

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 21, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-17312 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-17871 - PUBLIC HEARING - APPLICANT: DÉJÀ VU'S LITTLE DARLINGS - OWNER: ARTHUR G. AND JEAN M. GRANT - Request for a Site Development Plan Review FOR A PROPOSED 80-FOOT HIGH FREESTANDING SIGN on 2.46 acres at 1508 Western Avenue (APN 162-04-602-010), M (Industrial) Zone, Ward 3 (Reese).

C.C.: 01/17/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

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. Protest Letters

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with EVANS and TRUESDELL excused

To be heard by the City Council on 01/17/2007

MINUTES:

See Item 35 [VAR-17871] for all related discussion.

(8:23 – 8:30)

2-1155

PLANNING COMMISSION MEETING OF DECEMBER 21, 2006
Department of Planning and Development
Item 36 – SDR-17312

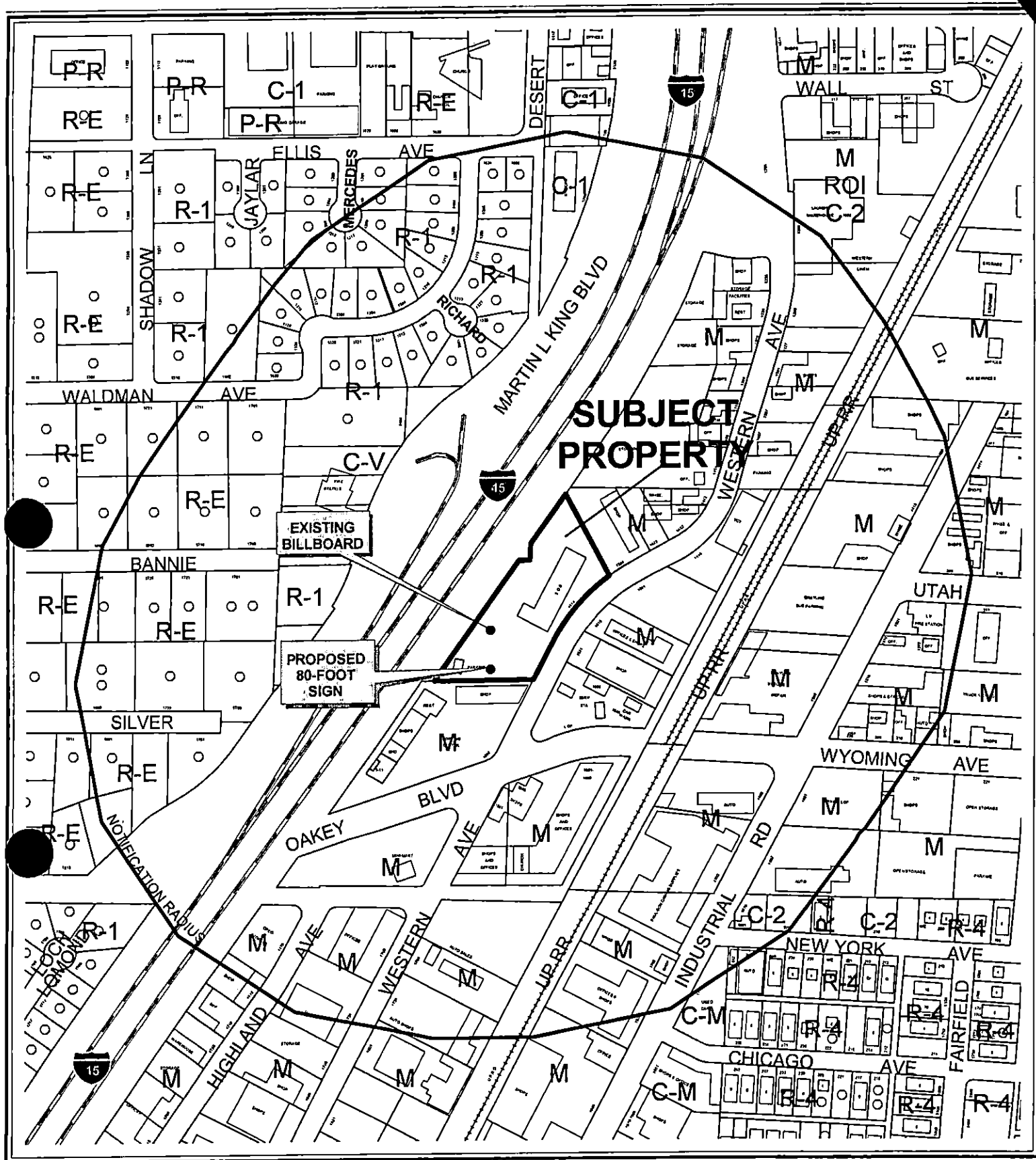
CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, and sign elevations date stamped 10/3/06, except as amended by conditions herein.
3. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

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



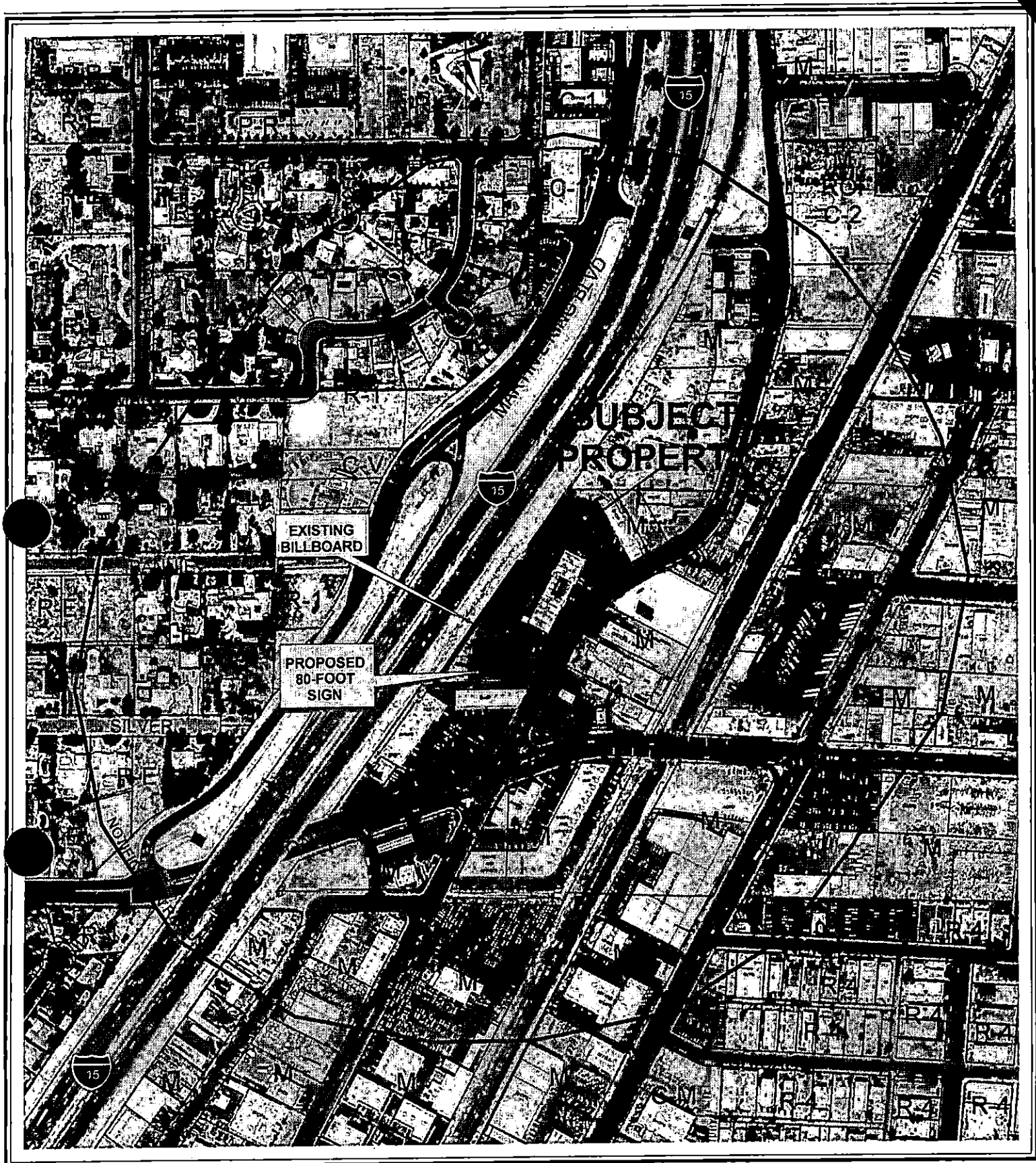
CASE: **SDR-17312**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet





CASE: **SDR-17312**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 21, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-17312 - APPLICANT: DÉJÀ VU'S LITTLE DARLINGS -****OWNER: ARTHUR G. AND JEAN M. GRANT**

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

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, and sign elevations date stamped 10/3/06, except as amended by conditions herein.
3. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

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

SDR-17312 - Staff Report Page One
December 21, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review for a proposed 80-foot high 2,470 square-foot freestanding sign on 2.46 acres at 1508 Western Avenue, between Interstate 15 and Western Avenue. A companion Variance (VAR-17871) shall be considered with this application.

BACKGROUND INFORMATION

<i>Pre-Application Meeting</i>	
09/20/06	A Pre-application meeting was held with the applicant. The applicant was informed of the Title 19 – Section 19.14.060 sign regulations related to sign quantity, area, height, setbacks, and separation.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held for this type of application nor is one required.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.46 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Sexually Oriented Business	LI/R (Light Industrial/Research)	M (Industrial)
North	Commercial Industrial	C (Commercial)	M (Industrial)
South	Commercial Industrial	C (Commercial)	M (Industrial)
East	Commercial Industrial	C (Commercial) and LI/R (Light Industrial/Research)	M (Industrial)
West	Commercial Industrial	C (Commercial)	M (Industrial)

SDR-17312 - Staff Report Page Two
December 21, 2006 - Planning Commission Meeting

<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
Revitalization Area	Y		Y
Trails		N	Y
Rural Preservation Overlay District		N	Y
Development Impact Notification Assessment		N	Y
Project of Regional Significance		N	Y

DEVELOPMENT STANDARDS

Freestanding Signs: [type in sign reference]				
Standards	Ratio	Allowed	Provided	Compliance
Maximum Number	1 sign / 200 Lineal feet of Street frontage	1 sign	1 sign	Y
Maximum Area	2 SF of sign area /lineal foot of Street frontage	720 SF	2,470 SF	N
Maximum Height	40 Feet (maximum 30-feet above nearest elevated freeway near proposed freestanding sign)		80 Feet (I-15 Highway is elevated 50- feet above project site)	Y
Minimum Setback	5 Feet		5 Feet	Y
Illumination	200 feet from single- family residential		N/A	N/A

ANALYSIS

The project request is for the removal of an existing 55-foot tall double face freestanding sign with electric matrix display and construction of a new double face freestanding 80-foot high illumination and pylon sign with video display. The new sign will serve to advertise the location of a sexually oriented business at the subject property.

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December 21, 2006 - Planning Commission Meeting

Development surrounding the project site includes commercial and light industrial uses to the south, east, and north, and Interstate Highway 15 (I-15) to the west. Other existing signage on-site includes an 85-foot tall double face approximately 20-feet by 40-feet commercial billboard near the southwest corner of the property; and illuminated wall, roof, and awning signage.

- **General Plan/Zoning**

The General Plan land use category for the project site is LI/R (Light Industrial/Research) and is situated within a designated revitalization area. Additionally, the site is within the M (Industrial) zone and freestanding signage is permitted within this zone classification.

- **Site Plan**

The freestanding sign will be located within a paved surface parking lot near the southern property line and within 100 feet of the Interstate 15 (I-15) corridor. An approximately 85 foot tall billboard located east of the I-15 highway and west of the proposed sign location exists on the project site. The proposed sign will be installed more than 100 feet (measured on center) from the billboard as required per Title 19 signage distance separation requirements. All other existing signage for the sexually oriented business was reviewed for conformance to current Title 19 Sign Standards. Scaled plans of all existing signage was requested of the applicant by Planning staff however a complete set of drawings was not submitted for review. Staff estimated that current signage complies with Title 19 sign standards.

- **Sign Elevation**

The sign would be a freestanding illuminated display constructed of metal and with pylon cover featuring neon and incandescent lighting, video screen, and open pan channel lettering. The sign will be 80-feet high installed approximately 100 feet east of an elevated state public right-of-way. Which (I-15) rises approximately 50-feet above the adjacent surface parking lot. Title 19 – Section 19.14 Sign Standards permits the construction of freestanding signage within 200 feet of the right-of-way line of an elevated freeway or highway to which it is oriented, and may be erected up to 30 feet above the elevation of an elevated freeway or highway nearest the sign.

FINDINGS

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

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

SDR-17312 - Staff Report Page Four
December 21, 2006 - Planning Commission Meeting

The proposed sign is a permitted use within the industrial zone district.

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

The proposed sign is consistent with the General Plan land use and Title 19 Sign Standards.

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

The project will not adversely affect street operations on Western Avenue.

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

The sign structure is designed to complement the existing sexually oriented business and will utilize materials that will provide structural stability.

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 architectural design of the structure will blend well with the exterior building design as well as with surrounding uses by utilizing modern design elements.

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

Implementation of the proposed project will not result in substantial risk to human health and public safety.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

SDR-17312 - Staff Report Page Five
December 21, 2006 - Planning Commission Meeting

NOTICES MAILED 111 [Mailed with VAR-17871]

APPROVALS 0

PROTESTS 2



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17312** APN: 162-046-020-10

Name of Property Owner: Arthur & Jean Grant

Name of Applicant: Deja Vu's Little Darlings

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): _____

APN _____

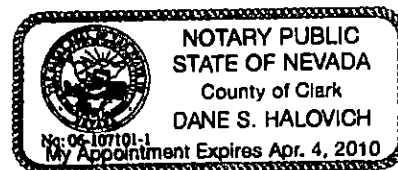
Signature of Property Owner: Jean Grant

Print Name: JEAN GRANT

Subscribed and sworn before me

This 01 day of AUGUST, 2006

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



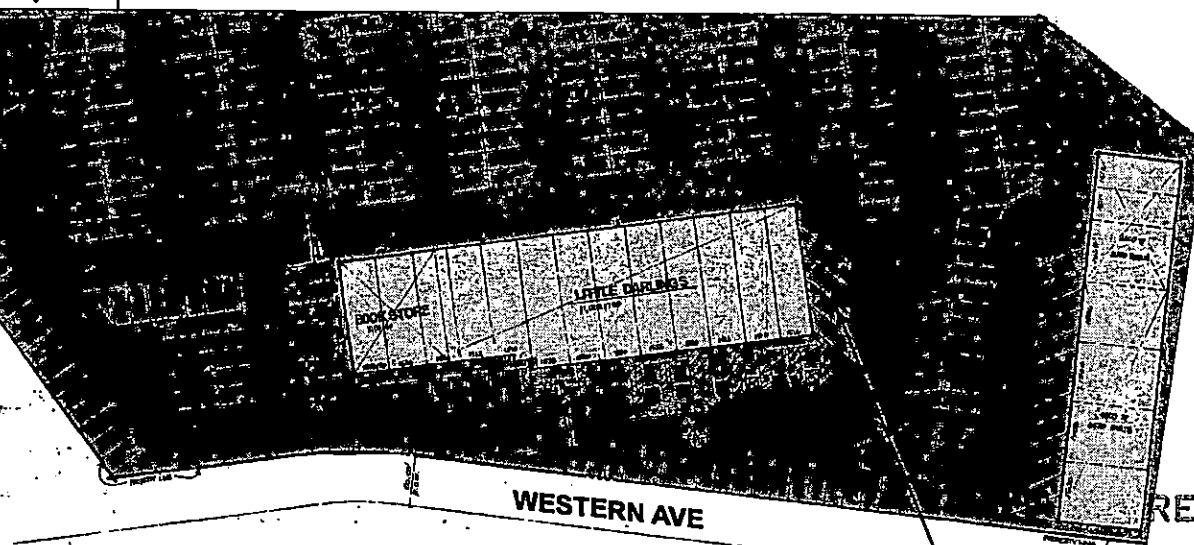
80' FREEWAY SIGN

5' MIN SETBACK
FROM P/L

I-15



80' FREEWAY SIGN



SITE PLAN

1"=60'



EXISTING SIGN
TO BE REMOVED



AERIAL VIEW N.T.S.

RECEIVED
OCT 03 2006

**Little
Darlings**

1514 WESTERN AVE

SITE PLAN

VISION SIGN

3435 S. Polaris Ave. Las Vegas, Nevada 89103
Phone: (702) 895-7474

These plans are prepared and submitted by the
contractor as an application to NRS 633.310
for work under Construction Business Company
authorized under NRS 633.424.
NY CONTRACTOR LICENSE #42776

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY
OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME,
IN WHOLE OR PART IS PROHIBITED.

proj. 10366a
date 01-08-2006
designed DERRICK
built SHOCK
file name LD10366a.CDR
pages

REVISIONS MADE

04-20-06 ON ADJUST SIZES OF SIGN
& LED UNIT

SITE

SDR-17312

12/21/06 PC

**AS PER
REQD**

REPL. DABINGS
OPEN CHANNEL LTRS.
PAINT WHITE INSIDE & PAINT
OUTSIDE RETURN WHITE w/
PAINT PINK & BLUE

TOTALLY NUDE
OPEN PAN CHANNEL LTHS.
PAINT TO MATCH #230-167 HIDE
VINYL INSIDE & PAINT OUTSIDE
REUR. W/OUTS. & CLEAN



-PYLON COVER
METAL SAND FINISH TEX-COTE
POLE COVER AND CAPS PTD TO
MATCH #230-78 VIVID ROSE.
SMOOTH PAINT STRIPE DOWN
THE CENTER WHITE.



RECEIVED
OCT 03 2006

SDR-17312
12/21/06 PC

100

[illegible]

THE INFORMATION WAS PREPARED BY AND IS THE PROPERTY OF VISION DATA INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

These plans are prepared and submitted by the contractor as an application to NRS 611.350 for work under construction license category authorized under NRS 612.

NY CONTRACTOR LICENSE #92776

3625 S. Polaris Ave., Las Vegas, Nevada 89103
Phone: (702) 895-7474

VISION SIGN

1000

PYLON SIGN

80' FREEWAY

1514 WESTERN AVE

Calicut

Deriving

Life/



VAR-17871 & SDR-17312 - APPLICANT: DEJA VU'S LITTLE DARLINGS - OWNER: ARTHUR G. AND
JEAN M. GRANT
1508 WESTERN AVENUE
DECEMBER 21, 2006 PLANNING COMMISSION

11/28/06



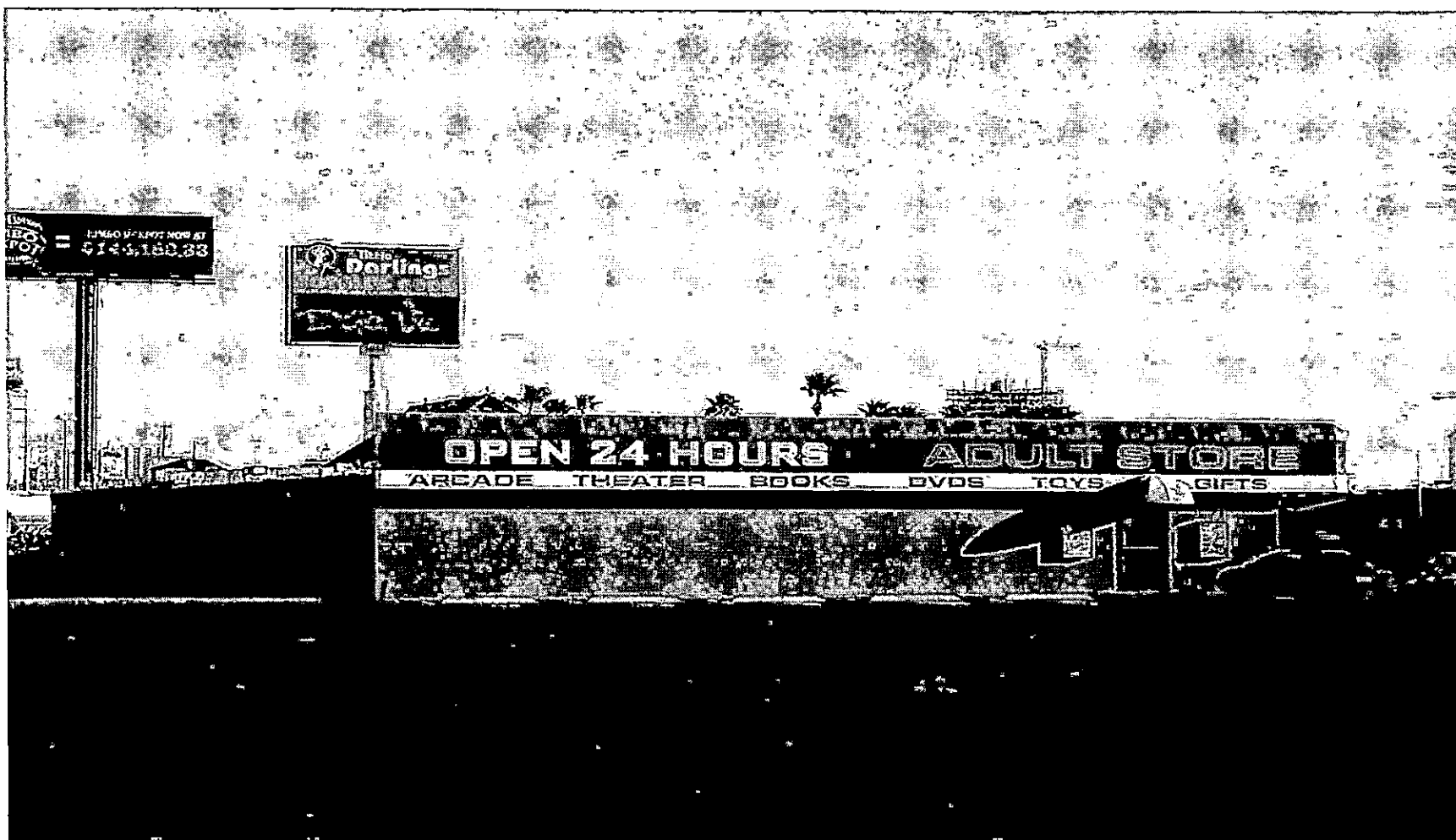
VAR-17871 & SDR-17312 - APPLICANT: DEJA VU'S LITTLE DARLINGS - OWNER: ARTHUR G. AND
JEAN M. GRANT
1508 WESTERN AVENUE
DECEMBER 21, 2006 PLANNING COMMISSION

11/28/06



VAR-17871 & SDR-17312 - APPLICANT: DEJA VU'S LITTLE DARLINGS - OWNER: ARTHUR G. AND
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DECEMBER 21, 2006 PLANNING COMMISSION

11/28/06



VAR-17871 & SDR-17312 - APPLICANT: DEJA VU'S LITTLE DARLINGS - OWNER: ARTHUR G. AND
JEAN M. GRANT
1508 WESTERN AVENUE
DECEMBER 21, 2006 PLANNING COMMISSION

11/28/06



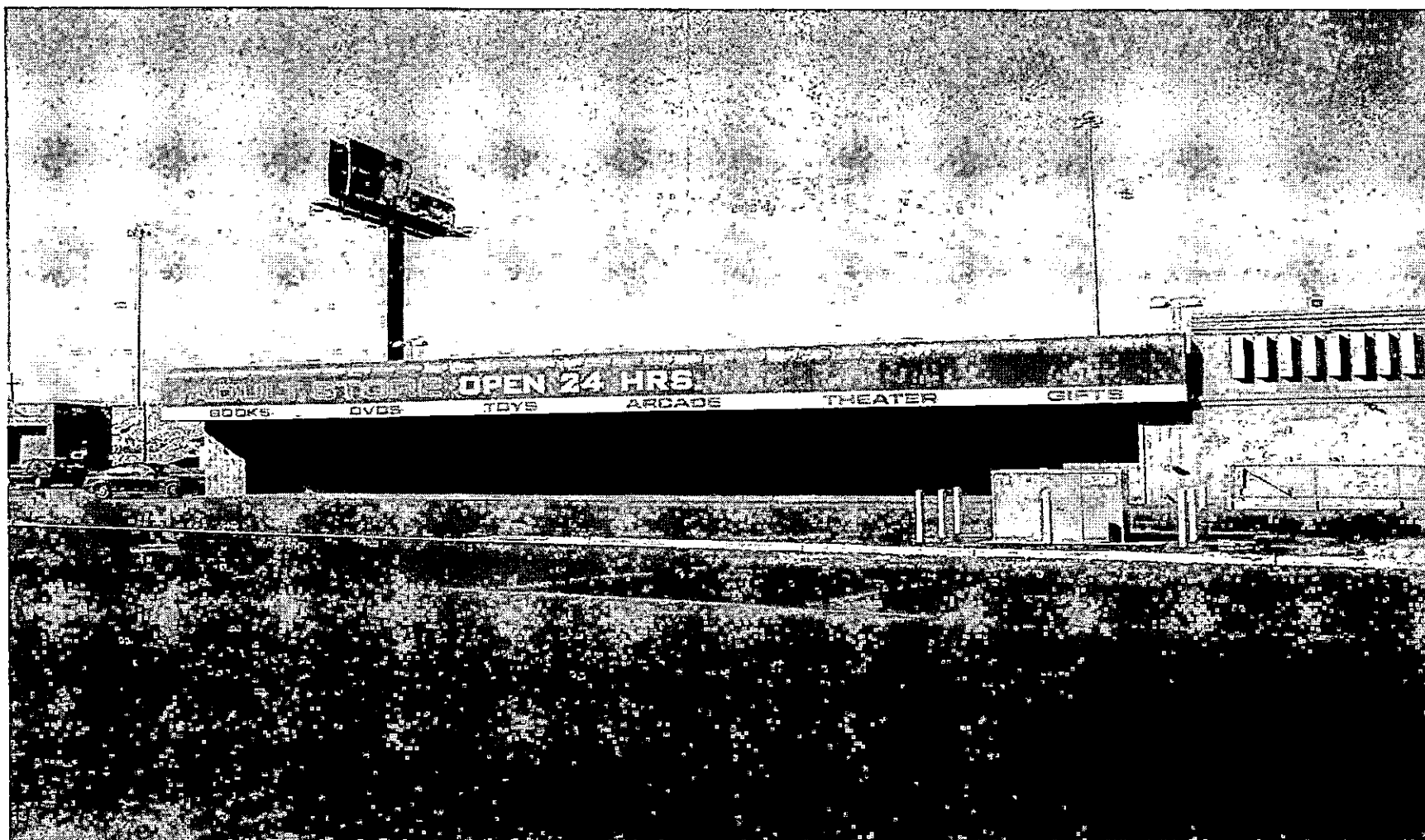
VAR-17871 & SDR-17312 - APPLICANT: DEJA VU'S LITTLE DARLINGS - OWNER: ARTHUR G. AND
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DECEMBER 21, 2006 PLANNING COMMISSION

11/28/06



VAR-17871 & SDR-17312 - APPLICANT: DEJA VU'S LITTLE DARLINGS - OWNER: ARTHUR G. AND
JEAN M. GRANT
1508 WESTERN AVENUE
DECEMBER 21, 2006 PLANNING COMMISSION

11/28/06



VAR-17871 & SDR-17312 - APPLICANT: DEJA VU'S LITTLE DARLINGS - OWNER: ARTHUR G. AND
JEAN M. GRANT
1508 WESTERN AVENUE
DECEMBER 21, 2006 PLANNING COMMISSION

11/28/06

December 11, 2006

City of Las Vegas Planning Commission
City Council Chambers
400 Stewart Avenue
Las Vegas, NV 89101

In re: **Objections to SDR-17312 and VAR-17871**

Dear City Commissioners:

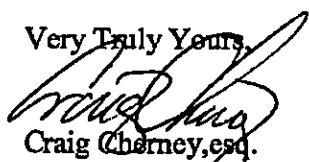
I would like to tender a formal **objection** to the aforementioned matters on behalf of myself and my wife Aubree Cherney. We reside at 1720 Bannie Avenue, in the Scotch 80's Neighborhood which lies directly west of the proposed signage.

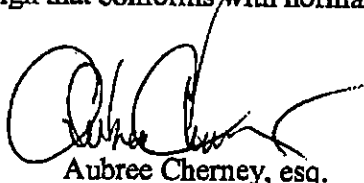
While every business is entitled to signage, the enormous size of the proposed "Little Darlings" sign is completely unacceptable.

While our neighborhood lies next to these kinds of businesses, I don't believe it's fair that a new sign, which will become an ENORMOUS BEACON to all passers-by for this Little Darlings establishment would benefit the city, its residents, or people like us who will live under the shadow of this signage.

Please compel the applicant to build a sign that conforms with normal city code.

Very Truly Yours,


Craig Cherney, esq.
1720 Bannie Ave
Las Vegas, NV 89102


Aubree Cherney, esq.
1720 Bannie Ave
Las Vegas, NV 89102

Renee Poole
Not Just Antiques Mart
1422 Western Avenue
Las Vegas, NV 89102

December 15, 2006

RE: SDR-17312 AND VAR-17871 Little Darlings Déjà vu's Sign Applications

Dear Council:

I am OPPOSED to both of these plans passing. I have property adjacent to this address, which is a retail establishment. The neighborhood has long been known for its nudey bars. And many who live in Las Vegas and tourists, do not travel in this neighborhood because of the reputation that it has gotten. Western Avenue and the adjacent neighborhood is just beginning to see the arrival of new retail businesses, art galleries, and building promotions.

I think a sign of that size will mislead passer-bys; especially those on the freeway, and will discourage potential customers from seeking our retail businesses. Although, I am not in opposition to this type of business, I don't feel that the promotion of this with a 80 foot sign is necessary, and may actually hurt the small businesses that are in this area.

I am hopeful that you will vote no on this matter.

Renee Poole

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 21, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-18182 – VARIANCE - PUBLIC HEARING – APPLICANT: RIDER'S CHEVRON - OWNER: GARRET GROUP, LLC - Request for a Variance TO ALLOW AN 11-FOOT SETBACK IN THE REAR YARD WHERE 20 FEET IS THE MINIMUM REQUIRED on 0.79 acres at 2237 West Charleston Boulevard (APN 162-04-101-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 01/17/07

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

MOTION:

DAVENPORT – APPROVED subject to conditions – **UNANIMOUS** with **EVANS** and **TRUESDELL** excused

This is Final Action

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 37 [VAR-18182] and Item 38 [SDR-18082].

DOUG RANKIN, Department of Planning and Development, stated that the Variance would be a 45 percent deviation from the standard rear yard setback and because this is a self-imposed hardship, he recommended denial. **MR. RANKIN** also recommended denial of the Site Development Plan Review and the parking lot landscape waiver.

PLANNING COMMISSION MEETING OF DECEMBER 21, 2006
Department of Planning and Development
Item 37 – VAR-18182

MINUTES – Continued:

TODD McBRAIR, 5525 Polaris Avenue Suite B, appeared on behalf of the applicant and noted that the proposal had been heard two years prior. The project is currently under review to obtain a building permit and Public Works approval while dealing with the Nevada Department of Transportation (NDOT). There have been additional right-of-way requests from Public Works at which time the project was redesigned. MR. McBRAIR stated that the reason the project needed to be heard again in a public forum was because the application had expired.

MR. McBRAIR acknowledged that the owner had launched the building prematurely because of the understanding that building permits would be obtained within weeks and recollected the controversy associated with the project because of the carwash. The carwash has since been deleted and replaced with additional square footage. He depicted photographs of an office building to the south and noted that the sidewalk in place which justifies that the 20-foot setback requirement is not reasonable. If nine feet were dedicated to meet that requirement, it would affect the site's circulation and would lessen the quality of the project. He respectfully requested approval.

COMMISSIONER DAVENPORT expressed concern about the use of the land as there have been many small fires. MR. McBRAIR acknowledged those concerns and noted that the sidewalk area would be fenced off to prevent trespassing and the possibility of such fires.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 37 [VAR-18182] and Item 38 [SDR-18082].

(8:30 – 8:35)
2-1419

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-18082), 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.

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 21, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-18182 – APPLICANT: RIDER'S CHEVRON - OWNER:
GARRET GROUP, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-18082), 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-18182 - Staff Report Page One
December 21, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow an 11-foot setback in the rear yard where 20 feet is the minimum required.

The proposed deviation from standards is along the rear, or south, property line. The application is requesting an 11-foot rear yard setback where 20 feet is the minimum required. This is a 45 % deviation from standards. Along the property line where the deviation from standards is located the subject site borders an office complex. Although this deviation from standards would not have a significant negative affect on the surrounding area, this is considered a self-imposed hardship and denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/64	The Board of City Commissioners approved a Rezoning (Z-0051-64) from R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) for the subject site. The staff had recommended denial. The Planning Commission and staff recommended denial on 08/13/64. This C-1 (Limited Commercial) zoning was adopted by ordinance on 12/07/66.
01/28/65	The Board of Zoning Adjustment approved a request for a Use Permit for the development of a service station on the northern portion of the subject site. A condition of approval at that time required retention of existing vegetation on the southern portion of the site, as a transition to adjacent low-density residential development.
12/12/72	A Special Use Permit (U-0055-64) for a service station was granted administratively by the Planning Department.
08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for SC (Service Commercial) land uses.
04/02/86	The City Council approved a request for a Plot Plan Review to allow a convenience store with gasoline sales on the subject site. The condition requiring retention of the existing vegetation on the southern portion of the site was modified to require landscaping and hedges along the south and east walls of the site. The Planning Commission had recommended approval on 03/13/86.
06/19/02	The City Council adopted the Rancho Charleston Land Use Study. This study recommended the designation of the subject property for O (Office) land uses, which was accomplished through the approval of General Plan Amendment (GPA-0047-01) the same day.

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VAR-18182 - Staff Report Page Two
December 21, 2006 - Planning Commission Meeting

08/18/04	The City Council approved a Site Development Plan Review (SDR-4563) for a proposed 1,200 square-foot car wash/auto detail and 3,325 square-foot service station and companion applications for a General Plan Amendment (GPA-4564) from O (Office) to SC (Service Commercial) and to waive full trail standards for the adjacent trail along Rancho Drive, a Variance (VAR-4696) for insufficient parking, and a Special Use Permit (SUP-4565) for a proposed Car Wash/Auto Detail use on the site. The Planning Commission recommended approval. Staff recommended denial. The Site Development Plan Review (SDR-4563), Variance (VAR-4693) and Special Use Permit (SUP-4565) have expired.
12/21/06	A Companion Site Development Plan Review (SDR-18082) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this Site Development Plan Review.	
<i>Pre-Application Meeting</i>	
A pre-application meeting was not held regarding the proposed project.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

Details of Application Request

Site Area

Gross Acres	0.79
Net Acres	0.79

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Service Station	SC (Service Commercial)	C-1 (Limited Commercial)
North	Retail	UMC (Medical District)	PD (Planned Development)
South	Offices	O (Office)	P-R (Professional Office and Parking)
East	Medical Offices	O (Office)	O (Office)
West	Child Care Facility	O (Office)	C-D (Designed Commercial)
	Single-Family Residential	L (Low Density Residential)	R-1 (Single-Family Residential)

VAR-18182 - Staff Report Page Three
December 21, 2006 - Planning Commission Meeting

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District	X		Y
Rancho/Charleston Land Use Study	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

A pedestrian path is designated along Rancho Boulevard, which requires a five-foot sidewalk and five-landscape amenity zone. The proposed sidewalk and landscaping along Rancho Boulevard will conform to the minimum requirements.

DEVELOPMENT STANDARDS

Per Title 19.08:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	120 Feet	Y
Min. Setbacks			
• Front	20 Feet	48 Feet	Y
• Side	10 Feet	20 Feet	Y
• Corner	15 Feet	30 Feet	Y
• Rear	20 Feet	11 Feet	N
Max. Lot Coverage	50 %	12.73 %	Y
Max. Building Height	N/A	25 Feet	Y
Trash Enclosure	Y	Y	Y
Mech. Equipment	Screened	Y	Y

ANALYSIS

The proposed development does not meet setback requirements in the rear yard. The applicant is proposing an 11-foot setback where 20 feet is the minimum required. This is a 45 % deviation from standards. This Variance (VAR-18182), if approved, would permit this deviation from requirements.

The proposed deviation from standards is along the rear, or south, property line. Along the property line where the deviation from standards is located the subject site borders an office complex, specifically the covered parking portion of the office complex. Although this deviation from standards would not have a significant negative effect on the surrounding area, this is considered a self-imposed hardship and denial of this request is recommended.

NG

VAR-18182 - Staff Report Page Four
December 21, 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 the applicants design choices. Alternative design with a smaller building 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

17

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 121 [Mailed with SDR-18082]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-18182** APN: 162-04-101-001

Name of Property Owner: Garret Group, LLC

Name of Applicant: Rider's Chevron

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: _____

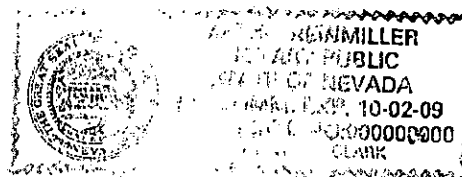
Signature of Property Owner: 

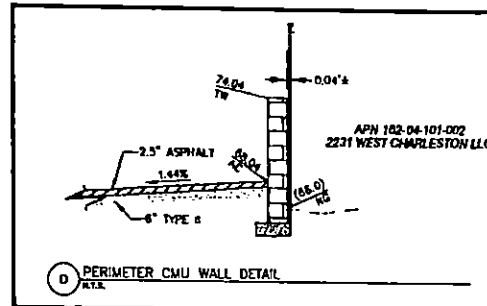
Print Name: Tom Jones

Subscribed and sworn before me

This 15 day of November, 2006

Kathie Beismiller
Notary Public in and for said County and State





VICINITY MAP

CHARLESTON BLVD./RANCHO DR.
LAS VEGAS, NV



SITE NOTES

1. MAXIMUM SLOPE FOR RUMPS ON THE SIDEWALK IS 0.12
2. LIGHT POLE FIXTURES SHALL HAVE A POLE HEIGHT OF 30' SEE DETAIL 11/PA/02 AND ELECTRICAL REQUIREMENTS

KEYNOTES

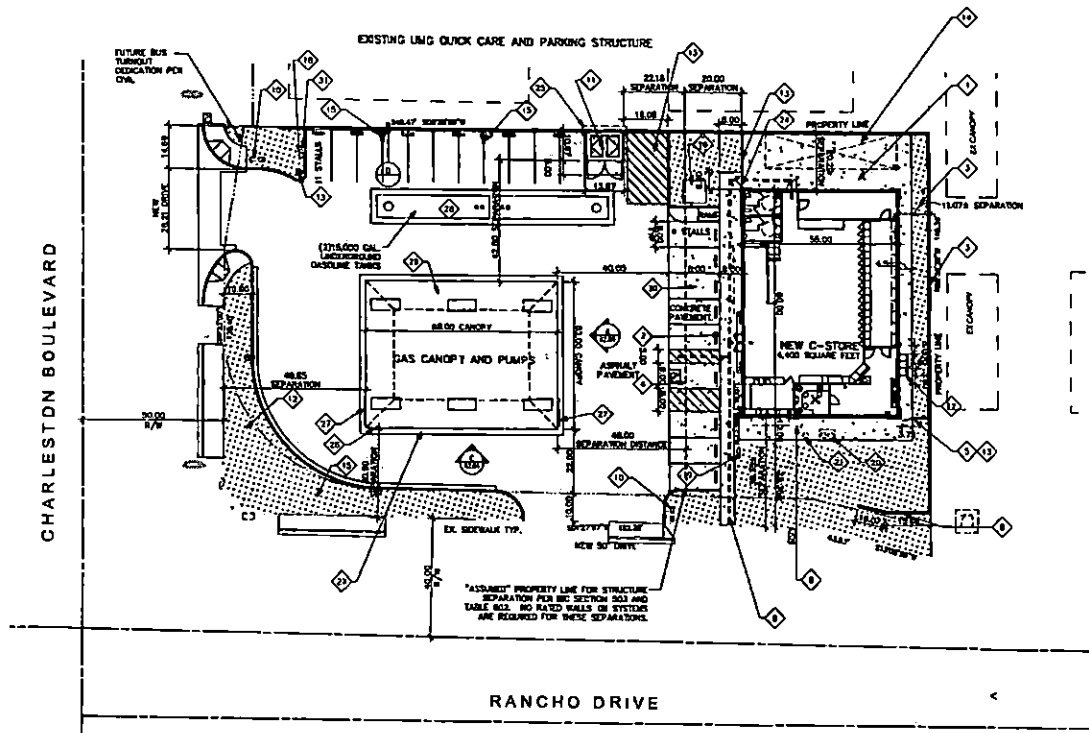
1. FENCED ACCESS CONTROL, CONCRETE SIDEWALK AREA AND ACCESS FOR RETAINED CONTAINMENT AREA FOR BILLS RETENTION.
2. LANDSCAPE BUFFER TYPE BOUND BLADING ALONG SOUTH PROPERTY LINE. SEE SHEET 11/PA/01
3. 4'-0" HIGH CHAIN LINK WALL ALONG SOUTH AND EAST PROPERTY LINES. INSTALL/BLAD FOR CITY OF LAS VEGAS STANDARDS/DETAILS.
4. ACCESSIBLE PARKING WITH APPROVED SIGNAGE. SEE 4/PA/02. PARKING STALLS SHALL SLOPE NO MORE THAN 2% IN EACH DIRECTION FOR BIC CHAPTER 11 ACCESSIBILITY REQUIREMENTS.
5. BIKES AND FENCED ACCESS CONTROL AREA BOUND BLADING.
6. STORMED DECORATIVE CHAIN WALL. SEE 12/PA/02
7. ZERO CURB FACE FOR CHAIN LINKS.
8. CONCRETE SIDEWALK AREA WITH BIKES FROM TYP. PROVIDE LIGHTS AT 10'-0" O.C. MAX.
9. ACCESSIBLE ACCESSION PUBLIC BIKES-OF-WAY TO ACCESSIBLE BIKES ON SITE. BIKES WITH BAKED LINE. THE ACCESSIBLE BIKES SHALL BE PER CHAPTER 11 OF THE BIC AND SHALL HAVE A CIRCLED AREA OF NO MORE THAN 10' AND A SLOPE OF NO MORE THAN 2% IN EACH DIRECTION.
10. PROPOSED SIGN LOCATION. SIGNAGE UNDER SEPARATE APPROVAL. COORDINATE WITH "T" SHEETS. SEE 4/PA/01
11. 10'-0" x 17'-0" CHAIN LINK ENCLOSURE WITH METAL COVER. SEE 12/PA/02
12. 10'-0" CHAIN LINK ENCLOSURE WITH METAL COVER. SEE 12/PA/02
13. DECORATIVE METAL FENCING WITH 10'-0" BIKES RETENTION FORCE SECTION FOR ACCESS TO CONTAINMENT AREA (ONLY AT EAST SIDE)
14. TEMPORARY FENCED ENVIRONMENT CONTAINMENT ON-SITE FACILITY, AS REQUIRED.
15. LANDSCAPE TYP. OF 6. SEE DETAIL 11/PA/02 & "T" SHEETS
16. PROPOSED BIKES FENCED TRANSFORMER PAD. COORDINATE WITH "T" SHEETS
17. BIKES RETENTION. SEE "T" SHEETS
18. NEW AIR/WHOLE LOCATION. COORDINATE WITH ELECTRICAL AND PLUMBING DRAWINGS.
19. PUBLIC TELEPHONE. SEE ELECTRICAL DRAWINGS.
20. GREAT BIKES/STATION FOR PLUMBING DRAWINGS.
21. SAMPLE BOX FOR PLUMBING DRAWINGS.
22. METAL ALTE WITH PANE BIKES/STATION INSTALLED.
23. SEE 8/PA/01 FOR CANOPY NOTES AND ELEVATION AND "T" SHEETS FOR LIGHTING
24. DECORATIVE METAL GATE WITH PANE BIKES/STATION. SEE DETAIL 4/PA/02
25. FENCING 4'-0" CHAIN LINK 10'-0" x 17'-0" FENCING (SEE-ALWAYS) AT EACH (EAST SIDE) OF BIKES ENCLOSURE (OVER 10' BIKES SHALL BE TYPE 11 FINE SEPARATION 4' 6" FT. 1-1/2" BIKES REQUIRED). USE SEE DETAIL 12/PA/02.
26. MATERIAL A CONCRETE BIKES/STATION UNITS
27. CHAIN LINK BIKES/STATION
28. CHAIN LINK BIKES/STATION
29. AT DIRECT FENCING 4'-0" CONCRETE WITH 10' BIKES 4'-0" O.C. BOTH SIDES
30. AT CANOPY FENCING 4'-0" CONCRETE WITH 10' BIKES
31. AT PARKING STALLS FENCING 4'-0" CONCRETE WITH 10' BIKES
32. EXISTING SHUT-OFF VALVE

DESIGN DATA

LOT AREA	34,558.46 SQUARE FEET or .79 ACRES
BUILDING AREA	4,400 SQUARE FEET (C-STORE)
LOT COVERAGE	12.73%
PARKING REQUIRED (CITY BY LAS VEGAS)	4,400 S.F. - 1 PER 250 S.F. = 17.6 or 18 SPACES (C-STORE)
PARKING PROVIDED	19 STALLS
REGULATORY STALLS	1 VAN ACCESSIBLE STALL
TOTAL SPACES	20 STALLS (2 EXTRA)

RECEIVED

NOV 15 2006



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

CONTRACTOR

BRESLIN BUILDERS

1000 S. RANCHO DRIVE
LAS VEGAS, NEVADA 89102
702.735.1111
www.breslinbuilders.com

Project Owner:
Chevron Convenience Store
2237 W. Charleston Blvd.
Las Vegas, Nevada 89102

APN: 162-04-101-001

Drawn By:
Architectural Site Plan

Drawn By:
Date: 07.27.2005
Project No.:
30044.01

Drawn By:
Date: 07.27.2005
Project No.:
30044.01

AS1.00

VAR-18182
12/21/06 PC

BRESLIN BUILDERS

GENERAL CONTRACTOR

2004A.01

Revised November 15, 2006

City of Las Vegas, Planning and Development
Development Services Center
Attn: Nathan Gilbert
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Chevron at Rancho and Charleston – Land-Use Design Review Submittal

Dear Nathan,

We are hereby requesting that a Site Plan Review be approved for a proposed convenience store located at the southeast corner of Rancho Drive and Charleston Boulevard. This application is being submitted to renew the expired application that was approved by the City Council on August 18, 2004 (SDR-4563). Due to various delays including: coordination with NDOT (due to work that was being completed on Charleston), additional right-of-way requests from the City of Las Vegas (which have already been recorded), other coordination items with the Owner, and the approvals of the civil engineering were delayed beyond the application time limit. As the application expired, and no Extension of Time was applied for, a new application is required.

The submittals reflect the requirements of the original Conditions of Approval, as well as reflect what the Building Department and Public Works have currently approved to date. Pending approval of this new application, the mylars are ready for signature by the Planning Director and City Engineer. Once final Public Work approval is received, preparations for the final Building Department will be completed (project PAC number is C-0079-05). The original building permit application was submitted on December 30, 2005. Additionally, the existing structures and site improvements have already been demolished by Chevron in anticipation of the building permit approval. Once approval is received, construction of the new facility will begin immediately.

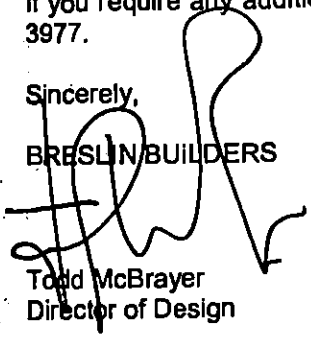
Additionally, we are requesting a Variance for the project's rear yard setback to be less than the required 20'-0" per Title 19.08.050 requirements. As the adjacent property to the south is a commercial project and the client's desire and need to maximize the property use, we request approval of this Variance in addition to the Site Plan Review.

The proposed building is consistent with the objectives of the parcel's current zoning of C-1. The proposed use will have no measurable negative impact on the adjacent properties. Landscape buffers, screen walls, and other requirements of the original approvals have been incorporated into this site plan. Adequate assurances of continuing maintenance have been provided by the developer and any significant impacts on the environment will be mitigated to the practical extent.

If you require any additional information or clarification, please do not hesitate to contact our office at (702) 798-3977.

Sincerely,

BRESLIN BUILDERS


Todd McBrayer
Director of Design

TMM

encl.

**VAR-18182
12/21/06 PC**

Visit our web page at: www.BreslinBuilders.com

2004A.01 Design Review Justification Ltr.111506.doc

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 21, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-18082 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-18182 - PUBLIC HEARING - APPLICANT: RIDER'S CHEVRON - OWNER: GARRET GROUP, LLC - Request for a Site Development Plan Review FOR A PROPOSED 4,400 SQUARE-FOOT SERVICE STATION (WITHOUT INCIDENTAL AUTOMOTIVE REPAIR) AND A WAIVER TO ALLOW NO PERIMETER LANDSCAPE BUFFER WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG A PORTION OF THE EASTERN PROPERTY LINE AND TO ALLOW A TEN-FOOT PERIMETER LANDSCAPE BUFFER WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY on 0.79 acres at 2237 West Charleston Boulevard (APN 162-04-101-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 01/17/07

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
5. City Council Approval Letter for SDR-4563

MOTION:

DAVENPORT – APPROVED subject to conditions – **UNANIMOUS** with **EVANS** and **TRUESDELL** excused

This is Final Action

MINUTES:

See Item 37 [VAR-18182] for all related discussion.

(8:30 – 8:35)

3-1419

PLANNING COMMISSION MEETING OF DECEMBER 21, 2006
Department of Planning and Development
Item 38 – SDR-18082

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Variance (VAR-18182), 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 11/08/06, except as amended by conditions herein.
4. A Waiver from perimeter landscape buffer is hereby approved, to allow a perimeter landscape buffer width of 10-feet along portions of the right-of-way on both the north and west sides of the property where 15 feet is the minimum required and to allow a zero-foot perimeter landscape buffer width along a portion of the eastern property line where eight feet is the minimum required.
5. A Waiver from parking lot landscaping is hereby approved, to allow zero landscaped fingers in the parking lot where two landscaped fingers are required.
6. A Waiver from the required number of trees is hereby approved, to allow 18 trees where 20 trees are the minimum required.
7. A revised site plan shall be submitted prior to the time application is made for a building permit depicting the changes made to the parking lot area to accommodate the required landscape fingers.
8. 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.
9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Department of Planning and Development 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.

PLANNING COMMISSION MEETING OF DECEMBER 21.2006
Department of Planning and Development
Item 38 – SDR-18082

CONDITIONS – Continued:

10. 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).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

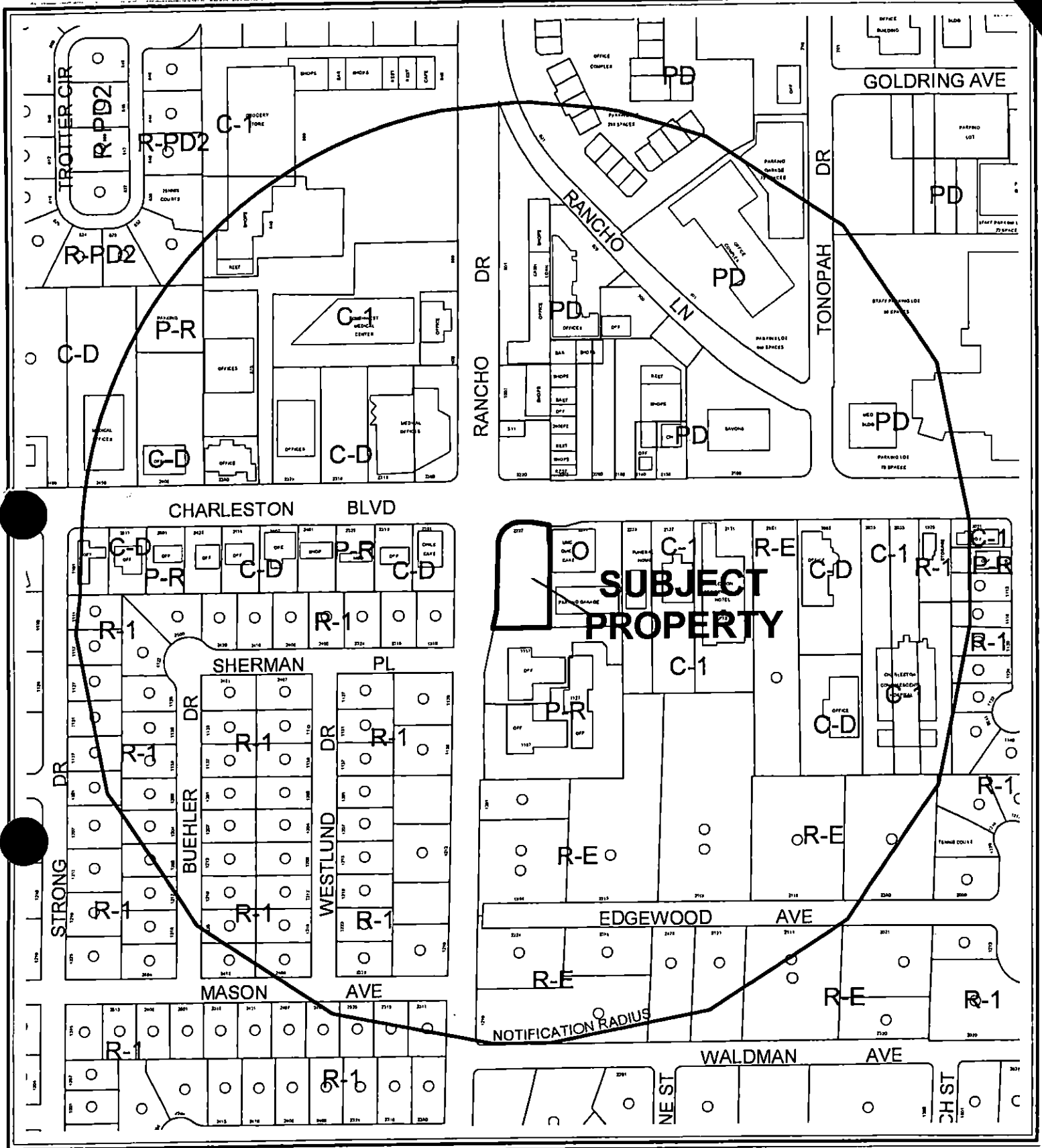
Public Works

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. The proposed driveway accessing Charleston Boulevard shall meet the approval of the Nevada Department of Transportation (N.D.O.T.).
17. Landscape and maintain all unimproved rights-of-way, if any, on Charleston Boulevard and 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.
18. Submit an Encroachment Agreement for all landscaping, if any, located in the Rancho Drive public right-of-way adjacent to this site prior to occupancy of this site.

PLANNING COMMISSION MEETING OF DECEMBER 21.2006
Department of Planning and Development
Item 38 – SDR-18082

CONDITIONS – Continued:

19. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site.
20. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works 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.

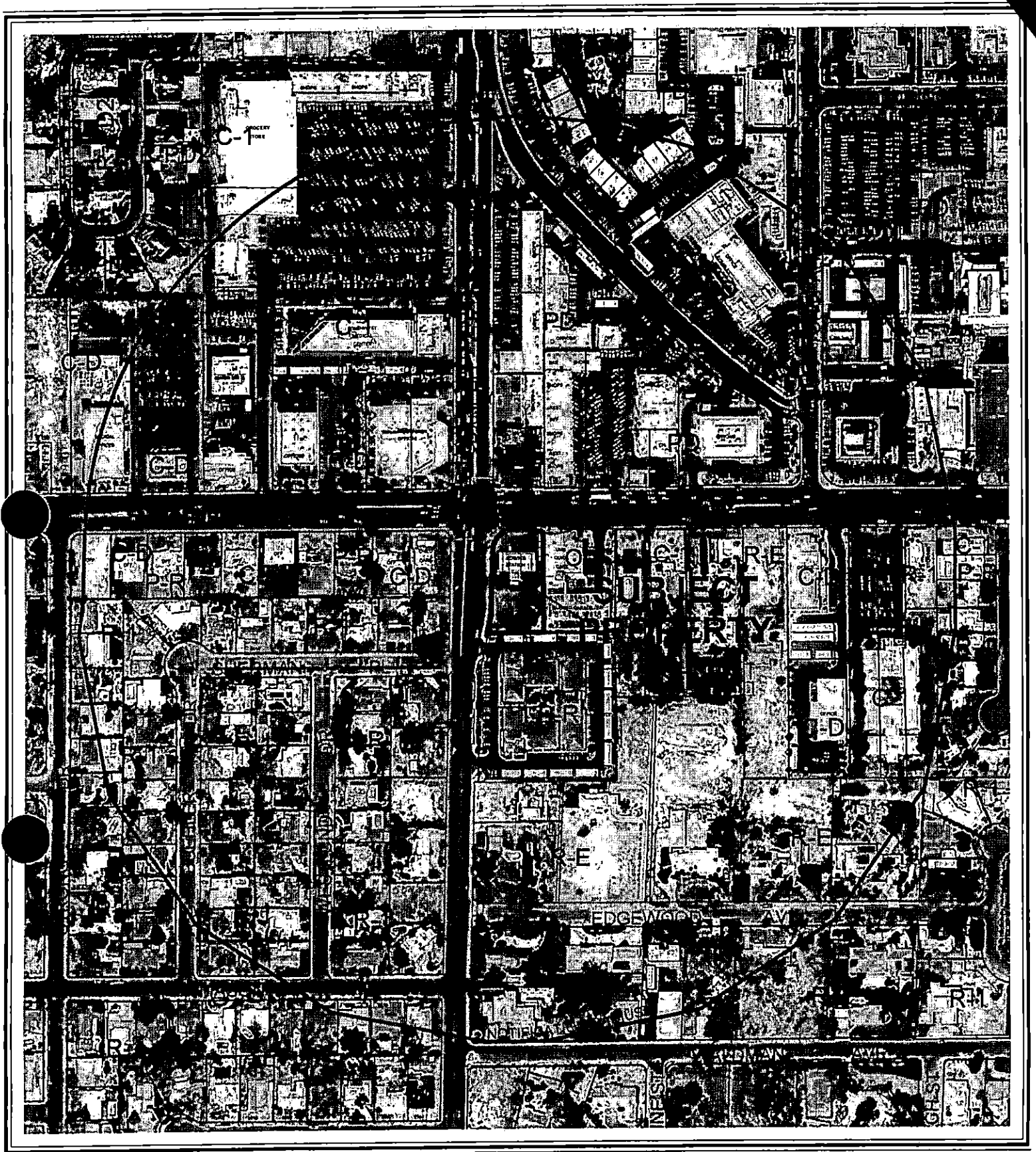


CASE: **SDR-18082**

RADIUS: 1000 FT

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





CASE: **SDR-18082**

RADIUS: 1000 FT

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

0 90 180 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 21, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-18082 - APPLICANT: RIDER'S CHEVRON - OWNER: GARRET GROUP, LLC**

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

1. Conformance to the Conditions of Approval for Variance (VAR-18182), 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 11/08/06, except as amended by conditions herein.
4. A Waiver from perimeter landscape buffer is hereby approved, to allow a perimeter landscape buffer width of 10-feet along portions of the right-of-way on both the north and west sides of the property where 15 feet is the minimum required and to allow a zero-foot perimeter landscape buffer width along a portion of the eastern property line where eight feet is the minimum required.
5. A Waiver from parking lot landscaping is hereby approved, to allow zero landscaped fingers in the parking lot where two landscaped fingers are required.
6. A Waiver from the required number of trees is hereby approved, to allow 18 trees where 20 trees are the minimum required.
7. A revised site plan shall be submitted prior to the time application is made for a building permit depicting the changes made to the parking lot area to accommodate the required landscape fingers.
8. 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.

SDR-18082 - Conditions Page Two
December 21, 2006 - Planning Commission Meeting

9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
10. 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).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. The proposed driveway accessing Charleston Boulevard shall meet the approval of the Nevada Department of Transportation (N.D.O.T.).
17. Landscape and maintain all unimproved rights-of-way, if any, on Charleston Boulevard and 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.

SDR-18082 - Conditions Page Three
December 21, 2006 - Planning Commission Meeting

18. Submit an Encroachment Agreement for all landscaping, if any, located in the Rancho Drive public right-of-way adjacent to this site prior to occupancy of this site.
19. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site.
20. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works 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.

SDR-18082 - Staff Report Page One
December 21, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 4,400 square-foot Service Station (Without Incidental Automotive Repair) and a waiver to allow no perimeter landscape buffer where eight feet is the minimum required along a portion of the eastern property line and to allow a ten-foot perimeter landscape buffer where 15 feet is the minimum required adjacent to the right-of-way.

The proposed project calls for the demolition of the existing structure on the site. A new 4,400 square-foot building would replace the demolished structure. The use on the site would remain the same, a Service Station (Without Incidental Automotive Repair). The project requires a Variance (VAR-18182) for a deficiency in rear yard setback; the applicant is requesting an 11-foot setback where 20 feet is the minimum required. Additionally, waivers of landscaping requirements in the parking lot and perimeter buffer area have been requested. Conditions of approval have been added regarding landscaping. Due to the several deviations from standards this project is considered too large for the subject property and denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/64	The Board of City Commissioners approved a Rezoning (Z-0051-64) from R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial for the subject site. The staff had recommended denial. The Planning Commission and staff recommended denial on 08/13/64. This C-1 (Limited Commercial) zoning was adopted by ordinance on 12/07/66.
01/28/65	The Board of Zoning Adjustment approved a request for a Use Permit for the development of a service station on the northern portion of the subject site. A condition of approval at that time required retention of existing vegetation on the southern portion of the site, as a transition to adjacent low-density residential development.
12/12/72	A Special Use Permit (U-0055-64) for a service station was granted administratively by the Planning Department.
08/07/85	The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for SC (Service Commercial) land uses.
04/02/86	The City Council approved a request for a Plot Plan Review to allow a convenience store with gasoline sales on the subject site. The condition requiring retention of the existing vegetation on the southern portion of the site was modified to require landscaping and hedges along the south and east walls of the site. The Planning Commission had recommended approval on 03/13/86.

NG

SDR-18082 - Staff Report Page Two
December 21, 2006 - Planning Commission Meeting

06/19/02	The City Council adopted the Rancho Charleston Land Use Study. This study recommended the designation of the subject property for O (Office) land uses, which was accomplished through the approval of General Plan Amendment (GPA-0047-01) the same day.
08/18/04	The City Council approved a Site Development Plan Review (SDR-4563) for a proposed 1,200 square-foot car wash/auto detail and 3,325 square-foot service station and companion applications for a General Plan Amendment (GPA-4564) from O (Office) to SC (Service Commercial) and to waive full trail standards for the adjacent trail along Rancho Drive, a Variance (VAR-4696) for insufficient parking, and a Special Use Permit (SUP-4565) for a proposed Car Wash/Auto Detail use on the site. The Planning Commission recommended approval. Staff recommended denial. The Site Development Plan Review (SDR-4563), Variance (VAR-4693) and Special Use Permit (SUP-4565) have expired.
12/21/06	A Companion Variance (VAR-18182) will be heard concurrently with this item.

Related Building Permits/Business Licenses

There are no permits or licenses related to this Site Development Plan Review.

Pre-Application Meeting

A pre-application meeting was not held regarding the proposed project.

Neighborhood Meeting

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

Details of Application Request

Site Area

Net Acres	0.79
-----------	------

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Service Station	SC (Service Commercial)	C-1 (Limited Commercial)
North	Retail	UMC (Medical District)	PD (Planned Development)
South	Offices	O (Office)	P-R (Professional Office and Parking)
East	Medical Offices	O (Office)	O (Office)
West	Child Care Facility	O (Office)	C-D (Designed Commercial)
	Single-Family Residential	L (Low Density Residential)	R-1 (Single-Family Residential)

SDR-18082 - Staff Report Page Three
December 21, 2006 - Planning Commission Meeting

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District	X		Y
Rancho/Charleston Land Use Study	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

A pedestrian path is designated along Rancho Boulevard, which requires a five-foot sidewalk and five-landscape amenity zone. The proposed sidewalk and landscaping along Rancho Boulevard will conform to the minimum requirements.

DEVELOPMENT STANDARDS

Per Title 19.08:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	120 Feet	Y
Min. Setbacks			
• Front	20 Feet	48 Feet	Y
• Side	10 Feet	20 Feet	Y
• Corner	15 Feet	30 Feet	Y
• Rear	20 Feet	10 Feet	N
Max. Lot Coverage	50 %	12.73 %	Y
Max. Building Height	N/A	25 Feet	Y
Trash Enclosure	Y	Y	Y
Mech. Equipment	Screened	Y	Y

The proposed development does not meet setback requirements in the rear yard. The applicant is proposing an 11-foot setback where 20 feet is the minimum required. A Variance (VAR-18182) has been requested and, if approved, would permit this deviation from requirements.

Per Title 19.12:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	4 Trees	1 Tree	N
Buffer:				
Min. Trees	1 Tree/30 Linear Feet	16 Trees	17 Trees	Y
TOTAL		20 Trees	18 Trees	N
Min. Zone Width	8 Feet (interior) 15 Feet (ROW)		Zero Feet 10 Feet	N
Wall Height	6 Feet		Existing	Y

NG

SDR-18082 - Staff Report Page Four
December 21, 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		Provided		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Service Station	4,400 SF	1:250	18	1	20	1	
Sub-Total			18	1	20	1	
TOTAL			18		20		Y
Loading Spaces			1		1		Y

Waivers		
Request	Requirement	Staff Recommendation
Parking Lot Landscape Fingers Zero provided where two are required.	1/6 spaces	This waiver is not supported as the applicant is providing two parking spaces more than required for the proposed project. The applicant would have the room to accommodate the fingers.
Perimeter Landscape Buffer The applicant is providing zero feet along portions of the interior and 10 feet where 15 feet is required along the right-of-way.	8 Feet (interior) 15 Feet (right-of-way)	This waiver can be supported as the applicant, through conditions of approval, will be providing the required number of trees and landscape material throughout the site.

ANALYSIS

The proposal calls for the demolition of the existing building on the site and the construction of a new structure. The use will remain the same, a Service Station (Without Incidental Automotive Repair). The proposed structure is 4,400 square-feet and is located on the southern portion of the property. The location of the building requires a Variance (VAR-18182) for the rear yard setback. The applicant is proposing a setback of 11 feet in where 20 feet is the minimum required. This is not supported as it is considered a self-imposed hardship. Additionally, the site requires waivers of landscaping requirements. These include perimeter landscape buffer width and parking lot landscape fingers.

SDR-18082 - Staff Report Page Five
December 21, 2006 - Planning Commission Meeting

A landscaped finger is required with intervals of six spaces in between landscaped fingers. Per the submitted design two fingers would be required to meet Code requirements. The applicant is proposing to have 20 parking spaces where 18 spaces are required. The addition of the landscaped fingers to the parking lot would be possible without requiring the site to obtain a parking variance. Given that the applicant is also requesting a waiver of perimeter landscape buffer width and has space to work with in the parking lot this waiver is not supported.

The perimeter landscape buffer width requirements for the site are 15 feet along the right-of-way and eight feet along interior property lines. The applicant is proposing a width of ten feet along a portion of the right-of-way and a width of zero feet along portions of the interior property lines. The applicant has requested waivers of these requirements. This waiver is supported as it allows proper on site circulation. Additionally, the applicant is unable to provide the required number of trees due to the reduced area in which to place the trees.

This project cannot be supported due to the many deviations from Code requirements. Several conditions of approval have been added to address these deviations from standards, if approved. Although the use is appropriate, the proposed 4,400 square-foot Service Station (Without Incidental Automotive Repair) is too large for the subject property and denial of this request is recommended.

FINDINGS

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

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

The proposed project would not change the use on the site and the use would remain compatible with the area. It is noted that the design of the project requires several deviations from standards and therefore; denial of this project is recommended.

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

The proposed development requires a Variance (VAR-18182) for a deviation from rear yard setback requirements. Additionally, waivers of landscaping requirements in the parking lot and perimeter buffer widths have been requested. Conditions of approval have been added addressing the landscaping. Due to the several deviations from standards this project is considered too large for the subject property. A smaller building would meet Code requirements. Denial of this request is recommended.

SDR-18082 - Staff Report Page Six
December 21, 2006 - Planning Commission Meeting

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

The site gains access from Charleston Boulevard, a 100-foot Primary Arterial; and Rancho Drive, an 80-foot Secondary Collector. These streets provide adequate access to and from the subject property.

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

The building would consist of concrete and stucco with stone veneer accents. This would be typical of other similar type developments in the area and the City of Las Vegas. The color scheme includes shades of brown, grey, tan, and blue. Landscape materials will be in compliance with City of Las Vegas requirements.

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;**

Elevations and design characteristics are not unsightly or obnoxious in appearance and will be harmonious and compatible with the area.

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

The site will be subject to inspections and will not endanger the public health or the general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 121 [Mailed with VAR-18182]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18082** APN: 162-04-101-001

Name of Property Owner: Garret Group, LLC

Name of Applicant: Rider's Chevron

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

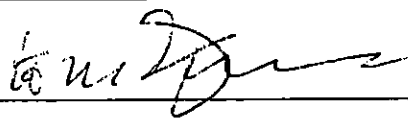
☒ No

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): _____

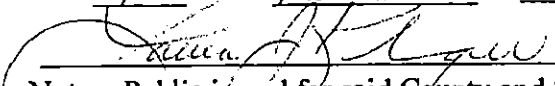
APN: _____

Signature of Property Owner: 

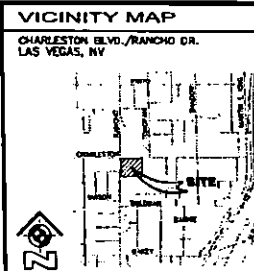
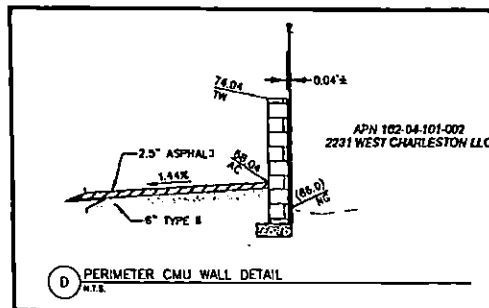
Print Name: Tom Jones

Subscribed and sworn before me

This 7th day of November, 2006


Notary Public in and for said County and State





SITE NOTES

1. SLOPE SHALL BE 1:1 FOR ALL SLOPES.
2. LIGHT POLE SYSTEMS SHALL BE A POLE MOUNTED 12' W/ 11/16\"/>

KEYNOTES

1. FENCED ACCESS CONTROL, CONCRETE SIDEWALK AREA AND ACCESS FOR RETAINED CONTAINMENT AREA FOR SOIL REMEDIATION.
2. LANDSCAPE BUFFER ZONE BOUND BUILDING ALONG SOUTH PROPERTY LINE. SEE SHEET 18082.
3. 6\"/>

DESIGN DATA

LOT AREA	34,558.66 SQUARE FEET = .79 ACRES
BUILDING AREA	4,400 SQUARE FEET (C-STORE)
LOT COVERAGE	12.33%
PARKING REQUIRED (CITY OF LAS VEGAS)	4,400 S.F. - 1 PER 250 S.F. = 27.6 = 18 SPACES (C-STORE)
PARKING PROVIDED	
REGULAR STALLS	14 STALLS
ACCESSIBLE STALL	1 VAN ACCESSIBLE STALL
TOTAL SPACES	20 STALLS (2 EXTRA)

Rev.	Date	Description
1	12/21/06	1. SLOPE SHALL BE 1:1 FOR ALL SLOPES.

CONTRACTOR	DATE	DESCRIPTION
BRESLIN BUILDERS	12/21/06	1. SLOPE SHALL BE 1:1 FOR ALL SLOPES.

BRESLIN BUILDERS

3225 POLARIS AVENUE,
SUITE 110
LAS VEGAS, NEVADA 89118
(702)780-3077
FAX (702)780-3008
www.breslinbuilders.com

Project Owner
Chevron Convenience Store
2237 W. Charleston Blvd.
Las Vegas, Nevada 89102

APN: 162-04-181-001

Sheet Title
Architectural Site Plan

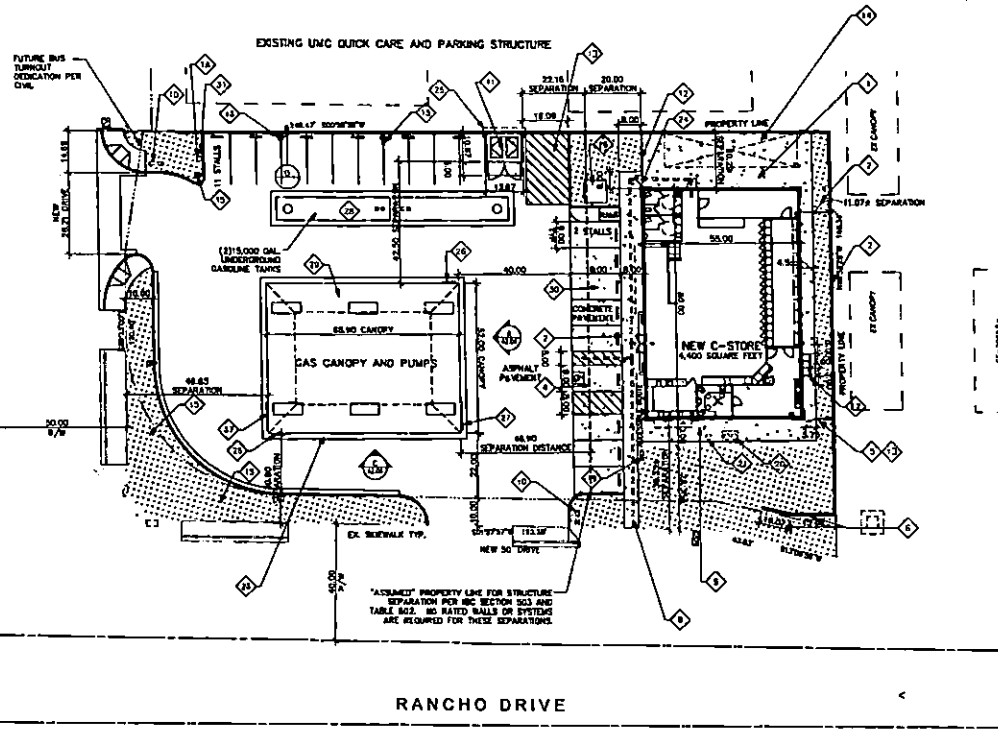
Drawn By	12/21/06	1. SLOPE SHALL BE 1:1 FOR ALL SLOPES.
Project No.	2237W-01	1. SLOPE SHALL BE 1:1 FOR ALL SLOPES.
Check By	12/21/06	1. SLOPE SHALL BE 1:1 FOR ALL SLOPES.
Approved	12/21/06	1. SLOPE SHALL BE 1:1 FOR ALL SLOPES.

AS1.00

RECEIVED

NOV 8 2006

CHARLESTON BOULEVARD



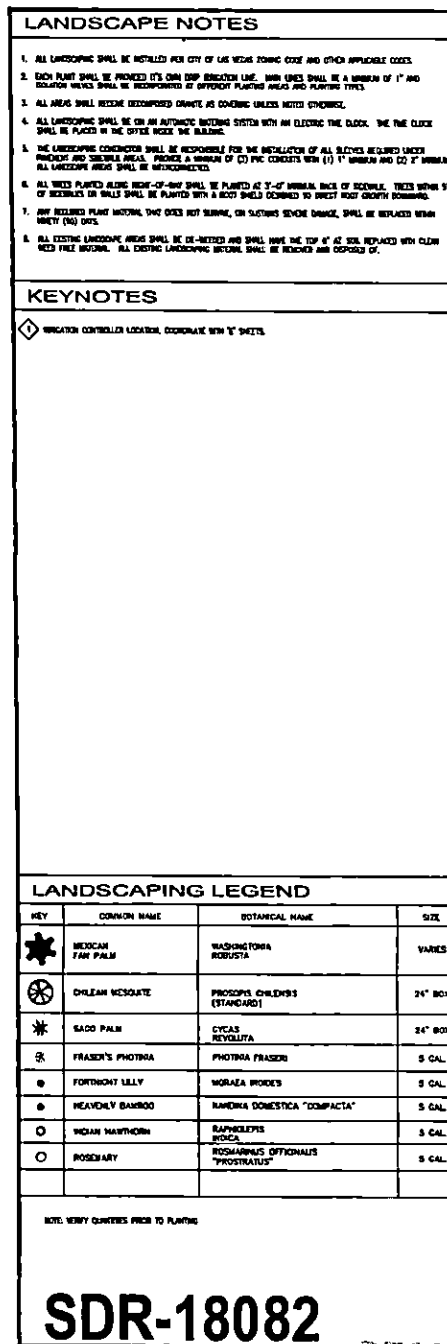
0 10' 20' 40'
SCALE: 1" = 20'-0"



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

SDR-18082
12/21/06 PC

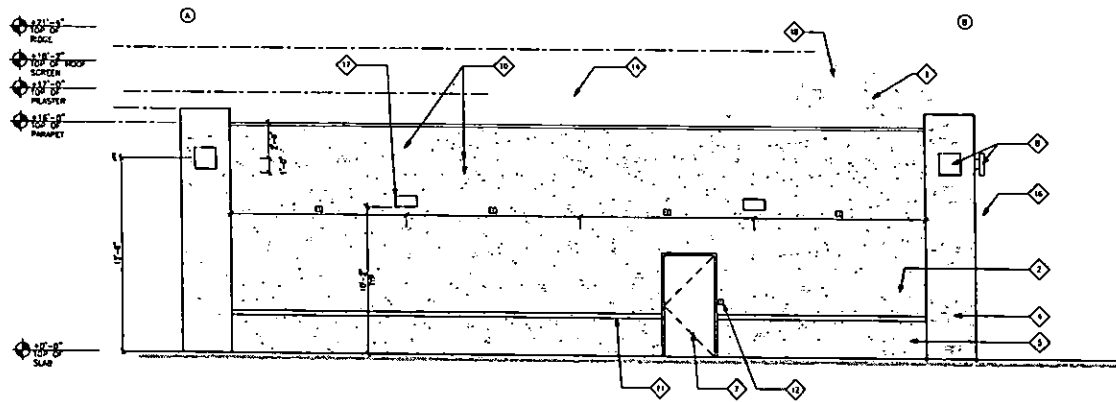


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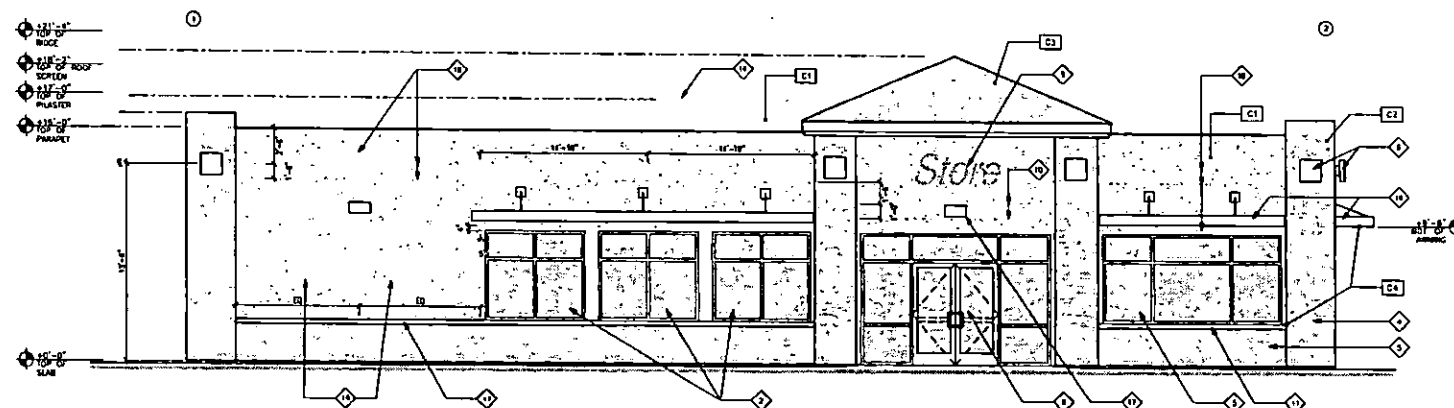
SDR-18082

12/21/06 PC

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NOV 08 2006



A WEST ELEVATION
SCALE 1/2" = 1'-0"



B NORTH ELEVATION
SCALE 1/2" = 1'-0"

KEYNOTES

- 1 CONCRETE TILE ROOF SYSTEM. SEE ROOF PLAN ON A1.03 FOR MORE INFO.
- 2 7/8" GYPSUM PLASTER SYSTEM, PAINTED, TYP.
- 3 ALUMINUM WINDOW W/ BRONZE ANODIZED FINISH, SEE SHEET A3.00.
- 4 STONE VENEER PLASTER (CULTURED STONE BY OWENS CORNING). SEE DETAIL 12/04.02, CSA-1364 REPORT.
- 5 STONE VENEER SYSTEM AT BASE (CULTURED STONE BY OWENS CORNING). CSA-1364 REPORT.
- 6 DECORATIVE LIGHT FIXTURE, TYP. SEE "C" SHEETS
- 7 PAINTED MOLLOW METAL DOOR. SEE COLOR SCHEDULE ON THIS SHEET. SEE ALSO SHEET A3.00.
- 8 ALUM. STOREFRONT SYSTEM WITH BRONZE ANODIZED FINISH, SEE SHEET A3.00.
- 9 BUILDING SIGNAGE, UNDER SEPARATE POINT, COORDINATE ELECTRICAL REQUIREMENTS WITH "E" SHEETS, TYP.
- 10 STUCCO CONTROL JOINT, GALV. DOUBLE "V" TYPE WITH EXPANDED METAL FLANGE, TYP.
- 11 TRIM W/ STUCCO FINISH, SEE 5/04.02.
- 12 BACK DOOR BUZZER, SEE ELECTRICAL PLANS.
- 13 STORM DRAIN AND/OR OVERFLOW PER "P" SHEETS.
- 14 PAINTED METAL MEDIANCH, SCREENING BY LOW-GLAZ, SERIES EC-3 OR EQUAL, SEE COLOR SCHEDULE ON THIS SHEET.
- 15 SURFACE MOUNTED ADVERTISING SIGNAGE LOCATION BY OWNER.
- 16 PAINTED METAL DECORATIVE ARCHING, SEE DETAILS B, B & 9/04.02 AND STRUCTURAL DRAWINGS.
- 17 NO EXTERIOR LIGHT FIXTURE PER "C" SHEETS.
- 18 ROOF VENT, SEE ROOF PLAN ON A1.03 FOR MORE INFORMATION.

REVISIONS

Rev.	Date	Description

BRESLIN BUILDERS

BRESLIN BUILDERS, INC.
1001 N. 10th St. Suite 100
Las Vegas, NV 89101
(702) 786-3977
FAX (702) 786-3928
www.breslinbuilders.com

Project Owner
Chevron Convenience Store
2237 W. Charleston Blvd.
Las Vegas, Nevada 89102
APN: 162-04-101-001

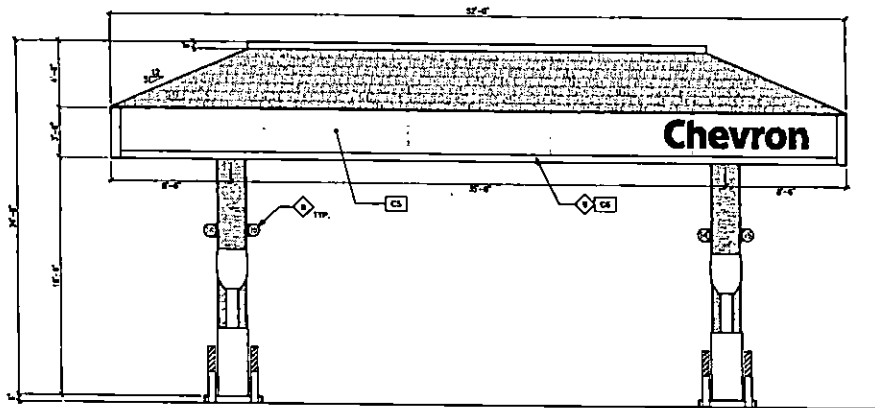
COLOR SCHEDULE

- | | |
|----|---|
| C1 | FELD COLOR, T.B.O. |
| C2 | STONE VENEER |
| C3 | CONCRETE TILE ROOF |
| C4 | ACCENT COLOR (LOWER BAND TRIM AND METAL CANOPY), T.B.O. |

Exterior Elevations

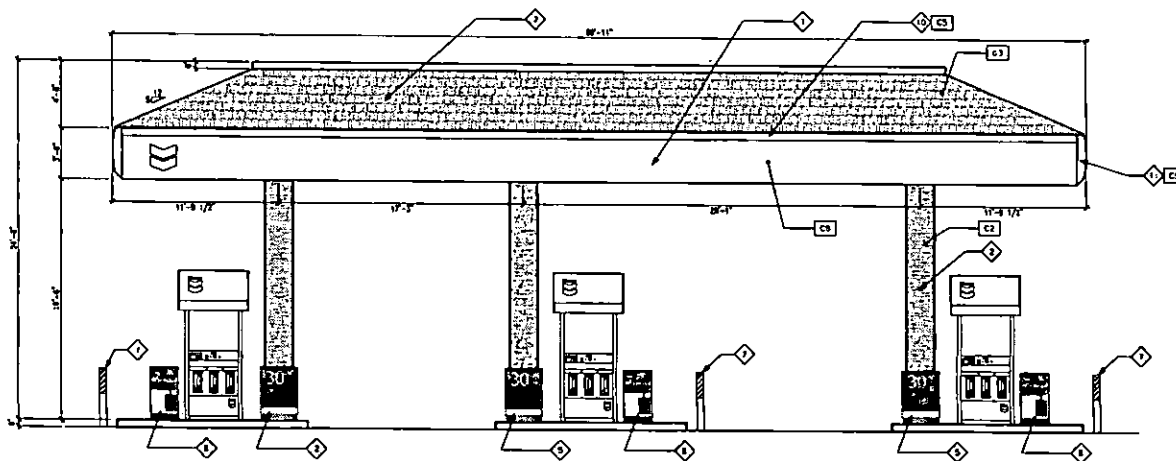
Date: 12/21/06	Designed By: TMM/CAJ
Project No: 2004A.01	Drawn By: TMM/CAJ
Jurisdiction: Las Vegas	Checked By: TMM/CAJ

SDR-18082
12/21/06 PC
A2.00
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NOV 9 2006



A SOUTH ELEVATION

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



B WEST ELEVATION

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

CANOPY NOTES

1. THIS CANOPY IS CONSTRUCTED OF LIGHT-GAUGE PRE-FINISHED STEEL, EXCEPT FOR FLASH PANELS AND FINISH STRUCTURAL STEEL MEMBERS.
2. FABRICATION AND ERECTION OF CANOPY BY STEEL FABRICATOR INCLUDES:
 - FLASH PANELS & STRUCTURAL STEEL
 - PRE-FINISHED STEEL PANELS EXCEPT COLUMN CLADDING
 - PRE-FINISHED CLADDING FOR ROOF PANELS
 - CUT-OUTS FOR CANOPY LIGHTS
 - CANOPY LIGHTS, CANOPY SIGN, & SPANNER COLUMNS ABOVE COLUMNS.
3. OTHER TRADES/SUPPLIERS WILL PROVIDE THE FOLLOWING:
 - DETAILS AS REQUIRED, FINISH PAINT ON COLUMNS
 - SPANNER LIGHTS, LOGOS, SIGNAGE, P.A.S. SIGNS
 - CANOPY LIGHTS, SPANNER SYSTEM
 - COLUMN CLADDING, FLASH PANELS, SPANNERS
 - FOOTINGS, ANCHOR BOLTS, GROUTING - BEING FOR SPANNERS & ATTACHED IN AREA DESIGNER.
5. LIGHTING PROVIDED UNDER CANOPY TO BE RECESSED & DIRECTED DOWNWARD.

KEYNOTES

- ① METAL FACE CANOPY STRUCTURE PAINTED
- ② STONE WORKER COLUMNS TO MATCH CONVENIENCE STORE CORNER.
- ③ CONCRETE W/LE ROOF SYSTEM TO MATCH CONVENIENCE STORE OVER 1/4" PINE TRUSSED FLOORING. SEE ROOF PLAN IN S-103
- ④ NOT USED
- ⑤ CLASHOUT PER CHEVRON SOURCE CATALOG
- ⑥ BRUSH VALVE PER CHEVRON SOURCE CATALOG
- ⑦ 4" DIAMETER & 12" HIGH RUBBER POST
- ⑧ FLAT SIGN PER CHEVRON SOURCE CATALOG
- ⑨ ILLUMINATED ACCENT STRIP
- ⑩ ILLUMINATED EXTENSION (ROCK)
- ⑪ BONUS BUILDING SIZE

COLOR SCHEDULE

1. SEE A2.00 FOR COLORS C1-C4

- C1 PEARL ACH
- C2 BLUE ACH

CONTRACTOR

BRESLIN BUILDERS

30 YEARS OF QUALITY SERVICE
 1100 S. POLARIS AVENUE
 SUITE 100
 LAS VEGAS, NEVADA 89116
 (702) 788-3877
 FAX (702) 788-3958
 www.breslinbuilders.com

Project Owner
Chevron Convenience Store
 2237 W. Charleston Blvd.
 Las Vegas, Nevada
 89102

APN: 162-04-101-001

Sheet Title

**Canopy Elevation,
 Monument Sign
 Elevation**

Date: Dec. 27, 2005
 Project No: 22044.01
 Drawn By: TMM/CAA
 Checked By: TMM/AA
 Approved By: TMM/AA

SDR-18082
12/21/06 PC

A2.04

NOV 08 2006



VAR-18182 & SDR-18082 - APPLICANT: RIDER'S CHEVRON - OWNER: GARRET GROUP, LLC
2237 WEST CHARLESTON BOULEVARD
DECEMBER 21, 2006 PLANNING COMMISSION

11/22/06

BRESLIN BUILDERS

GENERAL CONTRACTOR

2004A.01

November 7, 2006

City of Las Vegas
Planning and Development
Development Services Center
Attn: Flinn Fagg
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Chevron at Rancho and Charleston – Land-Use Design Review Submittal

Dear Flinn,

We are hereby requesting that a Site Plan Review be approved for a proposed convenience store located at the southeast corner of Rancho Drive and Charleston Boulevard. This application is being submitted to renew the expired application that was approved by the City Council on August 18, 2004 (SDR-4563). Due to various delays including: coordination with NDOT (due to work that was being completed on Charleston), additional right-of-way requests from the City of Las Vegas (which have already been recorded), other coordination items with the Owner, and the approvals of the civil engineering were delayed beyond the application time limit. As the application expired, and no Extension of Time was applied for, a new application is required.

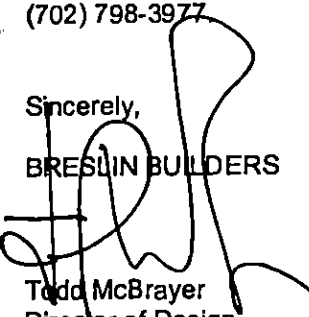
The submittals reflect the requirements of the original Conditions of Approval, as well as reflect what the Building Department and Public Works have currently approved to date. Pending approval of this new application, the mylars are ready for signature by the Planning Director and City Engineer. Once final Public Work approval is received, preparations for the final Building Department will be completed (project PAC number is C-0079-05). The original building permit application was submitted on December 30, 2005. Additionally, the existing structures and site improvements have already been demolished by Chevron in anticipation of the building permit approval. Once approval is received, construction of the new facility will begin immediately.

The proposed building is consistent with the objectives of the parcel's current zoning of C-1. The proposed use will have no measurable negative impact on the adjacent properties. Landscape buffers, screen walls, and other requirements of the original approvals have been incorporated into this site plan. Adequate assurances of continuing maintenance have been provided by the developer and any significant impacts on the environment will be mitigated to the practical extent.

If you require any additional information or clarification, please do not hesitate to contact our office at (702) 798-3977.

Sincerely,

BRESLIN BUILDERS


Todd McBrayer
Director of Design

TMM

encl.

**SDR-18082
12/21/06 PC**

Visit our web page at: www.BreslinBuilders.com

2004A.01 Design Review Justification Ltr.110706.doc



S VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN

LAWRENCE WEEKLY

MICHAEL MACK

JANET MONCRIEF

STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

Mr. Tom Jones
Garret Group, Limited Liability Company
2237 West Charleston Boulevard
Las Vegas, Nevada 89102

RE: SDR-4563 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 18, 2004
Related to GPA-4564, VAR-4696 and SUP-4565

Dear Mr. Jones:

The City Council at a regular meeting held August 18, 2004 APPROVED the request for a Site Development Plan Review and Waivers of perimeter buffering landscaping, parking lot landscaping, building foundation landscaping, side yard setbacks, and building placement for a PROPOSED 1,200 SQUARE-FOOT CAR WASH/AUTO DETAIL AND A 3,325 SQUARE-FOOT CONVENIENCE STORE/SERVICE STATION TO REPLACE AN EXISTING 1,800 SQUARE FOOT CONVENIENCE STORE/SERVICE STATION on 0.79 acres at 2237 West Charleston Boulevard (APN: 162-04-101-001), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 19, 2004. This approval is subject to:

Planning and Development

1. A revised site plan shall be submitted for staff approval with a maximum of 4500 square feet of retail, increasing landscaping on the south and east property lines.
2. A General Plan Amendment (GPA-4564) approved by City Council and approval of and conformance to the Conditions of Approval for a Special Use Permit (SUP-4565) and a Variance (VAR-4696) approved by the City Council.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
8112-001-6/04

SDR-18082
12/21/06 PC

Mr. Tom Jones
SDR-4563 – Page Two
November 2, 2004

4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council 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.]
- ⑦? A landscaping plan must be submitted prior to or at the same time application is made for a building permit. The waiver of landscaping in perimeter areas has been deemed to be unnecessary. The applicant shall add additional landscaping to screen the car wash queuing area to the satisfaction of the Planning and Development Department.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened from the view of abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any interior property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

SDR-18082
12/21/06 PC

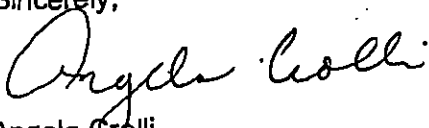
Mr. Tom Jones
SDR-4563 – Page Three
November 2, 2004

14. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
15. All development shall be in conformance with the site plan and building elevations, date stamped 06/22/04, except as amended by conditions herein.
16. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

Public Works

17. Dedicate an additional 39 feet of right-of-way for a total radius of 54 feet on the southeast corner of Charleston Boulevard and Rancho Drive prior to the issuance of any permits. Dedicate all additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes and all additional rights-of-way required by Standard Drawing #234.1 or 234.3 and #234.2 for bus turnouts prior to or concurrent with the commencement of on-site development activities unless specifically allowed otherwise by the City of Las Vegas Traffic Engineer in writing.
18. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to the issuance of grading permits. Provide and improve all drainageways as recommended.

Sincerely,


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



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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

Mr. Daniel Loera, Jr.
5525 Polaris, B
Las Vegas, Nevada 89118

SDR-18082
12/21/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 21, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-18224 - VARANCE - PUBLIC HEARING – APPLICANT/OWNER: ANTHONY L POLLARD FOUNDATION - Request for a Variance TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED on 1.48 acres at 917 & 965 Hart Avenue and 916 West Lake Mead Boulevard (APNs 139-21-601-015, 016, and 139-21-612-052), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).

C.C.: 01/17/07

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 with EVANS and TRUESDELL excused

This is Final Action

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 39 [VAR-18224] and Item 40 [SDR-18051].

JOHN KORKOSZ, Department of Planning and Development, reported that the project is part of the Redevelopment Area and is located in the West Las Vegas Plan area, and he stated the project would be a benefit to the West Las Vegas Plan area and recommended approval.

PLANNING COMMISSION MEETING OF DECEMBER 21, 2006
Department of Planning and Development
Item 39 – VAR-18224

MINUTES:

JEFF WAGNER, Mel Green Architect Limited, appeared on behalf of the applicant and requested approval.

COMMISSIONER GOYNES commented that the project would be an architectural asset to the community.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 39 [VAR-18224] and Item 40 [SDR-18051].

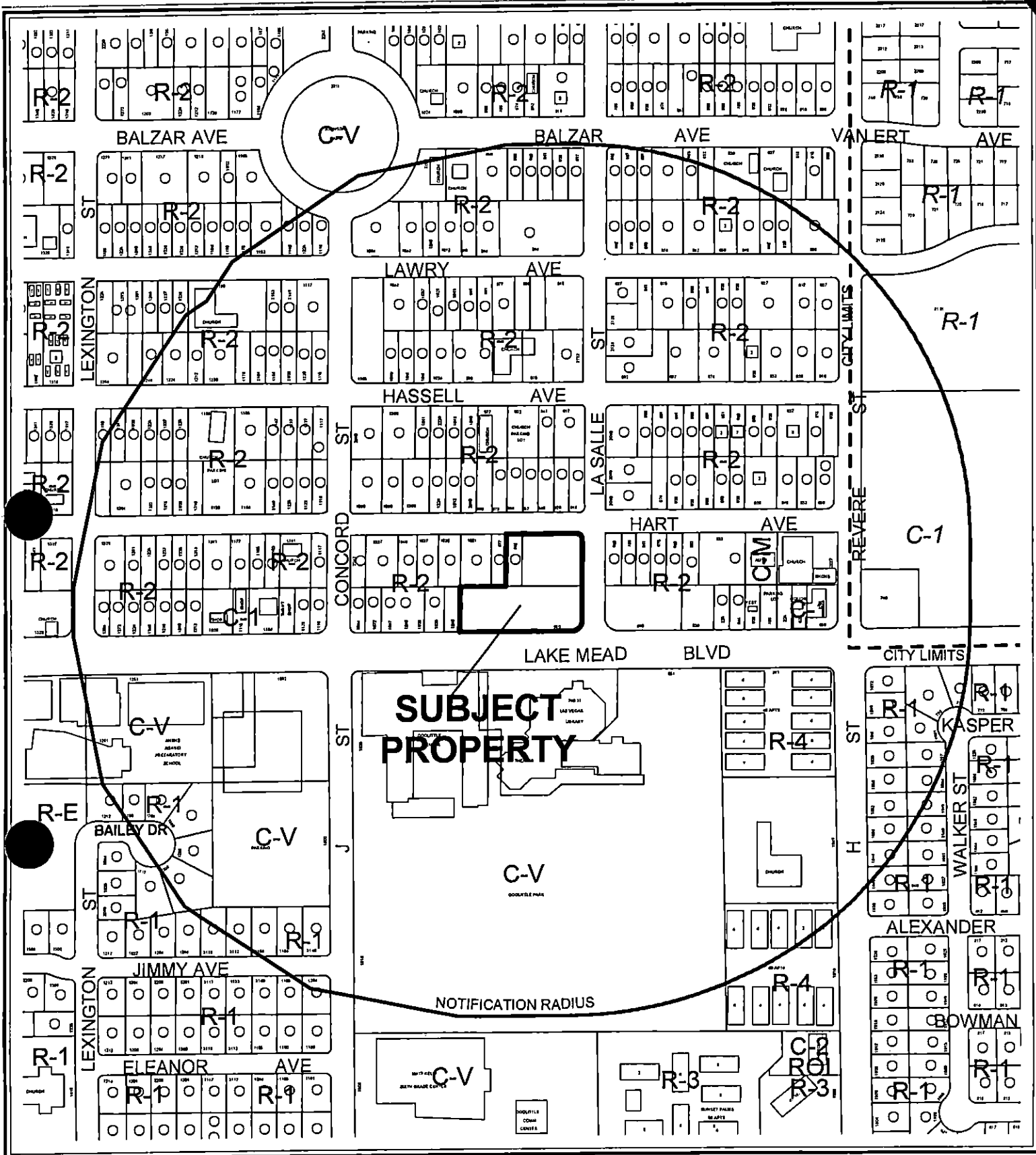
(8:35 – 8:41)

2-1745

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for SDR-3132 shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 11/17/06, except as amended by conditions herein.



CASE: **VAR-18224**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 21, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-18224 - APPLICANT/OWNER: ANTHONY L POLLARD
FOUNDATION**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for SDR-3132 shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 11/17/06, except as amended by conditions herein.

VAR-18224 - Staff Report Page One
December 21, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposal is a request for a Variance (VAR-18224) to allow a 13-foot rear yard setback where 20-feet is the minimum rear yard setback required on 1.48 acres at 917 & 965 Hart Avenue, and 916 West Lake Mead Boulevard, northwest corner of West Lake Mead Boulevard at La Salle Street.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/01/03	The City Council approved a General Plan Amendment request (GPA-2497) to update the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan to consolidate all categories and make certain changes from Industrial to Commercial and from Industrial to Mixed Use. The Planning Commission and staff recommended approval.
12/03/03	The City Council approved a Site Development Plan Review (SDR-3132) for a Private School, Primary on the subject site and subject to expiration in two years. The Planning Commission and staff recommended approval.
03/16/05	The City Council approved Ordinance No. 5754, which eliminated Redevelopment Area status as a determinant of Residential Adjacency Standards and certain setback requirements. As a result, the subject site is no longer exempt from the application of Residential Adjacency Standards.
12/21/05	The City Council approved a request for an Extension of Time (EOT-10073) of approved Site Development Plan Review (SDR-3132), which allowed a Private School, Primary on 1.36 acres at the northwest corner of Lake Mead Boulevard and La Salle Street. Staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
09/15/06	A Building Permit was issued for construction of a Private School, Primary.
<i>Pre-Application Meeting</i>	
11/17/06	A Pre-application was not held for this project. Subsequent to the Pre-application meeting and application submittal for companion SDR-18051, Planning Staff determined that a Variance would be required to address encroachment into the required rear yard setback.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application nor was one held.	

VAR-18224 - Staff Report Page Two
December 21, 2006 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	1.5 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Educational	DTR (Downtown Redevelopment) MXU (Mixed-Use) MLA (Medium-Low Density Attached Residential)	R-2 (Medium-Low Density Residential)
North	Single Family Residence	MLA (Medium-Low Density Attached Residential)	R-2 (Medium-Low Density Residential)
South	Civic – Library	MXU (Mixed-Use)	R-2 (Medium-Low Density Residential)
East	Single Family Residence	MXU (Mixed-Use) MLA (Medium-Low Density Attached Residential)	R-2 (Medium-Low Density Residential)
West	Single Family Residence	MXU (Mixed-Use) MLA (Medium-Low Density Attached Residential)	R-2 (Medium-Low Density Residential)

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

VAR-18224 - Staff Report Page Three
December 21, 2006 - Planning Commission Meeting

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500	65310	Y
Min. Setbacks			
• Front	20	32	N
• Side	5	60	
• Corner	5	6	
• Rear	20	20	
Max. Building Height	35 FEET OR 2 STORIES	16-feet (average)	Y
Trash Enclosure	1	1	Y

ANALYSIS

The proposed Private School, Primary is located within the R-2 (Medium-Low Density Residential) Zone, West Las Vegas Plan area, and General Plan – Revitalization area. Existing development surrounding the project site includes single-family residential to the north, west, and east, and community service and educational facilities to the south. Along the immediate northern, eastern, and southern boundaries is public right-of-way (Hart Street to the north, La Salle Street to the east, and West Lake Mead Boulevard along the south).

The application requests approval of a Variance of the required rear yard setback which will allow for the expansion (Phase II) of an elementary school previously approved under SDR-3132. A companion Site Development Plan Review (SDR-18051) is being considered along with this Variance request.

- Site Plan

The project proposes to encroach approximately 6-feet into the required rear yard setback. Title 19 Residential District Development Standards requires a 20-foot rear yard setback within the R-2 (Medium-Low Density Residential) zone. The site plan shows the building expansion setback approximately 13-feet from the property line along Hart Street.

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."

JA

VAR-18224 - Staff Report Page Four
December 21, 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.”

The reduction in the rear yard setback would not result in any detrimental effects to human health or public safety. Staff supports the requested Variance as the design of the school would provide quality educational facilities within a revitalization area of the General Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

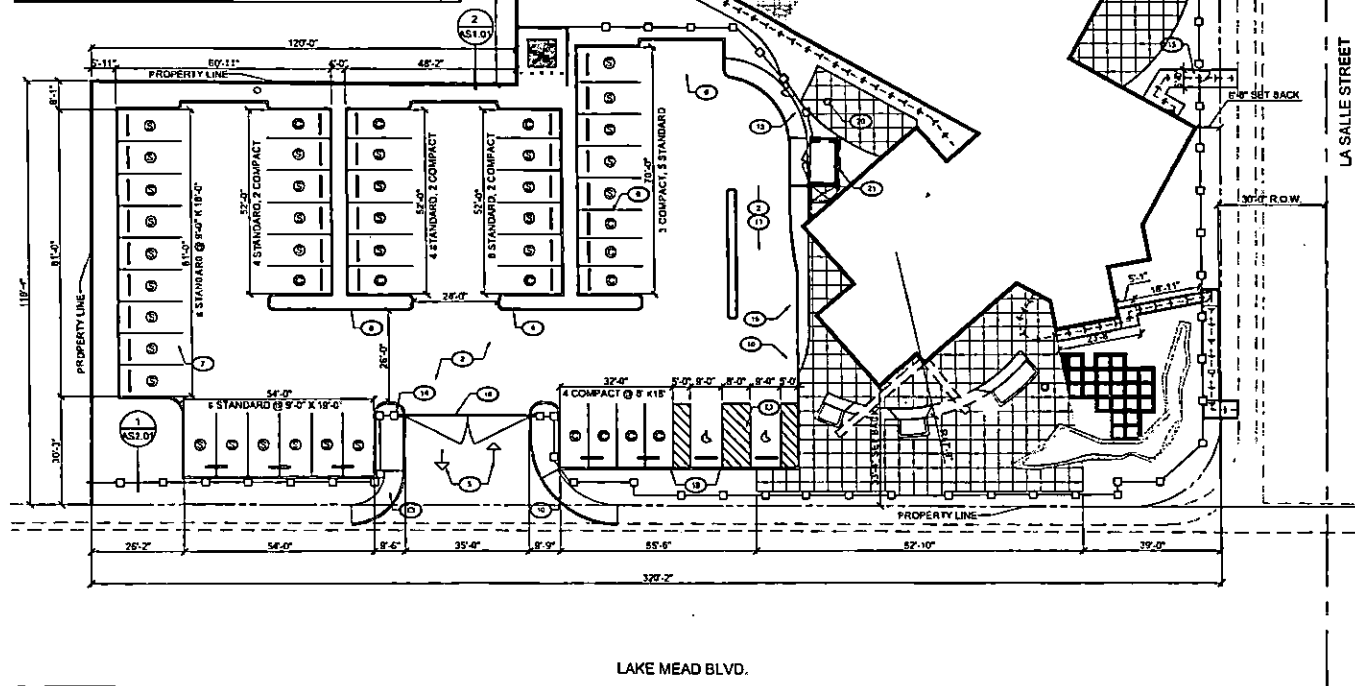
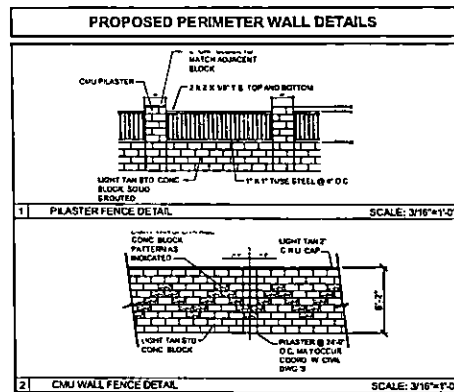
ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 241 [Mailed with SDR-18051]

APPROVALS 0

PROTESTS 0



SITE PLAN
SCALE: 1/16"=1'-0"



KEYNOTES

- 1 PLAYGROUND EQUIPMENT
- 2 ASPHALT PAVING
- 3 TETHER BALL POLE
- 4 LANDSCAPING
- 5 PAINTED ARROWS OR LETTERS COLOR TO BE TRAFFIC WHITE
- 6 SOLLARD
- 7 PARKING STALLS - SEE CIVIL DWGS.
- 8 CONC. CURB
- 9 FLAGPOLE
- 10 HANDICAP ACCESSIBLE (H) CURB
- 11 BUS LOADING/UNLOADING AND PARKING AREA
- 12 PAINTED STOPPED 3" WIDE AT 36" O.C. COLOR TO BE TRAFFIC WHITE
- 13 PAINT CURB FACE RED. PAINT THE WORDS "BUS PARKING ONLY" (WHITE PAINT)
- 14 PERIMETER PLASTER FENCE
- 15 CONCRETE WALKWAY
- 16 TURF
- 17 PARKING ACCESS GATE
- 18 HANDICAPPED PARKING SPOTS
- 19 FIRE HYDRANT
- 20 TRASH ENCLOSURE

LEGEND

- INDICATES BUILDING OUTLINE
- INDICATES PROPERTY LINE
- INDICATES CENTER LINE OF STREET
- INDICATES BUILDING
- INDICATES LANDSCAPED AREAS
- 8 STANDARD PARKING STALL (9'-0" X 18'-0")
- COMPACT PARKING STALL (8'-0" X 16'-0")

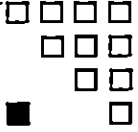
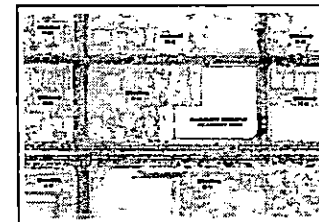
PARKING CALCULATIONS

PHASE I/PHASE II REQUIREMENTS	
3 PER CLASS ROOM	72
TOTAL REQUIRED	42
PARKING PROVIDED	
STANDARD	32
COMPACT	13
HANDICAPPED	2
TOTAL PROVIDED	47

PROPERTY/BUILDING DIMENSIONS

	PHASE I	PHASE II	TOTAL
BUILDING SIZE (SQ. FT.)	13,000	3,885	16,885
FLOOR AREA RATIO	20%	8%	26%
PROPERTY SIZE (SQ. FT.)	64,800 ± SQ. FT.		

VICINITY MAP



REVISION	BY



MGA Mark G. Gentry Architect, Ltd.
10000 Lake Mead Blvd., Suite 100, Las Vegas, NV 89135
(702) 735-1000
www.mgaarchitect.com

PROJECT: RAINBOW DREAMS ACADEMY
NORTHWEST CORNER OF LAKE MEAD BLVD. AND
LASALLE STREET
LAS VEGAS, NEVADA

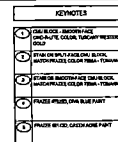
DATE: 05-20-06
SCALE: AS INDICATED
DRAWN: MCGURRAY
JOB NO: 10000

SHEET
AS1.01

OF SHEETS

VAR-18224
12/21/06 PC

RECEIVED
NOV 17 2006

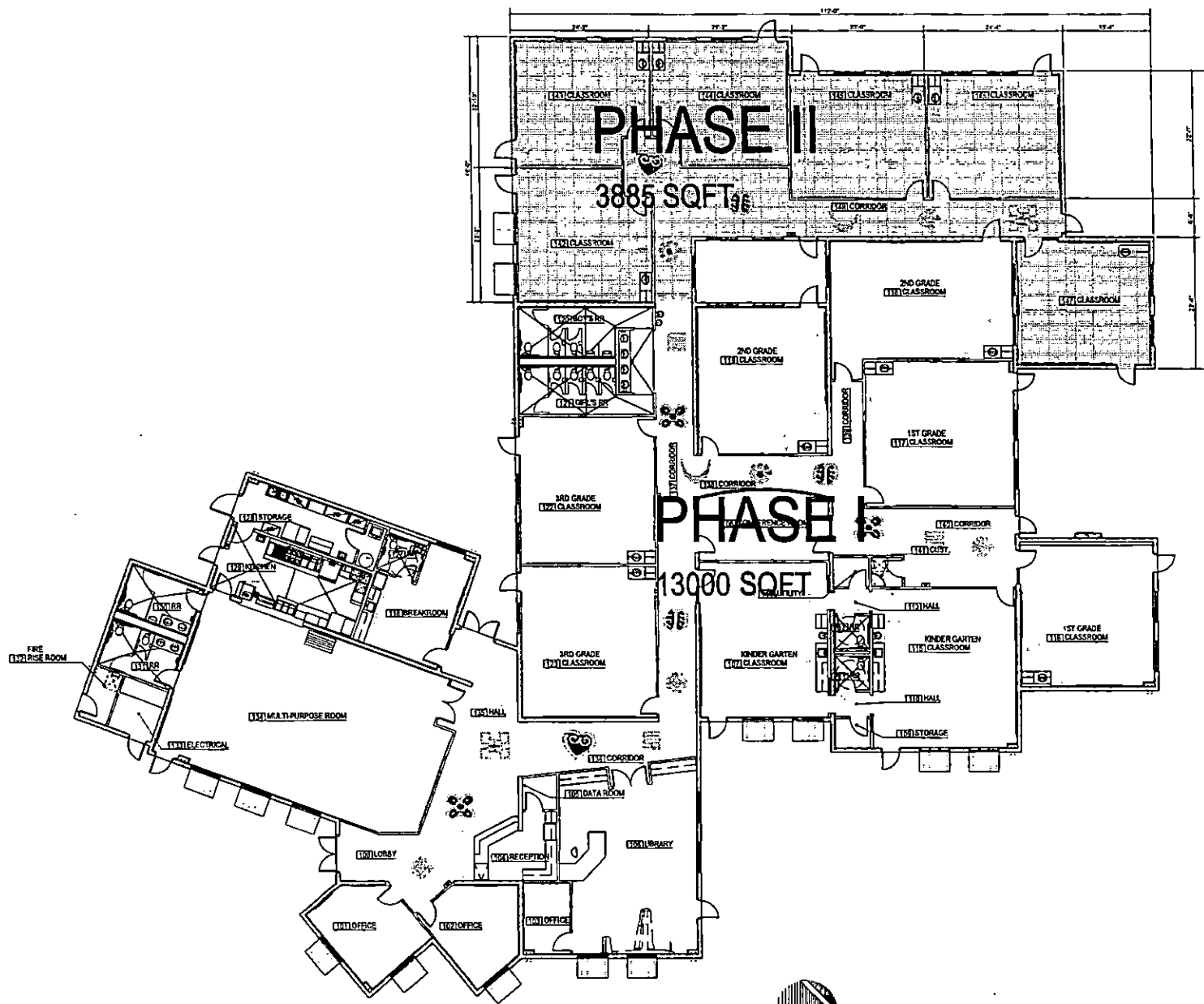
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SCALE: METERS

12/21/06 PC

NOV 17 2006

A6.01

CP 54857



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

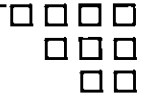


PHASE I
SQFT 13,000
MAX OCCUPANCY 555

PHASE II
SQFT 3,885
MAX OCCUPANCY 204

PHASE II IS APPROXIMATELY
30% OF PHASE I

TOTAL SQFT: 16,885
TOTAL OCCUPANCY: 759



REVISIONS	BY

MGA Mark Green Architects, Ltd.
ARCHITECT
NOT FOR CONSTRUCTION
STATE OF NEVADA
NOVEMBER 2006

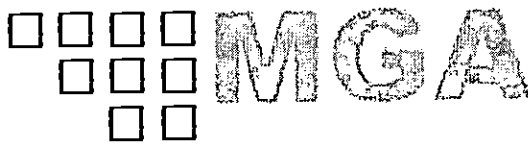
PROJECT: RAINBOW DREAMS ACADEMY
NORTHWEST CORNER OF LAKE MEAD BLVD. AND
LASALLE STREET
LAS VEGAS, NEVADA
SHEET: OVERALL FLOOR PLAN

DATE: 10-20-06
SCALE: AS INDICATED
DRAWING: MGC
JOB NO: 060804

SHEET
A1.01
OF SHEETS

VAR-18224
12/21/06 PC

RECEIVED
NOV 17 2006



  **MELVIN GREEN ARCHITECT, LIMITED**

November 14, 2006

City of Las Vegas
Planning & Development Department
731 South Fourth Street
Las Vegas, NV 89101

RE: Justification Letter for Variance to Allow a Reduction in
Rear Yard Setback Companion SDR-18051

Dear Sir or Madam:

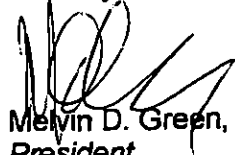
The Anthony L. Pollard Foundation is pleased to submit this justification letter for a variance to allow construction of a portion of the proposed addition in a 20'-0" rear yard setback.

The portion of the building in question is located on the north side of the property facing Hart Street.

Only a small portion of the building extends in to the required 20'-0" setback at two places. Without this variance, two classrooms will have to be eliminated, thereby reducing the capacity of the school to provide much needed educational services to the community. Without this variance, we would lose space for approximately 30 students.

If have any questions or comments regarding this matter, please feel free contact our office or you may reach me on my cell phone at 702-353-0988.

Thank you,



Melvin D. Green, AIA, NCARB
President
Melvin Green Architect, Ltd.

VAR-18224
12/21/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 21, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-18051 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-18224 - PUBLIC HEARING - APPLICANT/OWNER: ANTHONY L POLLARD FOUNDATION
- Request for an Amendment to an approved Site Development Plan Review (SDR-3132) FOR A PROPOSED 16,657 SQUARE-FOOT PRIVATE SCHOOL on 1.48 acres at 917 & 965 Hart Avenue and 916 West Lake Mead Boulevard (APNs 139-21-601-015, 016, and 139-21-612-052), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).

C.C.: 01/17/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with EVANS and TRUESDELL excused

This is Final Action

MINUTES:

See Item 39 [VAR-18224] for all related discussion.

(8:35 – 8:41)

2-1745

PLANNING COMMISSION MEETING OF DECEMBER 21, 2006
Department of Planning and Development
Item 40 – SDR-18051

CONDITIONS:

Planning and Development

1. Site Development Plan Review (SDR-3132) is hereby amended.
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 11/07/06, except as amended by conditions herein.
4. Coordinate with the City Surveyor to determine whether a Reversionary Map or other Map is necessary. If such a map is required, it shall record prior to the issuance of the Building Permit.
5. Pursuant to LVMC 19.04.040, adequate pick-up and drop-off areas shall be provided on-site.
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 as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The following revisions shall be incorporated into the revised landscape plans: Add trees for planting in the following areas: 2 trees along the interior north residential property line adjacent to the parking area; 1 tree along the interior southwest residential property; 1 tree along the interior northwest property line adjacent to residential, and 2 trees planted within the parking area.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
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 Department of Planning and Development 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.

PLANNING COMMISSION MEETING OF DECEMBER 21.2006
Department of Planning and Development
Item 40 – SDR-18051

CONDITIONS – Continued:

9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission of City Council 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.
10. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit
11. All mechanical equipment, air conditioners and trash areas shall be fully screened to avoid visibility from abutting streets.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. 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).
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
15. 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.
16. Prior to issuance of the building permit, revised plan elevations shall be submitted to the Department of Planning and Development to depict building and playground canopy heights along the northwest residential property line no greater than 15 feet high in accordance with Title 19 Residential Adjacency Standards.
17. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development 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.

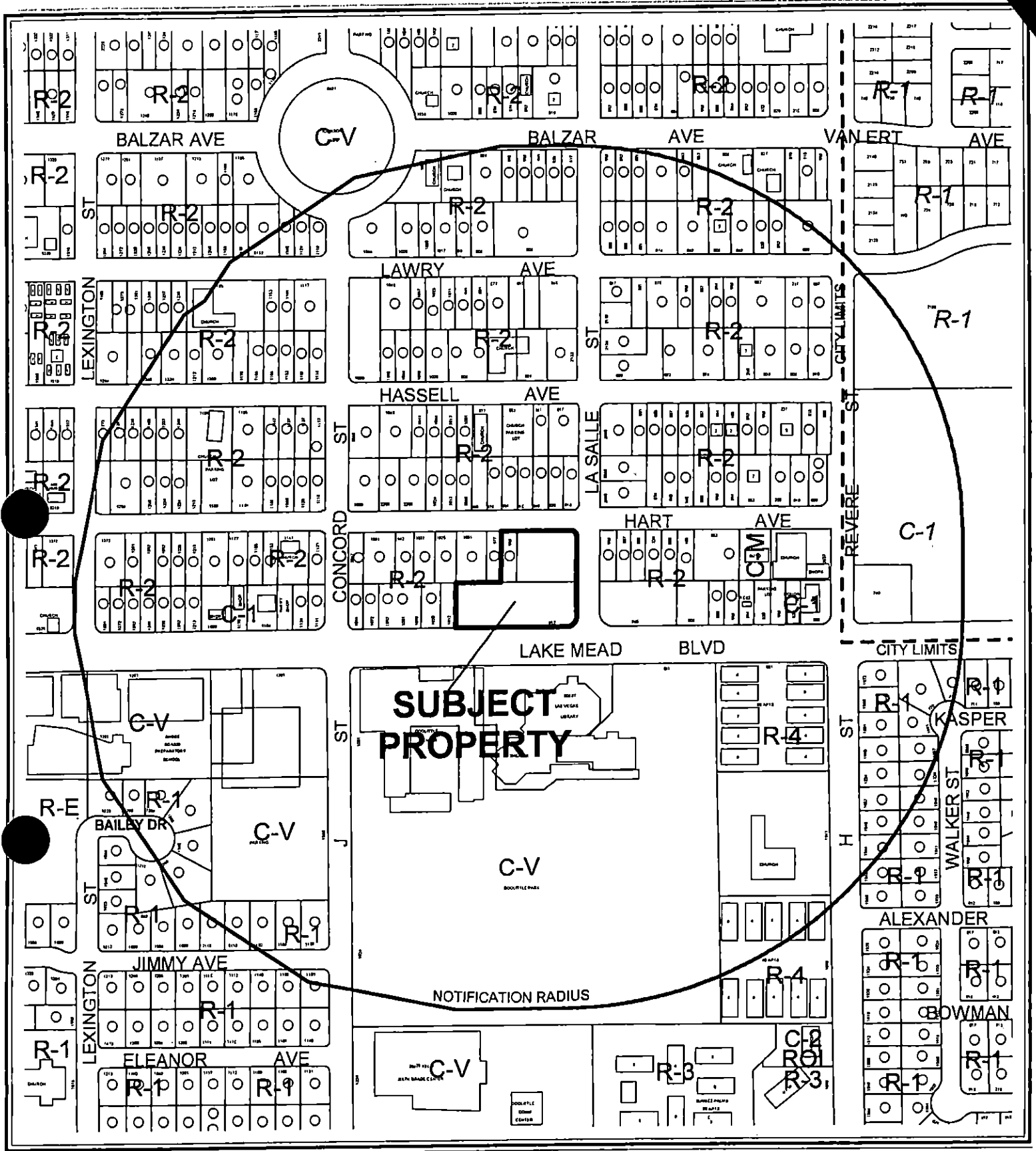
PLANNING COMMISSION MEETING OF DECEMBER 21.2006
Department of Planning and Development
Item 40 – SDR-18051

CONDITIONS – Continued:

18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

19. 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.
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. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, 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, whichever may occur first, if allowed by the City Engineer.
22. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-3132 and all other subsequent site-related actions.



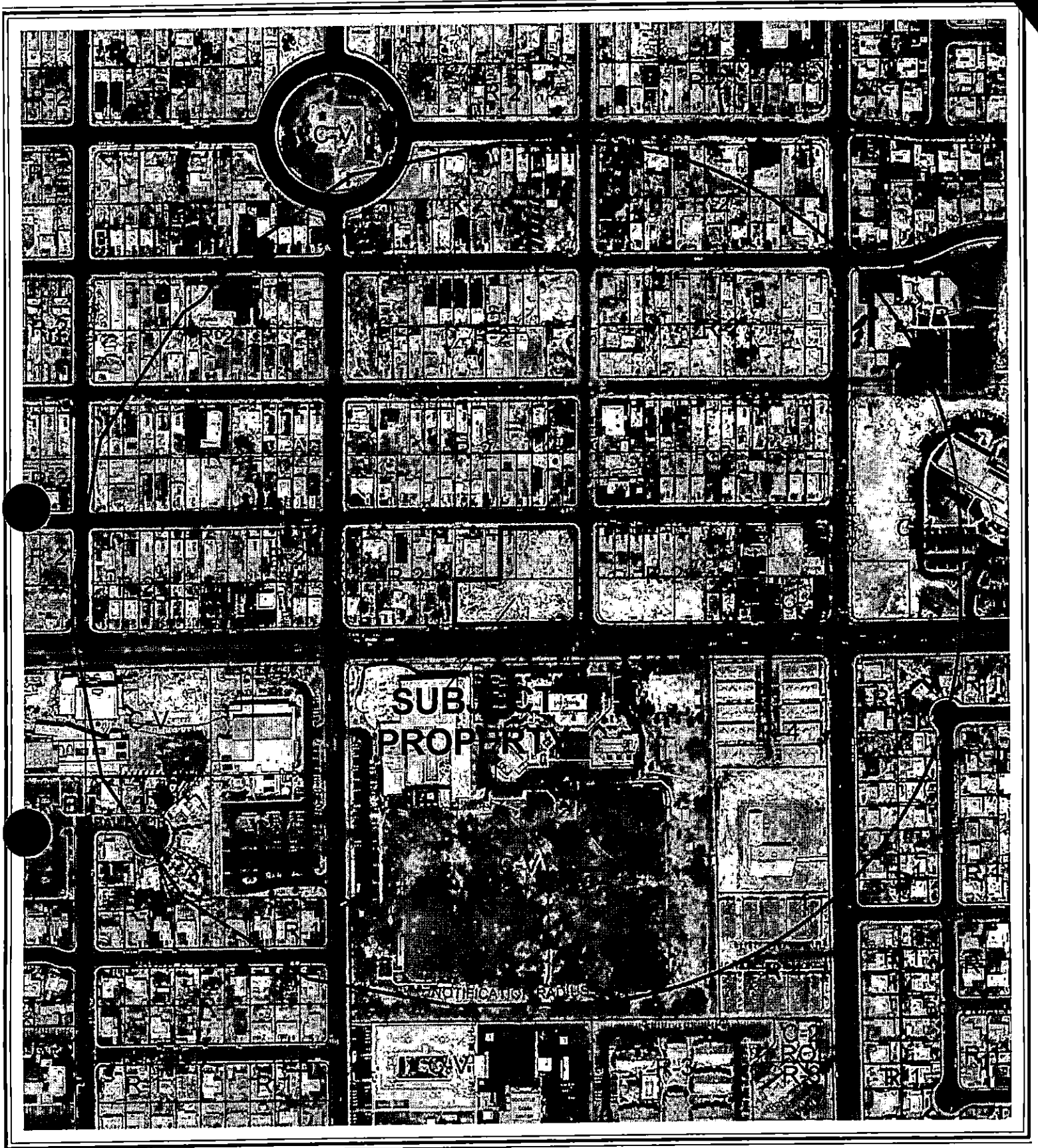
0 100200 Feet

CASE: **SDR-18051**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)





CASE: **SDR-18051**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

0 100200 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 21, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-18051 - APPLICANT/OWNER: ANTHONY L POLLARD
FOUNDATION**

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

1. Site Development Plan Review (SDR-3132) is hereby amended.
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 11/07/06, except as amended by conditions herein.
4. Coordinate with the City Surveyor to determine whether a Reversionary Map or other Map is necessary. If such a map is required, it shall record prior to the issuance of the Building Permit.
5. Pursuant to LVMC 19.04.040, adequate pick-up and drop-off areas shall be provided on-site.
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 as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The following revisions shall be incorporated into the revised landscape plans: Add trees for planting in the following areas: 2 trees along the interior north residential property line adjacent to the parking area; 1 tree along the interior southwest residential property; 1 tree along the interior northwest property line adjacent to residential, and 2 trees planted within the parking area.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

SDR-18051 - Conditions Page Two
December 21, 2006 - Planning Commission Meeting

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. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission of City Council 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.
10. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit
11. All mechanical equipment, air conditioners and trash areas shall be fully screened to avoid visibility from abutting streets.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. 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).
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
15. 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.
16. Prior to issuance of the building permit, revised plan elevations shall be submitted to the Planning and Development Department to depict building and playground canopy heights along the northwest residential property line no greater than 15 feet high in accordance with Title 19 Residential Adjacency Standards.
17. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development 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.

SDR-18051 - Conditions Page Three
December 21, 2006 - Planning Commission Meeting

18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

19. 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.
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. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, 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, whichever may occur first, if allowed by the City Engineer.
22. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-3132 and all other subsequent site-related actions.

SDR-18051 - Staff Report Page One
December 21, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The application is a request to Amend approved Site Development Plan Review (SDR-3132) for a proposed 16,657 square foot Private School, Primary on 1.5 acres located at 917 and 965 Hart Avenue, and 916 West Lake Mead Boulevard, northwest corner of West Lake Mead Boulevard at La Salle Street. A Variance (VAR-18224) for a reduction from minimum rear yard setback requirements shall be considered with this proposal.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/01/03	The City Council approved a General Plan Amendment request (GPA-2497) to update the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan to consolidate all categories and make certain changes from Industrial to Commercial and from Industrial to Mixed Use. The Planning Commission and staff recommended approval.
12/03/03	The City Council approved a Site Development Plan Review (SDR-3132) for a 12,048 square foot Private School, Primary on 1.34 acres subject to expiration in two years. The Planning Commission and staff recommended approval.
03/16/05	The City Council approved Ordinance No. 5754, which eliminated Redevelopment Area status as a determinant of Residential Adjacency Standards and certain setback requirements. As a result, the subject site is no longer exempt from the application of Residential Adjacency Standards.
12/21/05	The City Council approved a request for an Extension of Time (EOT-10073) of approved Site Development Plan Review (SDR-3132), which allowed a 12,048 square foot Private School, Primary on 1.36 acres at the northwest corner of Lake Mead Boulevard and La Salle Street. Staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
09/15/06	A Building Permit was issued for construction of the private school.
<i>Pre-Application Meeting</i>	
10/20/06	A Pre-application meeting was held with the applicant. The applicant proposed an expansion to an approved Site Development Plan Review for a new private school. The applicant was advised of the new parking requirements for Private School, Primary which is 3 spaces per classroom.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application nor was one held.	

SDR-18051 - Staff Report Page Two
December 21, 2006 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	1.5 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Educational	DTR (Downtown Redevelopment) MXU (Mixed-Use) MLA (Medium-Low Density Attached Residential)	R-2 (Medium-Low Density Residential)
North	Single Family Residence	MLA (Medium-Low Density Attached Residential)	R-2 (Medium-Low Density Residential)
South	Civic – Library	MXU (Mixed-Use)	R-2 (Medium-Low Density Residential)
East	Single Family Residence	MXU (Mixed-Use) MLA (Medium-Low Density Attached Residential)	R-2 (Medium-Low Density Residential)
West	Single Family Residence	MXU (Mixed-Use) MLA (Medium-Low Density Attached Residential)	R-2 (Medium-Low Density Residential)

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

SDR-18051 - Staff Report Page Three
December 21, 2006 - Planning Commission Meeting

DEVELOPMENT STANDARDS

In accordance with Title 19.08, the following Development Standards apply to the proposed project:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500	65,000	Y
Min. Setbacks			
• Front	20	33	Y
• Side	5	35	Y
• Corner	5	6	Y
• Rear	20	13*	N*
Max. Building Height	35 FEET OR 2 STORIES	15-feet	Y
Trash Enclosure	1	1	Y

*A companion Variance (VAR-18224) for a reduction in required rearyard setback will be considered concurrently with this application.

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	48 feet	36 feet	N*
Adjacent development matching setback	5 feet	5 feet	Y
Trash Enclosure	50 feet	80 feet	Y

*See analysis for residential adjacency.

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	6 Trees/Space	7 Trees	4	N
Buffer:	1 Tree/30 Linear Feet	7 trees – North property line	8	Y
Min. Trees	Along the public right-of-way.	8 trees – East property line	14	Y
		12 - South property line	16	Y
	1 Tree/20 Linear Feet	6 trees – residential property line (interior southwest)	5	N
	along interior lot lines.	5 trees - residential Property line (interior north)	3	N
		6 trees residential property line (interior northwest)	5	N
TOTAL		44	51	Y
Min. Zone Width	6 Feet adjacent		6	Y
Wall Height	6 Feet		6 Feet 2 inches	Y

SDR-18051 - Staff Report Page Four
December 21, 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	
Private School – Primary	16,657	3 spaces per classroom @ 14 classrooms	42	2	45	2	Y
TOTAL (including handicap)			42		47		Y

ANALYSIS

The project proposes an Amendment to approved Site Development Plan Review (SDR-3132), to allow a 16,657 square foot Private School, Primary on a 1.5 acre site. The school will provide grade school instruction to elementary age students. A companion Variance (VAR-18224) application for a reduction of the rear yard setback requirement will be considered concurrently with this proposal.

- Site Development Plan Review (SDR-3132)

On 12/03/03, the City Council approved a Site Development Plan Review (SDR-3132) for a 12,048 square foot Private School, Primary on 1.34 acres located at 917 Hart Avenue, and 916 West Lake Meade Boulevard. Subsequent to the approval, the applicant acquired the neighboring property at 965 Hart Avenue thereby expanding the developable area. A Pre-application meeting was held with the applicant on 10/20/06 for a proposed expansion to the private school. The revised proposal is for a 16,657 square foot Private School, Primary on 1.5 acres. The project will result in a reduction in the required minimum rear yard setback greater than 10 percent, and an overall increase in the building footprint. As such, planning staff determined that an amendment to approved SDR-3132 is required along with a Variance to reduce the rear yard setback.

- General Plan/Zoning

The project site is located within the Southeast Sector of the General Plan. Land use designations for the site include DTR-Downtown Redevelopment, MXU-Mixed-Use, and MLA- Medium-Low Density Attached Residential. The proposed school use is consistent with the R-2 (Medium Low Density Residential) zone which conditionally permits the operation of a Private School, Primary.

SDR-18051 - Staff Report Page Five
December 21, 2006 - Planning Commission Meeting

- **Site Plan**

The project will involve the construction of a one story structure comprising 14 classrooms, library, multi-purpose room, office space, restrooms, playground area, surface parking, and associated hardscape and landscape improvements. The project site is surrounded by single-family residences to the west, north, and east, and community service and educational facilities to the south. Vehicular access onto the site will be made via a driveway along West Lake Meade Boulevard which is designated in the Master Plan of Streets and Highways as a 100-foot Primary Arterial.

- **Parking**

Title 19.10 parking standards for Private School, Primary requires 3 spaces per classroom. The project will construct a total of 14 classrooms and as such 42 spaces are required. The parking plans include 47 spaces including 2 handicapped accessible spaces which adequately addresses Title 19 parking standards. A loading and unloading area is also incorporated into the plans in compliance with private school use regulations.

- **Landscaping**

Project landscaping is deficient in the required number of trees along interior lot lines and the parking area. Additional trees are required to buffer playground areas from the adjacent single-family residence. To conform to Title 19 landscape standards, a condition will be incorporated into this SDR requiring submittal of a revised landscape plan.

An approximately 6-foot high solid concrete wall will be constructed along the western property lines. Additionally a 6-foot high combination iron fence above concrete block wall with pilasters is proposed along the northern, eastern, and southern property lines.

- **Elevations**

Project elevations include the use of earth tones and split and smooth face concrete block. The school will range in heights varying from 23-feet at the highest point, to a low of 15-feet nearest the residential property line. Furthermore, this area will contain 15-foot tall canopies placed over each playground facility. The R-2 (Medium Density Residential) zone regulations allow for placement of this structure within the side yard setback however limits the height to a height at or below the height of the primary structure.

SDR-18051 - Staff Report Page Six
December 21, 2006 - Planning Commission Meeting

- **Residential Adjacency Standards**

An existing single family residence is located adjacent to the project site along the northwest property line. In accordance with Title 19 – Section 19.08, Residential Adjacency Standards allow for construction of a one story building limited to 15 feet in height, at the applicable setback line of the zoning district. The R-2 zone requires a sideyard setback of 5-feet and the project site plan indicates a 35-foot setback along the northwest property line. As such, the project conforms to residential adjacency standards. A condition of approval shall be incorporated into the amended SDR to ensure building and canopy heights do not exceed 15-feet along the northwest property line.

FINDINGS

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

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

The Private School, Primary will complement existing single-family residential, community service and educational facilities within the immediate vicinity.

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

The project is consistent with the General Plan land use designations for Mixed-use development, and Medium-Low Density Residential. In addition, the proposal is consistent with the intent of the Downtown Redevelopment Plan, the West Las Vegas Plan; and adequately addresses the landscape, wall and buffer standards, parking, and residential development standards of Title 19.

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

Traffic circulation would not result in adverse affects to current street operations and access to the project site will be made via West Lake Mead Boulevard. Additionally, the site plan includes a passenger loading and unloading zone on-site thereby reducing the potential to negatively affect street operations.

SDR-18051 - Staff Report Page Seven
December 21, 2006 - Planning Commission Meeting

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

Building materials and landscaping would improve existing area conditions and will complement surrounding development within this area of the West Las Vegas community.

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;

Exterior building design includes the use of earth tones and split and smooth face concrete block providing an architectural and aesthetic design that will blend with surrounding development within the immediate vicinity.

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

The proposed private use is subject to review under the Uniform Building Code. Furthermore, the on-site student pick-up and drop-off area will assist in reducing pedestrian and vehicular conflicts along West Lake Mead Boulevard. The projected risk to human health and public safety is negligible.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

12

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 241

APPROVALS 0

PROTESTS 0

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

Case Number: **SDR-18051** APN: 139-21-601-015
139-21-601-016
139-21-612-052
Name of Property Owner: ANTHONY L. POLLARD FOUNDATION
Name of Applicant: ANTHONY L. POLLARD FOUNDATION

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

_____ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

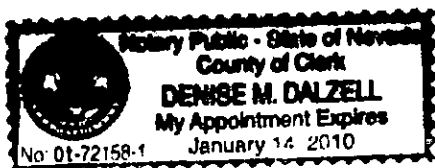
Signature of Property Owner/Authorized Agent: _____

Print Name: Diane Pollard

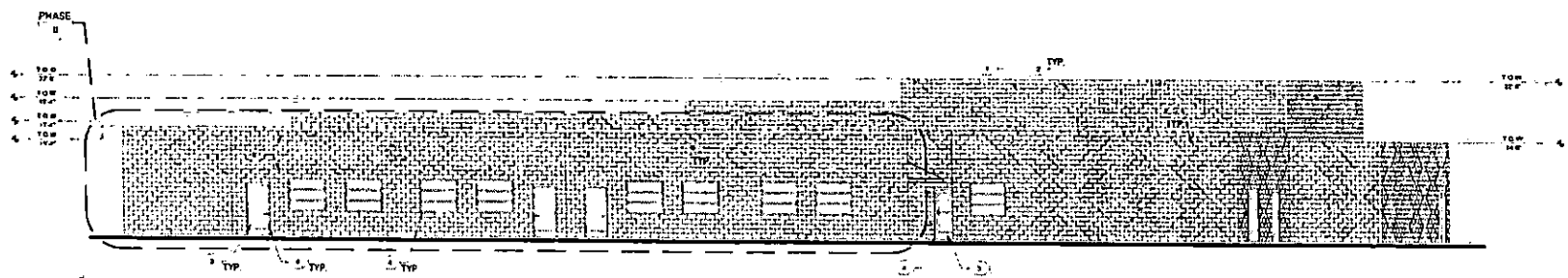
Subscribed and sworn before me

This 19 day of October, 2006

Denise M. Dalzell
Notary Public in and for said County and State

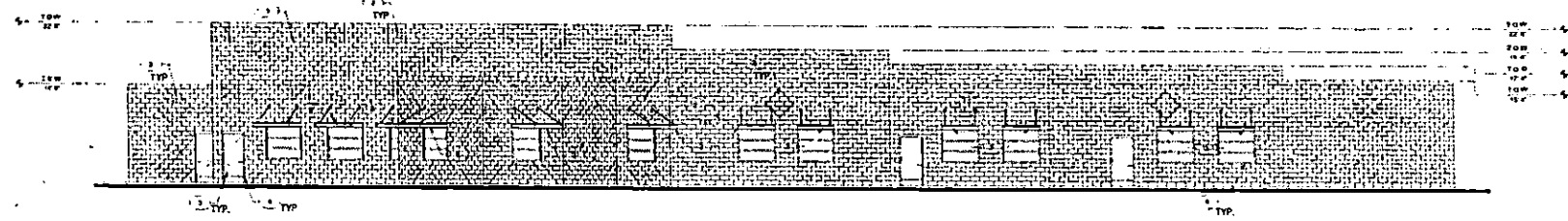


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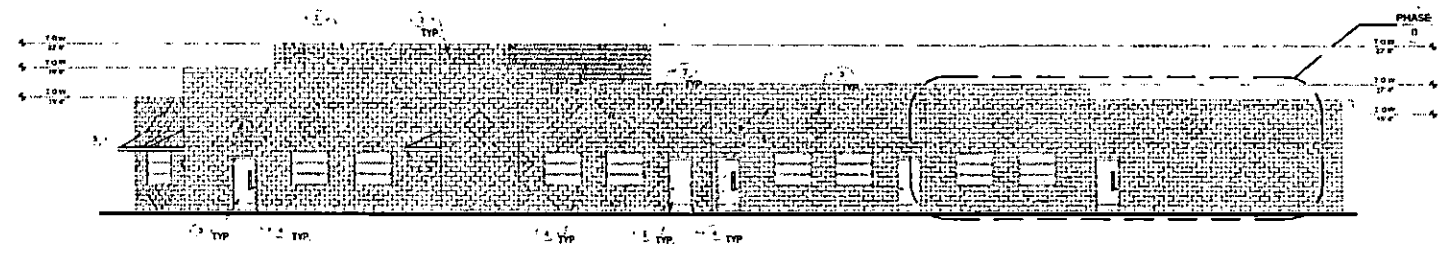


NOTES	
1	CLASH WITH EXISTING FENCE AND 6" TYPICAL TUSCAN PIER
2	SOLID BRICK BLOCK, ONE ROW SOLID TUSCAN PIERSTON GOLD
3	PAVING PATTERN "US CRACK" PAVE
4	PAVING PATTERN "HEAT-CODE" PAVE

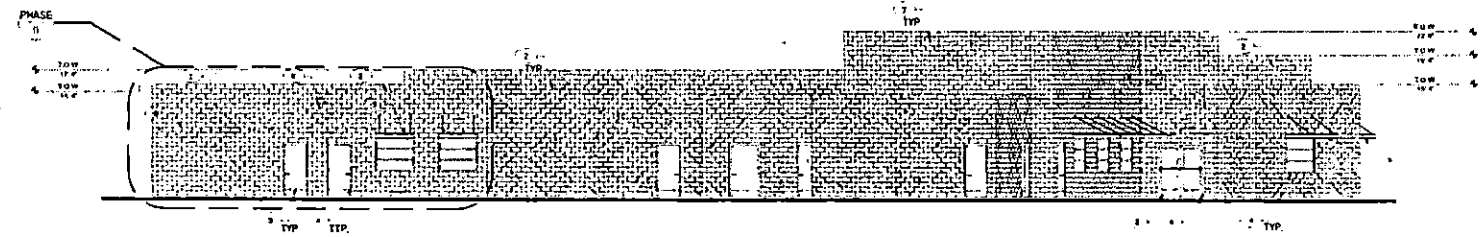
1 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'



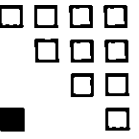
2 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'



3 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'



4 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'



REVISIONS

NO. 1

DATE

BY



MGA Milvin Green Architects, Ltd.
10000 S. MOUNTAIN VIEW BLVD. SUITE 100 LAS VEGAS, NV 89138
TEL: 702.735.1000 FAX: 702.735.1001

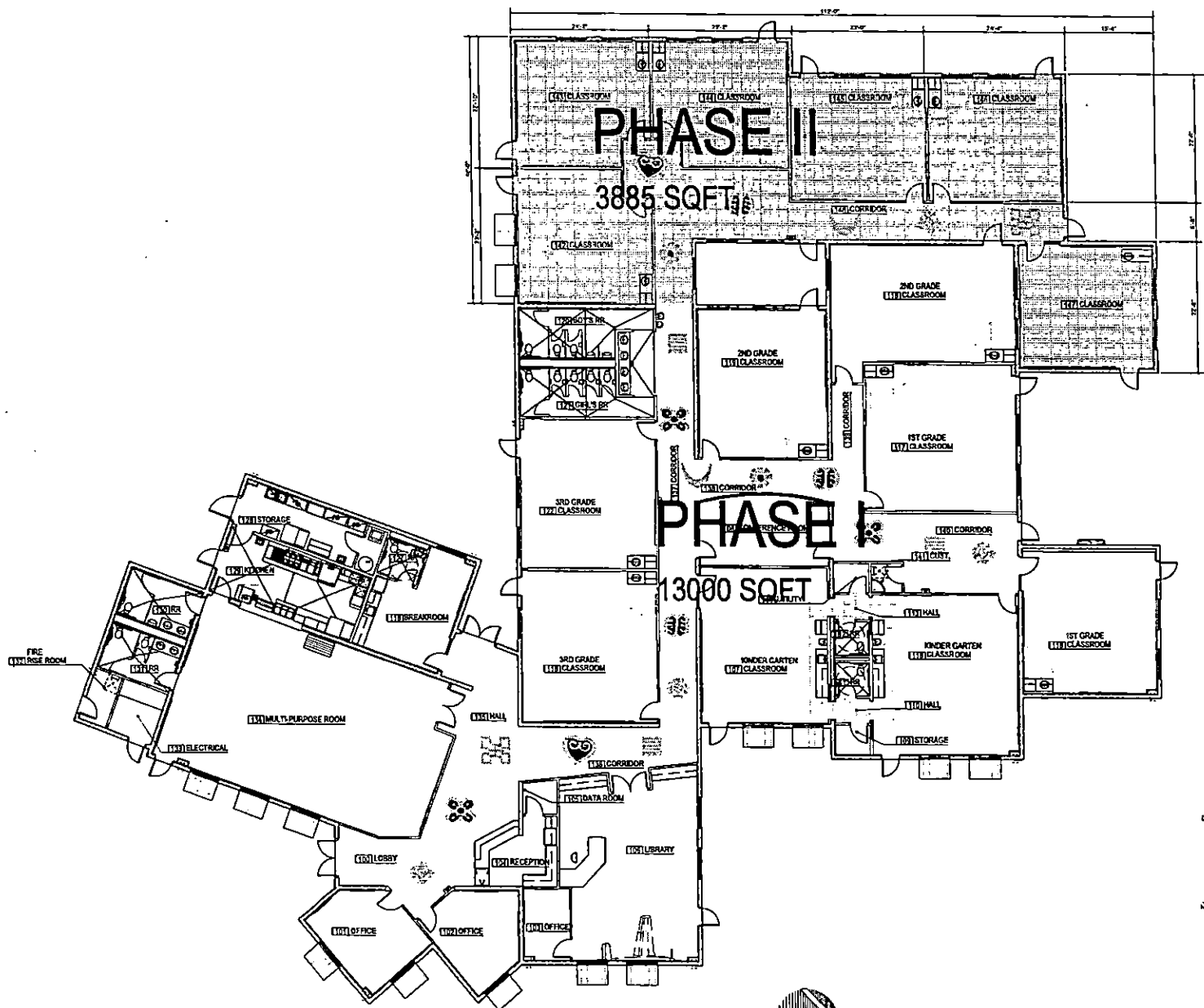
PROJECT: RAINBOW DREAMS ACADEMY
NORTHWEST CORNER OF LAKE MEAD BLVD. AND
LASALLE STREET
LAS VEGAS, NEVADA
SHEET NO. EXTERIOR ELEVATIONS

TITLE: RAINBOW DREAMS ACADEMY
SCALE: AS SHOWN
DATE: 12/21/06
DRAWN BY: SDR

DATE: 12/21/06
SHEET: A6.01
OF 175

RECEIVED
NOV 07 2006

SDR-18051
12/21/06 PC



PHASE I
SQFT 13,000
MAX OCCUPANCY 555

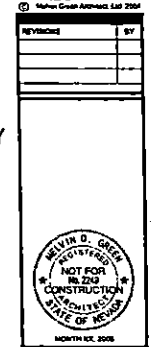
PHASE II
SQFT 3,885
MAX OCCUPANCY 204

PHASE II IS APPROXIMATELY
30% of PHASE I

TOTAL SQFT: 16,885
TOTAL OCCUPANCY: 759

RECEIVED

NOV 07 2006



MGA MGA Great Architects, Ltd.
NOT FOR CONSTRUCTION
STATE OF NEVADA
NORTH NV 2006

PROJECT: RAINBOW DREAMS ACADEMY
NORTHWEST CORNER OF LAKE MEAD BLVD. AND
LASALLE STREET
LAS VEGAS, NEVADA
SHEET TITLE: OVERALL FLOOR PLAN

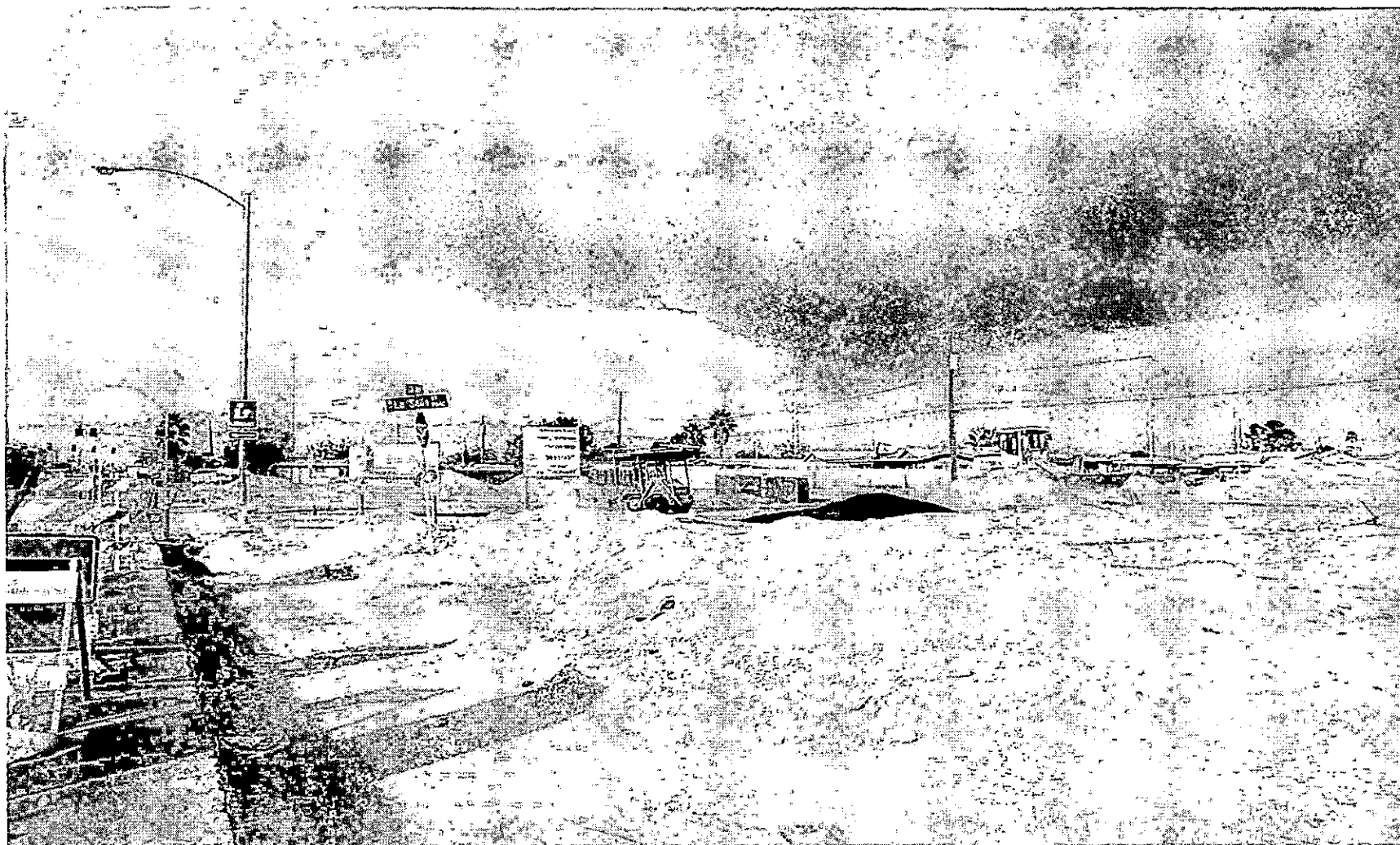
DATE: 10/20/06
SCALE: AS INDICATED
DRAWN: MGC
JOB NO.: 18051
SHEET: A1.01
OF SHEETS

SDR 18051				
Anthony L Pollard Foundation				
NWC Lake Mead & La Salle				
Proposed 3.885 thousand square foot private school addition.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	PRIVATE SCHOOL, K-8 [1000SF]	3.885	0.00	264
AM Peak Hour			11.91	46
PM Peak Hour			6.80	26
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Counts not available for La Salle				
Lake Mead Boulevard				
Average Daily Traffic (ADT)	26,557			
PM Peak Hour	2125			
(heaviest 60 minutes)				
H Street				
Average Daily Traffic (ADT)	9,151			
PM Peak Hour	732			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				
Capacity				
Lake Mead Boulevard	32585			
H Street	16200			
This project will add approximately 264 trips per day on La Salle, Lake Mead and H. This will increase expected volumes by about one percent on Lake Mead and about three percent on H. Lake Mead is at about 82 percent of capacity and H is at about 56 percent of capacity. Counts are not available for La Salle, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 26 additional cars into the area; which works out to about one every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



VAR-18224 & SDR-18051 - APPLICANT/OWNER: ANTHONY L POLLARD FOUNDATION
917 & 965 HART AVENUE AND 916 WEST LAKE MEAD BOULEVARD
DECEMBER 21, 2006 PLANNING COMMISSION

11/22/06



VAR-18224 & SDR-18051 - APPLICANT/OWNER: ANTHONY L POLLARD FOUNDATION
917 & 965 HART AVENUE AND 916 WEST LAKE MEAD BOULEVARD
DECEMBER 21, 2006 PLANNING COMMISSION

11/22/06



■ MELVIN GREEN ARCHITECT, LIMITED

October 12, 2006

City of Las Vegas
Planning & Development Department
731 South Fourth Street
Las Vegas, NV 89101

RE: Justification Letter for Phases II
Expansion Rainbow Dreams Academy

Dear Sir or Madam:

The Anthony L. Pollard foundation is pleased to submit this Justification Letter in support of our expansion effort for the Rainbow Dreams Academy project.

Our enrollment interest at Rainbow Dreams Academy has exceeded our most optimistic prediction. We are proud to serve the educational needs of the community at large, and in order to do so we have to expand rapidly in the coming year.

The project owner has purchased an additional lot on the northwest side of the property to allow for this expansion.

We are respectfully requesting approval of Phase II (approximately 3,885 square feet).

We have revised the attached site plan, floor plan, and building elevations to reflect the additional six (6) classrooms (for a total of 14 classrooms). The building parking has been increased by five (5) spaces (from 43 spaces total to 48 spaces total). Parking calculations were based on 2 spaces per classroom with 20 spaces for administrative staff.

The landscaping design remains virtually the same. The building elevations design will not change. We have provided the same design pattern throughout the additional elevations.

Please see attached drawings for additional information. If have any questions or comments regarding this matter, please feel free contact our office or you may reach me on my cell phone at 702-353-0988.

Thank you,

Melvin D. Green, AIA, NCARB
President
Melvin Green Architect, Ltd.

SDR-18051
12/21/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 21, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

RQR-17661 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: NEVADA COMMERCE BANK - Required Two Year Review of an approved Special Use Permit (U-0023-95) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3200 Valley View Boulevard (APN 162-08-410-018), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

IF APPROVED: C.C.: 01/17/07

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, Separation and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. City Council Approval Letter For RQR-4654
5. City Council Approval Letter For U-0023-95(2)
6. City Council Approval Letter For U-0023-95(1)
7. City Council Approval Letter For U-23-95

MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 21 [SUP-17737], Item 22 [SDR-17735], Item 25 [VAR-17732], Item 26 [SDR-17730] and Item 49 [TXT-18023] to the 01/11/2007 Planning Commission Meeting; Item 3 [SDR-15322], Item 10 [SDR-17979], Item 30 [ZON-17248], Item 31 [SDR-17249], Item 32 [ZON-17250], Item 33 [VAR-17253] and Item 34 [SDR-17254] to the 01/25/2007 Planning Commission Meeting; Item 41 [RQR-17661], Item 42 [RQR-17763] and Item 43 [RQR-17764] to the 03/22/2007 Planning Commission Meeting; and WITHDRAW WITHOUT PREJUDICE Item 23 [SUP-17534] – UNANIMOUS with EVANS and TRUESDELL excused

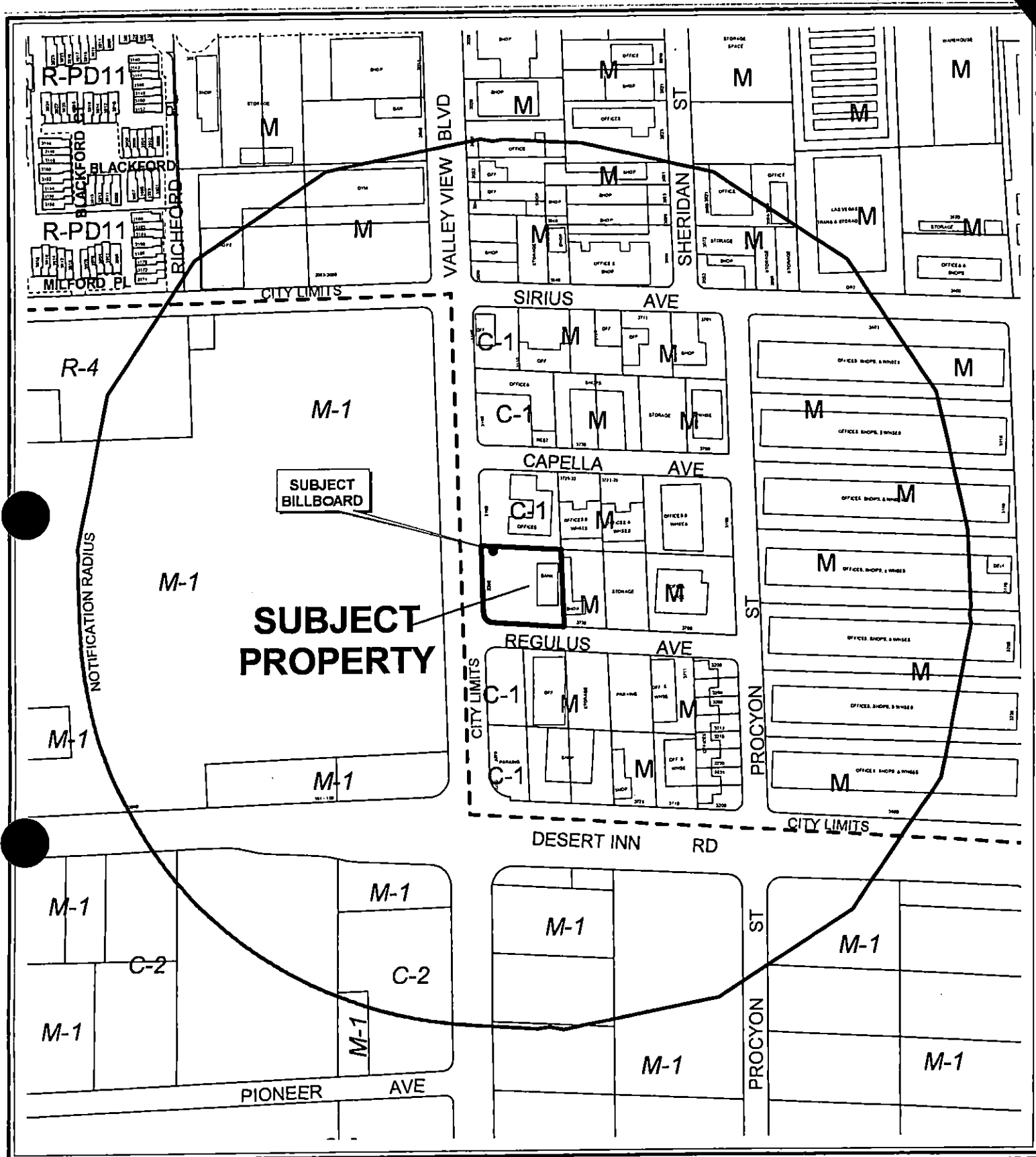
PLANNING COMMISSION MEETING OF DECEMBER 21, 2006
Department of Planning and Development
Item 41 – RQR-17661

MINUTES:

Item 41 [RQR-17661], Item 42 [RQR-17763], Item 43 [RQR-17764] were all requested to be held in abeyance to the 3/22/2007 Planning Commission meeting.

(6:03 – 6:09)

1-50



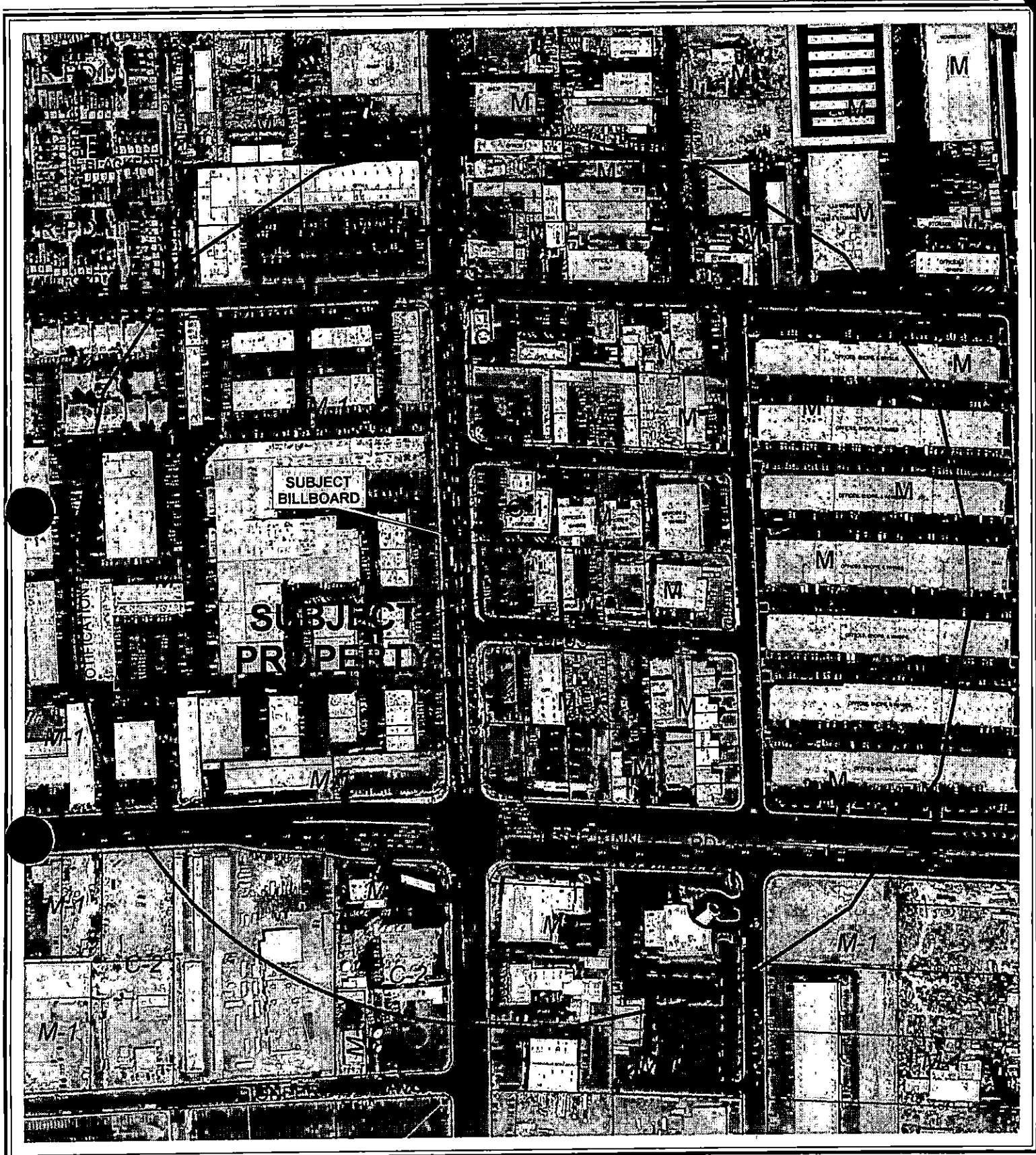
CASE: RQR-17661

RADIUS: 1000 FT

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

0 100 200 Feet





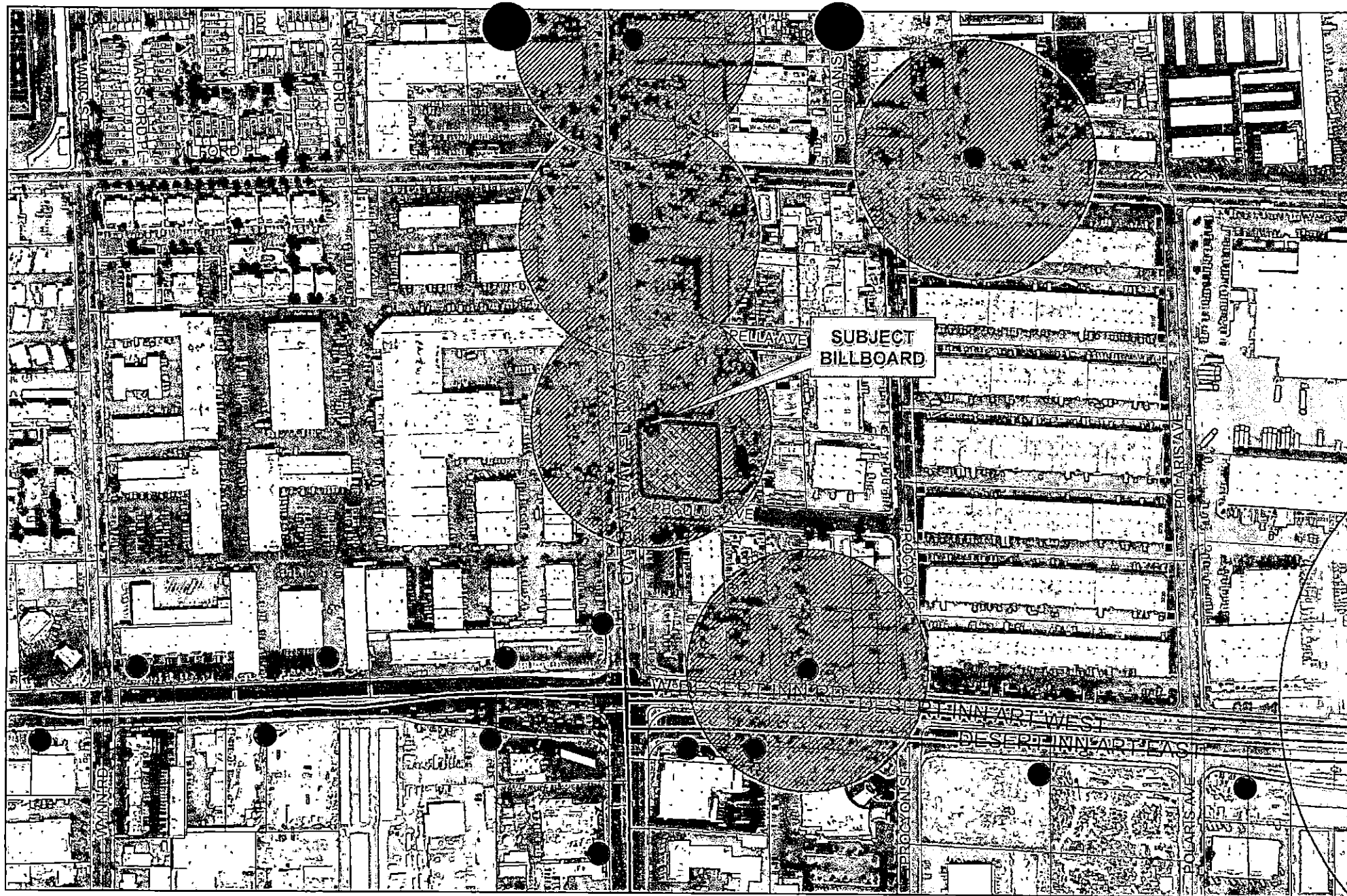
CASE: RQR-17661

RADIUS: 1000 FT

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

0 100 200 Feet





RQR-17661

City of Las Vegas Billboard Data

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



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 21, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: RQR-17661 - APPLICANT: CLEAR CHANNEL OUTDOOR -
OWNER: NEVADA COMMERCE BANK**

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

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the Off-Premise 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. 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.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, and (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

RQR-17661 - Staff Report Page One
December 21, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Required Two Year Review of an approved Special Use Permit (U-0023-95) which allowed a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 3200 Valley View Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/19/95	The City Council approved a Special Use Permit (U-0023-95) for one 40-foot tall, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on this site, subject to a five year review. The Board of Zoning Adjustment and staff recommended approval on 03/28/95.
06/07/00	The City Council approved a Required Five-Year Review on an approved Special Use Permit [U-0023-95(1)] for one 40-foot tall, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on the site, subject to a two-year review. The Planning Commission and staff recommended approval. The Planning Commission and staff recommended approval on 04/27/00.
08/07/02	The City Council approved a Required Two-Year Review on an approved Special Use Permit [U-0023-95(2)] for one 40-foot tall, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on the site, subject to a two-year review. The Planning Commission and staff recommended approval. The Planning Commission and staff recommended approval on 06/27/02.
10/06/04	The City Council approved a Required Two Year Review (RQR-4664) of an approved Special Use Permit (U-0023-95) which allowed a 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 3200 Valley View Boulevard. The Planning Commission and staff recommended denial on 08/26/04.
<i>Related Building Permits/Business Licenses</i>	
03/29/96	A building permit was issued on the indicated date, but expired on 03/22/97. The subject billboard has not received proper building permits.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.85

RQR-17661 - Staff Report Page Two
December 21, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Bank	LI/R (Light Industrial/ Research)	C-1 (Limited Commercial)
North	Offices	LI/R (Light Industrial/ Research)	C-1 (Limited Commercial)
South	Offices	LI/R (Light Industrial/ Research)	C-1 (Limited Commercial)
East	Retail	LI/R (Light Industrial Research)	M (Industrial)
West	Clark County	Clark County	Clark County

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

ANALYSIS

This is the fourth review of the subject Special Use Permit (U-0023-95). A building permit for the subject sign was issued on 03/29/96, but was never finalized. The applicant has not complied with Condition Number Six (6) which stated "All City Code requirements and design standards of all City Departments shall be satisfied". Since the applicant has never received a final inspection from the Building Department, staff cannot support the subject Required Review. Therefore, staff is recommending denial of the subject Required Review.

Previous Conditions of Approval from Required Review (RQR-4664)

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign 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-17661 - Staff Report Page Three
December 21, 2006 - Planning Commission Meeting

3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. Only one advertising sign is permitted per sign face.
5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

FINDINGS

The continued use of the existing Off-Premise Advertising (Billboard) Sign is not appropriate at its subject location; since the billboard does not comply with all City Code requirements. A final inspection was never completed, which may pose as a potential public safety issue. Therefore, staff is recommending denial of the Required Review with an additional review within two years, if approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 10

SENATE DISTRICT 7

NOTICES MAILED 55

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

RQR-17661

Case Number:

APN: 162 08 410 018

Name of Property Owner: NEVADA COMMERCE BANK

Name of Applicant: CLEAR CHANNEL OUTDOOR

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

☐ Yes

☒ 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): _____

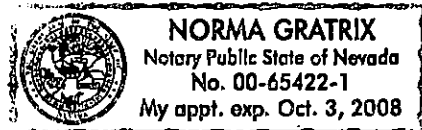
APN 162 08 410 018

Signature of Property Owner: Robin Pavek

Print Name: Robin PAVEK

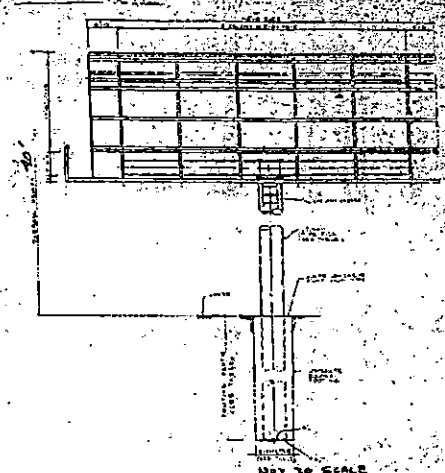
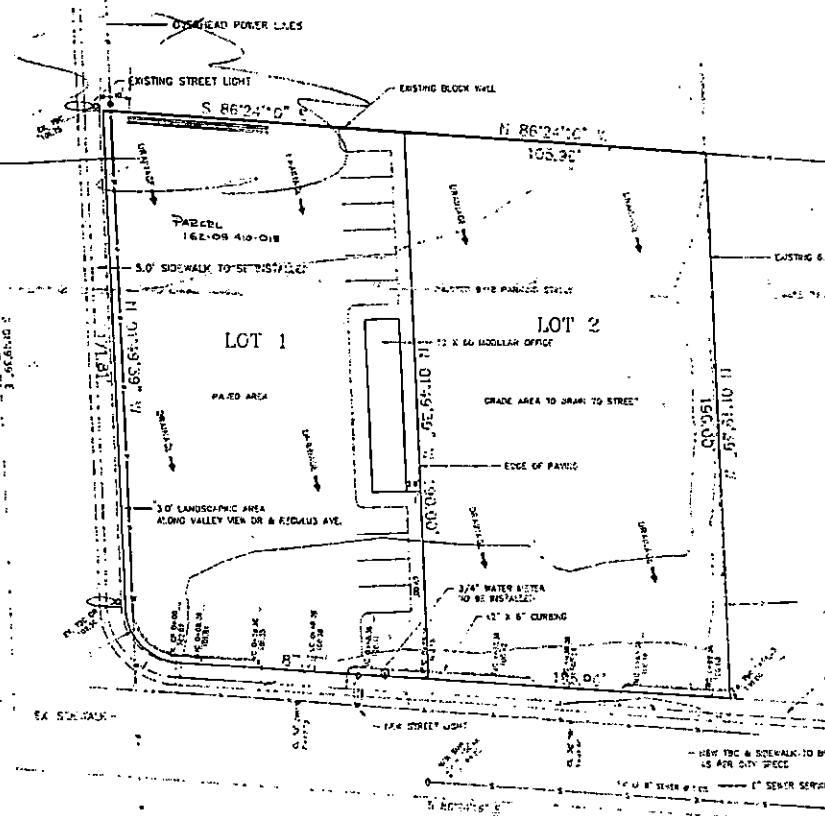
Subscribed and sworn before me

This 13 day of Oct, 2006
Norma Gratrix
Notary Public in and for said County and State



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VALLEY VIEW DRIVE



LOTS 1 & 2, BLOCK 11,
STARLIGHT PARK SUBDIVISION
LOT 1 19,973 SQ. FT.
LOT 2 20,042 SQ. FT.

BENCHMARK
END EXISTING TBC ELEV = 100.00
EXISTING CURB & GUTTER
WITHIN 3.0' SIDEWALK

RQR-17661
12/21/06 PC

LRP
L.R. POPE
ENGINEERS &
SURVEYORS
1000 WEST 1000 SOUTH, SUITE 100, OGDEN, UT 84403
(409) 233-1100

NO.	DATE	DESCRIPTION
1	12/21/06	PC



TRUCKMASTERS
REGULUS AVE. & VALLEY VIEW DR
SITE PLAN

DATE DEC-1993
SCALE 1" = 20'
BY DALE

SHEET
1 OF 1 SHEETS

OCT 20 2006

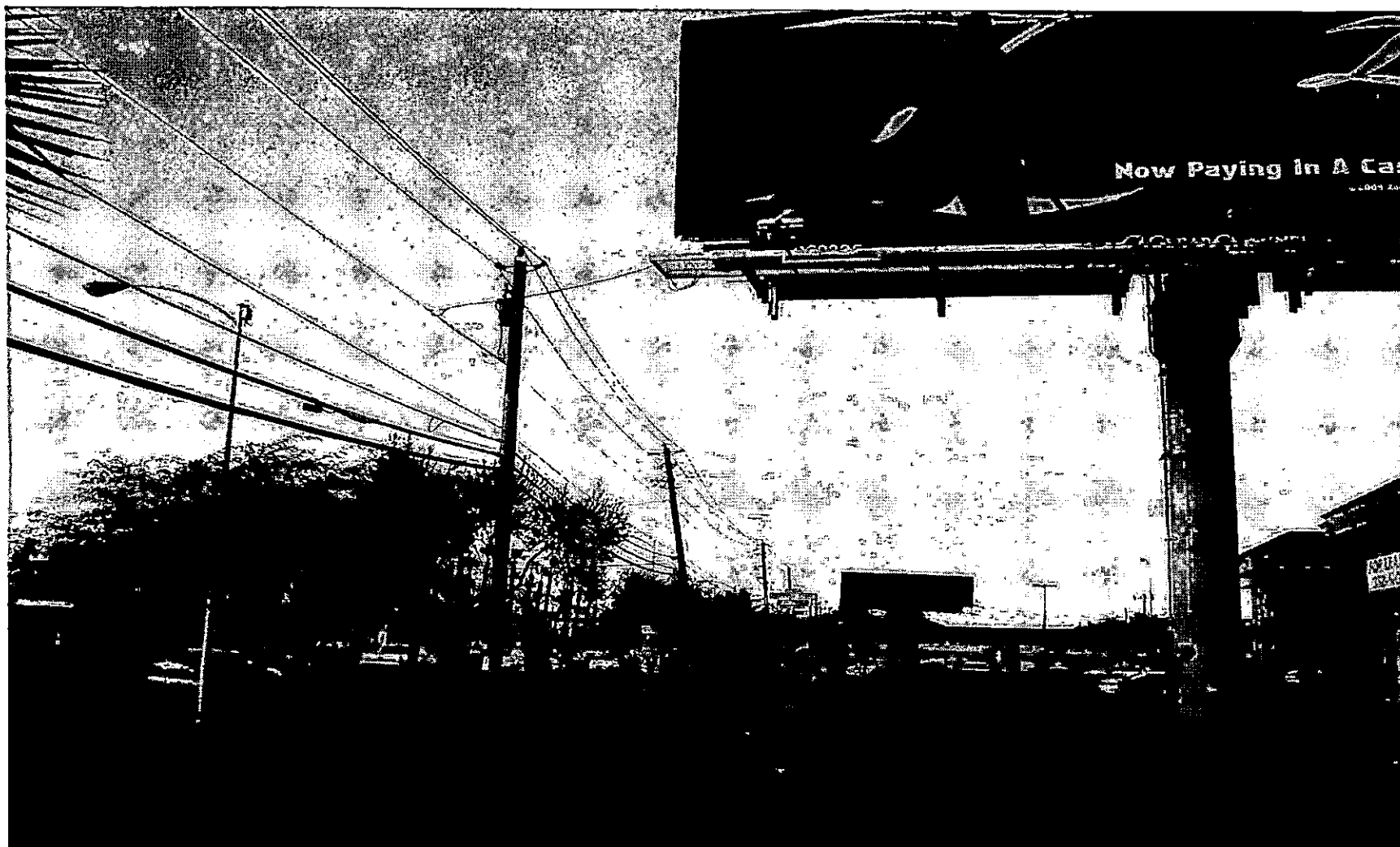
NOTICE:
1. 100' OFF BENCHMARK ELEVATION 200'

REGULUS AVENUE



RQR-17661 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: NEVADA COMMERCE BANK
3200 VALLEY VIEW BOULEVARD
DECEMBER 21, 2006 PLANNING COMMISSION

11/27/06



RQR-17661 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: NEVADA COMMERCE BANK
3200 VALLEY VIEW BOULEVARD
DECEMBER 21, 2006 PLANNING COMMISSION

11/27/06



RQR-17661 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: NEVADA COMMERCE BANK
3200 VALLEY VIEW BOULEVARD
DECEMBER 21, 2006 PLANNING COMMISSION

11/27/06



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN

LAWRENCE WEEKLY

MICHAEL MACK

JANET MONCRIEF

STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

October 11, 2004

Ms. Kate Elsea
Nevada Commerce Bank
3200 South Valley View Boulevard
Las Vegas, Nevada 89102

RE: RQR-4664 - REQUIRED REVIEW
CITY COUNCIL MEETING OF OCTOBER 6, 2004

Dear Ms. Elsea:

The City Council at a regular meeting held October 6, 2004 APPROVED the Required Two Year Review of an approved Special Use Permit (U-0023-95) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3200 Valley View Boulevard (APN 162-08-410-018), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign 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.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. Only one advertising sign is permitted per sign face.
5. 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

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

VOICE 702.229.6011

TDD 702.386.9108

www.lasvegasnevada.gov
18112-001-6/04

RQR-17661
12/21/06 PC

Ms. Kate Elsea
RQR-4664 -- Page Two
October 11, 2004

Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

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

Sincerely,



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

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

Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #3050
Las Vegas, Nevada 89102

RQR-17661
12/21/06 PC



MAYOR
OSCAR B. GOODMAN

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

ACTING CITY MANAGER
DOUGLAS A. SELBY

August 9, 2002

Nevada Commerce Bank
3200 Valley View Boulevard
Las Vegas, Nevada 89102

RE: U-0023-95(2) - REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF AUGUST 7, 2002

Dear Applicant:

The City Council at a regular meeting held August 7, 2002 APPROVED the Required Two Year Review of an approved Special Use Permit (U-0023-95) WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3200 South Valley View Boulevard (APN: 162-08-410-018), C-1 (Limited Commercial) Zone. 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 two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. 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.

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

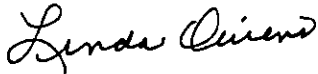
VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

RQR-17661
12/21/06 PC

Nevada Commerce Bank
U-0023-95(2) – Page Two
August 9, 2002

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

Sincerely,



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

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

Ms. Debbie Torres
Clear Channel Outdoor
1211 West Bonanza Road
Las Vegas, Nevada 89106

Ms. Misty Baier
Clear Channel Outdoor
1211 West Bonanza Road
Las Vegas, Nevada 89106

RQR-17661
12/21/06 PC



MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

June 15, 2000

Valley View Regulus Limited Liability Company
2970 West Sahara Avenue, Suite #102
Las Vegas, Nevada 89102

RE: U-0023-95(1) - REQUIRED FIVE YEAR REVIEW
CITY COUNCIL MEETING DATE OF JUNE 7, 2000

Dear Applicant:

The City Council at a regular meeting held June 7, 2000 APPROVED the Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 3200 South Valley View Boulevard (APN: 162-08-410-018), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2000. This approval is subject to:

Planning and Development

1. The sign shall be repaired within thirty (30) days of the City Council approval.
2. The Special Use Permit shall be reviewed in two (2) years, at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notifications costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise sign be removed.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.

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

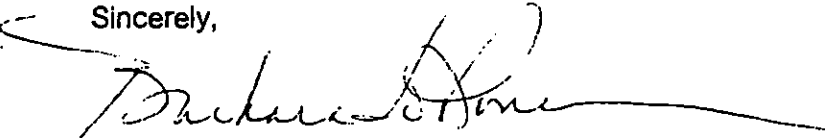
VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

RQR-17661
12/21/06 PC

Valley View Regulus Limited Liability Company
U-0023-95(1) – Page Two
June 15, 2000

5. Conformance to all applicable Conditions of Approval of U-23-95 and all subsequent actions.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/gpb

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

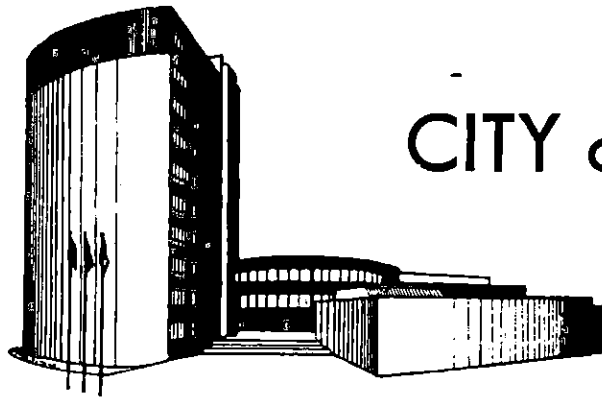
Mr. Rvan Norstrand
Donrey Outdoor Advertising Company
1211 West Bonanza Road
Las Vegas, Nevada 89106

RQR-17661
12/21/06 PC

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
FRANK HAWKINS, JR.
KEN BRASS
MATTHEW Q. CALLISTER

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

May 5, 1995

Mr. Nolan Leavitt
Leavitt 1986 Trust
3700 West Desert Inn Road
Las Vegas, Nevada 89102

RE: U-23-95 - SPECIAL USE PERMIT

Dear Mr. Leavitt:

The City Council at a regular meeting held april 19, 1995 APPROVED the application of Leavitt 1986 Trust for a Special Use Permit to allow a 14 foot x 48 foot off-premise advertising (billboard) sign on property located on the northeast corner of Valley View Boulevard and Regulus Avenue, C-1 Zone, subject to:

1. The Board shall review this use in five years and at that time may require the sign to be removed.
2. The applicant obtain an off-premise sign certificate from the Department of Community Planning and Development prior to issuance of a building permit.
3. Conformance to the plot plan and elevations.
4. Satisfaction of City Code requirements and design standards of all City departments.

RQR-17661
12/21/06 PC



Mr. Nolan Leavitt
Leavitt 1986 Trust
May 5, 1995
RE: U-23-95 - SPECIAL USE PERMIT
Page 2.

An approved Variance or Special Use Permit must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed with the Department of Community Planning and Development for consideration and approval by the appropriate board.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

/cmp

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

Mr. Chuck Dykes
Donrey Outdoor Advertising
1211 W. Bonanza Road
Las Vegas, Nevada 89106

RQR-17661
12/21/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 21, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

RQR-17763 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: Z & Z INVESTMENT COMPANY - Required Two Year Review of an approved Special Use Permit (U-0018-95) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2350 North Rainbow Boulevard (APN 138-23-110-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 01/17/07

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, Separation and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. City Council Approval Letter For RQR-4661
5. City Council Approval Letter For U-0018-95(2)
6. City Council Approval Letter For U-0018-95(1)
7. City Council Approval Letter For U-18-95

MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 21 [SUP-17737], Item 22 [SDR-17735], Item 25 [VAR-17732], Item 26 [SDR-17730] and Item 49 [TXT-18023] to the 01/11/2007 Planning Commission Meeting; Item 3 [SDR-15322], Item 10 [SDR-17979], Item 30 [ZON-17248], Item 31 [SDR-17249], Item 32 [ZON-17250], Item 33 [VAR-17253] and Item 34 [SDR-17254] to the 01/25/2007 Planning Commission Meeting; Item 41 [RQR-17661], Item 42 [RQR-17763] and Item 43 [RQR-17764] to the 03/22/2007 Planning Commission Meeting; and WITHDRAW WITHOUT PREJUDICE Item 23 [SUP-17534] – UNANIMOUS with EVANS and TRUESDELL excused

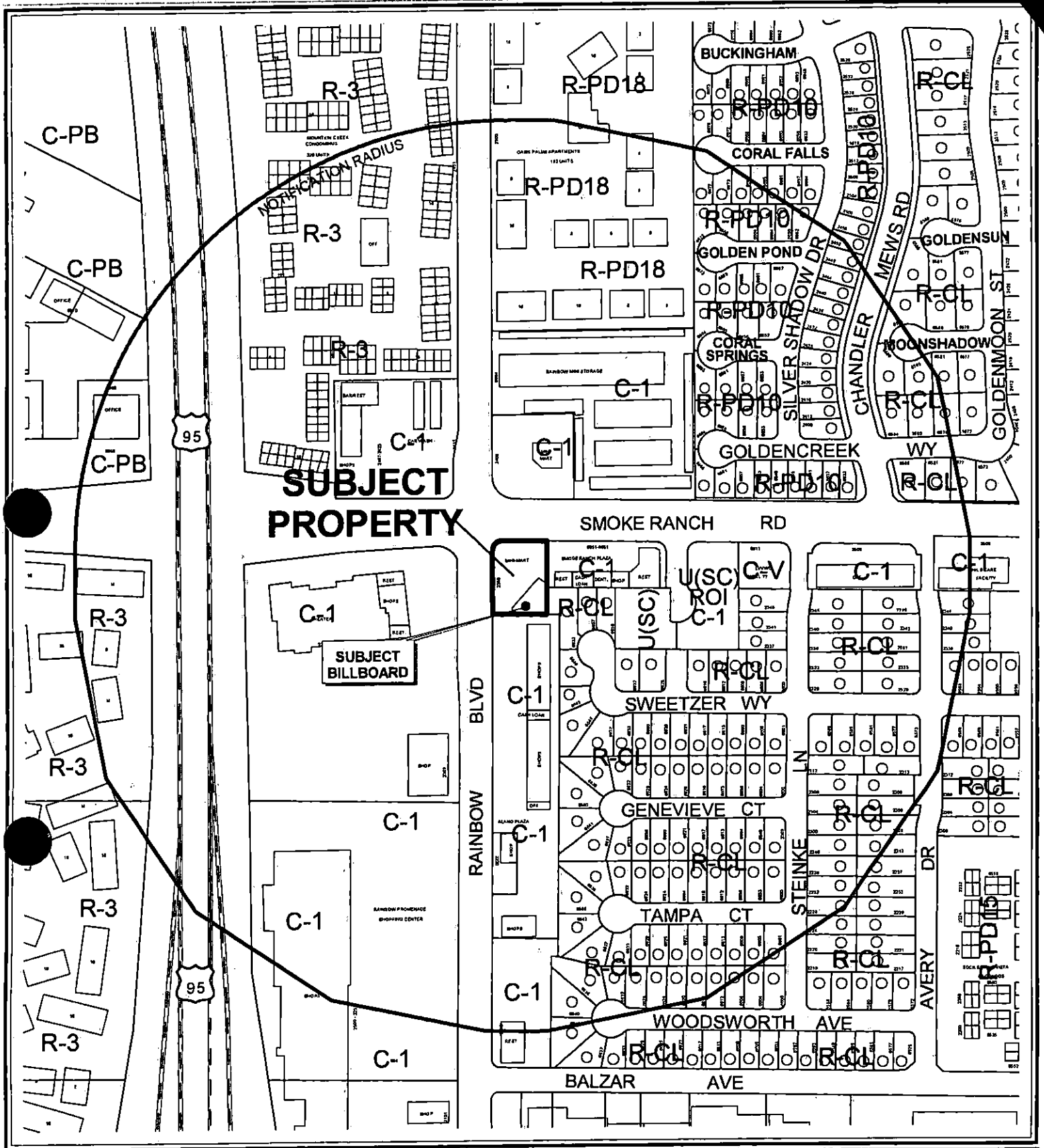
PLANNING COMMISSION MEETING OF DECEMBER 21.2006
Department of Planning and Development
Item 42 – RQR-17763

MINUTES:

Item 41 [RQR-17661], Item 42 [RQR-17763], Item 43 [RQR-17764] were all requested to be held in abeyance to the 3/22/2007 Planning Commission meeting.

(6:03 – 6:09)

1-50



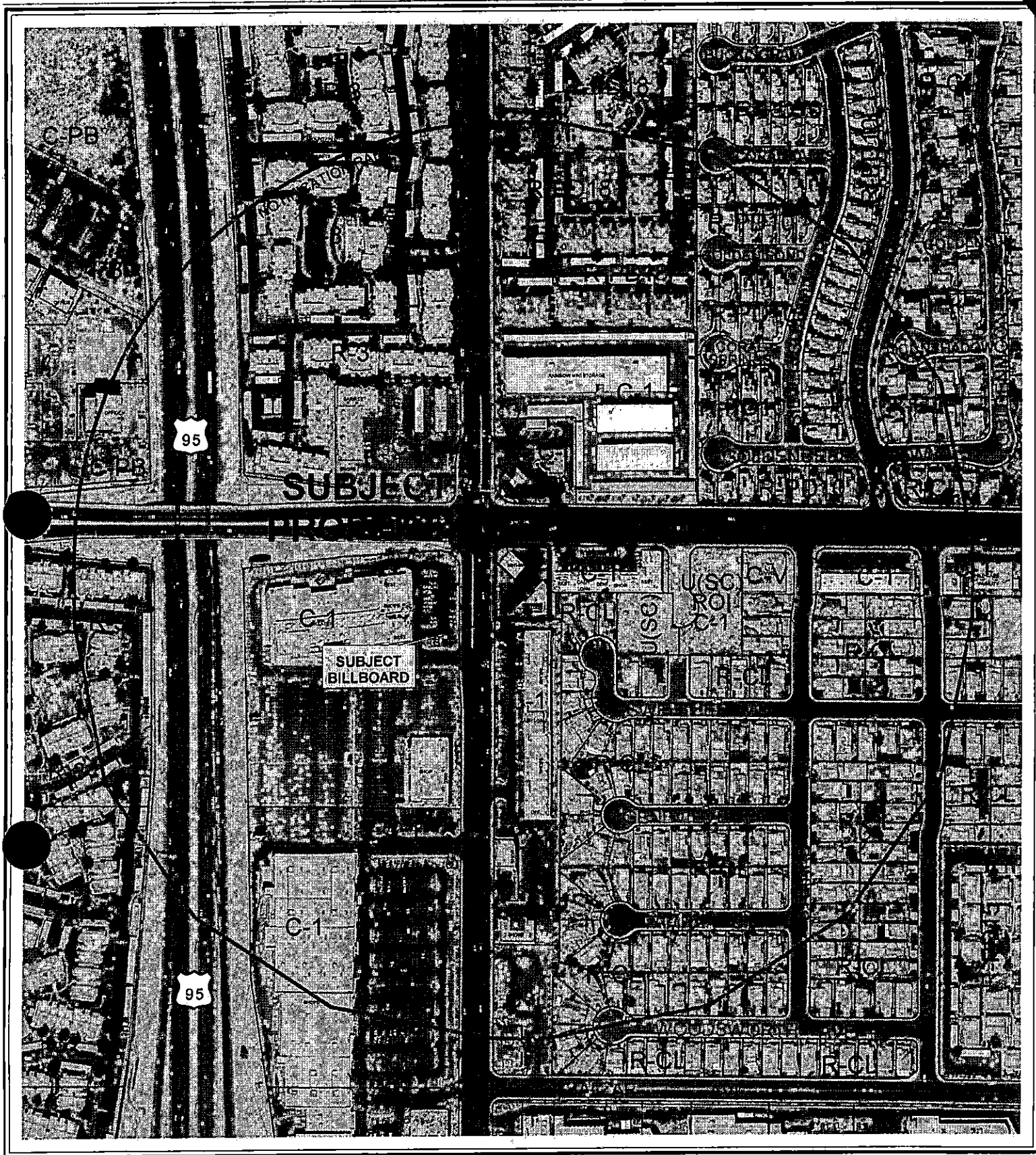
CASE: **RQR-17763**

RADIUS: 1000 FT

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

0 100 200 Feet





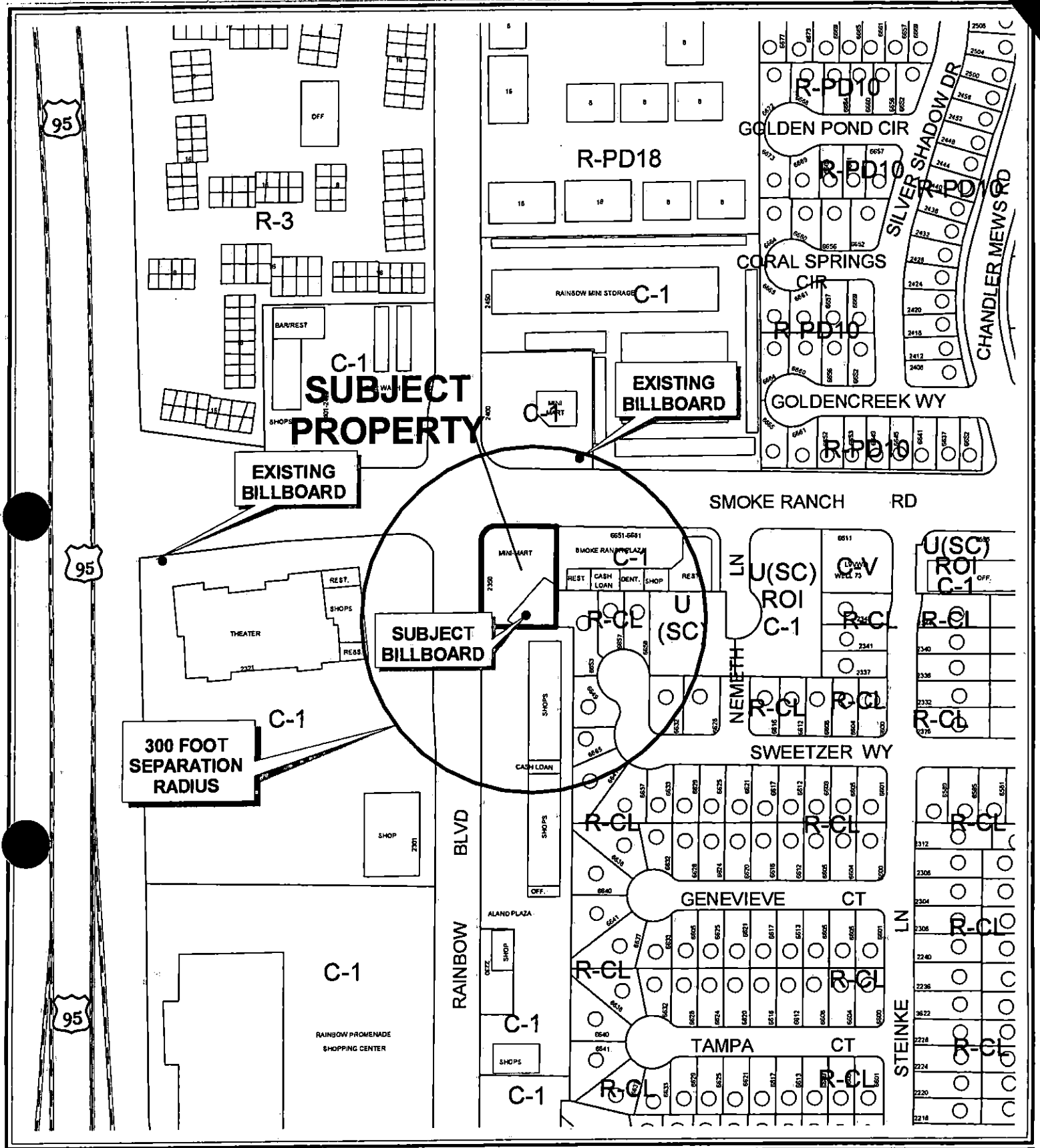
CASE: **RQR-17763**

RADIUS: 1000 FT

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

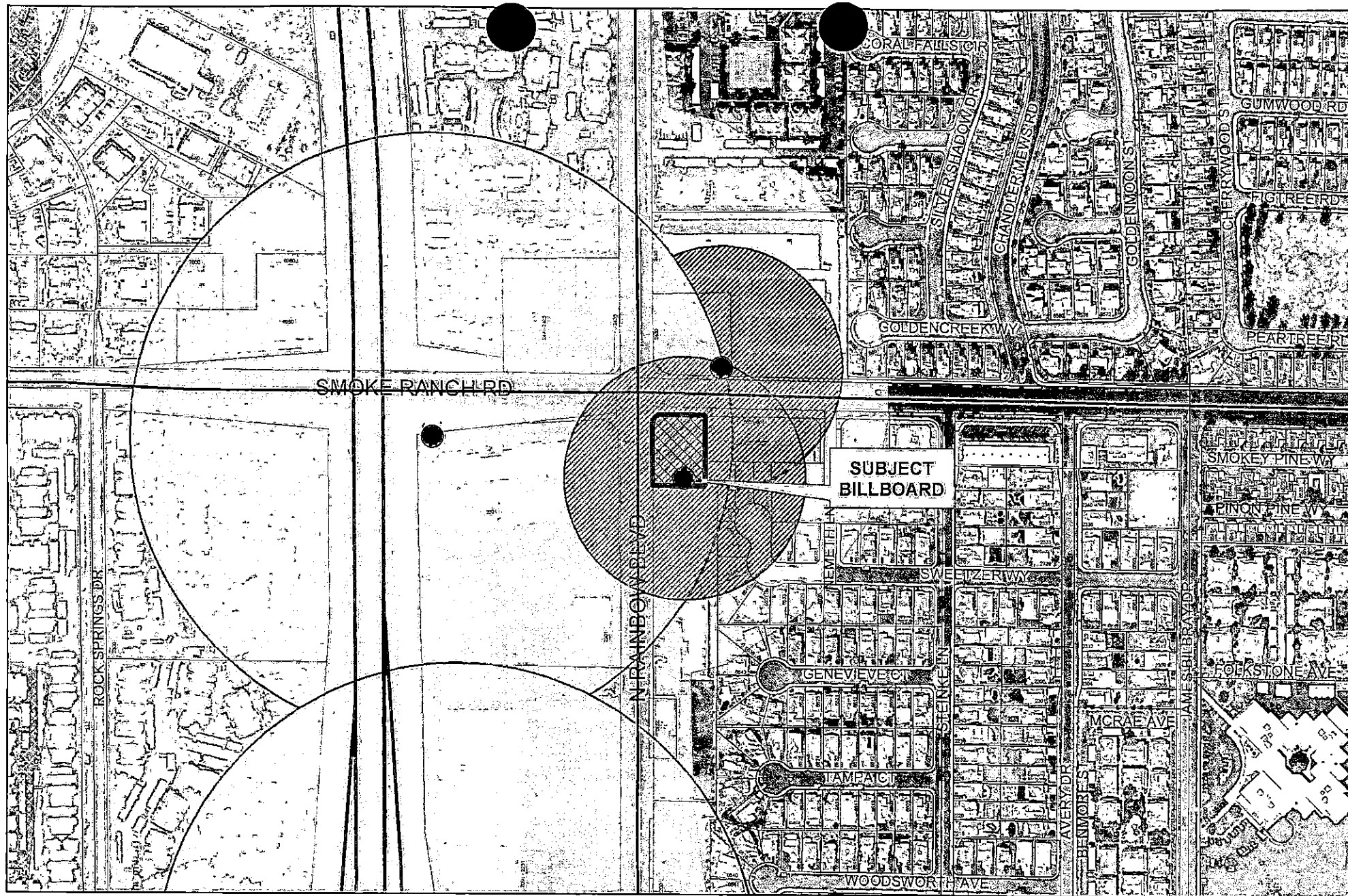
0 100 200 Feet





0 200 400 Feet





RQR-17763

City of Las Vegas Billboard Data



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 21, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: RQR-17763 - APPLICANT: LAMAR ADVERTISING - OWNER:
Z & Z INVESTMENT COMPANY**

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

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign 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.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

RQR-17763 - Staff Report Page One
December 21, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Required Two Year Review of an approved Special Use Permit (U-0018-95) which allowed a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 2350 North Rainbow Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/19/95	The City Council approved a Special Use Permit (U-0018-95) for on 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on the site, subject to a five year review. The Board of Zoning Adjustment and staff recommended denial on 03/28/95.
06/07/00	The City Council approved a Required Five-Year Review on an approved Special Use Permit [U-0018-95(1)] for a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on the site, subject to a two year review. The Planning Commission and staff recommended denial on 04/27/00.
08/21/02	The City Council approved a Required Two-Year Review of an approved Special Use Permit [U-0018-95(2)] for a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign on the site, subject to a two year review. The Planning Commission and staff recommended denial on 07/25/02.
10/06/04	The City Council approved a Required Two-Year Review (RQR-4661) of an approved Special Use Permit (U-0018-95) which allowed a 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 2350 North Rainbow Boulevard. The Planning Commission and staff recommended denial on 08/26/04.
<i>Related Building Permits/Business Licenses</i>	
06/07/95	The subject Off-Premise Advertising (Billboard) Sign received a building permit on the indicated date. A final inspection was completed by the building department on 06/22/95.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.52

RQR-17763 - Staff Report Page Two
December 21, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Service Station/Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
North	Service Station/Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
South	Multi-Tenant Retail	SC (Service Commercial)	C-1 (Limited Commercial)
East	Multi-Tenant Retail/Single Family Dwelling	SC (Service Commercial)	C-1 (Limited Commercial) R-CL (Single Family Compact-Lot)
West	Theatre/Multi-Tenant Retail	SC (Service Commercial)	C-1 (Limited Commercial)

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

ANALYSIS

This is the fourth review of the subject Special Use Permit (U-0018-95). A building permit for the subject sign was issued on 06/07/95 and was finalized on 06/22/95. Staff has recommended denial of all previous Required Reviews. The continued placement of an Off-Premise Advertising (Billboard) Sign on the subject site is not appropriate. Substantial development has occurred in the area over the last five years, including single-family residential, which makes the Off-Premise Advertising (Billboard) Sign incompatible with the adjacent land uses. Furthermore, the sign would not be allowed by the current Code, which requires an Off-Premise Advertising (Billboard) Sign to be a minimum of 300 feet from any single-family residence. The subject sign is approximately 120 feet from single-family residences. This sign, on the east side of Rainbow Boulevard, is adjacent to the Off-Premise Sign Exclusionary Zone adopted by City Council in 1997. Therefore, staff is recommending denial of the subject Required Review.

RQR-17763 - Staff Report Page Three
December 21, 2006 - Planning Commission Meeting

Previous Condition of Approval from Required Review (RQR-4661)

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

FINDINGS

The continued use of the existing Off-Premise Advertising (Billboard) Sign is not appropriate at its subject location. The billboard does not comply with all City Code requirements due to its proximity to residential development and the Off-Premise Sign Exclusionary Zone. Therefore, staff is recommending denial of the Required Review with an additional review within two years, if approved.

RQR-17763 - Staff Report Page Four
December 21, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT 37

SENATE DISTRICT 3

NOTICES MAILED 510

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-17763** APN: **138-23-110-001**
Name of Property Owner: **ZIZ Investment Co.**
Name of Applicant: **Lamar Outdoor Advertising**

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

☐ Yes

☒ 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]*

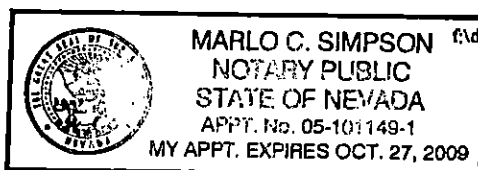
Print Name: **SCOTT NAFITZER**

Subscribed and sworn before me

on behalf of owner

This **18th** day of **October**, 20 **06**

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



12/21/06 PC

RQR-17763

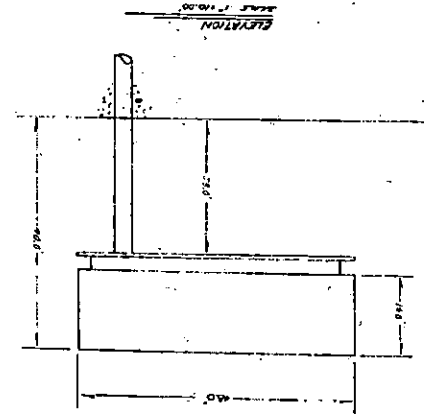
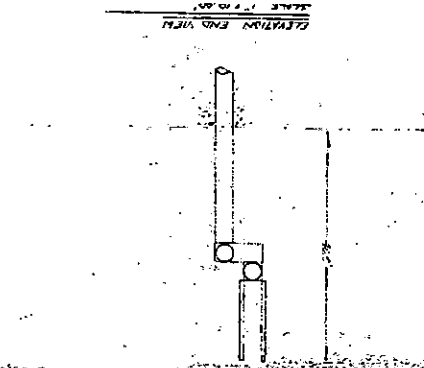
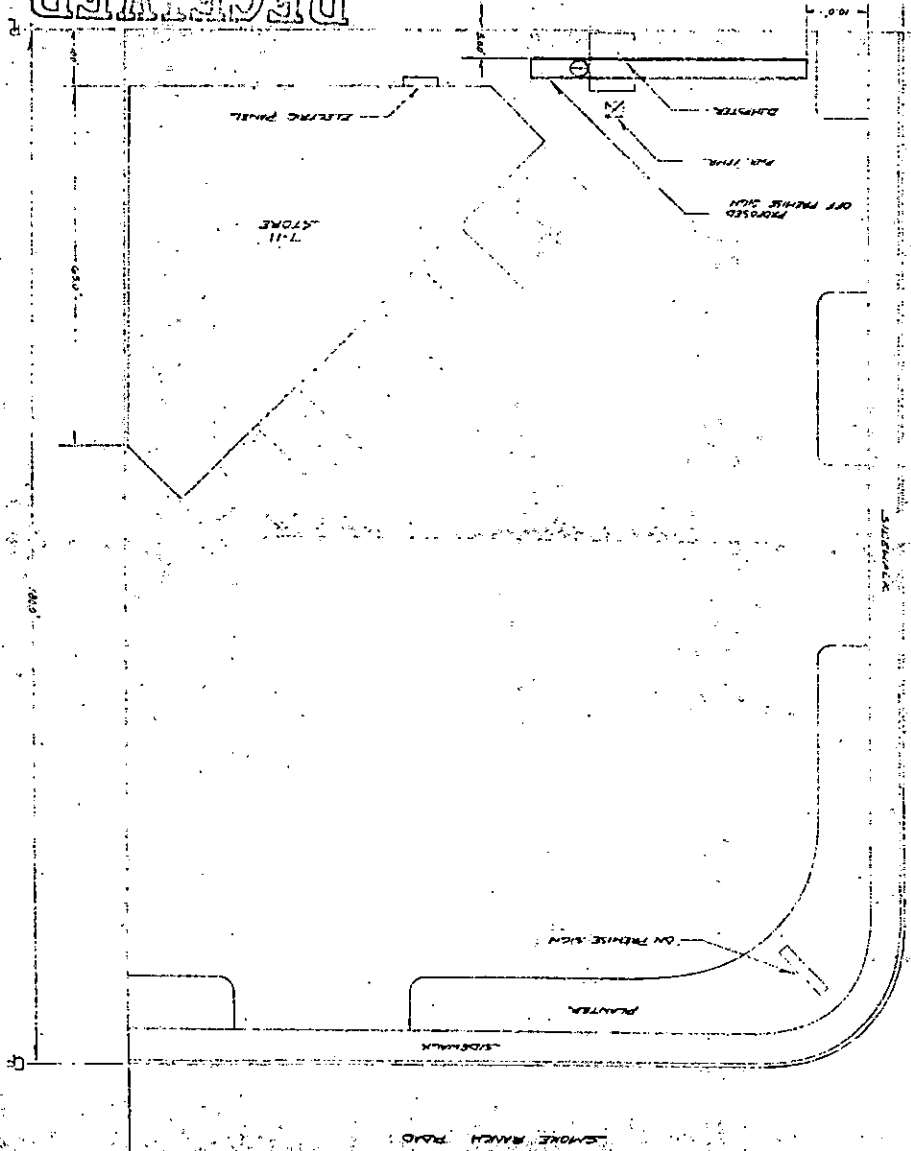
OCT 25 2006

RECEIVED

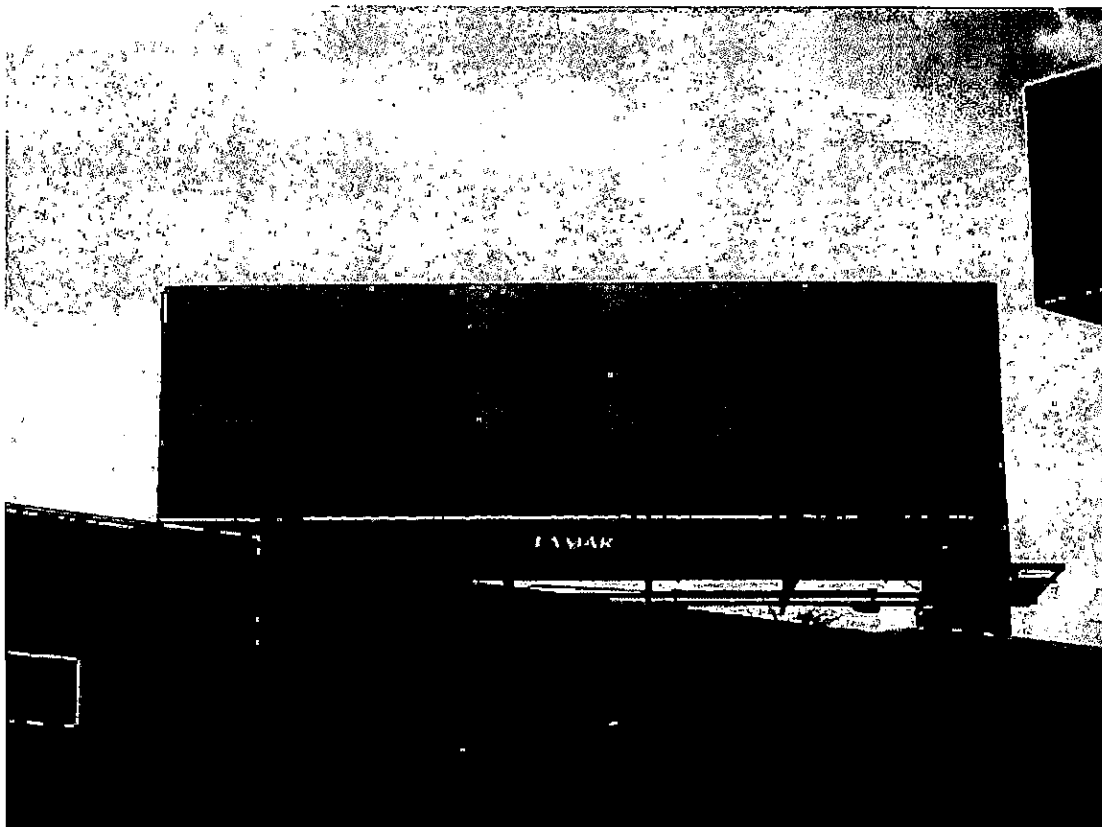
APN: 158-23-110-001	
VEGAS OUTDOOR, 2374 N. 15th, LAS VEGAS, NV 89102	
DATE: 7-27-06	PROJECT: 17763
2350 N. RAINBOW BLVD.	

VEGAS OUTDOOR

APPROVED
DATE: 10/10/06
BY: [Signature]



VEGAS OUTDOOR



RQR-17763 NORTH FACE



RQR-17763 - APPLICANT: LAMAR ADVERTISING - OWNER: Z & Z INVESTMENT COMPANY
2350 NORTH RAINBOW BOULEVARD
DECEMBER 21, 2006 PLANNING COMMISSION

11/22/06



RQR-17763 - APPLICANT: LAMAR ADVERTISING - OWNER: Z & Z INVESTMENT COMPANY
2350 NORTH RAINBOW BOULEVARD
DECEMBER 21, 2006 PLANNING COMMISSION

11/22/06



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

October 8, 2004

Z&Z Investments
3275 Pinks Place
Las Vegas, Nevada 89102

RE: RQR-4661 - REQUIRED REVIEW
CITY COUNCIL MEETING OF OCTOBER 6, 2004

Dear Applicant:

The City Council at a regular meeting held October 6, 2004 considered the Appeal filed by the Applicant from the Denial by the Planning Commission of a Required Two Year Review of an approved Special Use Permit (U-0018-95) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2350 North Rainbow Boulevard (APN 138-23-110-001), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Required Two Year Review. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign 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.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. Only one advertising sign is permitted per sign face.

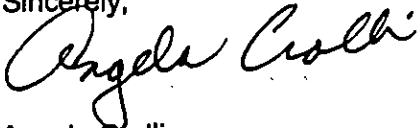
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TOD 702.386.9108
www.lasvegasnevada.gov
10/12/2004 5:04 PM

RQR-17763
12/21/06 PC

5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,



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

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

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

RQR-17763
12/21/06 PC



MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
DOUGLAS A. SELBY

September 27, 2002

Rainbow/ Charleston Mini Mart
8335 West Flamingo Road, Suite #202
Las Vegas, Nevada 89147

RE: U-0018-95(2) - REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF AUGUST 21, 2002

Dear Applicant:

The City Council at a regular meeting held August 21, 2002 considered the Appeal filed by Lamar Outdoor Advertising from the denial by the Planning Commission of a required Two Year Review of an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2350 North Rainbow Boulevard (APN: 138-23-110-001), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Required Two Year Review of the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on August 22, 2002. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. 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.

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

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

RQR-17763
12/21/06 PC

Rainbow/Charleston Mini Mart
U-0018-95(2) – Page Two
September 27, 2002

4. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



DOREEN ARAUJO
DEPUTY CITY CLERK II for
BARBARA JO RONEUMUS, CITY CLERK

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

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

RQR-17763
12/21/06 PC



MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

June 8, 2000

Z & Z Investment Company
3275 Pinks Place
Las Vegas, Nevada 89102-8418

RE: U-0018-95(1) - REQUIRED FIVE YEAR REVIEW
CITY COUNCIL MEETING OF JUNE 7, 2000

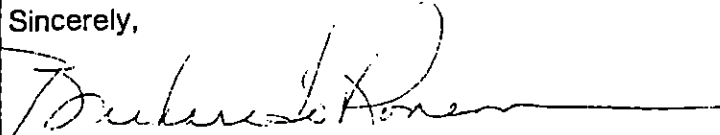
Dear Applicant:

The City Council at a regular meeting held June 7, 2000 considered the Appeal filed by Kummer Kaempfer Bonner & Renshaw from the Denial by the Planning Commission of a request by Z & Z Investment Company on behalf of Lamar Outdoor Advertising for a Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 2350 North Rainbow Boulevard (APN: 138-23-110-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

The City Council granted the Appeal; thereby APPROVING the Required Five Year Review. The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2000. This approval is subject to:

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.
2. 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.

Sincerely,


BARBARA JO RONEMUS
City Clerk

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

/gpb
See Attached List

RQR-17763
12/21/06 PC

Z & Z Investment Company
U-0018-95(1) – Page Two
June 8, 2000

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

Ms. Debbie Barone
Lamar Outdoor Advertising Company
1863 Helm Drive
Las Vegas, Nevada 89119

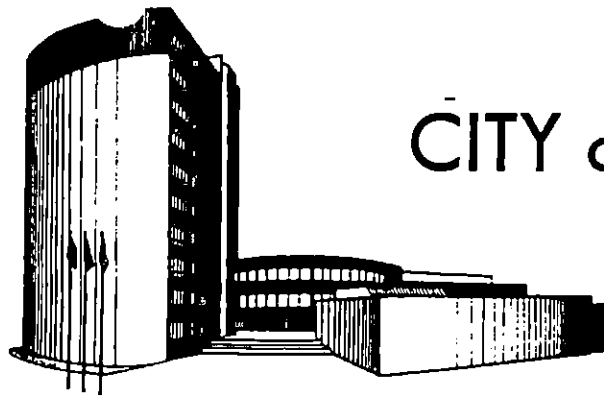
Mr. Bob Gronauer
KKB&R
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

RQR-17763
12/21/06 PC

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
FRANK HAWKINS JR.
KEN BRASS
MATTHEW Q. CALLISTER

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

May 5, 1995

Mr. Marshall Morton
The Southland Corporation
1771 East Flamingo Road, #200B
Las Vegas, Nevada 89119

RE: U-18-95 - SPECIAL USE PERMIT

Dear Mr. Morton:

The City Council at a regular meeting held April 19, 1995 APPROVED the application of the Southland Corporation for a Special Use Permit to allow a 14 foot x 48 foot off-premise advertising (billboard) sign on property located at 2350 North Rainbow Boulevard, C-1 Zone, subject to:

1. The Board shall review this use in five years and at that time may require the sign to be removed.
2. The applicant obtain an off-premise sign certificate from the Department of Community Planning and Development prior to issuance of a building permit.
3. Conformance to the plot plan and elevations.
4. Satisfaction of City Code requirements and design standards of all City departments.

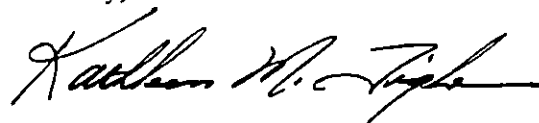
RQR-17763
12/21/06 PC



Mr. Marshall Morton
The Southland Corporation
May 5, 1995
RE: U-18-95 - SPECIAL USE PERMIT
Page 2.

An approved Variance or Special Use Permit must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed with the Department of Community Planning and Development for consideration and approval by the appropriate board.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

/cmp

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

Mr. Sam Bailey
Vegas Outdoor
339 North 13th Street
Las Vegas, Nevada 89101

RQR-17763
12/21/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 21, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

RQR-17764 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: FOSTER DAY CORPORATION - Required Two Year Review of an approved Special Use Permit (U-0036-95) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2401 North Decatur Boulevard (APN 138-13-801-083), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 01/17/07

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, Separation and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. City Council Approval Letter For RQR-4959
5. City Council Approval Letter For U-0036-95(2)
6. City Council Approval Letter For U-0036-95(1)
7. City Council Approval Letter For U-36-95

MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 21 [SUP-17737], Item 22 [SDR-17735], Item 25 [VAR-17732], Item 26 [SDR-17730] and Item 49 [TXT-18023] to the 01/11/2007 Planning Commission Meeting; Item 3 [SDR-15322], Item 10 [SDR-17979], Item 30 [ZON-17248], Item 31 [SDR-17249], Item 32 [ZON-17250], Item 33 [VAR-17253] and Item 34 [SDR-17254] to the 01/25/2007 Planning Commission Meeting; Item 41 [RQR-17661], Item 42 [RQR-17763] and Item 43 [RQR-17764] to the 03/22/2007 Planning Commission Meeting; and WITHDRAW WITHOUT PREJUDICE Item 23 [SUP-17534] – UNANIMOUS with EVANS and TRUESDELL excused

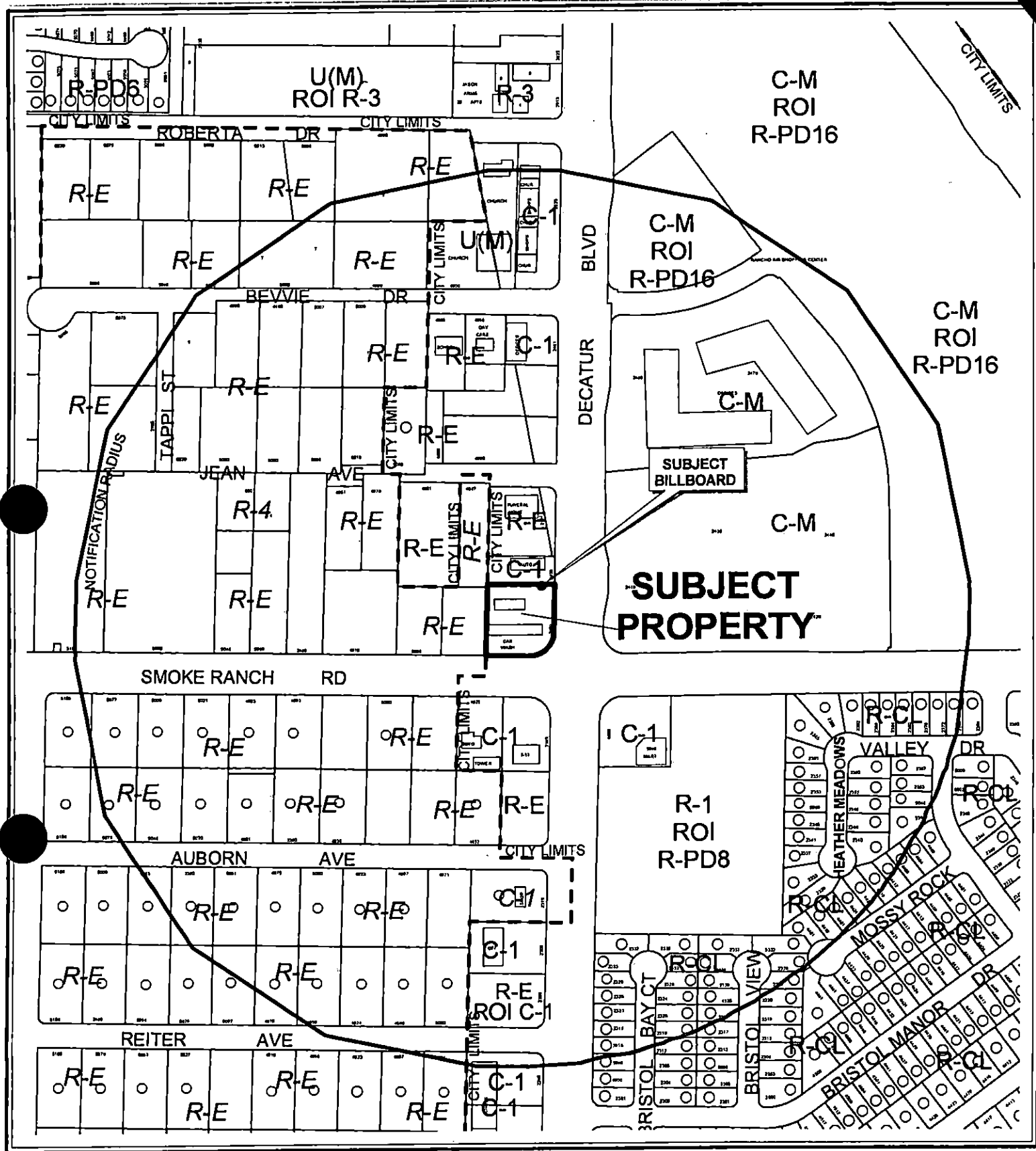
PLANNING COMMISSION MEETING OF DECEMBER 21, 2006
Department of Planning and Development
Item 43 – RQR-17764

MINUTES:

Item 41 [RQR-17661], Item 42 [RQR-17763], Item 43 [RQR-17764] were all requested to be held in abeyance to the 3/22/2007 Planning Commission meeting.

(6:03 – 6:09)

1-50



CASE: **RQR-17764**

RADIUS: 1000 FT

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

0 100 200 Feet





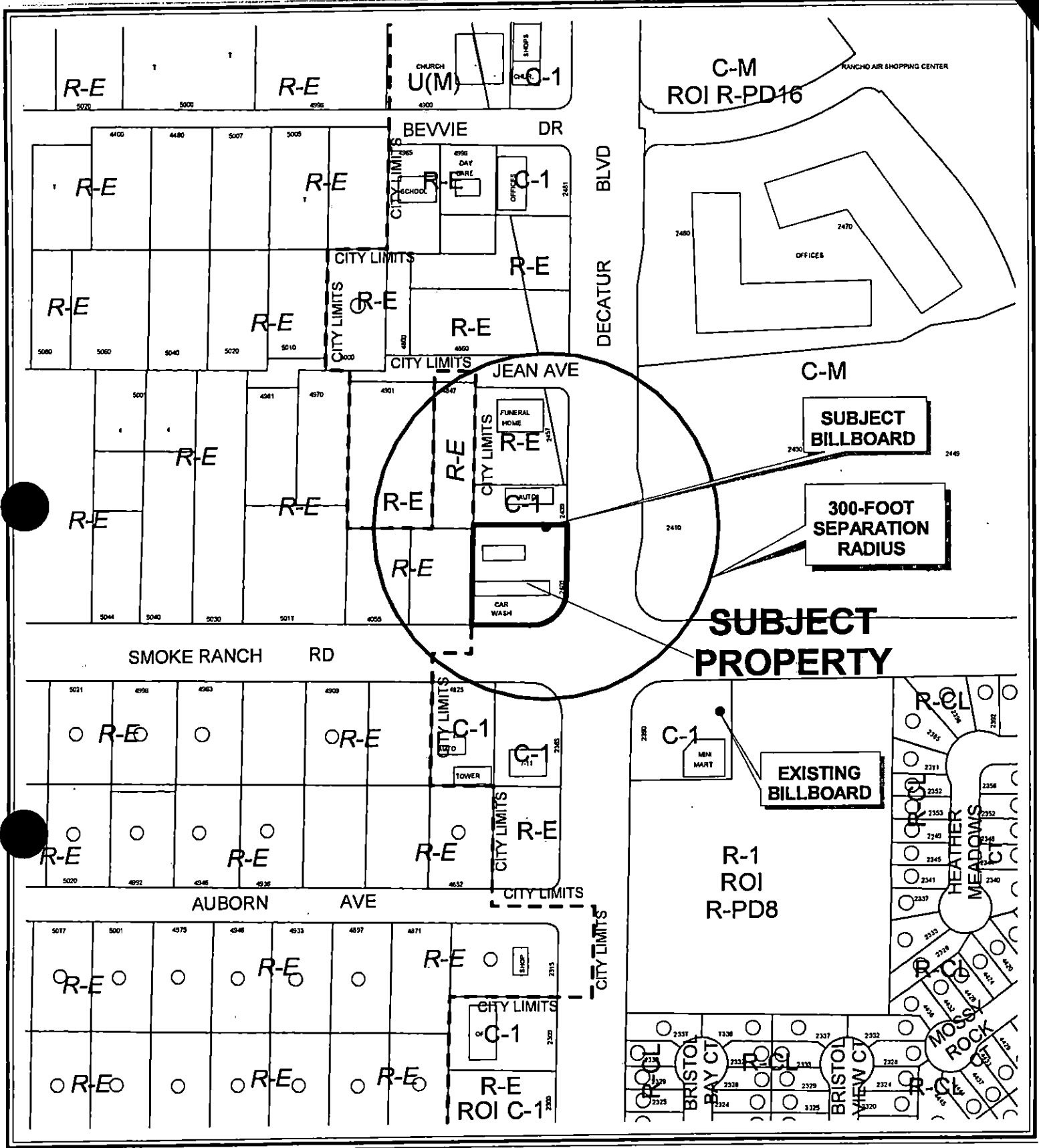
0 100 200 Feet

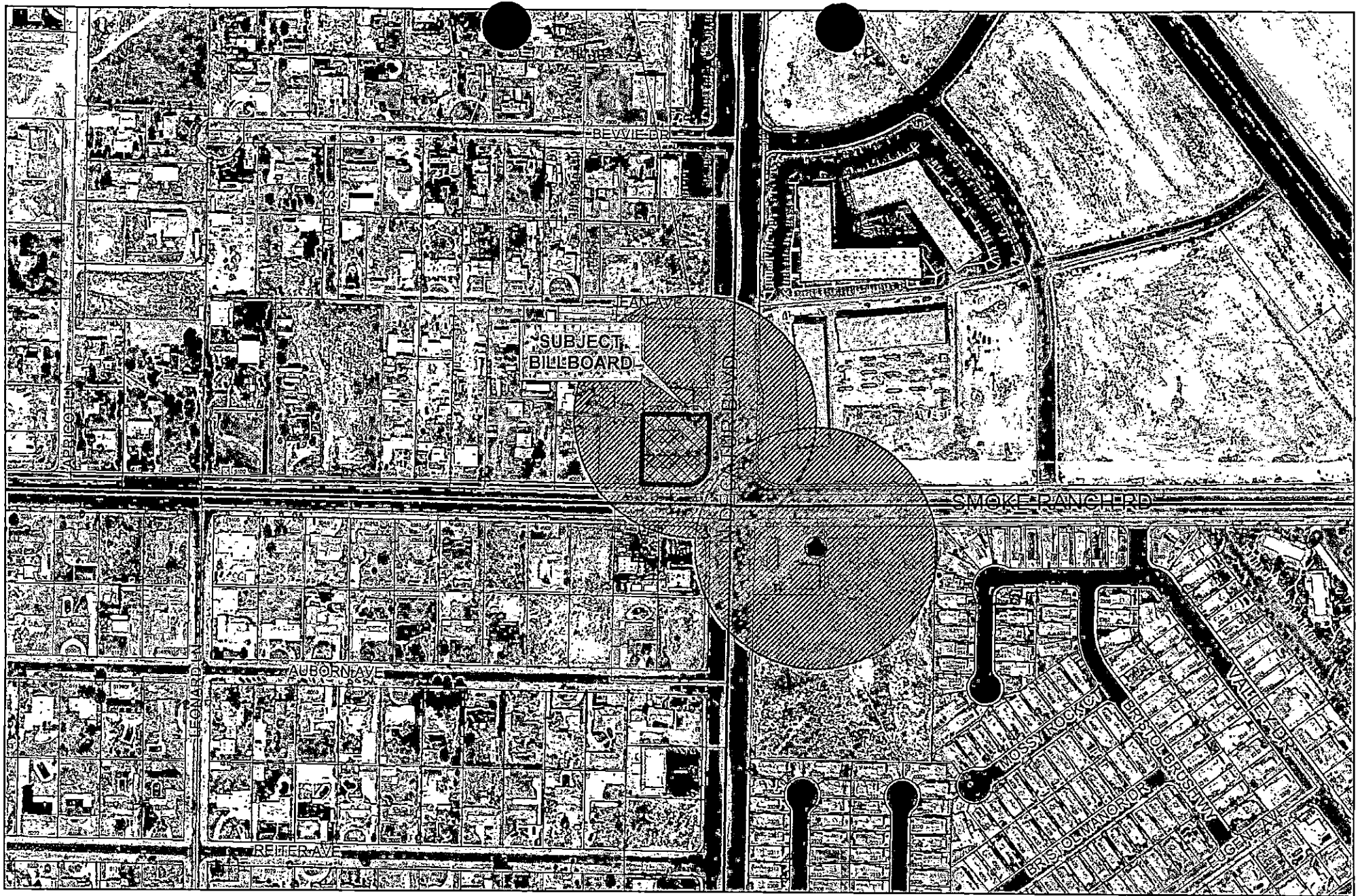
CASE: RQR-17764

RADIUS: 1000 FT

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





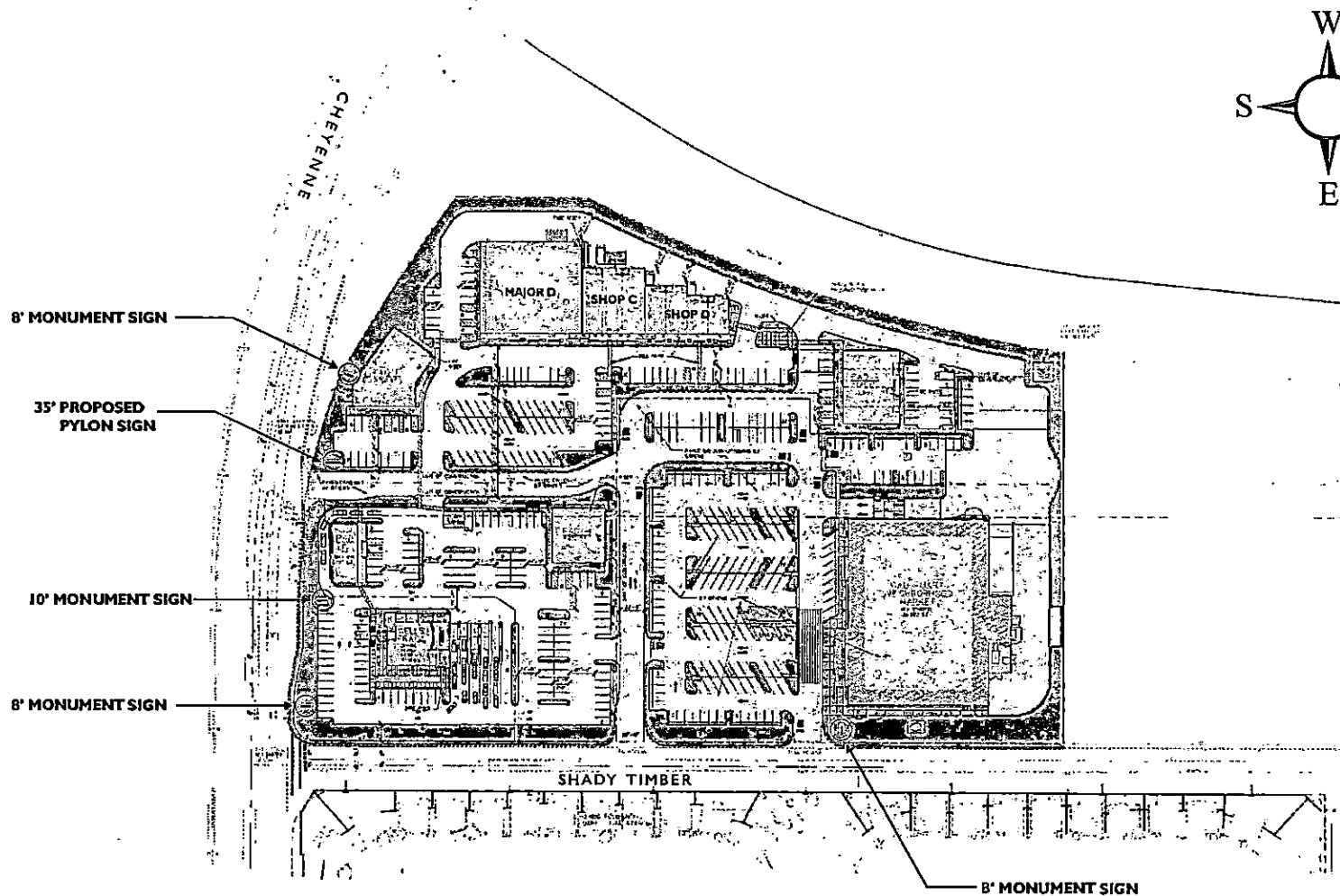
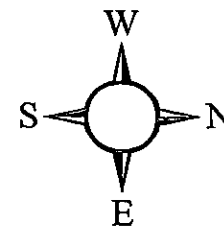


RQR-17764

City of Las Vegas Billboard Data

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





SITE MAP N.T.S.

JOB NO. 9523
DATE 05.04.05
DRAWN VINCE
SALES JEFF
FILE NAME SHP9523.CDR
WALT

SHADOW HILLS
Plaza

VISION SIGN
3635 S. Polaris Ave. Las Vegas, Nevada 89103

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #03776

DATE	REVISION

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF THIS ARTWORK IS PROHIBITED.

MSP-17815 RECEIVED
12/21/06 PC NOV 02 2006

Introduction

THE PURPOSE OF THIS SIGN PROGRAM IS TO ENSURE THE DESIGN PRODUCTION OF QUALITY SIGNAGE FOR THIS PRESTIGIOUS CENTENNIAL HILLS PROPERTY. THE SIGN PROGRAM OUTLINES THE PARTICULAR GUIDELINES & PARAMETERS EACH TENANT IS TO FOLLOW FOR THEIR INDIVIDUAL BUSINESS IDENTITY THROUGH SIGNAGE, SO AS TO COMPLIMENT THE ENTIRE PROJECT.

FOR PURPOSES OF THIS SIGN CRITERIA, THE TERM "TENANT" INCLUDES ANY OWNER/OPERATORS OF A PAD PARCEL.

TENANT SIGNS ARE ENCOURAGED TO BE DESIGNED AND MANUFACTURED BY STANDARDS WHICH EXCEED THE QUALITY AND THE AESTHETIC IMPACT OF MOST RETAIL CENTER TENANT SIGNS.

THIS SIGNAGE CRITERIA PACKAGE HAS BEEN DEVELOPED WITH SECTIONS OF ILLUSTRATIONS FOR EASY REFERENCE. FOR THOSE SIGN TYPES WHICH ARE TO BE EMPLOYED BY A GIVEN TENANT, THE SECTION(S) RELATING TO EACH SIGN TYPE **MUST BE REVIEWED AND ADHERED TO BY EACH TENANT AND ITS SIGN CONTRACTOR.**

THE CRITERIA ESTABLISHES MINIMUM AND MAXIMUM LETTER SIZES, SIGN AREA ALLOWANCES, AND LOCATIONS FOR EACH SIGN TYPE WITHIN THE CONTEXT OF THIS SIGN CRITERIA.

Tenant Approval Procedure

ALL TENANT SIGNS INSTALLED OR DISPLAYED ON THE PREMISES OF **SHADOW HILLS PLAZA** MUST HAVE WRITTEN APPROVAL BY THE LANDLORD. THE AESTHETIC CHARACTERISTICS OF THE SIGNS (E.G. PLACEMENT, SIZE, PROPORTION, COLOR, TEXTURE, METHOD OF FABRICATION, LOCATION OF TRANSFORMERS AND RACEWAYS AND GRAPHICS) ARE SUBJECT TO THE DISCRETIONARY APPROVAL OF THE LANDLORD, WITHIN THE CONTEXT OF THE SIGN CRITERIA. WITHIN 30 DAYS OF FINAL EXECUTION OF LEASE, TENANT MUST SUBMIT THREE (3) SETS (1 IN COLOR) OF PROFESSIONALLY EXECUTED DRAWINGS WHICH MEET THE SUBMITTED STANDARDS.

DRAWINGS MUST: (1) DEPICT SIGN ON BUILDING ELEVATION SHOWING POSITION ON FASCIA (2) INCLUDE ALL SPECIFICATIONS FOR INSTALLATION, SIZE, COLOR, MATERIALS & ILLUMINATION DETAILS. THESE DRAWINGS MUST BE SUBMITTED TO THE LANDLORD FOR REVIEW AND WRITTEN APPROVAL. AFTER APPROVAL TENANT IS RESPONSIBLE FOR SUBMITTING THE DRAWINGS TO THE GOVERNING MUNICIPAL AGENCY OR AGENCIES AND OBTAINING THE REQUIRED APPROVAL(S) AND PERMITS.

THE CRITERIA HAS BEEN DESIGNED TO GIVE TENANTS A DEGREE OF FLEXIBILITY IN PERSONALIZING THEIR OWN STORE AND AT THE SAME TIME ALLOW FOR MAXIMUM CREATIVITY IN SIGN DESIGN. CONFORMANCE TO THE CRITERIA WILL BE STRICTLY ENFORCED. IN THE INTEREST OF THE CENTER, ANY INSTALLED NON-CONFORMING OR UNAPPROVED SIGNS SHALL BE BROUGHT INTO CONFORMANCE AT THE EXPENSE OF THE TENANT.

JOB NO.	9523
DATE	05.04.05
DRAWN	VINCE
SALES	JEFF
FILE NAME	SHP9523.CDR
SHEET	

SHADOW HILLS
Plaza



These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624. NV CONTRACTOR LICENSE #42776

DATE	05/04/05
BY	VINCE
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

MSP-17815
12/21/06 PC

RECEIVED
NOV 02 2006

Individual Tenant Sign Size & Placement

- **LOGO SIZE** - 36" MAXIMUM HEIGHT (W/ 30" LTR.)
30" MAXIMUM HEIGHT (W/ 24" LTR.)
- **LETTER HEIGHT** - 30" MAXIMUM (*SEE NOTE #2)
24" MAXIMUM (*SEE NOTE #2)
15" MINIMUM

- **LETTER STYLE** - BASED ON ESTABLISHED
LETTER STYLE AND BY
LANDLORD APPROVAL

- **ILLUMINATION** - 30 MA NEON
- **SIGNAGE AREA** - MAXIMUM USAGE IS
80% OF TENANTS
LEASED AREA x MAXIMUM
LETTER HEIGHT AS
ALLOWED FOR NOTE #2

- **APPROVALS** - ALL SIGNAGE IS TO BE
APPROVED BY THE LANDLORD AND
IN WRITING PRIOR TO MANUFACTURING.
ALL SIGNAGE IS TO BE APPROVED BY THE CITY
BLDG. DEPARTMENT.

In-Line Tenant Spaces

- TENANT SIGNS ARE TO BE INDIVIDUALLY MOUNTED INTERNALLY
ILLUMINATED CHANNEL LETTERS.

1. TENANTS SHALL BE ALLOWED A MAXIMUM LETTER HEIGHT OF
30" (IF GREATER THAN 2,500 SQ. FT.) FOR SINGLE LINE I.D. AND
24" (IF LESS THAN 2,500 SQ. FT.) AND 15" MINIMUM FOR 2-LINE
I.D. MAXIMUM OVERALL HEIGHT OF STACKED COPY SHALL NOT
EXCEED 48".
2. ALL SIGNS SHALL CONSIST OF INDIVIDUAL LETTERS. NO SIGN
CANS SHALL BE PERMITTED.
3. TENANTS SHALL BE ALLOWED ONE (1) SIGN PER LEASED AREA,
EXCEPT FOR CORNER TENANTS. ~ LOGO/SYMBOL CABINETS
ARE SUBJECT TO LANDLORD APPROVAL.
4. MAXIMUM LENGTH OF SIGNAGE SHALL NOT EXCEED 80% OF
LEASED AREA OR ARCHITECTURAL FEATURE IN WHICH IT IS
PLACED. NO SIGN SHALL BE CLOSER THAN TWO (2) FEET FROM
BEGINNING OR END OF LETTERS TO EDGE OF BLDG. OR 18"
FROM EDGE OF ARCHITECTURAL FEATURE.
5. IF AN ACCOMPANYING LOGO/SYMBOL OR LARGER LEADING
CAPITAL LETTERS IS USED ON TENANTS SIGN, IT MUST NOT
EXCEED 48"

Freestanding Pad Bldgs

- FREESTANDING PAD BLDGS TO BE DESIGNED AND REVIEWED
ON A SITE BY SITE BASIS, BUT TO FOLLOW THE FOLLOWING
GUIDELINES.

1. TENANTS SIGNS ARE TO BE INDIVIDUALLY ILLUMINATED
PAN CHANNEL LETTERS. CORPORATE LOGO/SYMBOL CABINETS
TO BE REVIEWED ON A CASE BY CASE BASIS.
2. TENANTS MAX LETTERS HEIGHT OF 48"
3. STACK COPY SHALL NOT EXCEED OVER 72"
4. CORPORATE LOGO MAY NOT EXCEED OVER 60"
5. SIGNAGE AREA MAY BE UP TO 15% OF EACH ELEVATION
FACING A PARKING LOT OF STREET
6. NO EXPOSED NEON LETTERS ARE ALLOWED ON THE EXTERIOR
OF A TENANTS PAD OR SPACE
7. NO ILLUMINATED WALL SIGNS ARE TO BE INSTALLED ON EAST
ELEVATION OF WAL-MART EAST ELEVATION OR WELLS FARGO
BANK EAST ELEVATION.

JOB NO.	9523
DATE	05.04.05
DESIGN	VINCE
SALES	JEFF
FILE NAME	SH9523.CDR
SHEET	

SHADOW HILLS
Plaza



These plans are prepared and submitted by the
contractor as an exception to NRS 623.330
for work under contractor license category
authorized under NRS 624.
NV CONTRACTOR LICENSE #42776

DATE	APPROVED

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED REPRODUCTION OR USE IS PROHIBITED.

MSP-17815
12/21/06 PC
RECEIVED
NOV 02 2006

Individual Tenant I.D. Requirements

WALL SIGNAGE: THIS IS A SIGN DISPLAYED UPON OR AGAINST THE WALL OR PARAPET OF A STRUCTURE WHERE THE EXPOSED FACE OF THE SIGN IS IN THE PLANE PARALLEL TO THE PLANE OF THE WALL AND EXTENDS NOT MORE THAN 6" FROM THE FACE OF THE WALL.

1. TENANT SIGN SHALL INCLUDE ONLY ITS BUSINESS NAME AND ESTABLISHED LOGO SYMBOL SERVICE DESCRIPTIONS AND/OR PRODUCT NAMES (IF APPLICABLE) TO BE REVIEW ON A CASE BY CASE BASIS BY LANDLORD.
2. MAINTENANCE OF EACH SIGN IS THE RESPONSIBILITY OF EACH INDIVIDUAL TENANT WHO HAD IT MANUFACTURED AND INSTALLED. LETTER FORMS, LETTER FACES, BURNED OUT LAMPS OR PENETRATION SEALS WHICH REQUIRE REPAIR WILL BE REPLACED OR REPAIRED WITHIN FIFTEEN (15) DAYS OF DAMAGE. IF SIGNAGE IS NOT FIXED WITHIN THE FIFTEEN (15) DAY PERIOD, LANDLORD MAY REPAIR THE SIGN AT THE EXPENSE OF THE TENANT.
3. ROOF MOUNTED SIGNS ARE NOT PERMITTED.
4. NO SIGN WILL BE PAINTED DIRECTLY ON THE WALL SURFACE OF ANY PORTION OF THE BUILDING.
5. REFER TO THE SECTION "FABRICATION, INSTALLATION & DESIGN STANDARDS" FOR ADDITIONAL INFORMATION.
6. TENANTS WITH NATIONALLY OR REGIONALLY RECOGNIZED LOGO GRAPHICS MAY USE THEIR BUSINESS IDENTITY GRAPHICS AND COLOR SCHEME SUBJECT TO APPROVAL OF LANDLORD.
7. SALE SIGNS, SPECIAL ANNOUNCEMENTS, POSTERS, ETC. ARE NOT PERMITTED
8. SIGNS ARE TO BE POSITIONED SO AS TO APPEAR VISUALLY CENTERED, HORIZONTALLY & VERTICALLY, WITHIN THE ALLOWED SIGN AREA ABOVE THEIR LEASED AREA.
9. NO ANIMATION OF SIGNS WILL BE PERMITTED.
10. TENANTS STOREFRONT SIGN SHALL BE INSTALLED AND OPERATING ON THE DAY TENANT OPENS FOR BUSINESS.
11. ALL SIGNS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED AT TENANTS EXPENSE.
12. STOREFRONT SIGN LETTERS WILL REMAIN THE PROPERTY OF TENANT. TENANT SHALL REMOVE THEIR SIGN FROM STOREFRONT AND PATCH AND PAINT HOLES AND SCARING OF FASCIA OR WALL TO MATCH SURROUNDING AREAS UPON EXPIRATION OF THEIR OCCUPANCY.

JOINED	9523
DATE	05.04.05
DRAWN	VINCE
SALES	JEFF
FILE NAME	SHIP9523.CDR
BEST	

SHADOW HILLS
Plaza



These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #42376

DATE	BY	REVISION

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED.

MSP-17815
12/21/06 PC

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Fabrication, Design and Installation Requirements

THE FOLLOWING STANDARDS FURTHER SPECIFY THE DESIGN AND PRODUCTION REQUIREMENTS FOR TENANT STOREFRONT SIGNS.

1. TENANT IDENTIFICATION SIGNS MUST BE FABRICATED AS INDIVIDUALLY MOUNTED INTERNALLY ILLUMINATED PAN CHANNEL LETTERS WITH ACRYLIC FACES. ~ REVERSE CHANNEL LETTERS W/ HALO ILLUMINATION ~ NO OPEN PAN CHANNEL LETTERS.
2. ALL TENANT SIGNS ARE TO BE ILLUMINATED CONNECTING TO ASSIGNED J-BOXES WHICH MUST BE CONTROLLED BY A DEDICATED TIME CLOCK AND HAVE A DISCONNECT SWITCH WITHIN VISUAL PROXIMITY TO THE SIGN.
3. IN NO CASE WILL THERE BE ANY EXPOSED ELECTRICAL RACEWAYS, CONDUIT, TRANSFORMERS, JUNCTION BOXES, CONDUCTORS OR CROSSOVERS. ALL EXPOSED HARDWARE WILL BE FINISHED IN A MANNER CONSISTENT WITH QUALITY FABRICATION PRACTICES.
4. PAN CHANNEL LETTER AND LOGO FORMS ARE TO BE FABRICATED FROM MINIMUM 24 GAUGE SHEET METAL OR .063 ALUMINUM FORMED INTO A PAN CHANNEL CONFIGURATION WITH A FIVE (5") INCH DEEP RETURN. EACH LETTER MUST HAVE A MINIMUM OF (2) 1/4" DIA. HOLES FOR DRAINAGE. INSIDES OF LETTERS ARE TO BE PAINTED WHITE. LOGO & LETTER FACES ARE TO BE FORMED FROM 1/8" THICK (MINIMUM) ACRYLIC AND BE ATTACHED TO A METAL RETURN WITH 3/4" WIDE TRIM CAP. INTERNAL ILLUMINATION TO BE 30MA NEON TUBING, MANUFACTURED, LABELED AND INSTALLED IN ACCORDANCE WITH U/L (UNDERWRITERS LABORATORY) STANDARDS. TRIM CAP COLOR MUST MATCH COLOR OF METAL RETURN DR WALL.
5. REV CHANNEL LETTER AND LOGO FORMS ARE TO BE FABRICATED FROM MINIMUM 24 GAUGE SHEET METAL OR .063 ALUMINUM FORMED INTO A REV CHANNEL CONFIGURATION WITH A THREE (3") INCH DEEP RETURN. INTERNAL ILLUMINATION TO BE 30MA NEON TUBING FOR HALO ILLUM, MANUFACTURED, LABELED AND INSTALLED IN ACCORDANCE WITH U/L (UNDERWRITERS LABORATORY) STANDARDS.
6. ALL PENETRATIONS OF THE EXTERIOR FASCIA ARE TO BE SEALED WATERTIGHT, THEN PAINTED TO MATCH THE EXISTING FASCIA COLOR.
7. TENANT AND/OR TENANT SIGN CONTRACTOR SHALL NOT, IN COURSE OF SIGN INSTALLATION OR REMOVAL, DAMAGE ANY OF THE BUILDINGS EXTERIOR OR STRUCTURE.

COLORS & LETTER STYLE:

1. TENANTS WITH ESTABLISHED LOGO GRAPHICS MAY UTILIZE THEIR CUSTOM COLORS & TEXT

JOB NO	9523
DATE	05.04.05
DESIGNER	VINCE
SALES	JEFF
TELEPHONE	SH9523 CDR
SHEET	

SHADOW HILLS
Plaza



These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624. NV CONTRACTOR LICENSE #42776

DATE	05.04.05
BY	VINCE
CHECKED	
APPROVED	

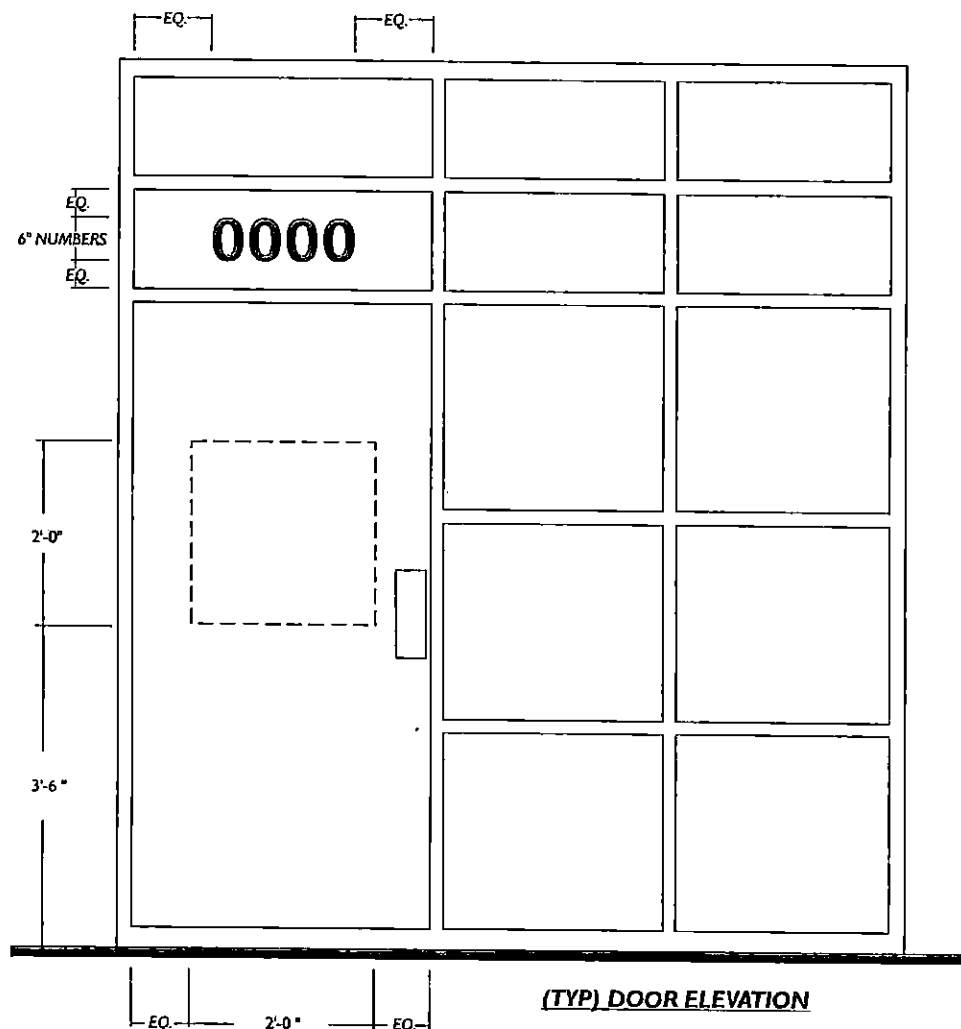
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Tenant Suite Number and Information Area

1. EACH TENANT MUST INSTALL A SUITE NUMBER AT THE TOP OF THE ENTRY DOOR. THESE NUMBERS MUST BE WHITE VINYL MACHINE-CUT NUMBERS, SIX INCHES (6") IN HEIGHT UTILIZING HELVETICA BOLD. THE NUMBERS ARE TO BE INSTALLED AS SHOWN TO THE RIGHT.
2. THERE SHALL BE NO SANDWICH BOARDS OR FREESTANDING SIGNS PERMITTED IN THE COMMON AREAS INCLUDING, BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, LANDSCAPING, PARKING STALLS AND BUILDING APRONS.
3. THERE SHALL BE NO SIGNS, BANNERS, PENNANTS, BALLOONS OR WINDOW PAINTING PERMITTED ON OR IN FRONT OF BAY DOORS.
4. EACH OCCUPANT IS ALLOWED ONE (1) INFORMATION COPY AREA AT THE ENTRY TO ITS STORE. THE CDPI FOR THIS SIGN IS LIMITED TO STORE NAME & PERTINENT BUSINESS INFORMATION SUCH AS STORE HOURS, TELEPHONE NUMBERS, EMERGENCY INFORMATION OR OTHER BUSINESS INSTRUCTION. MAX LETTER HEIGHT IS ONE INCH (1") SEE ILLUSTRATION TO THE RIGHT.
5. CREDIT CARD DECALS AND SIMILAR TYPES OF INFORMATION SHALL BE LIMITED TO A SIZE OF 3" X 5".



JOB NO	9523
DATE	05.04.05
OWNER	VINCE
SALES	JEFF
FILE NAME	SHIP9523.CDR
DATE	

SHADOW HILLS
Plaza



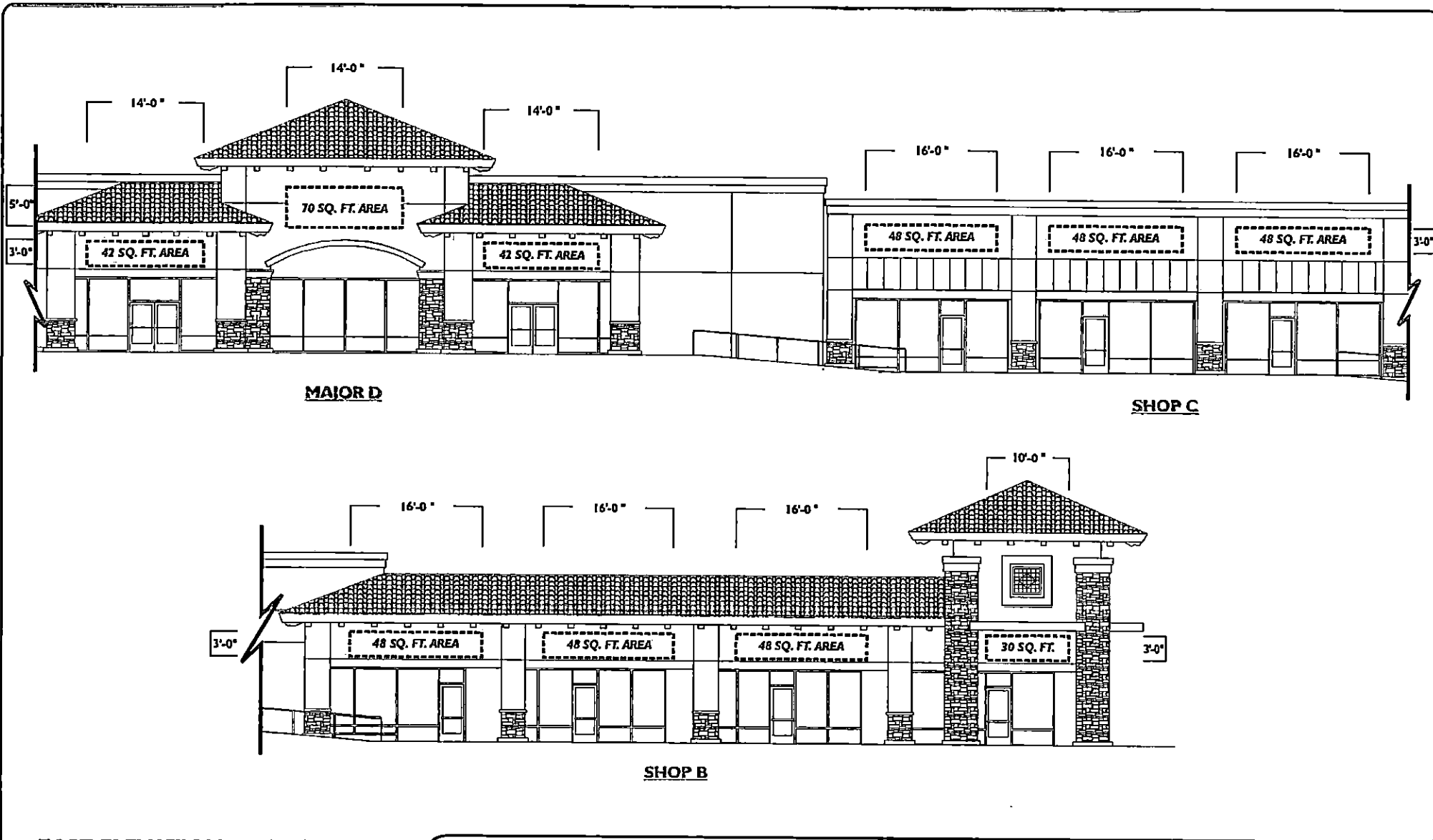
These plans are prepared and submitted by the contractor as an exemption to NRS 623.310 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #42776

DATE	05.04.05
OWNER	VINCE
SALES	JEFF
FILE NAME	SHIP9523.CDR
DATE	

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NOV 02 2006



EAST ELEVATION 3/32" = 1'-0"

JOB NO. 9523
DATE 05.04.05
DRAWN BY VINCE
SALES JEFF
FILE NAME SHP9523.CDR
SHEET

SHADOW HILLS
Plaza

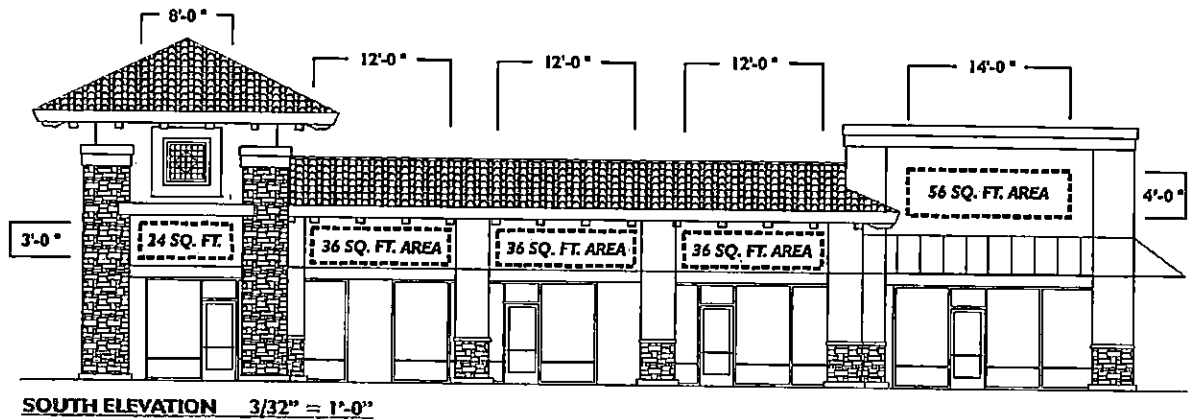
VISION SIGN
3625 S. Polaris Ave., Las Vegas, Nevada 89103

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NV CONTRACTOR LICENSE #42776

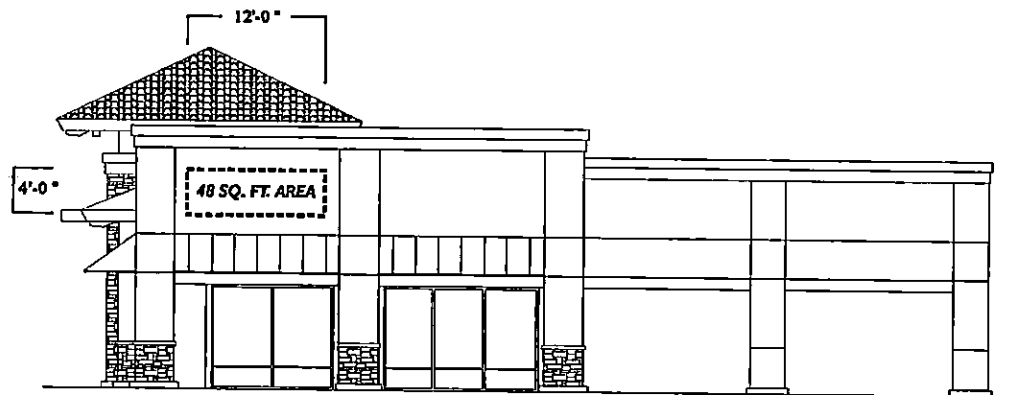
DATE	REVISION

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12/21/06 PC NOV 02 2006



SOUTH ELEVATION 3/32" = 1'-0"



EAST ELEVATION 3/32" = 1'-0"

DRAWING NO. 9523
 DATE 05.04.05
 DRAWN VINCE
 CHECK JEFF
 FILE NAME SHP9523.CDR
 DESIGNED

SHADOW HILLS
Plaza

VISION SIGN
 3425 S. Polaris Ave., Las Vegas, Nevada 89103

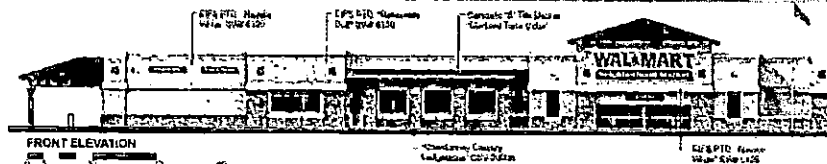
These plans are prepared and submitted by the contractor as an exemption to NRS 633.310 for work under contractor license category authorized under NRS 624.
 NV CONTRACTOR LICENSE #42776

DATE	REVISION

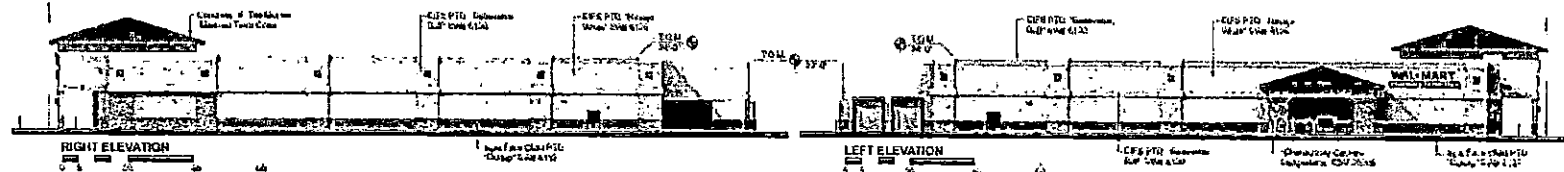
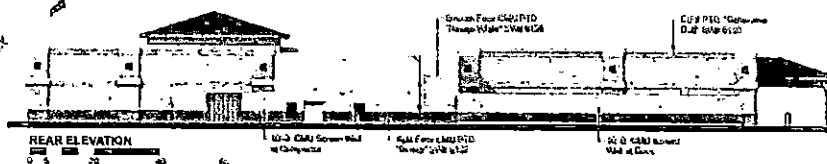
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FRONT ELEVATION	HEIGHT	AREA
1. WALL SIGN	2' 0"	12' 0" x 12' 0"
2. WALMART SIGNAGE	2' 0"	12' 0" x 12' 0"
3. WALMART SIGNAGE	2' 0"	12' 0" x 12' 0"
4. WALMART SIGNAGE	2' 0"	12' 0" x 12' 0"
5. WALMART SIGNAGE	2' 0"	12' 0" x 12' 0"
TOTAL FRONT ELEVATION	10' 0"	120' 0" x 12' 0"



NOTE No wall signs are to be installed on East elevation of buildings facing Shady Timber.



REPRESENTATION ONLY
NOT FOR CONSTRUCTION

WALMART
NEIGHBORHOOD MARKET

Las Vegas (Cheyenne), NV
#3655 10/22/04

JOB NO.	9523
DATE	05.04.05
DESIGNER	VINCE
SALES	JEFF
FILE NAME	SHP9523.CDR
PROJECT	

SHADOW HILLS
Plaza

VISION SIGN
3625 S. Polaris Ave., Las Vegas, Nevada 89103

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE # 42776

DATE	10/22/04
BY	
CHECKED	
APPROVED	

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12/21/06 PC

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A RECEIVE AND INSTALL (1) D/F MONUMENT SIGN 1 1/2" = 1'-0"
(1) REQ'D.

JOB NO.	8708
DATE	06.15.04
DRAWN	VINCE
SALES	SHOCK
FILE NAME	TACOB708.CDR
SHEET	OF



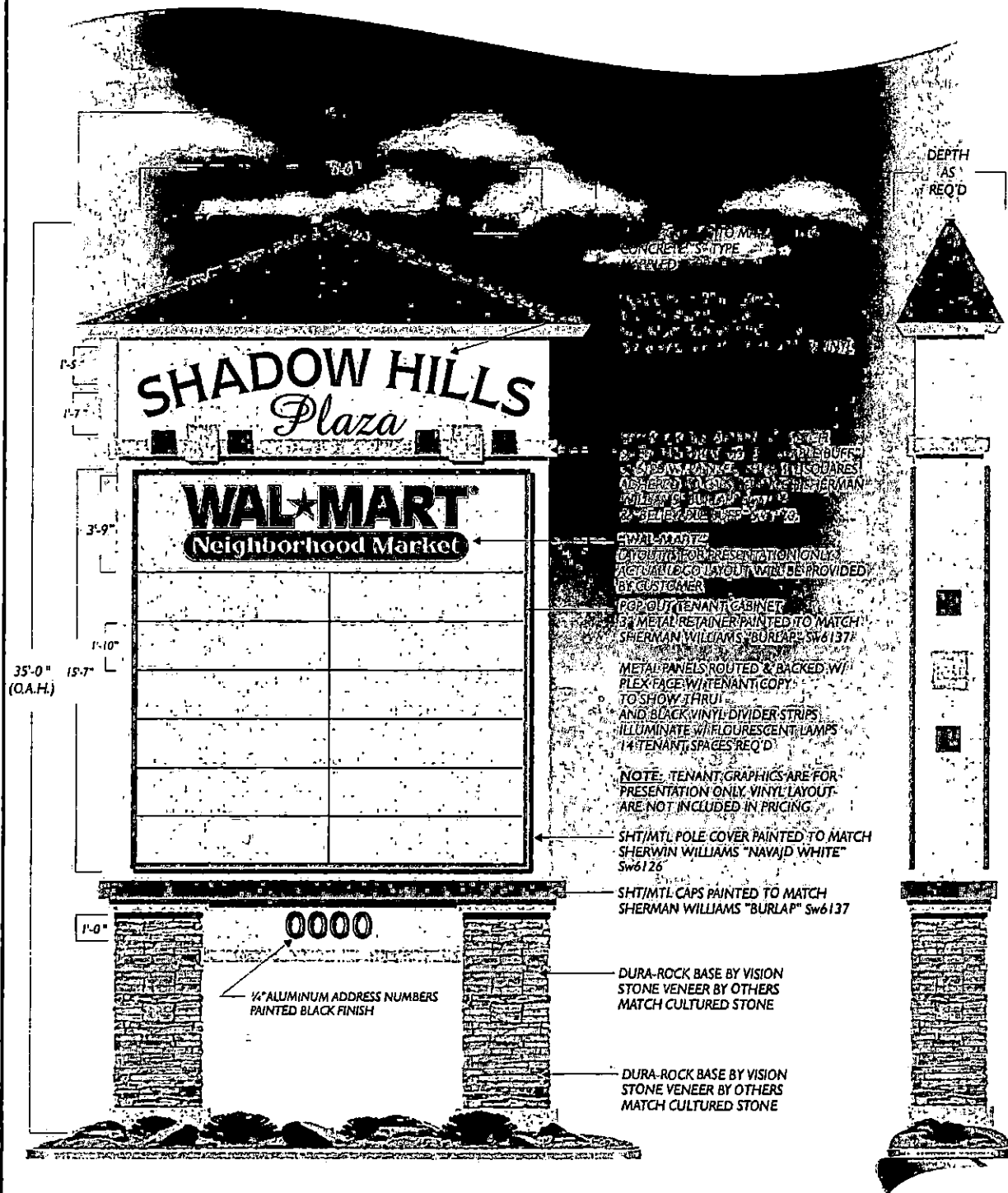
These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #43776

REVISION	BY

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MSP-17815
12/21/06 PC

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A D/F FREE-STANDING PYLON SIGN | 1/4" = 1'-0" | QTY = 1

OPTION 1

MSP-17815
12/21/06 PC

RECEIVED
NOV 02 2006

JOB NO.	9179
DATE	12.27.04 VR
DRAWN	VINCE
SALES	JEFF
PREPARED	SHP9179, CDR
SHEET	01

SHADOW HILLS Plaza



These plans are prepared and submitted by the contractor as an exception to NRS 423.330 for work under contractor license category authorized under NRS 624.

NV CONTRACTOR LICENSE #42776

DATE	BY
01.06.05	VR
11.03.05	SP
05.22.06	SP

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 21, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: RQR-17764 - APPLICANT: LAMAR ADVERTISING - OWNER:
FOSTER DAY CORPORATION**

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

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

RQR-17764 - Staff Report Page One
December 21, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Required Two Year Review of an approved Special Use Permit (U-0036-95) which allowed a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 2401 North Decatur Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/21/95	The City Council approved a Special Use Permit (U-0036-95) for a 40-foot high, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 2401 Decatur Boulevard. The Board of Zoning Adjustment recommended denial. Staff recommended approval on 04/25/95.
08/03/00	The City Council approved a Five-Year Review [U-0036-95(1)] on a Special Use Permit for a 40-foot high, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 2401 Decatur Boulevard. The Planning Commission and staff recommended approval on 06/22/00.
09/18/02	The City Council approved a Two-Year Review [U-0036-95(2)] on a Special Use Permit for a 40-foot high, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 2401 Decatur Boulevard. The Planning Commission and staff recommended denial on 08/22/02.
10/20/04	The City Council approved a Required Two-Year Review (RQR-4959) of an approved Special Use Permit (U-0036-95) which allowed a 40-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 2401 North Decatur Boulevard. The Planning Commission and staff recommended denial on 09/23/04.
<i>Related Building Permits/Business Licenses</i>	
09/12/95	A building permit was issued on the indicated date. The applicant has received all required approvals from the building department.
<i>Site Inspection</i>	
11/30/06	A site inspection was completed on the indicated date. The inspection revealed that the billboard does not contain any illegal embellishments and is in good condition.

RQR-17764 - Staff Report Page Two
December 21, 2006 - Planning Commission Meeting

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

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Car Wash	SC (Service Commercial)	C-1 (Limited Commercial)
North	Auto Repair Garage	SC (Service Commercial)	C-1 (Limited Commercial)
South	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	LI/R (Light Industrial/Research)	C-M (Commercial/Industrial)
West	Clark County	Clark County	Clark County

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

* The existing sign stands 40 feet in height, therefore being in violation of the 35-foot height restriction placed by the Airport Overlay District, which was adopted in 1990.

ANALYSIS

This is the fourth review of the subject Special Use Permit (U-0036-95). The Off-Premise Advertising (Billboard) Sign use is inappropriate, in that it is located approximately 80 feet from residentially zoned property to the north. Off-Premise Advertising (Billboard) Signs are not allowed within 300 feet of any residentially zoned properties. Also, the billboard currently is not in conformance with the standards set forth by Title 19.14.100. The subject billboard exceeds the Airport Overlay District height restriction by five feet, therefore being in non-conformance. Therefore, staff is recommending denial of the subject Required Review.

RQR-17764 - Staff Report Page Three
December 21, 2006 - Planning Commission Meeting

Previous Conditions of Approval From Required Review (RQR-4959)

1. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.
2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. Only one advertising sign is permitted per sign face.
5. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
6. If the off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
7. All City Code requirements and design standards of all City Departments shall be satisfied.

FINDINGS

The continued use of the existing Off-Premise Advertising (Billboard) Sign is not appropriate at its existing location due its proximity to residential zoning to the north. Also, the billboard is five feet taller than what is allowed by the Airport Overlay District. Therefore, staff is recommending denial of the Required Review with an additional review within two years, if approved.

RQR-17764 - Staff Report Page Four
December 21, 2006 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

3

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 154

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-17764** APN: 138-13-801-083
Name of Property Owner: Foster Day Corp.
Name of Applicant: Lamar Outdoor Advertising

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

☐ Yes

☒ 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): _____

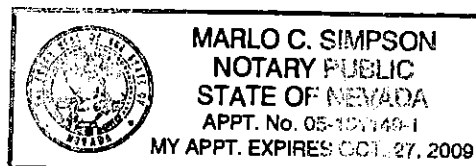
APN: _____

Signature of Property Owner: _____

Print Name: Scott Naftzger

Subscribed and sworn before me

This 18th day of October, 2006
Marlo C. Simpson
Notary Public in and for said County and State





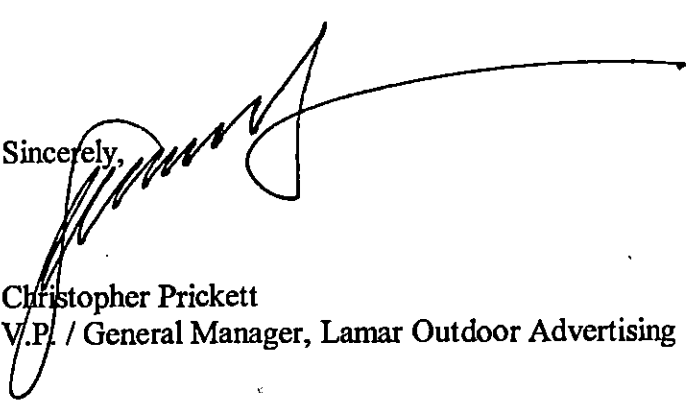
LAMAR ADVERTISING COMPANY

June 4, 2002

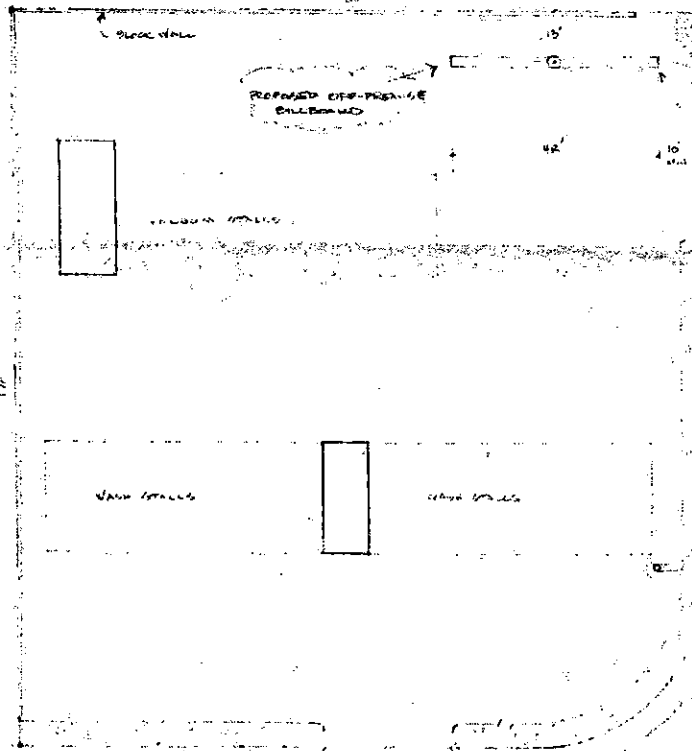
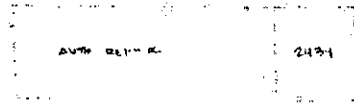
Dear Sir or Madam:

As Vice President and General Manager of Lamar Outdoor Advertising in Las Vegas, I hereby authorize Scott Naftzger to sign, on behalf of Lamar Outdoor Advertising and its' lessors any and all documents pertaining to the permitting process.

Sincerely,



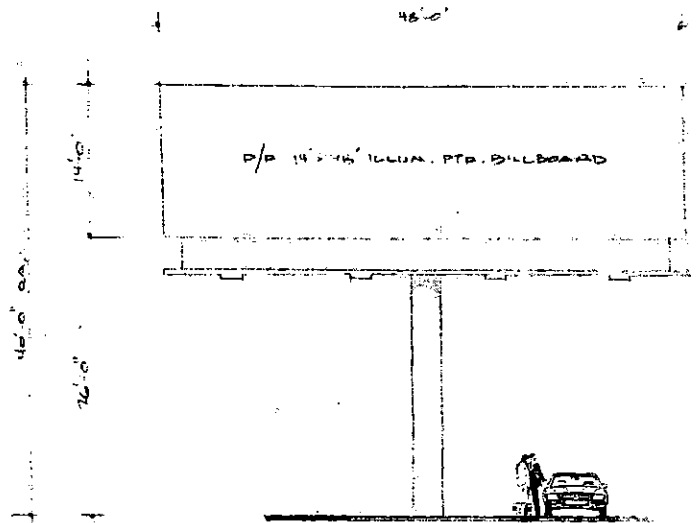
Christopher Prickett
V.P. / General Manager, Lamar Outdoor Advertising



SHAKE RANCH ROAD

PLOT PLAN
SCALE: 20'

SECTION D



ELEVATION
SCALE 1/2"

RECEIVED
OCT 25 2006

From [signature]
[signature]
[signature]

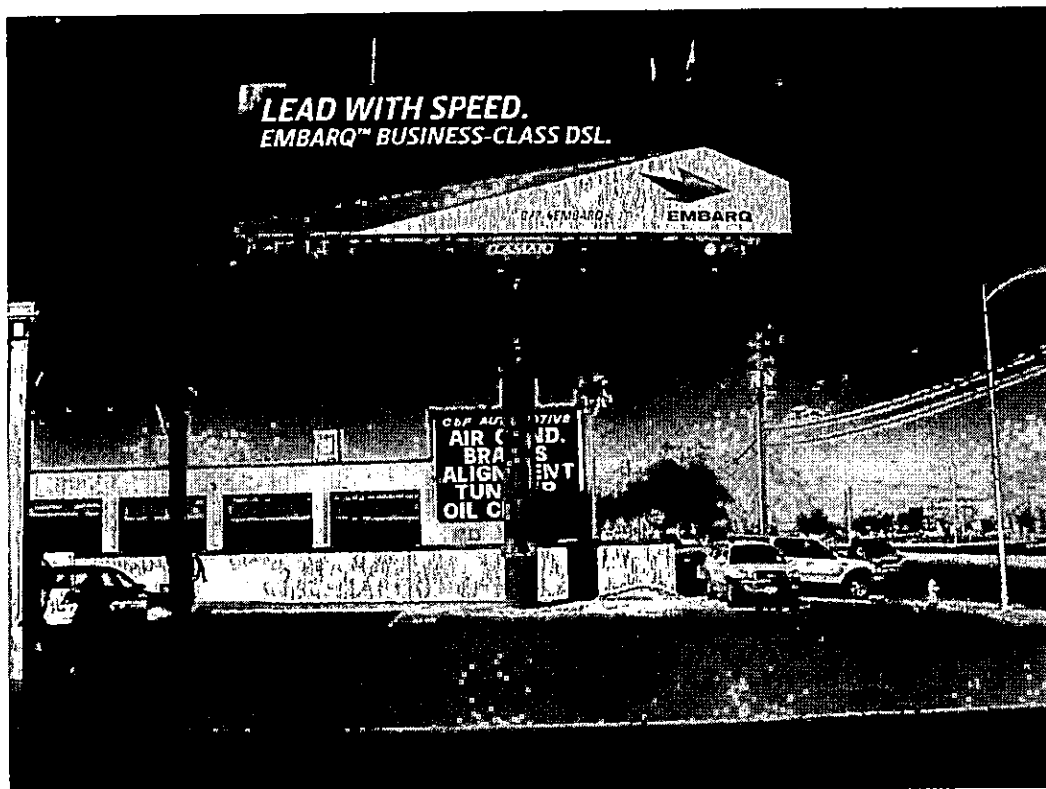
RQR-17764
12/21/06 PC

R
& Ventures, Inc.

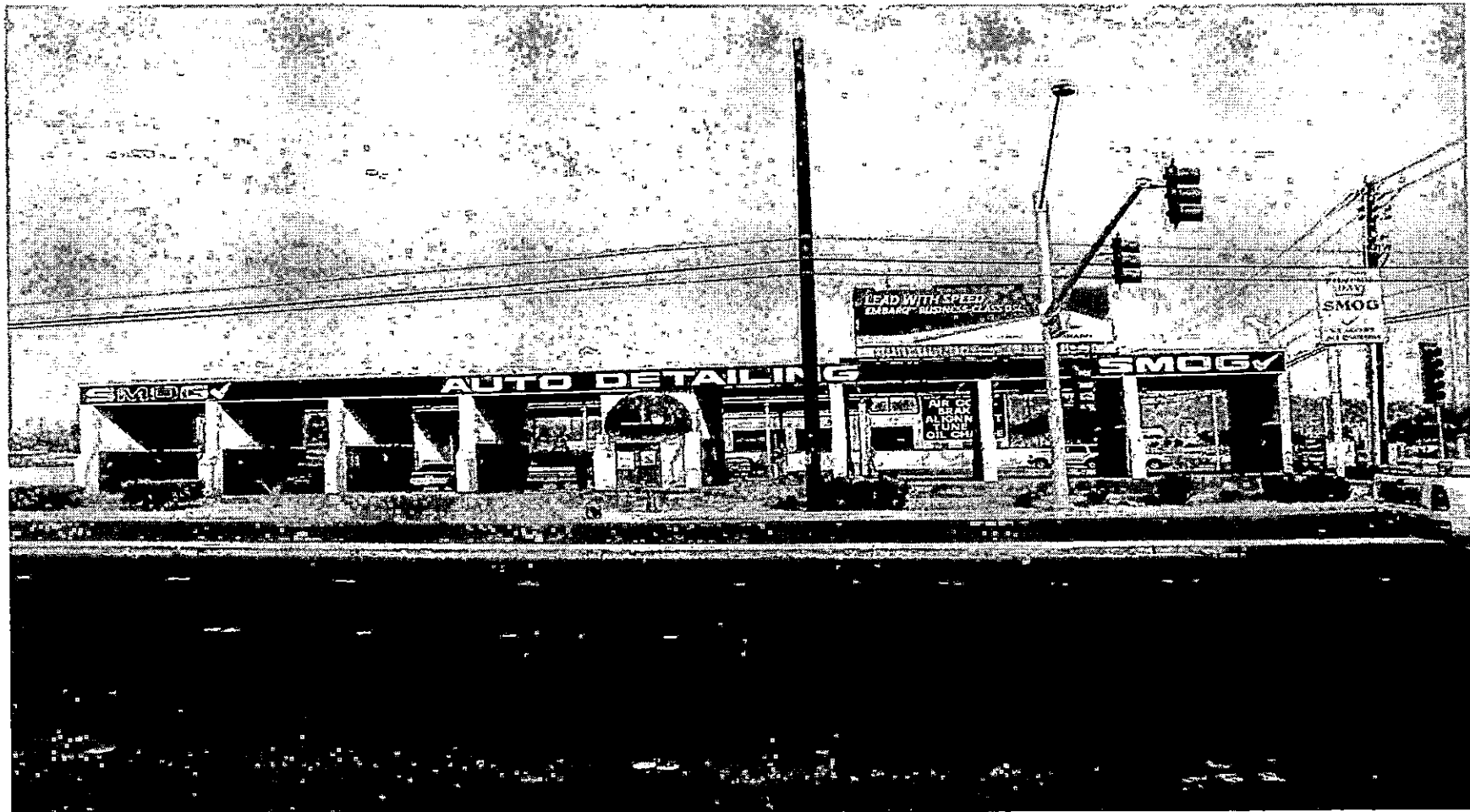
PROJECT: RQBR FRONTAL 7410 W. CONSTRUCTION BLVD. D-23 WINDY HILLS		
SCALE: 1/2"	APPROVED BY:	DESIGNED BY: [signature]
DATE: 12/21/06		CHECKED:
SHEET NO. 2401 N. CONSTRUCTION BLVD. WINDY HILLS		
DATE: 12/21/06		FORWARDED BY:



RQR-17764 NORTH FACE

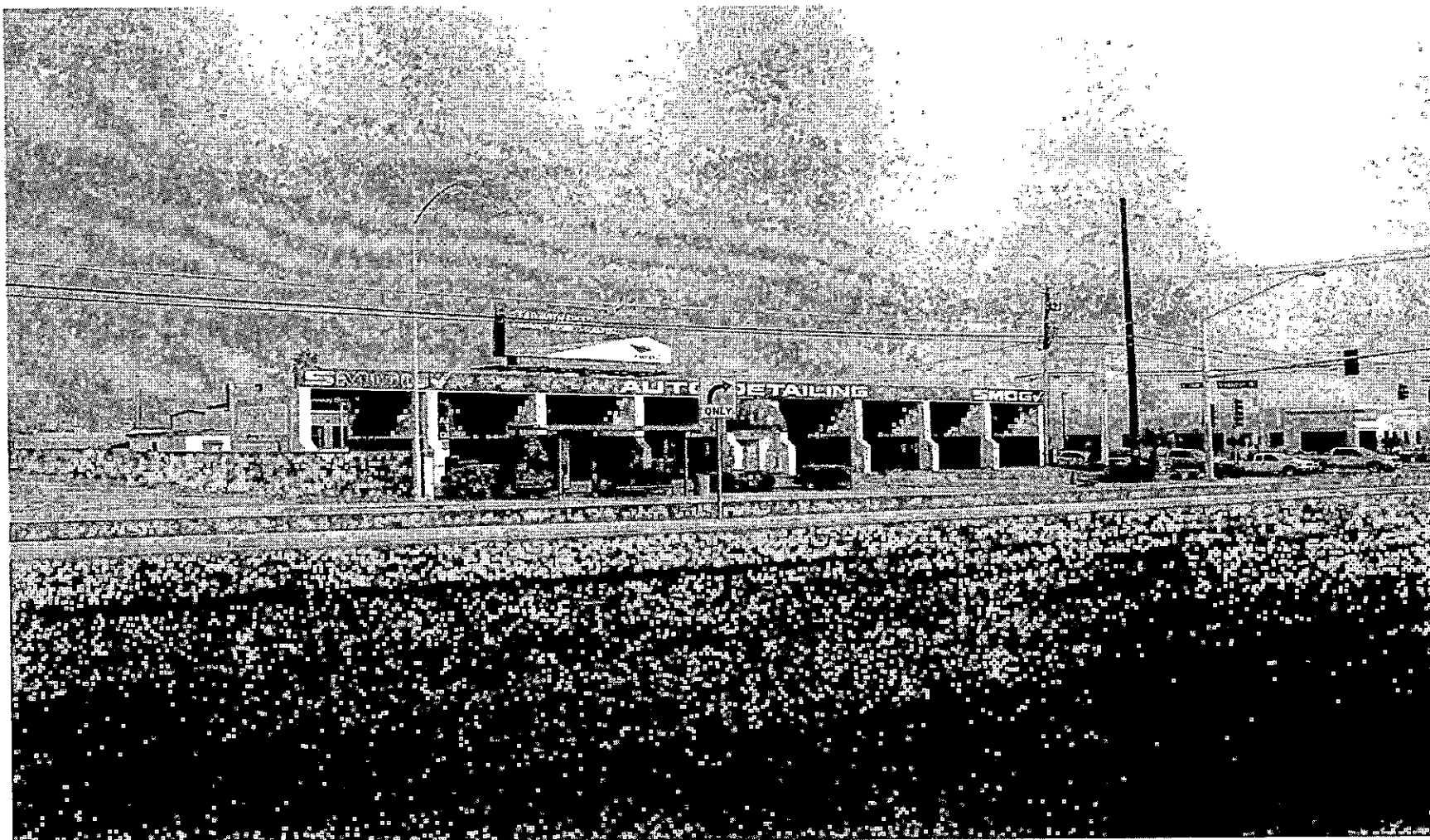


RQR-17764 SOUTH FACE



RQR-17764 - APPLICANT: LAMAR ADVERTISING - OWNER: FOSTER DAY CORPORATION
2401 NORTH DECATUR BOULEVARD
DECEMBER 21, 2006 PLANNING COMMISSION

11/22/06



RQR-17764 - APPLICANT: LAMAR ADVERTISING - OWNER: FOSTER DAY CORPORATION
2401 NORTH DECATUR BOULEVARD
DECEMBER 21, 2006 PLANNING COMMISSION

11/22/06



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN

LAWRENCE WEEKLY

MICHAEL MACK

JANET MONCRIEF

STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

January 12, 2005

Mr. Roger Foster
Foster Day Corporation
7440 Sahara Avenue
Las Vegas, Nevada 89117

RE: RQR-4959 - REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF OCTOBER 20, 2004

Dear Mr. Foster:

The City Council at a regular meeting held October 20, 2004 considered the Appeal filed by the applicant from the Denial by the Planning Commission on a Required Two Year Review of an approved Special Use Permit (U-0036-95) WHICH ALLOWED A 40 FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2401 North Decatur Boulevard (APN 138-13-801-083), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Required Two Year Review. The Notice of Final Action was filed with the Las Vegas City Clerk on October 21, 2004. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.
2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. Only one advertising sign is permitted per sign face.

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

VOICE 702.229.6011

TDD 702.386.9108

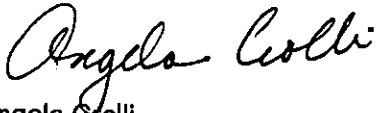
www.lasvegasnevada.gov
18112-001-6/04

RQR-17764
12/21/06 PC

Mr. Roger Foster
RQR-4959 – Page Two
January 12, 2005

5. If the off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,



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



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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

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

RQR-17764
12/21/06 PC



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

MICHAEL J. McDONALD
LARRY BROWN
ETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

September 20, 2002

Foster Day Corporation
7440 Sahara Avenue
Las Vegas, Nevada 89117

RE: U-0036-95(2) - REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 18, 2002

Dear Applicant:

The City Council at a regular meeting held September 18, 2002 considered the Appeal filed by Lamar Outdoor Advertising from the Denial by the Planning Commission of a Required Two Year Review on an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2401 North Decatur Boulevard (APN: 138-13-801-083), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Required Two Year Review on an approved Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on September 19, 2002. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. 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.

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

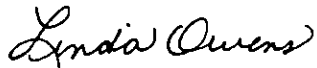
VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

RQR-17764
12/21/06 PC

Foster Day Corporation
Page Two – U-0036-95(2)
September 20, 2002

4. All City Code requirements and design standards of all City Departments must be satisfied.

Sincerely,



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

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

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

RQR-17764
12/21/06 PC



August 8, 2000

Mr. Roger Foster
Foster Day Corporation
7440 Sahara Avenue
Las Vegas, Nevada 89117-2740

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

RE: U-0036-95(1) - REQUIRED FIVE YEAR REVIEW
CITY COUNCIL MEETING OF AUGUST 2, 2000

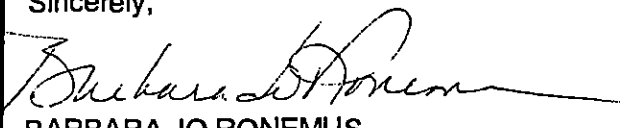
Dear Mr. Foster:

The City Council at a regular meeting held August 2, 2000 APPROVED the required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 2401 North Decatur Boulevard (APN: 138-13-801-083), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Notice of Final Action was filed with the Las Vegas City Clerk on August 3, 2000. This approval is subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. 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.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/lo

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

Ms. Debbie Barone
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

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

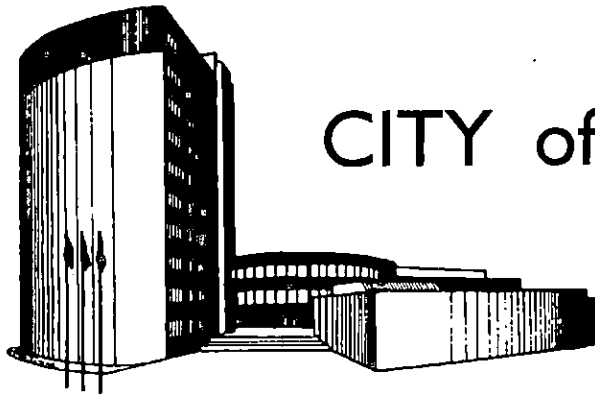
RQR-17764
12/21/06 PC

C-13-8
C-1

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. MCDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

June 29, 1995

Mr. Roger Foster
Foster Day Corporation
2820 W. Charleston Boulevard, C-23
Las Vegas, Nevada 89102

RE: U-36-95 - SPECIAL USE PERMIT

Dear Mr. Foster:

The City Council at a regular meeting held June 21, 1995 considered the appeal filed by R & L Ventures, Inc. on behalf of Foster Day Corporation on the action of the Board of Zoning Adjustment in denying their application for a Special Use Permit to allow a 14 foot x 48 foot off-premise advertising (billboard) sign on property located at 2401 North Decatur Boulevard, C-1 Zone.

The City Council GRANTED the appeal, thereby APPROVING the Special Use Permit, subject to:

1. The Board shall review this use in five years and at that time may require the sign to be removed.
2. The applicant obtain an off-premise sign certificate from the Department of Community Planning and Development prior to issuance of a building permit.
3. Conformance to the plot plan and elevations.
4. Satisfaction of City Code requirements and design standards of all City departments.

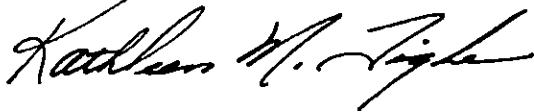
RQR-17764
12/21/06 PC



Mr. Roger Foster
Foster Day Corporation
June 29, 1995
RE: U-36-95 - SPECIAL USE PERMIT
Page 2.

An approved Variance or Special Use Permit must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed with the Department of Community Planning and Development for consideration and approval by the appropriate board.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

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

R & L Ventures
8137 North 83rd
Peoria, Arizona 85345

Nevada Outdoor Sign
1818 South Eastern Avenue
Las Vegas, Nevada 89104

RQR-17764
12/21/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 21, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-18037 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CAROLLO'S TROPICAL MOTORS, INC. - OWNER: EP DECATUR, LP - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) ESTABLISHMENT at 2025 South Decatur Boulevard (APNs 163-01-708-001 and 002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 01/17/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

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 – DENIED – Motion carried with DUNNAM voting NO and EVANS and TRUESDELL excused

To be heard by the City Council on 01/17/2007

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 44 [SUP-18037] and Item 45 [SDR-18034].

DOUG RANKIN, Department of Planning and Development, expressed support of the Special Use Permit since the business would be compatible with surrounding business uses; however, he recommended denial of the Site Development Plan Review because of the landscape waiver requesting to provide zero trees where 38 are required.

PLANNING COMMISSION MEETING OF DECEMBER 21.2006
Department of Planning and Development
Item 44 – SUP-18037

MINUTES – Continued:

JIM ABLE, 3220 West Ridge Mart, appeared on behalf of the applicant and stated that the matter involves an existing new car dealership. The subject location would be leased for a maximum of two years until a permanent location can be found. MR. ABLE noted the existing landscaped area at the front of the property and down El Parque Avenue and pointed out landscape planters across the back of the property. The applicant did not believe that additional landscaping was necessary especially since the location is temporary.

CANITA JONES, 5635 Obannon Drive, expressed opposition since test driving continues to occur in her neighborhood and referenced her letter of opposition which was previously submitted.

TODD FARLOW, 240 North Nineteenth Street, expressed his opposition to the landscape waiver and commented that the existing landscaping needs improvement.

MARGO WHEELER, Director of Planning and Development, clarified that Condition 2 of Item 44 pertains to the two-year limit of the application. The Special Use Permit is separate and, if granted, would run with the property indefinitely.

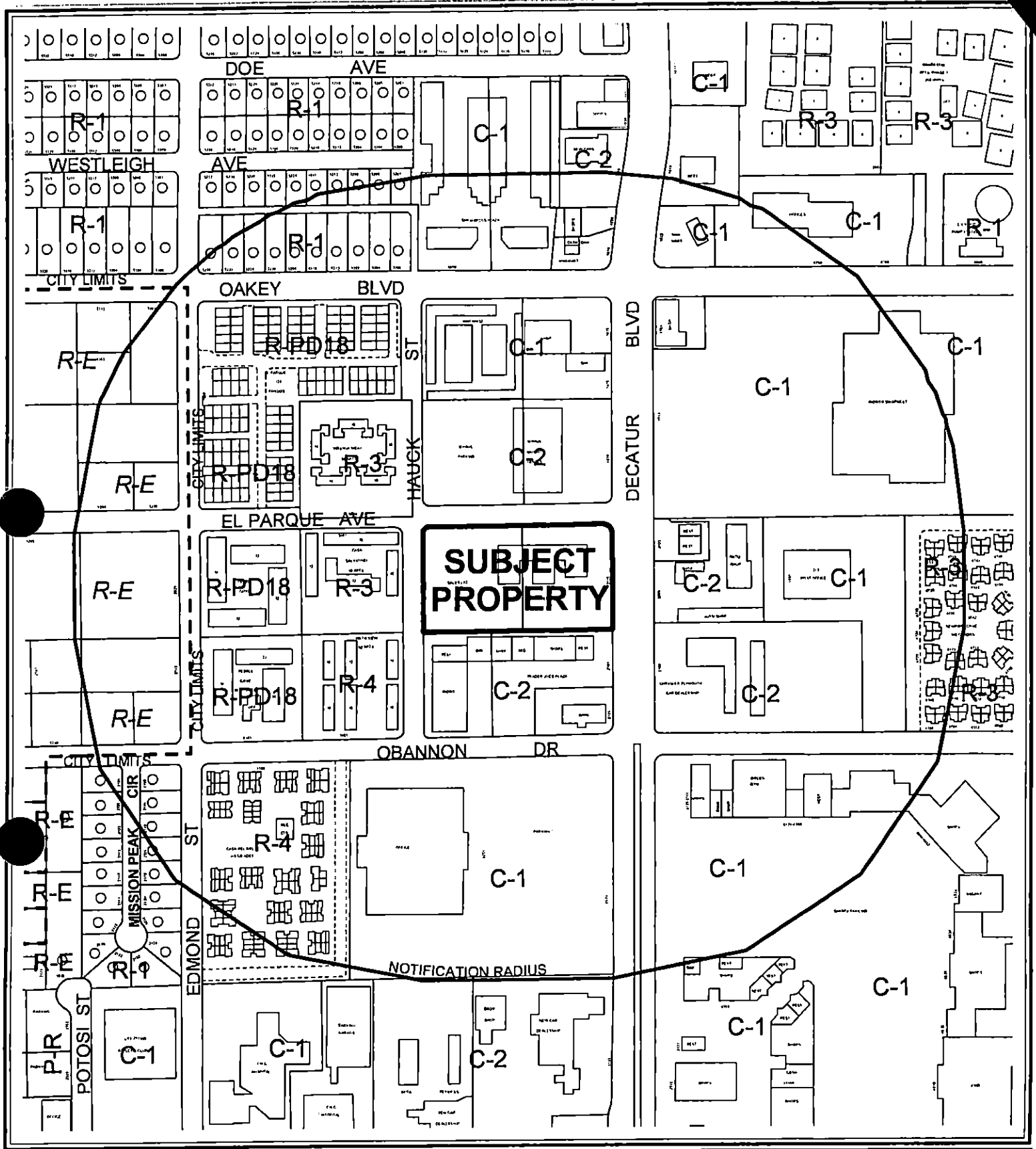
Upon CHAIRMAN TROWBRIDGE'S request, PETE CAROLLO stated that side streets are not used for the test drive route. MR. CAROLLO added that there are plans for the subject parcel to be converted to commercial use and the lease would expire in February 2009.

COMMISSIONER DAVENPORT inquired about the use of the rear of the property and MR. CAROLLO was unable to confirm the use as he leases only the front of that parcel. MR. RANKIN confirmed there are two separate parcels and he detailed the uses of each.

COMMISSIONER GOYNES expressed empathy for the residents living nearby since there has been an outpouring of complaints about the residential streets being used for test driving. He would not support any further aggravation upon those residents.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 44 [SUP-18037] and Item 45 [SDR-18034].

(8:41 – 8:52)
2-1827



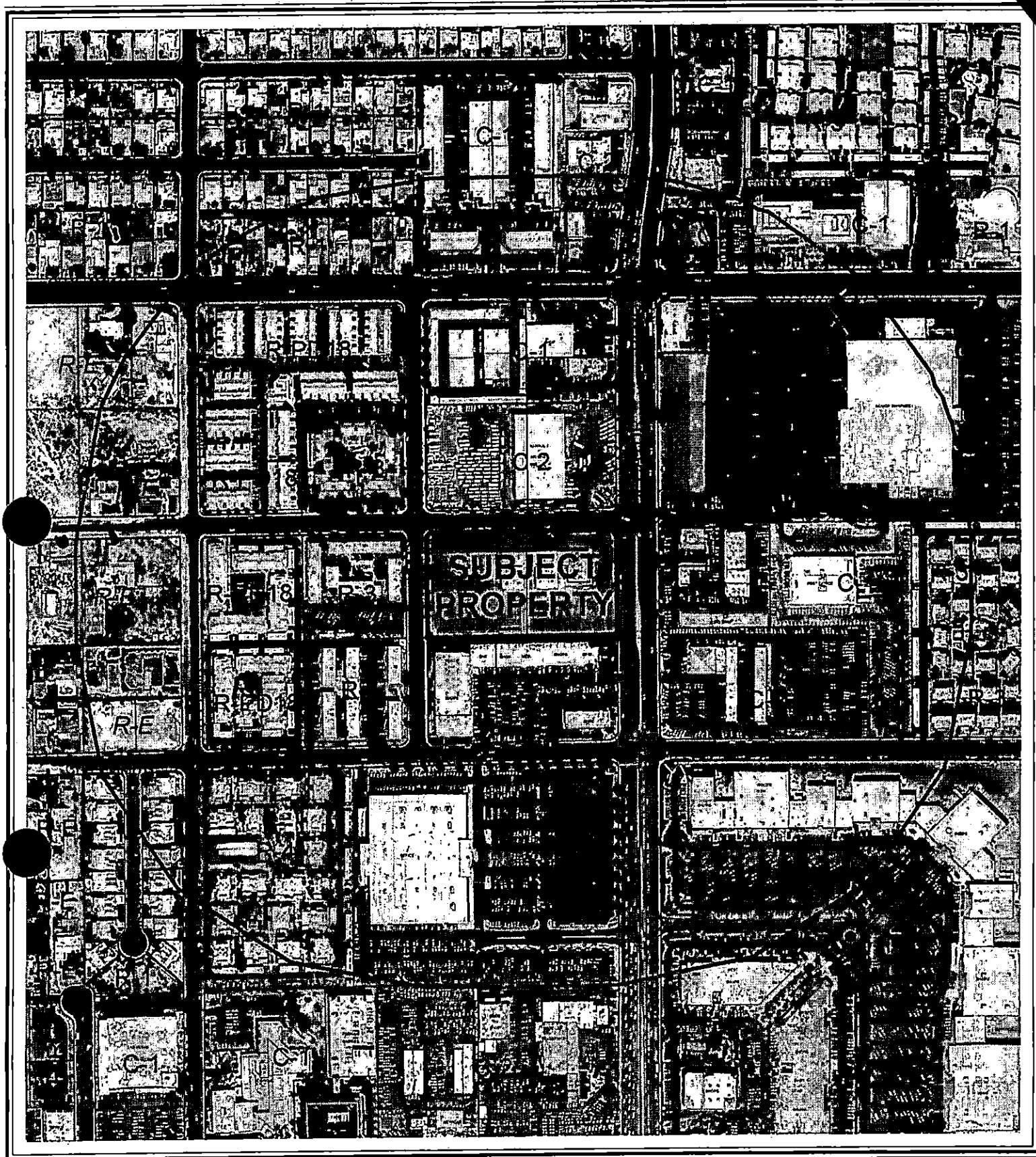
CASE: **SUP-18037**

RADIUS: 1000 FT

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

0 100200 Feet





CASE: SUP-18037

RADIUS: 1000 FT

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

0 100200 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 21, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-18037 – APPLICANT: CAROLLO'S TROPICAL MOTORS, INC. - OWNER: EP DECATUR, LP

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-18034), 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. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-18037 - Staff Report Page One
December 21, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Special Use Permit to allow Motor Vehicle Sales (Used) on 3.74 acres at 2025 South Decatur Boulevard. A Site Development Plan Review application, SDR-18034, to site the addition of a proposed 1,680 square-foot office building to an existing Motor Vehicle Sales (New) establishment is also for the subject site and will be considered concurrently.

The applicant indicates that this location is intended to be occupied by them for two years while the business locates a permanent location. This request is because of the loss of their current lease on premises in the county. The C-2 (General Commercial) zoning on the site is suitable for this use and approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
There is no relevant zoning history for this site.	
<i>Related Building Permits/Business Licenses</i>	
03/01/06	A building permit application for tenant improvement work, plan check L-3087-06, was submitted 02/02/06. The permit was issued 03/01/06. The Planning and Development Department review began and recorded approval.
09/18/06	A business license for an A16 (Automobile Sales - Automobile sales - new and used) category license was processed in on 05/25/06 by the Department of Finance and Business Services. This license (A16-01269) was approved by planning, on 06/07/06. This license has been issued.
<i>Pre-Application Meeting</i>	
10/23/06	A pre-application meeting was held and elements of this application were discussed. It was noted that a waiver of perimeter landscape buffer requirements would be needed. Additionally, the parking standards and minimum requirements for the motor vehicle sale (used) use were talked about. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.74

SUP-18037 - Staff Report Page Two
December 21, 2006 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)
North	Truck Rental/Storage	GC (General Commercial)	C-2 (General Commercial)
South	Shopping Center	SC (Service Commercial)	C-2 (General Commercial)
East	Shopping Center	GC (General Commercial)	C-2 (General Commercial)
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.04 and Title 19.10, the following parking standards apply:

Parking Requirement							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required Parking</i>		<i>Provided Parking</i>		<i>Compliance</i>
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (Used)	1680 SF	1 space / 500 SF of GFA	4	1	5	1	Y
TOTAL (including handicap)	1,680 SF	1 space / 500 SF of GFA	4		5		Y

SUP-18037 - Staff Report Page Three
December 21, 2006 - Planning Commission Meeting

ANALYSIS

The proposed Motor Vehicle Sales (Used) use is allowed with the approval of a special use permit in the C-2 (General Commercial) zoning district. Motor Vehicle Sales (Used) is defined in Title 19 as a facility or area used primarily for the display and sale or lease of used automobiles, motorcycles, and motor scooters. This use also includes service bays and auto body shops that are incidental and accessory to the sales use. There are no base conditions for approval of a Special Use Permit for a Motor Vehicle Sales (Used) use. These projects are evaluated on a case-by-case basis and conditions are imposed as needed.

This is an existing, operating auto dealership, Motor Vehicle Sales (New) use, which is leasing the applicant the space as indicated on the proposed site plan. The proposed Motor Vehicle Sales (Used) use requires four parking spaces, including one handicap accessible space. The submitted site plan indicates five spaces will be provided, including the handicap space depicted as van accessible. To ensure that parking is properly calculated for the entire site a condition has been added to the companion site development plan review case, SDR-18034, requiring a revised site plan that shows and tabulates parking for the entire site.

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Motor Vehicle Sales (Used) use, and this is an existing auto dealership, Motor Vehicle Sales (New) use, site.

The C-2 (General Commercial) zoning on the site is appropriate for this use and compatible with other commercial uses along South Decatur Boulevard. Staff is recommending approval of this application. However, staff is recommending denial of companion site development plan review case, SDR-18034, due to the applicant's request for waivers to the code requirements for perimeter landscape buffering widths, materials and parking lot landscaping.

FINDINGS

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

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

The proposed Motor Vehicle Sales (Used) use will be located on two lots that already contain an automotive related business and the surrounding land uses are commercial and medium density residential in character. The proposed use will be compatible with the surrounding land uses.

SUP-18037 - Staff Report Page Four
December 21, 2006 - Planning Commission Meeting

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

The subject site contains an existing auto dealership, Motor Vehicle Sales (New) use, and is physically suitable for this proposed use.

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

The subject site is adjacent to South Decatur Boulevard, a 120-foot wide primary arterial that should be adequate to support the proposed use. Per the proposed site plan the site has additional access off of El Parque Ave, a 60-foot wide local right-of-way. These roadways will be adequate to meet the demand of the uses on the site.

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

The businesses on the subject site are routinely inspected for compliance to applicable codes; therefore, the public health, safety, and general welfare will be safeguarded.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT

3

SENATE DISTRICT

11

NOTICES MAILED

285 [Mailed with SDR-18034]

APPROVALS

0

PROTESTS

0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18037** APN: 163-01-708-001

Name of Property Owner: LP Decatur LP

Name of Applicant: Corolla's Tropical Motors Inc

Name of Representative: Peter R Corolla

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

☐ Yes

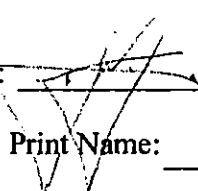
☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: 

Print Name: Jeff Sosa

Subscribed and sworn before me

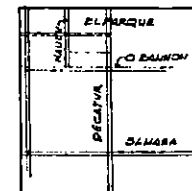
This 17 day of Nov, 2006

Notary Public in and for said County and State



S. PARSEK
Notary Public State of Nevada
No. 08-100870-1
My appt. exp. Apr. 7, 2009

— 10 — EL PARQUE



VICINITY MAP

(COMMERCIAL BUILDINGS)

STEVE FISKIN, ARCHITECT, INC.
3305 SPRING MT. RD., #32
LAS VEGAS, NV 89102 ph. 727-4493

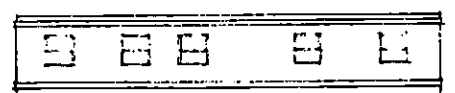
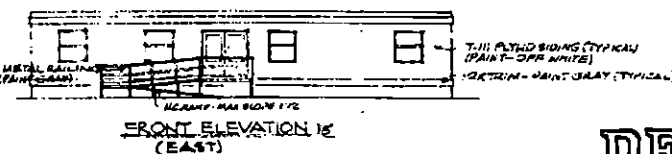
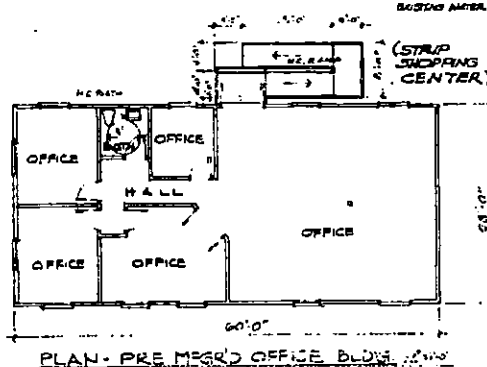
CAROLLO USED CARS
DESTROYED EL PASO
LAS VEGAS, CLARK CO, NV.

**SITE PLAN
FLOOR PLAN
BUILDING ELEVATIONS**

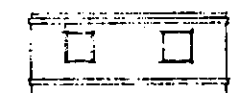
SWP-18037	SDZ-18034	12/21/41	2-6-62	DEVELOP
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SITE PLAN 1' = 30'-0"

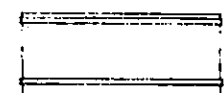
PARKING REQUIRED : $75 \times 0.080 \div 500 = 9.56(4)$ SPACES
PARKING PROVIDED : 5 SPACES



BEAR ELEVATION IN
(HEPT)



BIG L. ELEV. 1st
(SOUTH)



LEFT ELEV IN
(NORTH)

RECEIVED
NOV 20 2006

SDR-18034 SUP-18037
REVISED 12/21/06 PC



RECEIVED
MAY 11 1967

CAROLLO

FALCONI

SUPER CAR STORE

November 1, 2006

This request is to operate a used auto sales facility at 2025 S. Decatur for no more than a two year period starting January, 2007. Carollo's Tropicana Motors, INC. dba Carollo Falconi Super Car Store has operated successfully in the Las Vegas area for over eighteen years. We have lost our lease at the current location of 4845 W. Tropicana. This reason has prompted this request to be relocated at 2025 S. Decatur.

Sincerely,



Peter R. Carollo
President

SUP-18037
12/21/06 PC

CAROLLO

FALCONI

SUPER CAR STORE

November 17, 2006

This is a request to operate a used auto sales facility at 2025 S. Decatur for no more than a two year period starting January, 2007. We also request that you accept the existing landscape at this location. Carollo's Tropicana Motors, INC. dba Carollo Falconi Super Car Store has operated successfully in the Las Vegas area for over eighteen years. We have lost our lease at the current location of 4845 W. Tropicana. This reason has prompted the request to relocate to 2025 S. Decatur.

Sincerely,



Peter R. Carollo
President

SUP-18037 RECEIVED
12/21/06 PC NOV 20 2006

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 21, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-18034 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-18037 - PUBLIC HEARING - APPLICANT: CAROLLO'S TROPICAL MOTORS, INC. - OWNER: EP DECATUR, LP - Request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 1,680 SQUARE-FOOT OFFICE BUILDING TO AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO FOOT LANDSCAPE BUFFER WHERE 15 FOOT AND EIGHT FOOT LANDSCAPE BUFFERS ARE REQUIRED on 3.74 acres at 2025 South Decatur Boulevard (APNs 163-01-708-001 and 002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 01/17/07

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

MOTION:

GOYNES - DENIED - Motion carried with DUNNAM voting NO and EVANS and TRUESDELL excused

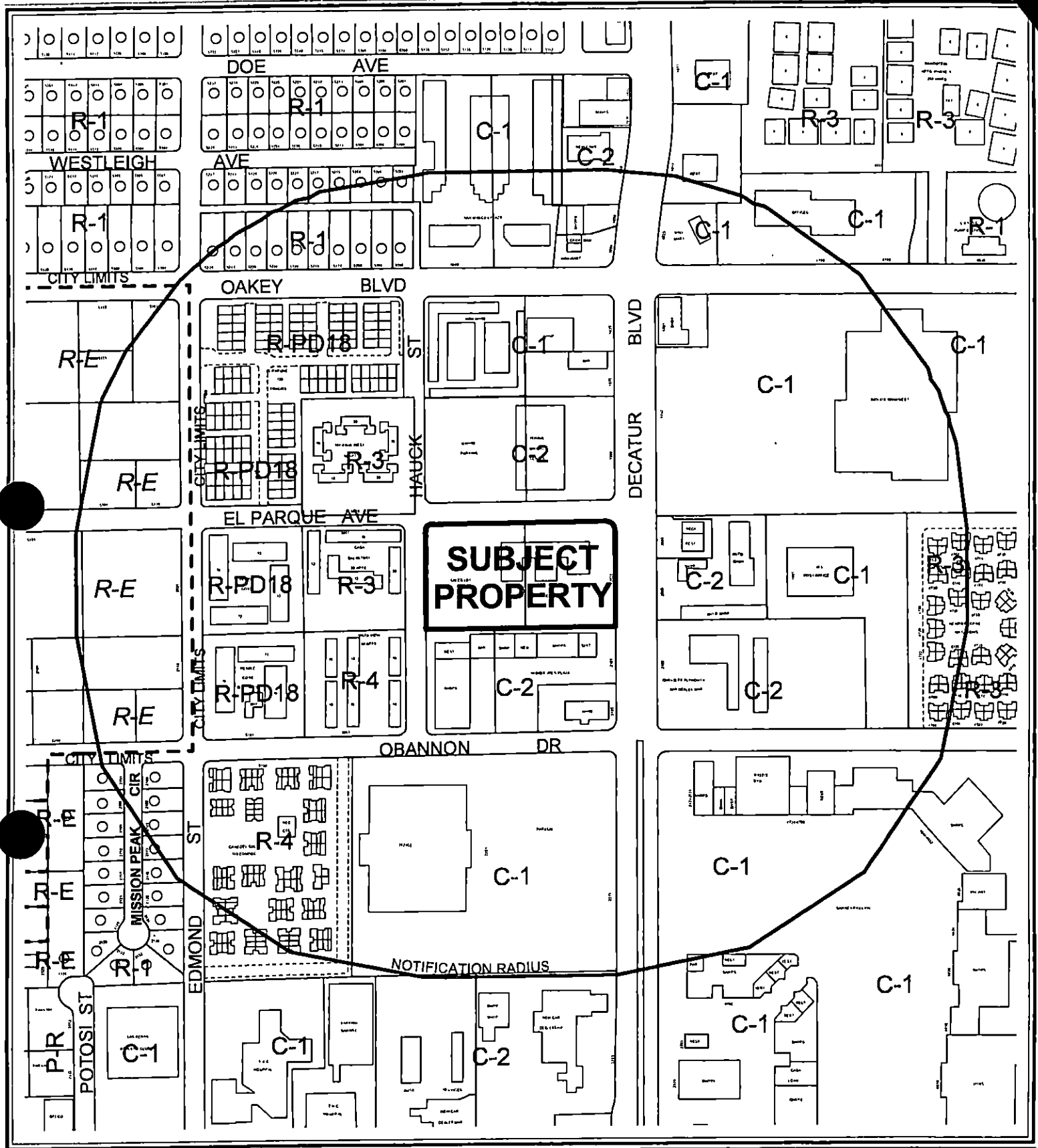
To be heard by the City Council on 01/17/2007

MINUTES:

See Item 44 [SUP-18037] for all related discussion.

(8:41 - 8:52)

2-1827



CASE: **SDR-18034**

RADIUS: 1000 FT

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

0 100200 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 21, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-18034 – APPLICANT: CAROLLO'S TROPICAL MOTORS, INC. - OWNER: EP DECATUR, LP**

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

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-18037), 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, and building elevations, date stamped 11/20/06, and landscape plan, date stamped 11/07/06, except as amended by conditions herein.
4. Recordation of a reversionary parcel map or administrative joining consolidating the parcels on the site prior to issuance of any building or grading permits.
5. A Waiver from LVMC Title 19.10 is hereby approved, to allow zero landscaping planters in the parking lot where one is required for each six parking spaces.
6. A Waiver from LVMC Title 19.12 is hereby approved, to allow a zero foot perimeter landscape buffer along the southern interior lot line where eight feet is required and zero trees in the perimeter landscape buffer where 38 trees are required.
7. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the entire site with all parking shown and tabulated to reflect total site compliance with LVMC Title 19.04 and Title 19.10 for parking requirements for all uses.
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.

RTS

SDR-18034 - Conditions Page Two
December 21, 2006 - Planning Commission Meeting

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).
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 luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Coordinate with the City Engineer's Office regarding the Decatur Boulevard project to determine impacts to this site, if any, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
17. The driveway located adjacent to Decatur Boulevard shall be designed, located and constructed in accordance with Standard Drawing #222a.
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-18034 - Conditions Page Three
December 21, 2006 - Planning Commission Meeting

19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, 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-18034 - Staff Report Page One
December 21, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Site Development Plan Review to site the addition of a proposed 1,680 square-foot office building to an existing Motor Vehicle Sales (New) establishment for use as a separate Motor Vehicle Sales (Used) use. The applicant requests a waiver of the perimeter landscape buffer requirements and the parking lot landscaping standards, on 3.74 acres at 2025 South Decatur Boulevard. A Special Use Permit application, SUP-18037, to allow the Motor Vehicle Sales (Used) use is also for the subject site and will be considered concurrently.

The applicant indicates that this location is intended to be occupied by them for two years while the business locates a permanent location. This request is because of the loss of their current lease on premises in the county. Due to the extent of the landscaping waivers, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
There is no relevant zoning history for this site.	
<i>Related Building Permits/Business Licenses</i>	
03/01/06	A building permit application for tenant improvement work, plan check L-3087-06, was submitted 02/02/06. The Planning and Development Department review began and recorded approval on 02/24/06. This permit was issued.
09/18/06	A business license for an A16 (Automobile Sales - Automobile sales - new and used) category license was processed in on 05/25/06 by the Department of Finance and Business Services. This license (A16-01269) was approved by planning, on 06/07/06. This license has been issued.
<i>Pre-Application Meeting</i>	
10/23/06	A pre-application meeting was held and elements of this application were discussed. It was noted that a wavier of perimeter landscape buffer requirements would be needed. Additionally, the parking standards and minimum requirements for the motor vehicle sale (used) use were talked about. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	

SDR-18034 - Staff Report Page Two
December 21, 2006 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	3.74

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)
North	Truck Rental/Storage	GC (General Commercial)	C-2 (General Commercial)
South	Shopping Center	SC (Service Commercial)	C-2 (General Commercial)
East	Shopping Center	GC (General Commercial)	C-2 (General Commercial)
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100	300	Y
Min. Setbacks			
• Front	20	20	Y
• Side	10	10	Y
• Corner	15	15	Y
• Rear	20	20	Y
Max. Lot Coverage	50%	<50%	Y
Max. Building Height	n/a	11	Y

Setbacks, lot widths, and lot coverage are based on the entire site not just the portion indicated for this use.

SDR-18034 - Staff Report Page Three
December 21, 2006 - Planning Commission Meeting

Pursuant to Title 19.10 and Title 19.12, the following development standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree / 6 Spaces	1 Tree	0 Trees	N
Buffer:				
Min. Trees	1 Tree / 30 Linear Feet	38 Trees	0 Trees	N
TOTAL		39 Trees	0 Trees	N
Min. Zone Width	15 Feet at ROWs and 8 Feet at Interior Property Line		15' at ROWs & 0' Interior P/L	N

Pursuant to Title 19.04 and 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	
Motor Vehicle Sales (Used)	1,680 SF	1 Space / 500 SF of GFA	4	1	5	1	Y
TOTAL (including handicap)	1,680 SF	1 Space / 500 SF of GFA	4		5		Y

Waivers		
Request	Requirement	Staff Recommendation
To provide zero feet of perimeter landscape buffer along the southern interior lot line	8 FT	Denial
To provide no landscaping planter in the parking lot	1 - 5FT Planter w/ 1 - 24" Min. Box Tree	Denial
To provide no trees in the existing perimeter landscape buffers along the ROWs	38 - 24" Min. Box Trees	Denial

SDR-18034 - Staff Report Page Four
December 21, 2006 - Planning Commission Meeting

ANALYSIS

The proposed Motor Vehicle Sales (Used) use is allowed with the approval of a special use permit in the C-2 (General Commercial) zoning district. Motor Vehicle Sales (Used) is defined in Title 19 as a facility or area used primarily for the display and sale or lease of used automobiles, motorcycles, and motor scooters. This use also includes service bays and auto body shops that are incidental and accessory to the sales use. There are no base conditions for approval of a Special Use Permit for a Motor Vehicle Sales (Used) use. These projects are evaluated on a case-by-case basis and conditions are imposed as needed.

This site was annexed into the City of Las Vegas in 1984 and there has been no city land use case heard since that time.

- **Site Plan**

The proposed Motor Vehicle Sales (Used) use requires four parking spaces, including one handicap accessible space. The submitted site plan indicates five spaces will be provided, including the handicap space depicted as van accessible. To ensure that parking is properly calculated for the entire site a condition has been added to the requiring a revised site plan that shows and tabulates parking for the entire site prior to the issuance of any building permits.

The site encompasses two parcels with an existing building built across the lot line. Additionally, should the parcels in the future become separate sites the siting of the proposed office places it out of conformance with development standards for the C-2 (General Commercial) zoning district. For this reason a conditions has been added that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Motor Vehicle Sales (Used) use, and this is an existing auto dealership, Motor Vehicle Sales (New) use, site.

- **Landscape Plan**

The applicant is leasing the space from an established auto dealership, Motor Vehicle Sales (New) use, and requests that the existing perimeter landscaping buffer along the right-of-ways be considered adequate. The landscape plan submitted indicates that this is currently a desert rock planter. As a part of this review the applicant requests a wavier of the parking lot landscaping requirement to allow zero parking lot landscaping where a minimum of one five-foot wide landscape planter finger for every six spaces is required. Additionally, the applicant has requested a wavier of the perimeter landscape buffer requirements to allow zero feet of landscaping along the southern interior lot line where eight feet the minimum required is. This wavier also requests that zero trees be required where one tree per 30 linear feet is the requirement. If granted, these waivers would reduce the planting requirements for this site from 38 trees to zero within the perimeter landscape buffers.

SDR-18034 - Staff Report Page Five
December 21, 2006 - Planning Commission Meeting

- **Elevations/Floor Plan**

The building elevations depict a one-story building of a pre-manufacture design with an attached access ramp and a flat roof. The floor plan shows space for restroom facilities and five offices.

The C-2 (General Commercial) zoning on the site is appropriate for this use. Staff is recommending approval of the required Special Use Permit, SUP-18037. However, due to the applicant's request for waivers to the code requirements for perimeter landscape buffering widths, materials and parking lot landscaping staff is recommending denial of this site development plan review.

FINDINGS

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

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

The proposed development is not compatible with adjacent development along the South Decatur Corridor and surrounding area due to landscaping wavier requests.

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 proposed site plan is in compliance with the general plan designation of GC (General Commercial) and zoning of C-2 (General Commercial) on the site. However, the site is not consistent with Title 19.10 and Title 19.12 landscaping requirements.

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

The subject site is adjacent to South Decatur Boulevard, a 120-foot wide primary arterial that should be adequate to support the proposed use. The site has additional access off of El Parque Avenue, a 60-foot wide local right-of-way.

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

The building elevations depict design and materials that will provide an aesthetically acceptable building and are compatible with the surrounding commercial uses.

SDR-18034 - Staff Report Page Six
December 21, 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 proposed Motor Vehicle Sales (Used) use will be compatible with other commercial development in the area along South Decatur Boulevard.

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

The Motor Vehicle Sales (Used) use will be subject to regular inspections for licensing and therefore will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 3

SENATE DISTRICT 11

NOTICES MAILED 285 [Mailed with SUP-18037]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18034** APN: 163-01-108-001
Name of Property Owner: EP Decatur LP
Name of Applicant: Cresillo's Tropical Motors Inc
Name of Representative: Peter P. Cresillo

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

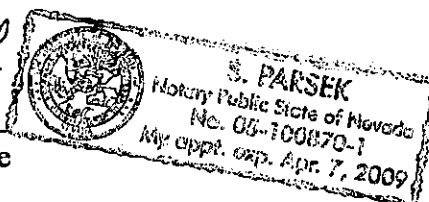
Signature of Property Owner: _____

Print Name: Jeff Sosa

Subscribed and sworn before me

This 17 day of Nov, 20 06

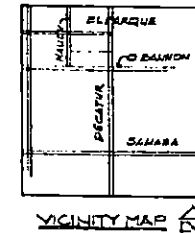
Notary Public in and for said County and State





(U-HAUL RENTAL)

•€ EL-PARQUE



(COMMERCIAL BUILDINGS)

STEVE FISKIN, ARCHITECT, INC.
3305 SPRING MT. RD., #92
LAS VEGAS, NV 89102 ph. 277-4493

CAROLLO USED CARS
DECATUR & EL PASO
LAS VEGAS, CLARK CO, NV.

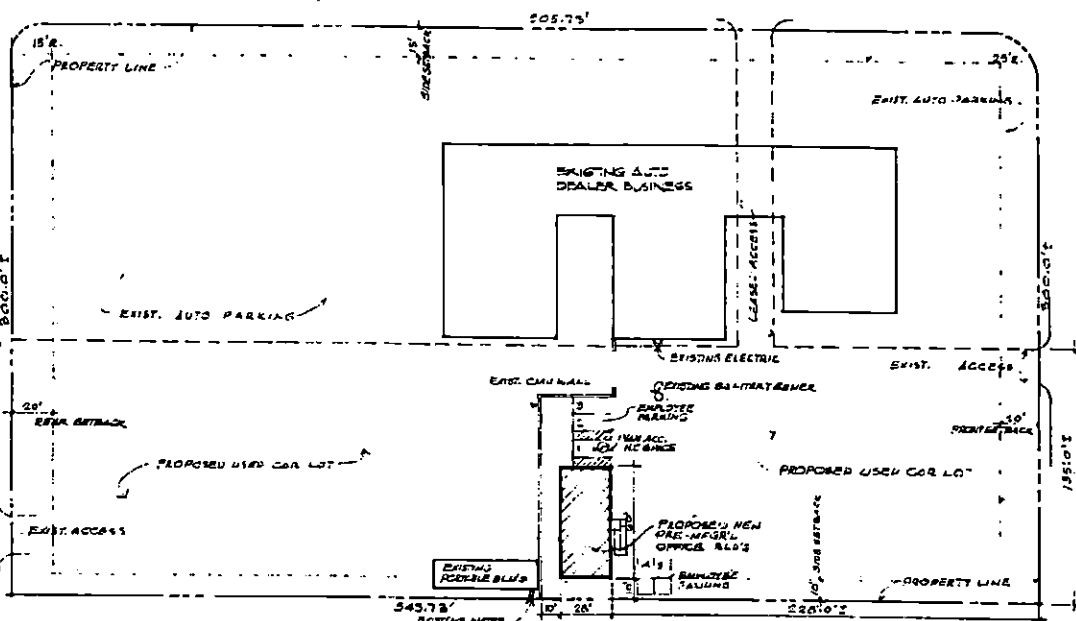
THE PLAYERS
THE DOOR
THE ENEMY

SUP-18037 SDR-18034 12/21/66 PC S - F - E REVISED



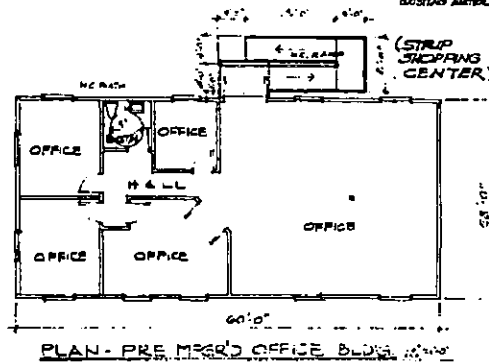
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SDR-18034 SUP-18037
REVISED 12/21/06 PC

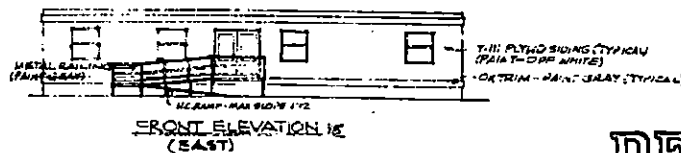


SITE PLAN 1' 30" 0"

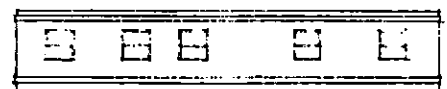
PARKING REQUIRED : 25000 / 500 = 50 (4) SPACES
PARKING PROVIDED : 5 SPACES



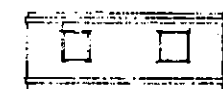
PLAN - PRE. MGR'D OFFICE BLDG. 10-200



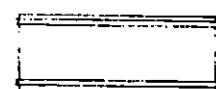
FRONT ELEVATION IS
(EAST)



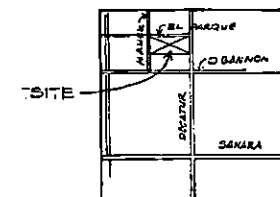
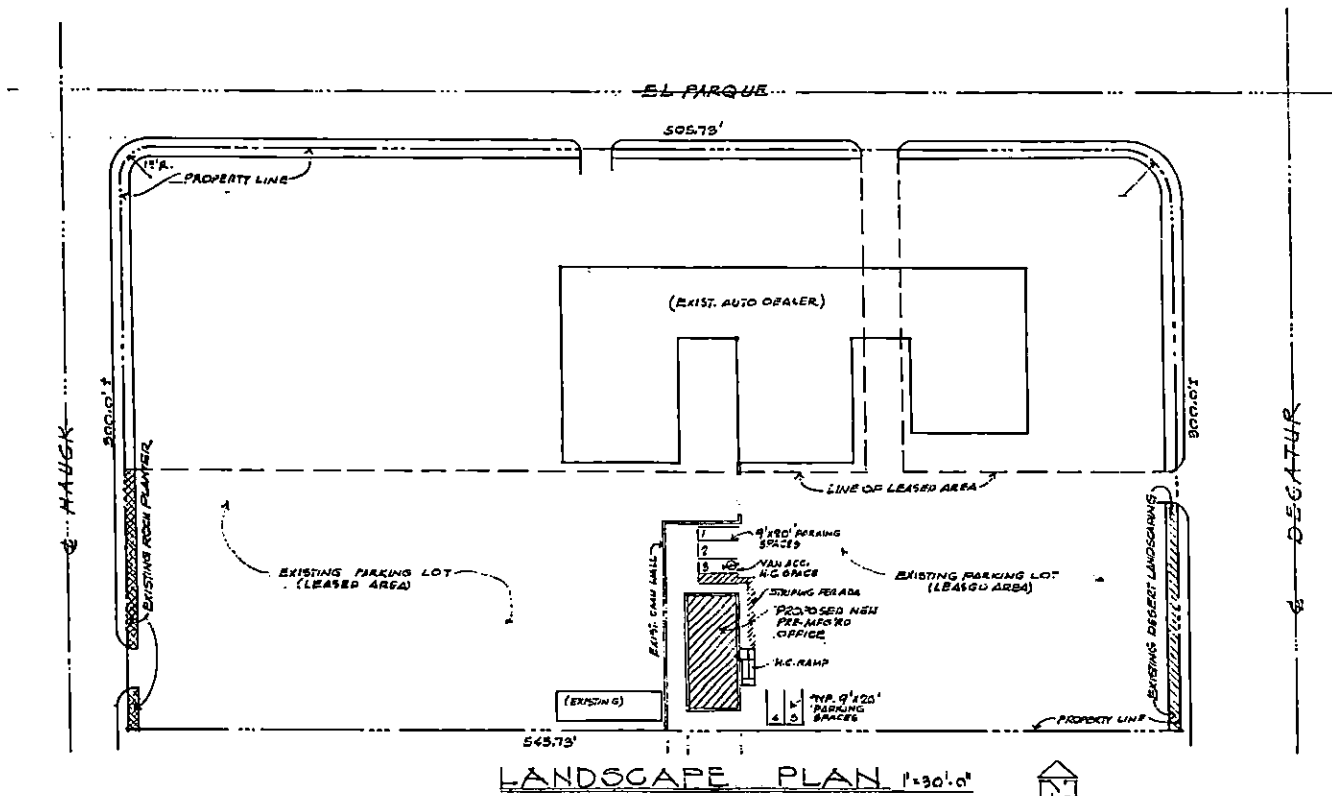
REAR ELEVATION
(WEST)



BIGT. E. EV. 1st
(SOUTH)



LEFT ELEV
(NORTH)



RECEIVED

SDR-18034
12/21/06 PC

NOV 7 2006

STEVE FISKIN, ARCHITECT, INC.
3305 SPRING MT. RD., #32
LAS VEGAS, NV 89102 ph. 227-4493

CARLO LO IUSO, CARE
DECATUR & EL PARQUE
LAS VEGAS, NV

LANDSCAPE PLAN

LI

SDR 18034				
Carollo's Tropicana Motors, Inc.				
WS Decatur, S of El Parque				
Proposed 1.68 thousand square foot used car sales.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	1.68	33.34	56
AM Peak Hour			2.05	3
PM Peak Hour			2.64	4
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Counts not available for El Parque				
Decatur Boulevard				
Average Daily Traffic (ADT)	47,999			
PM Peak Hour	3840			
(heaviest 60 minutes)				
O'Bannon Drive				
Average Daily Traffic (ADT)	3,798			
PM Peak Hour	304			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Decatur Boulevard	51700			
O'Bannon Drive	16200			
This project will add approximately 56 trips per day on Decatur, El Parque and O'Bannon. This will increase expected volumes by less than one percent on Decatur and about one percent on O'Bannon. Decatur is at about 93 percent of capacity and O'Bannon is at about 23 percent of capacity. Counts are not available for El Parque, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 4 additional cars into the area; which works out to about one every fifteen minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



SUP-18037 & SDR-18034 - APPLICANT/OWNER: EP DECATUR, LP
2025 SOUTH DECATUR BOULEVARD
DECEMBER 21, 2006 PLANNING COMMISSION

11/27/06



SUP-18037 & SDR-18034 - APPLICANT/OWNER: EP DECATUR, LP
2025 SOUTH DECATUR BOULEVARD
DECEMBER 21, 2006 PLANNING COMMISSION

11/27/06

CAROLLO

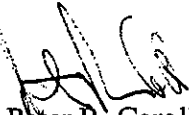
FALCONI

SUPER CAR STORE

November 17, 2006

This is a request to operate a used auto sales facility at 2025 S. Decatur for no more than a two year period starting January, 2007. We also request that you accept the existing landscape at this location. Carollo's Tropicana Motors, INC. dba Carollo Falconi Super Car Store has operated successfully in the Las Vegas area for over eighteen years. We have lost our lease at the current location of 4845 W. Tropicana. This reason has prompted the request to relocate to 2025 S. Decatur.

Sincerely,



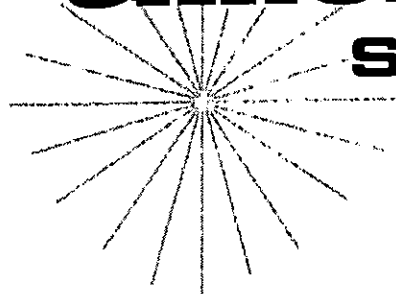
Peter R. Carollo
President

SDR-18034 RECEIVED
12/21/06 PC NOV 20 2006

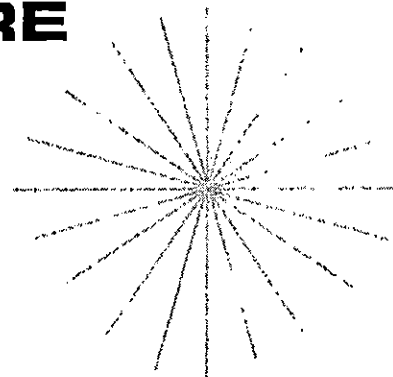
CAROLLO

FALCONI

SUPER CAR STORE



November 2, 2006



My financial interest in Carollo's Tropicana Motors, INC. dba Carollo Falconi Super Car Store is that I, Peter R. Carollo, own fifty percent of the stock.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter R. Carollo", written over a horizontal line.

Peter R. Carollo
President

SDR-18034
12/21/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 21, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

MSP-17815 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC - Request for a Major Amendment to an approved Master Sign Plan (MSP-6910) FOR A 35-FOOT HIGH FREESTANDING SIGN WITHIN THE LONE MOUNTAIN MASTER PLAN at 10442 West Cheyenne Avenue (APN 137-12-817-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letter
6. Submitted after final agenda – Protest letter by Carl F. Imparato

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with DAVENPORT voting NO and EVANS and TRUESDELL excused

This is Final Action

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Department of Planning and Development, stated that the Lone Mountain Master Plan limits the height of signs to 12 feet whereas the proposal is 35 feet in height. The application is not in conformance to the plan and he recommended denial.

PLANNING COMMISSION MEETING OF DECEMBER 21, 2006
Department of Planning and Development
Item 46– MSP-17815

MINUTES – Continued:

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and stated the sign would be located in an already approved and existing commercial retail center oriented towards Cheyenne Avenue. ATTORNEY CELESTE verified that on the west side of the 215 Beltway, there is an already approved 40-foot premise sign and stated that the proposed sign would not be any more intrusive. He requested approval.

CARL IMPARATO, 10412 Skipton Drive, appeared in opposition because there were several discussions that took place in order to approve the existing Master Sign Plan. It properly addresses concerns to protect the area from visual clutter, and he requested that the applicant be held to the existing standards.

TODD FARLOW, 240 North Nineteenth Street, queried why such a height is proposed.

MR. RANKIN noted that the backup material had incorrect information and he pointed out the correct sign in relation to the application. He also detailed the boundaries of the Lone Mountain West plan, which confirmed that the aforementioned nonconforming sign is part of the same plan which was approved many years ago.

ATTORNEY CELESTE clarified for COMMISSIONER STEINMAN that the sign would be located at the slope near the existing Wal-Mart and agreed to the conditions which imposes residential impact lighting.

MR. IMPARATO verified for COMMISSIONER STEINMAN that he would definitely see the proposed sign though there would not be light pollution from that distance.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(8:52 – 9:04)

2-2310

CONDITIONS:

Planning and Development

1. All signage shall have proper permits obtained through the Building and Safety Department.
2. The freestanding pylon sign shall be setback a minimum of five feet from any public right-of-way. In addition, the sign shall be set back from any driveway or street intersection so as not to create a sight restriction.

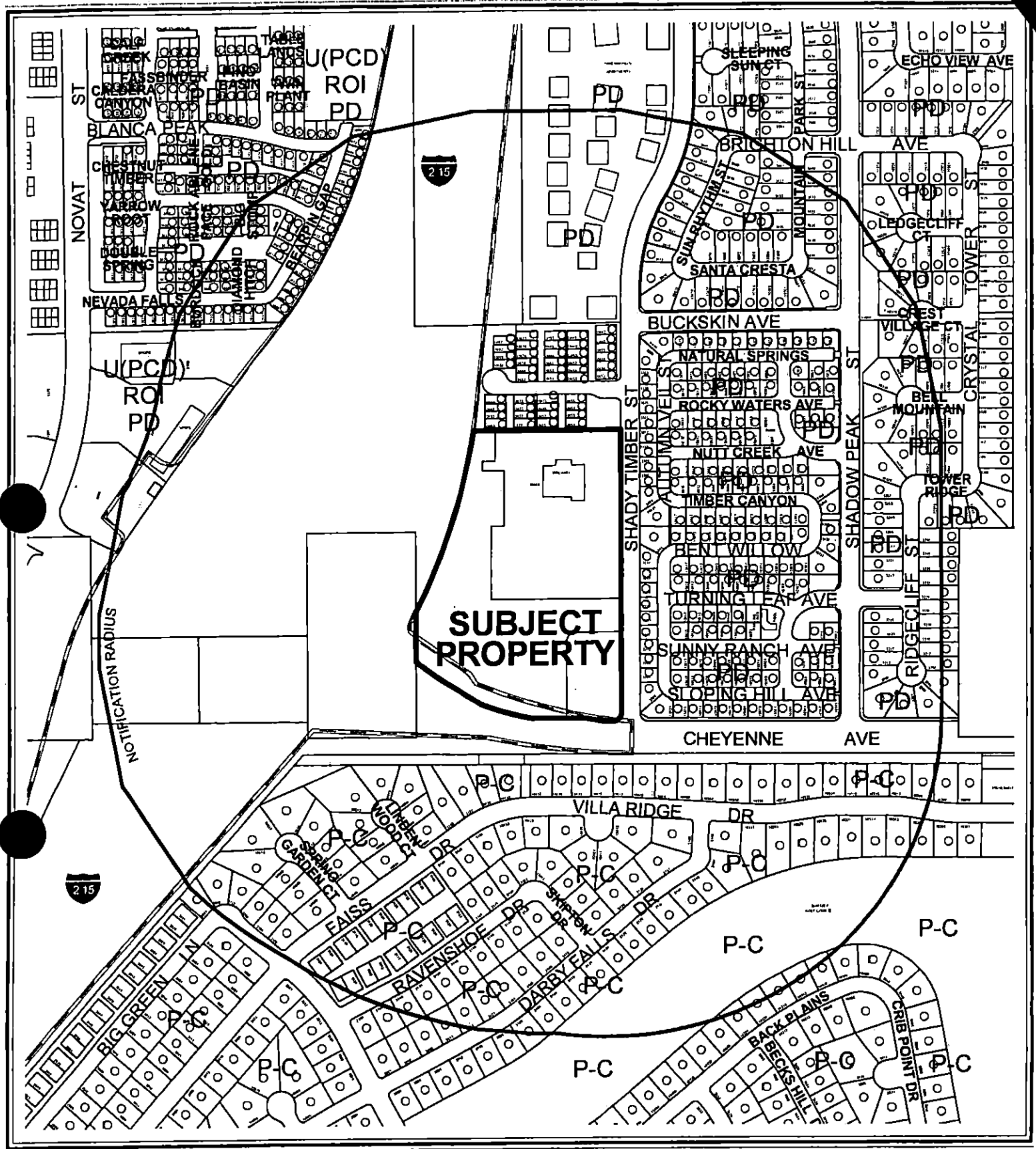
PLANNING COMMISSION MEETING OF DECEMBER 21, 2006
Department of Planning and Development
Item 46– MSP-17815

CONDITIONS – Continued:

3. Illumination of the freestanding sign shall comply with Title 19.14.070 Residential Protection Standards.
4. All future signage located in the Shadow Hills Plaza shall be approved administratively pursuant to Title 19.14 Sign Standards and the Lone Mountain Master Plan standards. Any deviation from these standards shall require a public hearing.

Public Works

5. The proposed signs shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The proposed ground mounted bases shall not be located within existing or proposed public sewer or drainage easements.



CASE: **MSP-17815**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) LONE MOUNTAIN SPECIAL LAND USE DESIGNATION]



CASE: MSP-17815

RADIUS: 1000 FT

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City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 21, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: MSP-17815 - APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. All signage shall have proper permits obtained through the Building and Safety Department.
2. The freestanding pylon sign shall be setback a minimum of five feet from any public right-of-way. In addition, the sign shall be set back from any driveway or street intersection so as not to create a sight restriction.
3. Illumination of the freestanding sign shall comply with Title 19.14.070 Residential Protection Standards.
4. All future signage located in the Shadow Hills Plaza shall be approved administratively pursuant to Title 19.14 Sign Standards and the Lone Mountain Master Plan standards. Any deviation from these standards shall require a public hearing.

Public Works

5. The proposed signs shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The proposed ground mounted bases shall not be located within existing or proposed public sewer or drainage easements.

MSP-17815 - Staff Report Page One
December 21, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an amendment to an approved Master Sign Plan (MSP-6910) for a proposed 35-foot high freestanding pylon sign (Sign A) for an approved commercial development adjacent to the northwest corner of West Cheyenne Avenue and Shady Timber Street. The applicant indicates that they have created signage, which is appropriate for the Lone Mountain area.

The proposed sign is not in compliance with the requirements of the Lone Mountain Master Plan sections 3.7 and 5.4.; therefore, denial of this request is recommended. Section 3.7, item number 8 indicates all signs shall be less than 12 feet in height. Section 5.4.1 indicates that the sign must be compatible with the City of Las Vegas Sign Code (Title 19.14). The proposed sign does not meet Title 19.14.060(F)(5)(a)(i) for the number of signs allowed along the West Cheyenne Road street frontage.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/07/94	The City Council approved a request to annex this property as part of a larger request. (A-0006-94). The Planning Commission recommended approval of this request on 06/09/94. The effective date of this annexation was 09/16/94.
06/23/97	The City Council approved a request for Rezoning PD (Planned Development). The Planning Commission and staff recommended approval of this request.
03/17/04	The City Council approved a Site Development Plan Review and a Waiver of the foundation-landscaping buffer for a proposed 87,790 square-foot retail center (SDR-3651). The Planning Commission and staff recommended approval of these requests.
03/17/04	The City Council approved a Special Use Permit for a Liquor Establishment (Off-Premise Consumption) in conjunction with a proposed grocery store (SUP-3653). The Planning Commission and staff recommended approval of this request.
04/07/04	The City Council approved an application for a Major Modification to the Lone Mountain Master Development Plan, to add "Mini-Warehouse Facility" to the VC (Village Commercial) special land use designation (MOD-3758). A Site Development Plan Review (SDR-3759) and a Special Use Permit (SUP-4009) were approved for a 97,750 square-foot mini-warehouse facility. The Planning Commission and staff recommended approval of this request.

MSP-17815 - Staff Report Page Two
December 21, 2006 - Planning Commission Meeting

10/20/04	The City Council approved the related Major Modification, a Waiver of Title 18 distance separation standards, and a Site Development Plan Review (MOD-4632), (WVR-4754), (SDR-4751). The Planning Commission recommended approval and staff recommended denial.
07/14/05	The Planning Commission approved the Master Sign Plan (MSP-6910). Staff recommended approval.

Related Building Permits/Business Licenses

09/29/06 Building permits were issued per plan check review C-0055-06.

Pre-Application Meeting

10/21/06 A pre-application meeting was held and elements of this application were discussed. It was noted that a waiver of Lone Mountain Plan sign height requirements might be needed. Submittal requirements were discussed.

Neighborhood Meeting

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

Details of Application Request

Site Area

Net Acres 5.72

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning	Lone Mountain Master Plan
Subject Property	Shopping Center	PCD (Planned Community Development)	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)	VC (Village Commercial)
North	Multi-Family Housing	PCD (Planned Community Development)	PD (Planned Development)	MLA (Medium Low Attached Density Residential)
South	Single-Family Dwellings	ML (Medium-Low Density Residential)	P-C (Planned Community)	Not Within Lone Mountain
East	Single-Family Dwellings	PCD (Planned Community Development)	PD (Planned Development)	MLA (Medium Low Attached Density Residential)
West	Right-Of-Way (I-215 Beltway)	Right-Of-Way (I-215 Beltway)	Right-Of-Way (I-215 Beltway)	Right-Of-Way (I-215 Beltway)

MSP-17815 - Staff Report Page Three
December 21, 2006 - Planning Commission Meeting

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

DEVELOPMENT STANDARDS

MASTER SIGN PLAN REQUIREMENTS FOR ON-PREMISE SIGNAGE		
THRESHOLD	YES	NO
Non-Residential project with a site larger than 2.5 acres	X	
Non-Restricted Gaming Establishment		X
Residential project containing more than 500 units and/or 160 acres in area		X
To establish the requirements/limitations for signs located in the Gaming and Downtown Overlay Districts, and any uses not required elsewhere in 19.14 located in the "Planned Community" and "Planned Development" Districts		X
To establish requirements/limitations for signs in a specific development		X

Freestanding Signs: [A - Freestanding Pylon Sign]		
Standards	Allowed	Provided
Maximum Number	1 / 200 Linear Feet of Street Frontage 3 total (Freestanding and Monument Signs)	1 / 175 Linear Feet Street frontage 4 total (Proposed Freestanding and Existing Monument Signs)
Maximum Area	2 SF / Linear Foot of Street Frontage 1300 SF total (Freestanding and Monument Signs)	766.5 SF total (Proposed Freestanding and Existing Monument Signs)
Maximum Height	12 Feet	35 Feet
Minimum Setback	5 Feet	5 Feet
Illumination	Internal/External	Internal

MSP-17815 - Staff Report Page Four
December 21, 2006 - Planning Commission Meeting

ANALYSIS

This site is designated PCD (Planned Community Development) on the Centennial Hills Sector Map of the General Plan, and is designated as Village Commercial on the Lone Mountain Master Development Plan. The Village Commercial land use designation allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and do not include more intense general commercial characteristics. Village Commercial is typically located on the periphery of residential neighborhoods and should be confined to the intersections of major arterials and major freeways.

The Lone Mountain Master Plan indicates that signage must be compatible with the City of Las Vegas Sign Code requirements from Title 19, and where differences exist, the more specific and restrictive shall apply. The objectives of the Lone Mountain Master Plan are to "promote the creation of an attractive, high-quality environment for residences, business, and public space" in favor of a positive relationship to pedestrians and visual continuity within the Lone Mountain Master Development Plan.

This amendment to the approved Master Sign Plan (MSP-6910) establishes the addition of a 35-foot high freestanding pylon sign (Sign A) at the primary West Cheyenne Avenue entrance for the Shadow Hills Plaza retail development. The Master Sign Plan process is a method used to propose sign standards outside the realm of the zoning district standards. The Lone Mountain Master plan addresses signs within section 3.7 and 5.4. Item number 8 in Section 3.7 indicates all signs shall be less than 12 feet in height. Section 5.4.1 indicates that the sign must be compatible with that of the City of Las Vegas Sign Code (Title 19.14). Title 19.14 does not have a specific section for signs within a non-multifamily PD (Planned Development) zoning category. In this case, since this is a retail complex and designated as a Village Commercial development within the Lone Mountain Master Plan, the sign requirements for a freestanding sign within a C-1 (Limited Commercial), compatible to VC (Village Commercial), zoning district were used as comparable standards. Title 19.14.060 (F) limits freestanding signs within a C-1 (Limited Commercial) zone to one sign per 200 linear feet of street frontage and sign area to a combined total for all freestanding and monument signage not to exceed two square feet for each linear foot of street frontage.

The proposed pylon sign (Sign A) exceeds the 12-foot height limit for signage established by the Lone Mountain Master Plan. The Lone Mountain Master Plan does not specify the amount of freestanding signage permitted, nor does it limit sign area; consequently, the requirements of Title 19.14 prevail. Title 19.14.060 (F) allows one freestanding sign per 200 lineal feet of street frontage, and based on the street frontage surrounding the site, the three existing monument signs are in conformance with Code standards; however the addition of the proposed freestanding pylon sign (Sign A) would no longer allow the site to meet these requirements. The sign area for a freestanding sign is also based on the street frontage of the site; at a total 766.5 square feet for

MSP-17815 - Staff Report Page Five
December 21, 2006 - Planning Commission Meeting

all freestanding and monument signs, the freestanding pylon sign (Sign A) conforms to the sign area limitations. The applicant has justified the request for the additional freestanding pylon sign (Sign A) height because they feel this will better advertise the tenant stores to the traffic exiting the I-215 Beltway at West Cheyenne Road.

The proposed freestanding pylon sign (Sign A) does not meet the minimum criteria as called for in the Lone Mountain Master Plan 3.7, Item 8 nor Title 19.14.060(F)(5)(a)(i). A deviation from these standards is needed which would detract from the objectives of the Lone Mountain Master Plan; therefore, denial is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

NOTICES MAILED 471

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

MSP-17815

Case Number: _____ APN: 137-12-817-0036

Name of Property Owner: Shadow Hills Plaza LLC

Name of Applicant: Shadow Hills Plaza 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): _____

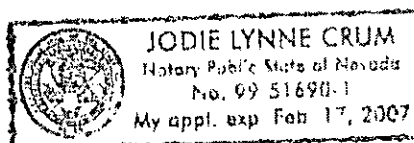
APN: _____

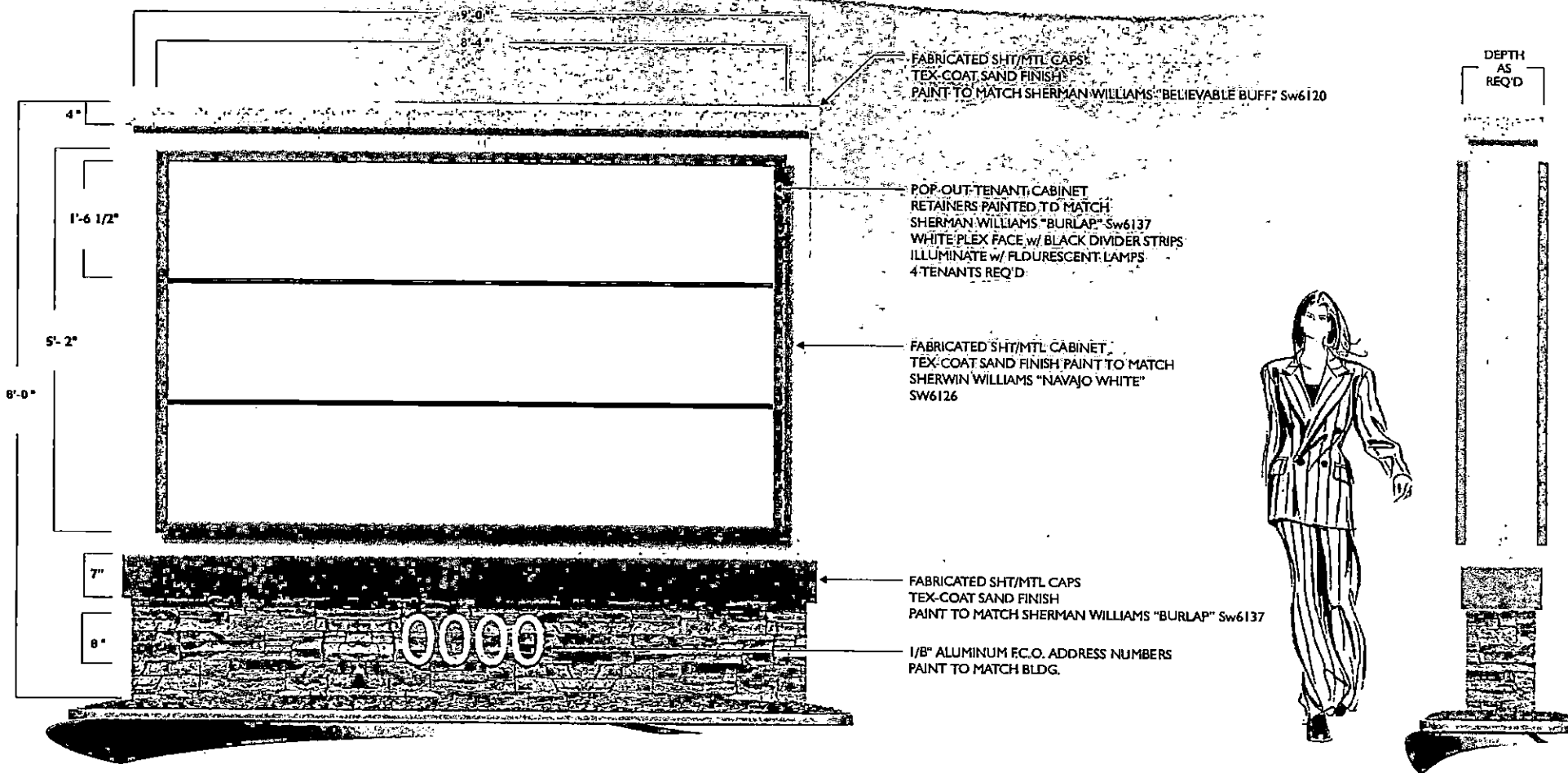
Signature of Property Owner: _____

Print Name: Phil Davis

Subscribed and sworn before me

This 18th day of Sept., 2006
Jodie Lynne Crum
Notary Public in and for said County and State





D/F MONUMENT SIGN

B

1/4" = 1'-0"

JOB NO.	9523
DATE	05.04.05
DRAWN BY	VINCE
SALES	JEFF
FILE NAME	SHP9523.CDR
SHEET	

SHADOW HILLS
Plaza

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103

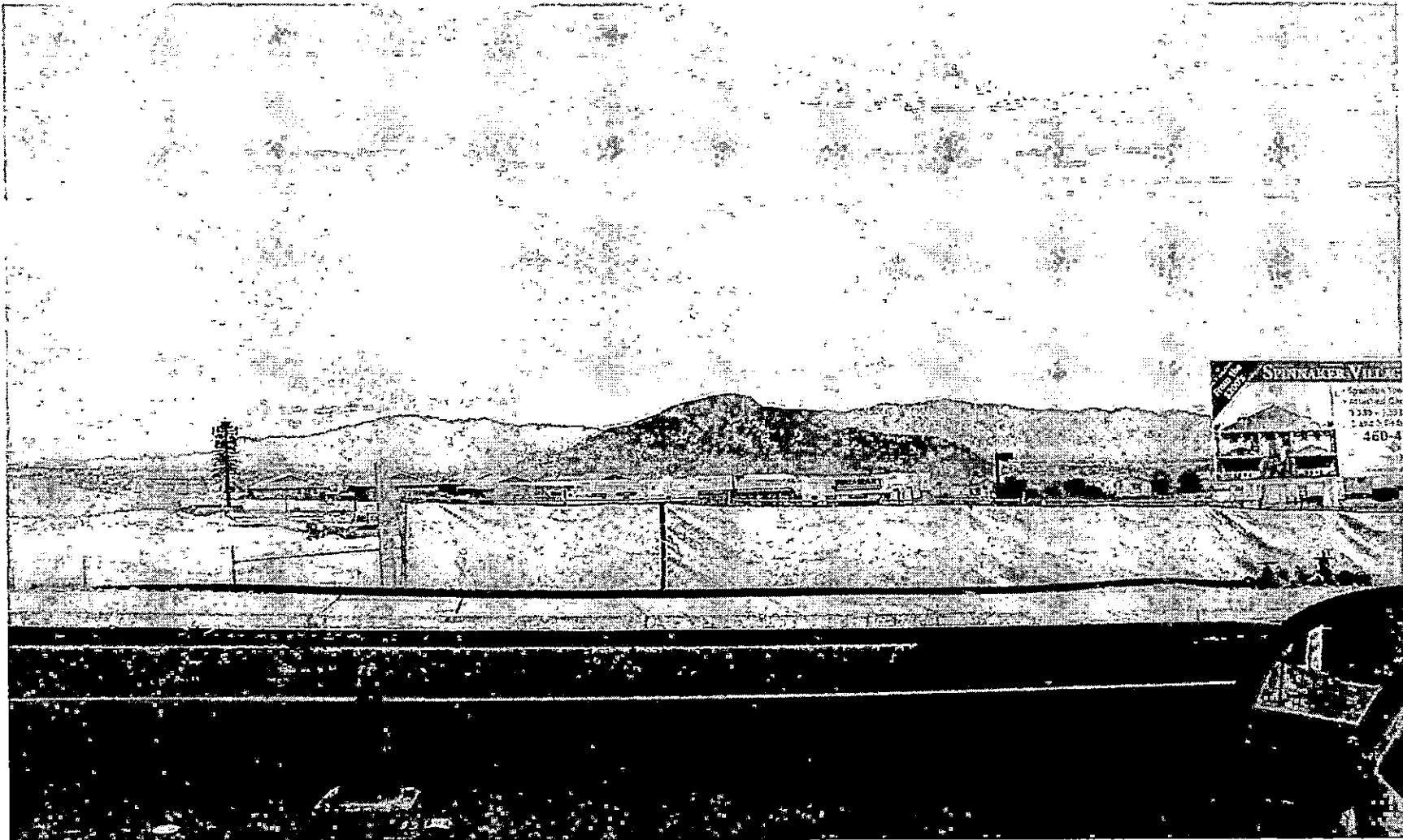
These plans are prepared and submitted by the contractor as an companion to NRS 623.330 for work under contractor license category authorized under NRS 624, NV CONTRACTOR LICENSE #42376

DATE	REVISION

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED REUSE OF THIS NAME OR IMAGE IS STRICTLY PROHIBITED.

MSP-17815
12/21/06 PC

RECEIVED
NOV 02 2006



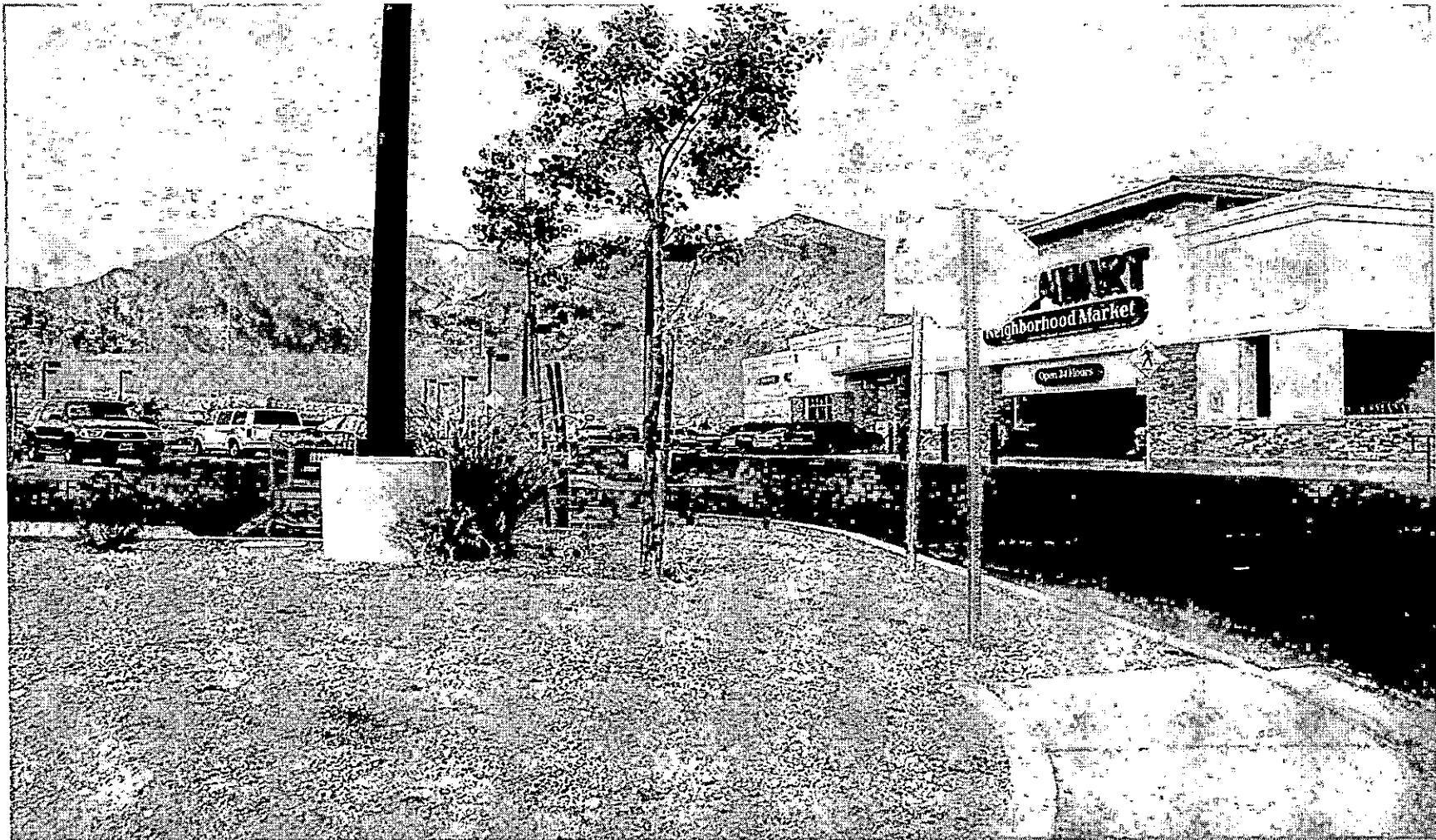
MSP-17815 - APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC
10442 WEST CHEYENNE AVENUE
DECEMBER 21, 2006 PLANNING COMMISSION

12/14/06



MSP-17815 - APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC
10442 WEST CHEYENNE AVENUE
DECEMBER 21, 2006 PLANNING COMMISSION

12/14/06



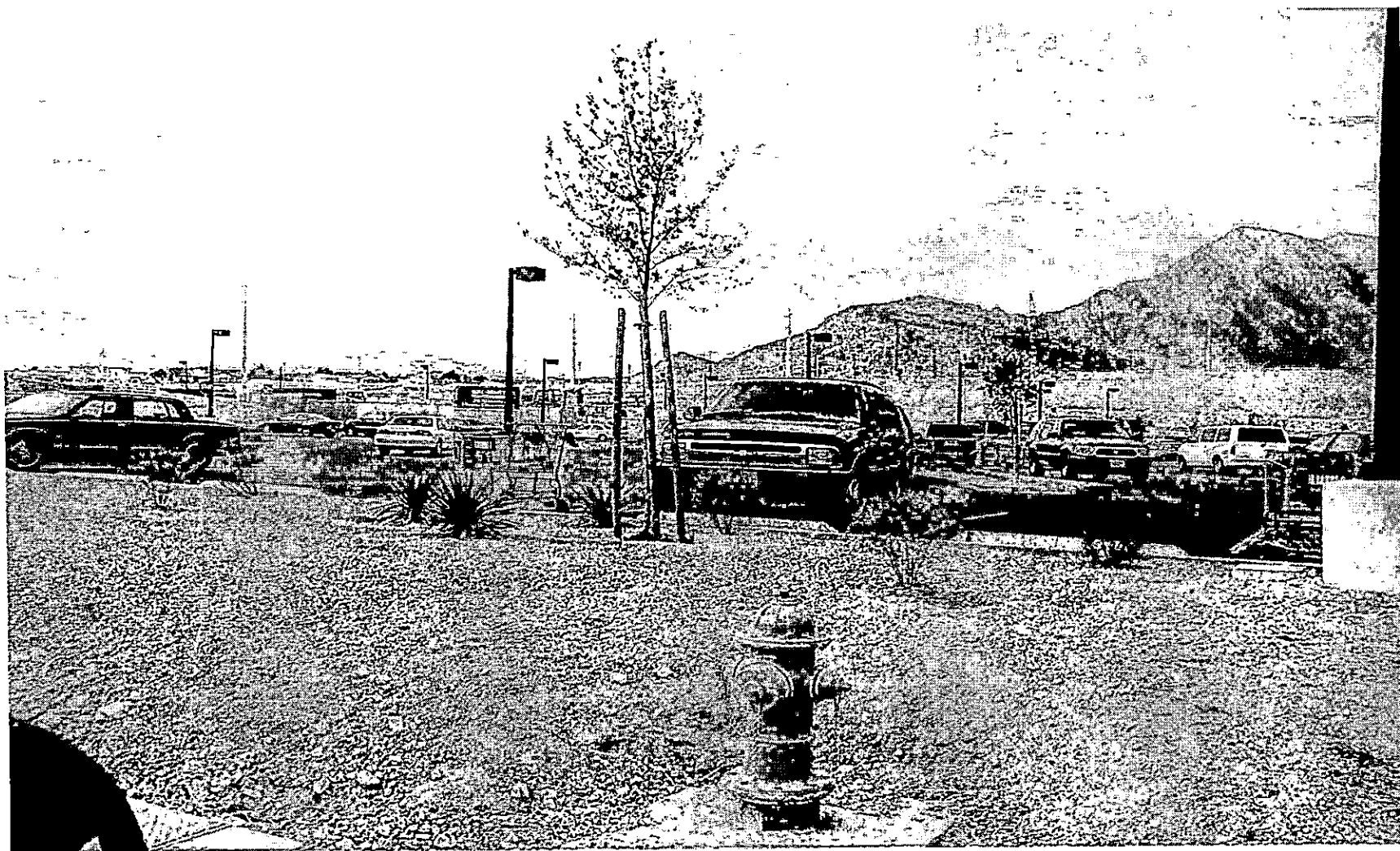
MSP-17815 - APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC
10442 WEST CHEYENNE AVENUE
DECEMBER 21, 2006 PLANNING COMMISSION

12/14/06



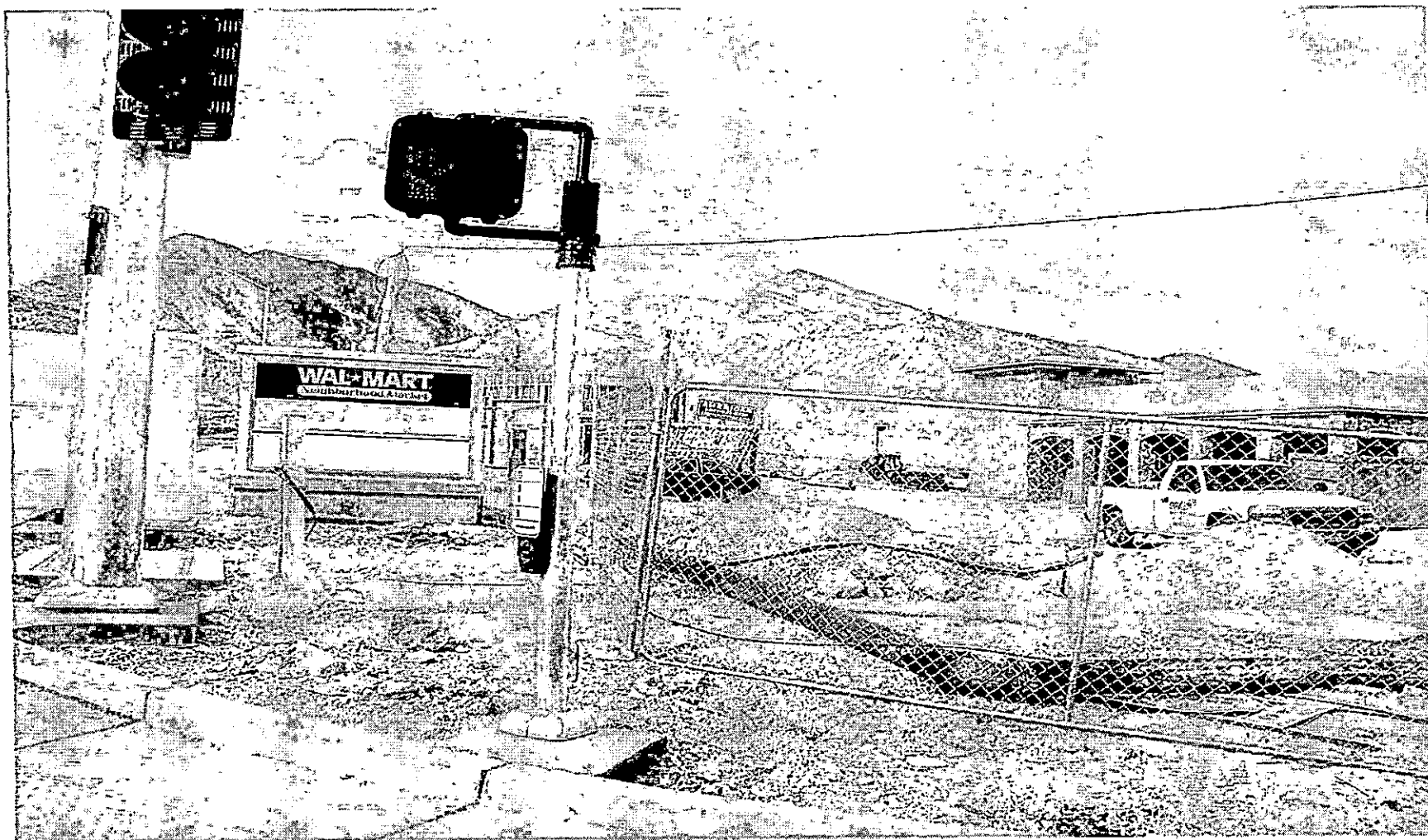
MSP-17815 - APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC
10442 WEST CHEYENNE AVENUE
DECEMBER 21, 2006 PLANNING COMMISSION

12/14/06



MSP-17815 - APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC
10442 WEST CHEYENNE AVENUE
DECEMBER 21, 2006 PLANNING COMMISSION

12/14/06



MSP-17815 - APPLICANT/OWNER: SHADOW HILLS PLAZA, LLC
10442 WEST CHEYENNE AVENUE
DECEMBER 21, 2006 PLANNING COMMISSION

12/14/06



3625 S. Polaris Las Vegas, NV 89103

Phone: (702) 895-7474
Fax: (702) 895-7444

October 12, 2006

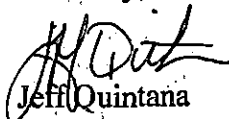
City of Las Vegas
Department of Planning
731 S Fourth Street
Las Vegas, NV 89101

To whom this may concern,

We would like the planning commission to consider the approval of a variance for a pylon sign in addition to the previously approved signs for Shadow Hills Marketplace. The property has a Master Sign Plan that was approved previously with three monument signs for the initial buildings in the center. We are requesting a 35' tall internally illuminated pylon where 12' tall pylon signs are allowed per the Lone Mountain development overlay code. The sign will be located along Cheyenne on the West side of the property for exposure for the tenants as traffic exits the 215 Beltway.

We feel that this sign is consistent with the variance that was previously approved for case MSP-8642 on the West side of the 215 Beltway on Cheyenne where a 40' tall pylon sign was approved. The pylon sign is similar to other commercial centers in surrounding areas of the City of Las Vegas. The sign will allow tenants throughout the center to advertise to vehicular traffic passing by. We appreciate the consideration by the commission of this request.

Sincerely,


Jeff Quintana

MSP-17815
12/21/06 PC

RECEIVED

NOV 02 2006

Salutations,

Concerning "Notice of Public Hearing" MSP-17815 - Request for a major amendment to an approved master sign plan (MSP-6910) for a thirty-five (35) foot high free standing sign within the Lone Mountain Master Plan at 10442 West Cheyenne Avenue. (APN 137-12-817-006).

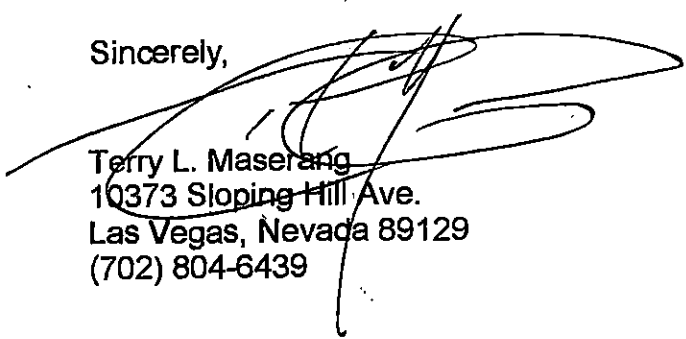
As a resident in the Lone Mountain Master Plan Community I am perplexed at the number of requests to make changes to the plan that show up in my mail box. What is wrong with the way the plan was originally envisioned? This is one of the reasons I moved here.

It makes you wonder, if they do not like the original plan, then why did they purchase the property to begin with. If memory serves, amendments had to be made for the businesses at this location to get in there to begin with. And now they want more changes.

I do not want a big sign looming overhead disrupting the view of the mountains to the West. The power poles that run the length of Cheyenne Ave. are bad enough.

Please do not allow the thirty-five sign to constructed at the before mentioned location.

Sincerely,



Terry L. Maserang
10373 Sloping Hill Ave.
Las Vegas, Nevada 89129
(702) 804-6439

December 20, 2006

Mr. Douglas Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: Master Sign Plan, Case MSP-17815

Dear Mr. Rankin,

I am writing in response to the notice that I received regarding Case MSP-17815, "Request for a Major Amendment to an Approved Master Sign Plan (MSP-6910) for a 35-Foot High Freestanding Sign within the Lone Mountain Master Plan."

My home is located at 10412 Skipton Drive, in Sun City Summerlin. The living room and dining room windows of my home directly face the location of the proposed sign, which would be located at 10442 West Cheyenne Avenue.

Last year, when the original Master Sign Plan (Case MSP-6910) for the Shadow Hills Plaza shopping center was brought before the Planning Commission for consideration, I sent a letter of concern (dated July 8, 2005) to you. In that letter, I noted that the Shadow Hills Plaza shopping center is surrounded by residential communities into which large, permanent signs should not be permitted to visually intrude, and that the Master Sign Plan for the shopping center should therefore take into account the sensibilities of the shopping center's neighbors. Specifically:

1. The sizes and locations of any and all signs be unobtrusive, and in no case should be permitted to rise any higher than the roof lines of the stores in the shopping center;
2. There should be no illuminated signs of any kind that could be visible from any residences in the nearby communities, and in particular no flashing signs should be allowed anywhere on the premises.

The Master Sign Plan that was approved by the City of Las Vegas seems to have generally addressed those concerns. But now, you are being asked to discard that agreement, in favor of allowing a large sign that would significantly intrude into the neighboring residential community, both in terms of its extraordinary height (35 feet) and internal illumination.

Submitted after final agenda

Date 12/21/06 Item 46

P (R)
46

I urge the Planning Commission to reject the requested amendment to the agreed-upon Master Sign Plan, for the following reasons:

1. While I cannot object to the shopping center's reasonable use of its property, I strongly believe that the neighboring property owners also have reasonable rights and expectations. Specifically, the neighbors have a right to expect that the constraints imposed by a reasonable, thoughtfully-developed master plan (such as the Lone Mountain Master Plan) will be observed, and that any deviations from such a plan would be granted only if they did not impose new burdens on neighbors. The requested amendment clearly does not meet that requirement, as it would thrust a large 35-foot tall, illuminated sign into the faces of my family and my neighbors.

The neighbors of Shadow Hills Plaza are reasonably entitled to expect that, just as we must comply with the City's zoning rules and expect no exceptions that would harm our neighbors, Shadow Hills Plaza must do the same.

2. We have gone through the process of approving the Master Sign Plan just one year ago, and Shadow Hills Plaza should be required to live with the outcome of that process, rather than come back for a "second bite at the apple." Approval of the requested amendment would send a very bad message to developers and to the community regarding the development process. A developer should not be allowed to bring to the City a request for a plan that omits the most-offensive elements of that plan; and then, after receiving approval of that plan, come back a year later with a request for amendments that would incorporate the offensive elements.
3. The existing Master Sign Plan allows the shopping center's signs to reasonably perform their functions without imposing undue burdens on those of us who live nearby.

For the above reasons, I respectfully request that both the staff of the planning department and the members of the Planning Commission reject this proposed request for a major amendment to the Lone Mountain Master Sign Plan.

As you consider the requested amendment, I ask you to please put yourselves into the shoes of those of us who would be forced to look at the proposed 35-foot sign every hour of every day from our homes.

Thank you for your time and consideration,



Carl F. Imperato
10412 Skipton Drive
Las Vegas, NV 89134
702-283-0635 (cell)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 21, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAC-18045 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE AQUITANIA CORPORATION - Petition to Vacate a 24-foot section of a public right-of-way radius corner generally located at the northeast corner of Main Street and Bonanza Road, Ward 5 (Weekly).

SET DATE: 01/03/07

C.C.: 01/17/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – **UNANIMOUS** with **EVANS** and **TRUESDELL** excused

To be heard by the City Council on 01/17/2007

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 47 [VAC-18045] and Item 48 [SDR-18025].

DOUG RANKIN, Department of Planning and Development, noted these applications are considered a major amendment to an approved site plan. The height of the building would be increased as well as the restaurant addition at the top of the structure. He noted the inclusion of balconies not previously proposed and recommended approval of the applications. He deferred to **BART ANDERSON**, Department of Public Works, to modify any conditions associated with the balcony addition.

PLANNING COMMISSION MEETING OF DECEMBER 21, 2006
Department of Planning and Development
Item 47 – VAC-18045

MINUTES – Continued:

ATTORNEY BILL CURRAN, 300 South Fourth Street, appeared on behalf of the applicant and stated that the proposed Vacation would allow the bus stop to be constructed along Main Street. He confirmed the desire to offer a restaurant atop the building of approximately 2600 square feet with elevator service directly from the lobby that would service residents and the general public. He briefly commented on additional amenities such as a swimming pool and dog run that would also be at the top of the building.

ATTORNEY BILL CURRAN stated that the restaurant addition would consist of only two percent of the entire site and the increase of the overall height of the building derived from the need to provide taller ceilings for the ground floor commercial tenants. He acknowledged the need and request for a food store and stated that all perspective tenants have indicated the need for taller ceilings.

MR. ANDERSON read the condition that the proposed building shall be designed and constructed such that there are no balconies or other permanent structures within the public right-of-way, and MR. CURRAN agreed to the conditions.

TODD FARLOW, 240 North Nineteenth Street, inquired about this project's status in court and MR. CURRAN confirmed that after three years in court, the project could proceed. MR. FARLOW supported the application.

TED RUSSELL, Las Vegas resident, expressed support of the project and especially to the upgrade of the current bus stop.

Subsequent to the motion, COMMISSIONER GOYNES inquired about the rendering and fence surrounding the subject site which no longer exists. MR. CURRAN stated that the entire perimeter fence was stolen along with that rendering; however, the applicant intends to provide a scaled model of the project to inform the community of what to expect.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 47 [VAC-18045] and Item 48 [SDR-18025].

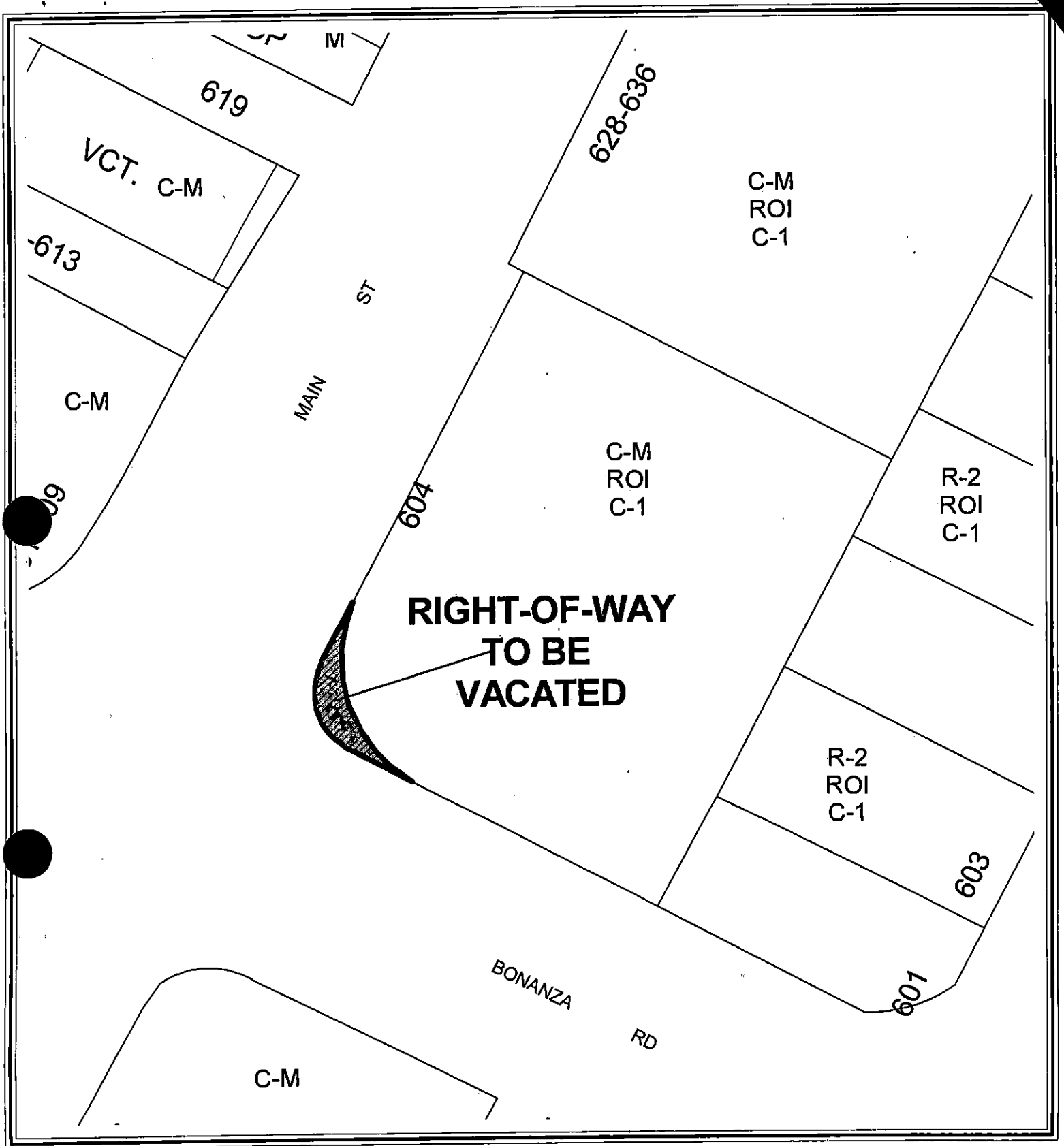
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2-3497

PLANNING COMMISSION MEETING OF DECEMBER 21, 2006
Department of Planning and Development
Item 47 – VAC-18045

CONDITIONS:

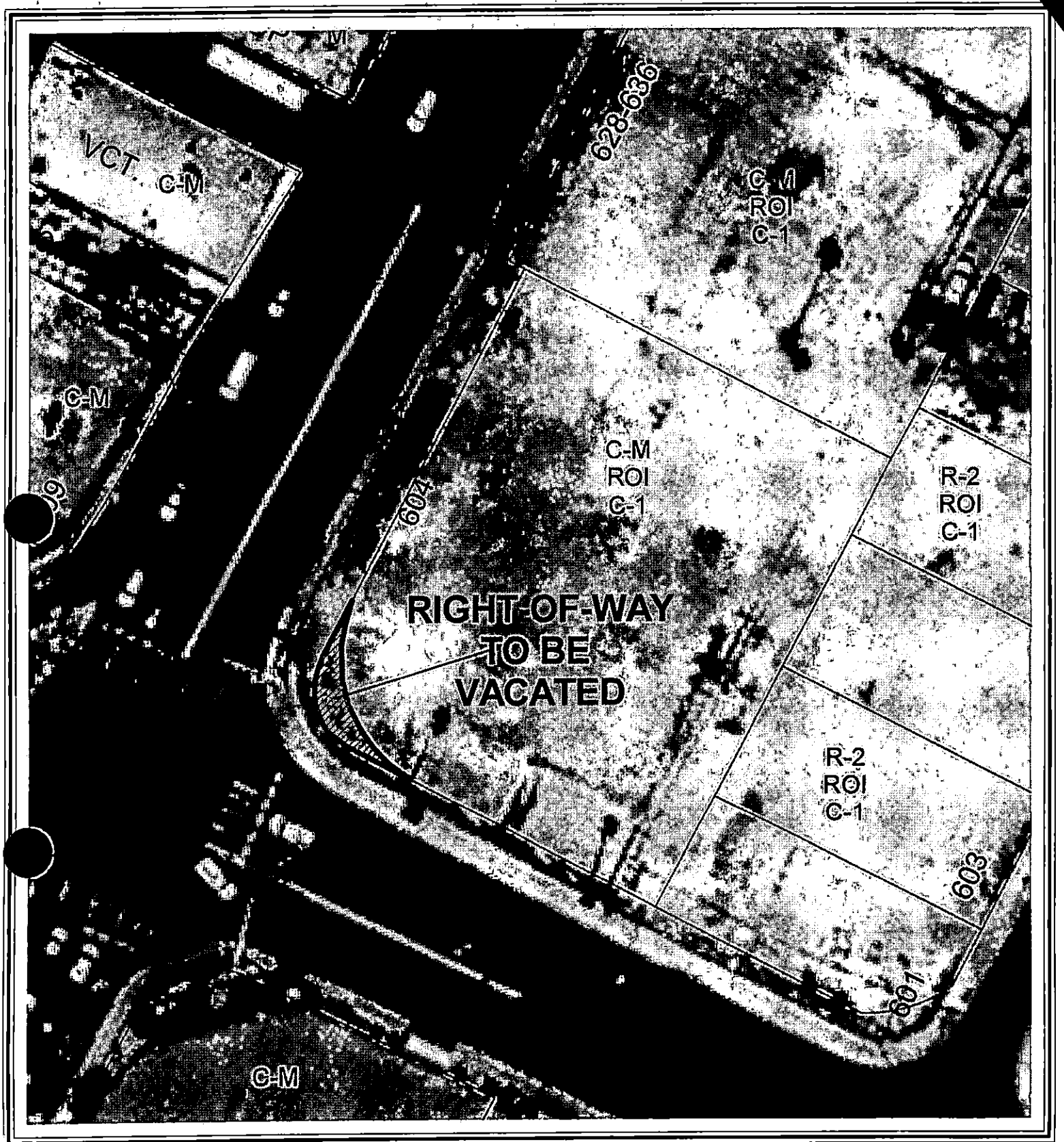
1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. If the Order 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. The limits of this Petition of Vacation shall be defined as a reduction of an existing 54-foot public right-of-way radius corner located at the northeast corner of Main Street and Bonanza Road to a 30-foot radius corner.
5. 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.
6. 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.



CASE: VAC-18045

0 20 40 Feet





CASE: VAC-18045

0 20 40 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 21, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-18045 - APPLICANT/OWNER: THE AQUITANIA CORPORATION**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, 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. The limits of this Petition of Vacation shall be defined as a reduction of an existing 54-foot public right-of-way radius corner located at the northeast corner of Main Street and Bonanza Road to a 30-foot radius corner.
5. 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.
6. 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-18045 - Staff Report Page One
December 21, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a petition to vacate a 24-foot section of a public right-of-way radius corner generally located at the northeast corner of Main Street and Bonanza Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/02/05	The City Council reviewed and approved a request for a Site Development Plan Review (SDR-8649) for a mixed-use development with 296 Residential Units and 34,700 square feet of commercial space and waivers in building placement; street and foundation landscape standards; front, corner, side, and rear yard setback requirements; and to allow a 241-foot residential adjacency setback where 249-feet from residential property is the minimum required. Planning Commission and staff recommended approval.
08/24/06	The Planning Commission reviewed and approved a request for a Tentative Map (TMP-15044) for a mixed-use subdivision consisting of 296 residential condominium units and one commercial lot on 2.47 acres at the northeast corner of Main Street and Bonanza Road. Staff recommended approval.
<i>Pre-Application Meeting</i>	
A Pre-application meeting is not required for this type of application nor was one held.	
<i>Neighborhood Meeting</i>	
A Neighborhood Meeting is not required for this type of application nor was one held.	

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant - Undeveloped	MXU (Mixed-Use)	C-M (Commercial Industrial)
North	Vacant - Undeveloped	MXU (Mixed-Use)	C-M (Commercial Industrial)
South	Surface Parking Lot	Commercial and Residential	C-M (Commercial Industrial)
East	Vacant - Undeveloped	MXU (Mixed-Use)	C-M (Commercial Industrial) R-2 (Medium Low Density residential)
West	Vacant Land and Industrial	Commercial	C-M (Commercial Industrial)

VAC-18045 - Staff Report Page Two
December 21, 2006 - Planning Commission Meeting

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown North Land Use Plan	Y		Y
Las Vegas Redevelopment Plan	Y		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		N	Y
Trails		N	Y
Rural Preservation Overlay District		N	Y
Development Impact Notification Assessment		N	Y
Project of Regional Significance		N	Y

DETAILS OF APPLICATION REQUEST

The property is legally described as the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of the South Half (S½) of Section 27, Township 20 South, Range 61 East, M.D.M.

ANALYSIS

- Planning

Planning staff has no objection to the vacation request. No adverse affects to traffic circulation or site access would result with the proposed vacation. Future development of the site is proposed as a mixed-use commercial-residential structure.

- Public Works

A. Does this vacation request result in uniform or non-uniform right-of-way widths?
Uniform, as this application is to vacate a portion of a radius corner.

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No.*

C. Does it appear that the vacation request involves only excess right-of-way? *The vacation is for the reduction of a radius corner that the adjacent developer wishes to incorporate into his site.*

D. Does this vacation request coincide with development plans of the adjacent parcels?
Yes, the Aquitania site: SDR-8649 and TMP-15044.

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

VAC-18045 - Staff Report Page Three
December 21, 2006 - Planning Commission Meeting

G. Does the Department of Public Works have an objection to this vacation request? *No.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-18045** APN: 139-27-707-008
139-27-810-001 to 004, 046-051

Name of Property Owner: The Aquitania Corp

Name of Applicant: The Aquitania Corp

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: _____

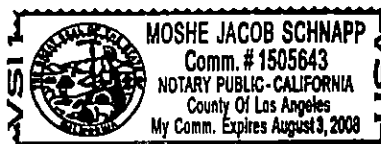
Signature of Property Owner: _____

Print Name: Darren Dunkel

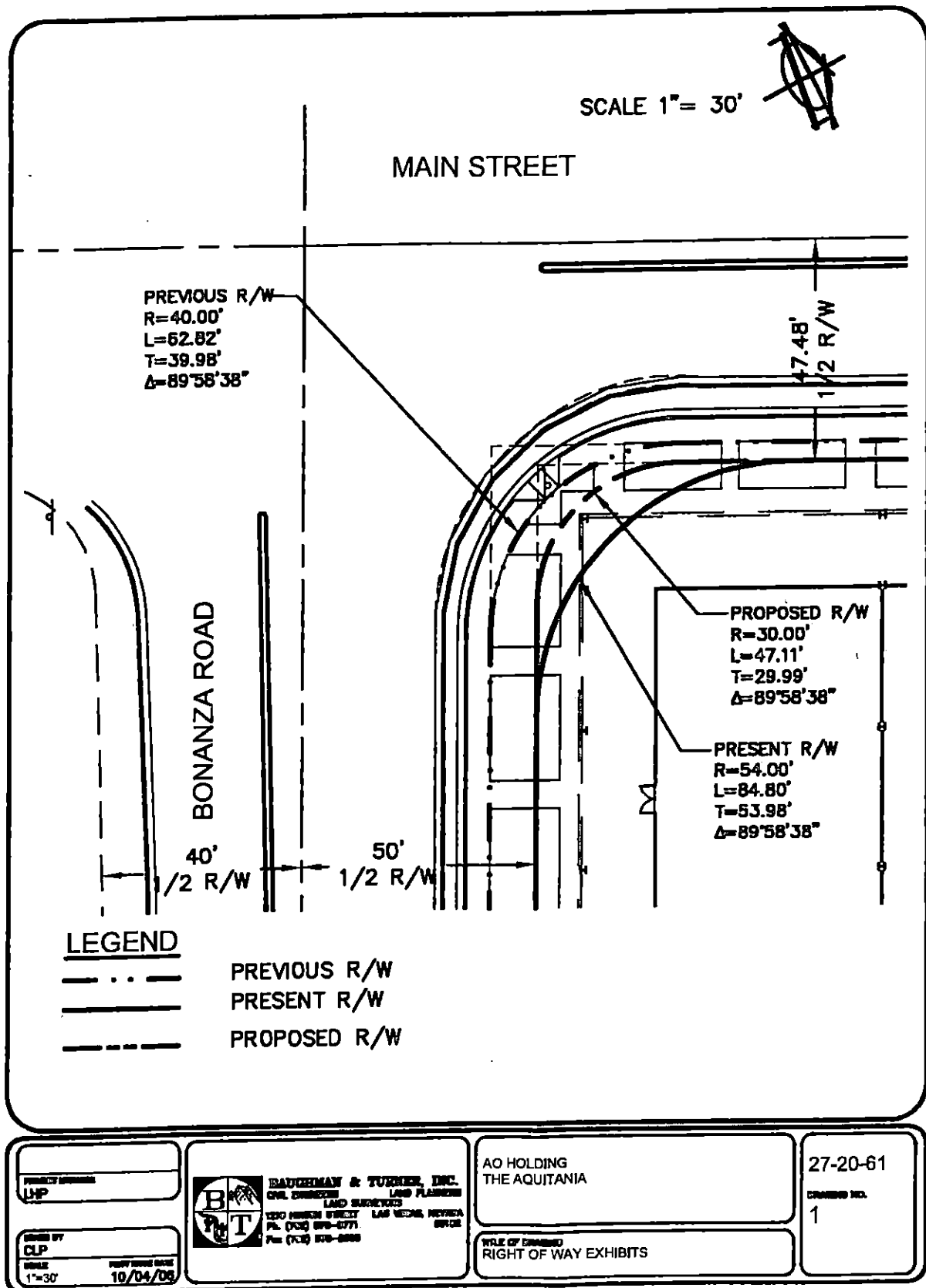
Subscribed and sworn before me

This 2 day of November, 2006

Notary Public in and for said County and State



10/22/06 10:54 AM, C:\PROJ\27-20-61\27-20-61.dwg, 10/22/06 10:54 AM, C:\PROJ\27-20-61\27-20-61.dwg



RECEIVED VAC-18045
NOV 07 2006 12/21/06 PC



VAC-18045 - APPLICANT/OWNER: THE AQUITANIA CORPORATION
NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD
DECEMBER 21, 2006 PLANNING COMMISSION

11/22/06



VAC-18045 - APPLICANT/OWNER: THE AQUITANIA CORPORATION
NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD
DECEMBER 21, 2006 PLANNING COMMISSION

11/22/06

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 HINSON ST.
LAS VEGAS, NEVADA 89102-1604

PHONE (702) 870-8771
FAX (702) 878-2695

November 7, 2006

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

**RE: THE AQUATANIA
VACATION OF 24FT OF RIGHT OF WAY – RADIUS OF INTERSECTION
MAIN & BONANZA**

To Whom it May Concern;

Please find an attached a figure showing south east quadrant of the intersection of Main & Bonanza. Baughman & Turner is requesting a vacation of 24ft of the radius, reducing the radius from 54ft to 30ft as depicted. This reduction in radius has been discussed with and reviewed by Planning and Traffic Department staff.

The vacation is requested due to the nature of the structure proposed, and the ability of the site location to accommodate the proposed traffic configuration and associated appurtenances within the smaller radius.

The site is a mixed use mid-rise structure, having retail on the main floor with residences above. The vacation does not have any affect upon the proposed use or accessibility of the project. Please feel free to contact me if you have any questions with regard to this letter or the project.

Sincerely,
BAUGHMAN & TURNER, INC



Lazell H. Preator, PE
Director of Engineering

**VAC-18045
12/21/06 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 21, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-18025 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-18045 - PUBLIC HEARING - APPLICANT/OWNER: THE AQUITANIA CORPORATION -
Request for a Major Modification to an approved Site Development Plan Review (SDR-8649) FOR A PROPOSED ADDITION OF A 2,600 SQUARE-FOOT RESTAURANT AND AN ADDITION OF 40 FEET IN HEIGHT OF AN APPROVED MIXED-USE DEVELOPMENT AND TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 57 FEET WHERE 375 FEET IS THE MINIMUM REQUIRED on 2.87 acres at the northeast corner of Main Street and Bonanza Road (APNs 139-27-810-001, 002, 003, 004 and 139-27-707-008, 046 through 051), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C.: 01/17/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

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 and adding the following as read for the record:

- The proposed building shall be design and constructed such that there are no balconies or other permanent structures within the public right-of-way.
- **UNANIMOUS** with **EVANS** and **TRUEDELL** excused

MINUTES:

See Item 47 [VAC-18045] for all related discussion.

(9:04 – 9:19)

2-2881

PLANNING COMMISSION MEETING OF DECEMBER 21.2006
Department of Planning and Development
Item 48 – VAC-18025

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-8649), Variance (VAR-8651), and Special Use Permit (SUP-8814), 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 11/07/06, except as amended by conditions herein.
4. A Waiver from residential adjacency requirements is hereby approved, a residential adjacency setback of 57 feet where 375 feet is the minimum required.
5. 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).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. 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.
9. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning and Development 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.
10. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.

PLANNING COMMISSION MEETING OF DECEMBER 21.2006
Department of Planning and Development
Item 48 – VAC-18025

CONDITIONS – Continued:

11. 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.
12. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning and Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

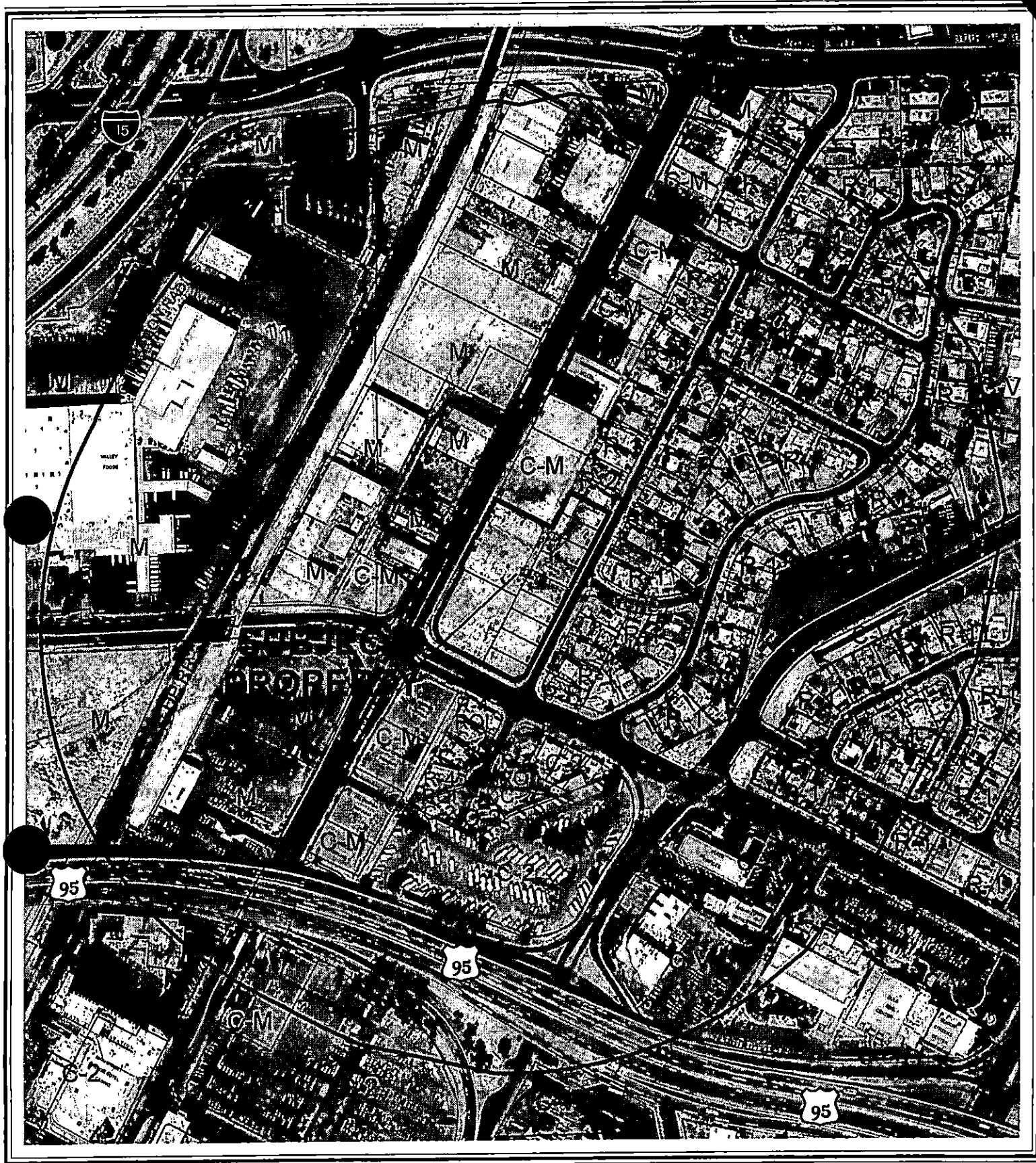
Public Works

14. An update to the previously approved 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.
15. Site development to comply with all applicable conditions of approval for SDR-8649 and all other applicable site-related actions



ZONING OF SUBJECT PROPERTY:
R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/INDUSTRIAL) UNDER
RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)





CASE: **SDR-18025**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/INDUSTRIAL) UNDER
RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 21, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-18025 - APPLICANT/OWNER: THE AQUITANIA CORPORATION**

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

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-8649), Variance (VAR-8651), and Special Use Permit (SUP-8814), 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 11/07/06, except as amended by conditions herein.
4. A Waiver from residential adjacency requirements is hereby approved, a residential adjacency setback of 57 feet where 375 feet is the minimum required.
5. 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).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. 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.
9. 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.

NG

SDR-18025 - Conditions Page Two
December 21, 2006 - Planning Commission Meeting

10. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
11. 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.
12. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. An update to the previously approved 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.
15. Site development to comply with all applicable conditions of approval for SDR-8649 and all other applicable site-related actions

SDR-18025 - Staff Report Page One
December 21, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Modification to an approved Site Development Plan Review (SDR-8649) a proposed addition of a 2,600 square-foot restaurant and an addition of 40 feet in height of an approved mixed-use development and to allow a residential adjacency setback of 57 feet where 375 feet is the minimum required.

The proposed changes to the project include the addition of a 2,600 square-foot restaurant to the top of the proposed development, adding additional height to the building of 40 feet. Also the first floor is 18 feet in height rather than the 13.5 feet that was part of the original approval and the addition of space between floors for construction purposes, adding balconies to the proposed project as well as a dog run area and pool to the roof. The change in height affects the residential adjacency requirements. The changes are considered appropriate and an enhancement to the proposed mixed-use project. Approval of this project is recommended.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/20/02	The City Council approved a Rezoning (Z-0046-02) to C-1 (Limited Commercial), a Special Use Permit (U-0114-02) for a multi-family senior apartment complex, a Variance to allow lot coverage in excess of 50% for a senior apartment complex, and a Site Development Plan Review [Z-0046-02(1)] for a 256-unit multi-family senior apartment complex with 20,000 square feet of commercial development on the subject property. The Planning Commission and staff recommended approval.
11/17/04	The City Council approved an extension of Time (EOT-5402) for a Rezoning (Z-0046-02) to C-1 (Limited Commercial); an Extension of Time (EOT-5404) for a Special Use Permit (U-0114-02), which allowed a multi-family senior apartment complex; and an Extension of Time (EOT-5403) for a Site Development Plan Review [Z-0046-02(1)] for a 256-unit multi-family senior apartment complex with 20,000 square feet of commercial development on the subject property.
11/02/05	The City Council approved a Site Development Plan Review (SDR-8649) for a mixed-use development with 296 residential units and 34,700 square feet of commercial space and waivers in building placement; street and foundation landscape standards; front, corner side, and rear yard setback requirements; and to allow a 241-foot residential adjacency setback where 249-feet from residential property is required, a variance (VAR-8651) to allow no step back where a 1:1 step back ratio is required above 35 feet, and a special use permit (SUP-8814) for a proposed mixed-use development at this location. The Planning Commission and staff recommended approval.

SDR-18025 - Staff Report Page Two
December 21, 2006 - Planning Commission Meeting

08/24/06	The Planning Commission approved a Tentative Map for a mixed-use subdivision consisting of 296 residential condominium units and one commercial lot. Staff recommended approval.
09/20/06	The City Council approved an Extension of Time of an approved Rezoning (Z-0046-02) from R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) to C-1 (Limited Commercial). Staff recommended approval.

Related Building Permits/Business Licenses

There are no permits or licenses related to the proposed development.

Pre-Application Meeting

10/31/06	A pre-application meeting was held. It was noted that this would be a major amendment to the approved Site Development Plan Review (SDR-8649) and that the site would have to meet parking requirements.
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Neighborhood Meeting

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

Details of Application Request

Site Area

Net Acres	2.87
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed-Use)	R-2 (Medium Low Density Residential) and C-M (Commercial/Industrial) under Resolution of Intent to C-1 (Limited Commercial)
North	Shops and single-family residences	MXU (Mixed-Use) and C (Commercial)	R-2 (Medium Low Density Residential) and C-M (Commercial/Industrial)
South	Single-family residences and a parking lot	MXU (Mixed-Use) and C (Commercial)	R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial) and C-M (Commercial/Industrial)

SDR-18025 - Staff Report Page Three
December 21, 2006 - Planning Commission Meeting

East	Single-family residences and an office	MXU (Mixed-Use)	R-1 (Single-Family Residential) and P-R (Professional Office and Parking)
West	Shops and industrial uses	C (Commercial)	C-M (Commercial/Industrial) and M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown North Land Use Plan Area	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			
A-O Airport Overlay District (200-foot)	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Per Title 19.08:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 feet	272 feet	Y
Min. Setbacks			
• Front	20 feet	12 feet	N
• Side	10 feet	10 feet	Y
• Corner	15 feet	7 feet	N
• Rear	20 feet	19 feet	N
Max. Building Height	N/A	125 feet	Y

Per Title 19.08.060

<i>Residential Adjacency Standards</i>
Residential Adjacency standards do apply to the subject proposal. These requirements were addressed with a waiver as part of the original Site Development Plan Review (SDR-8649). The proposed addition will increase the height of the building; a new waiver has been requested as part of this application request to address the change to this deviation from standards. The proposed addition is to the area of the building that is furthest away from residential development.

SDR-18025 - Staff Report Page Four
December 21, 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	
Retail	34,700 SF	1:250	139	5			
Residential:							
1 bedroom	188 units	1.25/unit	235				
2 bedroom	73 units	1.75/unit	128				
3 bedroom	35 units	2/unit	70				
guests		1/6 units	50				
Proposed Restaurant	1,265 SF	1:50	26				
	1,235 SF	1:200	7	2			
Sub-Total			655	7	670	12	Y
TOTAL			655		670		Y

ANALYSIS

There are several changes associated with this application request. The primary change is the addition of a 2,600 square-foot restaurant to the top of the proposed development. Secondly the applicant is adding additional height to the building by altering the first floor height to 18 feet rather than the 13.5 feet that was part of the original approval and the addition of space between floors for construction purposes. Balconies have been added to the proposed project. A dog run area and pool are also being placed on the roof. The change in height affects the residential adjacency requirements.

The addition of the restaurant along with the additional height added to the first floor and between floors will bring the overall height of the building to a total of 125 feet. The previously approved height was 83.5 feet. This is an increase of 41.5 feet. The portion of the building that is 125 feet tall is limited to a small area along Main Street. The building is designed to step down the closer it gets to First Street.

Regarding the addition of the 2,600 square-foot restaurant to the roof of this development will not have a negative effect on the area. The restaurant will be located adjacent to the Main Street side of the development. This is furthest away from single-family residential development. The restaurant will provide additional dining for the downtown area. The design will match the previously approved structure. The parking requirements for the development will still be met as the project will now provide 15 spaces more than required. The restaurant will feature 1,265 square feet of seating area and 1,235 square feet of preparatory area.

NG

SDR-18025 - Staff Report Page Five
December 21, 2006 - Planning Commission Meeting

With the previous approval a waiver of residential adjacency requirements was requested and approved. This was defined to allow a 241-foot residential adjacency setback where 249-feet from residential property is required. This does not appear to have been correctly defined. The changes now require a residential adjacency setback of 57 feet where 375 feet is the minimum required. This makes the change seem more severe than it actually is. The only change to the building near the single-family residential development across First Street is the addition of less than ten feet in height and a balcony. The majority of the height that was added to the building is to the western side of the development along Main Street.

The addition of balconies, a dog run, and a pool will provide residents of this development with additional amenities. The balconies also enhance the design and aesthetics of the project. Balconies are present on floors two through seven. These additions will not have a negative affect on the surrounding area and approval of this project is recommended.

FINDINGS

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

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

The proposed development is considered to be compatible with the surrounding area. The development is a mixed-use mid-rise and the proposed changes will enhance the aesthetics of the development and provide additional services to the community.

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

The proposed development requires a waiver of residential adjacency requirements. This waiver is supported as there was a previous waiver approved with the original Site Development Plan Review (SDR-8649) and the proposed addition is located away from the adjacent single-family residential.

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

The subject property is located along Main Street and Bonanza Road; both are 100-foot Primary Arterials. The site also has frontage along First Street. These roads provide adequate access to and from the subject property.

SDR-18025 - Staff Report Page Six
December 21, 2006 - Planning Commission Meeting

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

Building and landscape materials remain unchanged from the approval of SDR-8649 and are considered appropriate for the area and the City of Las Vegas.

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;

Elevations and design characteristics are not unsightly or obnoxious in appearance. The addition of balconies provides and additional enhancement over the previous elevations. The proposed development will be harmonious and compatible with surrounding development.

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

The project will be subject to permit review and inspections; therefore, appropriate measures will be taken to protect public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

13

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 169

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18025** APN: 139-27-707-008; 139-27-810-001 to 04, 046 to 051

Name of Property Owner: THE AQUITANIA CORP

Name of Applicant: THE AQUITANIA CORP

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: _____

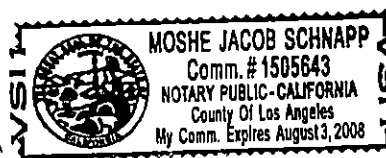
Signature of Property Owner: _____

Print Name: Darren Duncker

Subscribed and sworn before me

This 12 day of OCTOBER, 2006

Notary Public in and for said County and State



12/21/06 PC

SITE DEVELOPMENT PLAN
SCALE 1/8" = 1'-0"

SDR-18025
NOV 07 2006

1ST STREET

MAIN STREET

NOTED NOTES: (PARKING LAY-OUT)

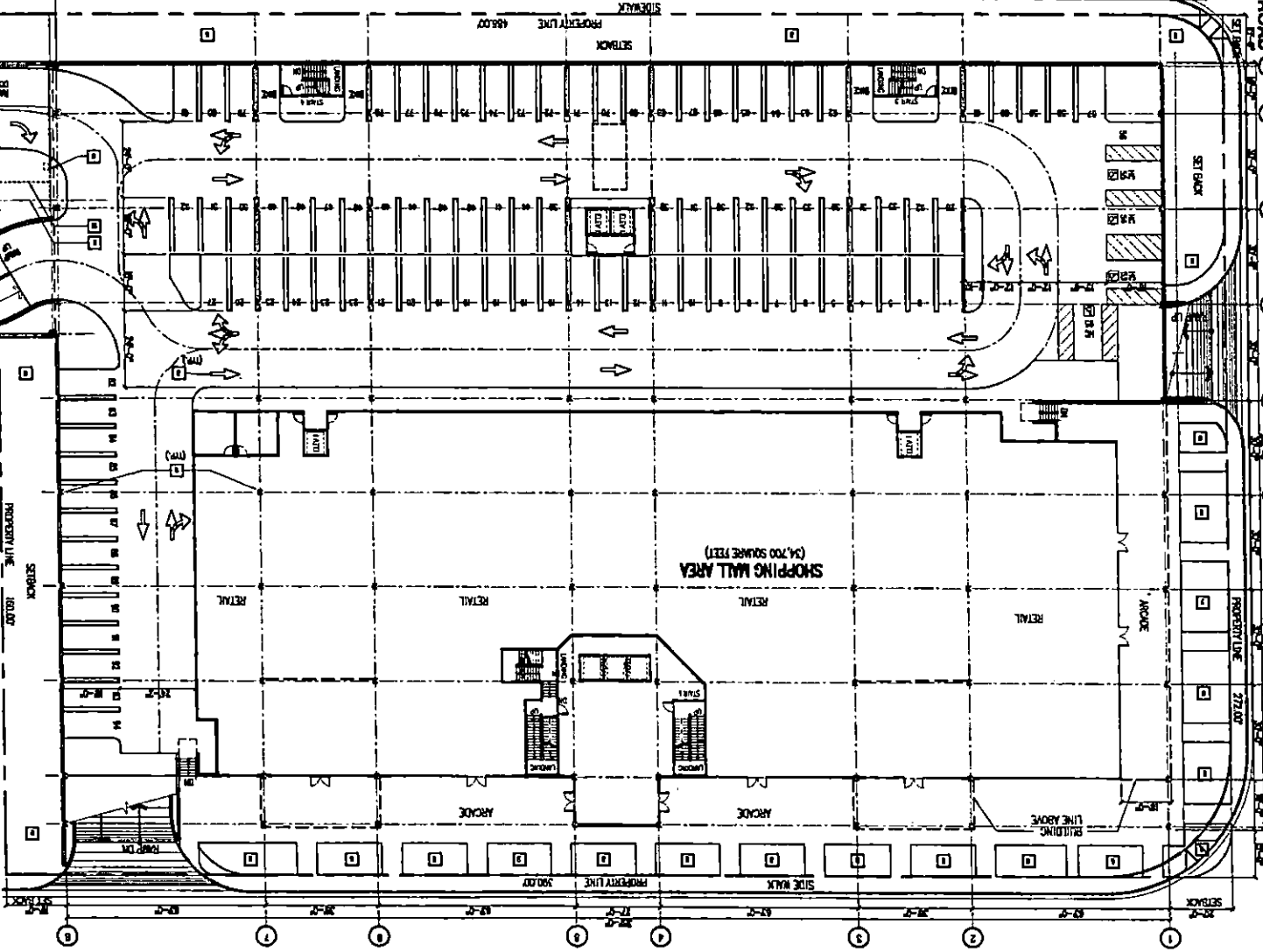
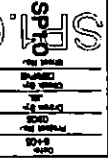
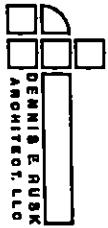
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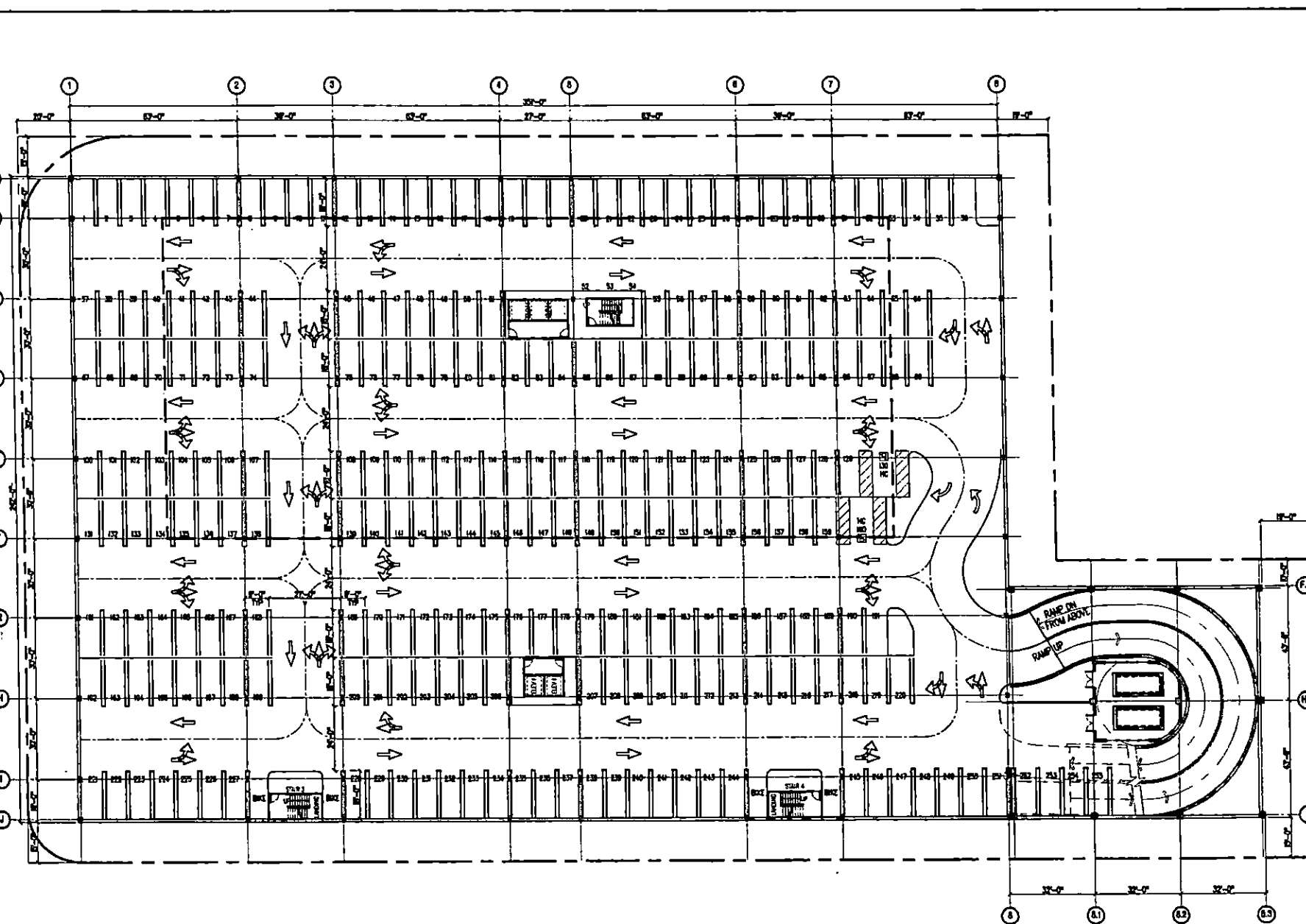
PROJECT DATA

ADDRESS: NE CORNER BOWMAN RD. & MAIN ST.
LOT COVERAGE: 75%
LOT AREA: 12,000 SQ. FT. (2.77 ACRES)
PERMITTED MAXIMUM: 12,000 SQ. FT. (2.77 ACRES)
PERMITTED MINIMUM: 12,000 SQ. FT. (2.77 ACRES)
TOTAL REQUIRED: 12,000 SQ. FT. (2.77 ACRES)
TOTAL PROVIDED: 12,000 SQ. FT. (2.77 ACRES)
STANDARD PARKING (P) (17)
HANDICAP PARKING (H) (2)
HANDICAP MAX ACCESSIBLE (17) (17)
TOTAL PROVIDED: 12,000 SQ. FT. (2.77 ACRES)

SITE DEVELOPMENT PLAN

PROPOSED CONDOMINIUM
A.O. BOWMAN HOLDINGS, LLC
NE CORNER BOWMAN RD. & MAIN ST.
LAS VEGAS, NV





1 BASEMENT LEVEL 1 PARKING PLAN
SCALE: 1/8" = 1'-0"

SDR-18025
12/21/06 PC

NOV 07 2006



DENNIS E. RUSK
ARCHITECT, LLC

BASEMENT LEVEL 1 PARKING PLAN

PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

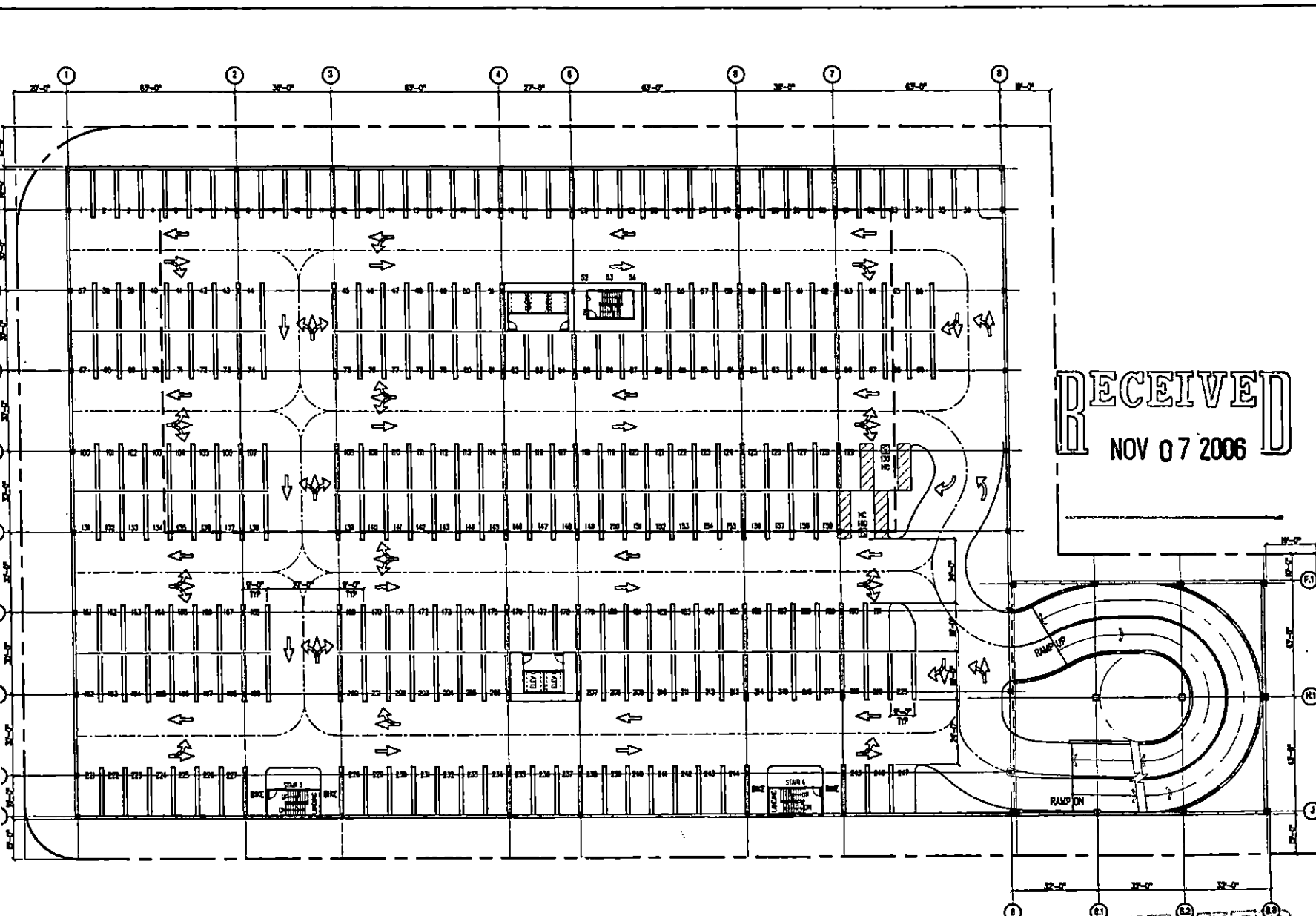
REVISIONS

NO.	DATE	DESCRIPTION
1	12/21/06	PC

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DATE: 12/21/06
PROJECT NO.:
DRAWN BY:
CHECKED BY:
SCALE: 1/8" = 1'-0"

A10



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1 BASEMENT LEVEL 2 PARKING PLAN
SCALE: 1/8" = 1'-0"

SDR-18025
NOV 07 2006

PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

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NOV 07 2006

BASEMENT LEVEL 2 PARKING PLAN

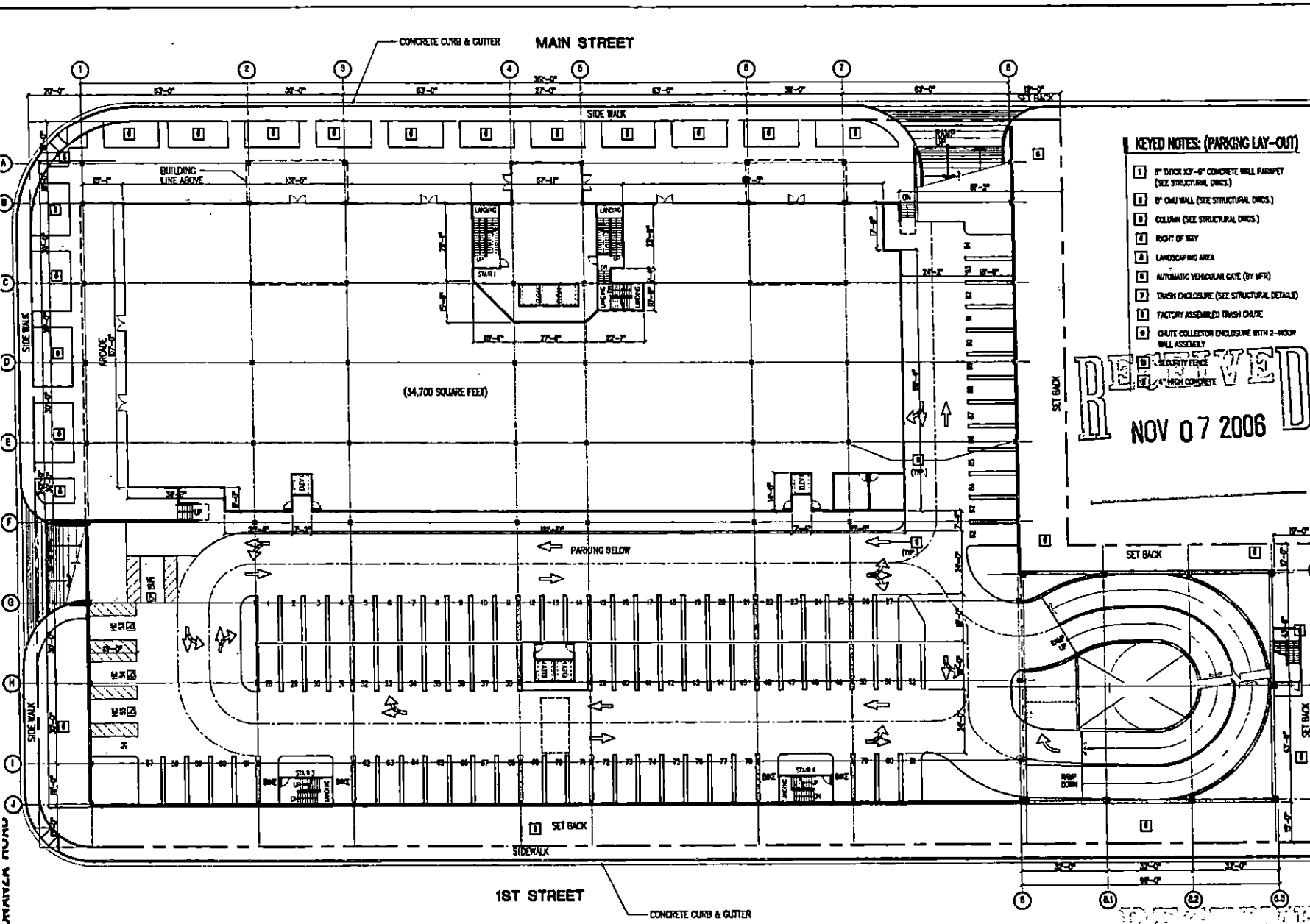
ARCHITECT
DENNIS E. RUSK
ARCHITECT, LLC

REVISIONS

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DATE
NOV 07 2006

12/21/06 PC



- KEYED NOTES: (PARKING LAY-OUT)**
- 1 12" THICK 12'-0" CONCRETE WALL PARAPET (SEE STRUCTURAL DWGS.)
 - 2 8" CMU WALL (SEE STRUCTURAL DWGS.)
 - 3 COLUMNS (SEE STRUCTURAL DWGS.)
 - 4 RIGHT OF WAY
 - 5 LANDSCAPING AREA
 - 6 AUTOMATIC VEHICULAR GATE (BY MFR)
 - 7 TRASH ENCLOSURE (SEE STRUCTURAL DETAILS)
 - 8 FACTORY ASSEMBLED TRASH CHUTE
 - 9 CHUTE COLLECTOR ENCLOSURE WITH 2-HOUR WALL ASSEMBLY
 - 10 SECURITY FENCE
 - 11 4" HIGH CONCRETE

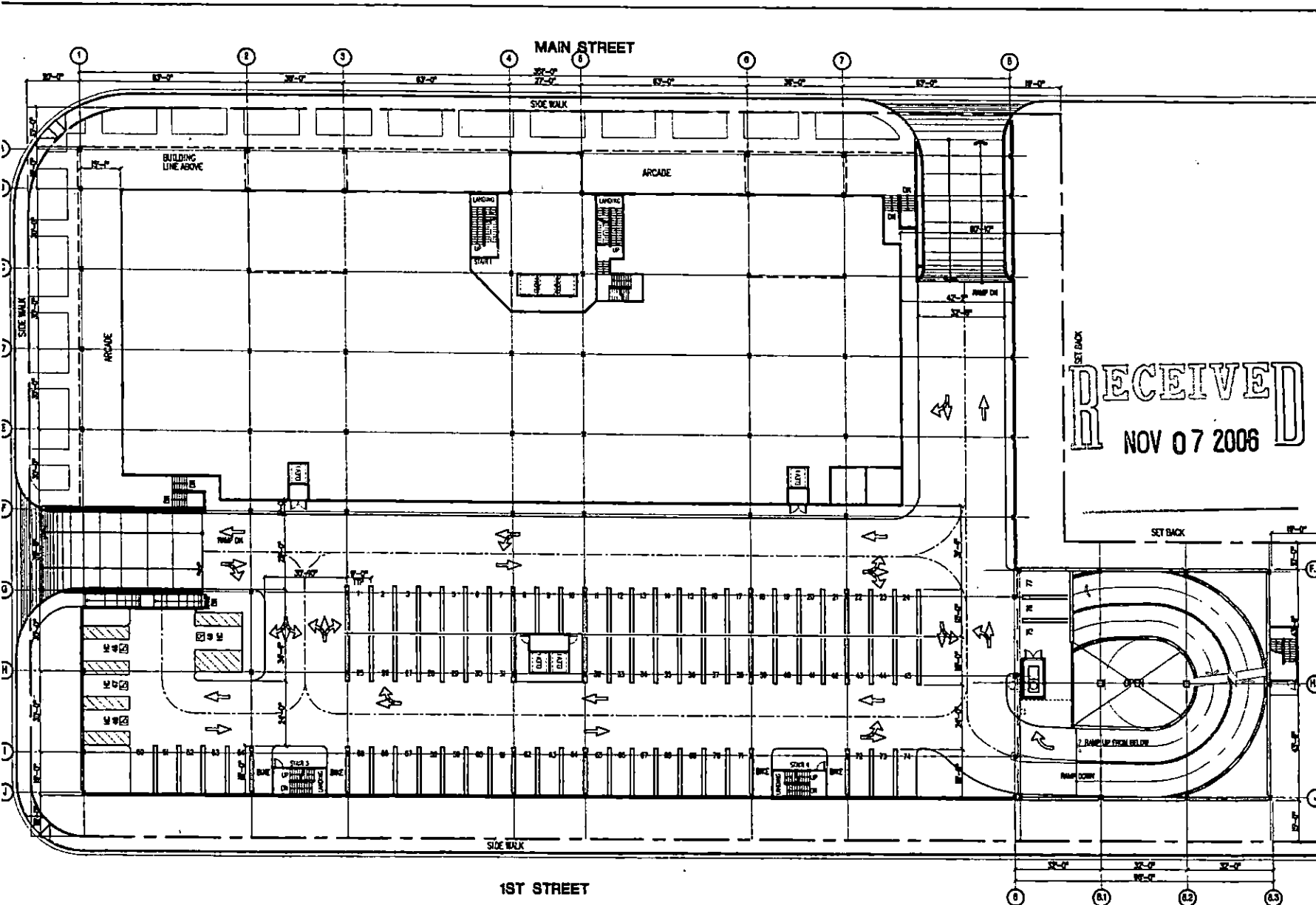
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NOV 07 2006

PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

MALL FLOOR PLAN & BASEMENT LEVEL 3 PARKING PLAN

SDR-18025
NOV 07 2006

A.2



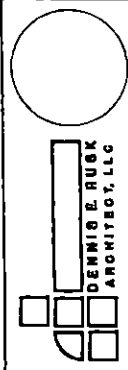
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MEZZANINE LEVEL PARKING PLAN
SCALE: 1/4" = 1'-0"

SDR-18025

NOV 07 2006

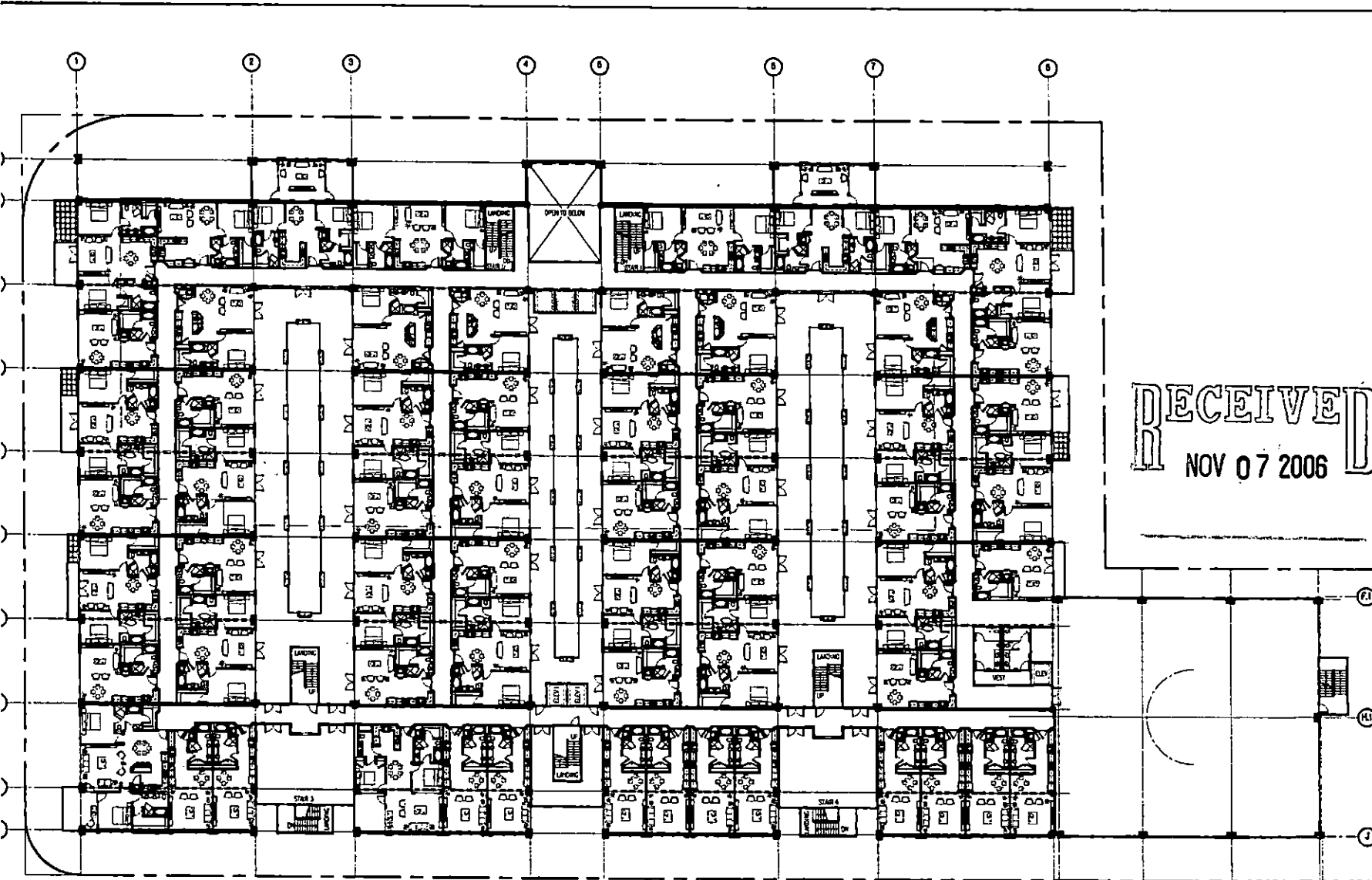
12/21/06 PC



MEZZANINE LEVEL PARKING PLAN
PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

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NOV 07 2006

NOV 07 2006



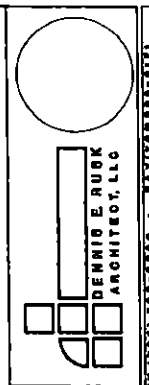
RECEIVED
NOV 07 2006

① — **LEVEL 1 UNITS FLOOR PLAN**
SCALE: 1/4" = 1'-0"

SDR-18025

12/21/06 PC

NOV 07 2006



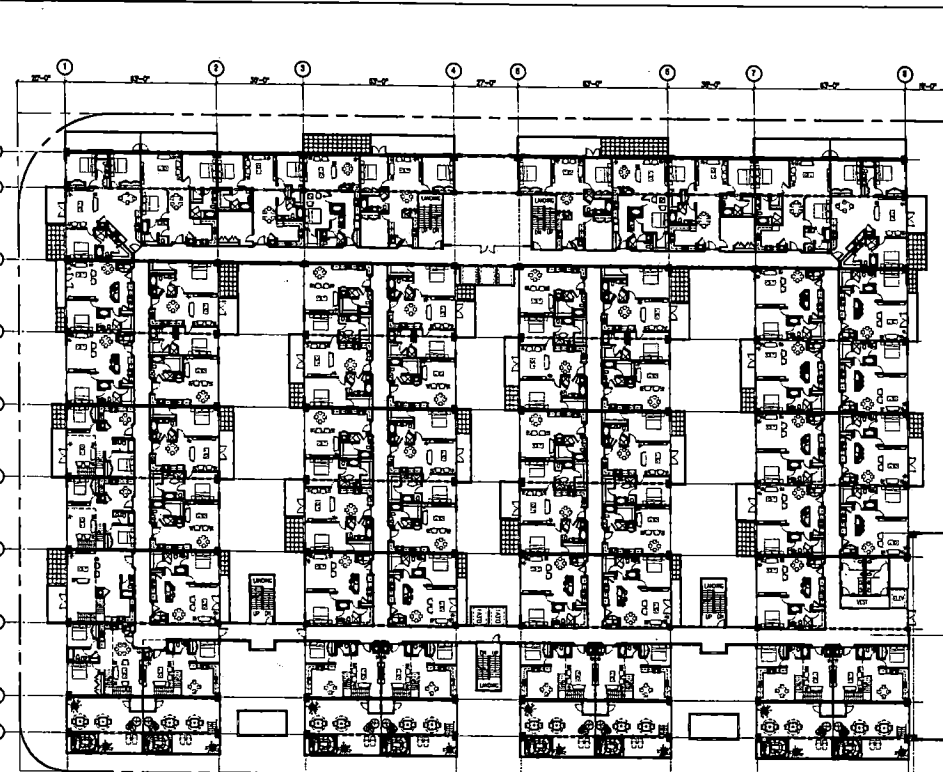
LEVEL 1 UNITS FLOOR PLAN
PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

Revisions:

NO.	DATE	DESCRIPTION
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Drawn by	DR
Project No.	SDR-18025
Sheet No.	1A
Scale	1/4" = 1'-0"
Check by	
Approval	

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NOV 07 2006

DENNIS & STUCK
ARCHITECT, LLC

PROPOSED CONDOMINIUM
ALL BEHAVIOR SUBJECT TO
NE CORRECTIONS RD. & MAIN ST.
LAS VEGAS NV

LEVEL 2 UNITS FLOOR PLAN

NOV 07 2006

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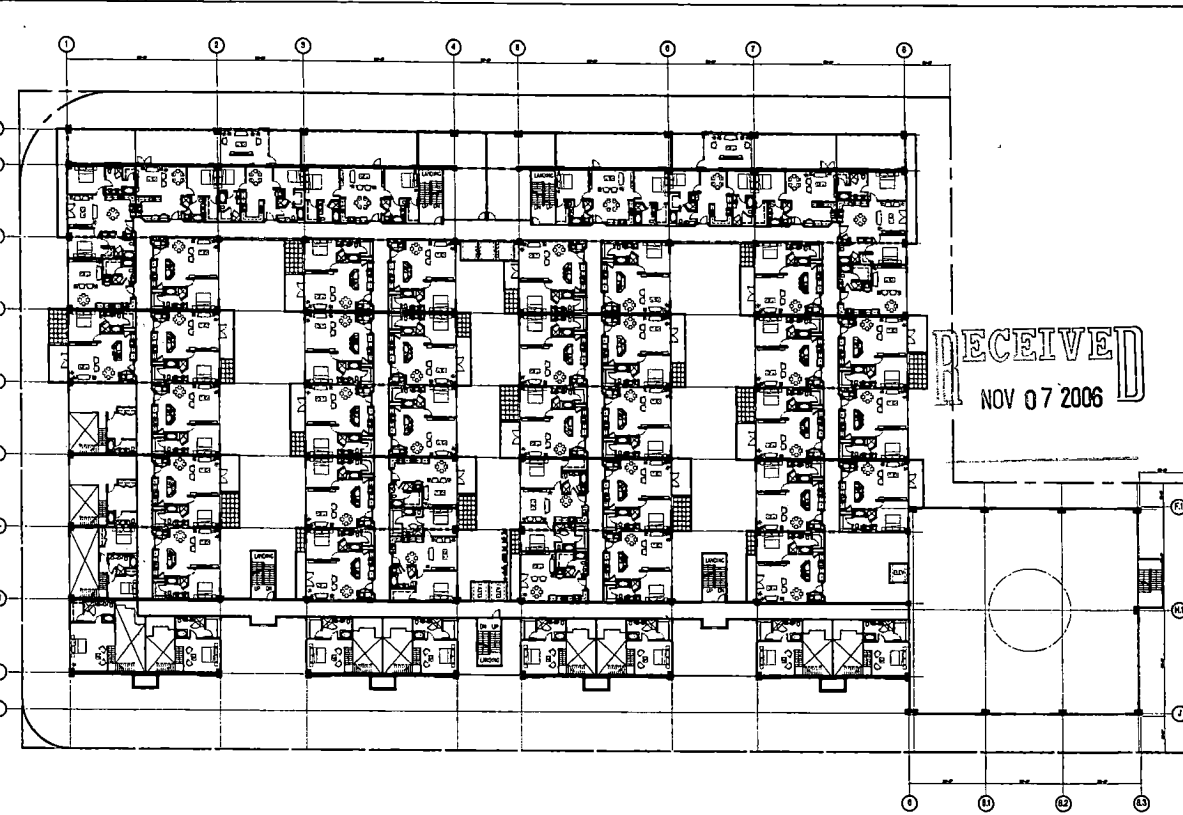
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LEVEL 2 UNITS FLOOR PLAN
SDR-18025

12/21/06 PC

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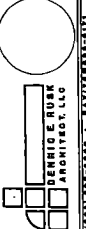
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SCALE: 1/8" = 1'-0"

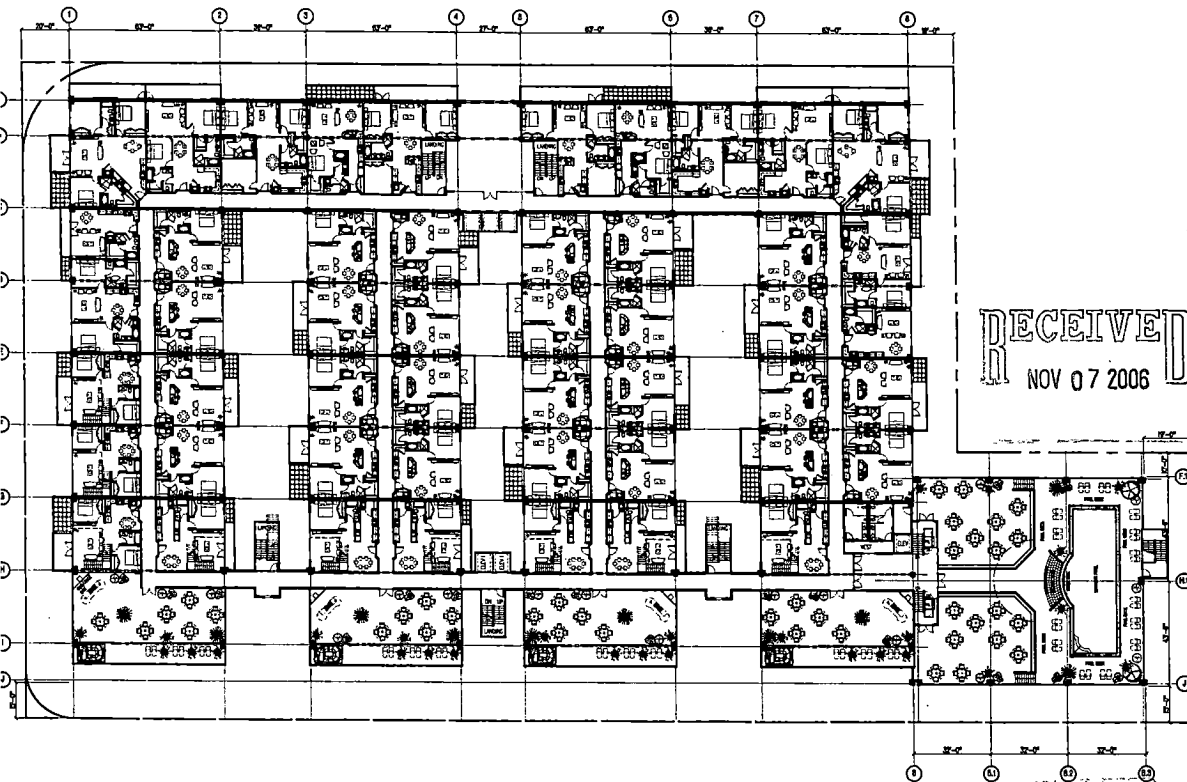
SDR-18025

NOV 07 2006

12/21/06 PC

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 NOV 07 2006

 DENNIS E. RUSK ARCHITECTS, LLC	LEVEL 3 UNITS FLOOR PLAN PROPOSED CONDOMINIUM DENNIS RUSK ARCHITECTS, LLC NE CORNER SONOMA BLVD & MAIN ST. LAS VEGAS, NV		
REVISIONS <table border="1"> <tr> <td>1</td> <td>AS SHOWN</td> </tr> </table>	1	AS SHOWN	DATE 12/21/06 BY PC APP'D DR SCALE 1/8" = 1'-0" PROJECT SDR-18025
1	AS SHOWN		



1

LEVEL 4 UNITS FLOOR PLAN
SCALE: 1/8" = 1'-0"

SDR-18025
12/21/06 PC

NOV 07 2006

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NOV 07 2006

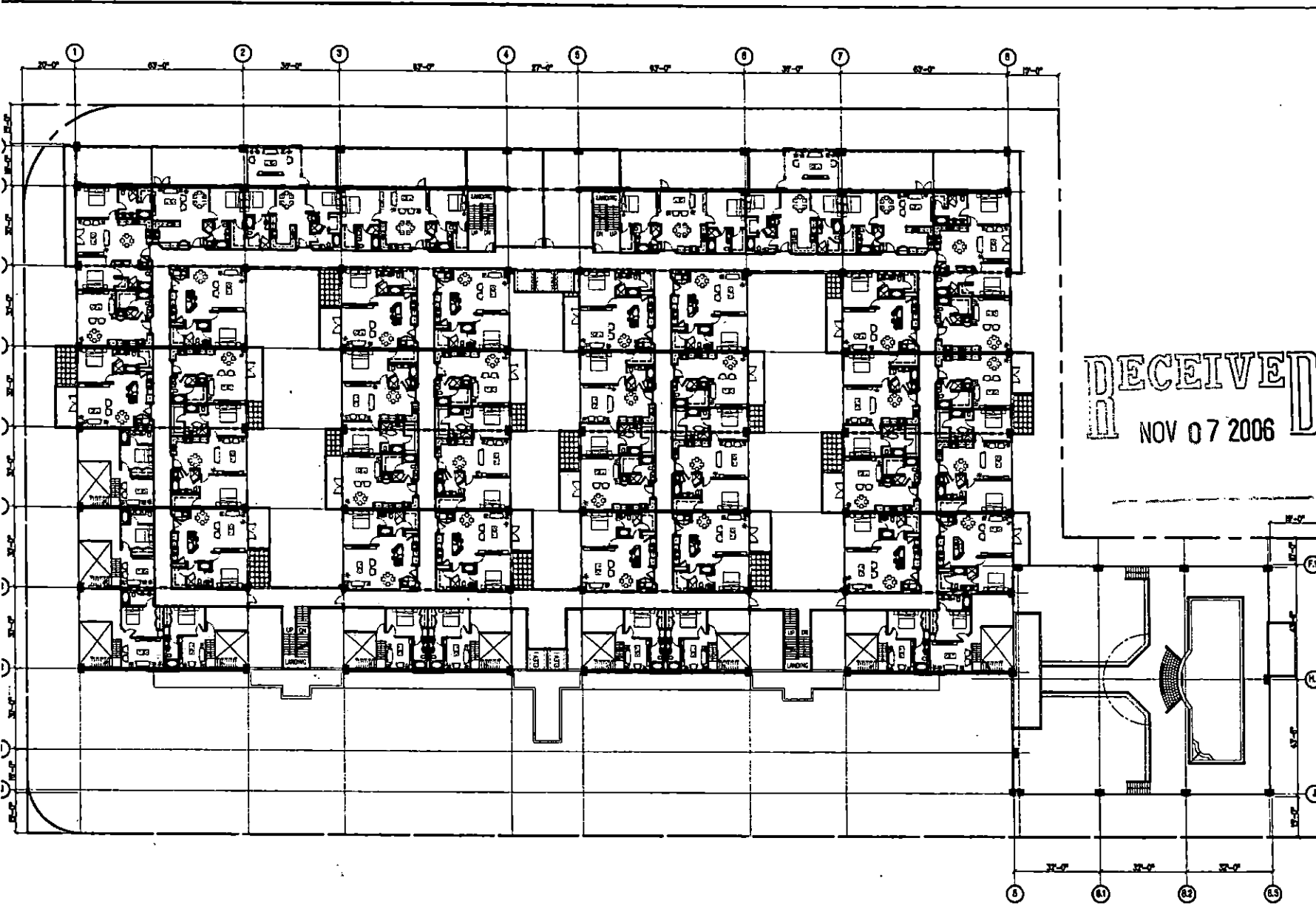
LEVEL 4 UNITS FLOOR PLAN

PROPOSED CONDOMINIUM
A/C BONNICA HOLDINGS, LLC
NE CORNER 15th AVE. & MAIN ST.
LAS VEGAS, NV 89101

NOTES:
1. SEE ARCHITECT'S NOTES FOR DETAILS.
2. SEE ARCHITECT'S NOTES FOR MATERIALS.
3. SEE ARCHITECT'S NOTES FOR FINISHES.
4. SEE ARCHITECT'S NOTES FOR EQUIPMENT.
5. SEE ARCHITECT'S NOTES FOR FURNITURE.
6. SEE ARCHITECT'S NOTES FOR LIGHTING.
7. SEE ARCHITECT'S NOTES FOR PLANTS.
8. SEE ARCHITECT'S NOTES FOR PAINTS.
9. SEE ARCHITECT'S NOTES FOR CARPENTRY.
10. SEE ARCHITECT'S NOTES FOR MECHANICAL.
11. SEE ARCHITECT'S NOTES FOR ELECTRICAL.
12. SEE ARCHITECT'S NOTES FOR PLUMBING.

A#7

DEANIS E. BUDDE
ARCHITECT, LLC



1 LEVEL 5 UNITS FLOOR PLAN
SCALE: 1/8" = 1'-0"

SDR-18025 NOV 07 2006

12/21/06 PC

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NOV 07 2006

DENNIS E. RUSK
ARCHITECT, LLC

LEVEL 5 UNITS FLOOR PLAN

PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

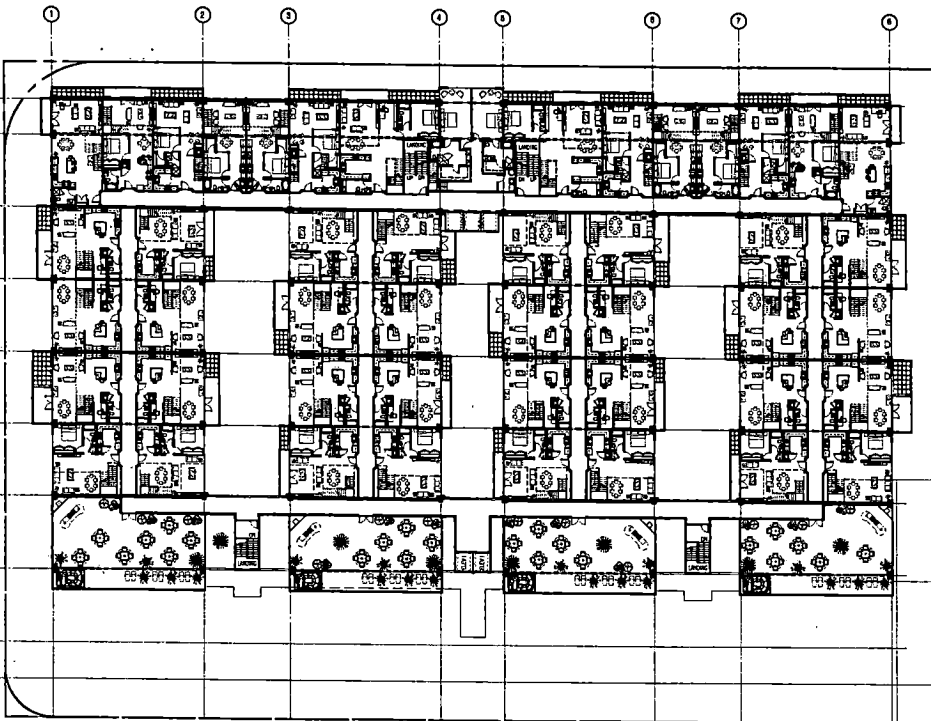
REVISIONS

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Drawn By: JLR
Checked By: JLR
Date: 11/07/06
Scale: 1/8" = 1'-0"

A48

8



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LEVEL 6 UNITS FLOOR PLAN

PROPOSED CONDOMINIUM
AOL BOWMAN HOLDINGS, LLC
NE CORNER BOWMAN RD. & MAIN ST.
LAS VEGAS, NV

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NOV 07 2006

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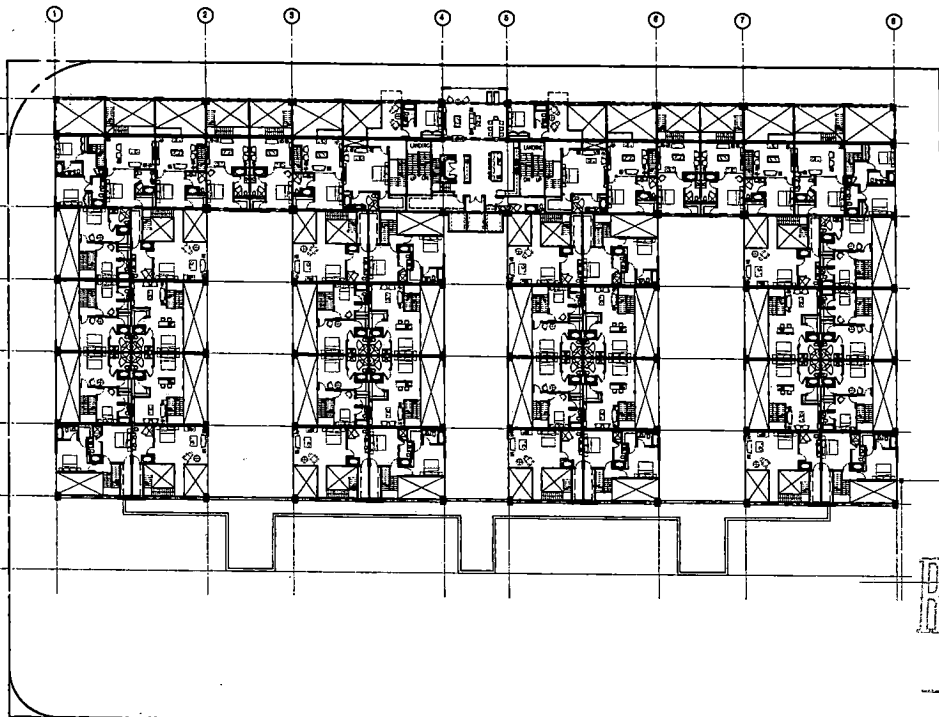
LEVEL 6 UNITS FLOOR PLAN

SDR-18025

12/21/06 PC

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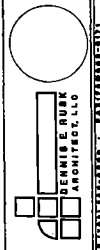
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NOV 07 2006

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LEVEL 7 Loft FLOOR PLAN
SCALE 1/8" = 1'-0"

SDR-18025

12/21/06 PC



LEVEL 7 LOFT FLOOR PLAN

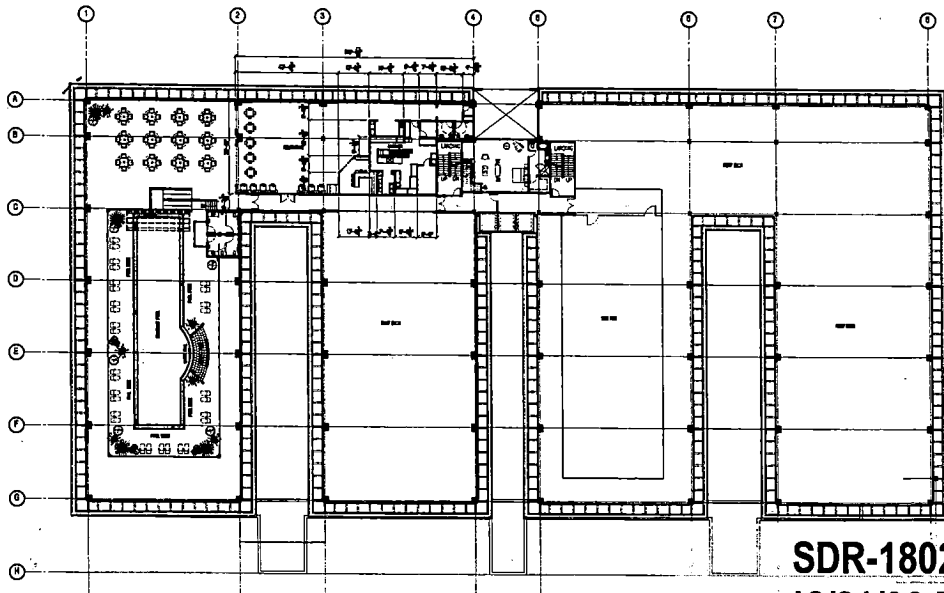
PROPOSED CONDOMINIUM
A/C BONANZA HOLDINGS, LLC
100 CORNELIUS BLVD., SUITE 100
LAS VEGAS, NV

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NOV 07 2006

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NOV 07 2006

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NOV 07 2006



1

ROOF, RESTAURANT, LAP POOL and DOG RUN PLAN

DATE: 12/21/06

SDR-18025

12/21/06-PC

RECEIVED

NOV 07 2006

ROOF, RESTAURANT, LAP POOL and DOG RUN PLAN

PROPOSED CONDOMINIUM
A.O. BONINCA HOLDINGS, LLC
NE CORNER BOWEN RD. & MAIN ST.
DALLAS, TEXAS

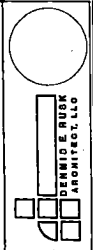
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NOV 07 2006

NOV 07 2006

NOV 07 2006

NOV 07 2006



DENNIE & BUSH
ARCHITECT, L.L.C.

12/21/06-PC SDR-18025

DENNIS E. RUSK
ADMINISTRATIVE

BUILDING ELEVATIONS

PROPOSED CONDOMINIUM
A.Q. BONANZA HOLDINGS, LLC
ONE CORNER BONANZA RD. & MAIN ST.

Readings

Date: 9-4-08
Project No.: 0000
Drawn By: JCL
Checked By: CJP/PAH
Sheet No.:
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ELEVATION ALONG 1ST STREET

SOLVE: $\sqrt[3]{10^9} = 10^3$

2

SDR-18025

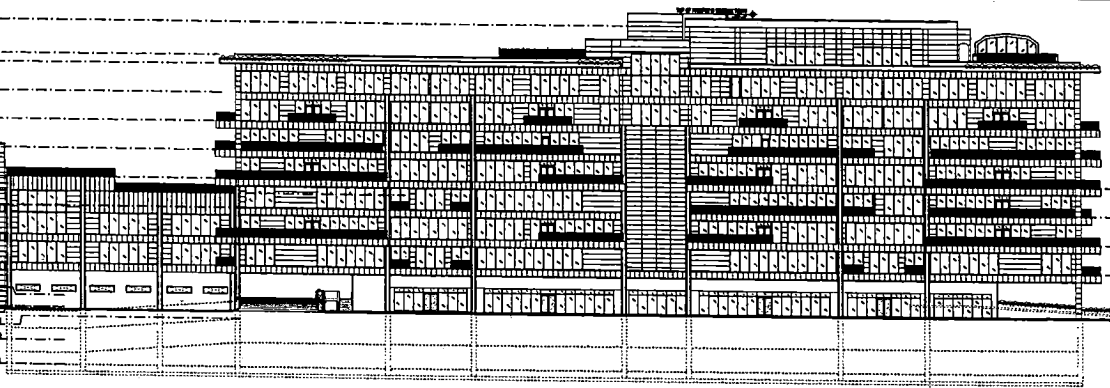
SOUTH ELEVATION

2011 1/10 = 10%

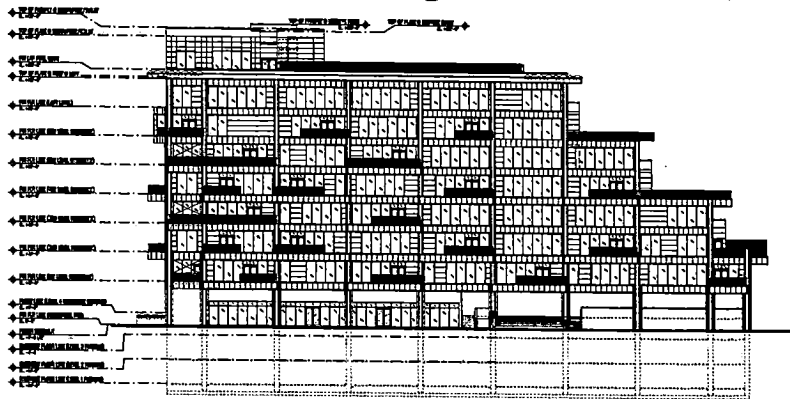
~~Nov 07 2004~~

12/21/06 PC

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NOV 07 2006



2 ELEVATION ALONG MAIN STREET
SCALE 1/8" = 1'-0"

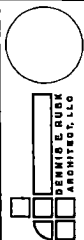


SDR-18025 1 ELEVATION ALONG BONANZA ROAD
SCALE 1/8" = 1'-0"

12/21/06 PC

BUILDING ELEVATIONS

PROPOSED CONDOMINIUM
BY
BONANZA REAL ESTATE, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

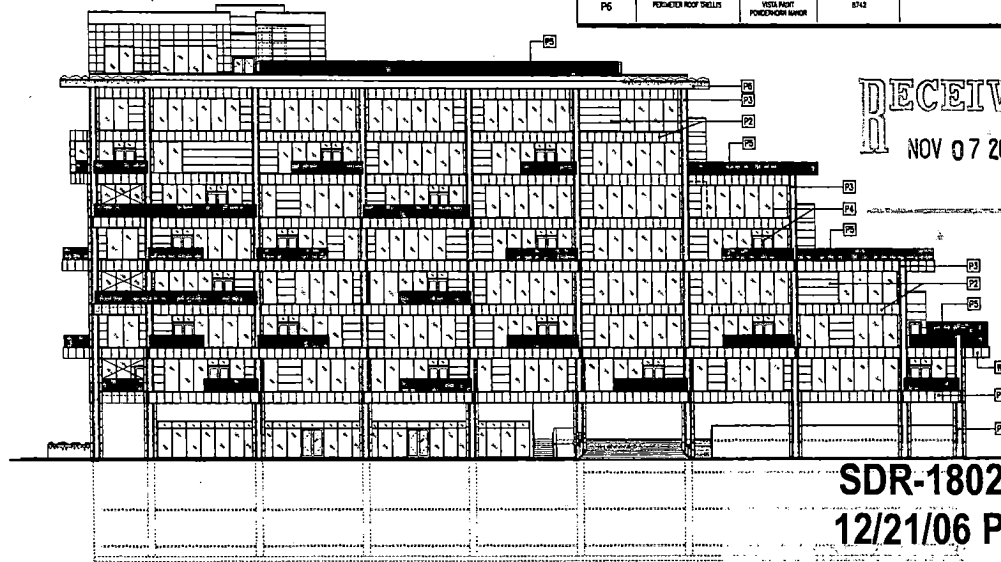


REVISIONS

NO.	DATE	BY	CHKD.	DESCRIPTION
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3	11/07/06	DR	DR	ISSUED FOR PERMIT
4	11/07/06	DR	DR	ISSUED FOR PERMIT
5	11/07/06	DR	DR	ISSUED FOR PERMIT
6	11/07/06	DR	DR	ISSUED FOR PERMIT
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8	11/07/06	DR	DR	ISSUED FOR PERMIT
9	11/07/06	DR	DR	ISSUED FOR PERMIT
10	11/07/06	DR	DR	ISSUED FOR PERMIT

A30

NOV 9 2006



PAINT, FINISH AND MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	COLOR NAME	COLOR NUMBER	SAMPLE
R1	DRYET OVERHANG/FACIA	FLATSTONE (DRYET)	304	
P1	DRYET PANEL	STATE FAIR (DRYET)	33	
P2	DRYET PANEL	STATE FAIR (DRYET)	33	
P3	EXTENDED COLUMN	VESTA PAINT PORCELANO MARBLE	8742	
P4	DOOR & WINDOW FRAME	VESTA PAINT ROMANTIC MICE	8263	
P5	BALCONY RAILING & FRAME	VESTA PAINT ROMANTIC MICE	8263	
P6	PORCELANO ROOF SHEETS	VESTA PAINT PORCELANO MARBLE	8742	

RECEIVED
NOV 07 2006

ELEVATION PAINT FINISH AND MATERIAL SCHEDULE

PROPOSED CONDOMINIUM
A/C BONAZZA HOLDINGS, LLC
NE CORNER OF MAIN & MAIN ST.
LAS VEGAS, NV

APPROVED FOR CONSTRUCTION
DATE: 12/21/06
BY: [Signature]

DATE: 12/21/06

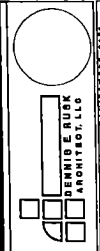
11th

ELEVATION ALONG MAIN STREET

SCALE 3/8\"/>

SDR-18025
12/21/06 PC

NOV 07 2006



11th

PAINT, FINISH AND MATERIAL SCHEDULE

DESCRIPTION	COLOR NAME	COLOR NUMBER	SAMPLE
DRYVIT OVERHANG/FASCIA	FIELDSTONE (DRYVIT)	304	
DRYVIT PANEL	STATE FAIR (DRYVIT)	315	
DRYVIT PANEL	STATE FAIR (DRYVIT)	315	
EXTERIOR COLUMN	VISTA PAINT POWDERHORN MANOR	8742	
DOOR & WINDOW FRAME,	VISTA PAINT ROMANTIC MODE	8263	
BALCONY RAILING & FRAME	VISTA PAINT ROMANTIC MODE	8263	
PERIMETER ROOF TRELLIS	VISTA PAINT POWDERHORN MANOR	8742	

SDR-18025

12/21/06 PC

NOV 07 2006

SDR 18025				
The Aquitania Corporation				
NEC Bonanza & Main				
Proposed 5 thousand square foot restaurant addition.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	5	127.15	636
AM Peak Hour			11.52	58
PM Peak Hour			10.92	55
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Bonanza Road				
Average Daily Traffic (ADT)	27,839			
PM Peak Hour	2227			
<i>(heaviest 60 minutes)</i>				
Main Street				
Average Daily Traffic (ADT)	22,129			
PM Peak Hour	1770			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Bonanza Road	32585			
Main Street	32585			
This project will add approximately 636 trips per day on Bonanza and Main. This will increase expected volumes by about two percent on Bonanza and about three percent on Main. Bonanza is at about 85 percent of capacity and Main is at about 68 percent of capacity.				
Based on Peak Hour use, this development will add roughly 55 additional cars into the area; which works out to about one every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



SDR-18025 - APPLICANT/OWNER: THE AQUITANIA CORPORATION
NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD
DECEMBER 21, 2006 PLANNING COMMISSION

11/22/06



SDR-18025 - APPLICANT/OWNER: THE AQUITANIA CORPORATION
NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD
DECEMBER 21, 2006 PLANNING COMMISSION

11/22/06

Architecture

DENNIS E. RUSK ARCHITECT

November 1, 2006

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

Re: Proposed Condominium
Northeast Corner Main St. and Bonanza Ave.

JUSTIFICATION LETTER

We are requesting for a Major Amendment to SDR-8649 to add approximately 2,600 square feet of rooftop Restaurant which increases the building to 125 feet in height. The rooftop also includes a lap pool and dog run. This doesn't impact the parking as the parking is still over parked where 649 is required and 670 is provided.

Thank you


Dennis E. Rusk, Architect

SDR-18025
12/21/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 21, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

TXT-18023 - TEXT AMENDMENT - PUBLIC HEARING – APPLICANT/OWNER:
CITY OF LAS VEGAS - Discussion and possible action to amend The City of Las Vegas Subdivision Ordinance and the Las Vegas Zoning Code to update and revise various Title 18 and Title 19 requirements and make corrections and clarifications as appropriate.

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. Location Map (Not Applicable)
2. Conditions and Staff Report
3. Supporting Documentation

MOTION:

EVANS – Motion to HOLD IN ABEYANCE Item 21 [SUP-17737], Item 22 [SDR-17735], Item 25 [VAR-17732], Item 26 [SDR-17730] and Item 49 [TXT-18023] to the 01/11/2007 Planning Commission Meeting; Item 3 [SDR-15322], Item 10 [SDR-17979], Item 30 [ZON-17248], Item 31 [SDR-17249], Item 32 [ZON-17250], Item 33 [VAR-17253] and Item 34 [SDR-17254] to the 01/25/2007 Planning Commission Meeting; Item 41 [RQR-17661], Item 42 [RQR-17763] and Item 43 [RQR-17764] to the 03/22/2007 Planning Commission Meeting; and WITHDRAW WITHOUT PREJUDICE Item 23 [SUP-17534] – UNANIMOUS with EVANS and TRUESDELL excused

MINUTES:

Item 49 [TXT-18023] was requested to be held in abeyance to the 01/11/2007 Planning Commission Meeting.

(6:03 – 6:09)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 21, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TXT-18023 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

Planning and Development

1. Title 18.08.100, "Tentative Map Requirements," is hereby amended as follows:

18.08.100 TENTATIVE MAP REQUIREMENTS

A tentative map shall indicate, without limitation:

- (A) Demonstration of compliance with the necessary streets, on-site traffic circulation and access points, driveways, site visibility restriction zones, parking, walls, and landscaping requirements set forth in this Title, including compliance with Sections 18.12.204 and 18.12.300; preliminary drawings must contain sufficient information to demonstrate compliance with good traffic control practices, applicable standards and ordinances as determined by the City Traffic Engineer. and
 - (B) Any and all trails that are necessary to be provided in accordance with the City's Master Plan and ordinances.
2. Title 18.08.110(B)(3), "Proposed Perimeter Grades," is hereby amended as follows:
 - (3) Shows the maximum grade differentials; [Note: This is for correction purposes only]
3. Title 18.08.180, "Tentative Map Review Typical Process," is hereby amended to include a revised Figure 1.

Please see the revised chart attached to the end of this report.

4. Title 18.12.100, "Private Street Requirements," is hereby amended as follows:

18.12.100 PRIVATE STREET REQUIREMENTS

Private streets must comply with applicable City standards and with the following requirements:

- (A) Private streets shall have a minimum width of thirty-seven feet from back-of-curb to back-of-curb. Private streets with rolled curbs shall have a minimum width of thirty-nine feet.
- (B) Private streets shall meet the minimum construction standards for public streets.
- (C) Street name signs for private streets shall bear the words "privately maintained," and shall be a color and design established by the City and in conformance with the Manual of Uniform Traffic Control Devices. The color of such a sign must differ distinctly from that used in connection with public streets.
- (D) The minimum street width may be reduced, upon approval of the Director of Public Works or his designee, to twenty-four feet from back-of-curb to back-of-curb when all houses are protected by residential fire sprinkler systems.

5. Title 18.12.210, "Sight Clearance," is hereby amended as follows:

18.12.210 SIGHT CLEARANCE-SIGHT VISIBILITY RESTRICTION ZONE (SVRZ).

A minimum sight visibility restriction zone clearance for unobstructed vision shall be provided at all intersections, including roadway with roadway and driveway with roadway intersections in accordance with the latest Uniform Standard Drawing Clark County Area 201.2 (U.S.D.C.C.A.) or the latest edition of American Association of State Highway and Transportation Officials (AASHTO). The areas of unobstructed vision shall be detailed on all plans that depict drainage, grading, fence layout, landscaping or other construction improvements. If required by the City Traffic Engineer, an additional exhibit detailing the SVRZ shall be recorded and a copy shall be submitted to the City plans library. The final map shall provide a general statement making reference to the latest approved construction improvement plan. If a separate SVRZ exhibit is required by the City Traffic Engineer, the final map shall make reference to this recorded document by book and instrument number City standards. The areas of unobstructed vision shall be detailed on the final map or included by reference, and shall be noted as areas where improvements are restricted by City standards. The requirement for unobstructed vision shall apply to the location of all public and private facilities and improvements as determined by the Director of Public Works. All plans regarding drainage, grading, fence layout and other construction shall reflect compliance with the unobstructed vision requirement.

6. Title 18.12.470, "Fire Hydrants – Location," is hereby amended as follows:

18.12.470 FIRE HYDRANTS – LOCATION.

Hydrants shall be located in conformance with applicable Standard Drawings and the ~~Uniform~~ Fire Code. No hydrant shall be located inside or within twenty feet of the required right-of-way radius of a cul-de-sac. Public fire hydrant easements shall be provided for all public fire hydrants not located within public street rights-of-way.

7. Title 18.24.010, "Adopted," is hereby amended as follows:

18.22.010 ADOPTED

There are adopted, as part of this Chapter, ~~five~~ seven appendices, designated as Appendices "A," "B," "C," "D", and ~~"E"~~, "F", and "G" which are attached to the ordinance codified in this Chapter and copies of which shall be maintained in the office of the City Clerk and the Department of Planning and Development.

8. Subsection C(1) and C(2) of Appendix A, "Parcel Map Application Checklist," are hereby amended as follows:

(C) Parcel Map Contents:

1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public ways as shown on the map (per Appendix ~~EF~~);
2. Certificate of land surveyor, signed and sealed by the professional land surveyor who was responsible for the survey (per Appendix ~~EF~~);

(No other changes to the remaining portions of Subsection C are proposed.)

9. Subsection A(8) of Appendix B, "Tentative Map Application Checklist," is hereby amended as follows:

(A) Tentative Map Contents

8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, ~~and each block shall be numbered or lettered.~~ Letters may be used to identify common lots.

TXT-18023 - Conditions Page Four
December 21, 2006 - Planning Commission Meeting

10. Section A of Appendix C, "Final Map Contents," is hereby amended as follows:

(A) Final Map Contents

1. Name of proposed subdivision (which should include designation as a condominium, townhouse, residential planned development, ~~or commercial subdivision~~ or mixed use commercial/residential condominium, if applicable).

(There are no changes to sections 2, 3, and 4.)

5. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and ~~each block shall be numbered or lettered~~. Letters may be used to identify common lots.

(There are no changes to sections 6 through 13.)

- ~~14. Areas of unobstructed vision at intersections, as described in Chapter 18.12.~~

- ~~14.15.~~ Note on the map whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

- ~~15.16.~~ Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

- ~~16.~~ Note on the map referring to the latest approved construction improvement plans regarding Sight Visibility Restriction Zones (SVRZ). If a separate exhibit is required by the City Traffic Engineer, reference to this recorded document shall be included on the final map.

11. Appendix E, "Required Certificates (Final Map)," is hereby added as follows:

REQUIRED CERTIFICATES (FINAL MAP)

Owner's Certificate

1. The Owners Certificate shown on the final map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____, does hereby certify that (I/we) am/are the owner(s) of the parcel of land which is shown upon the plat of _____, and does hereby consent to the preparation and recordation of this plat, and does hereby offer and dedicate to the City of Las Vegas all the streets (except private streets), and public rights-of-way as indicated and outlined hereon for the use of the public and hereby grants to the City of Las Vegas easements as indicated and outlined hereon, for the use of the public. No part of the parcels marked "Not a part of this subdivision" is offered for dedication.

Furthermore, the undersigned owner of the within platted lands, does hereby grant and convey to Nevada Power Company and Sprint Corporation (jointly and severally), Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc., and _____ (any other utilities authorized to provide service) and to their respective successors and assigns: (i) a three-foot wide easement on all side property lines, exclusive of easements for drainage, sewer, trails, and all other public use easements; (ii) a three-foot wide easement from property line to meter panel to provide access for underground service; (iii) a five-foot wide easement on all property lines that abut public and private streets, exclusive of easements for drainage, sewer, trails, and all other public use easements, to include access to above-ground transformer pads; and (iv) a two-foot wide easement around each transformer pad within the platted lands for the construction, maintenance, operation and final removal of street lights, fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vault that would substantially interfere with the intended use of a trail corridor shall be allowed within any easement, corridor, or common lot designated as a public multi-use trail easement area, and no such easement right shall be granted to the above listed utility companies, nor any other party, in conflict with this statement. (this paragraph to be used only if a trail is being granted and/or dedicated to City of Las Vegas.)

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants and public streetlights, traffic signals, conduits and appurtenances, and an additional easement of up to two feet in radius from each fire hydrant and streetlight, traffic signal, conduit and appurtenance to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements. (If private roadways are utilized, this paragraph should be modified to refer to easements adjacent to "private" streets.)

Dated this _____ day of 20__.

2. For commercial subdivisions, planned unit developments and condominium developments, the dedication of utility-type easements shall be in substantially the following form:

Furthermore, the undersigned owner of the within platted lands, does hereby grant and convey to Nevada Power Company and Sprint, Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc. and _____ (any other utilities authorized to provide service) jointly and severally, and to their respective successors and assigns, a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building for the construction, maintenance, operation and final removal of street lights, if any, and fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vault that would substantially interfere with the intended use of a trail corridor shall be allowed within any easement, corridor, or common lot designated as a public multi-use trail easement area, and no such easement right shall be granted to the above listed utility companies, nor any other party, in conflict with this statement. (this paragraph to be used only if a trail is being granted and/or dedicated to City of Las Vegas.)

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building for the construction, maintenance, operation and final removal of public street lights, if any, traffic signals, conduits and appurtenances, and public fire hydrants, together with the right of ingress to and egress therefrom.

Surveyor's Certificate

I, (name of surveyor), a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This plat represents the results of a survey conducted under my direct supervision at the instance of (owner or map applicant).
2. The lands surveyed lie within _____ (Section, Township, Range, Meridian and, if required by the City Surveyor, a description by metes and bounds for any subdivision which is divided into lots containing 5 acres in area or less), and the survey was completed on (date of survey).
3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the local government gave its final approval.
4. The monuments depicted on the plat are of the character shown, occupy the positions indicated and are of sufficient number and durability.

(Or)

- 4a. The monuments depicted on the plat will be of the character shown and occupy the positions indicated by (date to be determined by CLV personnel) and an appropriate financial guarantee will be posted with the City before recordation to assure the installation of the monuments.

Name of Surveyor

*License/Registration No. and Seal

*map must be stamped and sealed prior to submittal to a government agency per NAC 625.610(4)

Certificate of City Surveyor

I, (name of current City Surveyor), City Surveyor of the City of Las Vegas, do hereby certify that I have examined the Final Subdivision map of (name of subdivision) and am satisfied that the map is technically correct.

(If monuments have not been set, the certificate must include the following statement:)

Monuments have not been set, but a proper performance bond has been deposited to guarantee their setting on or before (date to be determined by CLV personnel).

City Surveyor, PLS

Date

District Board of Health Certificate

This final map is approved by the Southern Nevada Health District. This approval concerns sewage disposal, water pollution, water quality and water supply facilities and is predicated upon plans for a (public, private) water supply and (a community system, individual systems) for disposal of sewage.

Date

(Print name under signature)
Southern Nevada Health District

Certificate of Division of Water Resources

This final map is approved by the Division of Water Resources of the Department of Conservation and Natural Resources concerning water quantity, subject to the review of approval on file in this office.

Date

(Print name under signature)
Division of Water Resources

Certificate of Director of Planning and Development

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning and Development on the ____ day of _____, 20____.

Date

(Print name under signature)
Director of Planning and Development

Certificate of Easement Recipients

We, the herein named easement recipients, approve the grant of the designated easements:

Southwest Gas Corporation

Date

(Print name under signature)

Nevada Power Company

Date

(Print name under signature)

Embarq Corporation

Date

(Print name under signature)

Cox Communications Las Vegas, Inc.

Date

(Print name under signature)

Las Vegas Valley Water District

Date

(Print name under signature)

City of Las Vegas, City Engineer

Date

(Print name under signature)

(Additional Authorized Utility, if any)

Date

(Print name under signature)

Certificate of Acknowledgment

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date)
by _____ (name(s) of person(s)) .

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

2. The following certificate is sufficient for an acknowledgment in a corporate capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date)
by (name(s) of person(s)) as (type of authority, e.g., officer,
trustee, etc.) of (name of party on behalf of whom instrument was
executed) .

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgement if deemed equivalent by the Director of Public Works.

12. Appendix F, "Required Certificates (Parcel Map)," is hereby added as follows:

REQUIRED CERTIFICATES (PARCEL MAP)

A. Owner's Certificate

1. The Owners Certificate shown on the parcel map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____, does hereby certify that being the owner of the land which is shown hereon, does consent to the preparation and recordation of this parcel map, and has caused the land to be surveyed and platted into parcels and does hereby offer and dedicate to the City of Las Vegas, Nevada, its successors and assigns, all public streets and rights-of-way to and for the use of the public, and grants easements as shown hereon.

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants and public streetlights, traffic signals, conduits and appurtenances, and an additional easement of up to two feet in radius from each fire hydrant and streetlight, traffic signal, conduit and appurtenance to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements. (If private roadways are utilized, this paragraph should be modified to refer to easements adjacent to "private" streets.)

Dated this _____ day of 20__.

I, (name of surveyor), a Professional Land Surveyor licensed in the State of Nevada, certify that:

- (Or)**

- *License/Registration No. and Seal

I, (name of current City Surveyor), City Surveyor of the City of Las Vegas, do hereby certify that I have examined this Parcel Map and am satisfied that the map is technically correct.

(If monuments have not been set, the certificate must include the following statement:)

Monuments have not been set, but a proper performance bond has been deposited to guarantee their setting on or before (date to be determined by CLV personnel).

City Surveyor, PLS

Date _____

NG

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December 21, 2006 - Planning Commission Meeting

D. Certificate of Director of Planning and Development

I certify that the Director of Planning and Development, City of Las Vegas, on the _____ day of _____, 20____, did approve for the purposes of land division and accept in behalf of the public, this map and any parcels offered for dedication for the public use in conformity with the terms of the offer of dedication per Nevada Revised Statutes and any applicable local ordinances.

Date

(Print name under signature)
Director of Planning and Development

E. Certificate of Acknowledgment

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on (date)
by (name(s) of person(s)) .

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

2. The following certificate is sufficient for an acknowledgment in a corporate capacity:

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ACKNOWLEDGMENT

State of Nevada
 County of Clark

This instrument was acknowledged before me on _____ (date)
 by (name(s) of person(s)) as (type of authority, e.g., officer,
 trustee, etc.) of (name of party on behalf of whom instrument was
 executed) .

 (Signature of notarial officer)
 (Seal, if any)

 (Title and rank)
 (My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate
 of Acknowledgement if deemed equivalent by the Director of Public Works.

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13. Appendix G, "Required Certificates (Record-of-Survey For Boundary Line Adjustment)," is hereby added as follows:

REQUIRED CERTIFICATES
(RECORD-OF-SURVEY FOR BOUNDARY LINE ADJUSTMENT)

A. Owner's Certificate

1. The Owners Certificate shown on the record-of-survey shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____, and _____ do hereby certify that being the owners of the lands as shown hereon have caused a Boundary Line Adjustment survey to be performed as indicated hereon, and that we have examined and approved this plat and consent to and authorize the recordation of the same. Further, we agree to prepare and execute the required documents creating any and all easements as shown hereon and to execute all required documentation abandoning any existing easements affecting the lands shown pursuant to the provisions of NRS 278.010 through 278.630, inclusive. All taxes on the lands shown hereon have been paid and all lenders and/or impound account holders for payment of taxes have been notified of the adjustment of the boundary line or the transfer of the lands shown hereon.

Dated this _____ day of 20__.

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B. Surveyor's Certificate

I, (name of surveyor), a Professional Land Surveyor licensed in the State of Nevada, certify that:

1. This map represents the results of a field survey conducted under my direct supervision at the instance of (owner or map applicant) and is sufficient to locate and identify properly the proposed boundary line adjustment.
2. The lands surveyed lie within _____ (Section, Township, Range, Meridian) and the survey was completed on (date of survey).
3. This map is not in conflict with the provisions of NRS 278.010 to 278.630 inclusive or any local ordinances in effect on the date that the local government gave its final approval.
4. All corners and angle points of the adjusted boundary line have been defined by monuments or will be otherwise defined on a document of record as required by NRS 625.340.

 Name of Surveyor

 *License/Registration No. and Seal

*map must be stamped and sealed prior to submittal to government agency per NAC 625.610(4)

C. City of Las Vegas Approval

This map has been approved for the purpose of Boundary Line Adjustment in accordance with the provisions of NRS 278.010 through 278.630, inclusive. This _____ day of _____, 20__.

 Director of Planning and Development

 Date

 City Surveyor

 Date

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D. Certificate of Acknowledgment

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
 County of Clark

This instrument was acknowledged before me on (date)
 by (name(s) of person(s)).

 (Signature of notarial officer)
 (Seal, if any)

 (Title and rank)
 (My commission expires: _____)

2. The following certificate is sufficient for an acknowledgment in a corporate capacity:

ACKNOWLEDGMENT

State of Nevada
 County of Clark

This instrument was acknowledged before me on (date)
 by (name(s) of person(s)) as (type of authority, e.g., officer, trustee, etc.) of (name of party on behalf of whom instrument was executed).

 (Signature of notarial officer)
 (Seal, if any)

 (Title and rank)
 (My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgement if deemed equivalent by the Director of Public Works.

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14. Title 19.08.030(B), "Vision Obstructions at Intersections," is hereby deleted in its entirety, as are the associated Figures 1 and 3. All following sections and figures shall be renumbered accordingly.

~~B. Vision Obstructions at Intersections~~

~~As illustrated in Figure 1 below, no structure or landscaping may be constructed or permitted between three and seven feet above grade within the sight distance setback established by Figure 3 and its accompanying table. However, this restriction shall not apply to lighting, sign posts, or tree trunks.~~

15. Title 19.12.030(A)(1), "Landscape Required," is hereby amended as follows:

(A) Landscape Required.

1. All required Site Development Plans shall meet or exceed the minimum standards, and shall comply with any restrictions, ~~established in this Chapter. Figures referred to in this Chapter are set forth in LVMC 19.12.080.~~ as set forth in LVMC 19.12.080, 18.12.210 and 13.48.040.

16. Title 19.12.030(D), "Maintenance," is hereby amended as follows:

(D) Maintenance.

Property owners shall maintain all walls in good structural and finish condition. All landscaping shall be maintained in a healthy and vigorous living condition. Dead vegetation shall be promptly replaced, in accordance with standard seasonal planting practices, with healthy, living plants. The property owner must maintain landscape in accordance with LVMC 18.12.210 and 13.48.040.

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December 21, 2006 - Planning Commission Meeting

17. Title 19.18.050(G)(2)(b), "Drawings and Plans Required," is hereby amended as follows:

- b. **Drawings and Plans 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, site visibility restriction zones, 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 twenty percent or more of the aggregate site has a slope of natural grade above four percent, a cross section must be submitted. Each cross section must extend a minimum of one hundred 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.

TXT-18023 - Staff Report Page One
December 21, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to amend various portions of Title 18 and Title 19. Specific sections to be amended include Title 18.08.100; 18.08.110; 18.08.180; 18.12.100; 18.12.210; 18.12.470; 18.24.010 and Title 19.08.030; 19.12.030; 19.18.050.

ANALYSIS

The proposed changes to the Las Vegas Subdivision Ordinance and the City of Las Vegas Zoning Code will incorporate correct language, eliminate errors in the document, and reflect current policies and procedures related to various sections of Title 18 and Title 19. The changes have been proposed by the Survey Section of the Public Works Department, based on issues that have arisen in reviewing mapping applications. The proposed changes place Title 19 and Title 18 in agreement with one another where the Titles cross reference each other; additional changes include revisions to a procedures chart.

Title Section	Existing	Proposed Changes
18.08.100	Language in this section is general and lacks specific detail.	Additions to text regarding new language that is more specific and references additional Code sections.
18.08.110	The word "Shows" is not spelled correctly. Currently is spelled "hows".	Spelling correction to 'Shows'.
18.08.180	Old chart to be replaced.	Revised chart with new requirements.
18.12.100	There currently is not a section "D".	A new section was added regarding permissible street widths with sprinklered development.
18.12.210	Language in this section is general and lacks specific detail.	Deletion of general language regarding SVRZ. Additions to text regarding new language that is more specific and references additional Code sections.
18.12.470	The word "Uniform" appears in reference to the Fire Code.	Deletion of the word "Uniform".
18.24.010	There are five appendices referenced.	Two new appendices are referenced, language has been adjusted accordingly.

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Appendices		
A	References Appendix "E".	Replaced with references to Appendix "F".
B	Section Eight states that each block shall be numbered or lettered.	This language has been removed.
C	Reference is made to blocks being numbered or lettered as in Appendix B. Additionally, text regarding mixed-use development and trails is currently not included.	Deletion of non-relevant language and the addition of new text referencing SVRZ's and dealing with mixed-use development and trails.
E	Appendix E is being replaced.	Changes are significant and the new Appendices are shown in their entirety.
F	Appendix F is being replaced.	Changes are significant and the new Appendices are shown in their entirety.
G	Appendix G is being replaced.	Changes are significant and the new Appendices are shown in their entirety.
19.08.030	Currently covers vision obstructions at intersections.	Deleted, as the details of this section are now covered by other sections of Title 18 and 19.
19.12.030	Referenced Title 19.12.080.	Deletion of non-relevant language Addition of references to other sections of Code in lieu of Title 19.08.030
19.18.050	Did not reference sight visibility restriction zones.	Addition of references to sight visibility restriction zones.

The proposed changes to Title 18 and Title 19 will provide the City of Las Vegas with more thorough and concise documents to work with. The changes add necessary language, incorporate corrections, and include updates that reflect the current environment of the City. Approval of this Text Amendment is recommended.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

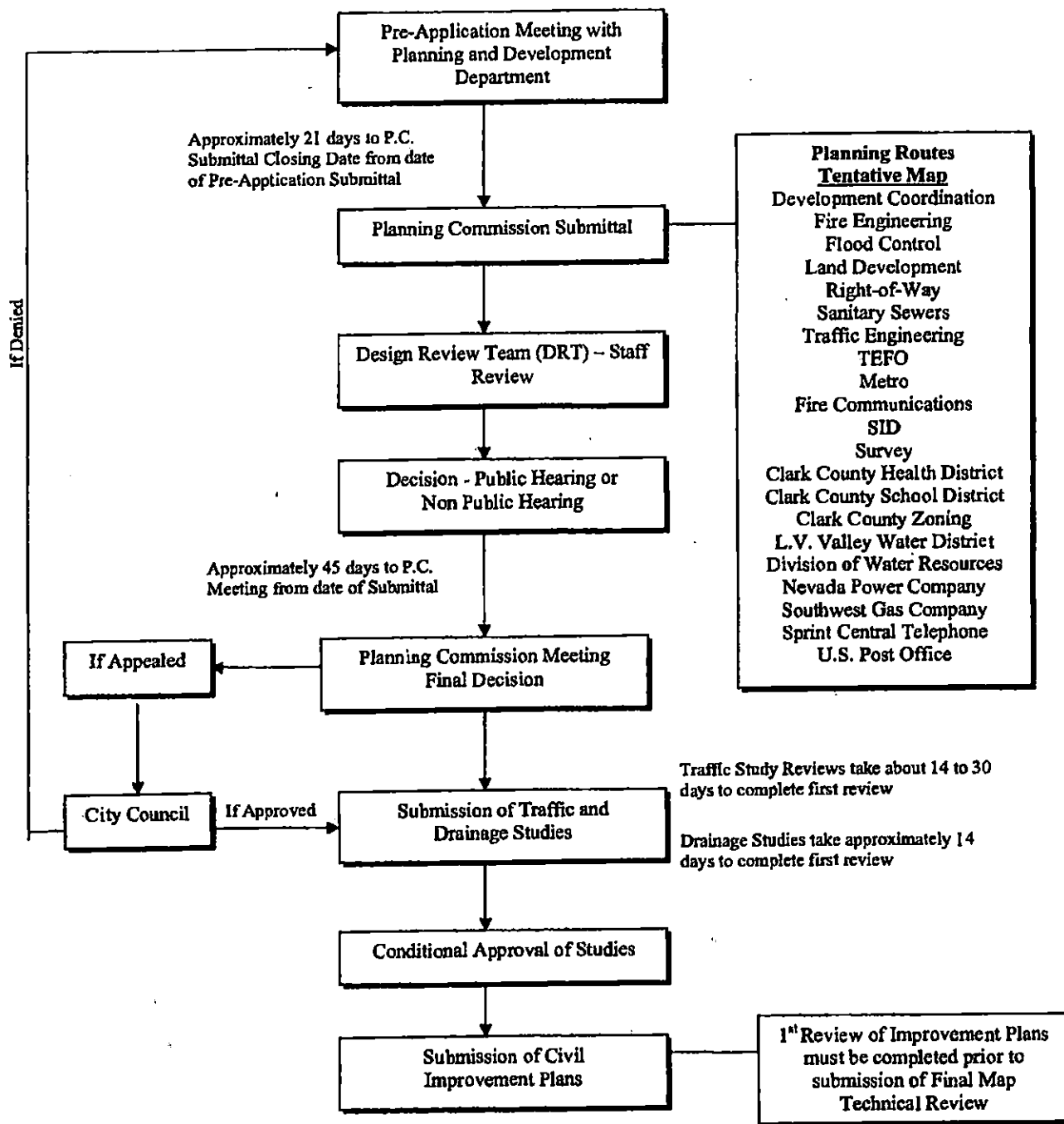
SENATE DISTRICT N/A

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

City of Las Vegas Tentative Map



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 21, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

DIR-18117 - DIRECTOR'S BUSINESS - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Election of the 2007 Planning Commission Officers.

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:

1. Location Map (Not Applicable)
2. Conditions and Staff Report (Not Applicable)
3. Supporting Documentation (Not Applicable)

MOTION:

STEINMAN – Motion to Elect LEO DAVENPORT as Chairman – Motion carried with EVANS and TRUESDELL excused

TROWBRIDGE – Motion to Elect BYRON GOYNES as Vice Chairman – Motion carried with DAVENPORT and STEINMAN voting NO and EVANS and TRUESDELL excused

This is Final Action

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open, noted there was no one present to speak from the public and declared the Public Hearing closed.

CHAIRMAN TROWBRIDGE acknowledged the request to hold the matter in abeyance since COMMISSIONER EVANS and TRUESDELL were not present, but COMMISSIONER STEINMAN made a nomination, which confirmed that the matter would be heard.

COMMISSIONER STEINMAN nominated LEO DAVENPORT to serve as Chairman for 2007.

PLANNING COMMISSION MEETING OF DECEMBER 21, 2006
Department of Planning and Development
Item 50 – DIR-18117

MINUTES – Continued:

DEPUTY CITY ATTORNEY JAMES LEWIS directed COMMISSIONER GOYNES to request a motion for Vice Chairman since COMMISSIONER EVANS was not present to do so.

COMMISSIONER GOYNES requested a nomination for Vice Chairman and CHAIRMAN TROWBRIDGE nominated BYRON GOYNES to serve as Vice Chairman for 2007. COMMISSIONER DAVENPORT made a second nomination for DAVID STEINMAN to serve as Vice Chairman for 2007.

MARGO WHEELER, Director of Planning and Development, announced the new Chairman for 2007 to be LEO DAVENPORT effective 01/11/2007 and Vice Chairman BYRON GOYNES.

(9:15 – 9:20)

2-3497

City of Las Vegas

PLANNING COMMISSION AGENDA **PLANNING COMMISSION MEETING OF: DECEMBER 21, 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:

TODD FARLOW, 240 Nineteenth Street, expressed concern about requirements to approve Variance requests and made relative comments about the 2020 Plan.

(9:20 – 9:21)

2-3780

MARGO WHEELER, Director of Planning and Development, stated there would be a need to impose a moratorium on Billboard requests until the April 10, 2007 Planning Commission Meeting and that the Zoning, Building and Licensing would no longer require a required review.

(9:21 – 9:22)

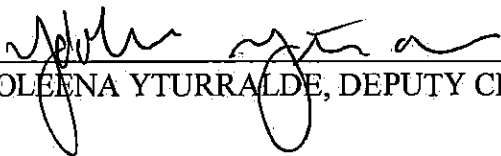
3-100

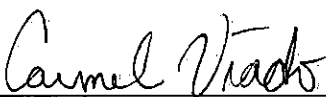
COMMISSIONER GOYNES wished everyone a safe and joyful holiday.

CHAIRMAN TROWBRIDGE expressed appreciation for allowing him to serve as the Chairman of Planning Commission for 2006.

MEETING ADJOURNED AT 9:23 P.M.

Respectfully submitted:


YDOLEENA YTURRALDE, DEPUTY CITY CLERK


CARMEL VIADO, DEPUTY CITY CLERK