

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 25, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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Las Vegas City Council

Mayor Oscar B. Goodman

Mayor Pro-Tem Gary Reese, Ward 3

Councilman Larry Brown, Ward 4

Councilman Lawrence Weekly, Ward 5

Councilman Steve Wolfson, Ward 2

Councilwoman Lois Tarkanian, Ward 1

Councilman Steven D. Ross, Ward 6

City Manager, Douglas Selby

Commissioners

Leo Davenport, Chairperson

Byron Goynes, Vice-Chairperson

Richard Truesdell

Steven Evans

David W. Steinman

Glenn E. Trowbridge

Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

MINUTES: Approval of the December 21, 2006 Planning Commission Meeting minutes by reference
(___ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-18425 - TENTATIVE MAP - TWIN LAKES BUSINESS PARK - APPLICANT/OWNER: PMD ASSOCIATES** - Request for a Tentative Map FOR A SUBDIVISION CONSISTING OF SIX RESIDENTIAL LOTS AND ONE COMMERCIAL LOT on 7.21 acres at the southeast corner of Simmons Street and Holly Avenue (APN 139-20-801-006), M (Industrial) Zone, Ward 5 (Weekly).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

2. **ABEYANCE - SDR-15322 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: MGB, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 11,080 SQUARE FOOT RETAIL DEVELOPMENT on 1.54 acres at the northwest corner of Lake Mead Boulevard and Decatur Boulevard (APN 138-24-611-060, 061 and 062), C-1 (Limited Commercial) Zone and U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
NOTE: THIS REQUEST HAS BEEN AMENDED TO INCLUDE A WAIVER OF THE PERIMETER LANDSCAPE BUFFERING REQUIREMENTS AND MERHI GHASSAN SHOULD BE ADDED AS AN ADDITIONAL OWNER
3. **ABEYANCE - SDR-17979 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 45,650 SQUARE-FOOT LIBRARY on a portion of 37.5 acres at 6601 North Buffalo Drive (APN 125-21-701-011), C-V (Civic) Zone [PF-TC (Public Facilities) Town Center Land Use Designation], Ward 6 (Ross).

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4. **GPA-18374 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA** - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard (APN 139-19-301-002), Ward 5 (Weekly).
5. **ZON-18375 - REZONING RELATED TO GPA-18374 - PUBLIC HEARING - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard (APN 139-19-301-002), Ward 5 (Weekly).
6. **SDR-18376 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-18374 AND ZON-18375 - PUBLIC HEARING - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA** - Request for a Site Development Plan Review FOR A PROPOSED 6,650 SQUARE-FOOT RETAIL BUILDING on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard (APN 139-19-301-002), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
7. **GPA-18683 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 1.11 acres at 1929 through 1953 Gregory Street (APNs 139-22-313-004 through 010), Ward 5 (Weekly).
8. **ZON-18684 - REZONING RELATED TO GPA-18683 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-1 (SINGLE-FAMILY RESIDENTIAL) on 1.11 acres at 1929 through 1953 Gregory Street (APNs 139-22-313-004 through 010), Ward 5 (Weekly).

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9. **ZON-17856 - REZONING - PUBLIC HEARING - APPLICANT: REBECCA BURTON - OWNER: TOWANDA, LLC** - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 801 South Sixth Street (APN 139-34-410-209), Ward 3 (Reese).
10. **SDR-18788 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17856 - PUBLIC HEARING - APPLICANT: REBECCA BURTON - OWNER: TOWANDA, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING SINGLE-FAMILY RESIDENCE TO AN OFFICE AND WAIVER OF PERIMETER LANDSCAPE BUFFER WIDTHS AND DOWNTOWN STREETScape STANDARDS on 0.16 acres 801 South Sixth Street (APN 139-34-410-209), R-4 (High Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).
11. **ZON-18755 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 0.30 acres at 501 and 505 East McWilliams Avenue (APNs 139-27-812-041 and 042), Ward 5 (Weekly).
12. **SDR-18751 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18755 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 2,768 SQUARE-FOOT MUSEUM on 2.10 acres at 501 through 509 East McWilliams Avenue, 731 North 9th Street, and 770 North Las Vegas Boulevard (APNs 139-27-812-039 through 043), C-V (Civic) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-V (Civic) Zone], Ward 5 (Weekly).
13. **SUP-18440 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BERNARD P. AND DELORES T. BENEDETTO** - Request for a Special Use Permit FOR A PROPOSED HABITABLE ACCESSORY STRUCTURE at 8260 Point Given Street (APN 125-11-711-005), R-E (Residence Estates) Zone, Ward 6 (Ross).
14. **SUP-18655 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: T-MOBILE USA INC. - OWNER: BERKE ENTERPRISES, LTD., L.P.** - Request for a Special Use Permit FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN at 1501 East Charleston Boulevard (APN 139-35-402-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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15. **SUP-18695 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRIGITTE WELLES - OWNER: LEWIS CENTER PARKING, LLC** - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at the northeast corner of Casino Center Boulevard and Lewis Avenue (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Reese).
16. **VAC-18654 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DONNA M. DELACRUZ, ET AL** - Petition to Vacate a 30-foot section of a public right-of-way generally located at the southeast corner of Helen Avenue and Doc Holiday Avenue, Ward 6 (Ross).
17. **VAC-18711 - VACATION - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: CLARK COUNTY SCHOOL DISTRICT, ET AL** - Petition to Vacate a section of public right-of-way generally located at the northeast corner of Sunrise Avenue and 28th Street, Ward 3 (Reese).
18. **SDR-18644 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DESERT ICE, LLC. - OWNER: OWENS STAR, LLC** - Request for a Site Development Plan Review FOR A PROPOSED ICE VENDING KIOSK WITHIN AN EXISTING SHOPPING CENTER on 2.26 acres at 3975 East Owens Avenue (APN 140-30-102-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PUBLIC HEARING ITEMS:

19. **ABEYANCE - GPA-16426 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on a portion of 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), Ward 6 (Ross).

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20. **ABEYANCE - ZON-16469 - REZONING RELATED TO GPA-16426 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), Ward 6 (Ross).

21. **ABEYANCE - VAR-16470 - VARIANCE RELATED TO GPA-16426 AND ZON-16469 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC** - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF FIVE FEET WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED OFFICE BUILDING on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

22. **ABEYANCE - VAR-16471 - VARIANCE RELATED TO GPA-16426, ZON-16469 AND VAR-16470 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC** - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 25 PARKING SPACES ARE THE MINIMUM NUMBER REQUIRED FOR A PROPOSED OFFICE BUILDING on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

23. **ABEYANCE - SDR-16472 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16426, ZON-16469, VAR-16470 AND VAR-16471 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 7,500 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

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24. **ABEYANCE - ZON-17304 - REZONING - PUBLIC HEARING - APPLICANT: DAVID PAWL - OWNER: VP PROPERTIES, LLC, ET AL** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 2.67 acres at 2020 through 2022 West Bonanza Road and 719 Clarkway Drive (APNs 139-28-301-020 and 029), Ward 5 (Weekly).
25. **SDR-18676 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17304 - PUBLIC HEARING - APPLICANT/OWNER: V.P. PROPERTIES, LLC, ET AL** - Request for a Site Development Plan Review FOR A LANDSCAPE MATERIAL/LUMBER YARD AND WAIVERS TO ALLOW A PERIMETER LANDSCAPE BUFFER TEN FEET IN WIDTH WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY AND TO ALLOW A PERIMETER LANDSCAPE BUFFER ZERO FEET IN WIDTH WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG A PORTION OF THE INTERIOR AND TO ALLOW NO SCREEN WALL WHERE AN EIGHT-FOOT SCREEN WALL IS THE MINIMUM REQUIRED FOR A PORTION OF THE EASTERN SIDE PROPERTY LINE on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive (APNs 139-28-301-020 and 029), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
26. **ABEYANCE - ZON-17248 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: TOUSA HOMES, INC.** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 5.06 acres adjacent to the south side of Mello Avenue, approximately 625 feet east of Jones Boulevard (APN 125-24-302-005), Ward 6 (Ross).
27. **ABEYANCE - SDR-17249 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17248 - PUBLIC HEARING - APPLICANT/OWNER: TOUSA HOMES, INC.** - Request for a Site Development Plan Review FOR A PROPOSED NINE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.06 acres adjacent to the south side of Mello Avenue, approximately 625 feet east of Jones Boulevard (APN 125-24-302-005), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).

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28. **ABEYANCE - ZON-17250 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: TOUSA HOMES, INC.** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 3.58 acres at the northwest corner of Jones Boulevard and Jo Marcy Drive (APNs 125-14-504-006 through 008), Ward 6 (Ross).
29. **ABEYANCE - VAR-17253 - VARIANCE RELATED TO ZON-17250 - PUBLIC HEARING - APPLICANT/OWNER: TOUSA HOMES, INC.** - Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 3.58 ACRES WHERE 5.00 ACRES IS THE MINIMUM SITE AREA REQUIRED at the northwest corner of Jones Boulevard and Jo Marcy Drive (APNs 125-14-504-006 through 008), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).
30. **ABEYANCE - SDR-17254 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17250 AND VAR-17253 - PUBLIC HEARING - APPLICANT/OWNER: TOUSA HOMES, INC.** - Request for a Site Development Plan Review FOR A PROPOSED SIX-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.58 acres at the northwest corner of Jones Boulevard and Jo Marcy Drive (APNs 125-14-504-006 through 008), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).
31. **ABEYANCE - ZON-17693 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), Ward 6 (Ross).
32. **ABEYANCE - SDR-17694 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17693 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS** - Request for a Site Development Plan Review FOR A 58 LOT SINGLE FAMILY DEVELOPMENT on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), R-E (Residence Estates) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)], Ward 6 (Ross).

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

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

35. **ABEYANCE - ZON-18196 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: BARBARA L. FARMANALI** - Request for a Rezoning FROM R-E (RESIDENCE ESTATES) under Resolution of Intent to R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 2.18 acres on the north side of the Centennial Parkway Alignment approximately 360 feet east of Leon Avenue (APN-125-24-404-007), Ward 6 (Ross).

36. **ABEYANCE - SDR-17727 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18196 - PUBLIC HEARING - APPLICANT/OWNER: BARBARA L. FARMANALI** - Request for a Site Development Plan Review FOR AN EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.18 acres adjacent to the north side of Centennial Parkway, approximately 360 feet east of Leon Avenue (APN 125-24-404-007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 6 (Ross).

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37. **ABEYANCE - VAR-18345 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WAGNER HOMES INC** - Request for a Variance to ALLOW A 13.9 FOOT HIGH PERIMETER WALL WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED FOR AN APPROVED 57-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 0.36 acres adjacent to the southeast corner and southwest corner of Alexander Road and Campbell Road (APN: 138-08-116-020 and 021), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 4 (Brown).
38. **GPA-18776 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVE MARIA** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), Ward 5 (Weekly).
39. **GPA-18818 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TENAYA, LLC** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: O (OFFICE) TO: H (HIGH DENSITY RESIDENTIAL) on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), Ward 4 (Brown).
40. **ZON-18819 - REZONING RELATED TO GPA-18818 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TENAYA, LLC** - Request for a Rezoning FROM: O (OFFICE) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), Ward 4 (Brown).
41. **VAR-18820 - VARIANCE RELATED TO GPA-18818 AND ZON-18819 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TENAYA, LLC** - Request for a Variance TO ALLOW A 72-FOOT HIGH BUILDING WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), O (Office) Zone [PROPOSED: R-4 (High Density Residential) Zone], Ward 4 (Brown).
42. **SUP-18821 - SPECIAL USE PERMIT RELATED TO GPA-18818, ZON-18819, AND VAR-18820 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TENAYA, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), O (Office) Zone [PROPOSED: R-4 (High Density Residential) Zone], Ward 4 (Brown).

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43. **SDR-18822 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-18818, ZON-18819, VAR-18820, AND SUP-18821 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TENAYA, LLC** - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 213 CONDOMINIUM UNITS AND 29,717 SQUARE FEET OF COMMERCIAL SPACE on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), O (Office) Zone [PROPOSED: R-4 (High Density Residential) Zone], Ward 4 (Brown).
44. **GPA 19066 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to adopt an updated Parks Element and revise the 2020 Master Plan.
45. **ZON-18643 - REZONING - PUBLIC HEARING - APPLICANT: NEVADA HAND - OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on a portion of 9.39 acres at the southwest corner of Decatur Boulevard and Deer Springs Way (APN 125-24-701-040), Ward 6 (Ross).
46. **SUP-19004 - SPECIAL USE PERMIT RELATED TO ZON-18643 - PUBLIC HEARING - APPLICANT: NEVADA HAND - OWNER: CITY OF LAS VEGAS** - Request for a Special Use Permit FOR A PROPOSED 90-UNIT, THREE-STORY AND 39 FOOT HIGH ASSISTED LIVING APARTMENT COMPLEX at the southwest corner of North Decatur Boulevard and Deer Springs Way (APN 125-24-701-040), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 6 (Ross).
47. **SDR-18642 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18643 - PUBLIC HEARING - APPLICANT NEVADA HAND - OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 90-UNIT ASSISTED LIVING APARTMENT COMPLEX AND A WAIVER TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 20 FEET WHERE 121.5 FEET IS THE MINIMUM SETBACK REQUIRED on a portion of 9.39 acres at the southwest corner of Decatur Boulevard and Deer Springs Way (APN 125-24-701-040) R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 6 (Ross).
48. **ZON-18672 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ANA BELTRAN** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 0.5 acres at the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), Ward 3 (Reese).

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49. **VAR-18673 - VARIANCE RELATED ZON-18672 - PUBLIC HEARING - APPLICANT/OWNER: ANA BELTRAN** - Request for a Variance TO ALLOW SETBACKS OF FIVE FEET IN THE FRONT AND REAR YARD AREAS WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; A DISTANCE BETWEEN BUILDINGS OF 5.5 FEET WHERE 10 FEET IS THE MINIMUM DISTANCE BETWEEN BUILDINGS REQUIRED; AND A RESIDENTIAL ADJACENCY SETBACK OF 33 FEET ON THE WEST SIDE OF THE PROPERTY WHERE 66 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.5 acres at the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 3 (Reese).
50. **VAR-18674 - VARIANCE RELATED TO ZON-18672 AND VAR-18673 - PUBLIC HEARING - APPLICANT/OWNER: ANA BELTRAN** - Request for a Variance TO ALLOW 18 PARKING SPACES WHERE 23 ARE THE MINIMUM NUMBER OF SPACES REQUIRED FOR A PROPOSED 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.5 acres at the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 3 (Reese).
51. **SDR-18670 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18672, VAR-18673, AND VAR-18674 - PUBLIC HEARING - APPLICANT/OWNER: ANA BELTRAN** - Request for a Site Development Plan Review FOR A PROPOSED 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT; A WAIVER TO ALLOW A LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE TEN FEET IS THE MINIMUM REQUIRED AT THE RIGHT-OF-WAY ALONG THE EASTERN AND SOUTHERN PROPERTY LINES; AND A WAIVER TO ALLOW A LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE 15 FEET IS THE MINIMUM REQUIRED AT THE RIGHT-OF-WAY ALONG THE WESTERN PROPERTY LINE on 0.5 acres at the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 3 (Reese).
52. **ZON-18753 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SMOKE RANCH DEVELOPMENT, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION] TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 2.7 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), Ward 4 (Brown).

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53. **SDR-18657 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18753 - PUBLIC HEARING - APPLICANT/OWNER: SMOKE RANCH DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 3-STORY; 40,971 SQUARE-FOOT OFFICE BUILDING, A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO FOOT BUFFER WHERE 8 FEET IS REQUIRED ALONG THE SOUTHERN PROPERTY LINE AND ALONG THE ON-SITE PUBLIC TRAIL; A WAIVER OF PERIMETER LANDSCAPE STANDARDS; AND A WAIVER OF PARKING LANDSCAPING on 2.7 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 4 (Brown).
54. **WVR-18085 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: JOSE LOPEZ** - Request for a Waiver to Title 18.12.160 TO ALLOW 180 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at the southeast corner of Maverick Street and Jo Marcy Drive (APN 125-14-506-001), R-E (Residence Estates) Zone, Ward 6 (Ross).
55. **SUP-18084 - SPECIAL USE PERMIT RELATED TO WVR-18085 - PUBLIC HEARING - APPLICANT/OWNER: JOSE LOPEZ** - Request for a Special Use Permit FOR PRIVATE STREETS at the southeast corner of Maverick Street and Jo Marcy Drive (APN 125-14-506-001), R-E (Residence Estates) Zone, Ward 6 (Ross).
56. **VAR-18669 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TODD MORIN** - Request for a Variance TO ALLOW AN EXISTING NON-HABITABLE ACCESSORY STRUCTURE TO EXCEED THE HEIGHT OF THE PRINCIPLE DWELLING BY 1.5 FEET at 5901 Huff Mountain Avenue (APN 125-12-311-017), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).
57. **SUP-18671 - SPECIAL USE PERMIT RELATED TO VAR-18669 - PUBLIC HEARING - APPLICANT/OWNER: TODD MORIN** - Request for a Special Use Permit FOR AN EXISTING NON-HABITABLE ACCESSORY STRUCTURE at 5901 Huff Mountain Avenue (APN 125-12-311-017), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

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58. **VAR-18908 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FFPW MEDICAL DEVELOPMENT, LLC** - Request for a Variance TO ALLOW A 33 PERCENT LOT COVERAGE WHERE 30 PERCENT IS THE MAXIMUM LOT COVERAGE ALLOWED on 5.0 acres at 9040 and 9092 West Cheyenne Avenue (APNs 138-08-401-008 and 009), U (Undeveloped) Zone under Resolution of Intent to O (Office) Zone, Ward 4 (Brown).
59. **SDR-18660 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-18908 - PUBLIC HEARING - APPLICANT/OWNER: FFPW MEDICAL DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 60,160 SQUARE-FOOT OFFICE DEVELOPMENT on 4.16 acres at the northeast corner of Campbell Road and Cheyenne Avenue (APNs 138-08-401-008 and 009), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) Zone, Ward 4 (Brown).
60. **VAR-18984 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC** - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 7.68 acres at 3100-3190 West Sahara Avenue (APN 162-05-403-001 through 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
61. **SDR-18693 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-18984 - PUBLIC HEARING - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC** - Request for a Site Development Plan Review FOR A FOUR-STORY, 42,000 SQUARE-FOOT OFFICE BUILDING, WITH A 1,750 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH, A 14,550 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT WITH DRIVE-THROUGH AND A WAIVERS TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG THE EAST PROPERTY LINE; TWO FEET ALONG THE SOUTH PROPERTY LINE; SIX FEET ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS THE MINIMUM REQUIRED AND TO ALLOW INTERIOR LANDSCAPE BUFFER WIDTH OF 2 FEET WHERE 8 FEET IS THE MINIMUM REQUIRED ALONG THE NORTH PROPERTY LINE on 7.68 acres at 3100-3190 West Sahara Avenue (APN 162-05-403-001 through 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
62. **SUP-18637 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DAN MARTINEZ** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.39 acres at 709-731 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone, Ward 5 (Weekly).

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63. **SDR-18638 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-18637 - PUBLIC HEARING - APPLICANT/OWNER: DAN MARTINEZ** - Request for a Site Development Plan Review FOR A 40-STORY, 395-UNIT CONDOMINIUM DEVELOPMENT WITH 15,892 SQUARE FEET OF RETAIL SPACE AND 9,050 SQUARE FEET OF OFFICE SPACE AND WAIVERS OF THE DOWNTOWN BUILDING STEPBACK, PARKING STRUCTURE STEPBACK, AND DOWNTOWN STREETScape REQUIREMENTS on 1.39 acres at 709-731 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone, Ward 5 (Weekly).
64. **SUP-18685 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS CASH - OWNER: CHARLESTON HEIGHTS SHOPPING CENTER, LLC** - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN ESTABLISHMENT; A WAIVER OF THE 1,000 FOOT DISTANCE SEPARATION REQUIREMENT FROM 2 FINANCIAL INSTITUTIONS - SPECIFIED, A WAIVER OF THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A PARCEL ZONED FOR RESIDENTIAL USE, AND A WAIVER OF THE MINIMUM SQUARE FOOTAGE REQUIREMENT at 4923 Alta Drive (APN 138-36-701-018), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
65. **SUP-18691 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: FREANEL & SON CHEYENNE, LLC** - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN ESTABLISHMENT AND A WAIVER OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED at 7350 West Cheyenne Avenue, Suite #111 and #112 (APN 138-10-403-031), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
66. **SDR-18677 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES** - Request for a Site Development Plan Review FOR A PROPOSED 94-UNIT, 3-STORY CONDOMINIUM DEVELOPMENT AND A WAIVER TO ALLOW A PERIMETER LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE SIX FEET IS THE MINIMUM REQUIRED on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), U (Undeveloped) Zone [H (High Density Residential) General Plan Designation] under Resolution of Intent to R-4 (High Density Residential), Ward 1 (Tarkanian).

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DIRECTOR'S BUSINESS:

67. ABEYANCE - TXT-17570 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19 of the Las Vegas Municipal Code to revise the standards for Mixed-Use Development, institute Transit-Oriented Development standards, and to revise associated standards accordingly.
68. TXT-18765 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend the Lone Mountain Master Development Plan and Design Standards document and the Lone Mountain West Master Development Plan and Design Standards document to revise the landscape standards, minimum separation requirements, and lighting requirements.
69. DIR-19011 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and appointment of Planning Commissioners to the various Planning and Development Department Design Review Committees.

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)

) ss

COUNTY OF CLARK)

I Carman Livingston Burney, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of January 17, 2007, a copy of the January 25, 2007 Planning Commission Agenda, the attached of which is a true and correct copy, was mailed electronically and/or deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carman Livingston Burney

SIGNATURE

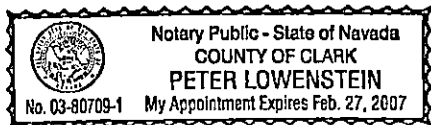
Planning and Development Department

Subscribed and sworn to before me this

18th day of JANUARY, 2007

Peter Lowenstein

NOTARY PUBLIC in and for said County and State



AFFIDAVIT OF POSTING

(Posting required under the provision of NRS 241, Sec. 1.3 and 1.5)

State of Nevada)

County of Clark)

City of Las Vegas)

I ED OAKLEY, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of January 17, 2007, at the hour of 11:00 AM, there were posted copies of the January 25, 2007 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

1. In the Clark County Government Center
500 South Grand Central Parkway
2. In the Grant Sawyer Building
555 East Washington Avenue
(Go in through the main entrance. Straight ahead is the security desk. Ask one of the guards to unlock the bulletin board so that you may post the agenda.)
3. In the Las Vegas Library
833 Las Vegas Boulevard North
(Go through the double doors. To the right of the desk is the bulletin board. I am told that they keep it very neat. Take some extra pushpins as they may not have any).
4. City Clerk's Bulletin Board
400 Stewart Avenue, 2nd Floor Skybridge
(in the walkway area next to the entrance of the Human Resources Department. See City Clerk for key)
5. On the Public Bulletin Board at the Plaza Level to the City Hall
400 Stewart Avenue
(Near the entrance to the Court Clerk's Office)

Ed Oakley

(Signature)

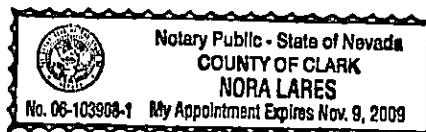
Planning and Development Department

Subscribed and sworn to before me

This 17th day of January, 2007.

Nora Lares

Notary Public in and for said County and State





PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN DAVENPORT.

CALL TO ORDER: 6:03 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN LEO DAVENPORT, MEMBERS BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, DAVID STEINMAN, GLENN TROWBRIDGE AND SAM DUNNAM

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., ANDY REED – PLANNING & DEVELOPMENT DEPT., DOUG RANKIN – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, RICK SCHROEDER – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE, CARMEL VIADO – CITY CLERK'S OFFICE

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

SUBJECT:

Approval of the minutes of the December 21, 2006 Planning Commission Meeting

MOTION:

GOYNES- APPROVED – UNANIMOUS with TRUESDELL and EVANS abstaining as they were not present at the 12/21/2006 Planning Commission meeting

MINUTES:

There was no discussion.

(6:03 – 6:04)

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MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

MINUTES:

DOUG RANKIN, Planning Manager, stated that the applicants for the following items requested the items be held in abeyance, tabled or withdrawn without prejudice. Letters are on file for each of the requests.

Item 2 [SDR-15322]	TABLED
Item 24 [ZON-17304]	Abeyance to 02/22/2007 Planning Commission Meeting
Item 25 [SDR-18676]	Abeyance to 02/22/2007 Planning Commission Meeting
Item 26 [ZON-17248]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 27 [SDR-17249]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 31 [ZON-17693]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 32 [SDR-17694]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 33 [VAR-17732]	TABLED
Item 34 [SDR-17730]	TABLED
Item 35 [ZON-18196]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 36 [SDR-17727]	Abeyance to 02/08/2007 Planning Commission Meeting

City of Las Vegas

PLANNING COMMISSION MEETING OF JANUARY 25, 2007

Department of Planning and Development

Discussion Items

MINUTES – Continued:

Item 37 [VAR-18345]	Abeyance to 02/22/2007 Planning Commission Meeting
Item 38 [GPA-18776]	Abeyance to 03/08/2007 Planning Commission Meeting
Item 44 [GPA-19066]	Abeyance to 03/08/2007 Planning Commission Meeting
Item 54 [WVR-18085]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 55 [SUP-18084]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 60 [VAR-18984]	Abeyance to 02/22/2007 Planning Commission Meeting
Item 61 [SDR-18693]	Abeyance to 02/22/2007 Planning Commission Meeting
Item 65 [SUP-18691]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 66 [SDR-18677]	WITHDRAW WITHOUT PREJUDICE

MR. RANKIN stated that Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730] were requested to be tabled.

Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] were requested to be held in abeyance to the 02/22/2007 Planning Commission meeting.

Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] were requested to be held in abeyance to the 02/08/2007 Planning Commission meeting.

Item 38 [GPA-18776] was requested to be held in abeyance to the 03/08/2007 Planning Commission meeting.

Item 66 [SDR-18677] was requested to be withdrawn without prejudice.

MARGO WHEELER, Director of Planning and Development, clarified that Item 44 [GPA-19066] is to be held in abeyance to the 03/08/2007 Planning Commission meeting. She stated that Item 67 [TXT-17570] was requested to be tabled by staff to allow time to meet with other interested parties and prepare additional backup; however, she requested the matter move forward and the presentation be given as scheduled.

(6:04 – 6:07)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

CHAIRMAN DAVENPORT announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN DAVENPORT read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDA ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

CHAIRMAN DAVENPORT noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

TMP-18425 - TENTATIVE MAP - TWIN LAKES BUSINESS PARK -
APPLICANT/OWNER: PMD ASSOCIATES - Request for a Tentative Map FOR A
SUBDIVISION CONSISTING OF SIX RESIDENTIAL LOTS AND ONE COMMERCIAL
LOT on 7.21 acres at the southeast corner of Simmons Street and Holly Avenue (APN 139-20-
801-006), M (Industrial) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

This is Final Action

MINUTES:

There was no discussion.

(6:08 – 6:09)

1-191

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 1 – TMP-18425

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for the Rezonings (Z-0049-96 and Z-0103-97) and the Extension of Time [Z-0049-96(1)].
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

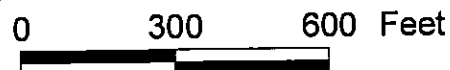
Public Works

5. 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Sewer service for the commercial subdivision portion of this Mixed-Use project shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. On-site sewers, 8-inches in diameter or larger, are public sewers within 20-foot wide dedicated public sewer easements.
 - II. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
7. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study update.
8. Site development to comply with all applicable conditions of approval for Z-49-96, Z-103-97 and all other applicable site-related actions.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 1 – TMP-18425

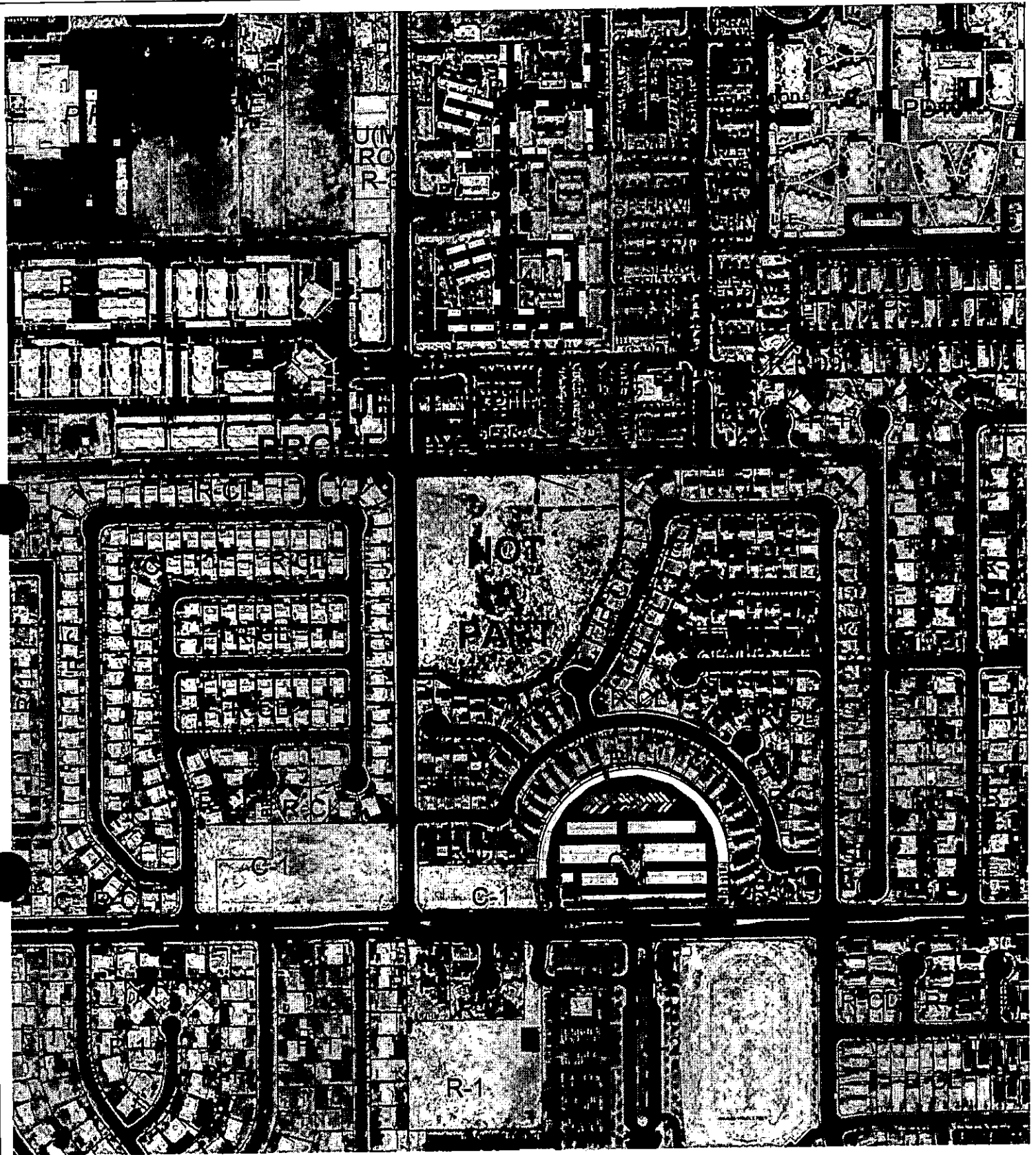
CONDITIONS – Continued:

9. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.



R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT R-CL (SINGLE FAMILY COMPACT-LOT)





0 300 600 Feet

CASE: TMP-18425

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT R-CL (SINGLE FAMILY COMPACT-LOT)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-18425 TWIN LAKES BUSINESS PARK -

APPLICANT/OWNER: PMD ASSOCIATES

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for the Rezonings (Z-0049-96 and Z-0103-97) and the Extension of Time [Z-0049-96(1)].
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Sewer service for the commercial subdivision portion of this Mixed-Use project shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. On-site sewers, 8-inches in diameter or larger, are public sewers within 20-foot wide dedicated public sewer easements.
 - II. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

TMP-18425 - Conditions Page Two
January 25, 2007 - Planning Commission Meeting

7. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study update.
8. Site development to comply with all applicable conditions of approval for Z-49-96, Z-103-97 and all other applicable site-related actions.
9. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

TMP-18425 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Tentative Map for a subdivision on 7.21 acres adjacent to the southeast corner of Simmons Street and Holly Avenue. The map encompasses one commercial lot and six residential lots on one parcel with Resolution of Intent Zoning of M (Industrial) on a 6.55 acre portion designated for a future commercial project and R-CL (Single Family Compact-Lot) on a 0.55 acre portion designated for future residential use.

Due to the first final map on this project (FMP-11963) not recording during the two-year window conditioned as apart of the approval of the previous tentative map (TMP-5271) this map must be reviewed again by the Planning Commission. Staff is recommending approval of this item due to conformance with the previous zoning cases and most recent tentative map approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/17/96	The City Council approved a request for a Rezoning (Z-0049-96) to M (Industrial) for a 68,560 square-foot Industrial Park on this site. The Planning Commission recommended approval and staff recommended denial.
08/15/97	The City Council approved a request for an Extension of Time [Z-0049-96(1)] for this site. The Planning Commission and staff recommended approval.
12/06/97	The City Council approved a request for a Rezoning to R-CL (Single family Compact Lot) on a 0.55 acre portion of the site for six single family dwellings (Z-0103-97). The Planning Commission and staff recommended approval.
11/04/04	The Planning Commission approved a request for a Tentative Map (TMP-5271) to subdivide a 7.21 acre lot into six residential lots and one commercial lot. Staff recommended approval.
03/23/06	Staff approved a request for a Final Map Technical Review (FMP-11963) for a one-lot commercial subdivision consisting of 6.55 acres of the 7.21 acre site.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this project approved or under review.	
<i>Pre-Application Meeting</i>	
11/28/06	A pre-application meeting was held and elements of this application were discussed. It was noted that the applicant must provide cross sections detailing the perimeter walls. Further, it was noted that public works had no issues provided the project is unchanged from the previous approval, TMP-5271. Submittal requirements were discussed.

RTS

TMP-18425 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

Neighborhood Meeting

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

Details of Application Request

Site Area

Gross Acres 7.11

Net Acres 6.99

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped w/ Radio Towers	LI/R (Light Industrial/Research	R-E (Residence Estates) under Resolution of Intent (with no expiration) to M (industrial) and R- CL (Single Family Compact-Lot)
North	Town Homes	H (High Density Residential)	R-PD12 (Residential Planned Development - 12 Units Per Acre)
South	Single Family Residences	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Single Family Residences	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Single Family Residences	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)

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

TMP-18425 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

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

Standard	Required/Allowed	
	M (Industrial) Zone	R-CL (Single Family Compact-Lot)
Min. Lot Size	N/A	3,500 SF
Min. Lot Width	100 Feet	35 Feet
Min. Setbacks		
• Front	50 Feet ***	14 Feet *
• Side	50 Feet ***	10 Feet **
• Corner	50 Feet ***	10 Feet
• Rear	50 Feet ***	10 Feet
Max. Lot Coverage	n/a	50%
Max. Building Height	n/a	2 Stories or 35 Feet

- * Front Setbacks for R-CL (Single Family Compact-Lot): 14 Feet to Front of House, 18 to Front Entry Garage
- ** Side Setbacks for R-CL (Single Family Compact-Lot): 10 Feet Total with a Minimum of 3 Feet on Each Side
- *** Setbacks for M: Due to a 50-foot setback being required from any property line or street right-of-way that abuts a residential zone the typical M zone setbacks do not apply. Also Residential Adjacency Standards and Proximity Slope will apply when a structure is sited here.

ANALYSIS

This site is located within the Southeast Sector Plan of the General Plan. The site is designated LI/R (Light Industrial/Research) on the Land Use Map, which allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. The proposed single-family compact lot development is not usually within the range of uses permitted in this land use designation. However, on 12/06/97 City Council approved a request for a Rezoning (Z-0103-97) to R-CL (Single Family Compact-Lot) of 0.55 acres of subject property for six single family dwellings.

This Tentative Map falls within the West Las Vegas Plan, which identifies the general area located between Owens Avenue and Lake Mead Boulevard, west of Martin Luther King Boulevard, as "Parcel A." The plan recommends that a light industrial use be developed on the eastern portion of this 160 acre mixed-designation area.

TMP-18425 - Staff Report Page Four
January 25, 2007 - Planning Commission Meeting

The site is also within the North Las Vegas Airport Overlay Map portion of the Airport Overlay District. There are no submitted elevations at this time. All future development within the M (Industrial) zoning district portion of this site must meet Title 19.06.080 requirements. This site is within the 70-foot height limitation area of the overlay district. Additionally, the R-CL (Single Family-Compact Lot) portion of this site has a maximum height restriction of two-stories or 35 feet, whichever is less. This zoning category is in compliance with Title 19.06.080 (B) which allows a "structure to a height up to thirty five feet above the surface of the land on any parcel" without a height limitation review or prohibition.

FINDINGS

- General information

The proposed Tentative Map meets all Code standards and must meet all the conditions of approval imposed at the time of Site Development Plan approval.

- Cross Section

The submitted cross sections do not show sufficient information to indicate whether retaining walls are proposed or required. However, because the site is surrounded by existing homes and right-of-way, retaining walls are not anticipated.

- Trails

No trails are associated with this site.

- Special Conditions of Approval (from Z-0049-96 and Z-0049-96(1))

1. Construct a nominal 10 foot high decorative block wall along the east, south and west sides of the site as required by the Planning and Development Department. The wall along the west side of the site shall be set back a minimum of 10 feet for landscaping outside the wall.
2. Provide a 10 foot wide landscape planter area inside the wall along the east and south sides of the site and install 36 inch box trees a minimum of 25 feet on center as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
3. Provide a 10 foot wide landscape planter area along Holly Avenue and Simmons Street and install 24 inch box trees 30 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged. An additional 24 inch box tree shall be provided where abutting any two-story single family dwelling as required by the Planning and Development Department.

TMP-18425 - Staff Report Page Five
January 25, 2007 - Planning Commission Meeting

4. A minimum 50 foot setback shall be maintained from all property lines and the six single family lots proposed as a part of this request.
5. No manufacturing or assembly of products shall be permitted in the areas designated "Storage Areas" on the plot plan submitted as a part of this application.
6. The applicant shall raise the existing wall along the east side of Simmons Street, from the south side of this site to Rising Legend Drive, to a minimum height of eight feet as required by the Planning and Development Department. The applicant shall bear any costs incurred for raising the wall.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

13

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-18425 APN: 139-20-801-006

Name of Property Owner: PMD ASSOCIATES

Name of Applicant: PMD ASSOCIATES

Name of Representative: INTEGRITY ENGINEERING

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

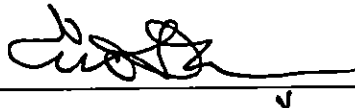
☒ No

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): _____

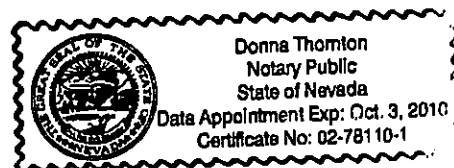
APN: _____

Signature of Property Owner: 

Print Name: ERIC HORN

Subscribed and sworn before me

This 29th day of November, 2006
Donna Thornton
Notary Public in and for said County and State



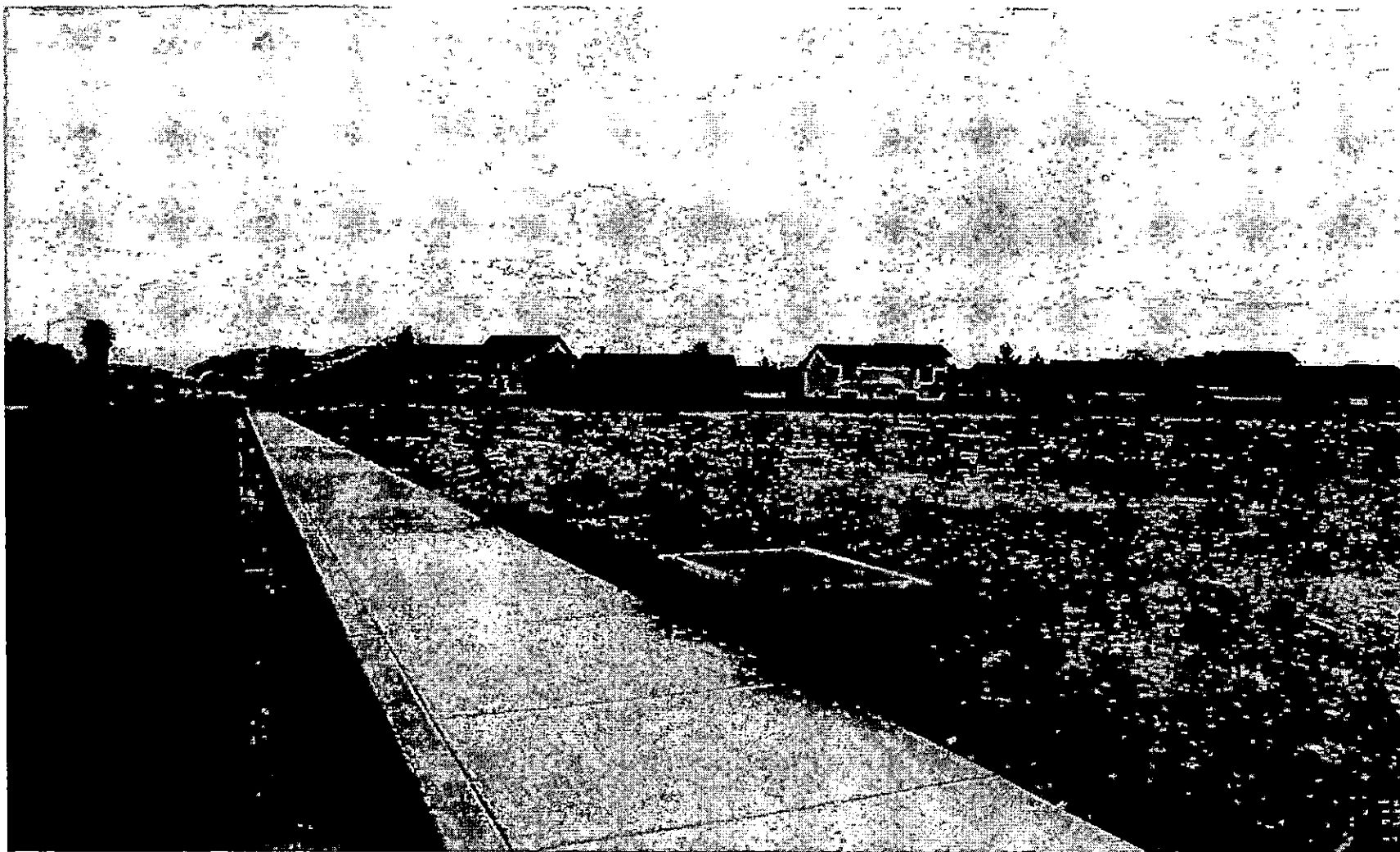
APN #: 139-20-801-006



DEC 01 2006

SHEET
C2

5. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$



TMP-18425 - TWIN LAKES BUSINESS PARK - APPLICANT/OWNER: PMD ASSOCIATES
SOUTHEAST CORNER OF SIMMONS STREET AND HOLLY AVENUE
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06



TMP-18425 - TWIN LAKES BUSINESS PARK - APPLICANT/OWNER: PMD ASSOCIATES
SOUTHEAST CORNER OF SIMMONS STREET AND HOLLY AVENUE
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - SDR-15322 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: MGB, LLC
- Request for a Site Development Plan Review FOR A PROPOSED 11,080 SQUARE FOOT RETAIL DEVELOPMENT on 1.54 acres at the northwest corner of Lake Mead Boulevard and Decatur Boulevard (APN 138-24-611-060, 061 and 062), C-1 (Limited Commercial) Zone and U (Undeveloped) Zone under Resolution-of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly). **NOTE: THIS REQUEST HAS BEEN AMENDED TO INCLUDE A WAIVER OF THE PERIMETER LANDSCAPE BUFFERING REQUIREMENTS AND MERHI GHASSAN SHOULD BE ADDED AS AN ADDITIONAL OWNER**

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **TABLED**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report – Not Applicable
3. Supporting Documentation – Not Applicable
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

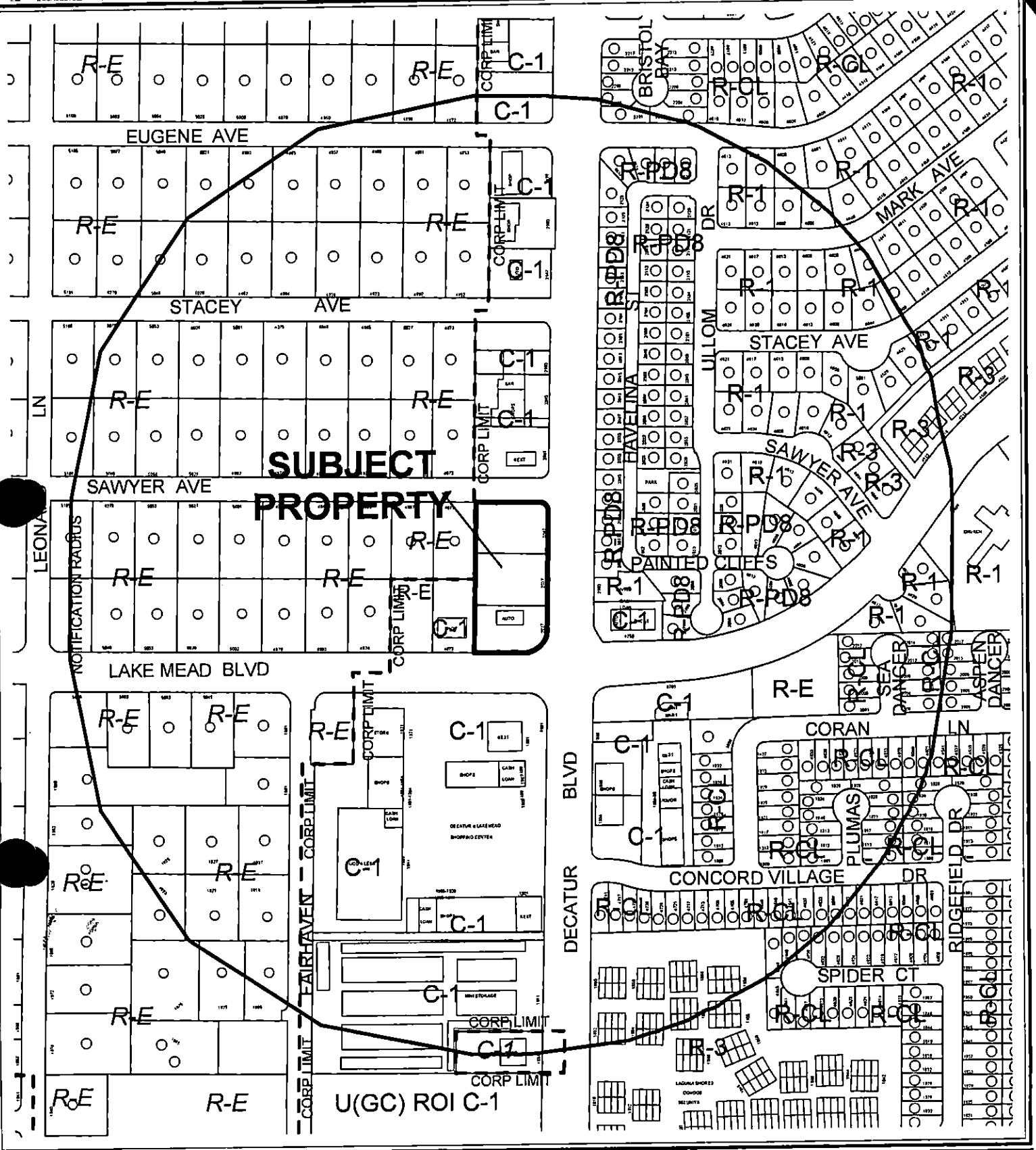
PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 2 – SDR-15322

MINUTES:

MR. RANKIN stated that Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730] were requested to be tabled.

(6:04 – 6:07)

1-66



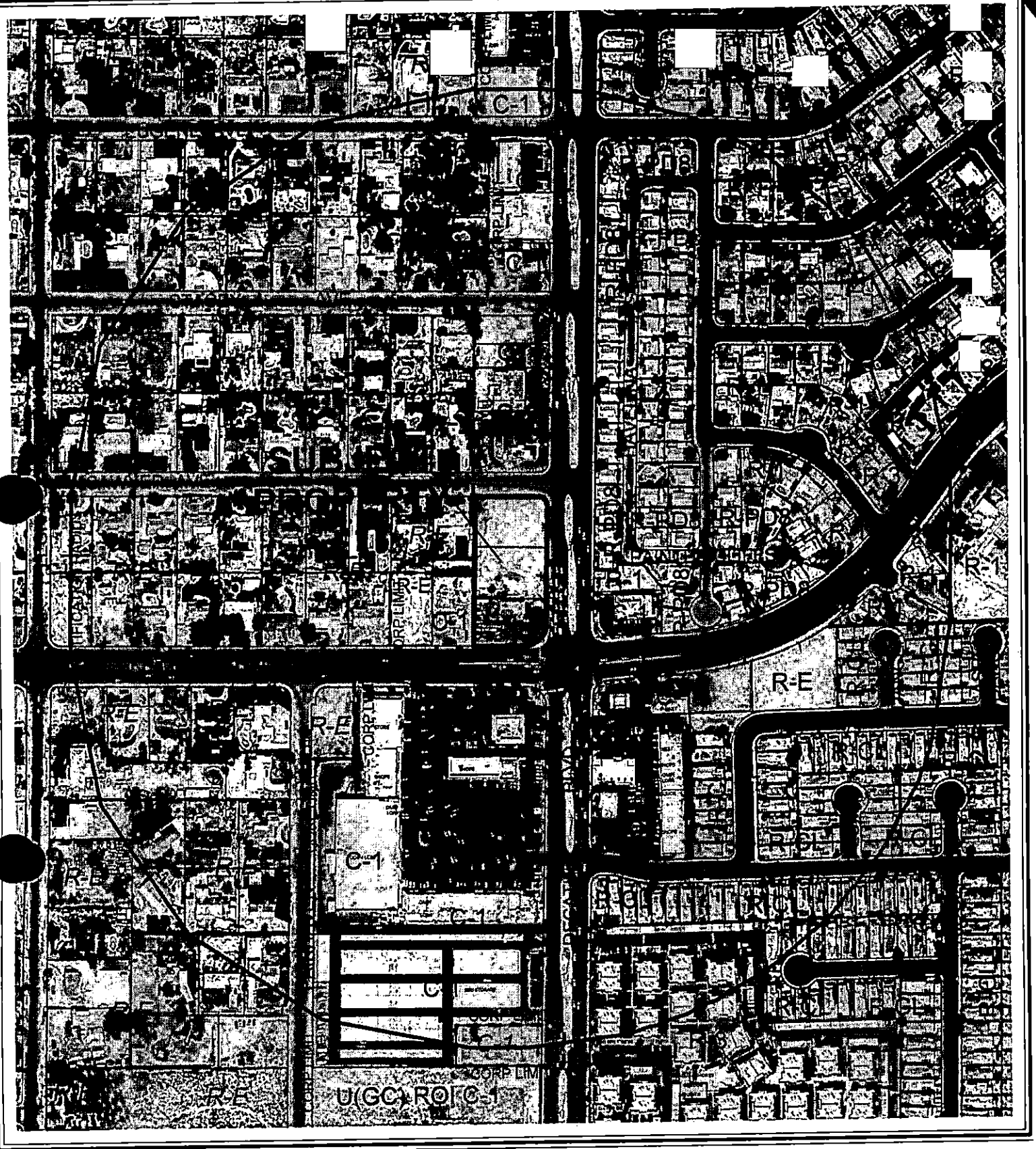
CASE: **SDR-15322**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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





CASE: **SDR-15322**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SDR-15322 - APPLICANT: JOHN DAVID
BURKE ARCHITECT - OWNER: MGB, LLC

***THE APPLICANT REQUESTED THIS ITEM BE
HELD TABLED***

John
David
burke, architect
A Professional Corporation

200615

January 9, 2007

City Las Vegas Planning and Development
ATTN: Andy Reed
731 S. Fourth Street
Las Vegas, NV 89101

1/25 PC

Re: Request for TABLE ITEM - # SDR-15322
Retail Project, Northwest Corner of Lake Mead Boulevard and Decatur Boulevard

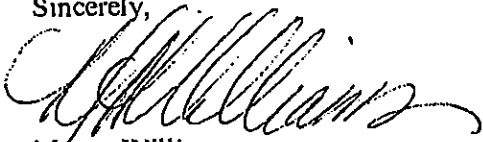
To Whom It May Concern:

After submitting the plans for this retail project, it was brought to our attention that the owner of the property is in escrow to purchase the property to the West and may change the plans previously submitted.

We would like to request our application for a Site Development Plan Review be Tabled until further notice.

We respectfully request your consideration in this matter. If you have any questions or comments, please contact my office at (702) 876-4863.

Sincerely,



Megan Williams

JOHN DAVID BURKE, ARCHITECT

3471 W. Oquendo Road #301 • Las Vegas, Nevada 89118 • (702) 876-4863 • Fax (702) 876-9355

01/09/2007 15:18 #039 P.002/002

From: JOHN DAVID BURKE, ARCHITECT 1 702 876 9355



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-15322** APN: 138-24-611-062

Name of Property Owner: MGB LLC

Name of Applicant: JOHN DAVID BURKE ARCHITECT

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: _____

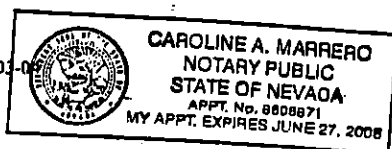
Print Name: Chasson Ferhi

Subscribed and sworn before me

This 17th day of May, 2006

Caroline A. Marrero

Notary Public in and for said County and State



Revised 12-01-05

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-15322** APN: 138-24-611-060

Name of Property Owner: GHASSAN MERHI

Name of Applicant: JOHN DAVID BURKE ARCHITECT

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Ghassan Merhi

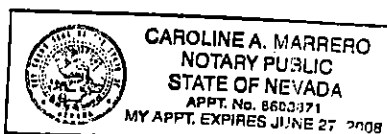
Subscribed and sworn before me

This 17th day of May, 2006

Caroline A. Marrero

Notary Public in and for said County and State

Revised 12-03-04



*State of Nevada
Carly Clark*

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-15322** APN: 138-24-611-061

Name of Property Owner: GALTAR LLC

Name of Applicant: JOHN DAVID BURKE ARCHITECT

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: Chassan Marhi

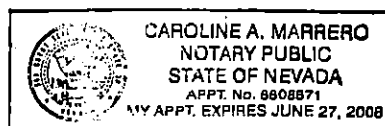
Subscribed and sworn before me

This 17th day of May, 2006
Caroline A. Marrero

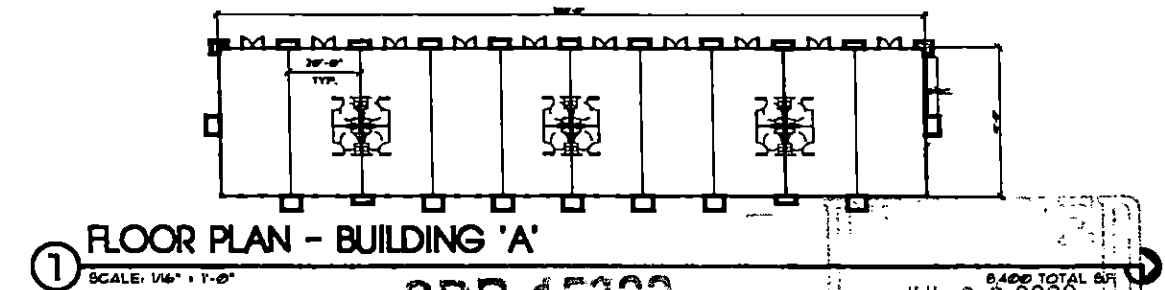
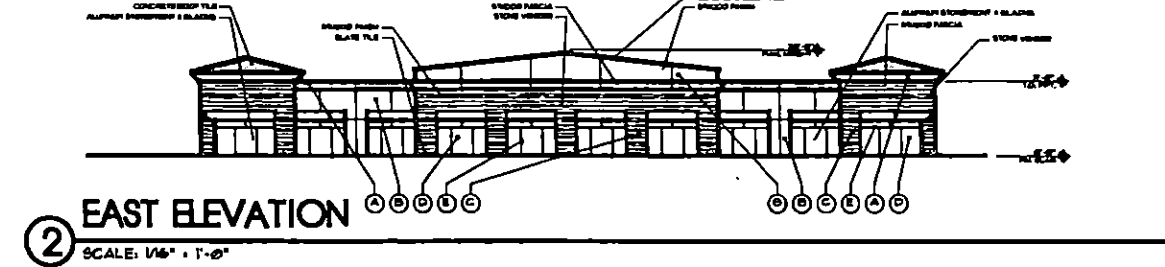
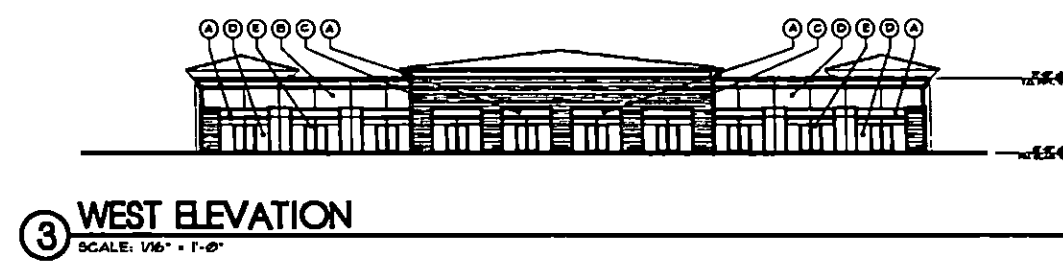
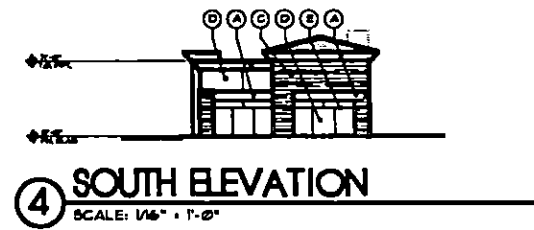
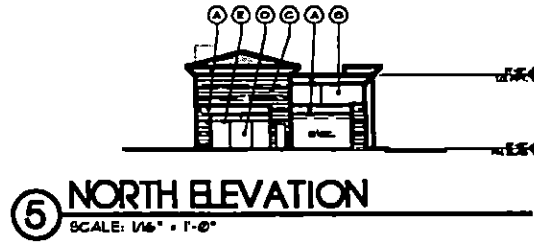
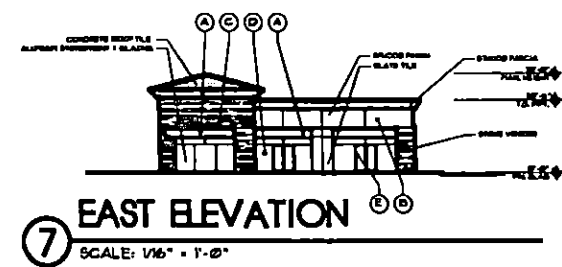
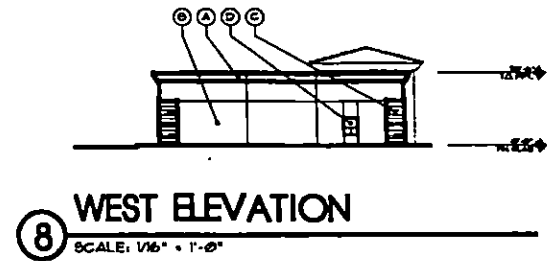
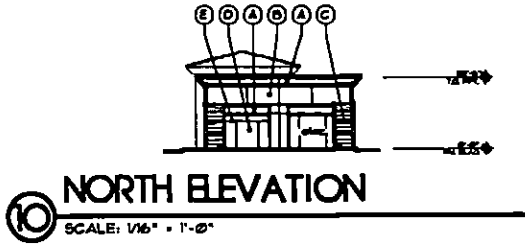
Sharon Nevada
City Clerk

Notary Public in and for said County and State

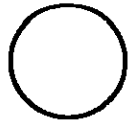
Revised 12-03-04



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



FINISH SCHEDULE		
Sym.	description	specification
A	FIELD COLOR	DUNN EDWARDS - DE6316 - LOOKING GLASS
B	FIELD COLOR	DUNN EDWARDS - DE6317 - CEDAR GROVE
C	CULTURED STONE	COUNTRY LEDGESTONE - ASPEN
D	GLAZING	1 INCH INSULATED ADURELITE REFLECTIVE
E	ALUMINUM STOREFRONT	



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

John
Adair
Burke, architect

SHOPPING CENTER
Lake Mead & Decatur
for: Galtier, LLC
City of Las Vegas Nevada

date	proj. no.	drawn by	checked by

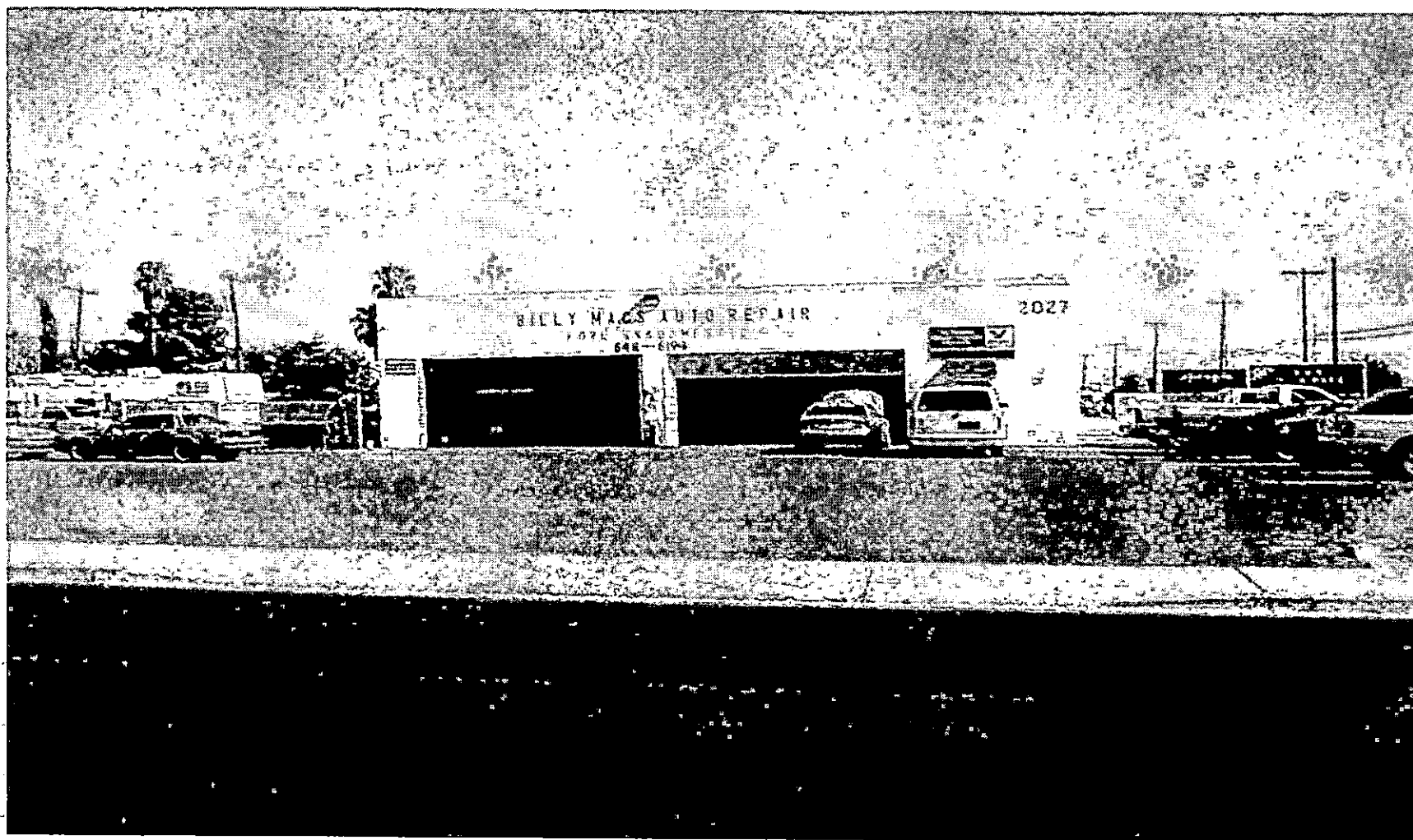
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A2

SDR-15322
01/25/07 PC

JUL 20 2006

SDR 15322				
John David Burke Architect				
NWC Lake Mead & Decatur				
Proposed 11.08 thousand square foot retail development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	8.4	42.94	361
AM Peak Hour			1.03	9
PM Peak Hour			3.75	32
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.68	496.12	1,330
AM Peak Hour			53.11	142
PM Peak Hour			34.64	93
(heaviest 60 minutes)				
Combined Uses	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	11.08		1,690
AM Peak Hour				151
PM Peak Hour				124
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Counts not available for Sawyer				
Lake Mead Boulevard				
Average Daily Traffic (ADT)	27,746			
PM Peak Hour	2220			
(heaviest 60 minutes)				
Decatur Boulevard				
Average Daily Traffic (ADT)	34,611			
PM Peak Hour	2769			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			

	Capacity			
Lake Mead Boulevard	32585			
Decatur Boulevard	51700			
This project will add approximately 1,690 trips per day on Lake Mead, Decatur and Sawyer. This will increase expected volumes by about 6 percent on Lake Mead and about 5 percent on Decatur. Counts are not available for Sawyer.				
Lake Mead is at about 85 percent of capacity and Decatur is at about 67 percent of capacity.				
Based on Peak Hour use, this development will add roughly 124 additional cars into the area; which works out to about two every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



SDR-15322 - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: MGB LLC
THE NORTHWEST CORNER OF LAKE MEAD BOULEVARD AND DECATUR BOULEVARD
JANUARY 25, 2007 PLANNING COMMISSION

08/08/06



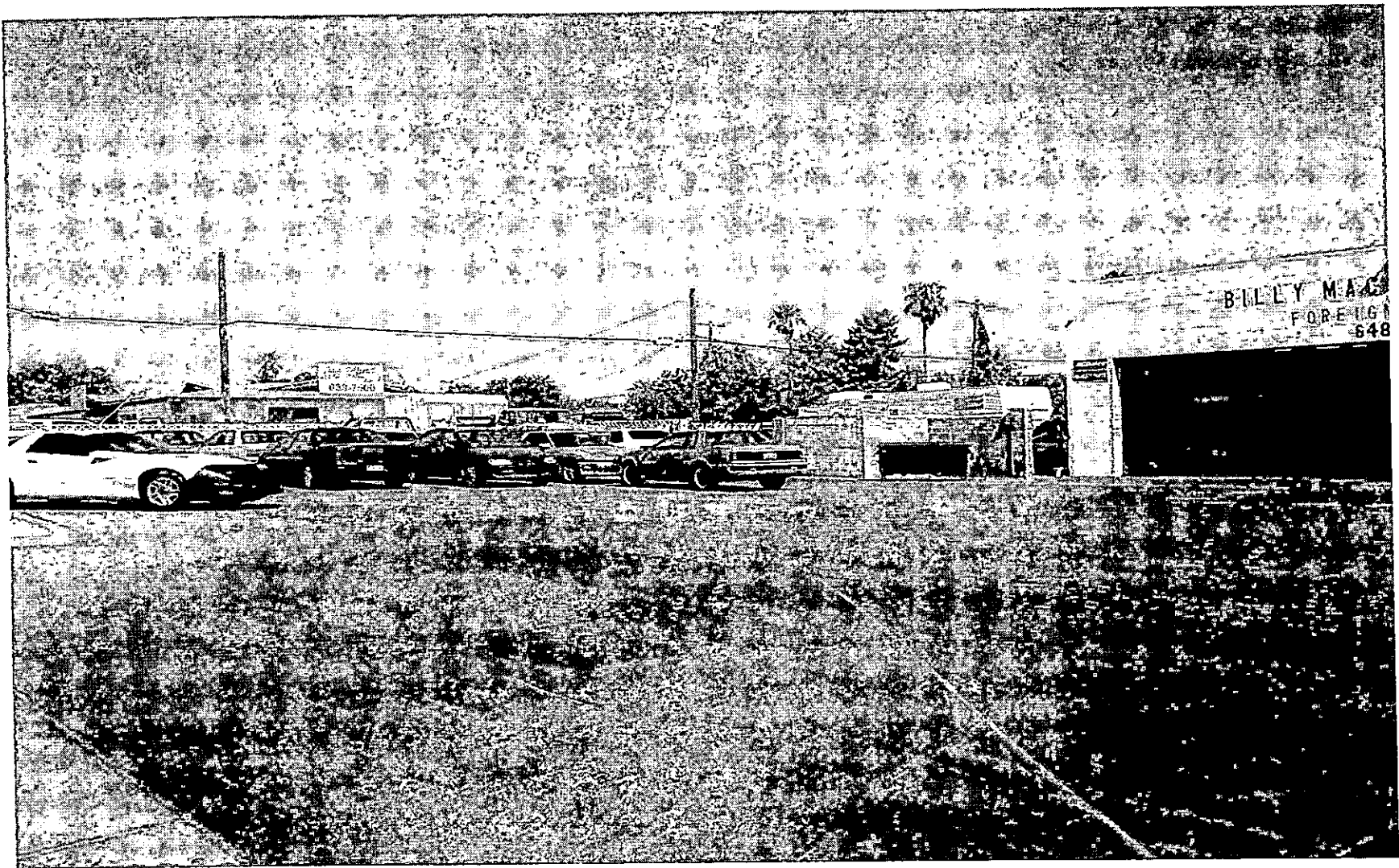
SDR-15322 - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: MGB LLC
THE NORTHWEST CORNER OF LAKE MEAD BOULEVARD AND DECATUR BOULEVARD
JANUARY 25, 2007 PLANNING COMMISSION

08/08/06



SDR-15322 - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: MGB LLC
THE NORTHWEST CORNER OF LAKE MEAD BOULEVARD AND DECATUR BOULEVARD
JANUARY 25, 2007 PLANNING COMMISSION

08/08/06



SDR-15322 - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: MGB LLC
THE NORTHWEST CORNER OF LAKE MEAD BOULEVARD AND DECATUR BOULEVARD
JANUARY 25, 2007 PLANNING COMMISSION

08/08/06

July 20, 2006

**CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT**
731 South Fourth Street
Las Vegas, Nevada 89101

**Re: Justification Letter – Site Plan Development Review
Shopping Center – Lake Mead & Decatur**

Overview

The plans and documents we are submitting today for your review depict a proposed Retail Commercial Lease Shell Building and Retail Pad Building. This is a 1.54 net acre site on the Northwest corner of Lake Mead and Decatur Boulevard in the City of Las Vegas.

Site Plan Development Review

The documents submitted depict a one story retail project, to include a restaurant pad building with drive thru and retail/office shell building. All of the buildings are designed within Title 19 requirements.

This request no longer requires a variance to reduce parking as the site has been adjusted to meet the City of Las Vegas requirements. The waiver is no longer needed as the retail building has been moved to meet the ratio for the adjacent residential buildings.

Otherwise, these plans are consistent with the master plan and with the requirements of City of Las Vegas Zoning Code.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,

JOHN DAVID BURKE, ARCHITECT

**SDR-15322
01/25/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - SDR-17979 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 45,650 SQUARE-FOOT LIBRARY on a portion of 37.5 acres at 6601 North Buffalo Drive (APN 125-21-701-011), C-V (Civic) Zone [PF-TC (Public Facilities) Town Center Land Use Designation], Ward 6 (Ross).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **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 Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with **EVANS** abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 3 – SDR-17979

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

CONDITIONS:

Planning and Development

1. Conformance with Conditions of Approval for Rezoning (Z-0054-01) and Site Development Plan Review [Z-0054-01(1)].
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 landscape plan, date stamped 01/04/07, and building elevations, date stamped 11/03/06, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The 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.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 3 – SDR-17979

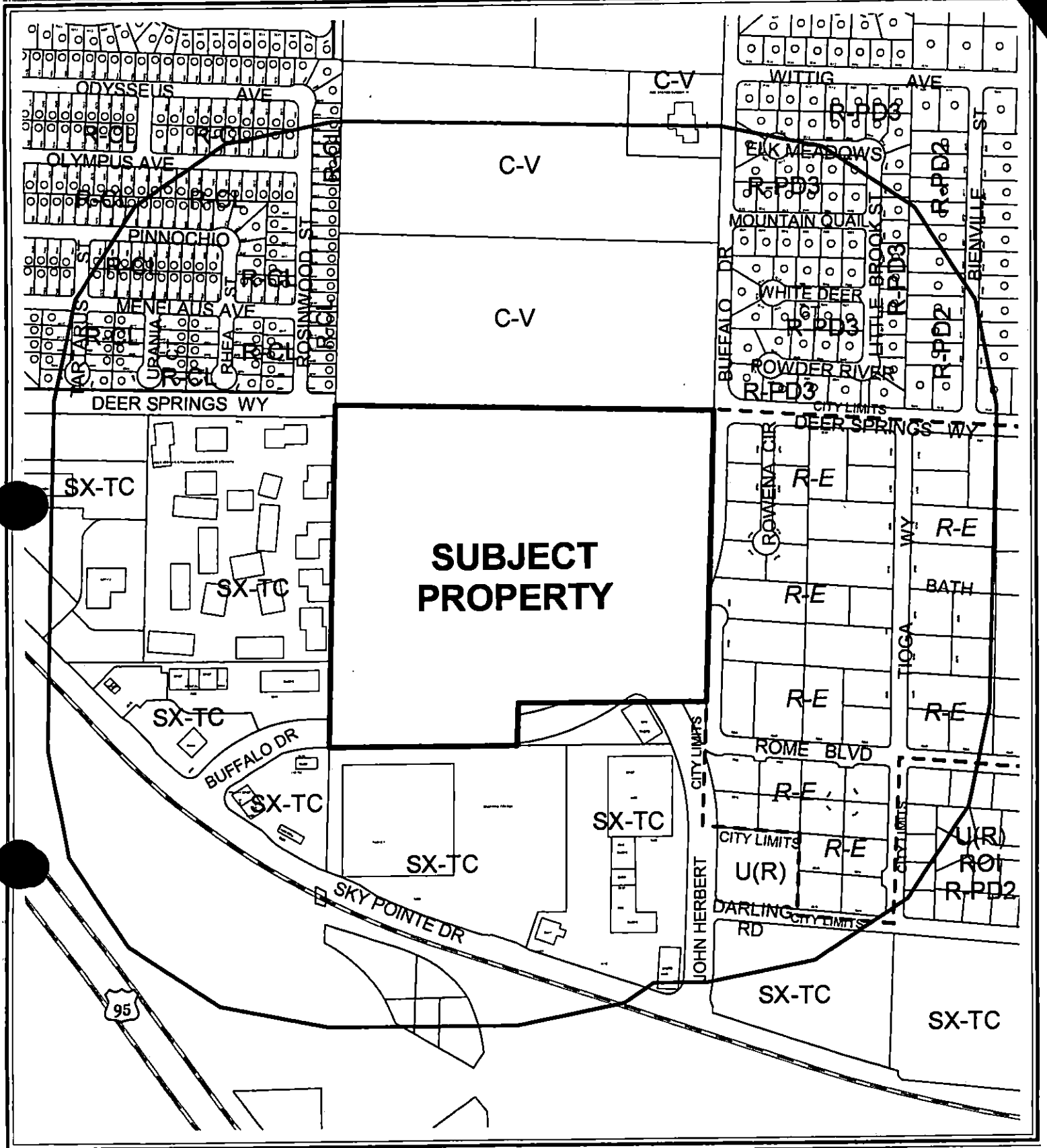
CONDITIONS – Continued:

- Acertificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
 7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
 8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
 9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
 10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
 11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
- Public Works
12. Construct street improvements for Deer Springs Way adjacent to this site concurrent with development of this site. Construct incomplete half-street improvements on Buffalo Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 3 – SDR-17979

CONDITIONS – Continued:

13. An update to the previously approved Drainage Plan and Technical Drainage Study, or other acceptable information, must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits. Provide and improve all drainageways as recommended in the approved drainage plan/study.14. Site development to comply with all applicable conditions of approval for Z-54-01 and all other applicable site-related actions.



CASE: **SDR-17979**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-V (CIVIC)

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - SDR-17979 - APPLICANT/OWNER: CITY OF LAS VEGAS**

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

1. Conformance with Conditions of Approval for Rezoning (Z-0054-01) and Site Development Plan Review [Z-0054-01(1)].
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 landscape plan, date stamped 01/04/07, and building elevations, date stamped 11/03/06, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

SDR-17979 - Conditions Page Two
January 25, 2007 - Planning Commission Meeting

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Construct street improvements for Deer Springs Way adjacent to this site concurrent with development of this site. Construct incomplete half-street improvements on Buffalo Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
13. An update to the previously approved Drainage Plan and Technical Drainage Study, or other acceptable information, must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits. Provide and improve all drainageways as recommended in the approved drainage plan/study.
14. Site development to comply with all applicable conditions of approval for Z-54-01 and all other applicable site-related actions.

SDR-17979 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 45,650 square-foot library on a portion of 37.5 acres at 6601 North Buffalo Drive.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
03/19/99	This property was annexed [A-0026-98(A)] into the City of Las Vegas as part of a larger request.
07/12/99	The City Council approved a request for a Rezoning (Z-0027-99) from U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] to C-V (Civic) on a portion of the subject property.
09/05/01	The City Council approved a Rezoning (Z-0054-01) from U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] to C-V (Civic) on a portion of the subject property, and Site Development Plan Review [Z-0054-00(1)] for a park, library, and leisure services center and neighborhood park. Staff and the Planning Commission recommended approval.
04/27/06	Administrative approval was granted for a Site Development Plan Review (SDR-12341) for a proposed community recreational facility.
12/21/06	This item was held in abeyance in order to allow the applicant time to revise the site and landscape plans.
Related Building Permits/Business Licenses	
There are no permits or licenses related to this request.	
Pre-Application Meeting	
10/06/06	A pre-application meeting was held and it was noted that residential adjacency standards would apply, handicapped parking requirements were addressed, and a traffic signal impact fee would be required.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	37.5
Net Acres	7

SDR-17979 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PR-OS (Parks/Recreation/Open Space)	T-C (Town Center)
North	Undeveloped	PF-TC (Public Facilities)	C-V (Civic)
South	Shopping Center	SX-TC (Suburban Mixed-Use)	T-C (Town Center)
East	Single-Family Residential	Clark County	Clark County
West	Multi-Family Residential	SX-TC (Suburban Mixed-Use)	T-C (Town Center)

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

DEVELOPMENT STANDARDS

Per the Town Center Development Standards Manual:

Standard	Provided	Compliance
Min. Lot Size	7 acres	Y
Min. Lot Width	231 Feet	Y
Min. Setbacks		
• Front	15 Feet	Y
• Side	105 Feet	Y
• Corner	175 Feet	Y
• Rear	10 Feet	Y
Max. Lot Coverage	15 %	Y
Max. Building Height	36.5 Feet	Y
Mech. Equipment	Screened	Y

Per the Town Center Development Standards Manual the site is located in a PF-TC land use designation. The development standards revert back to Title 19. The comparable zoning district is C-V (Civic). The C-V (Civic) District permits the applicant to determine the design standards through the Site Development Plan Review. For the purposes of this development the above standards are proposed.

NG

SDR-17979 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

Per Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	48 Trees	82	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	107 Trees	107	Y
Min. Zone Width	15 Feet along the right-of-way, 8 feet along the interior property lines		15 feet along right-of-way	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement						
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handi-capped	Regular	Handi-capped
Library	45,654 SF	1:300	153	6	285	9
Sub-Total			153	6	285	9
TOTAL			153		285	
Loading Spaces			3		3	

ANALYSIS

This site is currently undeveloped. The applicant proposes to construct a 45,654 square foot library in the northwest portion of the site. Access will be provided from Buffalo Drive and Deer Springs Way. Landscape buffers that comply with city standards are provided along all property lines. Parking lot landscaping is shown in types and amounts that comply with city requirements. The elevations depict an exterior consisting of plaster and glazing with decorative stone accents

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-17979 - Staff Report Page Four
January 25, 2007 - Planning Commission Meeting

The proposed library is part of a larger development situated on this 37.5 acre property. This larger property is used for similar type development including a community center and park areas. The proposed library will be compatible with adjacent development and development in the area.

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

The proposed development is consistent with all applicable standards, plans, and policies.

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

Primary access to the site will be from Buffalo Drive a 100-foot Primary Arterial. This will provide the site with adequate traffic flow and will not negatively affect adjacent roadways.

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

The building and landscape materials utilized are appropriate for the area and for the city.

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

The building elevations are not unsightly, and are harmonious and compatible with development in the area.

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

The proposed development will not endanger the public health or the general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

16

ASSEMBLY DISTRICT 13

SDR-17979 - Staff Report Page Five
January 25, 2007 - Planning Commission Meeting

SENATE DISTRICT 9

NOTICES MAILED 243

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17979** APN: 125-21-701-001

Name of Property Owner: of Las Vegas

Name of Applicant: JMA Architecture

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

_____ Yes

 No

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

City Official: _____

Partner(s): _____

APN: _____

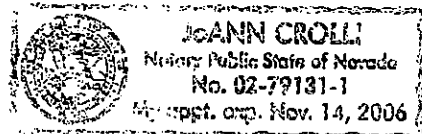
Signature of Property Owner: John H. H. H.

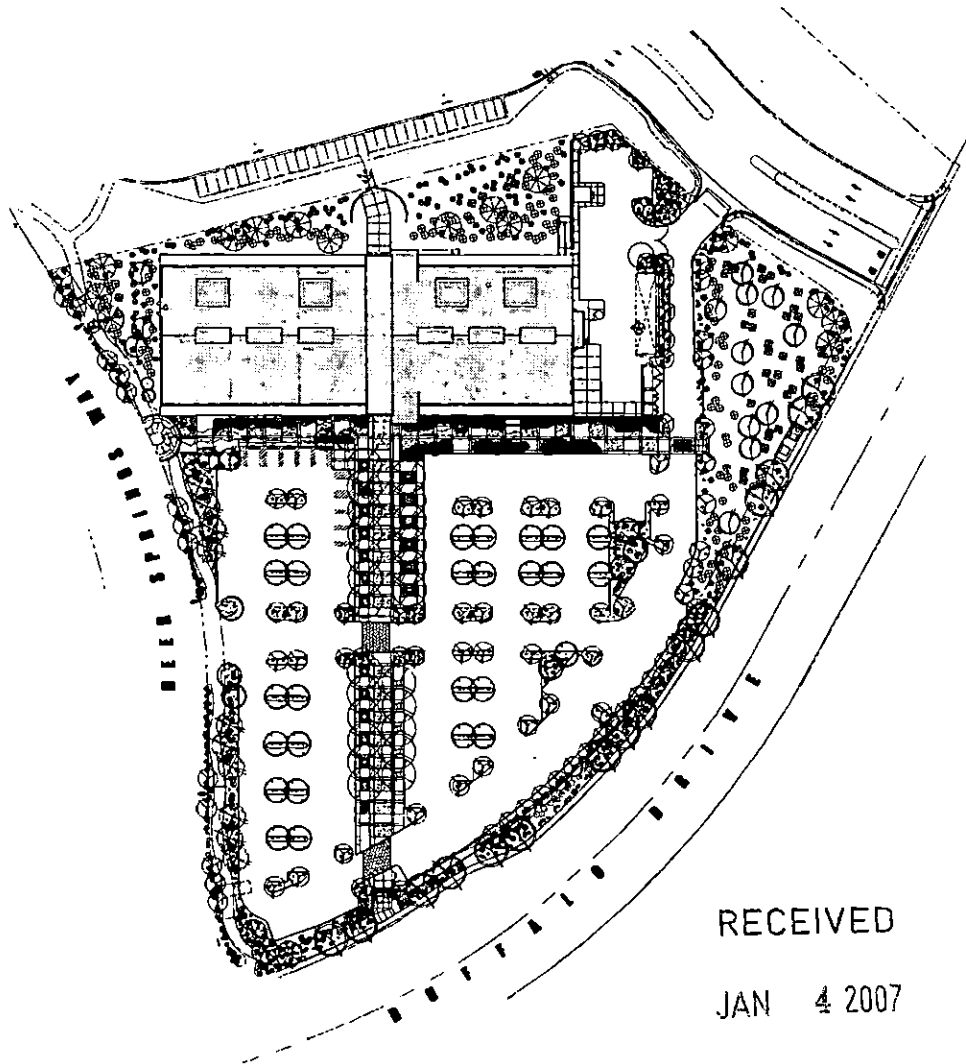
Print Name: Robin Yorkman

Subscribed and sworn before me

This 16 day of October, 2006

Notary Public in and for said County and State
Clark Nevada





RECEIVED

JAN 4 2007

PLANT SCHEDULE

SYMBOL	COMMON NAME	QTY	SIZE	REMARKS
1	ACACIA PROSTRATA	8	24" SOE H&B	STANDARD BLUE
2	CORDON & TRENT PINE	10	24" SOE H&B	STANDARD BLUE
3	CHERRY (HONEY LOCUST) WHITE	8	24" SOE H&B	STANDARD BLUE
4	CHERRY (HONEY LOCUST) WHITE	8	24" SOE H&B	STANDARD BLUE
5	CHERRY (HONEY LOCUST) WHITE	8	24" SOE H&B	STANDARD BLUE
6	CHERRY (HONEY LOCUST) WHITE	8	24" SOE H&B	STANDARD BLUE
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- GENERAL NOTES:
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
 - LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
 - PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS OR I.D. OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GROWTH, SPECIES, VARIETY, ETC.
 - CONTRACTOR TO PROVIDE MATCHING SIZE AND FORMS OF LIVE SHALE SPECIES AS SHOWN ON DRAWINGS.
 - CONTRACTOR TO PROVIDE PROPER DRAINAGE AWAY FROM ALL STRUCTURED WALLS AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
 - DECOMPOSED GRANITE 1/2" MIN. COARSE, 3/4" DEPTH TYPICAL. ALL PLANTING BEDS DECOMPOSED GRANITE SHALL CONTAIN 50% AGGREGATE AND 50% FINE. CONTRACTOR TO REMOVE VERIFICATION FROM ROCK SUPPLIER AND PROVIDE VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
- WHOLESALE DEALER:
 LANDSCAPE MATERIALS, INC.
 8000 NORTH ORANGE ROAD
 TALLAHASSEE, FL 32310
 TELEPHONE: (904) 291-1111
 CONTACT: CAROLINA D'ALBINO
- LANDSCAPE BUILDERS ARE TO BE GRANITE AND ROUND IN SHAPE, COLOR TO MATCH OR COMPLEMENT ROCK GRADING CONSTRUCTION. CONTRACTOR TO SET IN OR ROCK CHAMBERS WITH PROPER DRAINAGE. BUILDERS TO BE 2" TO 4" IN DIAMETER. BUILDERS TO BE 2" TO 4" IN DIAMETER. BUILDERS TO BE 2" TO 4" IN DIAMETER.
 - CONTRACTOR TO PROTECT AND PRESERVE EXISTING LANDSCAPE. ANY PLANT MATERIAL OR LANDSCAPE MATERIALS DAMAGED BY CONSTRUCTION OR CONSTRUCTION IS TO BE REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR IS TO REPLACE DAMAGED PLANT MATERIAL WITH MATERIAL OF THE SAME SIZE, SPECIES, FORM, ETC.
 - TREES WITHIN PHASE 2 AREA TO BE INSTALLED AS 6" GALLON WITH A MINIMUM CALIPER SIZE OF 0.75".



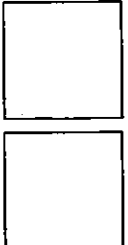
jma

Centennial Hills Library
2007

Board Meeting Presentation
2/1/07

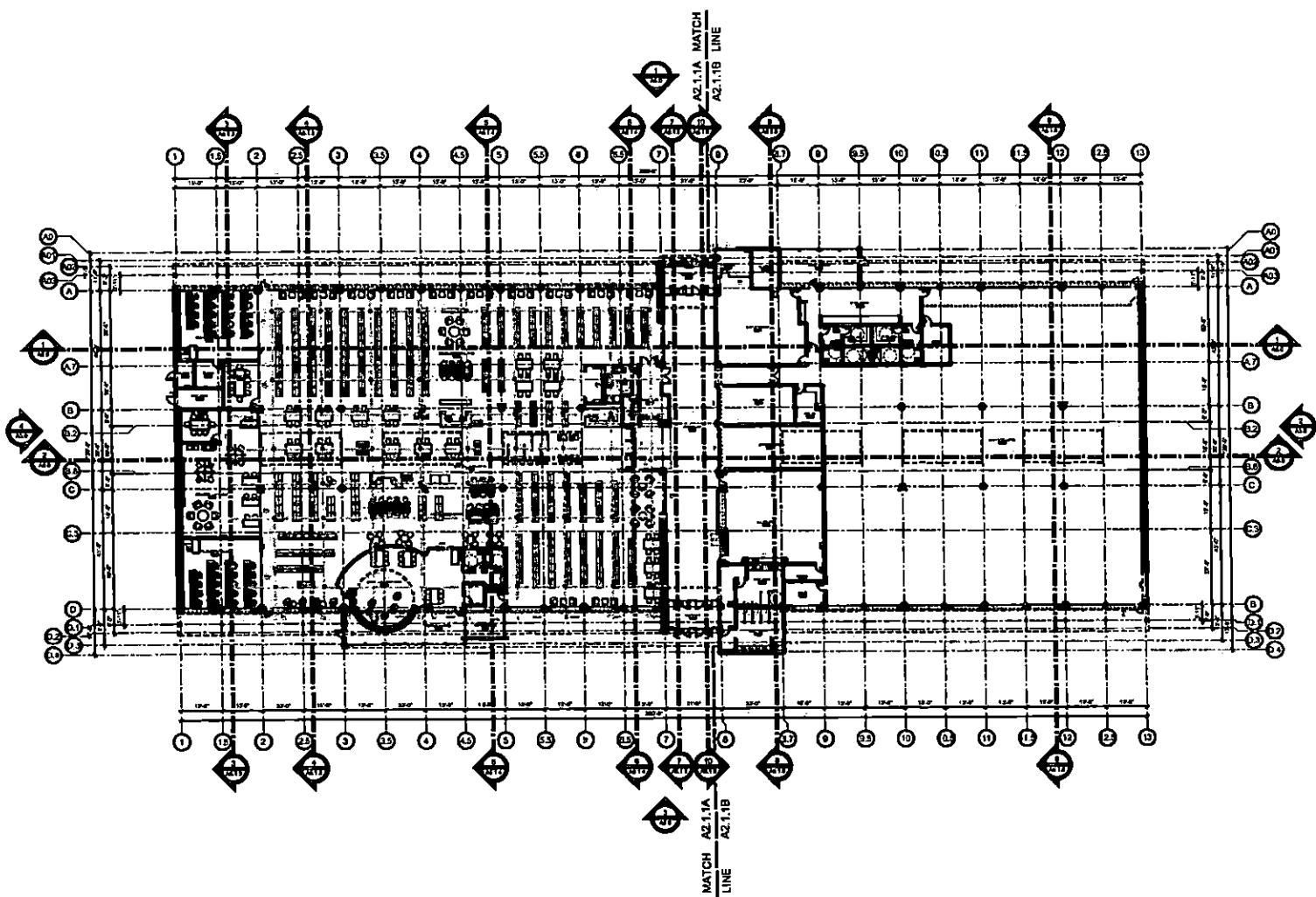
Landscape

SDR-17979
REVISED
01/25/07 PC



CENTENNIAL HILLS LIBRARY
 LAS VEGAS, NEVADA

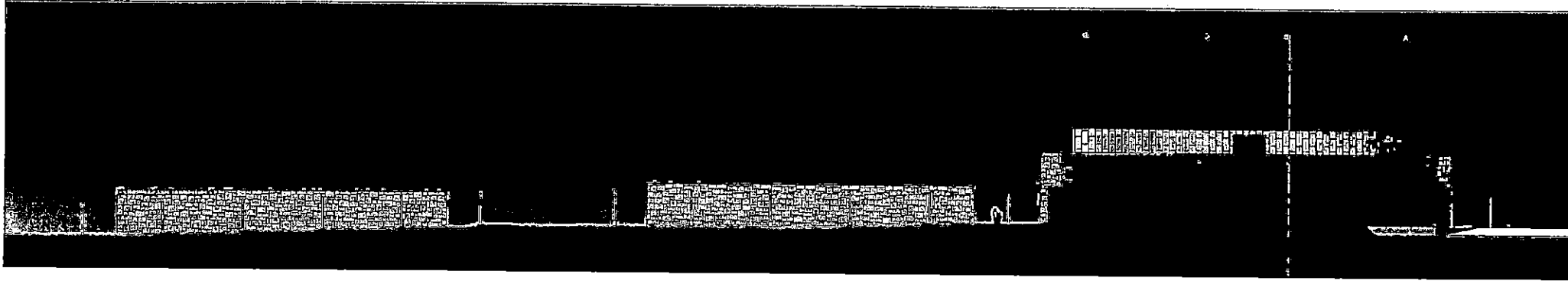
Project Name	Centennial Hills Library
Project Number	12-240000
Scale	1/8" = 1'-0"
Sheet Number	12-240000-01
Sheet Title	Overall Floor Plan
Author	Thomas J. Johnson
Check	
Draw	
Plot	
Overall Floor Plan	A2.00



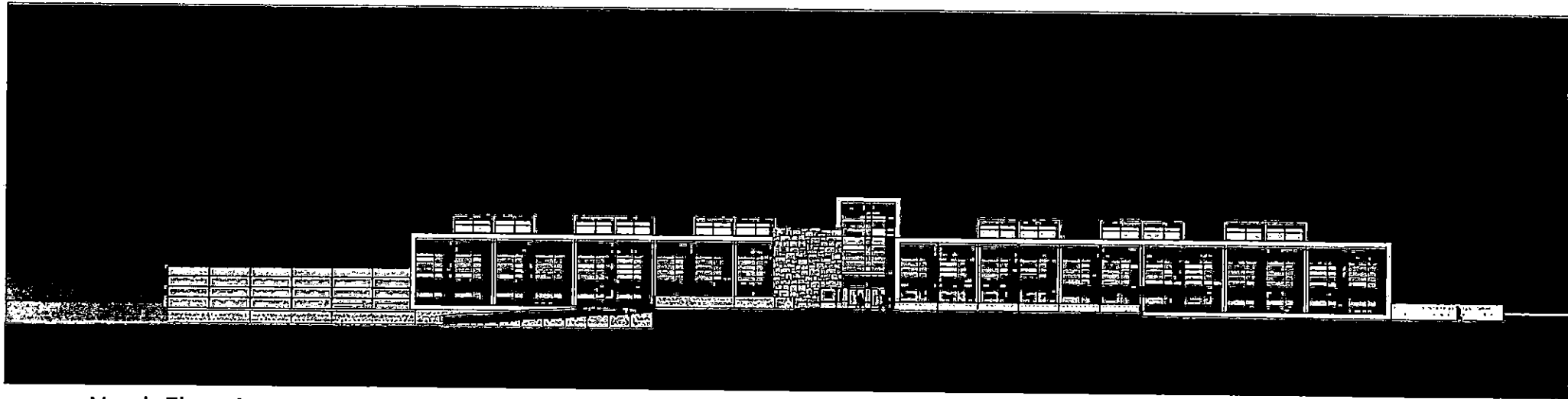
① OVERALL FLOOR PLAN

SDR-17979
12/21/06 PC

RECEIVED
 NOV 3 2006



East Elevation



North Elevation

jma

Design
10150 Covington Cross Drive
Las Vegas NV 89148
702.731.2003

Centennial Hills Library
2006140

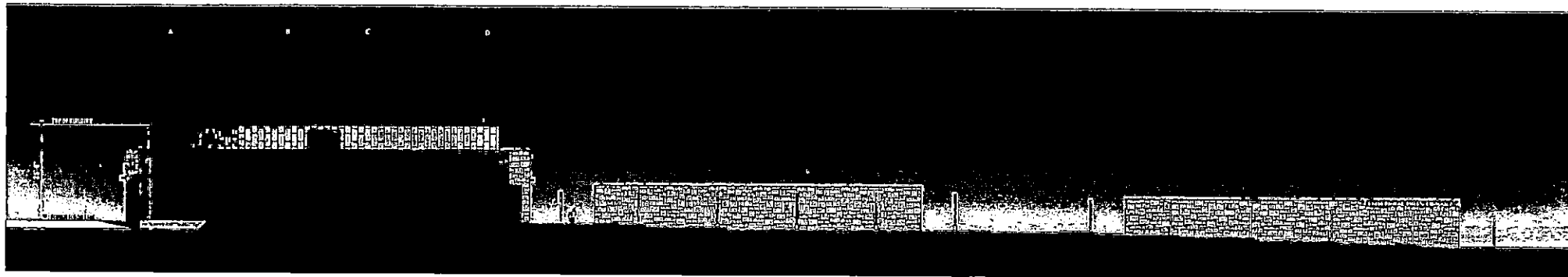
Library Elevation
Scale: 1/8" = 1'-0"

RECEIVED

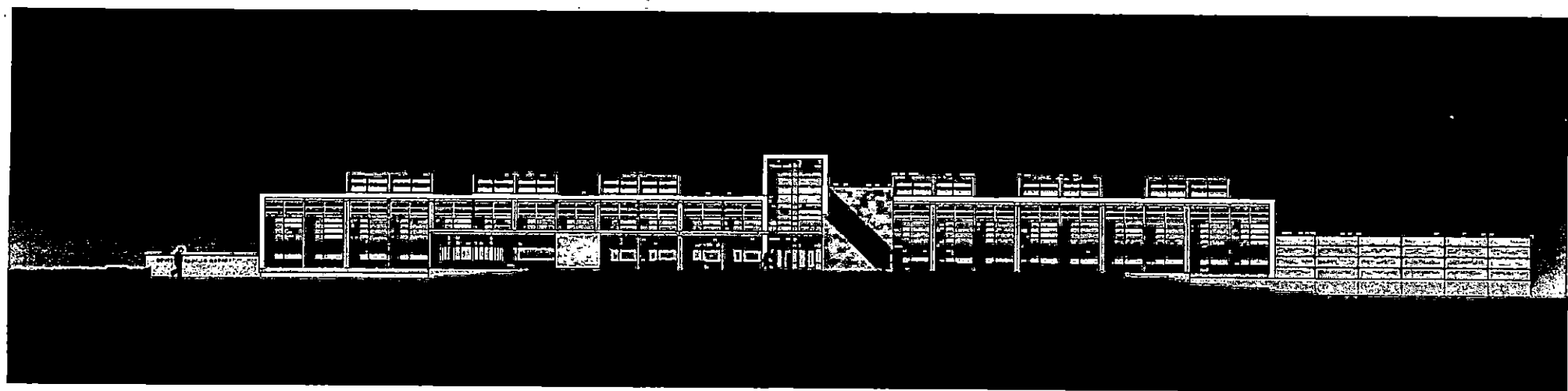
09/06/06

SDR-17979 NOV 3 2006

01/25/07 PC



West Elevation



South Elevation

RECEIVED

jma

Design
10150 Covington Cross Drive
Las Vegas NV 89144
702.731.2033

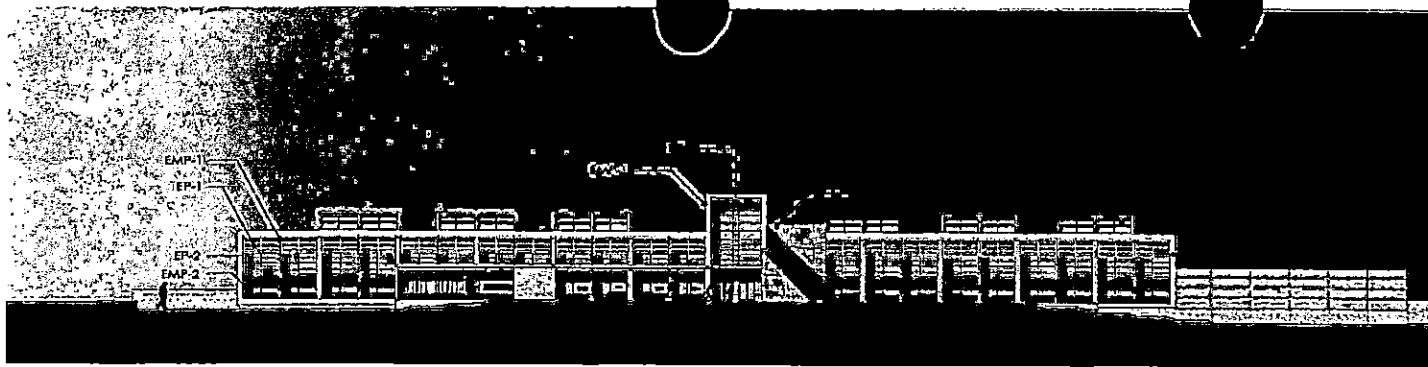
Centennial Hills Library
2006140

Library Elevation
Scale = 1/8" = 1'-0"

09:06:06 NOV 8 2006

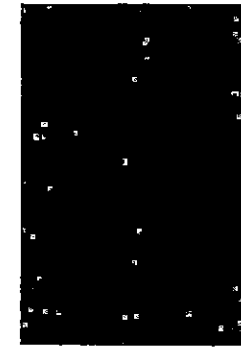
SDR-17979

01/25/07 PC

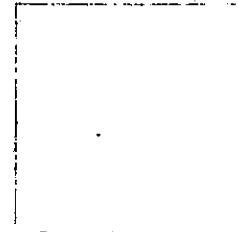


Centennial Hills Library Exterior Building Material Selection

Glazing



GL-1 - PPG Solarbronze
Float Glass



GL-2 - 3-Form Chroma Topaz
Low-E Glazing



GL-3 - 3-Form Chroma Lime
Low-E Glazing



GL-4 - 3-Form Chroma Wheat
Low-E Glazing



GL-5 - 3-Form Chroma Mango
Low-E Glazing



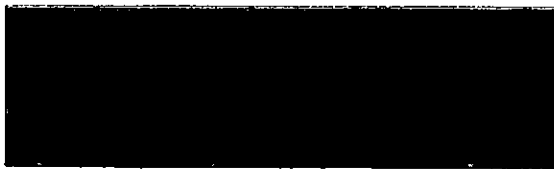
GL-6 - 3-Form Chroma Renew
Renewable Matte

Paint

Wall Finish



EP-1 - FRAZEE PAINT
CW002W RAIN SHIMMER



EP-2 - FRAZEE PAINT
8675D Wooden Oar



EP-3 - FRAZEE PAINT
8676N Turned Earth

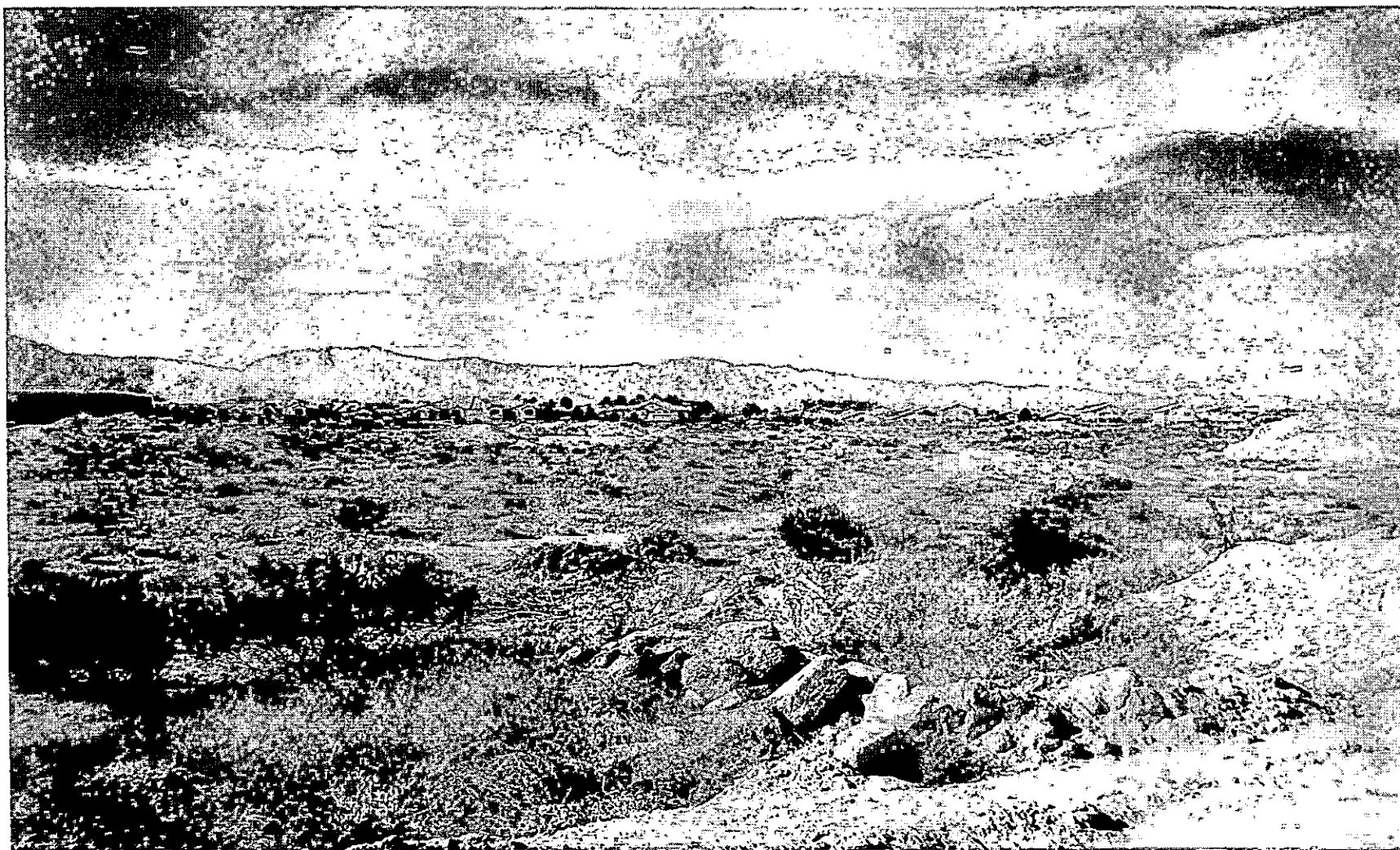


S-1 - 3NORTHSTONE
MONACO

	Design 10150 Covington Cross Drive Las Vegas NV 89144 702.731.2033	Centennial Hills Library 2006140	Material Board	09.06.06 RECEIVED

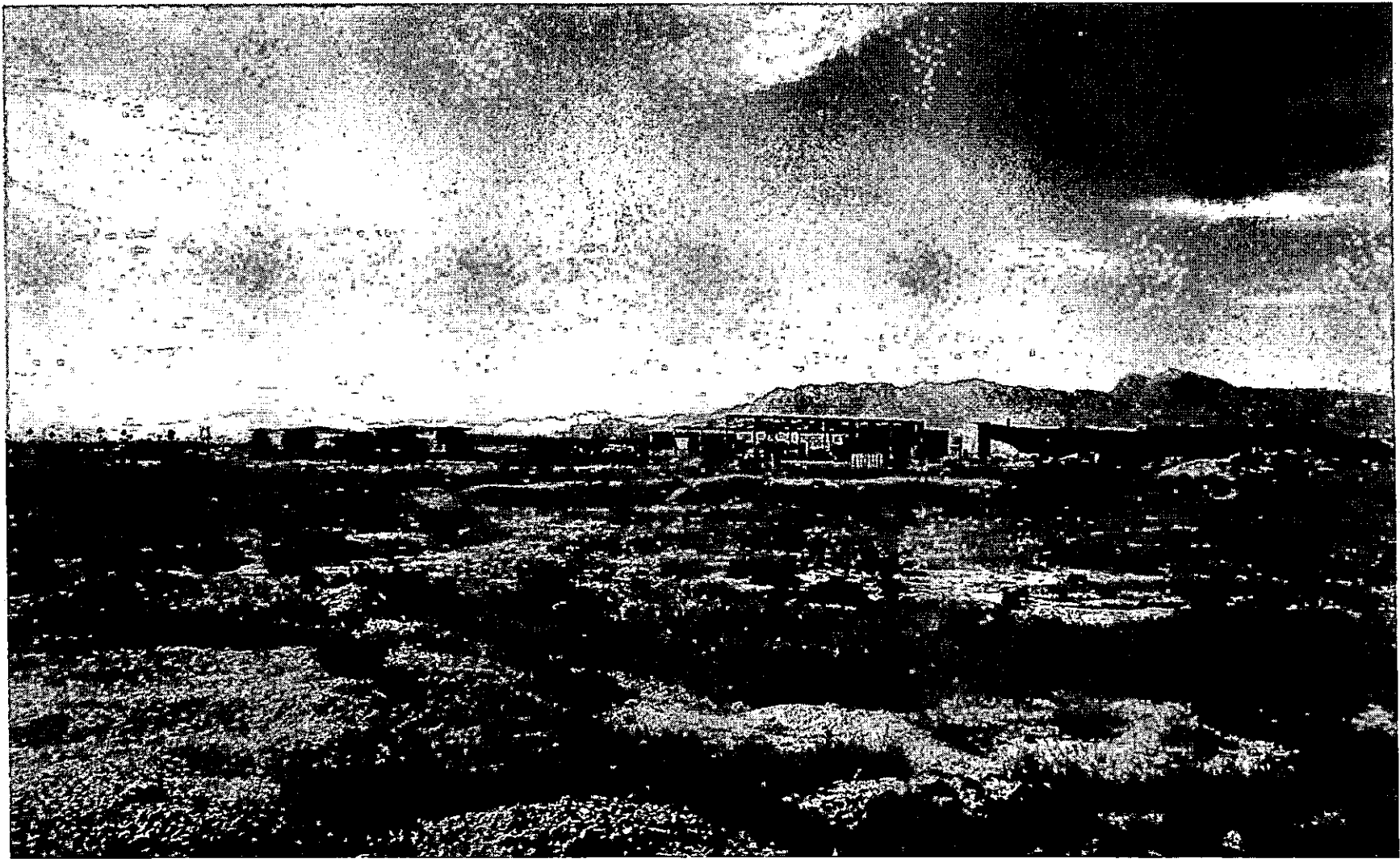
SDR-17979 NOV \$ 2006
01/25/07 PC

SDR 17979				
City of Las Vegas				
NWC Deer Springs & Buffalo				
Proposed 45.65 thousand square foot library.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	LIBRARY [1000SF]	45.65	54.00	2,465
AM Peak Hour			1.06	48
PM Peak Hour			7.09	324
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Deer Springs not yet constructed in this vicinity				
Buffalo Drive				
Average Daily Traffic (ADT)	10,045			
PM Peak Hour	804			
(heaviest 60 minutes)				
Elkhorn Road				
Average Daily Traffic (ADT)	2,611			
PM Peak Hour	209			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Buffalo Drive	51700			
Elkhorn Road	51700			
This project will add approximately 2,465 trips per day on Deer Springs, Buffalo and Elkhorn. This will increase expected volumes by about twenty-five percent on Buffalo and about ninety-four percent on Elkhorn. Buffalo is at about 19 percent of capacity and Elkhorn is at about 5 percent of capacity. Deer Springs has not yet been constructed in this vicinity.				
Based on Peak Hour use, this development will add roughly 324 additional cars into the area; which works out to about five every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



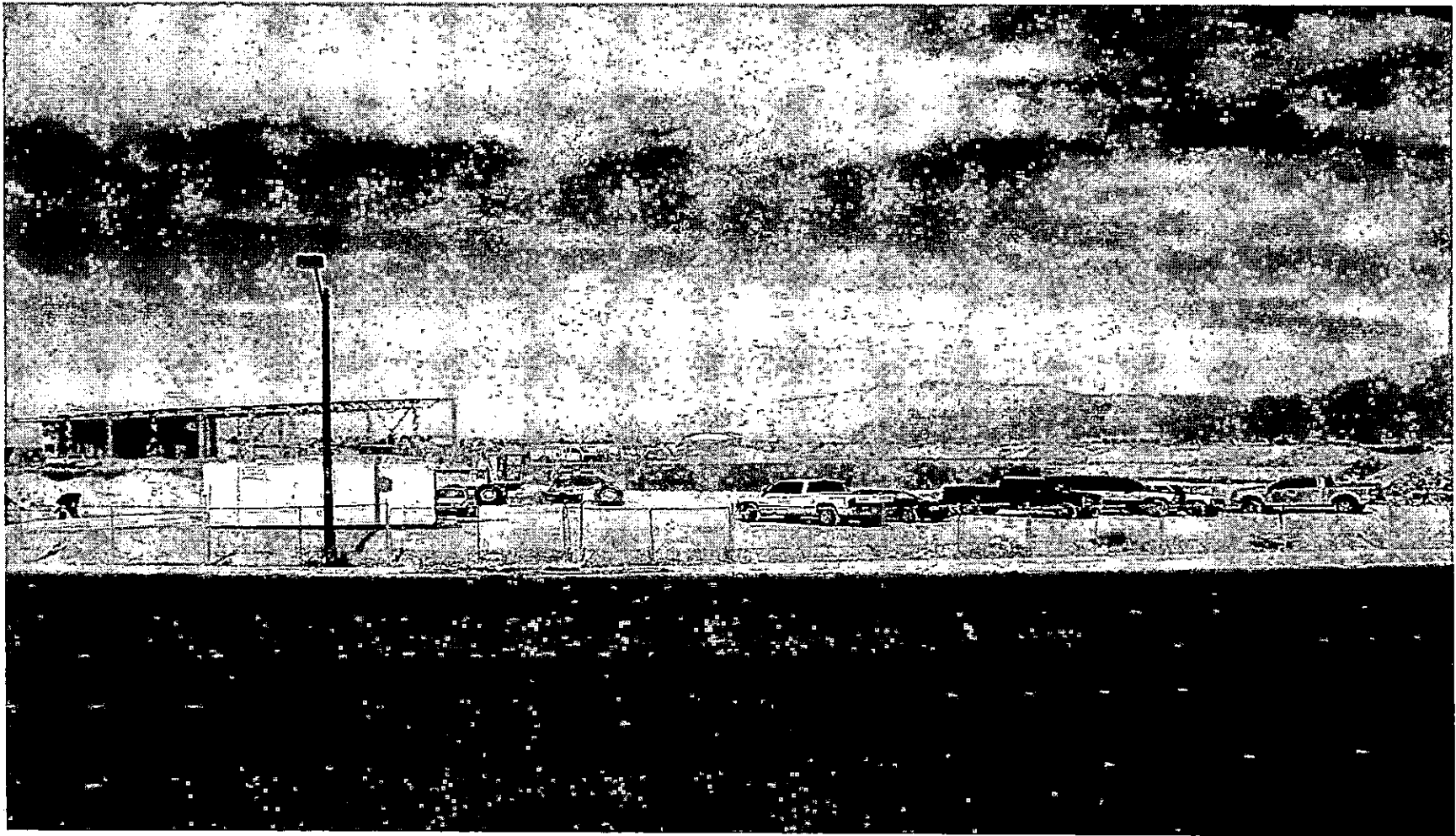
SDR-17979 - APPLICANT/OWNER: CITY OF LAS VEGAS
6601 NORTH BUFFALO DRIVE
JANUARY 25, 2007 PLANNING COMMISSION

11/21/06



SDR-17979 - APPLICANT/OWNER: CITY OF LAS VEGAS
6601 NORTH BUFFALO DRIVE
JANUARY 25, 2007 PLANNING COMMISSION

11/21/06



SDR-17979 - APPLICANT/OWNER: CITY OF LAS VEGAS
6601 NORTH BUFFALO DRIVE
JANUARY 25, 2007 PLANNING COMMISSION

11/21/06

jma

elevated architecture

November 3, 2006

City of Las Vegas
Current Planning Division
Development Services Center
731 South 4th Street
Las Vegas, NV 89101

Re: Centennial Hills Library
Justification Letter / Project Description
JMA No. #2006140

Apn: A Portion Of #125-21-701-011

Dear Sir or Madam:

We are requesting a Site Development Plan Review for the development of the Centennial Hills Library. The project consists of approximately 46,000 gross square feet. This development will be located on southwest corner of Deer Springs Way and Buffalo Drive. The General Plan designation is Master Planned Town Center and the site is zoned C-V (Civic District).

Contemporary materials are used on the building exterior, which include various colors of smooth finish stucco, stone veneer and glass wall system with high performance low E reflectivity not to exceed 22%.

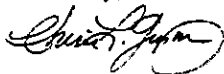
The parking requirement for this project is 108 spaces. The project provides 285 spaces.

This project will be an integral and vital component to the environment of its location.

If you should have any questions regarding this application, please do not hesitate to call our office.

Thank you.

Sincerely,



Cherie L. Guzman
Senior Designer/
Entitlements Coordinator

SDR-17979
01/25/07 PC

Telephone Protest/ Approval Log

Meeting Date: 12/21/06

Case Number: SDR 17979

Date: _____
Name: Clifford & Kirby Betz
Address: 6760 N Tioga Way
Las Vegas NV 89131
Phone: 257-1256
☐ PROTEST ☒ APPROVE

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GPA-18374 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard (APN 139-19-301-002), Ward 5 (Weekly).

C.C.: 02/21/07

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. Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Signed proposed conditions of approval form by Allen Hamika

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with **EVANS** abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 4 – GPA-18374

MINUTES – Continued:

agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

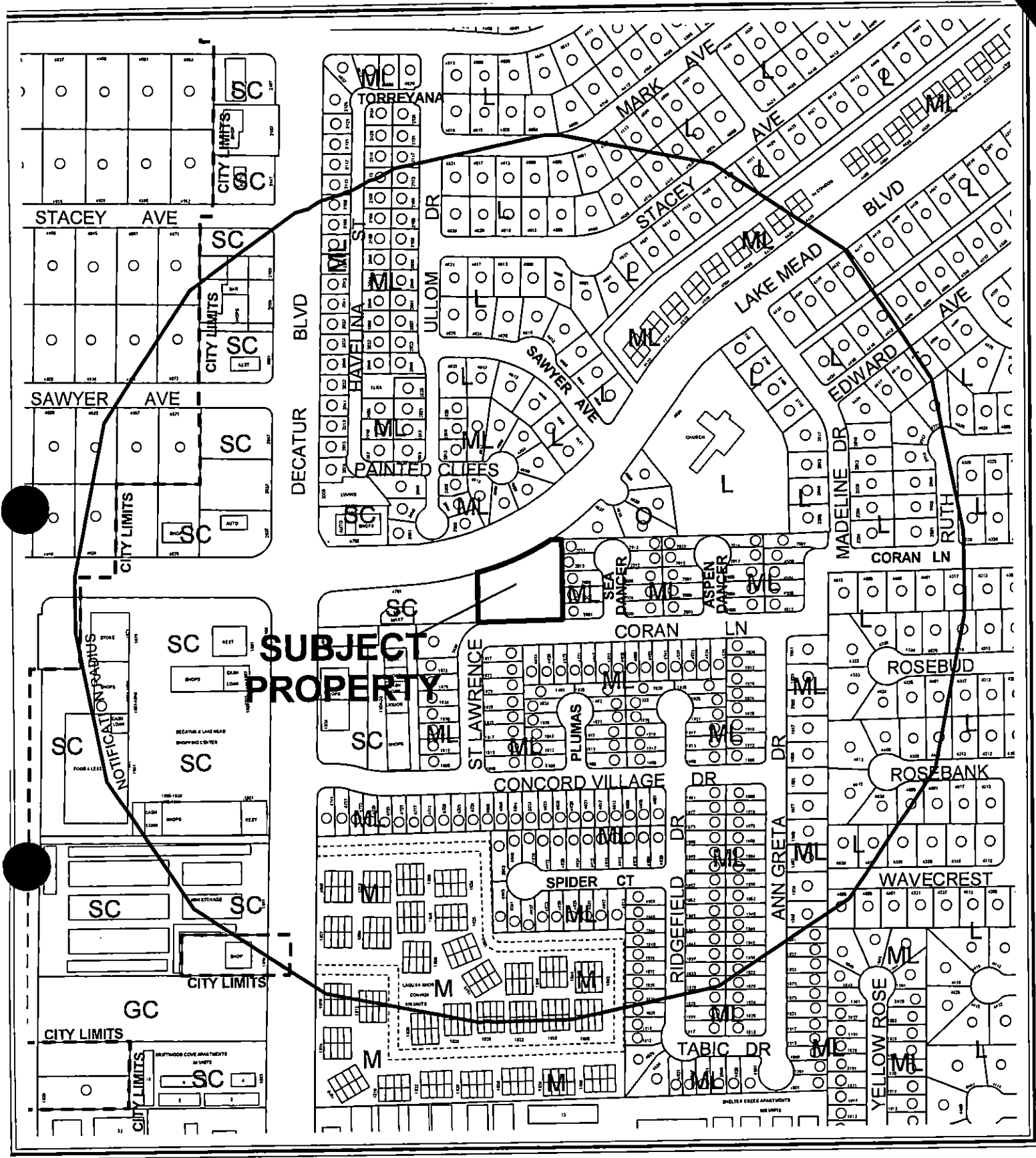
CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

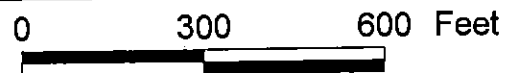


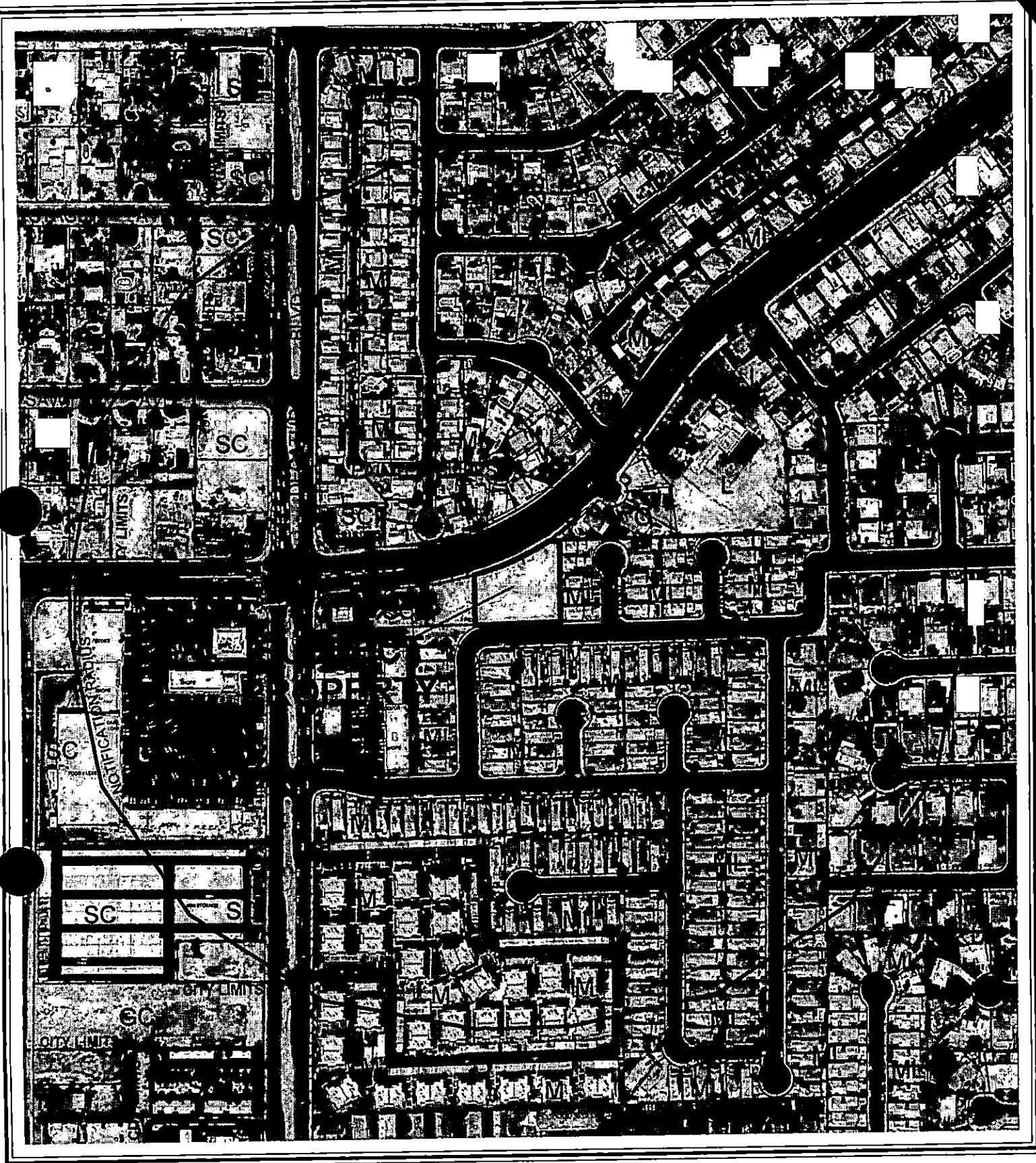
CASE: GPA-18374

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:
ML (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)





0 300 600 Feet

CASE: GPA-18374

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:
ML (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-18374 - APPLICANT/OWNER: ALLEN AND RAFID
HAMIKA

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

JM

GPA-18374 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend a portion of the Southeast Sector Plan of the Master Plan from ML (Medium-Low Density Residential) to SC (Service Commercial) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard. There are two companion items that are associated with this applicant, a Rezoning (ZON-18375) from R-E (Residence Estates) to C-1 (Limited Commercial) and Site Development Plan Review (SDR-18376) for a proposed 6,650 square-foot retail building.

BACKGROUND INFORMATION

<i>Pre-Application Meeting</i>	
10/09/06	A pre-application meeting was held. The applicant was informed their retail establishment proposal would require a General Plan Amendment, a Rezoning and a Site Development Plan Review. In addition, the applicant was informed that this application would require a neighborhood meeting. Submittal requirements were noted.
<i>Neighborhood Meeting</i>	
12/19/06	A neighborhood meeting was held at 5:30 PM at the Texas Casino Boardroom, 2101 Texas Star Lane. No members of the public attended.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.79

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-E (Residence Estates)
North	Single Family Residential	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units per Acre)
South	Single Family Residential	ML (Medium Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single Family Residential	ML (Medium Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	C-1 (Limited Commercial)	SC (Service Commercial)	R-CL (Single-Family Compact-Lot)

GPA-18374 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		Y
Airport Overlay (70 Feet)	X		Y
Trails	X		Y
Pedestrian Path	X		Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

ANALYSIS

The request is for a General Plan Amendment from ML (Medium-Low Density Residential) to SC (Service Commercial). The subject site is currently vacant. The proposed SC (Service Commercial) Land Use designation allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

Although there are single family residential uses adjacent to the site, they are buffered by the development's proposed landscaping and Lake Mead, a 100-foot Primary Arterial to the north of the site, which the site gains access. In addition, to the west is the intersection of Decatur Boulevard and Lake Mead Boulevard which contain developments that are predominantly the same or higher in intensity than the proposed use.

FINDINGS

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

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

GPA-18374 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

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

In regard to "1":

The proposed General Plan Amendment is compatible with the surrounding land uses. This site meets the intent of the SC (Service Commercial) Land Use category which allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. In addition, this will be an infill development of an undeveloped parcel.

In regard to "2":

The proposed rezoning to C-1 (Limited Commercial) would be consistent with the proposed retail establishment and SC (Service Commercial) General Plan designation.

In regard to "3":

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

In regard to "4":

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 683 [Mailed with ZON-18375 & SDR-18376]

APPROVALS 0

PROTESTS 0

FAIRHAVEN ST

DECATUR BLVD

DECATUR BLVD

SC

PAINTED CLIFFS DR
SUBJECT
PROPERTY

HAVELI NAST

ULLOM DR

ULLOM DR

LAKE MEAD BLVD

ST LAWRENCE DR

PLUMAS CT

CONCORD VILLAGE DR

RIDGEFIELD AVE

CORAN LN

SPIDER CT

RIDGEFIELD DR

TABIC DR

ANN GRETA DR

MADLINE DR

RUTH DR

LAKE MEAD BLVD

EDWARD AVE

WADE DR

ROSEBANK CIR

OSEBUD CIR

PARKCHESTER DR

CPA-18374
01/25/07 PC

292000
PARKCHESTER DR

LAW OFFICE

Jay H. Brown, Ltd.

A PROFESSIONAL CORPORATION
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jay@jhbrownltd.com

November 28, 2006

City of Las Vegas
Planning & Development
741 S. Fourth St.
Las Vegas, NV 89101

SUBJECT: JUSTIFICATION LETTER – General Plan Amendment, Zone Change,
Site Design Review and Waiver for
Parking Lot Fingers

The name of this proposal is: **Allen Hamika Lake Mead and Decatur**

1. This land use application will produce an environment of stable and desirable character consistent with the objections of Title 19 and the General Plan due to the area in which it will service.
2. The purpose is to make the necessary applications to allow for a zone change from R-E to C-1. To properly affect this we hereby apply for a general plan amendment from ML to SC.
3. We will develop this property as a retail center consisting of six (6) units, all of which are one-story.
4. The total gross acreage for this site is .79 acres. The APN is 139-19-301-002.
5. The General Plan adjacent to this project is SC to the west and ML to the east.
6. We are requesting a waiver of the required 1 parking finger per 6 parking spaces to accommodate the required 38 parking spaces.

Thank you for your assistance in this matter. If you need any additional information, please contact me or my assistant, Carol Caldwell.

Very truly yours,


Jay H. Brown

JHB:cc

**GPA-18374
01/25/07 PC**

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE****Planning and Development Department****Current Planning Division****731 South Fourth Street****Las Vegas, Nevada 89101****(702) 229-6301 Phone (702) 385-7268 Fax****SUBJECT: GPA-18374 - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **January 25, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

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



Signature

1/23/07

Date

Allen Hamika

Please Print Name

Company Name

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager

Submitted after final agenda

Date 1/25/07 Item #4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-18375 - REZONING RELATED TO GPA-18374 - PUBLIC HEARING - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard (APN 139-19-301-002), Ward 5 (Weekly).

C.C.: 02/21/07

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
5. Submitted after final agenda – Signed proposed conditions of approval form by Allen Hamika

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with **EVANS** abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 5 – ZON-18375

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-18374) to a SC (Service Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-18376) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site, if approved.

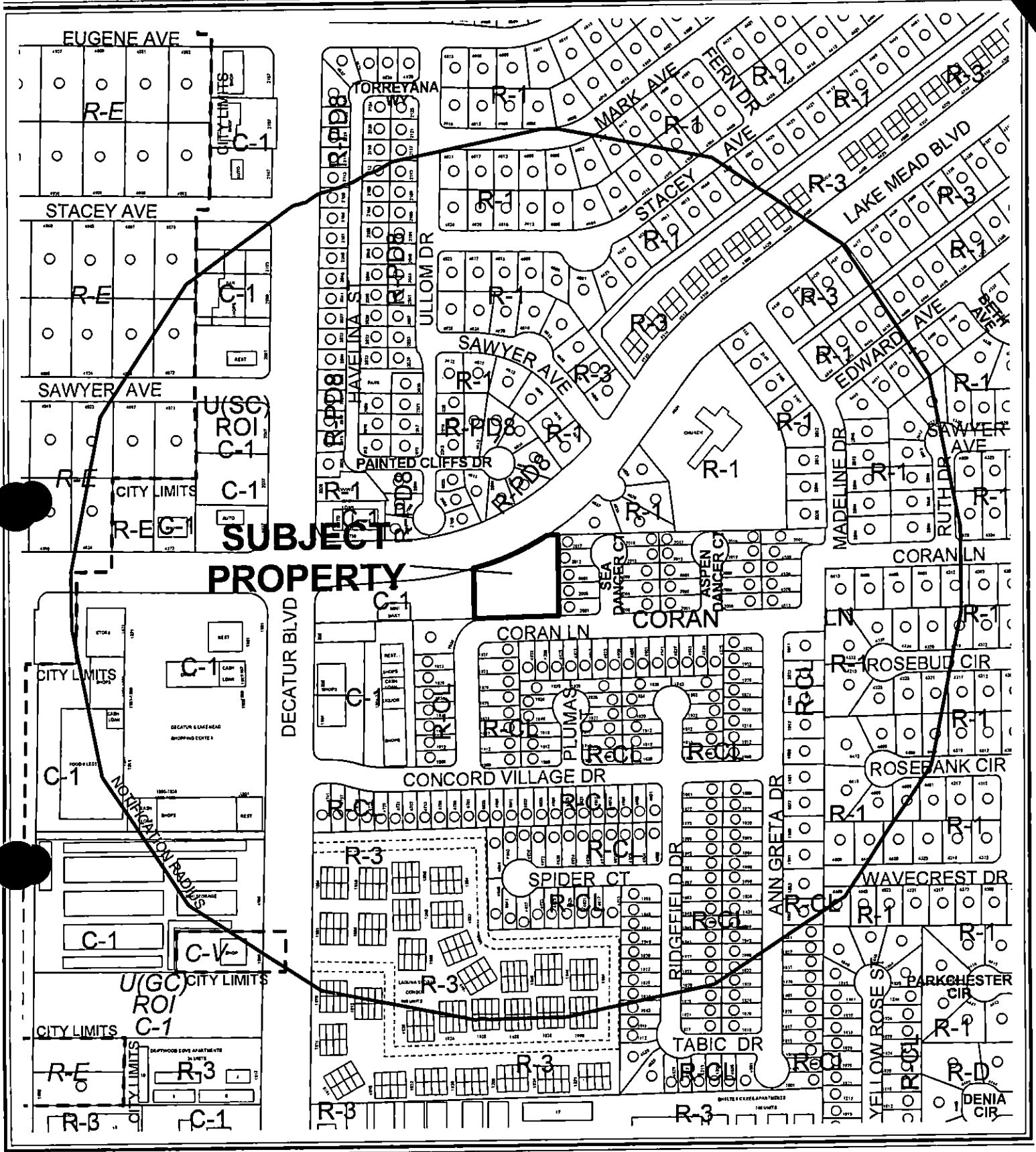
Public Works

4. 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Contact the City Engineer's Office to coordinate the development of this project with the "Coran Rancho Vegas Sewer Rehabilitation" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 5 – ZON-18375

CONDITIONS – Continued:

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

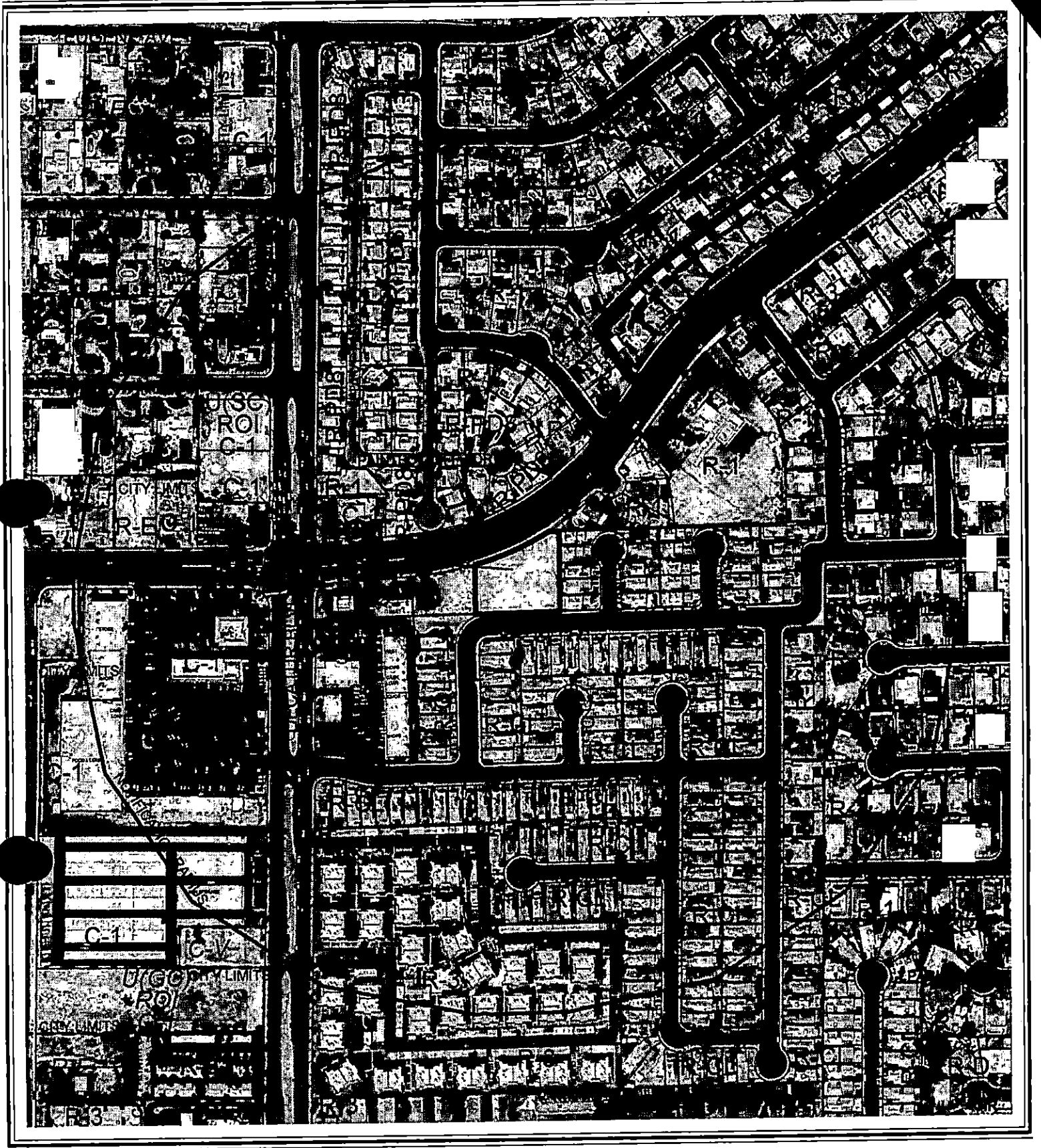


CASE: ZON-18375

RADIUS: 1000 FT

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

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



0 300 600 Feet

CASE: ZON-18375

RADIUS: 1000 FT

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

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



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ZON-18375 - APPLICANT/OWNER: ALLEN AND RAFID
HAMIKA**

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

1. A General Plan Amendment (GPA-18374) to a SC (Service Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-18376) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site, if approved.

Public Works

4. 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Contact the City Engineer's Office to coordinate the development of this project with the "Coran Rancho Vegas Sewer Rehabilitation" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.

ZON-18375 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from: R-E (Residence Estates) to C-1 (Limited Commercial) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard. The subject site will be contiguous among similar development. In addition, to the west is the intersection of Decatur Boulevard and Lake Mead Boulevard which contain developments that are predominantly the same or higher in intensity than the proposed use. Therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Pre-Application Meeting</i>	
10/09/06	A pre-application meeting was held. The applicant was informed their retail establishment proposal would require a General Plan Amendment, a Rezoning and a Site Development Plan Review. In addition, the applicant was informed that this application would require a neighborhood meeting. Submittal requirements were noted.
<i>Neighborhood Meeting</i>	
12/19/06	A neighborhood meeting was held at 5:30 PM at the Texas Casino Boardroom, 2101 Texas Star Lane. No members of the public attended.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.79

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-E (Residence Estates)
North	Single Family Residential	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)
South	Single Family Residential	ML (Medium Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single Family Residential	ML (Medium Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	C-1 (Limited Commercial)	SC (Service Commercial)	R-CL (Single-Family Compact-Lot)

JM

ZON-18375 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Airport Overlay (70 Feet)	X		Y
Trails	X		Y
Pedestrian Path	X		Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

ANALYSIS

The request is for a Rezoning from General Plan Amendment from R-E (Residence Estates) to C-1 (Limited Commercial) The subject site is currently vacant. The proposed C-1 (Limited Commercial) zone would be in conformance to the General Plan with approval of the related General Plan Amendment (GPA-18374).

Although there are single family residential uses adjacent to the site, to the west is the intersection of Decatur Boulevard and Lake Mead Boulevard which contain developments that are predominantly the same or higher in intensity than the proposed use. They are also buffered by the development's proposed landscaping and Lake Mead, a 100-foot Primary Arterial to the north of the site, which the site gains access.

FINDINGS

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

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

The proposal requires a General Plan Amendment (GPA-18374) for the property. The proposed C-1 (Limited Commercial) zone would be in compliance with the proposed SC (Service Commercial) Land Use designation. The General Plan Amendment is supported by staff as a commercial development is considered appropriate for this location.

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

ZON-18375 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

The C-1 (Limited Commercial) zone is intended to provide most retail shopping and personal services. As the property is proposed to front Lake Mead Boulevard, a 100-Foot Arterial Right of Way, the subject site will be contiguous among similar development. In addition, to the west is the intersection of Decatur Boulevard and Lake Mead Boulevard which contain developments that are predominantly the same or higher in intensity than the proposed use.

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

The growth and development factors indicate a need for commercial development. This project would be a benefit to the areas as it would infill an undeveloped parcel in a mature area of the city.

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

Lake Mead Boulevard, a 100-Foot Primary Arterial is sufficient to meet the access needs of the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 683 [Mailed with GPA-18374 & SDR-18376]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-18375** APN: 139-19-301-002

Name of Property Owner: Allen Hamika and Rafid Hamika

Name of Applicant: Allen Hamika

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

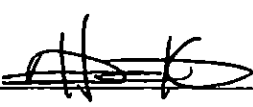
Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

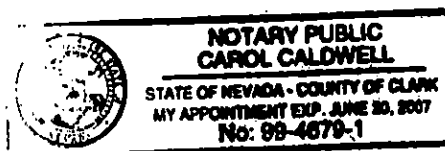
Signature of Property Owner:  

Print Name: Allen Hamika Rafid Hamika

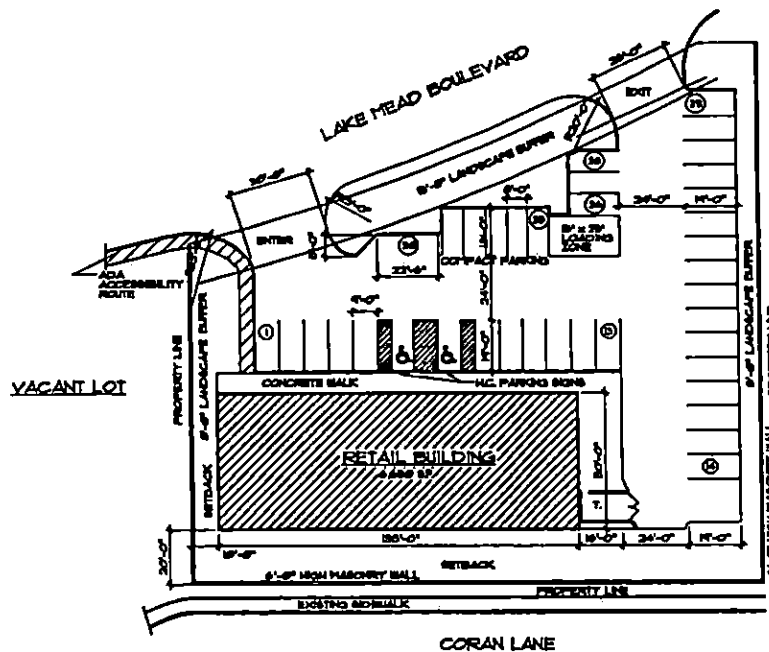
Subscribed and sworn before me

This 28th day of November, 2006

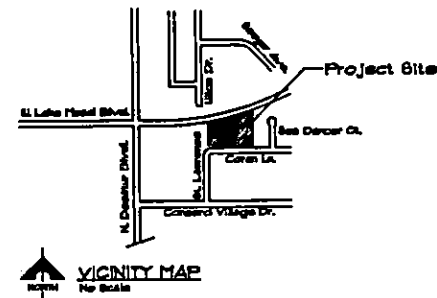

Notary Public in and for said County and State



DECATUR BOULEVARD



ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



RESIDENTIAL
DEVELOPMENT

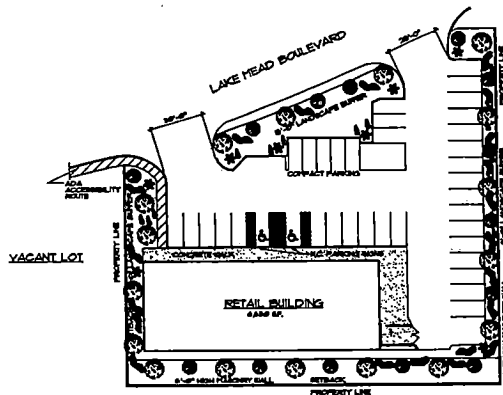
**RETAIL BUILDING
PARKING REQUIREMENTS:**

CUSTOMER/RETAIL OCCUPANCY - 6,000 SF
LAS VEGAS ZONING TITLE 16 - 1 STALL per 175 SF
LAS VEGAS ZONING TITLE 16, TABLE 2 - 3 MC STALLS
6,000 / 175 = 30 PARKING STALLS ALLOWED
PROPERTY SIZE: 34,100 SQUARE FEET (APPROX.)
FLOOR AREA RATIO (FAR) = 0.14

RECEIVED
DEC 28 2006

**ZON-18375
REVISED
01/25/07 PC**

Project Name	CHL INVESTMENT LLC
Project Address	RETAIL BUILDING PROJECT DECATUR & LAKE MEAD BLVD. Las Vegas, Nevada
Project No.	012
Project Date	Dec 21, 2006
Project Status	AS-1



RESIDENTIAL DEVELOPMENT

LANDSCAPE LEGEND

- [illegible]

RECEIVED
DEC. 28 2006

ZON-18375

REVISED
01/25/07 PC



LANDSCAPE PLAN
SCALE: 1" = 20'-0"

[illegible]

LAW OFFICE

Jay H. Brown, Ltd.

A PROFESSIONAL CORPORATION
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jay@jhbrownltd.com

November 28, 2006

City of Las Vegas
Planning & Development
741 S. Fourth St.
Las Vegas, NV 89101

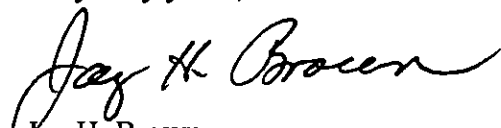
SUBJECT: JUSTIFICATION LETTER – General Plan Amendment, Zone Change,
Site Design Review and Waiver for
Parking Lot Fingers

The name of this proposal is: **Allen Hamika Lake Mead and Decatur**

1. This land use application will produce an environment of stable and desirable character consistent with the objections of Title 19 and the General Plan due to the area in which it will service.
2. The purpose is to make the necessary applications to allow for a zone change from R-E to C-1. To properly affect this we hereby apply for a general plan amendment from ML to SC.
3. We will develop this property as a retail center consisting of six (6) units, all of which are one-story.
4. The total gross acreage for this site is .79 acres. The APN is 139-19-301-002.
5. The General Plan adjacent to this project is SC to the west and ML to the east.
6. We are requesting a waiver of the required 1 parking finger per 6 parking spaces to accommodate the required 38 parking spaces.

Thank you for your assistance in this matter. If you need any additional information, please contact me or my assistant, Carol Caldwell.

Very truly yours,


Jay H. Brown

JHB:cc

**ZON-18375
01/25/07 PC**

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE****Planning and Development Department****Current Planning Division****731 South Fourth Street****Las Vegas, Nevada 89101****(702) 229-6301 Phone (702) 385-7268 Fax****SUBJECT: ZON-18375 - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **January 25, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

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

A handwritten signature in black ink, appearing to read "Allen Hamika", written over a horizontal line.

Signature

A handwritten date "1/23/07" in black ink, written over a horizontal line.

Date

A handwritten name "Allen Hamika" in black ink, written over a horizontal line.

Please Print Name

Company Name

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager

Submitted after final agenda

Date 1/25/07 Item #5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-18376 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-18374 AND ZON-18375 - PUBLIC HEARING - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA - Request for a Site Development Plan Review FOR A PROPOSED 6,650 SQUARE-FOOT RETAIL BUILDING on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard (APN 139-19-301-002), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

C.C.: 02/21/07

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
5. Submitted after final agenda – Signed proposed conditions of approval form by Allen Hamika

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with EVANS abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 6 – SDR-18376

MINUTES -- Continued:

agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for General Plan Amendment (GPA-18374) and Rezoning (ZON-18375), 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 landscape plan date stamped 12/28/06 and building elevations date stamped 12/19/06, except as amended by conditions herein.
4. A Waiver from 19.10.J.11.c is hereby approved, to allow no parking lot landscape fingers where six parking lot landscape fingers would be required.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 6 – SDR-18376

CONDITIONS – Continued:

systems required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The 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.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

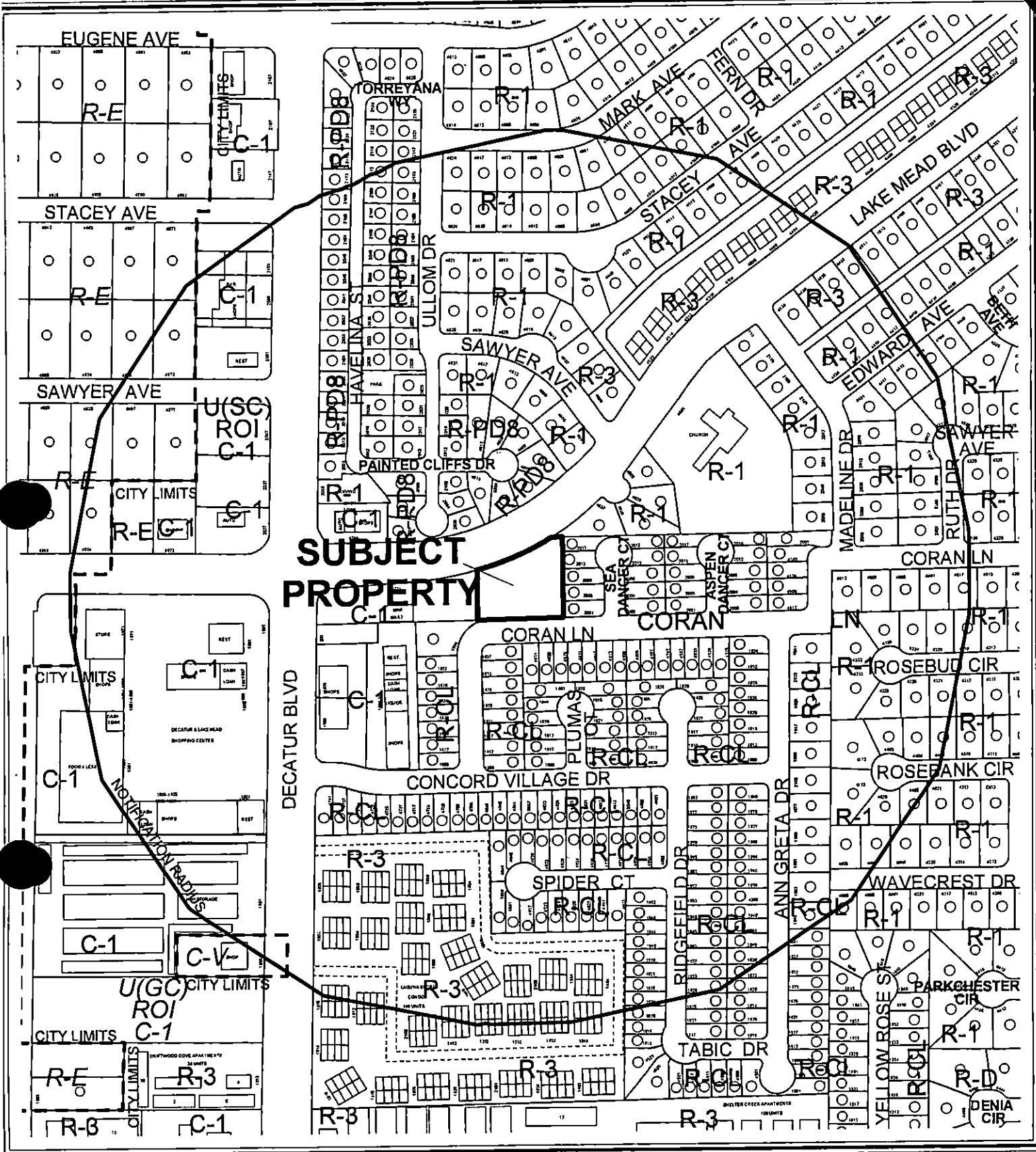
PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 6 – SDR-18376

CONDITIONS – Continued:

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

Public Works

13. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a. Submit an application to the Land Development Section of the Department of Public Works for a deviation from standard drawing #222a.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. 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.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18375 and all other subsequent site-related actions.



CASE: **SDR-18376**

RADIUS: 1000 FT

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

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

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-18376 - APPLICANT/OWNER: ALLEN AND RAFID
HAMIKA**

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

1. Conformance to the Conditions of Approval for General Plan Amendment (GPA-18374) and Rezoning (ZON-18375), 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 landscape plan date stamped 12/28/06 and building elevations date stamped 12/19/06, except as amended by conditions herein.
4. A Waiver from 19.10.J.11.c is hereby approved, to allow no parking lot landscape fingers where six parking lot landscape fingers would be required.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

JM

SDR-18376 - Conditions Page Two
January 25, 2007 - Planning Commission Meeting

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
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11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a. Submit an application to the Land Development Section of the Department of Public Works for a deviation from standard drawing #222a.
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15. 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.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18375 and all other subsequent site-related actions.

SDR-18376 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 6,650 square-foot retail building on 0.79 acres adjacent to the south side of Lake Mead Boulevard approximately 420 feet east of Decatur Boulevard. There are two companion items that are associated with this applicant, a Rezoning (ZON-18375) from R-E (Residence Estates) to C-1 (Limited Commercial) and General Plan Amendment to amend a portion of the Southeast Sector Plan of the Master Plan from ML (Medium-Low Density Residential) to SC (Service Commercial).

BACKGROUND INFORMATION

<i>Pre-Application Meeting</i>	
10/09/06	A pre-application meeting was held. The applicant was informed their retail establishment proposal would require a General Plan Amendment, a Rezoning and a Site Development Plan Review. In addition, the applicant was informed that this application would require a neighborhood meeting. Submittal requirements were noted.
<i>Neighborhood Meeting</i>	
12/19/06	A neighborhood meeting was held at 5:30 PM at the Texas Casino Boardroom, 2101 Texas Star Lane. No members of the public attended.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.79

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium-Low Density Residential)	R-E (Residence Estates)
North	Single Family Residential	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)
South	Single Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	C-1 (Limited Commercial)	SC (Service Commercial)	R-CL (Single-Family Compact-Lot)

SDR-18376 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		Y
Airport Overlay (70 Feet)	X		Y
Trails	X		Y
Pedestrian Path	X		Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 Development Standards (C-1)

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	NA	NA	NA
Min. Lot Width	100 Feet	202 Feet	NA
Min. Setbacks			Y
• Front	20 Feet	39 Feet	
• Side	10 Feet	10 Feet	
• Corner	15 Feet	NA	
• Rear	20 Feet	20 Feet	
Max. Lot Coverage	50%	19.3%	Y
Max. Building Height	NA	20 Feet	Y
Trash Enclosure*	Yes	Yes	Y
Mech. Equipment	Yes	N/A	Y

*Trash Enclosure is 51 feet from protected property.

Pursuant to Title 19.12 the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 6 Spaces	7 Trees	0 Trees	N*
Buffer:				
Min. Trees	1 Tree/ 20 Linear Feet	26 Trees	26 Trees	Y
	1 Tree/ 30 Linear Feet	5 Trees	5 Trees	Y
TOTAL		40 Trees	22 Trees	Y
Min. Zone Width (Lake Mead Blvd)	15 Feet		15 Feet	Y
Min. Zone Width (Coran Lane)	15 Feet		15 Feet	Y
Min. Zone Interior	8 Feet		8 Feet	Y
Wall Height	8 Feet		6 Feet	Y

*Waiver of Landscape Fingers

JM

SDR-18376 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail	6,650 SF	1 per 175 SF	38	2	38	2	Y
TOTAL					38	2	Y
Loading Zone	6,650 SF		1		1		Y

Waivers		
Request	Requirement	Staff Recommendation
Parking Lot Landscape Fingers	1/6 spaces	This waiver is supported as the applicant would have to decrease the number of parking spaces to accommodate the landscape fingers, which would require a Variance.

ANALYSIS

- Zoning

The applicant is requesting a Rezoning from General Plan Amendment from R-E (Residence Estates) to C-1 (Limited Commercial) The subject site is currently vacant. The proposed C-1 (Limited Commercial) zone would be in conformance to the General Plan with approval of the related General Plan Amendment (GPA-18374).

- Site Plan

The applicant proposes a 6,650 square-foot retail building on a 0.79 acre site. The retail building is located on the southwest portion of the site. The site gains access from Lake Mead Boulevard, a 100-Foot Primary Arterial.

The retail development is consistent with development in the area and provides sufficient protection for adjacent properties. The parcel borders Coran Lane, a local residential street. The applicant has proposed a six-foot perimeter wall and provided adequate trees and landscaping to buffer the retail development from the single family residential to the south and east.

SDR-18376 - Staff Report Page Four
January 25, 2007 - Planning Commission Meeting

- **Landscape Plan**

On the perimeters of the development along Lake Mead Boulevard and Coran Lane, the applicant provides 15 feet of landscape buffer with 24-inch Blue Palo Verde and 24-inch native Mesquite Trees spaced appropriately. In the interior, the applicant provides eight feet of landscape buffer with 24-inch Blue Palo Verde and 24-inch native Mesquite Trees spaced appropriately.

- **Waiver**

The applicant has requested a Waiver of the parking landscape finger requirement. Title 19.10 Parking, Loading and Traffic standards requires a landscape island for every six uncovered parking spaces. The applicant is providing no landscape islands on the site and is requesting a Waiver of the parking landscape finger requirement. This waiver is supported as the applicant would have to decrease the number of parking spaces to accommodate the landscape fingers, which would require a variance.

- **Elevation**

The elevation plans depict a 22.5 foot, one-story retail building. The elevations show a beige and medium brown stucco exterior and pillars dressed with cultured stone veneer with stone cap chardonnay dry stack ledgerstone.

- **Floor Plan**

The Floor plan depicts a 6,650 square foot building divided into approximately six 1,100 square-foot rental spaces, each supplied with a bathroom.

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 retail development is compatible with the surrounding land uses. This site meets the intent of the SC (Service Commercial) Land Use category which allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. In addition, this will be an infill development of an undeveloped parcel.

SDR-18376 - Staff Report Page Five
January 25, 2007 - Planning Commission Meeting

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

The development proposal is consistent with the above standards and provides sufficient protection for adjacent properties. The development also meets the Title 19.12 Landscape Wall and Buffer Requirements, which adequately buffer the single family residential in the surrounding area.

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

Lake Mead Boulevard, a 100-Foot Primary Arterial is sufficient to meet the access needs of the proposed zoning district.

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

Building and landscape materials are compatible with the surrounding area.

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

The proposed elevations are not undesirable and will be compatible with the surrounding area and consistent with developments of this type.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

SDR-18376 - Staff Report Page Six
January 25, 2007 - Planning Commission Meeting

NOTICES MAILED 683 [Mailed with ZON-18375 & GPA-18374]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18376** APN: 139-19-301-002

Name of Property Owner: Allen Hamika and Rafid Hamika

Name of Applicant: Allen Hamika

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

 Yes

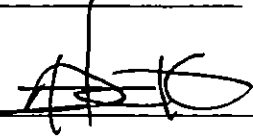
 X No

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

City Official: _____

Partner(s): _____

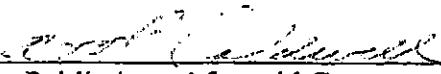
APN: _____

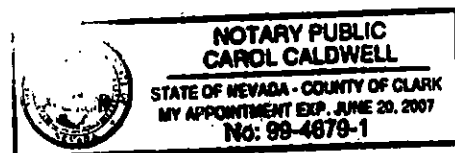
Signature of Property Owner:  

Print Name: Allen Hamika Rafid Hamika

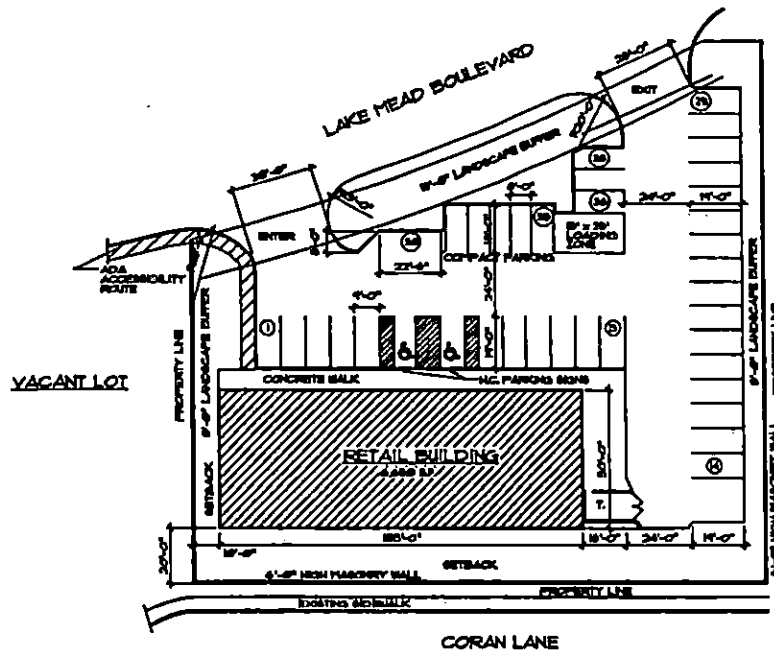
Subscribed and sworn before me

This 28th day of November, 2006


Notary Public in and for said County and State



DECATUR BOULEVARD



ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"



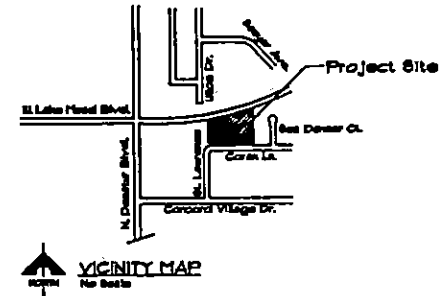
RESIDENTIAL
DEVELOPMENT

RETAIL BUILDING

PARKING REQUIREMENTS:

BUSINESS/RETAIL OCCUPANCY - 6,600 SF
LAS VEGAS ZONING TITLE 18 - 1 STALL per 170 SF
LAS VEGAS ZONING TITLE 18, TABLE 2 - 3 MC STALLS
6,600 / 170 = 39 PARKING STALLS ALLOWED

PROPERTY SIZE: 34,700 SQUARE FEET (APPROX.)
FLOOR AREA RATIO (FAR) = 1.24



RECEIVED
DEC 28 2008

SDR-18376
REVISED

01/25/07 PC

Bradford J. Jenks,
Architect Ltd, INC
11111 Las Vegas Blvd, Suite 100
Las Vegas, Nevada 89123
Tel: 702.734.1111
Fax: 702.734.1112

CHIL INVESTMENT LLC

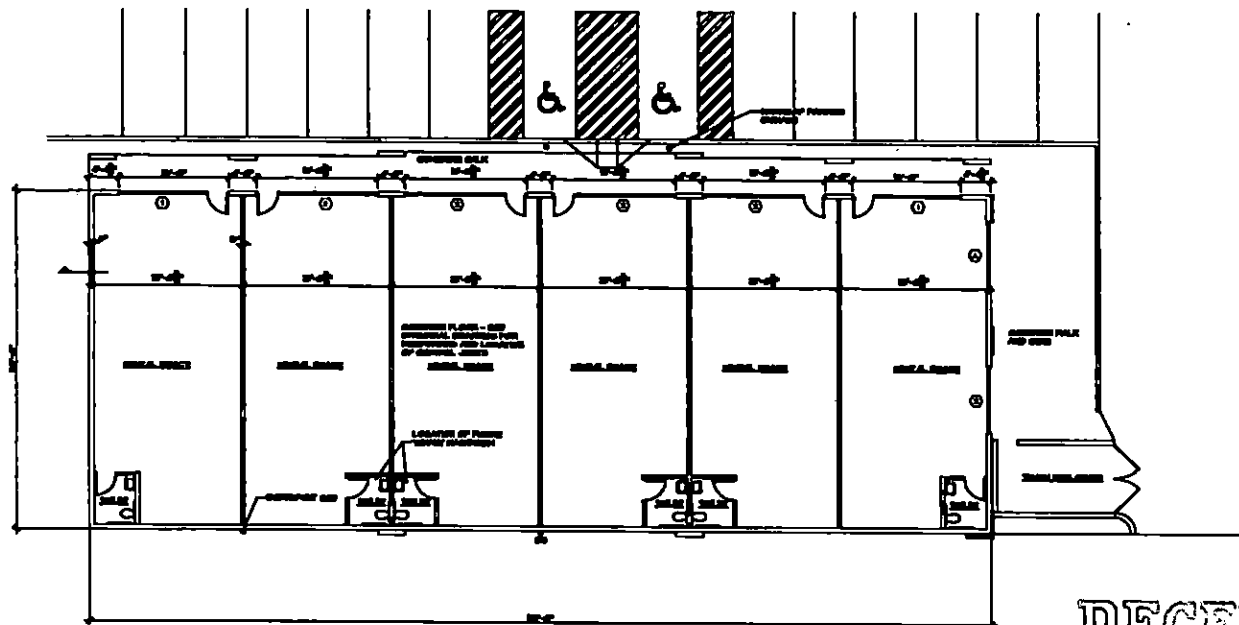
RETAIL BUILDING PROJECT
DECATUR & LAKE MEAD BLVD.
Las Vegas, Nevada
SITE PLAN

AS-1



01/25/07 PC

DATE	DESCRIPTION	AMOUNT	BALANCE
12/15/88	RETAIL BUILDING PROJECT DECATUR & LAKE MEAD BLVD. Las Vegas, Nevada		
12/15/88	CHIL INVESTMENT LLC		
12/15/88	Bedford J. Janda, Architect Ltd, NCARB		
12/15/88	2011 N. Las Vegas Blvd. W Las Vegas, Nevada 89102-3000 PH: (702) 364-3400 FAX: (702) 364-3400		
12/15/88	SITE PLAN		
12/15/88	LS-1		



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



RECEIVED
DEC 19 2006

GPA-18374 ZON-18375
SDR-18376 01/25/07 PC

Project No.	18374	18375	18376
Client	CHL INVESTMENT LLC	CHL INVESTMENT LLC	CHL INVESTMENT LLC
Location	RETAIL BUILDING PROJECT CREATING & LAKEHEAD BLVD. Las Vegas, Nevada	RETAIL BUILDING PROJECT CREATING & LAKEHEAD BLVD. Las Vegas, Nevada	RETAIL BUILDING PROJECT CREATING & LAKEHEAD BLVD. Las Vegas, Nevada
Scale	1/8" = 1'-0"	1/8" = 1'-0"	1/8" = 1'-0"
Sheet No.	A-1	A-1	A-1

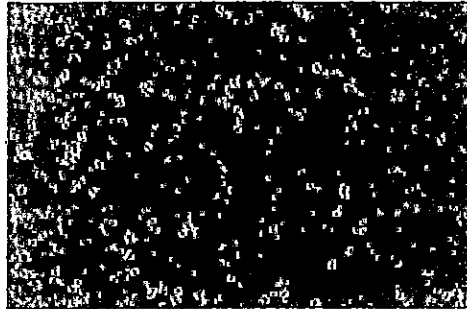
1. Is only one of the two parties subject to an income tax and/or gross revenue reporting?
2. Is each of the two parties subject to an income tax and/or gross revenue reporting?
3. Is there more than one party to the agreement? (Parties' identities and roles or gross revenue at risk)



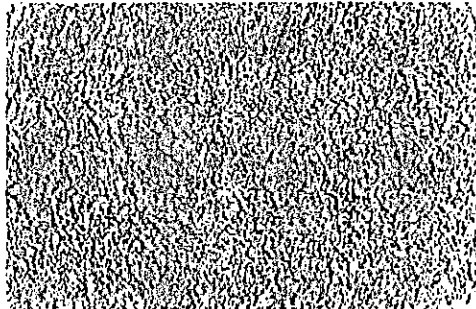
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DEC 19 2006

GPA-18374 ZON-18375
SDR-18376 01/25/07 PC

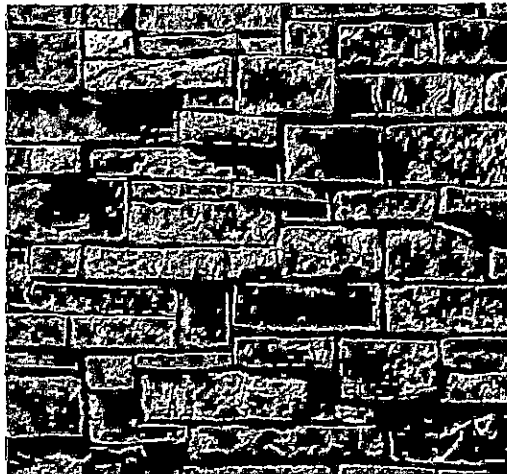
NEW RETAIL BUILDING
W. LAKE MEAD BLVD. and N. DECATUR BLVD.
LAS VEGAS, NEVADA



Omega – Medium Brown #9051



Omega – Beige #9043



Owens-Corning Cultured Stone
Drystack Ledgestone
Chardonnay CSV-2012

ZON-18375
SDR-18376
01/25/07 PC

RECEIVED
NOV 29 2006

SDR 18375				
Allen & Rafid Hamika				
SS Lake Mead, E of Decatur				
Proposed 6.65 thousand square foot retail building.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	6.65	42.94	286
AM Peak Hour			1.03	7
PM Peak Hour			3.75	25
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Lake Mead Boulevard				
Average Daily Traffic (ADT)	29,134			
PM Peak Hour	2331			
(heaviest 60 minutes)				
Decatur Boulevard				
Average Daily Traffic (ADT)	36,342			
PM Peak Hour	2907			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				
Capacity				
Lake Mead Boulevard	32585			
Decatur Boulevard	51700			
This project will add approximately 286 trips per day on Lake Mead and Decatur. This will increase expected volumes by less than one percent on Lake Mead and Decatur. Lake Mead is at about 88 percent of capacity and Decatur is at about 70 percent of capacity.				
Based on Peak Hour use, this development will add roughly 25 additional cars into the area; which works out to about one every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



GPA-18374, ZON-18375 & SDR-18376 - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA
SOUTH SIDE OF LAKE MEAD BOULEVARD, APPROXIMATELY 420 FEET EAST OF DECATUR BOULEVARD
JANUARY 25, 2007 PLANNING COMMISSION

12/22/06



GPA-18374, ZON-18375 & SDR-18376 - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA
SOUTH SIDE OF LAKE MEAD BOULEVARD, APPROXIMATELY 420 FEET EAST OF DECATUR BOULEVARD
JANUARY 25, 2007 PLANNING COMMISSION

12/22/06



GPA-18374, ZON-18375 & SDR-18376 - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA
SOUTH SIDE OF LAKE MEAD BOULEVARD, APPROXIMATELY 420 FEET EAST OF DECATUR BOULEVARD
JANUARY 25, 2007 PLANNING COMMISSION

12/22/06

LAW OFFICE
Jay H. Brown, Ltd.
A PROFESSIONAL CORPORATION
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jay@jhbrownltd.com

November 28, 2006

City of Las Vegas
Planning & Development
741 S. Fourth St.
Las Vegas, NV 89101

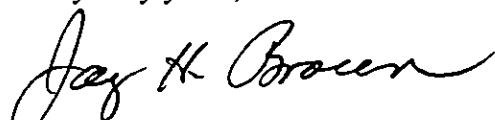
SUBJECT: JUSTIFICATION LETTER – General Plan Amendment, Zone Change,
Site Design Review and Waiver for
Parking Lot Fingers

The name of this proposal is: **Allen Hamika Lake Mead and Decatur**

1. This land use application will produce an environment of stable and desirable character consistent with the objections of Title 19 and the General Plan due to the area in which it will service.
2. The purpose is to make the necessary applications to allow for a zone change from R-E to C-1. To properly affect this we hereby apply for a general plan amendment from ML to SC.
3. We will develop this property as a retail center consisting of six (6) units, all of which are one-story.
4. The total gross acreage for this site is .79 acres. The APN is 139-19-301-002.
5. The General Plan adjacent to this project is SC to the west and ML to the east.
6. We are requesting a waiver of the required 1 parking finger per 6 parking spaces to accommodate the required 38 parking spaces.

Thank you for your assistance in this matter. If you need any additional information, please contact me or my assistant, Carol Caldwell.

Very truly yours,


Jay H. Brown

JHB:cc

SDR-18376
01/25/07 PC

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE**

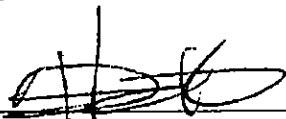
Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SDR-18376 - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **January 25, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

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



Signature

1/23/07

Date

Allen Hamika

Please Print Name

Company Name

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager

Submitted after final agenda

Date 1/25/07 Item # 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GPA-18683 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 1.11 acres at 1929 through 1953 Gregory Street (APNs 139-22-313-004 through 010), Ward 5 (Weekly).

C.C.: 02/21/07

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. Staff Report
3. Supporting Documentation

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with **EVANS** abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 7 – GPA-18683.

MINUTES – Continued:

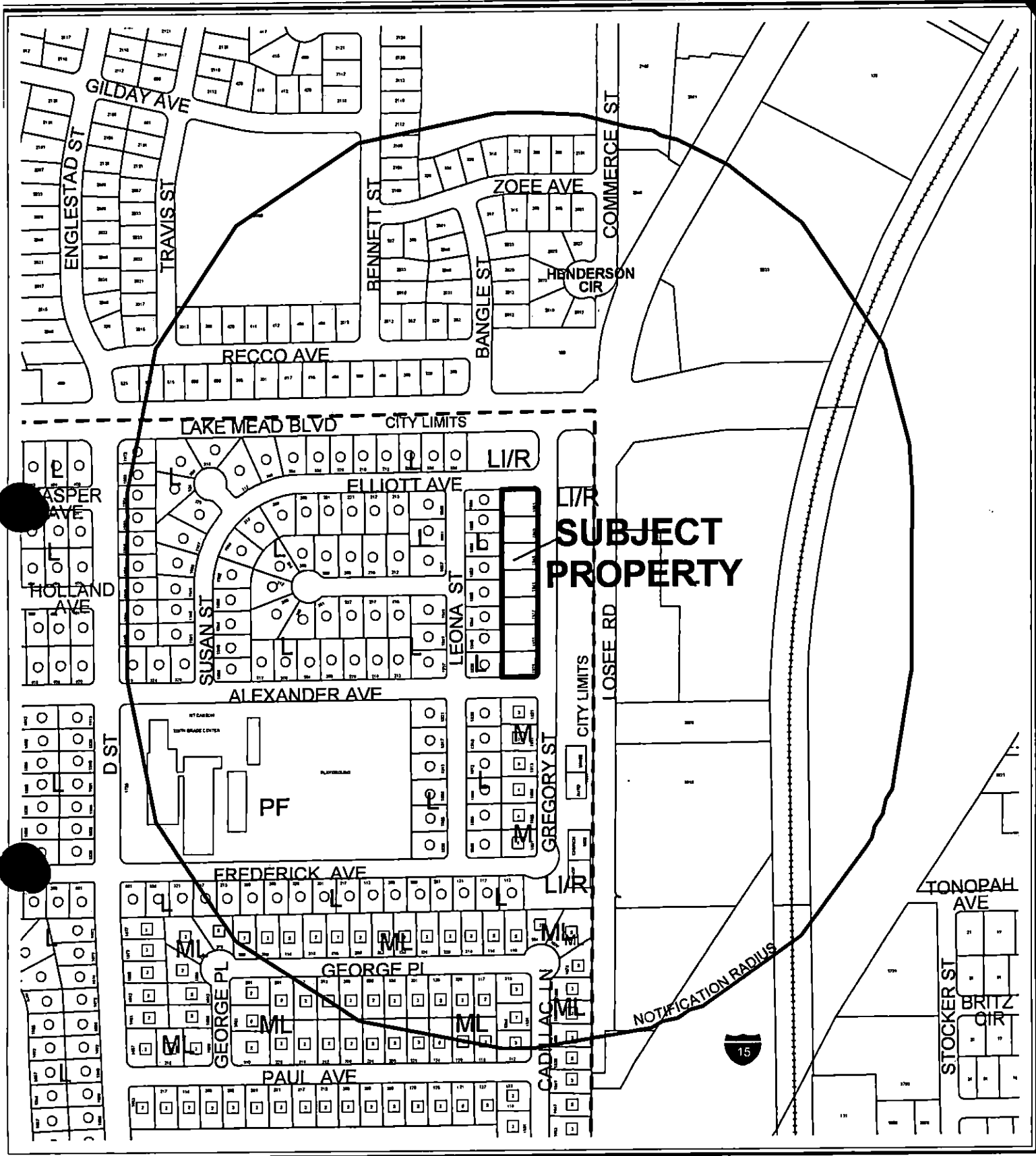
CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

RUTH DONT, Castle Park Group, expressed concern for Items 7 and 8 as the request would allow the subject property to be rezoned to medium-low residential. MARGO WHEELER, Director of Planning and Development, explained that the request would lessen the intensity of the land as it would become and remain R-1, Single Family Residential.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221



CASE: **GPA-18683**

RADIUS: 1000 FT

GENERAL PLAN USE OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN USE OF SUBJECT PROPERTY:

ML (MEDIUM-LOW DENSITY RESIDENTIAL)

0 300 600 Feet





CASE: **GPA-18683**

RADIUS: 1000 FT

GENERAL PLAN USE OF SUBJECT PROPERTY:
M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN USE OF SUBJECT PROPERTY:
ML (MEDIUM-LOW DENSITY RESIDENTIAL)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-18683 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

GPA-18683 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request to amend a portion of the Southeast Sector Plan of the Master Plan from M (Medium Density Residential) to ML (Medium-Low Density Residential) at 1929 through 1953 Gregory Street. This item is related to a concurrent application requesting a Rezoning (ZON-18684) from R-3 (Medium Density Residential) to R-1 (Single Family Residential).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/10/62	The Planning Commission approved a Rezoning (Z-0038-62) from R-1 (Single-Family Residential) to R-3 (Medium Density Residential) including the subject site. Staff recommended denial.

<i>Pre-Application Meeting</i>
A pre-application meeting was not required for this application nor was one held.

Neighborhood Meeting	
01/04/07	A neighborhood meeting was held at the West Las Vegas Arts Center at 947 West Lake Mead Boulevard. Eleven members of the public attended along with three city staff and two representatives of the applicant. Attendees raised concerns about the walls and slope differential and stated that crime and low-income are problems at this location. The applicant incorrectly referred to a "Zone Variance" and discussed the potential for rear setback on other variances associated with this site. Estimated completion is December 2007, and once questions were answered there appeared to be general approval for the proposal.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.11

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January 25, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	M (Medium Density Residential)	R-3 (High Density Residential)
North	Parking Lot (Under Construction)	LI/R (Light Industrial/Research)	R-3 (High Density Residential)
South	Multi-family	M (Medium Density Residential)	R-3 (High Density Residential)
East	Manufacturing	LI/R (Light Industrial/Research)	M (Industrial)
West	Single Family Residential	L (Low Density Residential)	R-1 (Low Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
West Las Vegas Plan	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District 175 Feet	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-3 (Medium Density Residential)	25 Units Per Acre	27 Units
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-1 (Single-Family Residential)	6.70 Units Per Acre	7 Units
<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
M (Medium Density Residential)	18.49 Units Per Acre	20 Units
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
ML (Medium-Low Density Residential)	8.49 Units Per Acre	9 Units

GPA-18683 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

ANALYSIS

The request is for a General Plan Amendment to ML (Medium Low Density Residential). The subject site is an infill site and is surrounded by single-family residential and commercial development. The proposed ML (Medium Low Density Residential) land use designation is intended for single-family detached homes, including compact lot and zero lot lines, mobile home parks and two-family dwellings with densities of up to 8.49 units per acre. This request will allow for the development of an infill site to proceed in a manner that is compatible with existing uses in the area.

This application was submitted with a companion request for a Rezoning (ZON-18684) from R-3 (Medium Density Residential) to R-1 (Single Family Residential). The site plan submitted with the companion application shows a proposed single family development that meets or exceeds all requirements of the proposed R-1 zone and is appropriate for the West Las Vegas area as it is consistent with Goal 3 (Preserve the character of existing neighborhoods) of the West Las Vegas Plan. Further, while this request seeks to alter the Las Vegas 2020 Master Plan Land Use element, the change in land use designation will help to achieve the priorities of the Las Vegas

2020 Master Plan Housing Element through helping to sustain and improve the mature neighborhood adjacent to the west of the subject site through appropriate, high-quality redevelopment; by helping to ensure a diverse choice of affordable housing types and costs that meets the present and future needs of the city's population; by providing opportunities for home ownership; and by providing housing opportunity with walk able access to transit, schools and employment.

FINDINGS

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

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

GPA-18683 - Staff Report Page Four
January 25, 2007 - Planning Commission Meeting

In regard to "1":

The proposed ML (Medium Low Density Residential) land use designation is compatible with the existing designations to the north, west and south of the subject site.

In regard to "2":

A related Rezoning (ZON-18684) to the R-1 (Single-Family Residential) zoning district will be considered concurrently with this request. The zoning district is consistent with the surrounding residential uses.

In regard to "3":

The lots to be created related to this General Plan Amendment will be served by Gregory Street, a local street that is fully adequate to serve the proposed development.

In regard to "4":

The proposed General Plan Amendment, as well as a companion Rezoning (ZON-18684) conform with other applicable adopted plans and policies, including the Housing Element of the Las Vegas 2020 Master Plan and the West Las Vegas Neighborhood Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 218 [Mailed with ZON-18684]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-18683** APN: 139-22-313-004 through 010

Name of Property Owner: City of Las Vegas

Name of Applicant: _____

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

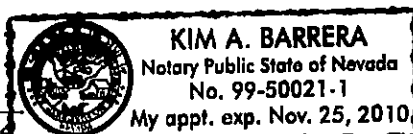
Signature of Property Owner: Douglas Selby

Print Name: Douglas Selby

Subscribed and sworn before me

This 8 day of January, 2007

Kim A. Barrera
Notary Public in and for said County and State





PLANNING
DEVELOPMENT

1. 1/2" = 1' SCALE
2. 1/4" = 1' SCALE
3. 1/8" = 1' SCALE
4. 1/16" = 1' SCALE
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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-18684 - REZONING RELATED TO GPA-18683 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-1 (SINGLE-FAMILY RESIDENTIAL) on 1.11 acres at 1929 through 1953 Gregory Street (APNs 139-22-313-004 through 010), Ward 5 (Weekly).

C.C.: 02/21/07

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

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with **EVANS** abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 8 – ZON-18684

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

RUTH DONT, Castle Park Group, expressed concern for Items 7 and 8 as the request would allow the subject property to be rezoned to medium-low residential. MARGO WHEELER, Director of Planning and Development, explained that the request would lessen the intensity of the land as it would become and remain R-1, Single Family Residential.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

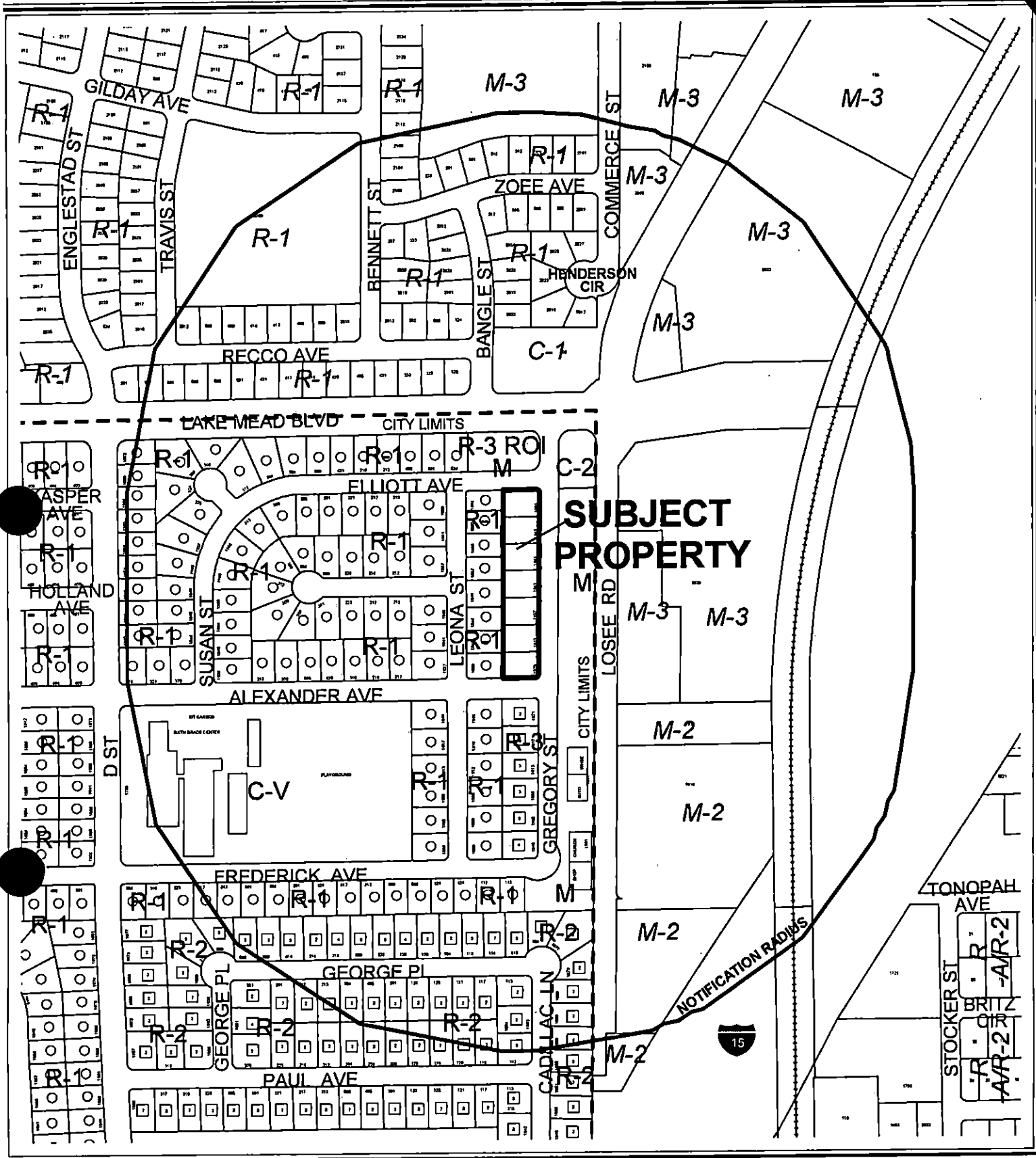
CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-18683) to a ML (Medium-Low Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.

Public Works

3. Upon development appropriate right-of-way dedications, street improvements, connection to City sewer, drainage plan/studies and traffic mitigation commitments may be required.



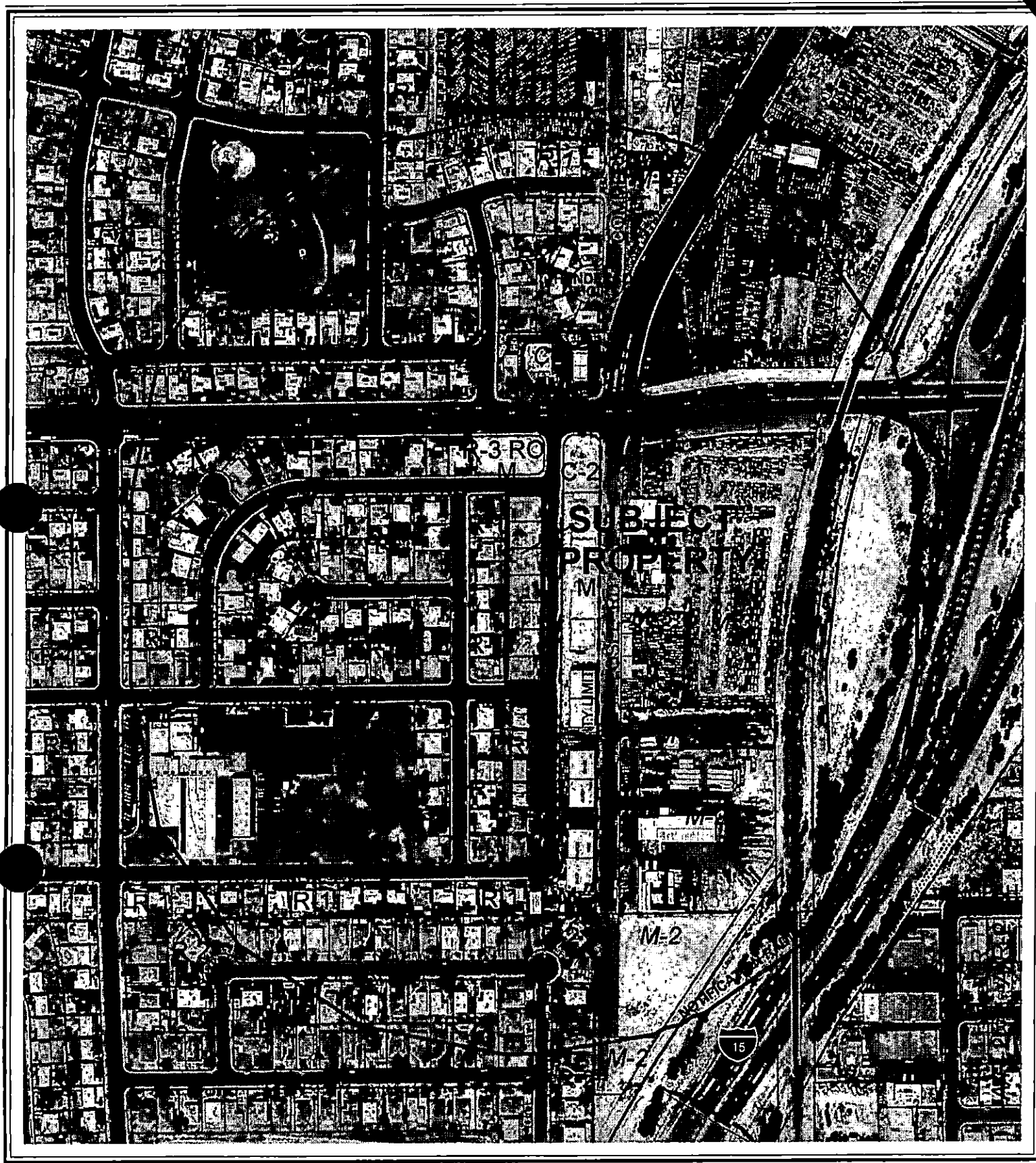
CASE: **ZON-18684**

RADIUS: 1000 FT

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

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





CASE: **ZON-18684**

RADIUS: 1000 FT

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

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-18684 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

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

Planning and Development

1. A General Plan Amendment (GPA-18683) to a ML (Medium-Low Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.

Public Works

3. Upon development appropriate right-of-way dedications, street improvements, connection to City sewer, drainage plan/studies and traffic mitigation commitments may be required.

ZON-18684 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Rezoning FROM: R-3 (Medium Density Residential) TO: R-1 (Single-Family Residential) at 1929 through 1953 Gregory Street. A companion General Plan Amendment (GPA-18683) will be considered concurrently.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/10/62	The Planning Commission approved a Rezoning (Z-0038-62) from R-1 (Single-Family Residential) to R-3 (Medium Density Residential) including the subject site. Staff recommended denial.
<i>Pre-Application Meeting</i>	
A pre-application meeting was not held for this application	
<i>Neighborhood Meeting</i>	
01/04/07	A neighborhood meeting was held at the West Las Vegas Arts Center at 947 West Lake Mead Boulevard. Eleven members of the public attended along with three city staff and two representatives of the applicant. Attendees raised concerns about the walls and slope differential and stated that crime and low-income are problems at this location. The applicant incorrectly referred to a "Zone Variance" and discussed the potential for rear setback on other variances associated with this site. Estimated completion is December 2007, and once questions were answered there appeared to be general approval for the proposal.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.11

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	M (Medium Density Residential)	R-3 (High Density Residential)
North	Parking Lot (Under Construction)	LI/R (Light Industrial/Research)	R-3 (High Density Residential)
South	Multi-family	M (Medium Density Residential)	R-3 (High Density Residential)
East	Manufacturing	LI/R (Light Industrial/Research)	M (Industrial)
West	Single Family Residential	L (Low Density Residential)	R-1 (Low Density Residential)

RL

ZON-18684 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		Y
Airport Overlay (175 Feet)	X		Y
West Las Vegas Plan	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 SF	7,081 SF	Y
Min. Lot Width	65 Feet	71.99 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	25 Feet	Y
Max. Lot Coverage	50%	Not shown	NA
Max. Building Height	The lesser of 2-stories or 35 feet	Not Shown	NA

Existing Zoning	Permitted Density	Units Allowed
R-3 (Medium Density Residential)	25 Units Per Acre	27 Units
Proposed Zoning	Permitted Density	Units Allowed
R-1 (Single-Family Residential)	6.70 Units Per Acre	7 Units
Existing General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	18.49 Units Per Acre	20 Units
Proposed General Plan	Permitted Density	Units Allowed
ML (Medium-Low Density Residential)	8.49 Units Per Acre	9 Units

ANALYSIS

The applicant is seeking a rezoning from R-3 (Medium Density Residential), which allows for up to 18.49 units for up to acre, to the R-1 (Single-Family Residential) zone, which is intended for development of detached single-family residences in a suburban setting with a maximum density of 6.70 units per acre. The 1.11 acre site is currently vacant. The site plan depicts a seven-lot subdivision with a minimum lot size of 7,081 square feet, and an overall density of 6.31 units per acre. The site plan further complies with all related Title 19.06 Development Standards.

ZON-18684 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

A development with lots meeting minimum R-1 (Single Family Residential) standards would be consistent and compatible with the established development pattern in the area. Therefore, the proposed Rezoning is recommended as the lots sizes and density allowed by the R-1 (Single Family Residential) zoning are similar to existing residential developments to the west, and are otherwise compatible with existing and future development.

FINDINGS

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

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

The applicant is requesting in a related application an Amendment to the General Plan (GPA-18683) to ML (Medium-Low Density Residential). The Medium Low Density Residential Category allows up to 8.49 units per acre, a significant decrease from the 18.49 units per acre allowed by the existing M (Medium Density Residential) designation. The Rezoning request to R-1 (Single-Family Residential) is consistent with the General Plan Amendment to ML (Medium-Low Density Residential).

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

The proposed single family subdivision is compatible with the single family development to the west of the site. To the north and east of the subject site are properties that are either zoned or under Resolution of Intent for light industrial uses; however, these properties do not front Gregory Street and are adequately screened from the adjacent residential development.

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

The Rezoning would be appropriate since the current land use designation on the site is M (Medium Density Residential). Further, the proposed development serves to further the Housing Element of the Las Vegas 2020 Master Plan, and is consistent with the identifiable need for affordable housing in the city.

4. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."

The site is served by Gregory Street, a local street. The addition of seven residential lots will not negatively affect this thoroughfare's ability to handle traffic flow.

ZON-18684 - Staff Report Page Four
January 25, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 218 [Mailed with GPA-18683]

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-18684** APN: 139-22-313-004 through 010

Name of Property Owner: City of Las Vegas

Name of Applicant: _____

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

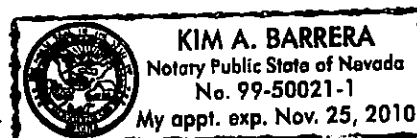
Signature of Property Owner: Douglas Selby

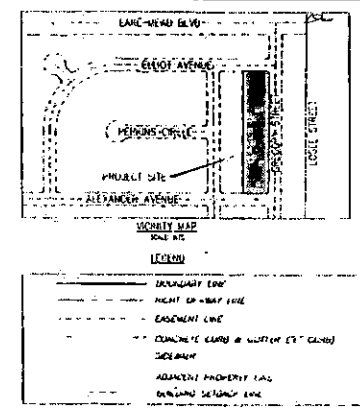
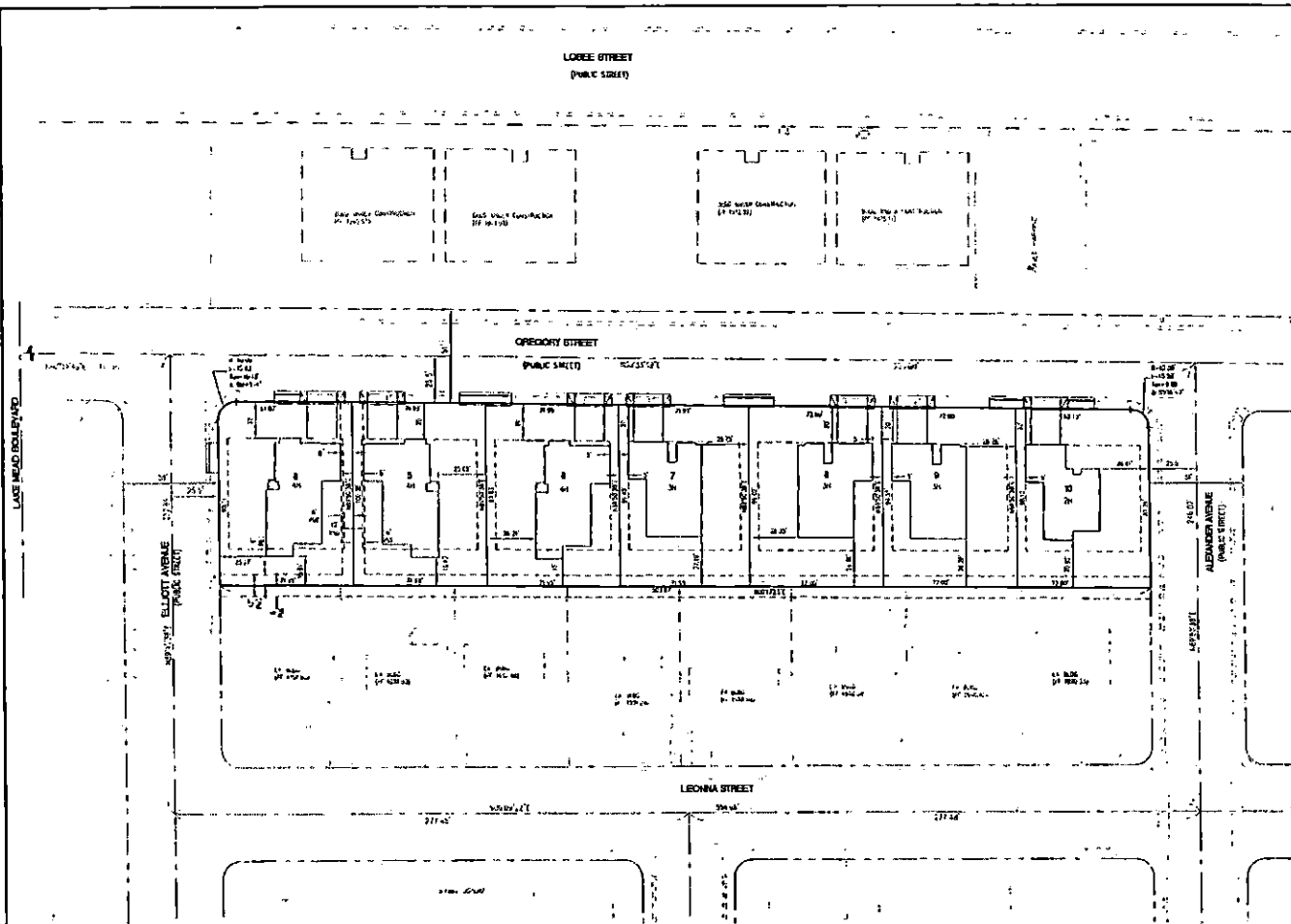
Print Name: Douglas Selby

Subscribed and sworn before me

This 8 day of January, 2007

Kim Barrera
Notary Public in and for said County and State





BASIS OF BEARINGS
 NORTH 27°32'42" EAST, BEING THE PLANNED BENCH MARK
 COUNTY SURVEY BEING THE PLANNED BENCH MARK
 COUNTY SURVEY BEING THE PLANNED BENCH MARK
 COUNTY SURVEY BEING THE PLANNED BENCH MARK
 COUNTY SURVEY BEING THE PLANNED BENCH MARK

LEGAL DESCRIPTION
 SITUATED IN A PORTION OF THE NORTHEAST CORNER (IN 1/4)
 OF THE BOUNDED CORNER OF THE CITY OF BEARINGS
 COMMENCED AT THE NORTH PLANK, BEING THE BENCH MARK
 BEING THE BENCH MARK

REMARKS
 ALL ZONING RULES SHALL BE IN FULL ACCORDANCE
 WITH THE ZONING REPORT AS PREPARED BY
 JORDAN, INC. - BETHANY
 1010 10TH STREET, S.W.
 BETHANY, MD 20814
 PHONE (301) 441-1111

DATE 01/25/07

DEC 13 2006

ZON-18684
01/25/07 PC

WRIGHT		CITY OF BETHANY	
HABITAT FOR HUMANITY		HABITAT FOR HUMANITY	
GREGORY STREET		GREGORY STREET	
SITE PLAN		SITE PLAN	
DATE: 01/25/07		DATE: 01/25/07	
BY: JORDAN, INC.		BY: JORDAN, INC.	
FOR: JORDAN, INC.		FOR: JORDAN, INC.	
PROJECT NO: 18684		PROJECT NO: 18684	
SHEET NO: 1		SHEET NO: 1	
DATE: 01/25/07		DATE: 01/25/07	
BY: JORDAN, INC.		BY: JORDAN, INC.	
FOR: JORDAN, INC.		FOR: JORDAN, INC.	



GPA-18683 & ZON-18684- APPLICANT/OWNER: CITY OF LAS VEGAS
1929 THROUGH 1953 GREGORY STREET
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06



GPA-18683 & ZON-18684- APPLICANT/OWNER: CITY OF LAS VEGAS
1929 THROUGH 1953 GREGORY STREET
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06

January 18, 2007

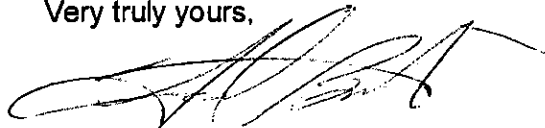
Mr. Douglas Rankin
Planning Manager
Planning & Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: VAR-18984

Dear Mr. Rankin:

I am the owner of the property located at 2901 El Camino Avenue, Las Vegas, Nevada. I am writing you to object to this variance allowing a 10' setback instead of a 20' setback on West Sahara Avenue. I think the greenbelt fronting on West Sahara Avenue is eye pleasing and offers a contrast to the various retail, fast food, and office properties located along West Sahara Avenue. I have no objection to additional retail and office space, but it should conform to the previous codes established. The greenbelt gives the area more of a village feeling even though it is a heavily trafficked area. I think the greenbelt will in the long run make this new project more appealing to potential tenants and the developer will end up with a better project. If the development is too close to the street, it will detract from the aesthetic appearance of the area and create a more sterile environment. All the other properties maintain this landscape and I think this developer should do the same.

Very truly yours,



Leonard B. Bailes

LBB:nlt

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-17856 - REZONING - PUBLIC HEARING - APPLICANT: REBECCA BURTON - OWNER: TOWANDA, LLC - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 801 South Sixth Street (APN 139-34-410-209), Ward 3 (Reese).

C.C.: 02/21/07

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
5. Submitted after final agenda – Signed proposed conditions of approval form by Rebecca Burton

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with **EVANS** abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 9 – ZON-17856

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-18788) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site if approved.

Public Works

3. Dedicate a 10-foot radius on the southeast corner of Sixth Street and Gass Avenue prior to the issuance of any permits; coordinate with the Right of Way section of the Department of Public Works for assistance in the preparation of appropriate documents.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Plan standards, except in cases of approved Waivers, concurrent with development of this site.
5. No required parking shall be allowed within the public right-of-way.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 9 – ZON-17856

CONDITIONS – Continued:

6. Landscape and maintain all unimproved rights-of-way, if any, on Gass Avenue and South Sixth Street adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
7. Submit an Encroachment Agreement for all landscaping located in the Gass Avenue and South Sixth Street public right-of-way adjacent to this site prior to occupancy of this site.
8. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
10. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance with Downtown Centennial Standards for all improvements not required to be constructed at this time as a result of the requested Waiver. Such Covenant Running with Land agreement shall record prior to the issuance of any permits for this site.

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ZON-17856 - APPLICANT: REBECCA BURTON - OWNER: TOWANDA, LLC**

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

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-18788) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site if approved.

Public Works

3. Dedicate a 10-foot radius on the southeast corner of Sixth Street and Gass Avenue prior to the issuance of any permits; coordinate with the Right of Way section of the Department of Public Works for assistance in the preparation of appropriate documents.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Plan standards, except in cases of approved Waivers, concurrent with development of this site.
5. No required parking shall be allowed within the public right-of-way.
6. Landscape and maintain all unimproved rights-of-way, if any, on Gass Avenue and South Sixth Street adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
7. Submit an Encroachment Agreement for all landscaping located in the Gass Avenue and South Sixth Street public right-of-way adjacent to this site prior to occupancy of this site.
8. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

ZON-17856 - Conditions Page Two
January 25, 2007 - Planning Commission Meeting

9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
10. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance with Downtown Centennial Standards for all improvements not required to be constructed at this time as a result of the requested Waiver. Such Covenant Running with Land agreement shall record prior to the issuance of any permits for this site.

ZON-17856 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project request is to allow a Rezone from R-4 (High Density Residential) to P-R (Professional Office and Parking) on 0.16 acres at 801 South Sixth Street, southeast corner of South Sixth Street at Gass Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
1983	The Board of Zoning Adjustment considered and approved a request for a Special Use Permit (U-0042-83) to allow Professional Offices on property located at 801 and 803 South 6th Street, where such use is not permitted, R-4 (High Density Residential) Zone.
11/21/63	The Board of Zoning Adjustment considered a request for Use Permit (U-0073-63) to allow a real estate office at the southeast corner of Gass Street and Sixth Street, R-4 (High Density Residential) Zone.
<i>Pre-Application Meeting</i>	
01/23/06	A Pre-application meeting was held with the applicant. Staff advised the applicant of parking requirements for the P-R Zone and the need for handicapped parking to meet current code. Subsequent to this meeting and due to the proposed change in use from single family residential to office, staff determined additional assessment of the project was needed via a Site Development Plan Review.
<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	0.16 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	Office and Parking	R-4 (High Density Residential)
North	Parking	Mixed-Use	P-R (Professional Office and Parking)
South	Office	Commercial	R-4 (High Density Residential)

ZON-17856 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

East	Office and Parking	Commercial	P-R (Professional Office and Parking)
West	Office and Parking	Mixed-Use	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	Y		Y
Downtown Redevelopment Plan	Y		Y
Special Purpose and Overlay Districts			
Downtown 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

DEVELOPMENT STANDARDS

The proposal is located within the Downtown Overlay District. All structures within this district are exempted from the automatic application of the height limitation, required setbacks, lot width, and lot coverage requirements specified in Title 19 - Section 19.08.050 Commercial Development Standards. The following table references development standards for the P-R (Professional Office and Parking) Zone District in comparison to the proposed site development:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	NA	Y
Min. Lot Width	60	50 feet	Y*
Min. Setbacks			
• Front	20	20	Y
• Side	5	7	Y
• Corner	15	80	Y
• Rear	15	78	Y
Max. Lot Coverage	50 percent	17	Y
Max. Building Height	Lessor of 2 stories or 35 feet	1 story	Y
Trash Enclosure	1	1	Y

**Property is located in Downtown Overlay District and is exempt from minimum lot width requirements.*

ZON-17856 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

ANALYSIS

The proposed project will allow for the conversion of an existing one story 1,215 square foot single-family residence to a law office. Existing vehicular access will be maintained via Gass Avenue, South Sixth Street, and a public alley.

The project is located within the Downtown Centennial Plan area which contains specific site planning, streetscape design, and transportation and parking standards. As such, a Site Development Plan Review (SDR-18788) will be considered concurrently with this rezone request. A 40-foot public Right-of-Way along Gass Avenue and South Sixth Street limit the projects ability to meet required landscape buffers. Waivers to perimeter landscape buffers and Downtown Centennial Plan Streetscape standards are included in the request.

The project structure was reviewed by Historic Resources Planning staff and was determined to not be ineligible for historic designation. Minor exterior modifications to repair the roof, repaint building walls, and replace windows are included in this proposal.

- **Zoning**

The project site is currently zoned as R-4 (High Density Residential). The request to rezone to P-R (Professional Office and Parking) would be compatible with the surrounding commercial and office and parking zones and this zone allows professional office uses.

FINDINGS

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

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

The proposed P-R (Professional Office and Parking) Zone district is consistent with the Commercial land use designation of the General Plan.

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

The proposed P-R Zone is consistent with surrounding Limited commercial and Professional Office and Parking zones as well as existing office, parking, and mixed uses.

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

ZON-17856 - Staff Report Page Four
January 25, 2007 - Planning Commission Meeting

The intent of the Downtown Centennial Plan is focused on revitalization of the Urban Core. The proposed rezone will achieve the spirit and intent of this plan as the proposal will allow for the operation of professional office services upon an underutilized site.

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

Existing neighborhood street capacity is adequate and the proposed rezone will not result in significant trip generation.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

19

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 295 [Mailed with SDR-18788]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-17856** APN: 139-34-410-209
Name of Property Owner: TOWANDA LLC
Name of Applicant: REBECCA L. BURTON

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: _____

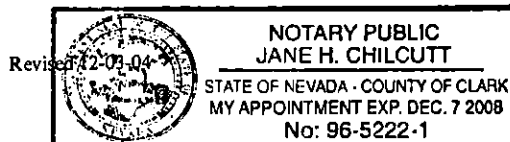
Signature of Property Owner: Rebecca L. Burton MANAGER TOWANDA LLC

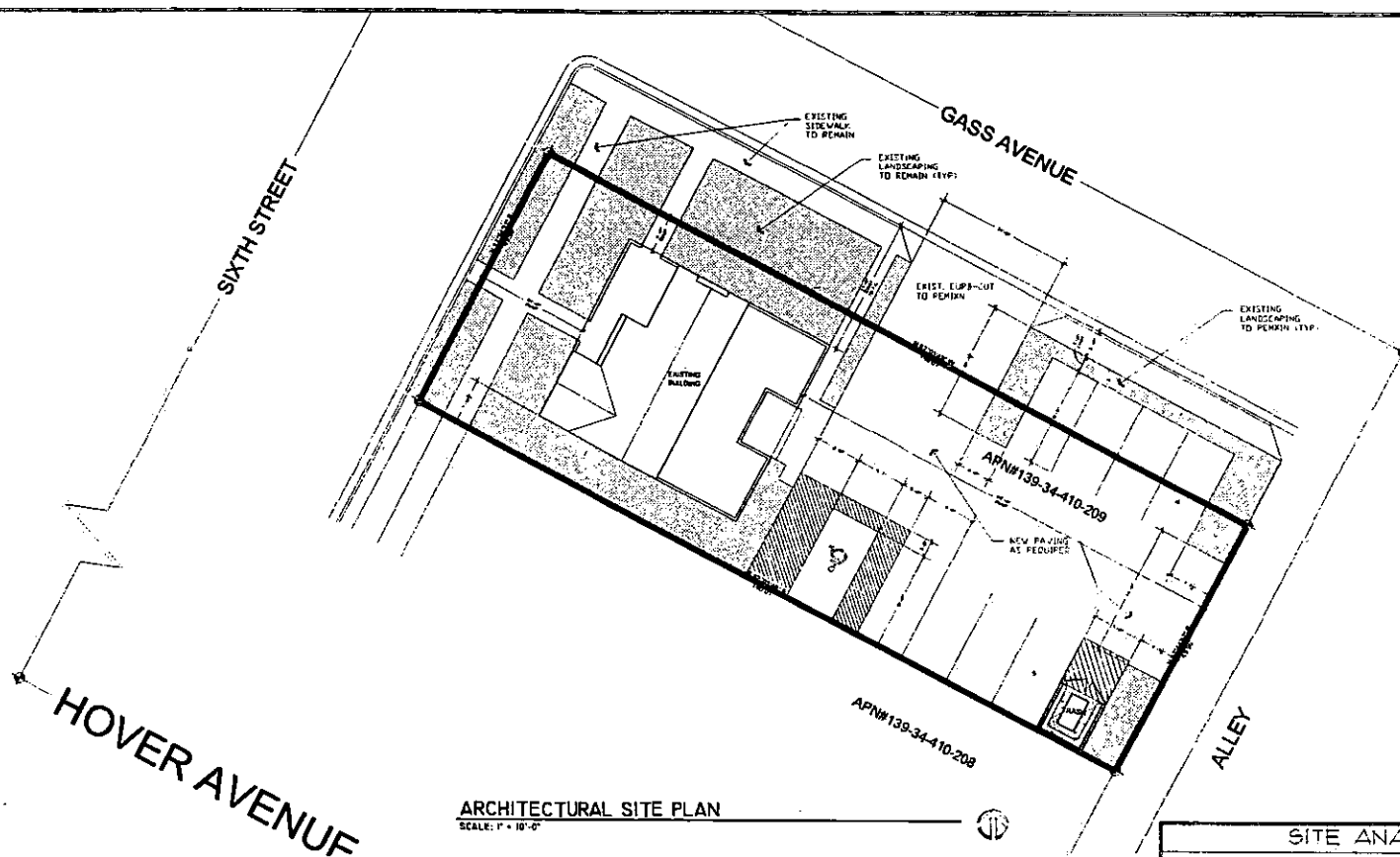
Print Name: REBECCA L. BURTON

Subscribed and sworn before me

This 30th day of Oct, 2006

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





ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

SITE ANALYSIS			
<u>SITE INFO:</u>			
APN#:	139-34-410-109		
SITE ADDRESS:	2015 6TH ST.		
ZONED:	Q-4		
EXISTING:	P-R		
REQUESTED			
PROPERTY AREA:	6,910 SF (0.16 AC)		
LOT COVERAGE:	5%		
BUILDING AREA:	1ST FLOOR	1,375 SF	
<u>PARKING INFO:</u>			
REQUIRED PARKING (1/ 300 SF):	5 SPACES		
PARKING PROVIDED:	5 SPACES		
ADA ACCESSIBLE SPACES:	1 SPACE		

VICINITY MAP **ZON-17856** RECEIVED
01/25/07 PC OCT 31 2006

SUZANA ROTAR Architect Ltd
Architectural Design & Planning
1990 E. Main Springs Road
Salt Lake City, UT 84119
Telephone (801) 253-0776
Fax (801) 361-2562

PRELIMINARY
This drawing is preliminary and is not to be used for construction purposes without the approval of the architect.

BURTON LAW OFFICE
CONVERSION / REVEAL
2015 6TH ST.
REBECCA BURTON

ARCHITECTURAL
SITE PLAN

Project No.	17856
Drawn by	ELT
Checked by	ELT
Date	01/25/07
Scale	1" = 10'-0"
Sheet No.	1
Total Sheets	1
Author	ELT
Client	REBECCA BURTON
Project Name	CONVERSION / REVEAL
Address	2015 6TH ST.
City	SALT LAKE CITY, UT
State	UT
Zip	84119
Phone	(801) 253-0776
Fax	(801) 361-2562
Website	www.suzanarotar.com

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

October 30, 2006

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

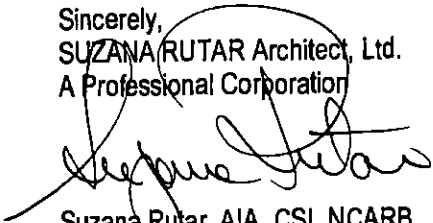
Re: Zone Change Application
Justification Letter
@ 801 South 6th Street
APN # 139-34-410-209

To Whom It May Concern:

This letter is a justification letter for the above referenced property. The above referenced .16 acre property is currently zoned R-4 with an existing single-family residence in place. The Owner, Rebecca Burton is in the process of remodeling the existing single-family residence into a 1215 s.f. Law Office. Although the existing residence has an existing Special Use Permit to operate as an office, the CLV Staff is recommending that the property be re-zoned to P-R prior to permitting the remodel. The parking required for an office use is 5 spaces and the site is accommodating/ providing 9 spaces.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,
SUZANA RUTAR Architect, Ltd.
A Professional Corporation



Suzana Rutar, AIA, CSI, NCARB
Principal

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: (702) 361-2582
Email: srutar@aol.com

ZON-17856
01/25/07 PC

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE



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

SUBJECT: ZON-17856 - APPLICANT: REBECCA BURTON - OWNER: TOWANDA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **January 25, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

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

Rebecca Burton
Signature

1.22.07
Date

REBECCA L. BURTON
Please Print Name

TOWANDA LLC
Company Name

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager

Submitted after final agenda

Date 1/25/07 Item # 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-18788 – SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17856 - PUBLIC HEARING - APPLICANT: REBECCA BURTON - OWNER: TOWANDA, LLC
- Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING SINGLE-FAMILY RESIDENCE TO AN OFFICE AND WAIVER OF PERIMETER LANDSCAPE BUFFER WIDTHS AND DOWNTOWN STREETSCAPE STANDARDS on 0.16 acres 801 South Sixth Street (APN 139-34-410-209), R-4 (High Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).

C.C.: 02/21/07

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
5. Submitted after final agenda – Signed proposed conditions of approval form by Rebecca Burton

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with EVANS abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 10 – SDR-18788

MINUTES – Continued:

Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 -- 6:19)

1-221

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-17856) 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 and landscape plan dated stamped 12/29/2006, and building elevations, date stamped 12/15/2006, except as amended by conditions herein.
4. Waiver from Title 19 -- Section 19.12.040 perimeter landscape standards is hereby approved to allow a zero foot buffer where 8 feet is required along the southern property line (interior) adjacent to the parking area, and 6 foot buffer where 15 feet is required along the north side of structure along Gass Avenue.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 10 – SDR-18788

CONDITIONS – Continued:

5. A Waiver of Downtown Centennial Plan streetscape design standards to allow a zero foot landscape buffer where 8 feet is required along the parking area adjacent to Gass Avenue, no amenity zone where 5 feet is required along Gass Avenue, zero East/West shade trees, no decorative paving and lighting along South Sixth Street and Gass Avenue is hereby approved.
6. Existing turf areas shall be removed and replaced with xeriscape. Non-vegetative cover shall be installed in all landscaped areas and shall consist, without limitation, of rocks and small stones, crushed rock and bark, installed to a minimum depth of two inches in all areas.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The 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.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

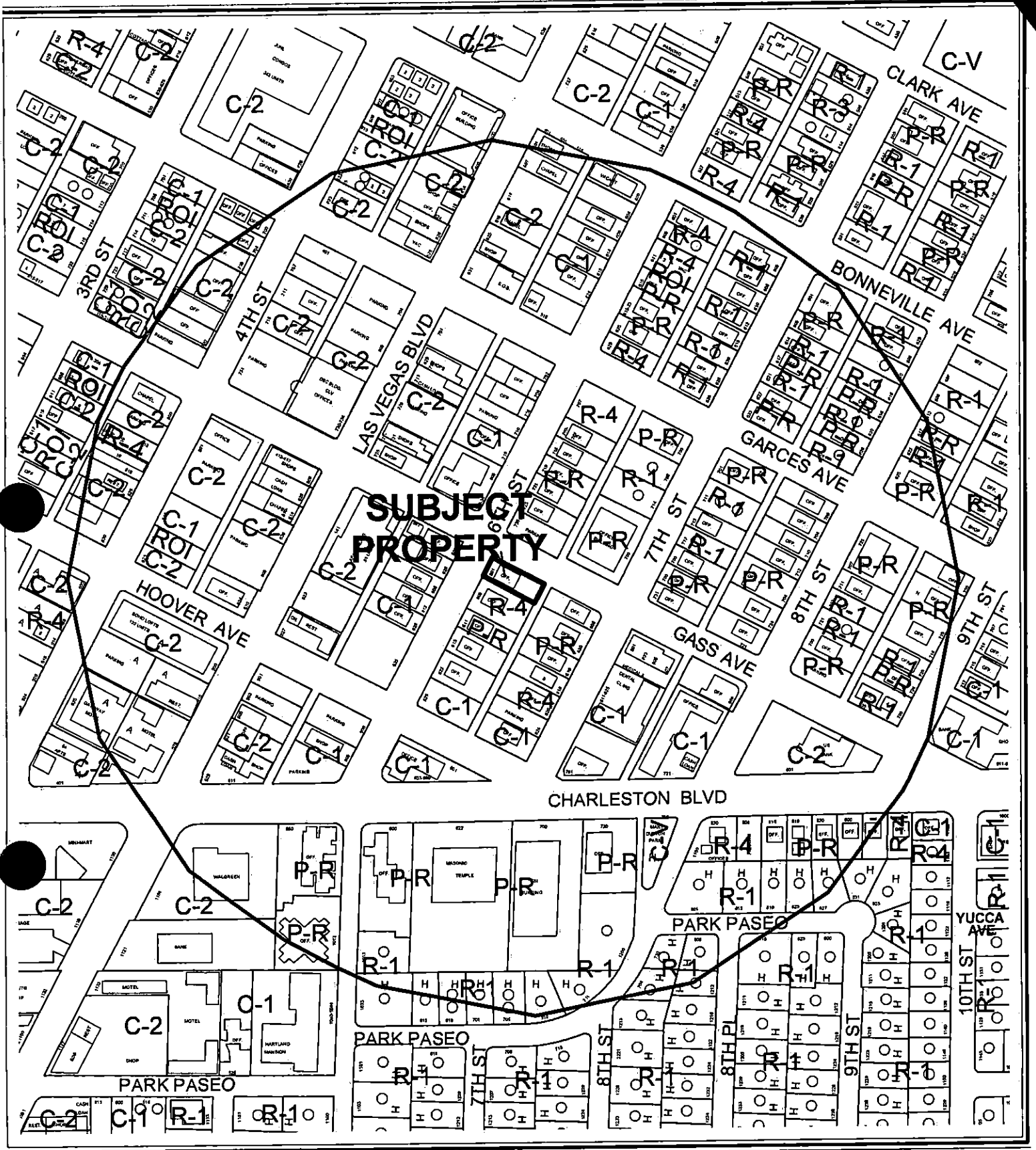
PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 10 – SDR-18788

CONDITIONS – Continued:

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

Public Works

14. Site development to comply with all applicable conditions of approval for ZON-17856 and all other site-related actions.



CASE: **SDR-18788**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)

0 400 Feet





0 400 Feet

CASE: SDR-18788

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)



*City of Las Vegas***AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-18788 - APPLICANT: REBECCA BURTON - OWNER:
TOWANDA, LLC

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-17856) 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 and landscape plan dated stamped 12/29/2006, and building elevations, date stamped 12/15/2006, except as amended by conditions herein.
4. Waiver from Title 19 – Section 19.12.040 perimeter landscape standards is hereby approved to allow a zero foot buffer where 8 feet is required along the southern property line (interior) adjacent to the parking area, and 6 foot buffer where 15 feet is required along the north side of structure along Gass Avenue.
5. A Waiver of Downtown Centennial Plan streetscape design standards to allow a zero foot landscape buffer where 8 feet is required along the parking area adjacent to Gass Avenue, no amenity zone where 5 feet is required along Gass Avenue, zero East/West shade trees, no decorative paving and lighting along South Sixth Street and Gass Avenue is hereby approved.
6. Existing turf areas shall be removed and replaced with xeriscape. Non-vegetative cover shall be installed in all landscaped areas and shall consist, without limitation, of rocks and small stones, crushed rock and bark, installed to a minimum depth of two inches in all areas.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

JA

SDR-18788 - Conditions Page Two
January 25, 2007 - 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. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Site development to comply with all applicable conditions of approval for ZON-17856 and all other site-related actions.

SDR-18788 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review (SDR) to allow for the conversion of an existing single-family residence to a law office on a 0.16 acre site located at 801 South Sixth Street, southeast corner of Gass Street and South 6th Street.

Two 40-foot Right-of-Ways (ROW) abut the project parcel along Gass Avenue and South Sixth Street. The ROW hinders the ability of the project to meet Title 19 Perimeter Landscape Buffer Widths and Downtown Centennial Plan Streetscape Standards. Therefore, a Waiver of perimeter landscape standards and Downtown Centennial Plan streetscape standards is requested. Public Works will require an Encroachment Maintenance and Removal Agreement for project landscaping within public ROW. Additionally, a companion request to rezone the property to P-R (Professional Office and Parking) from R-4 (High Density Residential) will be considered with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/21/63	The Board of Zoning Adjustment considered and approved a request for Use Permit (U-0073-63) to allow a real estate office at the southeast corner of Gass Street and Sixth Street, R-4 (High Density Residential) Zone.
1993	The Board of Zoning Adjustment considered and approved a request for a Special Use Permit (U-0042-83) to allow Professional Offices on property located at 801 and 803 South 6th Street, where such use is not permitted, R-4 (High Density Residential) Zone.
<i>Pre-Application Meeting</i>	
01/23/06	A Pre-application meeting was held with the applicant. Staff advised the applicant of parking requirements for the P-R Zone and the need for handicapped parking to meet current code. Subsequent to this meeting and due to the proposed change in use from single family residential to office, staff determined additional assessment of the project was needed via a Site Development Plan Review.
<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	0.16 acres

SDR-18788 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	Office and Parking	R-4 (High Density Residential)
North	Parking	Mixed-Use	P-R (Professional Office and Parking)
South	Office	Commercial	R-4 (High Density Residential)
East	Office and Parking	Commercial	P-R (Professional Office and Parking)
West	Office and Parking	Mixed-Use	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan	Y		Y
Downtown Redevelopment Plan	Y		Y
Special Purpose and Overlay Districts			
Downtown 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

DEVELOPMENT STANDARDS

The proposal is located within the Downtown Overlay District. All structures within this district are exempted from the automatic application of the height limitation, required setbacks, lot width, and lot coverage requirements specified in Title 19 - Section 19.08.050 Commercial Development Standards. The following table references the development standards for the P-R (Professional Office and Parking) Zone District in comparison to the proposed site development:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	NA	NA	Y
Min. Lot Width	60	50 feet	Y*
Min. Setbacks			
• Front	20	20	Y
• Side	5	7	Y
• Corner	15	80	Y
• Rear	15	78	Y
Max. Lot Coverage	50 percent	17 percent	Y
Max. Building Height	Lessor of 2 stories or 35 feet	1 story	Y
Trash Enclosure	1	1	Y

Property is located in Downtown Overlay District and is exempt from minimum lot width requirements.

JA

SDR-18788 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

In accordance with Title 19.12.040, the following Landscape Standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	• 1 Tree/20 linear feet (when adjacent to residential)	2 Trees	1 Tree	N*
	• 1 Tree/30 linear feet (when adjacent to any commercial or industrial use)	2 Trees	0 Trees	N
Buffer: Min. Trees	1 Tree/30 linear Feet	2 Trees	2	Y
TOTAL		6	2	N
Min. Zone Width	• 15 Feet along Right-of-Way • 8 Feet along parking areas facing public Right-of-Way • 8 Feet along interior property lines		• 20 Ft. front • 6 Feet side • 0 Feet (along parking area adjacent to Gass Street) • 0 Feet along interior property lines	Y N* N N
Wall Height	8 Feet		6-8 Feet	Y

* A Waiver of perimeter landscaping buffers required. Development Services Department - Development Coordination shall require a Encroachment maintenance and removal agreement for new landscaping within the public Right-of-Way.

SDR-18788 - Staff Report Page Four
January 25, 2007 - Planning Commission Meeting

The Downtown Centennial Plan Streetscape Standards apply to the project.

Streetscape Standards	Required	Provided	Compliance
Downtown Centennial Plan (Page 40)	Yes (5 foot amenity zones, decorative paving and lighting, 10 foot sidewalks, 8 foot parking lot landscape buffer, North/South Palm Trees, East/West shade trees, parking lot screen, tire stops)	Yes (North/South Palm Trees, parking screen, tire stops) No (most streetscape plan design elements will not be implemented)	No*

*Waiver of the Downtown Centennial Plan Streetscape Standards required.

Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Title 19.10, the following parking standards apply.

Parking Requirement							
Use	Gross Floor Area	Base Parking Requirement			Provided Parking		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Professional	1,215 square feet	1 space per 300 square feet of g.f.a.	4	1	9	1	Y
TOTAL					9		Y

ANALYSIS

The project will involve minor exterior improvements to an existing one story house, resurfacing an existing parking lot, removal of existing turf, and installation of xeriscape, street trees, parking lot landscaping and screening. The project lies within the Downtown Centennial Planning area however an existing ROW along Gass Avenue and South Sixth Street limits the ability of the project to meet all Downtown Centennial Plan Streetscape and Title 19 Landscape standards.

- General Plan Land Use and Zoning**

The project site is designated for Commercial use in the General Plan. The surrounding land use includes mixed use as well as office and parking uses. The project site is currently zoned as R-4 (High Density Residential). A companion rezone request to P-R (Professional Office and Parking) shall be considered concurrently with this Site Development Plan Review. The P-R (Professional Office and Parking) Zone is consistent with the General Plan - Commercial land use category. The project parcel is bounded by Gass Avenue to the north, South Sixth Street to the west, a public alley to the east, and an existing office structure to the south.

SDR-18788 - Staff Report Page Five
January 25, 2007 - Planning Commission Meeting

- **Overlay Zone**

The proposal is situated within the Downtown Overlay District. All structures in this district are exempt from the automatic application of height limitations, required setbacks, lot width, and lot coverage requirements. However, the exemption does not prohibit the City Council from imposing similar or equivalent limitations in connection with the approval of a Site Development Plan in accordance with Section 19.06.060. Development in the P-R District involving the conversion of an existing residential structure may maintain the existing setbacks consistent with Title 19.08.050.

- **Neighborhood Plan**

The proposed project is located within the Downtown Centennial Plan (DCP) area, Downtown South subarea. The project is unable to meet the (DCP) streetscape standards for trees, and parking lot landscape setbacks. A Waiver of the perimeter landscape buffer requirements and DCP streetscape standards are included in this request.

- **Site Plan and Landscaping**

The project site plans show an existing 1,215 square foot one-story single family home and paved surface parking lot. The project site is partially covered with grass turf. Title 19 requires landscape buffers of 15 feet along public ROW, and 8 feet along interior property lines. Existing and unmaintained palm trees within a 3 foot landscape buffer parallel to Gass Avenue and situated within the public ROW will be removed and replanted with Chilean Mesquite trees and shrubs. Grass turf will also be removed and replaced with drought tolerant landscaping. Date Palm trees would be installed as streetscaping along the western property line fronting South Sixth Street. Parking lot landscape islands will be constructed in accordance with Title 19 and a 42-inch parking lot screen along the parking lot edge facing Gass Avenue in conformance with the DCP parking requirements. The North/South street on South Sixth Avenue will be planted with 2 Phoenix Date palm trees consistent with Downtown Las Vegas Streetscape design standards.

- **Parking**

As the intent of the Las Vegas Downtown Centennial Plan area focuses on pedestrian oriented development, the proposed project is not subject to the automatic application of parking requirements. Title 19 parking standards for office development require a minimum of 4 parking spaces. As proposed, the project site plan indicates 9 on-site parking spaces including one handicapped accessible space.

SDR-18788 - Staff Report Page Six
January 25, 2007 - Planning Commission Meeting

- **Historical Resources**

The existing single family house was constructed in 1932 but is not located within any designated historic area of the Downtown Centennial Plan. Additionally, planning staff reviewed the existing property and determined the structure to be ineligible for historic designation as it does not meet the following: (1) Does not meet the criteria for listing on the State or National Register of Historic Places, (2) Is not of exceptional significance nor expresses a distinctive character.

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 site improvements to the existing single-family residence structure will blend harmoniously with the surrounding office development.

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 conforms to the General Plan land use for Office. A Waiver of Title 19 perimeter landscape buffers and Downtown Centennial Plan Streetscape standards are requested.

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

Vehicular access to the project site is provided along Gass Avenue and a public alley south of Gass Avenue. No adverse affects to area traffic movements will result with this proposal.

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

The building exterior will be repainted and repaired as necessary while maintaining the existing architecture. Existing turf landscaping will be replanted with contemporary xeriscape landscaping in conformance with the Downtown Centennial Plan Streetscape and Title 19 Landscape standards.

SDR-18788 - Staff Report Page Seven
January 25, 2007 - 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 exterior treatments to the existing structure will upgrade the project site and vicinity thereby resulting in a complementary building with surrounding development.

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

The project will not adversely affect human health and public safety.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

19

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 295 [Mailed with ZON-17856]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18788** APN: 139-34-410-209

Name of Property Owner: TOWANDA LLC

Name of Applicant: REBECCA L. BURTON

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: _____

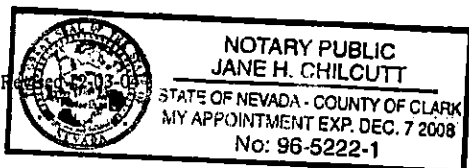
Signature of Property Owner: Rebecca L. Burton ^{MANAGER} TOWANDA LLC

Print Name: REBECCA L. BURTON

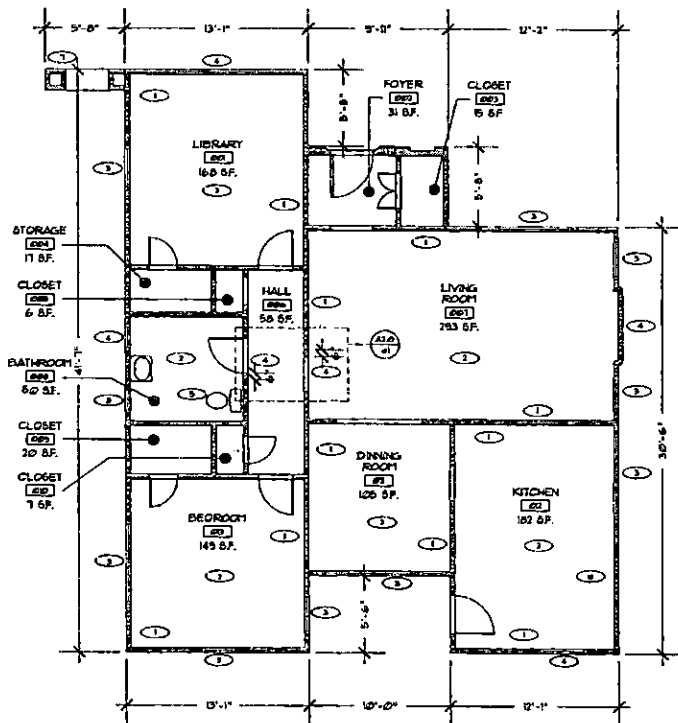
Subscribed and sworn before me

This 15th day of Dec, 2009

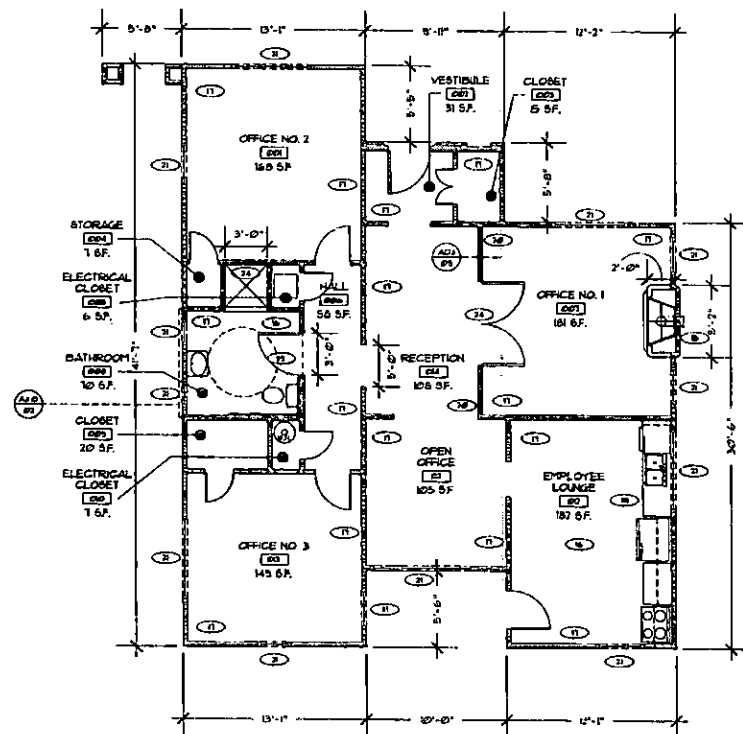
[Signature]
Notary Public in and for said County and State



SDR-18788
REVISED
01/25/07 PC



DEMOLITION FLOOR PLAN
SCALE 1/4" = 1'-0"



FLOOR PLAN
SCALE 1/4" = 1'-0"

CONSTRUCTION NOTES:

- 1 REMOVE ALL EXISTING INTERIOR GYPSUM BD./LATH & PLASTER FROM EXISTING STUD WALLS/CEILINGS W/ RELATED INSULATION
- 2 REMOVE ALL EXISTING ELEC. FIXTURES, ANTIQUE WIRING & GLASS INSULATORS (110V AND SERVICE PANEL POINT OF CONNECTION (PHONE, TV ET AL))
- 3 REMOVE EXISTING GLAZING & FRAME
- 4 REMOVE PORTION OF EXISTING WALLS
- 5 REMOVE ALL EXISTING CABINETRY & PLUMBING FIXTURES W/ RELATED PIPING
- 6 REMOVE ALL EXISTING HVAC DUCTING AND HVAC EQUIPMENT
- 7 REMOVE PORTIONS OF EXISTING CRACKED OR DAMAGED EXTERIOR STUCCO
- 8 REMOVE EXISTING MASONRY (BRICK/CHIMNEY AND RELATED FIREPLACE ASSEMBLY)

- 9 ROOFING SUBCONTRACTOR TO INSPECT ROOF W/ OWNER - VERIFY CONDITION OF EXISTING ROOFING & FLASHING - REMOVE AS REQUIRED
- 10 INSTALL NEW HVAC DUCTWORK & RELATED HEAT PUMP/DIFFUSER/EQUIPMENT
- 11 INSTALL NEW ELECTRICAL PANEL & CONDUIT-WIRING-FIXTURES PER ELECTRICAL DRAWINGS
- 12 INSTALL NEW PLUMBING PIPING AND RELATED FIXTURES - SEE PLUMBING DRAWINGS
- 13 INSTALL NEW ATTIC & WALL INSULATION (R-30 ATTIC - R-19 WALLS)
- 14 INSTALL & PATCH EXISTING ROOFING AND FLASHING AS REQUIRED
- 15 INSTALL NEW FIREPLACE AND 2X FRAMED BOX - MATCH EXISTING INT. FINISH - M/F HEATILATOR - GENEVA ND4236 DIRECT VENT INSTALL PER FRG'S REG'S

- 16 INSTALL NEW FINISH FLOORING
- 17 INSTALL NEW 5/8" TYPE X GYPSUM BD. INTERIOR WALL BREATHING/W/ BULLNOSE CORNER TRIM (MR GREEN BD. AT SET WALL LOCATIONS)
- 18 INSTALL NEW CABINETRY AND RELATED PLUMBING FIXTURES
- 19 INSTALL NEW 3'0" X 6'0" DOOR & FRAME AT BATHROOM, 1 1/2 PAIR OF 3'0" W/ HINGES
- 20 INSTALL NEW 3'0" HIGH 2X4 STUD POINT WALL AT LIVING RT.
- 21 INSTALL NEW WINDOW & FRAME PER PLAN - SEE ELEVATIONS
- 22 PATCH & REPAIR STUCCO TO MATCH EXISTING ADJACENT FINISH
- 23 INSTALL NEW 3'0" X 6'0" DOOR (DOUBLE DOOR) & FRAME, 1 1/2 PAIR OF 3'0" W/ HINGES (EACH DOOR)
- 24

WALL LEGEND:

- PORTION OF EXISTING WALL TO BE REMOVED
- NEW 3'0" HIGH 2X4 STUD POINT WALL
- EXISTING 2X4 WALL - WALL TO RECEIVE NEW 1/2" PIN ORT WALL

RECEIVED

SUZANA RUTAR, Architect Ltd.
1800 E. Main Street, Suite 100
Winnipeg, Manitoba R2M 1A1
Telephone: (204) 253-1776
Fax: (204) 253-1776

BURTON LAW OFFICE
CONVERSION / REMODEL
800 SOUTH 5TH ST.
REBECCA BURTON

NOTED FLOOR PLANS

NO.	DATE	BY	CHKD.	APPROVED
1				
2				
3				
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24				

A2.0

SDR-18788
01/25/07 PC

DEC 18 2006



WEST ELEVATION

N.T.S.



WEST ELEVATION

N.T.S.



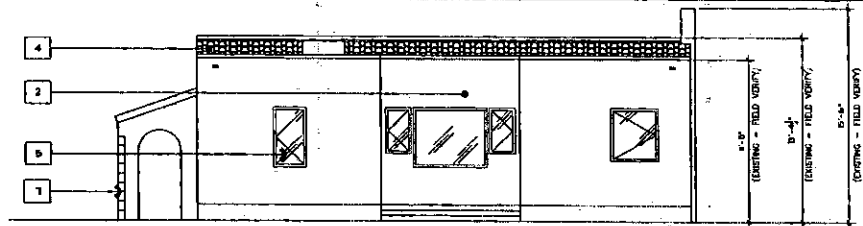
NORTH ELEVATION

N.T.S.



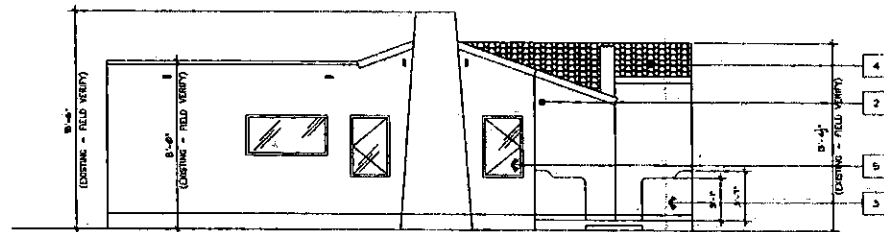
NORTHWEST VIEW

N.T.S.



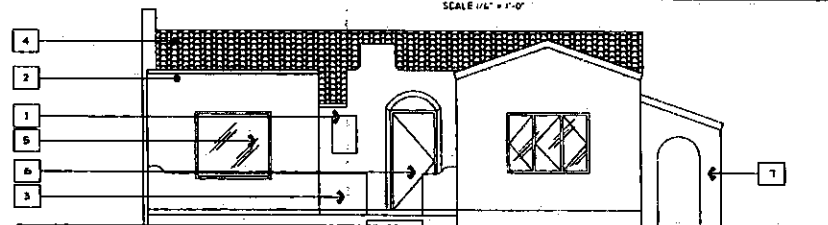
EAST ELEVATION (EXISTING)

SCALE 1/4" = 1'-0"



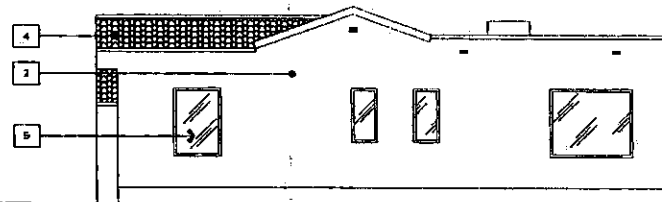
NORTH ELEVATION (EXISTING)

SCALE 1/4" = 1'-0"



WEST ELEVATION (EXISTING)

SCALE 1/4" = 1'-0"



SOUTH ELEVATION (EXISTING)

SCALE 1/4" = 1'-0"

KEYNOTES	
#	DESCRIPTION
1	REPAIR EXISTING
2	REPAIR EXISTING BRICK AS REQUIRED - COLOR TO MATCH EXISTING
3	REPLACE EXISTING 3'-0" HIGH BRICK PATIO WALL - MATCH EXISTING BRICK PATIO WALL - COLOR TO MATCH EXISTING
4	REPLACE EXISTING WINDOWS WITH NEW VITRE, SCHEDULE - COLOR OF FRAME TO MATCH EXISTING
5	REPLACE EXISTING DOOR WITH NEW DOOR - COLOR TO MATCH EXISTING
6	REPLACE EXISTING STUCCO ON WALL - REPAIR AS NEEDED - COLOR TO MATCH EXISTING

SUZANA RUTAR, Architect Ltd.
Architecture Design & Planning
1988 E. Reno Springs Road
Las Vegas, Nevada 89119
Tel: (702) 331-2500
Fax: (702) 331-2501
www.suzanarutarchitect.com

BURTON LAW OFFICE
CONVERSION / RENOVATION
800 SOUTH 6TH ST.
REBECCA BURTON

EXISTING ELEVATIONS

DATE	BY	REVISION
1/16/07	PC	1
1/16/07	PC	2
1/16/07	PC	3
1/16/07	PC	4
1/16/07	PC	5
1/16/07	PC	6
1/16/07	PC	7
1/16/07	PC	8
1/16/07	PC	9
1/16/07	PC	10

RECEIVED

DEC 16 2006

A4.0

SDR-18788
01/25/07 PC



SDR-18788

01/25/07 PC



SDR-18788 RECEIVED
01/25/07 PC DEC 15 2006

SDR 18788				
Rebecca Burton				
SEC Gass & 6th				
Proposed 1.215 thousand square foot office conversion.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.215	11.01	13
AM Peak Hour			1.55	2
PM Peak Hour			1.49	2
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.215		4
AM Peak Hour				1
PM Peak Hour				1
(heaviest 60 minutes)				
Existing traffic on all nearby streets: counts not available for 3rd Street				
Gass Avenue				
Average Daily Traffic (ADT)	3,227			
PM Peak Hour	258			
(heaviest 60 minutes)				
4th Street				
Average Daily Traffic (ADT)	13,088			
PM Peak Hour	1047			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				

	Capacity			
Gass Avenue	15300			
4th Street	29400			
This project will add approximately 270 trips per day on Gass, 3rd and 4th.				
This will increase expected volumes by about 8 percent on Gass and				
about 2 percent on 4th. Gass is at about 21 percent of capacity and 4th is				
at about 45 percent of capacity.				
Based on Peak Hour use, this development will add roughly 24 additional				
cars into the area; which works out to about one every three minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



ZON-17856 & SDR-18788 - APPLICANT: REBECCA BURTON - OWNER: TOWANDA LLC
801 SOUTH SIXTH STREET
JANUARY 25, 2007 PLANNING COMMISSION

11/22/06



ZON-17856 & SDR-18788 - APPLICANT: REBECCA BURTON - OWNER: TOWANDA LLC
801 SOUTH SIXTH STREET
JANUARY 25, 2007 PLANNING COMMISSION

11/22/06

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

December 15, 2006

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

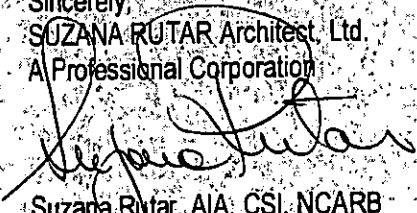
Re: Site Development Plan Review &
Waiver of Development Standards for Landscaping
Justification Letter
@ 801 South 6th Street
APN # 139-34-410-209

To Whom It May Concern:

This letter is a justification letter for the above referenced property. The above referenced 16 acre property is currently zoned R-4 with an existing single-family residence in place. The existing 1,215 s.f. residence has been used as an office under a use permit since 1963 (U-0073-63 & U-0042-83). Because the current Owner purchased the building after it was vacated and the existing office use permit was not extended, the office use of the property reverted back to the residential use. The Owner is at this time proposing to rehabilitate and remodel the existing residence into a law office. Because the existing use permits expired, the Staff required a Zone Change application, which was applied for in October of 2006 (ZON-17856). After reviewing the zone change application, the Staff requested that a Site Development Plan Review application be submitted, because the use of the property is being changed from residential to office use. The Applicant is therefore requested a Site Development Plan Review and also a Waiver of the Development Standards for Landscaping Buffer along a portion of Gass Avenue (next to the existing parking lot) and along a portion of the south property line (also next to the existing parking lot), because (1) the parking lot and the landscaping are existing and (2) if the required landscaping along these areas is provided per the current zoning ordinance requirements, the existing parking lot would become too narrow to allow for any on-site parking and therefore, the existing on-site parking would be eliminated.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 263-6176.

Sincerely,
SUZANA RUTAR, Architect, Ltd.
A Professional Corporation


Suzana Rutar, AIA, CSI, NCARB
Principal

1950 E. Warm Springs Road, Las Vegas, Nevada 89119
Phone: (702) 263-6176 Fax: (702) 361-2582
Email: srutar@aol.com

SDR-18788
01/25/07 PC

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE**

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

SUBJECT: SDR-18788 - APPLICANT: REBECCA BURTON - OWNER: TOWANDA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **January 25, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

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

Rebecca Burton

Signature

1.22.07

Date

REBECCA L. BURTON

Please Print Name

TOWANDA LLC

Company Name

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager

Submitted after final agenda

Date 1/25/07 Item # 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-18755 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 0.30 acres at 501 and 505 East McWilliams Avenue (APNs 139-27-812-041 and 042), Ward 5 (Weekly).

C.C.: 02/21/07

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 Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with **EVANS** abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 11 – ZON-18755

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

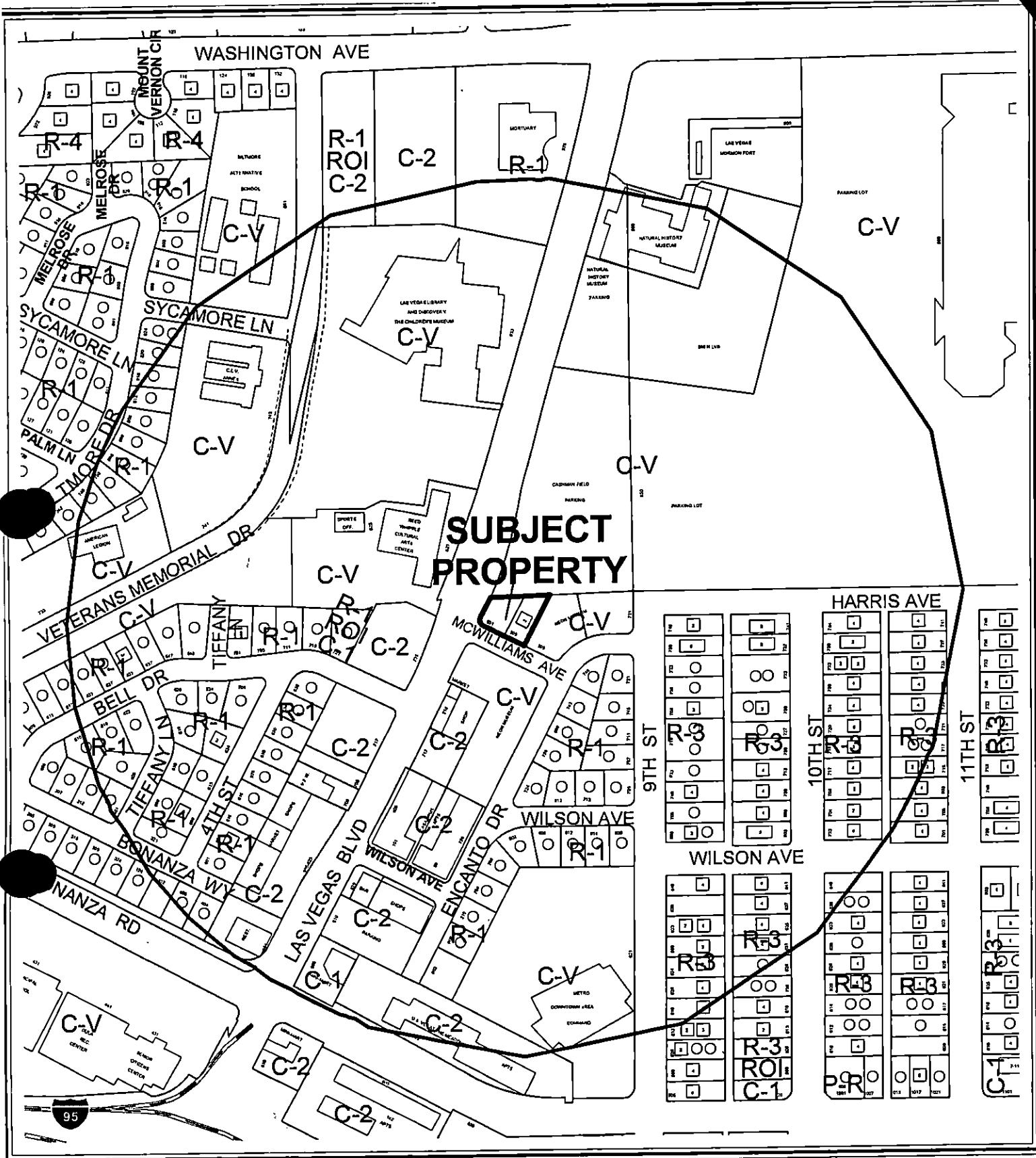
CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-18751) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct all incomplete half-street improvements adjacent to this site concurrent with development of this site.
4. 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.
5. Coordinate with the City Engineer's Office at 229-6272 regarding appropriate public improvements adjacent this site.
6. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.

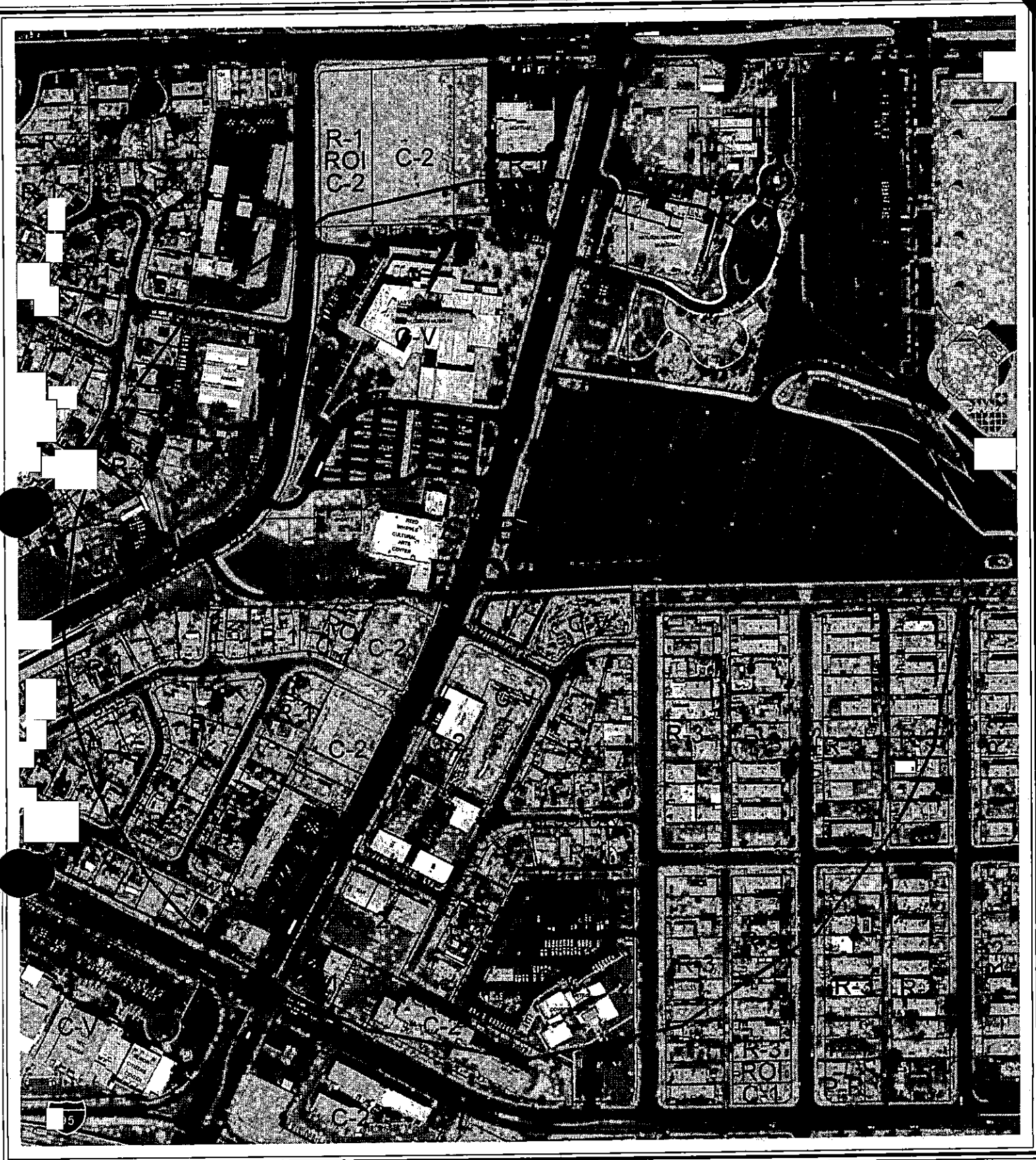


CASE: ZON-18755

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



CASE: **ZON-18755**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-18755 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-18751) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct all incomplete half-street improvements adjacent to this site concurrent with development of this site.
4. 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.
5. Coordinate with the City Engineer's Office at 229-6272 regarding appropriate public improvements adjacent this site.
6. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.

ZON-18755 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from C-1 (Limited Commercial) to C-V (Civic) on 0.30 acres at 501 and 505 East McWilliams Avenue. The proposed rezoning will allow for the establishment of a public park on the subject parcels, which will be developed in conjunction with the Neon Museum facilities. A related Site Development Plan Review application (SDR-18751) will be considered concurrently with this request.

The proposed request is recommended for approval, as it is consistent with the goals of the Las Vegas 2020 Master Plan, the Redevelopment Plan, the Downtown North Land Use plan, and the requirements of the C-V (Civic) zoning district.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/25/07	The Planning Commission will consider a related Site Development Plan Review application (SDR-18751).
<i>Related Building Permits/Business Licenses</i>	
07/06/05	A permit was issued to demolish the duplex structure on the site at 501 E. McWilliams.
04/12/06	A permit was issued to demolish the existing residential structure on the site at 505 E. McWilliams.
<i>Pre-Application Meeting</i>	
11/29/06	A pre-application conference was conducted with the applicants; issues were discussed relative to the coordination of the development plans between the Neon Museum site and the public park site, and it was noted that any wall structures in the right-of-way would require an encroachment permit from Public Works.
<i>Neighborhood Meeting</i>	
N/A	A neighborhood meeting was not held, nor was it required.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.30

ZON-18755 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PF (Public Facilities)	C-1 (Limited Commercial)
North	Parking Lot (Cashman Center)	PF (Public Facilities)	C-V (Civic)
South	Museum (Neon Boneyard Museum)	PF (Public Facilities)	C-V (Civic)
East	Museum (Neon Boneyard Museum)	PF (Public Facilities)	C-V (Civic)
West	Cultural Facility (Reed Whipple Center)	PF (Public Facilities)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	Y		Y
Las Vegas Boulevard Scenic Byway Overlay District	Y		Y
Trails	Y		N
Rural Preservation Overlay District		N	N/A
Development Impact Notification Assessment		N	N/A
Project of Regional Significance		N	N/A

DEVELOPMENT STANDARDS

Title 19.06.020

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	0.30 acres	N/A
Min. Lot Width	N/A	100 feet	N/A

*There are no minimum lot size or lot width requirements necessary to rezone to C-V (Civic).

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-1 (Limited Commercial)	N/A	N/A
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-V (Civic)	N/A	N/A
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
P-F (Public Facilities)	N/A	N/A

ZON-18755 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

ANALYSIS

The proposed rezoning will change the zoning designation of the parcels at 501 and 505 East McWilliams from C-1 (Limited Commercial) to C-V (Civic). The rezoning is to allow the properties to be developed by the City of Las Vegas as a public park, utilizing funds generated by the Southern Nevada Public Lands Management Act (SNPLMA) for the development of parks, trails and natural areas. The park will be a passive facility, and will include a shade structure, pathways, benches, and exhibits and restored signage from the abutting Neon Museum. A public parking lot will be developed in conjunction with the park; the site plan for the park and the Neon Museum facilities are the subject of the associated Site Development Plan Review application (SDR-18751).

The subject site is located within the boundaries of the Redevelopment Plan Area, and the proposed park use is consistent with the plan. In addition, the site is located within the Downtown North Land Use Plan area, and the proposed rezoning is consistent with the future land uses identified in the plan. The Downtown North plan document also cites the need for parks and recreation facilities in the area, and identifies the goal to "locate and develop a pocket park or community garden within the neighborhood." The site will be subject to the respective standards of the Scenic Byway Overlay District and the Airport Overlay District. A trail facility is currently designated for the Las Vegas Boulevard frontage of the property, but will be relocated to the other side of the boulevard upon the approval of a General Plan Amendment (GPA-18403).

The proposed rezoning is consistent with the purpose and intent of the C-V (Civic) zoning district regulations. There are no minimum dimensional standards that need to be met in order to rezone the site to C-V (Civic). The public park use is consistent with the uses allowed in the district; development standards for C-V (Civic) zoned properties are determined in connection with the approval of a Site Development Review application, which has been submitted in conjunction with this request.

FINDINGS

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

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

The proposed rezoning is consistent with the General Plan land use designation for the site, which is PF (Public Facilities). In addition, the proposed use achieves one of the goals of the Parks Element of the Las Vegas 2020 Master Plan, by providing a park facility within the established urban area, which helps to increase the amount of park space per capita.

ZON-18755 - Staff Report Page Four
January 25, 2007 - Planning Commission Meeting

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

The proposed public park use will be consistent with the museum and cultural facilities that are in the immediate vicinity of the subject site.

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

With the proposed increase of residents in the downtown area, the park will serve a growing urban population.

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

The subject site abuts Las Vegas Boulevard, which is designated as a 100-Foot Primary Arterial by the Master Plan of Streets and Highways. The roadway has adequate capacity to serve the proposed use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

12

ASSEMBLY DISTRICT 10

SENATE DISTRICT 5

NOTICES MAILED 149 [Mailed with SDR-18751]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-18755** APN: 139-27-812-039 through -043
Name of Property Owner: City of Las Vegas
Name of Applicant: Same

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 _____

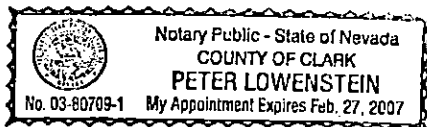
Signature of Property Owner: _____

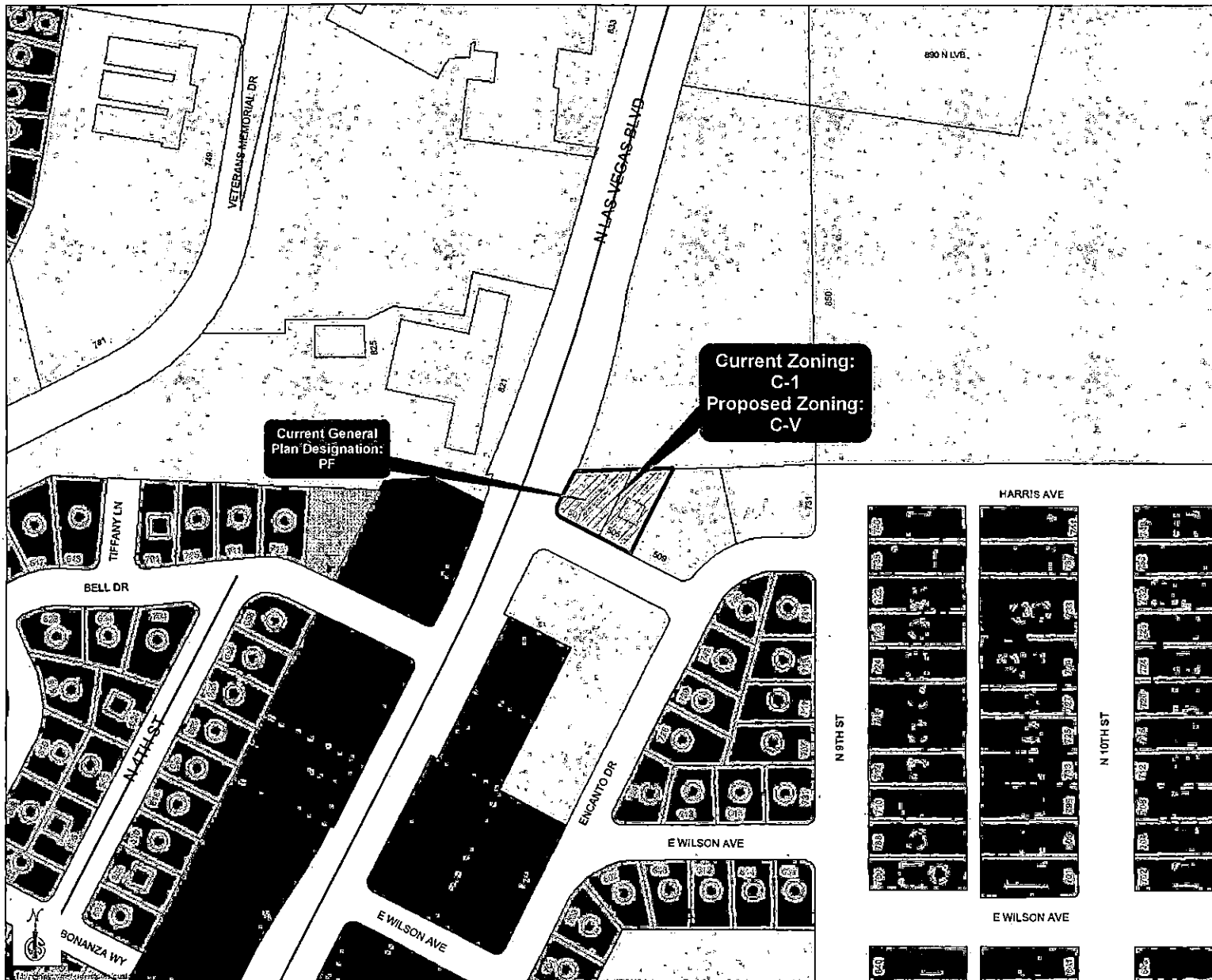
Print Name: FLINN FAEG

Subscribed and sworn before me

This 11th day of DECEMBER, 20 06

Peter Lowenstein
Notary Public in and for said County and State





City of Las Vegas

ZON-18755

ZONING CATEGORIES

- U - Undeveloped (GPA Designation)
- R-A - Ranch Acres District
- R-E - Residence Estates District
- R-D - Single-Family Residence-Restricted District
- R-PD - Residential Planned Development District
- R-1 - Single Family Residence District
- R-MH - Mobile Home Residence District
- R-CL - Single-Family Compact Lot District
- R-2 - Two-Family Residence District
- R-3 - Limited Multiple Residence District
- R-4 - Apartment Residence District
- R-5 - Downtown Apartment District
- R-MHP - Residential Mobile Home Park District
- P-R - Professional Offices and Parking
- N-S - Neighborhood Services
- O - Office
- C-D - Designed Commercial District
- C-1 - Limited Commercial District
- C-2 - General Commercial District
- C-M - Commercial Industrial District
- M - Industrial District
- C-V - Civic District
- C-PB - Planned Business Park District
- P-C - Planned Community District
- PD - Planned Development
- TC - Town Center
- H - Historical Areas
- ROI - Resolution of Intent

Data current as of: 12/14/2006

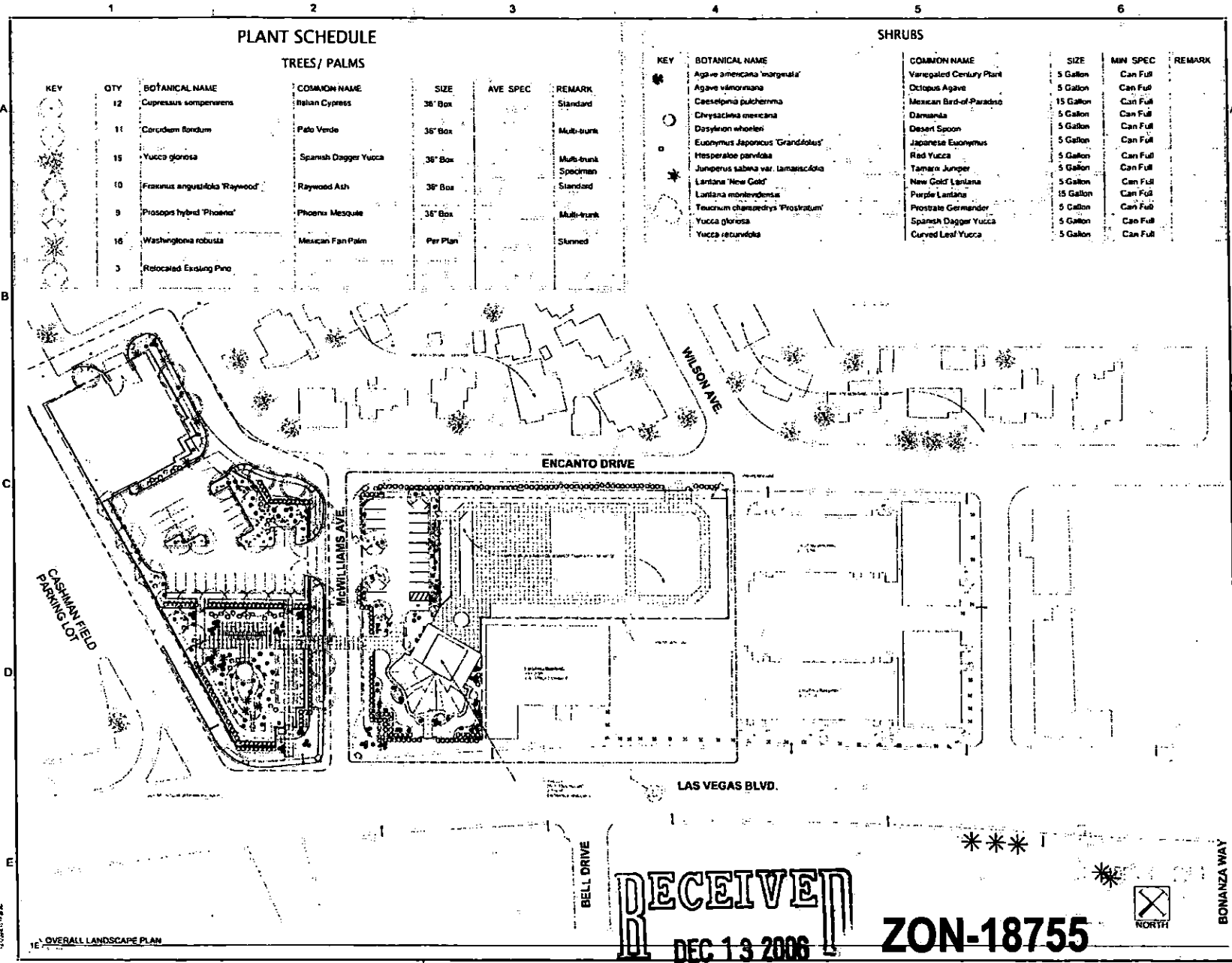


GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-725-4201



RECEIVED
DEC 13 2006



PALEOMUTTER GROUP
 12500 W. LAS VEGAS BLVD. SUITE 100
 LAS VEGAS, NEVADA 89135

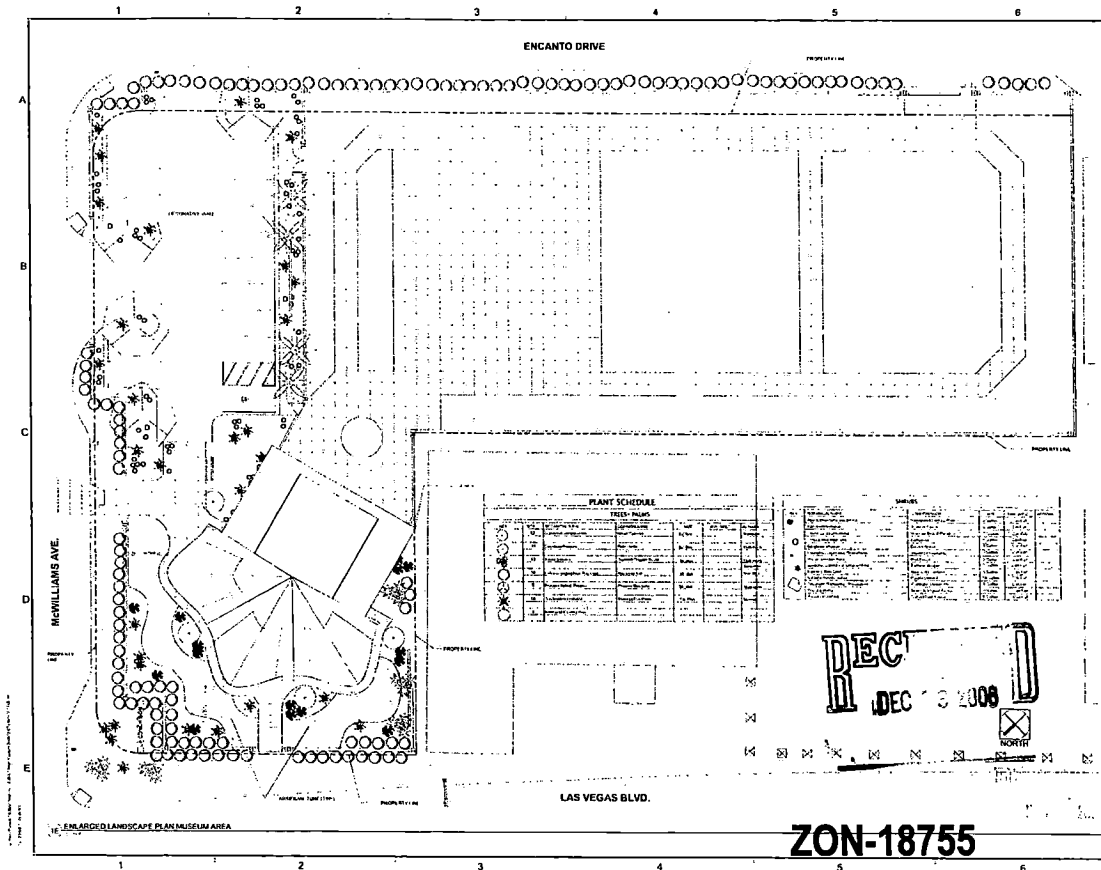
NEON MUSEUM and BONEYARD
 770 NORTH LAS VEGAS BLVD.
 LAS VEGAS, NEVADA 89101

DATE: 01/25/07
 DRAWN BY: J. LAMONTE
 15' AN PLAN

A0800

RECEIVED
 DEC 13 2006

ZON-18755
01/25/07 PC



FRIEDMUTTER GROUP
ARCHITECTS & LANDSCAPE ARCHITECTS
1000 S. LAS VEGAS BLVD. SUITE 1000
LAS VEGAS, NV 89101

NEON MUSEUM AND BONEYARD
1000 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

ADD 1

ZON-18755
01/25/07 PC



December 12, 2006

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

RE: JUSTIFICATION LETTER FOR THE NEON MUSEUM.
APPLICATION FOR PLANNING REVIEW FOR THE NEW NEON MUSEUM.
PARCEL: 139-27-812-043

Dear Sir/Madam:

The purpose of this letter is to provide justification in support of the Planning Review Application and supporting materials relating to the development of the museum building and park complex project.

The project is located at the corner of Las Vegas Boulevard and McWilliams Avenue with a physical address of 770 North Las Vegas Boulevard, Las Vegas Nevada 89101, and the current zoning for the property is C-V (Civic District) which is applicable for this project. The proposed architecture consists of the relocation of the historical and architecturally unique 1,048 SF La Concha lobby and a new addition of 1,720 SF of support space to the rear of the relocated lobby. The lobby will house display space and a reception desk and the support space will consist of restrooms, offices, workrooms and storage. The materials, colors and details of the relocation/renovation and new addition will be consistent with the original design intent of the historic building, inclusive of the type of landscape and hardscape.

We are proposing $\pm$ 8,000 SF, of front yard landscaping and walkways and $\pm$ 31,500 SF, of rear yard exhibition "Bone yard" space for the preservation, restoration and display of the neon sign collection. The perimeter block walls surrounding the site and proposed signage will be consistent with the proposed park across from the project on McWilliams Street.

The proposed development is compatible with the surrounding neighborhood and will provide a significant cultural amenity for the downtown area and an enhancement to the neighborhood.

Your favorable consideration is appreciated for this important and historical project.

Sincerely,

The Neon Museum

Dorothy Wright
Facilities Chair

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-18751 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18755 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 2,768 SQUARE-FOOT MUSEUM on 2.10 acres at 501 through 509 East McWilliams Avenue, 731 North 9th Street, and 770 North Las Vegas Boulevard (APNs 139-27-812-039 through 043), C-V (Civic) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-V (Civic) Zone], Ward 5 (Weekly).

C.C.: 02/21/07

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 Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with **EVANS** abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 12 – SDR-18751

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18755) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 13 December 2006, except as amended by conditions herein.
4. All free-standing and monument signage shall be located a minimum of five feet from any property line.
5. Any restored historic neon signage shall be exempt from the application of height, area, and illumination restrictions contained in Title 19.14 relative to signage in the C-V (Civic) zoning district.
6. The sidewalk along the Las Vegas Boulevard frontage of the properties shall be increased to 10 feet in width.
7. All handicap parking spaces shall conform to the dimensional standards as adopted by the City of Las Vegas.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 12 – SDR-18751

CONDITIONS – Continued:

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.
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 and air conditioners shall be fully screened in views from the abutting streets.
12. A trash enclosure shall be required in accordance with the requirements of Title 19.08.050. The trash enclosure shall comply with Residential Adjacency Standards.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

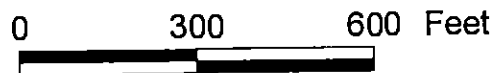
Public Works

16. Coordinate with the City Surveyor regarding recordation of a Reversionary Map for this site. Comply with the recommendations of the City Surveyor.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 12 – SDR-18751

CONDITIONS – Continued:

17. Maintain the existing sanitary sewer lines and associated 10-foot public utility easements that are located within the parcels that comprise this site. Alternatively, submit a relocation plan that also maintains service to upstream connections, to the Collection Systems Planning section of the Department of Public Works for approval prior to issuance of any permits. Any existing public sewer easements in conflict with the proposed structures shall be vacated and new easements granted, if necessary, prior to the issuance of any permits for this site.
18. Landscape and maintain all unimproved rights-of-way, if any, on Las Vegas Boulevard, McWilliams Street, and Encanto Drive adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site.
20. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18755, ZON-3256 and all other applicable site-related actions.
22. Provide pedestrian walkway easements for all public sidewalks located outside of public street right-of-way.



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-18751 - APPLICANT/OWNER: CITY OF LAS VEGAS**

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

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18755) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 13 December 2006, except as amended by conditions herein.
4. All free-standing and monument signage shall be located a minimum of five feet from any property line.
5. Any restored historic neon signage shall be exempt from the application of height, area, and illumination restrictions contained in Title 19.14 relative to signage in the C-V (Civic) zoning district.
6. The sidewalk along the Las Vegas Boulevard frontage of the properties shall be increased to 10 feet in width.
7. All handicap parking spaces shall conform to the dimensional standards as adopted by the City of Las Vegas.
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 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.

SDR-18751 - Conditions Page One
January 25, 2007 - Planning Commission Meeting

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 and air conditioners shall be fully screened in views from the abutting streets.
12. A trash enclosure shall be required in accordance with the requirements of Title 19.08.050. The trash enclosure shall comply with Residential Adjacency Standards.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Coordinate with the City Surveyor regarding recordation of a Reversionary Map for this site. Comply with the recommendations of the City Surveyor.
17. Maintain the existing sanitary sewer lines and associated 10-foot public utility easements that are located within the parcels that comprise this site. Alternatively, submit a relocation plan that also maintains service to upstream connections, to the Collection Systems Planning section of the Department of Public Works for approval prior to issuance of any permits. Any existing public sewer easements in conflict with the proposed structures shall be vacated and new easements granted, if necessary, prior to the issuance of any permits for this site.
18. Landscape and maintain all unimproved rights-of-way, if any, on Las Vegas Boulevard, McWilliams Street, and Encanto Drive adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site.

SDR-18751 - Conditions Page Three
January 25, 2007 - Planning Commission Meeting

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. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18755, ZON-3256 and all other applicable site-related actions.
22. Provide pedestrian walkway easements for all public sidewalks located outside of public street right-of-way.

SDR-18751 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 2,768 square foot museum and park facility on 2.10 acres at 501 through 509 East McWilliams Avenue, 731 North 9th Street, and 770 North Las Vegas Boulevard.

The proposed facilities are consistent with the land use plan and goals and objectives for the Cultural Corridor area; consequently, approval of the project is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/07/04	The City Council approved a Rezoning (ZON-3256) and a related Site Development Plan Review (SDR-3257) application for a portion of the subject site. The Planning Commission and staff both recommended approval of the requests. The Site Development Plan Review application (SDR-3257) expired in January 2006, as no building permits were submitted; however, the subject properties have since been hardzoned to C-V (Civic).
01/25/07	The Planning Commission will consider a related Rezoning application (ZON-18755) which will rezone a portion of the subject site.
<i>Related Building Permits/Business Licenses</i>	
08/07/97	A demolition permit was issued for the property at 731 North 9 th Street (a portion of the subject site).
09/29/00	An electrical permit was issued for the property at 770 North Las Vegas Boulevard (a portion of the subject site).
07/06/05	A permit was issued to demolish the duplex structure at 501 East McWilliams.
04/12/06	A permit was issued to demolish the existing residential structure at 505 East McWilliams.
<i>Pre-Application Meeting</i>	
11/29/06	A pre-application conference was conducted with the applicants; issues were discussed relative to the coordination of the development plans between the Neon Museum site and public park site, and it was noted than any wall structures in the right-of-way would require an encroachment permit from Public Works.
<i>Neighborhood Meeting</i>	
N/A	A neighborhood meeting is not required for this application request, nor was one held.

SDR-18751 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	2.10 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Museum (storage facility); Undeveloped	PF (Public Facilities)	C-1 [Limited Commercial to be rezoned to C-V(Civic)]; C-V (Civic)
North	Parking Lot (Cashman Center)	PF (Public Facilities)	C-V (Civic)
South	Retail Use; Multifamily Residential Use	MXU (Mixed-Use)	C-2 (General Commercial)
East	Single-Family Use; Multifamily Residential Use	MXU (Mixed-Use)	R-1 (Single Family Residential); R-3 (Medium-Density Residential)
West	Cultural Facility (Reed Whipple Center); Undeveloped	PF (Public Facilities); MXU (Mixed-Use)	C-V (Civic); C-2 (General Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Redevelopment Plan Area	Y		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
C-V (Civic) District	Y		Y
A-O (Airport Overlay) District	Y		Y
Las Vegas Boulevard Scenic Byway Overlay District	Y		Y
Trails	Y		N*
Rural Preservation Overlay District		N	Y
Development Impact Notification Assessment		N	Y
Project of Regional Significance		N	Y

*A General Plan Amendment (GPA-18403) is in process to remove the trail designation from the frontage of the property.

SDR-18751 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.020, the following development standards shall apply:*

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size • North Parcel • South Parcel	N/A	0.97 acres 1.13 acres	N/A
Min. Lot Width • North Parcel • South Parcel	N/A	105' 120'	N/A
Min. Setbacks – North Parcel • Front • Side • Corner	N/A	82' 28' 32'	N/A
Min. Setbacks – South Parcel • Front • Side • Corner	N/A	22'-7" 0' 24'-5"	N/A
Max. Lot Coverage • North Parcel • South Parcel	N/A	2% 6%	N/A
Max. Building Height • North Parcel • South Parcel	N/A	19'-2" 29'-7"	N/A
Trash Enclosure	N/A	Not indicated	Not indicated
Mech. Equipment	N/A	Screened	N/A

*Per Title 19.06.020(E), development standards for properties in the C-V (Civic) zoning district are determined upon approval of a Site Development Plan Review application.

Pursuant to Title 19.08.060, the following Residential Adjacency Standards shall apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	88'-9"	185'	Y
Adjacent development matching setback	20'	185'	Y
Trash Enclosure	50'	Not indicated	Not indicated

SDR-18751 - Staff Report Page Four
January 25, 2007 - Planning Commission Meeting

Pursuant to Title 19.06.020, the following standards shall apply:*

Landscaping and Open Space Standards				
Standards	Title 19.12 Standards		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	5 Trees	10 Trees	N/A
• North Lot		3 Trees	3 Trees	N/A
• South Lot				
Buffer: Min. Trees	1 Tree/30 Linear Feet	30 Trees	19 Trees	N/A
• North Parcel		37 Trees	4 Trees	
• South Parcel				
TOTAL		75 Trees	36 Trees	N/A
Min. Zone Width	8 Feet		0' - 10'	N/A
Wall Height	6 Feet		9'-6"	N/A

*Per Title 19.06.020(E), development standards for properties in the C-V (Civic) zoning district are determined upon approval of a Site Development Plan Review application. The landscape requirements from Title 19.12 are shown here for comparative purposes only.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement						
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handi-capped	Regular	Handi-capped
Museum	2,768 SF	1/300	10			
Park	2.10 Acres	2/Acre	6			
SubTotal	--	--	16	1	41	3
TOTAL			16		44	
Loading Spaces			1			

*While the amount of parking provided exceeds the amount required by code, the two handicap parking spaces shown in the parking lot adjacent to the public park do not conform to the minimum dimensions required by Title 19.10.

**Although no specific loading space on the site plan is identified, the walled storage area at the northeast corner of the site has been specifically configured to allow delivery trucks to enter the area through the gate on N. 9th Street or through the gate located in the parking area. The walled storage area shall be considered to fulfill the loading space requirement, as it is screened from the adjacent residential properties and meets the minimum dimensional requirements.

SDR-18751 - Staff Report Page Five
January 25, 2007 - Planning Commission Meeting

Freestanding Signs: Title 19.14.060(C)		
Standards	Allowed	Provided
Maximum Number	1/Street frontage 6 total	2 – Las Vegas Blvd. 2 total
Maximum Area	48 SF	448 SF*
Maximum Height	12 Feet	66 Feet*
Minimum Setback	5 Feet	0 Feet*
Illumination	Direct/Internal	External

Monument Signs: Title 19.14.060(C)		
Standards	Allowed	Provided
Maximum Number	1/Street frontage 6 total	1/Las Vegas Blvd. 1 total
Maximum Area	75 SF	Not indicated
Maximum Height	8 Feet	Not indicated
Minimum Setback	5 Feet	0 Feet*
Illumination	Direct/Internal	Not indicated

*The proposed signage does not conform to the generic standards contained in Title 19.14.060(C), but is consistent with the Scenic Byway Overlay Standards. Due to the nature of this public museum, any historic restored signage used on the property shall be exempt from the standards contained in Title 19.14, and shall be considered to be part of the museum display.

ANALYSIS

The proposed development will include the development of a public park on the north side of McWilliams Avenue, and the construction of the Neon Museum facilities on the south side of McWilliams. The Neon Museum site will incorporate the historic La Concha lobby structure as part of the museum facilities, with an addition to the rear of the structure to accommodate restrooms for the public and facilities for the museum staff. The majority of the site will be devoted to an enclosed outdoor yard, where restored neon signage will be displayed. A parking lot will provided immediately to the east of the La Concha structure.

The public park is being developed with SNPLMA (Southern Nevada Public Lands Management Act) funds, as part of the program for the development of parks, trails and natural areas. The park will be a passive park, with a shade structure for picnic tables, benches, a walking path, restored historic neon signage and interpretive kiosks. An additional parking area will be provided immediately east of the park; further east of the parking lot will be a walled storage area for signage that is awaiting restoration. A wall will also be provided around the park facilities and its associated parking lot in order to protect the signage and facilities; the proposed wall will generally match the design of the Neon Museum wall, so that there is consistency between the northern and southern portions of the development site.

SDR-18751 - Staff Report Page Six
January 25, 2007 - Planning Commission Meeting

The subject site is located within the Las Vegas Boulevard Scenic Byway District; the restored neon signage is consistent with the district standards and supports the Scenic Byway designation. The site is also within the boundaries of the Downtown North Land Use Plan area, and the proposed facilities are consistent with the land use designation and advance the goals and objectives of the plan. The site subject to the Airport Overlay District; however, the proposed structures will only be one story in height and will not impact air traffic patterns.

Per Title 19.06.020(E), development standards for properties in the C-V (Civic) zoning district are determined upon approval of a Site Development Plan Review application. The setbacks and lot coverage for the proposed development are consistent with the use, and will not impact adjacent properties. The proposed structures also comply with residential adjacency requirements. No trash enclosure is shown on either the north parcel or the south parcel; a trash enclosure shall be required in accordance with Title 19.08.050, and shall be located a minimum of 50 feet from any residential property.

The proposed landscape materials are appropriate for the desert area, and will be used to provide shade and highlight architectural features where appropriate. The amount of landscaping is generally less than what would be expected for commercial development; however, due to the nature of the museum facilities, additional landscaping would interfere with the exhibits. Perimeter walls will be provided around the north and south parcels, which will assist to buffer the uses from the adjacent residential properties and provide security for the restored neon signage. The wall around the park will utilize an open picket design, so as to allow surveillance into the park area will still providing the necessary security when the park is closed. The plan shows that some of the proposed walls encroach into the public rights-of-way; an encroachment permit will be required where such conditions exist, and may need to be relocated if the permit is not granted.

A required trail route is designated along the Las Vegas Boulevard frontage of the property at 501 East McWilliams; however, a General Plan Amendment (GPA-18403) is currently in process, which would move the trail route further north. This will relieve the applicant of providing trail facilities along the frontage of the property. Regardless, it is recommended that the sidewalk along the Las Vegas Boulevard frontage be increased to 10 feet in width in order to accommodate pedestrian traffic between the museum and other Cultural Corridor institutions.

Two parking areas will be provided for the convenience of visitors to the park and museum facilities. The parking provided exceeds the amount of parking required by Title 19.10. It should be noted that the two handicap parking spaces shown adjacent to the park do not meet the minimum dimensional requirements of the City of Las Vegas, and will need to be redesigned. For the purposes of this development, the required loading space shall be considered to be within the outdoor storage area at the northeast corner of the site.

SDR-18751 - Staff Report Page Seven
January 25, 2007 - Planning Commission Meeting

Two freestanding signs are proposed along the Las Vegas Boulevard frontage of the subject site. One sign will be the restored La Concha Motel sign, which will be approximately 66 feet in height and will be located in front of the La Concha building. The second freestanding sign will be approximately 37 feet in height and will be located within the park, and will utilize individual restored neon letters to identify the park and museum facilities. A single monument sign is shown adjacent to the park entrance, but no additional information is given about the sign. The proposed signage exceeds the height, area, and illumination restrictions listed in Title 19.14 for C-V (Civic) properties; however, the proposed signage is consistent with the nature and use of the facilities. In addition, the restored signage is consistent with the Scenic Byway Overlay regulations, and contributes to the scenic qualities of Las Vegas Boulevard.

The relocated La Concha Motel lobby building will serve as the entrance to the Neon Museum facilities, and is an appropriate reuse of the structure while preserving it for future generations to enjoy. The modest addition to the structure respects the character of the original building, and has been reviewed by the Historic Preservation Commission. The park facilities will include a substantial shade structure with a distinctive butterfly roof, which is architecturally consistent with the era of the La Concha building, and provides an angular contrast to the curving form of the La Concha roof. The perimeter walls around both the north and south parcels will utilize a painted concrete block in a straight-stack pattern, which is also characteristic of the period of the La Concha building. The perimeter walls will include a perforated cmu block as an appropriate decorative element.

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 Neon Museum and public park will be located in the Cultural Corridor along Las Vegas Boulevard, and will increase the cultural offerings in the area. While there are residential properties to the east of the site, adequate separation and buffers will be in place to minimize any potential conflicts.

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

The proposed development is consistent with the Las Vegas 2020 Master Plan and the Downtown North Land Use Plan. The design of the facilities is generally consistent with Title 19; the proposed free-standing signage exceeds height and area limitations, but is part of the museum collection.

SDR-18751 - Staff Report Page Eight
January 25, 2007 - Planning Commission Meeting

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

The principal driveways will be located on McWilliams Avenue, so as to minimize impacts to Las Vegas Boulevard and the residential neighborhood located to the east of the site. While the delivery area will be accessed from North 9th Street which is primarily a residential street, the amount of delivery traffic will be minimal.

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

The proposed building materials and plant materials are appropriate for the area and for the city, and are consistent with the era of the relocated La Concha Motel building.

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 addition to the historic La Concha lobby is consistent with the original architecture of the structure; the materials and design of the proposed perimeter wall around the exterior of the site is appropriate to the era of the historic structure.

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

The proposed site development will be subject permits, and adequate measures will be taken to protect the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

12

ASSEMBLY DISTRICT 10

SENATE DISTRICT 5

NOTICES MAILED 149 [Mailed with ZON-18755]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18751** APN: 139-27-812-039 through -043

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas/Neon Museum

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: _____

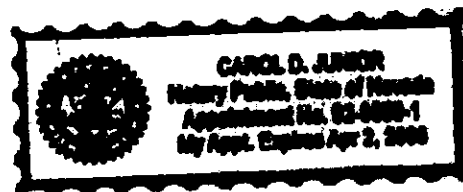
Partner(s): _____

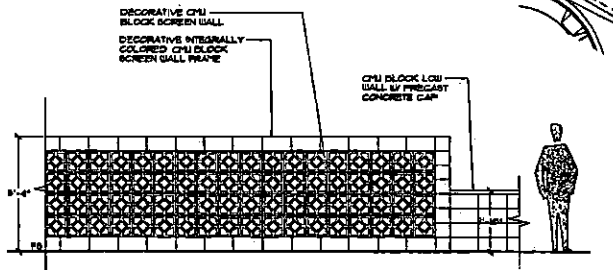
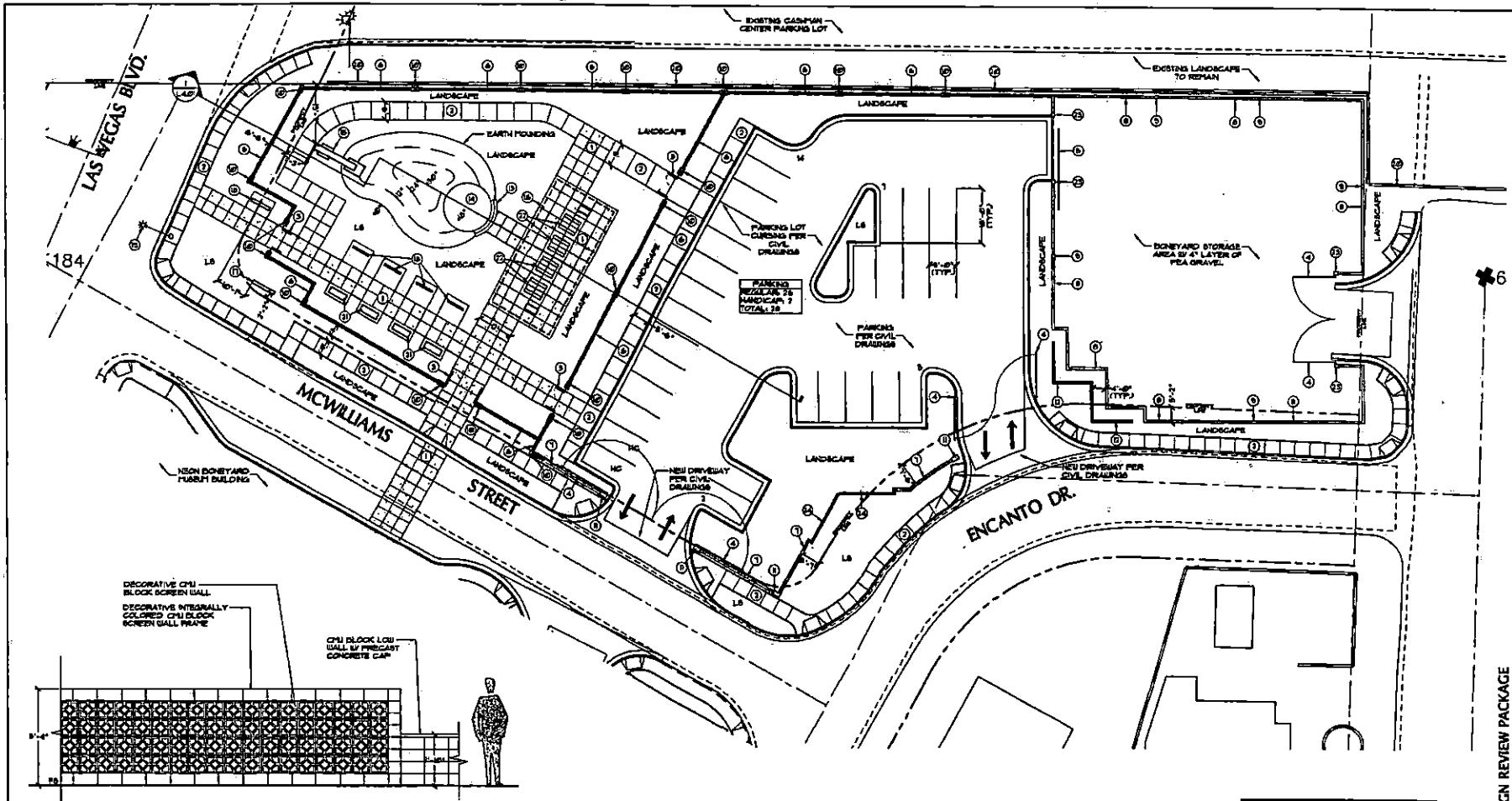
APN: _____

Signature of Property Owner: Nancy Deaner
Print Name: Nancy Deaner

Subscribed and sworn before me

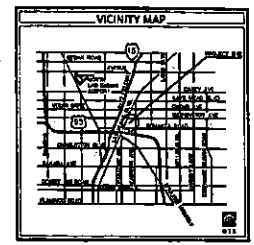
This 15th day of December, 2006
Carol D. Junior
Notary Public in and for said County and State





1 SCREEN WALL @ LOW CMU WALL
SCALE 3/8"=1'-0"

SITE ELEMENTS	
1 FINISHED DECORATIVE COLORED CONCRETE MURRAY	18 EXISTING STREET LIGHT TO REMAIN
2 FINISHED DECORATIVE COLORED CONCRETE MURRAY	19 EXISTING STREET LIGHT TO REMAIN
3 FINISHED DECORATIVE COLORED CONCRETE MURRAY	20 EXISTING STREET LIGHT TO REMAIN
4 FINISHED DECORATIVE COLORED CONCRETE MURRAY	21 EXISTING STREET LIGHT TO REMAIN
5 FINISHED DECORATIVE COLORED CONCRETE MURRAY	22 EXISTING STREET LIGHT TO REMAIN
6 FINISHED DECORATIVE COLORED CONCRETE MURRAY	23 EXISTING STREET LIGHT TO REMAIN
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8 FINISHED DECORATIVE COLORED CONCRETE MURRAY	25 EXISTING STREET LIGHT TO REMAIN
9 FINISHED DECORATIVE COLORED CONCRETE MURRAY	26 EXISTING STREET LIGHT TO REMAIN
10 FINISHED DECORATIVE COLORED CONCRETE MURRAY	27 EXISTING STREET LIGHT TO REMAIN
11 FINISHED DECORATIVE COLORED CONCRETE MURRAY	28 EXISTING STREET LIGHT TO REMAIN
12 FINISHED DECORATIVE COLORED CONCRETE MURRAY	29 EXISTING STREET LIGHT TO REMAIN
13 FINISHED DECORATIVE COLORED CONCRETE MURRAY	30 EXISTING STREET LIGHT TO REMAIN
14 FINISHED DECORATIVE COLORED CONCRETE MURRAY	31 EXISTING STREET LIGHT TO REMAIN
15 FINISHED DECORATIVE COLORED CONCRETE MURRAY	32 EXISTING STREET LIGHT TO REMAIN
16 FINISHED DECORATIVE COLORED CONCRETE MURRAY	33 EXISTING STREET LIGHT TO REMAIN
17 FINISHED DECORATIVE COLORED CONCRETE MURRAY	34 EXISTING STREET LIGHT TO REMAIN



SCHEMATIC DESIGN REVIEW PACKAGE

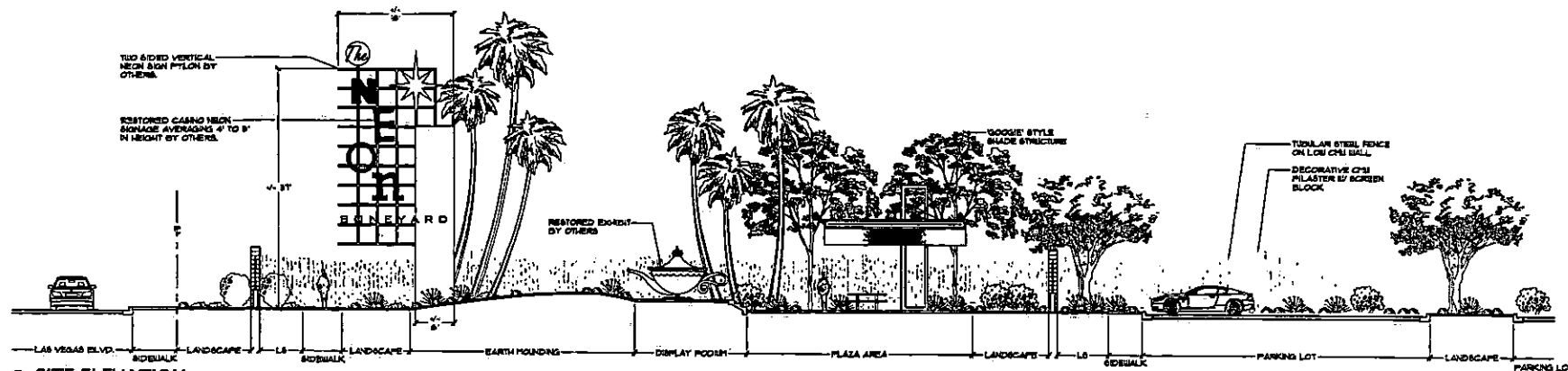
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Neon Boneyard Park

DATE: 05-01-05
DESIGNED BY: CNA
CHECKED BY: RSN
DATE: DECEMBER 12, 2005
L1.01

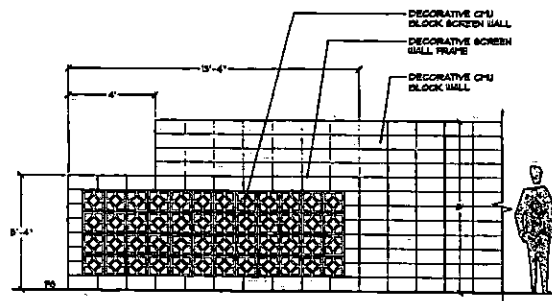
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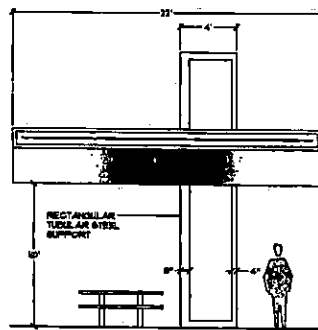
DEC 13 2006



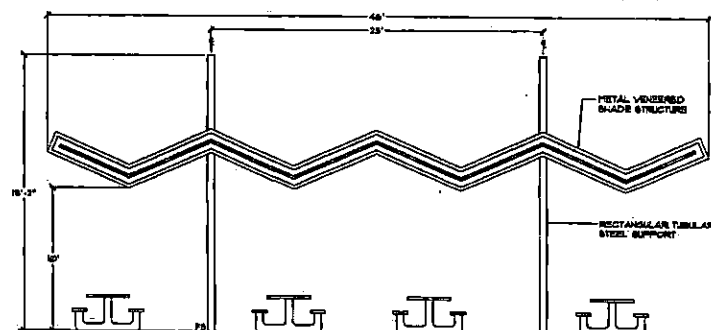
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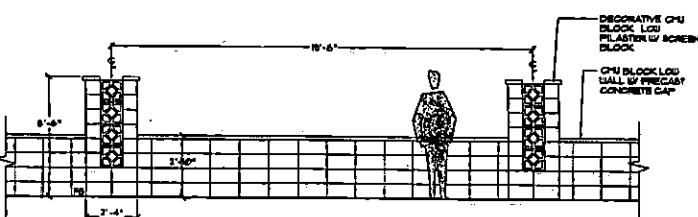
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DATE SCALE 3/8"=1'-0"



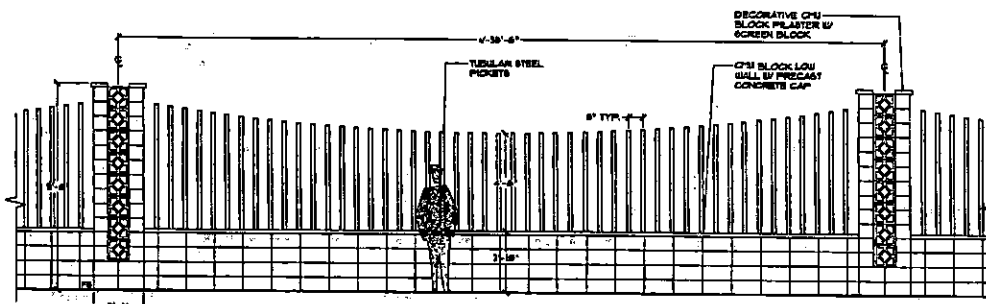
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DATE SCALE 1/4"=1'-0"



2 SHADE STRUCTURE FRONT ELEVATION
DATE SCALE 1/4"=1'-0"



6 LOW PILASTER & LOW WALL TYPICAL ELEVATION
DATE SCALE 1/4"=1'-0"



5 PILASTER & TUBULAR STEEL FENCE ON LOW WALL TYPICAL ELEVATION
DATE SCALE 1/4"=1'-0"

SCHEMATIC DESIGN REVIEW PACKAGE

SITE ELEMENTS

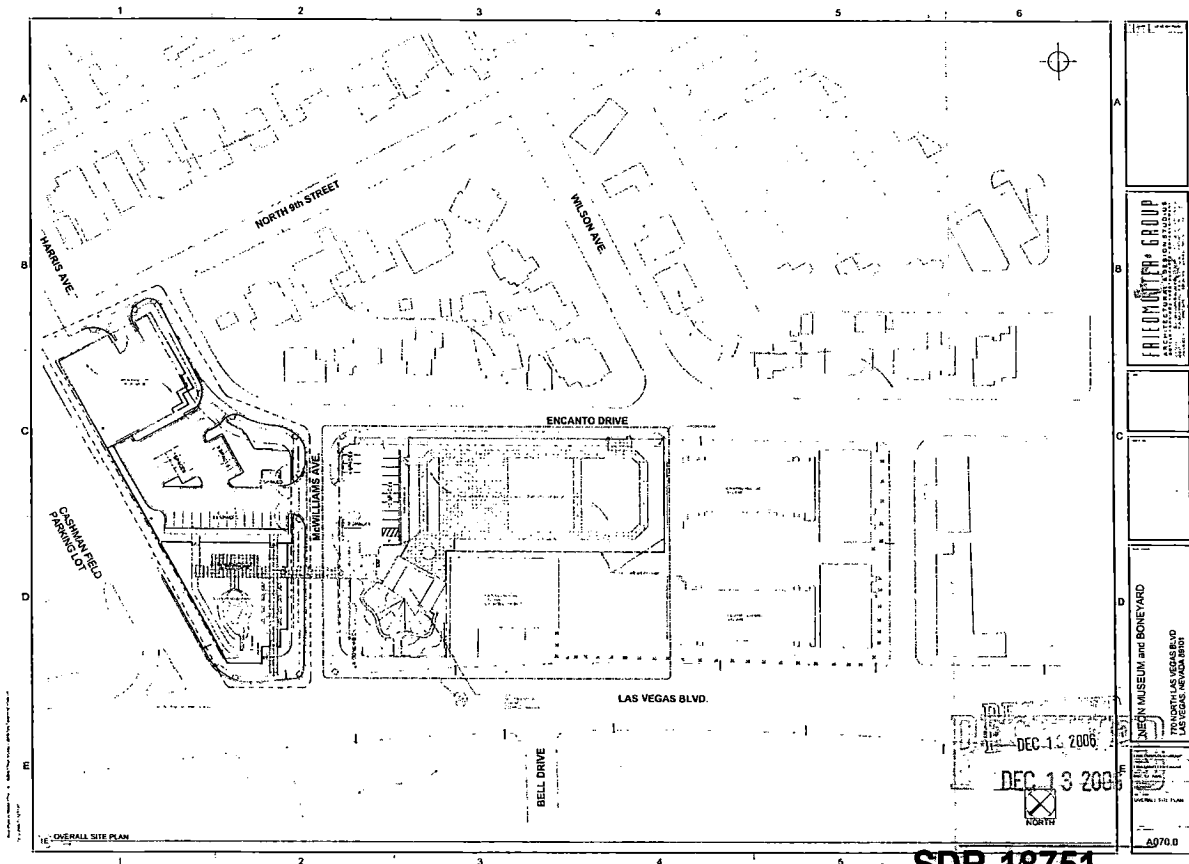
Neon Boneyard Park

AS BUILT 86-6145
DESIGNED BY CNA
DRAWN BY RSN
CHECKED BY CNA
DATE DECEMBER 12, 2008
PROJECT NO.

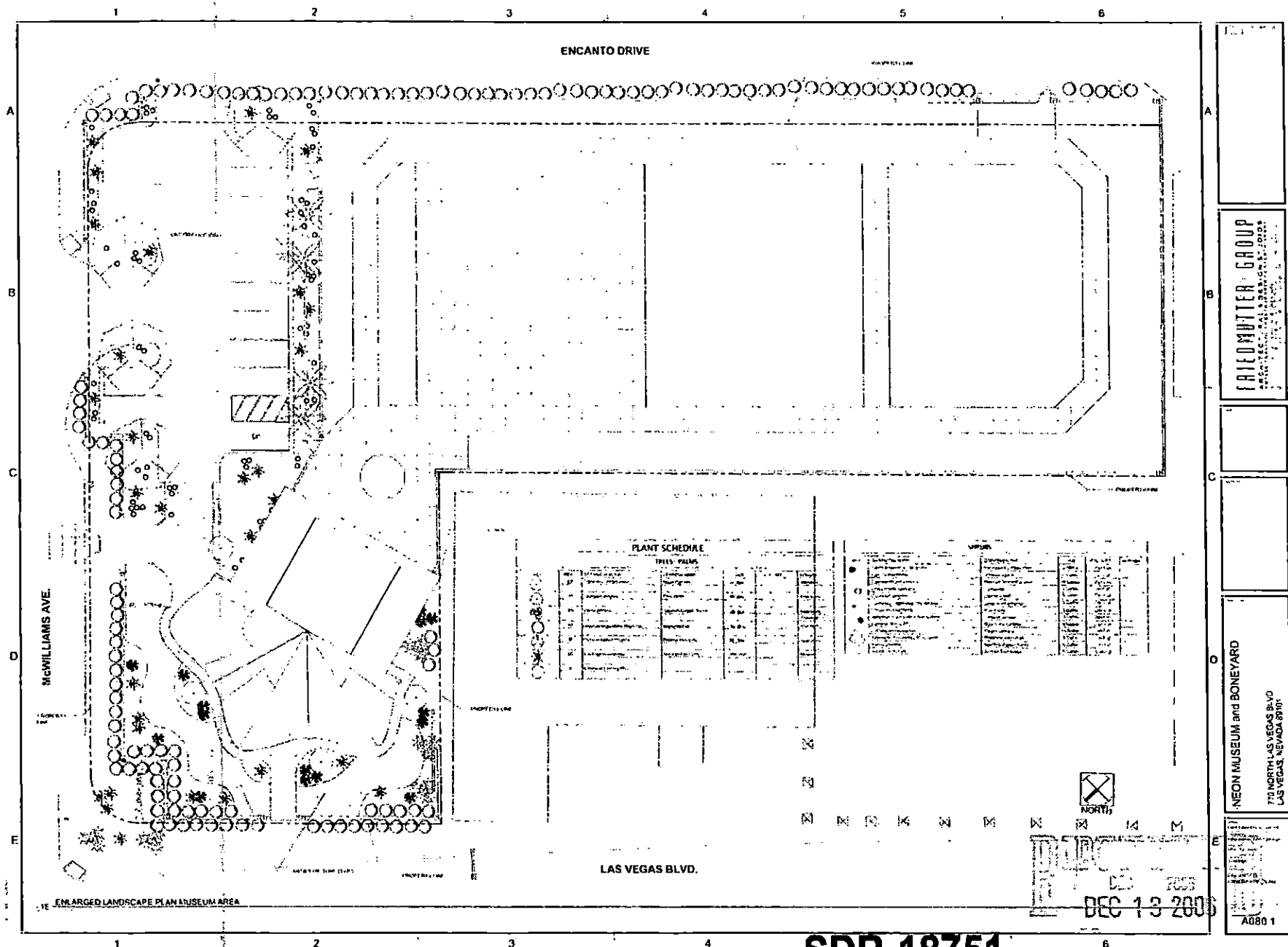
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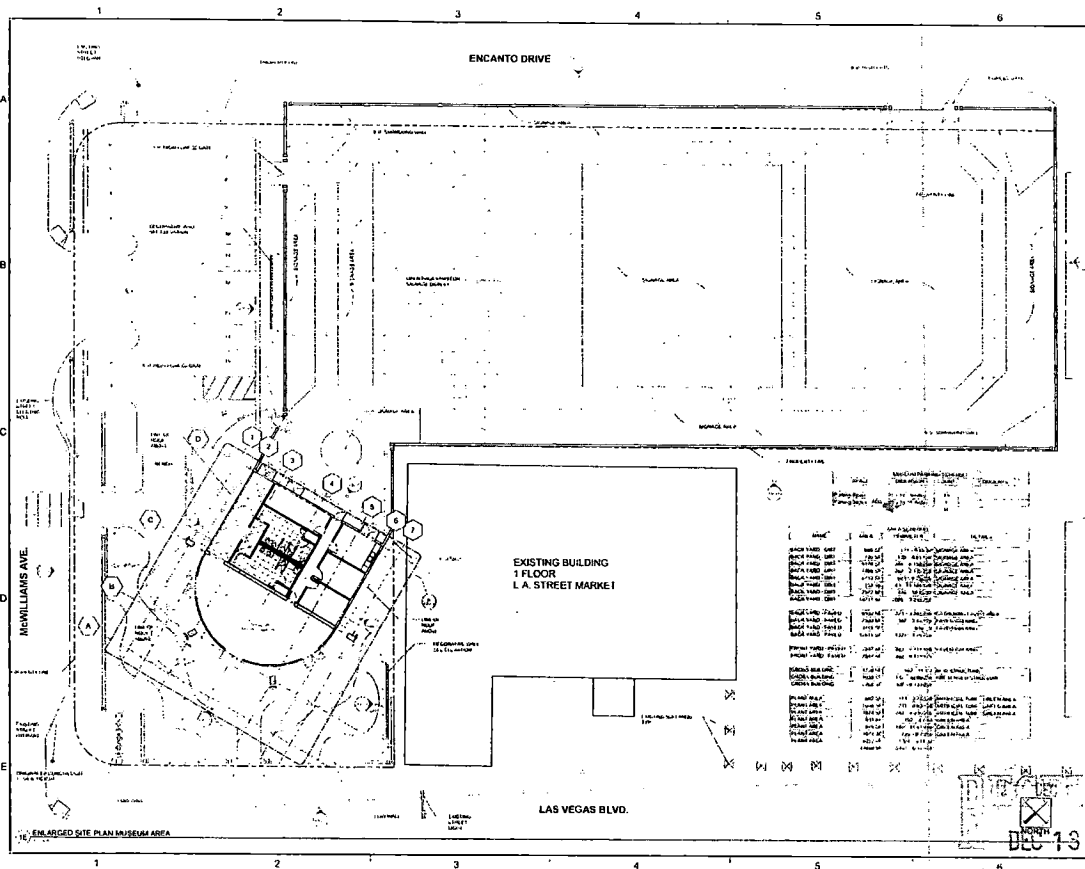
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SDR-18751
01/25/07 PC



SDR-18751
01/25/07 PC



PRINTER GROUP

THE PRINTER GROUP, INC.

1000 LAS VEGAS BLVD.

SUITE 100

LAS VEGAS, NEVADA 89101

NEON MUSEUM and BONEYARD

THE PRINTER GROUP, INC.

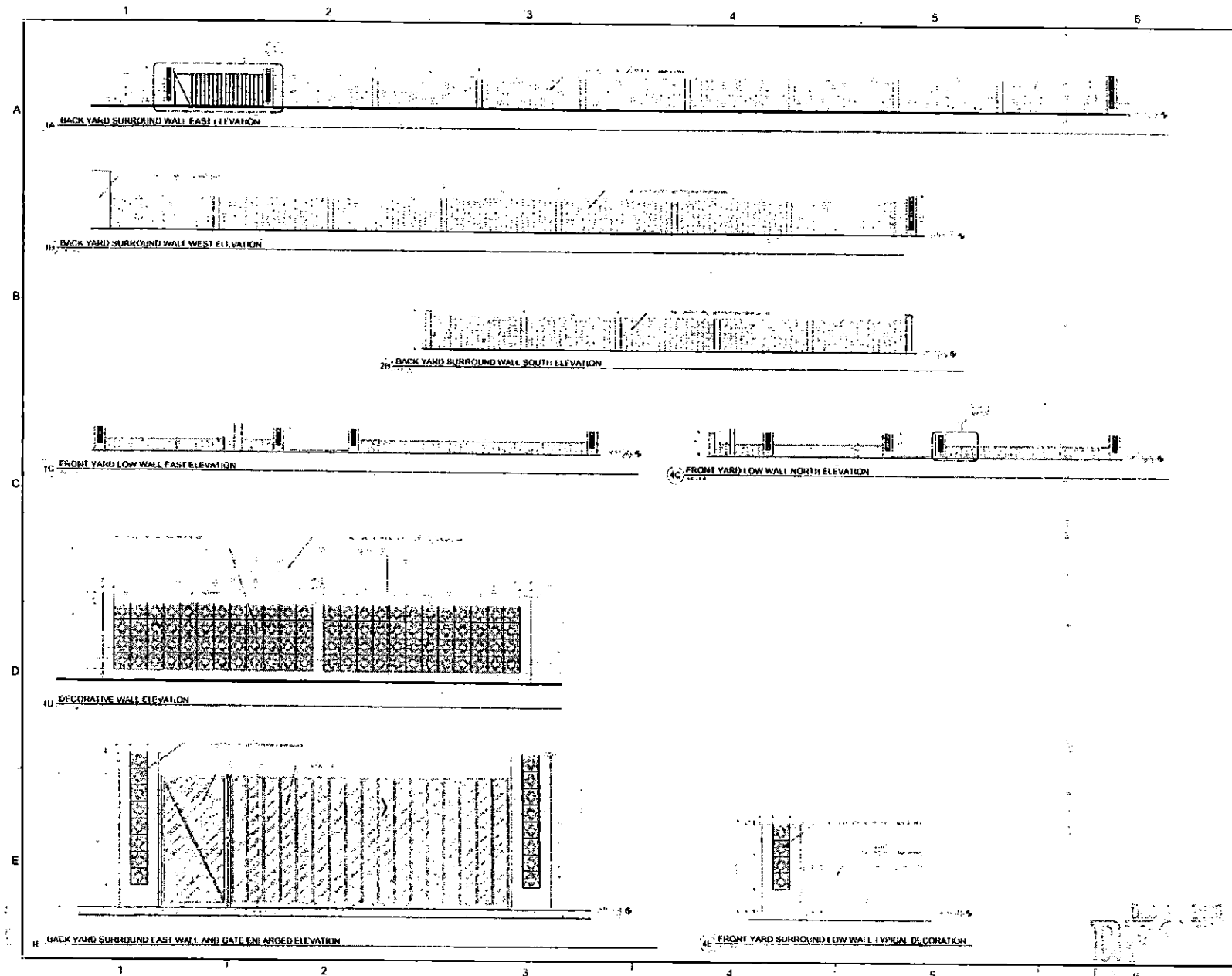
1000 LAS VEGAS BLVD.

SUITE 100

LAS VEGAS, NEVADA 89101

SDR-18751

01/25/07 PC



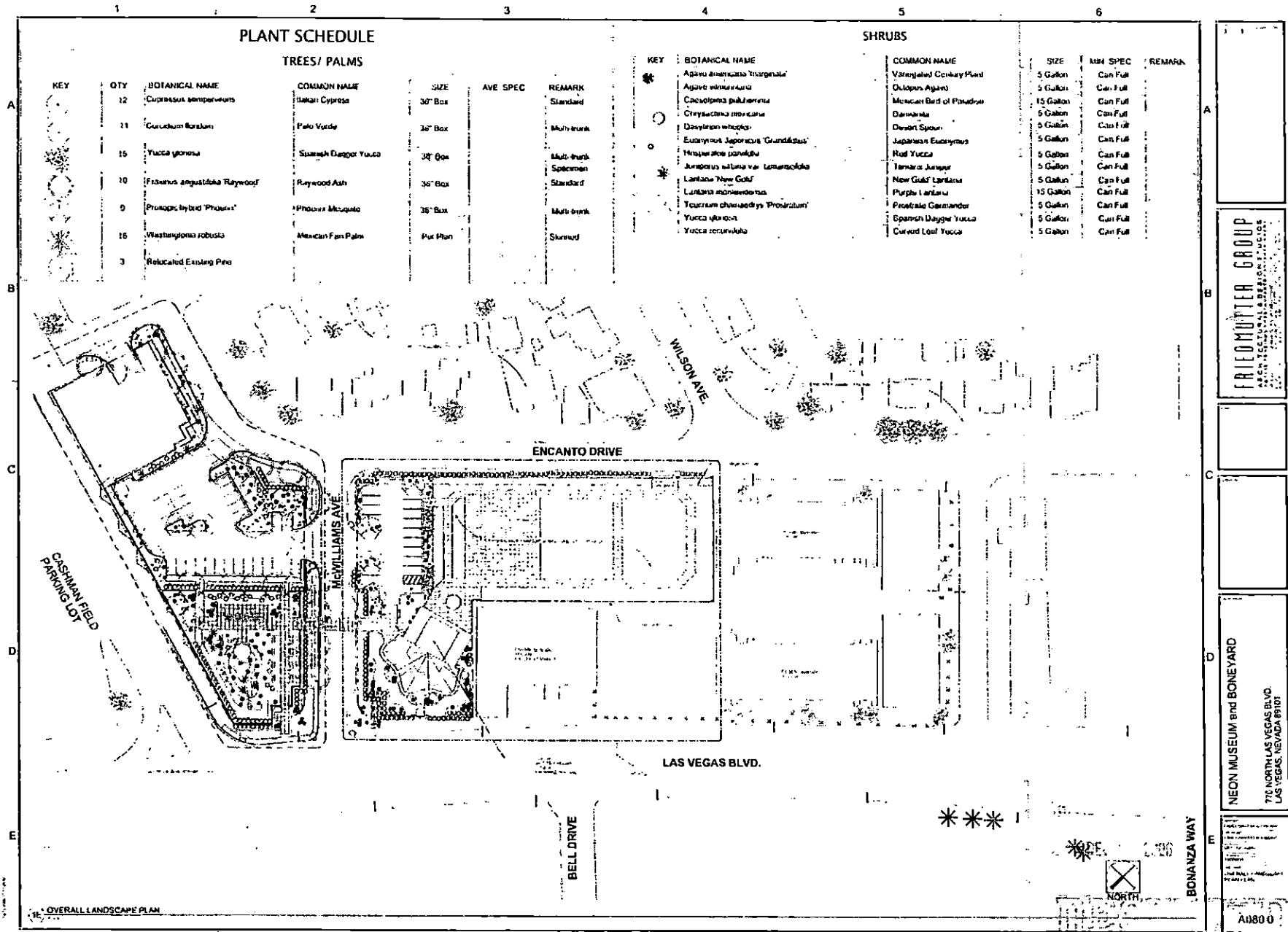
PALEOMETER GROUP
ARCHITECTS
770 NORTH LAS VEGAS BLVD
LAS VEGAS, NEVADA 89101

NEON MUSEUM and BONEYARD
770 NORTH LAS VEGAS BLVD
LAS VEGAS, NEVADA 89101

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SDR-18751
01/25/07 PC

DEC 13 2006



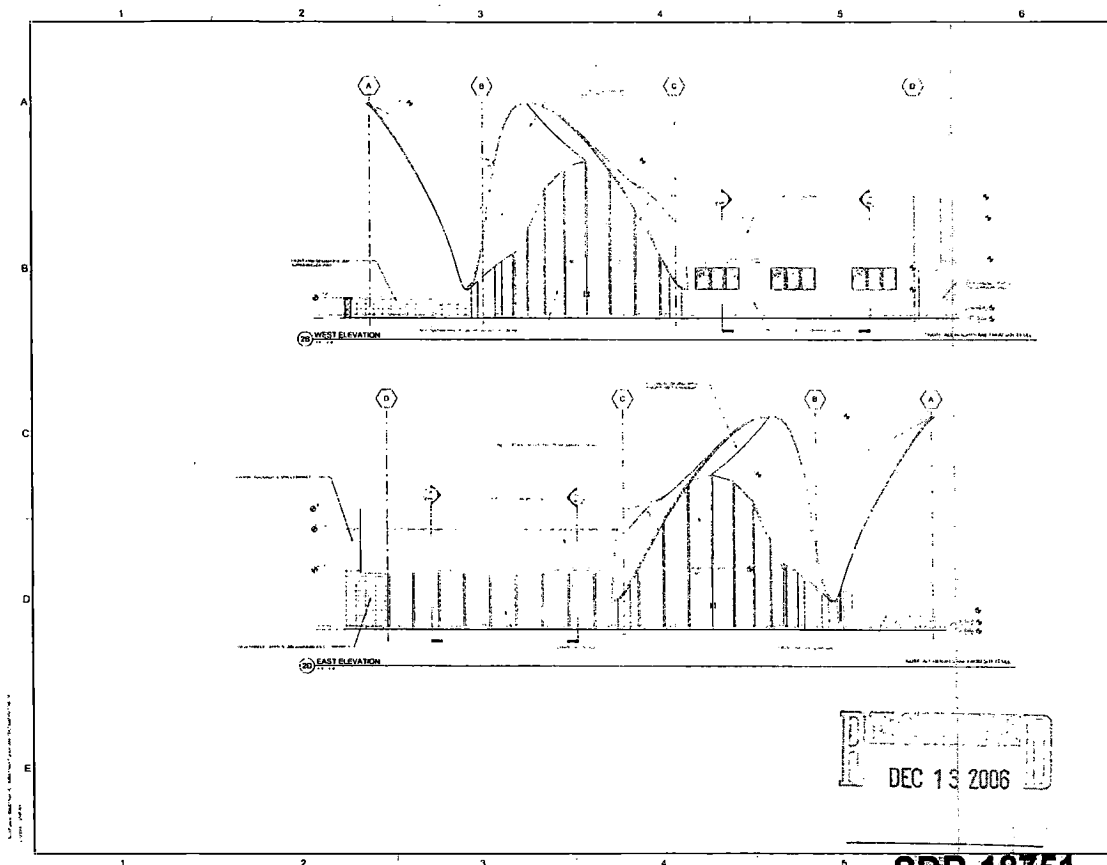
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01/25/07 PC

DEC 13 2006

FRIEDMUTTER GROUP
 1000 S. LAS VEGAS BLVD.
 LAS VEGAS, NEVADA 89101

NEON MUSEUM and BONEYARD
 770 NORTH LAS VEGAS BLVD.
 LAS VEGAS, NEVADA 89101

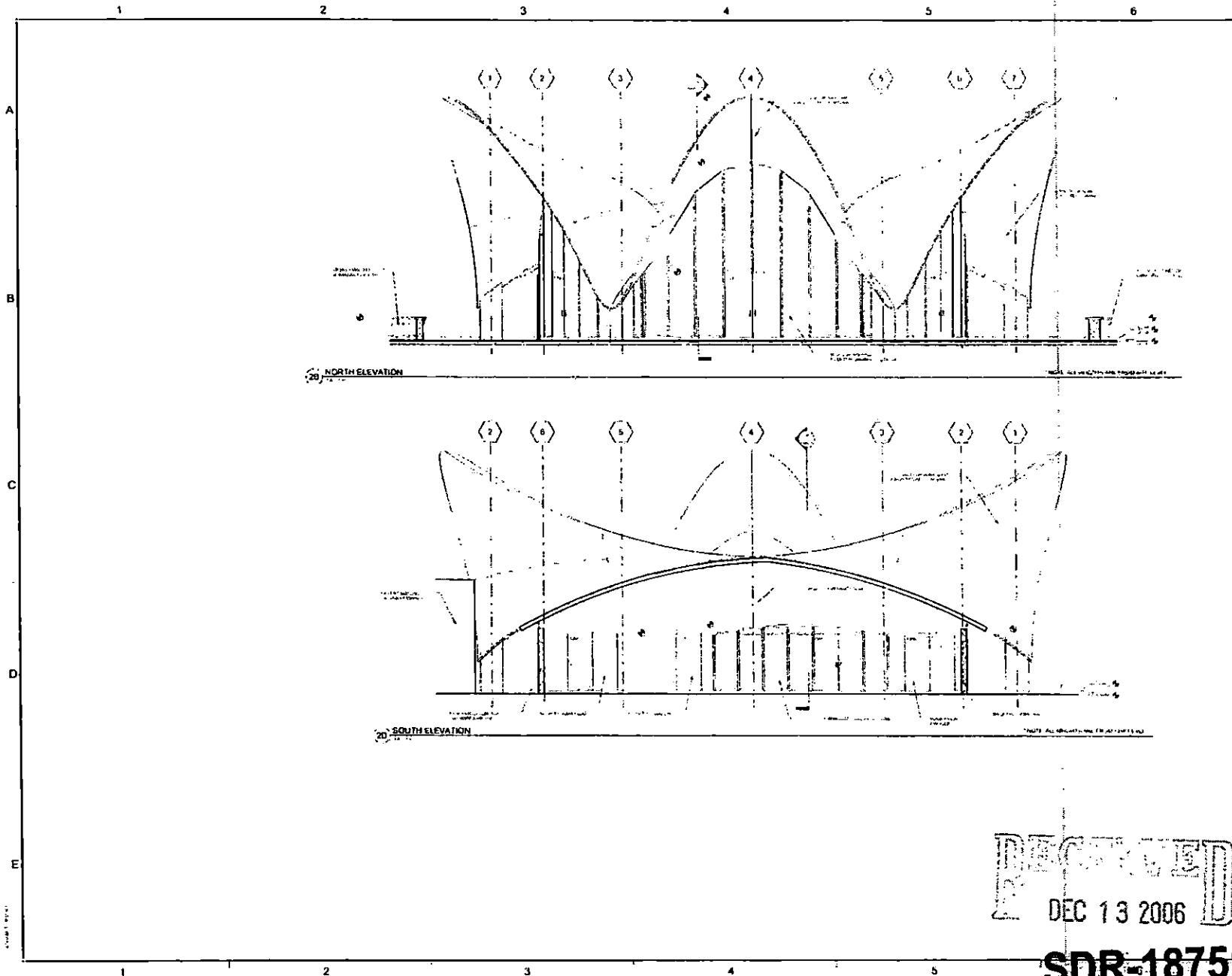
A0800



A	
B	FRONTIER GROUP
C	
D	NEON MUSEUM and BONEYARD 770 NORTH LAS VEGAS BLVD LAS VEGAS, NEVADA 89101
E	

A5001

SDR-18751
01/25/07 PC



101-101

FRICOMUTTER GROUP
ARCHITECTS
770 NORTH LAS VEGAS BLVD
LAS VEGAS, NEVADA 89101
TEL: 702-735-1111
FAX: 702-735-1112

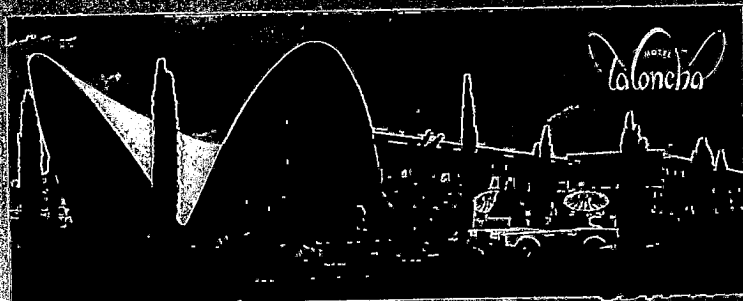
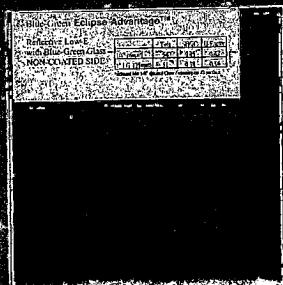
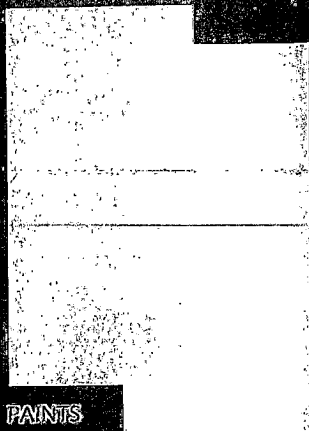
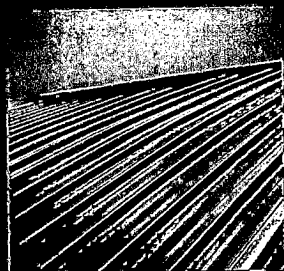
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NEON MUSEUM and BONEYARD
770 NORTH LAS VEGAS BLVD
LAS VEGAS, NEVADA 89101

AS00.2

RECEIVED
DEC 13 2006

SDR-18751
01/25/07 PC



LA CONCHA

01/25/07 PC

NEON MUSEUM & BONEYARD

FREDMUTTER GROUP
ARCHITECTURE INTERIOR DESIGN BRANDING STUDIOS
DESIGNING THE MULTIMEDIA PROJECTS
HOTELS AND RESTAURANTS ENTERTAINMENT AND SPECIAL EVENTS



ZON-18755 & SDR-18751 - APPLICANT/OWNER: CITY OF LAS VEGAS
501 AND 505 EAST MCWILLIAMS AVENUE
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06



ZON-18755 & SDR-18751 - APPLICANT/OWNER: CITY OF LAS VEGAS
501 AND 505 EAST MCWILLIAMS AVENUE
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06



ZON-18755 & SDR-18751 - APPLICANT/OWNER: CITY OF LAS VEGAS
501 AND 505 EAST MCWILLIAMS AVENUE
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06

**THE
NEON
MUSEUM**

December 12, 2006

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

RE: JUSTIFICATION LETTER FOR THE NEON MUSEUM.
APPLICATION FOR PLANNING REVIEW FOR THE NEW NEON MUSEUM.
PARCEL: 139-27-812-043

Dear Sir/Madam:

The purpose of this letter is to provide justification in support of the Planning Review Application and supporting materials relating to the development of the museum building and park complex project.

The project is located at the corner of Las Vegas Boulevard and McWilliams Avenue with a physical address of 770 North Las Vegas Boulevard, Las Vegas Nevada 89101, and the current zoning for the property is C-V (Civic District) which is applicable for this project. The proposed architecture consists of the relocation of the historical and architecturally unique 1,048 SF La Concha lobby and a new addition of 1,720 SF of support space to the rear of the relocated lobby. The lobby will house display space and a reception desk and the support space will consist of restrooms, offices, workrooms and storage. The materials, colors and details of the relocation/renovation and new addition will be consistent with the original design intent of the historic building, inclusive of the type of landscape and hardscape.

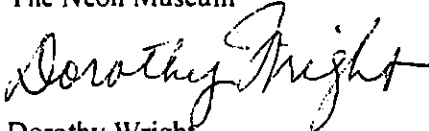
We are proposing $\pm$ 8,000 SF, of front yard landscaping and walkways and $\pm$ 31,500 SF, of rear yard exhibition "Bone yard" space for the preservation, restoration and display of the neon sign collection. The perimeter block walls surrounding the site and proposed signage will be consistent with the proposed park across from the project on McWilliams Street.

The proposed development is compatible with the surrounding neighborhood and will provide a significant cultural amenity for the downtown area and an enhancement to the neighborhood.

Your favorable consideration is appreciated for this important and historical project.

Sincerely,

The Neon Museum



Dorothy Wright
Facilities Chair

**SDR-18751
01/25/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-18440 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BERNARD P. AND DELORES T. BENEDETTO - Request for a Special Use Permit FOR A PROPOSED HABITABLE ACCESSORY STRUCTURE at 8260 Point Given Street (APN 125-11-711-005), R-E (Residence Estates) Zone, Ward 6 (Ross).

IF APPROVED: C.C.: 02/21/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Pinnacle Community Association Management Letter
5. Neighbor Awareness Petition
6. Justification Letter
7. Submitted after final agenda – Signed proposed conditions of approval form by Bernard P. Benedetto

MOTION:

DUNNAM – APPROVED subject to conditions and adding the following condition as read for the record:

- The structure shall not be used as a rental unit.
- UNANIMOUS

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning Manager, stated the applicant proposes to install a prefabricated home on a foundation. The project is in conformance with Title 19.08 and he recommended approval.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 13 – SUP-18440

MINUTES – Continued:

BERNARD BENEDETTO, 8260 Point Given Street, stated that the proposed project would not be considered for rental purposes as it is planned to be his primary residence.

COMMISSIONER DUNNAM expressed gratitude that MR. BENEDETTO would not use the structure for rental purposes and queried about the acceptance of the project from his immediate neighbors. MR. BENEDETTO confirmed that he obtained approval from his association in addition to roughly five signatures of surrounding neighbors.

COMMISSIONER TRUESDELL inquired whether allowance of this project would create a second home on a Residential Estate (R-E) zoned lot, and MR. RANKIN confirmed that the Special Use Permit would grant the accessory structure. MARGO WHEELER, Director of Planning and Development, specified that approval would not allow two homes on the lot but rather an accessory structure on a single-family lot. The lot cannot be subdivided nor sold separately and would have one address.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:19 – 6:23)

1-536

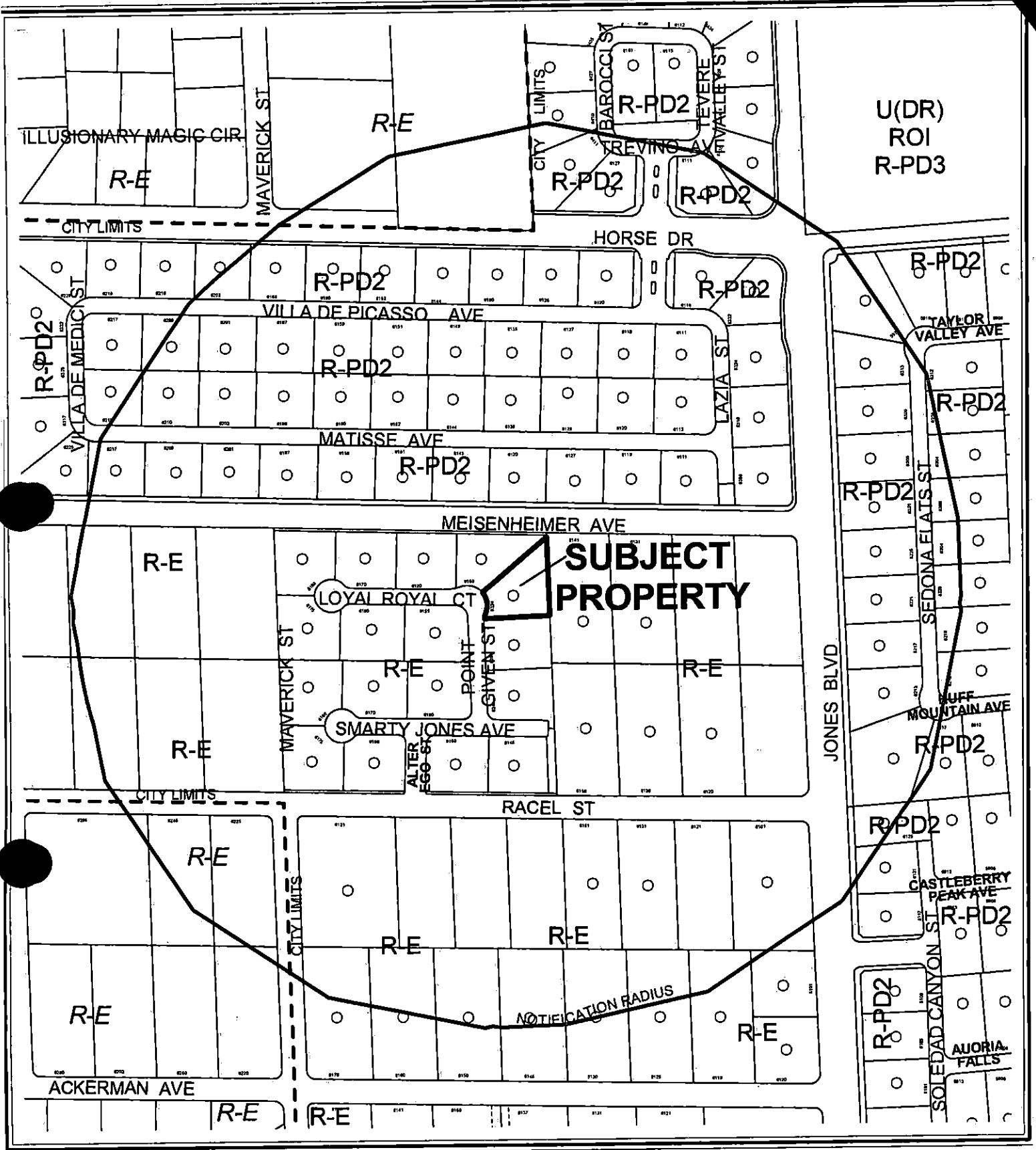
CONDITIONS:

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

Public Workst

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



CASE: SUP-18440

RADIUS: 1000 FT

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

0 60120 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-18440 - APPLICANT/OWNER: BERNARD P. AND DELORES T. BENEDETTO

**** 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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

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

SUP-18440 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

Request for a Special Use Permit for a proposed habitable accessory structure at 8260 Point Given Street, south of Meisenheimer Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
4/07/04	City Council considered a request to Appeal Planning Commission of a request for a Tentative Map (TMP-3639). A Vacation application (VAC-3664) was filed as a companion item the request. Planning Commission and staff recommended approval. City Council approved the project.
03/25/04	The Planning Commission considered a request for a variance to allow reduced front and rear setbacks for this project. (VAR-3762). The variance did not affect the lay-out of this subdivision. Planning Commission and staff recommended denial.
02/26/04	The Planning Commission considered a request for a Tentative Map (TMP-3639) – Quarterhouse Estates Unit 1 for a 17 lot single family residential subdivision on 9.76 acres adjacent to the northeast corner of Maverick Street and Racel Street. Planning Commission and staff recommended approval.
02/04/04	The City Council approved a Special Use Permit (SUP-3359) for Private Streets on the subject property. The Planning Commission and staff recommended approval.
<i>Pre-Application Meeting</i>	
11/20/06	A Pre-application meeting was held with the project applicant. Planning staff advised the applicant of Title 19 regulations governing Habitable Accessory Structures including height restrictions, setbacks, size, aesthetics, and parking.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.47 acres

SUP-18440 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single family residential	DR (Desert Rural)	R-E (Residential Estates)
North	Public Street	ROW	ROW
South	Single family residential	DR (Desert Rural)	R-E (Residential Estates)
East	Single family residential	DR (Desert Rural)	R-E (Residential Estates)
West	Single family residential	DR (Desert Rural)	R-E (Residential Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Northwest Openspace Plan	Y		Y
Centennial Hills Sector Plan	Y		Y
Special Districts/Zones	Yes	No	Compliance
Trails		N	Y
Rural Preservation Overlay District	Y		Y
Development Impact Notification Assessment		N	Y
Project of Regional Significance		N	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19 – Section 19.08 the following habitable accessory structure development standards apply to the project:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 square feet	21,257	Y
Min. Lot Width	100	50*	Y
Min. Setbacks for Accessory Structures			Y
• Front	20	25	
• Side	3	5	
• Corner	15	62	
• Rear	10	15	
Min. Distance Between Buildings	6 feet	26 feet	Y
Max. Lot Coverage	Limited to 50 percent of the rear yard	24 percent	Y
Max. Building Height	2 stories / 35 feet/No higher than principal dwelling whichever is less	15	Y

*The minimum lot width for lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the property line provided the average lot width meets the required lot width. The average lot width is 111 feet.

SUP-18440 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

ANALYSIS

The project request for a Special Use Permit will involve installation and use of habitable accessory structure at 8260 Point Given Street, south of Meisenheimer Avenue. The prefabricated single family home will be placed within the rear yard of an existing single family lot.

- **General Plan and Zoning**

The project parcel is zoned for R-E (Residential Estates) which is consistent with the General Plan DR (Desert Rural Density Residential) land use designation. Accessory structures are an allowable use in the R-E zone with a Special Use Permit subject to Title 19.04 and 19.08 regulations.

- **Site Plan and Elevation**

The proposed premanufactured home will be 1,586 square foot at a height of 15 feet and will be installed within the rear yard of a 21,257 square foot single family lot. The primary one-story dwelling is 3,437 square feet and 20 feet in height. Additionally, one additional parking space will be provided on site. The new habitable structure will meet all Title 19.08 accessory structure regulations including height limitations, setbacks, and parking. The structure is designed utilizing a ranch architectural design with exterior colors complementing the existing structure and surrounding residences.

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 habitable accessory structure will be constructed to be complement the main dwelling and surrounding single family residences.

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

The project site is a flat dirt lot designated for single family residential uses. This type of use will not substantially alter the intensity of land use.

SUP-18440 - Staff Report Page Four
January 25, 2007 - Planning Commission Meeting

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.”**

Transportation circulation systems are adequate and the proposed use will not result in significant trip generation.

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

The proposed use will not result in effects detrimental to public health and safety and will not adversely affect the intent of the General Plan.

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

The project as designed conforms to all requirements set forth in Title 19 – Sections 19.04.020 and 19.08.040.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 119

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18440** APN: 125-11-711-005

Name of Property Owner: BERNARD + DOLORES BENEDETTO

Name of Applicant: BERNARD BENEDETTO

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: Bernard Benedetto

Print Name: BERNARD BENEDETTO

Subscribed and sworn before me

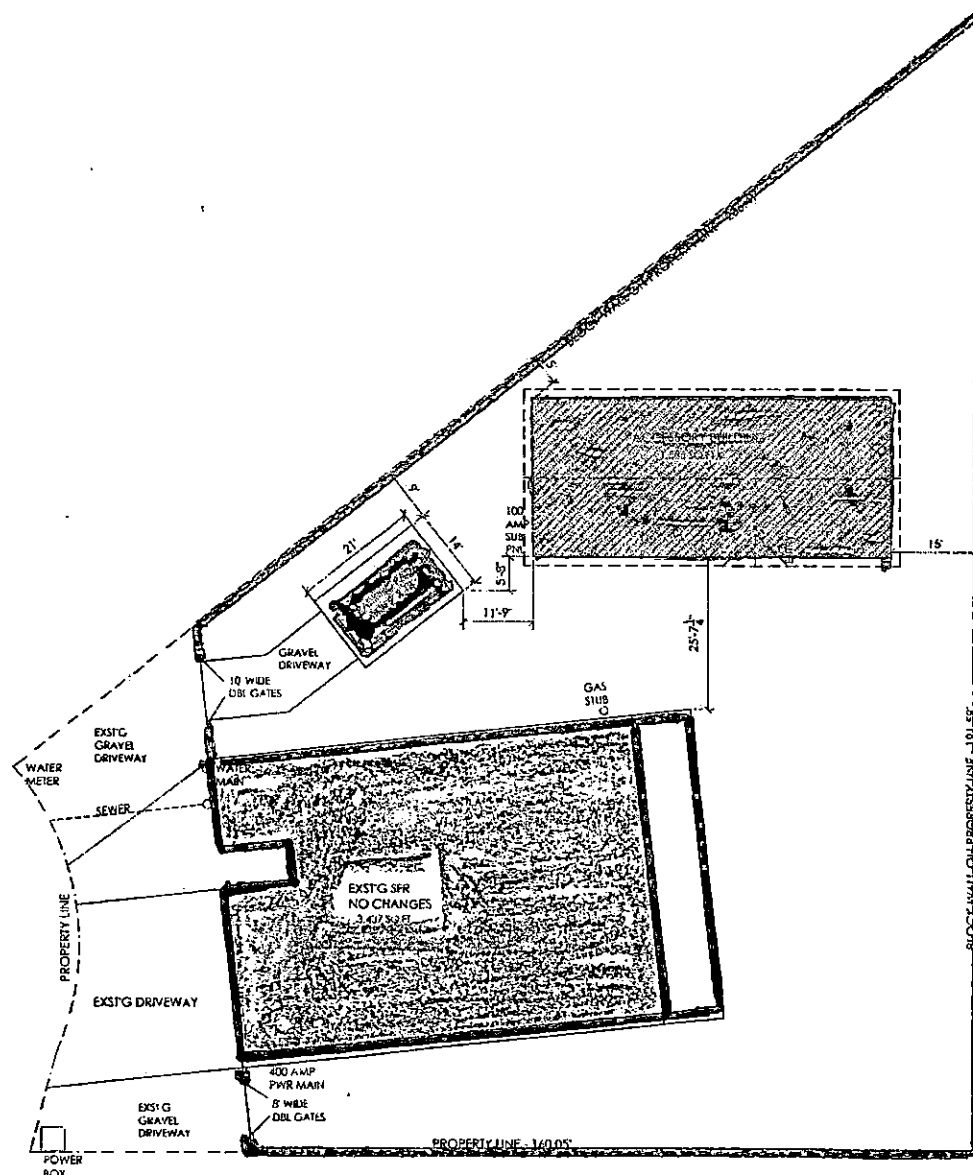
This 20th day of NOVEMBER, 20 06

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

J.E. TALLEDO
Notary Public, State of Nevada
Appointment No. 02-78894-1
My Appt. Expires Oct. 25, 2010

LOYAL ROYAL AVENUE

POINT GIVEN STREET



AREAS :	SO. FT. :
LOT SIZE APPX.	21,257
PRINCIPAL DWELLING	3,437
W/GARAGE	1,585
ACCESSORY BLD'G	5,022
UNDER PERMANENT ROOF	5,022
% OF LOT COVERAGE	23.6%

HEIGHT FROM GROUND LEVEL	
PRINCIPAL DWELL'G	18'-4"
ACCESSORY BLD'G	14'-8"

NOTE:
ALL WORK SHALL CONFORM TO:
2003 INTERNATIONAL BUILDING CODE
2003 INTERNATIONAL RESIDENTIAL CODE
2006 UNIFORM PLUMBING CODE
2006 UNIFORM MECHANICAL CODE
2002 NATIONAL ELECTRICAL CODE
2003 INTERNATIONAL ENERGY CONSERVATION CODE
SOUTHERN NEVADA CODE AMENDMENTS
OF PLANNING GROUP - SEE

RECEIVED
DEC 04 2006



PLOT PLAN		
DATE: 11-07-06	5260 POINT GIVEN ST., LAS VEGAS, NV 89131	REV: 11-27-06
BENEDETTO ACCESSORY BLDG.		
1,585 SQ. FT. ACCESSORY BLDG.		
SHERATON MODEL - FACTORY SELECT HOMES		

SUP-18440

01/25/07 PC

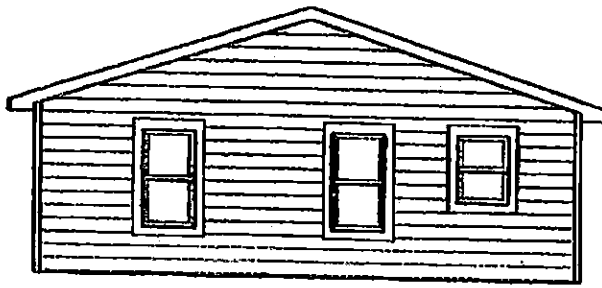
Sheraton



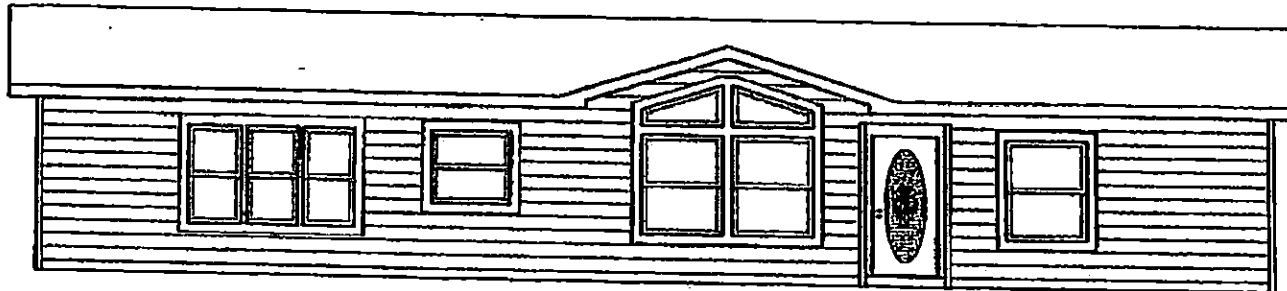
RECEIVED
DEC 04 2006

SUP-18440 1-800-965-3641
01/25/07 PC

BENEDETTA GUEST HOUSE



ELEVATION



FRONT ELEVATION

14'8"

DEC 04 2006

REVISIONS:	SCALE:	APPROVED BY:		TITLE:	SO. FT.	SERIAL NO.
1REVISION				EXTERIOR ELEVATION	1,600	
2REVISION	DATE:	DRAWN BY:		MODEL:	2006	SERIES:
3REVISION		BS		2860-1B		STANDARD
4REVISION						

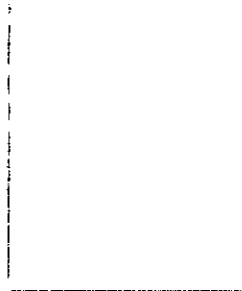
SUP-18440
01/25/07 PC



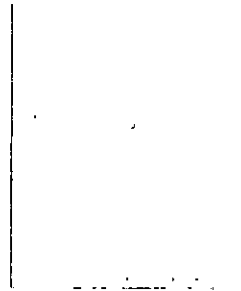
All colors on this card approximate the actual paint color as accurately as possible

Exterior Color Selections

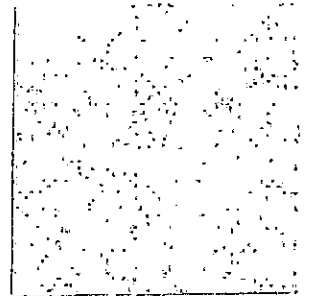
T&P TRIM



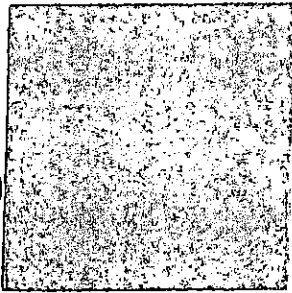
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#98YY 82/022 White High-Hiding RM



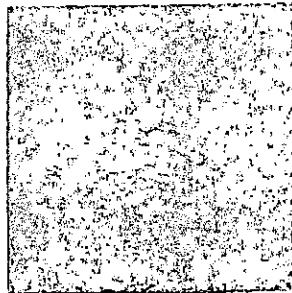
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adobe white



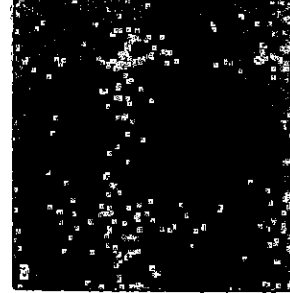
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silk sails



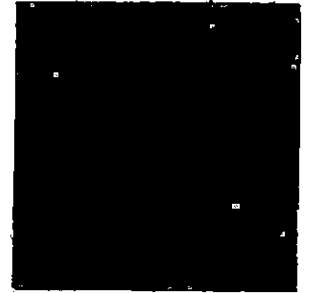
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toasted almond



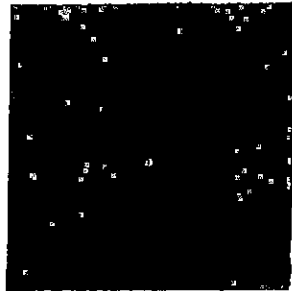
ICI Special Formula -
drifting dune



ICI Special Formula -
stonington



ICI Special Formula -
earl gray



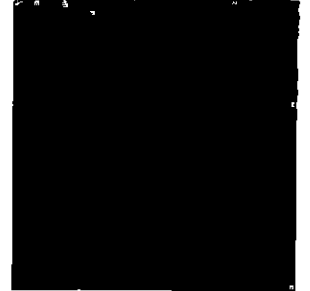
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#70YR 35/216 Sonora



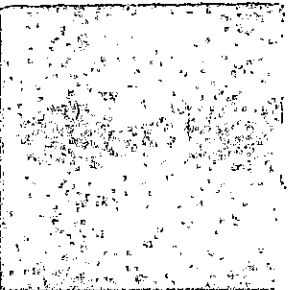
ICI Special Formula -
wine barrel



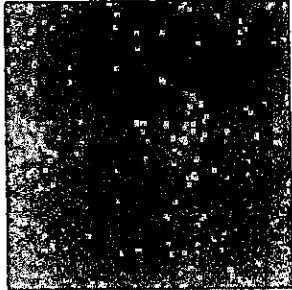
ICI Special Formula -
hitching post



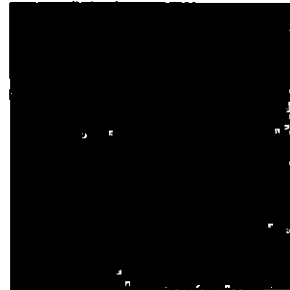
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#60YR 08/186 Woodhaven



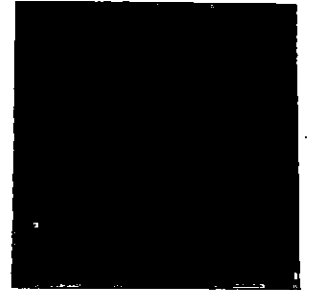
ICI Master Palette -
#60YY 65/082 Quiet Light



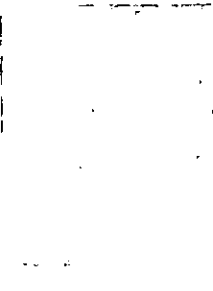
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#90YY 49/095 Manatee Grey



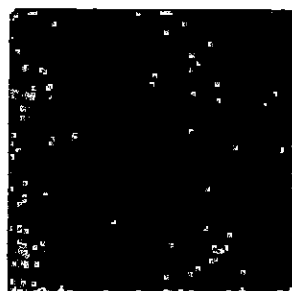
ICI Master Palette -
#70GG 38/059 Mountain Creek



ICI Master Palette -
#90GG 17/082 Lindy's Garden



ICI Master Palette -
#70BG 72/029 White Fog



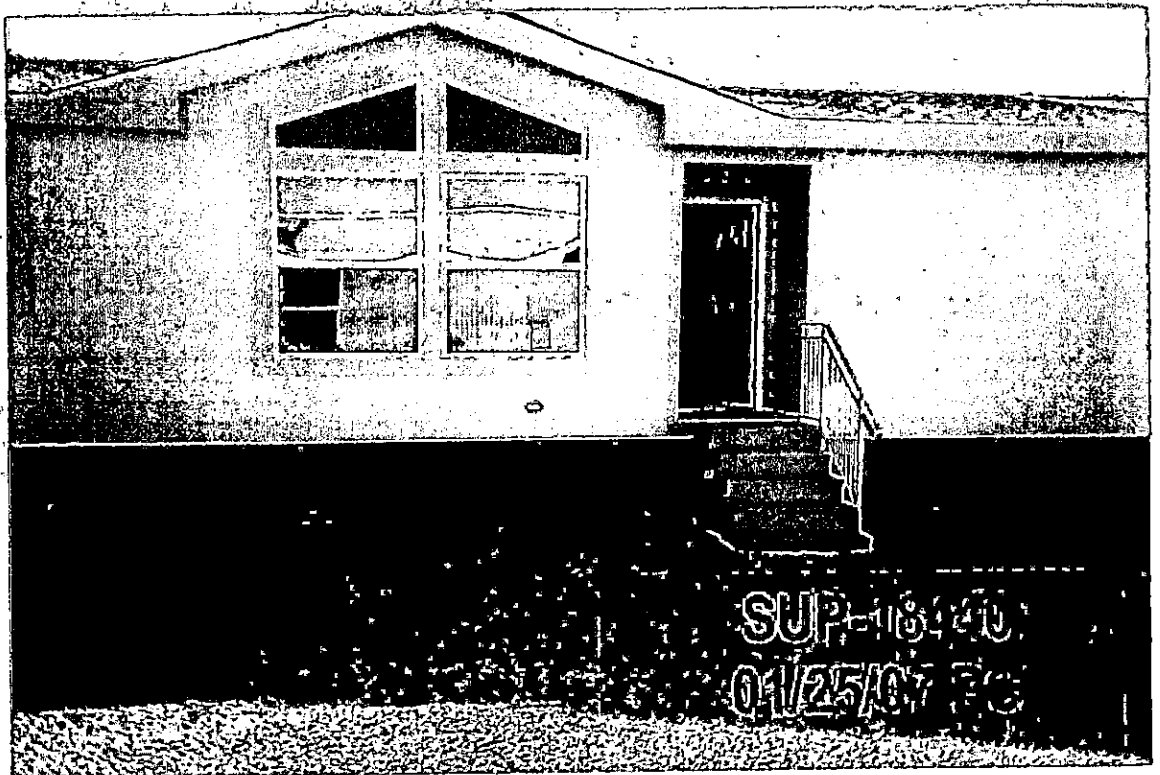
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#90BG 41/062 Island View

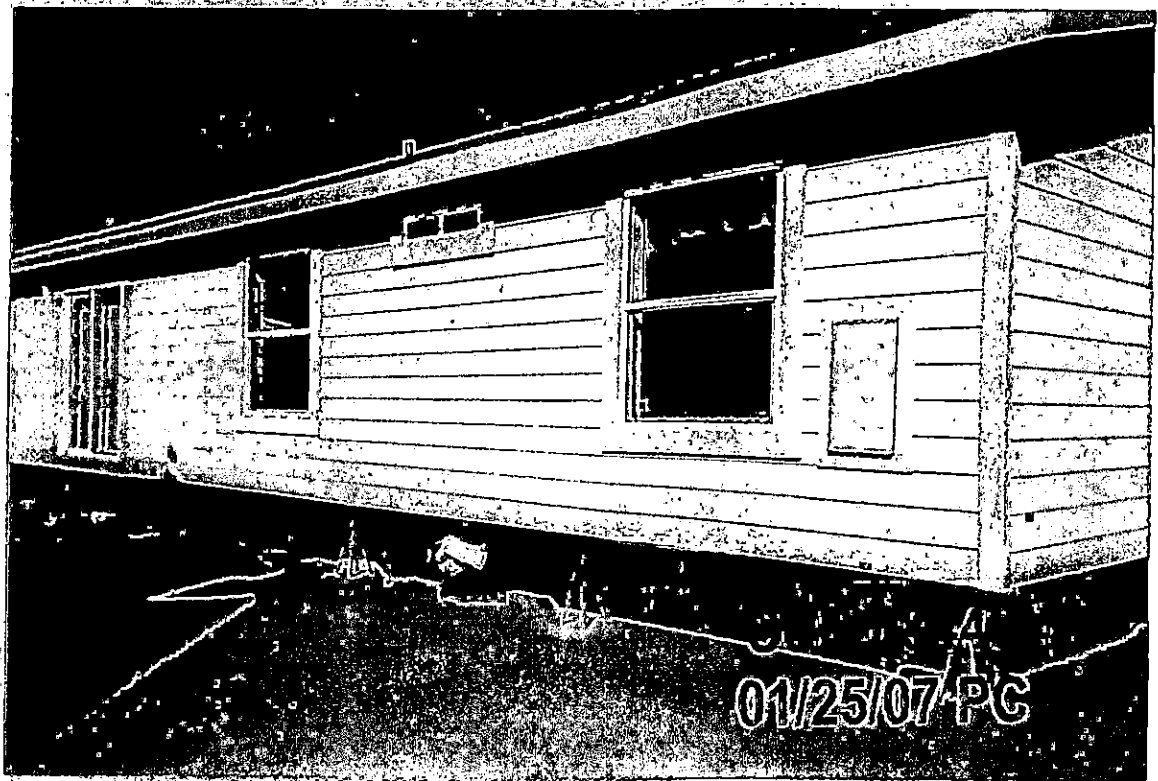


ICI Master Palette -
#30BB 16/031 Intercoastal



SUP-18440
01/25/07 PC







Pinnacle

Community Association Management

October 3, 2006

Bernard P. Benedetto
Dolores T. Benedetto
8260 Point Given St.
Las Vegas, NV 89131

Re: Acct. #61847 / Quarterhorse Estates – Unit 1
Property Address: 8260 Point Given St.

Dear Homeowner:

The Architectural Committee for the Quarterhorse Estates – Unit 1 has reviewed and approved your submitted plans for the installation of the additional building on your property per the provided plans.

This approval is subject to all City, State and Federal permits, codes, statutes, laws, rules and regulations, which are the sole responsibility of the homeowner. This approval shall not be deemed a warranty or representation as to the quality of construction, installation, addition, alteration, repair, change or other work. Any variation in the installation of the improvement/construction will disqualify this approval and will require additional documents submitted.

Thank you for your patience and cooperation regarding this procedure. If you have any questions, please feel free to give me a call.

Sincerely,
At the Direction of the board

Frankie Stevenson
Community Manager
Quarterhorse Estates – Unit 1

cc: BOD
File

QUARTERHORSE ESTATES UNIT-1

homeowners association

P.O. BOX 12117

LAS VEGAS, NV 89112

(702) 531-3382

FAX (702) 531-3392

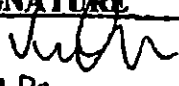
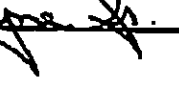
NEIGHBOR AWARENESS SIGN-OFF FORM

NEIGHBOR AWARENESS: The neighbor's approval is not necessarily a condition to your improvement/modification being approved by the Architectural Committee. The intent is to advise your neighbors who own property within close proximity of your lot and may be affected by your proposed improvement(s) by requiring their signature below. Neighbor's signing below indicates their awareness of this application. No application will be considered complete until there is evidence that the immediate neighbors and any neighbor who may be affected have been made aware of this application.

LIST IMPROVEMENTS (Please Print):

CONSTRUCTION OF GUEST HOUSE R/O
8260 POINT GARDEN STREET

NEIGHBORS AWARENESS SIGNATURES

NAME	SIGNATURE	ADDRESS	DATE
Vince Whitney		6150 Loyal Royal Ct	9/22/05
Scott Hollacher		6155 Loyal Royal Ct	9/22/05
Jean Nax		8250 Point Garden	9/23/05
Tracy Payne		6160 Smartway Ave	9/23/06

SUP-18440
01/25/07 PC

QUARTERHORSE ESTATES UNIT-1

homeowners association

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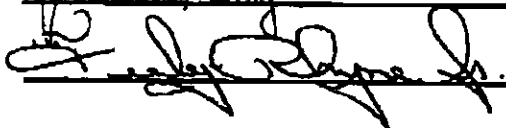
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Scott Horlacher		6155 Loyal Royal Ct	9/22/05
Joan Naki		8250 Point Garden	9/23/05
		6160 SMARTY JONES AVE	9/23/06

SUP-18440
01/25/07 PC

QUARTERHORSE ESTATES UNIT-1

homeowners association

P.O. BOX 12117

LAS VEGAS, NV 89112

(702) 531-3382

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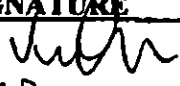
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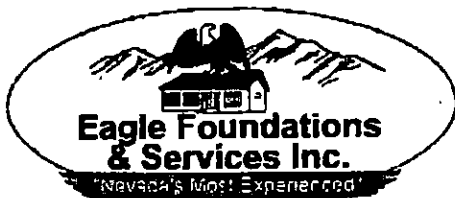
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Alan Nax		8250 Point Garden	9/23/05
		6160 SMARTY JESS AVE	9/23/06

SUP-18440
01/25/07 PC



PROPOSAL AND AGREEMENT

PO BOX 90039
Henderson, Nevada 89009
Contractors Lic. #39236A
TEL: (702) 222-0532 FAX: (702) 873-0889
www.eaglefoundations.com

Ben
Jones and Rechell

We hereby submit specifications and estimate for:
Manufacture Home (60x26.5) foundation and conversion to real property.
In ground set.

1. Foundation permit
2. Engineering
3. Dig out
4. Build 3 course block perimeter foundation wall
5. Foundation system
6. Sill plate, belly band and venting
7. Access cover
8. Set home and finish
9. State inspection
10. Permit fees to real property are an extra expence

Note: EAGLE IRON FOUNDATIONS assumes no liability should the home not be level prior to commencement of work.

Exclusions: Any and all not described above.

Proposal quote valid for 30 days

TOTAL: \$21800.00

Payment to be made as follows: 50% down and balance upon completion.

Authorized Signature

Rodney Riepenhoff
C.E.O.

Acceptance of proposal

The above prices and specifications are satisfactory and hereby accepted.

You are authorized to do the work as specified. Payment will be made as outlined above

Signature:

Date:

SUP-18440
01/25/07 PC



PROPOSAL AND AGREEMENT

PO BOX 90039
Henderson, Nevada 89009
Contractors Lic. #39238A
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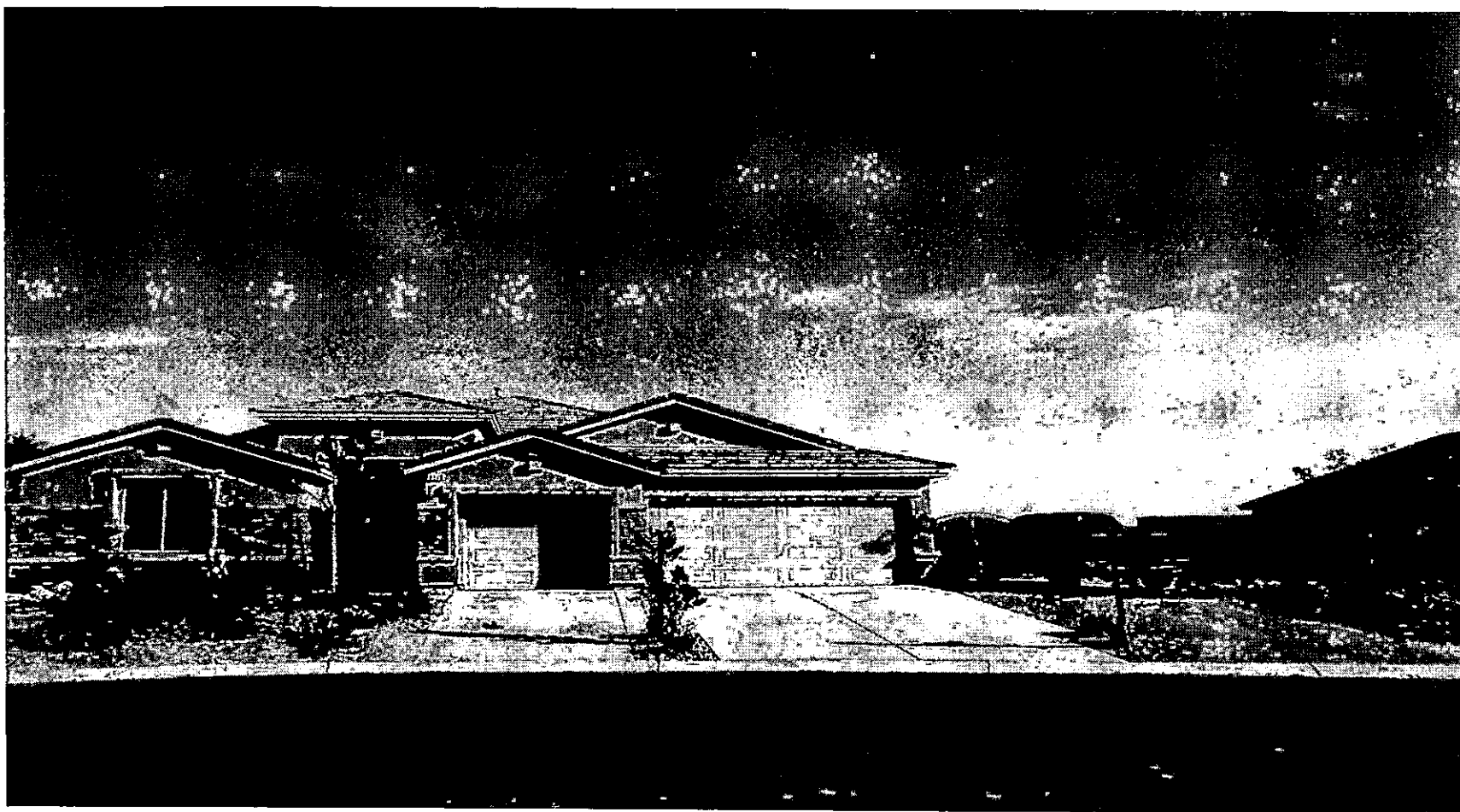
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Signature:

Date:

SUP-18440
01/25/07 PC



SUP-18440 - APPLICANT/OWNER: BERNARD P. AND DELORES T. BENEDETTO
8260 POINT GIVEN STREET
JANUARY 25, 2007 PLANNING COMMISSION

12/22/06



SUP-18440 - APPLICANT/OWNER: BERNARD P. AND DELORES T. BENEDETTO
8260 POINT GIVEN STREET
JANUARY 25, 2007 PLANNING COMMISSION

12/22/06



SUP-18440 - APPLICANT/OWNER: BERNARD P. AND DELORES T. BENEDETTO
8260 POINT GIVEN STREET
JANUARY 25, 2007 PLANNING COMMISSION

12/22/06

November 13, 2006
City of Las Vegas
Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

Justification Letter

Dear Sirs:

My wife and I are requesting consideration for a Special Use Permit to build a Habital Accessory Structure with kitchen, on our property located at 8260 Point Given Street, Las Vegas, Nevada 89131.

The property location is zoned RE, approximately ½ acre and is completely walled.

The main house is occupied by my wife and I, my son and two grandchildren, ages 7 and 11 years old, whom are in our charge.

I am retired and my wife will be retiring shortly.
The Accessory Structure will allow us to have separate dwellings and maintain the family unit.

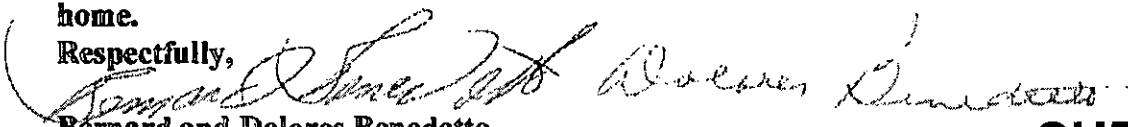
We would like to place a 1586 square foot manufactured home with in ground foundation. The foundation will be constructed by Eagle Foundation and Iron Works Of Henderson Nevada (contractors license number 39236A) (See attached). The manufactured home and foundation will meet and exceed all HUD requirements.

Our development Quarterhorse Estates Unit 1 has approved our plans and given us their permission for construction.

We will conform to the associations CC and R set backs which are greater than city requirements. We have submitted to the association neighbor awareness sign off forms which have been approved (see attached).

We sincerely hope you will give the utmost consideration for our manufactured home.

Respectfully,

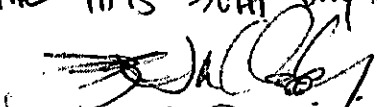

Bernard and Dolores Benedetto
8260 Point Given Street
Las Vegas, Nevada, 89131
702-396-5055

SUP-18440

01/25/07 PC

J.E. TALLEDO
Notary Public, State of Nevada
Appointment No. 02-78894-1
My Appt. Expires Oct. 25, 2010

SUBSCRIBED AND SWORN BEFORE
ME THIS 20TH DAY OF NOVEMBER, 2006


NOTARY PUBLIC IN & FOR SAID
COUNTY AND STATE

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SUP-18440 - APPLICANT/OWNER: BERNARD P. AND DELORES T. BENEDETTO

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **January 25, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

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

 01-25-07
Signature Date

BERNARD P. BENEDETTO
Please Print Name

Company Name

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager

Submitted after final agenda

Date 1/25/07 Item #13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-18655 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: T-MOBILE USA INC. - OWNER: BERKE ENTERPRISES, LTD., L.P. - Request for a Special Use Permit FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN at 1501 East Charleston Boulevard (APN 139-35-402-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 02/21/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Signed proposed conditions of approval form by Kirtus Veater

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with **EVANS** abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 14 – SUP-18655

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

TODD FARLOW commented that at one time Clark Avenue and Boneville Avenue were to become one-way streets. He inquired as to whether the proposed communication tower of Item 14 would hinder those plans and if it is possible for the City to lock in a price for the parcel of which the tower would be placed. MARGO WHEELER, Director of Planning and Development, assured MR. FARLOW that the design of the proposed project has been completed and is not in conflict with the City's plans.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

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 elevation, date stamped 12/11/06, except as amended by conditions herein.
3. The wireless communications facility and its associated equipment and screening shall be properly maintained and kept free of graffiti at all times by the monopole owner. Failure to perform the required maintenance may result in fines and/or removal of the facility and its associated equipment. If abandoned, the property owner must obtain a demolition permit to remove the equipment within 30 days of abandonment. All equipment must then be removed within six months after operations at the site cease.

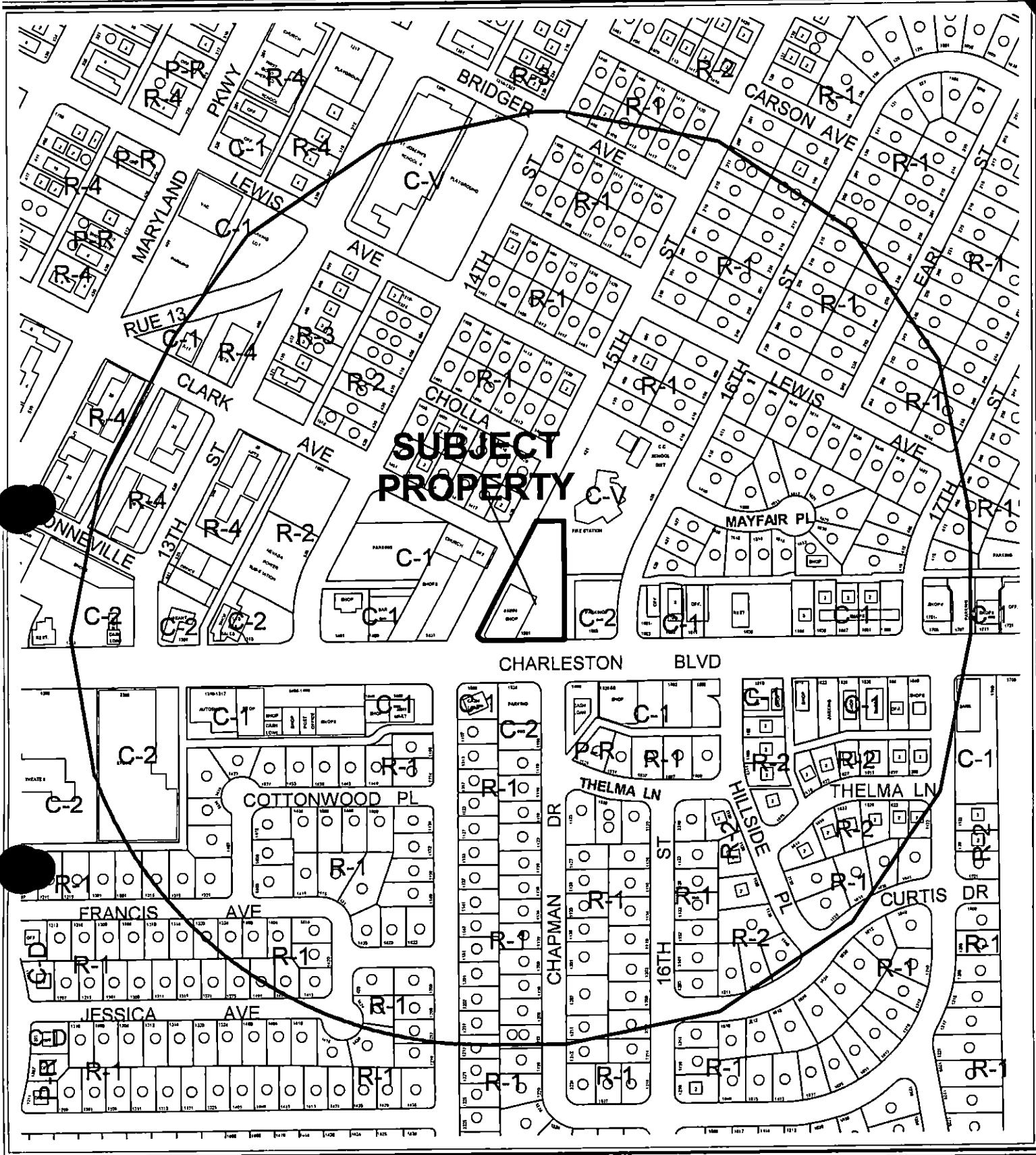
PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 14 – SUP-18655

CONDITIONS – Continued:

4. The proposed eight (8) foot block wall surrounding the equipment enclosure shall include; a minimum of twenty percent contrasting material and conform to Title 19.08 perimeter wall requirements. No barbed or razor wire shall be used.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. The proposed wireless communications tower shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The tower base shall not be located within existing or proposed public sewer or drainage easements.



CASE: **SUP-18655**

RADIUS: 1000 FT

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





0 200 400 600 Feet

CASE: **SUP-18655**

RADIUS: 1000 FT

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



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SUP-18655 - APPLICANT: T-MOBILE USA, INC. - OWNER: BERKE ENTERPRISES, LTD., L.P.**

**** 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 elevation, date stamped 12/11/06, except as amended by conditions herein.
3. The wireless communications facility and its associated equipment and screening shall be properly maintained and kept free of graffiti at all times by the monopole owner. Failure to perform the required maintenance may result in fines and/or removal of the facility and its associated equipment. If abandoned, the property owner must obtain a demolition permit to remove the equipment within 30 days of abandonment. All equipment must then be removed within six months after operations at the site cease.
4. The proposed eight (8) foot block wall surrounding the equipment enclosure shall include; a minimum of twenty percent contrasting material and conform to Title 19.08 perimeter wall requirements. No barbed or razor wire shall be used.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. The proposed wireless communications tower shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The tower base shall not be located within existing or proposed public sewer or drainage easements.

SUP-18655 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a Special Use Permit for a Wireless Communication Facility, Stealth Design at 1501 East Charleston Boulevard. This application is being heard as a result of a request by the City Council to review the proposed project. Staff had previously approved this project as part of an Administrative Site Development Plan Review (SDR-17209).

The proposed wireless communication facility, stealth design is an 80-foot tall tower with a "monopalm" (palm tree disguising the tower) design. The proposed wireless communications monopalm facility will be located adjacent to the C-V (Civic District) zoned City of Las Vegas property along the northern portion of the eastern property line. The site meets the base conditions for this type of use and is compatible with its surroundings. Therefore approval is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/12/99	The City Council approved a Special Use Permit (U-0015-99) to allow a pawn shop use at 1501 East Charleston Boulevard. The Planning Commission and Staff recommended approval.
06/07/00	The City Council approved a Required one-year Review [U-0015-99(1)] for a pawn shop use at 1501 East Charleston Boulevard. The Planning Commission and Staff recommended approval.
07/18/01	The City Council approved a Required one-year Review [U-0015-99(2)] for a pawn shop use at 1501 East Charleston Boulevard. The Planning Commission and Staff recommended approval.
11/15/06	Staff approved an Administrative Site Development Plan Review (SDR-17209) to allow a proposed 80-foot tall wireless communication facility, stealth design tower with a "monopalm" (palm tree disguising the tower) design at 1501 East Charleston Boulevard.
11/21/06	The City Council appealed the staff approval of an Administrative Site Development Plan Review (SDR-17209) to allow a proposed 80-foot tall wireless communication facility, stealth design tower with a "monopalm" (palm tree disguising the tower) design at 1501 East Charleston Boulevard.
<i>Related Building Permits/Business Licenses</i>	
01/28/93	A business license for a P04 (Pawnbroker - A pawnbroker license authorizes the licensee to loan money on the security of personal property. Additional License: Any properly licensed pawnbroker who wishes to loan money on automobiles, upon notification of his intent and payment of the license fee, will be issued an auto-pawnbroker (P08) license) category license was processed in by the Department of Finance and Business Services. This license (P04-00023) was issued by Business Services on 11/09/99 for this location with no apparent Planning and Development review.

SUP-18655 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

07/08/94	A business license for a S25 (Secondhand Dealer Class II - A secondhand dealer license authorizes the licensee to buy, sell or trade secondhand or used personal property as well as advertise the business. "...Permits secondhand dealers of any of the following used articles: wearing apparel, furniture, fixtures, appliances, tableware, office supplies, pictures, paintings, jewelry, cutlery, guns or other secondhand articles except those which fall within Class I") category license was processed in by the Department of Finance and Business Services. This license (S25-00039) was issued by Business Services on 11/09/99 for this location with no apparent Planning and Development review.
07/08/94	A business license for a P08 (Auto Pawnbroker - Additional license for collateral loans on motor vehicles or motor vehicle titles. Requires P04 license) category license was processed in by the Department of Finance and Business Services. This license (P08-00010) was issued by Business Services on 11/09/99 for this location with no apparent Planning and Development review.
03/30/95	A business license for a F03 (Firearms Permit - A pistol or handgun permit, per Las Vegas Municipal Code (LVMC) 10.66, authorizes the permittee to buy and sell pistols and to accept pledges of pistols as security for loans) category license was processed in by the Department of Finance and Business Services. This license (F03-00051) was issued by Business Services on 11/09/99 for this location with no apparent Planning and Development review.
01/24/00	A building permit application, plan check C-5-99, was submitted 04/22/99. The permit was issued 09/29/99. The Planning and Development Department review began 04/30/99 and recorded approval on 07/20/99. A project completion date was recorded by the Department of Building and Safety.
06/28/05	A business license for a C22 (Check Cashing Service w/gross - A company who (for a fee) will provide currency or a negotiable instrument in exchange for a check. Check Cashing and Deferred Deposit Services. Does not include Installment Loans) category license was processed in by the Department of Finance and Business Services. This license (C22-00031) was approved by the Planning and Development Department on 06/30/05 and issued by Business Services on 07/05/05.
Pre-Application Meeting	
12/06/06	A pre-application meeting was held and elements of this application were discussed. It was noted that two sets of photo simulations are required in addition to the standard elevations. Submittal requirements were discussed.
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	

Details of Application Request

Site Area

Net Acres 1.0

RTS

SUP-18655 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Pawn Shop	C (Downtown - Commercial)	C-1 (Limited Commercial)
North	Government Facility (Fire Station)	PF (Public Facilities)	C-V (Civic District)
South	Financial Institution, Specified	C (Downtown - Commercial)	C-1 (Limited Commercial)
	Parking	C (Downtown - Commercial)	C-2 (General Commercial)
East	Government Facility (Fire Station)	PF (Public Facilities)	C-V (Civic District)
	Parking	C (Downtown - Commercial)	C-2 (General Commercial)
West	General Retail, Other Than Listed	C (Downtown - Commercial)	C-1 (Limited Commercial)
	Office, Other Than Listed	O (Office)	P-R (Professional Office and Parking)

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

SUP-18655 - Staff Report Page Four
January 25, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

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

Wireless Communication Facility, Stealth Requirements	Provided	Compliance
No residential use may exist on the property.	No residential uses exist on the property	Yes
The design must conform to the definition of "Wireless Communication Facility, Stealth Design" as set forth in Title 19.20 and the Director.	The facility is designed to look like a palm tree, with the antennas hidden by the palm's "fronds"	Yes
The design and location of the facility must be deemed by the Director to be compatible with the surrounding area and the facility must include appropriate screening and landscaping to ensure such compatibility.	The proposed facility is appropriately screened and is compatible with the surrounding area	Yes
The frequencies used by the provider shall be in conformance with FCC standards as certified by a competent professional.	The applicant asserts that the frequencies are in conformance with FCC standards	Yes

ANALYSIS

The subject site is located in the Southeast Sector of the General Plan. The site is designated C (Downtown - Commercial) on the Redevelopment Plan map of the General Plan. The proposed development is in compliance with the C (Downtown - Commercial) designation. This category allows commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use designations. The property is the site of an existing commercial structure and the existing C-1 (Limited Commercial) zoning designation conforms to the C (Downtown - Commercial) land use category.

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the Wireless Communication Facility, Stealth Design use; however, no residential use may exist on the property. Since the existing site is a commercial property currently used for a pawn shop use, this condition is met. There is an existing Wireless Communication Facility located approximately 490 feet west of the subject site. This existing facility is within the Nevada Power Substation.

The subject site is zoned C-1 (Limited Commercial). Wireless Communication Facilities are permitted uses in this zoning district, subject to an administrative level staff review. This project was initially approved by Staff as a part of the review of an Administrative Site Development Plan Review (SDR-17209). However, per Title 19.18.050 (F) (3), a review of this project has been requested by the City Council and therefore a special use permit must be reviewed and approved for this use to locate on the subject site.

RTS

SUP-18655 - Staff Report Page Five
January 25, 2007 - Planning Commission Meeting

The subject site is located within the Redevelopment Plan Area. It is bound by C (Downtown - Commercial) designated land to the west and south and is bound by PF (Public Facility) designated land to the north. To the east it is bound by C (Downtown - Commercial) and PF (Public Facility) designated land.

The proposed Wireless Communications Facility is an 80-foot tall stealth-designed "monopalm," or tower disguised as a palm tree. It is proposed to be located on the eastern side of a C-1 (Limited Commercial) zoned parcel. The structure extends to 76 feet, where the arrays of the antennas each are attached; the "fronds" of the artificial tree extend to 80 feet. An eight-foot block wall is proposed for screening of the facility and will require a separate permit if approved. The proposed monopalm, due to the stealth design, is compatible with the surrounding area.

If approved, the facility must conform to the site plan as submitted on 12/11/06, which shows the height of the proposed structure and the antennas. If abandoned in the future, the entire facility must be removed within six months of abandonment.

Conditions

Pursuant to Title 19.04, the following base conditions apply to a Wireless Communication Facility, Stealth Design use.

1. The applicant must submit to the Department, for administrative review and approval, a site plan and an elevation drawing. The Director shall review the documents to determine if the proposed facility conforms to the conditions listed below for this use. If the Director, in his discretion:
 - a. Approves the proposed facility to proceed as a conditional use, the Director shall provide written notice of approval to the applicant, with a copy to the office of the City Council. Within ten days after the notice is mailed or delivered, the applicant may proceed to apply for building permits, unless a member of the City Council files with the Director a written request for the Council to review the approval. If such a request to review is filed, the application must first be reviewed and approved by the Council.
 - b. Determines that the proposed facility does not conform to the conditions listed below, a Special Use Permit will be required for the use. Any determination by the Director that a Special Use Permit will be required is no subject to appeal.
2. No residential use may exist on the property.
3. The design must conform to the definition of the term "Wireless Communications Facility, Stealth Design," as set forth in Section 19.20.020 and as determined by the Director.

SUP-18655 - Staff Report Page Six
January 25, 2007 - Planning Commission Meeting

4. Within an area designated as a Historic Preservation District, the proposed facility must be reviewed by the Historic Preservation Commission before the Director considers granting approval as a conditional use.
5. The design and location of the proposed facility must be deemed by the Director to be compatible with surrounding uses, and the facility must include appropriate screening and landscaping to ensure such compatibility.
6. The frequencies used by the communication provider shall be in conformance with Federal Communication Commission standards, as certified by a competent professional (such as a radio frequency engineer).

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 stealth designed facility meets Title 19 requirements for this use. While the facility is taller than other trees in the area, it is not obtrusive and is therefore compatible with surrounding land uses.

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

There are no physical constraints to the location and intensity of the proposed use on the subject site. The site is large enough to accommodate the facility without it being unduly noticeable from the surrounding properties. Parking will be minimally affected by the loss of four spaces but will not become parking impaired as a result of this project.

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."**

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

SUP-18655 - Staff Report Page Seven
January 25, 2007 - Planning Commission Meeting

The Wireless Communication Facility, Stealth Design use on this site will not compromise the public health, safety, and welfare because the use must be constructed in compliance with applicable building codes and thus is subject to inspections for compliance with these codes.

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 313

APPROVALS 0

PROTESTS 0



1501 E. CHARLESTON BLVD.
LAS VEGAS, NEVADA 89101

PROJECT DESCRIPTION



PROJECT SUMMARY

CODE COMPLIANCE

PROJECT TEAM

TITLE	SIGNATURE	DATE
RF ENGINEER		
OPER PROJECT MANAGER		
LANDLOAD		
FIELD ENGINEER		
DEVELOPMENT SUPERVISOR		
CONSTRUCTION PROJECT MANAGER		
FIELD OPS MANAGER		
APPROVAL LIST		

VGDB659 -

RECEIVED
MAY 11 2006

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT, BARGAIN & SALE DEED RECORDED JUNE 4, 2001 IN BOOK 20010604 AS INSTRUMENT NO. 01687 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 81 EAST, N01W.

BASE OF RECORDS

SOUTH 89°34'44" EAST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 35 AS SHOWN BY MAP THEREOF ON PAGE 67, PAGE 78 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

REMARKS

CITY OF LAS VEGAS VERTICAL CONTROL NO. 1218 BEING A THREE AND PLATE IN TOP OF CURB AT NORTHEAST CORNER OF CHARLESTON AND SIXTEENTH STREET.

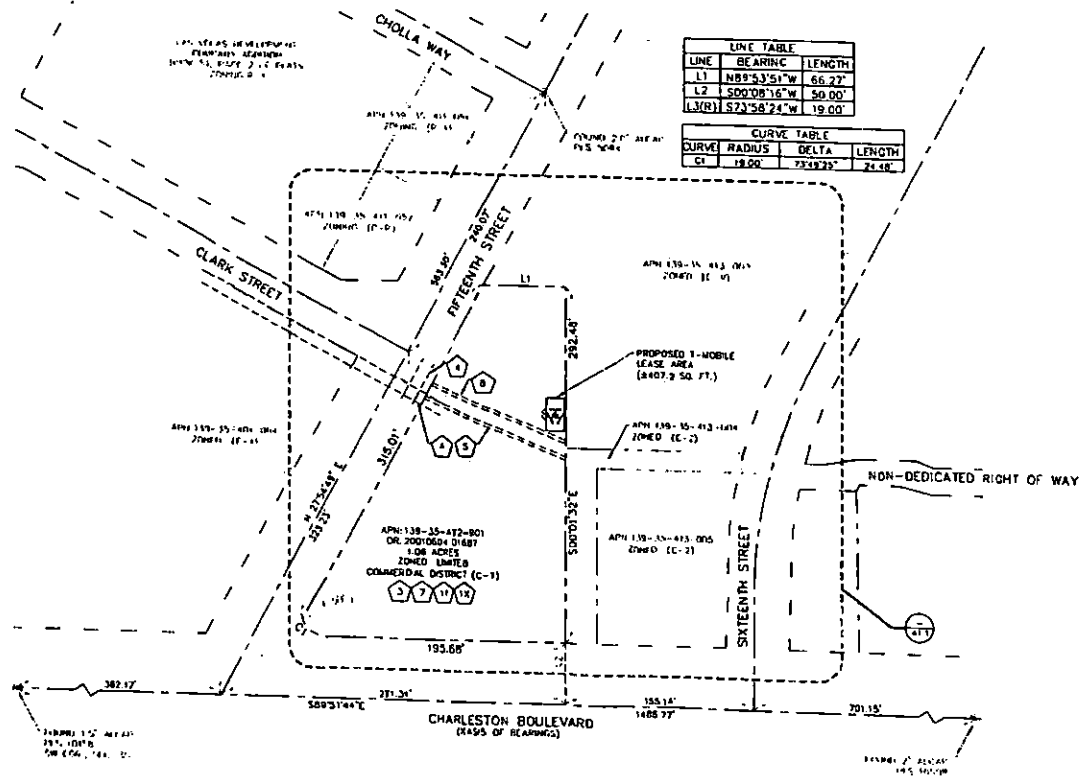
ELEVATION 1950.05 FEET (NAVD 1983) 584.375 METERS (NAVD 1983)

NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION LISTED IN TITLE REPORT #18 08-05-1013-WNE, DATED MAY 8, 2006, PREPARED BY NEVADA TITLE COMPANY, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-USED HOLDING ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

1. RESERVATION AND EASEMENTS FROM STATE OF NEVADA OR 155-B32 AFFECTS ENTIRE SUBJECT PROPERTY.
2. EASEMENT FOR COMMUNICATION LINES OR 13-144 T15480 AFFECTS PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.
3. EASEMENT FOR POWER LINES OR 138-145275 AFFECTS PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.
4. EASEMENT FOR COMMUNICATION LINES OR 1349-1200382 AFFECTS PORTION OF SUBJECTS PROPERTY AS SHOWN HEREON.
5. EASEMENT FOR DOWNTOWN DEVELOPMENT AREA OR 85031-00377 AFFECTS ENTIRE SUBJECT PROPERTY.
6. EASEMENT OF RENT AND LEASES OR 20010408 81208 AFFECTS PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.
7. EASEMENT OF RENT AND LEASES OR 20010411 01027 AFFECTS PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.

SITE PLAN



- LEGEND**
- LEASE AREA
 - CENTERLINE
 - EASEMENT
 - RIGHT-OF-WAY
 - SECTION LINE
 - PROPERTY LINE
 - OVERHEAD POWER
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING 1" CONTOUR
 - EXISTING 5" CONTOUR
 - EXISTING BLOCK WALL
 - PROPOSED BLOCK WALL
 - 32 FIRE HYDRANT
 - 17-19-43 PARKING LOT AREA LIGHT
 - 0-0 OFFICIAL RECORD
 - 72 POWER POLE

POINT-TO-POINT
T-Mobile
4125 E. ALLEY ST., SUITE 100
LAS VEGAS, NV 89117

PROJECT INFORMATION
CHAPMAN DR. AND
THELMA LN.
VG08659-A
1501 E. CHARLESTON BLVD.
LAS VEGAS, NEVADA 89101

CURRENT ISSUE DATE
11/08/06

ISSUED FOR
ZONING

REV	DATE	DESCRIPTION	BY
1	11/08/06	ZONING PLING	B.S.
2	09/12/06	REVISED ZONING	J.C.
3	06/20/06	100% ZONING	J.C.
4	06/02/06	80% ZONING	B.L.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
1351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH (702) 367-7785
FAX (702) 367-6733

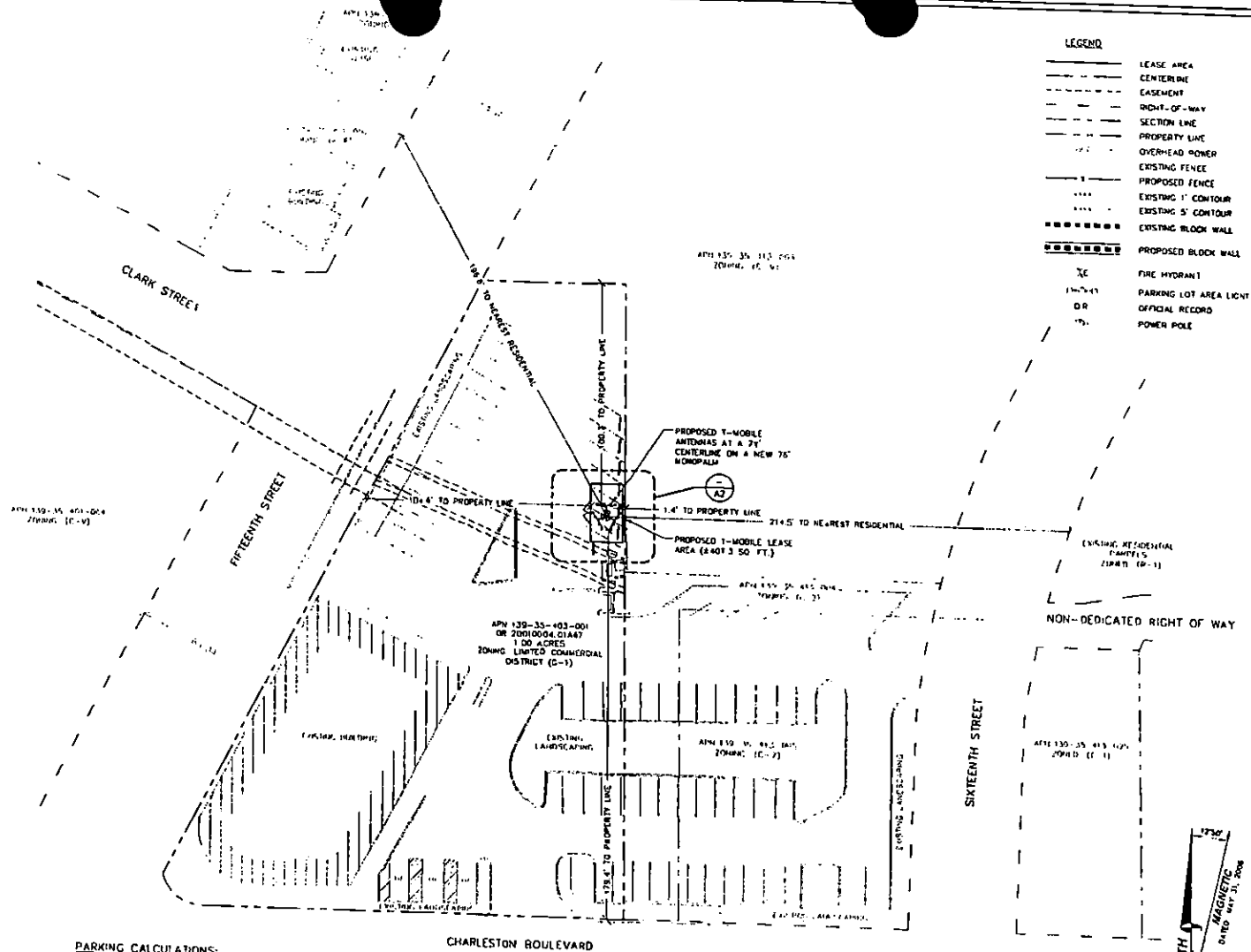
DRAWN BY: CHK: APV
B. LANDSTON W. CEFALU C. WENER
LICENSURE:

SHEET TITLE:
SITE PLAN

SHEET NUMBER **REVISION**
A1 4

SUP-18655
01/25/07 PC

RECEIVED
DEC 11 2006



WONMIPRINT
T-Mobile
 475 S. RAY ST. STE. 100
 LAS VEGAS, NV 89107

PROJECT INFORMATION
**CHAPMAN DR. AND
 THELMA LN.
 VG08659-A**
 1501 E. CHARLESTON BLVD
 LAS VEGAS, NEVADA 89101

CURRENT ISSUE DATE:
11/08/06

ISSUED FOR
ZONING

REV	DATE	DESCRIPTION	BY
1	11/08/06	ZONING PLANS	DS
2	09/28/06	ZONING REVISIONS	DS
3	09/12/06	REVISED ZONING	JL
4	04/25/06	100% ZONING	JL
5	04/02/06	97% ZONING	DS

PLANS PREPARED BY
SPECTRUM
 SURVEYING & ENGINEERING
 1351 W. CHARLESTON BLVD., SUITE 120
 LAS VEGAS, NEVADA 89111
 PH (702) 367-7705
 FAX (702) 367-0733

DRAWN BY: CHK
 B. LANGSTON M. CATALANO
 LICENSED

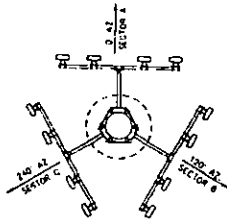
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A1.1

REVISION
4

RECEIVED
 DEC 11 2006

**SUP-18655
 01/25/07 PC**



ANTENNA SECTION	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	COAXIAL CABLE TYPE	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTION A	DRS-18XKDP	90' X 8	7/8" COAX	74"	5'	8' (10' MAX)	
SECTION B	DRS-18XKDP	90' X 8	7/8" COAX	74"	5'	8' (10' MAX)	
SECTION C	DRS-18XKDP	90' X 8	7/8" COAX	74"	5'	8' (10' MAX)	
OPS	MOTOROLA OPS	30' X 4	1/2" COAX		N/A	N/A	
EMU	N/A	N/A	N/A		N/A	N/A	

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES.

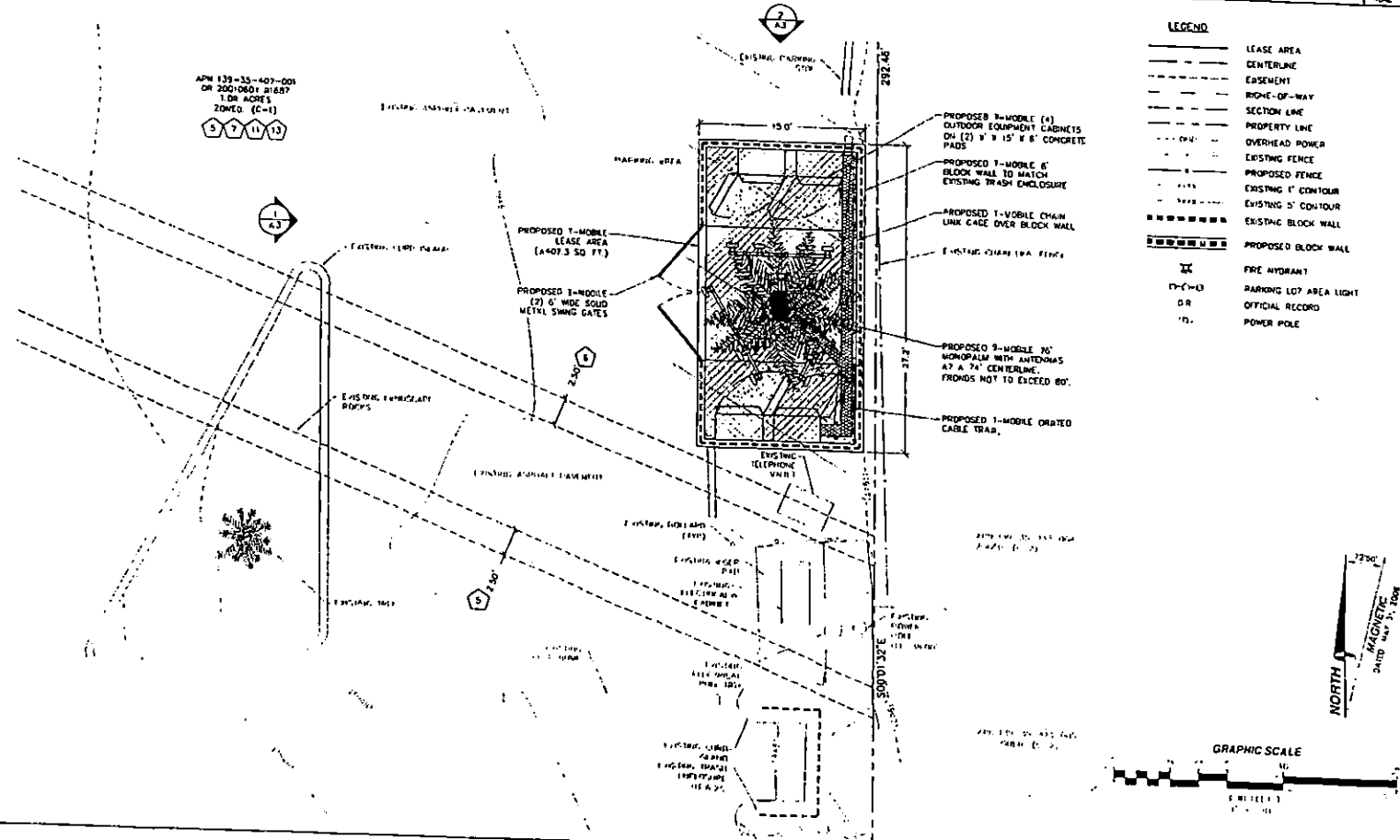
EQUIPMENT	QUANTITY	EQUIPMENT MAKE/MODEL	LATITUDE (NAD83)	LONGITUDE (NAD83)	LATITUDE (WGS84)	LONGITUDE (WGS84)	GROUND LEVEL (AMSL)	COMMENTS
ERICSSON	4	RBS-2108 (OUTDOOR)	N/A	N/A	N/A	N/A	N/A	

ANTENNA LAYOUT

SCALE: 1"=30'

ANTENNA AND CABLE SCHEDULE

SCALE: 1"=30'



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- OFFICIAL RECORD
- POWER POLE

SITE DETAIL

SPONSORSHIP
T-Mobile
410 S. MEXICO ST., STE. 101
LAS VEGAS, NV 89101

PROJECT INFORMATION

CHAPMAN DR. AND
THELMA LN.
VGD8659-A
1501 E. CHARLSTON BLVD
LAS VEGAS, NEVADA 89101

CURRENT ISSUE DATE:

11/08/06

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION BY

REV.	DATE	DESCRIPTION	BY
1	09/17/06	REVISED ZONING	J.C.
2	08/20/06	100% ZONING	J.C.
3	08/20/06	80% ZONING	B.L.

PLANS PREPARED BY

SPECTRUM
SURVEYING & ENGINEERING
2351 W. CHARLSTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH: (702) 367-7705
FAX: (702) 367-8733

DRAWN BY: CHK. BY: APV. BY:

B. LANCSTON M. CEFALU C. WENGER

LICENSE:

SHEET TITLE

SITE DETAIL, ANTENNA
& CABLE SCHEDULE
AND ANTENNA
LAYOUT

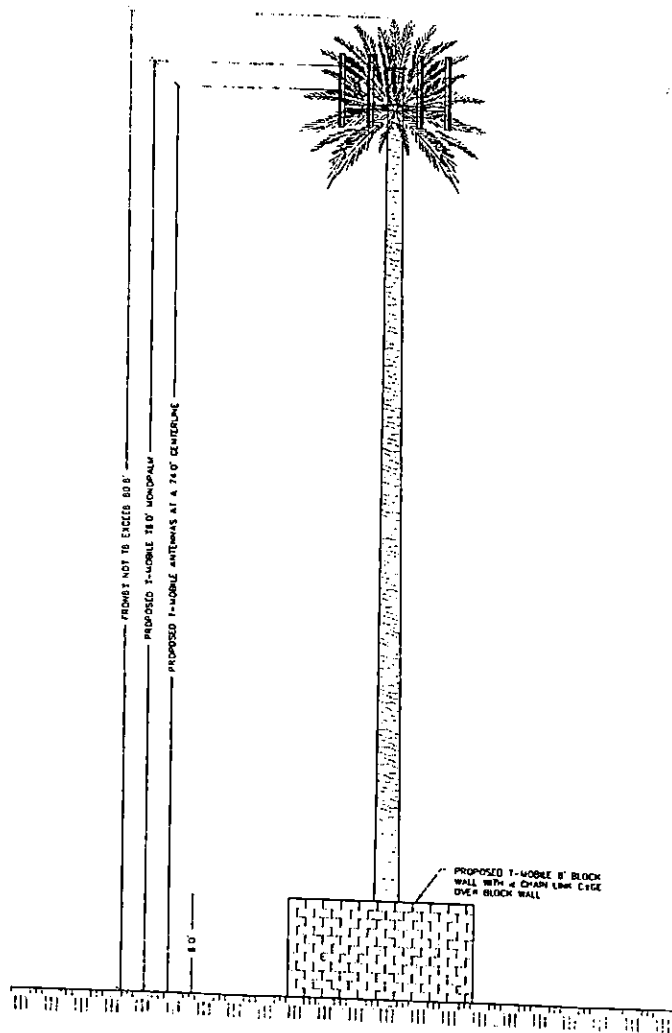
SHEET NUMBER

2

A2

SUP-18655
01/25/07 PC

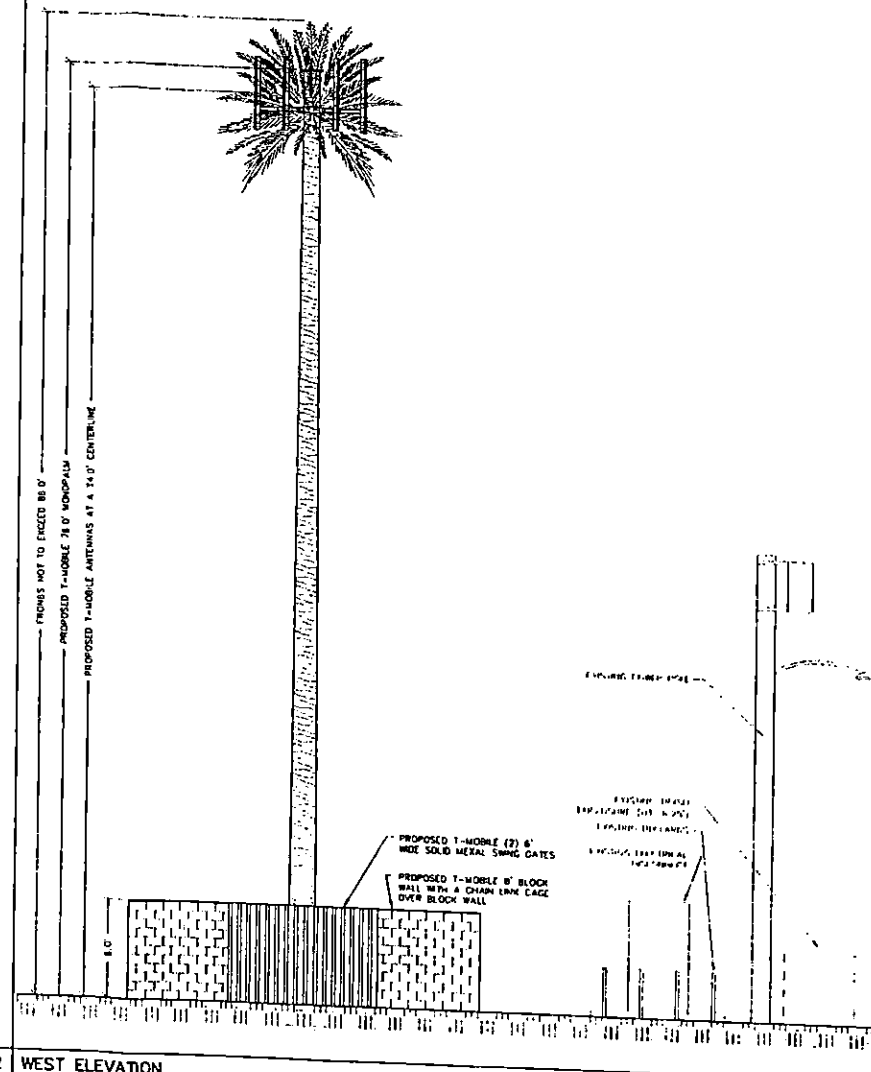
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DEC 11 2006



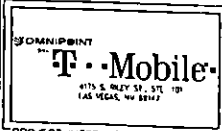
SCALE
1" = 10'

2

WEST ELEVATION



SCALE
1" = 10'



PROJECT INFORMATION
CHAPMAN DR. AND
THELMA LN.
VG08659-A
1501 E. CHARLESTON BLVD
LAS VEGAS, NEVADA 89101

CURRENT ISSUE DATE
11/08/06

ISSUED FOR
ZONING

REV.	DATE	DESCRIPTION	BY
2	08/12/06	REVISED ZONING	J.C.
1	04/20/06	100% ZONING	J.C.
0	06/02/06	BOX ZONING	D.L.

PLANS PREPARED BY
SPECTRUM
SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH (702) 367-7700
FAX (702) 367-8733

DRAWN BY: CHK. APV
B. LANGSTON M. CEFALU C. WENER

LICENSURE

SHEET TITLE

ELEVATIONS

SHEET NUMBER

REVISION

A3 2

SUP-18655
01/25/07 PC

RECEIVED
DEC 11 2006



SUP-18655 - APPLICANT: T-MOBILE USA INC. - OWNER: BERKE ENTERPRISES, LTD., L.P.
1501 EAST CHARLESTON BOULEVARD
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06



SUP-18655 - APPLICANT: T-MOBILE USA INC. - OWNER: BERKE ENTERPRISES, LTD., L.P.
1501 EAST CHARLESTON BOULEVARD
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06



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

December 11, 2006

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

**Reference: Justification for a Special Use Permit
T-Mobile Site VG08659 Chapman & Thelma
1501 E. Charleston Boulevard
APN 139-35-402-001**

Spectrum Surveying & Engineering, on behalf of T-Mobile USA Inc., requests the approval of a Special Use Permit for a proposed Wireless Communication Facility (Monopalm) the location meets the required residential adjacency setbacks. The proposed site location is at 1501 E. Charleston, Las Vegas, Nevada 89101; parcel number 139-35-402-001. This geographic location was selected by T-Mobile USA Inc. as a desirable location to work within their existing network of antennas and towers.

T-Mobile USA Inc. proposes to construct a 76' Monopalm with fronds not to exceed 80' and a 15' x 27.2' equipment lease area enclosed by a decorative block wall enclosure with a chain link cage over the top of the block wall. The subject parcel is zoned Limited Commercial (C-1).

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

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

Best regards,
Spectrum Surveying & Engineering

Margaret Gefalu
Director of Wireless Services

RECEIVED
DEC 11 2006

**SUP-18655
01/25/07 PC**

01/19/2007 14:45

7023957268

PLANNING & DEVELOPMT

PAGE 02/10

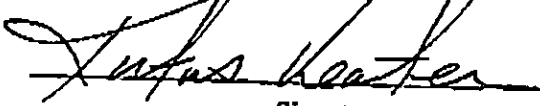
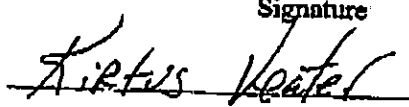
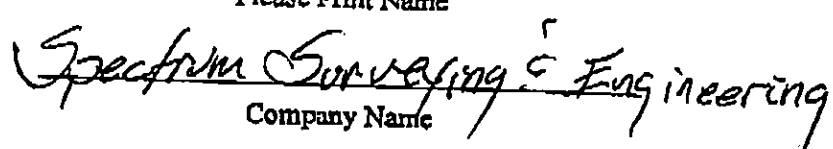
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Current Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
	(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SIIP-18655 - APPLICANT: T-MOBILE USA INC. - OWNER: BERKE ENTERPRISES, LTD., L.P.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **January 25, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

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


Signature _____
Date 1/22/07

Please Print Name _____

Company Name _____

Sincerely,

Douglas J. Rankin, AJCP
Current Planning Manager

Submitted after final agenda

Date 1/25/07 Item # 14

14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-18695 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRIGITTE WELLES - OWNER: LEWIS CENTER PARKING, LLC - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at the northeast corner of Casino Center Boulevard and Lewis Avenue (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 02/21/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Signed proposed conditions of approval form by Brigitte Welles

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with **EVANS** abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 15 – SUP-18695

MINUTES – Continued:

agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

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 elevation, date stamped 12/11/06, except as amended by conditions herein.
3. The wireless communications facility and its associated equipment and screening shall be properly maintained and kept free of graffiti at all times by the monopole owner. Failure to perform the required maintenance may result in fines and/or removal of the facility and its associated equipment. If abandoned, the property owner must obtain a demolition permit to remove the equipment within 30 days of abandonment. All equipment must then be removed within six months after operations at the site cease.
4. The proposed eight (8) foot block wall surrounding the equipment enclosure shall include; a minimum of twenty percent contrasting material and conform to Title 19.08 perimeter wall requirements. No barbed or razor wire shall be used.

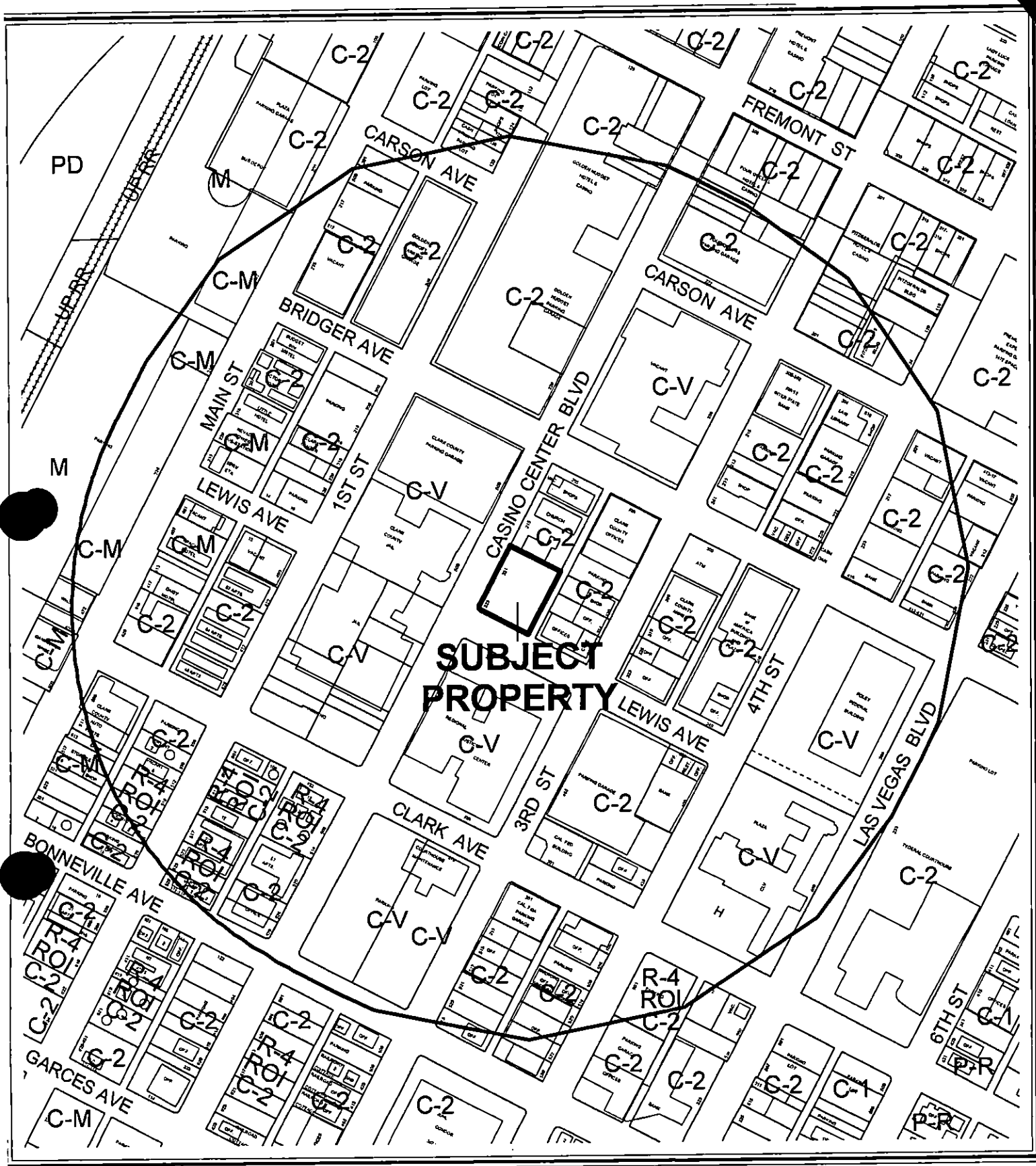
PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 15 – SUP-18695

CONDITIONS – Continued:

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

Public Works

6. The proposed wireless communications tower shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The tower base shall not be located within existing or proposed public sewer or drainage easements.



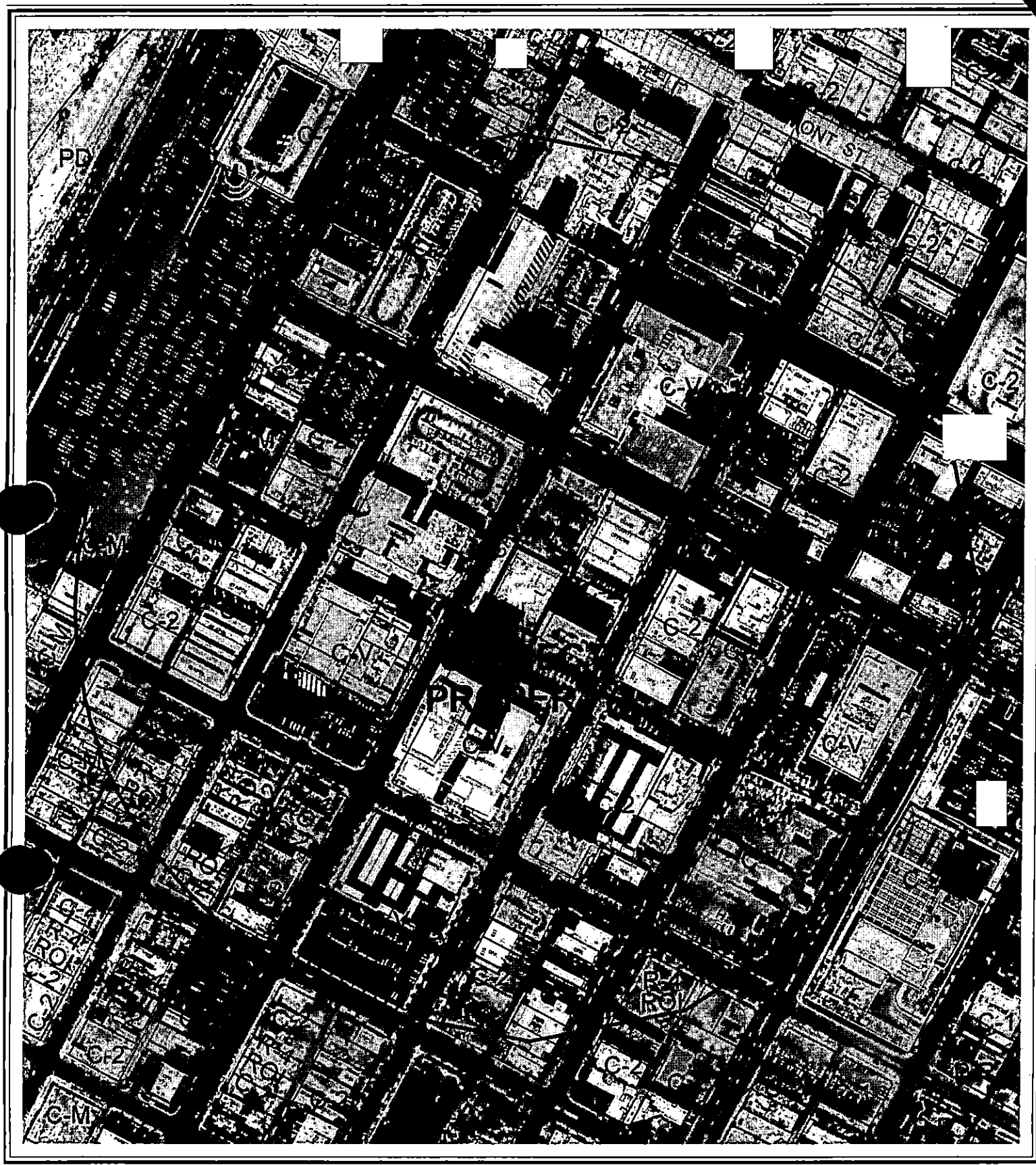
CASE: SUP-18695

RADIUS: 1000 FT

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

0 300 600 Feet





CASE: **SUP-18695**

RADIUS: 1000 FT

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

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-18695 - APPLICANT: BRIGITTE WELLES - OWNER:
LEWIS CENTER PARKING, LLC

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

SUP-18695 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Bail Bond Service at the northeast corner of Casino Center Boulevard and Lewis Avenue. The proposed Bail Bond Service is in compliance with the General Plan, Title 19, and all other applicable plans; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/24/63	The City Commissioners approved the zoning request (Z-0159-62) from C-1 (Limited Commercial) to C-2 (General Commercial). The Planning Commission recommended approval on 01/22/63.
02/19/03	The City Council approved a Site Development Plan Review (SDR-1298) to allow an eight level parking garage with ground level retail (17,959 square feet) on this site. The Planning Commission and staff recommended approval on January 23, 2003.
01/05/05	The City Council approved an Extension of Time on an approved Site Development Plan Review (SDR-1298) for a proposed eight level parking garage with ground level retail (17,959 square feet) on 0.56 acres adjacent to the northeast corner of Lewis Avenue and Casino Center Boulevard.
<i>Related Building Permits/Business Licenses</i>	
11/30/06	Civil Improvement Plan (#18394) issued for Lewis Center Parking Garage.
<i>Pre-Application Meeting</i>	
07/11/06	A pre-application meeting was held where elements of a Special Use Permit for a bail bonds office were discussed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.56

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Parking Structure	C (Commercial)	C-2 (General Commercial)
North	Church	C (Commercial)	C-2 (General Commercial)

SUP-18695 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

South	Court (Regional Justice Center)	PF (Public Facilities)	C-V (Civic)
East	Offices	C (Commercial)	C-2 (General Commercial)
West	Clark County Jail	PF (Public Facilities)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Office Core District	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

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided Parking		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Bail Bond Service	1,670 SF	1/300 GFA	5	1	413	10	Y
TOTAL			6		423		Y

ANALYSIS

The subject property is within the Office Core District of the Las Vegas Downtown Centennial Plan, the Redevelopment Plan Area and the Lewis Corridor District. The proposed use as a Bail Bond Service requires a Special Use Permit within the C-2 zone. If approved this application for a Special Use Permit would fulfill that requirement.

The proposed Parking Structure with 17,900 square feet of retail on the first floor is in compliance with the Office Core District plan and the all other plans affecting this area.

SUP-18695 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

Pursuant to Title 19.06.060 properties within the Downtown Overlay district are exempt from the automatic application of the standard parking requirements. An eight-level parking structure provides 423 parking spaces, ten of which are designated handicap accessible.

- **Zoning**

The subject property is zoned C-2 (General Commercial). The C-2 (General Commercial) District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 (General Commercial) District is also appropriate along commercial corridors. The C-2 (General Commercial) District is consistent with the General Commercial category of the General Plan. The proposed use as a Bail Bond Service is consistent with the C-2 (General Commercial) zone.

- **Use**

The proposed use as a Bail Bond Service requires a Special Use Permit within the C-2 zone. If approved this application for a Special Use Permit would fulfill that requirement.

- **Conditions**

There are no special conditions associated with this Special Use Permit request.

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 surrounding land use is intended for this and other similar type uses of office, commercial, and retail developments. The proposed use as a Bail Bond Service is harmonious with surrounding development.

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

SUP-18695 - Staff Report Page Four
January 25, 2007 - Planning Commission Meeting

The site is suitable for the type and intensity of land use proposed as this area is zoned and designated for this and other similar type uses.

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

The subject property gains access from South Casino Center Boulevard and Lewis Avenue. Although South Casino Center Boulevard dead ends at the Fremont Street Experience to the north, Lewis Avenue provides an adequate secondary point of ingress and egress.

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

The proposed Bail Bond Service is a State licensed agency and the site would be subject to inspections and would therefore not compromise public health and safety.

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

There are no special conditions associated with this Special Use Permit request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 9

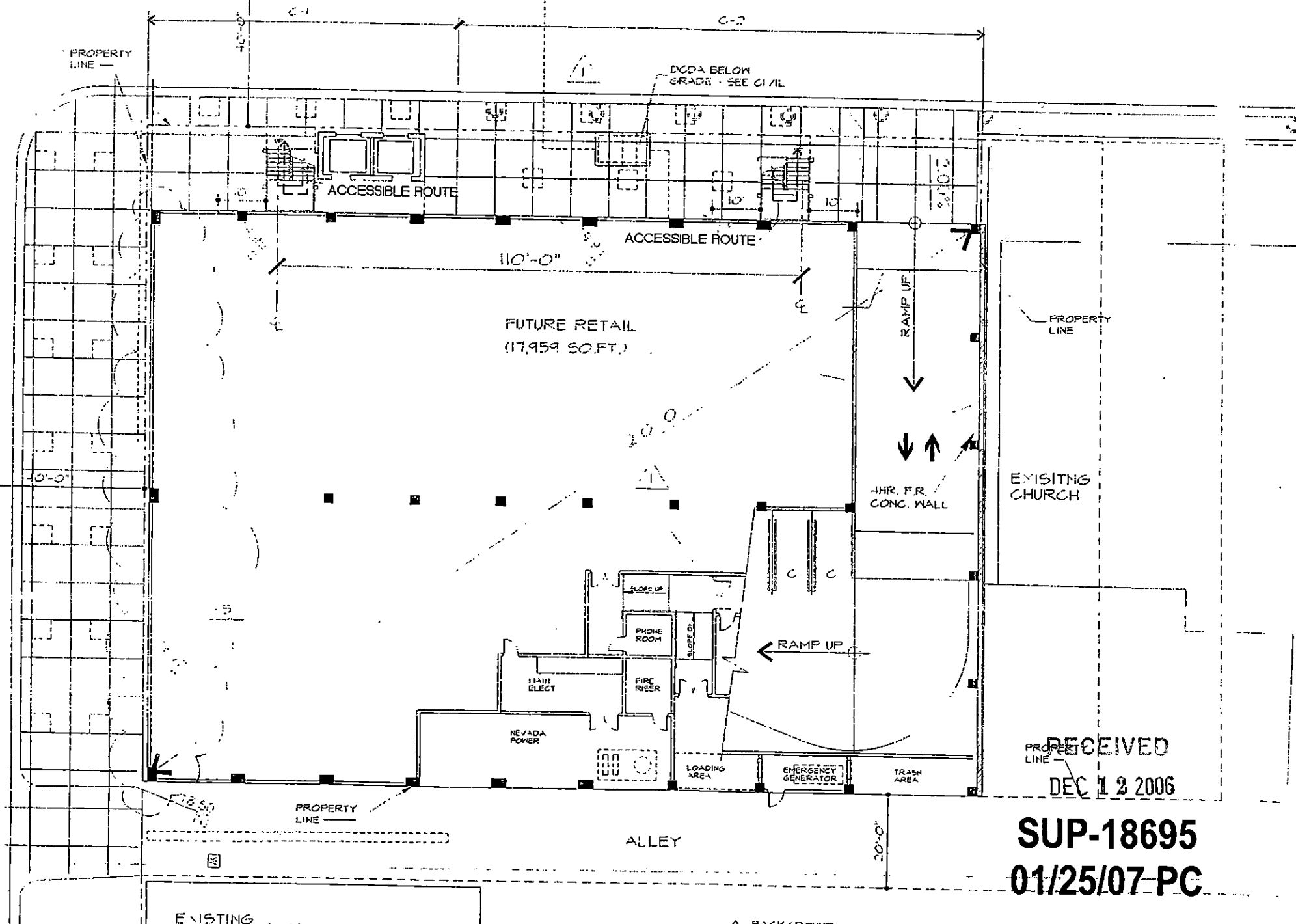
SENATE DISTRICT 3

NOTICES MAILED 71

APPROVALS 0

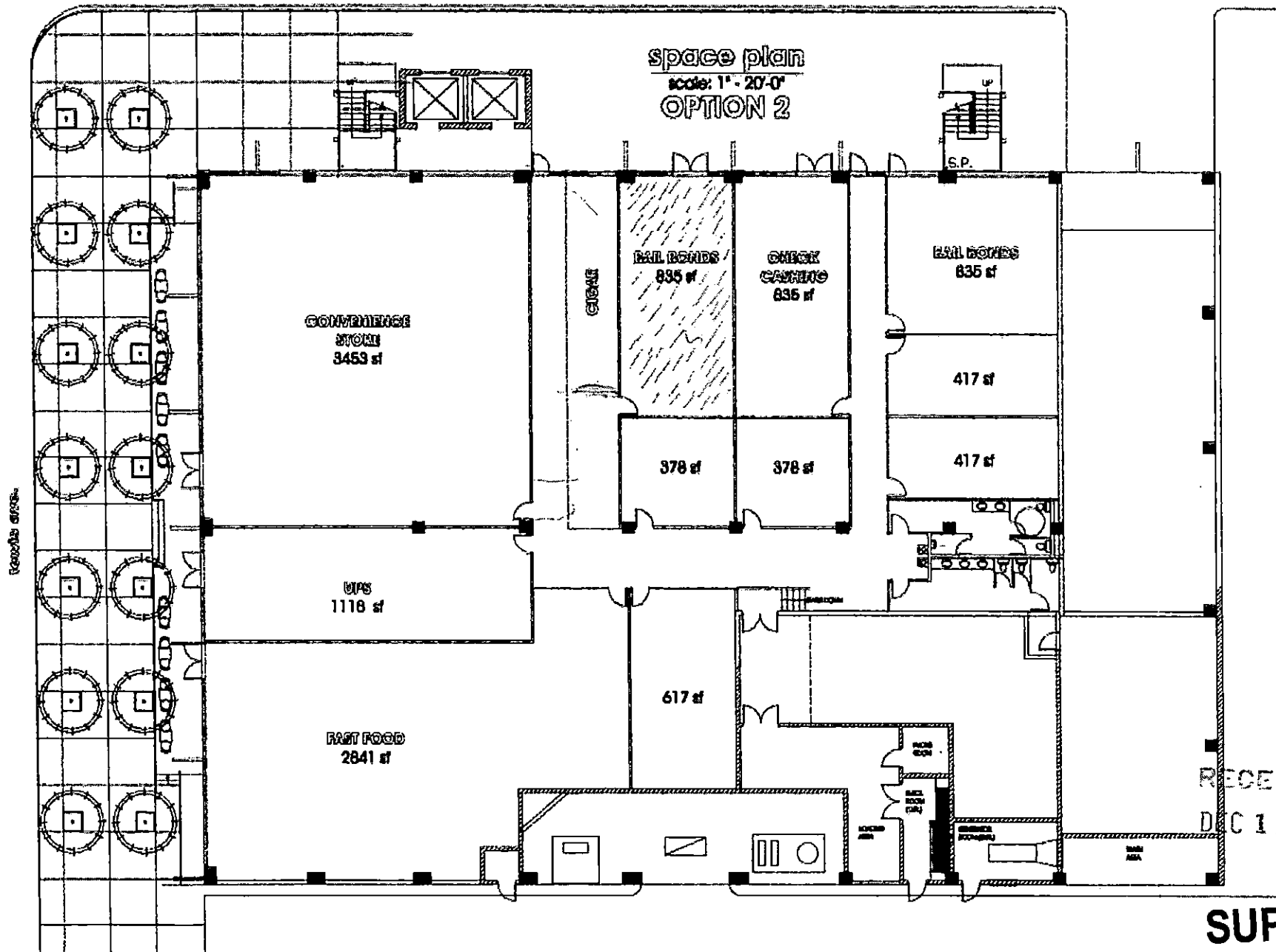
PROTESTS 0

LEWIS STREET

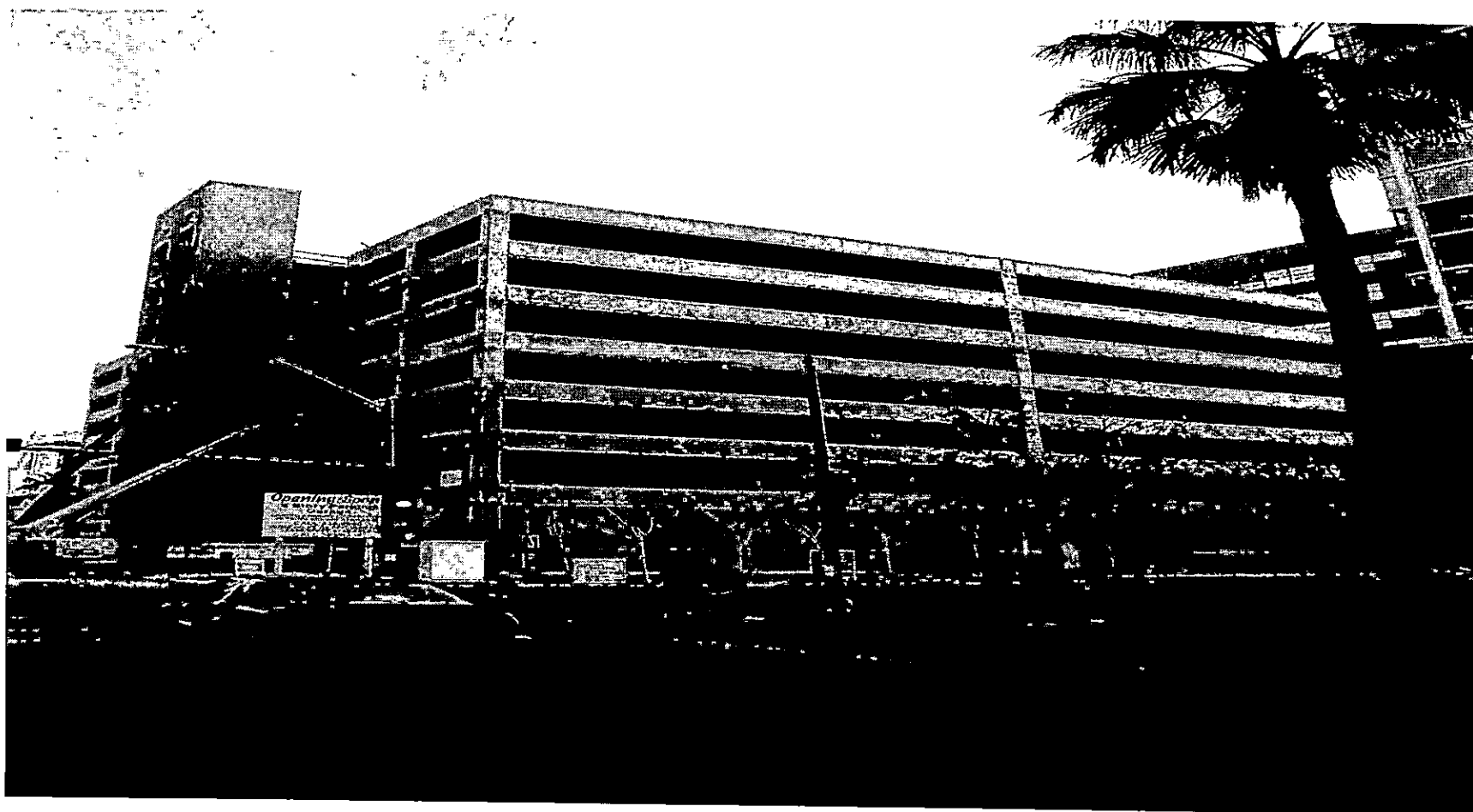


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01/25/07-PC

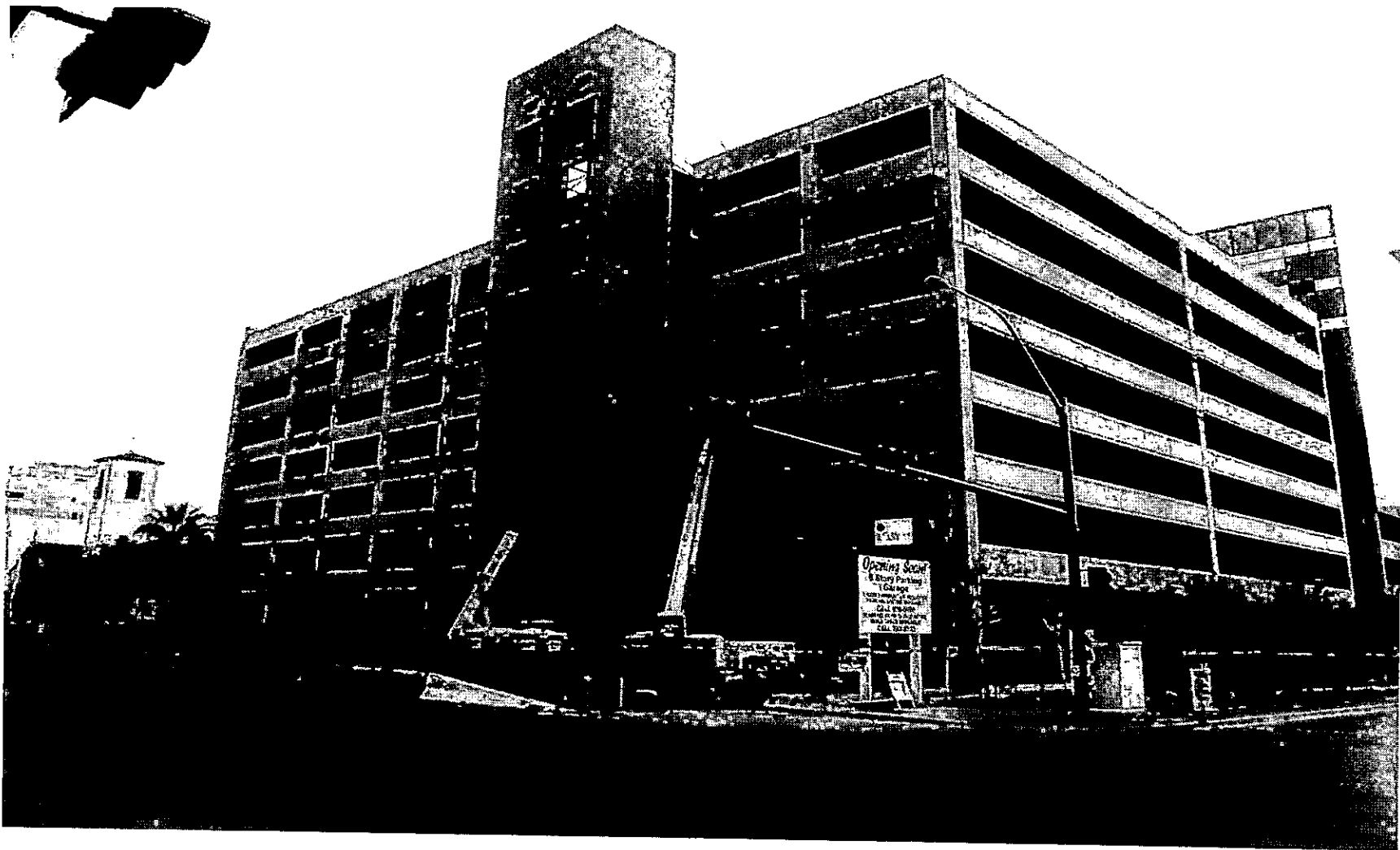


SUP-18695
01/25/07 PC



SUP-18695 - APPLICANT: BRIGITTE WELLES - OWNER: LEWIS CENTER PARKING, LLC
NORTHEAST CORNER OF CASINO CENTER BOULEVARD AND LEWIS AVENUE
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06



SUP-18695 - APPLICANT: BRIGITTE WELLES - OWNER: LEWIS CENTER PARKING, LLC
NORTHEAST CORNER OF CASINO CENTER BOULEVARD AND LEWIS AVENUE
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06

RECEIVED
DEC 12 2006

December 11, 2006

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

RE: JUSTIFICATION LETTER
BAIL BOND STORE, INC.
BRIGITTE WELLES
PARCEL NUMBER: 13934201020

To Whom It May Concern:

I am requesting a Special Use Permit to operate a bail bonds business in a new office space opening on the corner of Casino Center Boulevard and Lewis Avenue. The justification for the Special Use Permit is that the same is required pursuant to Las Vegas City Code for operation of bail bond business. I am in the process of entering into a lease with the owner of the property who has approved of bail bond use on the premises and is in support of my application for the Special Use Permit. Accordingly, as I cannot operate my business without the Special Use Permit, and the same is compatible with the area as well as the owner of the property, I would request that the same be approved.

Very truly yours,



Brigitte Welles
BW:

SUP-18695
01/25/07 PC

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE**

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

SUBJECT: SUP-18695 - APPLICANT: BRIGITTE WELLES - OWNER: LEWIS CENTER PARKING, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *January 25, 2007* Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

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

Signature

1-22-07

Date

Please Print Name

Company Name

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager

Submitted after final agenda

Date 1/25/07 Item #15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAC-18654 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DONNA M. DELACRUZ, ET AL - Petition to Vacate a 30-foot section of a public right-of-way generally located at the southeast corner of Helen Avenue and Doc Holiday Avenue, Ward 6 (Ross).

SET DATE: 02/07/07

C.C.: 02/21/07

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
5. Submitted after final agenda – Signed proposed conditions of approval form by Donna M. Delacruz

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with **EVANS** abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 16 – VAC-18654

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

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.

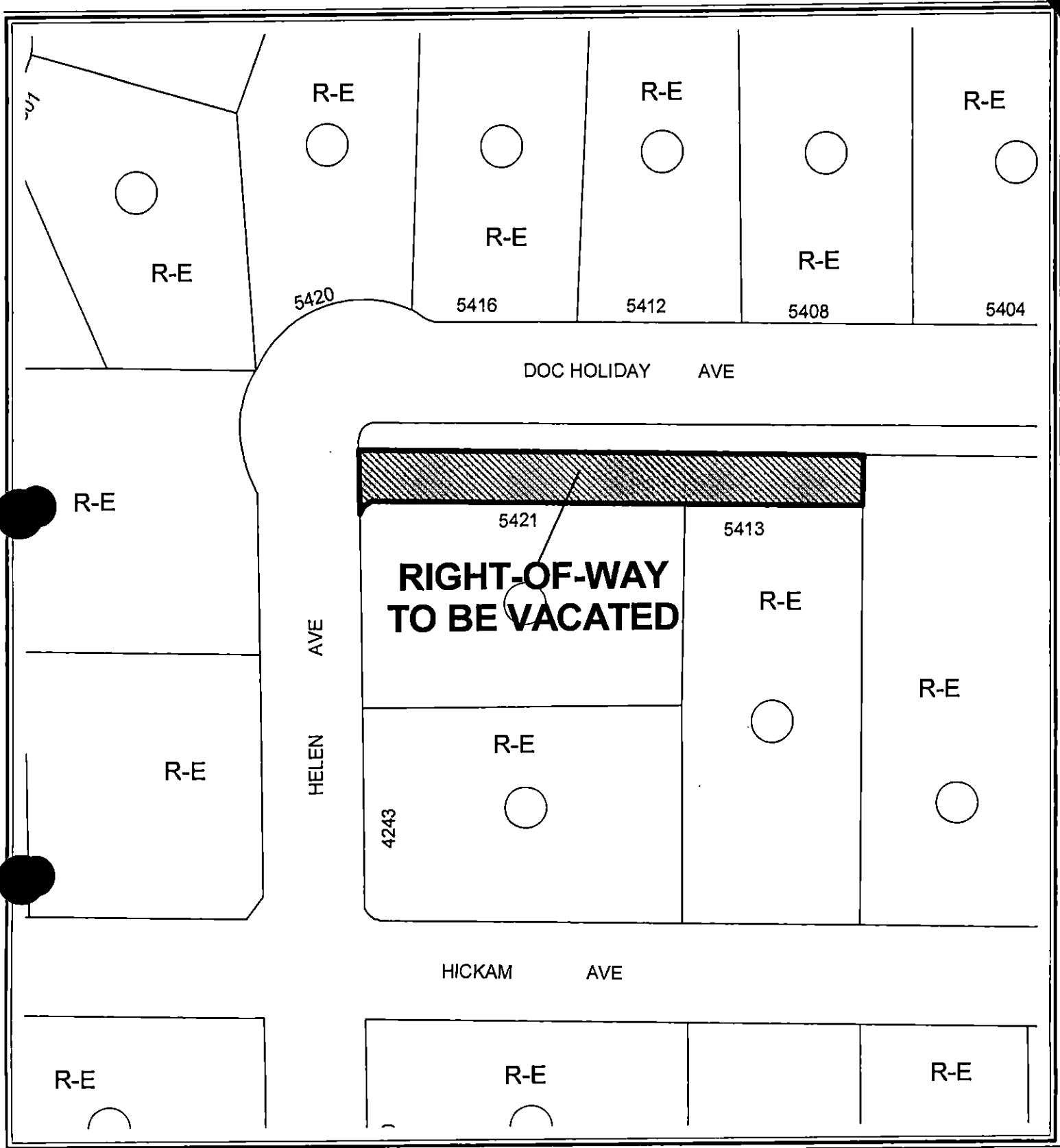
Public Works

4. The limits of this Petition of Vacation shall be defined as that portion of Doc Holiday Avenue and the associated spandrel area lying south of Assessor Parcel Number 138-01-303-001 parallel to the existing alignment of Doc Holiday Avenue, east of Helen Avenue.
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

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 16 – VAC-18654

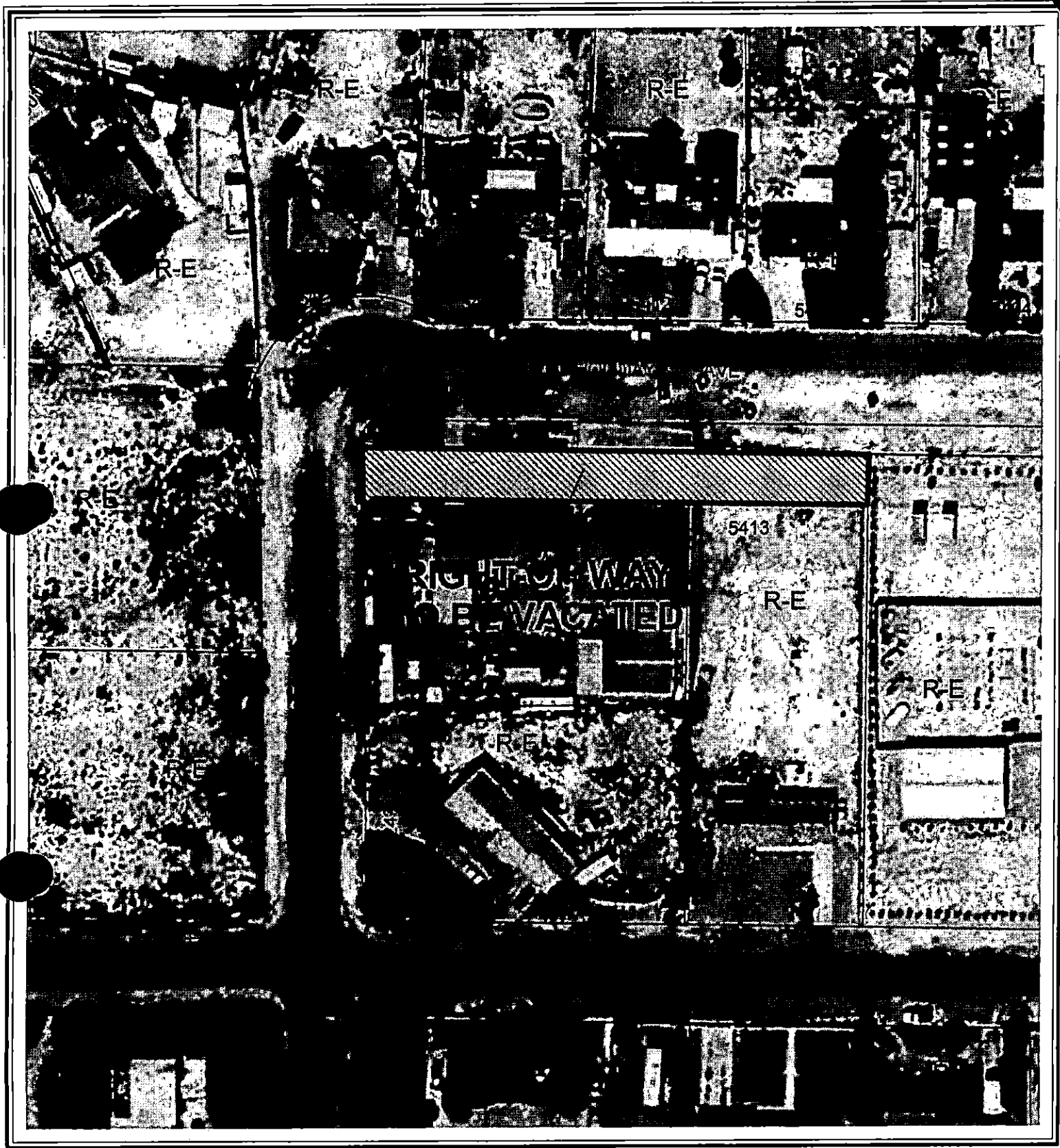
CONDITIONS – Continued:

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-18654





0 100 200 Feet

CASE: VAC-18654



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-18654 - APPLICANT/OWNER: DONNA M. DELACRUZ, ET AL**

**** 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.

Public Works

4. The limits of this Petition of Vacation shall be defined as that portion of Doc Holiday Avenue and the associated spandrel area lying south of Assessor Parcel Number 138-01-303-001 parallel to the existing alignment of Doc Holiday Avenue, east of Helen Avenue.
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-18654 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a petition requesting to Vacate a 30-foot section of a public right-of-way generally located at the southeast corner of Helen Avenue and Doc Holiday Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>
No relevant actions related to the subject Right-of-Way have occurred.
<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	Residential	Right-of-Way (ROW)	ROW
North	Residential	DR (Desert Rural Density Residential)	R-E (Residential Estates)
South	Residential	DR (Desert Rural Density Residential)	R-E (Residential Estates)
East	Residential	DR (Desert Rural Density Residential)	R-E (Residential Estates)
West	Residential	DR (Desert Rural Density Residential)	R-E (Residential Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Centennial Hills Sector Plan	Y		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	Y		Y
Northwest Open Space	Y		Y
Rural Preservation Overlay	Y		Y
Trails		N	Y
Rural Preservation Overlay District		N	Y
Development Impact Notification Assessment		N	Y
Project of Regional Significance		N	Y

VAC-18654 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

DETAILS OF APPLICATION REQUEST

The property is legally described as a thirty-foot (30') wide Right-of-Way approximately 15 feet (15') south of Doc Holiday Avenue extending approximately two hundred eighty five (285') feet east of Helen Avenue. Said property being a portion of the south half (S½) of the east half (E½) of the north half (N½) of the southwest quarter (SW¼) of Section 1, Township 20 south, range 60 east, M.D.M.

ANALYSIS

- **Planning**

Planning staff has no objection to the vacation request. No adverse effects to traffic circulation or site access would result with the proposed vacation.

- **Public Works**

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
N/A as it will eliminate a portion of Doc Holiday Avenue.
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since this portion of Doc Holiday Avenue is not currently being used as a roadway.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *The applicant, Donna M. Delacruz, would like to construct a new house on the northern portion of the parcel of land which she currently owns, APN #138-01-303-003.*
- 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.*
- G. Does the Department of Public Works have an objection to this vacation request?
No.

VAC-18654 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 4

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-18654** APN: 13801303003

Name of Property Owner: Donna Marie Delacruz

Name of Applicant: Donna Marie Delacruz

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): _____

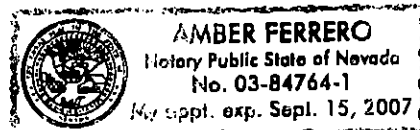
APN: _____

Signature of Property Owner: *Donna Marie Delacruz*

Print Name: Donna Marie Delacruz

Subscribed and sworn before me

This 13th day of October, 2006
Amber Ferrero
Notary Public in and for said County and State



COPY

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-18654** APN: 13801303002

Name of Property Owner: Donnie & Jamie Sharp

Name of Applicant: Jimmie + Jamie Sharp

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

Yes _____ X No _____

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

City Official: _____

Partner(s): _____

APN: _____

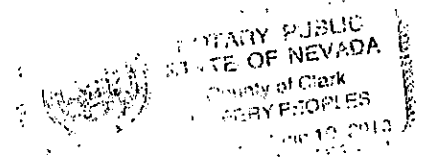
Signature of Property Owner _____

Print Name:

Subscribed and sworn before me

This, 30 day of NOVEMBER, 2006

Notary Public in and for said County and State





VAC-18654 - APPLICANT/OWNER: DONNA M. DELACRUZ, ET AL
SOUTHEAST CORNER OF HELEN AVENUE AND DOC HOLIDAY AVENUE
JANUARY 25, 2007 PLANNING COMMISSION

12/20/06



VAC-18654 - APPLICANT/OWNER: DONNA M. DELACRUZ, ET AL
SOUTHEAST CORNER OF HELEN AVENUE AND DOC HOLIDAY AVENUE
JANUARY 25, 2007 PLANNING COMMISSION

12/20/06

9/10/2006

To the City of Las Vegas
Planning and Development Department

Justification Letter

Dear Sir/Madam,

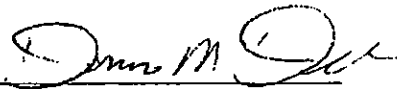
This letter represents the justifications for our Petition to Vacate a section of public right-of-way off of Doc Holiday Avenue and Helen Ave, APN 13801399012. The portion of the right-of-way we are requesting be vacated runs east from Helen Avenue along Doc Holiday Avenue and abuts our parcels: APN 13801303002 and APN 13801303003.

The City of Las Vegas does not appear to have any plans of using this land since other portions of this right-of-way have already been vacated.

We are requesting that the parcel of right-of-way be vacated for the following reason: we are respectfully requesting that the City of Las Vegas vacate this land so we may use it for our own private use.

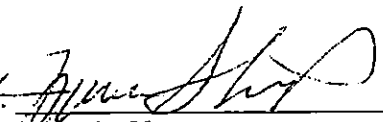
Sincerely,

Donna Delacruz
Address: 5413 Hickam Ave, Las Vegas NV 89130
APN: 13801303003

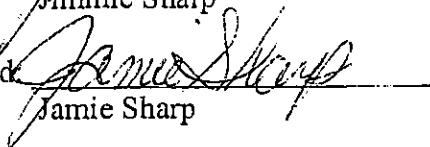
Signed: 
Donna Delacruz

Date: 11/10/06

Jimmie and Jamie Sharp
Address: 5421 Doc Holiday Ave, Las Vegas NV 89130
APN: 13801303002

Signed: 
Jimmie Sharp

Date: 11/6/06

Signed: 
Jamie Sharp

Date: 11/6/06

VAC-18654
01/25/07 PC

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE**

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

SUBJECT: VAC-18654 - APPLICANT/OWNER: DONNA M. DELACRUZ, ET AL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **January 25, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

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

A handwritten signature in dark ink, appearing to read "Donna M. Delacruz", written over a horizontal line.

Signature

A handwritten date "1/22/07" written over a horizontal line.

Date

A handwritten name "Donna M. Delacruz" written over a horizontal line.

Please Print Name

Company Name

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager

Submitted after final agenda

Date 1/25/07 Item #16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAC-18711 - VACATION - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: CLARK COUNTY SCHOOL DISTRICT, ET AL -
Petition to Vacate a section of public right-of-way generally located at the northeast corner of Sunrise Avenue and 28th Street, Ward 3 (Reese).

SET DATE: 02/07/07

C.C.: 02/21/07

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

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning Manager, stated this application would satisfy Condition 11 of SDR-14380, which required the vacation. He recommended approval.

CLAYTON NELSON, 3515 East Harmon Avenue, appeared on behalf of the applicant and agreed to all conditions.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:23 – 6:24)

1-657

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 17 – VAC-18711

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 the right-of-way that exists between the back of the constructed sidewalk on 28th Street, between Stewart Avenue and Sunrise Avenue and on Sunrise Avenue from 28th Street approximately 712 to the east.
6. This Petition of Vacation shall be modified to retain the radius corner at the northeast corner of Sunrise Avenue and 28th Street and the southeast corner of Stewart Avenue and 28th Street.
7. 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.
8. 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.



0 300 600 Feet

CASE: VAC-18711



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-18711 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: CLARK COUNTY SCHOOL DISTRICT, ET AL**

**** 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 the right-of-way that exists between the back of the constructed sidewalk on 28th Street, between Stewart Avenue and Sunrise Avenue and on Sunrise Avenue from 28th Street approximately 712 to the east.
6. This Petition of Vacation shall be modified to retain the radius corner at the northeast corner of Sunrise Avenue and 28th Street and the southeast corner of Stewart Avenue and 28th Street.
7. 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.
8. 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.

RTS

VAC-18711 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request to Vacate a portion of a public right-of-way generally located at the northeast corner of Sunrise Avenue and 28th Street. The Clark County School District is submitting this application in order to comply with Condition 11 of the approved Site Development Plan Review (SDR-14380).

The applicant is proposing to vacate approximately 708 linear feet of Sunrise Avenue that runs along the southern portion of the site with varying widths from 3.0 to 3.5 feet. Additionally, the applicant wishes to vacate approximately 1,282 linear feet of 28th Street that runs along the western portion of the site with varying widths from 13.26 to 16.30 feet.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/28/92	The Board of Zoning Appeals approved a Variance (V-0192-91) to allow the outdoor storage of automobiles.
05/24/94	The Board of Zoning Appeals approved a Variance (V-0069-94) to allow a commercial business office where commercial uses are not permitted on the subject site.
08/02/00	The City Council approved a Variance (V-0032-00) to allow a minimum lot size of 2,600 square feet where 6,500 square feet is required for a proposed 75-lot residential subdivision. The Planning Commission and Staff recommended approval.
08/02/00	The City Council approved a Variance (V-0034-00) to allow a 15 foot setback in the front yard where 20 feet is the minimum setback required; and to allow a zero foot side yard setback where five feet is the minimum required; and to allow a 10 foot setback in the rear yard where 20 feet is the minimum required in conjunction with a 75-lot residential subdivision. The Planning Commission and Staff recommended approval.
11/06/02	The City Council approved two Extensions of Time [V-0032-00(1) and V-0034-00(1)] on approved Variances (V-0032-00 and V-0034-00) that allowed for reduced minimum lot size and setbacks. The Planning Commission and Staff recommended approval.
11/05/03	The City Council approved two Extensions of Time (EOT-2894 and EOT-2895) on approved Variances (V-0032-00 and V-0034-00) that allowed for reduced minimum lot size and setbacks. The Planning Commission and Staff recommended approval.
10/06/04	The City Council approved two Extensions of Time (EOT-5040 and EOT-5041) on approved Variances (V-0032-00 and V-0034-00) that allowed for reduced minimum lot size and setbacks.

RTS

VAC-18711 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

08/02/06	Two Extensions of Time (EOT-5040 and EOT-5041) for approved Variances (V-0032-00 and V-0034-00) expired on the subject site.
09/06/06	The City Council approved a request for a General Plan Amendment (GPA-14376), a Rezoning (ZON-14378) and a Site Development Plan Review (SDR-14380) to allow and site a new school on the property. The Planning Commission and staff had recommended approval of all three items.
Related Building Permits/Business Licenses	
There are no building permits or business licenses related to this project approved or under review.	
Pre-Application Meeting	
A pre-application meeting was not held nor is one required for this type of request.	
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Jr. High School	PF (Public Facilities)	C-V (Civic District)
	Undeveloped	PF (Public Facilities)	R-2 (Medium-Low Density Residential) under ROI to C-V (Civic District)
North	Multi-Family Housing	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Multi-Family Housing	M (Medium Density Residential)	R-2 (Medium-Low Density Residential)
East	City Park	PF (Public Facilities)	C-V (Civic District)
	Building Supplies & Hardware Business	LI/R (Light Industrial / Research)	C-1 (Limited Commercial)
West	Elementary School	PF (Public Facilities)	C-V (Civic District)
	Vocational School	PF (Public Facilities)	C-V (Civic District)

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

VAC-18711 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

DETAILS OF APPLICATION REQUEST

The property is legally described as a 3.5 foot wide right-of-way beginning at the northeast corner of 28th Street and Sunrise Avenue and extending 708 feet east along Sunrise Avenue; and

The property is legally described as a 13 foot wide right-of-way beginning at the northeast corner of 28th Street and Sunrise Avenue and extending 1,282 feet north along 28th Street.

Said property being a portion of the East Half (E½) of the North Half (N½) of the Southwest Quarter (SW¼) of Section 36, Township 20 South, Range 61 East, M.D.M.

ANALYSIS

- **Planning and Development**

A Site Development Plan Review (SDR-14380) required that the school district submit a Petition of Vacation for the additional right-of-way along 28th Street between Stewart Avenue and Sunrise Avenue adjacent to this site. If a vacation is not approved by the City Council, then the site plan must be revised to conform to the existing right-of-way and resubmitted to the Planning and Development Department.

Planning staff has no objection to the vacation request. No adverse affects to traffic circulation or site access would result with the proposed vacation.

- **Public Works**

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *It will result in a right-of-way width that matches the constructed street width.*
- 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? *Yes and it was conditioned by the City of Las Vegas by SDR-14380 to submit a Petition of Vacation for the excess right-of-way.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the proposed redevelopment of Roy Martin Middle School, SDR-14380.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

VAC-18711 - Staff Report Page Four
January 25, 2007 - Planning Commission Meeting

- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-18711 APN: 139-36-303-001 & 003
Name of Property Owner: Clark County School District & Housing Authority City Of Las Vegas
Name of Applicant: Clark County School District

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer 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 XX No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer 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: NA

Partner(s): NA NA

APN: NA

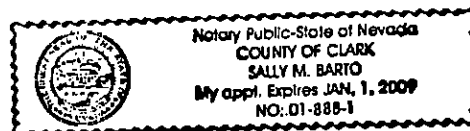
Signature of Property Owner/Authorized Agent: [Signature]

Subscribed and sworn before me

J. P. Gerner, Associate Superintendent,
Facilities Division, Clark County School District

(This 11 day of December, 2006

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



COPY



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-18711 APN: 139-36-303-001 & 003

Name of Property Owner: Clark County School District & Housing Authority City Of Las Vegas

Name of Applicant: Clark County School District

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer 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 XX No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer 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: NA

Partner(s): NA NA

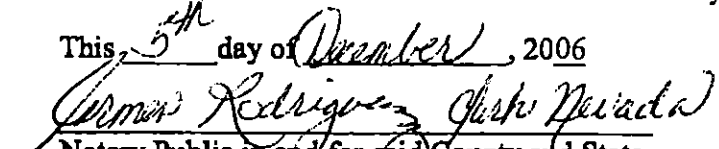
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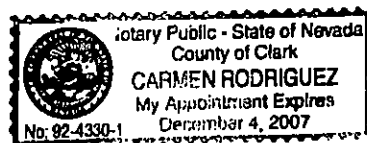
Signature of Property Owner/Authorized Agent: 

Carol O. Rowe, Acting Executive Director,
City Of Las Vegas Housing Authority

Subscribed and sworn before me

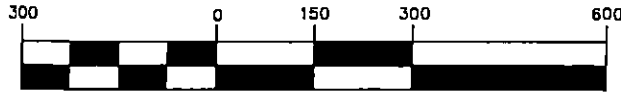
This 5th day of December, 2006


Notary Public in and for said County and State

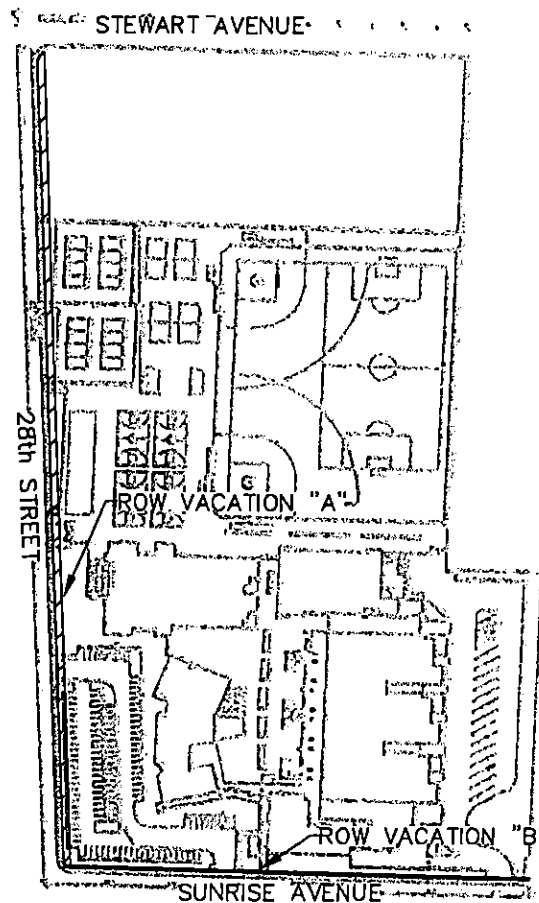


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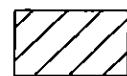
GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



VAC-18711
01/25/07 PC



R.O.W. AREA
TO BE VACATED
RECEIVED

SUNRISE AVENUE (PUBLIC)

DEC 12 2006



Nevada By Design

ENGINEERING CONSULTANTS
3515 East Harmon Avenue
Las Vegas, NV 89121
Phone: (702) 938-1525 - Fax: (702) 938-1530
www.nvbydesign.com

ROY MARTIN
MIDDLE SCHOOL
ROW VACATION-SITE MAP

DRAWN BY: MAS	JOB NO.: 05477
DATE: 9/6/06	SHT. 1 OF 3

STEWART AVENUE

CL (S88°30'14"E) (PUBLIC)



CL 58.07' (S02°41'06"E) (PUBLIC)

NW CORNER OF SW (1/4) OF SECTION 36.
P.O.C.

P.O.B.

40.00' (N87°18'54"E)

L = 16.30'
R = 25.00'
Δ = 37°22'05"
Tan = 8.45'

1282.59' (S02°41'06"E)

1262.03' (N02°41'06"W)



R.O.W. AREA
TO BE VACATED

CL 1306.43' (S02°41'06"E) (PUBLIC)

28th STREET

L = 13.26'
R = 15.00'
Δ = 50°39'53"
Tan = 7.10'

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

VAC-18711

SUNRISE AVENUE

CL (N88°30'14"W) (PUBLIC)

RECEIVED

01/25/07 PC 28th STREET (PUBLIC)

DEC 12 2006

Nevada By Design

NBD

ENGINEERING CONSULTANTS
3515 East Harmon Avenue
Las Vegas, NV 89121
Phone: (702) 938-1525 - Fax: (702) 938-1530
www.nvbydesign.com

**ROY MARTIN
MIDDLE SCHOOL
ROW VACATION - "A"**

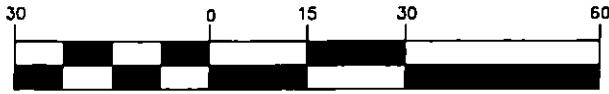
DRAWN BY: MAS

JOB NO.: 05477

DATE: 9/6/06

SHT. 2 OF 3

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

NW CORNER OF SW (1/4) OF SECTION 36.
P.O.C.

STEWART AVENUE

CL (S88°30'14"E) (PUBLIC)



CL 1364.50' (S02°41'06"E) (PUBLIC)

28th STREET

3.31' (S02°41'05"E)
(E) 9°46'10"N 26.70'

P.O.B.

711.55' (S88°30'14"E)

708.88' (N88°30'14"W)

L = 2.44'

R = 15.00'

Δ = 09°18'45"

Tan = 1.22'

3.50' (N01°29'46"E)

SUNRISE AVENUE

CL 38.16' (N88°30'14"W) (PUBLIC)



R.O.W. AREA
TO BE VACATED
RECEIVED

SUNRISE AVENUE (PUBLIC)

DEC 12 2006



Nevada By Design

ENGINEERING CONSULTANTS
3515 East Harmon Avenue
Las Vegas, NV 89121
Phone: (702) 938-1525 - Fax: (702) 938-1530
www.nvbydesign.com

ROY MARTIN MIDDLE SCHOOL ROW VACATION - "B"

DRAWN BY: MAS

JOB NO.: 05477

DATE: 9/6/06

SHT. 3 OF 3



VAC-18711 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: CLARK COUNTY SCHOOL DISTRICT, ET AL
NORTHEAST CORNER OF SUNRISE AVENUE AND 28TH STREET
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06



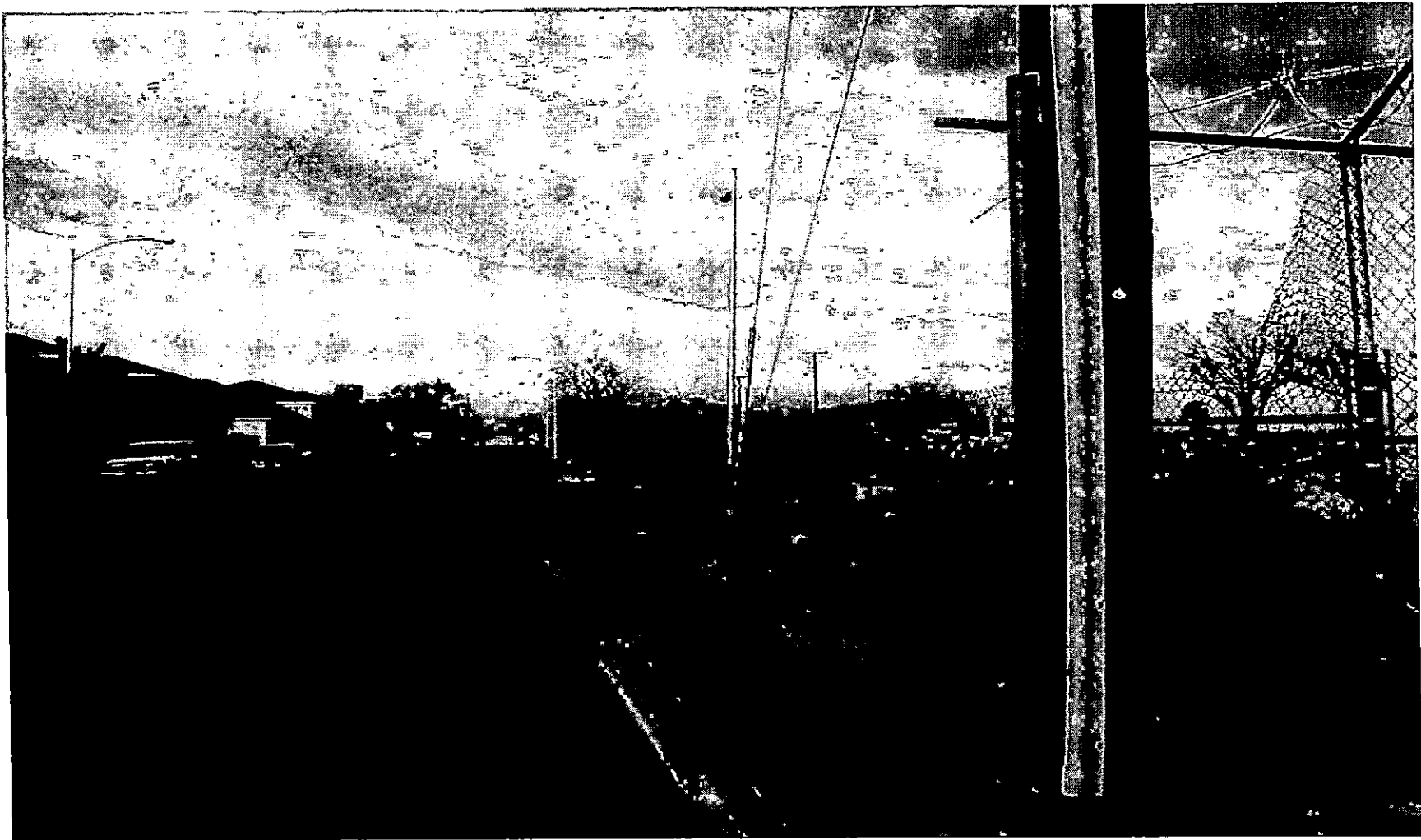
VAC-18711 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: CLARK COUNTY SCHOOL DISTRICT, ET AL
NORTHEAST CORNER OF SUNRISE AVENUE AND 28TH STREET
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06



VAC-18711 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: CLARK COUNTY SCHOOL DISTRICT, ET AL
NORTHEAST CORNER OF SUNRISE AVENUE AND 28TH STREET
JANUARY 25, 2007 PLANNING COMMISSION

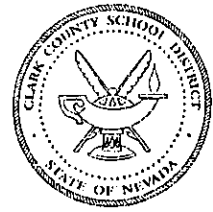
12/26/06



VAC-18711 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: CLARK COUNTY SCHOOL DISTRICT, ET AL
NORTHEAST CORNER OF SUNRISE AVENUE AND 28TH STREET
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06

CLARK COUNTY SCHOOL DISTRICT
REAL PROPERTY MANAGEMENT
FACILITIES DIVISION



BOARD OF SCHOOL TRUSTEES

Mrs. Ruth Johnson, President
Mrs. Sheila Moulton, Vice President
Mrs. Susan Brager-Wellman, Clerk
Mr. Larry P. Mason, Member
Mrs. Mary Beth Scow, Member
Mrs. Shirley Barber, Member
Mrs. Terri Janison, Member
Dr. Walt Ruffles, Superintendent

December 11, 2006

Planning Commission
City of Las Vegas
400 E. Stewart Avenue
Las Vegas, Nevada 89101

RE: 1998 Bond fund Program, Project #0724-08
Roy Martin ~~Elementary~~ *Middle* School – APN 139-36-303-001 and 003

The Clark County School District is requesting a Right-Of-Way Vacation for portions of 28th Street east of the Roy Martin ~~Elementary~~ *Middle* School.

A condition of Site Development Plan Review (SDR-14380, condition #11), approved July 27, 2006, required the school district to "Submit a Petition of Vacation for the additional right-of-way along 28th Street between Stewart Avenue and Sunrise Avenue adjacent to this site plan". See attached "conditions of approval letter".

With the intent of complying with SDR-14380, condition #11 the school district is at this time requesting a Right-Of-Way Vacation as stated in the attached application.

Please contact Carol L. Bailey or myself at 799-6435 ext 218 if you have any questions on this matter. Thank you for your consideration.

Sincerely,

Richard Lee Horton SR/WA, Site Analyst
Real Property Management
Facilities Division

/rh

Enclosure

cc: Carol Bailey
Frederick Smith
Rich Brown
Steve Drews

VAC-18711
01/25/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-18644 - SITE DEVELOPMENT PLAN REVIEW – PUBLIC HEARING -
APPLICANT: DESERT ICE, LLC. - OWNER: OWENS STAR, LLC - Request for a Site Development Plan Review FOR A PROPOSED ICE VENDING KIOSK WITHIN AN EXISTING SHOPPING CENTER on 2.26 acres at 3975 East Owens Avenue (APN 140-30-102-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 02/21/07

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
5. Submitted after final agenda – Signed proposed conditions of approval form by Arik Raiter

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644] – **UNANIMOUS** with **EVANS** abstaining on Items 11 and 12 since he is a board member of the Las Vegas Neon Museum

To be heard by the City Council on 2/21/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 18 – SDR-18644

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 3 [SDR-17979], Item 4 [GPA-18374], Item 5 [ZON-18375], Item 6 [SDR-18376], Item 7 [GPA-18683], Item 8 [ZON-18684], Item 9 [ZON-17856], Item 10 [SDR-18788], Item 11 [ZON-18755], Item 12 [SDR-18751], Item 14 [SUP-18655], Item 15 [SUP-18695], Item 16 [VAC-18654] and Item 18 [SDR-18644].

(6:09 – 6:19)

1-221

CONDITIONS:

Planning and Development

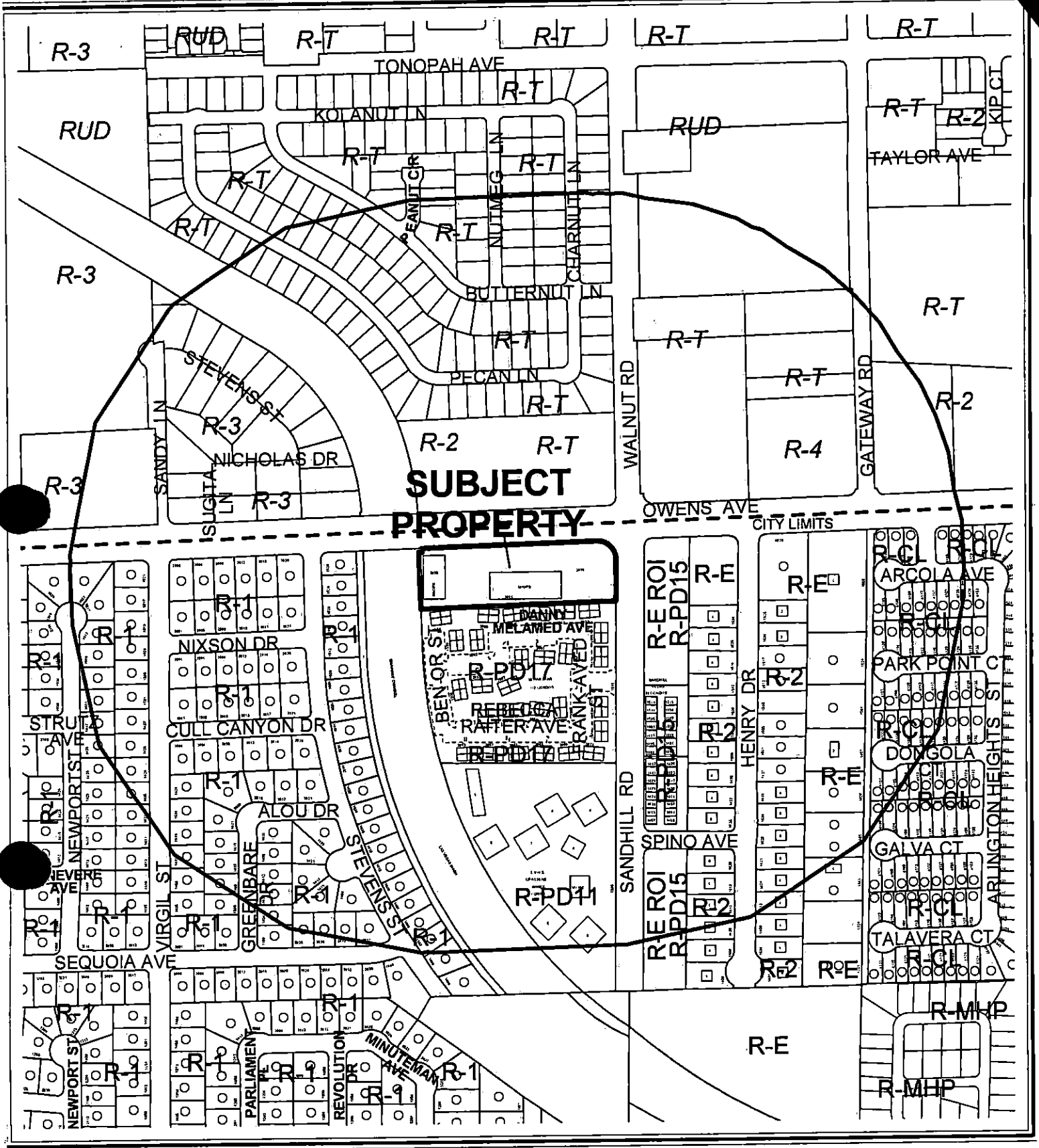
1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/08/06, except as amended by conditions herein.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
4. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
5. The kiosk must maintain separation from other structures sufficient to allow a minimum 24-foot drive aisle width.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 18 – SDR-18644

CONDITIONS – Continued:

Public Works

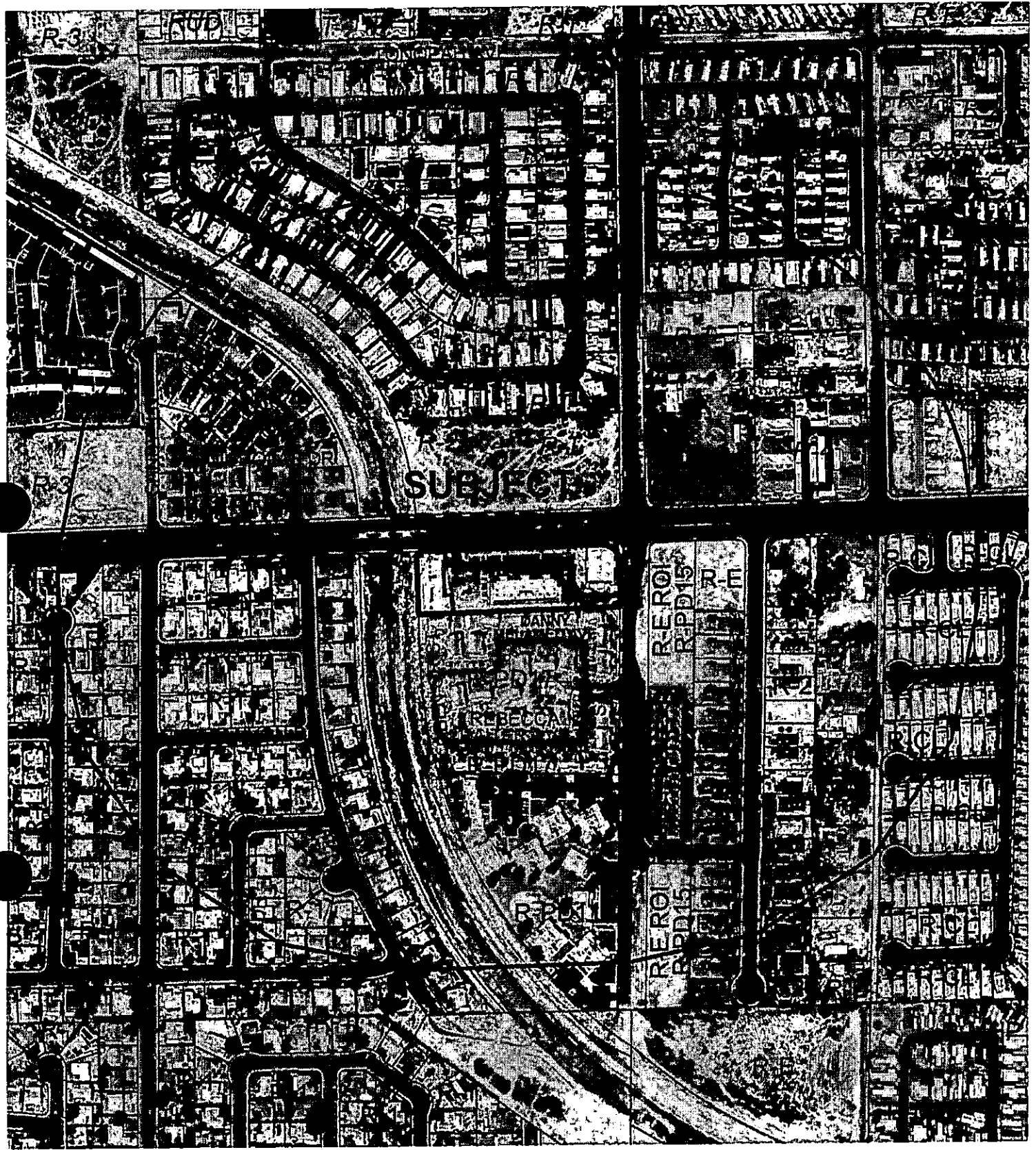
7. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve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



CASE: **SDR-18644**

RADIUS: 1000 FT

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



0 300 600 Feet

CASE: SDR-18644

RADIUS: 1000 FT

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



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-18644 - APPLICANT: DESERT ICE, LLC. - OWNER: OWENS STAR, LLC**

**** 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, landscape plan, and building elevations, date stamped 12/08/06, except as amended by conditions herein.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
4. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
5. The kiosk must maintain separation from other structures sufficient to allow a minimum 24-foot drive aisle width.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

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

SDR-18644 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed ice vending kiosk within an existing shopping center on 2.26 acres at 3975 East Owens Avenue. The kiosk is small and the appearance is compatible with surrounding development.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/18/94	The City Council approved a Rezoning (Z-0031-94) of this property from R-1 (Single Family Residential) to R-3 (Limited Multiple Residence) for a proposed 116-unit apartment complex.
05/11/98	The City Council approved a General Plan Amendment (GPA-0001-98) that designated the subject parcel as O (Office). The City Council reviewed a request for Rezoning (Z-0007-98) of this property from R-1 (Single-Family Residential) to C-1 (Limited Commercial), but followed the recommendation of the Planning Commission and staff, approving and amending the request to O (Office).
11/21/01	The City Council approved requests for a General Plan Amendment (GPA-0030-01) from O (Office) to SC (Service Commercial) and for a Rezoning (Z-0057-01) from R-1 (Single-Family Residential) under Resolution of Intent to O (Office) to N-S (Neighborhood Service) on this site. The Planning Commission recommended approval.
03/14/02	The Planning Commission approved a request for a Site Development Plan Review and a reduction in the amount of required perimeter landscaping [Z-0057-01(1)] for a proposed 31,700 square-foot commercial center on the subject site. The approval contained a condition prohibiting uses requiring a parking ratio greater than one space per 250 square feet of gross floor area. The Planning Commission approved two related requests (V-0058-01 and V-0012-02) to vary setbacks required by the Residential Adjacency Standards and the N-S (Neighborhood Service) zoning district on the subject site.
04/17/02	The City Council granted an appeal by the applicant of Condition No. 2 of the approved Site Development Plan Review [Z-0057-01(1)], which prohibited certain uses on the subject site. The City Council deleted this condition and inserted a new condition requiring a review of the parking one year from the date of issuance of a Certificate of Occupancy.
01/07/04	The City Council approved an Extension of Time (EOT-3281) for an approved rezoning (Z-0057-01) request from R-1 (Single Family Residence) under Resolution of Intent to O (Office) to N-S (Neighborhood Services). The Planning Commission and staff recommended approval.

JM

SDR-18644 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

10/19/05	The City Council approved a Rezoning (ZON-8432) from N-S (Neighborhood Services) to C-1 (Limited Commercial), and a Special Use Permit (SUP-8433) for liquor sales in conjunction with an existing market for this site. The Planning Commission and staff recommended approval.
04/05/06	The City Council approved a Variance (VAR-11644) to allow 128 parking spaces where 143 are required, and a Master Sign Plan (MSP-11643) on the subject property. The Planning Commission recommended approval of both items. Staff recommended approval of the Master Sign Plan and denial of the Variance.
04/19/06	The City Council approved a request for a Special Use Permit (SUP-11425) for a Financial Institution, Specified within an existing market on the site, and a waiver of the 200-foot distance separation requirement from a residential use. The Planning Commission and staff recommended approval.
07/12/06	The City Council approved a Required Six Month Review (RQR-13859) of an approved Special Use Permit (SUP-8433) that allowed a Liquor Establishment (On-Sale/Off-Sale/On-Off-Sale) within an existing market.
Pre-Application Meeting	
11/30/06	A pre-application meeting was held. Previous approvals on this site were noted and changes to the parking standards were discussed.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Details of Application Request	
Site Area	
Net Acres	2.26

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Undeveloped	Clark County	Clark County
South	Condominiums	M (Medium Density Residential)	R-PD17 (Residential Planned Development – 17 Units Per Acre)
East	Undeveloped	M (Medium Density Residential)	R-E (Residence Estates) under Resolution of Intent to R-PD15 (Residential Planned Development – 15 Units Per Acre)
West	Drainage Channel	PF (Public Facilities)	Drainage Channel

SDR-18644 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

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

DEVELOPMENT STANDARDS

Per Title 19.08:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	175 Feet	Y
Min. Setbacks			
• Front	20 Feet	430 Feet	Y
• Side	10 Feet	100 Feet	Y
• Corner	15 Feet	68 Feet	Y
• Rear	20 Feet	125 Feet	Y
Max. Lot Coverage	50 %	Not Shown	Unknown
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Screened	Yes	Y

Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	31,000 SF	1:250	124	5	128	5	Y
Sub-Total			124	5	126*	5	Y
TOTAL			124		126		Y
Loading Spaces			3		3		Y

*The Kiosk will eliminate two parking spaces.

SDR-18644 - Staff Report Page Four
January 25, 2007 - Planning Commission Meeting

ANALYSIS

- **Zoning**

The site is located in a C-1 (Limited Commercial) zone. The Limited Commercial District is intended to provide most retail shopping and personal services, and may be appropriate for mixed-use developments. The proposed ice-vending kiosk would be permitted in the C-1 (Limited Commercial) zone.

- **Site Plan**

The site plan shows an ice-vending kiosk located within the parking lot of a large commercial development. The location of the kiosk within the development is acceptable. The kiosk is small and will not adversely affect this property.

- **Waivers**

There are no Waivers associated with this Site Development Plan Review.

- **Landscape Plan**

There is not a landscape plan associated with this Site Development Plan Review, as the proposed ice-vending kiosk is small, portable, and landscaping would not be practical to implement.

- **Elevation**

The elevations for the proposed kiosk show a small rectangular structure that looks similar to a storage unit. The signage is necessary to portray the kiosk as an ice machine. The kiosk is approximately 16 feet in height. Elevations are acceptable.

- **Floor Plan**

There are no floor plans associated with this Site Development Plan Review, as this is only a kiosk.

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:

SDR-18644 - Staff Report Page Five
January 25, 2007 - Planning Commission Meeting

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

The proposed development is commercial in nature and would be compatible with adjacent commercial development.

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

The proposed ice-kiosk is in compliance with all plans and standards.

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

The kiosk would be located within the parking lot of a large commercial complex. The kiosk would not be permitted to interfere with the required drive aisle width of 24 feet. The traffic generated by this kiosk would not be significant and will not have a negative impact on the area.

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

Building materials are appropriate. The materials used are similar in nature to the water kiosks located throughout the Las Vegas area. There are no landscape materials for this development as the kiosk is portable and landscaping would not be practical.

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 appropriate for the area. The color scheme for the kiosk is primarily white with blue trim. The signage and lighting are also appropriate for this type of development. It should be noted that staff would prefer that the air-conditioning/ice making equipment located on the roof of the kiosk be screened using material similar in nature to the rest of the kiosk.

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

The proposed ice kiosk will not compromise public health and safety.

SDR-18644 - Staff Report Page Six
January 25, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

NOTICES MAILED 371

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18644** APN: 140-30-102-006
Name of Property Owner: OWENS STAR LLC
Name of Applicant: DI2, 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 _____

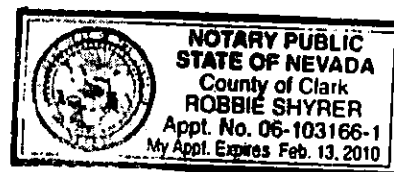
Signature of Property Owner: [Signature]

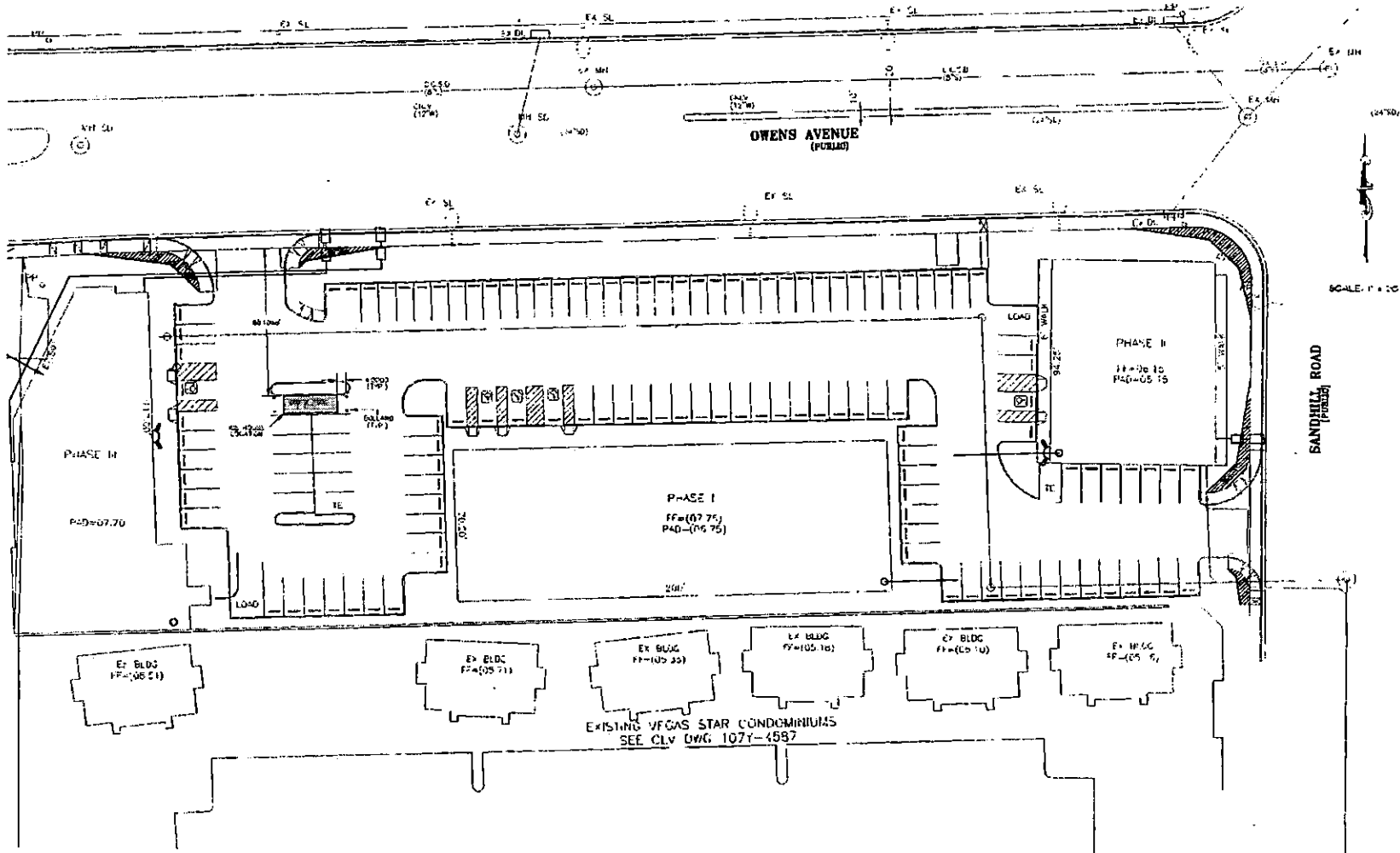
Print Name: ARIK RAITER

Subscribed and sworn before me

This 14 day of Nov., 2006

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





SUMMERLAND CONSTRUCTION, LLC
3077 S. VALLEY VIEW
LAS VEGAS, NV 89102

DESERT ICE II, LLC / SUMMER ICE, LLC
3965 EAST OWENS RD.
LAS VEGAS, NV
SITE PLAN

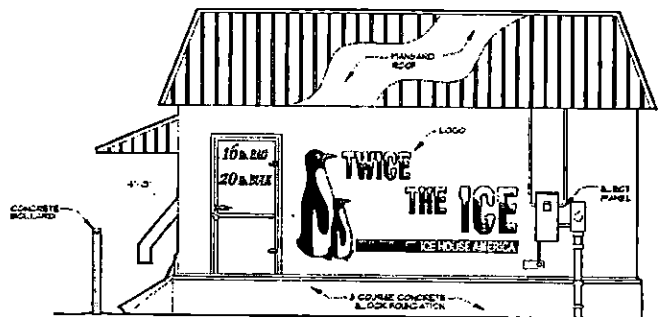
Project ICE12000F
Date 08-15-06
As Noted
By RJ

Sheet Number
A2.0

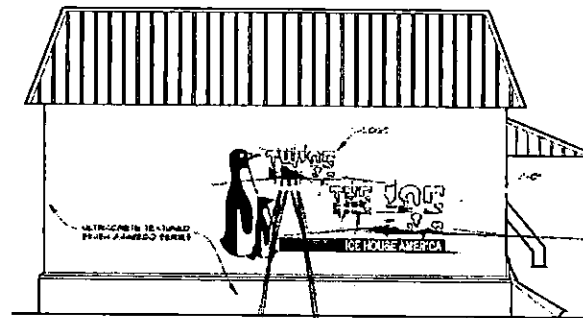
RECEIVED

SDR-18644
01/25/07 PC

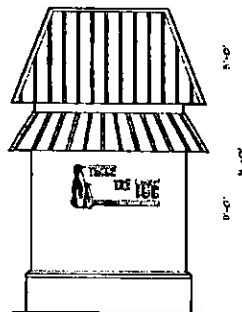
DEC 8 2006



FRONT ELEVATION
SCALE: 3/8" = 1'-0"

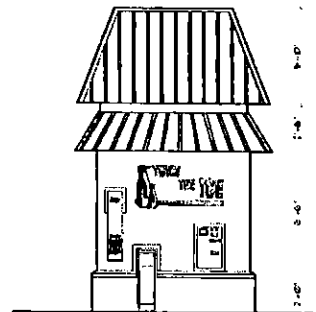


REAR ELEVATION
SCALE: 3/8" = 1'-0"

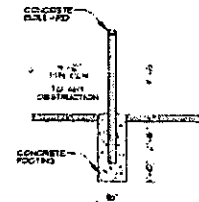


RIGHT ELEVATION
SCALE: 3/8" = 1'-0"

NOTE:
ICE HOUSE TO BE COATED w/
ULTRACRETE 18-TON/40
PUSH-A-WAYED TIERED



LEFT ELEVATION
SCALE: 3/8" = 1'-0"



BOLLARD STOP
SCALE: 3/8" = 1'-0"

SUMMERLAND CONSTRUCTION, LLC
3077 S. VALLEY VIEW
LAS VEGAS, NV 89102

DESERT ICE II, LLC / SUMMER ICE, LLC
3865 EAST OWENS RD.
LAS VEGAS, NV

ELEVATIONS

Project	ICE12000F
Date	08-15-00
As Noted	AS NOTED
Drawn By	RL

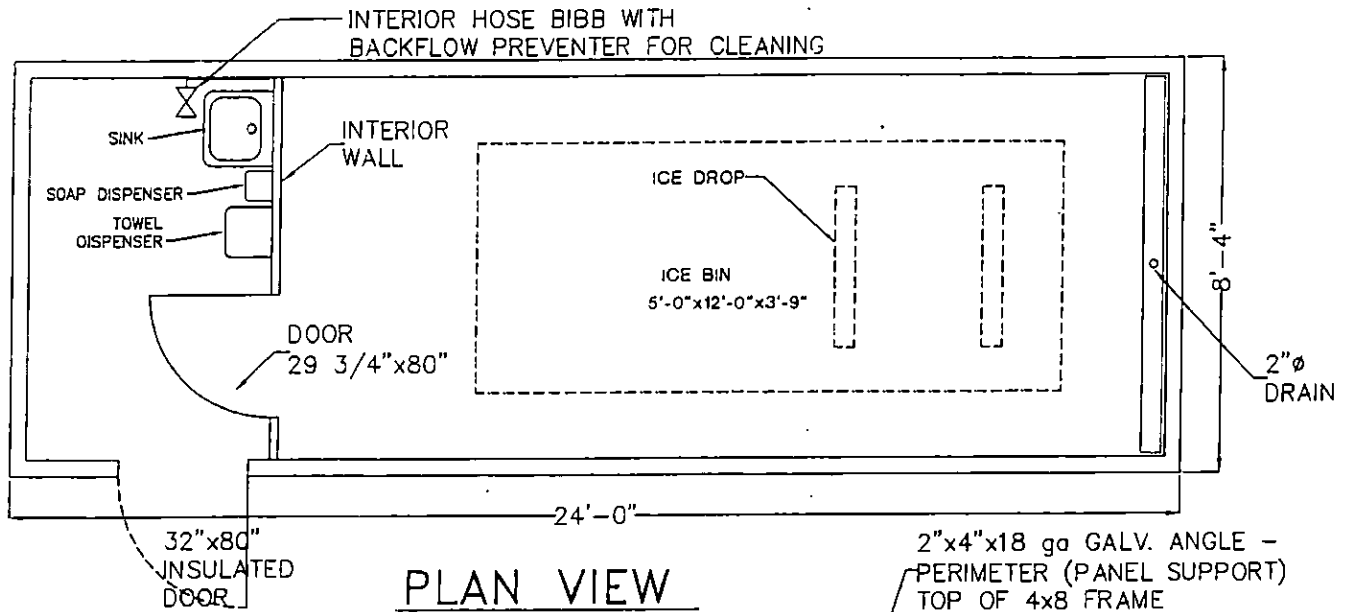
Sheet Number
A3.0

RECEIVED

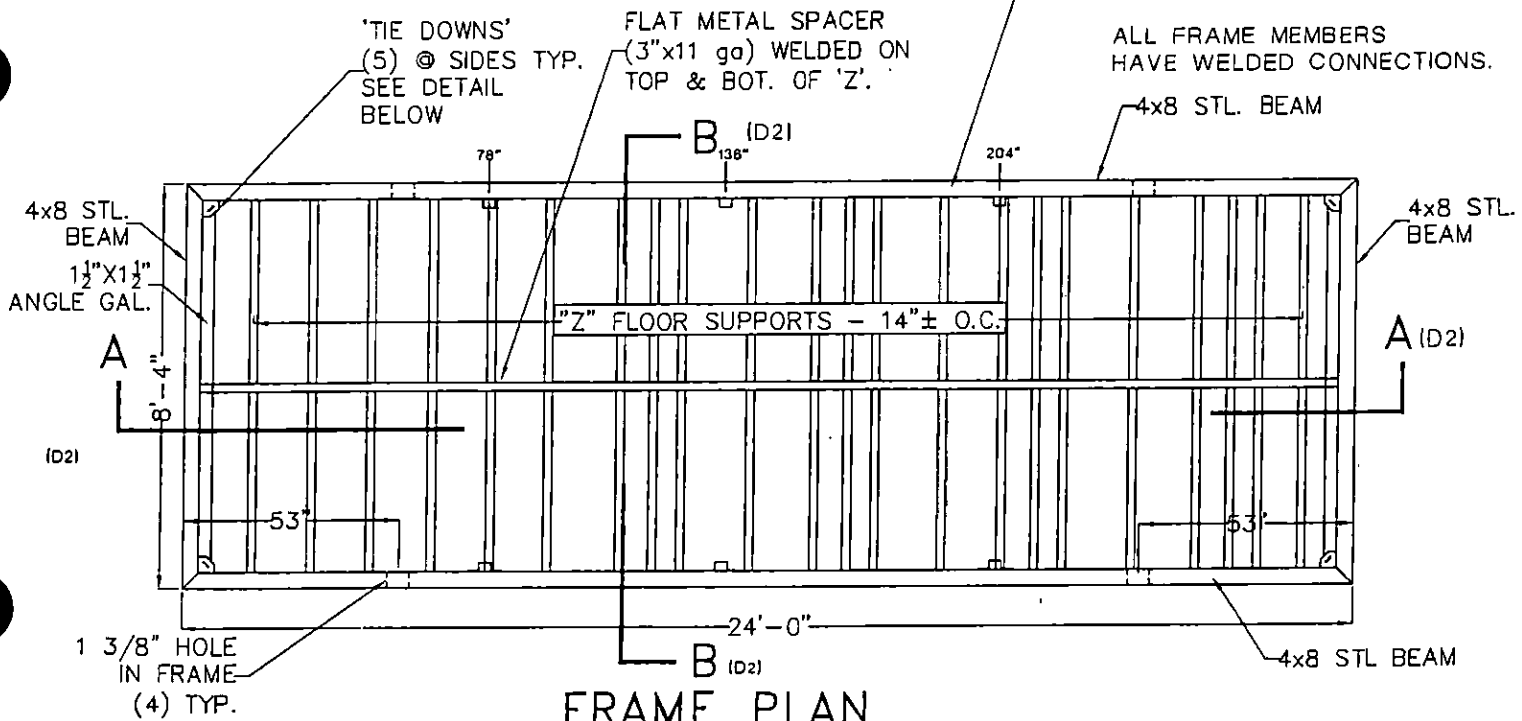
DEC 8 2006

SDR-18644

01/25/07 PC



PLAN VIEW

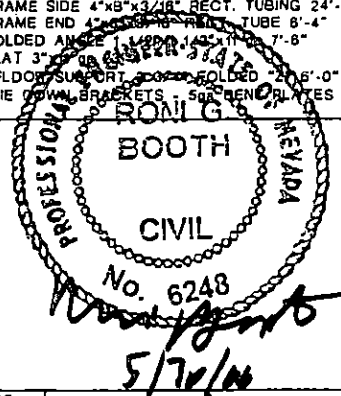


FRAME PLAN

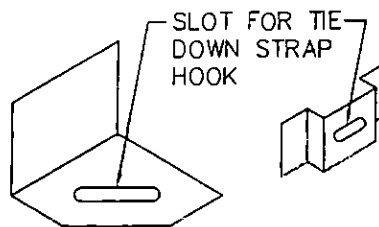
1" SCH 40 PIPE 1.5" FROM BOTTOM
INSIDE FRAME MEMBER 141 TYP

MATERIAL

- (2) FRAME SIDE 4"x8"x3/16" RECT. TUBING 24'-0"
- (2) FRAME END 4"x8"x3/16" RECT. TUBE 8'-4"
- (2) FOLDED ANGLE 1 1/2"x1 1/2" L x 7'-8"
- (2) FLAT 3"x11" GALV. SHEET 24'-0" x 8'-4"
- (24) FLOOR SUPPORT 2"x4"x1/2" L x 14'-0" x 14'-0"
- (10) TIE DOWN BRACKETS - 5ga Z PLATES



PAINT WELD WITH BRUSH ON
OR SPRAY ON GALVANIZED PAINT



CORNERS

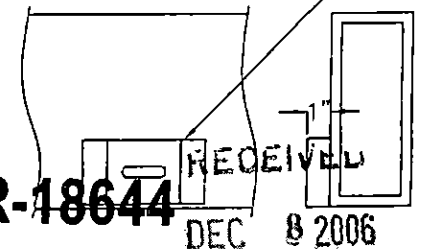
SIDES

SDR-18644

01/25/07 PC

TIE DOWN STRAP ATTACHMENT DETAIL

(5ga BRACKETS SEE DWG S1 FOR DETAILS)



Date: 5/30/06
SCALE: 1/4"=1'-0"
REV:

ABQ
Engineering, Inc

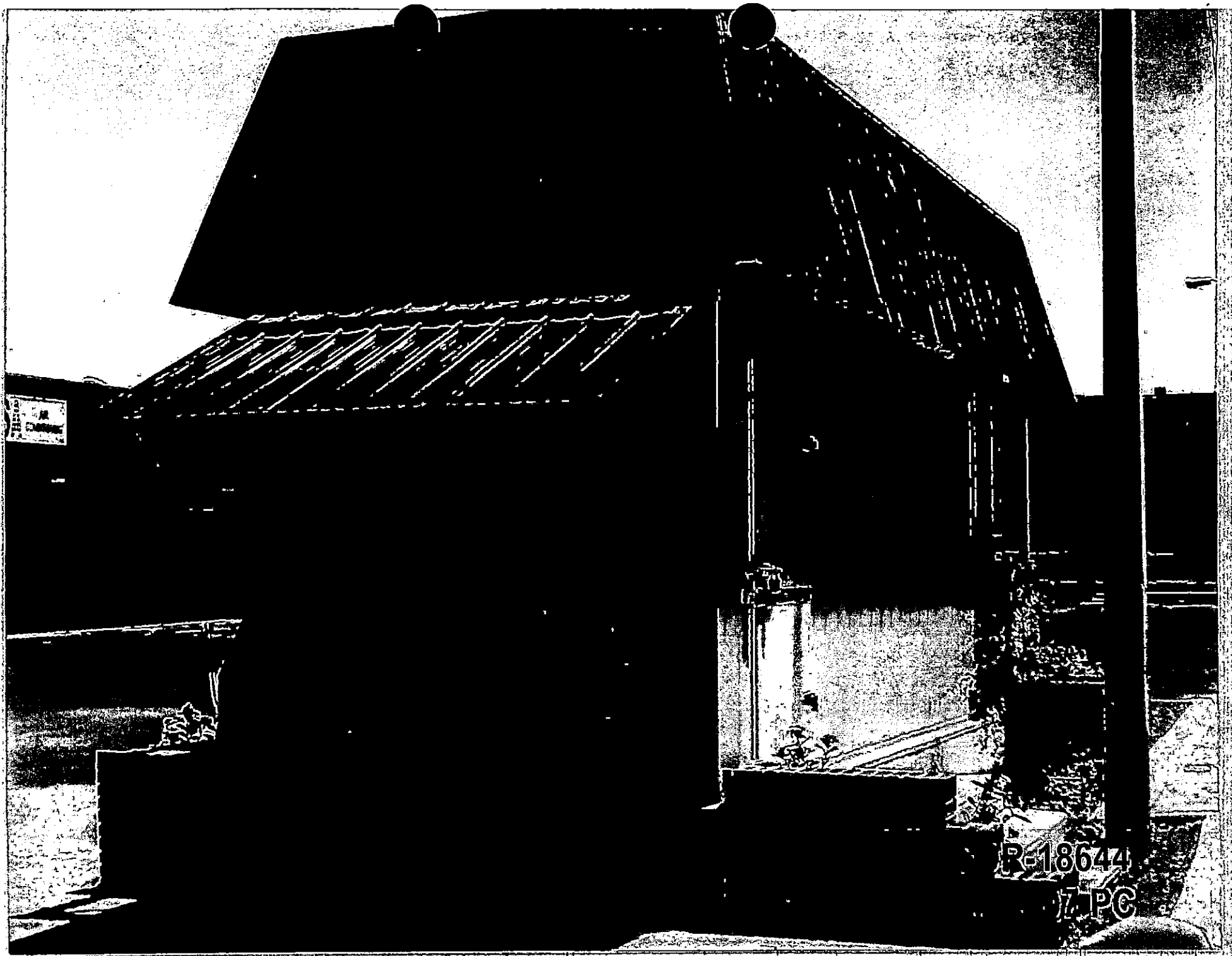
Engineers - Planners - Construction Services
6730 Academy Rd. NE, Suite 130 Albuquerque, NM 87109

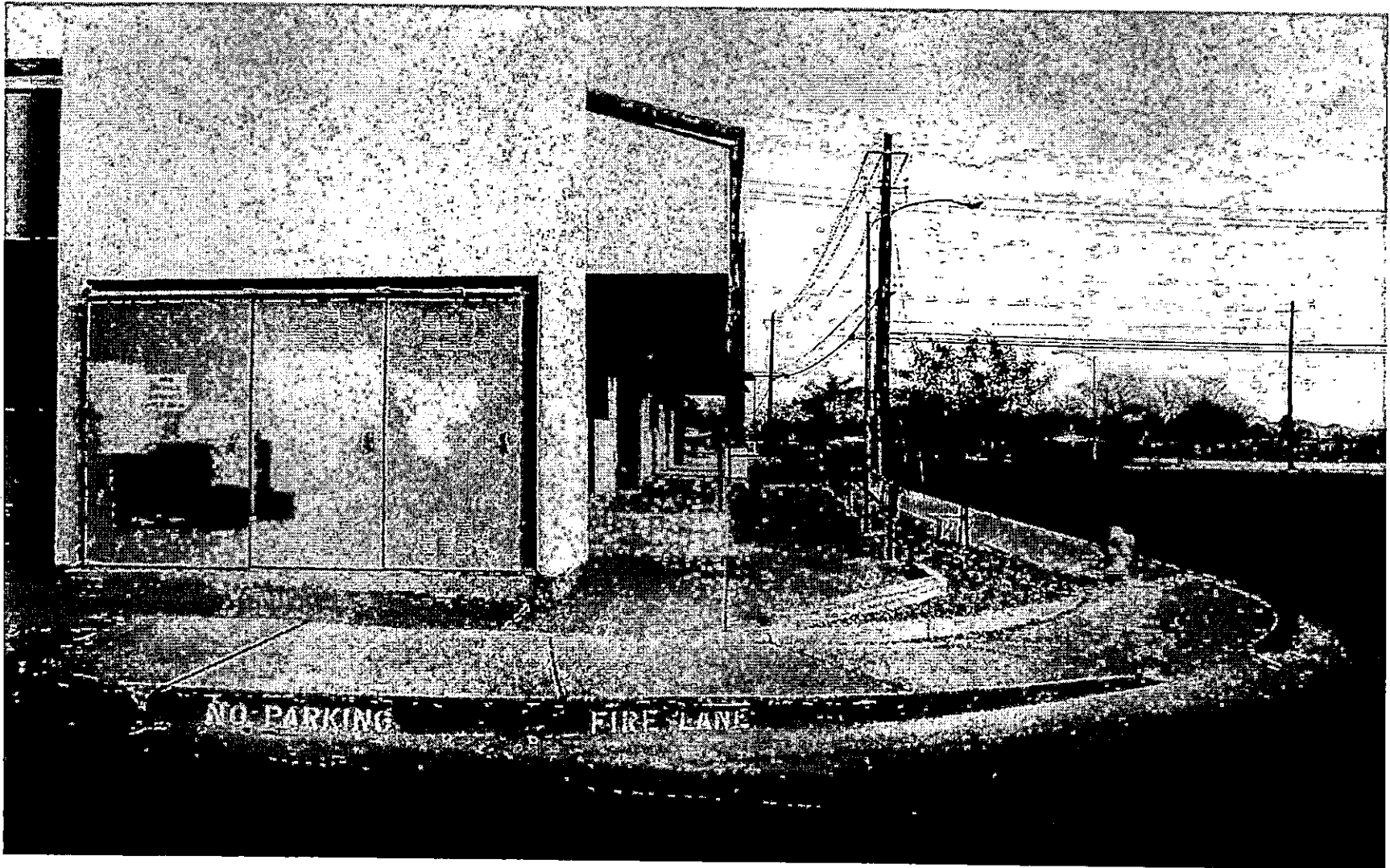
Ice House America
645 Moypart Road Suite 3A
Atlantic Beach, Florida 32233
904 241 7575

FLOOR PLAN
FRAME PLAN
LIMIT A

A1

OF





SDR-18644 - APPLICANT: DESERT ICE, LLC. - OWNER: OWENS STAR, LLC
3975 EAST OWENS AVENUE
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06



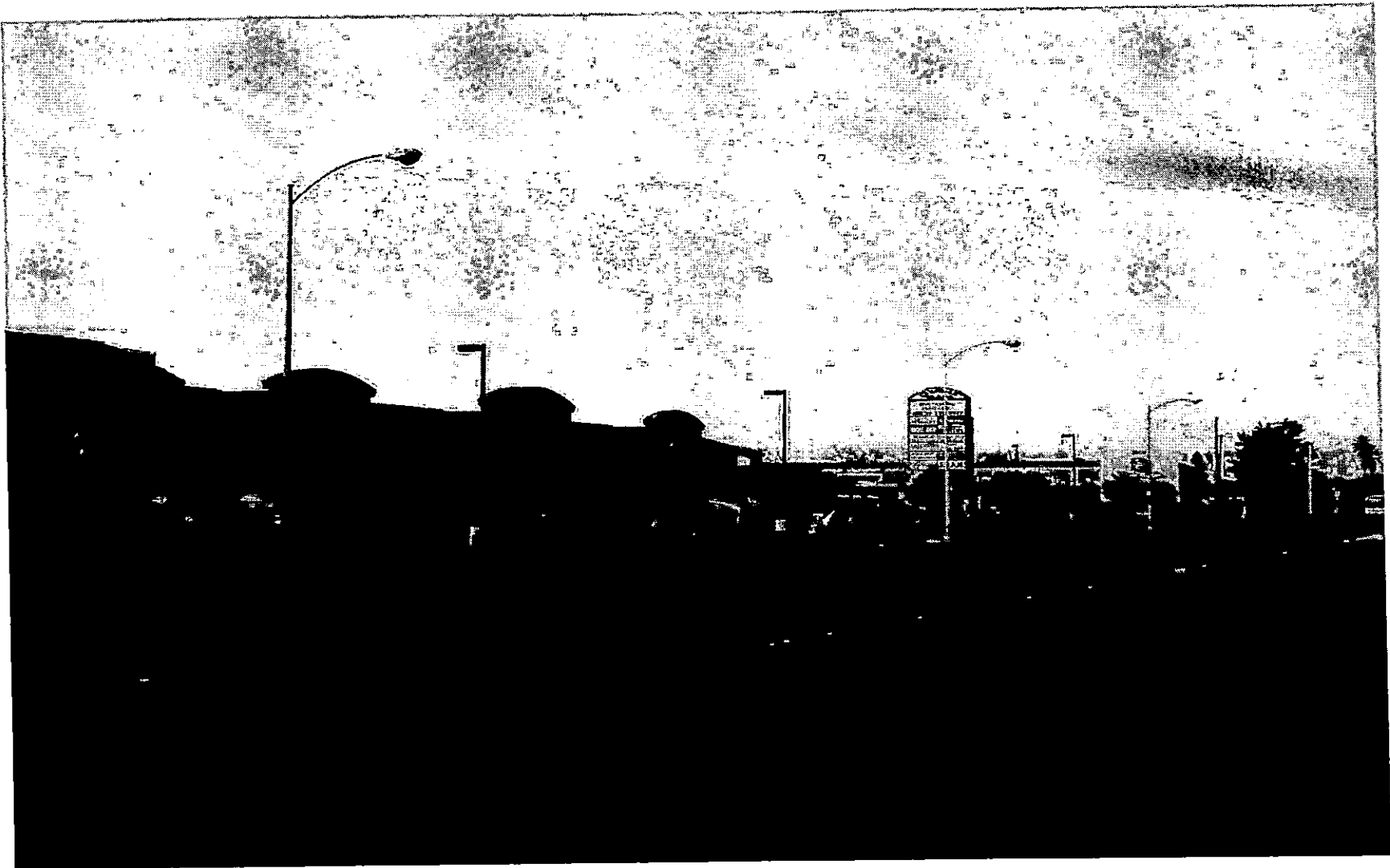
SDR-18644 - APPLICANT: DESERT ICE, LLC. - OWNER: OWENS STAR, LLC
3975 EAST OWENS AVENUE
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06



SDR-18644 - APPLICANT: DESERT ICE, LLC. - OWNER: OWENS STAR, LLC
3975 EAST OWENS AVENUE
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06



SDR-18644 - APPLICANT: DESERT ICE, LLC. - OWNER: OWENS STAR, LLC
3975 EAST OWENS AVENUE
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06



November 11, 2006

City of Las Vegas Development Services Center
731 S 4th St
Las Vegas, NV 89101

RE: Justification Letter

To whom it may concern:

DI2, LLC is seeking authorizing from the City of Las Vegas to place and operate an ice and water vending machine kiosk in the parking lot of property located at 3975 E Owens Ave. Las Vegas, NV 89110.

This ice and water vending machine will offer the consumer a high quality, competitively priced, convenient source for crushed ice in bulk (20lb), or (16lb) bag format and high quality water from a stand-alone modular building (8'W x 24'L x 9' H). The kiosk is 200 sq foot and it produces, and vends ice and water to the consumer. For a small purchase price with either paper bills and/or coins, the buyer will receive either a 16-pound bag of ice or 20 pounds of bulk ice. The amount ice the consumer receives more than doubles the amount of ice the they normally receive at most other retail outlets and all for much less money. Each unit is capable of producing and delivering over 500 sixteen-pound bags of ice per day! This ice is already in chipped form, does not freeze together and is delivered to the consumer in only eight seconds. Throughout this process the ice is never touched by human hands. The ice and water vending machine also delivers high quality water to consumers in one or five gallon increments for .25 cents per gallon. The water is filtered through a multi-stage process that insures the water is the highest quality possible.

If you have any questions, please don't hesitate to contact me. 702-968-0375 or jcm@desertice.biz

Sincerely,

Jim Marchant
DI2, LLC

SDR-18644
01/25/07 PC

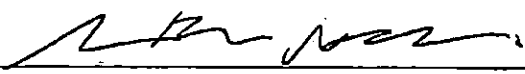
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Current Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
	(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SDR-18644 - APPLICANT: DESERT ICE, LLC. - OWNER: DI2, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **January 25, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

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

 _____ Signature	<u>1/19/07</u> _____ Date
 <u>ARIK RAITEN.</u> _____ Please Print Name	
 <u>OWENS STAR LLC.</u> _____ Company Name	

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager

Submitted after final agenda

Date: 1/25/07 Item #18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - GPA-16426 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on a portion of 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), Ward 6 (Ross).

C.C.: 02/21/07

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. Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

TRUESDELL – Motion to TABLE Item 19 [GPA-16426], Item 20 [ZON-16469], Item 21 [VAR-16470], Item 22 [VAR-16471] and Item 23 [SDR-16472] – UNANIMOUS

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 19 [GPA-16426], Item 20 [ZON-16469], Item 21 [VAR-16470], Item 22 [VAR-16471] and Item .23 [SDR-16472].

DOUG RANKIN, Planning Manager, recommended approval of the General Plan Amendment (GPA) as the request for Service Commercial would be more appropriate than the existing Master Plan for Planned Community Development. He recommended denial of the Zoning, Variances and the Site Development Review requests since the subject site is being overbuilt.

PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 19 – GPA-16426

MINUTES – Continued:

VICTOR RODRIGUEZ, 3111 South Valley View Boulevard, appeared on behalf of the applicant and stated he has worked closely with Focus Development. Focus had requested that the applicant abey this matter so they could complete their concept plans and the road network. MR. RODRIGUEZ agreed and requested an abeyance.

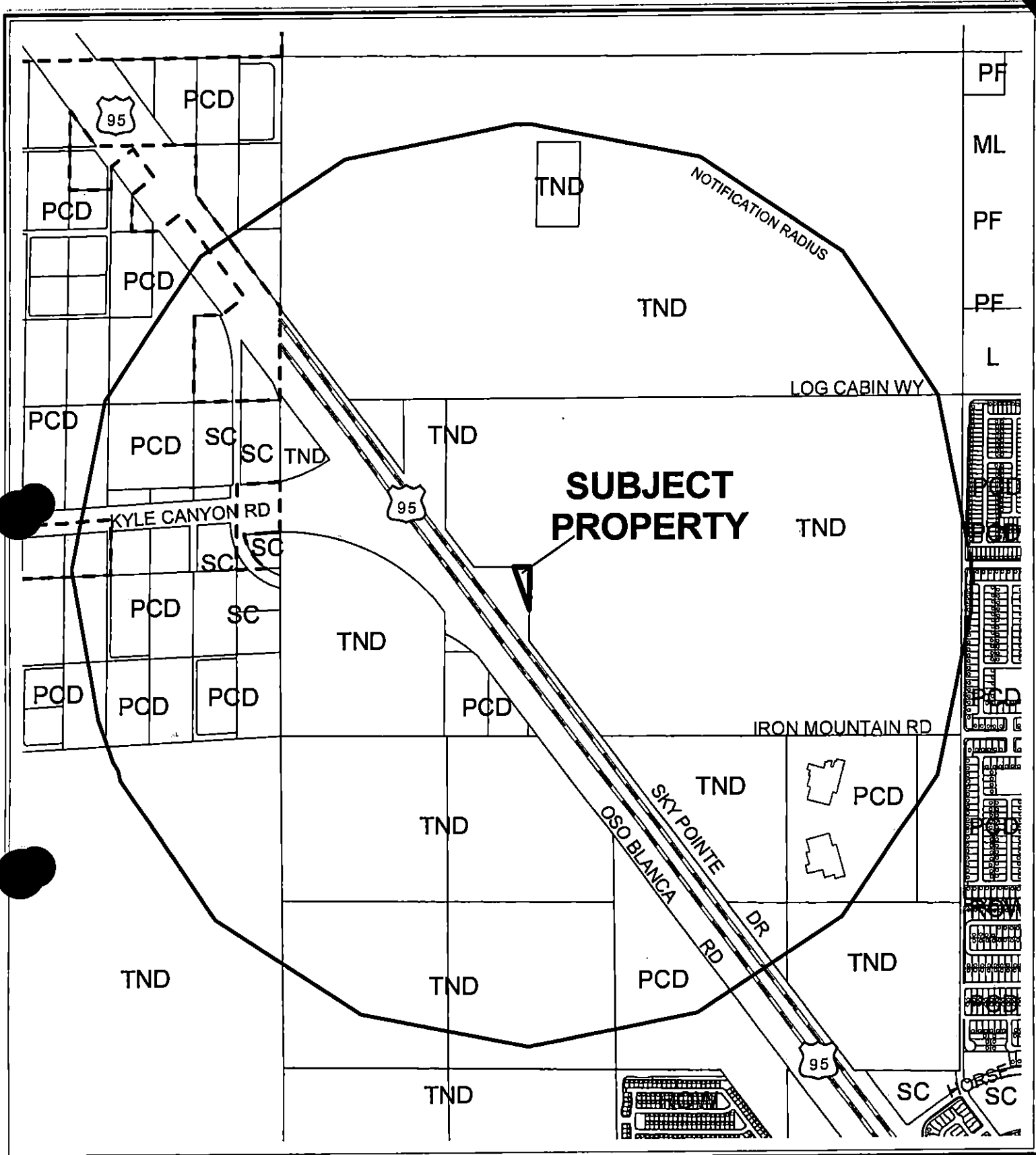
DEPUTY CITY ATTORNEY BRYAN SCOTT stated that since Focus Development did not provide a time as to when they could complete their work, he suggested tabling the matter rather than abeying the items.

COMMISSIONER TRUESDELL supported the suggestion and noted that tabling the matter would allow the applicant to have the matter return when the entire process is ready.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 19 [GPA-16426], Item 20 [ZON-16469], Item 21 [VAR-16470], Item 22 [VAR-16471] and Item 23 [SDR-16472].

(6:24 – 6:28)

1-710



CASE: **GPA-16426**

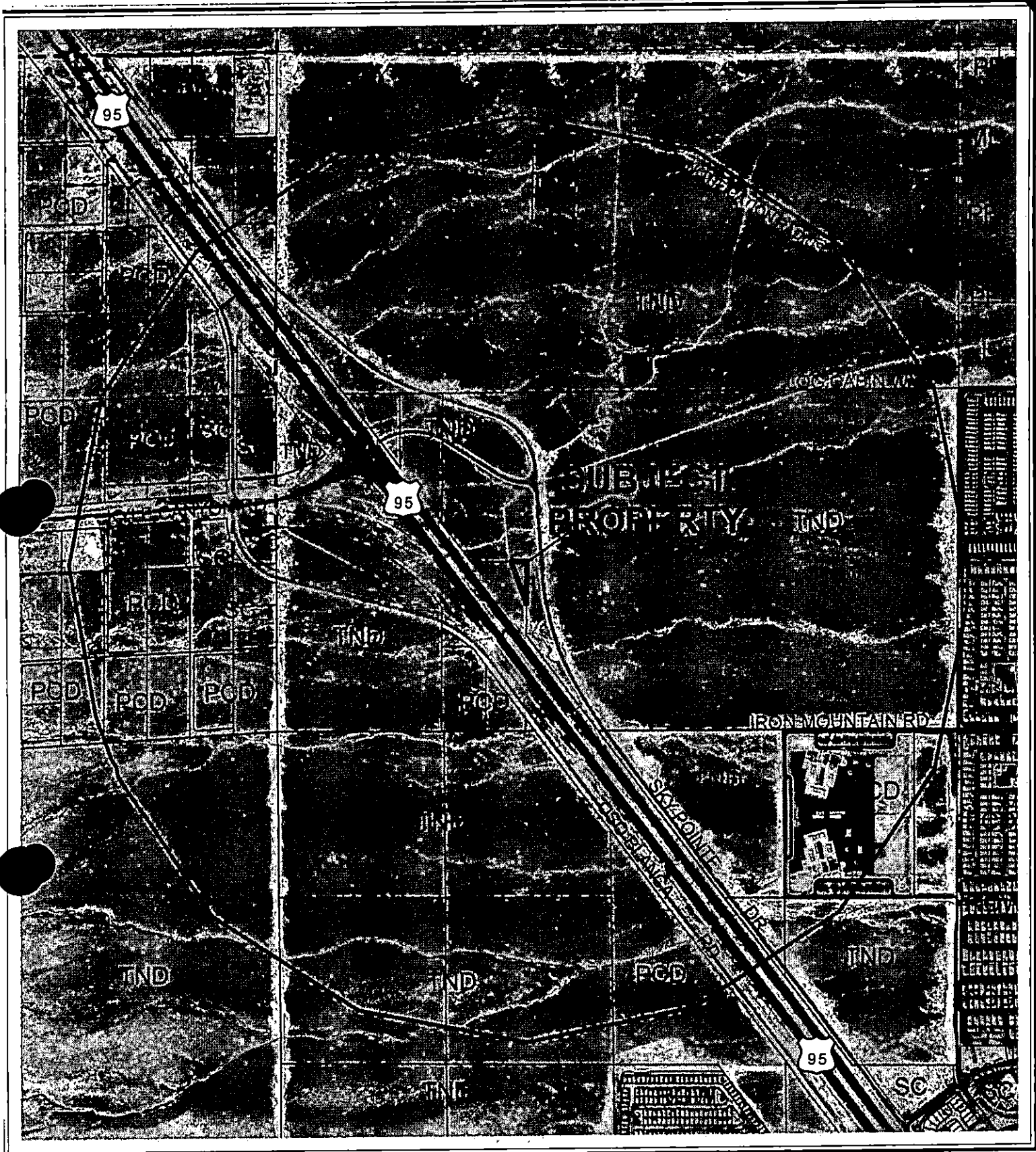
RADIUS: 3500 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)



0 600 1200 Feet

CASE: **GPA-16426**

RADIUS: 3500 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - GPA-16426 - APPLICANT/OWNER: ASIAN
DEVELOPMENT, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

GPA-16426 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposed General Plan Amendment to a SC (Service Commercial) Land-use Designation is on only a portion of the property. The remaining portion is currently designated Service Commercial. This application would give the parcel a single land-use designation. Given the sites location near the US-95 right-of-way a commercial designation is appropriate and approval of this request is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/19/06	Companion items for a Rezoning (ZON-16469), two Variances (VAR-16470 and VAR-16471), and a Site Development Plan Review (SDR-16472) were held in abeyance to allow the applicant to work with the adjacent property owner regarding access.
01/25/07	Companion items for a Rezoning (ZON-16469), two Variances (VAR-16470 and VAR-16471), and a Site Development Plan Review (SDR-16472) will be heard concurrently with this item.
Related Building Permits/Business Licenses	
There are no building permits or business licenses related to this item.	
Pre-Application Meeting	
08/16/06	A pre-application meeting was held. Development Standards for the site were noted, including setbacks, parking requirements, and landscape standards. The applicant stated that the parking design was per fire's request.
Neighborhood Meeting	
09/26/06	A neighborhood meeting was held at Cadwallader Middle School, 7775 Elkhorn Road, Las Vegas, Nevada. In attendance were the applicant and a member of staff. No members of the public attended.

Details of Application Request	
Site Area	
Gross Acres	0.49
Net Acres	0.46

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation]

NG

GPA-16426 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

North	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
South	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
East	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
West	US-95 right-of-way	US-95 right-of-way	US-95 right-of-way

<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	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

ANALYSIS

The proposed land use designation change is only on a portion of the property. The remaining portion already carries a Service Commercial land-use designation. The site is located adjacent to the US-95 right-of-way and a commercial land-use is considered appropriate. The change also brings the site under a single land-use designation. Approval of this request is recommended.

FINDINGS

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

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

NG

GPA-16426 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

In regard to "1":

The intensity of the Service Commercial land-use designation is considered appropriate for this location. The western portion of the property is adjacent to the US-95 right-of-way. The remainder of the parcel is adjacent to the proposed Kyle Canyon Master Planned Community. Land uses for the Kyle Canyon project have not yet been determined.

In regard to "2":

The zoning designations that would be allowed by the proposed General Plan Amendment would be appropriate for the area. The Rezoning (ZON-16469) that is proposed as part of this project is not considered appropriate because the project, as proposed, requires several deviations from standards.

In regard to "3":

Access to this site is provided for by an easement through the adjacent property to the east. This gives the site access to Sky Pointe Drive. The easement was originally through the Bureau of Land Management and is now agreed to by the developers of the Kyle Canyon Master Planned Community. Site access will not negatively affect adjacent roadways, but will have an affect on the adjacent parcel that the easement is through.

In regard to "4":

There are no additional plans or policies that affect the proposed project.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

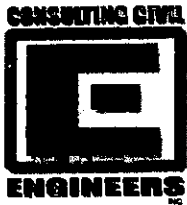
ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 37 [Mailed with ZON-16469, VAR-16470, VAR-16471 & SDR-16472]

APPROVALS 0

PROTESTS 0



Consulting Civil Engineers, INC.

3111 S. Valley View Ste. T101 • Las Vegas, NV 89102
(702) 222-4747 • (702) 248-9421 Fax

Tuesday, August 29, 2006

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

RE: Justification Letter for
General Plan Amendment for APN #125-06-002-008

To whom it may concern,

Please be advised that our office represents the applicant on the above referenced matter. This application is for a General Plan amendment from U(PCD) and SC to SC. The site is approximately 0.46 acres in size located southeast of the intersection of U.S.-95 and Kyle Canyon Road.

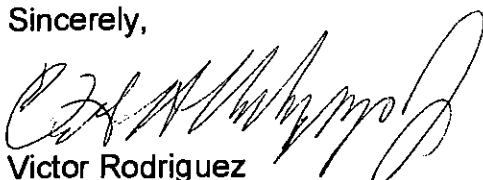
The site is situated along the side of the Nevada Department of Transportation right-of-way to the west and Sky Pointe Drive to the east. There are two privately held parcels adjacent to the north and east sides of the site.

The property is currently planned with Planned Community Development (PCD) on the south half with Service Commercial (SC) on the north half. The other properties within the near vicinity to the east and north are planned for Traditional Neighborhood Development (TND). To the immediate west is US-95. Further west are other vacant properties planned SC, PCD, and TND.

This request is to amend the Centennial Hills general plan to Service Commercial for an office building. The justification is that the north half of the site is already Service Commercial. Additionally, the site is too small for a PCD development agreement as the amount of effort needed by both City staff and the developer staff would not prove efficient.

If you have any questions please feel free to contact me at 222-4747

Sincerely,



Victor Rodriguez

GPA-16426
01/25/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - ZON-16469 - REZONING RELATED TO GPA-16426 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), Ward 6 (Ross).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

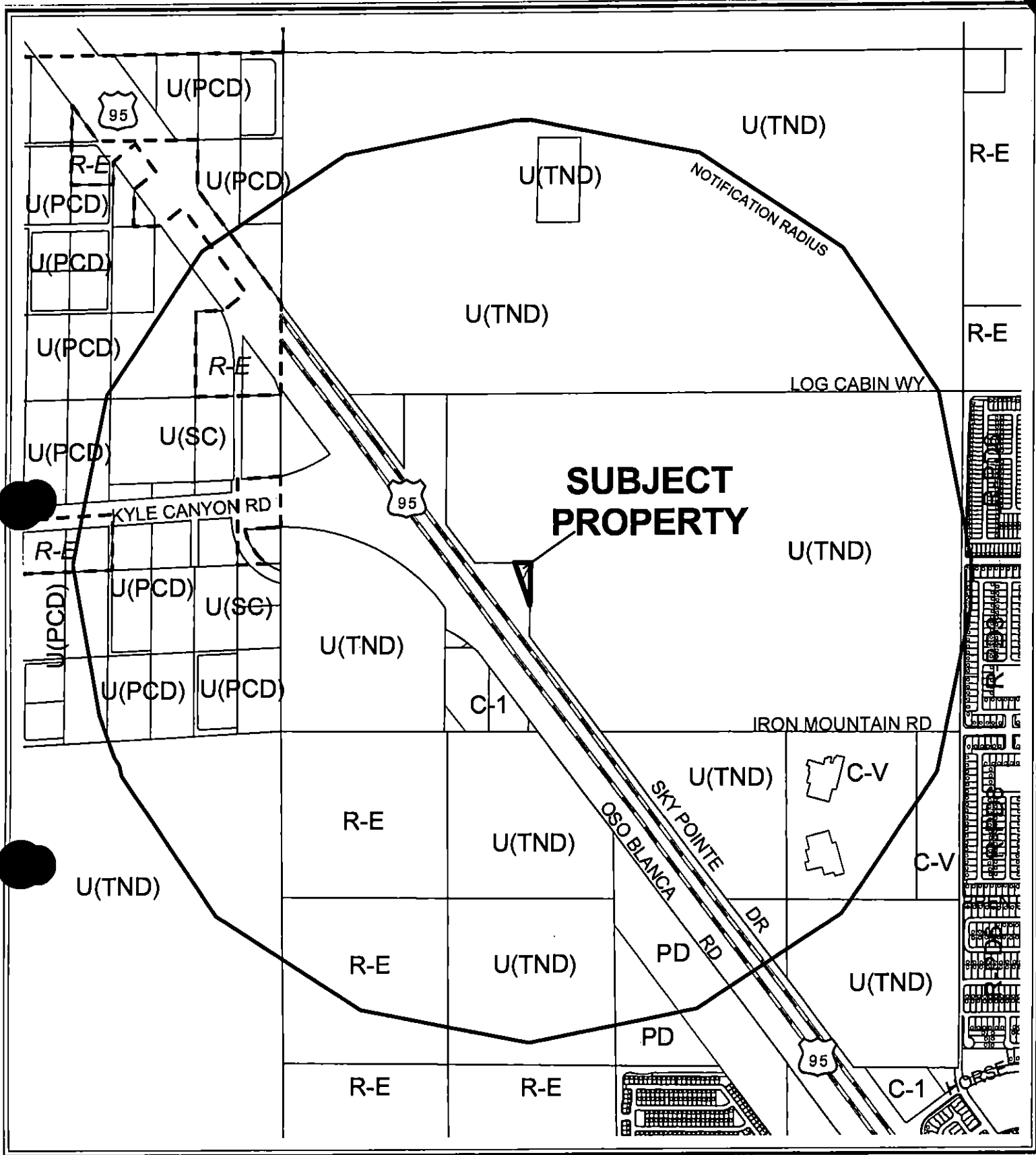
TRUESDELL – Motion to TABLE Item 19 [GPA-16426], Item 20 [ZON-16469], Item 21 [VAR-16470], Item 22 [VAR-16471] and Item 23 [SDR-16472] – UNANIMOUS

MINUTES:

See Item 19 for related discussion.

(6:24 – 6:28)

1-710



CASE: ZON-16469

RADIUS: 3500 FT

ZONING OF SUBJECT PROPERTY:

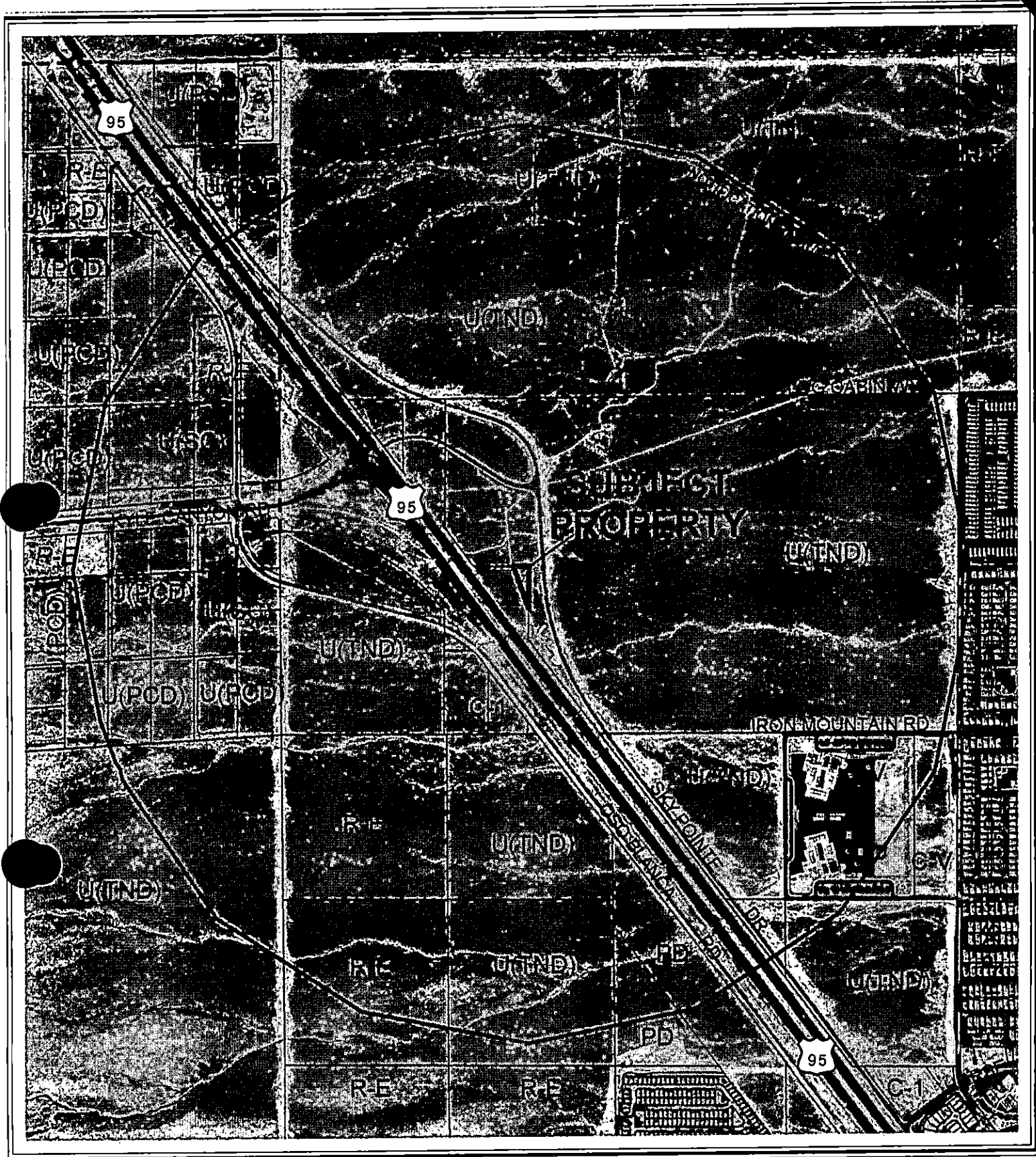
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 600 1200 Feet





CASE: ZON-16469

RADIUS: 3500 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONING [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) ZONING [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 600 1200 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 27, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - ZON-16469 - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC**

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

1. A General Plan Amendment (GPA-16426) to a SC (Service Commercial) Land-use Designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-16472) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Submit a recorded copy of the Bureau of Land Management (B.L.M.) access grant that provides access to this site through Assessor's Parcel Number 125-06-002-009 to the Right-of-Way section of the Department of Public Works prior to the submittal of any construction drawings or the issuance of any permits, whichever occurs first. If access rights do not exist, the applicant is responsible to secure legal, recorded access rights acceptable to the City Engineer through Assessor's Parcel Number 125-06-002-009 prior to the submittal of any construction drawings or the issuance of any permits, whichever occurs first.
5. Provide a minimum of two lanes of paved, legal access to this site that connects to existing constructed public street right-of-way concurrent with development of this site.
6. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all landscaping and private improvements in the Sky Pointe Drive public right-of-way adjacent to the legal access location to this site prior to the issuance of any permits.
7. Prior to the submittal of any construction drawings, coordinate with the City Engineer to determine dedication and vacation requirements adjacent to this parcel, if any, to accommodate the Mountain's Edge Parkway project adjacent to this site.

NG

ZON-16469 - Conditions Page Two
January 25, 2007 - Planning Commission Meeting

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

ZON-16469 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposed Rezoning to a C-1 (Limited Commercial) District is to allow for the development of a 7,500 square-foot office building. The proposed project has several deviations from standards. While the Limited Commercial District is appropriate for this location, the Rezoning is directly associated with the Site Development Plan Review. The proposed development is not considered appropriate for this location and; therefore, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/19/06	Companion items for a General Plan Amendment (GPA-16426), two Variances (VAR-16470 and VAR-16471), and a Site Development Plan Review (SDR-16472) were held in abeyance to allow the applicant to work with adjacent property owners regarding access.
01/25/07	Companion items for a General Plan Amendment (GPA-16426), two Variances (VAR-16470 and VAR-16471), and a Site Development Plan Review (SDR-16472) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this item.	
<i>Pre-Application Meeting</i>	
08/16/06	A pre-application meeting was held. Development Standards for the site were noted, including setbacks, parking requirements, and landscape standards. The applicant stated that the parking design was per fire's request.
<i>Neighborhood Meeting</i>	
09/26/06	A neighborhood meeting was held at Cadwallader Middle School, 7775 Elkhorn Road, Las Vegas, Nevada. In attendance were the applicant and a member of staff. No members of the public attended.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.49
Net Acres	0.46

ZON-16469 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation]
North	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
South	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
East	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
West	US-95 right-of-way	US-95 right-of-way	US-95 right-of-way

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

ZON-16469 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation]	N/A	N/A	C-1 (Limited Commercial)	N/A	SC (Service Commercial)	N/A

<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	3 Trees	1 Tree	N
Buffer: Min. Trees	1 Trees/20 Linear Feet	28 Trees	19 Trees	N
TOTAL		31 Trees	26 Trees	N
Min. Zone Width	8 Feet		Zero Feet	N
Wall Height	8 Feet		8 Feet	Y

ANALYSIS

The proposed Rezoning to a C-1 (Limited Commercial) District would be in conformance to the General Plan with approval of the related General Plan Amendment (GPA-16426). The project that is associated with this rezoning is not considered appropriate for this location due to the several deviations from standards. Per Title 19 a Rezoning is tied to the specific project and as the project is not considered appropriate, denial of this rezoning is recommended.

FINDINGS

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

NG

ZON-16469 - Staff Report Page Four
January 25, 2007 - Planning Commission Meeting

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

The proposal requires a General Plan Amendment (GPA-16426) on a portion of the property. The General Plan Amendment is supported by staff as a commercial development is considered appropriate for this location. The proposed development is deemed inappropriate due to the several deviations from standards.

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

Currently there are no uses surrounding the project site. The site is surrounded by the proposed Kyle Canyon Master Planned Community and at this time land-use categories have not been approved.

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

While growth and development factors indicate a need for commercial development, a project that meets with the requirements of Title 19 is deemed more appropriate for this location. As the proposed project does not meet parking and setback requirements, as well as requesting waivers of landscape standards, denial of this request is recommended.

4. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."

Access to this site is provided for by an easement through the adjacent property to the east. This gives the site access to Sky Pointe Drive. The easement was originally through the Bureau of Land Management and is now agreed to by the developers of the Kyle Canyon master Planned Community. Site access will not negatively affect adjacent roadways, but will have an affect on the adjacent parcel that the easement is through.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

ASSEMBLY DISTRICT 13

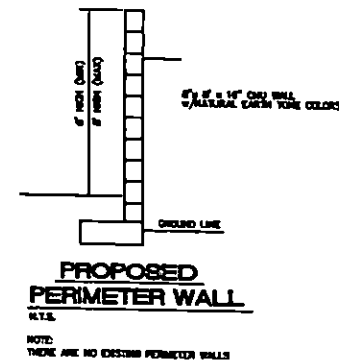
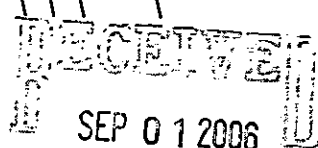
SENATE DISTRICT 9

NOTICES MAILED 37 [Mailed with GPA-16426, VAR-16470, VAR-16471 & SDR-16472]

ZON-16469 - Staff Report Page Five
January 25, 2007 - Planning Commission Meeting

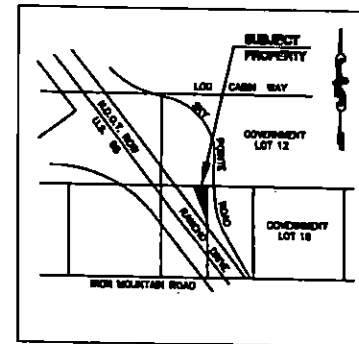
APPROVALS 0

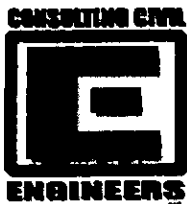
PROTESTS 0



OWNER INFORMATION

ASIAN DEVELOPMENT, L.L.C.
P.O. BOX 33130
LAS VEGAS, NEVADA 89133
CONTACT: DAVID BRAMLETT
TEL: (702) 856-8823
FAX: (702) 856-5833

[illegible]



Consulting Civil Engineers, INC.

3111 S. Valley View Ste. T101 • Las Vegas, NV 89102
(702) 222-4747 • (702) 248-9421 Fax

Tuesday, August 29, 2006

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

RE: Justification Letter for
Zone Change for APN #125-06-002-008

To whom it may concern,

Please be advised that our office represents the applicant on the above referenced matter. This application is for a Zone Change from U(PCD) and U(SC) to C-1. The site is approximately 0.46 acres in size located southeast of the intersection of U.S.-95 and Kyle Canyon Road.

The site is situated along the side of the Nevada Department of Transportation right-of-way to the west and Sky Pointe Drive to the east. There are two privately held parcels adjacent to the north and east sides of the site.

A companion application is requesting the General Plan Amendment to Service Commercial (SC). The property is currently planned with Planned Community Development (PCD) on the south half with Service Commercial (SC) on the north half. The other properties within the near vicinity to the east and north are planned for Traditional Neighborhood Development (TND). To the immediate west is US-95. Further west are other vacant properties planned SC, PCD, and TND.

This request is to change the zoning to C-1 for a 7,500 square foot office building. The justification is that the office building is consistent with the service commercial zoning and the north half of the site is already planned Service Commercial. Additionally, the site is too small for a PCD development agreement as the amount of effort needed by both City staff and the developer staff would not prove efficient.

If you have any questions please feel free to contact me at 222-4747

Sincerely,

Victor Rodriguez

ZON-16469
01/25/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - VAR-16470 - VARIANCE RELATED TO GPA-16426 AND ZON-16469 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF FIVE FEET WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED OFFICE BUILDING on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

C.C.: 02/21/07

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

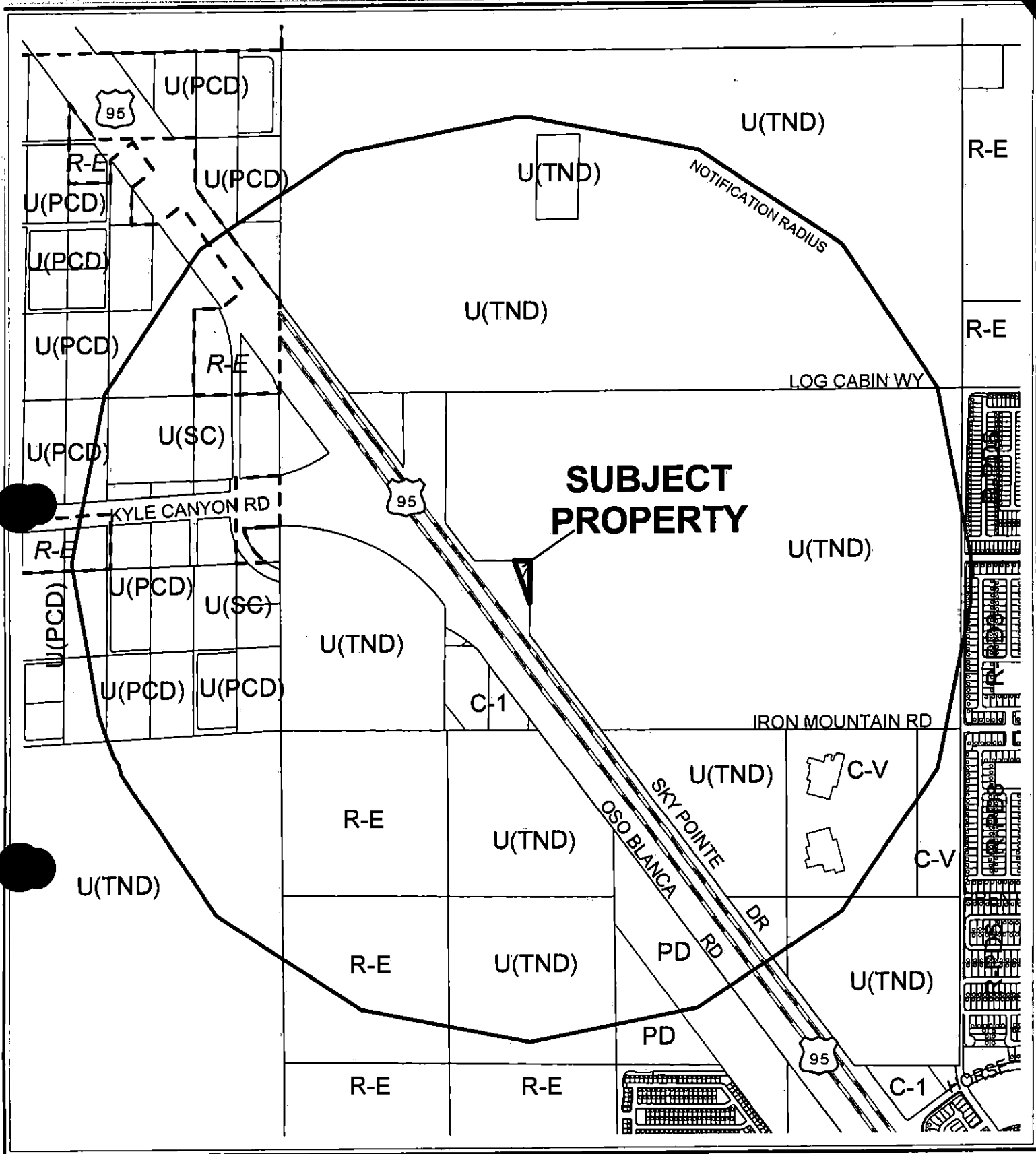
MOTION:

TRUESDELL – Motion to TABLE Item 19 [GPA-16426], Item 20 [ZON-16469], Item 21 [VAR-16470], Item 22 [VAR-16471] and Item 23 [SDR-16472] – UNANIMOUS

MINUTES:

See Item 19 for related discussion.

(6:24 – 6:28)
1-710



CASE: VAR-16470

RADIUS: 3500 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONING [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) ZONING [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 600 1200 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-16470 - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-16469), Variance (VAR-16471) and Site Development Plan Review (SDR-16472), 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-16470 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

As part of the proposed development of a 7,500 square-foot office building the applicant is requesting a Variance to allow a setback of five feet in the side yard area where ten feet is the minimum setback required. The proposed setback is a 50 percent deviation from requirements. 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>	
10/19/06	Companion items for a General Plan Amendment (GPA-16426) a Rezoning (ZON-16469), a Variance (VAR-16471), and a Site Development Plan Review (SDR-16472) were held in abeyance in order to allow the applicant to work with the adjacent property owners regarding access.
01/25/07	Companion items for a General Plan Amendment (GPA-16426) a Rezoning (ZON-16469), a Variance (VAR-16471), and a Site Development Plan Review (SDR-16472) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this item.	
<i>Pre-Application Meeting</i>	
08/16/06	A pre-application meeting was held. Development Standards for the site were noted, including setbacks, parking requirements, and landscape standards. The applicant stated that the parking design was per fire's request.
<i>Neighborhood Meeting</i>	
09/26/06	A neighborhood meeting was held at Cadwallader Middle School, 7775 Elkhorn Road, Las Vegas, Nevada. In attendance were the applicant and a member of staff. No members of the public attended.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.49
Net Acres	0.46

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation]

NG

VAR-16470 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

North	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
South	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
East	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
West	US-95 right-of-way	US-95 right-of-way	US-95 right-of-way

<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	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following standards apply:

<i>Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	20,038 SF	N/A
Min. Lot Width	100 Feet	127 Feet	Y
Min. Setbacks			
• Front	20 Feet	85 Feet	Y
• Side	10 Feet	5 Feet	N
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	100 Feet	Y
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	50 %	37 %	Y
Max. Building Height	N/A	2 Stories / 35 Feet	Y
Trash Enclosure	50 Feet from Protected Property	There are no protected properties adjacent to this site.	Y
Mech. Equipment	Screened	Screened	Y

NG

VAR-16470 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Residential Adjacency Standards do not apply to the subject property as there are currently not any residentially used/zoned parcels adjacent to the site.			

ANALYSIS

As part of the proposed development of a 7,500 square-foot office building, the applicant is requesting a Variance to allow a setback of five feet in the side yard area where ten feet is the minimum setback required. While this parcel is irregularly shaped, the applicant is attempting to overbuild the site with this proposal. A smaller building would permit the project to meet setback requirements, as well as other requirements including parking and landscaping. The proposed setback is a 50 percent deviation from requirements. This is considered a self-imposed hardship and denial of this request is recommended.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship through attempting to overbuild the site. Alternative design with less square-footage 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.

VAR-16470 - Staff Report Page Four
January 25, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 37 [Mailed with GPA-16426, ZON-16469, VAR-16471 & SDR-16472]

APPROVALS 0

PROTESTS 0

N.D.O.T.
RIGHT OF WAY

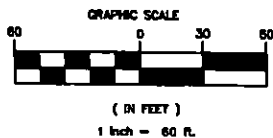
VACANT
U(TND)

VACANT
U(TND)

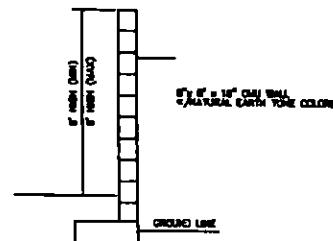
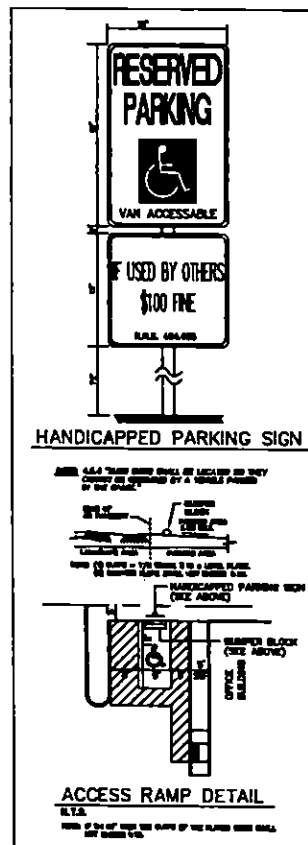
VACANT
U(TND)

SKY
POINTE
ROAD

N.D.O.T.
RIGHT OF WAY



RECEIVED
SEP 01 2006



PROPOSED
PERIMETER WALL
N.T.S.

NOTE:
THERE ARE NO EXISTING PERIMETER WALLS

GENERAL SITE INFORMATION

ASSESSOR PARCEL NO. 125-06-002-008
GROSS AREA : 0.48 ACRES (20,038 S.F.)
NET AREA : 0.48 ACRES (20,038 S.F.)
FRONT STREET SETBACK : MINIMUM 20' PROVIDED 84'
SIDE SETBACK : MINIMUM 10' PROVIDED 5'
REAR SETBACK : MINIMUM 20' PROVIDED 181'
CORNER SIDE SETBACK : MINIMUM 15' PROVIDED 15'
BUILDING HEIGHT : 35' MAXIMUM

PROJECT SUMMARY

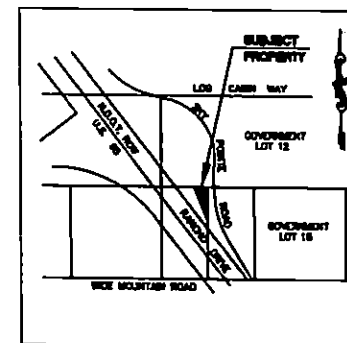
TOTAL OFFICE	PARKING
BUILDING (1ST FLOOR) = 3,750 SF	HANDICAP SPACES REQUIRED: 1 SPACE
BUILDING (2ND FLOOR) = 3,750 SF	HANDICAP SPACES PROVIDED: 1 SPACE
TOTAL S.F. = 7,500 SF	TOTAL SPACES REQUIRED: 25 SPACES
	TOTAL SPACES PROVIDED: 15 SPACES
	PARKING RATIO: 1 PER 300 S.F.

LAND DATA

LAND AREA = 0.48 ACRES (20,038 SF)
FLOOR AREA RATIO: 37%

OWNER INFORMATION

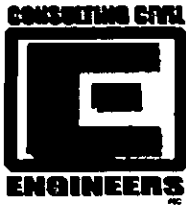
ASIAN DEVELOPMENT, L.L.C.
P.O. BOX 33130
LAS VEGAS, NEVADA 89133
CONTACT: DAVID BRAMLETT
TEL: (702) 658-8625
FAX: (702) 658-8625



VICINITY MAP
N.T.S.

Consulting Civil Engineers		SCALE: HORIZONTAL 1" = 60'	
P.O. BOX 33130 LAS VEGAS, NEVADA 89133 TEL: (702) 658-8625 FAX: (702) 658-8625		SCALE: VERTICAL 1" = 10'	
PROJECT NAME: SKY POINTE ROAD & U.S. 95		PROJECT NUMBER: 2106.009	
SHEET: 1		SHEET: 1	

VAR-16470
01/25/07 PC



Consulting Civil Engineers, INC.

3111 S. Valley View Ste. T101 • Las Vegas, NV 89102
(702) 222-4747 • (702) 248-9421 Fax

Tuesday, August 29, 2006

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

RE: Justification Letter for
Variance of reduced setbacks for APN #125-06-002-008

To whom it may concern,

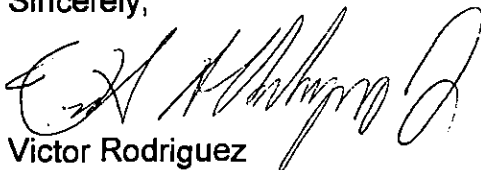
Please be advised that our office represents the applicant on the above referenced matter. This application is for a variance to reduce setbacks on the site in conjunction with a proposed 7,500 square foot office building. The site is approximately 0.46 acres in size located southeast of the intersection of U.S.-95 and Kyle Canyon Road.

Companion applications for a General Plan Amendment to Service Commercial (SC) and rezoning to C-1 are part of this request.

This request is to reduce the required setback to 5 feet where 10 feet is required. The justifications for the request are: 1) that the office building is situated to provide a three point turn around for a fire truck as required by City of Las Vegas Fire department; 2) the unique and restrictive shape of the parcel does not provide many alternatives without asking for other variances; 3) the access drive cannot be relocated as the BLM sold the property with the access easement in place and the buyers knowledge and understanding, as a result the location of any building is limited.

If you have any questions please feel free to contact me at 222-4747

Sincerely,



Victor Rodriguez

VAR-16470
01/25/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - VAR-16471 - VARIANCE RELATED TO GPA-16426, ZON-16469 AND VAR-16470 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 25 PARKING SPACES ARE THE MINIMUM NUMBER REQUIRED FOR A PROPOSED OFFICE BUILDING on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

C.C.: 02/21/07

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

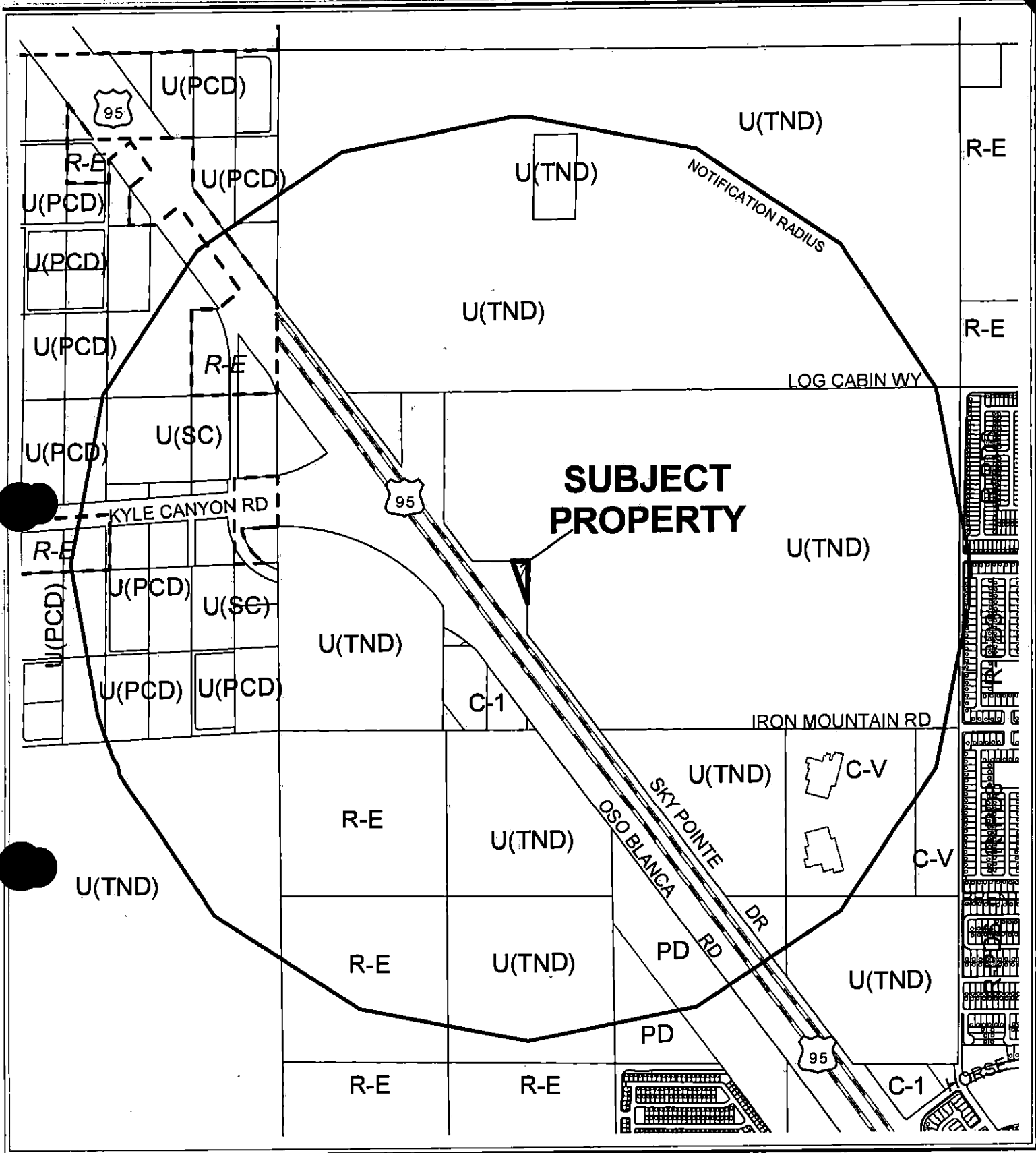
MOTION:

TRUEDELL – Motion to TABLE Item 19 [GPA-16426], Item 20 [ZON-16469], Item 21 [VAR-16470], Item 22 [VAR-16471] and Item 23 [SDR-16472] – UNANIMOUS

MINUTES:

See Item 19 for related discussion.

(6:24 – 6:28)
1-710



CASE: VAR-16471

RADIUS: 3500 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONING [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) ZONING [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 600 1200 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-16471 - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the Conditions for General Plan Amendment (GPA-16426), Rezoning (ZON-16469), Variance (VAR-16470) and Site Development Plan Review (SDR-16472), 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-16471 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

As part of a 7,500 square-foot office building the applicant is requesting a Variance from parking requirements. The applicant is requesting 15 parking spaces where 25 parking spaces are the minimum required. This is a 40 percent deviation from standards. The applicant is attempting to overbuild this site, the deviation 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>	
10/19/06	Companion items for a General Plan Amendment (GPA-16426), a Rezoning (ZON-16469), a Variance (VAR-16470), and a Site Development Plan Review (SDR-16472) were held in abeyance to allow the applicant to work with the neighbors regarding access.
01/25/07	Companion items for a General Plan Amendment (GPA-16426), a Rezoning (ZON-16469), a Variance (VAR-16470), and a Site Development Plan Review (SDR-16472) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this item.	
<i>Pre-Application Meeting</i>	
08/16/06	A pre-application meeting was held. Development Standards for the site were noted, including setbacks, parking requirements, and landscape standards. The applicant stated that the parking design was per fire's request.
<i>Neighborhood Meeting</i>	
09/26/06	A neighborhood meeting was held at Cadwallader Middle School, 7775 Elkhorn Road, Las Vegas, Nevada. In attendance were the applicant and a member of staff. No members of the public attended.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.49
Net Acres	0.46

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation]

NG

VAR-16471 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

North	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
South	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
East	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
West	US-95 right-of-way	US-95 right-of-way	US-95 right-of-way

<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	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>						
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>	
			<i>Regular</i>	<i>Handi-capped</i>	<i>Regular</i>	<i>Handi-capped</i>
Office	7,500 SF	1:300	25	1	15	1
Sub-Total			25	1	15	1
TOTAL			25		15	
Percent Deviation					This is a 40 % deviation from standards.	

VAR-16472 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

ANALYSIS

The applicant is requesting a total of 15 parking spaces where 25 parking spaces are required. This is a 40 percent deviation from standards. While the easement and irregular lot shape provide certain constraints to the design of the site, the applicant is simply overbuilding the site and a project with less square-footage would be able to meet parking and other design requirements. This is considered a self-imposed hardship and denial of this request is recommended.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship through overbuilding the site. Alternative design with less square-footage 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.

VAR-16471 - Staff Report Page Four
January 25, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 37 [Mailed with GPA-16426, ZON-16469, VAR-16470 & SDR-16472]

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Asian Development LLC

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

✓ 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:

BARRY BROOKSBY

Subscribed and sworn before me

This 31st day of August, 2006

Maryann T. Hall
Notary Public in and for said County and State





Consulting Civil Engineers, INC.

3111 S. Valley View Ste. T101 • Las Vegas, NV 89102
(702) 222-4747 • (702) 248-9421 Fax

Tuesday, August 29, 2006

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

RE: Justification Letter for
Variance of reduced parking for APN #125-06-002-008

To whom it may concern,

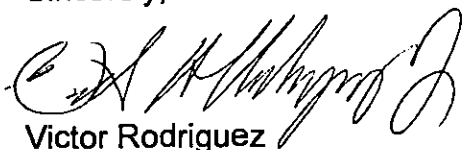
Please be advised that our office represents the applicant on the above referenced matter. This application is for a variance to reduce parking on the site in conjunction with a proposed 7,500 square foot office building. The site is approximately 0.46 acres in size and triangular in shape located southeast of the intersection of U.S.-95 and Kyle Canyon Road.

Companion applications for a General Plan Amendment to Service Commercial (SC) and rezoning to C-1 are part of this request.

This request is to reduce the required number of parking spaces to 15 where 25 is required. The justifications for the request are: 1) that the office building is situated to provide a three point turn around for a fire truck as required by City of Las Vegas Fire department; 2) the unique and restrictive shape of the parcel does not provide many alternatives without asking for other variances; 3) the access drive cannot be relocated as the BLM sold the property with the access easement in place and the buyers knowledge and understanding, as a result the location of any building is limited.

If you have any questions please feel free to contact me at 222-4747

Sincerely,



Victor Rodriguez

VAR-16471
01/25/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - SDR-16472 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16426, ZON-16469, VAR-16470 AND VAR-16471 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC - Request for a Site Development Plan Review FOR A PROPOSED 7,500 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

C.C.: 02/21/07

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:

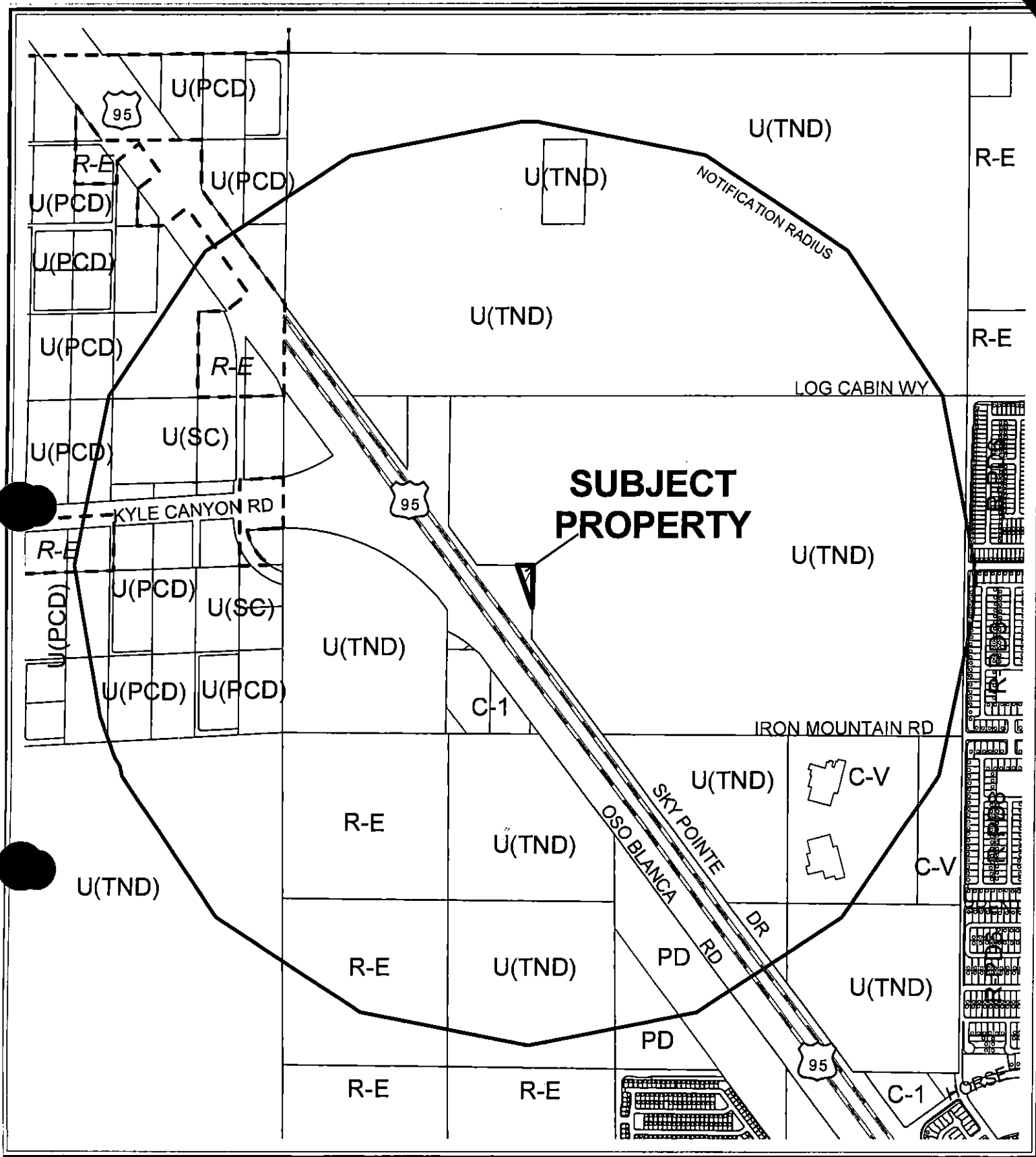
TRUESEL - Motion to TABLE Item 19 [GPA-16426], Item 20 [ZON-16469], Item 21 [VAR-16470], Item 22 [VAR-16471] and Item 23 [SDR-16472] - UNANIMOUS

MINUTES:

See Item 19 for related discussion.

(6:24 – 6:28)

1-710



CASE: SDR-16472

RADIUS: 3500 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONING [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) ZONING [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 600 1200 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - SDR-16472 - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC**

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

1. Conformance to the conditions for General Plan Amendment (GPA-16426), Rezoning (ZON-16469), Variances (VAR-16470 and VAR-16471), and Site Development Plan Review (SDR-16472), 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 09/01/06, except as amended by conditions herein.
4. A Waiver from perimeter landscape buffer requirements is hereby approved, to allow no perimeter landscape buffer along a portion of the north property line and to allow a perimeter landscape buffer width of five feet in the side yard area where eight feet is the minimum required.
5. A Waiver from parking lot landscape requirements is hereby approved, to allow no landscape fingers where one landscape finger is the minimum required.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan; the applicant shall add an additional five trees, minimum 24-inch box size throughout the development.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

NG

SDR-16472 - Conditions Page Two
January 25, 2007 - Planning Commission Meeting

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. The proposed driveway accessing Sky Pointe Drive through the adjacent property to the east (Assessor's Parcel Number 125-06-002-009) shall be designed, located, and constructed in accordance with Standard Drawing #222a and shall be approved by the Nevada Department of Transportation.
15. Coordinate with the Collection Systems Planning Section of Public Works to determine appropriate public sewer paths to service this site prior to the submittal of any construction drawings or the issuance of any permits, whichever may occur first. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Site development to comply with all applicable conditions of approval for ZON-16469 and all other site-related actions.

SDR-16472 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposed development calls for a 7,500 square-foot, two-story office building on an irregular shaped parcel. The project also includes a 200,000 gallon water tank near the south side of the building. Landscape waivers have been requested and conditions of approval have been added regarding landscaping deficiencies. Parking and setbacks do not meet requirements and Variances have been requested. Access to the property is provided by an easement through the adjacent property to the east. Due to the several deviations from requirements denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/19/06	Companion items for a General Plan Amendment (GPA-16426), a Rezoning (ZON-16469), and two Variances (VAR-16470 and VAR-16471) were held in abeyance to allow the applicant to work with the adjacent property owners regarding access.
01/25/07	Companion items for a General Plan Amendment (GPA-16426), a Rezoning (ZON-16469), and two Variances (VAR-16470 and VAR-16471) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this item.	
<i>Pre-Application Meeting</i>	
08/16/06	A pre-application meeting was held. Development Standards for the site were noted, including setbacks, parking requirements, and landscape standards. The applicant stated that the parking design was per fire's request.
<i>Neighborhood Meeting</i>	
09/26/06	A neighborhood meeting was held at Cadwallader Middle School, 7775 Elkhorn Road, Las Vegas, Nevada. In attendance were the applicant and a member of staff. No members of the public attended.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.49
Net Acres	0.46

SDR-16472 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation]
North	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
South	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
East	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Land Use Designation]
West	US-95 right-of-way	US-95 right-of-way	US-95 right-of-way

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following standards apply:

Standards	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	20,038 SF	N/A
Min. Lot Width	100 Feet	127 Feet	Y
Min. Setbacks			
• Front	20 Feet	85 Feet	Y
• Side	10 Feet	5 Feet	N
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	100 Feet	Y

NG

SDR-16472 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	50 %	37 %	Y
Max. Building Height	N/A	2 Stories / 35 Feet	Y
Trash Enclosure	50 Feet from Protected Property	There are no protected properties adjacent to this site.	Y
Mech. Equipment	Screened	Screened	Y

Residential Adjacency Standards

Residential Adjacency Standards do not apply to the subject property as there are currently not any residentially used/zoned parcels adjacent to the site.

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
U (Undeveloped) Zone [SC (Service Commercial) Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation]	N/A	N/A	C-1 (Limited Commercial)	N/A	SC (Service Commercial)	N/A

Landscaping and Open Space Standards

<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	3 Trees	1 Tree	N
Buffer: Min. Trees	1 Tree/20 Linear Feet	28 Trees	19 Trees	N
TOTAL		31 Trees	26 Trees	N
Min. Zone Width	8 Feet		Zero Feet	N
Wall Height	8 Feet		8 Feet	Y

SDR-16472 - Staff Report Page Four
January 25, 2007 - 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	
Office	7,500 SF	1:300	25	1	15	1	N
SubTotal			25	1	15	1	N
TOTAL			25		15		N
Percent Deviation					This is a 40 % deviation from standards.		

Waivers		
Request	Requirement	Staff Recommendation
Landscape Buffer Width	8 Feet	Y
Required Number of Trees	31 Trees	N
Parking lot landscaping	One landscaped finger every six spaces	Y

ANALYSIS

The proposed development includes a 7,500 square-foot office building situated near the center of a triangular lot. As designed the project requires several deviations from standards, including landscape waivers for the perimeter buffer width and landscape fingers in the parking lot area. The applicant was also seeking a waiver from the required number of trees; however, a condition of approval has been added requiring the applicant to provide the proper number of trees throughout the development. Additionally, two Variances (VAR-16470 & VAR-16471) have been requested for setback requirements and parking respectively. These deviations from standards indicate that the applicant is intending to overbuild the site. While this is a difficult parcel to work with given the irregular shape and access requirements a smaller building would permit the site to meet the majority of, if not all Code requirements.

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-16472 - Staff Report Page Five
January 25, 2007 - Planning Commission Meeting

Currently, there is no development in the immediate area; the nearest development is approximately a half mile from the subject property. The surrounding area is proposed to be in the Kyle Canyon Master Planned Community and land-use categories have not been determined for the area at this time. It is noted that the site is along the US-95 corridor and a commercial use is appropriate; however, a design that meets Code requirements is sought. Denial of this request 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 several deviations from standards as designed. The project requires waivers of the perimeter landscape buffer and parking lot landscaping requirements. Variances are required for setback and parking deficiencies. Due to these deviations denial of this request is recommended.

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

Access to this site is provided for by an easement through the adjacent property to the east. This gives the site access to Sky Pointe Drive. The easement was originally through the Bureau of Land Management and is now agreed to by the developers of the Kyle Canyon Master Planned Community. Site access will not negatively affect adjacent roadways, but will have an affect on the adjacent parcel that the easement is through.

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

Building and landscape materials are 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 for the office building are not unsightly or obnoxious in appearance. It is noted that in order to meet the City of Las Vegas Fire Departments requirements a 200,000 gallon above ground water tank is required on the property. This could create a potentially aesthetically unpleasing environment. Additional landscaping is being required on the property and should be used to provide additional screening of the water tank from adjacent property while still allowing the tank to be functional.

SDR-16472 - Staff Report Page Six
January 25, 2007 - Planning Commission Meeting

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

The proposed development will not compromise the public health or the general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 37 [Mailed with GPA-16426, ZON-16469, VAR-16470 & VAR-16471]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16472** APN: 125-06-002-008

Name of Property Owner: Asian Development LLC

Name of Applicant: Asian Development LLC

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

Yes

✓ No

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

City Official: _____

Partner(s): _____

APN: _____

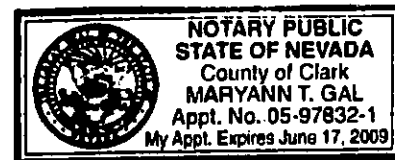
Signature of Property Owner: _____

Print Name: BARRY BOOKSBY

Subscribed and sworn before me

This 31st day of August, 20 06

Margaret T. Gal
Notary Public in and for said County and State



N.D.O.T.
RIGHT OF WAY

VACANT
U(TND)

VACANT
U(TND)

VACANT
U(TND)

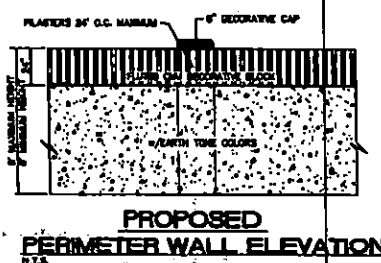
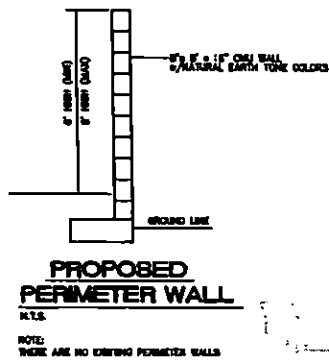
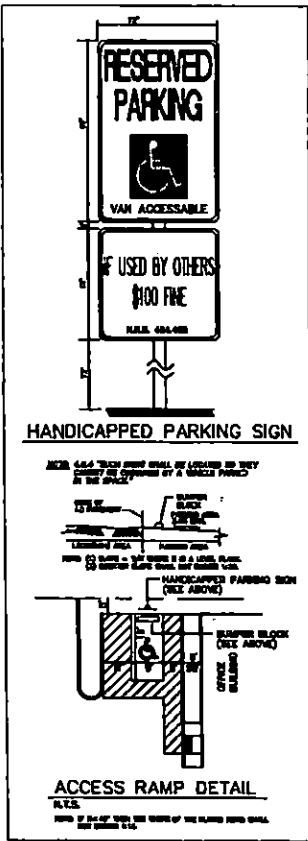
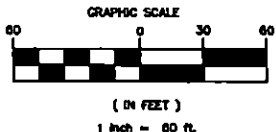
SKY
POINTE
ROAD

PROP. ABOVE GROUND
FIRE WATER STORAGE TANK
(20,000 GALLON WATER TANK
24" HIGH x 40" DIAMETER)
GRAVEL TANK - 24,735 G.P.
GRAVEL BASE w/STEEL RINGS
MANUFACTURED BY TIGER TANKS
1-888-818-3887
www.tigertanks.com
CONTACT: JERRY PALMER
861-834-1110

INSTALL 1,000 GALLON
SEPTIC TANK
INSTALL 4000W PRECAST
MODEL D-3 DISTRIBUTION BOX

INSTALL 12" WIDE x 37.5' LONG
LEACH FIELD w/18 CHAMBERS
@ 3" WIDE x 8.25' LONG
TOTAL LEACH SIZE = 337.5 S.F.

N.D.O.T.
RIGHT OF WAY



GENERAL SITE INFORMATION

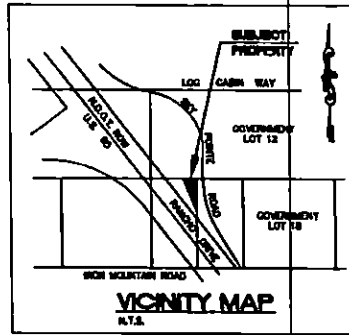
ASSESSOR PARCEL NO. 125-06-002-008
GROSS AREA : 0.46 ACRES (20,038 S.F.)
NET AREA : 0.46 ACRES (20,038 S.F.)
FRONT STREET SETBACK : MINIMUM 20' PROVIDED 54'
SIDE SETBACK : MINIMUM 10' PROVIDED 5'
REAR SETBACK : MINIMUM 20' PROVIDED 181'
CORNER SIDE SETBACK : MINIMUM 15' PROVIDED 15'
BUILDING HEIGHT : 35' MAXIMUM

PROJECT SUMMARY

TOTAL OFFICE	PARKING
BUILDING (1ST FLOOR) = 3,750 S.F.	HANDICAP SPACES REQUIRED: 1 SPACES
BUILDING (2ND FLOOR) = 3,750 S.F.	HANDICAP SPACES PROVIDED: 1 SPACES
TOTAL S.F. = 7,500 S.F.	TOTAL SPACES REQUIRED: 25 SPACES
	TOTAL SPACES PROVIDED: 15 SPACES
	PARKING RATIO: 1 PER 500 S.F.

OWNER INFORMATION

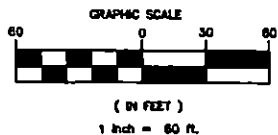
ASIAN DEVELOPMENT, L.L.C.
P.O. BOX 33130
LAS VEGAS, NEVADA 89133
CONTACT: DAVID GRAMMETT
TEL: (702) 656-8825
FAX: (702) 656-0635



Consisting Civil Engineers, Inc. 2110 S. Main Ave., Ste. 100, Las Vegas, NV 89102 TEL: (702) 656-8825 FAX: (702) 656-0635	SCALE: HORIZONTAL 1" = 60'	N.T.S.	PROJECT NUMBER 2106.009
	LDID. P.O. BOX 33130 LAS VEGAS, NEVADA 89133 TEL: (702) 656-8825 FAX: (702) 656-0635	DRAWN BY V.A.	CHECKED BY V.A.
SITE PLAN COMMERCIAL OFFICE BUILDING	KYLE CANYON	SKY POINTE ROAD & U.S. 95	SHEET C-1 1 of 1

SEP 01 2006

SDR-16472
01/25/07 PC



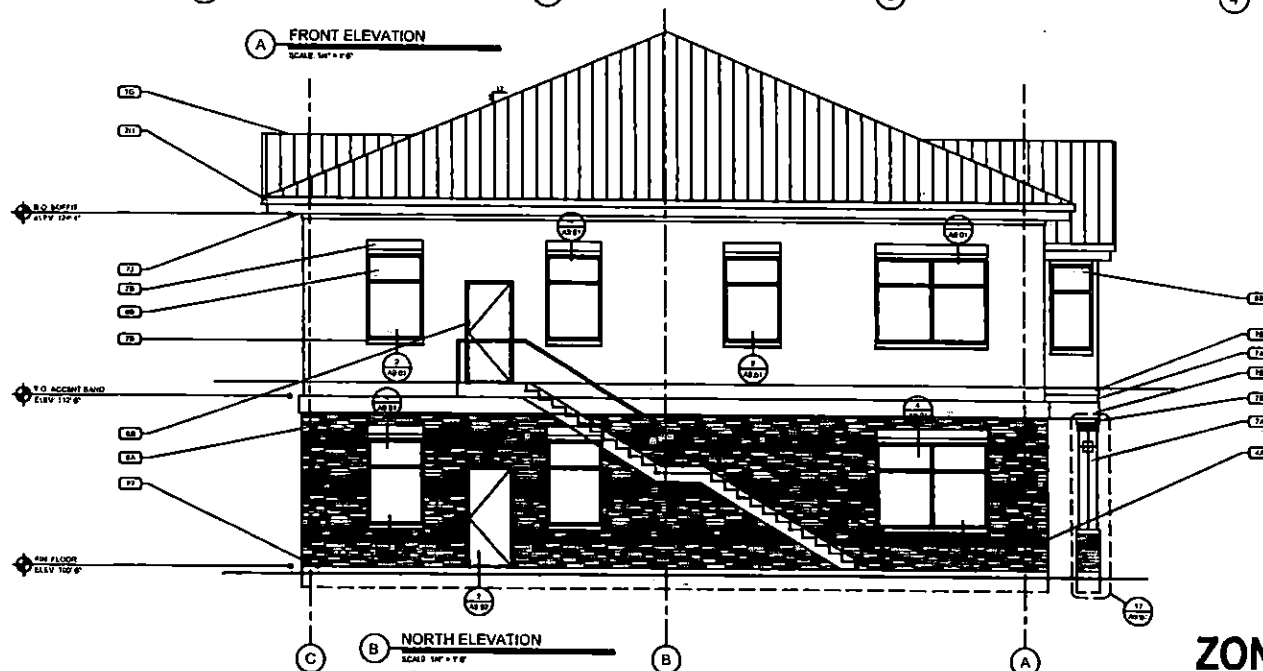
~~SEP 01 2006~~

SDR-16472
01/25/07 PC

SHEET 1	LANDSCAPE PLAN COMMERCIAL OFFICE BUILDING	TITLE KYLE CANYON	OWNER SKY POINTE ROAD & U.S. 95	DATE 4-23-2008	SCALE 1" = 60'	PROJECT NUMBER 2106.009	SHEET 1	TOTAL 1



(A) FRONT ELEVATION
SCALE 1/4" = 1'-0"



(B) NORTH ELEVATION
SCALE 1/4" = 1'-0"

KEYED NOTES

- SECTION 1: MATERIALS
- (A) CULTURED STONE VENEER MASONRY
- SECTION 2: ROOFING & MOISTURE PROTECTION
- (1) 2" RIPS
- (2) 4" RIPS
- SECTION 3: DOORS & WINDOWS
- (A) SCHEDULED DOOR & FRAME
- (B) SCHEDULED WINDOW SYSTEM
- (C) SCHEDULED STOREFRONT GLAZING SYSTEM

REVISIONS

KYLE ARCHITECTURE
300 SOUTH 10TH EAST
SALT LAKE CITY, UTAH 84119
Phone: (801) 475-0800
Fax: (801) 475-0800
WWW: KYLEARCH.COM

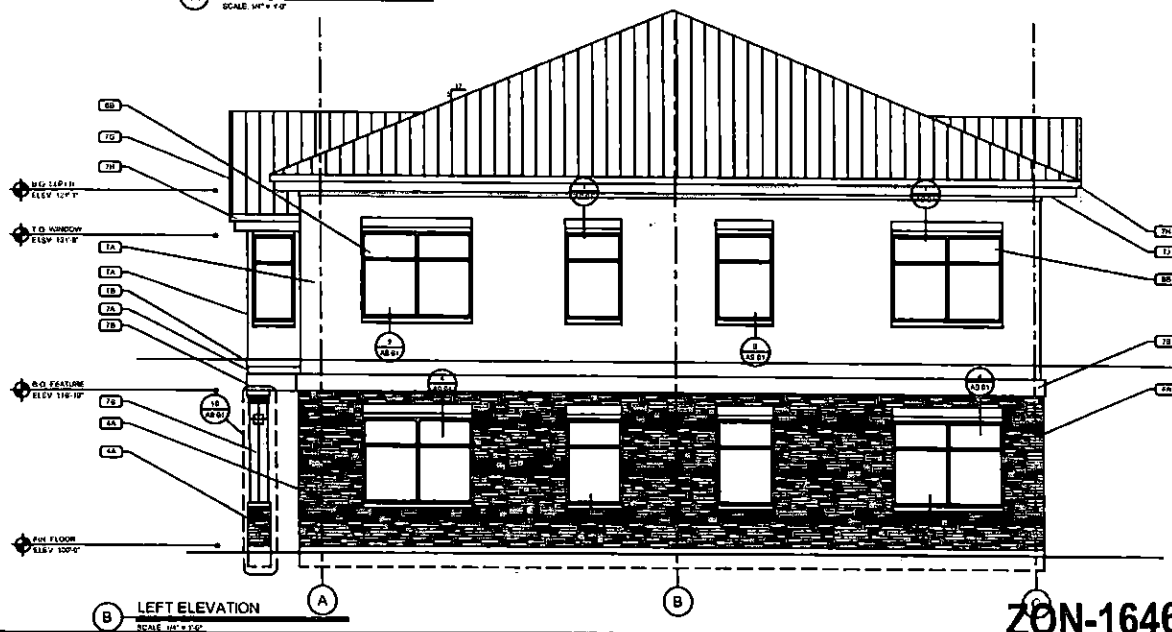
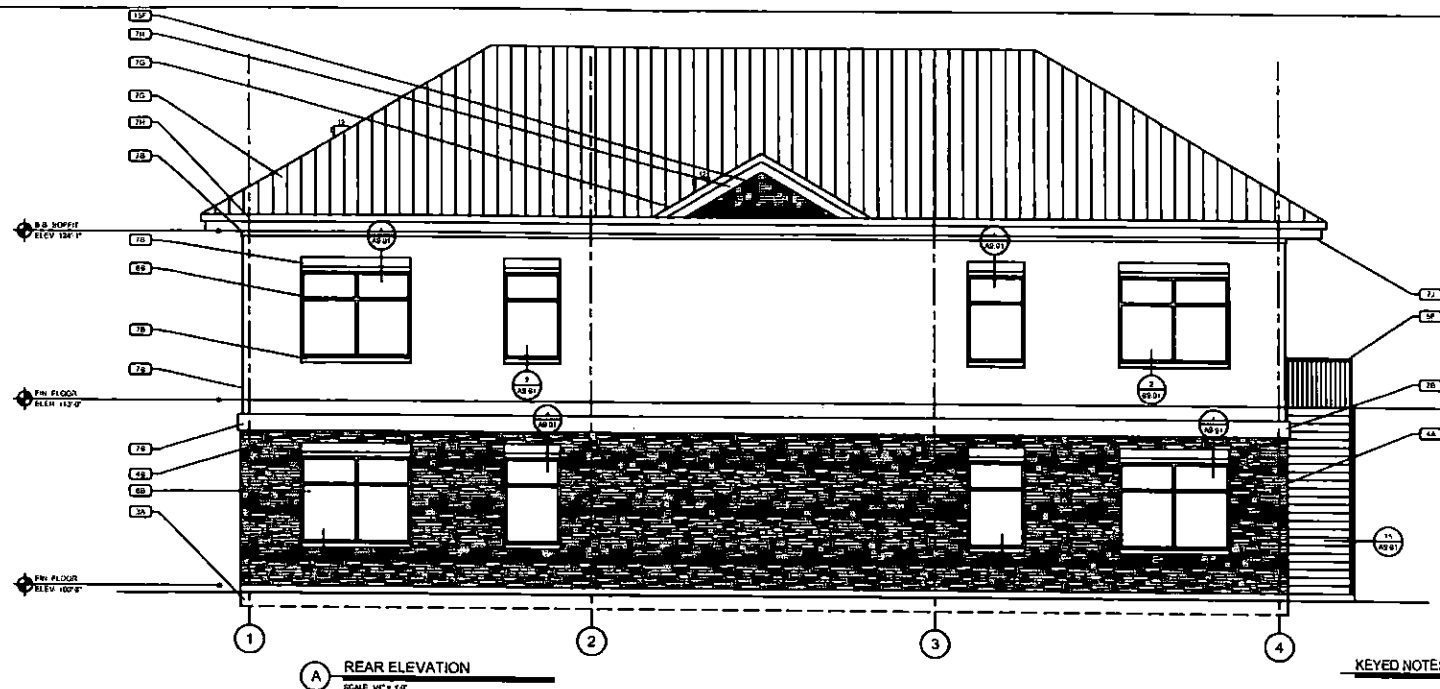
KYLE CANYON OFFICE
LAS VEGAS, NEVADA
Construction Documents

Rev: 01/25/07
Date: 01/25/07
By: J. J. J. J.
Check: J. J. J. J.
Scale: AS SHOWN
Sheet: A2.01

SEP 01 2005

A2.01

ZON-16469 VAR-16470
VAR-16471 SDR-16472
01/25/07 PC



KEYED NOTES

- DIVISION 1 - ROOFING
 - 1. REINFORCED CONCRETE FOOTING - RE STRUCTURE
- DIVISION 2 - EXTERIOR WALLS
 - 2. CULTURES STONE VENEER MANSION
- DIVISION 3 - METALS
 - 3. STEEL RAILINGS GUARDRAIL, PAINTED
- DIVISION 4 - THERMAL & LIGHTING PROTECTION
 - 4. 2" X 8" S
 - 5. 2" X 8" S
 - 6. SHEDDING SLANT ROOF
 - 7. PIG ARMING & MTL. EACH TO MATCH ROOF
 - 8. ONE RAINWATER DRAIN SLIP FIT TO MATCH ARMING
- DIVISION 5 - DOORS & WINDOWS
 - 9. SCHEDULE 5 WINDOW SYSTEM
- DIVISION 6 - MECHANICAL
 - 10. AIR CONDITION

REVISIONS

VCBO ARCHITECTURE
404 SOUTH MAIN STREET
SUITE 1000, CITY OF LAS VEGAS, NV 89101
Phone: 702.735.8600
Fax: 702.735.8600
WWW.VCBO.COM

KYLE CANYON OFFICE
LAS VEGAS, NEVADA

Construction Documents



SEP 01 2006

SEP 01 2006

SEP 01 2006

SEP 01 2006

SEP 01 2006

SEP 01 2006

SEP 01 2006

SEP 01 2006

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SEP 01 2006

SEP 01 2006

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ZON-16469 VAR-16470
VAR-16471 SDR-16472
01/25/07 PC

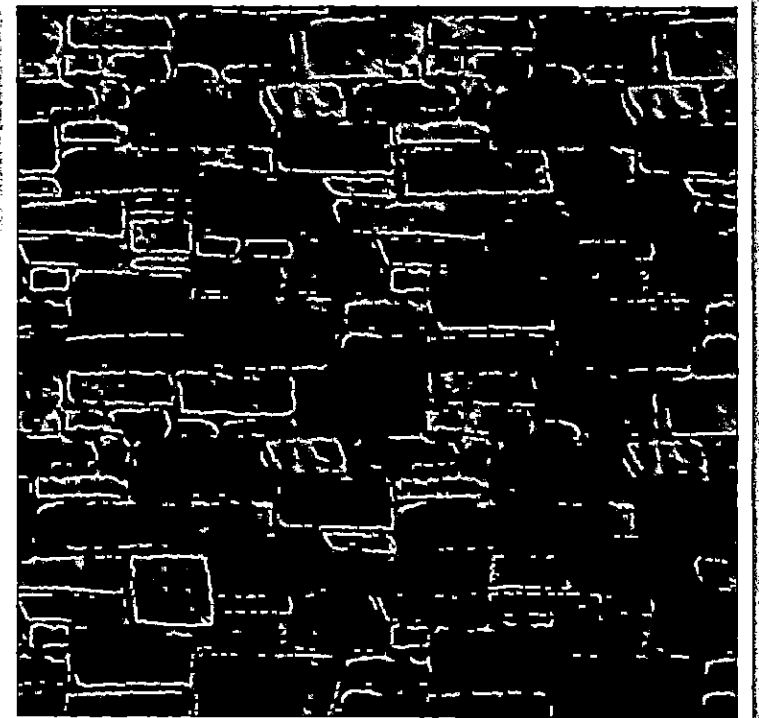
A2.02



EIFS



PRECAST CONCRETE TRIM



EXTERIOR MASONRY



ALUMINUM STOREFRONT



GLAZING



METAL PANEL ROOF

DECEIVED

SEP 01 2006

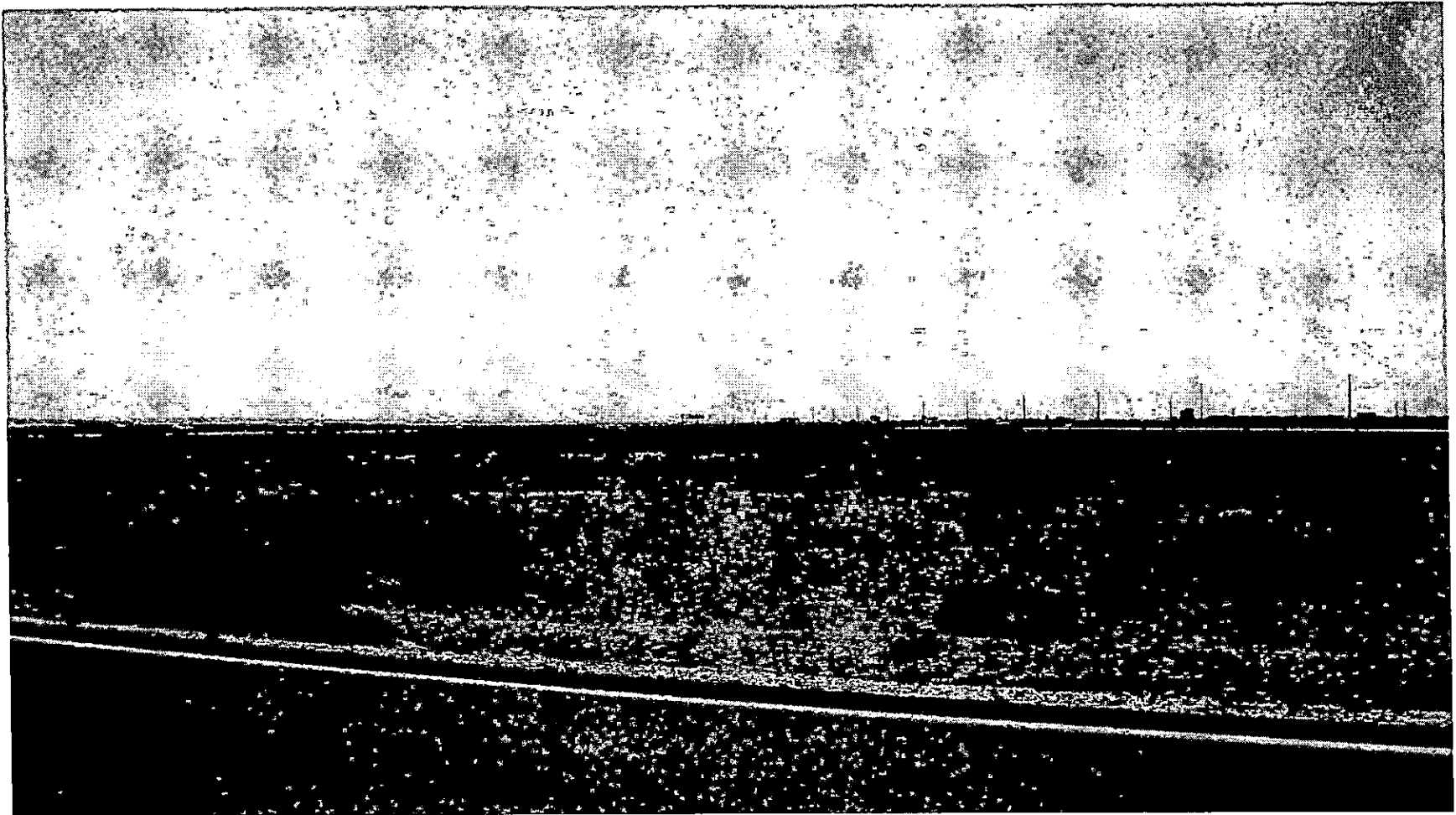
SDR-16472
01/25/07 PC

exterior finishes



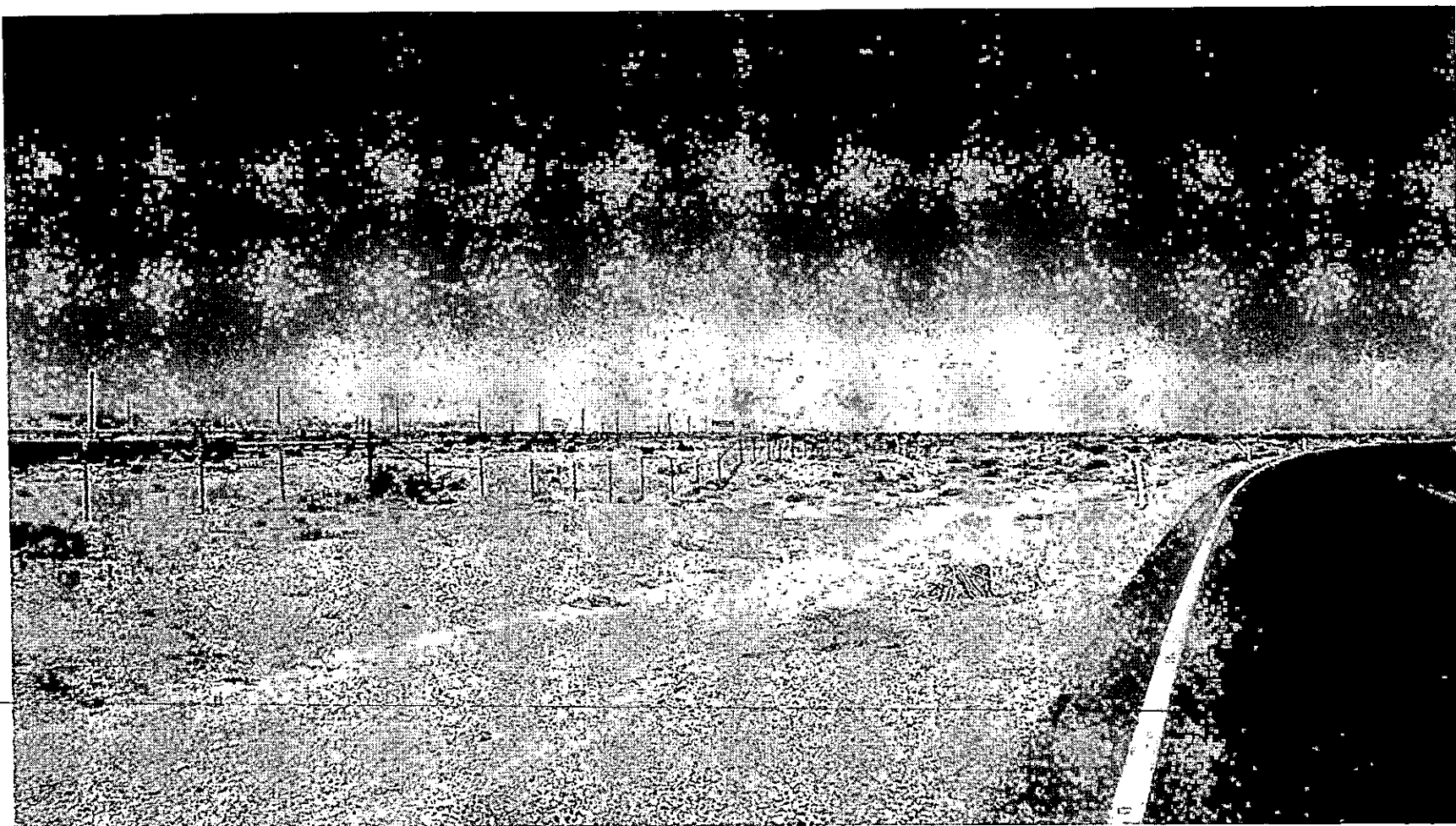
KYLE CANYON OFFICE
LAS VEGAS, NEVADA

SDR 16472				
Asian Development, LLC				
WS Sky Pointe, S of Kyle Canyon				
Proposed 7.5 thousand square foot office building.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	7.5	11.01	83
AM Peak Hour			1.55	12
PM Peak Hour			1.49	11
(heaviest 60 minutes)				
Existing traffic on all nearby streets: counts not available for Sky Pointe or Kyle Canyon in this vicinity				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Sky Pointe Drive	16200			
Kyle Canyon Road	16200			
This project will add approximately 83 trips per day on Sky Pointe and Kyle Canyon. Counts are not available for Sky Pointe or Kyle Canyon in this vicinity, but they are believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 11 additional cars into the area; which works out to about one every six minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



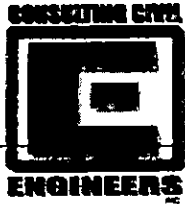
GPA-16426, ZON-16429, VAR-16470, VAR-16471 & SDR-16472 - APPLICANT/OWNER: ASIAN
DEVELOPMENT, LLC
WEST SIDE OF SKY POINTE DRIVE, APPROXIMATELY 640 FEET SOUTH OF KYLE CANYON
JANUARY 25, 2007 PLANNING COMMISSION

09/26/06



GPA-16426, ZON-16429, VAR-16470, VAR-16471 & SDR-16472 - APPLICANT/OWNER: ASIAN
DEVELOPMENT, LLC
WEST SIDE OF SKY POINTE DRIVE, APPROXIMATELY 640 FEET SOUTH OF KYLE CANYON
JANUARY 25, 2007 PLANNING COMMISSION

09/26/06



Consulting Civil Engineers, INC.

3111 S. Valley View Ste. T101 • Las Vegas, NV 89102
(702) 222-4747 • (702) 248-9421 Fax

Tuesday, August 29, 2006

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

RE: Justification Letter for
Site Development Plan Review for APN #125-06-002-008

To whom it may concern,

Please be advised that our office represents the applicant on the above referenced matter. This application is for a Site Development Plan Review of a proposed 7,500 square foot office building. The site is approximately 0.46 acres in size and triangular in shape located southeast of the intersection of U.S.-95 and Kyle Canyon Road.

The site is situated along the side of the Nevada Department of Transportation right-of-way to the west and Sky Pointe Drive to the east. There are two privately held parcels adjacent to the north and east sides of the site.

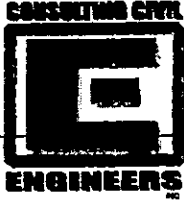
Access to the site is provided by an access drive easement from Sky Pointe Drive. The access easement was provided by BLM and is part of the sale of the adjacent site to the east. The access easement is 30 feet wide and is 20 feet south of the north property line. The parking lot is designed to provide a three point turn around for fire trucks.

The building is situated centrally on the property with the parking lot located on the north side of the site. There will be a well located at the northwest corner of the site, a water storage tank located on the south side of the office building and a leach field is located at the triangular point area on the south end of the site.

Due to the size of the parcel the building is set back 5 feet from the east property line and 10 feet from the west property line. Alternative layouts for the building have proven to be more detrimental to the project. As a result of the shape and the fire concerns, the parking spaces provided are the most possible without asking for additional variances and eliminating additional landscaping.

Additionally, to provide the most parking spaces possible, the landscape fingers and buffering landscaping have been removed.

SDR-16472
01/25/07 PC



Consulting Civil Engineers, INC.

3111 S. Valley View Ste. T101 • Las Vegas, NV 89102
(702) 222-4747 • (702) 248-9421 Fax

The building elevations consist of a stone and stucco exterior finish with accenting and a metal roof.

The building is planned to be used by the owners as corporate offices and few visitors are expected.

If you have any questions please feel free to contact me at 222-4747

Sincerely,

Victor Rodriguez

SDR-16472
01/25/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 25, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - ZON-17304 - REZONING - PUBLIC HEARING - APPLICANT: DAVID PAWL - OWNER: VP PROPERTIES, LLC, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 2.67 acres at 2020 through 2022 West Bonanza Road and 719 Clarkway Drive (APNs 139-28-301-020 and 029), Ward 5 (Weekly).

C.C.: 02/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	6
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Letters
6. Submitted after final agenda – Abeyance request by Brent Wilson for Items 24 and 25

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 26 [ZON-17248], Item 27 [SDR-17249], Item 31 [ZON-17693], Item 32 [SDR-17694], Item 35 [ZON-18196], Item 36 [SDR-17727], Item 54 [WVR-18085], Item 55 [SUP-18084] and Item 65 [SUP-18691] to 02/08/2007; Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] to 02/22/2007; Item 38 [GPA-18776] and Item 44 [GPA-19066] to 03/08/2007; TABLE Item 2 [SDR-15322], Item 33 [VAR-17732] and Item 34 [SDR-17730]; and WITHDRAW WITHOUT PREJUDICE Item 66 [SDR-18677] – UNANIMOUS

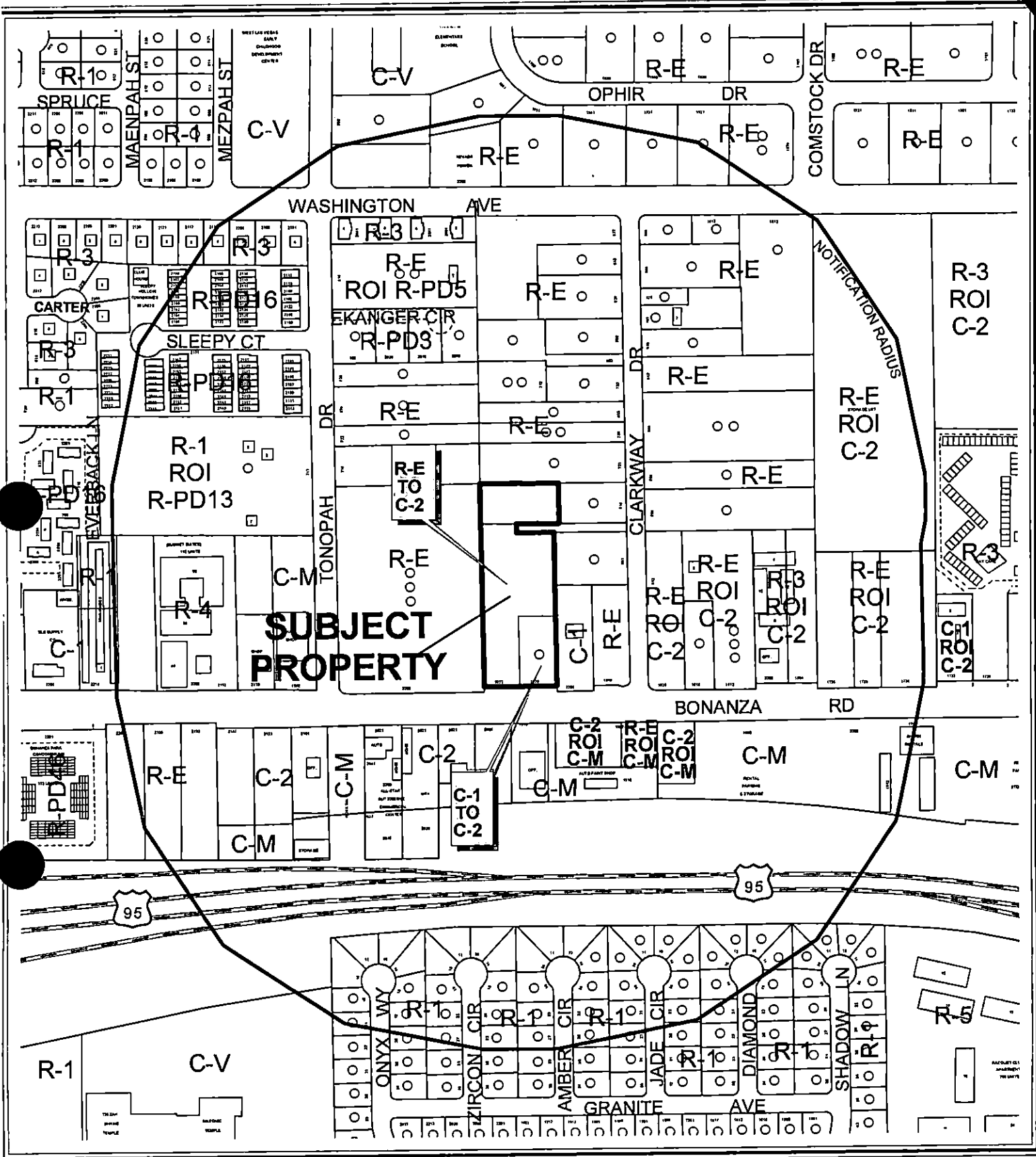
PLANNING COMMISSION MEETING OF JANUARY 25, 2007
Department of Planning and Development
Item 24 – ZON-17304

MINUTES:

Item 24 [ZON-17304], Item 25 [SDR-18676], Item 37 [VAR-18345], Item 60 [VAR-18984] and Item 61 [SDR-18693] were requested to be held in abeyance to the 02/22/2007 Planning Commission meeting.

(6:04 – 6:07)

1-66



CASE: **ZON-17304**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL)

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - ZON-17304 - APPLICANT: DAVID PAWL -
OWNER: VP PROPERTIES, LLC**

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

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

Public Works

2. Construct all incomplete half-street improvements on Bonanza Road and 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.
3. The City Surveyor recommends filing an Administrative Joining of the two parcels that comprise this site; alternatively provide a copy of a recorded Joint Access Agreement for the parcels that comprise this site prior to the issuance of any permits.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

ZON-17304 - Staff Report Page One
January 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a rezoning to a C-2 (General Commercial) District. The property currently consists of an office located on the portion of the property that is zoned C-1 (Limited Commercial) and a building and landscape material/lumber yard that is not permitted in the current zoning district but would be permitted in the requested C-2 (General Commercial) district.

The site contains several deviations from requirements. The property contains abundant trash that is not properly screened from public view, razor wire, and graffiti. These issues have been addressed with conditions of approval with the associated Site Development Plan Review. Additional problems with this site that cannot be resolved with conditions of approval have been turned over to Code Enforcement. It is noted that the office use is properly licensed; however, the building and landscape material/lumber yard is a separate use and does not have business licenses on file. Based on the several deviations from requirements denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/03/79	The City Council approved a rezoning request (Z-0053-79) from R-E (Residence Estates) to P-R (Professional Offices and Parking) and R-3 (Limited Multiple Residence) on the site. The Planning Commission had recommended approval. This action has expired.
12/05/80	The Board of Zoning Adjustment approved a Use Permit (U-0075-80) to allow a juvenile consulting center on the site.
10/05/88	The City Council approved a request for a variance (V-0096-88) to permit a homeless shelter on the site, where not permitted.
06/19/02	The City Council tabled a request for a Special Use Permit (U-0037-02) to allow a building and landscape material yard at this location. The Planning Commission and staff recommended denial of this request.
10/16/02	The City Council approved a request for a site development plan (Z-0067-02(1)) allowing the conversion of a 3,230 square foot existing single family residence into an office and a Rezoning (Z-0067-02) to C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
11/16/06	This item was held in abeyance at the request of the applicant in order to allow the applicant time to submit a Site Development Plan Review.
01/25/07	A companion Site Development Plan Review (SDR-18676) will be heard concurrently with this item.

ZON-17304 - Staff Report Page Two
January 25, 2007 - Planning Commission Meeting

Related Building Permits/Business Licenses	
05/29/97	A permit to construct a chain link fence around a well was issued. This permit expired on 11/29/97.
05/30/97	A permit to construct two 200 square-foot sheds was issued. This permit expired on 06/13/98.
11/12/97	A permit to construct a 640 square-foot shed was issued. This permit expired on 06/13/98.
06/25/01	A permit to construct a shed 20X20 was issued. This project was completed on 09/18/01.
06/10/02	A permit to re-roof a hen house/barn was issued. This permit expired on 12/07/02.
06/07/06	A Business License, category C 11 (Contractor), was issued for a concrete contracting company.
09/19/06	An application was made for a permit for a new garage. No permit has been issued.

Pre-Application Meeting	
09/21/06	A pre-application meeting was held. It was noted that the requested change would bring the site up to current requirements as the current use is non-conforming. A reversionary map would be required and it was stated that Bonanza is a Nevada Department of Transportation (NDOT) right-of-way.

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

Details of Application Request	
Site Area	
Net Acres	2.67

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office	MXU (Mixed-use)	R-E (Residence Estates)
	Outdoor Storage		C-1 (Limited Commercial)
North	Single-family Residential	MXU (Mixed-use)	R-E (Residence Estates)
South	Office Commercial Storage	LI/R (Light Industry/Research)	C-2 (General Commercial) under Resolution of Intent to C-M (Commercial/industrial)

NG

ZON-17304 - Staff Report Page Three
January 25, 2007 - Planning Commission Meeting

East	Commercial	MXU (Mixed-use)	R-E (Residence Estates) C-1 (Limited Commercial)
West	Single-family Residential	MXU (Mixed-use)	R-E (Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
West Las Vegas Plan	X		N
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (140-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

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-E (Residence Estates)	Two units per acre	N/A	C-2 (General Commercial)	N/A	MXU (Mixed Use)	Unlimited depending on the project
C-1 (Limited Commercial)						

ZON-17304 - Staff Report Page Four
January 25, 2007 - Planning Commission Meeting

ANALYSIS

The applicant is requesting a rezoning to a C-2 (General Commercial) District. This is in an effort to bring an illegal non-conforming use into conformance with requirements. A site inspection yielded that the site is currently operating as a building and landscape material/lumber yard. This use is not permitted in the current zoning district, but would be permitted in the requested C-2 (General Commercial) District. There are bricks, rocks, and other similar type materials located on and being distributed from the property. There are leftover pallets and dumpsters strewn throughout the site. These materials shall be located in an area that is screened from public view. Additionally, there are several temporary storage containers located on the property. Other problems on the site are graffiti on the dust control sign and razor wire on top of the walls. Conditions of approval shall be added requiring the removal of these materials.

The proposed development does not meet with the overall goals and objectives of the West Las Vegas Plan. Goal 2 of the West Las Vegas Plan is that mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation. Policy 2.1.2 states that; the development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development. The proposed development does not meet these criteria. Due to the high quantity of waivers the proposed project is not deemed to be of a high quality and with a lack of screening and intense nature of use within close proximity to residential development is not considered sensitive in use and design to surrounding development.

The site has a business license for a concrete contractors office located at 2020 West Bonanza Road. This is the property on which the office building is located and is currently zoned as a C-1 (Limited Commercial) District. The materials are being stored and distributed from the adjacent property 2022 West Bonanza Road. This property is currently zoned R-E (Residence Estates) and is not documented in the business license. It is noted that the original approval of this site to an office [Z-0067-02(1)] was for a dentist's office rather than the concrete contractor's office that is currently on site.

FINDINGS

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

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

ZON-17304 - Staff Report Page Five
January 25, 2007 - Planning Commission Meeting

The General Plan for this site is MXU (Mixed Use). The Mixed Use land use designation permits a variety of uses. The proposed C-2 (General Commercial) District is in conformance with the Mixed Use land use designation, however; the site requires waivers from several Code requirements. The site is currently being operated as a building and landscape material/lumber yard and although this application is intended to permit this use, the site requires waivers from several Code requirements. Therefore; the site does not meet with the intent of the General Plan.

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

The existing use on the property is a concrete contractor's office on the C-1 portion of the property. This use has a business license and a certificate of occupancy.

The use on the R-E portion of the property would not be compatible with the surrounding land uses and zoning districts. The use as currently operated is best described as a building and landscape material/lumber yard. This use is not compatible with the area as currently operated as Title 19.04 requires the outside storage to be screened from view of the adjacent properties and streets, which is not the current condition of the property.

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

The rezoning request is not due to growth or development factors in the community. The rezoning is requested as the current use on the site does not reflect the proper zoning district. The request is not supported as the site is out of compliance with several Code requirements and does not meet the conditions of the current use as a building and landscape material/lumber yard. The office portion would not require a rezoning to continue its operation as it is a permissible use in the C-1 (Limited Commercial) district.

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

Site access is provided from Bonanza Road a 100-foot Primary Arterial. This street is large enough to provide adequate access to and from the subject property.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

ASSEMBLY DISTRICT 6

NG

PROTESTS 6



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-17304** APN: 139-28-301-029

Name of Property Owner: David Pawl

Name of Applicant: David Pawl

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

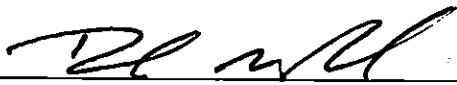
☒ No

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): _____

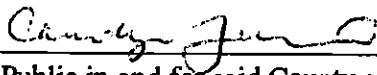
APN: _____

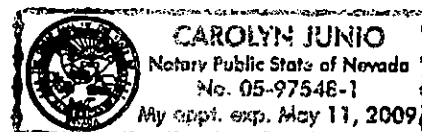
Signature of Property Owner: 

Print Name: David Pawl

Subscribed and sworn before me

This 28th day of September, 2006


Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-17304** APN: 139-28-301-020

Name of Property Owner: VP Properties LLC

Name of Applicant: David Pawl

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

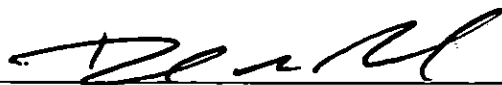
☒ No

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): _____

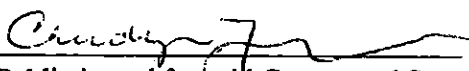
APN: _____

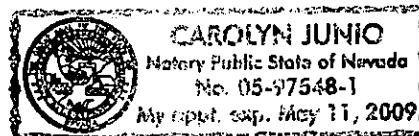
Signature of Property Owner: 

Print Name: David Pawl

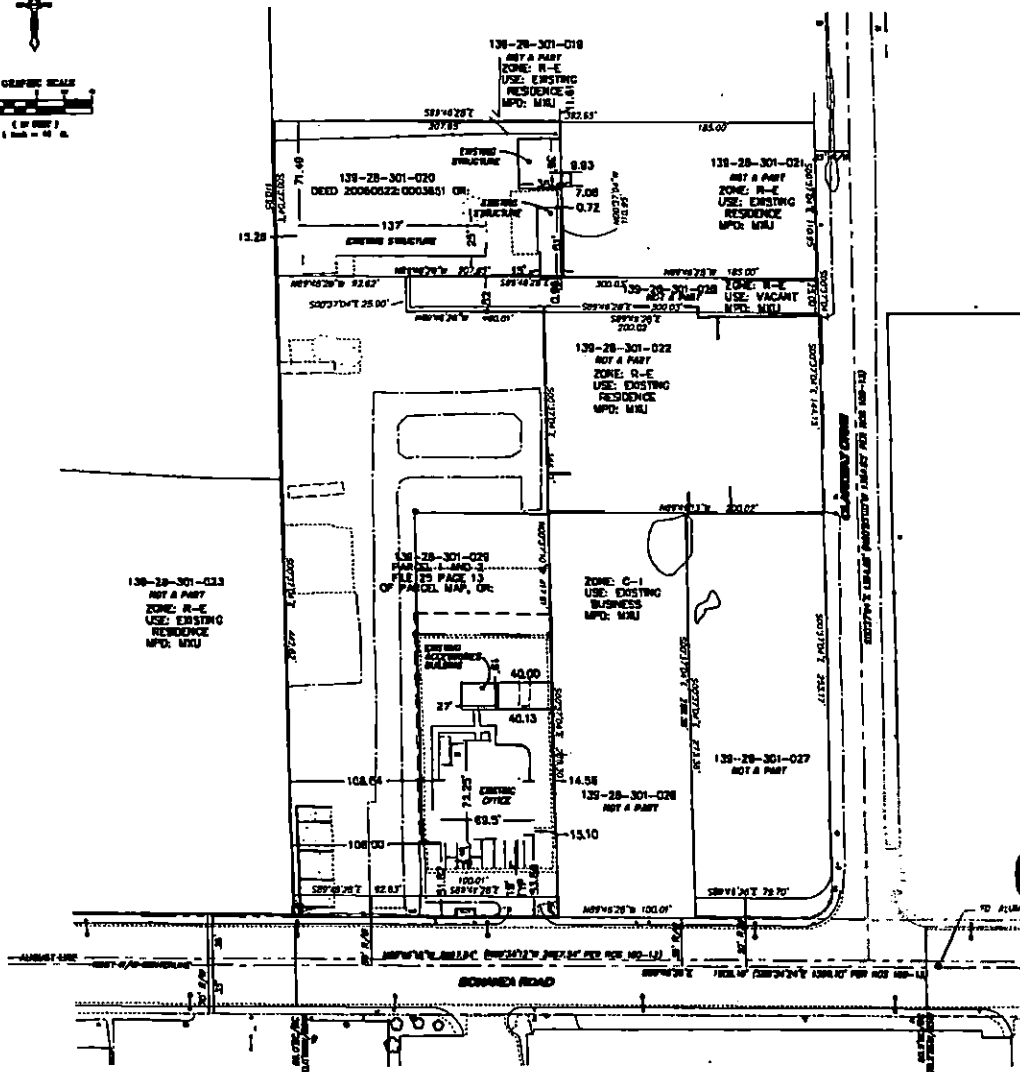
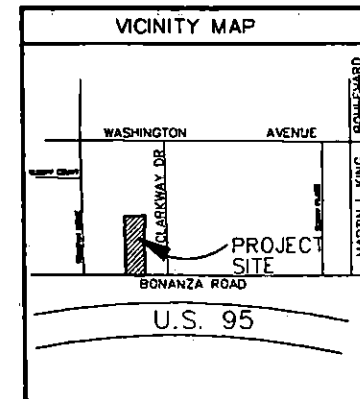
Subscribed and sworn before me

This 28th day of September, 2006


Notary Public in and for said County and State



APN: 139-28-301-020, 029



BASES OF MEASUREMENT
BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 21 EAST, S.W. 1/4, CITY OF LEE HOOK, CLARK COUNTY, ARKANSAS, AND LINE BEING SOUTHERN BOUNDARY EAST.

THIS DESCRIPTION DOES NOT CONSTITUTE A SURVEY OF LAND AS REQUIRED BY NEVADA REVISED STATUTES AND IS INTENDED FOR USE FOR A PARCEL OF LAND IN AN ANTICIPATED ZONING ACTION AND WAS COMPILED FROM CONSTRUCTIVE NOTICE DOCUMENTS WITHIN THE CUMULATIVE RECORD BOOK, CLARK COUNTY NEVADA RECORDS, CLARK COUNTY, NEVADA.

LEGEND

BOUNDARY SUBJECT PROPERTY
STREET CENTERLINE
EXISTING LOTLINE
PER SURVEY MONUMENTS AND NOTES
ACROSS PANE, LOCAL ELEVATION

ELIMINATION DATE

NOTES CAP RE COVER GUNNERS AND
HUMAN STAMPS WERE USED

STAFFS ARE NOT BEING PUBLISHED BY
THE NEW YORK PUBLIC LIBRARY

ZON-17304
REVISED
01/25/07 PC

SITE-DATA

REZONING APPLICATION:
 1.20-22-200-COZ-0
 2.22-200-000-000
 3.22-200-000-000
 4.22-200-000-000
 5.22-200-000-000
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 7.22-200-000-000
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W7EPLAN

FOR SOUTHWEST DESIGN

MICHAEL POWERS
7040 DIER AVENUE
NORTH LAS VEGAS, NV 89084
702-575-4431

NET 1
of 1

DECEMBER
OCT 20 2006

Brent Wilson
2112 Conchita Street
Las Vegas, Nevada 89108
Phone: (702) 595-5228
E-Mail: wilson.76@cox.net

October 3, 2006

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

RE: JUSTIFICATION FOR REZONING FROM C-1 AND R-E TO C-2
APN's: 139-28-301-020 & 029
Southwest Design

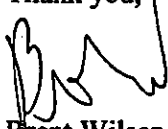
Dear Planning Staff,

The owner and managing member of the parcels listed above, Mr. David Pawl, is requesting a rezoning to C-2 on approximately 2.67 acres generally located at the northwest corner of Bonanza Road and Clarkway Drive within ward 5 of the City of Las Vegas. The intent of the proposed zone change is to allow a landscape material yard and outdoor storage in conjunction with the landscape design office which is currently being run on a portion of parcel 139-28-301-029. The applicant has recently purchased parcel 139-28-301-020 and would like to expand his existing operation into this area and the vacant portion of parcel 139-28-301-029, which is currently being used for parking vehicles. No buildings are being added to the existing development at this time.

The present R-E zoning on the parcels is no longer consistent with the progression of development that is occurring along the Bonanza Road corridor. This frontage is better suited for commercial and light industrial development than low density residential, which the un-built portion of the parcels are currently zoned to allow. C-2 zoning conforms to the MXU land use designation placed on this area of the City's redevelopment area, established in May of this year with GPA-9219.

The applicant feels that the proposed use and zone change are consistent and compatible with existing and future development in the area and would respectfully request a favorable recommendation from staff.

If you have any questions, comments, or concerns, please contact me at a number or address listed above.

Thank you,

Brent Wilson

ZON-17304
01/25/07 PC

November 11, 2006

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

Regarding: **ZON-17304**

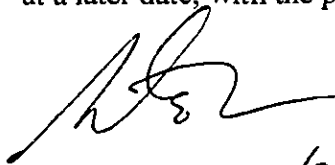
This letter is to voice an objection to the ZON-17304 application submitted by Mr. David Pawl, Owner: VP Properties, LLC. The following are several items that we feel have not been addressed with this application. In conjunction with these items, it is a mystery to us how this application was able to be placed on the Planning Commission's agenda both with respect to proper time required meetings not being met and the items of variances that are not addressed with this application.

1. It is a well known fact to the neighborhood that this property has been operating their business in a non-conforming use for at least the last two years without a granted permit from the city.
2. This application does not have a site development review as part of the application so as such we in the neighborhood are left without any factual information with respect to what the owners have planned with this property.
3. There are no applications for variances that have to do with set-backs, ground covering, fencing, etc. As a point in fact, this property is on the property line of four, we repeat, four residential properties. There is no indication how the owners intend to address this situation.
4. It is unfortunate, but the planner that is working with this property owner should have prevented this application from being placed on the Planning Commission's agenda, and by not preventing this, such actions scream with government malfeasance and corruption. We now are of the strong belief that the planner is trying to either "test the waters" and/or push this application through without the consideration and input of the neighboring residents.
5. We, the residents of this neighborhood, have been involved in the past months with the rezoning issues that Ahern Rentals had to participate in to eventually see their rezoning applications finally approved by both the Planning Commission and the City Council. We feel very strongly that these property owners, in this instant, should not be allowed to precede any differently than Ahern Rentals' application process had to follow. If this application procedure were allowed to proceed unabated, we are of the opinion that this would certainly demonstrate an unlawful action of extreme favoritism.

It is our understanding, from the phone conversation that we had with Debbie, a planner who returned our phone inquiry in this matter that was placed on November 6, 2006 at approximately 10:00 a.m and then again at approximately 4:00 p.m. and to whom we spoke, that day, at approximately 4:40 p.m when she returned the previous phone calls. Debbie explained that a GPA zoning application was not needed with this application since the area is already aligned as a mixed use district. She did say that a site plan "SDR" is required and that the planner that is working with the property owner, Nathan Goldberg, should not have placed this application on the Planning Commission's agenda.

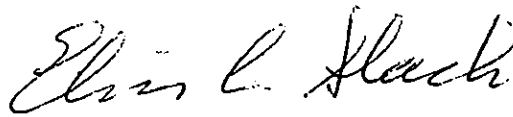
Debbie called back on November 7, 2006 at approximately 8:32 a.m. and said that her research indicated that the application does need a site development plan and that the planning department will be requesting that this application be tabled and that the application will not appear on the November 16, 2006 Planning Commission's agenda.

We, the undersigned, therefore strongly request that this application should be tabled for the November 16, 2006 Planning Commissioner's meeting and that we again be noticed, at a later date, with the proper applications.

 Tom DeMarco
651 Clarkway Dr. 648-9028

 Janet DeMarco
651 Clarkway Dr 648-9028

SHERREY TAYLOR
820 CLARKWAY DRIVE 636-6652

 Elsie L. Slack
708 Clarkway Drive 647-4855

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January 25, 2007

Mr. Nathan Goldberg
Planning and Development Department - Current Planning Division
City of Las Vegas Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101
Fax: (702) 385-7268

RE: REQUEST TO ABEY ZON-17304 AND SDR-18676
APN's: 139-28-301-020 & 029
Southwest Design

Dear Nathan,

The owner and managing member of the parcels listed above, Mr. David Pawl, is requesting abeyance of the above-mentioned items until the February 22, 2007 Planning Commission hearing in order to submit revised plans and act on other matters mentioned in the draft staff recommendations.

These items are currently numbers 24 and 25 on the January 25, 2007 Planning Commission agenda.

If you have any questions, comments, or concerns, please contact me at a number or address listed above.

Thank you,

Brent Wilson

Submitted after final agenda

Date 1/25/07 Item #24-25