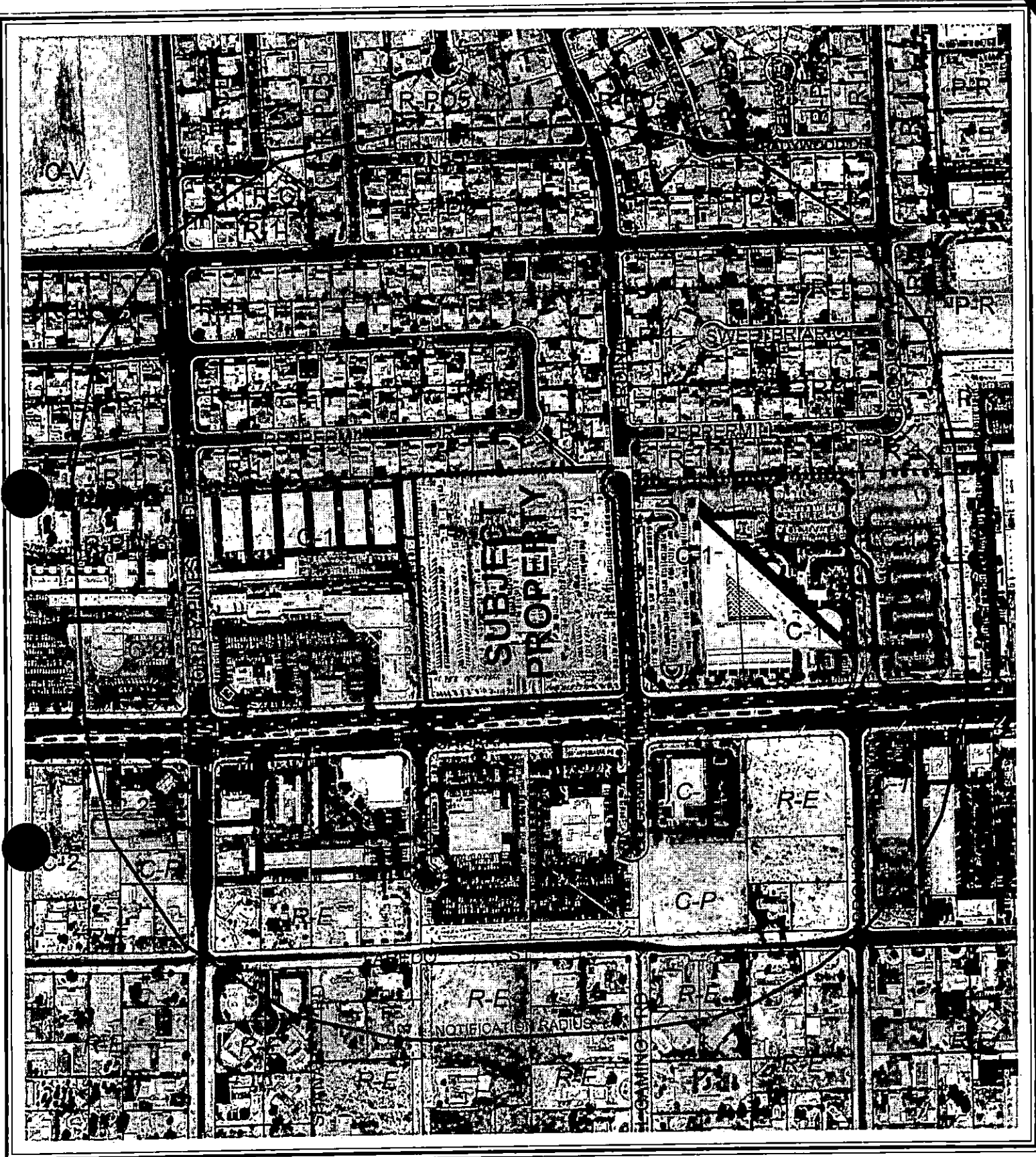


CASE: **ROC-17721**

RADIUS: 1000 FT

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





CASE: ROC-17721

RADIUS: 1000 FT

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

0 400 800 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-17721 - APPLICANT/OWNER: CARS-DB4, LP

**APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE FEBRUARY 8, 2007 PLANNING
COMMISSION MEETING**

LAW OFFICE

Jay H. Brown, Ltd.

A PROFESSIONAL CORPORATION
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jay@jhbrownltd.com

December 1, 2006

VIA FACSIMILE to 385-7268

Mr. Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

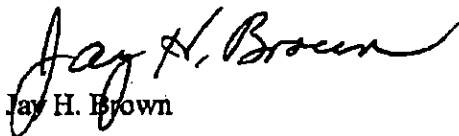
Re: Item No. 36 – ROC-1771 – Cars-DB4, LP
Item No. 37 – SDR-17720 – Cars –DB4, LP
December 7, 2006 City Planning Commission Meeting

Dear Doug:

Please be advised that I represent the applicant on the above referenced applications.

On behalf of my client, I respectfully request that these applications be abeyed from the December 7, 2006 City Planning Commission meeting and reset for the February 8, 2007 agenda. Councilwoman Tarkanian has no objection to this abeyance.

Very truly yours,


Jay H. Brown

JHB:cc



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-17721 APN: 163-028-01-005

Name of Property Owner: CARS DD4, L.P.

Name of Applicant: Bob Olufs, Autonation

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

☐ Yes

☒ No

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

City Official: n/a

Partner(s): n/a

APN: n/a

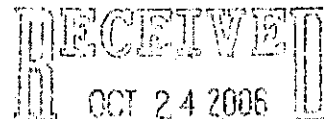
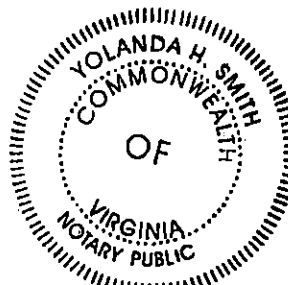
Signature of Property Owner: _____

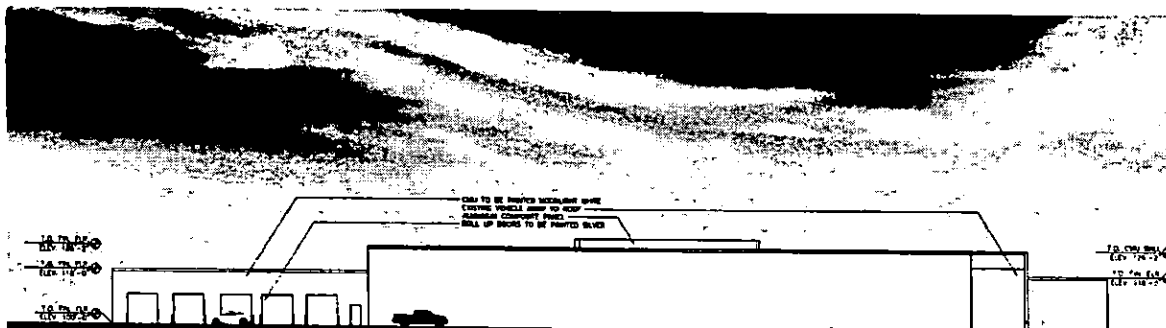
Print Name: _____

Subscribed and sworn before me

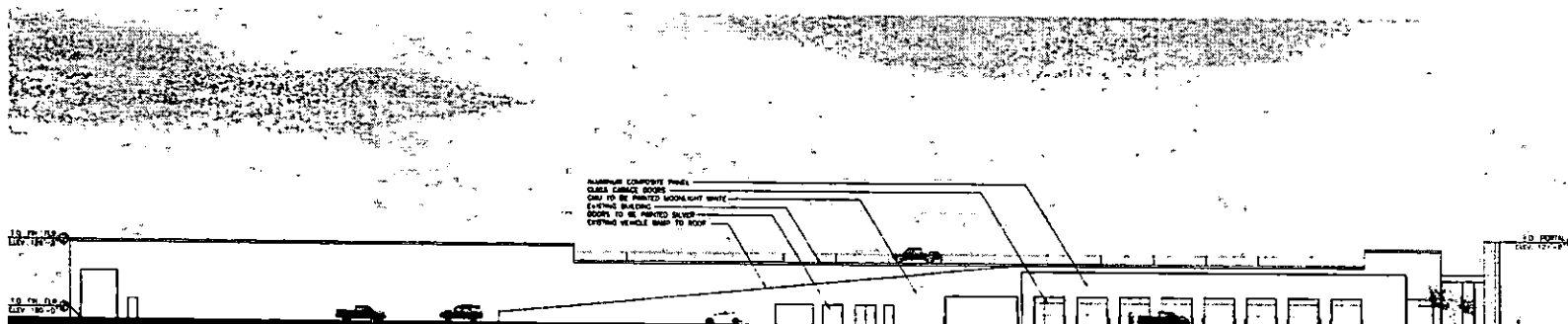
This 20 day of October, 20 06

Yolanda H. Smith
Notary Public in and for said County and State

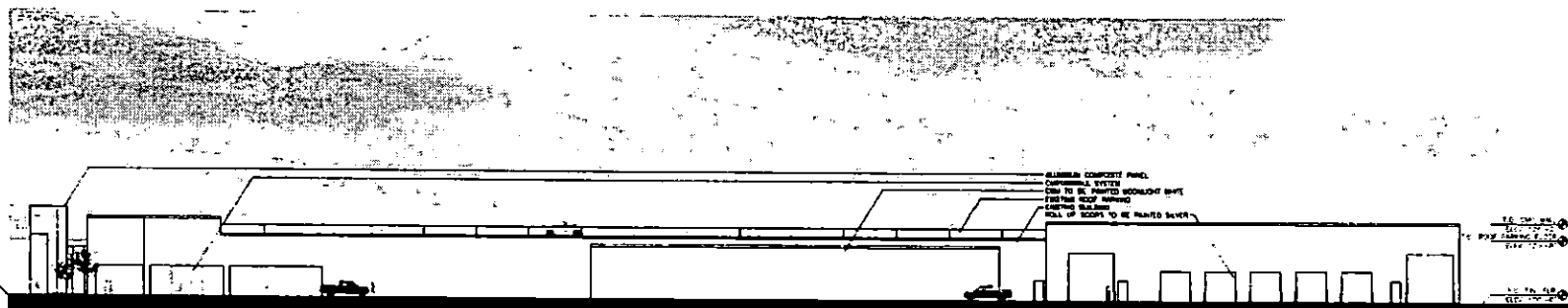




NORTH

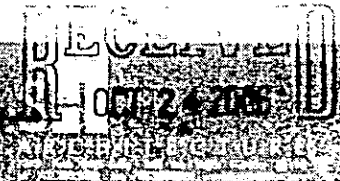


WEST

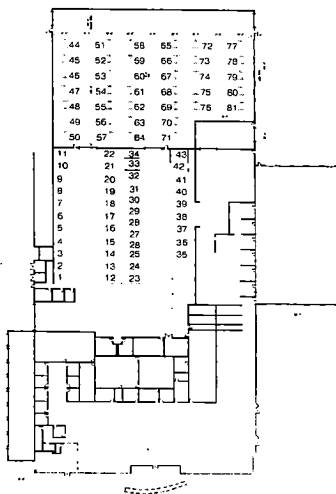


EAST
ELEVATIONS

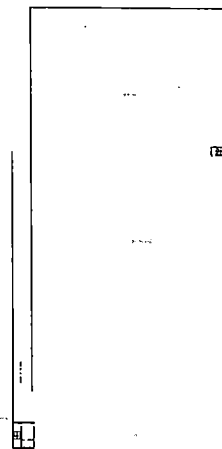
DESERT TOYOTA ADDITION
6300 WEST SAHARA AVENUE



12/07/06 PC



FLOOR PLAN



ROOF PLAN

DESERT TOYOTA ADDITION
2800 WEST CALIFORNIA AVENUE
CONCEPT DESIGN

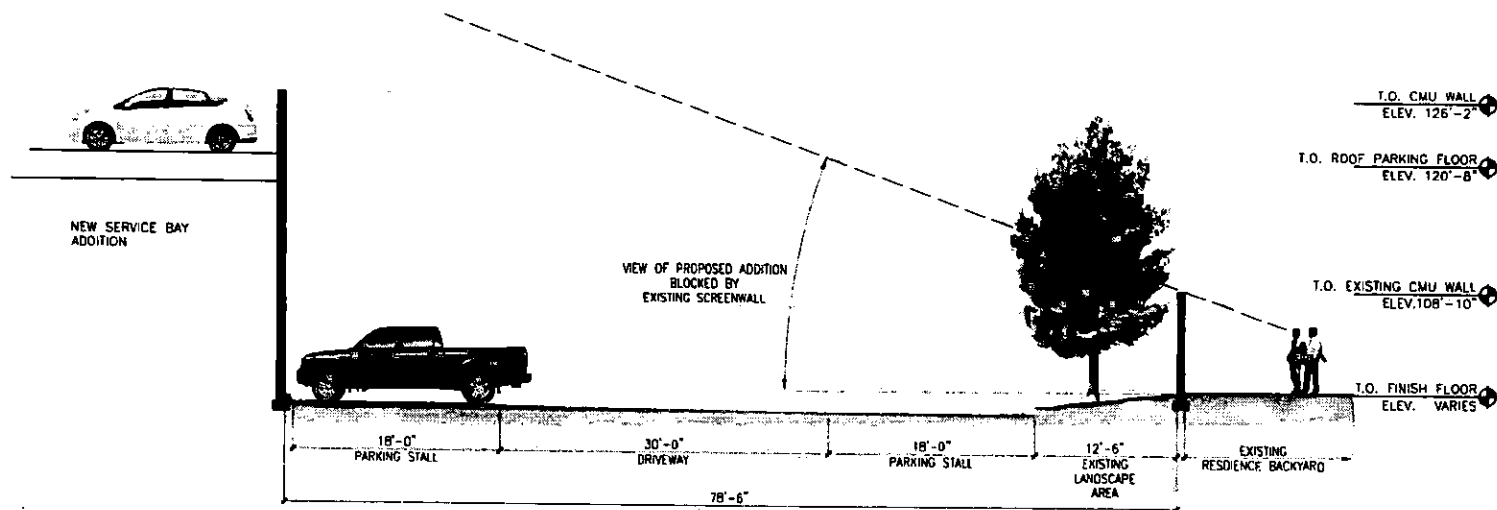
RECEIVED
SDR 17720

12/07/06 PC

RECEIVED
OCT 24 2006



INTERIOR SHOWROOM



SITE SECTION

DESERT TOYOTA ADDITION
6300 WEST SAHARA AVENUE

RECEIVED

OCT

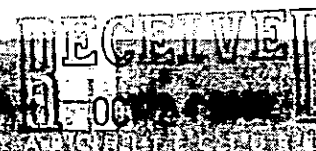
12/07/06 PC



NORTHEAST
EXISTING LANDSCAPE BUFFER



DESERT TOYOTA ADDITION
6800 WEST SAHARA AVENUE



12/07/06 PC



ELEVATION PHOTOS OF EXISTING BUILDING

DESERT TOYOTA ADDITION
6300 WEST SAHARA AVENUE

RECEIVED
SOCT 2 1996
ARCHITECTURAL

12/07/06 PC



SOUTH ELEVATION

DESERT TOYOTA ADDITION
6300 WEST SAHARA AVENUE

12/07/06 PC

RECEIVED
SLIP
ATTENTION



October 20, 2006

Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

Re: Desert Toyota Remodel and Addition (6300 W. Sahara)
APN: 163-028-01-005

Dear Planning Staff,

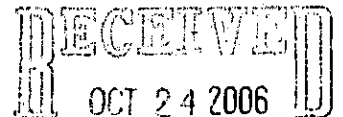
This letter will serve as the justification letter required for the submittal of the review of condition application (ROC) and the site development review application (SDR) for the above referenced project.

It is the intent of the owner and the owner's tenant Desert Toyota to remodel and expand the existing facility at 6300 W. Sahara. The expansion of the facility will include, a new 11,137 s.f. service drop off area, 3,255 s.f. vehicle delivery area, and 25,760 s.f. service area addition. These additions are required to meet the space requirements set forth by Toyota as well as meet the needs of existing customers. The facility will also undergo an interior and exterior remodel of the existing building in order to meet the requirements of Toyota image standards. The exterior remodel will consist of repainting of the building, replacement of existing storefront, addition of a new Toyota Entry portal.

The expansion of the service bays to the north of the building will encroach on the existing 200'-0" setback which was required as part of condition #3 (Z-99-96 October 25, 1996). Therefore we are applying for a review of condition to remove this condition entirely; instead we will provide the minimum setback as required for residential adjacency. See site plan and site-section A, which indicates the new building to be compliant with the 3:1 setback requirements.

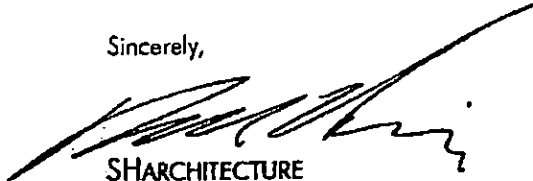
A pre-application meeting was held on 7-7-06, at which time planning staff recommended that a neighborhood meeting be organized to discuss the setback. A neighborhood meeting was held on 8-23-06; approximately 10 neighbors were present along with Dealership management. The neighbors seemed supportive of the change in the setback.

ROC-17721
SDR-17720
12/07/06 PC



We believe that the current plans are fully compliant with Title 19 requirements and previous zoning conditions except for condition #3; therefore we seek a recommendation for approval from planning staff. Please contact me at 498-5883 with any questions regarding this application.

Sincerely,



SHARCHITECTURE
Philip Haderlie, AIA
Project Manager

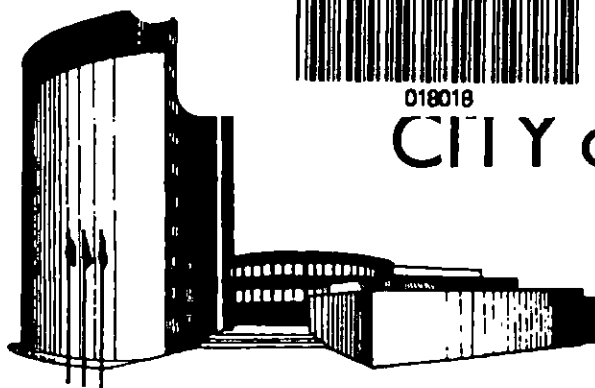
cc: Bob Olufs, Automation

1768.

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. McDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

October 25, 1996

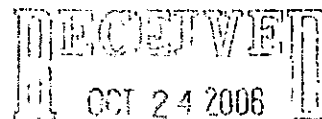
Mr. Joseph Macchiaverna
6240 West Patrick Lane
Las Vegas, Nevada 89118

RE: Z-99-96 - ZONING RECLASSIFICATION RELATED TO GPA-44-96

Dear Mr. Macchiaverna::

The City Council at a regular meeting held October 18, 1996 APPROVED the request for a Rezoning on property located on the northwest corner of Sahara Avenue and Verdinal Drive, from: N-U (Non-Urban), to: C-2 (General Commercial), proposed use: Three-Story 183,000 Square Foot Auto Dealership With Auto Service Area, subject to:

1. Approval of a General Plan Amendment to make the zoning consistent with the plan.
2. No access shall be permitted to Verdinal Drive, unless a reasonable alternative is permitted by the City.
3. The north 200 feet of the site shall be limited to the parking of vehicles.
4. Construct a nominal eight foot high decorative wall along the north property line subject to obtaining a Variance.
5. Provide a minimum 10 foot wide landscape planter along the north property line and install 38 inch box trees 20 feet on center with a three foot high berm as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
6. Provide minimum 10 foot wide landscape planters along Sahara Avenue and Verdinal Drive and install 24 inch box trees 30 feet on center as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
7. No public address system shall be permitted.
8. All light shall be directed so that light falls only on the subject site.
9. Vehicles shall not be test driven on any residential street.
10. All repair work shall be done within an enclosed building.



ROC-17721
SDR-17720
12/07/06 PC



Mr. Joseph Macchiaverna

October 25, 1996

RE: Z-99-96 - ZONING RECLASSIFICATION RELATED TO GPA-44-96

Page 2.

11. All vehicles awaiting repair shall be screened from the view of the abutting single family residences to the north of the site.
12. A minimum of 150 spaces shall be allocated for employee parking.
13. Side wall lighting shall be installed at the top level of the building as required by the Planning and Development Department. No overhead poles shall be permitted.
14. A solid wall shall be constructed along the north side of the garage, provided it can be properly ventilated, as required by the Planning and Development Department.
15. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
16. Provide plans showing accessible exterior routes from public transportation stops, accessible parking and passenger loading zones and public sidewalks to the accessible building entrances(s) prior to the issuance of building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.
17. Construct half-street improvements on Verdinal Drive and construct all incomplete half-street improvements on Sahara Avenue adjacent to the overall site concurrent with the first phase of development anywhere on this site as required by the Department of Public Works.
18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
19. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, parking lot layout, and on-site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits. The Traffic Impact Analysis shall determine traffic signal contribution requirements and shall also include a section addressing Standard Drawings #201.1, #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also propose methods of mitigating the introduction of commercial traffic from this site into the residential neighborhood on Verdinal Drive to the north. The Traffic Impact Analysis must address the potential for a cul-de-sac on Verdinal Drive. If determined to be feasible, the applicant shall pay for the street closure of Verdinal Drive. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
21. Landscape and maintain all unimproved right-of-way on Sahara Avenue adjacent to this site as required by the Department of Public Works.

Mr. Joseph Macchiaverna

October 25, 1996

RE: Z-99-96 - ZONING RECLASSIFICATION RELATED TO GPA-44-96

Page 3.

22. File for an Occupancy Permit for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
23. Conformance to the plot plan as amended by the above conditions.
24. Conformance to the building elevations.
25. Resolution of Intent with a twelve month time limit.
26. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
27. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
28. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
29. All City Code requirements and design standards of all City departments must be satisfied.
30. Parking and driveway plans must first be approved by the Traffic Engineer.
31. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first.
32. 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.
33. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

A Rezoning under a Resolution of Intent expires if it is not exercised prior to the expiration of the Resolution of Intent unless a request for an Extension of Time is duly filed with the Planning and Development Department for consideration and approval by the City Council.

Sincerely,



BARBARA JO RONECUS
Acting City Clerk *BC*

/cmp

cc: (See Attached)

Mr. Joseph Macchiavema

October 25, 1998

RE: Z-99-96 - ZONING RECLASSIFICATION RELATED TO GPA-44-96

Page 4.

**cc: Planning & Development Dept.
Dept. of Public Works
Dept. of Fire Services
Land Development Services
Traffic Engineering**

**Mr. R. Douglas Spedding
R.D.S., Inc.
4380 East Alameda Avenue
Glendale, Colorado 80222**

**Ms. Cappy Hayes/Ms. Lora Vennettili
VTN Nevada
2727 South Rainbow Boulevard, Suite 101
Las Vegas, Nevada 89102**

**Attorney John T. Moran, Jr.
630 South Fourth Street, Suite 400
Las Vegas, Nevada 89101**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-17720 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ROC-17721 - PUBLIC HEARING - APPLICANT/OWNER: CARS-DB4, LP. - Request for a Site Development Plan Review FOR A 41,680 SQUARE FOOT EXPANSION TO AN EXISTING AUTOMOTIVE DEALERSHIP AND A WAIVER TO ALLOW ZERO FEET OF LANDSCAPE BUFFER ALONG THE WESTERN PERIMETER WHERE EIGHT FEET IS REQUIRED on 8.76 acres at 6300 West Sahara Avenue (APN 163-02-801-005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 01/03/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the February 8, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

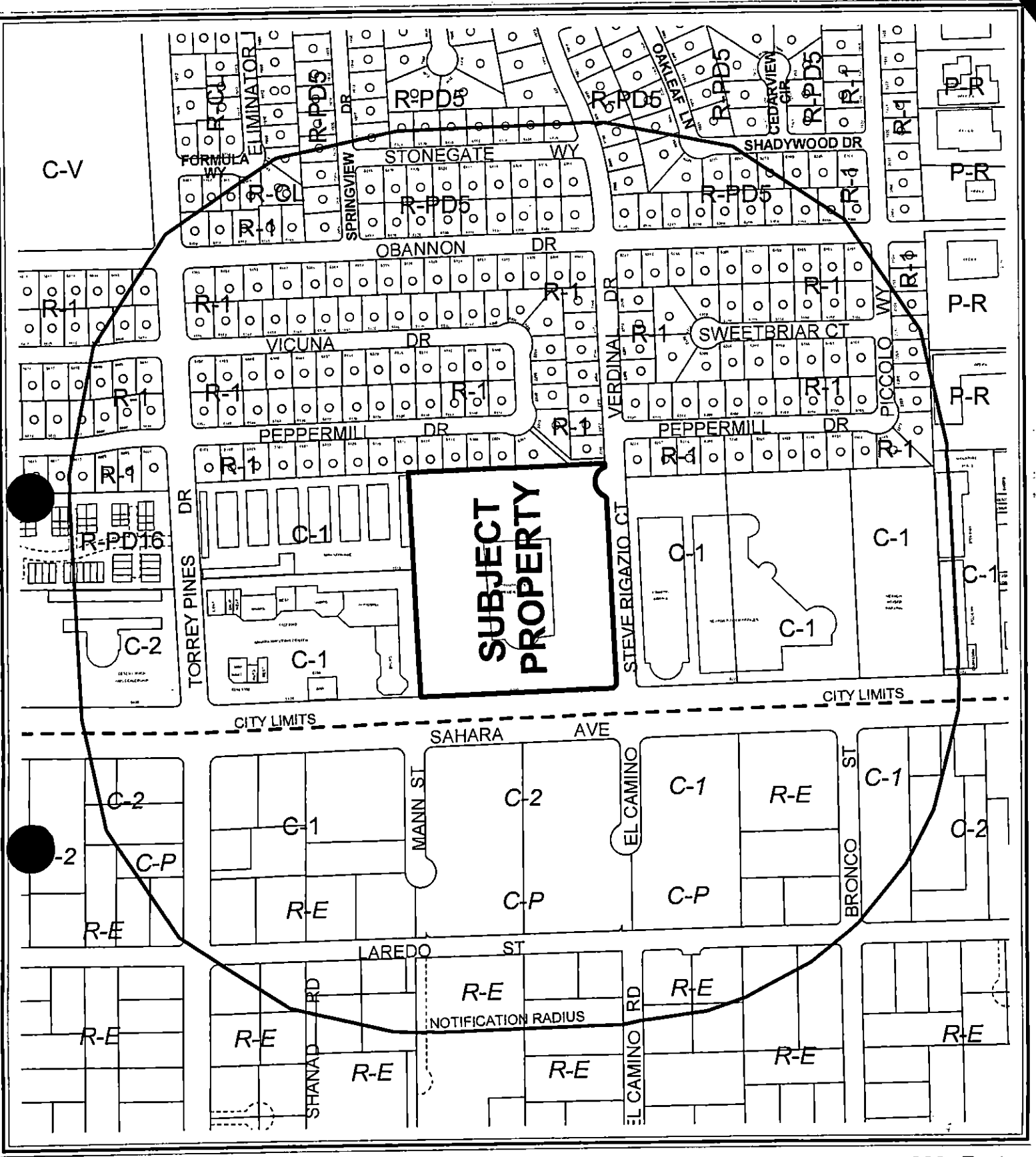
MOTION:

EVANS – Motion to WITHDRAW WITHOUT PREJUDICE Item 8 [SUP-16850] and Item 9 [SDR-16849]; HOLD IN ABEYANCE Item 22 [VAR-17732], Item 23 [SDR-17730], Item 30 [SUP-17737], Item 31 [SDR-17735] and Item 35 [SUP-17739] to the 12/21/2006 Planning Commission Meeting; and Item 36 [ROC-17721] and Item 37 [SDR-17720] to the 2/08/2007 Planning Commission Meeting – UNANIMOUS

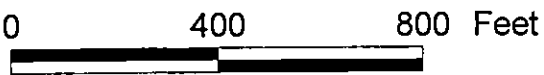
MINUTES:

The applicant requested Item 36 [ROC-17721] and Item 37 [SDR-17720] be held in abeyance to the 2/08/2007 Planning Commission Meeting.

(6:03-6:09)



CASE: SDR-17720
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-17720 - APPLICANT/OWNER: CARS-DB4, LP.

**APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE FEBRUARY 8, 2007 PLANNING
COMMISSION MEETING**

LAW OFFICE
Jay H. Brown, Ltd.
A PROFESSIONAL CORPORATION
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jay@jhbrownltd.com

December 1, 2006

VIA FACSIMILE to 385-7268

Mr. Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

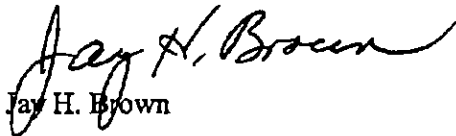
Re: Item No. 36 – ROC-1771 – Cars-DB4, LP
Item No. 37 – SDR-17720 – Cars –DB4, LP
December 7, 2006 City Planning Commission Meeting

Dear Doug:

Please be advised that I represent the applicant on the above referenced applications.

On behalf of my client, I respectfully request that these applications be abeyed from the December 7, 2006 City Planning Commission meeting and reset for the February 8, 2007 agenda. Councilwoman Tarkanian has no objection to this abeyance.

Very truly yours,


Jay H. Brown

JHB:cc



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-17720

Case Number: _____ APN: 163-028-01-005

Name of Property Owner: CARS DB4, L.P.

Name of Applicant: Bob Olufs, Autonation

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

☐ Yes

☒ No

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

City Official: n/a

Partner(s): n/a

APN: n/a

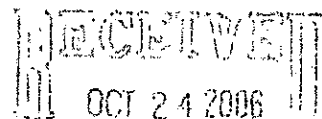
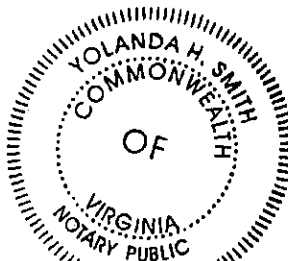
Signature of Property Owner: _____

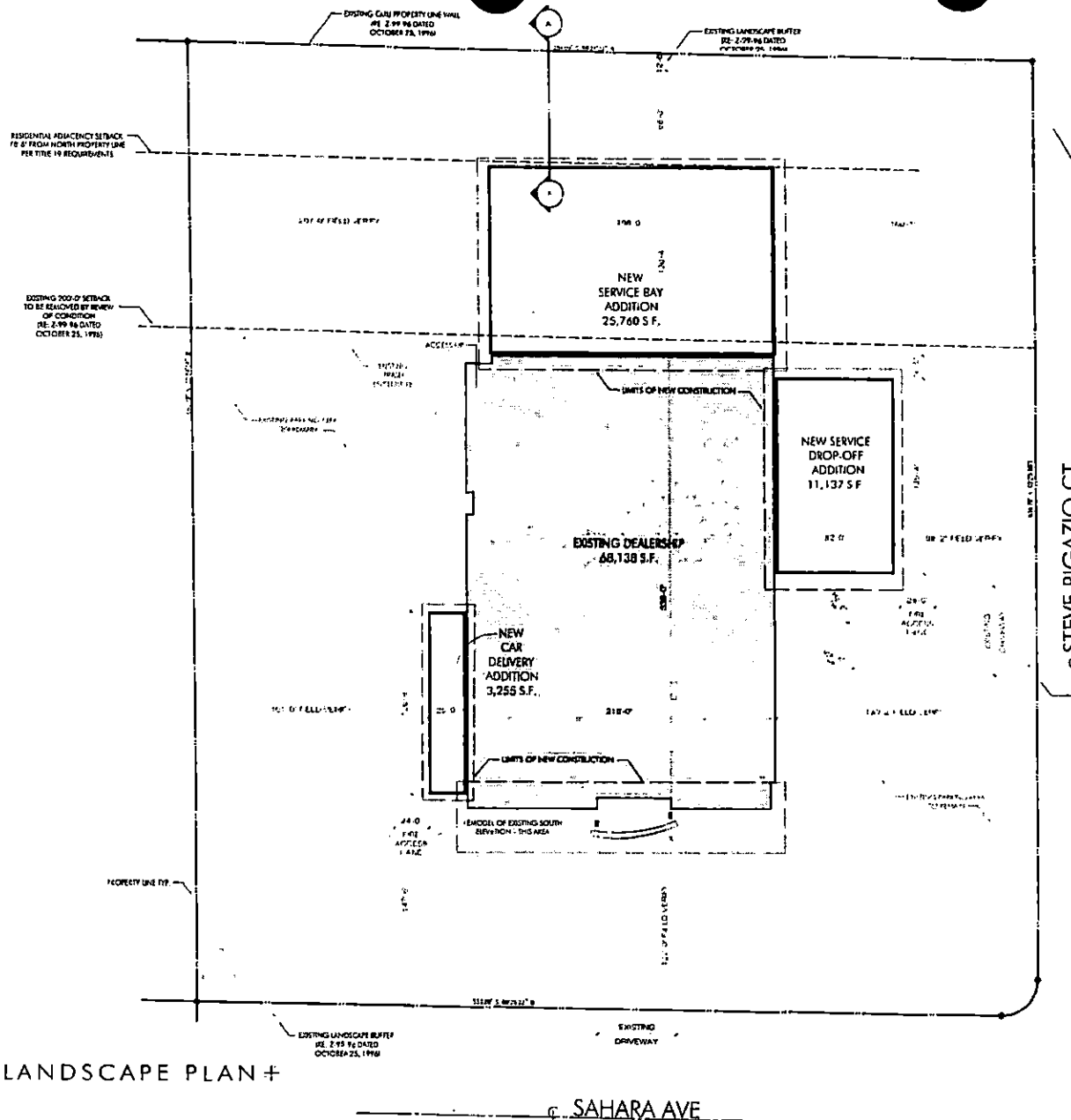
Print Name: _____

Subscribed and sworn before me

This 20 day of October, 20 06

Yolanda H. Smith
Notary Public in and for said County and State



[illegible]

VICINITY MAP INT. 410841

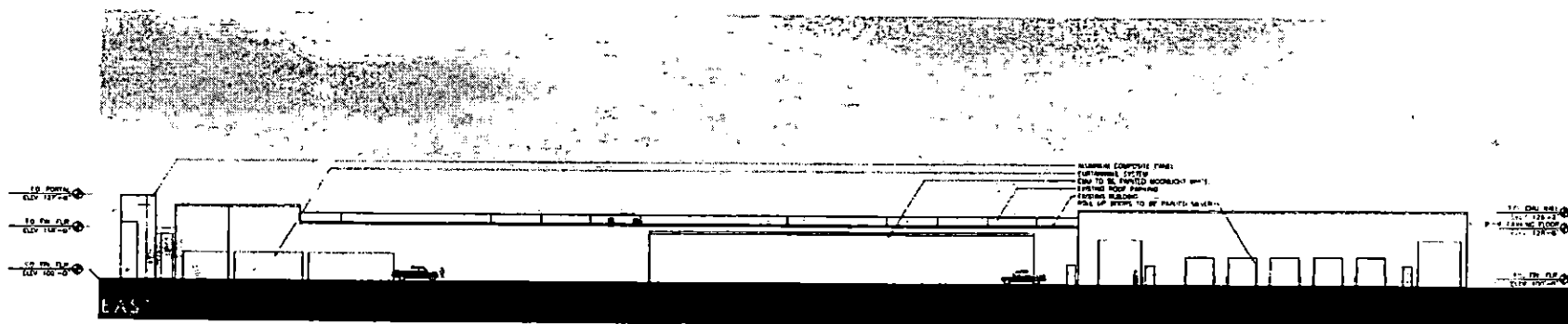
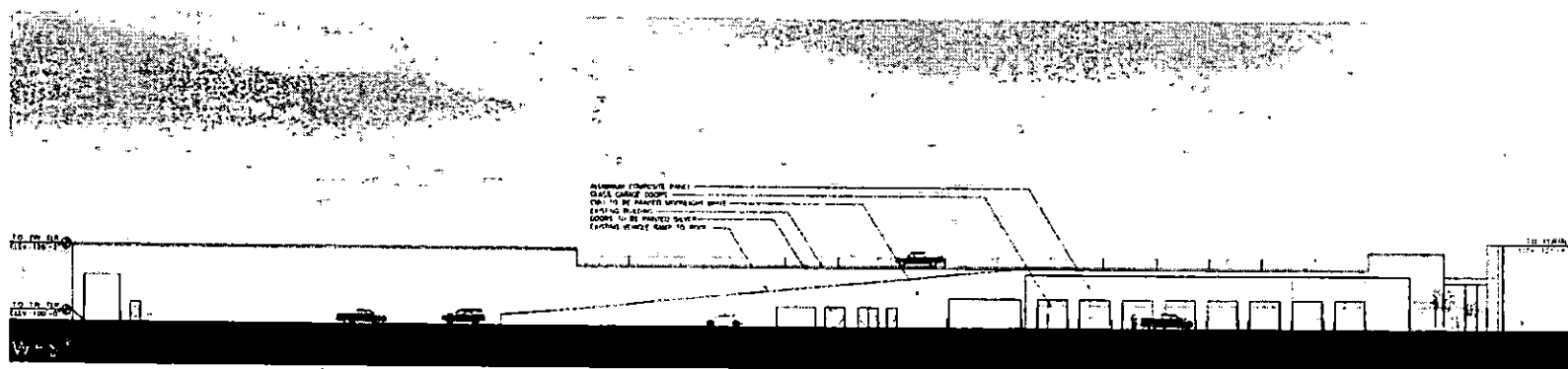
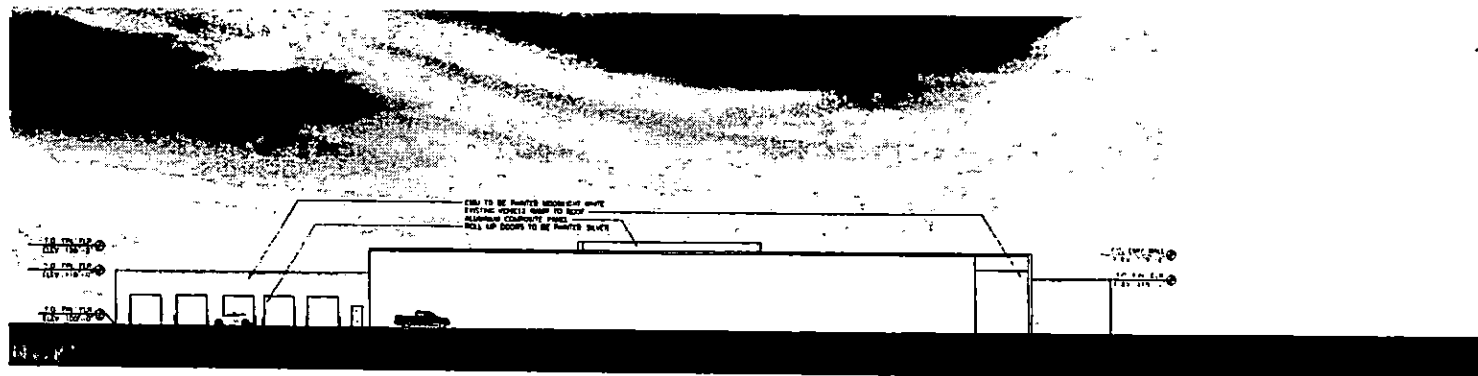
SITE/LANDSCAPE PLAN ±

6 SAHARA AVE

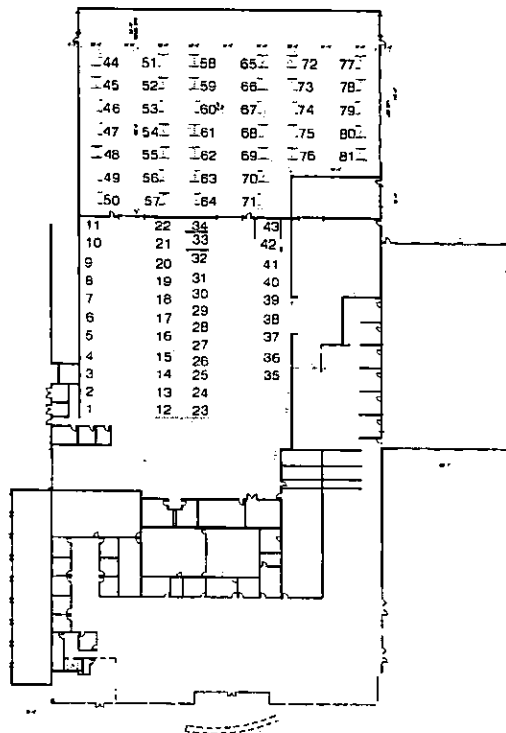
SDR-17720

12/07/06 PC

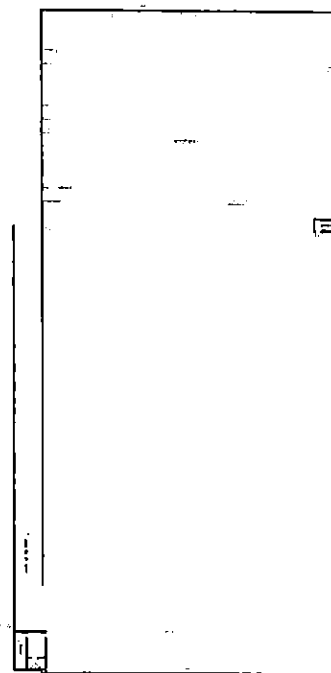
RECEIVED
OCT 24 2006



ELEVATIONS



FLOOR PLAN



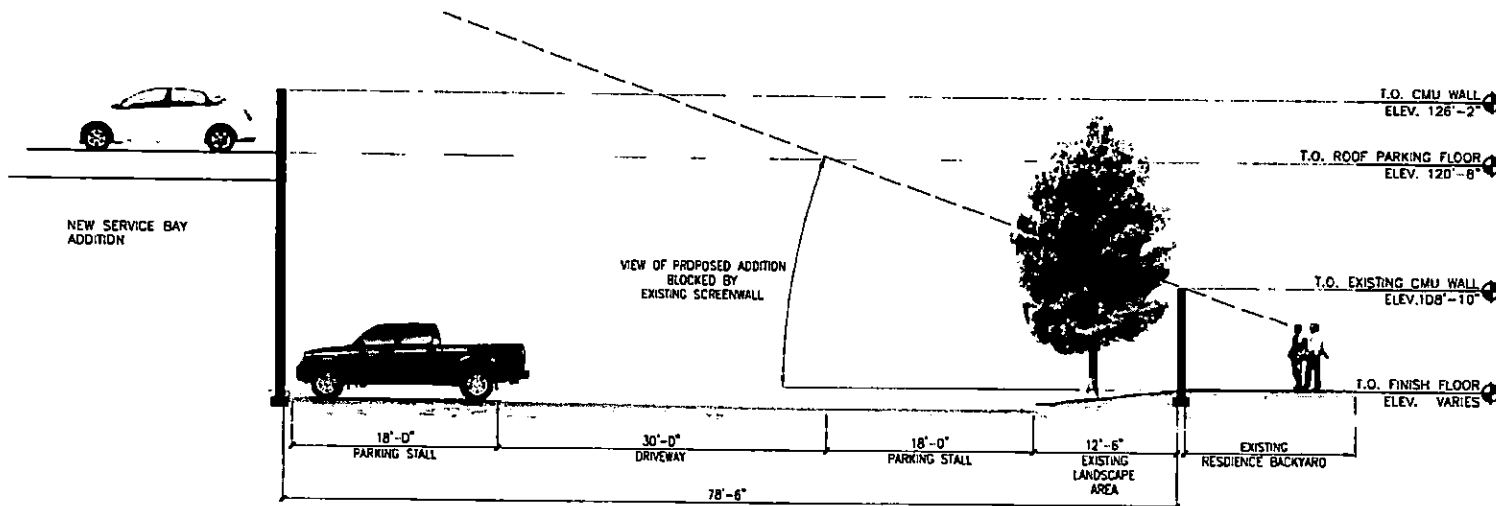
ROOF PLAN

RECEIVED
OCT 24 2006

SDR-17720
12/07/06 PC



INTERIOR SHOWROOM



SITE SECTION



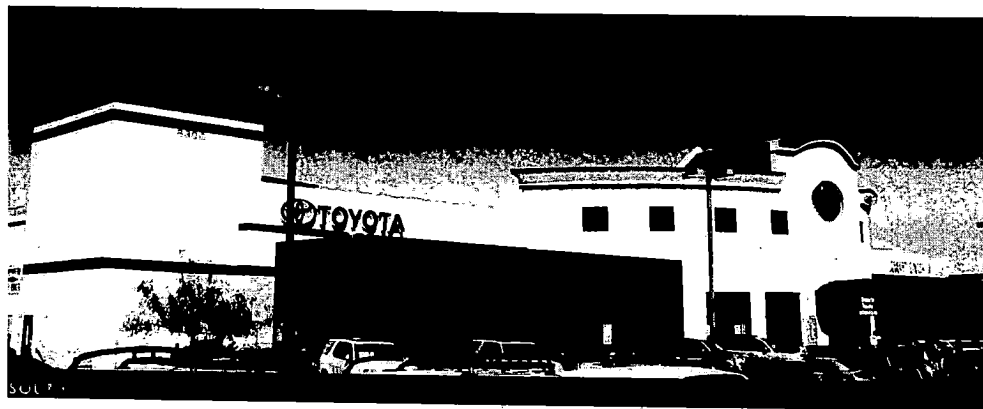
SOUTH ELEVATION

DESERT TOYOTA ADDITION
3000 WEST AVENUE
PHOTO CONCEPT DESIGN

SDR-17720

12/07/06 PC

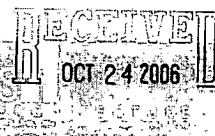
RECEIVED
OCT 24 2006



ELEVATION PHOTOS OF EXISTING BUILDING

DESERT TOYOTA ADDITION
CONCEPT DESIGN

SUR-17720
12/07/06 PC





NORTHEAST
EXISTING LANDSCAPE BUFFER



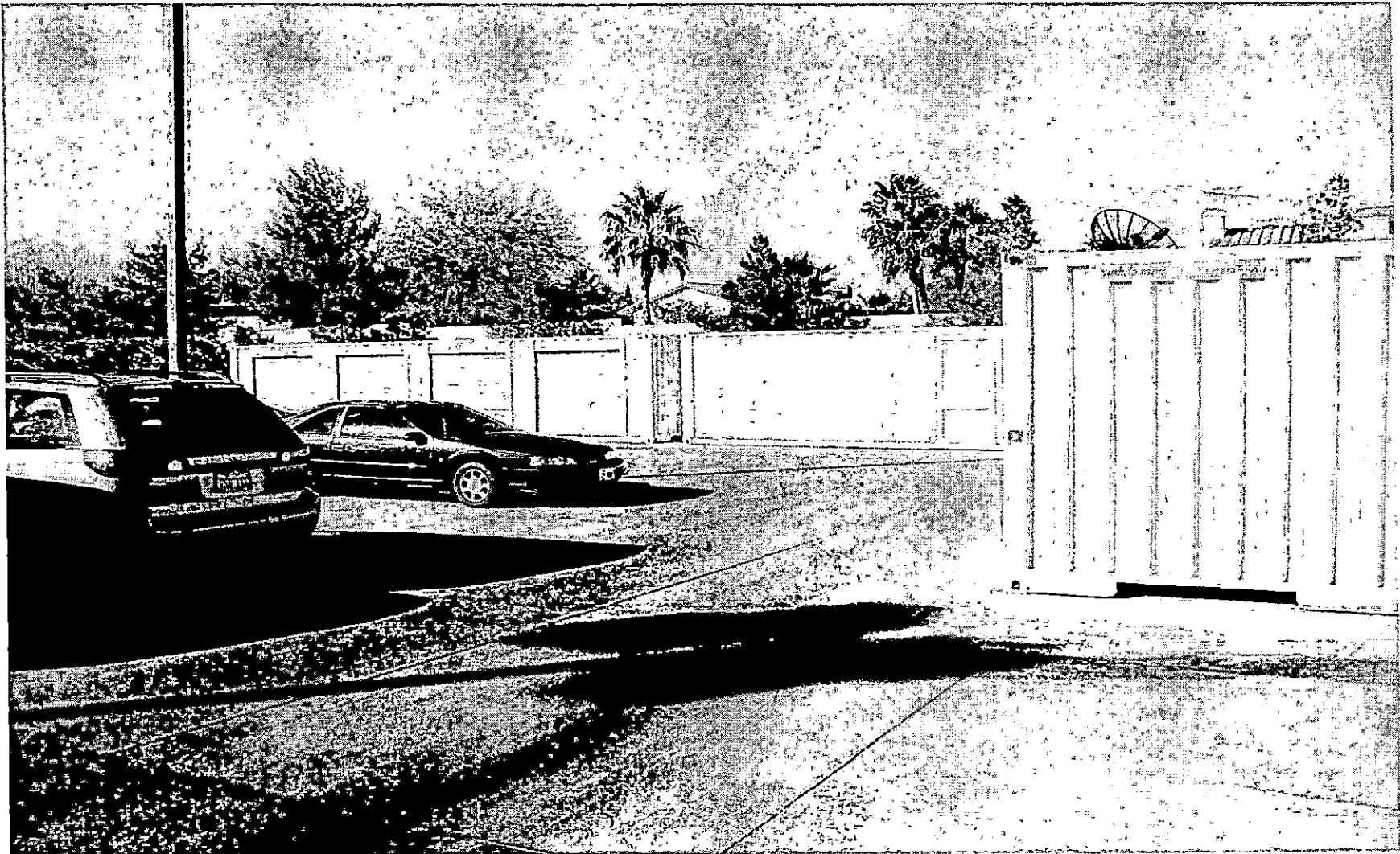
NORTHWEST



SOUTHEAST

SDR 17720				
Cars-DB4, LP				
6300 W Sahara				
Proposed 41.68 thousand square foot car dealership expansion.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	41.68	33.34	1,390
AM Peak Hour			2.05	85
PM Peak Hour			2.64	110
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Sahara Avenue				
Average Daily Traffic (ADT)	57,356			
PM Peak Hour	4589			
(heaviest 60 minutes)				
Jones Boulevard				
Average Daily Traffic (ADT)	35,928			
PM Peak Hour	2874			
(heaviest 60 minutes)				
Torrey Pines Drive				
Average Daily Traffic (ADT)	15,146			
PM Peak Hour	1212			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Sahara Avenue	51700			
Jones Boulevard	34300			
Torrey Pines Drive	32585			
This project will add approximately 1,390 trips per day on Sahara, Jones and Torrey Pines. This will increase expected volumes by about 2 percent on Sahara, 4 percent on Jones and 9 percent on Torrey Pines. Torrey Pines is at about 46 percent of capacity, while Sahara and Jones are over capacity.				
Based on Peak Hour use, this development will add roughly 110 additional				

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



ROC-17721 AND SDR-17720 - APPLICANT/OWNER: CARS-DB4, LP
6300 WEST SAHARA AVENUE
DECEMBER 7, 2006 PLANNING COMMISSION

11/09/06



ROC-17721 AND SDR-17720 - APPLICANT/OWNER: CARS-DB4, LP
6300 WEST SAHARA AVENUE
DECEMBER 7, 2006 PLANNING COMMISSION

11/09/06



ROC-17721 AND SDR-17720 - APPLICANT/OWNER: CARS-DB4, LP
6300 WEST SAHARA AVENUE
DECEMBER 7, 2006 PLANNING COMMISSION

11/09/06



ROC-17721 AND SDR-17720 - APPLICANT/OWNER: CARS-DB4, LP
6300 WEST SAHARA AVENUE
DECEMBER 7, 2006 PLANNING COMMISSION

11/08/06



ROC-17721 AND SDR-17720 - APPLICANT/OWNER: CARS-DB4, LP
6300 WEST SAHARA AVENUE
DECEMBER 7, 2006 PLANNING COMMISSION

11/08/06

S
ARCHITECTURE
7373 Peak Drive Suite 250 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

October 20, 2006

Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

Re: Desert Toyota Remodel and Addition (6300 W. Sahara)
APN: 163-028-01-005

Dear Planning Staff,

This letter will serve as the justification letter required for the submittal of the review of condition application (ROC) and the site development review application (SDR) for the above referenced project.

It is the intent of the owner and the owner's tenant Desert Toyota to remodel and expand the existing facility at 6300 W. Sahara. The expansion of the facility will include, a new 11,137 s.f. service drop off area, 3,255 s.f. vehicle delivery area, and 25,760 s.f. service area addition. These additions are required to meet the space requirements set forth by Toyota as well as meet the needs of existing customers. The facility will also undergo an interior and exterior remodel of the existing building in order to meet the requirements of Toyota image standards. The exterior remodel will consist of repainting of the building, replacement of existing storefront, addition of a new Toyota Entry portal.

The expansion of the service bays to the north of the building will encroach on the existing 200'-0" setback which was required as part of condition #3 (Z-99-96 October 25, 1996). Therefore we are applying for a review of condition to remove this condition entirely; instead we will provide the minimum setback as required for residential adjacency. See site plan and site-section A, which indicates the new building to be compliant with the 3:1 setback requirements.

A pre-application meeting was held on 7-7-06, at which time planning staff recommended that a neighborhood meeting be organized to discuss the setback. A neighborhood meeting was held on 8-23-06; approximately 10 neighbors were present along with Dealership management. The neighbors seemed supportive of the change in the setback.

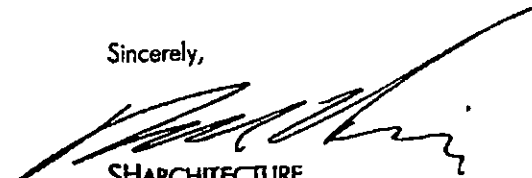
RECEIVED
OCT 24 2006

toyota justification

SDR-17720
12/07/06 PC

We believe that the current plans are fully compliant with Title 19 requirements and previous zoning conditions except for condition #3; therefore we seek a recommendation for approval from planning staff. Please contact me at 498-5883 with any questions regarding this application.

Sincerely,



SHARCHITECTURE
Philip Haderlie, AIA
Project Manager

cc: Bob Olufs, Automation

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAC-16295 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ROLAND L. GRAY, ET AL AND FOURTEEN SAC SELF-STORAGE CORPORATION - Petition to Vacate a 20-foot public right-of-way generally located south of the intersection of Jones Boulevard and Rancho Drive, Ward 6 (Ross).

SET DATE: 12/20/06

C.C.: 01/03/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – DENIED – UNANIMOUS

To be heard by City Council on 01/03/2007

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

JOHN KORKOSZ, Planning and Development Department, stated the applicant has requested to vacate a portion of a public alley. He recommended denial since the Vacation would result in a very long and unsafe dead-end alley.

ROLAND GRAY explained that the alleyway had never been developed or used. **JIM WARMER** appeared on behalf of Fourteen SAC Self-Storage Corporation, co-

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 38 – VAC-16295

MINUTES – Continued:

applicant, and concurred with MR. GRAY. MR. WARMER explained the alley was problematic because it attracted vagrants and vandalism. DAMON PARKER, co-applicant, concurred with previous comments.

In response to CHAIRMAN TROWBRIDGE'S question, MR. GRAY pointed out the properties the applicants own in relation to the site. MR. GRAY noted that adjacent property owners supported this application and described the problems associated with the existing alley.

CHAIRMAN TROWBRIDGE observed that the skating rink would have to deal with a dead-end alley with no way for vehicles to turn around. MR. GRAY replied that the alley is currently a dead-end and that this application would not change the site's current traffic flow.

COMMISSIONER DUNNAM noted that a parcel would be left without legal and physical access if the vacation was approved. He could not support the application, despite MR. PARKER'S assertions that he planned to combine his parcels and ensure adequate access and MR. GRAY'S argument that this portion of the alley had never been developed. COMMISSIONER DUNNAM explained that vacating this alley would not solve any problems, would create an access issue and would unfairly burden neighboring businesses.

CHAIRMAN TROWBRIDGE noted the application might be more successful if all adjacent property owners expressed their support. He also concurred with COMMISSIONER DUNNAM'S statements. MR. GRAY argued that traffic already crosses the skating rink's property and this Vacation would not have impact since the alley had never been developed.

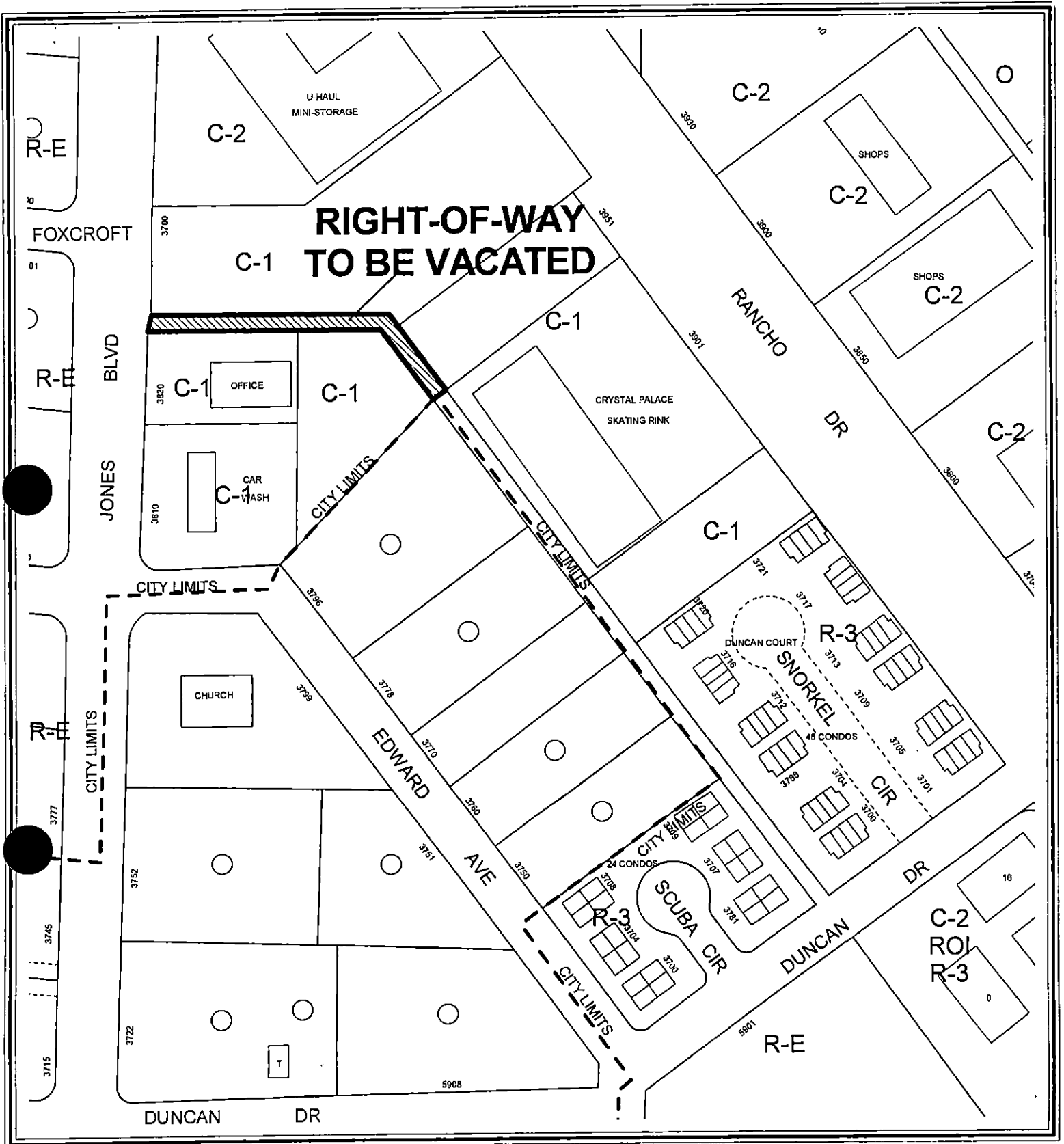
COMMISSIONER DAVENPORT stated he could only support the vacation if MR. PARKER combined his two parcels, ensuring all properties have legal and physical access, but he could not support the application as it is.

BART ANDERSON, Public Works Department, noted that if the vacation is denied, when the properties are eventually developed, the City would require the remaining portion of the alley to be improved and developed as well. MR. GRAY observed that if the alley were developed traffic would empty into Jones Boulevard and could present a traffic hazard.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(9:14 – 9:27)

2-3260



0 100 200 Feet

CASE: VAC-16295



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-16295 - APPLICANT/OWNER: ROLAND L. GRAY, ET AL AND FOURTEEN SAC SELF-STORAGE CORPORATION**

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

1. 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.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. 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.
4. Provide a turnaround or an outlet with a turning radius acceptable to the City Engineer for the portion of the alley that is proposed to remain public prior to recordation of the Order of Vacation.
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 exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.
6. Provide a copy of a recorded Joint Access Agreement that will ensure legal public access is maintained to Assessor's Parcel Number 138-12-111-004 prior to recordation of the Order of Vacation; alternatively coordinate with the City Surveyor to determine an appropriate mapping method to join the parcels.
7. Public sewer easements shall be retained through this Petition of Vacation. Alternatively, a sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation.

VAC-16295 - Conditions Page Two
December 7, 2006 - Planning Commission Meeting

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
9. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
10. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

VAC-16295 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This is a Petition to Vacate a 20-foot public right-of-way (alley) generally located south of the intersection of Jones Boulevard and Rancho Drive,

EXECUTIVE SUMMARY

The applicant indicates that the alley is vandalized with graffiti and trash and attracts transients.

Staff is unable to support this request because it would result in a dead-end alley with no turn-around ability for vehicles.

BACKGROUND INFORMATION

A) Related Actions

12/21/05 The City Council approved a Site Development Plan Review (SDR-9188) of a proposed mini-storage facility on the north side of the alley that is proposed to be vacated. The Planning Commission and staff recommended approval at the 11/17/05 Planning Commission meeting.

DETAILS OF APPLICATION REQUEST

The applicants are proposing to vacate a portion of a 20 foot wide alley which is located on the east side of Jones Boulevard, south of its intersection with Rancho Drive. This application was filed by property owners on both sides of the alley. An expansion of the mini-storage facility is proposed for the north side of the alley, and the south side contains commercial developed. The owners of the adjoining properties have indicated that the alley is vandalized with graffiti and trash and attracts transients.

ANALYSIS

A) Planning discussion

Approval of this request would create a landlocked parcel, which is located behind the commercial development on the south side of the alley. Additionally, staff is unable to support this request because it would result in a dead-end alley with no turn-around ability for vehicles.

AR

VAC-16295 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street right of ways:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
Uniform, but creates a dead-end public alley.
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, however the result of this vacation will create a situation whereby the public have no legal means to exit a public alley onto public right-of-way.*
- C. Does it appear that the vacation request involves only excess right-of-way? *No.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *No.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *Yes, APN 138-12-111-004.*
- F. Does this vacation request result in a conflict with any existing City requirements? *Yes, it will cause a public alley to be terminated with a dead end stub and create a landlocked parcel. In addition, the proposed dead end is abutting Clark County jurisdiction.*
- G. Does the Department of Public Works have an objection to this vacation request? *Yes unless the applicant provides an acceptable outlet or turn-around for that portion of the alley that is to remain public and maintains legal access to Assessor's Parcel Number 138-12-111-004.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 54

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-16295** APN: 138-12-101-004 and 005

Name of Property Owner: Fourteen SAC Self Storage Corporation

Name of Applicant: Fourteen SAC Self Storage Corporation

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

☐ Yes

☒ 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): _____

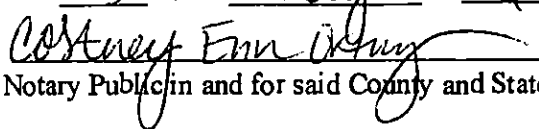
APN: _____

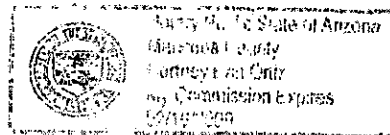
Signature of Property Owner: 

Print Name: BRUCE G. BROCKHAGEN

Subscribed and sworn before me

This 5 day of May, 2006


Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-16295** APN: 138-12-101-004 and 005

Name of Property Owner: Fourteen SAC Self Storage Corporation

Name of Applicant: Fourteen SAC Self Storage Corporation

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

☐ Yes

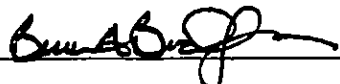
☒ No

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): _____

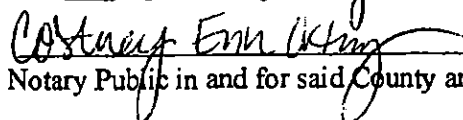
APN: _____

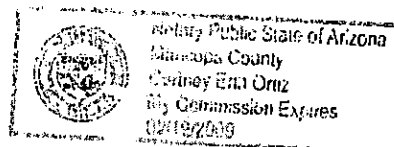
Signature of Property Owner: 

Print Name: BRUCE A. BROCKHAGEN

Subscribed and sworn before me

This 5 day of May, 20 06


Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-16295** APN: 138-12-110-003
138-12-111-004
138-12-111-003

Name of Property Owner: ROUND L GRAY

Name of Applicant: ROUND L GRAY

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]

State of Nevada
County of Clark

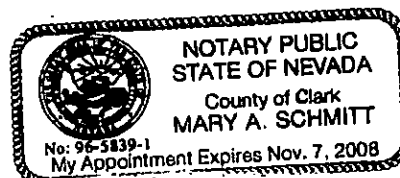
Print Name:

ROUND L GRAY

Subscribed and sworn before me

This 15th day of August, 2006

Mary A. Schmitt
Notary Public in and for said County and State



VAC-16295
12/07/06 PC

A PORTION OF TOMBALL TERRACE ALSO BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 00 EAST, W.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

1980

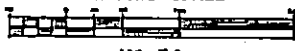
PROPERTY LINE
SECTION LINE
EASEMENT LINE
CENTER LINE
NUMBERED FROM AS NOTED

BET S/O ARIAN AND ALAN S.L.S. 6799

	121 MIDWAY POWER PLANT COMPANY AND CENTRAL TELEPHONE COMPANY EASTMENT ECC. NO. 0711/1212121
	MEYADA POWER COMPANY EASTMENT ECC. NO. 0712/1212121 WITH VARIOUS - AS BEFORE
	101 MID CITY OF LAS VEGAS EASTMENT ECC. NO. 0712/1212121
	901 MID CITY OF LAS VEGAS EASTMENT ECC. NO. 0712/1212121



GRAPHIC SCALE



WIP -
ALL SUBJECTS IN PARCEL 1 COMPLETING THIS OVERALL PARCEL WAS
WIP. PROVIDE PERMANENT VEHICLE ACCESS RIGHTS TO ALL
SUBJECTS COMPLETING THE OVERALL SITE TO THE ADJUTING
FIELD SERVICE

[illegible]

DATE TIME 15 20 51 00 120000Z

[Signature]
JULIAN T. HARRIS, PRESIDENT
HARRIS REAL ESTATE CO.
A HUDSON CORPORATION

SPECIAL FORM 107
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
 ON THIS 18 DAY OF Jan 2000.
 BY James H. Brown
 OF ARMED AND DANGEROUS CAPTAIN,
 & MYAAG COMRADES.
James H. Brown
 Notary Public
 MY COMMISSION EXPIRES ON July 1st 04



STATE OF FLORIDA
SOUTHERN RAILROAD, being the location of the next line
of the northern division of the northern coast of
the section of the line, known as the line, name in the
U.S.S. as per the map of the line, known as the line
in the line of the line, in the office of the
county recorder, county, Florida.

PLATE	NO.	DATE	TIME	BY	PLATE
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3

ATTORNEY'S NOTE
ANY MATERIAL CHANGED TO THIS MAP SHOULD BE RECORDED AND
MAP BE COUNTERSIGNED BY REFERENCE TO THE COUNTY RECORDER'S
CORRELATIVE MAP INDEX. P.M.D. 579,246E

REPORTER'S CERTIFICATE

1. I, LESLIE KENNETH, a PROSECUTOR, have prepared this report in the
presence of JOHN J. HARRIS and JOHN J. HARRIS, CLERKS OF THE COURT.

2. THIS CASE NUMBERED 100-100000 IS A SHORTH HEARING REPORT OF
THE PROSECUTOR OF THE COURT OF COMMON PLEAS, JUDICIAL
DISTRICT OF AMERICAN, STATE OF OHIO, COMMENCED ON 10/10/1964.

3. I HAVE MADE HONEST USE OF MY BEST JUDICIAL SKILL, TRUTH BEING
KNOWN ON 10/10/1964, AND THE CASE HAS BEEN COMPLETED ON 10/10/1964.

4. THE CASE COMES FROM THE APPOINTMENT PLATE NUMBERED AND HAS
A RECORD OF 100-100000 CASES THAT THE UNITED STATES
COURT HAS FILED HEREIN.

5. THE JUDICIAL OFFICER ON THE PLAT AND OF THE CHARGES BROWN,
TODAY THE PROSECUTOR EXAMINED AND ARE OF SUFFICIENT NUMBER
AND QUALITY.

LESLIE KENNETH, P.C.
JUDICIAL CLERK OF THE COURT

170404

PLANNING AND DEVELOPMENT
THIS IS TO CLARIFY THAT ON THIS 18TH DAY OF
FEBRUARY, 2022, THE DEPARTMENT OF PLANNING AND
DEVELOPMENT, CITY OF LAS VEGAS, CLASS CLERGY,
MEXICO, ITS AFFILIATE AND AGENTS, ON BEHALF OF THE PUBLIC,
THIS WAS FOR THE PURPOSE OF EACH NOTATION AND ACT SPACED
OF LAND OFFERED FOR RECREATION FOR PUBLIC USE IS
CORRESPOND WITH THE TERMS OF 4.8.2, 5.0 AND
THROUGH 5.0.2.

256 *12/19/60*
 ROBERT J. CLEGG, NYMCA, DATE
 DIRECTOR OF PLANNING AND DEVELOPMENT AND
 SECRETARY OF THE PLANNING COMMISSION
 CITY OF LAS VEGAS, NEVADA.
 CITY PLANNING DEPARTMENT
 CITY PLANNING DEPT 1215 SOUTH THIRD *1215* DAY ST
 LAS VEGAS, NEV. *1215*
John D. ... *12/19/60*
 RALPH LAMM, JR. *1215* DATE

NEVADA REGISTRARS No. 8264
 1215 SOUTH 3RD
 LAS VEGAS, NEVADA

RECEIVED
AUG 25 2006

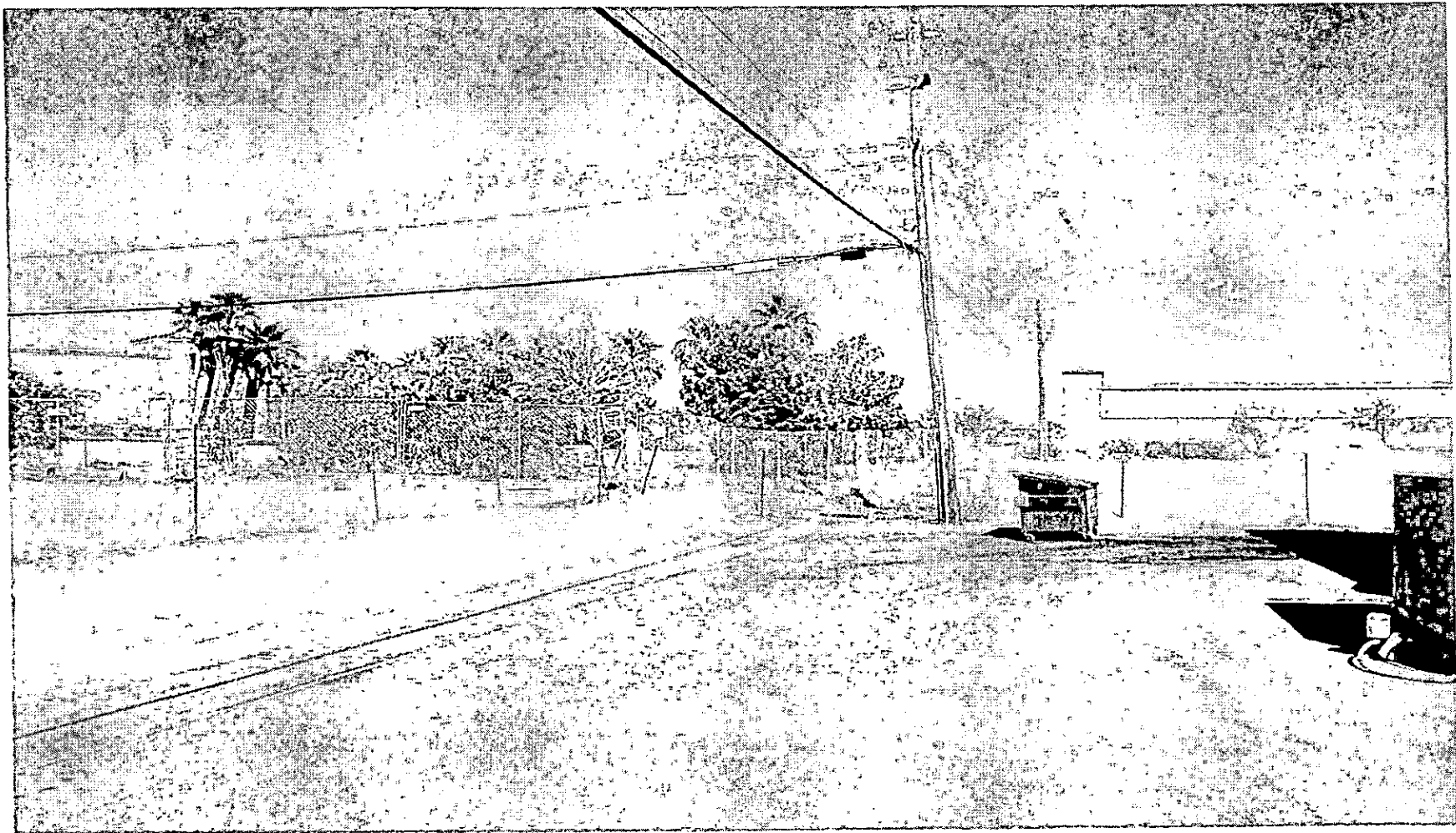
PARCEL MAP FOR AMERCO REAL ESTATE CO. A REVALEX CORPORATION A PORTION OF THE HIGHLAND ESTATE (IN 1741) IN THE NORTH- WEST QUARTER (IN 1741) OF SECTION 14, TOWNSHIP 27 NORTH, RANGE IN EAST, N.E.M.A.; CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.		
DATE: 02-06-90	FILE:AMM/PED/008	JOB NO. 2

Surveyors Inc.

1972 E. INDIAN BLVD., SUITE 200 OFFICE (951) 435-0000

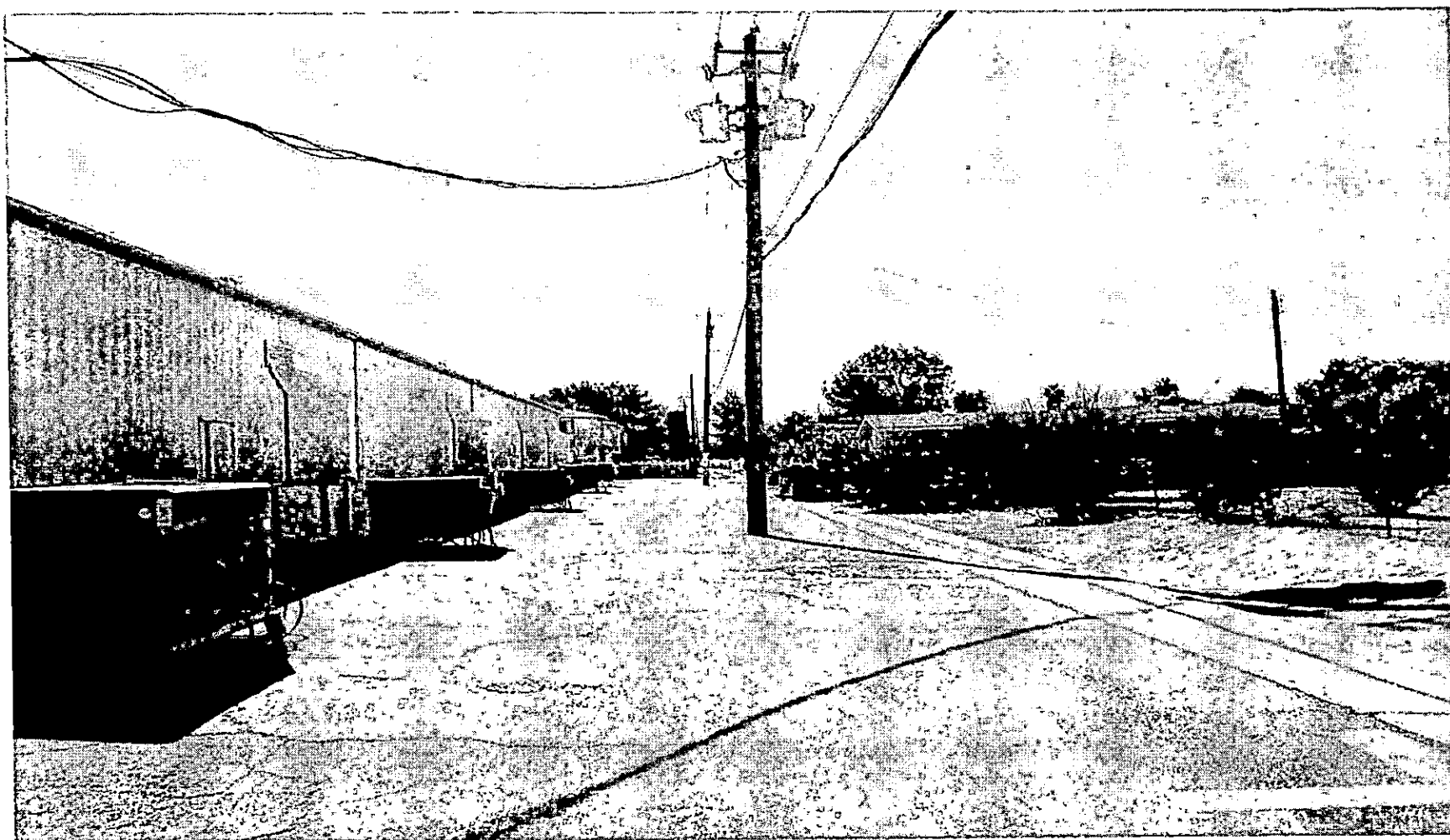
Lottamoney no 12020
 filed at the County of:
 SURVEYORS, INC.
 Date 8-9-11 Time 1:35
 File # 100 Sheet 4
 of Free
MAPS
 State County, Area Acres
 Justin A. Jackson, Owner

VAC-16295
12/07/06 PC



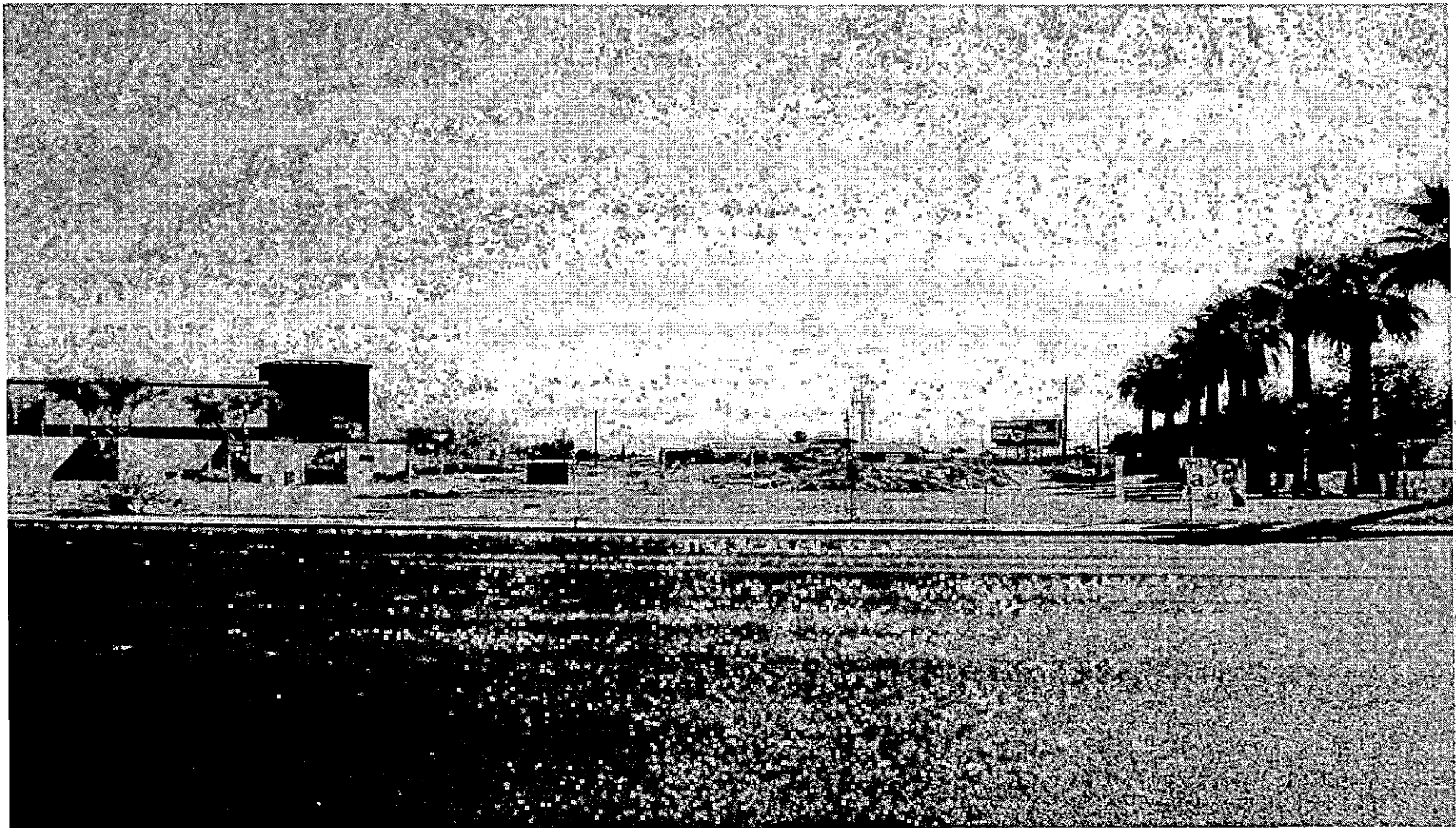
VAC-16295 - APPLICANT/OWNER: ROLAND L. GRAY, ET AL AND FOURTEEN SAC SELF-STORAGE CORPORATION
SOUTH OF THE INTERSECTION OF JONES BOULEVARD AND RANCHO DRIVE
DECEMBER 7, 2006 PLANNING COMMISSION

09/26/06



VAC-16295 - APPLICANT/OWNER: ROLAND L. GRAY, ET AL AND FOURTEEN SAC SELF-STORAGE CORPORATION
SOUTH OF THE INTERSECTION OF JONES BOULEVARD AND RANCHO DRIVE
DECEMBER 7, 2006 PLANNING COMMISSION

09/26/06



VAC-16295 - APPLICANT/OWNER: ROLAND L. GRAY, ET AL AND FOURTEEN SAC SELF-STORAGE CORPORATION
SOUTH OF THE INTERSECTION OF JONES BOULEVARD AND RANCHO DRIVE
DECEMBER 7, 2006 PLANNING COMMISSION

09/26/06

AMERCO

REAL ESTATE COMPANY

Telephone (602) 263-6165
e-mail: cheryl_colbert@fc.uhaul.com

August 23, 2006

VIA OVERSIGHT DELIVERY

City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101
Attn: Mike Howe
Tel: (702) 229-6821

Re: Vacation of Alley
Property Address: 3969 W. Rancho Drive, Las Vegas, NV
Parcel Nos. 138-12-101-004 and 138-12-101-005

Dear Mr. Howe:

By this letter, Fourteen SAC Self Storage Corporation ("U-Haul"), the fee owner of the property located at 3969 W. Rancho Drive, Las Vegas, NV hereby requests the alleyway located south of our property referenced above to be vacated. The alleyway is a liability to us and presents us with numerous safety and health problems. We are burdened with the responsibility of constantly cleaning up graffiti, cleaning out trash that is dumped there, and it serves as an environment where homeless people and other unlawful elements may be present. The alleyway serves no function to the public as evidenced by the attached parcel map.

The alleyway is not used as a means to get from one point to another by the public. So in the interest of public safety and welfare we would like to vacate this alleyway. We appreciate your aid and consideration in granting the request to prevent further public safety and welfare issues. Thank you again for your consideration in this matter.

Sincerely,
Amerco Real Estate Company on behalf of
Fourteen SAC Self Storage Corporation



Cheryl Colbert
Real Estate Representative

VAC-16295
12/07/06 PC

VIA OVERNIGHT DELIVERY

City of Las Vegas Planning & Development Department
731 S. 4th Street
Las Vegas, NV 89101
Attn: Mike Howe
Tel: (702)229-6821

Re: Vacation of Alley
Property Address(s): 3951 N. Rancho Drive, Las Vegas, NV.
Parcel Nos. 138-12-110-003 and 138-12-111-004
Property Address: 3830 N. Jones, Las Vegas, NV.
Parcel No. 138-12-111-003

Dear Mr. Howe:

By this letter, the fee owner of the property located at 3830 N. Jones, Las Vegas, NV hereby requests the alleyway located north of our property referenced above and west of our property at 3951 N. Rancho, Las Vegas, NV to be vacated. The alleyway is a liability to us and presents us with numerous safety and health problems. We are burdened with the responsibility of constantly cleaning up graffiti, cleaning out trash that is dumped there, and it serves as an environment where homeless people and other unlawful elements may be present. The alleyway serves no function to the public as evidenced by the attached parcel map.

The alleyway is not used as a means to get from one point to another by the public. So in the interest of public safety and welfare we would like to vacate this alley. We appreciate your aid and consideration in granting the request to prevent further public safety and welfare issues. Thank you again for your consideration in this matter.

Sincerely,



Roland Gray

VAC-16295
12/07/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - TXT-17570 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT:
CITY OF LAS VEGAS - Discussion and possible action to amend Title 19 of the Las Vegas Municipal Code to revise the standards for Mixed-Use Development, institute Transit-Oriented Development standards, and to revise associated standards accordingly.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Conditions and Staff Report
2. Submitted after final agenda – PowerPoint Presentation by Flinn Fagg

MOTION:

GOYNES – ABEYANCE TO 01/11/07 – UNANIMOUS

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

FLINN FAGG, Planning and Development Department, gave a PowerPoint presentation. He gave a brief history of this text amendment and noted the areas it would and would not impact. He described the existing standards for mixed-use development and explained the proposed changes. **MR. FAGG** pointed out the establishment of transit-oriented mixed-use developments and described those standards. He explained the intent of the amended standards and their impact on the City. He submitted and described a mixed-use parking ordinance and gave a history of its development. He also suggested the use of a peak hour traffic study for projects rather than a traffic impact study during the Site Development Plan Review process in order to relieve the financial burden on the developer.

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 39 – TXT-17570

MINUTES – Continued:

MR. FAGG briefly mentioned other suggested changes regarding construction staging, aesthetic minimum standards, and airport overlay standards and the reasons for those suggestions. MR. FAGG described the committees and the meetings held as part of the development of this text amendment.

In response to COMMISSIONER STEINMAN'S question regarding the heights of mixed-use projects, MR. FAGG explained that the current standards waive the proximity slope requirements in specific situations and stated this text amendment would no longer allow that waiver. COMMISSIONER STEINMAN expressed his support for the proposed mixed-use parking ordinance and commended MR. FAGG on his work, but he could not support doing away with the traffic impact study requirement. He stated the traffic impact studies provide important information and should not be eliminated simply to allow the developer to save money.

COMMISSIONER DUNNAM stated that the information requested by COMMISSIONER STEINMAN could be provided in peak hour traffic study.

COMMISSIONER EVANS noted the difficulty in creating a mixed-use development ordinance, given the variety of neighborhoods within the City. MR. FAGG pointed out that this ordinance would not apply to areas that have an existing master plan. Regarding the mixed-use parking ordinance, COMMISSIONER EVANS noted that most urban dwellers did not expect one parking space per unit and requiring two per unit is an unreasonable demand to developers, given the cost of construction and land.

CHAIRMAN TROWBRIDGE expressed his difficulty in fully understanding the nature of this application in the brief time it had been submitted to him and requested more time in order to better digest it. He also expressed concern with the proposed light rail component suggested within the ordinance, as well as the projects that begin as mixed-use developments and then evolve into under-parked retail shopping centers with no residential components. While he expressed his appreciation for the work done so far, CHAIRMAN TROWBRIDGE stated the ordinance needs more flexibility.

COMMISSIONER TRUESDELL noted that development agreements have greater requirements and higher standards than Site Development Plan Reviews and would be a more appropriate approach to larger mixed-use developments and that this ordinance would be more appropriate for smaller proposals. He emphasized this ordinance is intended for areas without a master plan and should encourage higher quality projects.

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 39 – TXT-17570

MINUTES – Continued:

MS. WHEELER encouraged the Commissioners to submit any questions or comments to MR. FAGG so he could better address their specific concerns.

COMMISSIONER EVANS commended MS. WHEELER, MR. FAGG and staff for their exceptional work.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(9:27 – 9:53)

3-197

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - TXT-17570 - APPLICANT: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Title 19.02.040 is hereby amended as follows:

19.02.040 PURPOSE OF ZONING DISTRICTS

B. Commercial Districts

2. N-S Neighborhood Service District. The purpose of the N-S District is to provide for the development of convenience retail shopping, services, and professional offices principally serving neighborhood needs and compatible in scale, character and intensity with adjacent residential development. Limited mixed-use development may also be allowed as appropriate. This district is intended to be located at intersections of streets designated as collector or larger. The N-S District should also be used as a buffer between residential and more intense retail/commercial uses. The N-S District is consistent with the Service Commercial and Neighborhood Center categories of the General Plan. .

2. Title 19.040.010 is hereby amended as follows:

TXT-17570 - Conditions Page Two
December 7, 2006 - Planning Commission Meeting

19.04.010 LAND USE TABLES

**Table 2 – Land Use Table
 Residential & Lodging**

USE	RESIDENTIAL												COMMERCIAL					INDUSTRIAL			
Condominium	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
							P	P	P	P			C	C	C	C	C	C			
Description: A multi-family dwelling or a commercial building within which the occupied area is owned individually and the structure, land, common open space area and facilities are owned by all of the owners on a proportional, undivided basis.																					
Conditional Use Regulations (for residential condominiums only): 1. The use is limited to the following area: The Downtown Las Vegas Redevelopment Area, as established by Ordinance Nos. 3218, 3339, 3637 and 4036. 2. The condominium use shall be developed only in connection with ground-level nonresidential development, and, in the case of a multi-floor structure, shall not itself be permitted on the ground floor, except for access and entryways. 3. Structures associated with the use shall comply with the following design criteria: a. The primary resident/guest entryway to the condominium use shall be independent of ground floor commercial uses, and shall be directly from and oriented to a street. b. The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.																					
On-site Parking Requirement: Calculated by the capacity of each unit as described below, plus one additional guest space for every 6 units spread throughout the development. 1. Studio and One Bedroom Units – 1.25 spaces per unit. 2. Two Bedroom Units – 1.75 spaces per unit. 3. Three Bedroom and Above Units – Two spaces per unit.																					

TXT-17570 - Conditions Page Three
December 7, 2006 - Planning Commission Meeting

Table 2 – Land Use Table
Mixed Uses

USE	RESIDENTIAL											COMMERCIAL					INDUSTRIAL				
	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
Mixed-Use								\$	\$				\$	\$	\$		\$	\$	\$		
Description: A combination of certain residential and nonresidential uses on a single parcel, or a mix of certain residential and nonresidential uses within an area that is zoned for either residential or nonresidential use. The combination of a residential component and a commercial and/or civic component within a single building or within a single integrated development, where pedestrian access, vehicular access and/or parking functions for the residential, commercial and civic uses are shared. Minimum Special Use Permit Requirements: - Residential uses permitted as of right in the R-3 and R-4 Zoning Districts may be permitted by means of Special Use Permit within a P-R, N-S, O, C-1, C-2, or C-PB Zoning District. - Nonresidential uses permitted as of right in the P-R, N-S, O, and C-1 Zoning Districts may be permitted by means of a Special Use Permit within an R-3 or R-4 Zoning District. - When residential and nonresidential uses are approved for a single parcel: - The nonresidential use shall be located at ground level fronting the primary public right of way, and the primary entryway to that use shall be directly from and oriented to a street; and - The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors. - Mixed-use developments shall have frontage on a minimum 100-foot wide Primary Arterial roadway as designated by the Master Plan of Streets and Highways. - Mixed-use developments shall have a net minimum parcel size of one acre (43,560 square feet). - Buildings within a mixed-use development shall be located directly at the front yard setback and corner side yard setback lines for a minimum of 60% of the frontage width. - Commercial businesses or civic uses shall be located at the ground level fronting the primary public rights-of-way, and shall have direct pedestrian access from the public sidewalks. - When located in a building that fronts on public rights-of-way, residential uses shall not be permitted on the ground floor, and shall be located at or above the second story of the building. Residential uses may be located on the ground floor of any building that is located at the interior of the development site and does not front on a perimeter street. - Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of Title 19.10. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s). - A streetscape treatment shall be provided along all street frontages, and shall consist of a minimum ten-foot wide sidewalk and five-foot wide amenity zone located immediately behind the curb abutting the right-of-way. Shade trees shall be provided in the required amenity zone, with a maximum spacing of 30 feet on-center. The minimum tree size upon installation shall be a 24-inch box. - Landscape buffers shall be provided in accordance with the requirements of Title 19.12; however, where a mixed-use development immediately abuts a residential property, the minimum tree size required in the buffer areas shall be increased to a minimum 36-inch box at a maximum of 20 feet on-center. - Pedestrian open spaces and plazas shall be required for any mixed-use development with over 15,000 gross square feet of commercial area and/or 50 residential units. In addition to the requirements contained in Title 19.08, the following additional regulations shall apply: - The following features qualify as pedestrian open spaces and plazas: - Plazas. - Recreation space or usable green space. - Outdoor dining areas. - Courtyards. - Streetscape treatments and landscape buffer areas cannot be included as pedestrian open spaces or plazas. - Pedestrian open spaces and plazas shall be available to the general public, and shall be accessible from the public sidewalk abutting the property. - A minimum of 100 square feet of pedestrian open space area shall be required for each 10,000 square feet of net site area. The minimum size for any individual pedestrian open space feature shall be 250 square feet. On-site Parking Requirement: Parking requirements shall be in accordance with the standards for mixed-use and transit-oriented developments as contained in Title 19.10.																					

TXT-17570 - Conditions Page Four
December 7, 2006 - Planning Commission Meeting

USE	RESIDENTIAL												COMMERCIAL					INDUSTRIAL			
	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
Transit-Oriented Development																	S	S			
Description: A mixed-use development which is located in close proximity to a bus rapid transit (BRT) or light rail station. A transit-oriented development includes a residential component and a commercial and/or civic component within a single building or within a single integrated development, where pedestrian access, vehicular access and or parking functions for the residential, commercial and civic uses are shared. Minimum Special Use Permit Requirements: - Transit-oriented developments shall be located on a parcel within 1,320 feet (1/4 mile) of an existing or planned bus rapid transit (BRT) or a light rail station. The distance shall be measured from the center point of the station structure to any point of the parcel to be developed as a transit-oriented development. - Residential uses permitted as of right in the R-3 and R-4 Zoning Districts may be permitted by means of a Special Use Permit within the C-1 and C-2 Zoning District. The following use categories, as listed in Table 2 of Title 19.04, shall be prohibited in conjunction with a transit-oriented development: - Rural & Animal Related uses; - Auto & Marine-Related uses; - Industrial & Manufacturing uses; - Wholesale, Distribution & Storage uses. - Mixed-use developments shall have a net minimum parcel size of two acres (87,120 square feet). - Buildings within a transit-oriented development shall be located directly at the front yard setback and corner side yard setback lines for a minimum of 60% of the frontage width. - Commercial businesses or civic uses shall be located at the ground level fronting the primary public rights-of-way, and shall have direct pedestrian access from the public sidewalks. - When located in a building that fronts on public rights-of-way, residential uses shall not be permitted on the ground floor, and shall be located at or above the second story of the building. Residential uses may be located on the ground floor of any building that is located at the interior of the development site and does not front on a perimeter street. - Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of Title 19.10. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s). - A streetscape treatment shall be provided along all street frontages, and shall consist of a minimum ten-foot wide sidewalk and five-foot wide amenity zone located immediately behind the curb abutting the right-of-way. Shade trees shall be provided in the required amenity zone, with a maximum spacing of 30 feet on-center. The minimum tree size upon installation shall be a 24-inch box. - Landscape buffers shall be provided in accordance with the requirements of Title 19.12; however, where a transit-oriented development immediately abuts a residential property, the minimum tree size required in the buffer areas shall be increased to a minimum 36-inch box at a maximum of 20 feet on-center. - Pedestrian open spaces and plazas shall be required for all transit-oriented development. In addition to the requirements contained in Title 19.08, the following additional regulations shall apply: - The following features qualify as pedestrian open spaces and plazas: - Plazas. - Recreation space or usable green space. - Outdoor dining areas. - Courtyards. - Streetscape treatments and landscape buffer areas cannot be included as pedestrian open spaces or plazas. - Pedestrian open spaces and plazas shall be available to the general public, and shall be accessible from the public sidewalk abutting the property. - A minimum of 100 square feet of pedestrian open space area shall be required for each 10,000 square feet of net site area. The minimum size for any individual pedestrian open space feature shall be 250 square feet. On-site Parking Requirement: Parking requirements shall be in accordance with the standards for mixed-use and transit-oriented developments as contained in Title 19.10.																					

3. Title 19.08.030 is hereby amended as follows:

TXT-17570 - Conditions Page Five
December 7, 2006 - Planning Commission Meeting

19.06.080 A-O AIRPORT OVERLAY DISTRICT

H. Special Use Permit Site Development Plan Approval

1. Any person desiring to erect or increase the height of any structure, or to permit the growth of any tree, or otherwise use property in a manner which would exceed the limitations of this subchapter ~~may apply to the Planning Commission for a Special Use Permit~~ shall submit a Site Development Plan Review application. The ~~Special Use Permit Site Development Plan Review~~ application shall be processed in accordance with the ~~Special Use Permit~~ procedures set forth in Subchapter 19.18.060, except that:
 - a. ~~The applicant shall notify the FAA regional office and the Clark County Department of Aviation of the application prior to the time of submission; and~~ The applicant shall provide a letter of approval from the Clark County Department of Aviation with the application at the time of submittal; and
 - b. Any approval by the Planning Commission must be referred automatically to the City Council for final disposition.
2. Notwithstanding the preceding provisions of this subchapter, no ~~Special Use Permit Site Development Plan Review~~ shall be granted that would allow the establishment or creation of an obstruction or permit a non-conforming use, structure or tree to become a greater hazard to air navigation than it was on the effective date of this subchapter or any amendment thereto.

4. Title 19.08.030 is hereby amended as follows:

19.08.030 GENERAL

~~C. Building Heights Along Streets Classified as Collector or Larger~~

~~Notwithstanding the maximum building heights established in this chapter, allowable building heights shall be further restricted along street classified as collector or larger, as designated in the Master Plan of Streets and Highways. Buildings may be constructed up to 35 feet in height at the front yard setback line. Any portion of a building over 35 feet in height shall be set back an additional 1 foot from each foot of height in excess of 35 feet, see Figure 2 below. However, the preceding restriction shall not apply to buildings in the Downtown Overlay District or buildings located adjacent to freeways.~~

TXT-17570 - Conditions Page Six
December 7, 2006 - Planning Commission Meeting

FIGURE 2 BUILDING HEIGHTS ALONG MAJOR STREETS

(Renumber remaining sections accordingly)

5. Title 19.08.050 is hereby amended as follows:

19.08.050 COMMERCIAL AND INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

C. Minimum Standards for Commercial and Industrial Development

1. **General.** The standards set forth in Table 1 are minimum standards that shall apply to the various zoning districts as indicated.

Table 1. Commercial and Industrial District Development Standards

STANDARD	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
Minimum Site Area to Rezone	NA	NA	NA	NA	NA	NA	20 Ac.	NA	NA
Min. Lot Width (ft.) ⁺	60	100	100	100	100	100	100	100	100
Setbacks, Principal Structures									
Min. Front Yard Setback (ft.) ⁺²	20	25	25	25	20	20	20	10	10
Min. Side Yard Setback (ft.) ⁺²	5	10	10	10	10	10	10	10	10
Min. Corner Side Yard Setback (ft.) ⁺²	15 ⁺	15	15	15	15	15	20	10	10
Min. Rear Yard Setback (ft.) ⁺²	15	25	15	25	20	20	15	20	0
Setbacks, Accessory Structures									
Min. Front Yard Setback (ft.)	20	25	25	25	20	20	20	10	10
Min. Side Yard Setback (ft.)	5	8	8	8	8	8	8	8	0
Min. Corner Side Yard Setback (ft.)	15	15	15	15	15	15	20	10	10
Min. Rear Yard Setback (ft.)	8	8	8	8	8	8	8	8	0
Max. Lot Coverage ⁺³	50%	30%	30%	30%	50%	50%	50%	NA	NA
Max. Building Height ^{1,2,4,5}	2 stories or 35 feet, whichever is less				NA 3 stories or 45 feet, whichever is less			NA	NA

Notes:

1. ~~Rear Yard Setback, Building Heights.~~ Rear yard setbacks and building heights may be affected by the Residential Adjacency standards set forth in LVMC 19.08.060.

TXT-17570 - Conditions Page Seven
December 7, 2006 - Planning Commission Meeting

~~2. Height~~

- ~~a. Non Residential Building Height When Adjacent to Residential. See Section 19.08.060(B).~~
- ~~b. P R and O Districts. The maximum building height in the P R and O Districts is two stories or 35 feet, whichever is less.~~
- ~~c. C D District. Unless otherwise approved by the City Council in a Site Development Plan, building heights in the C D District shall not exceed:

 - ~~(1) One story or twenty feet, whichever is less, for parcels that front on Charleston Boulevard between Rancho Drive and Valley View Boulevard;~~
 - ~~(2) Two stories or thirty five feet, whichever is less, for all other parcels.~~~~
- ~~d. C 1 and C 2 Districts. For parcels that are located within the C 1 and C 2 Districts, but are outside the Neighborhood Revitalization Area, the maximum building height for mixed use development is ten stories, or one hundred fifty feet, whichever is less. For purposes of the foregoing, development is ten stories, or one hundred fifty feet, whichever is less. For purposes of the foregoing, the "Neighborhood Revitalization Area" means the area so designated in the Las Vegas 2020 Master Plan adopted by Ordinance No. 5250, as the boundaries of that area may be amended from time to time.~~
- ~~e. C PB District. The maximum building height in the C PB District is five stories or eighty five feet, whichever is less. For parcels of land located within a C PB Zoning District that are contiguous to or within two hundred feet of a freeway or expressway, the maximum building height for commercial developments shall be six stories or one hundred feet, whichever is less. The maximum height for mixed use developments within the C PB District is five stories and 55 feet. Notwithstanding the above, in the case of permitted commercial and retail uses, the maximum building height shall be two stories or thirty five feet, whichever is less.~~

TXT-17570 - Conditions Page Eight
December 7, 2006 - Planning Commission Meeting

- f. ~~Exemptions. Chimney and vent stacks, roof structures for the use of elevators, stairs, tanks, ventilation, and similar necessary mechanical equipment, visual screens which surround mounted mechanical equipment, skylights, whip and mounted antennas and flag poles up to 40 feet in height may be erected above the required height limits. In no case shall structures above the permitted height limit be constructed for the purpose of providing additional floor space.~~
 - g. ~~Height along Certain Streets. For additional building height restrictions along streets classified as collector or larger, see Section 19.08.030(C).~~
- 3. ~~P-R District. A development in the P-R District which is a conversion from an existing residential structure may maintain the existing setbacks. Any additions may also be constructed to the existing established corner setback.~~
- 4. ~~Downtown Overlay District. All structures in the Downtown Overlay District are exempted from the automatic application of the height limitations, required setbacks and lot coverage requirements specified in this chapter. However, the exemption does not prohibit the City Council from imposing similar or equivalent limitations in connection with the approval of a Site Development Plan in accordance with Subchapter 19.06.060.~~
- 5. ~~Gaming Enterprise Overlay District. All licensed gaming establishments within the Gaming Enterprise District are exempted from the automatic application of any height limitations specified in this chapter. However, the exemption does not prohibit the City Council from imposing a similar or equivalent height limitation in connection with the approval of a Site Development Plan.~~
- 6. ~~C-1 District. Senior citizen apartments and mixed use developments that exceed the permitted lot coverage limitation may be permitted upon approval of a Special Use Permit in accordance with Sections 19.04.050 and 19.18.060. In addition, a mixed use development shall be subject to all of the following requirements:~~
 - a. ~~The mixed used development must contain both residential and commercial uses in the same structure.~~
 - b. ~~Commercial uses shall be located at the front yard setback facing the public right of way; and~~

TXT-17570 - Conditions Page Nine
December 7, 2006 - Planning Commission Meeting

~~c. The residential units shall be located at or above the second story of the mixed use structure.~~

~~7. M District. Where a property in an M District is adjacent to, or across the street from a residential district, the minimum setback from the property line or street right of way line shall be fifty feet. The setback area shall be maintained free and clear of all buildings or industrial uses, except that this area may be used for parking. Such parking use may include parking for industrial equipment and vehicles if parking areas are completely screened from any residential view.~~

1. Exceptions to Building Height.

a. Residential Adjacency Standards. Building heights may be affected by the Residential Adjacency Standards set forth in LVMC 19.08.060.

b. General Exemptions. The following architectural elements and structures may be erected above the required height limits: Chimney and vent stacks; roof structures for the use of elevators, stairs, tanks, ventilation, and similar necessary mechanical equipment; visual screens which surround mounted mechanical equipment; skylights; and whip and mounted antennas and flag poles up to forty feet in height. In no case shall structures above the permitted height limit be constructed for the purpose of providing additional floor space.

c. Downtown Overlay District. All structures in the Downtown Overlay District are exempted from the automatic application of height limits; however, the exemption does not prohibit the City Council from imposing a similar or equivalent height limitation in connection with the approval of a Site Development Plan Review application.

d. Gaming Enterprise Overlay District and Non-Restricted Licensed Properties. All licensed non-restricted gaming properties within the Gaming Enterprise Overlay District or non-restricted licensed resort hotel properties established prior to 16 July 1997 are exempted from the automatic application of any height limitations specified in this Chapter. However, the exemption does not prohibit the City Council from imposing a similar or equivalent height limitation in connection with the approval of a Site Development Plan Review application.

TXT-17570 - Conditions Page Ten
December 7, 2006 - Planning Commission Meeting

e. C-D District. Unless otherwise approved by the City Council as part of a Site Development Plan Review application, building heights in the C-D District shall not exceed:

1) One story or twenty feet, whichever is less, for parcels that front on Charleston Boulevard between Rancho Drive and Valley View Boulevard;

2) Two stories or thirty-five feet, whichever is less, for all other parcels as indicated in Table 1 above.

f. C-1, C-2 and C-PB Districts. Exceptions to the height limits listed in Table 1 above may be approved by City Council as part of a Site Development Plan Review application as follows:

1) Mixed-Use Developments. The maximum building height for mixed-use developments may be increased to five stories or 60 feet, whichever is less.

2) Transit-Oriented Developments. The maximum building height for transit-oriented developments may be increased to ten stories or 125 feet, whichever is less.

3) Parcels Adjacent to Freeways (C-PB District Only). For parcels of land located within a C-PB Zoning District that are contiguous to or within 200 feet of a freeway, the maximum building height shall be six stories or one hundred feet, whichever is less.

2. Exceptions to Setback Requirements.

a. Residential Adjacency Standards. Building setbacks may be affected by the Residential Adjacency Standards set forth in LVMC 19.08.060.

b. Downtown Overlay District. All structures in the Downtown Overlay District are exempted from the automatic application of required setbacks; however, the exemption does not prohibit the City Council from imposing a similar or equivalent setback limitation in connection with the approval of a Site Development Plan Review application.

TXT-17570 - Conditions Page Eleven
December 7, 2006 - Planning Commission Meeting

- c. P-R District. A development in the P-R District which is a conversion from an existing residential structure may maintain the existing setbacks. For corner lots, any additions may be constructed to the existing established corner side yard setback.
- d. C-1, C-2 and C-PB Districts. Exceptions to the setback requirements listed in Table 1 above may be approved by City Council as part of a Site Development Plan Review application as follows:
 - 1) Mixed-Use Developments. Front and corner side yard setbacks for mixed-use developments may be reduced to 10 feet.
 - 2) Transit-Oriented Developments. Front and corner side yard setbacks for transit-oriented developments may be reduced to 10 feet.
- e. M District. Where a property in an M District is adjacent to or across the street from a residential district, the minimum setback from the property line or street right-of-way line shall be fifty feet. The setback area shall be maintained free and clear of all buildings or industrial uses, except that this area may be used for parking. Such parking use may include parking for industrial equipment and vehicles if parking areas are completely screened from any residential view.

3. Exceptions to Lot Coverage Requirements.

- a. Downtown Overlay District. All structures in the Downtown Overlay District are exempted from the automatic application of lot coverage requirements; however, the exemption does not prohibit the City Council from imposing a similar or equivalent requirement in connection with the approval of a Site Development Plan Review application.
- b. C-1, C-2 and C-PB Districts. Exceptions to the lot coverage requirements listed in Table 1 above may be approved by City Council as part of a Site Development Plan Review application as follows:
 - 1) Mixed-Use Developments. Lot coverage for mixed-use developments may be increased up to a maximum of 75% of the net lot area.

TXT-17570 - Conditions Page Twelve
December 7, 2006 - Planning Commission Meeting

- 2) Transit-Oriented Developments. Lot coverage for transit-oriented developments may be increased up to a maximum of 85% of the net lot area.
 - 3) Senior Citizen Apartments (C-1 District Only). Senior citizen apartments that exceed the permitted lot coverage may be permitted upon approval of a Special Use Permit in accordance with LVMC 19.04.
6. Title 19.08.060(B)(5), "Residential Adjacency Standards," is hereby amended as follows:
5. **Waiver.** The requirements of this Section (B) may be waived by the City Council for:
 - a. ~~Any multi-family residential project that is intended to meet the affordable housing objectives of the General Plan if the City Council determines that the waiver is critical to the viability of the project and that the intent of this Section (B) can be achieved; or~~
 - b. ~~Any mixed use development that contains a significant residential element.~~
7. Title 19.10.010(H), "Parking Alternatives," is hereby amended as follows:
3. Mixed-Use and Transit-Oriented Development Parking Requirements. Mixed-use and transit-oriented developments, which are approved in accordance with the requirements of Title 19.04, may utilize the following table for determining parking requirements.

Table 3 Mixed-Use and Transit-Oriented Development Parking Requirements

General Land Use Classification	Weekdays			Weekends		
	Mid-7am	7am-6pm	6pm-Mid	Mid-7am	7am-6pm	6pm-Mid
Office	5%	100%	5%	0%	60%	10%
Retail & Personal Service	0%	100%	80%	0%	100%	60%
Residential	100%	55%	85%	100%	65%	75%
Restaurant	50%	70%	100%	45%	70%	100%
Hotel	100%	65%	90%	100%	65%	80%
Theaters	0%	70%	100%	5%	70%	100%

TXT-17570 - Conditions Page Thirteen
December 7, 2006 - Planning Commission Meeting

- a. Calculation of Parking Requirement. Calculate the number of spaces required for each use based on the gross square footage utilizing the minimum parking requirements contained in Title 19.04. Applying the general land use category listed above to each proposed use, utilize the percentages to calculate the number of parking spaces required for each time period (six time periods per use). Add the number of spaces required for all applicable land uses to obtain a total parking requirement for each time period. Select the time period with the highest total parking requirement, and utilize that total as the mixed-use or transit-oriented parking requirement.
 - b. Additional Reductions for Transit-Oriented Development. Additional parking reductions for transit-oriented developments may be approved by City Council in conjunction with a Site Development Plan Review application as follows:
 - i. Dedication of an easement or right-of-way for a transit station or shelter: 5% reduction.
 - ii. Provision of a Park and Ride facility with a minimum of 100 spaces dedicated solely to transit users: 10% reduction.

The reduction is calculated by determining the time period with the highest total parking requirement in Table 3, and then applying the qualifying percentage reduction listed above.
 - c. Changes of Use. Any change in the commercial uses for an existing approved mixed-use development shall be reviewed by the Planning and Development Department for consistency with the parking requirements listed in the table above. Where the change of use increases the number of parking spaces required, the additional number of spaces shall be provided.
4. Parking Demand Analysis. Where the unique operation of a use results in a lesser parking requirement than the standards listed in Title 19.04, a parking reduction may be permitted in conjunction with the submittal of a Parking Demand Analysis. The Parking Demand Analysis shall be approved by way of a Special Use Permit, subject to the requirements listed in Title 19.18. The Parking Demand Analysis shall be signed and sealed by a professional traffic engineer, shall document the weekday and weekend peak parking demand for the proposed use(s) for the site, and shall provide justification for the alternate parking standard.

TXT-17570 - Conditions Page Fourteen
December 7, 2006 - Planning Commission Meeting

8. Title 19.18.050, "Site Development Plans," is hereby amended as follows:

D. Design Standards

All required Site Development Plans shall meet or exceed the minimum standards established in this Title. ~~In addition, the City's policy document entitled "landscape, Wall and Buffer Standards" is a resource for acceptable standards and design solutions. To the extent that such document establishes minimum requirements and standards and is formally adopted by the City Council, Site Development Plans must comply with that document.~~

E. Criteria for Review of Site Development Plans

The review of Site Development plans is intended to ensure that:

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 procedures.
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.

F. Minor Review of Site Development Plans

1. Minor Review Decisions. Site Development Plans requiring Minor Reviews may be approved administratively by the Director.

TXT-17570 - Conditions Page Fifteen
December 7, 2006 - Planning Commission Meeting

2. Minor Review Process. A minor Development Review is initiated by the submission of a Site Development Plan Review application or an application for a Building Permit. If submitted as part of a Building Permit application, issuance of the Building Permit shall constitute approval of the Minor Review and no further action is required.
3. Review By City Council. The administrative approval of Site Development Plan pursuant to this Section (F) shall be final action unless, within 10 days following the approval, a member of the City Council files with the Director a written request for the Council to review the approval. In the event such a request is filed, the Council shall have final authority to approve, deny or modify the Site Development Plan.

G. Major Review of Site Development Plans

1. Major Review. A Major Review of a Site Development Plan is required if:
 - a. The Planning Commission or City Council, through prior action, has determined that the proposed project or improvement shall be processed as a Major Review;
 - b. The proposed development contains a building which is four stories or greater in height;
 - c. The Director determines that the proposed development could significantly impact the land uses on the site or on surrounding properties.
2. Major Review Process
 - b. Drawings, and Plans and Documents Required. ~~Plans describing the proposed development of the property shall be submitted as required by the Director. Complete working drawings are not necessary; however, proposed structures (including building elevations), streets, driveways and access points, on site circulation and parking, walls, landscaping, building materials, dumpster locations and other improvements must be shown. Preliminary drawings must contain sufficient information to permit the determination of compliance with good planning practices, applicable standards and ordinances. Floor plans are not normally required. For any development site where 20% or more of the aggregate site has a slope of natural grade above 4%,~~

TXT-17570 - Conditions Page Sixteen
December 7, 2006 - Planning Commission Meeting

~~a cross section must be submitted. Each cross section must extend a minimum of 100 feet beyond the limits of the project at each property line, showing the location and finish floor elevations of adjacent structures; the maximum grade differentials; and the elevations of existing and proposed conditions. The following drawings, plans and documents shall be submitted as required by the Director:~~

- 1) Schematic plans showing the location and setbacks of all buildings planned for the site, including driveways and access points, on-site circulation and parking, perimeter and retaining walls, landscaping, trash enclosures and service locations. Complete working drawings are not necessary.
- 2) Building elevations, showing all four elevations of all buildings planned for the site, including material and color selection information.
- 3) Floor plans showing the use of all rooms, and ingress and egress from the structure.
- 4) For any development site where 20% or more of the aggregate site has a slope of natural grade above 4%, a cross section must be submitted. Each cross section must extend a minimum of 100 feet beyond the limits of the project at each property line, showing the location and finish floor elevations of adjacent structures; the maximum grade differentials, and the elevations of existing and proposed conditions.
- 5) A preliminary trip generation summary shall be required for any development that exceeds the following thresholds:
 - a) A multifamily residential development with 150 units or more;
 - b) A retail or general commercial development with 25,000 square feet of gross floor area or more;
 - c) An office development with 50,000 square feet of gross floor area or more; or

TXT-17570 - Conditions Page Seventeen
December 7, 2006 - Planning Commission Meeting

- d) Any combination of the uses listed above which results in the generation of 100 peak hour trips or more.

The preliminary trip generation summary shall list all uses proposed for the site and the peak hour trip generation for each use.

9. Title 19.20.020, "Words and Terms Defined," is hereby amended as follows:

Mixed-Use Development. A combination of certain residential and nonresidential uses on a single parcel, or a mix of certain residential and nonresidential uses within an area that is zoned for either residential or nonresidential use. The combination of a residential component and a commercial and/or civic component within a single building or within a single integrated development, where pedestrian access, vehicular access and/or parking functions for the commercial and residential uses are shared.

Transit-Oriented Development. A mixed-use development which is located in close proximity to a bus rapid transit (BRT) or light rail station. A transit-oriented development includes a residential component and a commercial and/or civic component within a single building or within a single integrated development, where pedestrian access, vehicular access and/or parking functions for the commercial and residential uses are shared.

TXT-17570 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposed text amendment will modify the existing mixed-use development regulations, adopt transit-oriented development regulations, and modify a number of associated development standards. The proposed text amendment does not apply to the following areas:

- The Downtown Centennial Plan area;
- The Las Vegas Medical District;
- Centennial Hills Town Center; or
- Master-planned communities.

BACKGROUND INFORMATION

<i>Related Actions</i>	
11/03/99	The City Council approved a text amendment (TA-0004-99) to allow mixed-use development within the boundaries of the Redevelopment Area. The Planning Commission recommended approval of the text amendment on 08/12/99.
01/24/04	The City Council approved a text amendment (TXT-3227), extending the mixed-use development area to be coterminous with the boundaries of the Neighborhood Revitalization Area. The Planning Commission recommended approval of the request on 11/06/03.
12/15/05	The City Council approved a text amendment (TXT-5260), allowing mixed-use development within all commercial districts within the city of Las Vegas. The Planning Commission
01/19/06	A workshop was held with the Planning Commission to discuss the mixed-use regulations. Staff was directed to prepare revisions to the existing regulations based on the concerns raised at the workshop.

A steering committee was assembled by the Planning and Development Department in May 2006 to assist in reviewing the existing and proposed regulations. The following individuals served on the steering committee:

- Alan Schachtman, The Fifield Companies
- Bruce Barton, Territory Incorporated
- Chuck Kubat, Kubat Consulting
- Craig Galati, Lucchesi Galati Architects
- Gary Congdon, Lee & Sakahara Architects
- Matt LaCroix, Clark County School District
- Mike Loghides, Clark County Department of Aviation
- Ric Truesdell, Cornerstone Company
- Terry Murphy, Strategic Solutions

TXT-17570 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

Meetings were held by the steering committee on 12 June 2006, 30 June 2006 and 13 July 2006. After receiving input from committee members, staff prepared a draft ordinance to address the concerns that had been raised by the Planning Commission. The draft was circulated to steering committee members in August for final comment; the proposed ordinance attached herewith reflects the input of the committee. Minor additions and corrections have been made since the committee reviewed the document in August in order to address questions of city staff and comments made by committee members.

In addition, the draft ordinance was provided to NAIOP (National Association of Industrial and Office Properties) in August for review and comment. A letter regarding the proposed ordinance has been provided by NAIOP, acknowledging participation in the process, and offering a request that the ordinance include additional flexibility in administering the standards for projects where unique conditions exist.

ANALYSIS

In a workshop with the Planning Commissioners held on 19 January 2006, the following issues and concerns were identified relative to mixed-use development and the City's existing regulations:

- Height
- Traffic
- Intensity/Density
- Parking
- Construction Staging
- Impacts to Established Residential Neighborhoods

Staff was tasked to address each of the issues listed above. A discussion of each of the issues is included in the following section of this report.

In addition to revising the existing mixed-use regulations, staff is proposing to add a Special Use Permit category for transit-oriented development. Transit-oriented development is defined as a mixed-use development that is in direct proximity to either BRT (bus rapid transit) or light rail stations. As the traffic impacts of transit-oriented development can be mitigated to a certain degree by transit, additional intensity of use may be appropriate. The Regional Transportation Commission (RTC) is in the process of developing a BRT line on Boulder Highway; additional lines are in the planning stages for Sahara Avenue, Rancho Drive, and Las Vegas Boulevard North/North Fifth Street. Adoption of the transit-oriented development will assist in coordinating development with the proposed transit lines.

TXT-17570 - Staff Report Page Three
December 7, 2006 - Planning Commission Meeting

It should be noted that the proposed amendment does not apply to the Downtown Centennial Plan area, the Las Vegas Medical District, the Centennial Hills Town Center area, or any master-planned community. The applicable mixed-use regulations for those plan areas will remain as currently adopted. It is intended that minor modifications will be made to mixed-use development standards for the Downtown Centennial Plan area at a future date.

The issues addressed by the steering committee include the following:

Height

Mixed-use development is currently allowed in the P-R, N-S, O, C-1, C-2 and C-PB zoning districts. Per Title 19.08, height is limited to two stories in the P-R, N-S and O zoning districts, but no height limit is specified in the C-1, C-2 and C-PB zoning districts. The current version of the mixed-use ordinance limits height of mixed-use projects outside the Neighborhood Revitalization Area to a maximum of ten stories and 150 feet. The current Residential Adjacency Standards require additional setbacks from residential properties through the use of a 3:1 proximity slope, but the proximity slope requirement may be waived for any mixed-used development that contains a significant residential element.

In order to address the concerns relative to height, it is proposed that a base height limit of three stories and 45 feet be established for the C-1, C-2 and C-PB zoning districts, and that additional height be allowed for mixed-use and transit-oriented development. For mixed-use projects, height would be limited to five stories and 60 feet; for transit-oriented development, height would be limited to ten stories and 125 feet. At the advisement of the steering committee, the 3:1 proximity slope requirement of the Residential Adjacency Standards will apply to all commercial development.

The existing exemptions from height requirements for properties within Gaming Overlay Districts will still apply, and will be expanded to all non-restricted gaming facilities. No changes will be made to the height exemptions for properties within the Downtown Centennial Plan area. As there are a number of existing structures adjacent to freeways that currently exceed the proposed height limitations, language will be added to Title 19.08 to allow additional height for commercial development in proximity to freeways. Residential Adjacency Standards will still apply to all development outside of the Downtown Centennial Plan area.

Traffic

Title 19.18 does not currently require the submittal of a Traffic Impact Analysis in conjunction with Site Development Plan Review applications. The requirement for a Traffic Impact Analysis is placed as a condition of approval on Site Development Plan Review applications only when the project generates 100 peak hour trips or more (equivalent to approximately 190 residential units, 27,000 square feet of commercial space, or 64,000 square feet of office space). This presents problems for Planning Commission and City Council, in that traffic generation information is not available at

TXT-17570 - Staff Report Page Four
December 7, 2006 - Planning Commission Meeting

the entitlement stage, and impacts are not known until the analysis is submitted later at the permitting stage of a project. Staff has recommended to applicants that an analysis be submitted with the Site Development Plan Review application for mixed-use projects; however, the request is voluntary as no section of the code currently requires the submittal of a Traffic Impact Analysis.

One of the concerns noted by applicants is the cost in preparing an analysis prior to obtaining approval for a development project. In order to address this issue, the steering committee recommended that preliminary traffic generation figures be submitted with Site Development Plan Review applications for projects that will generate more than 100 peak hour trips. As proposed by the ordinance, the applicant will be required to submit a preliminary trip generation summary, listing all uses proposed for the site and the peak hour trip generation for each use. Administratively, a worksheet will be prepared for applicants, which will explain how to obtain data from the ITE (Institute of Transportation Engineers) Trip Generation Manual and the format for submitting the information. This initial information will be adequate to identify impacts to existing roadways, which should be adequate for Planning Commission and City Council review, but will not identify mitigation requirements. A formal Traffic Impact Analysis will still be required prior to the issuance of permits for any development project that exceeds the threshold peak hour trips, and mitigation strategies (if required) will be determined at that time.

Intensity/Density

Title 19.08 does not limit commercial intensity through the use of F.A.R.'s (Floor Area Ratios), nor is a residential density specified for mixed-use projects in commercial zoning districts. The current regulations that ultimately assist in limiting the size of commercial developments include setback requirements, parking requirements, height limits (if applicable), Residential Adjacency Standards (if applicable), perimeter buffer requirements, and lot coverage requirements.

After reviewing solutions used in other communities to limit development intensity, the steering committee felt that the combination of development standards and application of residential protections standards were adequate to control the intensity of commercial development. As mixed-use development has less impact than standard commercial development of the same square footage due to reduced trip generation and economies that result from the sharing of services and infrastructure, a spectrum of development standards has been prepared to address the differing nature of development types and their associated impacts. Standard commercial development will have a three-story height limit and will be subject to the existing parking requirements, setback requirements, and lot coverage requirements as currently contained in Title 19.08. Mixed-use development will have a five-story height limit, with reduced parking, lot coverage and setback requirements; transit-oriented development will be allowed a ten-story height limit, also with reduced parking, lot coverage and setback requirements.

TXT-17570 - Staff Report Page Five
December 7, 2006 - Planning Commission Meeting

Through a spectrum of allowable standards, intensity of development will be regulated by the impact of the development type.

Parking

Neither Title 19.04 nor Title 19.10 currently allows any reductions in parking requirements for mixed-use developments. Consequently, mixed-use developments are held to the same parking standards as single-use developments, and a number of Variance applications have been filed over the past year for mixed-use projects outside of the Downtown Centennial Plan area.

In reviewing mixed-use parking requirements that have been adopted by other municipalities, it was the opinion of the steering committee that the peak-hour parking model currently in use by Clark County was the most accurate method to determine the necessary parking for mixed-use developments. In addition, adoption of a common standard will assist to standardize regulations between the jurisdictional bodies in the Las Vegas Valley. The peak-hour parking tabulation requires the applicant to provide the maximum parking required for each use on the site, based on the percentage of occupancy for weekday and weekend time periods. The proposal includes further reductions for transit-oriented developments, as proximity to transit stations will likely reduce parking demand.

In conjunction with the adoption of a mixed-use parking standard, it is proposed that a parking demand analysis process also be established, allowing for alternatives to the parking requirements contained in Title 19.04 where a unique use or operation may result in a lesser parking requirement than identified in the code. The parking analysis would be required to be prepared by a registered traffic engineer, and would be approved through the Special Use Permit process.

Construction Staging

One of the concerns about mixed-use development is related to the staging of construction. Projects of this complexity often require lane closures on adjacent streets, off-site storage areas for materials, and other elements that impact adjacent properties and neighborhoods. The zoning code does not currently address construction staging requirements; approval of construction staging plans occurs as part of the building permit process.

In reviewing possible code amendments relative to construction staging, it was determined that construction staging information was difficult to provide during the entitlement process, as many elements related to construction are not finalized until construction documents are in process. As the impacts of construction staging can often be mitigated, it is recommended that construction staging requirements be placed upon projects as a condition of approval, rather than through an amendment to the zoning code.

TXT-17570 - Staff Report Page Six
December 7, 2006 - Planning Commission Meeting

Impacts to Established Residential Neighborhoods

The Residential Adjacency Standards are the primary code requirements that currently assist in protecting residential neighborhoods. However, as previously indicated, the proximity slope requirements currently may be waived for mixed-use developments with a residential component. In addition, mixed-use development is currently allowed in the R-3 (Medium-Density Residential) and R-4 (High-Density Residential) zoning districts, which may impact residential areas.

The proposed ordinance removes the waiver from Residential Adjacency Standards for mixed-use developments, as the steering committee felt the 3:1 proximity slope was a preferable method for regulating the massing development adjacent to residential neighborhoods. The minimum standards for mixed-use development have been modified to require frontage on an arterial roadway; this way, development is directed towards areas where there is adequate roadway capacity and excluded from areas where there is insufficient capacity or ability to handle the traffic generated by the development type. It is also proposed that the landscape buffer requirements be modified for mixed-use developments to require larger trees in the buffer areas, so that additional screening will be provided. Finally, the amendment proposes to eliminate mixed-use development from the R-3 (Medium-Density Residential) and R-4 (High-Density Residential) zoning districts, so as to limit the impact to existing residential neighborhoods.

In addition to the changes described above, the following associated code elements are proposed for revision:

- Title 19.02.040: The description of the N-S (Neighborhood Service) District will be amended to include mixed-use development as a permitted development type.
- Title 19.04.010 – Condominiums: Condominiums are no longer allowed in commercial districts as a stand-alone use, but will continue to be allowed as part of a mixed-use or transit-oriented development.
- Title 19.04.010 – Minimum Standards for Mixed-Use Development: The minimum standards for mixed-use development will be expanded to require streetscape treatments, open space and/or recreational amenities, build-to requirements, and specific standards for parking lots and parking structures. The proposed minimum standards for transit-oriented development are similar to those required for mixed-use development.
- Title 19.04.010 – Height Exemption for Non-Restricted Gaming Facilities: The existing height exemption for properties within the Gaming Enterprise Overlay District will be extended to all non-restricted gaming properties in place prior to July 1997.
- Title 19.06.080: The Airport Overlay District regulations will be amended to require approval from the Clark County Department of Aviation prior to submittal of a Site Development Plan Review application for properties within the overlay areas; in addition, a Special Use Permit application will no longer be required.
- Title 19.08.030: The additional setback required for commercial development along Collector or Arterial streets will be deleted, as it proves contradictory to the proximity slope requirements listed in the Residential Adjacency Standards.

TXT-17570 - Staff Report Page Seven
December 7, 2006 - Planning Commission Meeting

- Title 19.08.050, Table 1 Notes: The notes section has been reorganized by category for ease of use. Redundant notes have been removed.
- Title 19.20.020: The definition for Mixed-Use Development has been revised, and a definition for Transit-Oriented Development has been added.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Title 19.02.040 Purpose of Zoning Districts	• N-S (Neighborhood Service) Category: Does not currently reference mixed-use development	• N-S amended to allow mixed-use development
Title 19.04.010 Land Use Tables	• Condominiums allowed as a stand-alone use in commercial districts	• Condominiums allowed in commercial districts as part of a mixed-use or transit oriented development
	• Mixed-use development allowed in the R-3, R-4, P-R, N-S, O, C-1, C-2 and C-PB Districts	• Mixed-use development no longer allowed in the R-3, R-4, P-R and O Districts; transit-oriented development allowed in C-1, C-2 and C-PB Districts
	• Minimum standards for mixed-use development require non-residential uses at the ground floor and require architectural variation	• Minimum standards for mixed-use development have been expanded to require frontage on an arterial roadway; a minimum parcel size; a minimum building frontage requirement; parking lot and parking structure requirements; streetscape requirements; additional buffering requirements adjacent to residential; and open space and/or recreational amenity requirements (transit-oriented development standards are similar)
Title 19.06.080 Airport Overlay District	• Any structure over the height limits indicated on the overlay maps requires the submittal of a Special Use Permit application	• Structures that exceed the height limits shall be reviewed as part of a Site Development Plan Review application
	• Applicants required to notify the FAA and Clark County Department of Aviation prior to submittal of application to the City	• Applicants required to provide proof of approval prior to submittal of application to the City
Title 19.08.030 Building Heights Along Collectors and Arterials	• Additional front setback required for buildings over 35 feet in height	• Additional setback requirement deleted
Title 19.08.050 Commercial Development Standards	• No height limit in C-1, C-2, C-M and M zoning districts	• 3-story height limit for C-1, C-2 and C-PB district
	• 10 stories/150' height limit for mixed-use development	• 5 stories/55' height limit for mixed-use development, and 10 stories/125' height limit for transit-oriented development

TXT-17570 - Staff Report Page Eight
December 7, 2006 - Planning Commission Meeting

	• Properties within the Gaming Enterprise Overlay exempt from automatic application of height requirements	• Height exemption extended to include non-restricted licensed resort hotel properties established prior to 16 July 1997
Title 19.08.060 Residential Adjacency Standards	• 3:1 proximity slope may be waived for mixed-use developments	• 3:1 proximity slope waiver deleted
Title 19.10 Parking Alternatives	• No mixed-use parking standard in place	• New mixed-use parking standard proposed; additional parking reductions allowed for transit-oriented development
	• No alternate parking standard provided for unique uses or operations	• Parking Demand Analysis allowed for unique uses or operations upon approval of a Special Use Permit
Title 19.18.050 Site Development Plan Review	• No traffic data required for Site Development Plan Review applications	• Preliminary trip generation required for projects that exceed established thresholds
Title 19.20.020 Definitions	• Definition does not clearly define the intent of the mixed-use regulations	• Definition for mixed-use development modified and expanded; definition for transit-oriented development added

FINDINGS

The proposed ordinance will accomplish the following:

- Revise the existing mixed-use regulations to focus mixed-use development in areas that are appropriate for the development type;
- Create a new use category for transit-oriented development to encourage the development of mass transit and to direct more intense development to areas along transit lines;
- Adopt new parking standards for mixed-use development that are based on specific uses within the development and the ability to share parking between uses;
- Require applicants to submit peak-hour traffic statistics in order to provide Planning Commission and City Council will adequate information to determine impacts of proposed development at the entitlement stage; and
- No longer allow Waivers from Residential Adjacency Standards in order to protect existing residential neighborhoods.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT

N/A

SENATE DISTRICT

N/A

NOTICES MAILED

NEWSPAPER ONLY

APPROVALS

0

PROTESTS

0



Southern Nevada Chapter

20th Anniversary

Developing Southern Nevada for 20 Years

PLATINUM

CB Richard Ellis
Cox Communications
Marnell Properties
Southwest Gas Corporation
Sprint

GOLD

Bank of America Nevada
Centra Properties, LLC
EJM Development Co.
Majestic Realty Co.
Prise Companies, LLC
Roel Construction Company, Inc.
Thomas & Mack Development Group

SILVER

American Nevada Company
Colliers International
Community Bank of Nevada
DP Partners
Glen, Smith & Glen Development
Jackson Shaw Company
JMA Architecture Studios
LM Construction Co., Inc.
LaPour Partners, Inc.
Lee & Associates
Marcus & Millichap
Olympia Development Corporation
Shea Commercial
Stanley Consultants, Inc.
Summit Builders of Nevada
Switch Communications Group
Tradewinds Construction
TWC Construction, Inc.
United Construction Company
Voit Commercial Brokerage
Wells Fargo Bank

BRONZE

Affordable Concepts, Inc.
BankWest of Nevada
Bergelectric Corporation
Burke & Associates, Inc.
Carson Taylor Harvey, Inc.
Centra Construction, LLC
Dekker / Perich / Sabatini, Ltd.
Fidelity National Title Agency of Nevada, Inc.
G.C. Wallace, Inc.
GMAC Commercial Mortgage Corporation
Grubb & Ellis | Las Vegas
Harsch Investment Properties, LLC
Helix Electric
IPG Commercial Real Estate
Jaynes Corporation
Juliet Property Company
KKE/HFTA Architects, Inc.
The Korte Company
Lee & Sakahara Architects
Martin & Martin Civil Engineers and Surveyors
Martin-Harris Construction Co.
The Molasky Group of Companies
Nevada Power Company
Nevada Real Estate Group LLC
Nevada Title Company
Opulence Studios Inc.
Panattoni Development Company
Periman Architects, Inc.
ProLogis
Roche Constructors, Inc.
Southwest Engineering
SR Construction, Inc.
Stoltz Management
Terracon
Trammell Crow Company
WESTAR Architectural Group of Nevada, Inc.
WPH Architecture, Inc.
WRG Design, Inc.
XD Communications



October 5, 2006

Mr. Flinn Fagg, AICP
Urban Design Coordinator
Las Vegas Current Planning
731 S. Fourth Street
Las Vegas, NV 89101

Re: Proposed Mixed-Use / Transit Oriented Development
Title 19.02.040, 19.04.010, 19.04.050, 19.06.080, 19.08.030,
19.08050, and 19.20.020 Text Amendments

Dear Flinn,

Thank you for allowing NAIOP to be a member on the City of Las Vegas Mixed-Use Steering Committee. The participating members all contributed and you did an excellent job as committee chairman.

During the meetings, committee members gained invaluable insight into the City's concerns and challenges associated with mixed-use development. The committee's task of revisiting the City's mixed use regulations to address concerns that have arisen with recent applications and approvals of mixed-use projects resulted in numerous workable recommendations.

One common theme was the creation of an ordinance with guidelines to encourage quality mixed-use development while maintaining flexibility. Since it is impossible to anticipate and address every possible mixed-use scenario in the ordinance, flexibility was the key.

After receipt of the mixed-use text amendment and its distribution for comment, NAIOP believes the flexibility inherent in the 19.04.050 Special Use Permit application process should be codified to state: "The waiver of a Minimum Requirement for a Special Use Permit will be reviewed by staff and submitted to the Planning Commission and City Council for consideration if the applicant can demonstrate that unique conditions exist and the waiver would not materially impact the quality of the mixed-use development or surrounding neighborhood."

The City may draft similar alternate language allowing the City to exercise discretion when a desirable mixed-use development cannot meet all Minimum Requirements for the Special Use Permit. With this minor revision, NAIOP supports the proposed Title 19 text amendments for mixed-use / transit oriented development.

Sincerely,

Ralph Murphy
Chapter President

Bruce Barton
Government Affairs Committee

City of Las Vegas

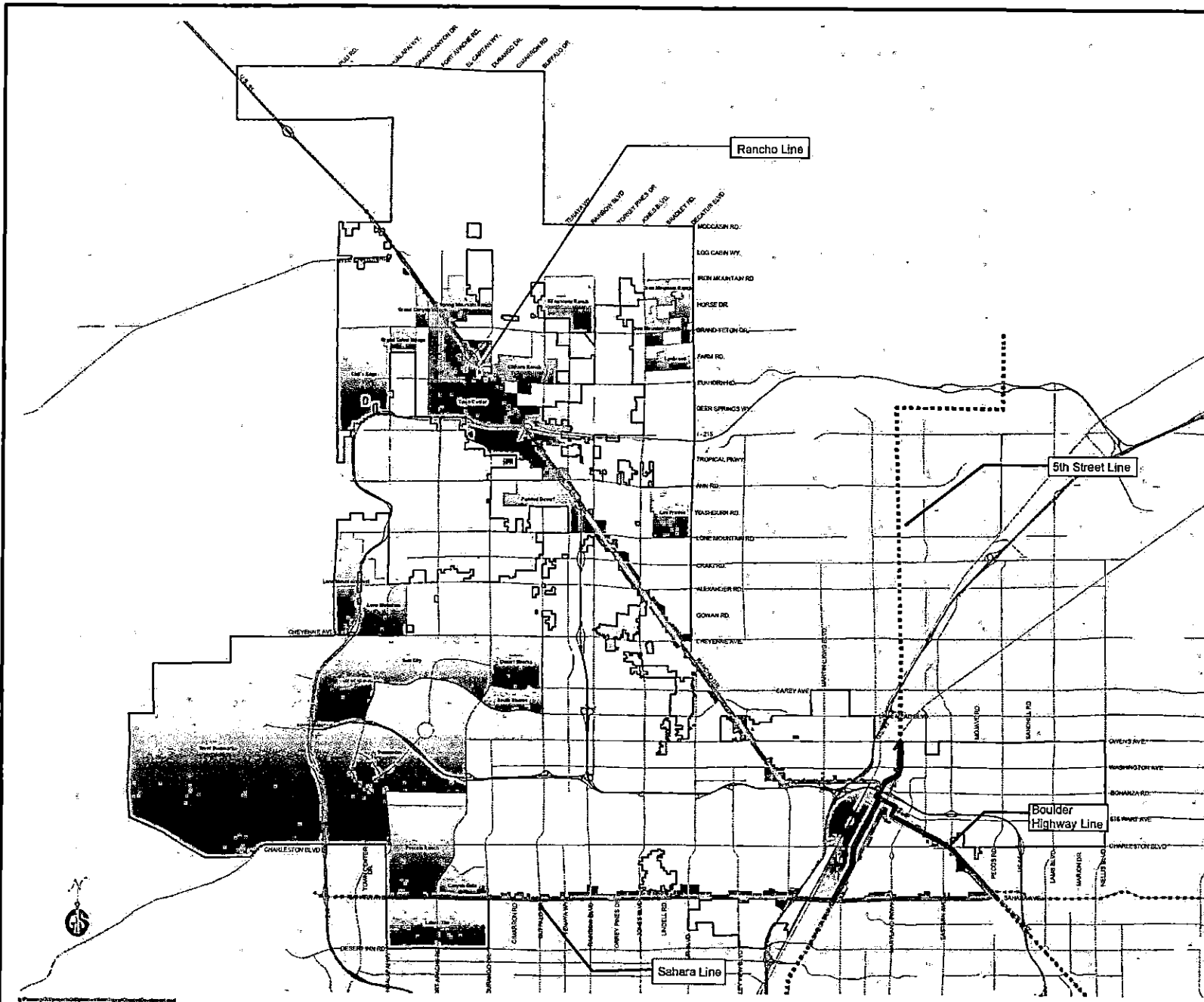
Transit Oriented Development

-  C-1 - Limited Commercial
-  C-2 - General Commercial
-  Las Vegas Downtown Centennial Plan
-  Town Center
-  Master Planned Communities

Potential BRT Corridors

-  5th Street Line
-  Boulder Highway Line
-  Rancho Line
-  Sahara Line

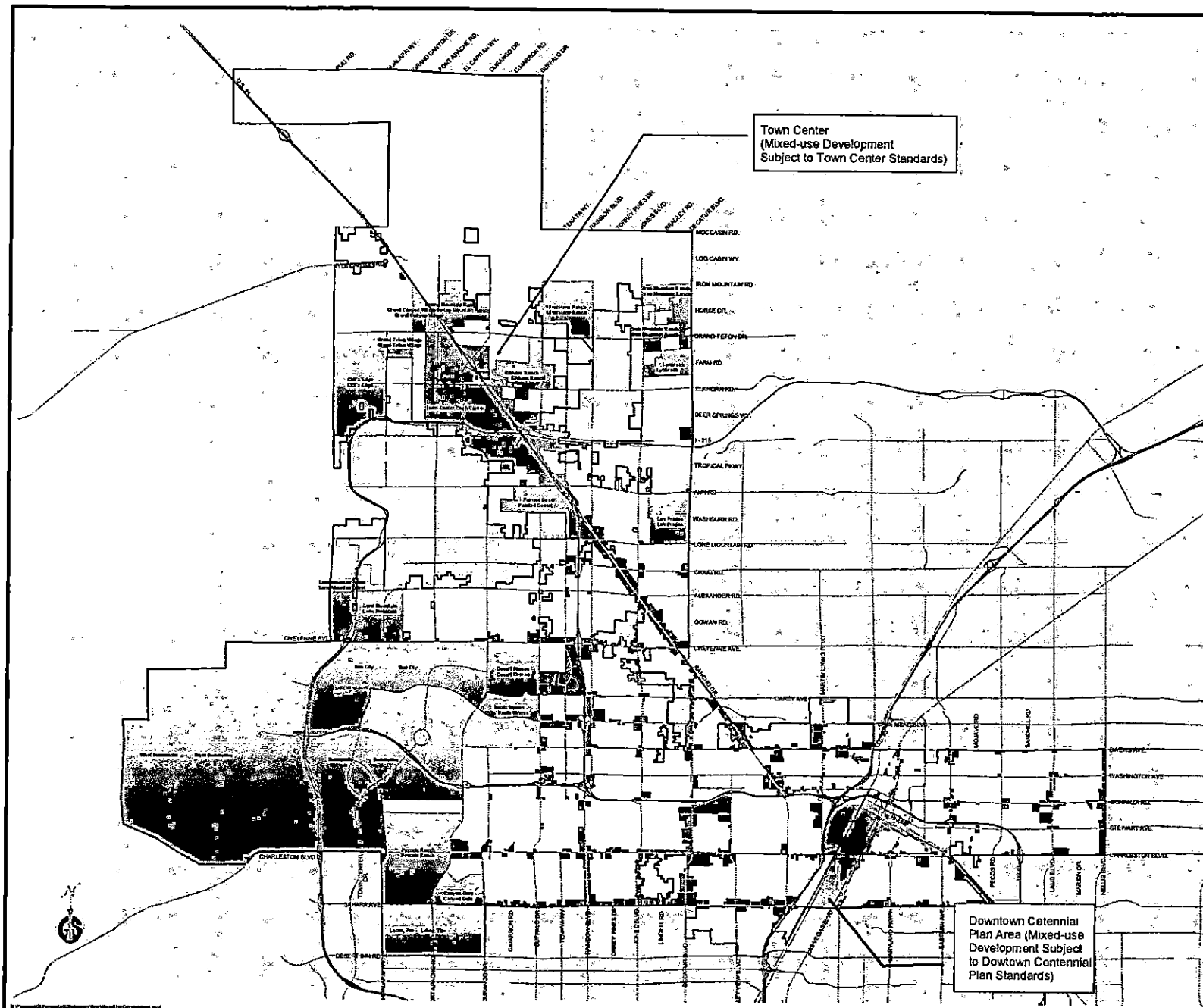
Transit Oriented Development Regulations Apply to the C-1 And C-2 Zoning Districts Along Transit Lines



GIS maps are normally prepared only to meet the needs of the City. Due to continuous development of activity this map is for information only. Geographic Information Systems Planning & Development Dept. 703.229.4301



Printed: October 03, 2006



City of Las Vegas
Mixed Use
Development

-  N-S - Neighborhood Services
-  C-1 - Limited Commercial
-  C-2 - General Commercial
-  C-PB - Planned Business Park
-  Las Vegas Downtown Centennial Plan
-  Town Center
-  Master Planned Communities

Mixed Use Development Regulations Apply to the N-S, C-1, C-2, And C-PB Zoning Districts



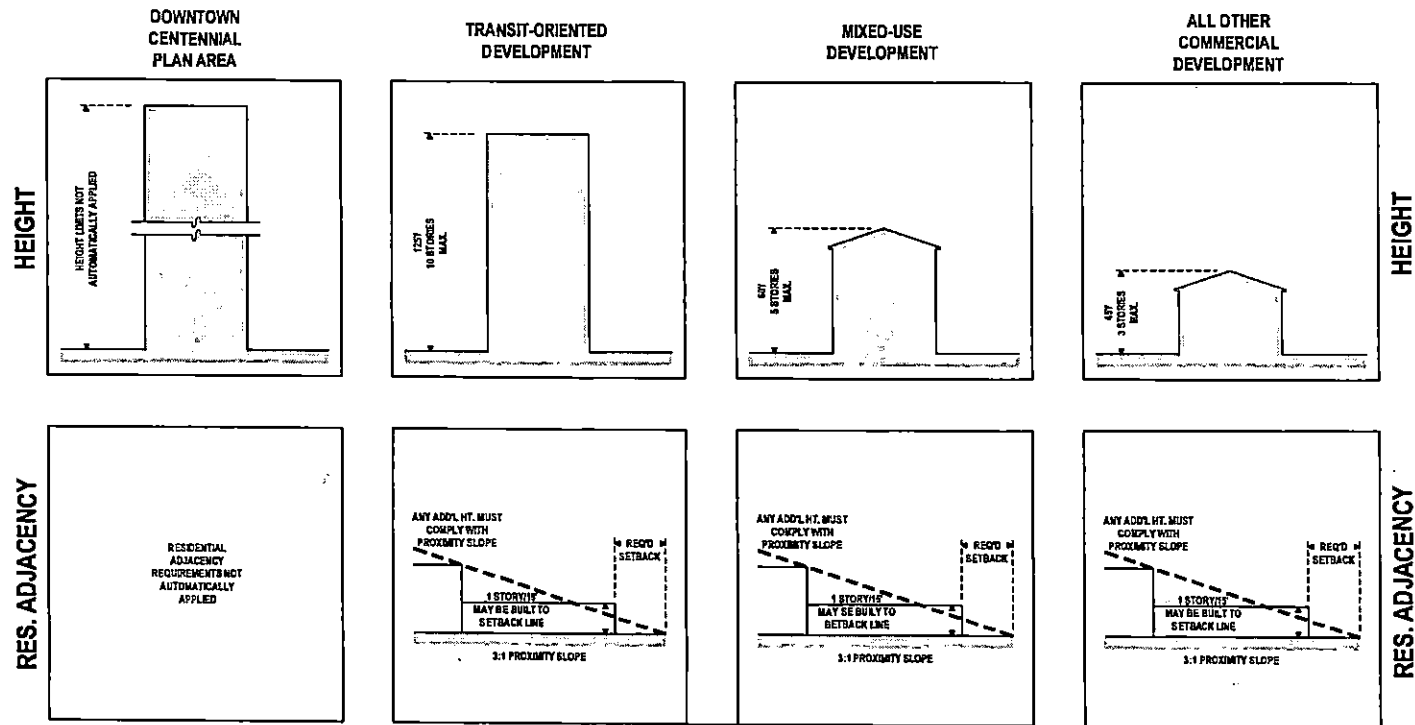
GIS maps are solely produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information Systems
Planning & Development Dept.
702.254.6301



MORE INTENSE

LESS INTENSE



ZONING DISTRICTS
LOCATION REQUIREMENTS
MINIMUM PARCEL SIZE
FRONT/CORNER SIDE SETBACK
BUILD-TO LINE REQUIREMENT
LOT COVERAGE
PEDESTRIAN OPEN SPACE/PLAZA
STREETSCAPE
LANDSCAPE BUFFER ADJ. TO RES.

PER CENTENNIAL PLAN
CENTENNIAL PLAN AREA
N/A
0'
60% OF FRONTAGE
UP TO 100%
(AS HEIGHT BONUS ONLY)
REQUIRED
N/A

C-1, C-2
WITHIN 660' OF BRT/LIGHT RAIL STATION
2 ACRES
10'
60% OF FRONTAGE
UP TO 85%
REQUIRED
REQUIRED
PER TITLE 19.12; ADD'L REQUIREMENTS

N-S, C-1, C-2, C-PB
FRONTAGE ON PRIMARY ARTERIAL
1 ACRE
10' (C-1, C-2)
60% OF FRONTAGE
UP TO 75%
REQUIRED FOR CERTAIN THRESHOLDS
REQUIRED
PER TITLE 19.12; ADD'L REQUIREMENTS

N/A
N/A
PER ZONING DISTRICT
PER ZONING DISTRICT
PER ZONING DISTRICT
PER ZONING DISTRICT
PER TITLE 19.08
N/A
PER TITLE 19.12

ZONING DISTRICTS
LOCATION REQUIREMENTS
MINIMUM PARCEL SIZE
FRONT/CORNER SIDE SETBACK
BUILD-TO LINE REQUIREMENT
LOT COVERAGE
PEDESTRIAN OPEN SPACE/PLAZAS
STREETSCAPE
LANDSCAPE BUFFER ADJ. TO RES.

MIXED-USE/TRANSIT-ORIENTED DEVELOPMENT STANDARDS (DRAFT #1)

PLANNING & DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS
DECEMBER 2006

TXT-17570: Mixed-Use Ordinance

Planning Commission Workshop January 2006

Issues:

Height

Traffic

Density/Intensity

Parking

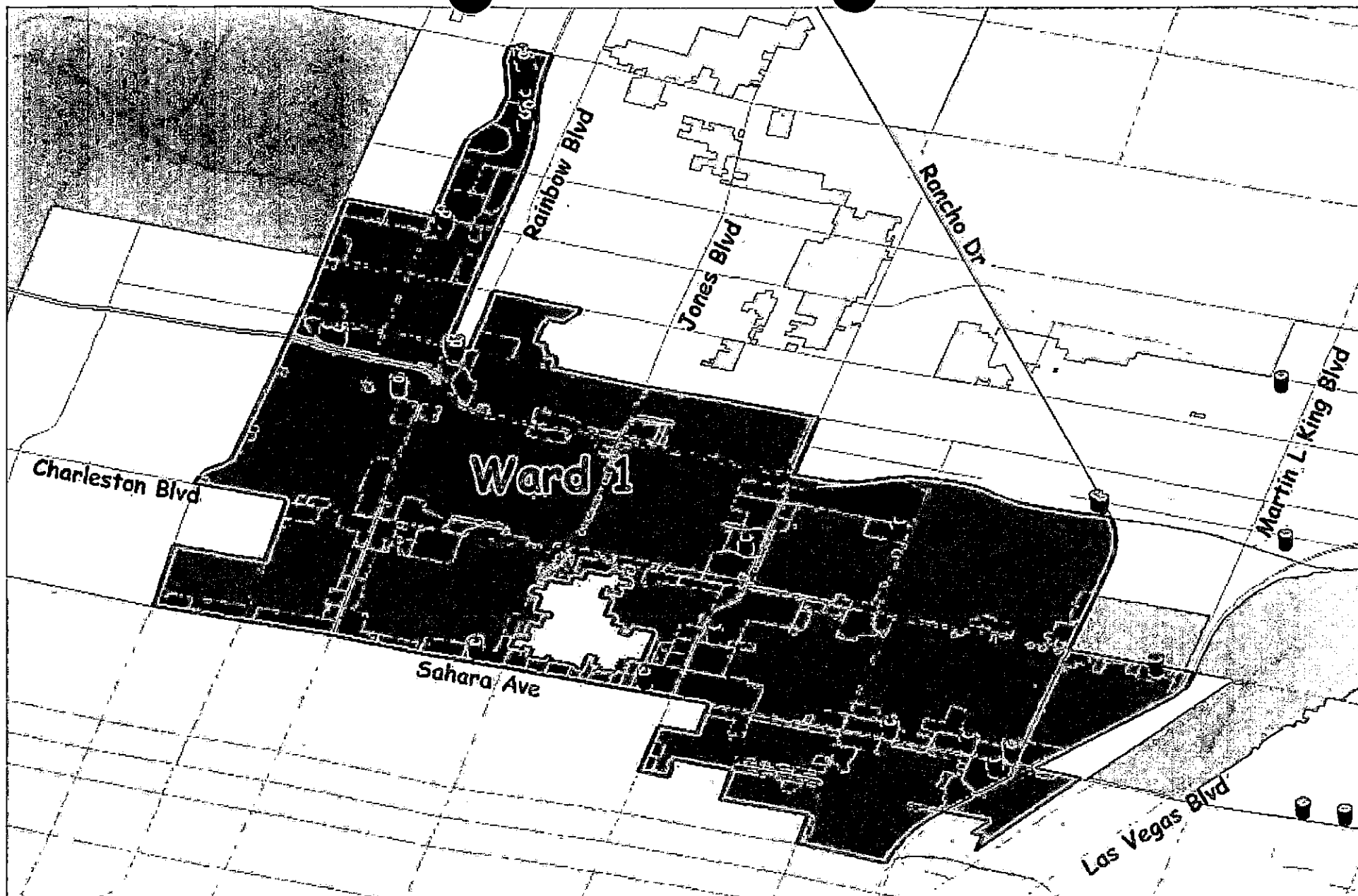
Construction Staging

Impacts to established neighborhoods

TXT-17570: Mixed-Use Ordinance

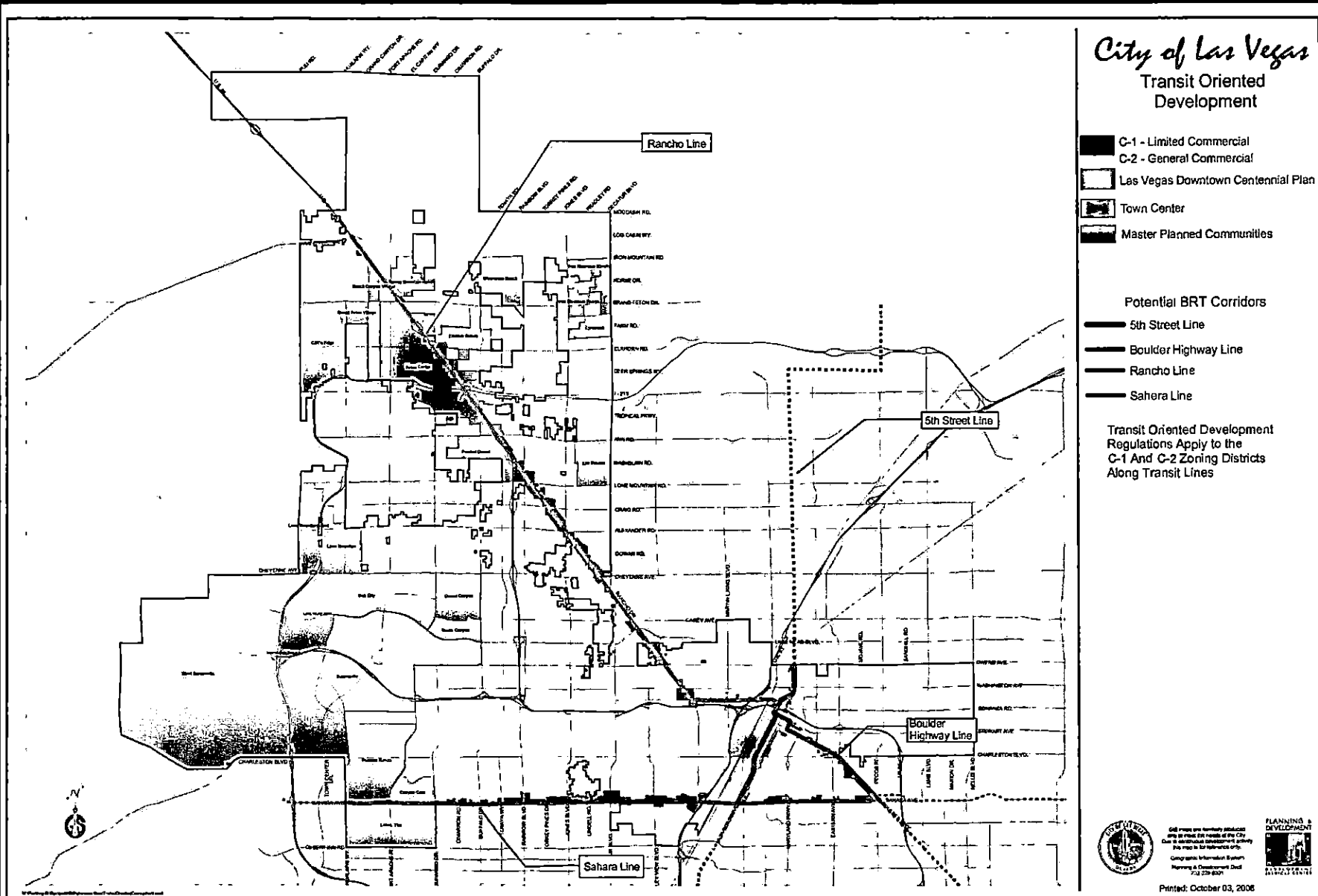
Does not apply to:

**Downtown Centennial Plan
Medical District
Town Center
Master-Planned Communities**

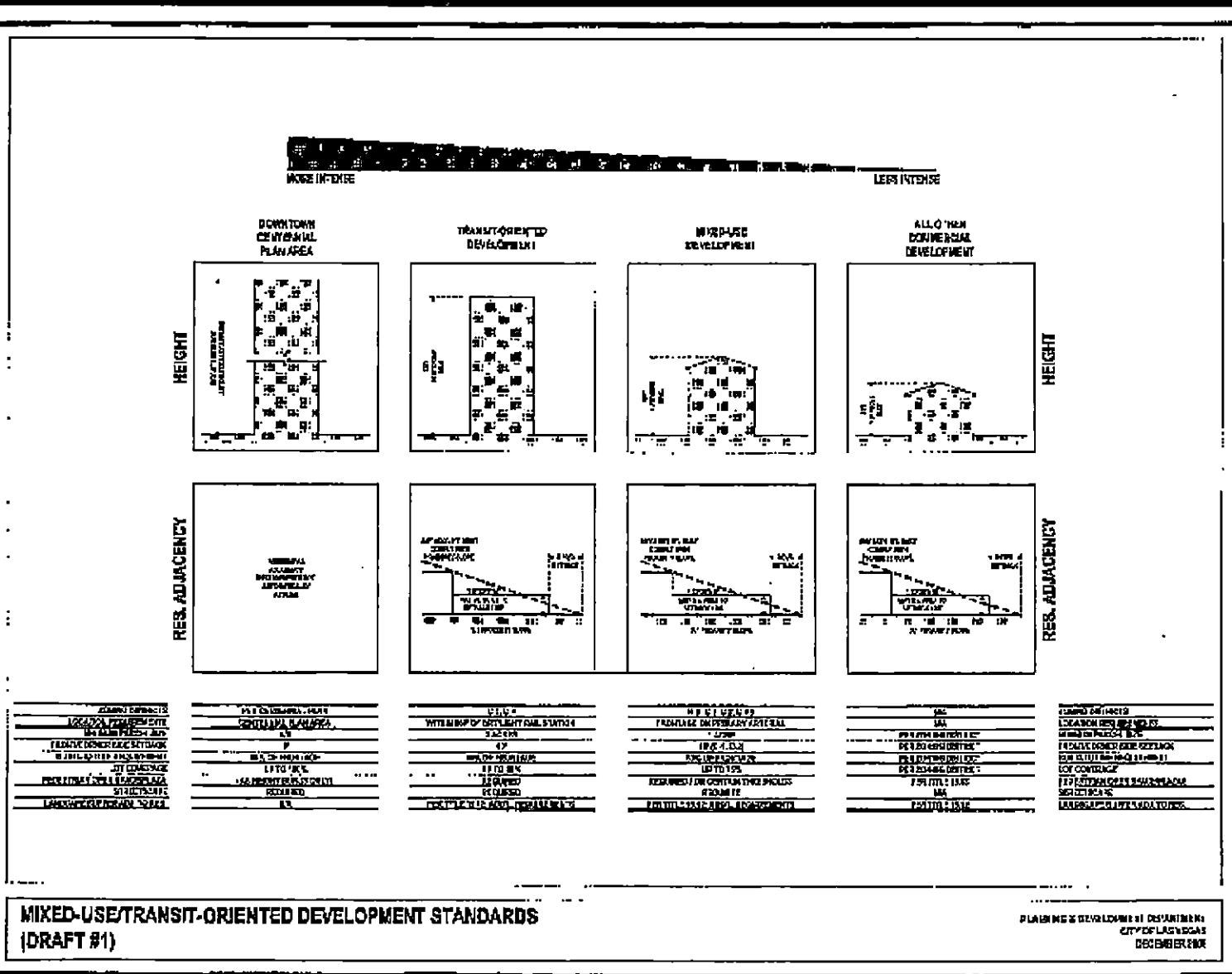


Existing Mixed-use areas...

TXT-17570: Mixed-Use Ordinance



TXT-17570: Mixed-Use Ordinance



TXT-17570: Mixed-Use Ordinance

Parking Requirements

<u>General Land Use</u>	<u>Weekdays</u>			<u>Weekends</u>		
<u>Classification</u>	<u>Mid-7am</u>	<u>7am-6pm</u>	<u>6pm-Mid</u>	<u>Mid-7am</u>	<u>7am-6pm</u>	<u>6pm-Mid</u>
<u>Office</u>	<u>5%</u>	<u>100%</u>	<u>5%</u>	<u>0%</u>	<u>60%</u>	<u>10%</u>
<u>Retail & Personal Service</u>	<u>0%</u>	<u>100%</u>	<u>80%</u>	<u>0%</u>	<u>100%</u>	<u>60%</u>
<u>Residential</u>	<u>100%</u>	<u>55%</u>	<u>85%</u>	<u>100%</u>	<u>65%</u>	<u>75%</u>
<u>Restaurant</u>	<u>50%</u>	<u>70%</u>	<u>100%</u>	<u>45%</u>	<u>70%</u>	<u>100%</u>
<u>Hotel</u>	<u>100%</u>	<u>65%</u>	<u>90%</u>	<u>100%</u>	<u>65%</u>	<u>80%</u>
<u>Theaters</u>	<u>0%</u>	<u>70%</u>	<u>100%</u>	<u>5%</u>	<u>70%</u>	<u>100%</u>

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

TXT-17827 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER:
CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04, "Permissible Uses," and Title 19.20, "Definitions," to establish standards for Massage, Accessory uses.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Conditions and Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be forwarded to City Council in Ordinance Form

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

ANDY REED, Planning and Development Department, explained this amendment would allow accessory massage as a secondary use within certain conditions, which he described, and recommended approval.

MR. REED informed **CHAIRMAN TROWBRIDGE** that the text amendment pertained to therapeutic massage in businesses where massage would not be the primary use.

MARGO WHEELER, Director of Planning and Development Department, confirmed **COMMISSIONER EVANS'** observation that this text amendment would allow a massage therapist to work within a doctor's office without requiring the business to go through the Special Use Permit process.

PLANNING COMMISSION MEETING OF DECEMBER 7, 2006
Planning and Development Department
Item 40 – TXT-17827

MINUTES – Continued:

COMMISSIONER EVANS observed that many massage applicants present themselves as professional therapists, but advertise a very different business after the Special Use Permits are granted. He stated a distinction needs to be made between therapeutic and recreational massage.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(9:53 – 9:57)

3-1018

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 7, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TXT-17827 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

TXT-17827 - Staff Report Page One
December 7, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

Staff of the Planning and Development Department has initiated this request to amend Title 19.04, "Permissible Uses," and Title 19.20, "Definitions," to establish standards for Massage, Accessory uses.

EXECUTIVE SUMMARY

This amendment would add "Accessory Massage" to the land-use tables of 19.04 and allow that use in the P-R, N-S, O, C-D, C-1, C-2, C-PB, C-M, and M zoning districts subject to conditions. These conditions limit Accessory Massage to a medical office or a physical rehabilitation clinic, a permitted fitness and health center, country club, golf course club house, hotel over one hundred (100) rooms or similar facility. Accessory massage would be permitted solely when accessory to an accompanying permitted principal use and when it does not occupy more than 150 square feet, and where the accessory massage use shall not be advertised on any signage. A definition of "Accessory Massage" will also be added to Section 19.20.

This Text Amendment will also eliminate "Massage Establishment" as an Accessory Use in the P-R, N-S, O and C-D zoning districts.

BACKGROUND INFORMATION

Related Actions

06/04/03 The City Council adopted an Ordinance which amended the text of the Zoning Code (TXT-1506) to require a Special Use Permit for Massage Establishments. The Planning Commission and staff had recommended approval of this text amendment at the April 24, 2003 Planning Commission meeting.

ANALYSIS

A new table for "Accessory Massage" would be added to Section 19.04 and is shown below:

P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
A	A	A	A	A	A	A	A	A

TXT-17827 - Staff Report Page Two
December 7, 2006 - Planning Commission Meeting

The Table in Title 19 regarding Massage Establishment is shown below with the proposed changes.

P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
-A	A	A	-A	S	S	S	S	C

The following definition of Massage, Accessory would be added to Section 19.20:

Massage, Accessory: Massage Therapy or Therapeutic Massage that is an accessory use to a medical office or a physical rehabilitation clinic. The term also includes massage by a massage therapist as an accessory use to a permitted fitness and health center, country club, golf course club house, hotel over one hundred (100) rooms or similar facility. Accessory massage is permitted solely when accessory to an accompanying permitted principal use and does not occupy more than 150 square feet, and where the accessory massage use shall not be advertised on any signage.

Clark County allows massage as an accessory use when in conjunction with a beauty salon, health club, golf course/country club, or resort hotel and in less than 25% of the public floor area. In Henderson they are allowed as an accessory use in hotels, beauty shops and athletic clubs.

Las Vegas Municipal Code Chapter 6.52 contains considerable detail regarding the background and licensing of massage personnel. It also details the specific allowed parameters of the massage itself.

It is the intention of this code amendment to more clearly separate the Accessory Massage and Massage Establishment uses, and to create an Accessory Massage definition which is similar to that found in Clark County and the city of Henderson.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: DECEMBER 7, 2006

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

TED RUSSELL, Las Vegas resident, announced his return and thanked his friends and family for their support.

MEETING ADJOURNED AT 9:59 P.M.

Respectfully submitted:

YDOLEENA YTURRALDE, DEPUTY CITY CLERK

CARMEL VIADO, DEPUTY CITY CLERK