

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT RELATED TO VAR-18299

SUP-18298 - PUBLIC HEARING - APPLICANT: GRITZ CAFÉ - OWNER: EXPERTISE SCHOOL OF BEAUTY LLC - Request for a Special Use Permit FOR A RESTAURANT LESS THAN 2,000 SQUARE FEET WITHOUT DRIVE-THROUGH on 0.99 acres at 1911 Stella Lake Street, Number 150 (APN 139-21-313-012), C-PB (Planned Business Park) Zone, Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

Motion made by LAWRENCE WEEKLY to Approve Subject to Conditions

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

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

Minutes:

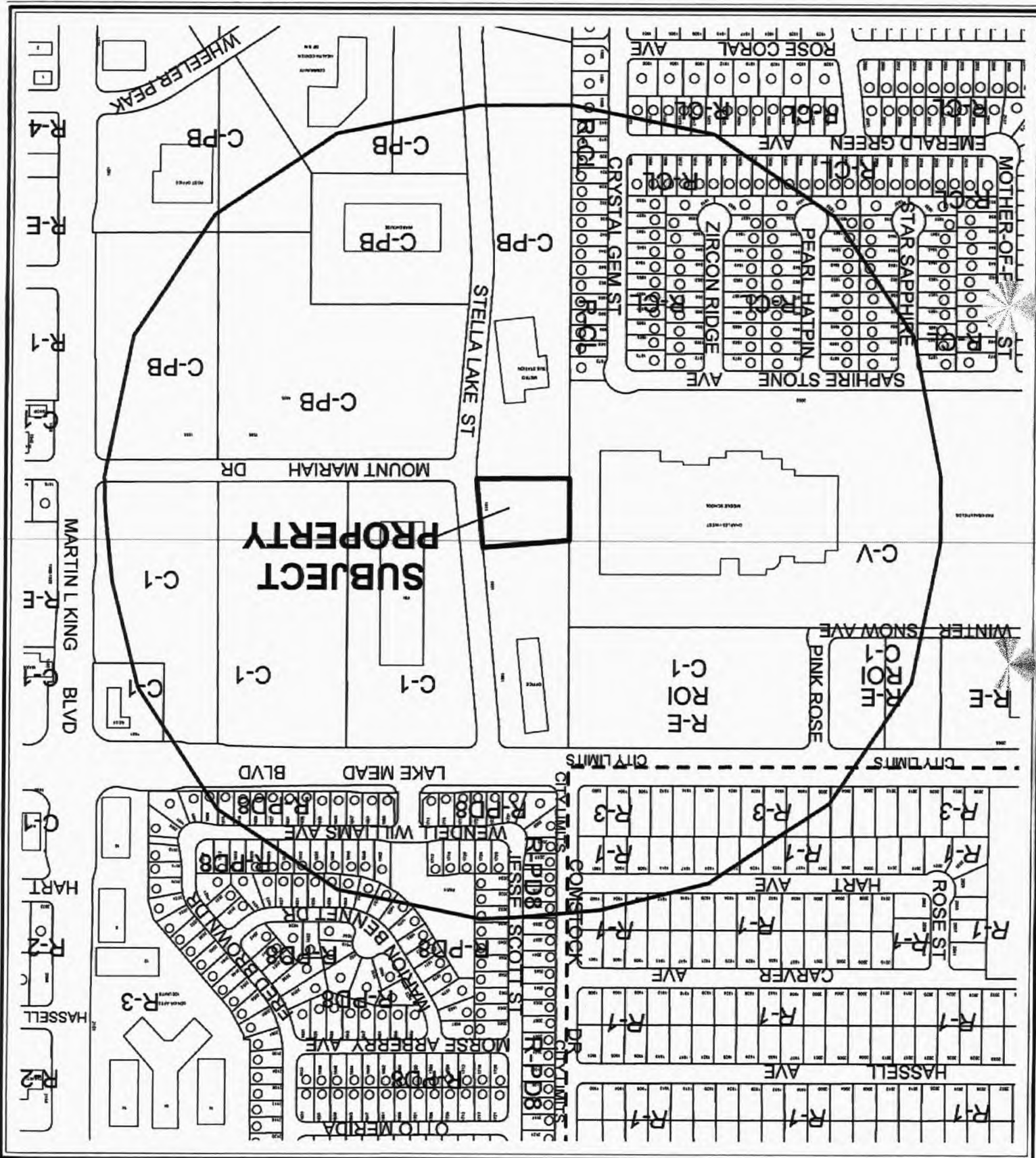
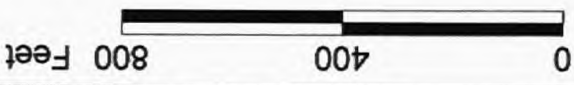
See Item 120 for related discussion.



ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

RADIUS: 1000 FT

CASE: SUP-18298



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-18298 - APPLICANT: GRITZ CAFÉ - OWNER:
EXPERTISE SCHOOL OF BEAUTY LLC**

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-136-94) and Site Development Plan Review (SDR-6140) if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a restaurant less than 2,000 square feet without drive-through on 0.99 acres at 1911 Stella Lake Street, Number 150. A related Variance (VAR-18299) will be considered concurrently.

Staff is unable to support this request because staff is recommending denial of the related variance (VAR-17299), which would allow a 17 % reduction in required parking.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/94	The City Council approved a rezoning of the subject property from R-E (Residence Estates) to C-PB (Planned Business Park). The Planning Commission and staff recommended approval.
04/20/05	The City Council approved a Site Development Plan Review (SDR-6140) for a 13,107 square foot cosmetology school and waivers of building setback and perimeter landscaping requirements on the subject site. The Planning Commission and staff recommended approval.
11/16/05	A building permit was issued for this site.
05/26/06	A business license was issued for the beauty school.
01/11/07	The Planning Commission recommended approval of companion item VAR-18299 concurrently with this application. The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #27/ar).
<i>Pre-Application Meeting</i>	
11/14/06	The requirements for a Special Use Permit and a Variance were explained.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application.

Details of Application Request	
Site Area	
Net Acres	0.99

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Business school (hair dressing)	LI/R (Light Industrial/Research)	C-PB (Planned Business Park)
North	Office/warehouse	LI/R (Light Industrial/Research)	C-PB (Planned Business Park)
South	Metro substation	PF (Public Facilities)	C-PB (Planned Business Park)
East	Undeveloped	LI/R (Light Industrial/Research)	C-1 (Limited Commercial)
West	Middle school	PF (Public Facilities)	C-V (Civic)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		
Las Vegas Enterprise Park	X		Y
West Las Vegas Plan	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	X		
Downtown Redevelopment Area	X		Y
Trails		X	
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

West Las Vegas Plan and Downtown Redevelopment Area

The subject site is located within the West Las Vegas Plan and the Downtown Redevelopment Area on the Southeast Sector Plan Map of the General Plan. These special overlay districts contain standards for redevelopment that are intended to stimulate revitalization of the City's historic urban core.

Las Vegas Enterprise Park

The Las Vegas Enterprise Park is intended as a mixed-use business development under the City's zoning standards. The standards provide for an area exclusively for and conducive to the development and protection of modern administrative facilities, research institutions, and specialized manufacturing operations. The essence of the business park is to provide for an aesthetically attractive working environment.

DEVELOPMENT STANDARDS

Standards	Required	Approved per SDR-6140	Compliance
Min. Lot Width	100 feet	173 feet	Y
Min. Setbacks			
• Front	20 feet	21 feet	Y
• Side	10 feet	7 feet	N*
• Corner	20 feet	NA	N/A
• Rear	15 feet	74 feet	Y
Max. Lot Coverage	50 %	33%	Y
Max. Building Height	NA	1 Stories / 20 feet	N/A
Trash Enclosure	Screened with roof	Screened with roof	Y

A reduction of this side setback was approved as a waiver within SDR-6140.

Standards	Required		Approved per Waiver within SDR-6140
	Ratio	Trees	
Parking Area	1 trees/6 spaces + 1/2 row ends	9 trees	5 trees
Buffer:	• 1 tree/20 linear feet (adjacent to ROW)	6 trees	5 trees
	• 1 tree/ 30 linear feet (adjacent to lot lines)	22 trees	13 trees
Min. zone width	15 feet (adjacent to ROW)/8 feet (sides)		15 feet/ 10 and 7 feet

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	
Business school (hair dressing)	10,725 sf	1 sp/staff; 1 sp/2 students	30				
Office	1,200 sf	1 sp/300 sf	4				
Restaurant – public areas	574 sf	1 sp/50 sf	11				
Restaurant - non-public areas	616 sf	1 sp/200 sf	3				
TOTAL			48	2	40	2	N
Percent Deviation					17 %		

ANALYSIS

The site plan illustrates a 13,107 square-foot building in the south portion of the 0.99-acre site. The previously approved Site Development Plan Review (SDR-6140) indicated that the cosmetology school would have 10,725 square feet and a parking requirement of 30 spaces, while the remaining 2,382 square feet of floor area would be used as office space and generate a parking requirement of eight spaces. Combined, the cosmetology school and office space had a parking requirement of 38 spaces, which was met by the 40 on-site spaces. The applicant now proposes to convert approximately half of the office space (1,190 square feet) to a restaurant. Per Title 19, a restaurant with less than 2,000 square feet is required to receive approval of a Special Use Permit when proposed for the C-PB (Planned Business Park) zoning district.

Additionally, when combined with the existing school and office, this new use creates a parking requirement of 48 spaces, which is not met by the 40 on-site spaces and has led the applicant to request a related parking variance (VAR-18299) to allow a 17 % reduction in required parking.

Parking for the development is shown along the north and west sides of the property. Access is provided by Stella Lake Street.

FINDINGS

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

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

In regard to "1": The use is not compatible with the area because of the shortage of planned parking.

In regard to "2": The subject site is not large enough for the proposed uses and necessary parking.

In regard to "3": The site will have access to Stella Lake Street. This street is adequate to serve the proposed uses. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

In regard to “4”: The proposed use will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

PLANNING COMMISSION ACTION

The Planning Commission considered limiting the hours to 7:00 a.m. to 3:00 p.m. Monday through Saturday.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 180 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18298** APN: 139-21-313-012

Name of Property Owner: Expertise LLC - Gwen Braimoh

Name of Applicant: Gritz Cafe - Trina Jiles

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: Gwen Braimoh

Print Name: Gwen Braimoh

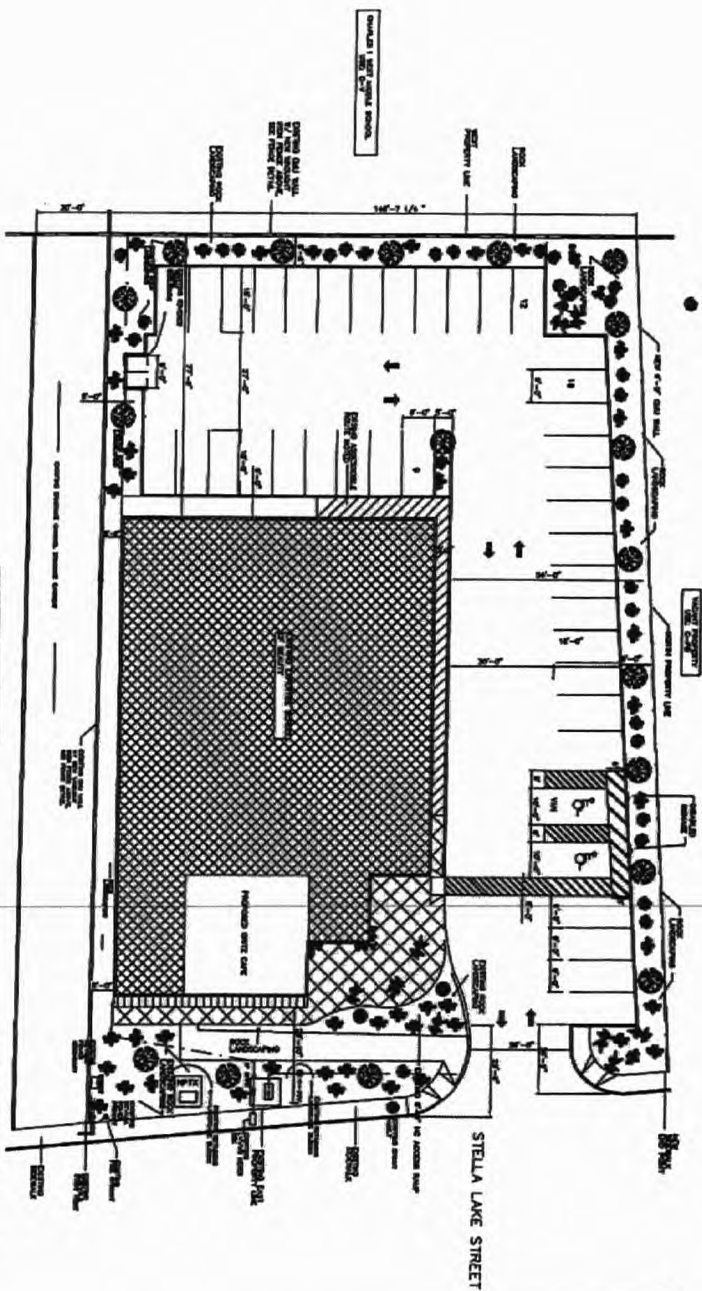
Subscribed and sworn before me

This 27th day of November, 2006

Konrad Zaetz
Notary Public in and for said County and State



11/27/2006

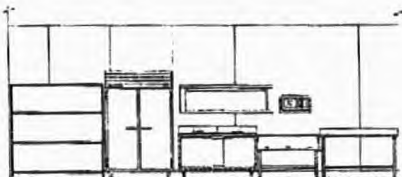


LANDSCAPE PLAN

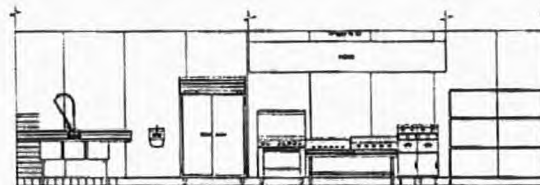
VAR-18299
SUP-18298
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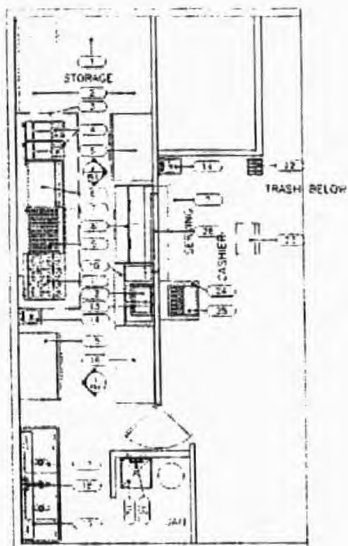
SHEET LS1.1	DATE 11/11/06 SCALE 1/8" = 1'-0"	PROJECT TENTATIVE IMPROVEMENT—GRITZ CAFE 1911 STELLA LAKE STREET LAS VEGAS, NEVADA	APN # 139-213-13-001	CONTRACTOR [Blank]	DESIGN CONSULTANT [Blank]	OWNER/CLIENT [Blank]
		SHEET TITLE LANDSCAPE PLAN				



KITCHEN INTERIOR ELEVATION - 2



KITCHEN INTERIOR ELEVATION - 1



KITCHEN FLOOR PLAN

EQUIPMENT SCHEDULE																
Item No.	Qty	Equipment Category	Manufacturer	Model Number	Amps	Volts	KW	HP	PHase	Refract	Plug	Refract	Cold Water	Hot Water	Hot Water	Refract
1	1	Shelving, wire	Logix Grids/Metal Masters	18702												
2	3	Shelving, wire	Logix Grids/Metal Masters	18722												
3	1	Hood, Exhaust	Cupola Ace													
4	2	Freezer, Reach-In	Zeon	SR420												
5	1	Freezer, Reach-In	Zeon	SR480	12.1	115		0.75	1	x	12					
6	1	Griddle, Gas	American Range	APR-136												
7	1	Sound Equipment	Ed-Once Tapes	EC-300												
8	1	Refrigerator, Sandwich/Salad Prep	Zeon	SR40-18	6.5	115		0.25	1	x	12					
9	1	Boiler, Under-Fired/Gas	American Range	WCR-20												
10	1	Table, Hot Food	Logix Grids/Metal Masters	CM1-200	12.5	208	2.3	1	x	22						
11	1	Range, Restaurant, 24"	American Range	APR-24												
12	1	Over, Microwave	Hamilton	100-100	14.2	120	1.7	1	x							
13	1	Grill, Microwave	Ed-Once Tapes	EC-18-24												
14	2	Gas, Hot, Hot Food	Zeon	SR-1830									0.5	0.3	23	1.5
15	1	Refrigerator, Reach-In	Zeon	SR480	8.4	115		0.38	1	x	12					
16	1	Table, Hot	Logix Grids/Metal Masters	120000												
17	1	Sink, 3 Compartments	MAJ	3-1824-180									0.5	0.3	28	1.5
18	1	Pre-Rinse Faucet, Wall Mount	T & S Brass	18-0133-B									0.5	0.3	40	1.5
19	1	Hot Rack, 1800 Mount	American Range	PS-1800												
20	1	Map Sm, Floor Mount	GOV	150-122-1-FM												
21	1	Facet, Unit	GOV	100450-2												
22	1	Condiment Rack	Combra	10050-110									0.5	0.3		
23	1	POS System	IBM	486												
24	1	Table, Hot	Logix Grids/Metal Masters	120000												
25	1	Hot Water	By Design													
26	1	Warmer, Food Counter	APR	400	10.5	120	1.3	1	x							

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VAR-18299
SUP-18298
01/11/07 PC

Project: _____
Date: 11-14-06
Sheet: FS.1

Notes:
*All items represented on this date
Las Vegas, NV

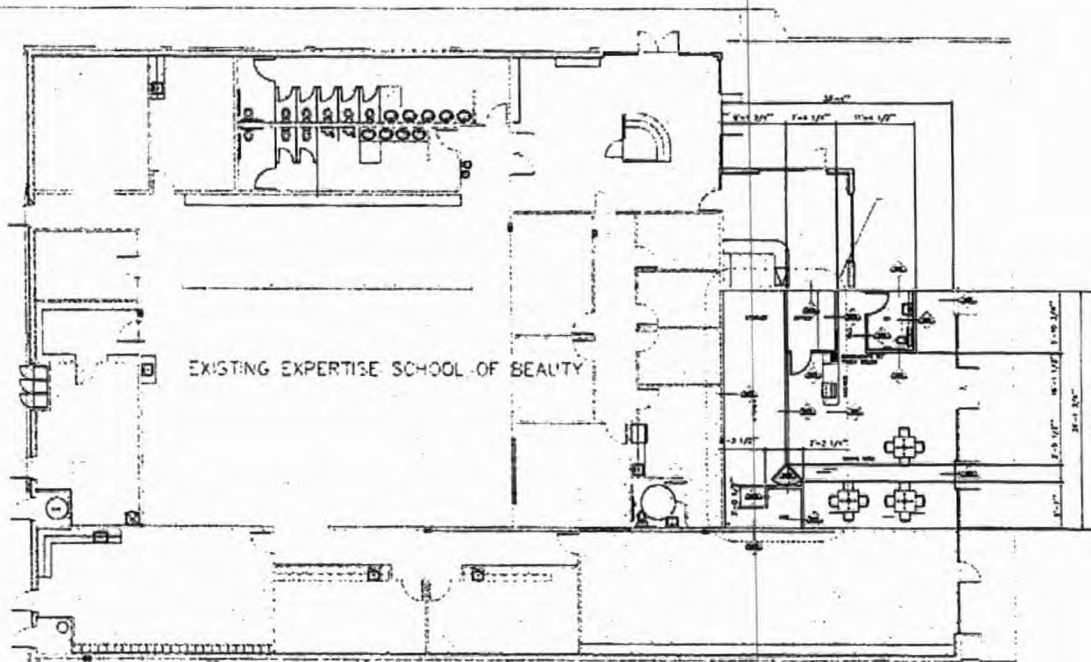
www.vegaskitchen.com

Ph: (702)382-6760
Fax: (702)382-7582

Clark County Bar & Restaurant Supply
1117 South Commerce St
Las Vegas, NV 89102

No. Revision/Status Date

Clark County Bar & Restaurant Supply



FLOOR PLAN

WALL TYPES	
1	CONCRETE WALL
2	1/2" GYPSUM BOARD
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NOTE
1. SEE REVISIONS LISTED IN REVISIONS
2. DIMENSIONS ARE SHOWN IN FEET AND INCHES

REVISIONS	
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HECO CONSTRUCTION
5350 CANYON STE. E
LAS VEGAS, NV 89155
LIC# 503770

CONTRACTOR

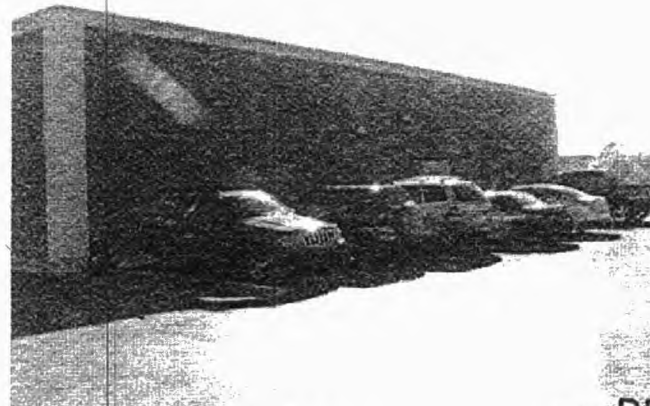
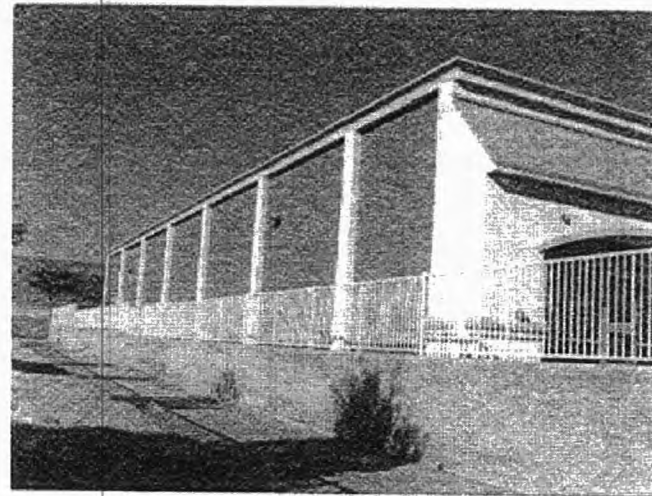
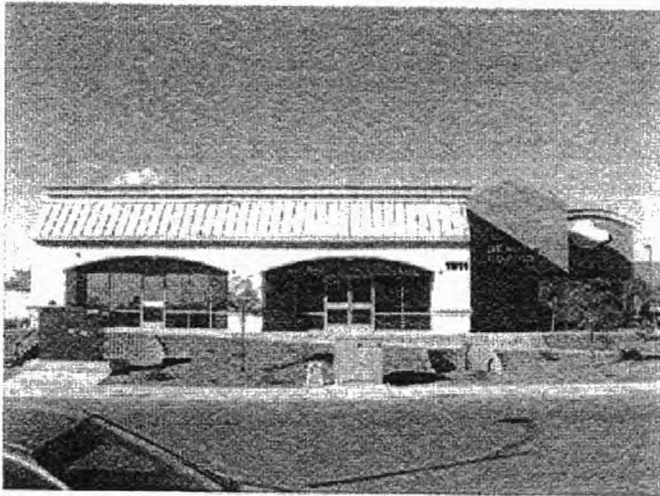
PROJECT
TENTATIVE IMPROVEMENT-GRITZ CAFE
1911 STELLA LAKE STREET
LAS VEGAS, NEVADA

DATE: 11/11/06
SCALE: AS SHOWN
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CHECKED BY: [Signature]

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VAR-18299
SUP-18298
01/11/07 PC

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VAR-18299
 SUP-18298
 01/11/07 PC

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PARKING VARIANCE PROPOSAL

<u>Existing Use</u>	<u>Floor Area</u>	<u>Ratio</u>	<u>Required</u>	<u>Provided</u>
Trade School	10,725 sq ft	1/staff ½ students	30 (2) HC	40 (2) HC
Office	2,382 sq ft	1/300	8	
Total	13,107 sq ft		38 (2) HC	40

<u>Proposed Use</u>	<u>Floor Area</u>	<u>Ratio</u>	<u>Required</u>	<u>Provided</u>
Trade School	10,725 sq ft	1/staff ½ students	30 (2) HC	40 (2) HC
Office	1192 sq ft	1/300	4	
Restaurant > 2000 sq ft w/o drive thru	1190 sq ft	1/50 seating 1/200 remaining 574 Sq Ft Dining Area	14	6
Total	13,107 sq ft			40

**VAR-18299
SUP-18298
01/11/07 PC**



VAR-18299 AND SUP-18298 - APPLICANT: GRITZ CAFÉ - OWNER: EXPERTISE SCHOOL OF BEAUTY
LLC
1911 STELLA LAKE STREET, NUMBER 150
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



VAR-18299 AND SUP-18298 - APPLICANT: GRITZ CAFÉ - OWNER: EXPERTISE SCHOOL OF BEAUTY
LLC
1911 STELLA LAKE STREET, NUMBER 150
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



**1911 Stella Lake #150
Las Vegas, NV 89106
702-279-9910**

Justification Letter

October 30, 2006

To Whom It May Concern:

Gritz Café is requesting a Special Use Permit to open a **restaurant, less than 2000 sq ft w/o a drive thru** at 1911 Stella Lake St. #150, Las Vegas, NV 89106. Title 19 requires a Special Use Permit for this type of use in a C-PB zoning district.

Title 19 also requires 14 parking spaces for this type of use. The existing building, Expertise School of Beauty, provided 40 spaces where 38 were required. The 1190 sq ft TI space was originally called a future office space. The parking for the TI space was provided at 1/300 ratio. The proposed restaurant use has a parking ratio of 1/50 (seating) and 1/200 (remaining). Six parking spaces are currently available for the restaurant. We are requesting a parking variance for 6 spaces, where 14 are required. (Please see attached chart)

Gritz Café will staff no more than three employees at a time and provide 12 seats. We have identified our target customers as the staff, students, and clients of Expertise School of Beauty, for whom parking has already been considered. Gritz Café will be nestled within a business park community. We have projected that the employees of the future FBI headquarters, located directly across the street, will most probably walk to our establishment or have their breakfast and lunches delivered. Our hours of operation, 7am - 3pm Monday thru Saturday, have been tailored to meet the needs of our target customers. We predict a large percentage of our business volume will come from deliveries to the local businesses, which are also within walking distance of our establishment.

Currently, there are no Cafés located within the Enterprise Business Park. With your approval, Gritz Café will provide fresh, healthy breakfast and lunch choices for our growing business community.

It is our humble request that the Mayor, City Counsel, and Planning Commission approve a Special Use Permit and Parking Space Variance for Gritz Café.

Sincerely,

Trina Jiles
Trina Jiles
CEO, Gritz Cafe

**VAR-18299
SUP-18298
01/11/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

VARIANCE

VAR-18312 - PUBLIC HEARING - APPLICANT: T-MOBILE USA, INC - OWNER: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL - Request for a Variance TO ALLOW A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN TO BE A MINIMUM 184 FEET FROM RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SETBACK OF 240 FEET on 1.75 acres adjacent to the south side of Alexander Road, approximately 650 feet east of Cimarron Road (APN 138-09-501-003), C-V (Civic) Zone, Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

20

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

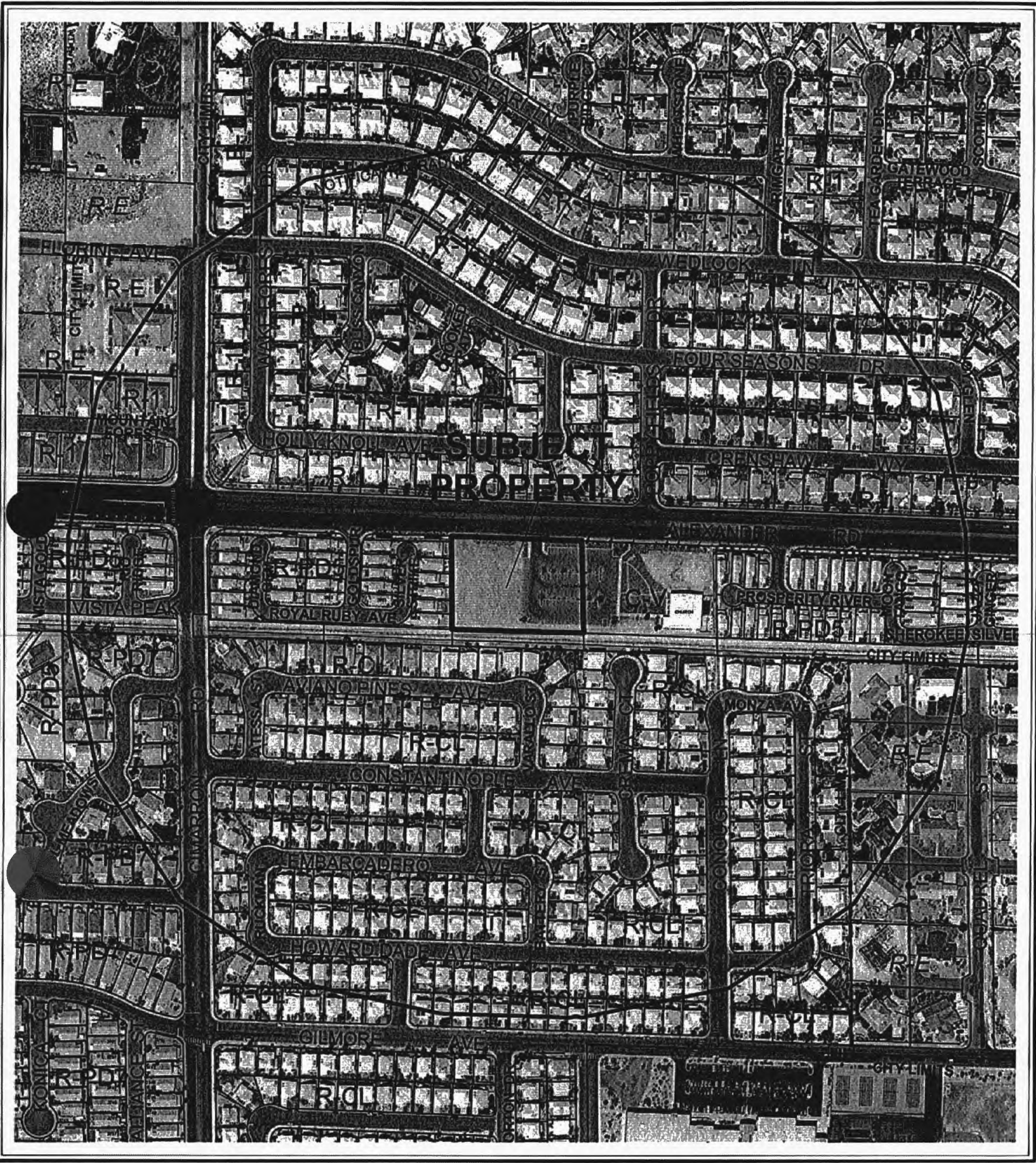
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised plans submitted 01-25-07
6. Backup referenced from the 01-11-07 Planning Commission Meeting Item 28

Motion made by GARY REESE to Hold in Abeyance Item 74 [SID 1490], Item 91 [GPA-16511], Item 92 [ZON-16519], Item 93 [VAR-16525], Item 94 [SDR-16522], Item 104 [VAR-17871], Item 105 [SDR-17312], Item 111 [SDR-15747], Item 130 [SUP-18266] and Item 131 [SUP-18279] to 2/21/2007; Item 122 [VAR-18312] and Item 123 [SUP-18314] to 3/7/2007; Item 112 [SDR-17298] to 4/4/2007; Item 106 [SUP-15442] to 6/20/2007

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

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



CASE: **VAR-18312**
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-18312 - APPLICANT: T-MOBILE USA, INC - OWNER:
INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL**

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-18314) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. The approval of the Variance is for a wireless communication facility, stealth design, to not exceed a height of 60 feet.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow a wireless communications facility, stealth design, to have a minimum residential adjacency of 184 feet from the rear property line where a 240-foot minimum setback is required.

A companion Special Use Permit has been filed with this application as the proposal does not meet the minimum conditions for a wireless communications facility, stealth design.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/15/95	The City Council approved a General Plan Amendment (GPA-41-95) from L (Low Density Residential) and ML (Medium-Low Density Residential) to PF (Public Facility). The application expired.
11/15/95	The City Council approved a Rezoning (Z-74-95) from N-U (Non-Urban) to C-V (Civic) This application expired November 15, 1996.
5/26/98	The City Council approved a General Plan Amendment (GPA-8-98) from L (Low Density Residential) to PF (Public Facility). Planning Commission and Staff recommended approval.
5/26/98	The City Council approved the request for a Rezoning (Z-20-98) on property located on the south side of Alexander Road, approximately 680 feet east of Cimarron Road from U (Undeveloped) Zone. Planning Commission and Staff recommended approval. Planning Commission and Staff recommended approval.
01/11/07	The Planning Commission recommended approval of companion item SUP-18314 concurrently with this application. The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #28/mh).
<i>Related Building Permits/Business Licenses</i>	
NA	NA
<i>Pre-Application Meeting</i>	
11/06/06	Staff explained the requirements for this application as a Special Use Permit is required in addition to a Variance from Title 19.08 residential adjacency standards.
<i>Neighborhood Meeting</i>	
NA	A neighborhood meeting was not held nor was one required.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.75 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church Parking Lot	P-F (Public Facilities)	C-V (Civic) Zone
North	Single Family Dwellings	L (Low Density)	R-1 (Single Family Residential) Zone
South	Single Family Dwellings	ML (Low Density)	R-CL (Residential-Compact Lot) Zone
East	Single Family Dwellings	L (Low Density)	R-PD5 (Residential-Planned Development, 5 Units per Acre) Zone
West	Single Family Dwellings	L (Low Density)	R-PD5 (Residential-Planned Development, 5 Units per Acre) Zone

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

C-V Civic District:

The existing parking lot and neighboring church are in compliance with the acceptable uses for the C-V Civic Zoned District. A wireless communications facility, stealth design, is a permitted use upon meeting the minimum conditions as listed by Title 19.04. Since this proposal does not meet the conditions for the residential adjacency setback, a Variance and Special Use Permit have been filed.

Trails:

A Multi-use Transportation Trail aligned with Alexander Road runs adjacent to the northern perimeter of the subject property. A wireless communications facility, stealth design will have little anticipated affect on the existing trail alignment.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.060, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	240 Feet	184 feet	N*
Adjacent development matching setback	10 Feet	184 feet	Y

ANALYSIS

The existing church is a permitted use in the C-V zoning district. The cell tower is a permitted use upon either an administrative approval or approval of a Special Use Permit. Because of the adjacent residential development and non-compliance with the residential adjacency standards, this proposed tower location was deemed to be unsuitable for an administrative approval, and the applicant was directed to file a Special Use Permit application and a Variance application related to residential adjacency.

The proposed stealth antenna is located on the southwest portion of the subject C-V zoned parcel. It is a "street lamp" design at a height of 80 feet to the top of the antenna. Title 19.08.060 states that a Wireless Communication Facility, Stealth Design, be separated from residential uses by proximity slope of 3:1. This requires the proposed 80-foot antennae to be located 240 feet from the adjoining R-1 (Single Family Residence) property. The submitted site plan indicates that a minimum setback of 184 feet is provided. This use is not compatible with the C-V and the single-family residential developments in the surrounding area; therefore, denial is recommended.

The parking lot lighting is shown on the provided elevations to be at 40 feet in height. Although the lighting appears to utilize downward-directed lights, the height of the light poles exceeds the 30-foot height limitation and is double the 20-foot height recommendation as established in Title 19.08.050(E)5e. Parking lot lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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 not created a self-imposed hardship by proposing an 80-foot tall wireless communication facility adjacent to single family residences. Alternative site selection or reduced antenna height would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 500 by City Clerk

APPROVALS 0

PROTESTS 20



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

VAR-18312

Case Number: VAR-18312 APN: 138-09-501-003

Name of Property Owner: Foursquare Gospel Church

Name of Applicant: T-Mobile

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 95-1684062

Signature of Property Owner: _____

Jeffrey L. Bird, Chief Financial Officer

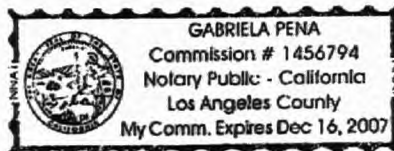
Witnessed By: _____

Tim J. Baskin, Asst. Secretary

Subscribed and sworn before me, by Jeffrey L. Bird and Tim J. Baskin, who are personally known to me.

This 21 day of August, 2006

Notary Public in and for said County and State





7801 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129

- * INSTALLATION OF A NEW STEALTH 8' LIGHT POLE, LIGHT POLE PAINTED TO MATCH EXISTING PARKING LOT LIGHT POLES.
- * INSTALLATION OF WIRELESS ANTENNAS AT A CENTERLINE OF 51.5' INSIDE A NEW 8' STEALTH POLE.
- * INSTALLATION OF (2) NEW OUTDOOR CABINETS ON A NEW CONCRETE PAD
- * INSTALLATION OF THE GPS ANTENNA
- * COAXIAL CABLE RUNS FROM RADIOS TO ANTENNAS
- * NEW TELEPHONE CONDUIT RUN TO CABINETS
- * NEW 200A DEDICATED ELECTRICAL SERVICE TO METER
- * INSTALLATION OF (2) 6" DIA. DECORATIVE METAL PATCHES TO MATCH EXISTING TRASH ENCLOSURE
- * INSTALLATION OF AN 8' DIA. BLOCK WALL TO MATCH EXISTING TRASH ENCLOSURE
- * INSTALLATION OF A CHAIN LINK SECURITY CAGE OVER NEW BLOCK WALL.

A street map of a portion of Northampton, Massachusetts. The map shows several streets intersecting. At the top is N. SEDGWICK AVE. Below it are N. OAK ST. and N. BUFFALO ST. To the left of N. BUFFALO ST. is N. CHAMPLAIN DR. Further left is N. ALEXANDER RD. At the bottom is N. GRAHAM RD. To the right of the main grid is a vertical road labeled '89'. Other streets shown include N. EDWARDS WAY and N. POWERS WAY. A star is placed at the intersection of N. BUFFALO ST. and N. GRAHAM RD., with a curved arrow pointing to it from the text "PROPOSED LOCATION".

LEGAL DESCRIPTION

THAT CERTAIN PARCELS OF LAND AS DESCRIBED IN A GRANT, BARGAIN & SALE DEED RECORDED APRIL 5, 1995 IN BOOK 050405 AS INSTRUMENT NO. 00250 IN THE CLARK COUNTY RECORDS OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 80 EAST, N.E.M.

BASIS OF RECORDS

SOUTH 87°03'57" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 80 EAST, N.E.M. AS SHOWN BY MAP THEREON ON FILE IN FILE 104, PAGE 90 OF PLATS IN CLARK COUNTY RECORDS OFFICE, CLARK COUNTY, NEVADA.

BOUNDARIES

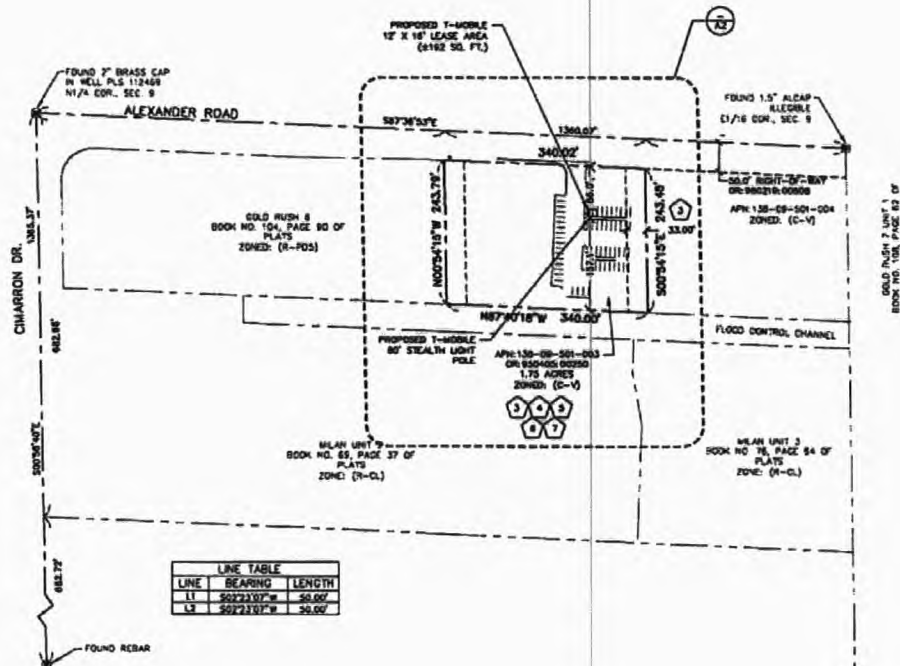
CITY OF LAS VEGAS VERTICAL CONTROL NO. BLY00454, BEING A BEYET AND PLATS IN TOP OF CURB AT NORTHEAST CORNER OF ALEXANDER AND CIMARRON.

ELEVATION: 2248.74 FEET (NAVD 1983)
722.295 METERS (NAVD 1983)

NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION LISTED IN TITLE REPORT NO. 08-08-0978-1111, 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-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

- ② RESERVATION AND EASEMENTS, FROM USA, OR 2002-220480, AFFECTS ENTIRE SUBJECT PROPERTY.
- ① CLV FOR ORDINANCE NO. 3887, OR 800511-00053, AFFECTS ENTIRE SUBJECT PROPERTY.
- ② NPG FOR ELECTRICAL LINES, OR 800511-00736, AFFECTS ENTIRE SUBJECT PROPERTY EXCEPTING BUILDING OUTLINE.
- ④ KPSG FOR DEED OF TRUST, OR 2004-0828-02811, AFFECTS ENTIRE SUBJECT PROPERTY.
- ⑤ KPSG FOR ASSIGNMENT OF DEBTS, OR 2004-0828-02812, AFFECTS ENTIRE SUBJECT PROPERTY.



LEGEND

- LEASE AREA
- 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

T-Mobile
475 S. RILEY ST., STE. 101
LAS VEGAS, NV 89147

PROJECT INFORMATION

ALEXANDER & CIMARRON
VG08392-A
7801 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129

CURRENT ISSUE DATE

1/23/07

ISSUED FOR

ZONING

REV. DATE DESCRIPTION BY

REV.	DATE	DESCRIPTION	BY
1	1/23/07	ZONING REVISIONS	S.M.
2	06/24/08	100% ZONING	J.C.
3	06/14/08	90% ZONING	J.C.

PLANS PREPARED BY

SPECTRUM
SURVEYING & ENGINEERING
7351 N. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH. (702) 387-7705
FAX (702) 387-8733

DRAWN BY

J. CORTEZ M. CEFALU C. WEHER

LOCUSURE

SHEET TITLE

SITE PLAN

SHEET NUMBER

A1

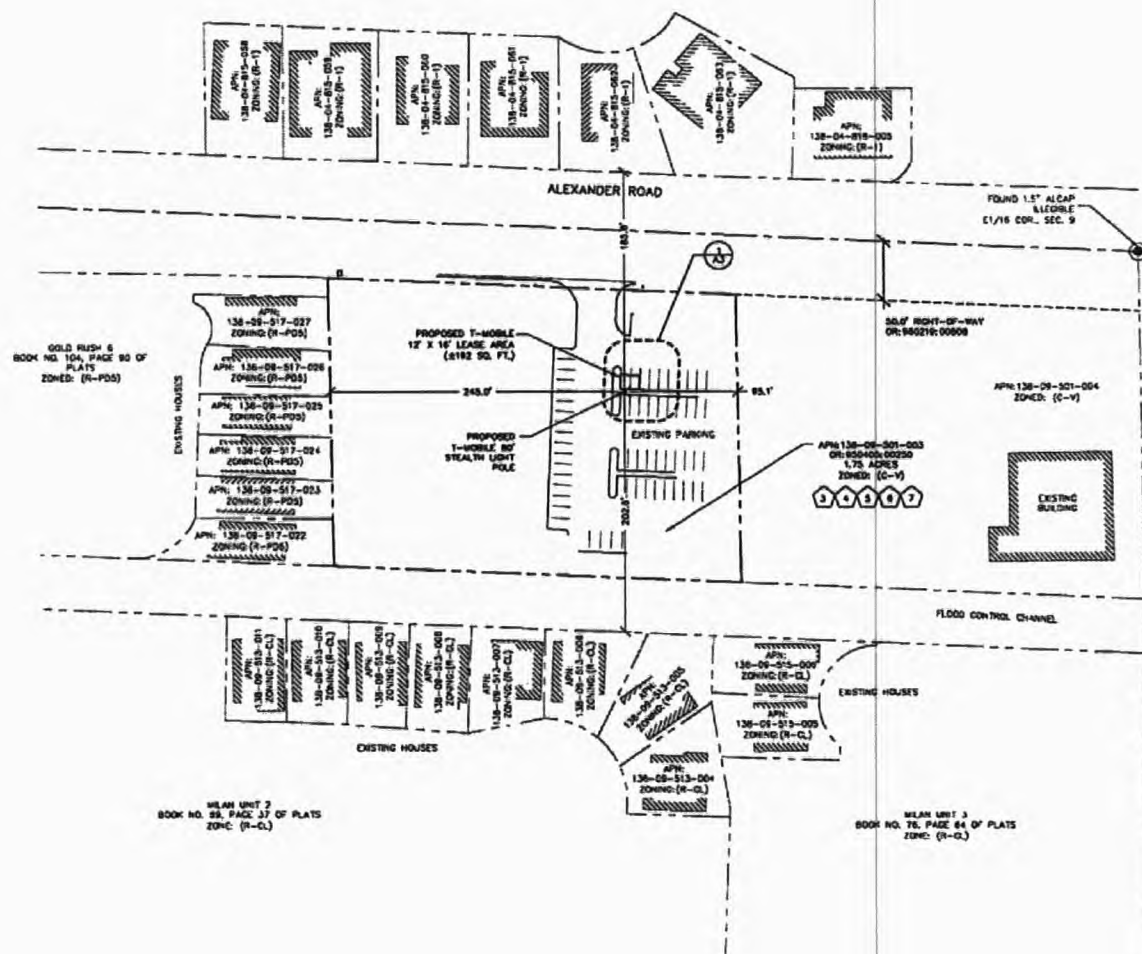
2

VG08392-A

SITE PLAN

SCALE
1" = 200'

VAR-18312 SUP-18314 02-07-07 CC



VAR-18312 SUP-18314 02-07-07 CC



ANTENNA SECTOR	ADJUTANT	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	TMA	RAS CENTER	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR 1	0'	DRS-18-000PL30	100' X 2	7/8" COAX	2	57.5'	5'	6' (10' MAX)	-
SECTOR 2	120'	DRS-18-000PL30	100' X 2	7/8" COAX	2	57.5'	5'	6' (10' MAX)	-
SECTOR 3	240'	DRS-18-000PL30	100' X 2	7/8" COAX	2	57.5'	5'	6' (10' MAX)	-
GPS	N/A	TRUE POSITION	30' X 1	1/2" COAX	-	-	N/A	N/A	-
LMU	N/A	TRUE POSITION	N/A	N/A	-	-	N/A	N/A	-

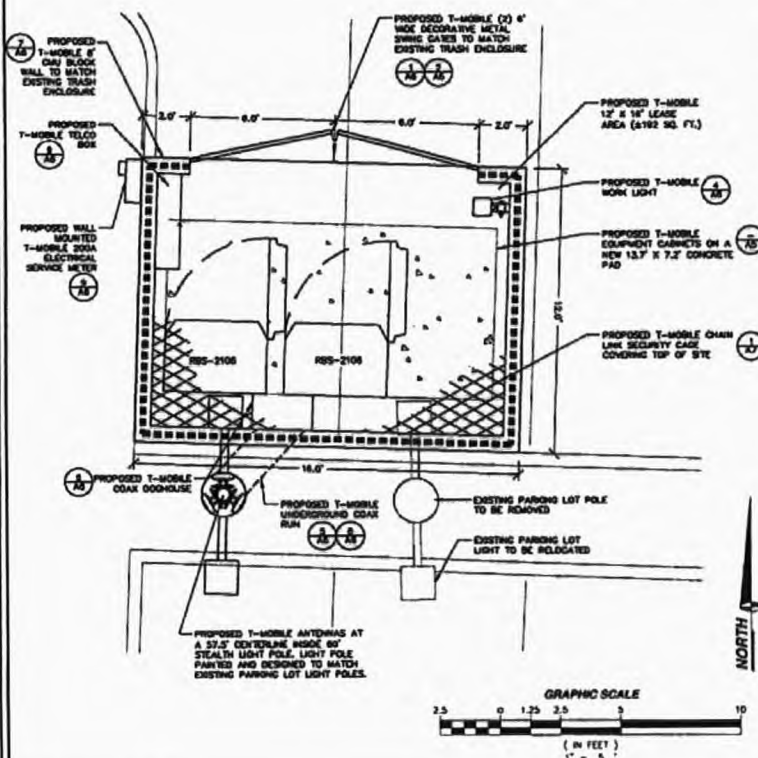
NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES.

EQUIPMENT	QUANTITY	EQUIPMENT CABINETS MAKE/MODEL	LATITUDE	LONGITUDE	LATITUDE	LONGITUDE	GROUND LEVEL	COMMENTS
EROSION	2	RES-2108 (OUTDOOR)	N/A	N/A	N/A	N/A	2381	-

ANTENNA LAYOUT

4 ANTENNA, CABLE AND EQUIPMENT SCHEDULE

2



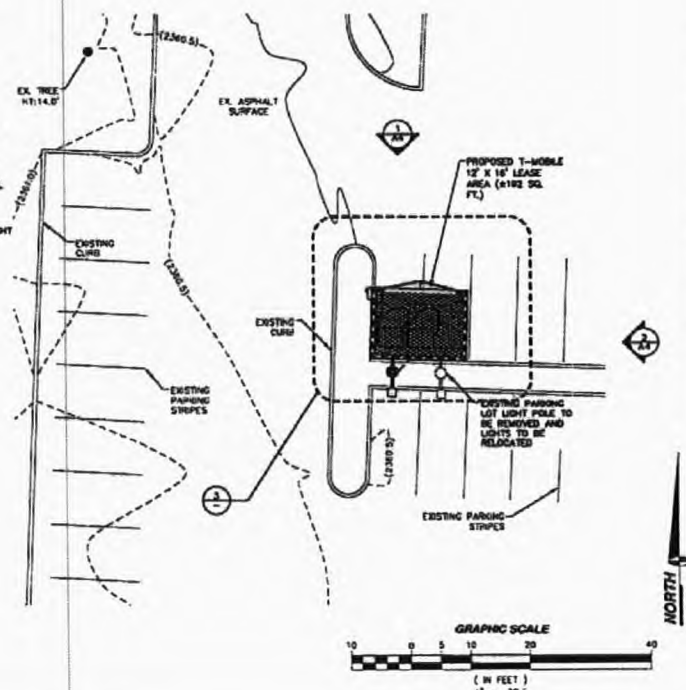
ENLARGED SITE DETAIL

3 SITE DETAIL

1

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



COMPONENT
T-Mobile
 4175 S. BURNETT BL., STE. 100
 LAS VEGAS, NV 89147

PROJECT INFORMATION

ALEXANDER &
 CIMARRON
 VG08392-A
 7801 W. ALEXANDER ROAD
 LAS VEGAS, NEVADA 89129

CURRENT ISSUE DATE:

1/23/07

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION BY

REV.	DATE	DESCRIPTION	BY
1	1/23/07	ZONING REVISIONS	B.M.
2	06/24/08	100% ZONING	A.C.
3	08/14/08	80% ZONING	A.C.

PLANS PREPARED BY:

SPECTRUM
 SURVEYING & ENGINEERING
 7301 W. CHARLESTON BLVD., SUITE 120
 LAS VEGAS, NEVADA 89117
 PH: (702) 367-7700
 FAX: (702) 367-8733

DRAWN BY: CHK. BY: APV.

J. CORTEZ M. CEFALU C. WENNER

ENCLOSURE:



SHEET TITLE:

SITE DETAIL, ANTENNA
 & CABLE SCHEDULE
 AND ANTENNA
 LAYOUT

SHEET NUMBER: REVISION

A3 **2**
 VG08392-A



PROJECT INFORMATION:
ALEXANDER & CIMARRON
 VG08392-A
 7801 W. ALEXANDER ROAD
 LAS VEGAS, NEVADA 89129

CURRENT ISSUE DATE:
1/23/07

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
1	1/23/07	ZONING REVISIONS	J.C.
2	01/24/07	100% ZONING	J.C.
3	01/24/07	90% ZONING	J.C.

PLANS PREPARED BY:
SPECTRUM
 SURVEYING & ENGINEERING
 7334 W. CHARLESTON BLVD., SUITE 120
 LAS VEGAS, NEVADA 89117
 PH: (702) 367-7705
 FAX: (702) 367-8733

DRAWN BY: **J. CORTEZ** OK'D BY: **M. DEFAU** C. WENOR

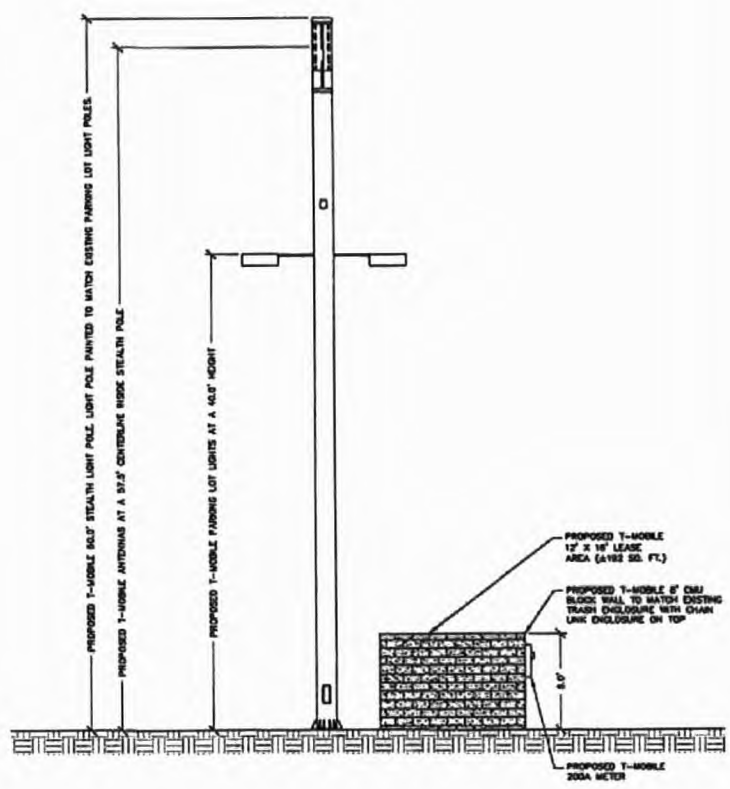
ENCLOSURE:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER: **A4** REVISION: **2**

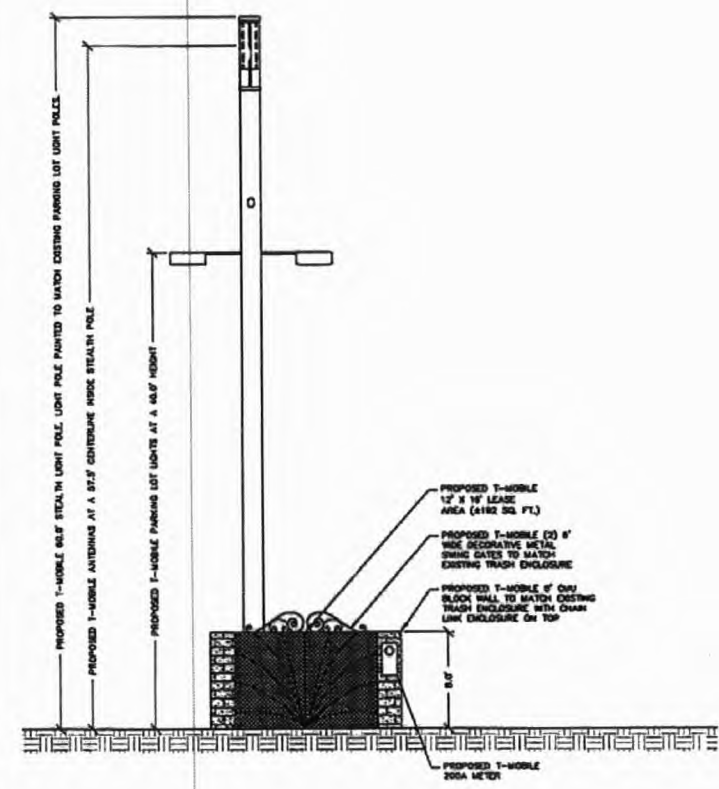
VG08392-A



EAST ELEVATION

SCALE: 1" = 10'

2 NORTH ELEVATION



SCALE: 1" = 10'

1



7351 W. Charleston Blvd., Suite 120
Las Vegas, NV 89117
Phone: 702.367.7705
Fax: 702.367.8733

October 19th, 2006

Ben Sticka, Planner II
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101-6706

Reference: VG08392 Alexander & Cimarron / T-Mobile
Justification Letter for being surrounded by a residential neighborhood
Proposed Communication Facility
7801 W. Alexander Road, APN # 138-09-501-003

Spectrum Surveying & Engineering on behalf of T-Mobile is proposing a stealth (parking light pole) wireless facility to be located on the property located at 7801 West Alexander Road, APN # 138-09-501-003. This parcel is currently zoned C-V, Civic District use and is 1.75 acres that is surrounded by residential zoned properties. As code permits, a Civic District zoned parcel is a permitted use for a communications facility, and with the proposed height and location of this parking light pole, it meets the 2:1 ratio of residential setbacks.

The proposed project includes the installation of a new 80' Stealth Parking Light Pole, antennas concealed within the pole, and the installation of outdoor equipment cabinets at base enclosed in a block walled compound to match existing trash enclosures on the property.

By placing a communications facility on this parcel and within this area, it will provide the necessary cellular coverage in this "dead" pocket. Without the tower at this location, T-Mobile's customers will continue to suffer with poor coverage.

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 this project is consistent with the zoning code and requests upon waiver for being surrounded by a residential neighborhood. In addition, this project 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.

Should you have any additional question or concerns please do not hesitate to call me at 702-367-7705 ext. 248.

Sincerely,
Spectrum Surveying and Engineering

Tiffany Chimaroke
Project Manager

VAR-18312
SUP-18314
01/11/07 PC

LEGAL DESCRIPTION

THAT CERTAIN PARCELS OF LAND AS DESCRIBED IN A GRANT, BARGAIN & SALE DEED RECORDED APRIL 5, 1995 IN BOOK 830485 AS INSTRUMENT NO. 00250 IN THE CLARK COUNTY RECORDS OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 40 EAST, S.W. 1/4, AS SHOWN BY MAP THEREOF ON FILE IN FILE 104, PAGE 90 OF PLATS IN CLARK COUNTY RECORDS OFFICE, CLARK COUNTY, NEVADA.

BASE OF RECORD

SOUTH 87°24'53" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 40 EAST, S.W. 1/4, AS SHOWN BY MAP THEREOF ON FILE IN FILE 104, PAGE 90 OF PLATS IN CLARK COUNTY RECORDS OFFICE, CLARK COUNTY, NEVADA.

REMARKS

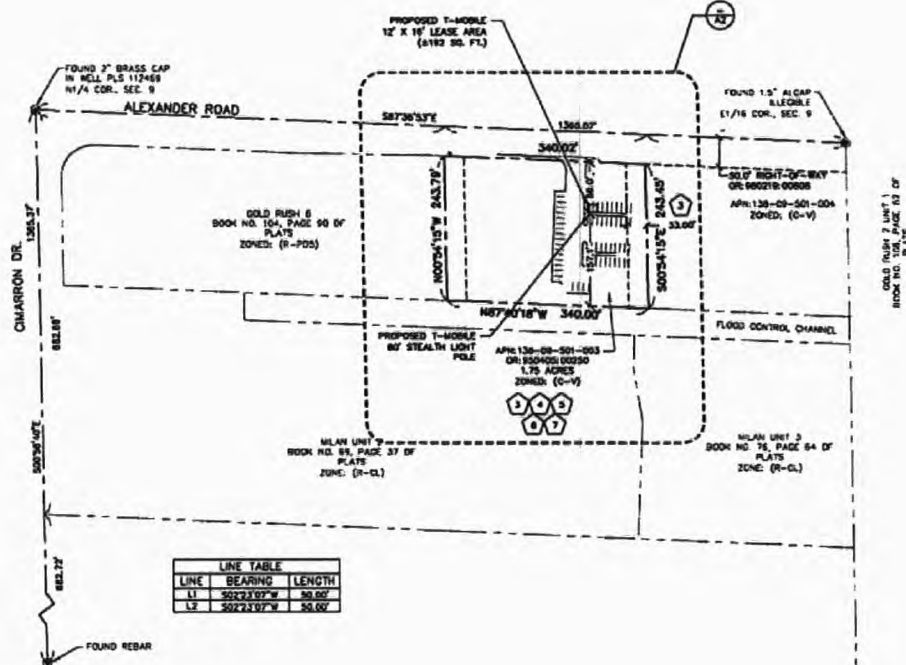
CITY OF LAS VEGAS VERTICAL CONTROL, NO. BLVD045A, BEING A RIVET AND PLATE IN TOP OF CURB AT NORTHEAST CORNER OF ALEXANDER AND CIMARRON.

ELEVATION: 2360.74 FEET (NAVD 1988)
732.268 METERS (NAVD 1988)

NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION LISTED IN TITLE REPORT NO. 05-05-0078-UNC, DATED MAY 8, 2004, 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-LISTED BELOW WITH NUMBERS CORRESPONDING TO ITEM NUMBERS IN SAID TITLE REPORT.

2. RESERVATION AND EASEMENTS, FROM USA, OR 280-220488, AFFECTS ENTIRE SUBJECT PROPERTY.
4. CLV, FOR ORDINANCE NO. 2097, OR 000911-00903, AFFECTS ENTIRE SUBJECT PROPERTY.
5. MPC, FOR ELECTRICAL LINES, OR 800510-00736, AFFECTS ENTIRE SUBJECT PROPERTY EXCEPT BUILDING OUTLINES.
6. KPS, FOR DEED OF TRUST, OR 2004-0828-02911, AFFECTS ENTIRE SUBJECT PROPERTY.
7. KPS, FOR ASSIGNMENT OF RENTS, OR 2004-0828-02912, AFFECTS ENTIRE SUBJECT PROPERTY.



LINE	BEARING	LENGTH
L1	S82°22'07\"W	80.00'
L2	S82°22'07\"W	55.00'

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

T-Mobile
475 S. TRAIL BLVD. STE. 100
LAS VEGAS, NV 89121

PROJECT INFORMATION:
ALEXANDER & CIMARRON
VG08392-A
7801 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129

CURRENT ISSUE DATE:
1/23/07

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
1	1/23/07	ZONING REVISIONS	S.M.
2	02/24/06	100% ZONING	J.C.
3	08/14/06	80% ZONING	J.C.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
7381 N. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH. (702) 387-7705
FAX (702) 387-8733

DRAWN BY: CHK. APV.
A. CORTIZ M. CEFALU C. WOHNER

LICENSURE:

RECEIVED
JAN 25 2007

SHEET TITLE:

SITE PLAN

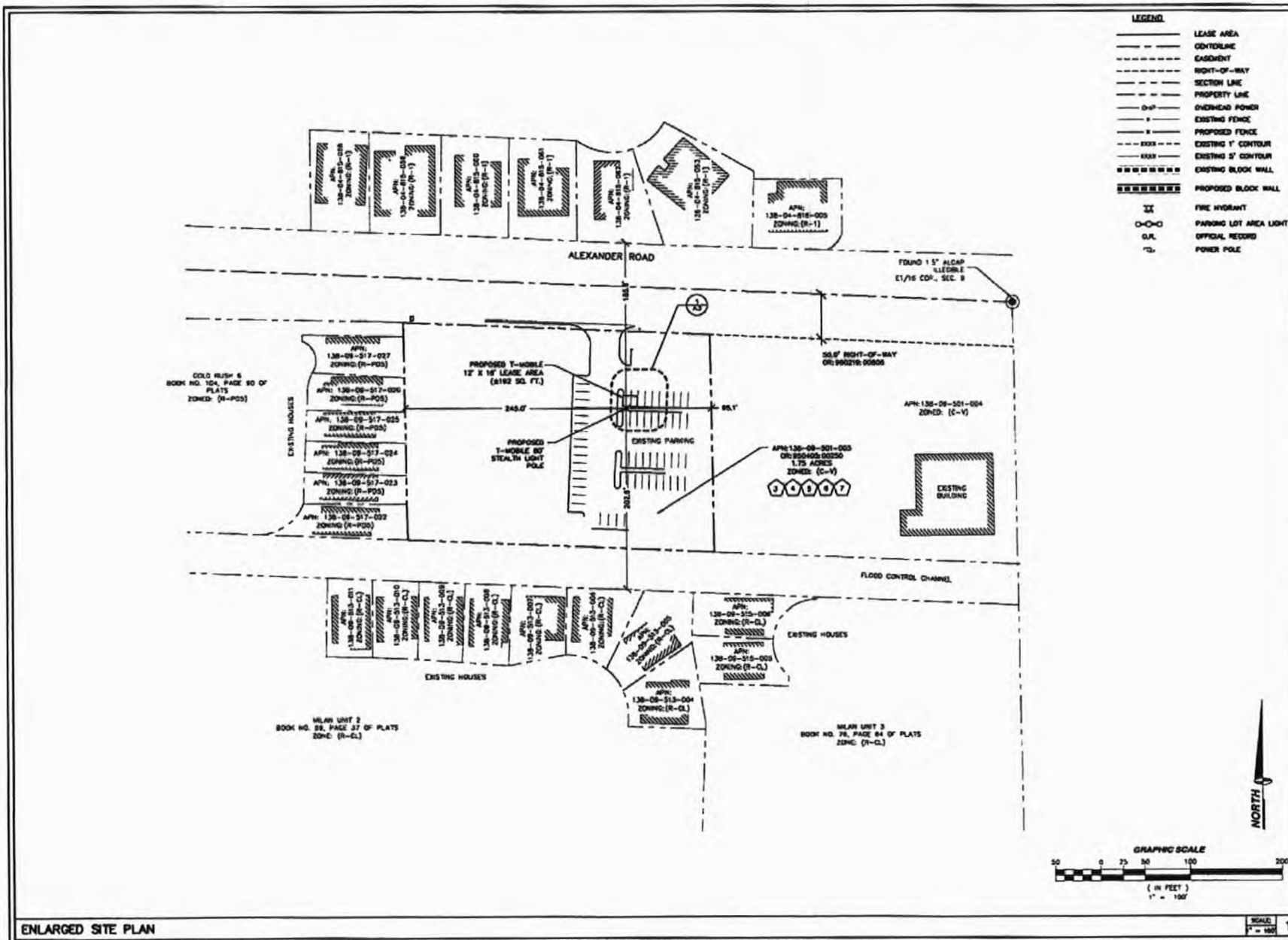
SHEET NUMBER: REVISION:

A1 **2**
VG08392-A

SITE PLAN

SCALE: 1" = 200'

VAR-18312 SUP-18314 02-07-07 CC



COMPONENT
T-Mobile
 415 S. 10TH ST., STE. 101
 LAS VEGAS, NV 89107

PROJECT INFORMATION:
ALEXANDER & CIMARRON
V08392-A
 7801 W. ALEXANDER ROAD
 LAS VEGAS, NEVADA 89129

CURRENT ISSUE DATE:
 1/23/07

ISSUED FOR:
ZONING

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
1	1/23/07	ZONING REVISIONS	J.C.
2	04/24/08	100% ZONING	J.C.
3	08/14/08	100% ZONING	J.C.

PLANS PREPARED BY:
SPECTRUM
 SURVEYING & ENGINEERING
 7331 W. CHARLESTON BLVD., SUITE 130
 LAS VEGAS, NEVADA 89117
 PH (702) 367-7705
 FAX (702) 367-8733

DRAWN BY: J. CORTES **APV:** M. DEFAU
CHG: M. DEFAU **CHK:** M. DEFAU

LICENSURE:

RECEIVED
JAN 25 2007

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER: **A2** **2**
V08392-A

VAR-18312 SUP-18314 02-07-07 CC



ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	TMA	RAD CENTER	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	0°	DRS-15-000PL30	100' X 2	7/8" COAX	2	57.5'	5'	6" (10' MAX)	-
SECTOR B	120°	DRS-15-000PL30	100' X 2	7/8" COAX	2	57.5'	5'	6" (10' MAX)	-
SECTOR C	240°	DRS-15-000PL30	100' X 2	7/8" COAX	2	57.5'	5'	6" (10' MAX)	-
GPS	N/A	TRUE POSITION	30' X 1	1/2" COAX	-	-	N/A	N/A	-
LMA	N/A	TRUE POSITION	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 CABINETS MAKE/MODEL	LATITUDE	LONGITUDE	LATITUDE	LONGITUDE	GROUND LEVEL	COMMENTS
ENCLOSURE	2	RIS-2108 (OUTDOOR)	N/A	N/A	N/A	N/A	2381	-

SPONSOR
T-Mobile
 430 S. MEXICO BLVD. SUITE 100
 LAS VEGAS, NV 89107

PROJECT INFORMATION
ALEXANDER & CIMARRON
 VGO8392-A
 7801 N. ALEXANDER ROAD
 LAS VEGAS, NEVADA 89129

CURRENT ISSUE DATE:
 1/23/07

ISSUED FOR:
 ZONING

REV. DATE DESCRIPTION BY

REV.	DATE	DESCRIPTION	BY
1/23/07		ZONING REVISIONS	S.M.
06/24/06		100% ZONING	J.C.
06/14/06		90% ZONING	J.C.

PLANS PREPARED BY:
SPECTRUM
 SURVEYING & ENGINEERING
 7301 N. CHARLESTON BLVD., SUITE 120
 LAS VEGAS, NEVADA 89117
 PH. (702) 367-7705
 FAX (702) 367-8733

DRAWN BY: CHM. **APPROVED BY:** J. CORTES, M. CEFALU, C. WENNER

LICENSE:
 RECEIVED
 JAN 25 2007

SHEET TITLE:
 SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

SHEET NUMBER: 2 **REVISION:**

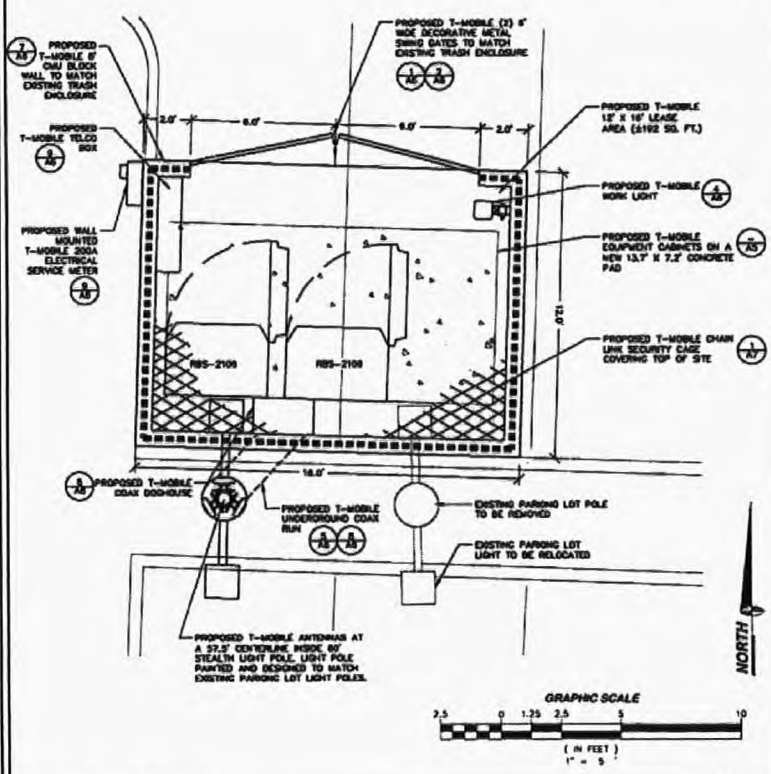
A3 **2**
 VGO8392-A

ANTENNA LAYOUT

SCALE: NONE

4 ANTENNA, CABLE AND EQUIPMENT SCHEDULE

SCALE: NONE



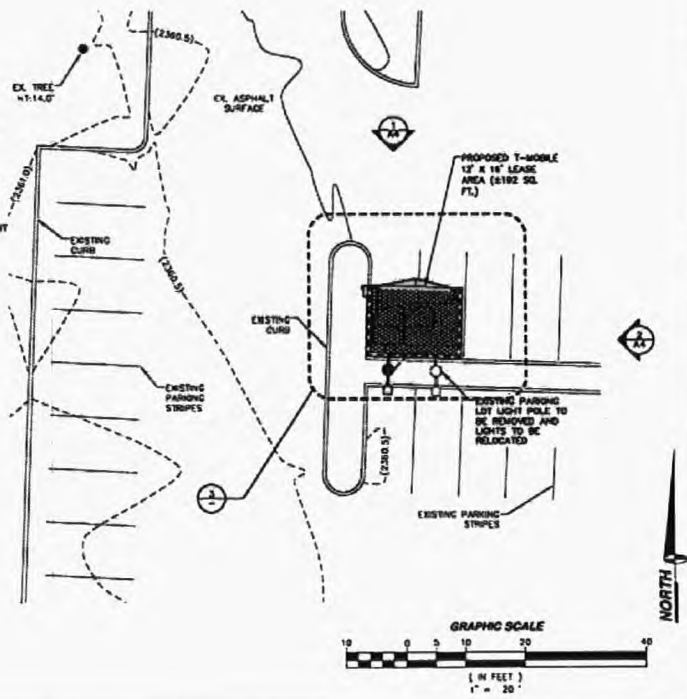
ENLARGED SITE DETAIL

SCALE: 1" = 5'

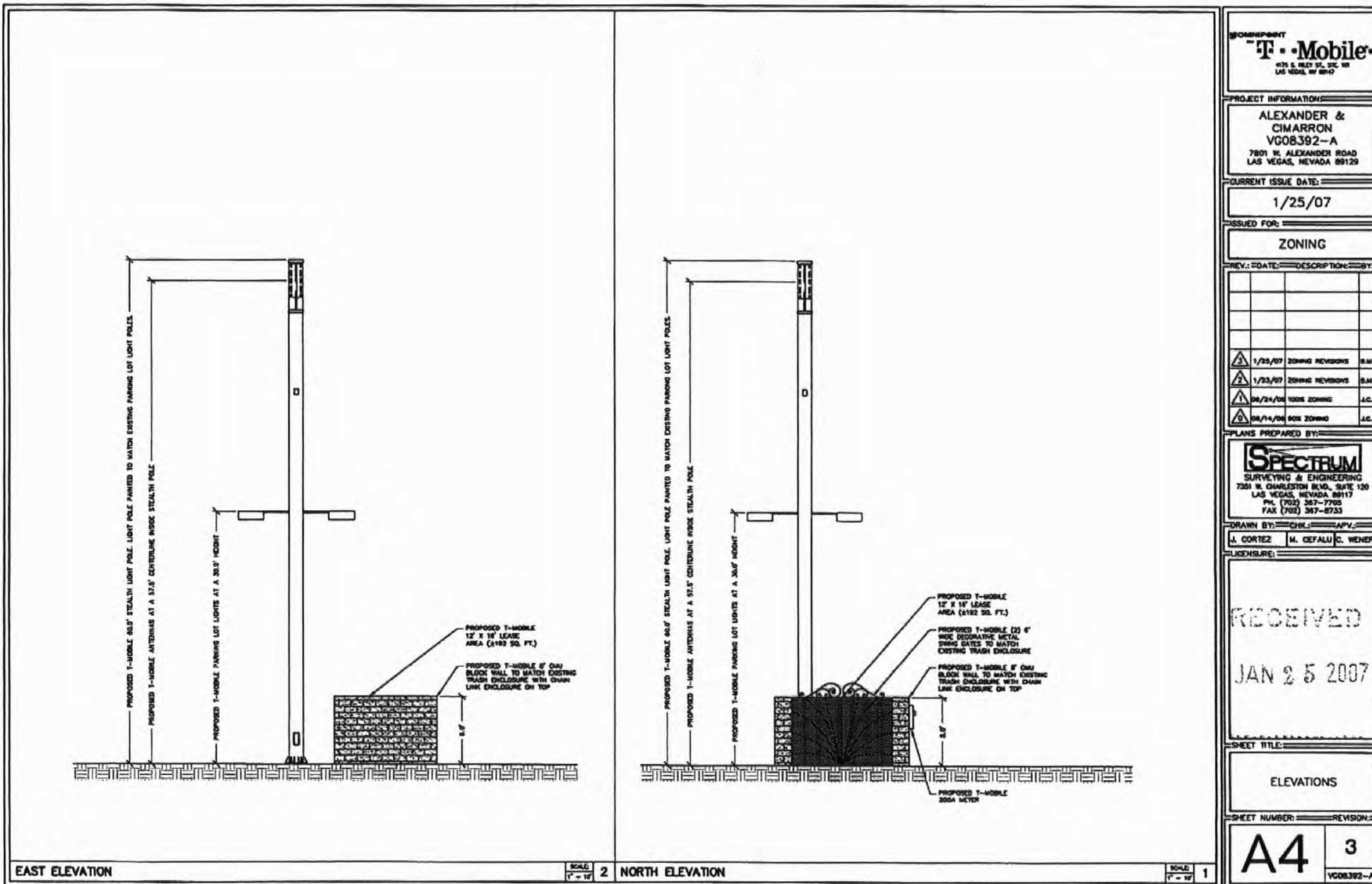
3 SITE DETAIL

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



SCALE: 1" = 20'



VAR-18312 SUP-18314 02-07-07 CC

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

Dorothy Marsili

From: Carmel Viado
Sent: Wednesday, January 10, 2007 4:06 PM
To: Dorothy Marsili
Subject: FW: VAR-18312 & SUP-18314 - objection to wireless cell phone tower

Just wanted to make sure you received this protest on VAR-18312 and SUP-18314. Thanks and have a great afternoon. ☺

Carmel Viado

From: Roni Ronemus
Sent: Wednesday, January 10, 2007 3:55 PM
To: Laurie Kruse
Cc: Larry Brown - Councilman; Darcy Hayes; Margo Wheeler; Carmel Viado; Ydo Yturralde
Subject: RE: VAR-18312 & SUP-18314 - objection to wireless cell phone tower

Thank you Laurie. I'm forwarding this to Margo for her information along with Cari and Ydo from my staff.

From: Laurie Kruse
Sent: Wednesday, January 10, 2007 3:18 PM
To: Roni Ronemus
Cc: Larry Brown - Councilman; Darcy Hayes
Subject: FW: VAR-18312 & SUP-18314 - objection to wireless cell phone tower
Importance: High

Good Afternoon Roni –

This is an item on PC tomorrow night. She said that she has quite a few neighbors that may be sending in protest letters, and I will forward a copy to your office as I receive them.
Thank you, and I hope you have a great evening.
Laurie

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
City of Las Vegas Mayor & Council Office
400 Stewart Avenue, Las Vegas, NV 89101
702-229-6405/O 702-464-2683/Fax

From: Denise R Duarte [mailto:duarte_denise@cox.net]
Sent: Wednesday, January 10, 2007 1:46 PM
To: dwsteinman@aol.com
Cc: lkruse@lasvegasnevada.gov
Subject: VAR-18312 & SUP-18314 - objection to wireless cell phone tower
Importance: High

I strongly urge you to vote NO on VAR-18312 & SUP-18314. This cell phone tower will be an eyesore for our neighborhood. We already have the flood channel to contend with, but at least that does not tower over our homes. If this cell phone tower is installed, at 80 feet, my neighborhood will resemble a urban area. It is my understanding that it will simply be painted brown with nothing to hide it. Even if it was a palm tree, it would still be an eyesore. I will not be able to ignore this tower since it will be visable from any of my windows in the back of my house and from my back yard.

1/10/2007

I am also concerned regarding the health impacts on this transmission tower. This is a neighborhood filled with children.

Please vote no.

Denise R. Duarte
7920 Aviano Pines Avenue
phone: 372-3755

p.s. my wireless carrier is T-Mobile, but I still do not want this tower.

1/10/2007

ITEM # 287
CASE # 18312 18314
PC MTG 1-11-07 P

Dorothy Marsili

From: Carmel Viado
Sent: Thursday, January 11, 2007 11:55 AM
To: Dorothy Marsili
Subject: FW: VAR-18312 & SUP-18314

Carmel Viado

From: Laurie Kruse
Sent: Thursday, January 11, 2007 11:54 AM
To: 'Bill vogel'
Subject: RE: VAR-18312 & SUP-18314

Bill -

Thank you for your protest letter, and I will see that it is forwarded to the appropriate staff.

I hope you have a great day.

Laurie Kruse

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
City of Las Vegas Mayor & Council Office
400 Stewart Avenue, Las Vegas, NV 89101
702-229-6405/O 702-464-2683/Fax

From: Bill vogel [mailto:bvogel144@cox.net]
Sent: Wednesday, January 10, 2007 6:01 PM
To: dwsteinman@aol.com
Cc: lkruse@lasvegasnevada.gov
Subject: VAR-18312 & SUP-18314

This email is to inform you that I object to VAR- 18312 & SUP- 18314 and I additionally request that this objection be included in the records. Thank You

William A. Vogel & Hortensia Vogel
3901 Conough Lane
Las Vegas, NV. 89129
702 202-3345

ITEM # 28 + 29
CASE # VAR-18312 + SUP 18314
PC MTG 1 11 07

1/11/2007

P

Dorothy Marsili

From: Ydo Yturralde
Sent: Thursday, January 11, 2007 12:31 PM
To: Dorothy Marsili
Subject: FW: objection to VAR-18312 and SUP-18314

Ydoleena Y.

From: Laurie Kruse
Sent: Thursday, January 11, 2007 12:12 PM
To: 'Jeremy Olson'
Subject: RE: objection to VAR-18312 and SUP-18314

Jeremy –
Thank you for your protest letter, and I will see that it is forwarded to the appropriate staff.
Laurie Kruse

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
City of Las Vegas Mayor & Council Office
400 Stewart Avenue, Las Vegas, NV 89101
702-229-5405/0 702-464-2683/Fax

From: Jeremy Olson [mailto:jeremy@lvpos.com]
Sent: Wednesday, January 10, 2007 9:56 PM
To: dwsteinman@aol.com
Cc: lkruse@lasvegasnevada.gov
Subject: objection to VAR-18312 and SUP-18314

I object to VAR-18312 and SUP-18314. Please include my objections in the record.

Thanks,

Jeremy Olson
7901 Aviano Pines
Las Vegas, NV 89129
702-281-5754

ITEM # 33 + 29
CASE # VAR-18312 + SUP-18314
PC MTG 1-11-07

1/11/2007

P

Dorothy Marsili

From: Carmel Viado
Sent: Thursday, January 11, 2007 11:55 AM
To: Dorothy Marsili
Subject: FW: VAR-18312 and SUP 18314

Carmel Viado

From: Laurie Kruse
Sent: Thursday, January 11, 2007 11:53 AM
To: 'Pamela Tette'
Subject: RE: VAR-18312 and SUP 18314

Pamela –
Thank you for your protest letter, and I will see that it is forwarded to the appropriate staff.
I hope you have a great day.
Laurie Kruse

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
City of Las Vegas Mayor & Council Office
400 Stewart Avenue, Las Vegas, NV 89101
702-229-6405/O 702-464-2683/Fax

From: Pamela Tette [mailto:ptette@cox.net]
Sent: Wednesday, January 10, 2007 5:50 PM
To: dwsteinman@aol.com
Cc: lkruse@lasvegasnevada.gov
Subject: VAR-18312 and SUP 18314

As a taxpayer and voter in the City of Las Vegas, I would like to voice my objections for VAR-18312 and SUP-18314, which calls for a cell tower to be erected virtually in my back yard. I am sure there is another, less inhabited area in which to locate this structure other than where it is being planned.

I wish to voice my objections to this being done, and I wish my objections and comments to be included in the record.

1/11/2007

ITEM # 25 + 27
CASE # VAR 18312 + SUP 18314
PC MTG 1-11-07

P

Dorothy Marsili

From: Carmel Viado
Sent: Thursday, January 11, 2007 11:55 AM
To: Dorothy Marsili
Subject: FW: Objection to the Proposed Cell Tower

Carmel Viado

From: Laurie Kruse
Sent: Thursday, January 11, 2007 11:52 AM
To: 'xbestgirl4ux@yahoo.com'
Subject: FW: Objection to the Proposed Cell Tower

Christy –
 Thank you for your e-mail. I will forward it to the appropriate staff for the Planning Commission meeting.
 I hope you have a great day.
 Laurie Kruse

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
 City of Las Vegas Mayor & Council Office
 400 Stewart Avenue, Las Vegas, NV 89101
 702-229-6405/O 702-464-2683/Fax

From: christy perez [mailto:xbestgirl4ux@yahoo.com]
Sent: Wednesday, January 10, 2007 5:36 PM
To: dwsteinman@aol.com
Cc: lori
Subject: Objection to the Proposed Cell Tower

To Whom It May Concern:

I am writing to voice my STRONG objection to the proposed cell tower for the parking lot of the 4-Square Gospel Church on Alexander. I live right behind the gravel parking lot on Aviano Pines in a two-story home that looks across that gravel lot towards the mountains to the North.

I am sickened to think that my view (and home value) will plummet because of the eyesore of an 80 ft. tower in the middle of a residential neighborhood. I am also very worried about the health of all residents because of the numerous studies regarding cell waves and health risks of living close to cell towers.

This must be stopped. It is hard enough to have nice neighborhoods with all of the cinder block walls and not much to look at outside your window but at least we have some mountains out our North windows, not to mention trying to sell my home with an ugly 80 ft. tower in your backyard.

Stop the Madness !
 Sincerely,
 Christy Perez
 7908 Aviano Pines Ave.

ITEM # 28 + 29
 CASE # 18312 & 500 18314
 PC MTG 11101

1/11/2007

Dorothy Marsili

From: Carmel Viado
Sent: Thursday, January 11, 2007 11:47 AM
To: Dorothy Marsili
Subject: FW: cell phone tower VAR-18312 and SUP-18314

More info on the email protest. ☺

Carmel Viado

From: Laurie Kruse
Sent: Thursday, January 11, 2007 11:46 AM
To: 'marlene adrian'
Subject: RE: cell phone tower VAR-18312 and SUP-18314

Good Morning Marlene –
 Just confirming that we receiving your address and phone number which will be added to the record.
 Have a great day.
 Laurie Kruse

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
 City of Las Vegas Mayor & Council Office
 400 Stewart Avenue, Las Vegas, NV 89101
 702-229-6405/O 702-464-2683/Fax

From: marlene adrian [mailto:adrianmj@cox.net]
Sent: Wednesday, January 10, 2007 4:13 PM
To: dwsteinman@aol.com
Cc: lkruse@lasvegasnevada.gov
Subject: cell phone tower VAR-18312 and SUP-18314

I forgot to include my address and telephone with my objection to the cell phone tower mentioned as follows:
 I am opposed to VAR-18312 and SUP-18314. The proposed placement of a cell phone tower in the Foursquare Gospel Parking Lot is unacceptable. A cell phone tower should not be placed in our neighborhood because of aesthetic reasons and because of the possible radiation effects to the residents and to the proximity of the nearby schools. Conclusions of some studies are that there are dangers from cell phone tower radiation.
 Marlene Adrian.
 7920 Aviano Pines Avenue
 655.2146

ITEM # 23 " 29
 CASE # VAR-18312 & SUP 18314
 PC MTG 111 G7

1/11/2007

P

Dorothy Marsili

From: Ydo Yturralde
Sent: Thursday, January 11, 2007 12:52 PM
To: Dorothy Marsili
Subject: FW: VAR-18312 and SUP-18314

Ydoleena Y.

From: Laurie Kruse
Sent: Thursday, January 11, 2007 12:51 PM
To: 'Nick Sagnelli'
Subject: RE: VAR-18312 and SUP-18314

Nick –
 Thank you for your protest letter, and I will see that it is forwarded to the appropriate staff.
 Laurie Kruse

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
 City of Las Vegas Mayor & Council Office
 400 Stewart Avenue, Las Vegas, NV 89101
 702-229-6406/O 702-464-2683/Fax

From: Nick Sagnelli [mailto:sagnel8@cox.net]
Sent: Wednesday, January 10, 2007 5:44 PM
To: dwsteinmam@aol.com
Cc: lkruse@lasvegasnevada.gov
Subject: VAR-18312 and SUP-18314

Ladies and Gentleman,

My home, just across the wash from the proposed cell tower installation is unacceptable. My family And I are located at 7876 Aviano Pines Ave directly across the wash from the church parking lot.

My daughter, Julia, who is six years old, sleeps in a bedroom in the north side of our home on the Second floor and this tower would be approximately ninety feet to the north of her room.

When we bought our home in 1997 and watched it being built, we could see nothing but mountains, Now, there are nothing but homes everywhere, Alexander Rd. is a speedway for high powered cars And motorcycles. At least once a week there is a Metropolitan Police Department helicopter flying Overhead, with it's bright spot light aglow searching for some undesirable. It's become a toilet.

Now, a cell phone tower is a proposal of installation on land which was supposed to house a beautiful Church. During the last few years, I've had to write letters to the existing building which identifies itself As a church and complain about numerous offenses.

1. They have allowed trailer homes park on their property, for cash consideration I'm sure.
2. They have had classic car displays on their property, for cash consideration I'm sure.
3. They have stored huge amounts of trash, which was unacceptable to Republic Services to pick up and remained until I wrote to them.

1/11/2007

4. Numerous Fourth of July fireworks displays during the course of my daughters infant years
And experiencing unpleasantries due to the disrespectful crowds which gathered behind our
home.

I am completely disgusted with the way this church has handled their affairs with their property. Now they
Are willing to allow the installation of a cell tower, for cash considerations I'm sure, but completely oblivious
To the "Radiation" which will be brought to the location right directly behind my home.

I DO NOT WANT THIS TOWER TO BE INSTALLED NOW OR EVER!

Nick Sagnelli
saguel8@cox.net

1/11/2007

ITEM # 28+29
CASE # N. 218312 + SWP 18314
PC MTG 1-11-07

P

Dorothy Marsili

From: Laurie Kruse
Sent: Thursday, January 11, 2007 12:13 PM
To: 'Jeremy Olson'
Subject: RE: Kim Andersons' objection to VAR-18312 and SUP-18314

Kim –

Thank you for your protest letter, and I will see that it is forwarded to the appropriate staff.

Laurie Kruse

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
City of Las Vegas Mayor & Council Office
400 Stewart Avenue, Las Vegas, NV 89101
702-229-6405/0 702-464-2683/Fax

From: Jeremy Olson [mailto:jeremy@lvpos.com]
Sent: Wednesday, January 10, 2007 9:59 PM
To: dwsteinman@aol.com
Cc: lkruse@lasvegasnevada.gov
Subject: Kim Andersons' objection to VAR-18312 and SUP-18314

I object to VAR-18312 and SUP-18314. Please note my objection in the record.

Kim Anderson
7901 Aviano Pines
Las Vegas, NV 89129
702-858-3574

1/11/2007

ITEM # 28 + 29
CASE # _____
PC MTG 1.11.07

2

Dorothy Marsili

From: Laurie Kruse
Sent: Thursday, January 11, 2007 12:14 PM
To: 'Aneeta764@aol.com'
Subject: RE: VAR-18312 & SUP-18314

Anita –

Thank you for your protest letter, and I will see that it is forwarded to the appropriate staff.
Laurie Kruse

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
City of Las Vegas Mayor & Council Office
400 Stewart Avenue, Las Vegas, NV 89101
702-229-6405/O 702-464-2683/Fax

From: Aneeta764@aol.com [mailto:Aneeta764@aol.com]
Sent: Wednesday, January 10, 2007 11:11 PM
To: lkruse@lasvegasnevada.gov
Subject: VAR-18312 & SUP-18314

To whom it may concern, I am writing in regards to the 80 foot tall communications facility. I feel it would be an eye sore for me everytime I look out my windows. My objection to this variance is strong. I feel it would effect my property value. I say NO!

Please include my comments and objections for the record for VAR-18312 & SUP -18314.

Thank You,
Anita Handley
7764 Monza Ave.
LV,NV.89129

1/11/2007

ITEM # 28 + 29
CASE # _____
PC MTG 1/11/07

P

Dorothy Marsili

From: Carmel Viado
Sent: Thursday, January 11, 2007 1:58 PM
To: Dorothy Marsili
Subject: FW: 80ft. Wireless Tower

Carmel Viado

From: Laurie Kruse
Sent: Thursday, January 11, 2007 1:58 PM
To: 'hairbykar1@aol.com'
Subject: RE: 80ft. Wireless Tower

Karin –
 Thank you for your protest letter, and I will see that it is forwarded to the appropriate staff.
 Laurie Kruse

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
 City of Las Vegas Mayor & Council Office
 400 Stewart Avenue, Las Vegas, NV 89101
 702-229-6405/O 702-464-2683/Fax

From: hairbykar1@aol.com [mailto:hairbykar1@aol.com]
Sent: Wednesday, January 10, 2007 8:19 PM
To: DWSteinman@aol.com
Cc: LKRUSE@lasvegasnevada.gov; hairbykar1@aol.com
Subject: 80ft. Wireless Tower

Variance#18312, SUP#18314 **To Whom it**
may concern; This email is to OBJECT!!!! to the proposed 80ft. wireless tower to be built on the
property on the other side of the water retention basin which is behind my
home. **I believe that the dialogue of**
communication of this proposal has a horrific edge not only of it's possible existence but the timing of
the distribution. Most of us let's face it, are recovering from the holiday's and the probability of paper
work being lost in the shuffel of preparing to get back to the norm, I feel that most residents in our area
will forget of this issue. **I'am concerned**
on many levels, first and foremost, health issues, -depreciation of my home, visual objection and many
other concerns. Perhaps if this is passed what will this mean for the future of the property surrounding
this neighborhood?? **There is the land just west of us (THE 215 highway) that has room**
more appropriate for this tower, I'am sure and pray that there are other location's that are more just for
this tower. I hope that this email will be taken in consideration for my objection of the wireless tower
location proposal. **Sincerely; Mrs. Karin**
Keplinger **7916 Aviano Pines**
Ave., Las Vegas, NV 89129 (Variance #18312-SUP#18314)

1/11/2007

ITEM # 23 & 24
 CASE # _____
 PC MTG 1-11-07

P

Telephone Protest/ Approval Log

Meeting Date: 1/11/07

Case Number: VAR 18312

Date: 1/9/07
Name: Harry Fuerey
Address: 8004 Holly Knoll Ave
Phone: _____
☒ PROTEST ☐ APPROVE

Date: 1/9/07
Name: Ron Clo
Address: 1741 Crenshaw Wy
Phone: 656-7213
☒ PROTEST ☐ APPROVE

Date: 1/9/07
Name: Anthony Bruges
Address: 4009 Poppy Fields Dr.
Phone: 655-4547
☒ PROTEST ☐ APPROVE

Date: 1/9/07
Name: Susan King
Address: 4113 Wheatstone Ct.
Phone: 645-8574
☒ PROTEST ☐ APPROVE

Date: 1/10/07
Name: Keith Chausse
Address: 4117 Wheatstone Court
Phone: 656-3129
☒ PROTEST ☐ APPROVE

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

ITEM # 28

CASE # VAR 18312

PC MTG 1-11-07

5P

Laurie Kruse

From: Patrick E. Jensen [jensepe@interact.ccsd.net]
Sent: Thursday, January 11, 2007 1:23 PM
To: dwsteinman@aol.com; lkruse@lasvegasnevada.gov
Subject: Objection to Cell Tower on Alexander (VAR-18312 & SUP-18314)

Dear Planning Commission:

The residents of Aviano Pines Ave. are undeniably opposed to this 80 ft. tower that is proposed for this residential community.

The church kept it's structure low and thus, not an eyesore for the residences surrounding the church area.

An 80 ft. commercial cell tower is utterly absurd to be placed in this area.

It will decrease home values, ruin the only decent view we have from our homes and, pose health risks from the emission of signals.

Let's stop this ludicrous proposal before it goes any further.

It's hard enough having decent aesthetics in our communities without something as atrocious as this. 80 feet?! You have to be kidding.

Keep commercial ventures in commercial districts.

W. Alexander in this area is NOT a commercial district!

Sincerely,

P. Jensen

7809 Aviano Pines Ave.

89129, phone: 575-2073, 258-1122

Laurie Kruse

From: Just Me [bigfatmink@yahoo.com]
Sent: Wednesday, January 10, 2007 5:52 PM
To: dwsteinman@aol.com
Cc: lkruse@lasvegasnevada.gov
Subject: Objection to VAR-18312 & SUP-18314 (Cell Tower on W. Alexander)

To Whom It May Concern:

I am voicing my objection to the proposed cell towers to be placed on W. Alexander at the Foursquare Gospel Church parking lot. I am livid to think that this may take place. This will de-value my already decreasing home value and totally ruin the only view we have out our windows (we have a 2-story home on Aviano Pines right behind the gravel parking lot). There is also evidence of *serious* health risks from being so close to towers that emit electronic signals (that have been downplayed by corporations).

I hope this proposal is stopped before it ever gets to the City Council.
This is a neighborhood with a nice small church...not a commercial district.

This must be stopped!
Sincerely,
Leslie Negron-Perez
Aviano Pines Ave.

Do You Yahoo!?
Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>

1/11/2007

Laurie Kruse

From: hairbykar1@aol.com
Sent: Wednesday, January 10, 2007 8:19 PM
To: DWSteinman@aol.com
Cc: LKRUSE@lasvegasnevada.gov; hairbykar1@aol.com
Subject: 80ft. Wireless Tower

Variance#18312, SUP#18314**To Whom it may concern:**

This email is to OBJECT!!!! to the proposed 80ft. wireless tower to be built on the property on the other side of the water retention basin which is behind my home. I believe that the dialogue of communication of this proposal has a horrific edge not only of it's possible existence but the timing of the distribution. Most of us let's face it, are recovering from the holiday's and the probability of paper work being lost in the shuffle of preparing to get back to the norm. I feel that most residents in our area will forget of this issue. I am concerned on many levels, first and foremost, health issues, -depreciation of my home, visual objection and many other concerns. Perhaps if this is passed what will this mean for the future of the property surrounding this neighborhood?? There is the land just west of us (THE 215 highway) that has room more appropriate for this tower. I am sure and pray that there are other location's that are more just for this tower. I hope that this email will be taken in consideration for my objection of the wireless tower location proposal.

Keplinger
Vegas, NV 89129 (Variance #18312-SUP#18314)

Sincerely: Mrs. Karin
7916 Aviano Pines Ave., Las

1/11/2007

Laurie Kruse

From: DarbieAnna@aol.com
Sent: Wednesday, January 10, 2007 11:19 PM
To: DWSteinman@aol.com; lkruse@lasvegasnevada.gov
Subject: 80 foot cell phone tower

Although I can appreciate your dedication to how you feel regarding this cell phone tower being installed. In addition to the time you invested in going door to door and taping notes to homeowner's doors. I feel it is important that you hear both sides of the issue.

I have been a homeowner in this neighborhood for 3 years and in that time I have never been able to carry a conversation on my cell phone in my home. In addition to the frustration and added costs for having to use my land phone for all long distances calls is a very challenging problem.

encourage the new cell tower and look forward to moving forward in the future. In addition I wish you well with your passion and hope there is a happy medium for all parties involved.

Sincerely,

A Homeowner

Laurie Kruse

From: OmnipresntG@aol.com
Sent: Wednesday, January 10, 2007 11:57 PM
To: DWSteinman@aol.com
Cc: lkruse@lasvegasnevada.gov
Subject: cell tower VAR-18312 and SUP218314 OBJECTION

As a property owner for 10 year's in this location i am stongly opposed to the building of an 80 foot eyesore in my own backyard, i want to voice my stong object- ion to VAR-18312 and SUP18314 . My wife and myself are long time register and active voters as are many of or friends, family, and congercation that reside in this vacinity and there is no need for a nother cell tower in this residential family area

I would like for my objection to be included in the record

Thank you
GREG HANDLEY
7764 monza ave

1/11/2007

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SPECIAL USE PERMIT RELATED TO VAR-18312

SUP-18314 - PUBLIC HEARING - APPLICANT: T-MOBILE USA, INC - OWNER: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL - Request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN on 1.75 acres adjacent to the south side of Alexander Road, approximately 650 feet east of Cimarron Road (APN 138-09-501-003), C-V (Civic) Zone, Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

21

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised plans submitted 01-25-07
6. Backup referenced from the 01-11-07 Planning Commission Meeting Item 29

Motion made by GARY REESE to Hold in Abeyance Item 74 [SID 1490], Item 91 [GPA-16511], Item 92 [ZON-16519], Item 93 [VAR-16525], Item 94 [SDR-16522], Item 104 [VAR-17871], Item 105 [SDR-17312], Item 111 [SDR-15747], Item 130 [SUP-18266] and Item 131 [SUP-18279] to 2/21/2007; Item 122 [VAR-18312] and Item 123 [SUP-18314] to 3/7/2007; Item 112 [SDR-17298] to 4/4/2007; Item 106 [SUP-15442] to 6/20/2007

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

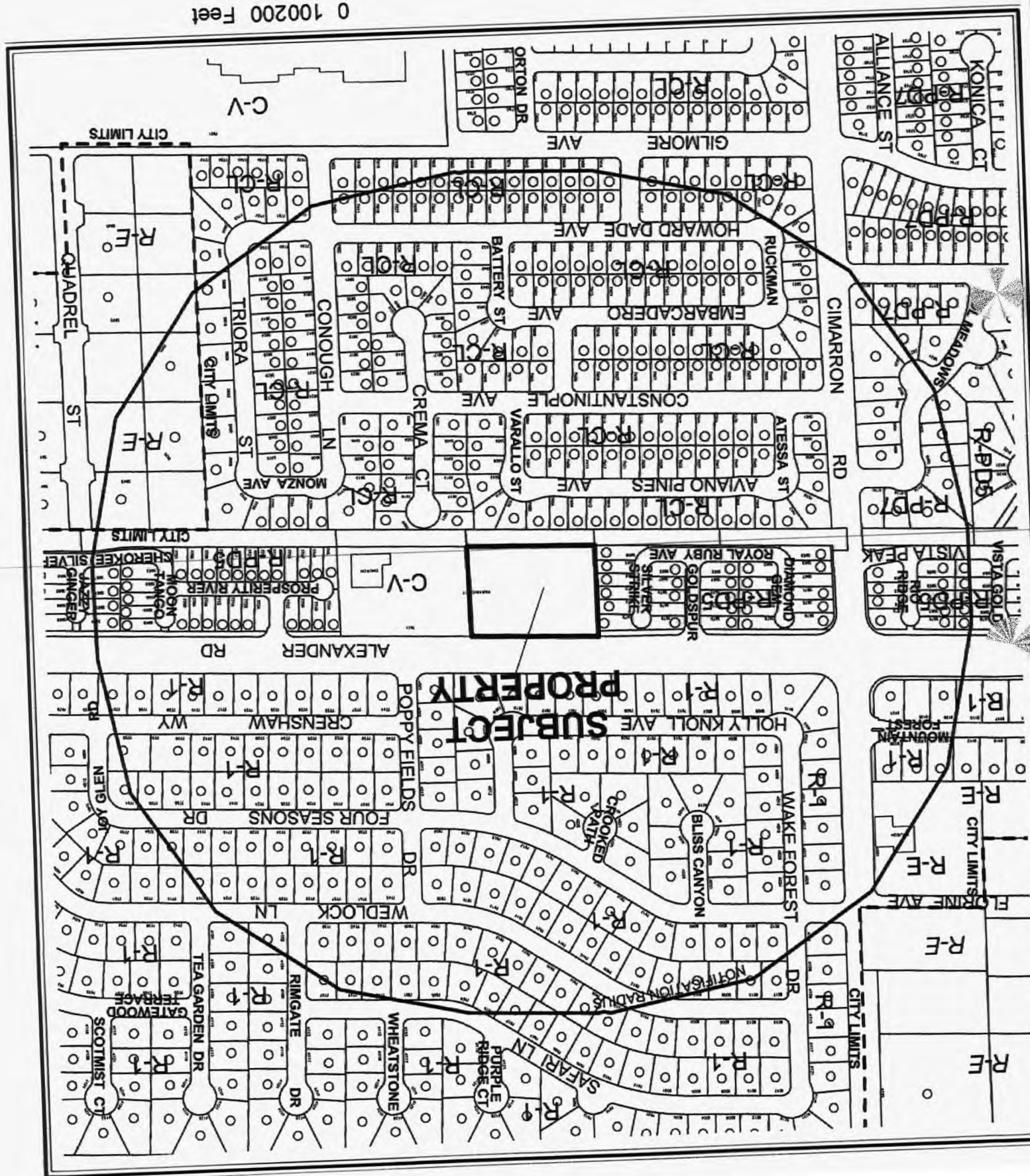
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

RADIUS: 1000 FT

CASE: SUP-18314

0 100200 Feet





CASE: SUP-18314

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 100200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-18314 - APPLICANT: T-MOBILE USA, INC - OWNER:
INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning Z-20-98 and Site Development Plan Review Z-20-98(1) if approved.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-18312) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the structure on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.
5. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
7. The Use Permit reduced to 60-foot height, wireless communications facility.
8. The facility shall be in the location of the northwest light standard in the existing parking facility with lights being at the vertical height equal to those of the existing lights and shielded.

Public Works

9. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a Wireless Communications Facility, Stealth design on 1.75 acres adjacent to the south side of Alexander Road, approximately 650 feet east of Cimarron Road. The applicant seeks to install an 80-foot tall antenna outfitted with a "street-light" stealth design adjacent to the western edge of the existing church parking lot on the vacant portion of the western parcel 138-09-501-003.

A companion Variance has been filed as the antenna does not meet the minimum residential adjacency of 184 feet from the rear property line where 240 feet is required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/15/95	The City Council approved a General Plan Amendment (GPA-41-95) from L (Low Density Residential) and ML (Medium-Low Density Residential) to PF (Public Facility). The application expired.
11/15/95	The City Council approved a Rezoning (Z-74-95) from N-U (Non-Urban) to C-V (Civic) This application expired November 15, 1996.
5/26/98	The City Council approved a General Plan Amendment (GPA-8-98) from L (Low Density Residential) to PF (Public Facility). Planning Commission and Staff recommended approval.
5/26/98	The City Council approved the request for a Rezoning (Z-20-98) on property located on the south side of Alexander Road, approximately 680 feet east of Cimarron Road from U (Undeveloped) Zone. Planning Commission and Staff recommended approval. Planning Commission and Staff recommended approval.
01/11/07	The Planning Commission recommended approval of companion item VAR-18312 concurrently with this application. The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #29/mh).
<i>Related Building Permits/Business Licenses</i>	
NA	NA
<i>Pre-Application Meeting</i>	
11/06/06	Staff explained the requirements for this application as a Special Use Permit is required in addition to a Variance from Title 19.08 residential adjacency standards.
<i>Neighborhood Meeting</i>	
NA	A neighborhood meeting was not held nor was one required.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.75 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church Parking Lot	P-F (Public Facilities)	C-V (Civic) Zone
North	Single Family Dwellings	L (Low Density)	R-1 (Single Family Residential) Zone
South	Single Family Dwellings	ML (Low Density)	R-CL (Residential-Compact Lot) Zone
East	Single Family Dwellings	L (Low Density)	R-PD5 (Residential-Planned Development, 5 Units per Acre) Zone
West	Single Family Dwellings	L (Low Density)	R-PD5 (Residential-Planned Development, 5 Units per Acre) Zone

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

C-V Civic District:

The existing parking lot and neighboring church are in compliance with the acceptable uses for the C-V Civic Zoned District. A wireless communications facility, stealth design, is a permitted use upon meeting the minimum conditions as listed by Title 19.04. Since this proposal does not meet the conditions for the residential adjacency setback, a Variance and Special Use Permit have been filed.

Trails:

A Multi-use Transportation Trail aligned with Alexander Road runs adjacent to the northern perimeter of the subject property. A wireless communications facility, stealth design will have little anticipated affect on the existing trail alignment.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.060, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	240 Feet	184 feet	N*
Adjacent development matching setback	10 Feet	184 feet	Y

* A companion Variance (VAR-18312) has been filed due to the residential adjacency standard not being met.

ANALYSIS

- **General**

The proposed stealth antenna is located on the southwest portion of the subject C-V zoned parcel. It is a "street lamp" design with a total height of 80 feet. Title 19.08.060 states that a Wireless Communication Facility, Stealth Design, be separated from residential uses by the proximity slope of 3:1. This requires the proposed 80-foot antennae to be located 240 feet from the adjoining R-1 (Single Family Residence) property. The submitted site plan indicates that a setback of a minimum 184 feet is provided. This use is not compatible with the C-V and R-1 developments in the surrounding area; therefore, denial is recommended.

The parking lot lighting is shown on the provided elevations to be at 40 feet in height. Although the lighting appears to utilize downward-directed lights, the height of the light poles exceeds the 30-foot height limitation and is double the 20-foot height recommendation as established in Title 19.08.050(E)5e. Parking lot lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

- **Use**

The existing church is a permitted use in the C-V zoning district. The cell tower is a permitted use upon either an administrative approval or approval of a Special Use Permit. Because of the adjacent residential development and non-compliance with the residential adjacency standards, this proposed tower location was deemed to be unsuitable for an administrative approval, and the applicant was directed to file a Special Use Permit application and a Variance application related to residential adjacency.

- **Conditions**

Per Title 19.04.040 Conditional Uses, the following conditions must be met for the administrative approval of a Wireless Communication Facility, Stealth Design [all districts]:

(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 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 not subject to appeal.

(2) No residential use may exist on the property.

(3) The design must conform to the definition of the term "Wireless Communication Facility, Stealth Design," as set forth in Section 19.20.020 and as determined by the Director.

(4) Within an area designated as a Historic Preservation District, the proposed facility must first 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 Communications Commission standards, as certified by a competent professional (such as a radio frequency engineer).

Because the applicant has not satisfactorily met condition 1b, a Special Use Permit and companion Variance has been requested.

FINDINGS

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

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

In regard to "1":

Although the proposed tower is a "stealth-designed" light pole, the 80-foot height greatly hinders its compatibility with the adjacent existing residential development. In addition, the 40-foot parking lot light pole heights do not comply with the 30-foot maximum light pole height as listed in Title 19.08.050

In regard to "2":

The site is developed as a church and parking lot with remaining undeveloped area. Although the antenna and associated equipment is located on the vacant portion of the site and is suitable for the placement of a wireless communication facility the proposal, as shown, does not meet the 3:1 residential adjacency standards. Therefore, denial is recommended.

In regard to "3":

This requirement is not applicable because the wireless communication tower will not attract additional traffic to the site.

In regard to "4":

The proposed use will not compromise the public health, safety, and welfare because the use will be constructed in compliance with applicable building codes.

In regard to "5":

The proposed use does not meet all of the applicable conditions as listed in Title 19.04.

PLANNING COMMISSION ACTION

Conditions 7 and 8 were added by the Planning Commission.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 500 by City Clerk

APPROVALS 0

PROTESTS 21



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SUP-18314

Case Number: _____ APN: 138-09-501-003

Name of Property Owner: Foursquare Gospel Church

Name of Applicant: T-Mobile

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 95-1684062

Signature of Property Owner: _____

Jeffrey L. Bird, Chief Financial Officer

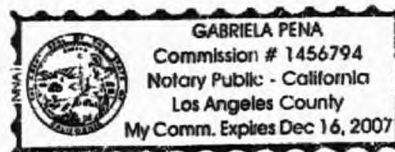
Witnessed By: _____

Tim J. Baskin, Asst. Secretary

Subscribed and sworn before me, by Jeffrey L. Bird and Tim J. Baskin, who are personally known to me.

This 22 day of August, 2006

Notary Public in and for said County and State



LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT, BARGAIN & SALE DEED RECORDED APRIL 5, 1993 IN BOOK 60400 AS INSTRUMENT NO. 00230 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; LIVING WITHIN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 60 EAST, N.E.D.M.

BASE OF BEARINGS

SOUTH 87°36'53" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 60 EAST, U.S.G.S. AS SHOWN BY MAP THEREOF ON FILE IN FILE 10A, PAGE 90 OF PLATS IN CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BOUNDARY

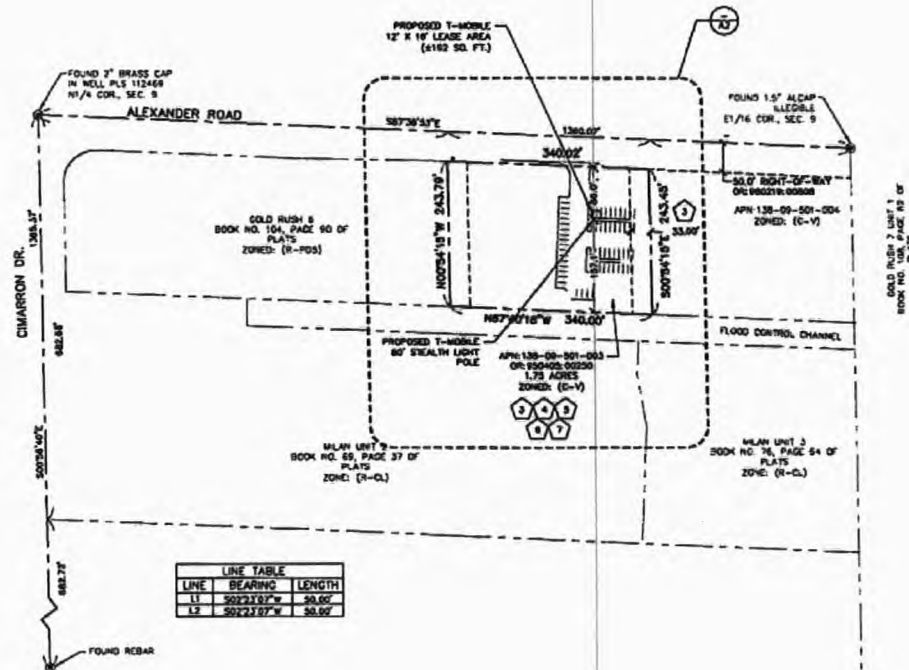
CITY OF LAS VEGAS VERTICAL CONTROL NO. 6150045A, BEING A REVEY AND PLATE IN TOP OF CURB AT NORTHEAST CORNER OF ALEXANDER AND CIMARRON.

ELEVATION: 2389.74 FEET (NAVD 1988)
753.298 METERS (NAVD 1988)

NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION LISTED IN TITLE REPORT NO. 06-02-0078-MME, DATED MAY 8, 2006, PREPARED BY NEVADA TITLE COMPANY, WHICH ARE NOT SOLELY EMANATING 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-LISTED BELOW, ITEM NUMBERS CORRESPONDING TO ITEM NUMBERS IN SAID TITLE REPORT.

1. RESERVATION AND EASEMENTS, FROM USA, OR 2001-228-008, AFFECTS ENTIRE SUBJECT PROPERTY.
2. CLM, FOR ORDINANCE NO.3662, OR 650011-00953, AFFECTS ENTIRE SUBJECT PROPERTY.
3. MPC, FOR ELECTRICAL LINES, OR 980018-00736, AFFECTS ENTIRE SUBJECT PROPERTY EXCEPT BUILDING OUTLINES.
4. 0736, FOR DEED OF TRUST, OR 2004-00238-02911, AFFECTS ENTIRE SUBJECT PROPERTY.
5. 0736, FOR ASSIGNMENT OF REVENUE, OR 2004-00238-02912, AFFECTS ENTIRE SUBJECT PROPERTY.



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

SPONSOR
T-Mobile
470 S. REX BL. STE. 100
LAS VEGAS, NV 89101

PROJECT INFORMATION
ALEXANDER & CIMARRON
VG08392-A
7801 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129

CURRENT ISSUE DATE:
1/23/07

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
1	1/23/07	ZONING REVISIONS	B.M.
2	06/24/06	100% ZONING	J.C.
3	06/14/06	100% ZONING	J.C.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
7351 N. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY: CHK. APV.
A. CORTES M. CEFALU/C. WENNER

LICENSURE:

SHEET TITLE:

SITE PLAN

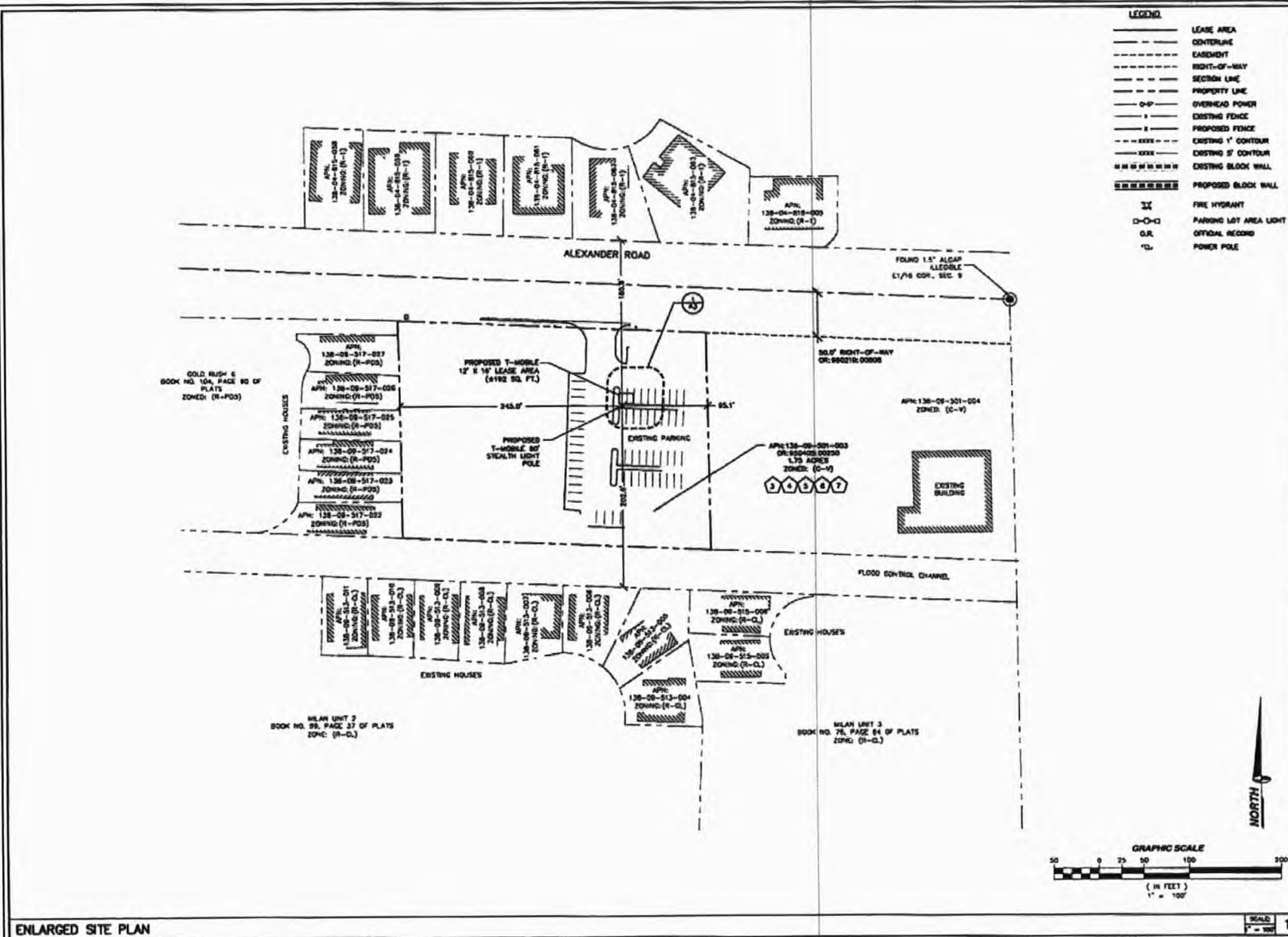
SHEET NUMBER: REVISION:

A1 **2**
VG08392-A

SITE PLAN

SCALE: 1" = 200'

VAR-18312 SUP-18314 02-07-07 CC



- 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

COMPROMISE
T-Mobile
 475 S. RAY BL. STE. 10
 LAS VEGAS, NV 89102

PROJECT INFORMATION:
ALEXANDER & CIMARRON
VG08392-A
 7801 W. ALEXANDER ROAD
 LAS VEGAS, NEVADA 89129

CURRENT ISSUE DATE:
 1/23/07

ISSUED FOR:
ZONING

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
1	1/23/07	ZONING REVISIONS	B.M.
2	06/24/06	100% ZONING	A.C.
3	06/14/06	90% ZONING	A.C.

PLANS PREPARED BY:
SPECTRUM
 SURVEYING & ENGINEERING
 7381 W. CHARLESTON BLVD. SUITE 130
 LAS VEGAS, NEVADA 89117
 PH (702) 367-7705
 FAX (702) 367-8733

DRAWN BY: CHK. **APV.**
 J. CORTEZ M. DEPALU C. WEHER

LEGEND:

SHEET TITLE:
 ENLARGED SITE PLAN

SHEET NUMBER: **A2** **REVISION:** **2**
 VG08392-A

VAR-18312 SUP-18314 02-07-07 CC



ANTENNA SECTION	AZIMUTH	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	RFA	RAD CENTER	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTION A	0°	DRS-16-000PL30	100' X 2	7/8" COAX	2	57.5'	5'	6" (10' MAX)	-
SECTION B	120°	DRS-16-000PL30	100' X 2	7/8" COAX	2	57.5'	5'	6" (10' MAX)	-
SECTION C	240°	DRS-16-000PL30	100' X 2	7/8" COAX	2	57.5'	5'	6" (10' MAX)	-
GPS	N/A	TRUE POSITION	30' X 1	1/2" COAX	-	-	N/A	N/A	-
LMU	N/A	TRUE POSITION	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 CABINETS MAKE/MODEL	LATITUDE	LONGITUDE	LATITUDE	LONGITUDE	GROUND LEVEL	COMMENTS
EROSION	2	RSS-2108 (OUTDOOR)	N/A	N/A	N/A	N/A	2381	-

T-Mobile
475 S. MEXICO BL. SUITE 101
LAS VEGAS, NV 89107

PROJECT INFORMATION:
ALEXANDER & CIMARRON
VG08392-A
7801 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129

CURRENT ISSUE DATE:
1/23/07

ISSUED FOR:
ZONING

REV. DATE DESCRIPTION BY

REV.	DATE	DESCRIPTION	BY
1/23/07	ZONING REVISIONS	B.M.	
08/24/06	100% ZONING	J.C.	
08/14/06	90% ZONING	J.C.	

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
7301 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH: (702) 367-7705
FAX: (702) 367-8733

DRAWN BY: CHC APV
J. CORTEZ M. CEFALU C. WENNER

LICENSURE:

SHEET TITLE:
SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

SHEET NUMBER: REVISION:

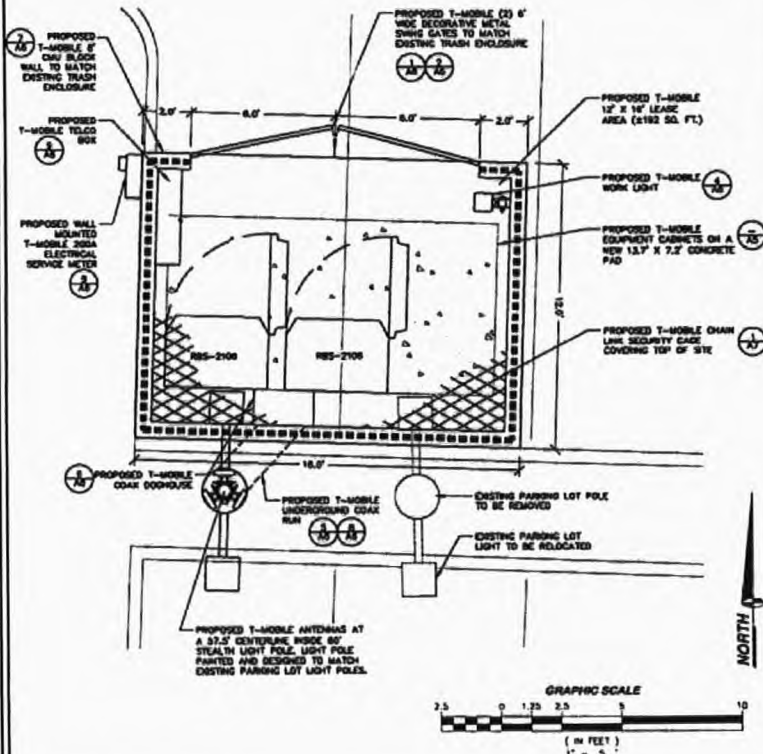
A3 **2**
VG08392-A

ANTENNA LAYOUT

SCALE: 1" = 2'

4 ANTENNA, CABLE AND EQUIPMENT SCHEDULE

SCALE: 1" = 2'



ENLARGED SITE DETAIL

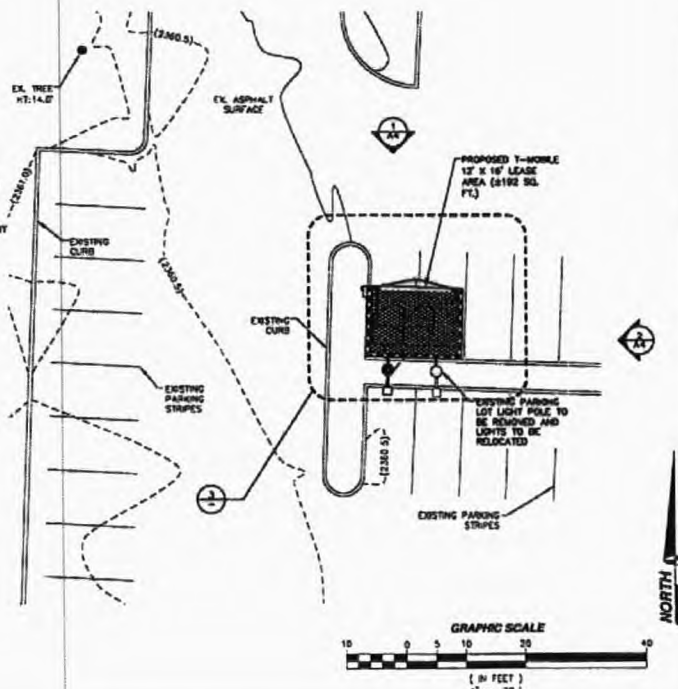
SCALE: 1" = 2'

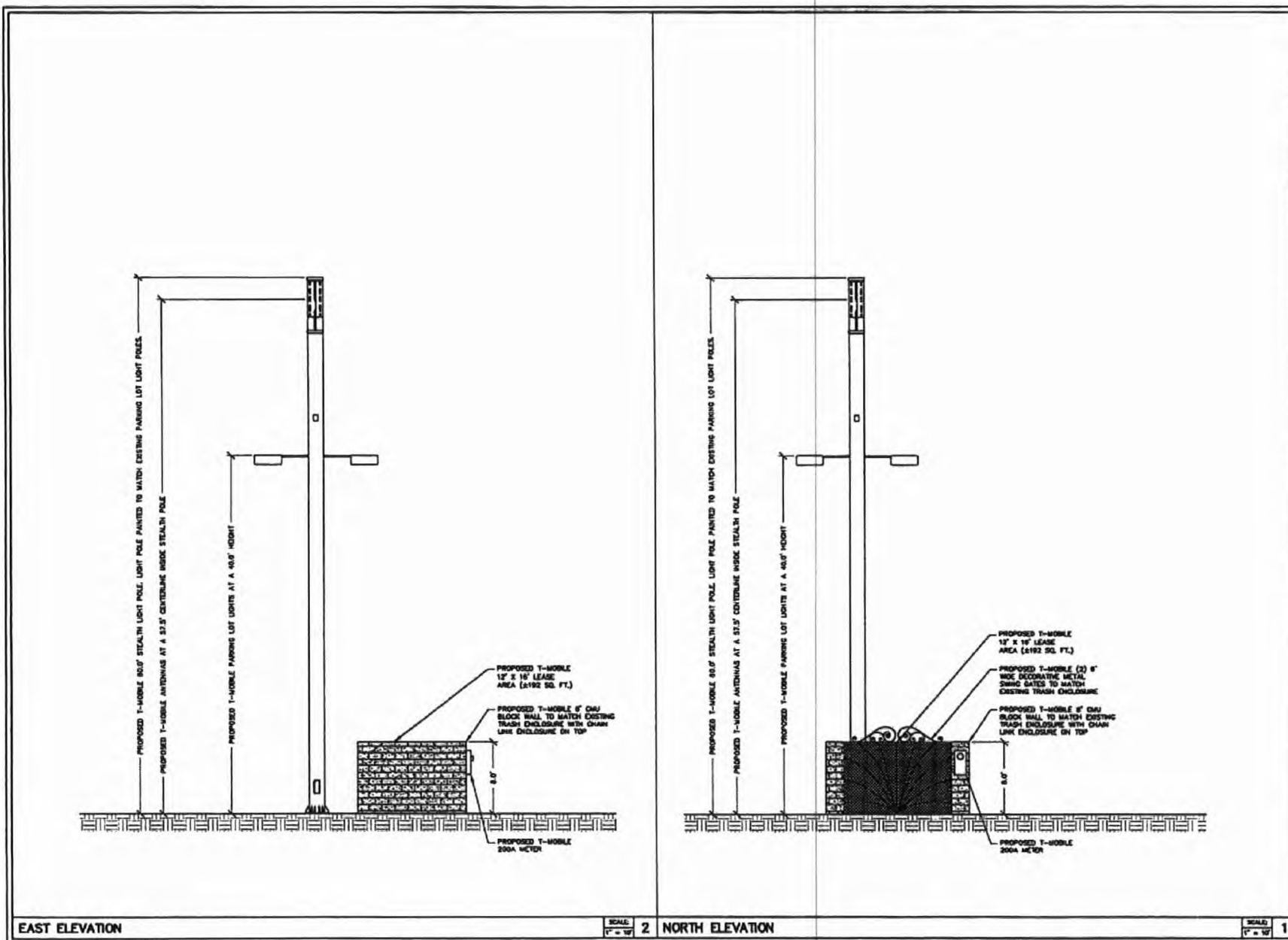
3 SITE DETAIL

SCALE: 1" = 20'

LEGEND

- LEASE AREA
- CONTORLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING 1" CONTOUR
- EXISTING 6" CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- OFFICIAL RECORD
- POWER POLE





POINT
T-Mobile
475 S. 800 E. ST. 10
LAS VEGAS, NV 89107

PROJECT INFORMATION:
ALEXANDER & CIMARRON
VG08392-A
7801 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129

CURRENT ISSUE DATE:
1/23/07

ISSUED FOR:
ZONING

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
1	1/23/07	ZONING REVISIONS	S.M.
2	02/24/07	100% ZONING	J.C.
3	02/24/07	100% ZONING	J.C.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD. SUITE 120
LAS VEGAS, NEVADA 89117
PH (702) 387-7700
FAX (702) 387-8733

DRAWN BY: CHC **APV:**
A. CORTEZ M. CEFALO C. WENGER

CONSENT:

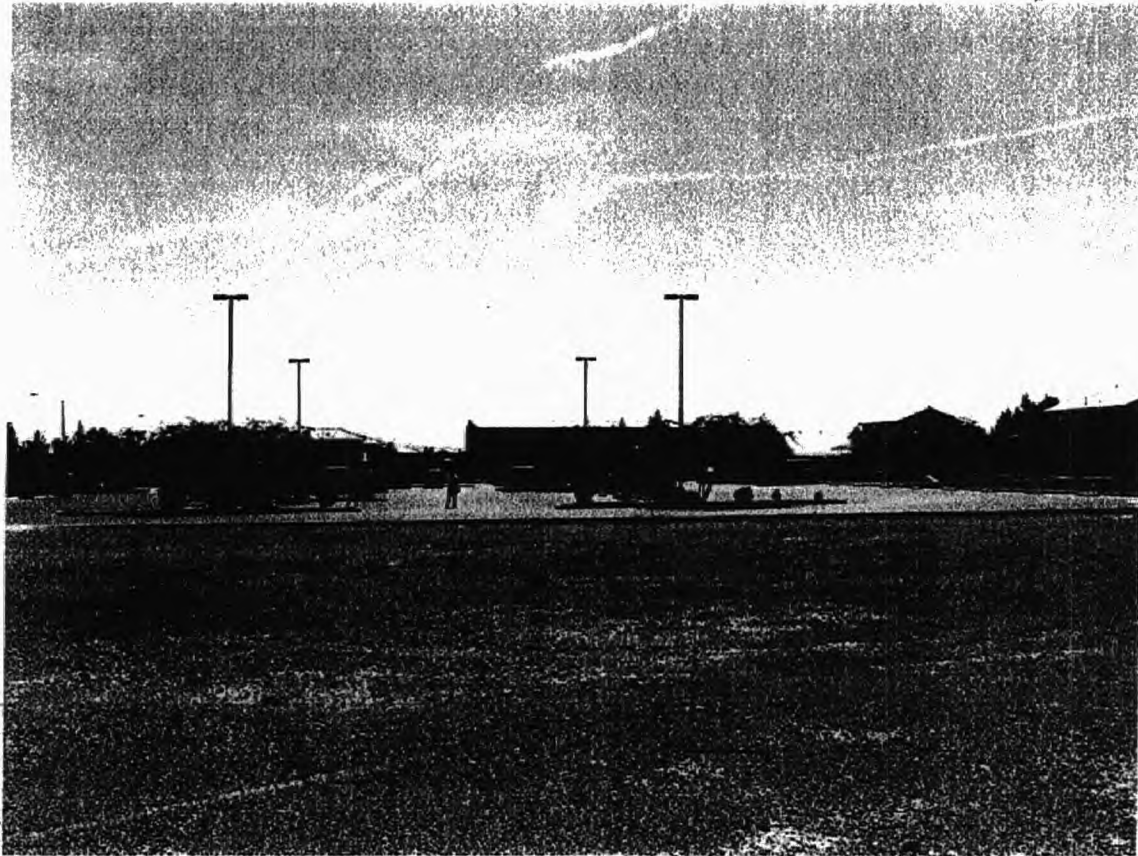
SHEET TITLE:
ELEVATIONS

SHEET NUMBER: A4 **REVISION:** 2

VG08392-A

VAR-18312 SUP-18314 02-07-07 CC

EAST VIEW BEFORE T-MOBILE INSTALLATION



**T-MOBILE SITE VG08392 – Alexander & Cimarron
7801 W. Alexander Rd.**

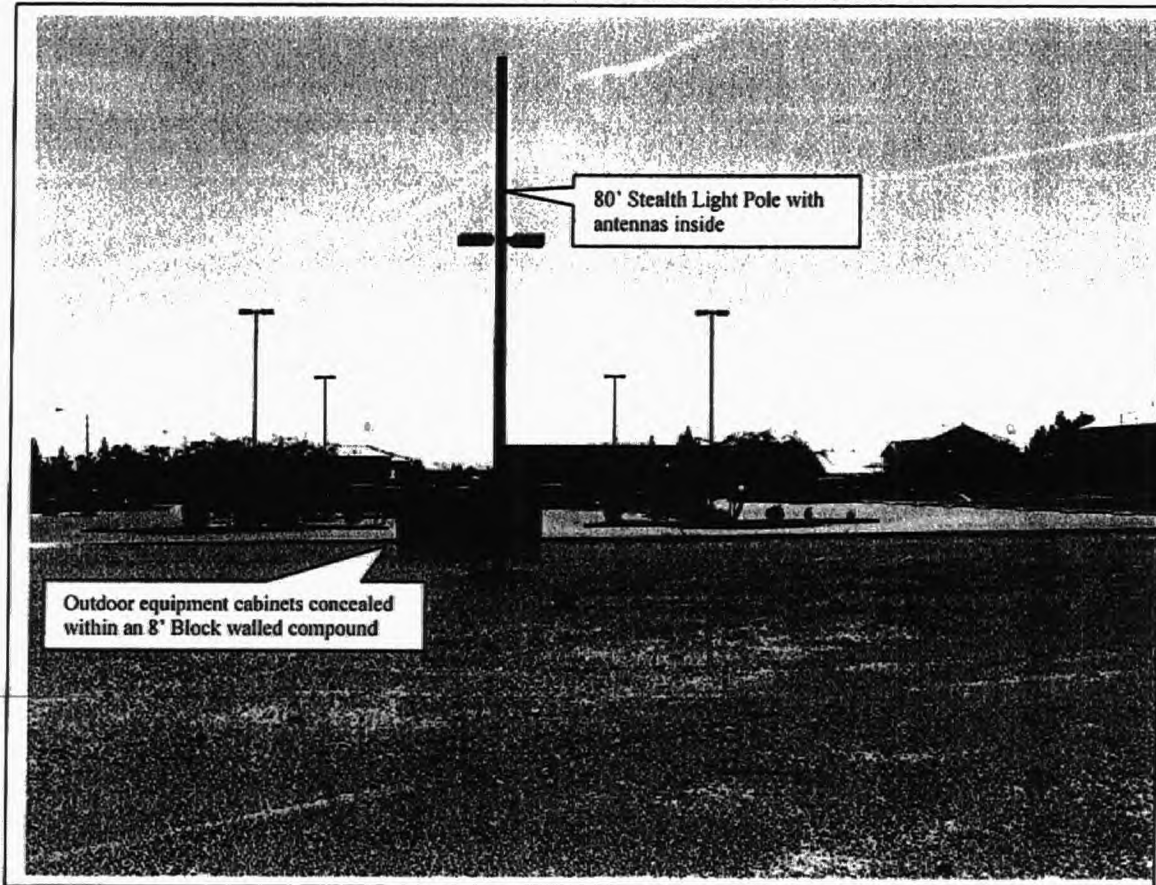
RECEIVED
NOV 27 2006

**VAR-18312
SUP-18314
01/11/07 PC**



7351 W. Charleston Blvd., Ste 120
Las Vegas, Nevada 89117, o-702.367.7705, f-702.367.8733

EAST VIEW AFTER T-MOBILE INSTALLATION

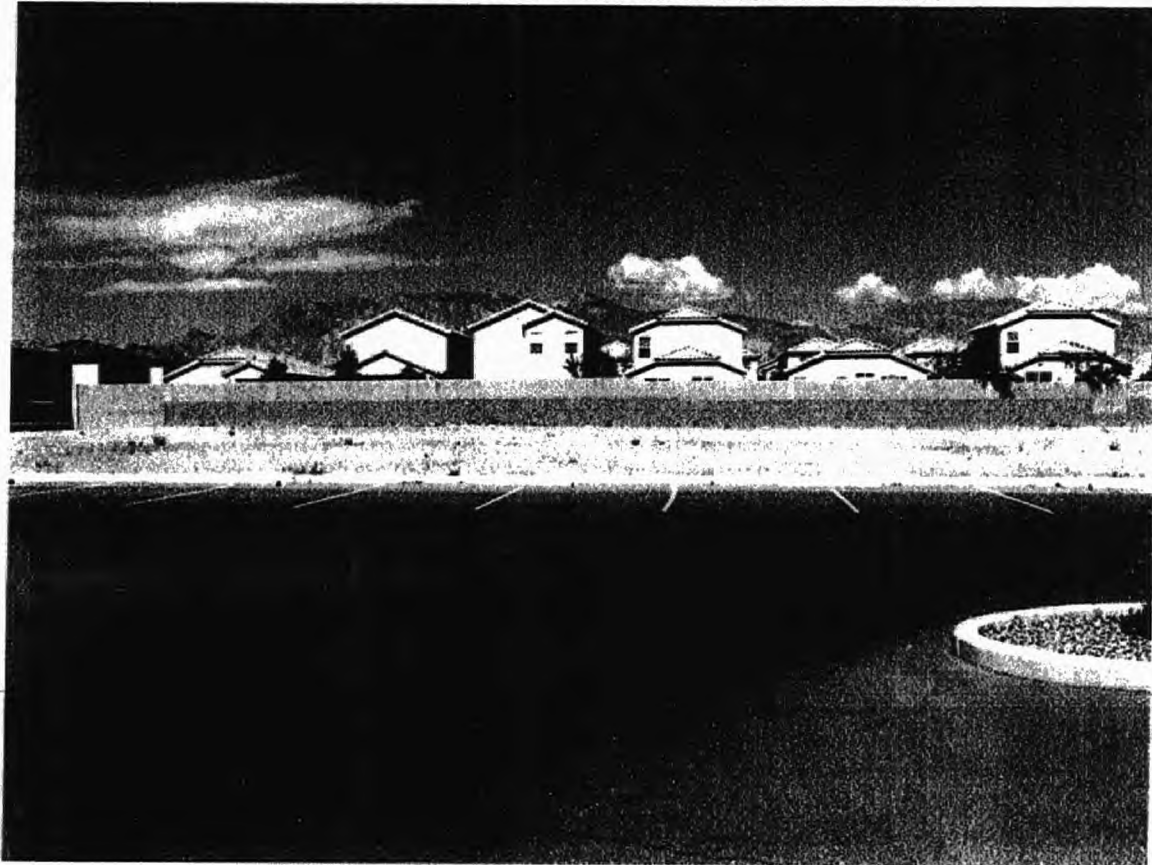


**T-MOBILE SITE VG08392 – Alexander & Cimarron
7801 W. Alexander Rd.**

RECEIVED
NOV 27 2006

**VAR-18312
SUP-18314
01/11/07 PC**

WEST VIEW BEFORE T-MOBILE INSTALLATION

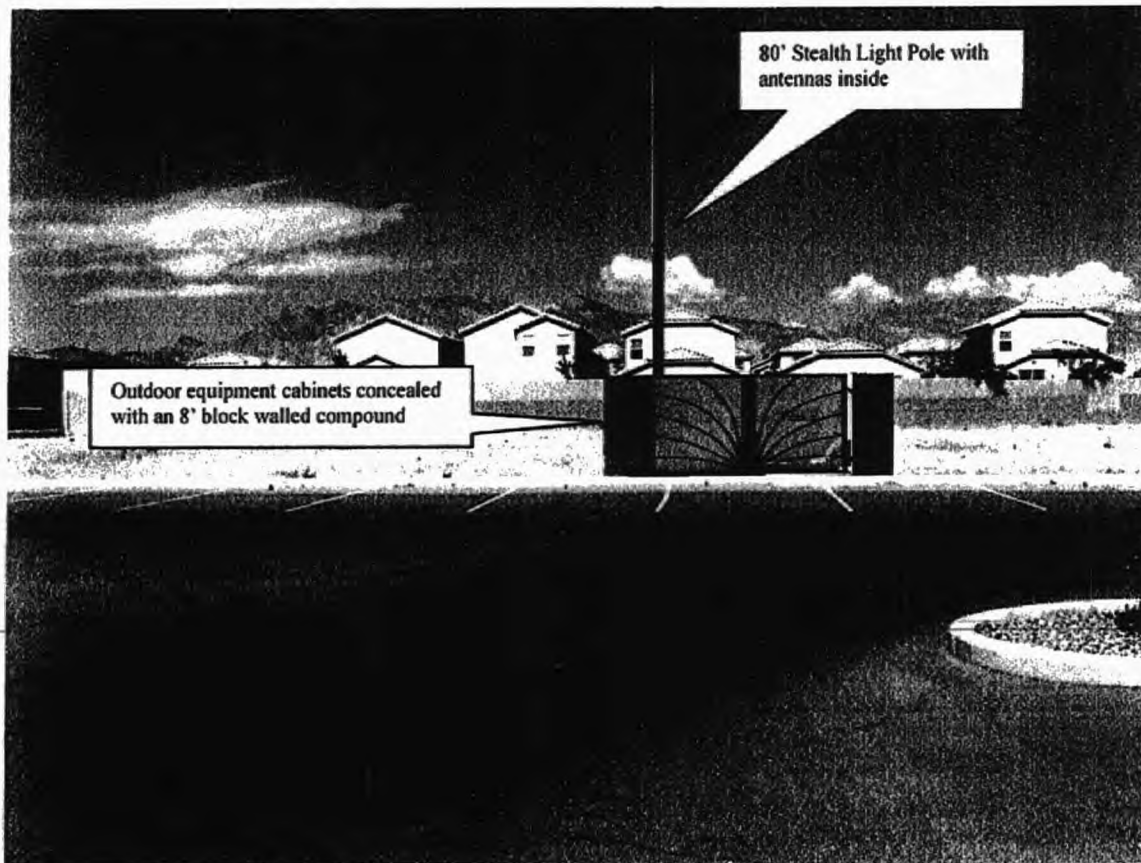


**T-MOBILE SITE VG08392 – Alexander & Cimarron
7801 W. Alexander Rd.**

RECEIVED
NOV 27 2006

**VAR-18312
SUP-18314
01/11/07 PC**

WEST VIEW AFTER T-MOBILE INSTALLATION



**T-MOBILE SITE VG083952 – Alexander & Cimarron
7801 W. Alexander Rd.**

RECEIVED
NOV 27 2006

**VAR-18312
SUP-18314
01/11/07 PC**



7351 W. Charleston Blvd., Ste 120
Las Vegas, Nevada 89117, o-702.367.7705, f-702.367.8733



VAR-18312 AND SUP-18314 - APPLICANT: T-MOBILE USA, INC - OWNER: INTERNATIONAL
CHURCH OF THE FOURSQUARE GOSPEL
ADJACENT TO THE SOUTH SIDE OF ALEXANDER ROAD, APPROXIMATELY 650 FEET EAST OF
CIMARRON ROAD
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



VAR-18312 AND SUP-18314 - APPLICANT: T-MOBILE USA, INC - OWNER: INTERNATIONAL
CHURCH OF THE FOURSQUARE GOSPEL
ADJACENT TO THE SOUTH SIDE OF ALEXANDER ROAD, APPROXIMATELY 650 FEET EAST OF
CIMARRON ROAD
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



VAR-18312 AND SUP-18314 - APPLICANT: T-MOBILE USA, INC - OWNER: INTERNATIONAL
CHURCH OF THE FOURSQUARE GOSPEL
ADJACENT TO THE SOUTH SIDE OF ALEXANDER ROAD, APPROXIMATELY 650 FEET EAST OF
CIMARRON ROAD
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



VAR-18312 AND SUP-18314 - APPLICANT: T-MOBILE USA, INC - OWNER: INTERNATIONAL
CHURCH OF THE FOURSQUARE GOSPEL
ADJACENT TO THE SOUTH SIDE OF ALEXANDER ROAD, APPROXIMATELY 650 FEET EAST OF
CIMARRON ROAD
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



VAR-18312 AND SUP-18314 - APPLICANT: T-MOBILE USA, INC - OWNER: INTERNATIONAL
CHURCH OF THE FOURSQUARE GOSPEL
ADJACENT TO THE SOUTH SIDE OF ALEXANDER ROAD, APPROXIMATELY 650 FEET EAST OF
CIMARRON ROAD
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



7351 W. Charleston Blvd., Suite 120
Las Vegas, NV 89117
Phone: 702.367.7705
Fax: 702.367.8733

October 19th, 2006

Ben Sticka, Planner II
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101-6706

Reference: VG08392 Alexander & Cimarron / T-Mobile
Justification Letter for being surrounded by a residential neighborhood
Proposed Communication Facility
7801 W. Alexander Road, APN # 138-09-501-003

Spectrum Surveying & Engineering on behalf of T-Mobile is proposing a stealth (parking light pole) wireless facility to be located on the property located at 7801 West Alexander Road, APN # 138-09-501-003. This parcel is currently zoned C-V, Civic District use and is 1.75 acres that is surrounded by residential zoned properties. As code permits, a Civic District zoned parcel is a permitted use for a communications facility, and with the proposed height and location of this parking light pole, it meets the 2:1 ratio of residential setbacks.

The proposed project includes the installation of a new 80' Stealth Parking Light Pole, antennas concealed within the pole, and the installation of outdoor equipment cabinets at base enclosed in a block walled compound to match existing trash enclosures on the property.

By placing a communications facility on this parcel and within this area, it will provide the necessary cellular coverage in this "dead" pocket. Without the tower at this location, T-Mobile's customers will continue to suffer with poor coverage.

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 this project is consistent with the zoning code and requests upon waiver for being surrounded by a residential neighborhood. In addition, this project 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.

Should you have any additional question or concerns please do not hesitate to call me at 702-367-7705 ext. 248.

Sincerely,
Spectrum Surveying and Engineering

Tiffany Chimaroke
Project Manager

VAR-18312
SUP-18314
01/11/07 PC



VAR-18312 SUP-18314 02-07-07 CC

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT, BARGAIN & SALE DEED RECORDED APRIL 5, 1985 IN BOOK 850405 AS INSTRUMENT NO. 00250 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 80 EAST, N.E.M.

BASE OF NEARINGS

SOUTH 87°34'33" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 80 EAST, N.E.M. AS SHOWN BY MAP THEREOF ON FILE IN FILE 104, PAGE 80 OF PLATS IN CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BOUNDARIES

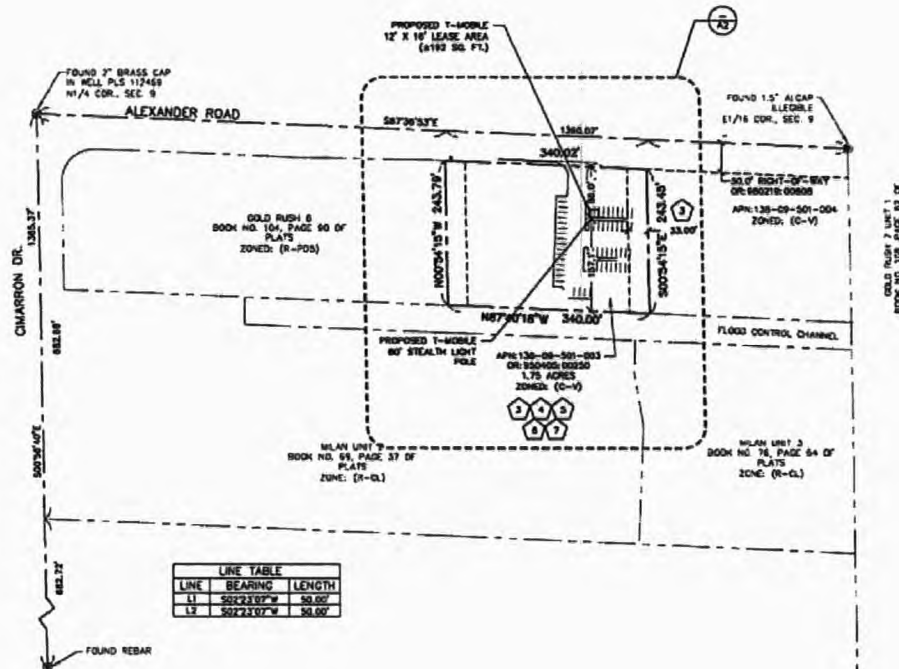
CITY OF LAS VEGAS VERTICAL CONTROL, NO. 815040A, BEING A RIVET AND PLATE IN TOP OF CURB AT NORTHEAST CORNER OF ALEXANDER AND CIMARRON.

ELEVATION: 2388.74 FEET (NAVD 1988)
722.928 METERS (NAVD 1988)

NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION LISTED IN TITLE REPORT NO. 08-05-0876-NM, DATED MAY 8, 2008, 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-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

1. RESERVATION AND EASEMENTS FROM USA, OR 200-226488, AFFECTS ENTIRE SUBJECT PROPERTY.
2. OLV, FOR CROWNWORK NO. 3897, OR 850811-00953, AFFECTS ENTIRE SUBJECT PROPERTY.
3. NVC FOR ELECTRICAL LINES, OR 860519-00738, AFFECTS ENTIRE SUBJECT PROPERTY EXCEPTING BUILDING OUTLINES.
4. 10750, FOR DEED OF TRUST, OR 20040828-02911, AFFECTS ENTIRE SUBJECT PROPERTY.
5. 10750, FOR ASSIGNMENT OF DEEDS, OR 20040828-02912, AFFECTS ENTIRE SUBJECT PROPERTY.



LINE TABLE		
LINE	BEARING	LENGTH
11	S04°23'02\"	80.00'
12	S02°23'02\"	90.00'

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

T-Mobile
470 S. JULY ST., STE. 101
LAS VEGAS, NV 89107

PROJECT INFORMATION

ALEXANDER &
CIMARRON
VG08392-A
7801 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129

CURRENT ISSUE DATE:

1/23/07

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION BY

REV.	DATE	DESCRIPTION	BY
1	1/23/07	ZONING REVISIONS	B.M.
2	08/24/08	100% ZONING	J.C.
3	08/14/08	BOE ZONING	J.C.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH (702) 367-7705
FAX (702) 367-8733

DRAWN BY: CHK. APV:

J. CORTES M. DEFALU C. WEHER

LICENSURE:

RECEIVED

JAN 25 2007

SHEET TITLE:

SITE PLAN

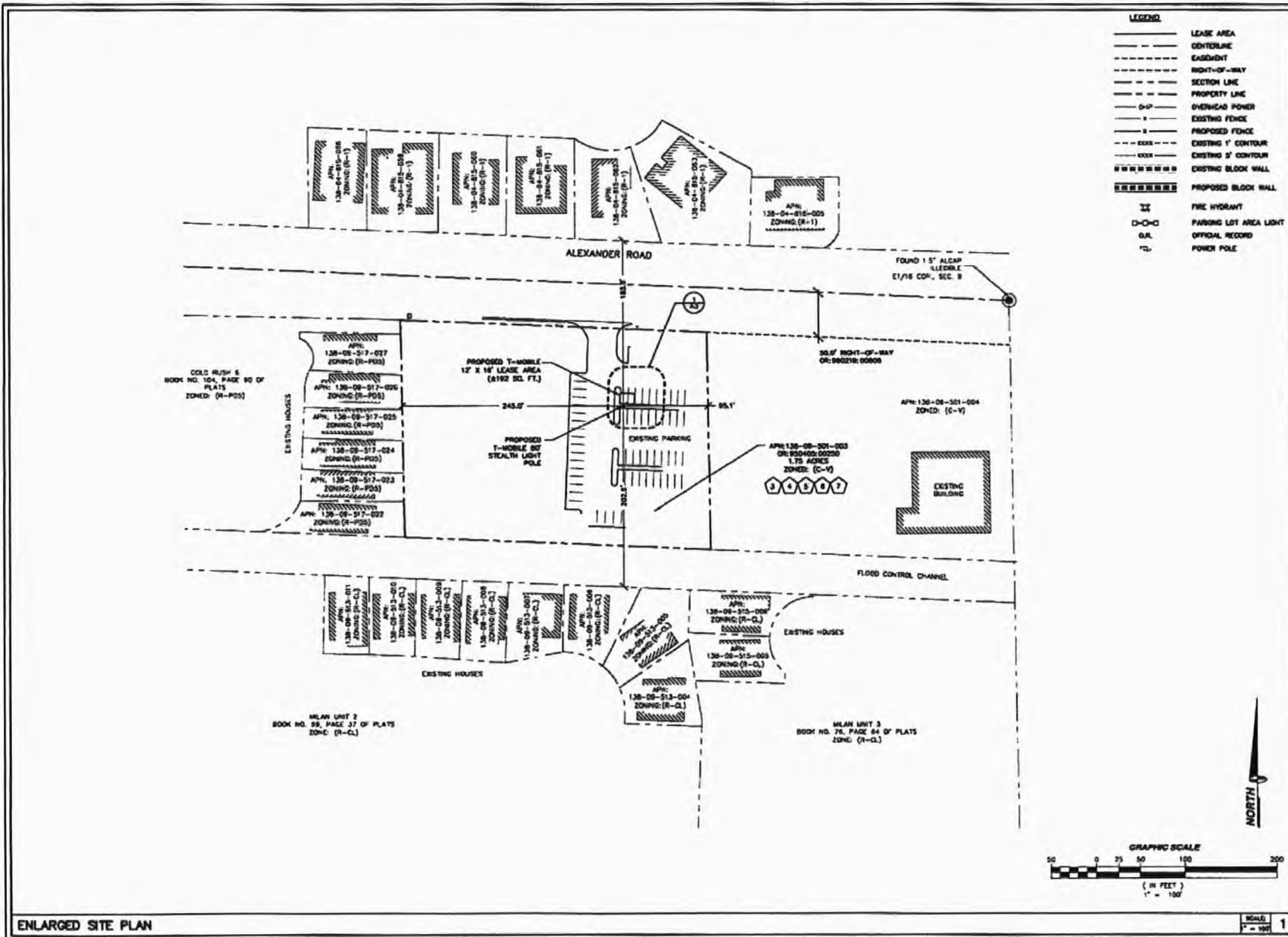
SHEET NUMBER: REVISION:

A1 2
VG08392-A

SITE PLAN

SCALE: 1" = 80'

VAR-18312 SUP-18314 02-07-07 CC



VAR-18312 SUP-18314 02-07-07 CC



ANTENNA SECTOR	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	TMA	RAS CENTER	TOP JAMPER LENGTH	BOTTOM JAMPER LENGTH	COMMENTS
SECTOR A	DRS-18-000PL20	100' X 2	7/8" COAX	2	57.5'	5'	8' (10' MAX)	-
SECTOR B	DRS-18-000PL20	100' X 2	7/8" COAX	2	57.5'	5'	8' (10' MAX)	-
SECTOR C	DRS-18-000PL20	100' X 2	7/8" COAX	2	57.5'	5'	8' (10' MAX)	-
GPS	N/A	TRUE POSITION	30' X 1	1/2" COAX	-	N/A	N/A	-
LMU	N/A	TRUE POSITION	N/A	N/A	-	N/A	N/A	-

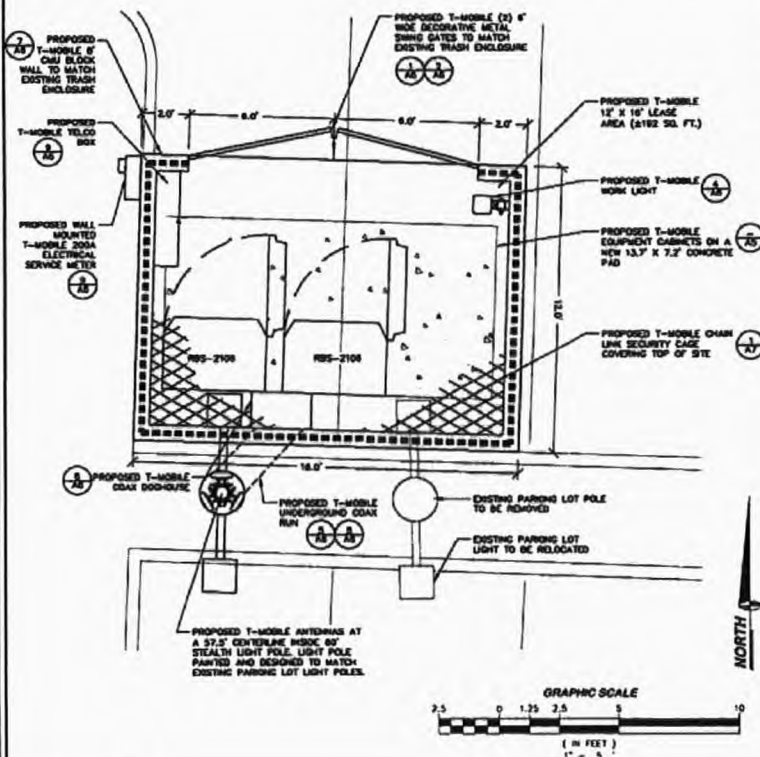
NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES.

EQUIPMENT	QUANTITY	EQUIPMENT MAKE/MODEL	LATITUDE	LONGITUDE	LATITUDE	LONGITUDE	GROUND LEVEL	COMMENTS
EROSION	2	RDS-2108 (OUTDOOR)	N/A	N/A	N/A	N/A	2381	-

ANTENNA LAYOUT

4 ANTENNA, CABLE AND EQUIPMENT SCHEDULE

2



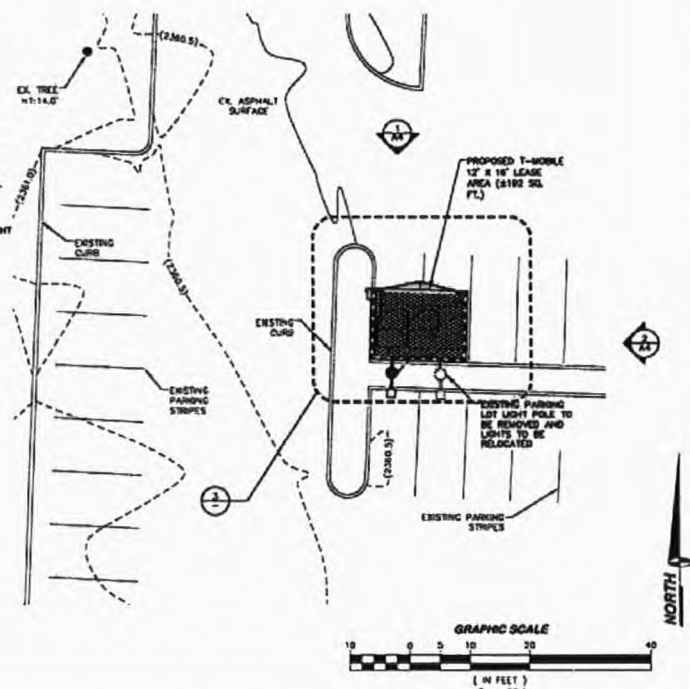
ENLARGED SITE DETAIL

3 SITE DETAIL

1

LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- CHP
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- CH-C
- DLR
- OFFICIAL RECORD
- POWER POLE



Mobile
475 S. RAY ST., STE. 101
LAS VEGAS, NV 89147

PROJECT INFORMATION
ALEXANDER & CARRON
VG08392-A
7801 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129

CURRENT ISSUE DATE:
1/23/07

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
1	1/23/07	ZONING REVISIONS	B.M.
2	08/24/06	100% ZONING	J.C.
3	08/14/06	60% ZONING	J.C.

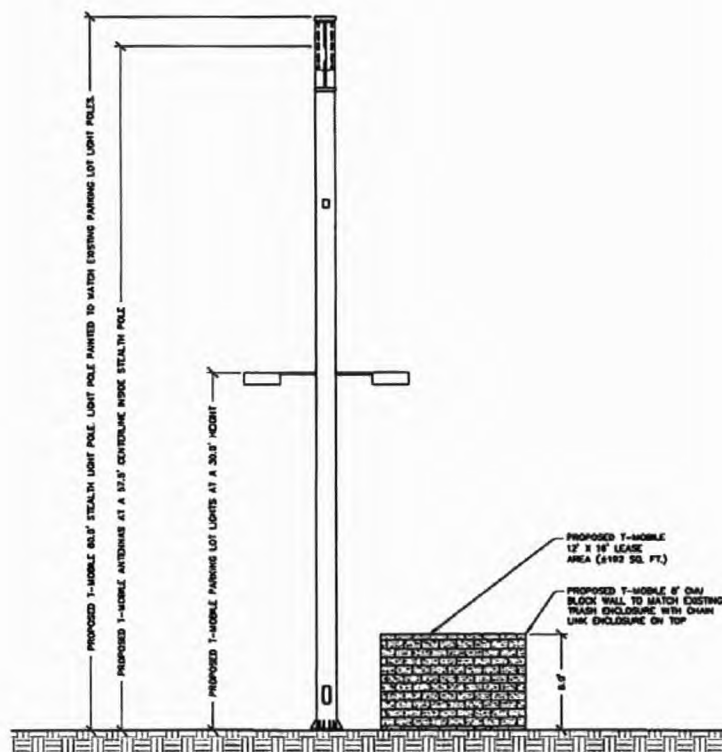
PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH. (702) 367-7705
FAX (702) 367-6733

DRAWN BY: CHL
J. CORTEZ **M. CEFALU** **C. WENER**

RECEIVED
JAN 25 2007

SHEET TITLE:
SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

SHEET NUMBER: **A3** **2**
VG08392-A

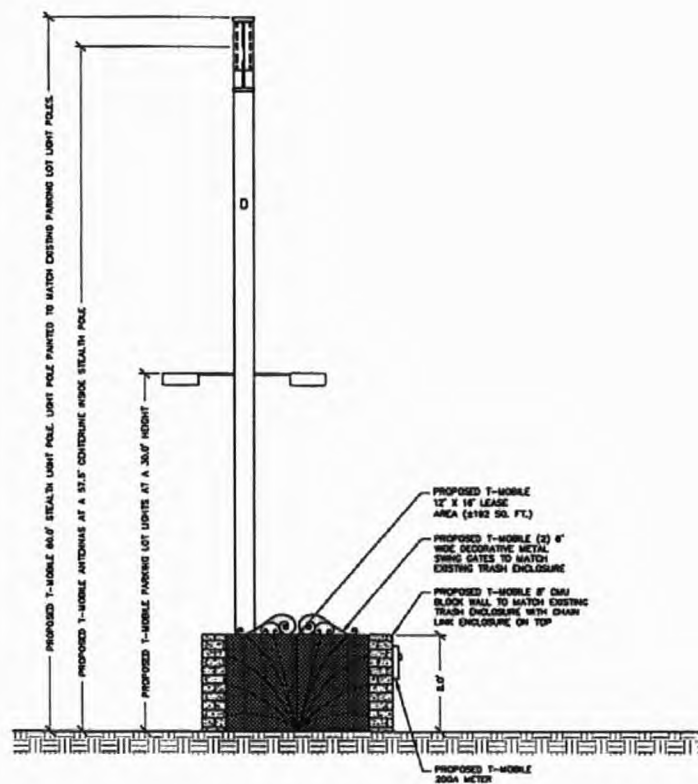


EAST ELEVATION

SCALE 1" = 10'

2

NORTH ELEVATION



SCALE 1" = 10'

1

POINT
T-Mobile
470 S. MAIN ST., STE. 101
LAS VEGAS, NV 89101

PROJECT INFORMATION:
ALEXANDER & CIMARRON
VG08392-A
7801 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129

CURRENT ISSUE DATE:
1/25/07

ISSUED FOR:
ZONING

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
1	1/25/07	ISSUING REVISIONS	B.M.
2	1/25/07	ISSUING REVISIONS	B.M.
3	06/24/06	100% ZONING	J.C.
4	06/14/06	60% ZONING	J.C.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
7251 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY: CHK. **APV.**
A. CORTES M. DEVALU C. WENNER

ENCLOSURE:

RECEIVED

JAN 25 2007

SHEET TITLE:
ELEVATIONS

SHEET NUMBER: **REVISION:**
A4 **3**
VG08392-A

VAR-18312 SUP-18314 02-07-07 CC

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

Dorothy Marsili

From: Carmel Viado
Sent: Wednesday, January 10, 2007 4:06 PM
To: Dorothy Marsili
Subject: FW: VAR-18312 & SUP-18314 - objection to wireless cell phone tower

Just wanted to make sure you received this protest on VAR-18312 and SUP-18314. Thanks and have a great afternoon. ☺

Carmel Viado

From: Roni Ronemus
Sent: Wednesday, January 10, 2007 3:55 PM
To: Laurie Kruse
Cc: Larry Brown - Councilman; Darcy Hayes; Margo Wheeler; Carmel Viado; Ydo Yturralde
Subject: RE: VAR-18312 & SUP-18314 - objection to wireless cell phone tower

Thank you Laurie. I'm forwarding this to Margo for her information along with Cari and Ydo from my staff.

From: Laurie Kruse
Sent: Wednesday, January 10, 2007 3:18 PM
To: Roni Ronemus
Cc: Larry Brown - Councilman; Darcy Hayes
Subject: FW: VAR-18312 & SUP-18314 - objection to wireless cell phone tower
Importance: High

Good Afternoon Roni –

This is an item on PC tomorrow night. She said that she has quite a few neighbors that may be sending in protest letters, and I will forward a copy to your office as I receive them.

Thank you, and I hope you have a great evening.

Laurie

Laurie Kruse- Sr. Executive Assistant to Councilman Larry Brown
City of Las Vegas Mayor & Council Office
430 Stewart Avenue, Las Vegas, NV 89101
702-229-5405/0 702-464-2683/Fax

From: Denise R Duarte [mailto:duarte_denise@cox.net]
Sent: Wednesday, January 10, 2007 1:46 PM
To: dwsteinman@aol.com
Cc: lkruse@lasvegasnevada.gov
Subject: VAR-18312 & SUP-18314 - objection to wireless cell phone tower
Importance: High

I strongly urge you to vote NO on VAR-18312 & SUP-18314. This cell phone tower will be an eyesore for our neighborhood. We already have the flood channel to contend with, but at least that does not tower over our homes. If this cell phone tower is installed, at 80 feet, my neighborhood will resemble a urban area. It is my understanding that it will simply be painted brown with nothing to hide it. Even if it was a palm tree, it would still be an eyesore. I will not be able to ignore this tower since it will be visable from any of my windows in the back of my house and from my back yard.

I am also concerned regarding the health impacts on this transmission tower. This is a neighborhood filled with children.

Please vote no.

Denise R. Duarte
7920 Aviano Pines Avenue
phone: 372-3755
p.s. my wireless carrier is T-Mobile, but I still do not want this tower.

1/10/2007

ITEM # 287
CASE # 18314
PC MTG 1-11-07 18314 P

Dorothy Marsili

From: Carmel Viado
Sent: Thursday, January 11, 2007 11:55 AM
To: Dorothy Marsili
Subject: FW: VAR-18312 & SUP-18314

Carmel Viado

From: Laurie Kruse
Sent: Thursday, January 11, 2007 11:54 AM
To: 'Bill vogel'
Subject: RE: VAR-18312 & SUP-18314

Bill –
Thank you for your protest letter, and I will see that it is forwarded to the appropriate staff.
I hope you have a great day.
Laurie Kruse

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
City of Las Vegas Mayor & Council Office
400 Stewart Avenue, Las Vegas, NV 89101
702-229-6405:O 702-464-2683:F:ax

From: Bill vogel [mailto:bvogel144@cox.net]
Sent: Wednesday, January 10, 2007 6:01 PM
To: dwsteinman@aol.com
Cc: lkruse@lasvegasnevada.gov
Subject: VAR-18312 & SUP-18314

This email is to inform you that I object to VAR- 18312 & SUP- 18314 and I additionally request that this objection be included in the records. Thank You

William A. Vogel & Hortensia Vogel
3901 Conough Lane
Las Vegas, NV. 89129
702 202-3345

ITEM # 28 + 29
CASE # VAR-18312 + SUP 18314
PC MTG 1/11/07

1/11/2007

P

Dorothy Marsili

From: Ydo Yturralde
Sent: Thursday, January 11, 2007 12:31 PM
To: Dorothy Marsili
Subject: FW: objection to VAR-18312 and SUP-18314

Ydoleena Y.

From: Laurie Kruse
Sent: Thursday, January 11, 2007 12:12 PM
To: 'Jeremy Olson'
Subject: RE: objection to VAR-18312 and SUP-18314

Jeremy –
Thank you for your protest letter, and I will see that it is forwarded to the appropriate staff.
Laurie Kruse

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
City of Las Vegas Mayor & Council Office
400 Stewart Avenue, Las Vegas, NV 89101
702-229-6405/702-464-2683 fax

From: Jeremy Olson [mailto:jeremy@lvpos.com]
Sent: Wednesday, January 10, 2007 9:56 PM
To: dwsteinman@aol.com
Cc: lkruse@lasvegasnevada.gov
Subject: objection to VAR-18312 and SUP-18314

I object to VAR-18312 and SUP-18314. Please include my objections in the record.

Thanks,

Jeremy Olson
7901 Aviano Pines
Las Vegas, NV 89129
702-281-5754

ITEM # 23 + 29
CASE # VAR-18312 + SUP-18314
PC MTG 1-11-07

1/11/2007

P

Dorothy Marsili

From: Carmel Viado
Sent: Thursday, January 11, 2007 11:55 AM
To: Dorothy Marsili
Subject: FW: VAR-18312 and SUP 18314

Carmel Viado

From: Laurie Kruse
Sent: Thursday, January 11, 2007 11:53 AM
To: 'Pamela Tette'
Subject: RE: VAR-18312 and SUP 18314

Pamela –
 Thank you for your protest letter, and I will see that it is forwarded to the appropriate staff.
 I hope you have a great day.
 Laurie Kruse

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
 City of Las Vegas Mayor & Council Office
 400 Stewart Avenue, Las Vegas, NV 89101
 702-229-6405/0 702-464-2683/Fax

From: Pamela Tette [mailto:ptette@cox.net]
Sent: Wednesday, January 10, 2007 5:50 PM
To: dwsteinman@aol.com
Cc: lkruse@lasvegasnevada.gov
Subject: VAR-18312 and SUP 18314

As a taxpayer and voter in the City of Las Vegas, I would like to voice my objections for VAR-18312 and SUP-18314, which calls for a cell tower to be erected virtually in my back yard. I am sure there is another, less inhabited area in which to locate this structure other than where it is being planned.

I wish to voice my objections to this being done, and I wish my objections and comments to be included in the record.

ITEM # 25 + 27
 CASE # VAR 18312 + SUP 18314
 PC MTG 1-11-07

1/11/2007

P

Dorothy Marsili

From: Carmel Viado
Sent: Thursday, January 11, 2007 11:55 AM
To: Dorothy Marsili
Subject: FW: Objection to the Proposed Cell Tower

Carmel Viado

From: Laurie Kruse
Sent: Thursday, January 11, 2007 11:52 AM
To: 'xbestgirl4ux@yahoo.com'
Subject: FW: Objection to the Proposed Cell Tower

Christy -
 Thank you for your e-mail. I will forward it to the appropriate staff for the Planning Commission meeting.
 I hope you have a great day.
 Laurie Kruse

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
 City of Las Vegas Mayor & Council Office
 400 Stewart Avenue, Las Vegas, NV 89101
 702-229-6400 / 702-464-2683 fax

From: christy perez [mailto:xbestgirl4ux@yahoo.com]
Sent: Wednesday, January 10, 2007 5:36 PM
To: dwsteinman@aol.com
Cc: lori
Subject: Objection to the Proposed Cell Tower

To Whom It May Concern:

I am writing to voice my STRONG objection to the proposed cell tower for the parking lot of the 4-Square Gospel Church on Alexander. I live right behind the gravel parking lot on Aviano Pines in a two-story home that looks across that gravel lot towards the mountains to the North.

I am sickened to think that my view (and home value) will plummet because of the eyesore of an 80 ft. tower in the middle of a residential neighborhood. I am also very worried about the health of all residents because of the numerous studies regarding cell waves and health risks of living close to cell towers.

This must be stopped. It is hard enough to have nice neighborhoods with all of the cinder block walls and not much to look at outside your window but at least we have some mountains out our North windows, not to mention trying to sell my home with an ugly 80 ft. tower in your backyard.

Stop the Madness !
 Sincerely,
 Christy Perez
 7908 Aviano Pines Ave.

ITEM # 28 + 29
 CASE # 18312 + 5112 18314
 PC MTG 11-01

1/11/2007

P

Dorothy Marsili

From: Carmel Viado
Sent: Thursday, January 11, 2007 11:47 AM
To: Dorothy Marsili
Subject: FW: cell phone tower VAR-18312 and SUP-18314

More info on the email protest. ☺

Carmel Viado

From: Laurie Kruse
Sent: Thursday, January 11, 2007 11:46 AM
To: 'marlene adrian'
Subject: RE: cell phone tower VAR-18312 and SUP-18314

Good Morning Marlene –
Just confirming that we receiving your address and phone number which will be added to the record.
Have a great day.
Laurie Kruse

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
City of Las Vegas Mayor & Council Office
400 Stewart Avenue, Las Vegas, NV 89101
702-229-6405/0 702-464-2683/Fax

From: marlene adrian [mailto:adrianmj@cox.net]
Sent: Wednesday, January 10, 2007 4:13 PM
To: dwsteinman@aol.com
Cc: lkruse@lasvegasnevada.gov
Subject: cell phone tower VAR-18312 and SUP-18314

I forgot to include my address and telephone with my objection to the cell phone tower mentioned as follows:
I am opposed to VAR-18312 and SUP-18314. The proposed placement of a cell phone tower in the Foursquare Gospel Parking Lot is unacceptable. A cell phone tower should not be placed in our neighborhood because of aesthetic reasons and because of the possible radiation effects to the residents and to the proximity of the nearby schools. Conclusions of some studies are that there are dangers from cell phone tower radiation.

Marlene Adrian.
7920 Aviano Pines Avenue
655.2146

ITEM # 23 " 29
CASE # VAR-18312 & SUP 18314
PC MTG 111 07

1/11/2007

P

Dorothy Marsili

From: Ydo Ylurralde
Sent: Thursday, January 11, 2007 12:52 PM
To: Dorothy Marsili
Subject: FW: VAR-18312 and SUP-18314

Ydoleena Y.

From: Laurie Kruse
Sent: Thursday, January 11, 2007 12:51 PM
To: 'Nick Sagnelli'
Subject: RE: VAR-18312 and SUP-18314

Nick -

Thank you for your protest letter, and I will see that it is forwarded to the appropriate staff.
 Laurie Kruse

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
 City of Las Vegas Mayor & Council Office
 400 Stewart Avenue, Las Vegas, NV 89101
 702-229-5405/O 702-464-2683/Fax

From: Nick Sagnelli [mailto:sagnel8@cox.net]
Sent: Wednesday, January 10, 2007 5:44 PM
To: dwsteinmam@aol.com
Cc: lkruse@lasvegasnevada.gov
Subject: VAR-18312 and SUP-18314

Ladies and Gentleman,

My home, just across the wash from the proposed cell tower installation is unacceptable. My family And I are located at 7876 Aviano Pines Ave directly across the wash from the church parking lot.

My daughter, Julia, who is six years old, sleeps in a bedroom in the north side of our home on the Second floor and this tower would be approximately ninety feet to the north of her room.

When we bought our home in 1997 and watched it being built, we could see nothing but mountains, Now, there are nothing but homes everywhere, Alexander Rd. is a speedway for high powered cars And motorcycles. At least once a week there is a Metropolitan Police Department helicopter flying Overhead, with it's bright spot light aglow searching for some undesirable. It's become a toilet.

Now, a cell phone tower is a proposal of installation on land which was supposed to house a beautiful Church. During the last few years, I've had to write letters to the existing building which identifies itself As a church and complain about numerous offenses.

1. They have allowed trailer homes park on their property, for cash consideration I'm sure.
2. They have had classic car displays on their property, for cash consideration I'm sure.
3. They have stored huge amounts of trash, which was unacceptable to Republic Services to pick up and remained until I wrote to them.

1/11/2007

4. Numerous Fourth of July fireworks displays during the course of my daughters infant years
And experiencing unpleasanties due to the disrespectful crowds which gathered behind our
home.

I am completely disgusted with the way this church has handled their affairs with their property. Now they
Are willing to allow the installation of a cell tower, for cash considerations I'm sure, but completely oblivious
To the "Radiation" which will be brought to the location right directly behind my home.

I DO NOT WANT THIS TOWER TO BE INSTALLED NOW OR EVER!

Nick Sagnelli
sagnel8@cox.net

ITEM # 28-29
CASE # 28312 + SWP 18314
PC MTG 1-11-07

1/11/2007

P

Dorothy Marsili

From: Laurie Kruse
Sent: Thursday, January 11, 2007 12:13 PM
To: 'Jeremy Olson'
Subject: RE: Kim Andersons' objection to VAR-18312 and SUP-18314

Kim –

Thank you for your protest letter, and I will see that it is forwarded to the appropriate staff.
Laurie Kruse

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
City of Las Vegas Mayor & Council Office
400 Stewart Avenue, Las Vegas, NV 89101
702-229-5405/0 702-464-2683/Fax

From: Jeremy Olson [mailto:jeremy@lvpos.com]
Sent: Wednesday, January 10, 2007 9:59 PM
To: dwsteinman@aol.com
Cc: lkruse@lasvegasnevada.gov
Subject: Kim Andersons' objection to VAR-18312 and SUP-18314

I object to VAR-18312 and SUP-18314. Please note my objection in the record.

Kim Anderson
7901 Aviano Pines
Las Vegas, NV 89129
702-858-3574

1/11/2007

ITEM # 28729
CASE #
PC MTG 11101

2

Dorothy Marsili

From: Laurie Kruse
Sent: Thursday, January 11, 2007 12:14 PM
To: 'Aneeta764@aol.com'
Subject: RE: VAR-18312 & SUP-18314

Anita -

Thank you for your protest letter, and I will see that it is forwarded to the appropriate staff.
Laurie Kruse

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
City of Las Vegas Mayor & Council Office
400 Stewart Avenue, Las Vegas, NV 89101
702-229-6405/O 702-464-2683/Fax

From: Aneeta764@aol.com [mailto:Aneeta764@aol.com]
Sent: Wednesday, January 10, 2007 11:11 PM
To: lkruse@lasvegasnevada.gov
Subject: VAR-18312 & SUP-18314

To whom it may concern, I am writing in regards to the 80 foot tall communications facility. I feel it would be an eye sore for me everytime I look out my windows. My objection to this variance is strong. I feel it would effect my property value. I say NO!

Please include my comments and objections for the record for VAR-18312 & SUP -18314.

Thank You,
Anita Handley
7764 Monza Ave.
LV,NV.89129

1/11/2007

ITEM # 28 * 29
CASE # _____
PC MTG 1.11.07

P

Dorothy Marsili

From: Carmel Viado
Sent: Thursday, January 11, 2007 1:58 PM
To: Dorothy Marsili
Subject: FW: 80ft. Wireless Tower

Carmel Viado

From: Laurie Kruse
Sent: Thursday, January 11, 2007 1:58 PM
To: 'hairbykar1@aol.com'
Subject: RE: 80ft. Wireless Tower

Karin -
 Thank you for your protest letter, and I will see that it is forwarded to the appropriate staff.
 Laurie Kruse

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
 City of Las Vegas Mayor & Council Office
 430 Stewart Avenue, Las Vegas, NV 89101
 702-229-6405/0 702-464-2683/Fax

From: hairbykar1@aol.com [mailto:hairbykar1@aol.com]
Sent: Wednesday, January 10, 2007 8:19 PM
To: DWSteinman@aol.com
Cc: LKRUSE@lasvegasnevada.gov; hairbykar1@aol.com
Subject: 80ft. Wireless Tower

Variance#18312, SUP#18314 **To Whom it**

may concern; This email is to **OBJECT!!!!** to the proposed 80ft. wireless tower to be built on the property on the other side of the water retention basin which is behind my home.

I believe that the dialogue of

communication of this proposal has a horrific edge not only of it's possible existence but the timing of the distribution. Most of us let's face it, are recovering from the holiday's and the probability of paper work being lost in the shuffel of preparing to get back to the norm, I feel that most residents in our area will forget of this issue.

I'am concerned

on many levels, first and foremost, health issues, -depreciation of my home, visual objection and many other concerns. Perhaps if this is passed what will this mean for the future of the property surrounding this neighborhood??

There is the land just west of us (THE 215 highway) that has room more appropriate for this tower, I'am sure and pray that there are other location's that are more just for this tower. I hope that this email will be taken in consideration for my objection of the wireless tower location proposal.

Sincerely; Mrs. Karin

Keplinger 7916 Aviano Pines

Ave., Las Vegas, NV 89129 (Variance #18312-SUP#18314)

1/11/2007

ITEM # 23 & 24
 CASE # _____
 PC MTG 1.11.07

P

Telephone Protest/ Approval Log

Meeting Date: 1/11/07

Case Number: 54P-15314

Date: 1/9/07

Name: Harry Fuerer

Address: 8004 Holly Knoll Ave.

Phone: _____



PROTEST



APPROVE

Date: 1/9/07

Name: Ron Cokley

Address: 1741 Crenshaw Wy

Phone: 656-7213



PROTEST



APPROVE

Date: 1/9/07

Name: Anthony Bruges

Address: 4009 Peppy Fields Dr.

Phone: 655-4547



PROTEST



APPROVE

Date: 1/9/07

Name: Susan King

Address: 4113 Wheat Stone

Phone: 645-8574



PROTEST



APPROVE

Date: 1/10/07

Name: Paul Veright

Address: 8016 Wedlock Ln.

Phone: 655-4361



PROTEST



APPROVE

Date: 1/10/07

Name: Keith Chausse

Address: 4117 Wheatstone Court

Phone: 656-3129



PROTEST



APPROVE

ITEM # 29

CASE # 54P-15314

PC MTG 1/10/07

6P

Laurie Kruse

From: Patrick E. Jensen [jensepe@interact.ccsd.net]
Sent: Thursday, January 11, 2007 1:23 PM
To: dwsteinman@aol.com; lkruse@lasvegasnevada.gov
Subject: Objection to Cell Tower on Alexander (VAR-18312 & SUP-18314)

Dear Planning Commission:

The residents of Aviano Pines Ave. are undeniably opposed to this 80 ft. tower that is proposed for this residential community.

The church kept it's structure low and thus, not an eyesore for the residences surrounding the church area.

An 80 ft. commercial cell tower is utterly absurd to be placed in this area.

It will decrease home values, ruin the only decent view we have from our homes and, pose health risks from the emission of signals.

Let's stop this ludicrous proposal before it goes any further.

It's hard enough having decent aesthetics in our communities without something as atrocious as this. 80 feet?! You have to be kidding.

Keep commercial ventures in commercial districts.

W. Alexander in this area is NOT a commercial district!

Sincerely,

P. Jensen

7809 Aviano Pines Ave.

89129. phone: 575-2073, 258-1122

Laurie Kruse

From: Just Me [bigfatmink@yahoo.com]
Sent: Wednesday, January 10, 2007 5:52 PM
To: dwsteinman@aol.com
Cc: lkruse@lasvegasnevada.gov
Subject: Objection to VAR-18312 & SUP-18314 (Cell Tower on W. Alexander)

To Whom It May Concern:

I am voicing my objection to the proposed cell towers to be placed on W. Alexander at the Foursquare Gospel Church parking lot. I am livid to think that this may take place. This will de-value my already decreasing home value and totally ruin the only view we have out our windows (we have a 2-story home on Aviano Pines right behind the gravel parking lot). There is also evidence of *serious* health risks from being so close to towers that emit electronic signals (that have been downplayed by corporations).

I hope this proposal is stopped before it ever gets to the City Council.
This is a neighborhood with a nice small church...not a commercial district.

This must be stopped!
Sincerely,
Leslie Negrón-Perez
Aviano Pines Ave.

Do You Yahoo!?
Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>

Laurie Kruse

From: hairbykar1@aol.com
Sent: Wednesday, January 10, 2007 8:19 PM
To: DWSteinman@aol.com
Cc: LKRUSE@lasvegasnevada.gov; hairbykar1@aol.com
Subject: 80ft. Wireless Tower

Variance#18312, SUP#18314To Whom it may concern:

This email is to OBJECT!!!! to the proposed 80ft. wireless tower to be built on the property on the other side of the water retention basin which is behind my home. I believe that the dialogue of communication of this proposal has a horrific edge not only of it's possible existence but the timing of the distribution. Most of us let's face it, are recovering from the holiday's and the probability of paper work being lost in the shuffle of preparing to get back to the norm. I feel that most residents in our area will forget of this issue.

I am concerned on many levels, first and foremost, health issues, -depreciation of my home, visual objection and many other concerns. Perhaps if this is passed what will this mean for the future of the property surrounding this neighborhood??

There is the land just west of us (THE 215 highway) that has room more appropriate for this tower. I am sure and pray that there are other location's that are more just for this tower. I hope that this email will be taken in consideration for my objection of the wireless tower location proposal.

KeplingerSincerely: Mrs. KarinVegas, NV 89129 (Variance #18312-SUP#18314)7916 Aviano Pines Ave., Las

Laurie Kruse

From: DarbieAnna@aol.com
Sent: Wednesday, January 10, 2007 11:19 PM
To: DWSteinman@aol.com; lkruse@lasvegasnevada.gov
Subject: 80 foot cell phone tower

Although I can appreciate your dedication to how you feel regarding this cell phone tower being installed. In addition to the time you invested in going door to door and taping notes to homeowner's doors. I feel it is important that you hear both sides of the issue.

I have been a homeowner in this neighborhood for 3 years and in that time I have never been able to carry a conversation on my cell phone in my home. In addition to the frustration and added costs for having to use my land phone for all long distances calls is a very challenging problem.

I encourage the new cell tower and look forward to moving forward in the future. In addition I wish you well with your passion and hope there is a happy medium for all parties involved.

Sincerely,

A Homeowner

Laurie Kruse

From: OmnipresntG@aol.com
Sent: Wednesday, January 10, 2007 11:57 PM
To: DWSteinman@aol.com
Cc: lkruse@lasvegasnevada.gov
Subject: cell tower VAR-18312 and SUP218314 OBJECTION

As a property owner for 10 year's in this location i am stongly opposed to the building of an 80 foot eyesore in my own backyard, i want to voice my stong object- ion to VAR-18312 and SUP18314 . My wife and myself are long time register and active voters as are many of or friends, family, and congercation that reside in this vacinity and there is no need for a nother cell tower in this residential family area
I would like for my objection to be included in the record

Thank you
GREG HANDLEY
7764 monza ave

1/11/2007

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE

VAR-18161 - PUBLIC HEARING - APPLICANT/OWNER: HENRY J. STAZENSKI, JR. AND CINDY K. STAZENSKI - Request for a Variance TO ALLOW A REAR SETBACK OF 12 FEET WHERE 15 FEET IS REQUIRED TO ENCLOSE AN EXISTING PATIO ON AN EXISTING SINGLE FAMILY RESIDENCE on 0.15 acres at 3941 Costa Mesa Avenue (APN-140-31-211-023), R-1 (Single Family Residential) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

1

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Support letter by Lela McLendon
6. Backup referenced from the 01-11-07 Planning Commission Meeting Item 30

Motion made by GARY REESE to Approve Subject to Conditions

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

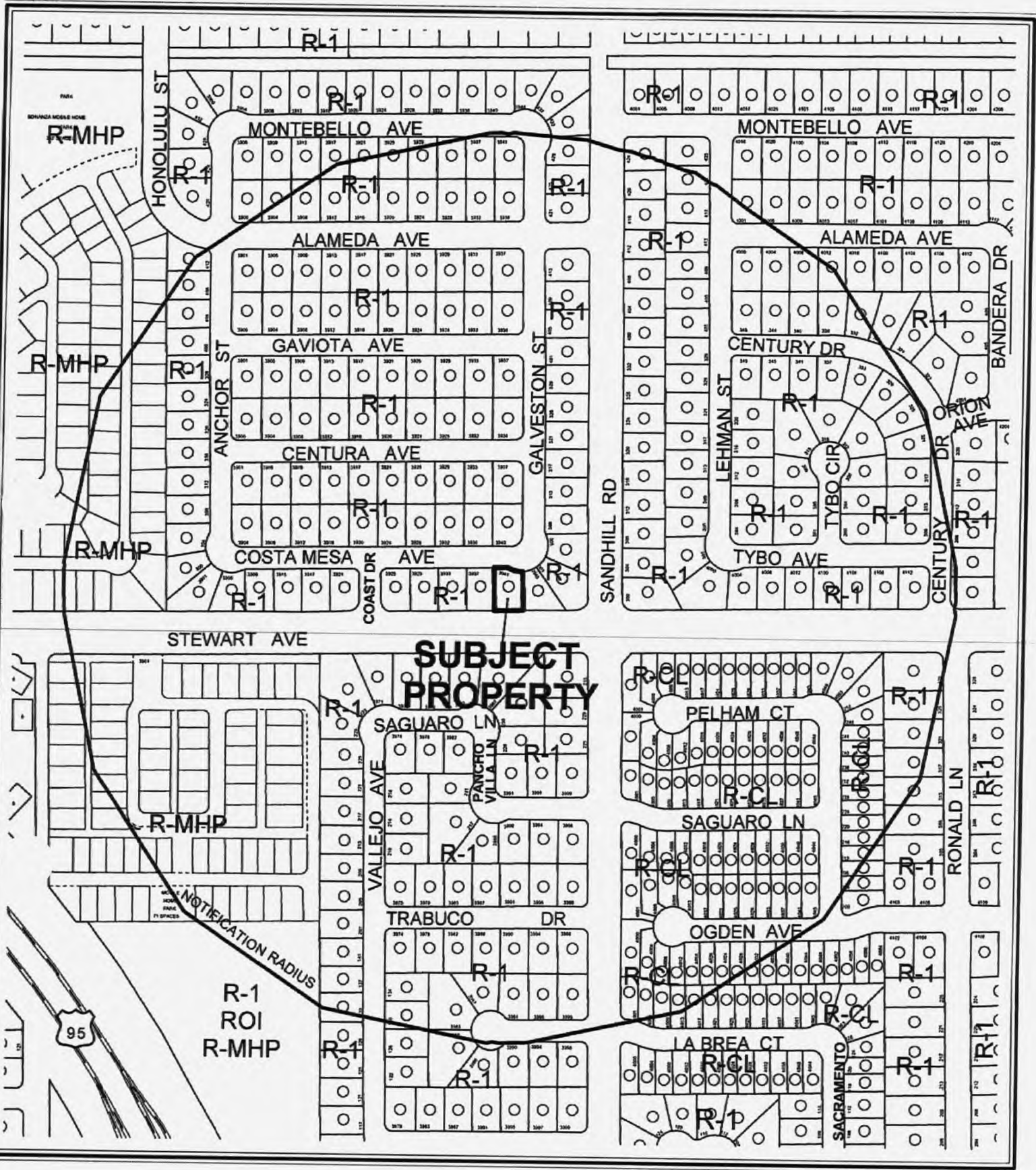
OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS, LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public hearing open.

HENRY STAZENSKI, 3941 Costa Mesa Avenue, agreed with staff's recommendations.

MAYOR GOODMAN declared the Public hearing closed.



CASE: VAR-18161

RADIUS:

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



CASE: **VAR-18161**

RADIUS:

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

0 70140 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-18161 - APPLICANT/OWNER: HENRY J. STAZENSKI,
JR. AND CINDY K. STAZENSKI**

**** CONDITIONS ****

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

Planning and Development

1. This approval shall be void one year from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. A six-foot block wall along the rear property line.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Request for a Variance to allow a rear setback of 12 feet where 15 feet is required to enclose an existing patio on an existing single family residence at 3941 Costa Mesa Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/05/06	City of Las Vegas Code Enforcement opened a case regarding a non-permitted (Rear) Room Addition on the subject site. Applicant was informed that the addition must be permitted or removed by May 16. Code Enforcement personnel and the applicant remained in communication through the permitting process, and the case was closed upon application for this Variance.
01/11/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #30/rl).
<i>Related Building Permits/Business Licenses</i>	
No previous actions on the subject site	
<i>Pre-Application Meeting</i>	
11/13/06	A pre-application meeting was held to discuss the requirements of the Variance, conditions on the subject site and the rear yard setback requirements.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.15
Net Acres	0.15

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

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

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 Square Feet	6,457 SF	N*
Min. Lot Width	65 Feet	68 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	20 Feet 5 Feet N/A 15 Feet	22 Feet 5.5 Feet N/A 12 Feet	N**
Max. Lot Coverage	50%	24%	Y

* Lot is a legal non-conforming use as constructed in 1973.

** Subject of this Variance.

ANALYSIS

While the proposed deviation from standards to allow a rear yard setback of 12 feet where 15 feet is the minimum required will not have a significant effect on adjacent properties, the deviation from standards is considered a self-imposed hardship. The existing patio was built with the original house in 1973, and is consistent with those of neighboring homes as evidenced in the aerial imagery of the Park Bonanza East subdivision of which the subject site is a part. The applicant/owner began framing the patio without proper permits. Code Enforcement opened case #40723 on 05/05/06 regarding a non-permitted extension. The applicant applied for a building permit on 05/30/06 and was informed that a Variance was needed for the rear setback. While the house on the subject site sits farther back on the property than other homes in the neighborhood in order to accommodate a knuckle in the street, this does not constitute a hardship as the encroachment of the existing patio, which is not enclosed into the rear setback is allowed. Enclosing the patio as proposed is an attempt to overbuild the site, and staff cannot recommend approval for this application.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by enclosing a patio within the rear yard setback. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

PLANNING COMMISSION ACTION

Condition #2 was added by the Planning Commission.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

ASSEMBLY DISTRICT 11

SENATE DISTRICT 10

NOTICES MAILED 451 by City Clerk

APPROVALS 2

PROTESTS 0



COSTA MESA AVE.

N ↑

Project # 74964-R-06

4579.5 Sq. Ft. is complete yard
Front, Side + Rear

RVAN →

STEWART

Driveway

← 10'6" →

20'2"

3905 Sq. Ft.
GARAGE

23'10"

Bedroom

Bedroom

Bath Room

11'7"

4'4"

Bath Room

32'6"

M.
Bedroom

Bedroom

Livingroom

1130.75 Sq. Ft.

Kitchen

54'10"

91'2"

Dining

14'

22'6"

26'10"

Patio Add on

377 Sq. Ft.

ALL WINDOWS 4X4

26'

← 5'6" →

12'

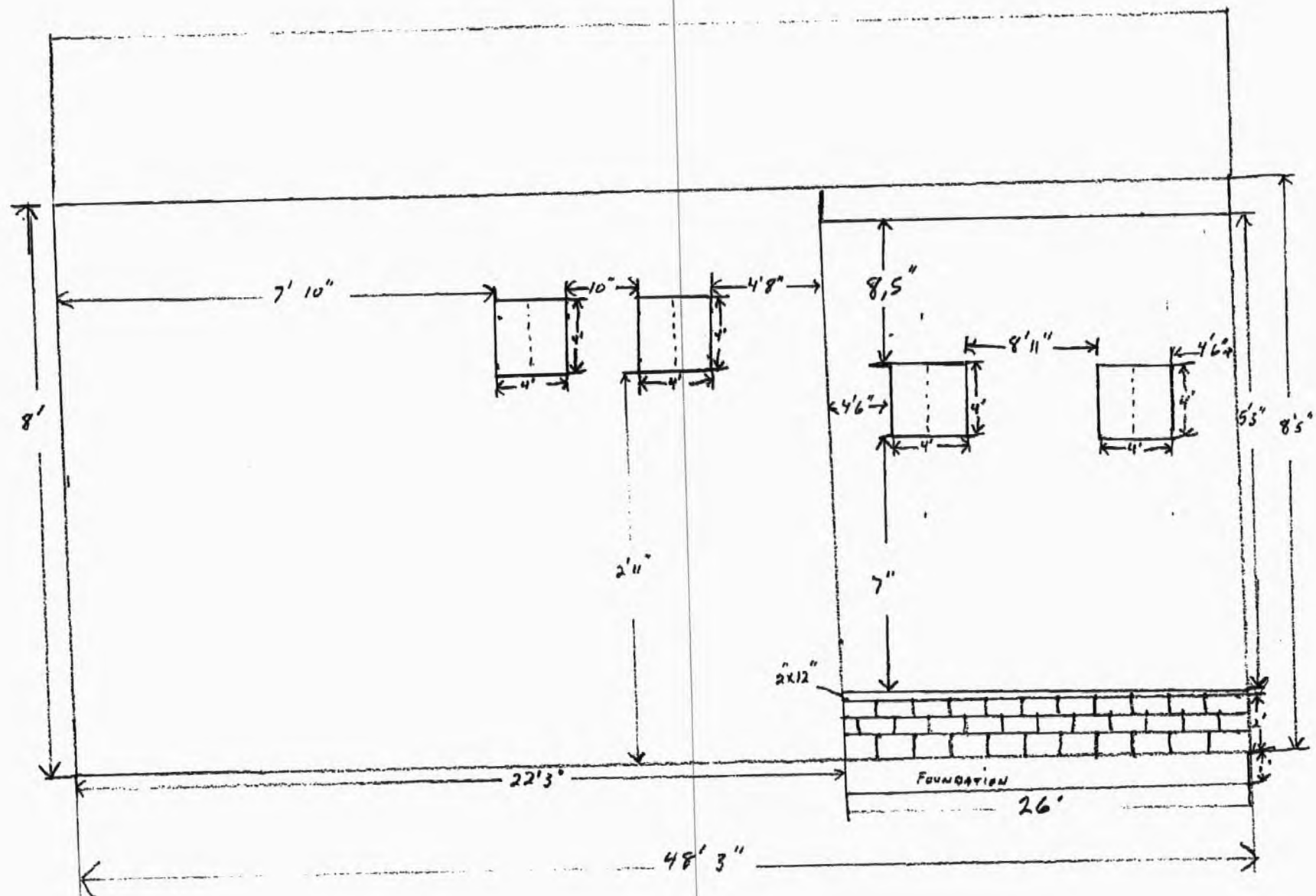
VAR-18161

NOV 14 2006

01/11/07 PC

68'

Looking From South To North

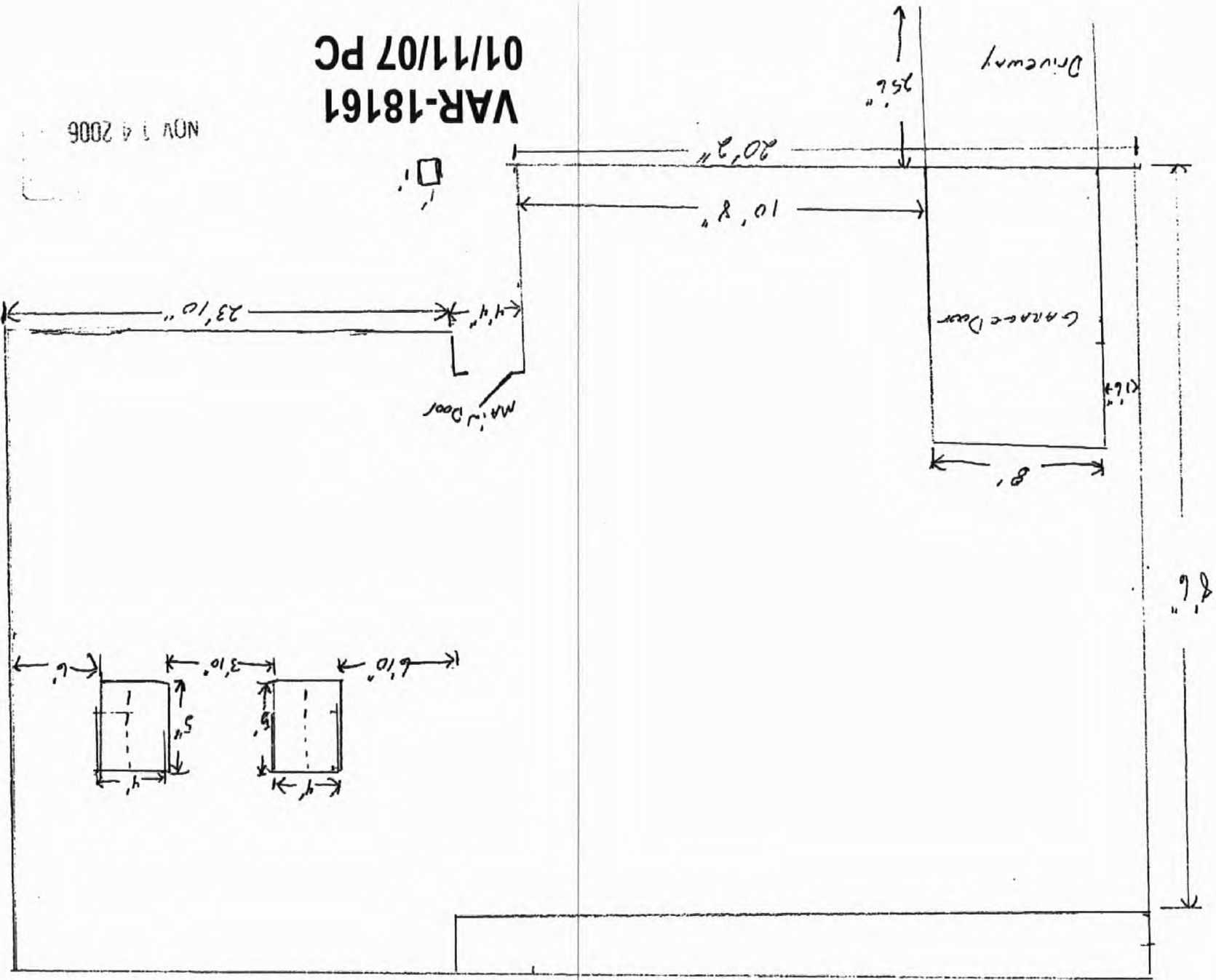


VAR-18161
01/11/07 PC

NOV 14 2006

Looking from North to South

North CLARITION



VAR-18161
01/11/07 PC

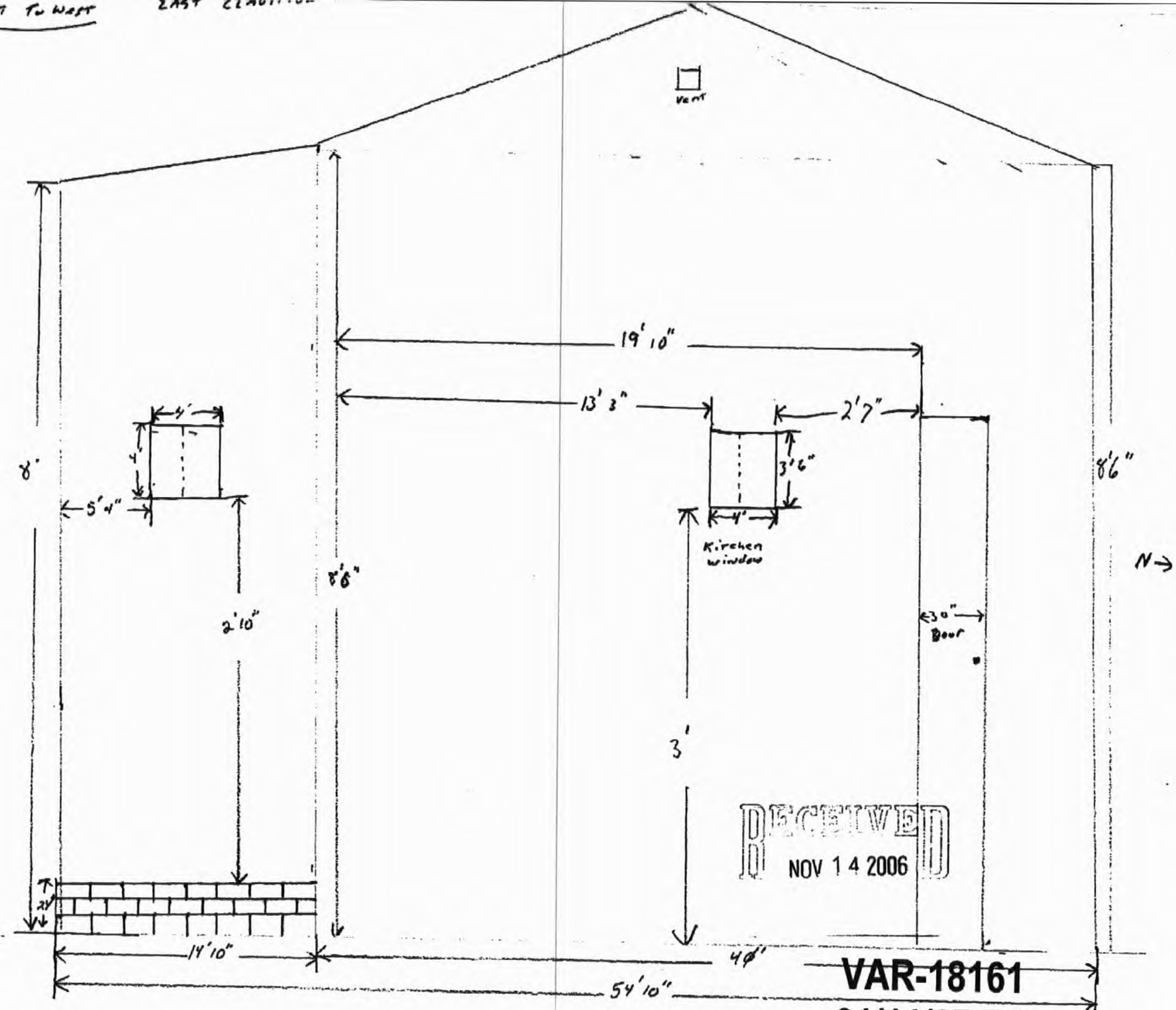
NOV 14 2006

W →

← E

Looking From East To West

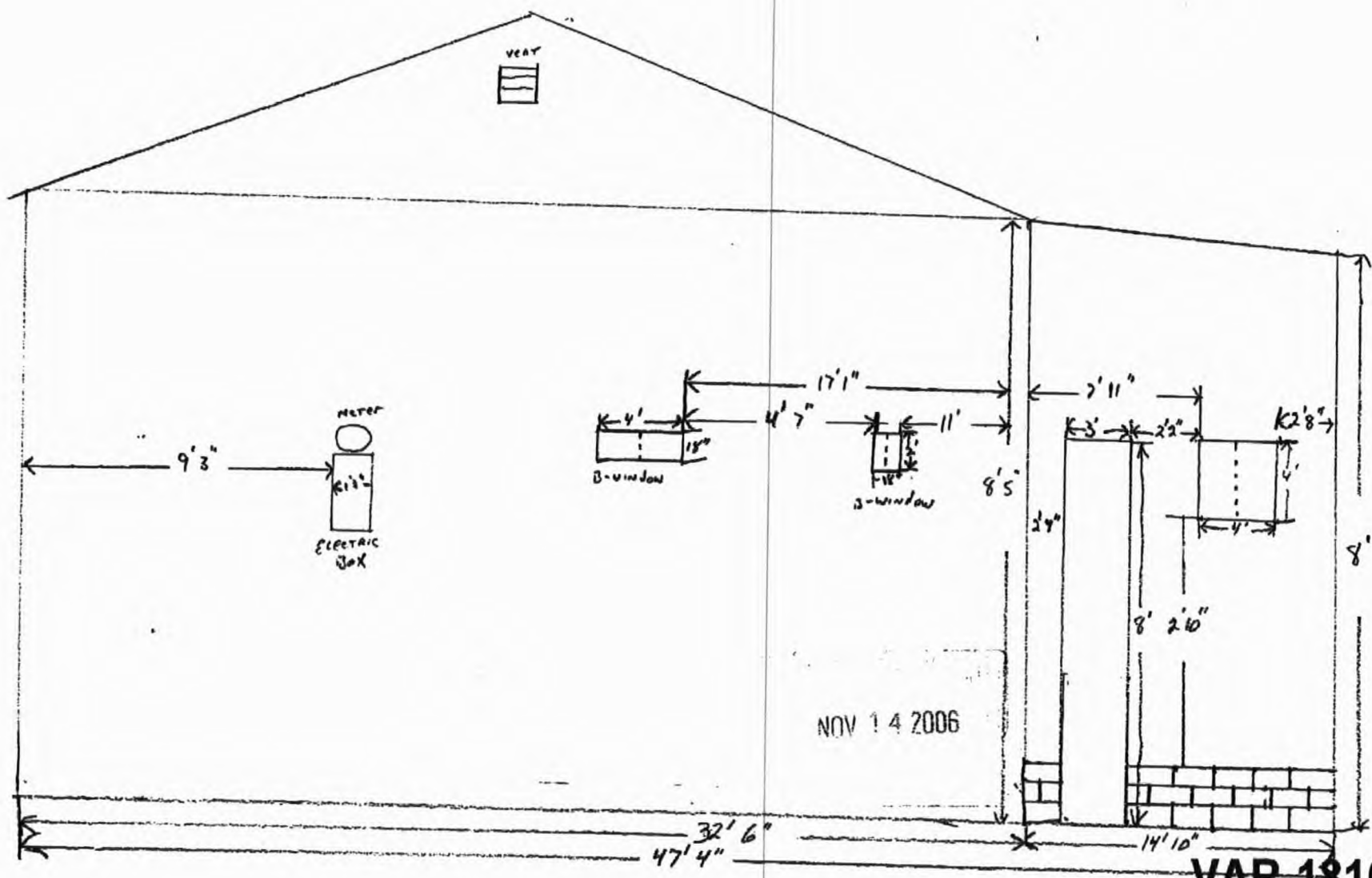
EAST ELEVATION



VAR-18161
01/11/07 PC

Looking From West To East

WEST ELEVATION



VAR-18161
01/11/07 PC



RECEIVED
DEC 27 2006

VAR-18161
01/11/07 PC



RECEIVED
DEC 27 2006

VAR-18161
01/11/07 PC



RECEIVED
DEC 27 2006

VAR-18161
01/11/07 PC



RECEIVED
DEC 27 2006

VAR-18161
01/11/07 PC



RECEIVED
DEC 27 2006

VAR-18161
01/11/07 PC



VAR-18161 - APPLICANT/OWNER: HENRY J. STAZENSKI, JR. AND CINDY K. STAZENSKI
3941 COSTA MESA AVENUE
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



VAR-18161 - APPLICANT/OWNER: HENRY J. STAZENSKI, JR. AND CINDY K. STAZENSKI
3941 COSTA MESA AVENUE
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



VAR-18161 - APPLICANT/OWNER: HENRY J. STAZENSKI, JR. AND CINDY K. STAZENSKI
3941 COSTA MESA AVENUE
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06

To Whom it May Concern:

Project# 74964-R-06

I {Henry J. Stazenski Jr.} Bought my house at 3941 Costa Mesa Ave. Las Vegas, Nv. 89110 about 20 years ago. It had a back porch already attached to the house and I would like to enclose it and make it part of my living room.

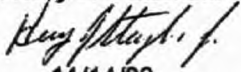
It is only 12 feet from the property line and the building permit dept. told me it is supposed to be 15 feet for my zone.

Also my house sets back about 9 feet 10 inches further than all the rest of the houses on my side of the street due to the arc in the front of my property.

I would like a varance to be able to enclose this porch and make it part of my living room.

Thank You

Henry J. Stazenski Jr.



11/14/06

VAR-18161
01/11/07 PC

NOTICE OF PUBLIC HEARING

CITY CLERK

VARIANCE

2007 FEB -1 A 11: 44

VAR-18161 Occupant
Rulon A. Earl Mobile Manor
3901 Stewart Avenue, Space 57
Las Vegas, Nevada 89110

MEETING: CITY COUNCIL
DATE: FEBRUARY 07, 2007
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA



Ms. Lela E. McLendon
3901 Stewart Ave. Spc 57
Las Vegas, NV 89110

VAR-18161

Support

APPLICANT/OWNER: HENRY J. STAZENSKI, JR. AND CINDY K. STAZENSKI - REQUEST FOR A VARIANCE TO ALLOW A REAR SETBACK OF 12 FEET WHERE 15 FEET IS REQUIRED TO ENCLOSE AN EXISTING PATIO ON AN EXISTING SINGLE FAMILY RESIDENCE ON 0.15 ACRES AT 3941 COSTA MESA AVENUE (APN-140-31-211-023), R-1 (SINGLE FAMILY RESIDENTIAL) ZONE, WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>



BARBARA JO RONEMUS
CITY CLERK

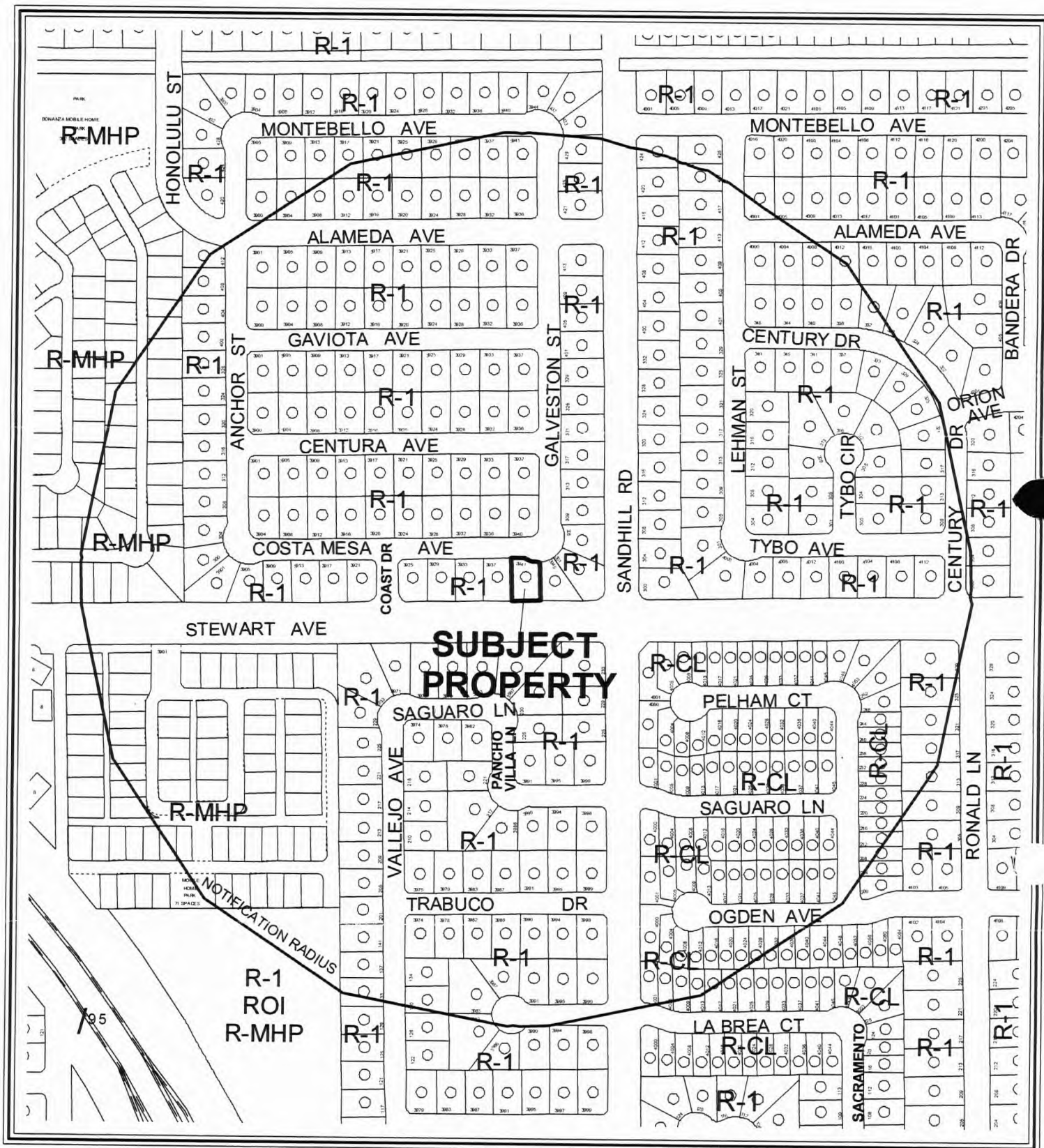
SEE LOCATION MAP ON REVERSE SIDE

I have no objection

Submitted after final agenda

Lela McLendon

Date *2/1/07* Item *#124*



CASE: **VAR-18161**

RADIUS:

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



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

December 10, 2006

To Whom It May Concern:

I Colm M. Ryan property owner of 3945 Costa Mesa Ave.
next door neighbor of Henry J Stazenski Jr.
and Cindy K. Stazenski at 3941 Costa Mesa Ave. Las
Vegas, NV 89110.

I am writing in regards to their add-on porch enclosure
variance they need. We are not opposed to the addition and
think that they should get the variance so they can complete
their add-on to make the back of the house look as good as
the front.

I know that the variance means that they ate closer to the
property line that is allowed by law but we think it would be
alright.

Thank you,



ITEM # 30
CASE # VAE-18161
PC MTG 1-11-07

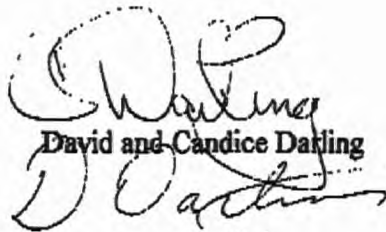
A

January 11, 2007

To Whom it may concern:

My husband and I live at 3937 Costa Mesa Ave., we live just west of Joe and Cindy.
We have no problem with the 3 foot extension they need to be able to finish their porch enclosure.
It would be better to let them have the variance and be able to finish the project than for it to remain unfinished.

Thank you,


David and Candice Darling

Submitted to Planning Commission

Date 01/11/07 Item 30

VAR-18161

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

VARIANCE

VAR-18179 - PUBLIC HEARING - APPLICANT/OWNER: KAYLA J. WELLS - Request for a Variance TO ALLOW AN EXISTING CARPORT 10 FEET FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 0.14 acres at 345 Wisteria Avenue (APN-138-36-213-010), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

9

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 01-11-07 Planning Commission Meeting Item 31

Motion made by LOIS TARKANIAN to Approve Subject to Conditions

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

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

Minutes:

MAYOR GOODMAN declared the Public hearing open.

KAYLA WELLS, 345 Wisteria Avenue, asked that her request for a carport be approved.

MADLE MURRAY, 344 Xavier, appeared in support.

CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

COUNCILWOMAN TARKANIAN indicated that several neighbors support the project as well.

MAYOR GOODMAN declared the Public hearing closed.







CASE: **VAR-18179**

RADIUS: 1000

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

0 90 180 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-18179 - APPLICANT/OWNER: KAYLA J. WELLS

**** CONDITIONS ****

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

Planning and Development

1. This approval shall be void one year from the date of final approval, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

2. The existing carport must remain open on all sides such as not to create sight visibility problems.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Variance to allow a carport to be 10 feet from the front property line where 20 feet is the minimum setback allowed on an R-1 (Single Family Residential) Zoned property at 345 Wisteria Avenue. The applicant states that she had replaced the carport after the previous structure had been damaged from a windstorm. There is no record-of-date for the previous carport thus making it difficult to establish the existence of a non-conforming building.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/11/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #31/mh).
<i>Related Building Permits/Business Licenses</i>	
1958	1206 square-foot single family dwelling constructed.
1967	441 square-foot conversion/addition.
2/17/04	Plan Check #M-979-04. Iron security bars. Permit expired 9/11/04.
8/16/06	Code Enforcement Citation #45580: Building carport w/o permits. Case open.
<i>Pre-Application Meeting</i>	
11/8/06	Planning staff met with the applicant regarding the request for a front-yard setback variance stemming from a Code Enforcement citation on an existing carport.
<i>Neighborhood Meeting</i>	
NA	A neighborhood meeting was not held nor was required.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.14 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)

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

A-O Airport Overlay District

The request for a Variance to the Front Yard Setback has no affect on the established 175-foot Airport Overlay height restriction.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 sq. ft.	6,124 sq. ft.	N
Min. Lot Width	65 feet	60 feet	N
Min. Setbacks			
• Front	20 feet	10 feet	N
• Side	5 feet	10 feet	Y
• Corner	NA	NA	NA
• Rear	15 feet	20 feet	Y
Max. Lot Coverage	50%	27%	Y
Max. Building Height	2 stories or 35 feet, whichever is less	Single story	Y

ANALYSIS

The applicant wishes to decrease the required front yard setback from 20 feet to 10 feet to allow the usage of a recently constructed carport located at the front of the property. The carport is made of an aluminum metal with a painted finish that aesthetically matches the house. The applicant states that the carport was a replacement from an existing carport that had been recently damaged during a windstorm.

During the installation of the replacement carport, the applicant was cited for a non-permitted structure. This led to the discovery of non-compliance at which the applicant requested a Variance from the front yard setback. Although the carport complies with the 5-foot side yard setback, the structure encroaches 10 feet into the 20-foot front yard setback as established by Title 19.08.040 for the R-1 (Single Family Residential) Zoning District.

The hardship is personal and self-created; therefore, Planning must recommend denial.

FINDINGS

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

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

Additionally, *Title 19.18.070L* states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has not created a self-imposed hardship installing a carport within the established front yard setback. An alternative arrangement of a five-foot carport would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

PLANNING COMMISSION ACTION

There was one speaker in favor at the Planning Commission meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

16

ASSEMBLY DISTRICT 3

SENATE DISTRICT 3

NOTICES MAILED 431 by City Clerk

APPROVALS 9

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-18179** APN: **138-36-213-010**
Name of Property Owner: **KAYLA J. WELLS**
Name of Applicant: **KAYLA J. WELLS**

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.

NA
City Official: _____

Partner(s): _____

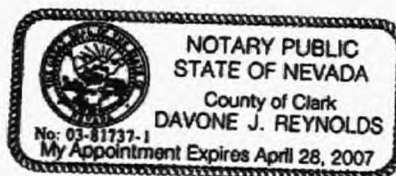
APN: _____

Signature of Property Owner: _____

Print Name: **KAYLA J. WELLS**

Subscribed and sworn before me

This **13th** day of **November**, 20**06**
Davone Reynolds
Notary Public in and for said County and State



OWNER Wells, Kayla

ADDRESS 345 WISTERIA

2V NV 89107

PARCEL # 138-36-213-010



SEP 14 2006

NO ELECTRICAL

House

NO ELECTRICAL

5'

DRIVEWAY

CARPET

15'

CARPET

DRIVEWAY

DRIVEWAY

10'

FRONT

JOB

VAR-18179

01/11/07 PC

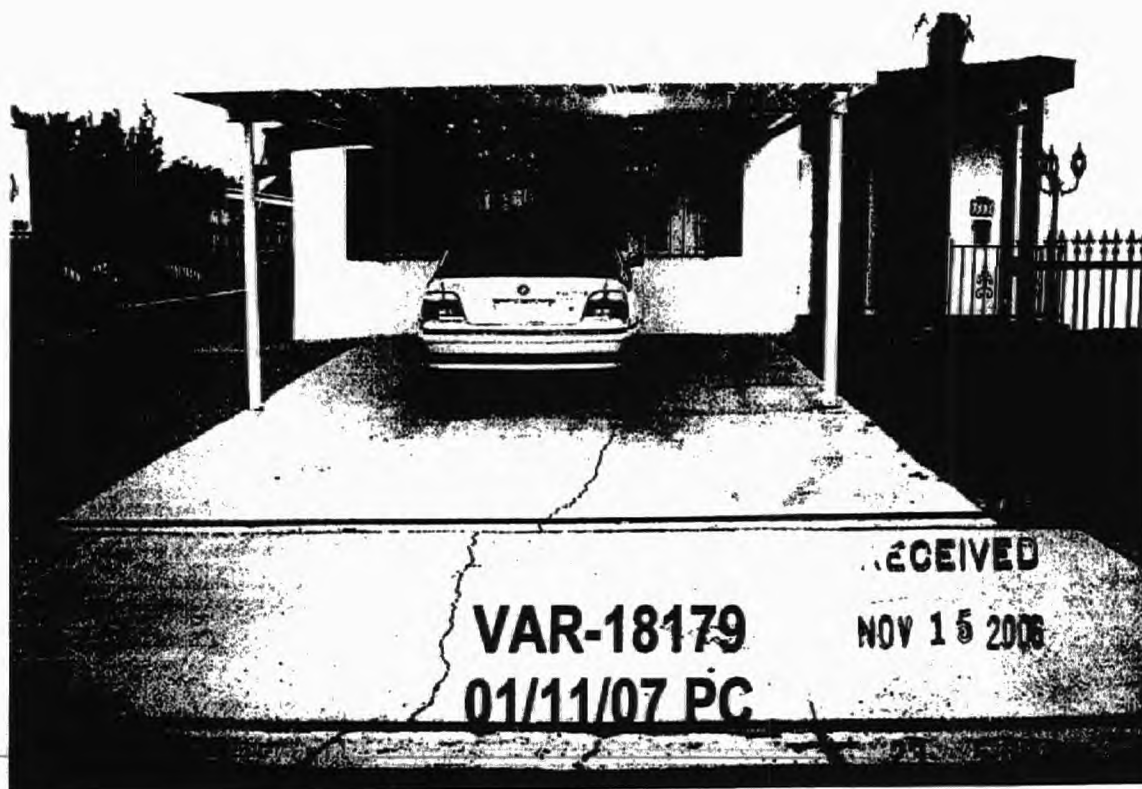
SIDEWALK

ST.

WISTERIA

RECEIVED

NOV 15 2006



VAR-18179

01/11/07 PC

RECEIVED

NOV 15 2006



VAR-18179 - APPLICANT/OWNER: KAYLA J. WELLS
345 WISTERIA AVENUE
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



VAR-18179 - APPLICANT/OWNER: KAYLA J. WELLS
345 WISTERIA AVENUE
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



VAR-18179 - APPLICANT/OWNER: KAYLA J. WELLS
345 WISTERIA AVENUE
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06

JUSTIFICATION

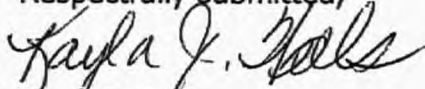
I am requesting a permit to be able to retain my existing carport, which was recently replaced after sustaining wind damage on 7/18/06. The carport was originally installed approximately six years ago when I began caring for my disabled mom in my home. Because she was paralyzed on her left side, it was difficult and took quite some time, to transfer her in and out of the car several times per week for therapy and medical appointments, often times in inclement weather, and in unbearable heat during the summer months.

I am a single self-supporting senior, and the carport helps keep the front of my home, where I spend the majority of my time, much cooler, thus keeping my power bill lower; it provides shade for my car and my property and I have been told by many of my neighbors that, aesthetically, it is very attractive.

Additionally, my grandchildren spend a considerable amount of time at my home, and they appreciate being able to play under the patio cover and carport during the hot summer months. As I am sure you can imagine, the carport and patio cover were very costly, and to have them simply torn down is exceedingly disheartening. I have been in this town for thirty one years, and am not in the habit of breaking the law. I was not aware, 6 years ago when I had the carport and patio cover installed, that permits were required. I was told, apparently erroneously, that as long as they were not permanent fixtures (i.e., made of stucco, etc.), and my neighbors did not object to them, permits were not required. My home is located in the middle of the block and my carport is not blocking anyone's view and therefore is not a detriment to anyone.

I am requesting your consideration for a permit for the existing carport at 345 Wisteria Avenue.

Respectfully submitted,



Kayla J. Wells

345 Wisteria Ave
Las Vegas, NV. 89107

RECEIVED

NOV 19 2006

VAR-18179
01/11/07 PC

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

JAR-18179

To Whom it May Concern,

I fully approve the request for a
Variance to allow an existing Carport
10 feet from the front property line where
20 feet is the minimum Setback required
at 345 Wistonia Ave. (APN-138-36-213-010)
ward 1 (TARKANIAN)

Hugh L. Jenkins
Deon C. Jenkins



Mr. & Mrs. Hugh L. Jenkins
3620 Alta Dr
Las Vegas, NV 89107-3656

ITEM # 31
CASE # JAR-18179
PC MTG 1-11-07

A

December 31, 2006

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

Subject: VAR- 18179

Dear Sirs:

Having toured the area, I find the home at 345 Wisteria Ave could be termed a showcase on that street. It is neat, clean and presents no visual obstruction to access the street.

After touring the area, three carports were noted on Upland Boulevard. They are amongst the nicest homes on the street. Also homes on Yosemite and on Xavier, I would definitely be in favor of granting said variance. The homes having carports have cars in the carports, not on the street. This is a great benefit to the weekly street sweeper, as he doesn't have to maneuver around vehicles in the street.

These carports also seem an intelligent way to protect the value of ones investment in their vehicles, as these carports protect their vehicles from Nevada's inclement weather.

I am in favor of allowing the proposed variance to be granted, as these neighborhoods have limited parking space, and the allowance of a carport helps to eliminate the congestion on the street.

Sincerely, *Richard D. Beecher*
Dorothy H. Beecher

Richard and Dorothy Beecher
304 Wisteria Avenue
Las Vegas, Nevada 89107

ITEM # 31
CASE # VAR-18179
PC MTG 1-11-07

A

October 2, 2006

City Of Las Vegas
731 So. Fourth Street
Las Vegas, Nevada 89107

Re: Property located at: 345 Wisteria Avenue
Las Vegas, Nevada 78107

To Whom it May Concern:

We the undersigned, as immediate neighbors of Kayla J. Wells, whose home is located at 345 Wisteria Avenue, agree to, and approve of, the carport and patio covers that are located on her property. This home is located in the middle of block, the carport and patio covers are not obstructing anyone's view, and they are not a nuisance to any of us in any way. Quite the contrary, the covers are an enhancement to the property, and therefore, an enhancement to the neighborhood. Please feel free to contact us if you have any questions or concerns.

Thank you for any consideration you may be able to give to Ms. Wells in an effort to resolve this matter.

David B. Chandler	David B. Chandler	340 XAVIER ST.	288-8679
Suzanne Riddle	Jurgene Riddle	344 Wisteria	349-8451
HARLAND Noel	Harland Noel	344 Wisteria	349-8450 Dup
Juanita Wiest		348 Wisteria	878-1821
SEJANA DAIKymple		348 Wisteria	878-1821 Dup
Paula Baglien		333 Wisteria	307-3175
Mark Kell		348 Wisteria	303-9993 Trip
Robert Phelps		340 Wisteria	258-8785
Theresa Anna Phelps		340 Wisteria	258-8785 Dup
Dylan R. Jurney		344 Xavier	355-8976
Greg H.		341 WISTERIA	376-9605

Date 01/11/07 Item 31
Submitted at Planning Commission

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE

VAR-18325 - PUBLIC HEARING - APPLICANT/OWNER: ONE + ONE FOUNDATION, INC. - Request for a Variance TO ALLOW A PROPOSED EIGHT-FOOT HIGH BLOCK WALL IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW A PORTION OF THE TOP THREE FEET TO BE SOLID WHERE NOT PERMITTED on 0.25 acres at 1506 5th Place (APN 162-03-213-032), R-1 (Single Family Residential) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest letters by Engel Philip Family Trust and Diana Fountas
6. Backup referenced from the 01-11-07 Planning Commission Meeting Item 32

Motion made by GARY REESE to Deny

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

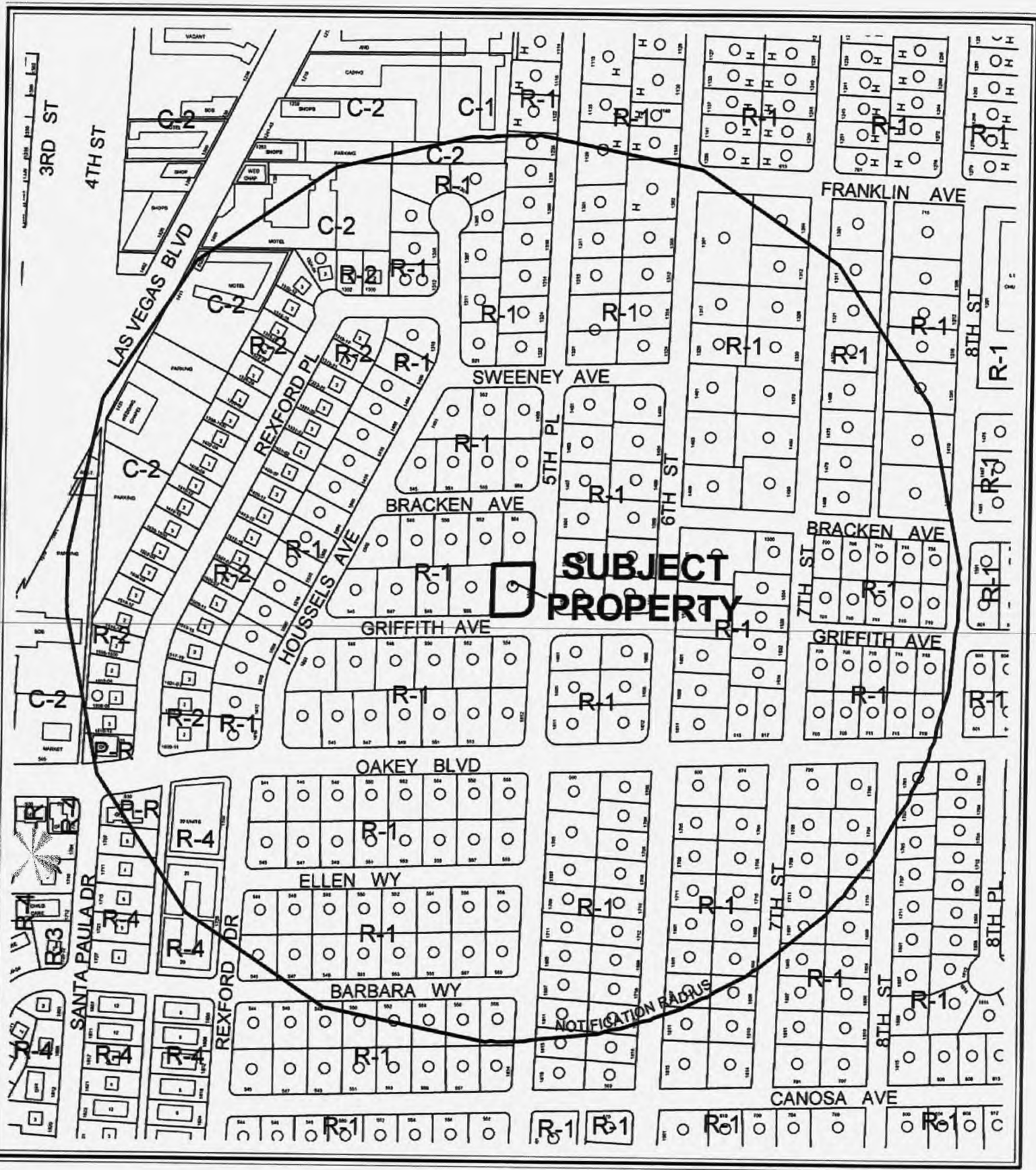
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public hearing open.

The applicant was not present and COUNCILMAN REESE felt the request is not compatible with the surrounding neighborhood.

MAYOR GOODMAN declared the Public hearing closed.



CASE: **VAR-18325**
RADIUS: 1000
ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)





CASE: **VAR-18325**

RADIUS: 1000

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

0 60 120 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-18325 - APPLICANT/OWNER: ONE + ONE
FOUNDATION, INC.**

**** CONDITIONS ****

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

Planning and Development

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

Public Works

2. All site visibility restriction zones must conform to current City Site Visibility Restriction Zone Standards at roadway to roadway intersections and driveway to roadway intersections, or as otherwise approved by the City Traffic Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

Request for a Variance to allow a proposed eight-foot high block wall in the front yard where five feet is the maximum height allowed and to allow a portion of the top three feet to be solid where not permitted at 1506 5th Place.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/11/07	The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #32/rl).
<i>Related Building Permits/Business Licenses</i>	
06/24/02	Home Occupation Permit/Business License S20-4286104858 issued to Robert and Nedra Baron at Subject site for Second Hand Dealer Class IV, out of business effective 06/05/06.
<i>Pre-Application Meeting</i>	
11/14/06	A pre-application meeting was held and the requirements for a variance as well as the design standards for front yard walls were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.21

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District 200 Foot Buffer	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Per Title 19.08

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 SF	10,948 SF	Y
Min. Lot Width	65 Feet	93 Feet	Y
Min. Setbacks			
• Front	20 Feet	21.6 Feet	Y
• Side	5 Feet	9 Feet	Y
• Corner	15 Feet	15.4 Feet	Y
• Rear	15 Feet	33 Feet	Y
Max. Building Height	35 Feet	1 Story	Y
<i>Landscaping and Open Space Standards</i>			
<i>Standards</i>	<i>Maximum Height</i>	<i>Provided</i>	<i>Compliance</i>
Wall Height	5 feet maximum height, with top 3 feet open to permit visibility.	23-foot long, 8-foot wide fence, 49-foot long, 8-foot high block wall and 15-foot long, 8-foot wide fence	N*

* Subject of this variance

ANALYSIS

The project proposes to construct a masonry block wall in the front yard and an ornamental iron fence along the side yard (southern property line shared with an existing single family residence). The wall will be as high as 8 feet within the front setback area, where 5-feet with the top three vertical feet open to permit visibility, is the maximum permitted height. The ornamental iron fence proposed along the side yard is proposed at 8 feet high which is the maximum permitted height consistent with Title 19 Residential Development Standards. The proposed wall would be constructed of an eight-foot high masonry along the front property line, with eight-foot high wrought iron fencing on either side of the wall.

Justification provided by the applicant for this variance refers to the threat of a stalker. In a Las Vegas Metropolitan Police Report provided by the applicant, a stalker had called and threatened individuals associated with the foundation. The report included indicated the address of 1508 Houssels Avenue as opposed to the subject site; however, the address indicated is the primary address of the One + One Foundation, owner of the subject site. The police report also indicates a different name than the justification letter as the target of the stalker.

The proposed wall has a height that far exceeds what is permitted by Title 19. However, a site visit showed that adjacent and nearby properties do have front yard walls and fences and corner side walls and fences up to six feet in height that would compliment the proposed wall. The property to the north has an eight foot wall in the rear which abuts the subject site and a six-foot corner side wall that runs along the sidewalk adjacent to the subject site. An eight foot decorative block wall runs along the interior side and rear yard property lines of the subject site, as confirmed by a site visit. The front yard wall would not block the view of the front of the house, as the structure faces the corner side and not the front yard property line. A proposed fence along the corner side yard requires no variance. As this is a self imposed hardship and is not compatible with adjacent development 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 by proposing a front yard wall and fence that exceed Title 19 standards. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

PLANNING COMMISSION ACTION

At the Planning Commission meeting there was one speaker in favor and one opposed.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 277 by City Clerk

APPROVALS 4

PROTESTS 5



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: ARIELLE GANSBURY

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?

 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: _____

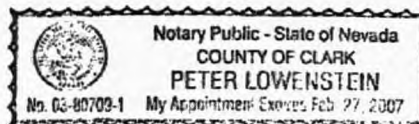
Signature of Property Owner _____

Print Name: _____

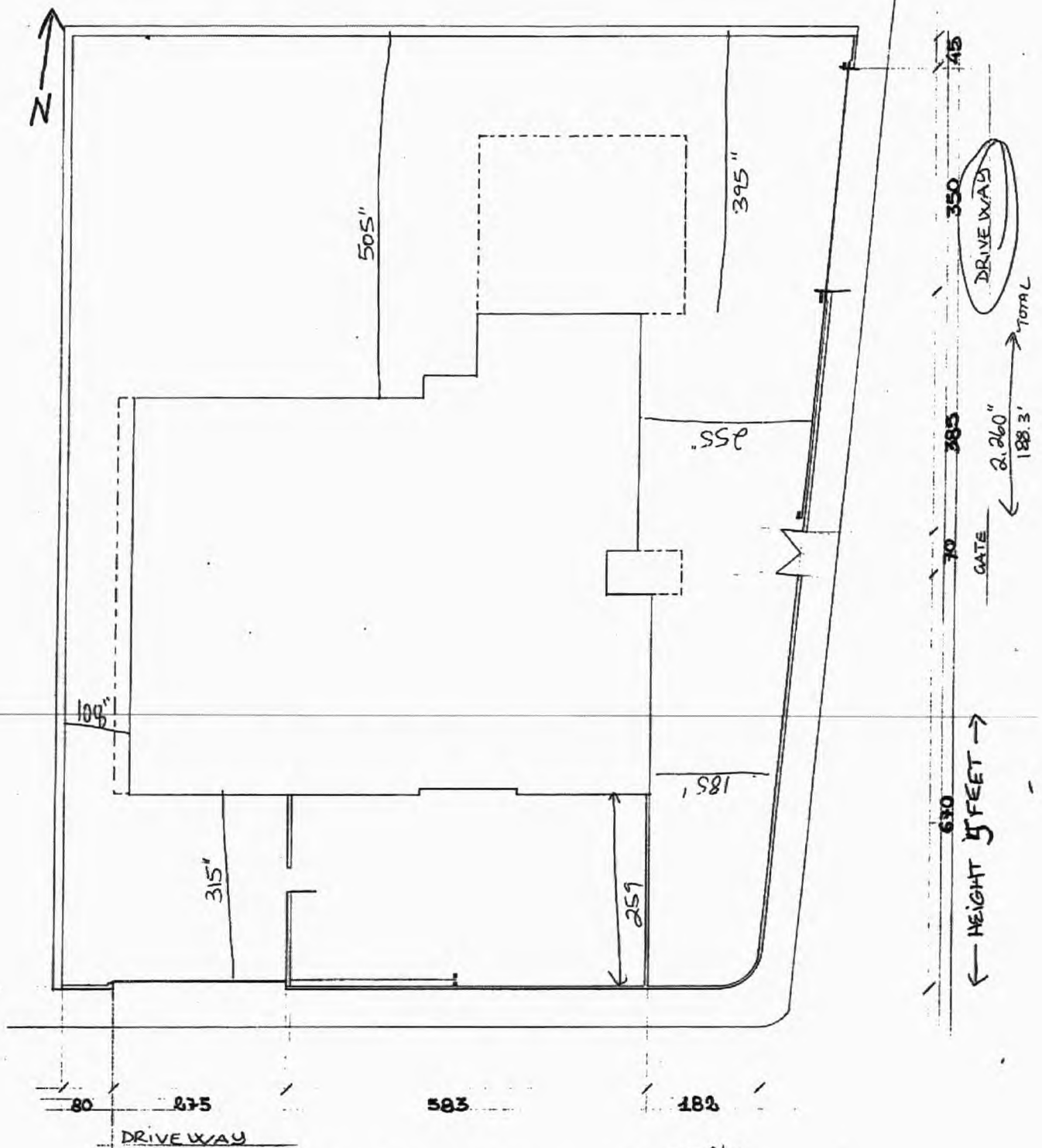
Subscribed and sworn before me

This 28th day of November, 20 06

Notary Public in and for said County and State



NOV 22 2005



HEIGHT
8 FT
1/200
E 1/4 INCH
SCALE

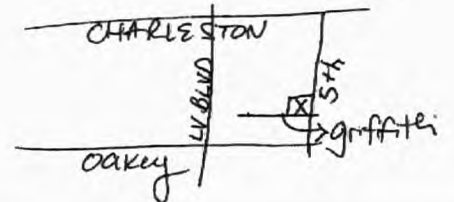
LEFT SIDE WALL
← HEIGHT 8 FEET →
1,120" TOTAL
93.3'

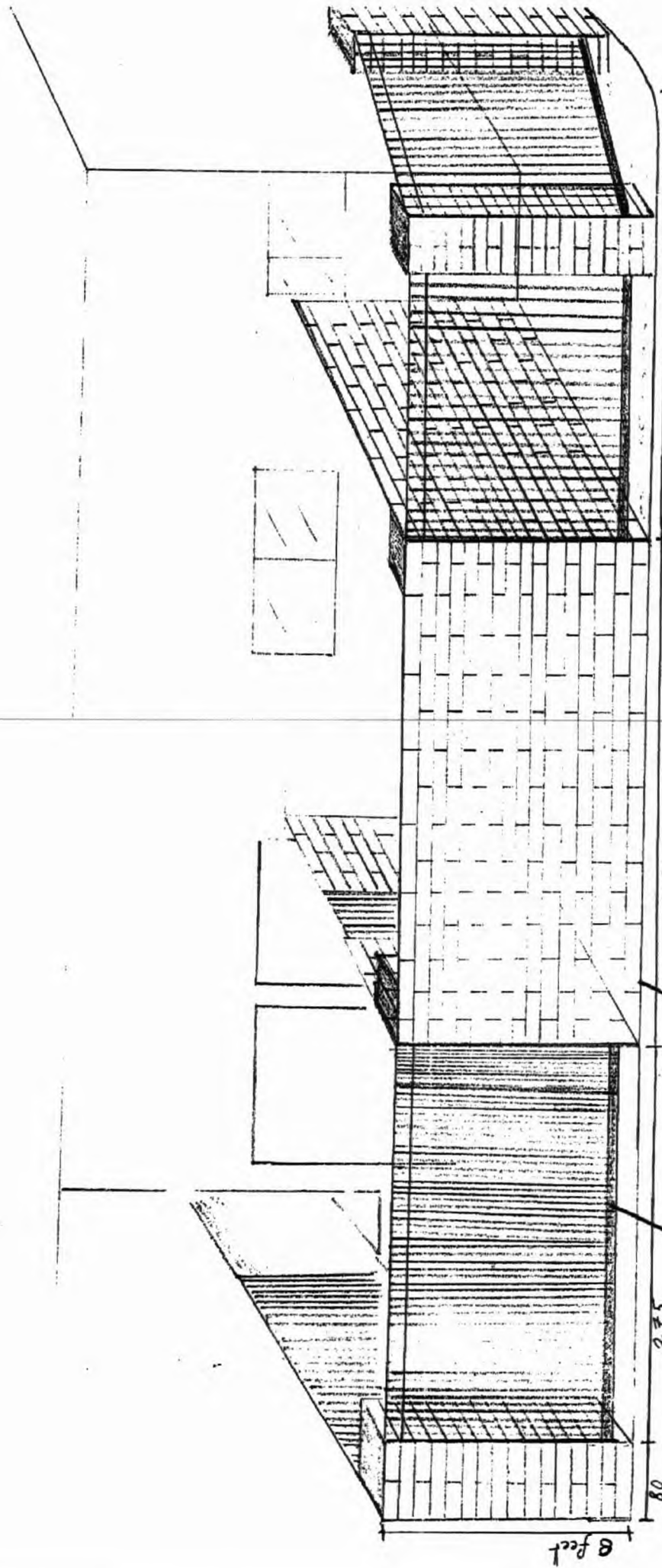
GRIFFITH ST.

NOV 28 2003

VAR-18325
01/11/07 PC

VICINITY MAP





182

VAR-18325

01/11/07 PC

NOV 29 2003

583

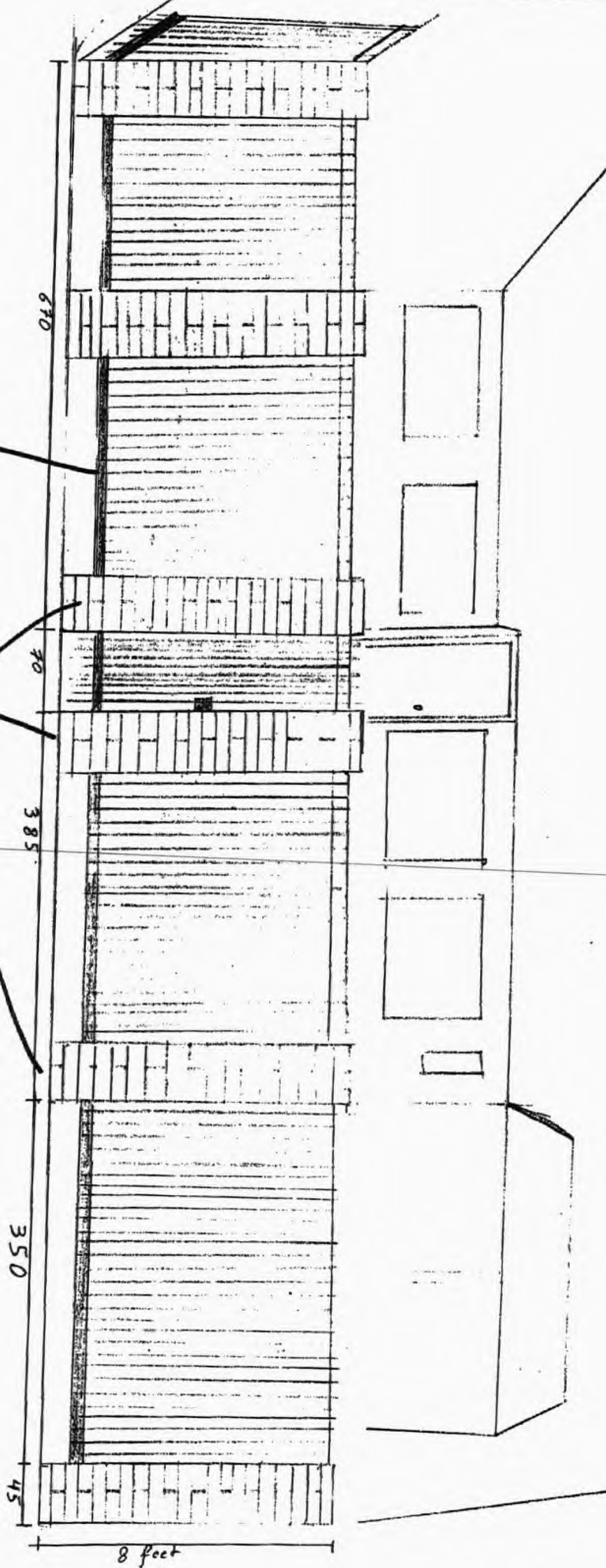
WHITE BOGE CONCRETE

BLACK IRON

275

80

8 feet



Black iron

White beige concrete

VAR-18325
01/11/07 PC

NOV 20 2003

K-HEIGHT 5F

259

182

← 1.120" TOTAL →
93.3' →

VAR-18325
01/11/07 PC

VICINITY MAP

CHARLESTON

LV Biv. v. v.

oakey

$$\frac{4}{5+k}$$

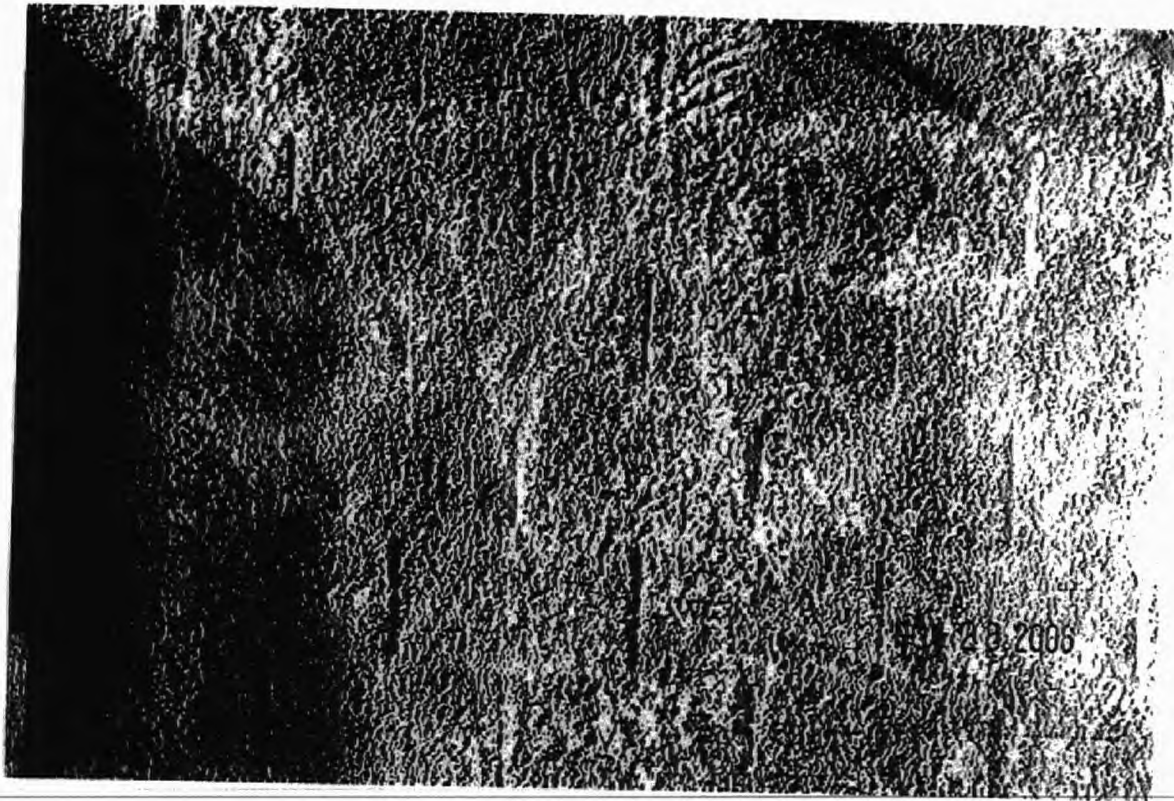
→ griffen



NOV 28 2006

RECEIVED
NOV 28 2006

VAR-18325
01/11/07 PC



RECEIVED
NOV 28 2006

VAR-18325
01/11/07 PC

Incident Report

LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NV 89101
(702) 229-3111

Incident Number: LLV051219002374

Incident Summary

Incident Type: CRIMINAL INCIDENT
Inc Occurred Address: 1508 HOUSSELS AV LAS VEGAS, NV 89104
Inc Occurred Start: 12/19/2005 08:30 Inc Occurred End: 12/19/2005 12:00
Domestic: N Bias Motivation: UNKNOWN Gang Related: U
Contact Nature: Reported Date/Time: 12/19/2005 18:20:00
Reporting Officer: BINGAMAN, N 8468 Primary Assigned Officer: SACCO, D 1726
Case Status: OPEN Disposition: Disposition Date:

Offenses

Statute Code: THRE205.320 Enhancers:
Statute Desc: THREAT AGAINST A PERSON
Counts: 1 Statute Severity: MISDEMEANOR
Statute Code: TELE201.255C Enhancers:
Statute Desc: THREATENING TELEPHONE CALLS
Counts: 1 Statute Severity: MISDEMEANOR

Officers

Event Association	Emp#	Badge#	Name	Squad#
LEST REPORT TAKER	8468	8468	BINGAMAN, N 8468	REC3
SUPERVISOR	5004	5004	BUSHMAN, P 5004	REC3
	6878	6878	MENDOZA, S 6878	3DESK
PRIMARY ASSIGNED OFFICER	1726	1726	SACCO, D 1726	

Persons Involved

Person#: 0001 MNI: 4616488 Can ID Suspect: Yes
Event Association: VICTIM Contact Date/Time:
Name: GAINSBURG, ARIELLE
SSN: 140-74-1105 DOB: 09/08/1971 Age: 34 - 34 Sex: FEMALE Race: WHITE/CAUCASIAN
Height: 5' 8" - 5' 8" Weight: 145 - 145 lbs Eye Color: BROWN Hair Color: BROWN
Address: 1508 HOUSSEL ST LAS VEGAS, NEVADA USA 89104 Sector/Beat: C3/C3
Phone Type 1: CELLULAR Phone# 1: (702) 250-6040 Ext 1:
Phone Type 2: Phone# 2: Ext 2:
DL State: DL#: DL Exp Date:
Occupation: Employer/School: SELF EMPLOYED
Gang Name:

VAR-18325
01/11/07 PC

The Use and Dissemination of
this Record is regulated by Law.
Secondary Dissemination of any
kind is Prohibited and could
subject the offender to Criminal
and Civil Liability.

This Information Forwarded To:
A. J. GAINSBURG
By: 000818 Date: 12/20/05
Las Vegas Metro Police Dept

NOV 20 2005

Incident Report

LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NV 89101
(702) 229-3111

Incident Number: LLV051219002374

Modus Operandi

Against Persons: Y
Against Property: N
Occupied: Y
General Premise 1: NON-PROFIT ORGANIZATION
General Premise 2:
Specific Premise: ROOM
Surrounding Area 1:
Surrounding Area 2:
Surrounding Area 3:
Relationship to Suspect 1:
Relationship to Suspect 2:
Weapon Type 1:
Automatic: N
Weapon Type 2:
Automatic: N
Weapon Type 3:
Automatic: N

Crime Against Property

# of Premises Entered:	Suspect Action 1:
Entry Point:	Suspect Action 2:
Exit Point:	Suspect Action 3:
Entry Loc 1:	Suspect Action 4:
Exit Loc 1:	Suspect Action 5:
Entry Loc 2:	Additional Factor 1:
Exit Loc 2:	Additional Factor 2:
Entry Method 1:	Additional Factor 3:
Exit Method 1:	Additional Factor 4:
Entry Method 2:	Additional Factor 5:
Exit Method 2:	Victim Location:
Entry Tool 1:	Electronic Locks: N
Exit Tool 1:	Video Surveillance: N
Entry Tool 2:	Maid:
Exit Tool 2:	Inspectress:
Vehicle Entry:	
Safe Entry:	

Crime Against Persons

Pre-incident Contact 1:	Suspect Action 1:
Pre-incident Contact 2:	Suspect Action 2:
Pre-incident Contact 3:	Suspect Action 3:
Victim Condition 1:	Suspect Action 4:
Victim Condition 2:	Suspect Action 5:
Victim Condition 3:	Sex Crime 1:
Victim Condition 4:	Sex Crime 2:
Victim Condition 5:	Sex Crime 3:
Suspect Solicited 1:	Sex Crime 4:
Suspect Solicited 2:	Sex Crime 5:
Suspect Pretended to Be:	Vehicle Involvement 1:
	Vehicle Involvement 2:

VAR-18325
01/11/07 PC

12-18325

Incident Report

LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NV 89101
(702) 229-3111

Incident Number: LLV051219002374

Persons Involved

Person#: 0002	MNI: 8026209	Can ID Suspect: No	
Event Association: SUSPECT	Contact Date/Time:		
Name: QUINN, TOMMY			
SSN:	DOB:	Age: 45 - 45 Sex: MALE	Race: WHITE/CAUCASIAN
Height: 6' 2" - 6' 2"	Weight: 250 - 250 lbs	Eye Color: BROWN	Hair Color: BLACK
Address:	Sector/Beat:		
Phone Type 1: RESIDENCE	Phone# 1: (407) 865-5952	Ext 1:	
Phone Type 2:	Phone# 2:	Ext 2:	
DL State:	DL#:	DL Exp Date:	
Occupation:	Employer/School:		
Gang Name:			

Characteristics

Characteristic Type:	Further Defined By:	Description:
PHYSICAL BUILD	MUSCULAR	BODY BUILDER
HAIR LENGTH	LONG	
HAIR STYLE	PONYTAIL	

VAR-18325
01/11/07 PC

Incident Report

LAS VEGAS METROPOLITAN POLICE DEPARTMENT
400 E STEWART
LAS VEGAS, NV 89101
(702) 229-3111

Incident Number: LLV051219002374

Narratives

Entered date/time: 12/19/2005 19:16 Narrative type: INCIDENT CRIME REPORT
Subject: THREATS TO A PERSON/THREATENING P Author: BINGAMAN, N 8468

ARIELLE GAINSBURG CAME TO THE LAS VEGAS METROPOLITAN POLICE DEPARTMENT PLAZA DESK TO REPORT THE FOLLOWING:

ARIELLE SAID ON 12/19/05 AROUND 0830 HOURS, SHE ANSWERED THE PHONE FOR ONE PLUS ONE, A NON-PROFIT ORGANIZATION, WHEN A MAN WHO IDENTIFIED HIMSELF AS TOMMY GANESH, CALLED AND DEMANDED TO SPEAK TO SWANI GANAPATI, WHO IS CURRENTLY STAYING WITH ARIELLE. ARIELLE SAID SHE INFORMED TOMMY THAT SHE COULD TAKE A MESSAGE AND GIVE IT TO SWANI. ARIELLE SAID THAT TOMMY STATED "I WILL SPEAK TO SWANI GANAPATI" AND IF SWANI DID NOT GET ON THE PHONE, TOMMY STATED HE WOULD GET LAS VEGAS POLICE AND SHOW UP TO THE RESIDENCE, GRAB SWANI'S BEARD, AND RIP HIS GUTS OUT AND KILL HIM.

ARIELLE SAID SHE CALLED THE PHONE NUMBER THAT SHOWED UP ON THE CALLER ID (407-865-5952) AND THE MESSAGE GAVE THE NAME OF THOMAS QUINN.

ARIELLE SAID TOMMY HAS CALLED HER RESIDENCE APPROXIMATELY 30-35 TIMES, AND EACH TIME TOMMY DEMANDS TO SPEAK TO SWANI AND THREATENS TO HARM MEMBERS OF THE ONE PLUS ONE HOME.

ARIELLE SAID THERE ARE A TOTAL OF FOUR (4) CHAPTERS OF ONE PLUS ONE AND THAT TOMMY HAS MADE THREATENING PHONE CALLS TO ALL FOUR (4) CHAPTERS. ARIELLE SAID EACH TIME TOMMY CALLS, HE CLAIMS TO BE A MEMBER OF THE POLICE DEPARTMENT AND DEMANDS TO SPEAK TO SWANI.

ARIELLE SAID SHE IS VERY CONCERNED FOR HER SAFETY, AS WELL AS SWANI, AS HE IS A RELIGIOUS FIGURE.

ARIELLE SAID THERE HAVE BEEN PREVIOUS ATTEMPTS MADE BY TOMMY IS YEARS PAST TO TRY AND GET TO SWANI.

VAR-18325
01/11/07 PC



VAR-18325 - APPLICANT/OWNER: ONE + ONE FOUNDATION, INC.
1506 5TH PLACE
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



VAR-18325 - APPLICANT/OWNER: ONE + ONE FOUNDATION, INC.
1506 5TH PLACE
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



11/1/06

Planning and Development Department
City of Las Vegas

Re: 1506 5th Place, Las Vegas, NV 89104

Dear Sir or Madam:

My name is Arielle Gainsburg; I am the president of the One Plus One Foundation, a registered not-for-profit corporation and a resident of the above captioned property.

Our group is dedicated to philanthropic, spiritual and artistic pursuits in the United States and abroad. Presently we are filming a motion picture *All About Movies* in Las Vegas, Southern California and Belgium. The director of this film (and the moving force in our not-for-profit), Armondo Linus Acosta, is world-class artist/filmmaker, recognized teacher of meditation, and spiritual dignitary (appearances at the United Nations etc).

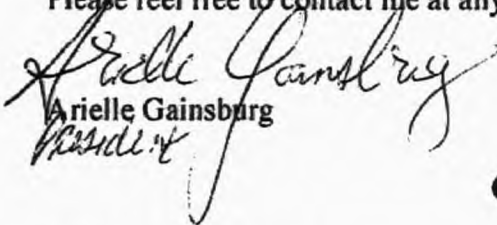
Unfortunately, this measure of fame has brought out certain regrettable consequences. Recently Mr. Acosta has been the victim of an aggravated stalker. The police in Las Vegas (and four other States) are well aware of the situation, and have done what little they can (as you may well know, law enforcement is more reactive and often can only take serious action, after a serious tragedy).

We are requesting that we be allowed to add a slightly higher level of privacy and safety to our present living situation. Mr. Acosta has spent much time here in Las Vegas these last years and of course we must make his safety our priority.

As you will be aware from the enclosed application, we are applying for the necessary permission to build a visually low profile, non-opaque, but secure and practical enclosure around our property. It has also come to our attention that the genuine front of our home is classified (perhaps incorrectly) as a side yard. We would like to discuss this as well.

We look forward to the pre-application meeting where we would more fully explain the nature of our situation, our proposal.

Please feel free to contact me at anytime.


Arielle Gainsburg

One + One Foundation, Inc.

2720 Vista Del Sembrado
Escondido, California 92025-7741
Tel: 760.745.0066 Fax: 760.432.9323

1508 Houssels Avenue
Las Vegas, Nevada 89104
Tel: 702.382.3909 Fax: 702.836.3223

VAR-18325
01/11/07 PC

NOTICE OF PUBLIC HEARING

RECEIVED
CITY CLERK

VARIANCE

2007 FEB -5 A 10: 44

ENGEL PHILIP FAMILY TRUST
ENGEL PHILIP TRS
1601 HOUSSELS AVE
LAS VEGAS NV 89104-1434

MEETING: CITY COUNCIL
DATE: FEBRUARY 07, 2007
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-18325

Protest

APPLICANT/OWNER: ONE + ONE FOUNDATION, INC. - REQUEST FOR A VARIANCE TO ALLOW A PROPOSED EIGHT-FOOT HIGH BLOCK WALL IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW A PORTION OF THE TOP THREE FEET TO BE SOLID WHERE NOT PERMITTED ON 0.25 ACRES AT 1506 5TH PLACE (APN 162-03-213-032), R-1 (SINGLE FAMILY RESIDENTIAL) ZONE, WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 03, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>



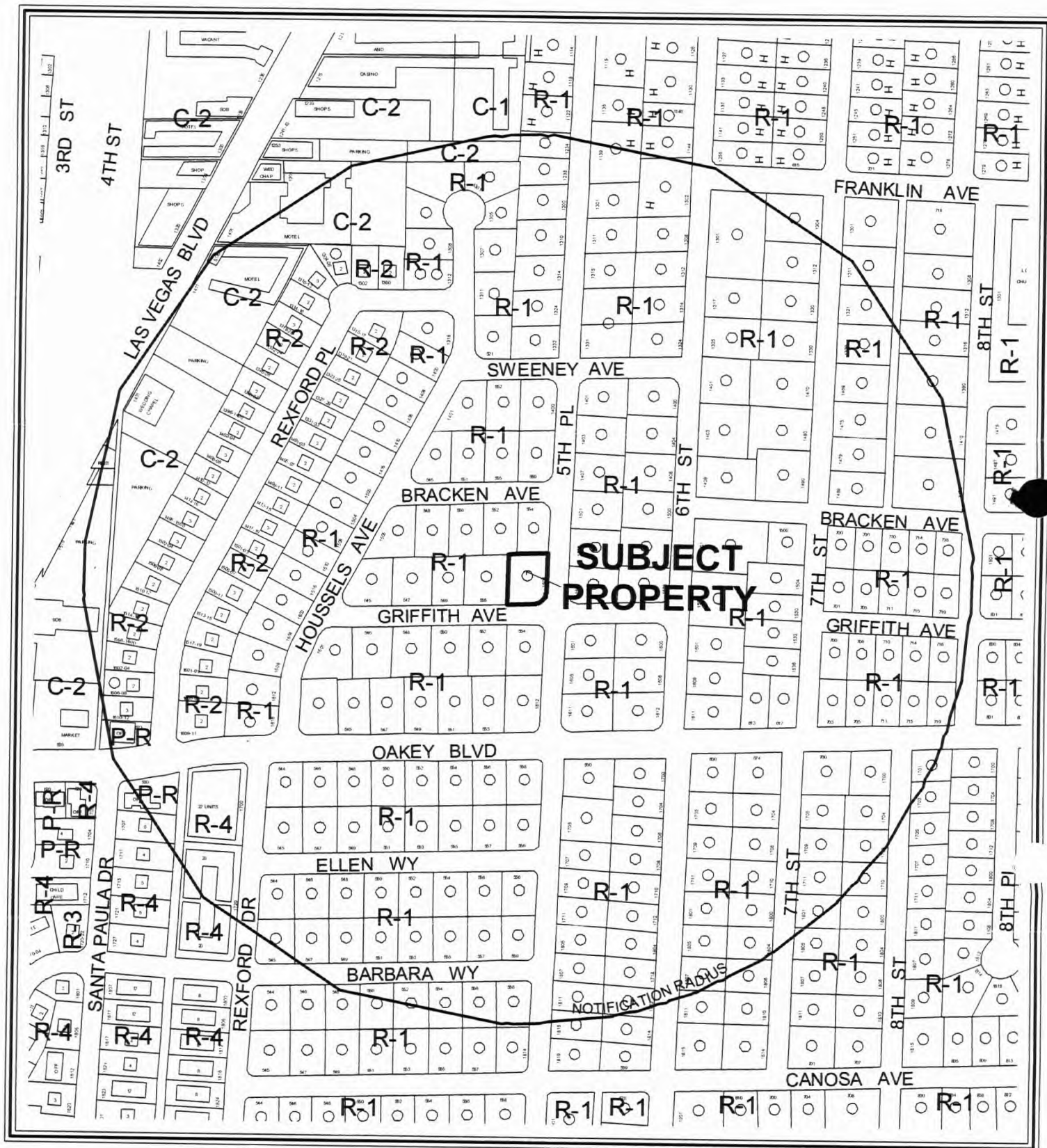
SEE LOCATION MAP ON REVERSE SIDE

2/5/07
WE DO NOT APPROVE OF
AN 8 FOOT HIGH WALL IN FRONT

BARBARA JO RONEMUS
CITY CLERK

Philip Engel TRS

Date 2/5/07 Item #126



CASE: **VAR-18325**

RADIUS: 1000

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

0 60120 Feet



VAR-18325

DEAR SIRS:

I AM AGAINST THE REQUEST FOR A
VARIANCE OF THE PROPOSED 8 FOOT
BLOCK WALL AT 1506 5th PLACE, BECAUSE
WE SHOULD NOT CHANGE THE APPEARANCE
OF THIS WONDERFUL AND HISTORIC NEIGHBORHOOD.
WALLS AND BARRIERS DESTROY THE SIMPLICITY
AND CONTINUITY OF A NEIGHBORHOOD.

THANK YOU,

DIANA FOUNTOS

1469 S. 7th ST.

LAS VEGAS, NEVADA 89104

RECEIVED
CITY CLERK

2007 FEB -6 P 3:40

Protest

Date 2/6/07 Item #126

VAR-18325

CITY COUNCIL

FEBRUARY 7, 2007

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

Telephone Protest/ Approval Log

Meeting Date: 1/11/07

Case Number: 18325

Date: 1/10/07
Name: Bob Cofin
Address: 1139 5th
Phone: 384-9501
☒ PROTEST ☐ APPROVE

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

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

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

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

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

ITEM # 32
CASE # 18325
PC MTG 1/11/07

18

John S. Park Neighborhood Association

Bob Bellis, President
John S. Park Neighborhood Association
1269 S. 8th Street
Las Vegas, NV 89104

January 11, 2007

Las Vegas Planning Commission
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

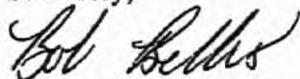
Dear Planning Commission,

I am writing this letter to ask you to deny item VAR-18325. The address is 1506 5th Place. The variance would allow an eight foot high block wall in a neighborhood that has small picket fences and small wrought iron fences. An eight foot block wall would look like a fortress in the John S. Park Neighborhood. It would also be a huge target for graffiti, which we have worked hard to deter.

5th Place is the most unique street in John S. Park, with the most recent home selling for \$610,000. The property in question sold last year for \$532,000. We believe that these property values are because of the uniqueness of the neighborhood, which we have worked hard to preserve. Many of the surrounding neighbors do not believe that this is keeping with the historic nature of the neighborhood, nor following the Historic John S. Park Neighborhood Plan.

As a representative of the neighborhood, I am asking you to deny this variance.

Sincerely,



Bob Bellis, President
John S. Park Neighborhood Association

ITEM # VAR-18325
CASE # 32
PC MTG 1-11-07

P

JANUARY 4, 2007

VAR-18325

TO
PLANNING COMMISSION -

I AM AGAINST THE VARIANCE TO ALLOW A
PROPOSED EIGHT-FOOT HIGH BLOCK WALL IN FRONT
YARD, BECAUSE IT CHANGES THE LOOK OF
THE NEIGHBORHOOD. ALSO, IT SETS A PRECEDENT..
TO GO OVER FIVE FEET. ELSEWHERE!

THANK YOU.

DIANA FOUNTOS
1469 S. 7th St.

LAS VEGAS, NEVADA.

89104

RECEIVED
CITY CLERK

2007 JAN 10 P 1:42

Protest

ITEM # 32
CASE # VAR 18325
PC MTG 11157

Date 1/10/07 Item #32

P

November 23, 2006

Clark County Planning and Development
City of Las Vegas

Re: 1506 5th Place, 89104

Dear Sir or Madam:

As a neighbor of 1506 5th Place I have been apprised by the owner(s) of their application to your department for a variance to build a visually low--profile, non-opaque, but secure and practical enclosure around their property, and I have inspected their conceptual drawing of same.

I agree that their request to add a slightly higher level of privacy and safety to their present living situation is certainly reasonable from a practical and aesthetic standpoint.

Regards.

(name) *Law Phung / LAN PHUNG*

(address/phone) *555 Griffith Street, Las Vegas, NV*
89104

(signature)

VAR-18325
01/11/07 PC

NOV 29 2006

A

November 23, 2006

Clark County Planning and Development
City of Las Vegas

Re: 1506 5th Place, 89104

Dear Sir or Madam:

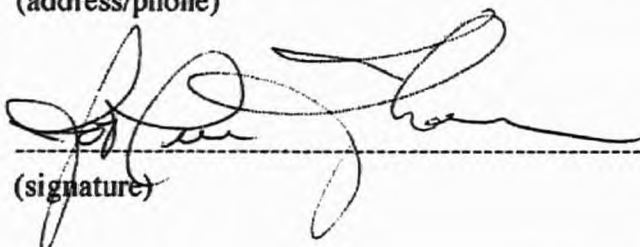
As a neighbor of 1506 5th Place I have been apprised by the owner(s) of their application to your department for a variance to build a visually low-profile, non-opaque, but secure and practical enclosure around their property, and I have inspected their conceptual drawing of same.

I agree that their request to add a slightly higher level of privacy and safety to their present living situation is certainly reasonable from a practical and aesthetic standpoint.

Regards.

JoNell Thomas
(name)

1509 So 5th Place
(address/phone)


(signature)

VAR-18325
01/11/07 PC

NOV 23 2006

A

November 23, 2006

Clark County Planning and Development
City of Las Vegas

Re: 1506 5th Place, 89104

Dear Sir or Madam:

As a neighbor of 1506 5th Place I have been apprised by the owner(s) of their application to your department for a variance to build a visually low-profile, non-opaque, but secure and practical enclosure around their property, and I have inspected their conceptual drawing of same.

I agree that their request to add a slightly higher level of privacy and safety to their present living situation is certainly reasonable from a practical and aesthetic standpoint.

Regards.

Christi Duma

(name)

534 Cimarron Ave Las Vegas NV

(address/phone)

Mark Duma

(signature)

VAR-18325
01/11/07 PC

NOV 28 2006

A

Telephone Protest/ Approval Log

Meeting Date: 1/11/07

Case Number: 18325

Date: 1/5/07
Name: Salvatore Vento
Address: 1314 S. 5th Place
LV, NV. 89104
Phone: 413-9976

☐

PROTEST

☒

APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____

☐

PROTEST

☐

APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____

☐

PROTEST

☐

APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____

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PROTEST

☐

APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____

☐

PROTEST

☐

APPROVE

Date: _____

Name: _____

Address: ITEM # 32

CASE # VAR-18325

PC MTG 1-11-07

Phone: _____

☐

PROTEST

☐

APPROVE

A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:****SPECIAL USE PERMIT**

SUP-17737 - PUBLIC HEARING - APPLICANT/OWNER: DURANGO STRUCTURES, LLC
- Request for a Special Use Permit FOR A DRIVE-THRU RESTAURANT on 3.82 acres at the northeast corner of Centennial Parkway and Durango Drive (APN 125-20-801-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****0****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****RECOMMENDATION:**

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

BACKUP DOCUMENTATION:

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

Motion made by STEVEN D. ROSS to Approve Subject to Conditions

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

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

Minutes:

MAYOR GOODMAN declared the Public hearing open for Item 127 [SUP-17737] and Item 128 [SDR-17735].

TOM MCGOWAN expressed concern about a unanimous Planning Commission recommendation for approval while the staff recommended denial. The conflict gives the appearance of being arbitrary. MARGO WHEELER, Director of Planning and Development Department, clarified that the waiver request could be accommodated with a redesign and

CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

project reduction. Based on the clarification, MR. McGOWAN recommended approval of the applications.

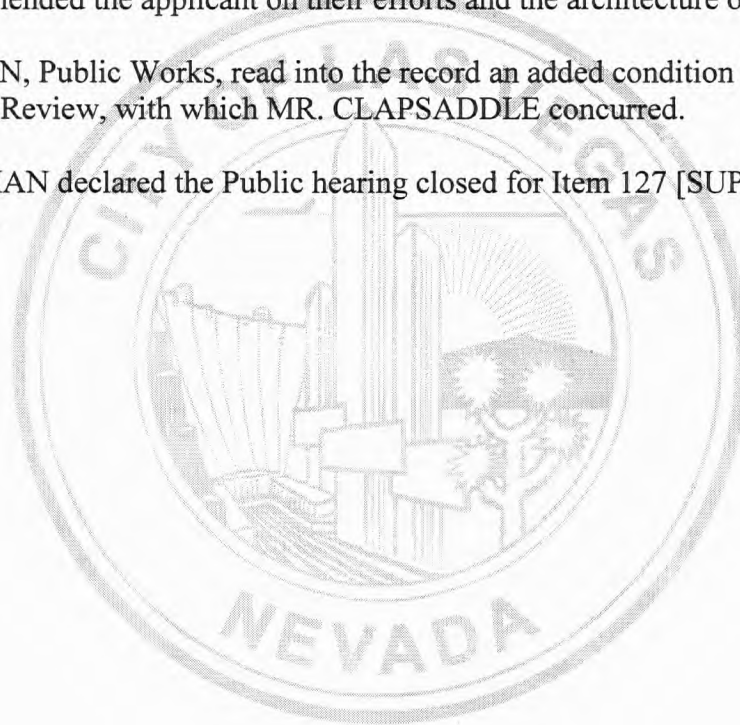
DAVID CLAPSADDLE, GC Garcia, 1711 Whitney Mesa Drive, Henderson, appeared on behalf of the applicant with MARK MICHAELSON, Naybell Architecture, 7180 Dean Martin Drive.

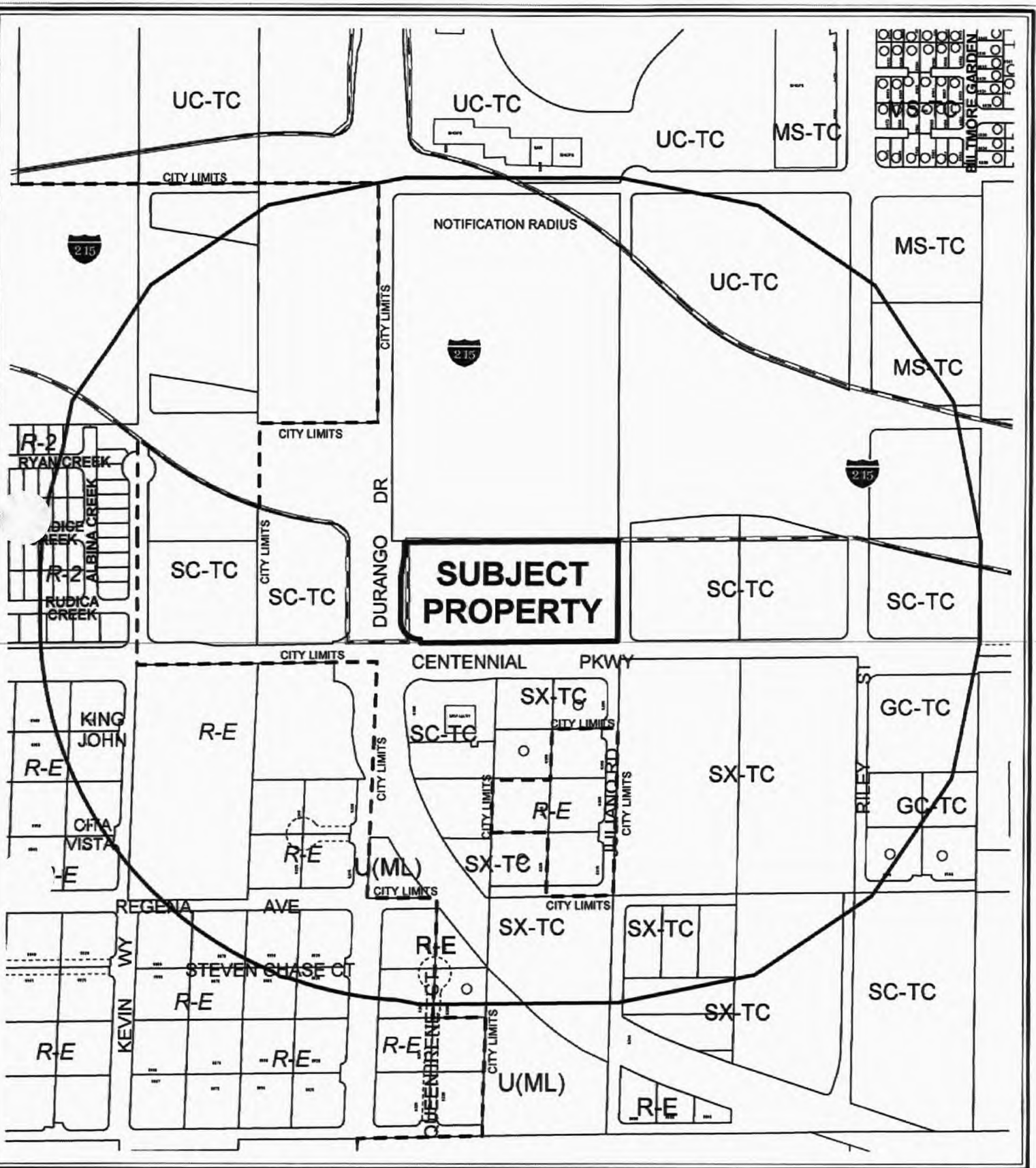
MR. CLAPSADDLE indicated his understanding of the importance of this site and the need to continue development that raises the bar for the Town Center area. He showed site and landscaping plans depicting landscaping along Centennial Parkway. They improved the design, working with staff to provide the drive through with enough room for left or right turns and made Juliano a cul-de-sac for additional access. MR. CLAPSADDLE agreed with all conditions.

COUNCILMAN ROSS commented on the difficulty of the property, given the elevation changes, and commended the applicant on their efforts and the architecture of the project.

BART ANDERSON, Public Works, read into the record an added condition for the Site Development Plan Review, with which MR. CLAPSADDLE concurred.

MAYOR GOODMAN declared the Public hearing closed for Item 127 [SUP-17737] and Item 128 [SDR-17735].



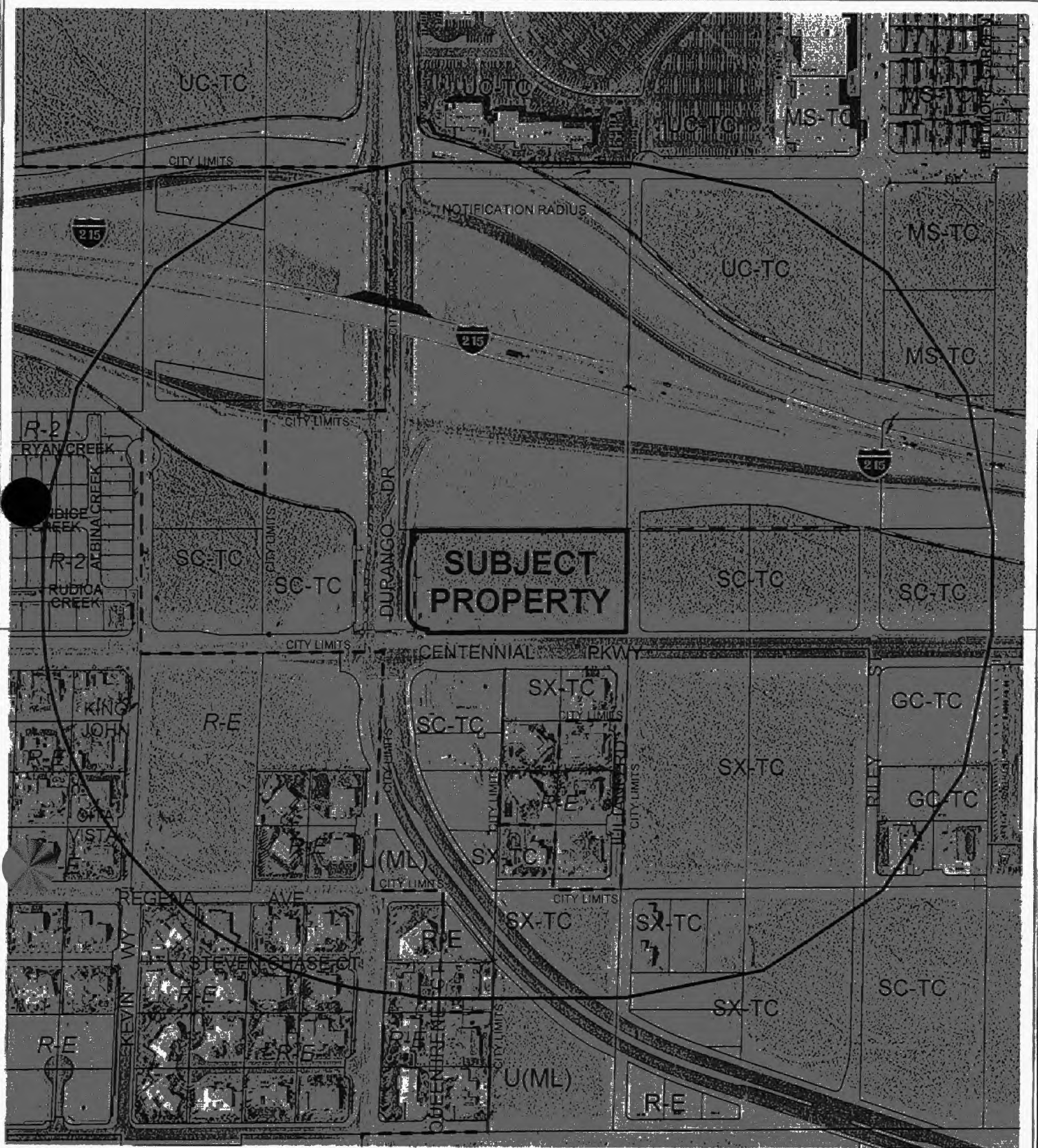


CASE: SUP-17737

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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



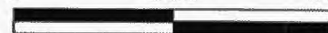
CASE: SUP-17737

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-17737 - APPLICANT/OWNER: DURANGO
STRUCTURES, LLC**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-17735) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Restaurant with drive-through in the Town Center Master Plan Area. The application is a companion item for a Site Development Plan Review for a 42,790 square-foot Retail Shopping Center. Due to the site layout, the applicant has requested a waiver to the Town Center Development Standards Manual to allow 15 feet of perimeter landscape buffer adjacent to a drive-through aisle where 25 feet is required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest. The subject site was not included within the 1998 Rezoning area.
11/07/01	The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.
05/01/02	The City Council approved Extension of Time applications U-0149-99(1) for a Supper Club and U-156-99(1) for a Liquor Establishment (Off Premise Consumption) with two year time limits.
7/12/06	The City Council approved a request for an Extension of Time (EOT-13647) of an approved Special Use Permit (U-0149-99) that allowed a Supper Club adjacent to the northeast corner of Centennial Parkway and Durango Drive
01/11/07	The Planning Commission recommended approval of companion item SDR-17735 concurrently with this application.
	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #16/mh).
<i>Related Building Permits/Business Licenses</i>	
NA	NA
<i>Pre-Application Meeting</i>	
08/23/06	At the pre-application meeting, the applicant was informed that Fire had a concern about the parking deck and that the building may need to have a sprinkler system. Public Works indicated that a dedication of a turn lane may be required. Cul-de-sac Juliano or vacate and turn into a private drive would be necessary. The applicant was further advised that an amenity zone in the cul-de-sac may be required per Town Center Design Standards. Additionally, the applicant was informed that the buildings needed to be pushed forward per Town Center Standards. The applicant indicated that they will hold a neighborhood meeting.
<i>Neighborhood Meeting</i>	
11/02/06	The applicant states that a neighborhood meeting was held. However, there are no notes regarding time, place, or attendance submitted with the file.

Details of Application Request	
Site Area	
Net Acres	3.82 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property:	Undeveloped	SC-TC (Service Commercial- Town Center)	T-C (Town Center)
North:	Beltway	ROW	T-C (Town Center)
South:	Commercial & Single Family Dwellings	SC-TC (Service Commercial- Town Center) SX-TC (Suburban Mixed -Town Center)	T-C (Town Center)
East:	Undeveloped	SC-TC (Service Commercial- Town Center)	T-C (Town Center)
West:	Undeveloped	SC-TC (Service Commercial- Town Center) & ROW	T-C (Town Center)

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

***Town Center**

Development within Town Center will be subject to the Town Center Development Standards and the Town Center Land Use chapter of the Centennial Hills Sector Plan.

INTERAGENCY ISSUES

Pursuant to 1999 Statutes of Nevada, Chapter 481 the proposed project is deemed to be a "project of significant impact" for the following reasons:

- 1) A commercial or industrial facility generating more than 3,000 average daily vehicle trips.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. No comments have been received prior to the completion of this report.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Retail Center	41,169 sq ft*	1: 250 sq ft	165	7	284	3	
TOTAL (including handicap)			165	7**	284	3***	N
Loading Spaces			3		4		Y

*Due to a series of revisions, the applicant has reduced the Gross Floor Area of the Retail Center from the advertised 42,790 square feet to the current Gross Floor Area of 41,169 square feet.

**Handicapped accessible spaces are determined from the total parking stalls provided. As the proposed plans show 284 stalls, there shall be accommodation for a total of 7 spaces

***The site plans show 11 handicapped accessible parking spaces where only three are in compliance with Title 19.10. Per Figure 4 of *Title 19.10.010(K)*, five-foot loading zones are required on each side of the parking stall. As there is abundant space for handicapped accessible parking, a condition for approval has been placed to adequately re-stripe the provided handicap spaces so as to comply with Title 19.10.

Waivers		
Request	Requirement	Staff Recommendation
To allow 15 feet of perimeter landscape buffer adjacent to a drive-through aisle.	25 feet	Denial

ANALYSIS

This request for a Special Use Permit for a Restaurant with a drive-through requires is a companion item with Site Development Plan Review (SDR-17735). Typically, for drive-through lanes in Town Center the principal building is located at the front setback line in accordance with the applicable setback requirements, with the drive-through lane located to the side or the rear of the principal building. A waiver to the to the Town Center Design Standards Manual to allow 15 feet of perimeter landscape buffer adjacent to a drive-through aisle where 25 feet is required has been requested. Staff is recommending denial as this proposal is acting in part of a project in whole that does not substantially meet the intent of the Town Center Development.

FINDINGS

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

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

In regard to “1”:

The drive-through as proposed cannot be conducted in a manner that is harmonious with Town Center Standards unless it meets the minimum landscape buffer requirement.

In regard to “2”:

The subject site is physically capable of accommodating the drive through while meeting the landscape buffer requirements.

In regard to “3”:

Centennial Parkway is designated as 90-foot wide Town Center Frontage Road and Juliano Avenue is designated as an 80-foot wide Town Center Collector. Both rights-of-way will provide adequate access to the subject site.

In regard to “4”:

The proposed drive-through use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare; however, the proposed drive through is not consistent with the Town Center Development Standards.

In regard to “5”:

The proposed drive through meets Title 19.04 requirements; however, it does not meet the Town Center Development Standards Manual.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

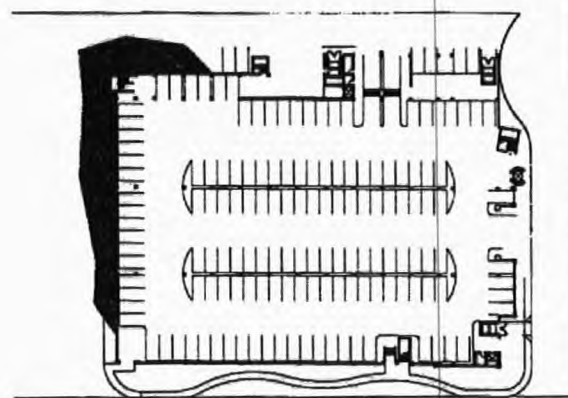
NOTICES MAILED 76 by City Clerk

APPROVALS 0

PROTESTS 0



LOWER LEVEL PARKING



Summary

APN 125-20-801-002
Land ±3.83 AC ±166,642 SF
Net Land ±3.63 AC ±158,114 SF

Retail 30,491 SF
Restaurant Drive Thru 4,289 SF
Supper Club 6,389 SF
Total Building 41,169 SF

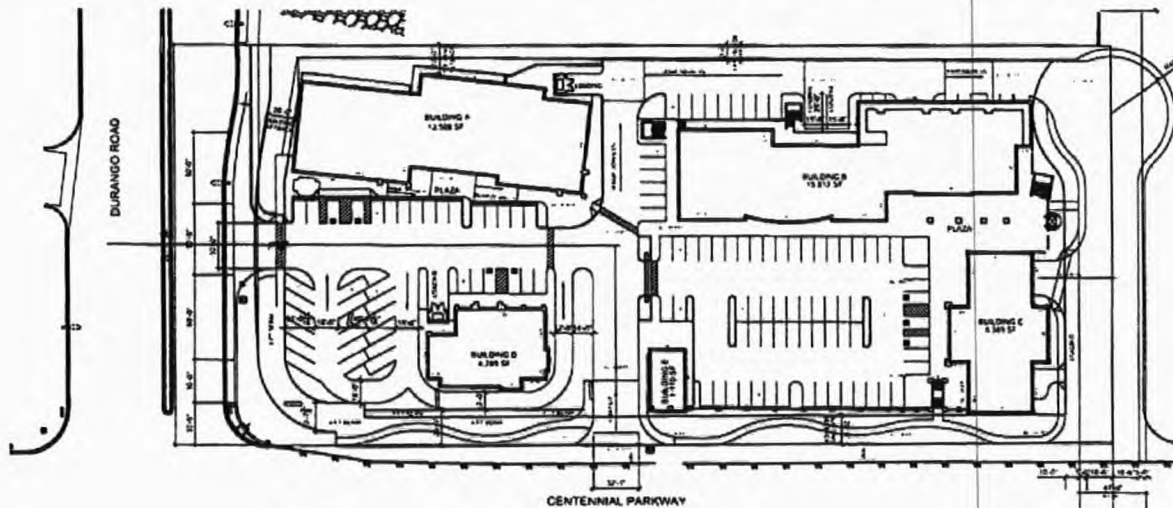
Land-to-Bldg Ratio 3.84/1
Coverage 26%

Parking Required 1/50 90 stalls
70% of Supper Club
Parking Required 1/200 10 stalls
30% of Supper Club
Parking Required 1/100 43 stalls
Restaurant w/ Drive thru
Parking Required 1/250 122 stalls
Retail

Parking Req'd total 265 stalls
Parking Provided 267 stalls

Plaza 4,107 SF

SITE PLAN



Vicinity Map
1/4" = 100'



ALL DIMENSIONS SHOWN ARE APPROXIMATE. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS.

DIAGRAMMATIC SECTION

SITE PLAN

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITAL GROUP

DATE DECEMBER 21, 2004
RADEL JOB# 04039

RADEL ARCHITECTS NEVADA, LLP
770 S. DEAN STREET, SUITE 300
LAS VEGAS, NV 89108
TEL: 702.735.2027 FAX: 702.735.1110
WWW.RADELARCH.COM



SUP-17737 SDR-17735
REVISED 01/11/07 PC

October 24, 2006

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

RE: Justification Letter for a Special Use Permit for a drive-thru and Site
Plan Review on the NEC of Centennial and Durango APN -125-20-801-
002

Dear Ms. Wheeler:

U-149-99
EOT 13647

On behalf of our client, Durango Structures, LLC, please accept this letter as justification for a Special Use Permit for a drive-thru lane in conjunction with a restaurant and a site plan review for this proposed retail center on the northeast corner of Centennial and Durango. A supper club was previously approved on this site (~~U-0154-99~~), with an Extension of Time recently approved by the City Council on July 12, 2006 (~~EOT-3953~~). The intent is to construct an attractive retail center that is appropriate for the neighborhood and the Town Center plan.

The site is approximately 3.83 +/- acres in size located directly on the northeast corner of Centennial and Durango. The site plan shows a total of 42,790 square feet of building area; 31,560 square feet of general retail, a 4,880 square foot restaurant with a drive-thru lane and a 6,350 square foot supper club. All of the landscaping and plaza areas will be provided in accordance with the Town Center Design Center manual. Land trellises will be placed around the buildings to enhance the look and feel of the center. Parking will be provided in a two level parking garage, with one level underground. The building elevations show single story retail shops with some of the architectural features up to a height of 45 feet to add an interesting and appealing appearance to the project.

Approval Criteria of a Special Use Permit: Title 19.18.060 (L)

The following Determinations are to be made by the Planning Commission and City Council to approve a Special Use Permit:

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

This site is designated SC-TC (Service Commercial) on the Town Center Future Land Use Map. This designation allows retail shopping centers; it is not unusual for a restaurant with a drive-thru to be located on a major intersection.



**SUP-17737
SDR-17735
01/11/07 PC**

A Planning & Development Services Corporation

1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158
Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarcia.com

This proposal will provide essential services for residents of this area of the City. The size and scale is such that it is harmonious and compatible with the surrounding area.

- 2) The subject is physically suitable for the type and intensity of land use being proposed.

The site is large enough to accommodate the proposed commercial center and a drive-thru lane with safe inter-site access and parking.

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

The drive-thru lane will not increase traffic to the abutting street and highway facilities; however both Durango and Centennial are major arterials. Also, the site is in close proximity to I-215.

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

This site is designated Service Commercial, where restaurants with drive-thru lanes are typically located.

Approval Criteria for Site Plan Review: Title 19.18.050 (E)

The criteria for site plan approval are as follows:

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

The site is designated for commercial uses as are other properties in this area of Town Center. It is located at the intersection of two major arterials and in close proximity to I-215.

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

This proposal is consistent with most of the applicable criteria and is of a high quality expected of developments in Town Center. The site plan does not meet the technical requirements of Section D.1.c. (2) of the Town Center Design Standards Manual, which requires buildings to be located along the property line of major arterials. We believe a waiver is warranted for two reasons:

- a. *The site has a very narrow north-south configuration, which does not provide much depth to place all of the buildings along the property line. The two corner buildings are placed directly on the corners of Centennial and Durango and Centennial and Julian.*

**SUP-17737
SDR-17735
01/11/07 PC**

- b. *The parking will be provided in a two level structure, with one level below and one above grade. The at-grade parking structure is pushed out to the Centennial frontage and will be designed to compliment the overall architecture, look and feel of the site.*

It is the developer's intent to meet all of the other design criteria.

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

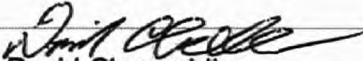
Site access is designed to not have a negative impact on the surrounding roadway network.

- 4) Building and landscaping materials are appropriate for the City.

All landscaping standards will be met or exceeded. The buildings are attractively designed with trellises, interesting building facades and variations in building height. There are ample pedestrian connectivity and plaza areas.

In summary, we believe this development will result in an interesting, attractive high-end commercial center envisioned by the Town Center plan. We respectfully request your favorable consideration. Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,


David Clapsaddle
Director of Planning

DWC:mw

**SUP-17737
SDR-17735
01/11/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-17737

SDR-17735 - PUBLIC HEARING - APPLICANT/OWNER: DURANGO STRUCTURES, LLC - Request for a Site Development Plan Review FOR A 42,790 SQUARE FOOT RETAIL SHOPPING CENTER WITH WAIVERS OF THE BUILD-TO-LINE REQUIREMENT AND TO ALLOW 15 FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO A DRIVE-THRU AISLE WHERE 25 FEET IS REQUIRED on 3.82 acres at the northeast corner of Centennial Parkway and Durango Drive (APN 125-20-801-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

Motion made by STEVEN D. ROSS to Approve Subject to Conditions and the following added condition as read for the record:

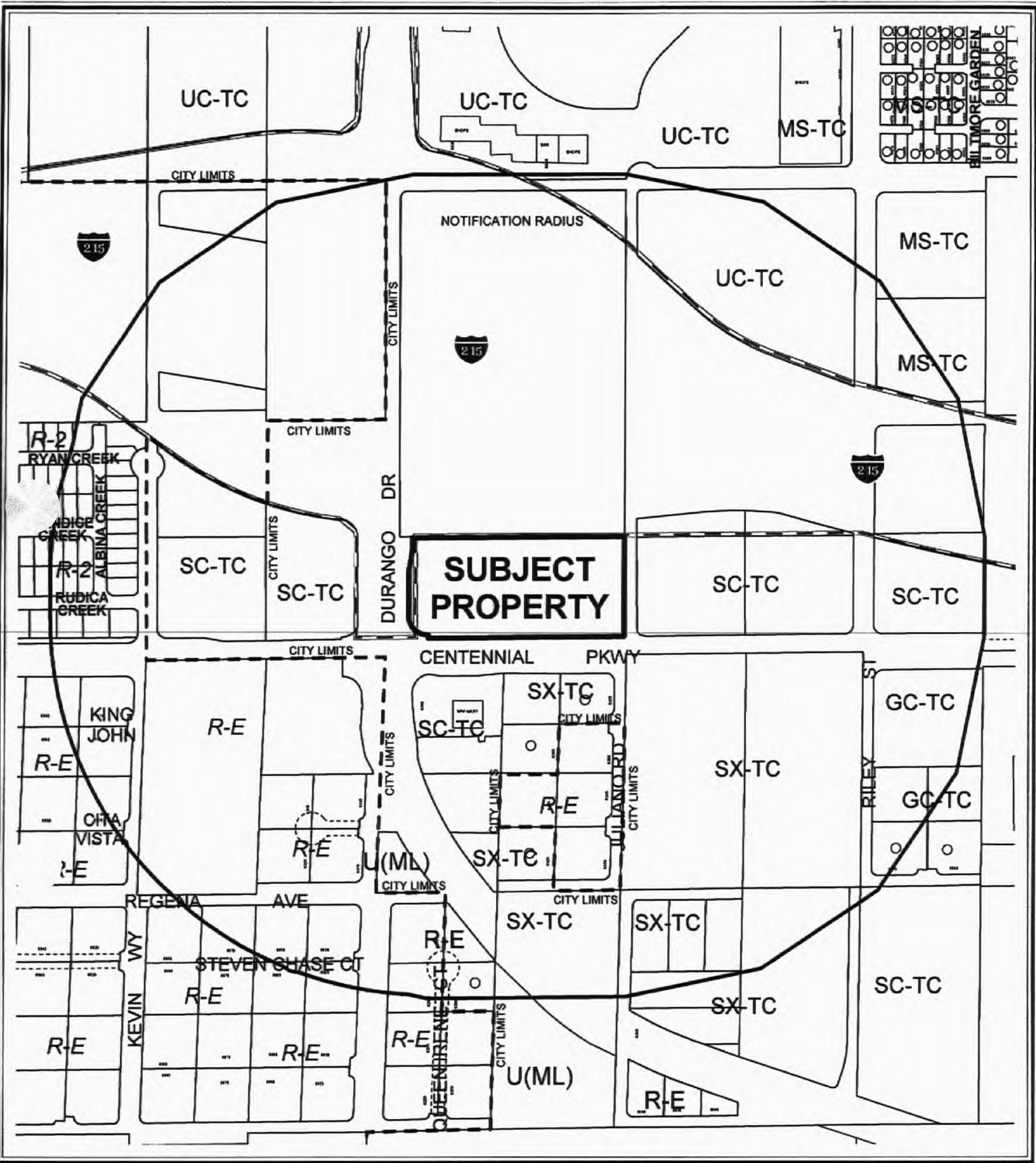
A. Coordinate with the Clark County Department of Public Works to discuss any impacts to this site plan from the Beltway, provide documentation from Clark County to the City of Las Vegas Land Development Section that this condition has been satisfied prior to the approval of any drawings.

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

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

Minutes:

See Item 127 for related discussion.



CASE: SDR-17735

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER)

SPECIAL LAND USE DESIGNATION]

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-17735 - APPLICANT/OWNER: DURANGO
STRUCTURES, LLC**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning [Z-0076-98(11)], Special Use Permit (SUP-17737) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 1/03/07, landscape plan date stamped 1/04/07, and building elevations date stamped 12/27/06, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
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. Properly striped and located parking spaces shall be provided to accommodate 11 handicapped accessible parking spaces.
13. Per Map No. 7 of the Transportation Trails Element of the General Plan, bike lanes are required along Centennial Parkway and bike routes are required along Durango Drive.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Dedicate the additional right-of-way on Centennial Parkway necessary for right turn lanes in accordance with Standard Drawing No. 201.1 and on Durango Drive for a bus turnout acceptable to the City Traffic Engineer prior to the issuance of any permits. In addition, dedicate 23.5 feet of right-of-way adjacent to this site for Juliano Road, including the appropriate area required for a cul-de-sac, prior to the issuance of any permits. Alternatively, record a Petition of Vacation for the existing portions of Juliano Road prior to the issuance of any permits.
16. Construct all incomplete half-street improvements on Durango Drive and Centennial Parkway adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

17. Construct half-street improvements, including the cul-de-sac bulb with sufficient asphalt improvements acceptable to the Fire Protection Engineering Section of the Department of Fire Services and appropriate overpaving, on Juliano Road adjacent to this site concurrent with development of this site if the existing right-of-way is not vacated.
18. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
19. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
21. Grant pedestrian access easements for all public sidewalk located outside of public street right-of-way, if any, prior to the issuance of any permits for this site.
22. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

23. 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.
24. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-76-98, Town Center standards and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for a 41,169 square-foot Retail Shopping Center. The applicant has also file a companion Special Use Permit application for a Restaurant with a drive through. Due to the site layout, the applicant has requested a waiver to the Town Center Development Standards Manual to allow 15 feet of perimeter landscape buffer adjacent to a drive-thru aisle where 25 feet is required on 3.82 acres.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest. The subject site was not included within the 1998 Rezoning area.
11/07/01	The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.
05/01/02	The City Council approved Extension of Time applications U-0149-99(1) for a Supper Club and U-156-99(1) for a Liquor Establishment (Off Premise Consumption) with two year time limits.
7/12/06	The City Council approved a request for an Extension of Time (EOT-13647) of an approved Special Use Permit (U-0149-99) that allowed a Supper Club adjacent to the northeast corner of Centennial Parkway and Durango Drive
01/11/07	The Planning Commission recommended approval of companion item SUP-17737 concurrently with this application.
	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #17/mh).
<i>Related Building Permits/Business Licenses</i>	
NA	NA
<i>Pre-Application Meeting</i>	
08/23/06	A pre-application meeting was held regarding a Site Development plan Review for a 42,790 square foot Retail Center and a Special Use Permit for a Restaurant with drive-through.
<i>Neighborhood Meeting</i>	
11/02/06	The applicant states that a neighborhood meeting was held. However, there are no notes regarding time, place, or attendance submitted with the file.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.82 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property:	Undeveloped	SC-TC (Service Commercial- Town Center)	T-C (Town Center)
North:	Beltway	ROW	T-C (Town Center)
South:	Commercial & Single Family Dwellings	SC-TC (Service Commercial- Town Center) SX-TC (Suburban Mixed -Town Center)	T-C (Town Center)
East:	Undeveloped	SC-TC (Service Commercial- Town Center)	T-C (Town Center)
West:	Undeveloped	SC-TC (Service Commercial- Town Center) & ROW	T-C (Town Center)

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

***Town Center**

Development within Town Center will be subject to the Town Center Development Standards and the Town Center Land Use chapter of the Centennial Hills Sector Plan. The applicant is not in compliance and has therefore requested a waiver to the Town Center Standards.

Trails

There are two trails that affect this proposal: A Town Center Parkway Trail and a Multi Use Transportation Trail, as shown on Map 6 of the Master Plan Transportation Trails Element adjacent to this northern edge of this site.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" because it was determined that the average vehicular motor trips was totaled to be approximately 4,584 exceeds the 3,000 average daily vehicle trips any Special Use Permit that is proposed within 500 feet of an unincorporated boundary.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendations for mitigation measures is as follows:

- 1) The City of Las Vegas Department of Public Works has no comment.
- 2) Las Vegas Metropolitan Police Department found no significant issues.

DEVELOPMENT STANDARDS

The following Town Center Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	166,784 sq ft	NA
Min. Lot Width	NA	600 feet	NA
Min. Setbacks • Front • Side • Corner • Rear	15-foot max. 10 feet 15 feet 20 feet	20 feet 35 feet 20 feet 20 feet	N Y Y Y
Min. Distance Between Buildings	NA	42 feet	NA
Max. Lot Coverage	NA	26%	NA
Max. Building Height	2 stories	39 feet, three inches (2 stories)	Y
Trash Enclosure	50 feet from residential/ screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.060 the following standards apply.

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	117 feet, 8 inches	210 feet	Y
Trash Enclosure	50 feet from residentially zone property	450 feet	Y

Pursuant to Title 19.12 the following standards apply.

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 6 Spaces	24 Trees	34 Trees	Y
Buffer: Min. Trees	1 Trees/ 30 Linear Feet	29 Trees	40 Trees	Y
TOTAL		53 Trees	74 Trees	Y
Min. Zone Width	15 Feet		20 Feet	Y

Pursuant to the Town Center Development Standards Manual, the following standards apply.

Streetscape Standards	Required	Provided	Compliance
Town Center Parkway Arterial	9-foot , 6-inch sidewalk w/ 5 foot amenity zone	5-foot sidewalk w/ 20-foot landscape area	Y
Frontage Road	5-foot sidewalk w/ 4-foot amenity zone.	20-foot sidewalk w/ 4-foot amenity zone.	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Retail Center	41,169 sq ft	1: 250 sq ft	165	7	284	3	
TOTAL (including handicap)			165	7*	284	3**	N
Loading Spaces			3		4		Y

*Due to a series of revisions, the applicant has reduced the Gross Floor Area of the Retail Center from the advertised 42,790 square feet to the current Gross Floor Area of 41,169 square feet.

**Handicapped accessible spaces are determined from the total parking stalls provided. As the proposed plans show 284 stalls, there shall be accommodation for a total of 7 spaces

***The site plans show 11 handicapped accessible parking spaces where only three are in compliance with Title 19.10. Per Figure 4 of *Title 19.10.010(K)*, five-foot loading zones are required on each side of the parking stall. As there is abundant space for handicapped accessible parking, a condition for approval has been placed to adequately re-stripe the provided handicap spaces so as to comply with Title 19.10.

Waivers		
Request	Requirement	Staff Recommendation
To allow over a 20-foot build-to-line standard.	15-foot max	Denial
To allow 15 feet of perimeter landscape buffer adjacent to a drive-through aisle.	25 feet	Denial

ANALYSIS

The site plan depicts a 41,169 square-foot shopping center with design standards that are not compliant with the Town Center Design Standards. The site is broken up into five separate buildings with the larger buildings located at the rear of the property and two smaller buildings located at the opposite corners of the lot.

Waivers to the Town Center Development Standards Manual have been submitted with this application to allow a front setback that exceeds the 15-foot build-to-line minimum and to allow a drive-through with 15 feet of perimeter landscaping where 25 feet of landscaping is required.

The submitted landscape plan depicts a tasteful layout with plentiful trees of the appropriate size and species for this site. The applicant has provided trees well in excess of the minimum required per Title 19.12 and there are multiple landscaped buffers that exceed the minimum standards as well.

The elevations and floor plans show a selection of building materials and interesting architectural features that reflect the Town Center Standards for quality.

Being that this is a substantial commercial development located at a crucially important corner location, staff is recommending denial. The proposal does not meet the intent of Town Center in reducing the impact of parking on the pedestrian environment. With the two-level parking lot fronting Centennial Parkway, the tie between the buildings and street has been weakened and adversely affects the intended Town Center streetscape. If approved, subsequent development along Centennial Parkway will be compelled to continue with the established pattern of development which would lead to a compromise of the intent of Town Center. The applicant has not demonstrated the need for the waiver to standards other than to accommodate an excess of parking.

FINDINGS

The following findings must be made for an SDR:

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

In regard to "1":

The proposed retail center is compatible with the adjacent Town Center commercial land use category however there are limited amounts of development in the area to compare it to. The affected property and the properties to the east, west, and north are undeveloped with new commercial construction and residential development to the south. The commercial use and intensity adheres to the existing Town Center Land Use code of SC-TC (Service Commercial-Town Center).

In regard to "2":

The proposed retail center is located on land with the appropriate General Plan Category of TC (Town Center) and the Town Center Land Use Code SC-TC (Service Commercial-Town Center). The proposal does not comply with the Town Center Design Standards Manual in that the Drive-Through is not adequately landscaped nor does the project comply with the build-to-line setback standards.

In regard to “3”:

The site access and circulation is not expected to have any negative impact on the adjacent roadways or neighborhood traffic. A Development Impact Notice Agreement (DINA) has been filed with the companion Special Use Permit (SUP-17737) so as to ensure adequate consideration to the traffic impact is taken into account.

In regard to “4”:

The building and landscape materials chosen for this project are in compliance with the town Standards Manual and the proposal shows interesting elevations that contribute to the visual appearance of the area. Although the Drive-through will require a waiver to the required landscaping buffer, landscaping shows a variety of appropriate tree species and shrubs that are all appropriate for the area.

In regard to “5”:

Although there is adequate landscaping and interesting building elevations to provide an aesthetic asset to the existing vacant lot, the massing of the parking lot along the pedestrian walkways is out of character with the intent of the Town Center Design Standards. Because of the massing and location of the two-level parking lot, the views of the building elevations from street level are questionable as well. If the overall site design were to be reversed so that the buildings were to front Centennial Parkway with the parking structure set into the rear of the property, an aesthetically pleasing and harmonious environment that is compatible with the local area would be obtained.

In regard to “6”:

The appropriate measures are taken in securing and protecting the public health, safety and general welfare through the inspections required of Building and Safety for all commercial construction, through the Business Licensing Division for all licensed commercial activity, and through Code Enforcement for the general application of the Las Vegas Municipal Code.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 66 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17735** APN: 125-20-001-002

Name of Property Owner: Durango Structures

Name of Applicant: Halston Mikail

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: Halston Milcaille

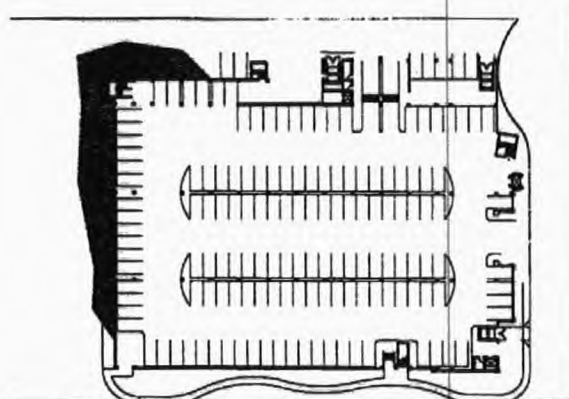
Subscribed and sworn before me

This 25th day of August, 2006

Neil French
Notary Public in and for said County and State



LOWER LEVEL PARKING



Summary

APN 125-20-801-002
 Land ±3.83 AC ±166,642 SF
 Net Land ±3.63 AC ±158,114 SF

Retail 30,491 SF
 Restaurant Drive Thru 4,289 SF
 Supper Club 6,389 SF
 Total Building 41,169 SF

Land-to-Bldg Ratio 3.84/1
 Coverage 26 %

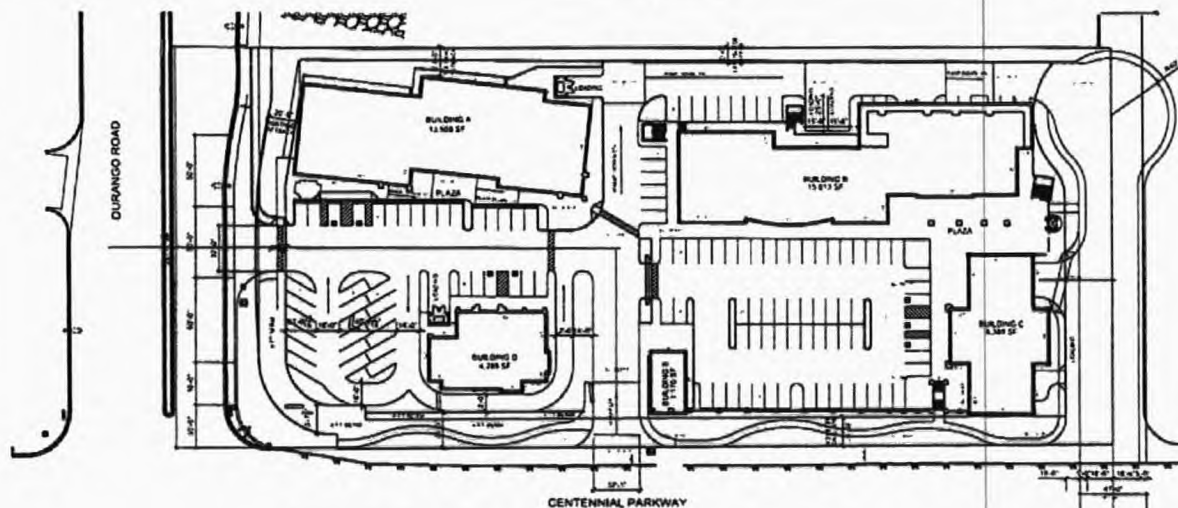
Parking Required 1/50 90 stalls
 70% of Supper Club
 Parking Required 1/200 10 stalls
 30% of Supper Club
 Parking Required 1/100 43 stalls
 Restaurant w/ Drive thru
 Parking Required 1/250 122 stalls
 Retail

Parking Req'd total 265 stalls
 Parking Provided 267 stalls
 Plaza 4,107 SF



Vicinity Map
 Not to Scale

SITE PLAN



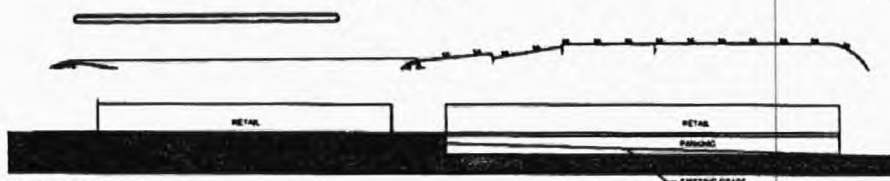
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JAN 03 2007



DIAGRAMMATIC SECTION



SITE PLAN

NEC CENTENNIAL PARKWAY AND DURANGO
 LAS VEGAS, NEVADA

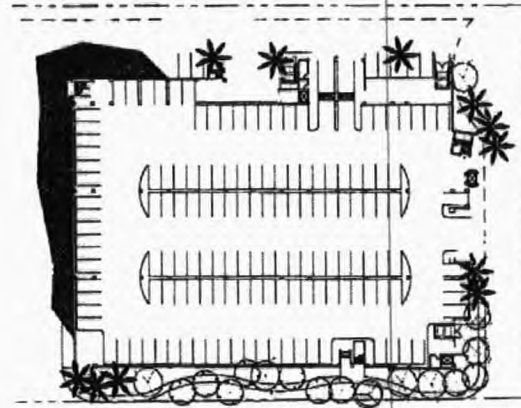
BLACKSTONE
 CAPITAL GROUP

DATE: DECEMBER 17, 2004
 MODEL JOB# 040104
 NADEL ARCHITECTS NEVADA LLP
 7100 S DEAN MARTIN DR., SUITE 800
 LAS VEGAS, NV 89118
 702.896.2027 F. 702.896.1110
 WWW.NADELARCH.COM

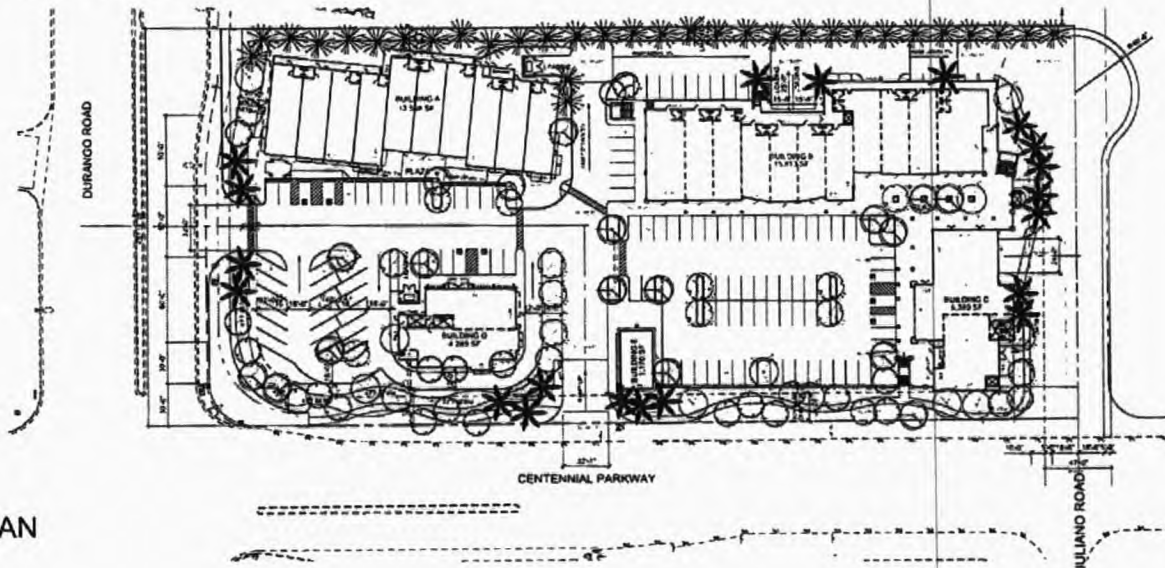


SUP-17737 SDR-17735
 REVISED 01/11/07 PC

LOWER LEVEL PARKING



SITE PLAN



Plant Materials Legend

Symbols	Botanical Name	Common Name	Size
Trees			
⊕	Vitex Agnus-Casta	Chaste Tree	24" Box
○	Cercidium Floridum	Blue Palo Verde	24" Box
○	Prosopis Glandulosa	Honey Mesquite	24" Box
○	Acacia Sp.	Acacia	24" Box
*	Pinus Halepensis	Aleppo Pine	24" Box
*	Phoenix Dactylifera	Date Palm	20'
Shrubs & Ground Cover			
⊕	Caesalpinia Pulcherrima	Red Bird of Paradise	5 gal.
⊕	Leucophyllum Frutescens 'Compacta' TM	Compact Texas Ranger	5 gal.
⊕	Leucophyllum Sp.	Heavenly Cloud	5 gal.
⊕	Viguiera Deltoidea	Goldeneye	5 gal.
⊕	Lantanna Montevidensis	Trailing Purple Lantanna	1 gal.
⊕	Penstemon Parryi	Parrys Penstemon	1 gal.
⊕	Rosmarinus Officinalis 'Irene'	Rosemary Irene	1 gal.
⊕	Trachelospermum jasminoides	Dwarf Star Jasmine	5 gal.
⊕	Verbena temari	Purple Verbena	1 gal.

Landscaping shall be designed and installed in accordance with the City of Las Vegas, Title 19, Chapter 19.12 Landscape, Wall, and Buffer Requirements and other sections as applies.



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LANDSCAPE PLAN

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITOL GROUP

SDR-17735

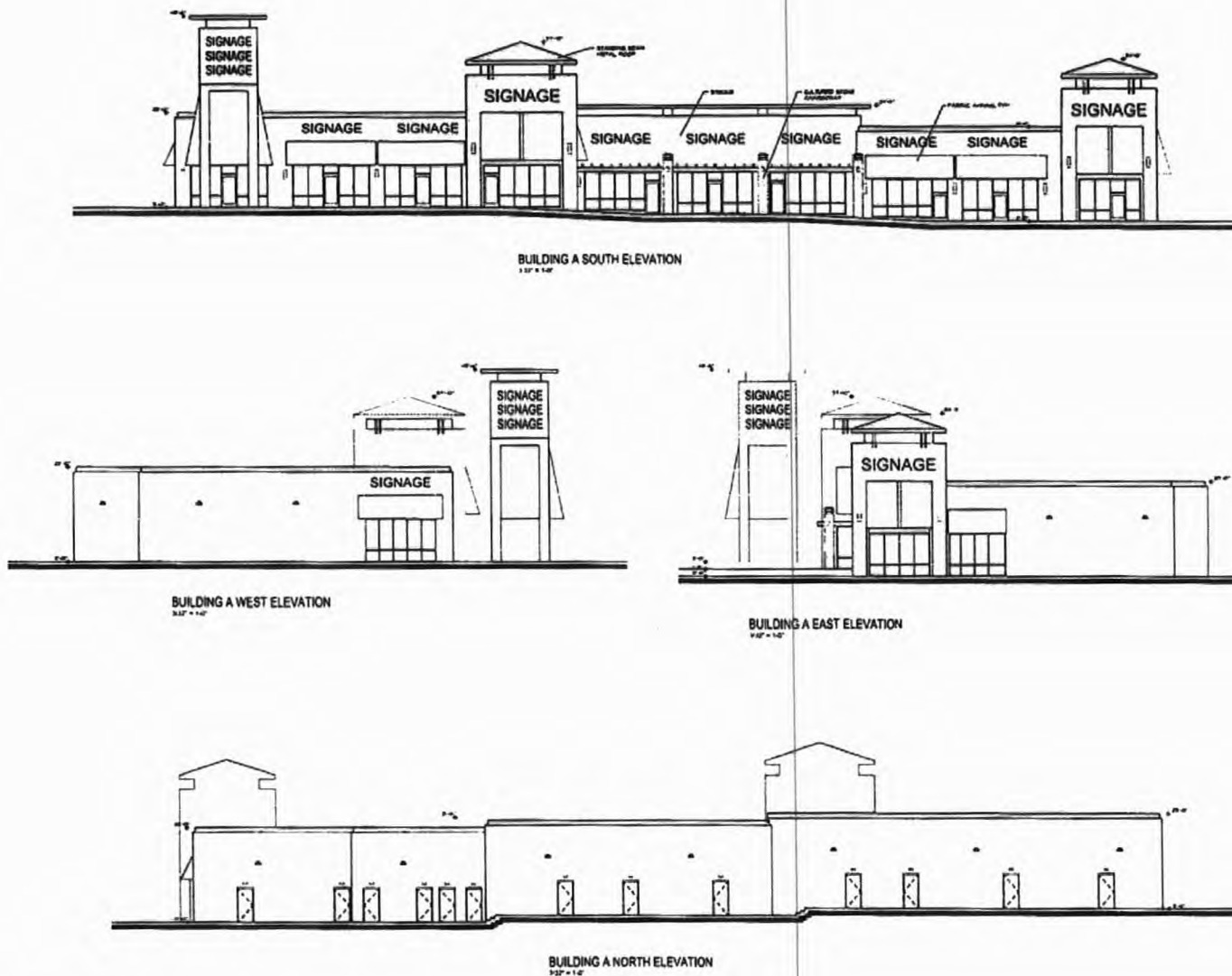
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01/11/07 PC

DATE: January 4, 2007
NADL JOB# 09536

NADL ARCHITECTS NEVADA, LLP
1180 S. DEAN MARTIN DR. SUITE 800
LAS VEGAS, NV 89118
702.896.2000 F. 702.896.1170
WWW.NADLARCH.COM





ELEVATIONS BUILDING A

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITAL GROUP

DATE: DECEMBER 21, 2006
NADL JOB#

NADL ARCHITECTS NEVADA, LLP
1000 SHAW-MARTIN DR., SUITE 200
LAS VEGAS, NV 89118
702.896.3000 F. 702.896.1100
WWW.NADLARCH.COM



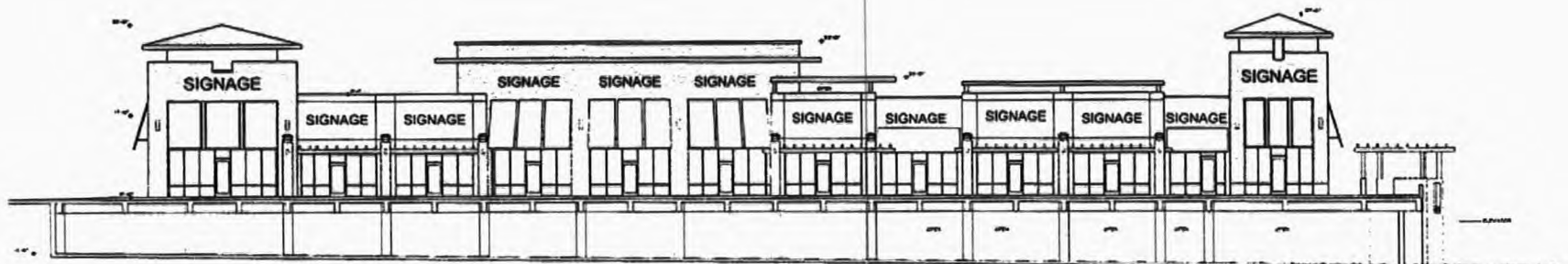
NADL
RETAIL

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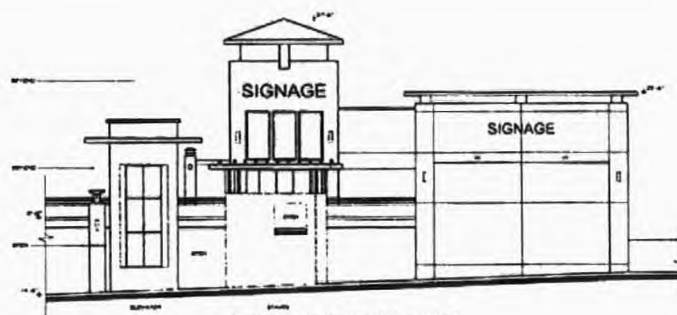
SUP-17737
REVISED

SDR-17735
01/11/07 PC

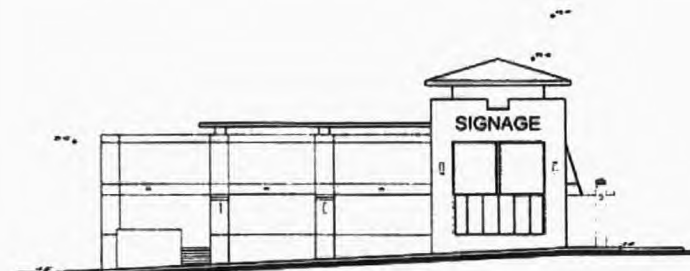
DEC 27 2006



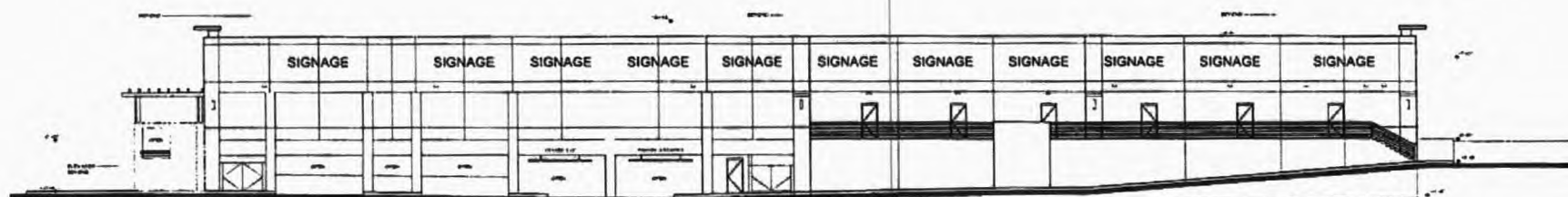
BUILDING B SOUTH ELEVATION CENTENNIAL PARKWAY
3/12' x 1/4'



BUILDING B EAST ELEVATION JULIANO
1/12' x 1/4'



BUILDING B WEST ELEVATION
3/12' x 1/4'



BUILDING B NORTH ELEVATION
1/12' x 1/4'

ELEVATIONS BUILDING B

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

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SUP-17737 SDR-17735
REVISED 01/11/07 PC

DATE: DECEMBER 27, 2006

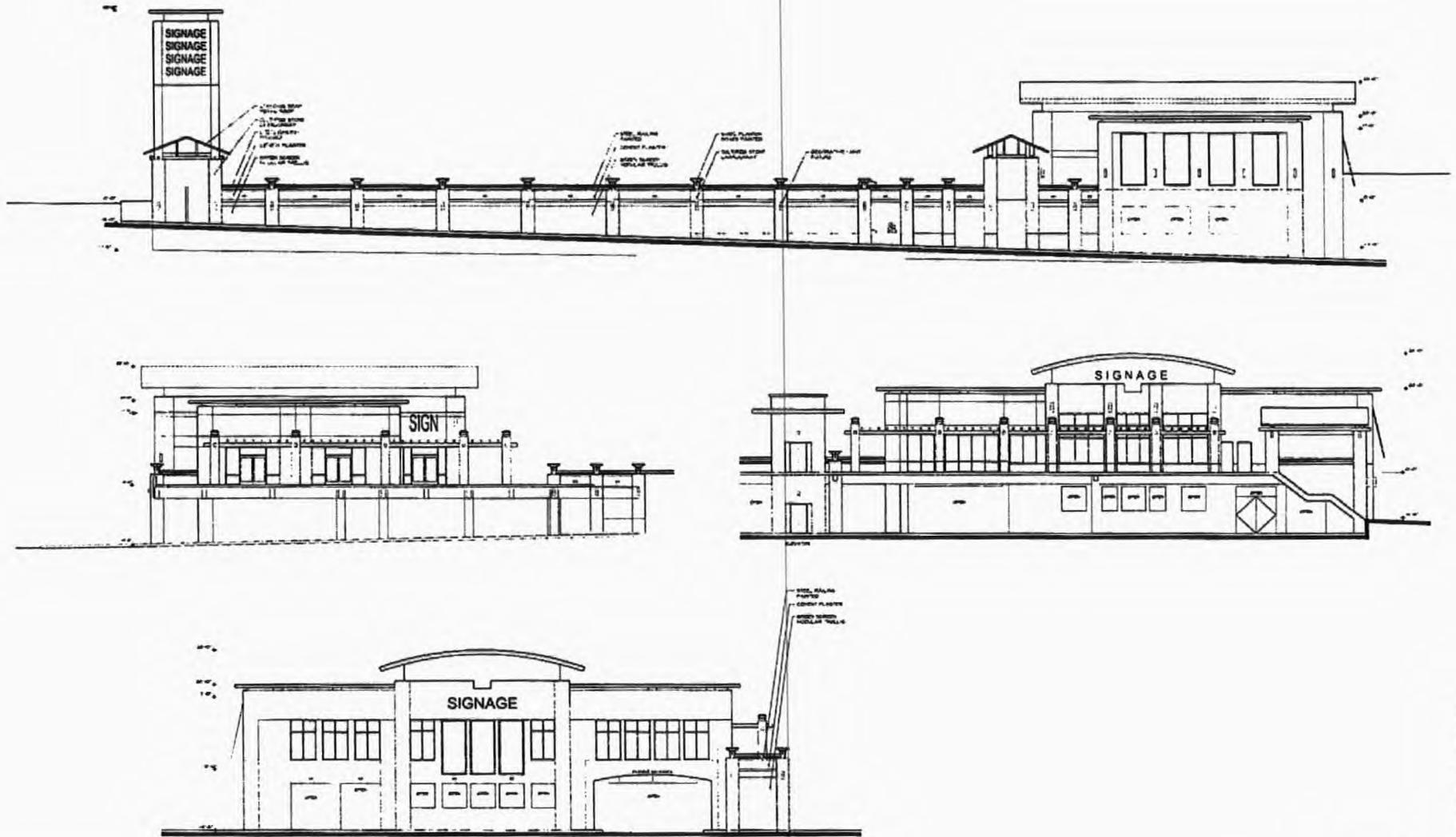
NADEL ARCHITECTS

NADEL ARCHITECTS NEVADA, LLP
1100 S. DEAN MARTIN DR., SUITE 400
LAS VEGAS, NV 89118
TEL: 702.735.1100 FAX: 702.735.1101
WWW.NADELARCH.COM



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A3.1 ELEVATIONS BUILDING B



ELEVATIONS BUILDING C

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

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CAPITAL GROUP

DATE: DECEMBER 21, 2006
NADL: JCM

NADL ARCHITECTS NEVADA, LLP
7180 S. DEAN MARTIN DR., SUITE 100
LAS VEGAS, NV 89119
T. 702.896.2800 F. 702.896.7110
WWW.NADELARC.COM

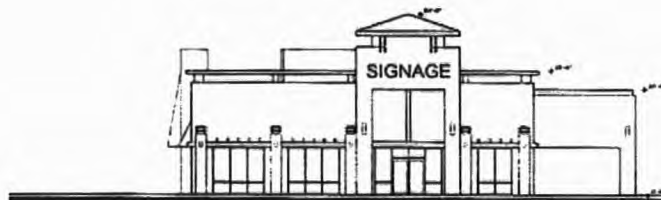


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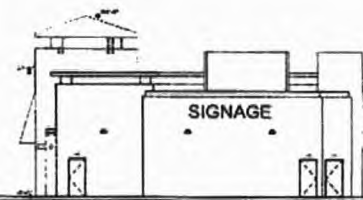
A3.2 ELEVATIONS BUILDING C

SUP-17737 SDR-17735
REVISED 01/11/07 PC

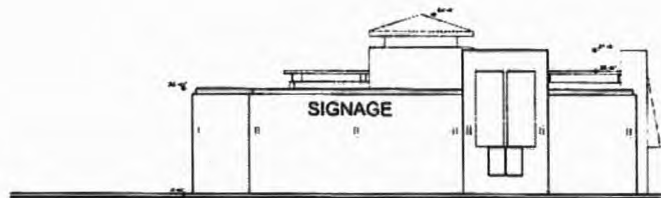
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BUILDING D NORTH ELEVATION
300' x 140'



BUILDING D EAST ELEVATION
140' x 140'



BUILDING D SOUTH ELEVATION (CENTENNIAL PARKWAY)
300' x 140'



BUILDING D WEST ELEVATION
140' x 140'

ELEVATIONS BUILDING D

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITAL GROUP

DATE: DECEMBER 21, 2006
NADEL JOB#: 06836

NADEL ARCHITECTS NEVADA, LLP
1180 S. DEAN BLVD., SUITE 402
LAS VEGAS, NV 89118
TEL: 702.894.2000 FAX: 702.894.1170
WWW.NADEL.ARC.COM



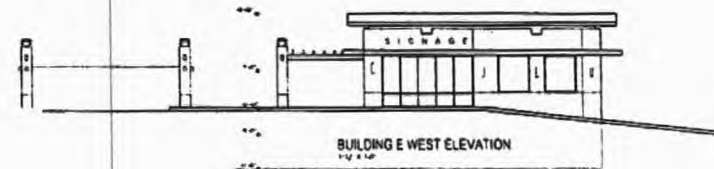
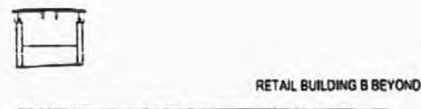
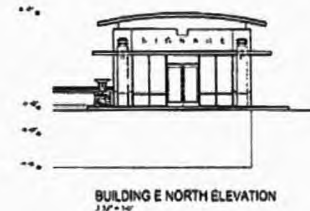
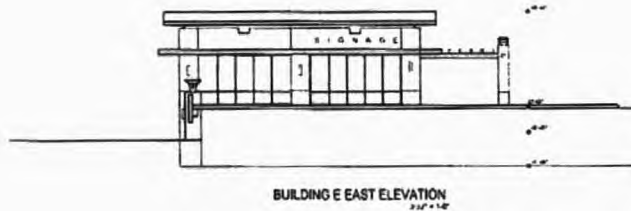
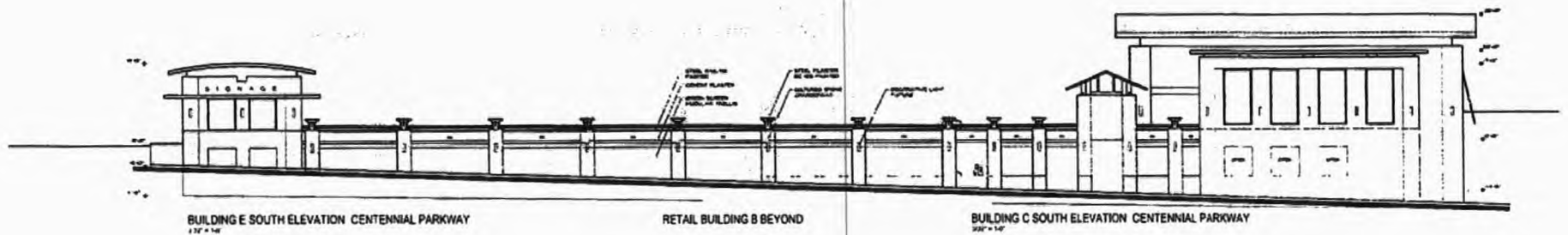
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A3.3 ELEVATIONS BUILDING D

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SDR-17735
01/11/07 PC

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ELEVATIONS BUILDING E

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

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NADL: 1086

NADL ARCHITECTS NEVADA, LLP
1100 S. DEAN MARTIN DR. SUITE 800
LAS VEGAS, NV 89119
702.896.2000 F. 702.896.1100
WWW.NADLARC.COM

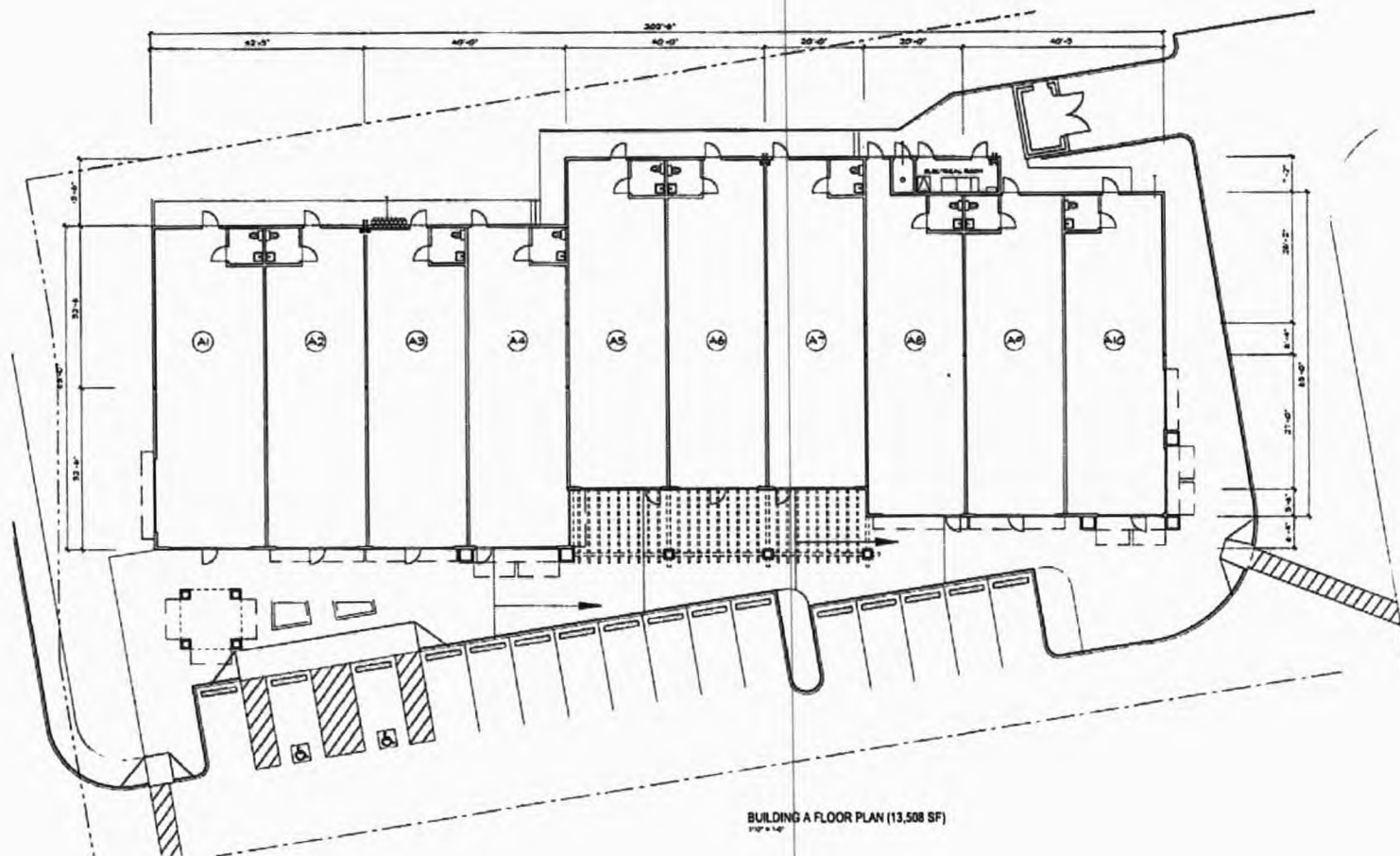
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SUP-17737 SDR-17735
REVISED 01/11/07 PC



A3.4 ELEVATIONS BUILDING E



FLOOR PLAN BUILDING A

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

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CAPITAL GROUP

DATE: DECEMBER 21, 2006
NADEL A20A

NADEL ARCHITECTS INCORPORATED, L.P.
7140 S. DEAN MARTIN DR. SUITE 600
LAS VEGAS, NV 89118
T. 702.896.2000 F. 702.896.7170
WWW.NADEL.ARC.COM

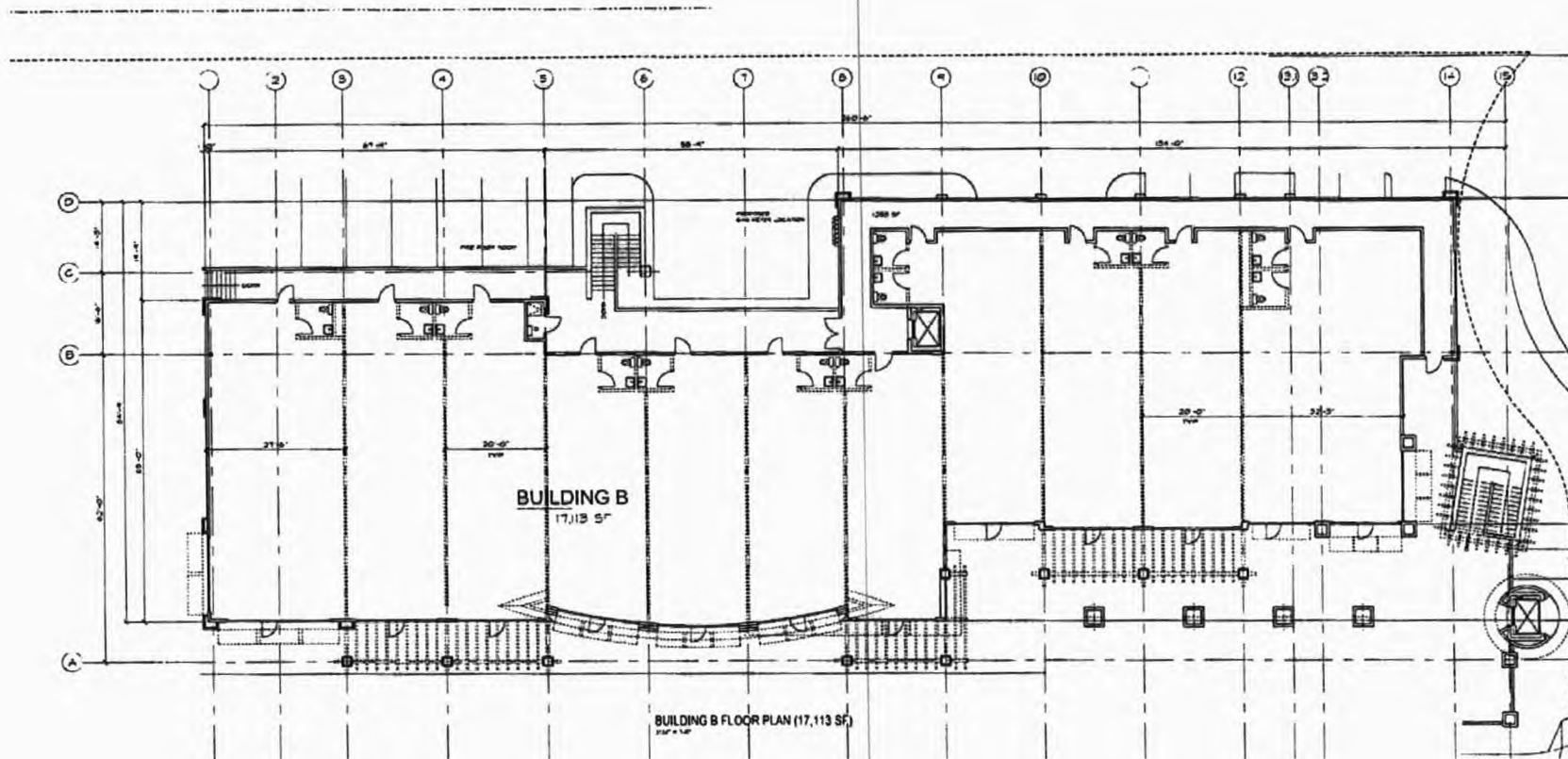
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SUP-17737 SDR-17735
REVISED 01/11/07 PC

A2.0 ELEVATIONS BUILDING A





FLOOR PLAN BUILDING B

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITAL GROUP

DATE: DECEMBER 21, 2006
NADEL, ADR: 06.26

NADEL ARCHITECTS NEVADA, LLP
7180 S. DRYAN MARTIN DR. SUITE 400
LAS VEGAS, NV 89118
7.702.896.2000 F. 702.896.7119
WWW.NADELARCH.COM

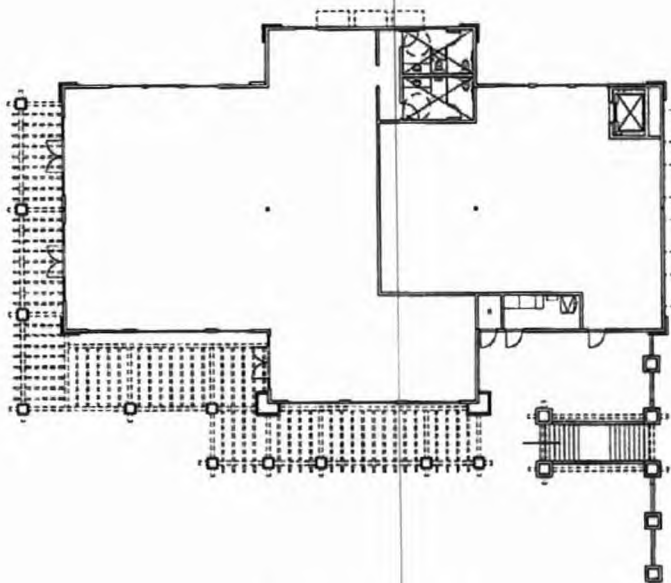


NADEL
RETAIL

A2.1 ELEVATIONS BUILDING B

SUP-17737 SDR-17735
REVISED 01/11/07 PC

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DEC 27 2006



BUILDING C FLOOR PLAN (6,389 SF)
3/12' x 140'

FLOOR PLAN BUILDING C

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITAL GROUP

DATE: DECEMBER 21, 2006
NADEL JOB# 06A36

NADEL ARCHITECTS NEVADA, LLP
1100 S. DEAN WARDEN DR. SUITE 800
LAS VEGAS, NV 89118
T. 702.866.2000 F. 702.866.7170
WWW.NADELARC.COM

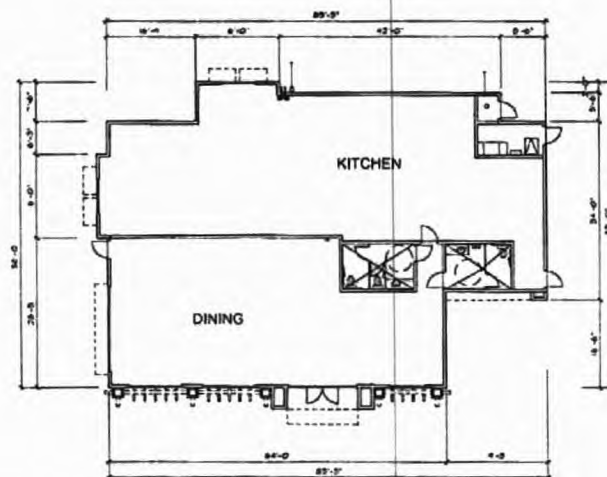


NADEL
RETAIL

SUP-17737 SDR-17735
REVISED 01/11/07 PC

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DEC 27 2006

A2.2 FLOOR PLAN BUILDING C



BUILDING D FLOOR PLAN (4,289 SF)
31' x 14'

FLOOR PLAN BUILDING D

NEC CENTENNIAL PARKWAY AND DURANGO

LAS VEGAS, NEVADA

BLACKSTONE
CAPITAL GROUP

DATE: DECEMBER 21, 2006
NADEL JOB#: 06836

NADEL ARCHITECTS NEVADA, L.L.P.
7190 S. DEAN MARTIN DR., SUITE 800
LAS VEGAS, NV 89118
T.702.896.2000 F.702.896.7170
WWW.NADELARC.COM

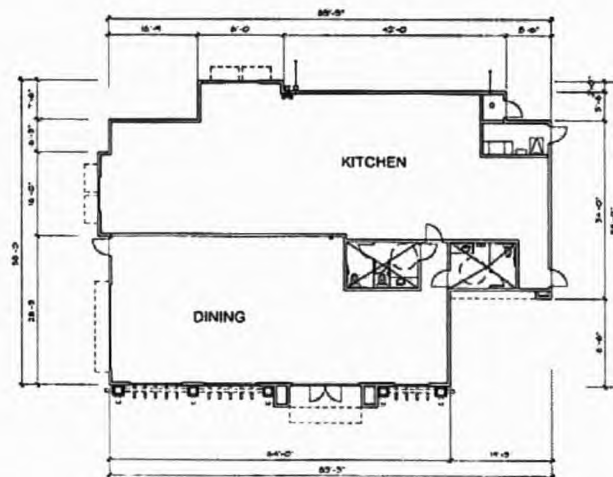
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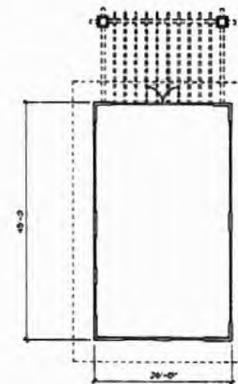
SUP-17737 SDR-17735
REVISED 01/11/07 PC

A2.3 FLOOR PLAN BUILDING D





BUILDING D FLOOR PLAN (4,289 SF)
3/07 - 1/07



BUILDING E FLOOR PLAN (1,170 SF)
3/07 - 1/07

FLOOR PLAN BUILDING D & BUILDING E

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITAL GROUP

DATE: DECEMBER 21, 2006
NADEL JOB#: 06826

NADEL ARCHITECTS NEVADA, LLP
7180 S. DEAN MARTIN DR., SUITE 300
LAS VEGAS, NV 89118
702.896.2000 F. 702.896.7170
WWW.NADELARC.COM

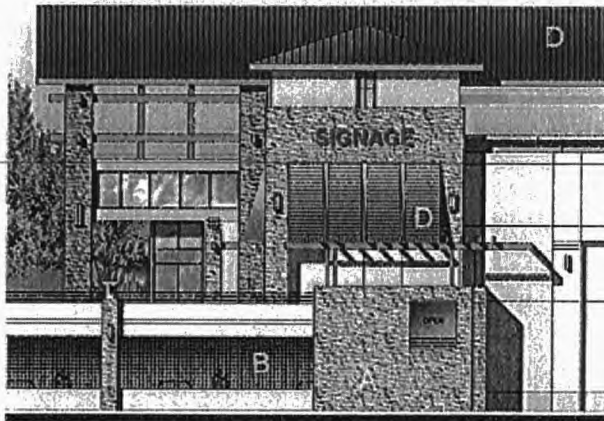


A2.3 FLOOR PLAN BUILDING D & BUILDING E

SUP-17737
REVISED

SDR-17735
01/11/07 PC

DEC 27 2006



1

INTEGRAL

2

COLOR



3

CEMENT

4

PLASTER

SUP-17737

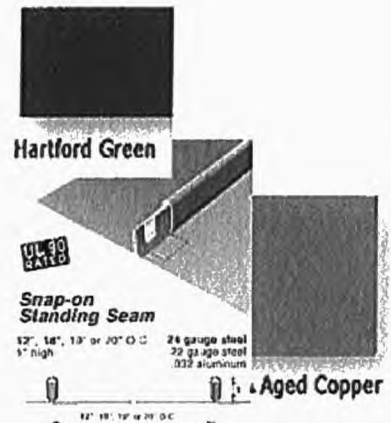
SDR-17735

12/07/06 PC

COLOR AND MATERIALS

NEC CENTENNIAL PKWY & DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITOL GROUP



D. STANDING SEAM METAL ROOF



C. FABRIC AWNING



B. GREEN SCREEN



A. CULTURED STONE CHARDONNAY

RECEIVED
OCT 24 2006

NADEL INTERIORS RETAIL, L.P.
1150 S. DEAN MARION DR., SUITE 800
LAS VEGAS, NV 89119
1-702-408-2000 F-702-206-1113
WWW.NADELINC.COM

NADEL
RETAIL

SDR 17735				
Durango Structures, LLC				
NEC Durango & Centennial				
Proposed 42.79 thousand square foot retail development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	31.56	42.94	1,355
AM Peak Hour			1.03	33
PM Peak Hour			3.75	118
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	4.88	496.12	2,421
AM Peak Hour			53.11	259
PM Peak Hour			34.64	169
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	6.35	127.15	807
AM Peak Hour			11.52	73
PM Peak Hour			10.92	69
(heaviest 60 minutes)				
Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	42.79		4,584
AM Peak Hour				365
PM Peak Hour				357
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Durango Drive				
Average Daily Traffic (ADT)	18,362			
PM Peak Hour	1469			

(heaviest 60 minutes)				
Grand Montecito Parkway				
Average Daily Traffic (ADT)	1,088			
PM Peak Hour (heaviest 60 minutes)	87			
Centennial Parkway				
Average Daily Traffic (ADT)	8,113			
PM Peak Hour (heaviest 60 minutes)	649			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Durango Drive	51700			
Grand Montecito Parkway	30970			
Centennial Parkway	32600			
This project will add approximately 4,584 trips per day on Durango, Grand Montecito and Centennial. This will increase expected volumes by about 25 percent on Durango, 421 percent on Grand Montecito and 56 percent on Centennial. Durango is at about 36 percent of capacity, Grand Montecito is at about 4 percent of capacity and Centennial is at about 25 percent of capacity.				
Based on Peak Hour use, this development will add roughly 357 additional cars into the area; which works out to about six every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



SUP-17737 AND SDR-17735 - APPLICANT/OWNER: DURANGO STRUCTURES, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND DURANGO DRIVE
JANUARY 11, 2007 PLANNING COMMISSION

11/06/06

October 24, 2006

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

RE: Justification Letter for a Special Use Permit for a drive-thru and Site
Plan Review on the NEC of Centennial and Durango APN -125-20-801-
002

Dear Ms. Wheeler:

On behalf of our client, Durango Structures, LLC, please accept this letter as justification for a Special Use Permit for a drive-thru lane in conjunction with a restaurant and a site plan review for this proposed retail center on the northeast corner of Centennial and Durango. A supper club was previously approved on this site (U-0154-99), with an Extension of Time recently approved by the City Council on July 12, 2006 (EOT-3963). The intent is to construct an attractive retail center that is appropriate for the neighborhood and the Town Center plan.

The site is approximately 3.83 +/- acres in size located directly on the northeast corner of Centennial and Durango. The site plan shows a total of 42,790 square feet of building area; 31,560 square feet of general retail, a 4,880 square foot restaurant with a drive-thru lane and a 6,350 square foot supper club. All of the landscaping and plaza areas will be provided in accordance with the Town Center Design Center manual. Land trellises will be placed around the buildings to enhance the look and feel of the center. Parking will be provided in a two level parking garage, with one level underground. The building elevations show single story retail shops with some of the architectural features up to a height of 45 feet to add an interesting and appealing appearance to the project.

Approval Criteria of a Special Use Permit: Title 19.18.060 (L)

The following Determinations are to be made by the Planning Commission and City Council to approve a Special Use Permit:

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

This site is designated SC-TC (Service Commercial) on the Town Center Future Land Use Map. This designation allows retail shopping centers; it is not unusual for a restaurant with a drive-thru to be located on a major intersection.



**SUP-17737
SDR-17735
01/11/07 PC**

A Planning & Development Services Corporation

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

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

This proposal will provide essential services for residents of this area of the City. The size and scale is such that it is harmonious and compatible with the surrounding area.

- 2) The subject is physically suitable for the type and intensity of land use being proposed.

The site is large enough to accommodate the proposed commercial center and a drive-thru lane with safe inter-site access and parking.

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

The drive-thru lane will not increase traffic to the abutting street and highway facilities; however both Durango and Centennial are major arterials. Also, the site is in close proximity to I-215.

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

This site is designated Service Commercial, where restaurants with drive-thru lanes are typically located.

Approval Criteria for Site Plan Review: Title 19.18.050 (E)

The criteria for site plan approval are as follows:

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

The site is designated for commercial uses as are other properties in this area of Town Center. It is located at the intersection of two major arterials and in close proximity to I-215.

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

This proposal is consistent with most of the applicable criteria and is of a high quality expected of developments in Town Center. The site plan does not meet the technical requirements of Section D.1.c. (2) of the Town Center Design Standards Manual, which requires buildings to be located along the property line of major arterials. We believe a waiver is warranted for two reasons:

- a. *The site has a very narrow north-south configuration, which does not provide much depth to place all of the buildings along the property line. The two corner buildings are placed directly on the corners of Centennial and Durango and Centennial and Julian.*

**SUP-17737
SDR-17735
01/11/07 PC**

- b. *The parking will be provided in a two level structure, with one level below and one above grade. The at-grade parking structure is pushed out to the Centennial frontage and will be designed to compliment the overall architecture, look and feel of the site.*

It is the developer's intent to meet all of the other design criteria.

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

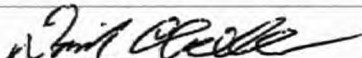
Site access is designed to not have a negative impact on the surrounding roadway network.

- 4) Building and landscaping materials are appropriate for the City.

All landscaping standards will be met or exceeded. The buildings are attractively designed with trellises, interesting building facades and variations in building height. There are ample pedestrian connectivity and plaza areas.

In summary, we believe this development will result in an interesting, attractive high-end commercial center envisioned by the Town Center plan. We respectfully request your favorable consideration. Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



David Clapsaddle
Director of Planning

DWC:mw

SUP-17737
SDR-17735
01/11/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-18218 - PUBLIC HEARING - APPLICANT: REDBRICK PIZZA #1303 - OWNER: VIRGIN TERRITORY, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED RESTAURANT at 6020 West Craig Road, Suite #140 (APN 138-02-611-006), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

Motion made by STEVEN D. ROSS to Approve Subject to Conditions and the following added condition as read for the record:

- A. Hours of operation would be limited to 6:00 a.m. to midnight Monday through Saturday and 7:00 a.m. to 10:00 p.m. Sunday.

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

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

Minutes:

MAYOR GOODMAN declared the Public hearing open.

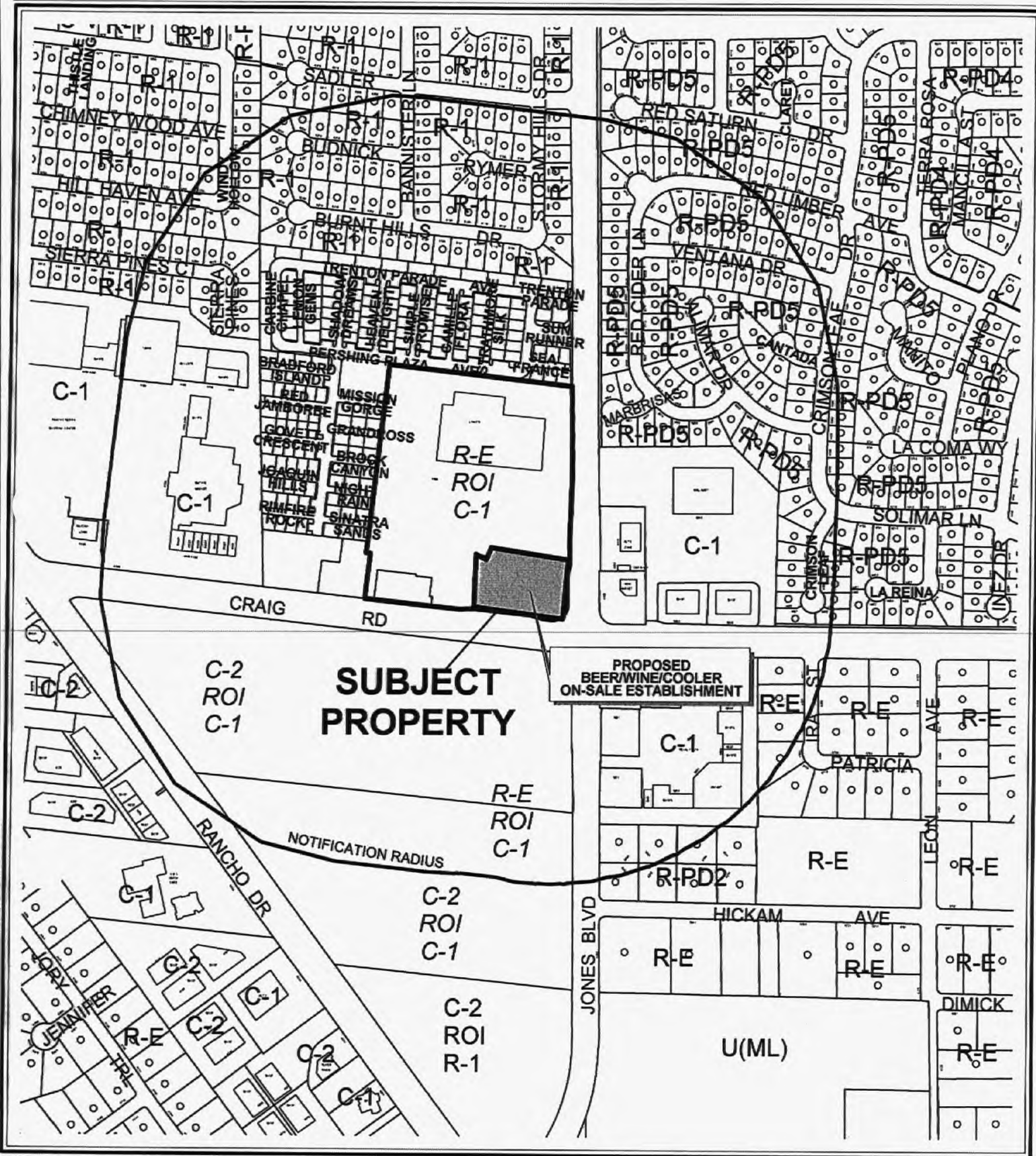
DEIRDRE BONNER, owner of Redbrick Pizza, stated that her pizzas are gourmet, fire-roasted, freshly made to order with thin crust. The food is health-oriented.

CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

COUNCILMAN ROSS welcomed her to his neighborhood. MARGO WHEELER, Director of Planning and Development Department, confirmed with COUNCILMAN ROSS and the applicant that hours of operation would be limited to 6:00 a.m. to midnight Monday through Saturday and 7:00 a.m. to 10:00 p.m. Sunday, consistent with the other businesses within the center.

MAYOR GOODMAN declared the Public hearing closed.





010000 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-18218 - APPLICANT: REDBRICK PIZZA #1303 -
OWNER: VIRGIN TERRITORY, LLC**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0081-02), Site Development Plan Review (SDR-4995), and Master Sign Plan (MSP-5696).
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a Beer/Wine/Cooler On-Sale Establishment in conjunction with a proposed restaurant on an 8,400 square foot pad (Pad D) within an approved 172,534 square foot shopping center (SDR-4995) at 6020 West Craig Road, Suite #140 in an R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
3/19/03	The City Council approved a General Plan Amendment (GPA-0035-02) to SC (Service Commercial) and a Rezoning (Z-0081-02) to C-1 (Limited Commercial) on this site. The Planning Commission recommended approval on 11/21/02. Staff recommended denial.
10/20/04	The City Council approved a Special Use Permit (SUP-4996) for a home improvement warehouse store and a Site Development Plan Review (SDR-4995) for a 204,193 square-foot commercial development and a waiver of the build-to-line standards on a portion of this site. The Planning Commission recommended approval on 09/23/04. Staff recommended approval.
1/13/05	The Planning Commission approved a Master Sign Plan (MSP-5696) and a Tentative Map for Lowe's Plaza at Craig & Jones (TMP-5698) for a one-lot commercial subdivision which includes the subject site. Staff recommended approval.
01/11/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #37/mh).
<i>Related Building Permits/Business Licenses</i>	
8/16/06	Plan Check #: L-3059-06 Tenant Improvements for Certificate of Completion at the subject site.
<i>Pre-Application Meeting</i>	
9/21/06	A pre-application meeting was held with the applicant at which time the requirements for a Special Use Permit for a Beer/Wine/Cooler On-Sale Establishment was discussed.
<i>Neighborhood Meeting</i>	
NA	A neighborhood meeting is not required for this application nor was one held
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.79 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped (Approved Shopping Center Pad)	SC (Service Commercial)	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North	Retail	SC (Service Commercial)	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
South	Undeveloped	SC (Service Commercial)	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Undeveloped (Approved Shopping Center)	SC (Service Commercial)	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O Airport Overlay District	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

A-O Airport Overlay District

The subject site is already constructed at a finished height of 29 feet, seven inches and is not affected by the 140-foot height restriction.

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	177, 942 Square Feet	1:250 sq ft GFA	698	14	762	19	Y
TOTAL (including handicap)			698	14	762	19	Y

ANALYSIS

The subject site is located on a 1.79 acre parcel within a commercial subdivision, legally identified as Lowe's Plaza at Craig and Jones. Per Title 19.04, there is not a separation requirement for the proposed On-Sale Beer/Wine/Cooler establishment from an existing or approved On-Sale Beer/Wine/Cooler establishment. However, for informational purposes there is a recently-approved Restaurant with On-Sale Beer/Wine/Cooler (SUP-17551) located within the shopping center at 6010 West Craig Road, Ste # 110.

Per Title 19.20, a "Beer/Wine/Cooler On-and Off-Sale Sale Establishment" is defined as:

"...an establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold, and is operated in connection with a grocery store, drug store, convenience store or specialty merchandise store."

- General

The project location, 6020 West Craig Road, Suite #140, is a 1,500 square-foot (approximate) restaurant with 950 square feet (approximate) serving as public dining area and the remaining 550 square feet (approximate) as kitchen prep and service area. The proposed restaurant provides seating for 79 patrons, exceeding the 45-seat minimum conditional requirement for a Special Use Permit. Because the applicant meets or exceeds all requirements of this Special Use, staff recommends approval of this request.

The proposal is part of an approved 204,193 square foot commercial shopping center (SDR-4995). Pads "A" through "E" that front along Craig Road received administrative approval on 1/23/06 for minor elevation changes and the inclusion of a drive-through aisle for a Cafe. The proposed restaurant with on-premise beer/wine sales will not be affected as the changes in elevations have the retail entrances on the opposite side of the drive-through aisle.

- Zoning

The subject property is zoned C-1 and located within the Lowe's Plaza shopping center. The proposed Beer/Wine/Cooler On-Sale Establishment, with approval of a Special Use Permit, is a permissible use in the C-1 Zoning District.

- Conditions

BEER/WINE/COOLER ON-SALE ESTABLISHMENT [Special Use in Zones C-1, C-2, C-M, M]

Minimum Special Use Permit Requirements:

- (1) Except as otherwise provided in this Chapter, no beer/wine/cooler on-sale establishment (hereinafter "establishment") shall be located within 400 Feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.
- (2) Except as otherwise provided in Requirement (3) below, the distances referred to in Requirement (1) shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

- (a) Any leasehold parcel; or
 - (b) Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement (1).
- (3) In the case of an establishment proposed to be located on a parcel of at least eighty acres in size, the minimum distances referred to in Requirement (1) shall be measured in a straight line:
- (a) From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
 - (b) In the case of a proposed establishment which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.
- (4) When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Paragraph (1), the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
- (5) The minimum distance requirements in Paragraph (1) do not apply to:
- (a) An establishment which has a non-restricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of two hundred guest rooms after July 1, 1992; or
 - (b) A proposed establishment having more than fifty thousand square feet of retail floor space.
- (*6) All businesses which sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

The proposed use meets all of the distance separation requirements contained above. Further, as a Beer/Wine/Cooler On-Sale Establishment is defined as "An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine, and coolers for consumption only in connection with a restaurant in which 45 or more people may be served with meals at any one time at tables or stools," it is noted that the floor plan depicts seating for 62 patrons.

FINDINGS

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

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

In regard to "1":

The proposed use will be located in a restaurant within the Lowe's Plaza shopping center, which is intended to be a commercial center with a variety of commercial uses. This includes the proposed Beer/Wine/Cooler On-Sale Establishment. As there are no protected uses located within 400 Feet of the proposed Beer/Wine/Cooler On-Sale Establishment this use could be conducted in a manner that is harmonious and compatible with surrounding land uses.

In regard to "2":

With implementation of the proposed conditions, there is no evidence of any physical constraint to the location of the proposed Beer/Wine/Cooler On-Sale Establishment in conjunction with a 1,500 square foot restaurant on the subject site. The commercial shopping center received approval for an Administrative Review of the site plan involving minor revisions to the building elevations and in the inclusion of a drive-through aisle. The public entrances are located on the opposite side of the drive-through aisle and will have no affect on the proposed Beer/Wine/Cooler On-Sale Establishment.

In regard to "3":

The subject site is served by Craig Road and Jones Boulevard, both 100-Foot Primary Arterials on the Master Plan of Streets and Highways, and of adequate capacity to serve the proposed use.

In regard to "4":

This site will be subject to inspections and business licensing requirements and will not endanger the public health or general welfare.

In regard to "5":

The proposed use is in compliance with all conditions of Title 19.04. The site is not within 400 Feet of a church, synagogue, school, child care facility licensed for more than 12 children or a city park. The subject site is a proposed restaurant with seating for 79 patrons in a C-1 zone, which is allowed with an approved Special Use Permit.

PLANNING COMMISSION ACTION

At the Planning Commission meeting it was determined that no drive-through was proposed. No hours of operation were set.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 297 by City Clerk

APPROVALS 0

PROTESTS 0

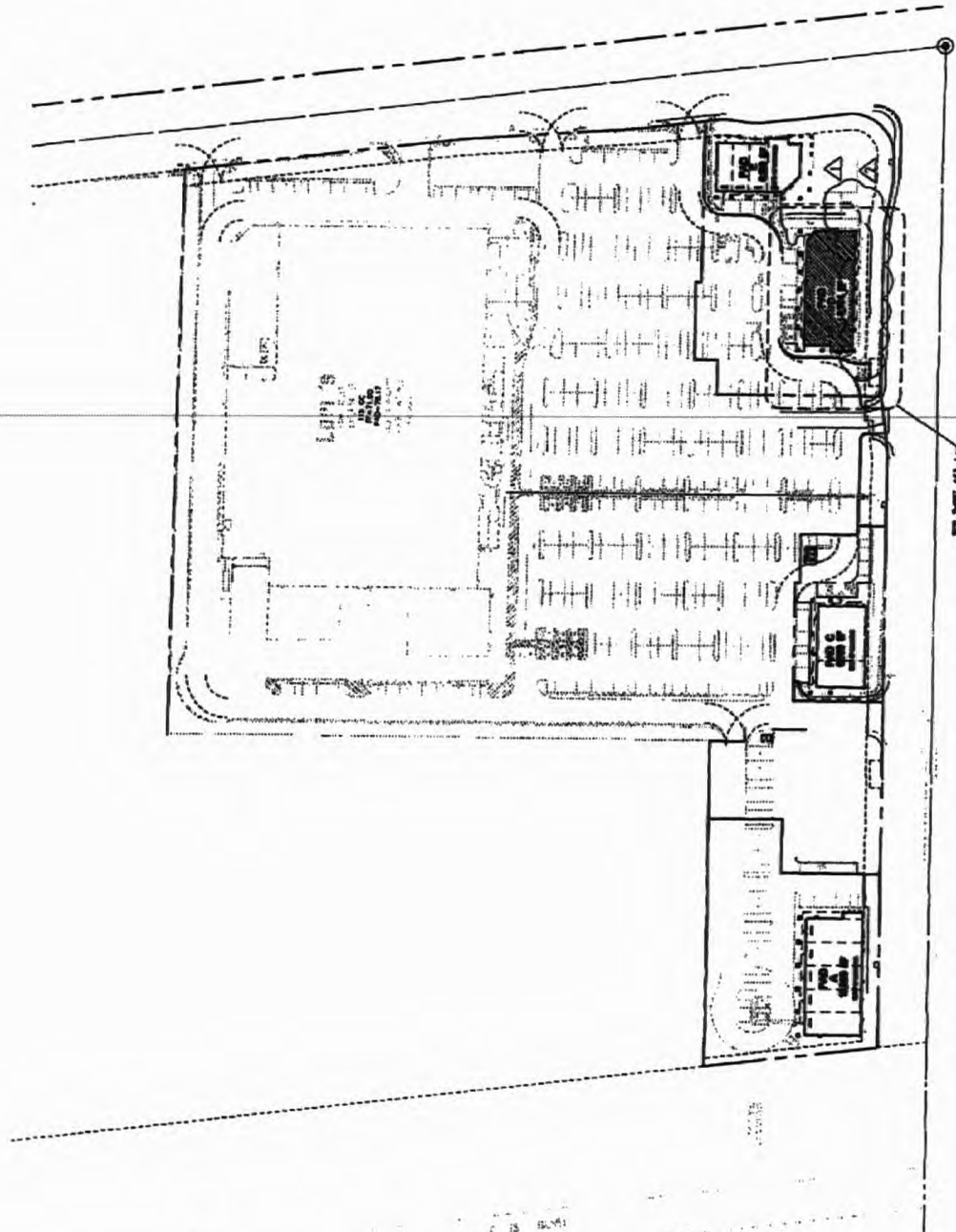
SANDERS GROUP
 ARCHITECTS
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 (303) 733-1100

PHOTO BUILDING
 0.000' SCALE AND 0.000'



DATE	NOV 17 2006
BY	AS1.1
CHECKED	
APPROVED	

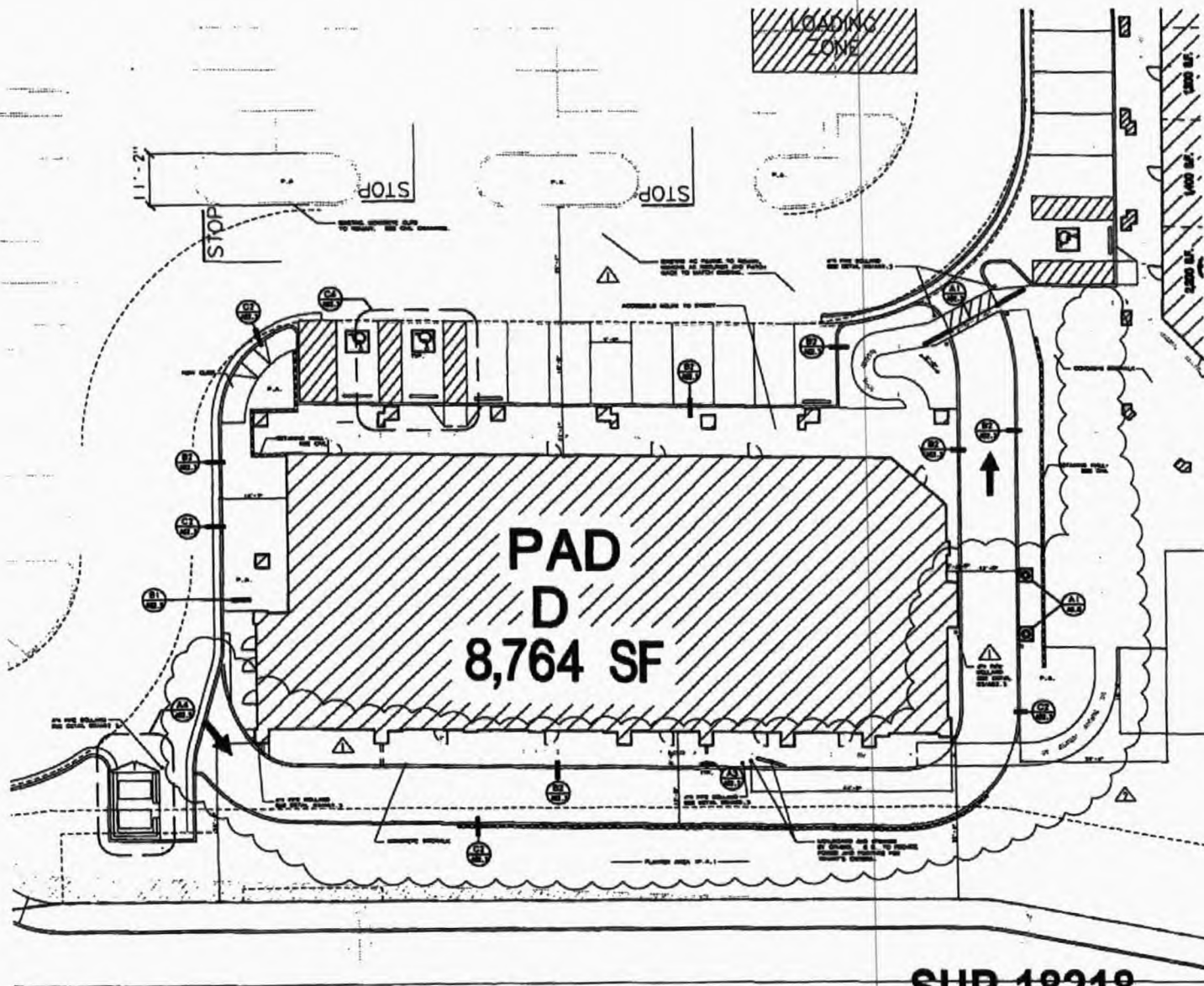
AS1.1
 0.000' SCALE AND 0.000'



SUP-18218
01/11/07 PC

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

NOV 17 2006



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

SUP-18218
01/11/07 PC

NOV 17 2006

SAMMERS GROUP
ARCHITECTS
100 California, Suite 100
Hawthorne, Nevada 89401
(702) 261-1000
www.sammers.com

PAD 17 BUILDING
8,000 SQ. FT. AND 2,000

SHEET NO.
ENLARGED
SITE PLAN

NOV 17 2006

SHEET NO. 18218-01

AS2.1

REVISION	BY
△	
△	
△	
△	
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1000 W. CRAIG ROAD, UNIT 120
LAS VEGAS, NV 89130
TEL: 702.735.1100
FAX: 702.735.1101
WWW.PACIFICDESIGNGROUP.COM

NEW RESTAURANT
TENANT IMPROVEMENT REMODEL
COVER SHEET

RED BRICK PIZZA
6020 N. CRAIG ROAD # 120
LAS VEGAS, NV 89130

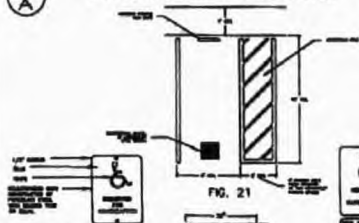
APPROVAL
DATE
10/11/07
BY
S.I.

HEALTH NOTE: SHEET A-1
EXISTING TRASH ENCLOSURE
TASH ENCLOSURE WALL AND FLOORS OF
THE DUMPSTER AREA MUST BE SMOOTH
TROWELED AND SEALED WITH AN APPROVED
EPOXY CEMENT/STUCCO SEALER

DISABLE ACCESS PATH OF TRAVEL
DOT'S REPRESENT HIC PATH OF TRAVEL
FROM EXISTING HIC PARKING

4. SINGLE PARKING SPACE DESIGN

- 15' minimum length of each parking space. 11298A.1 4.8.3 FIG.21
- 8' minimum width of each parking space. 11298A.1 4.8.3 FIG.21
- Minimum 10% to 20% cross slope (downslope side). 11298A.1 4.8.3 FIG.21
- Surface of the parking space(s) and access drive(s) shall not exceed 1.50 percent (200) in any direction. 11298A.4 4.8.3 FIG.21



NOTE: INTERNATIONAL ACCESSIBLE
SYMBOL SIGN @ FRONT ENTRANCE
36x48" HIGH PLATE AT BOTTOM OF DOOR

EXISTING PARAPET WALL HEIGHT CONCEALS
ALL PROPOSED ROOF TOP EQUIPMENT FROM
ADJACENT PUBLIC RIGHTS OF WAY. THIS
INCLUDES ADJACENT FREEWAYS AND ROADS

"SPACE 101"
SUBJECT LOCATION
RED BRICK PIZZA
6020 W. CRAIG ROAD, UNIT 120
LAS VEGAS, NV 89130

NOTE:
IF THE BUILDING INSPECTOR DETERMINES NONCOMPLIANCE WITH
ANY CURRENT ACCESSIBILITY PROVISIONS OF THE LAW, BUILDING SHALL
REPAIR SUMMITAL OF COMPLETE AND DETAILED PLANS TO THE PLAN
REVIEW DIVISION OF THE DEVELOPMENT SERVICES DEPARTMENT
FOR FURTHER REVIEW. PLANS MUST CLEARLY SHOW ALL EXISTING
COMPLYING CONDITIONS AFFECTED BY THE REMODEL INCLUDING SITE
PLAN, FLOOR PLAN, SECTION, ETC. AND PROPOSED WORKS
OF IMPROVEMENT TO MEET CURRENT ACCESSIBILITY PROVISIONS. THE
PLANS MUST BE STAMPED BY THE PLAN REVIEWER PRIOR TO SUB-
MITTING FOR PLAN REVIEW.



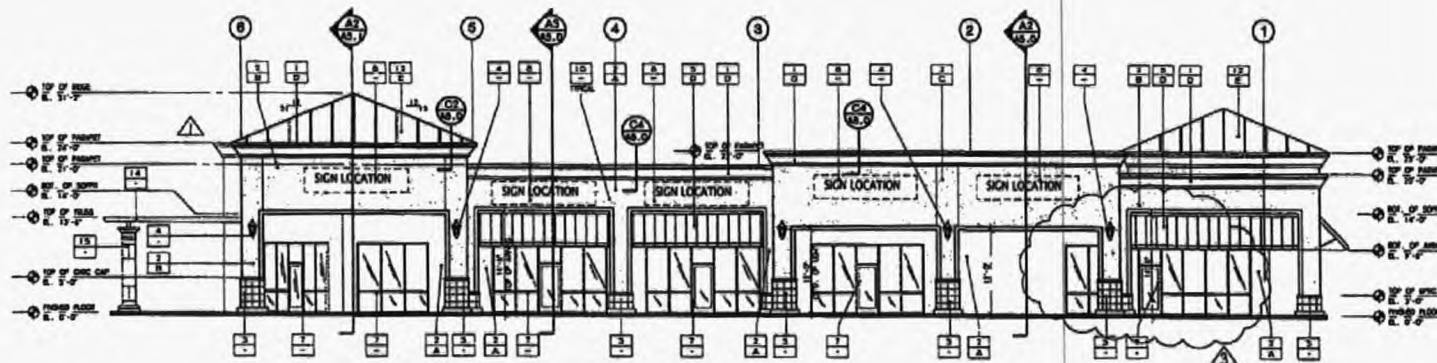
SITE PLAN

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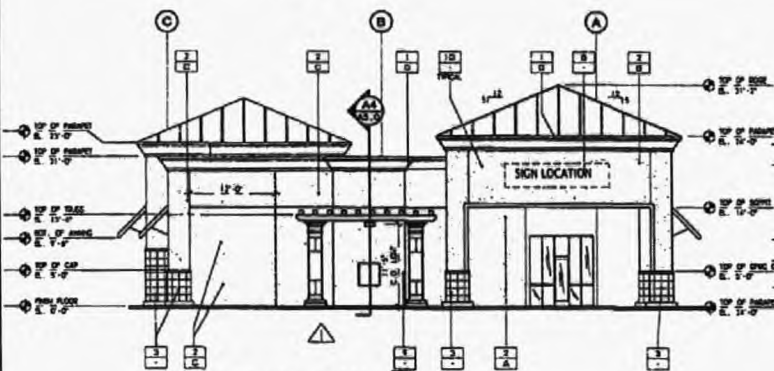
SCALE: 1" = 20'-0"



FRONT ELEVATION

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

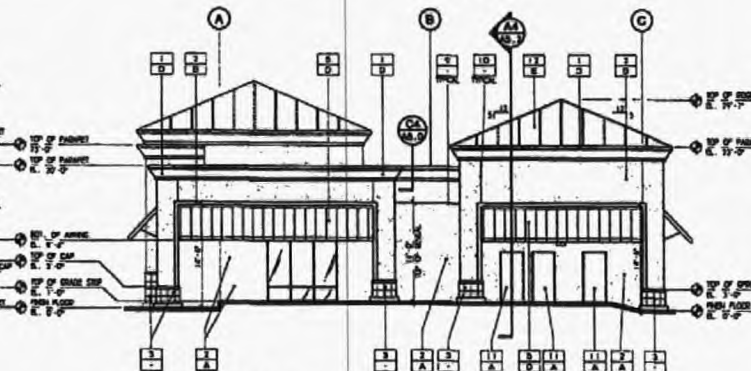
C4



LEFT ELEVATION

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

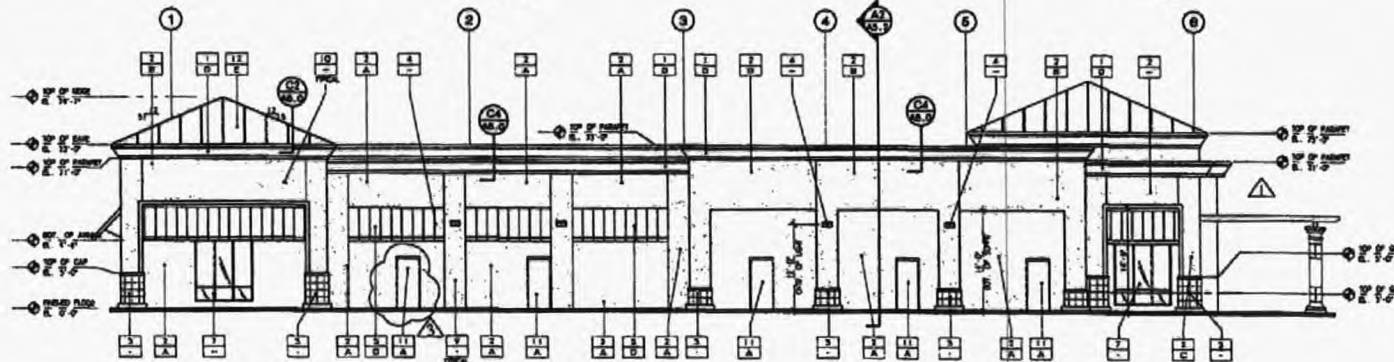
B2



RIGHT ELEVATION

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

B4



REAR ELEVATION

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

A4

EXTERIOR MATERIALS

1	EXTERIOR CHALK PLASTER OVER 5/8" PRE-CASTED POLAR SHEET
2	EXTERIOR CHALK PLASTER - PRE-SAND PLASTER FIBER TO EXTERIOR CHALK PLASTER
3	17"X17" SQUARE TERRAZZO - BRICK TILES
4	EXTERIOR LIGHT FIXTURE - SEE SPECIFICATIONS
5	METAL AWING
6	CONCRETE
7	DRIVE DOOR ACCESS ALUMINUM STOPPERS
8	1/2" FOR 10" DRIVE DOOR
9	PLASTER REPAIR, SEE NOTES, SEE DETAIL A4.0.1
10	TYPICAL AT ADDITIONAL DETAILS
11	PLASTER EXPANSION JOINT, SEE DETAIL A4.0.1
12	TYPICAL AT ADDITIONAL DETAILS
13	METAL DOOR AND FRAME
14	METAL SIGN MOUNTING
15	ALUMINUM MOUNTING
16	METAL TUBES
17	1/2"X1/2" SQUARES 0.100" PRECAST CONCRETE
18	REINFORCED CONCRETE
19	CONCRETE, CA 10000, 17000, 18000, 19000, 20000

EXTERIOR COLORS

1	BEHNSON MOORE: 7141-40 "WOOD VENEER"
2	BEHNSON MOORE: 7142-40 "WOOD VENEER"
3	BEHNSON MOORE: 7143-40 "WOOD VENEER"
4	BEHNSON MOORE: 7144-40 "WOOD VENEER"
5	BEHNSON MOORE: 7145-40 "WOOD VENEER"
6	BEHNSON MOORE: 7146-40 "WOOD VENEER"
7	BEHNSON MOORE: 7147-40 "WOOD VENEER"
8	BEHNSON MOORE: 7148-40 "WOOD VENEER"
9	BEHNSON MOORE: 7149-40 "WOOD VENEER"
10	BEHNSON MOORE: 7150-40 "WOOD VENEER"
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19	BEHNSON MOORE: 7159-40 "WOOD VENEER"
20	BEHNSON MOORE: 7160-40 "WOOD VENEER"

ELEVATION NOTES

- CONTRACTOR SHALL VERIFY THAT ALL EXTERIOR MATERIALS, COLORS, FINISHES, ETC. ARE CONFORMANT WITH THOSE OF THE BUILDING OF THE ORIGINAL OWNER & THE EXISTING EXTERIOR ELEVATIONS. CONTACT THE ARCHITECT IN ANY CASE OF DISCREPANCY.
- FOR THE PLASTER TO BE APPLIED TO ANY PORTION OF THE BUILDING, THE CONTRACTOR SHALL HAVE A TEST REPORTED AND APPROVED BY THE ARCHITECT AND OWNER.
- APPROVED ACCESS TO PROVIDE IN A LEGIBLE AND VISIBLE LOCATION FOR LOCAL RESIDENTS.
- FOR EACH DOOR SHALL BE LABELED IN VARIETY OF 1" LETTERS FOR 1/2"X1/2" 1000 A.
- FOR EACH DOOR SHALL BE LABELED IN VARIETY OF 1" LETTERS FOR 1/2"X1/2" 1000 A.

SANDBERG GROUP
ARCHITECTS
1000 S. Main, Suite 100
San Jose, CA 95128
408.281.1111
www.sandberg.com

PAD 'D' BUILDING
8 HMC DRAG AND JONES

SHEET FILE
ELEVATIONS

REVISION

SHEET NAME-SUB-PAD

A4.0

APP TO
REVISION DATE: 01/11/07

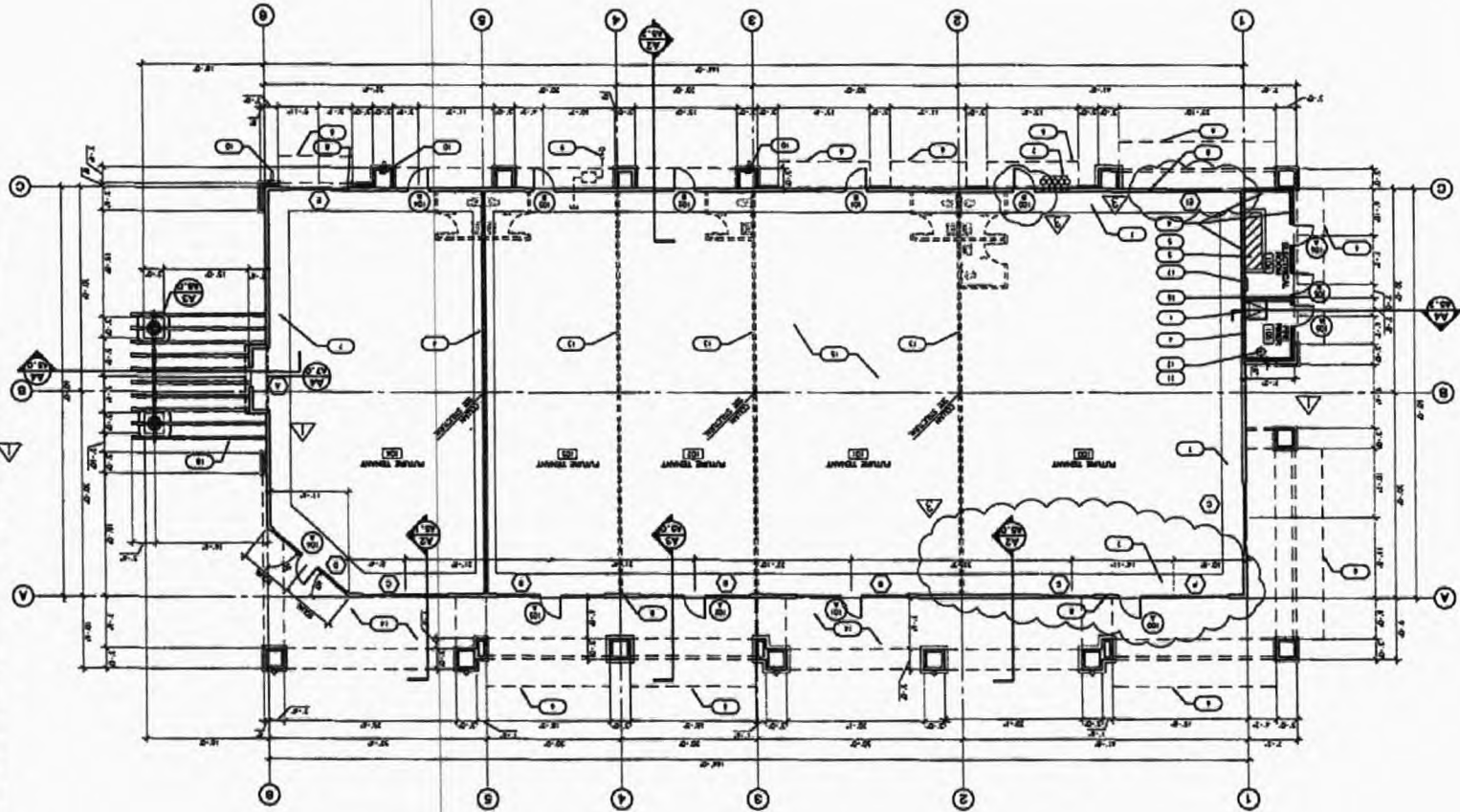
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FLOOR PLAN - PAD 'D'



NOTES:
1. THE AREA OF THE BUILDING IS 10,000 SQ. FT.
2. THE AREA OF THE BUILDING IS 10,000 SQ. FT.
3. THE AREA OF THE BUILDING IS 10,000 SQ. FT.

KEY NOTES

1. SEE ARCHITECT'S LAYOUT, SEE DRAWING 100.
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WALL LEGEND

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SANDBERG GROUP
ARCHITECTS
10000 100TH AVE. S.
SUITE 100
BURNING WOOD, MN 55339
TEL: 612-891-1000
FAX: 612-891-1001
WWW.SANDBERG-ARCHITECTS.COM

PAD 'D' BUILDING
6 HING DRIVE AND JOBS

FLOOR PLAN



REVISION
DATE
DESCRIPTION
BY
CHECKED BY

A1.0
SHEET NAME: SUP-18218
DATE: 01/11/07

SUP-18218
01/11/07 PC

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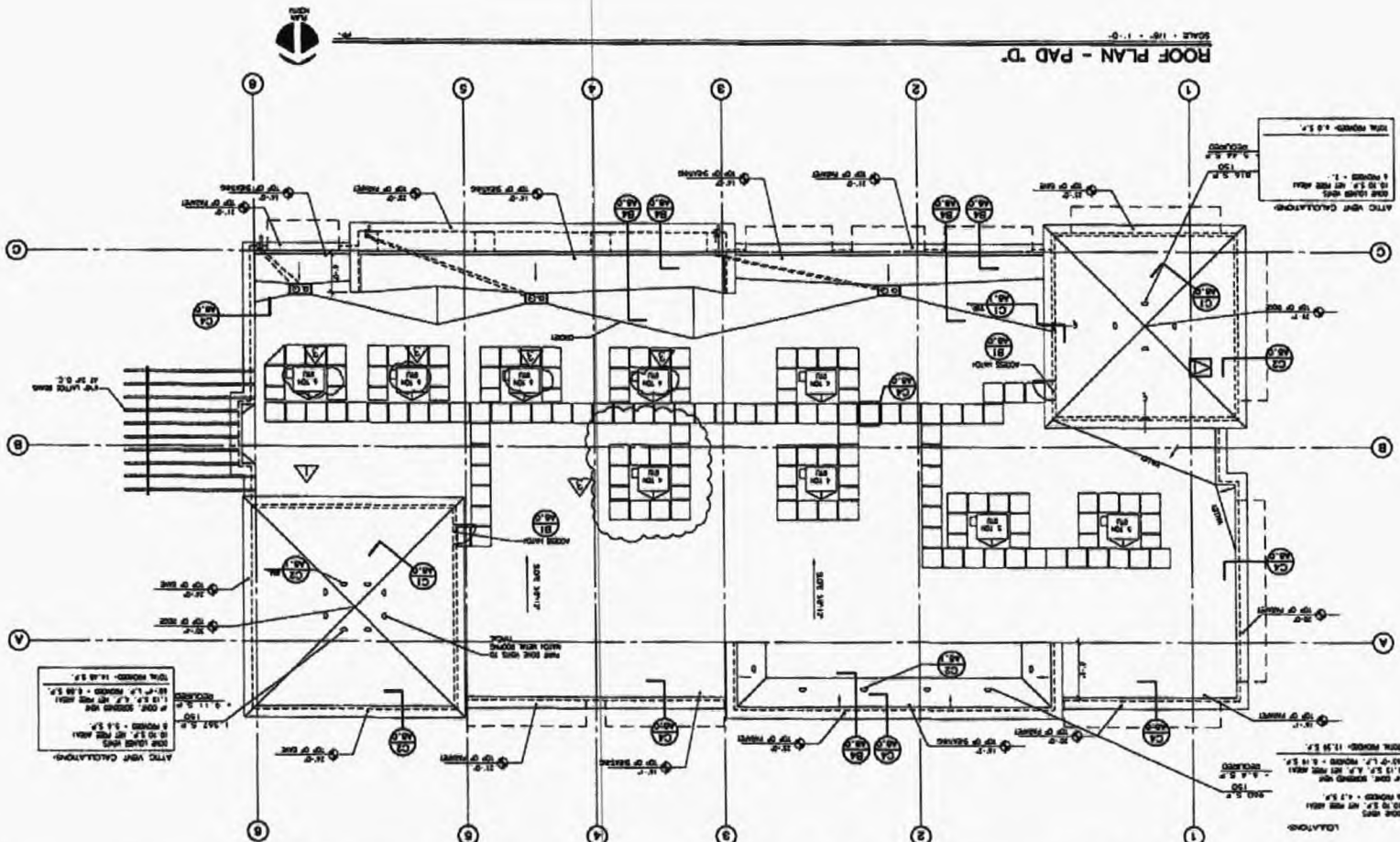
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ROOF PLAN

PAD 'D' BUILDING
SANDS DUNE AND JOINTS



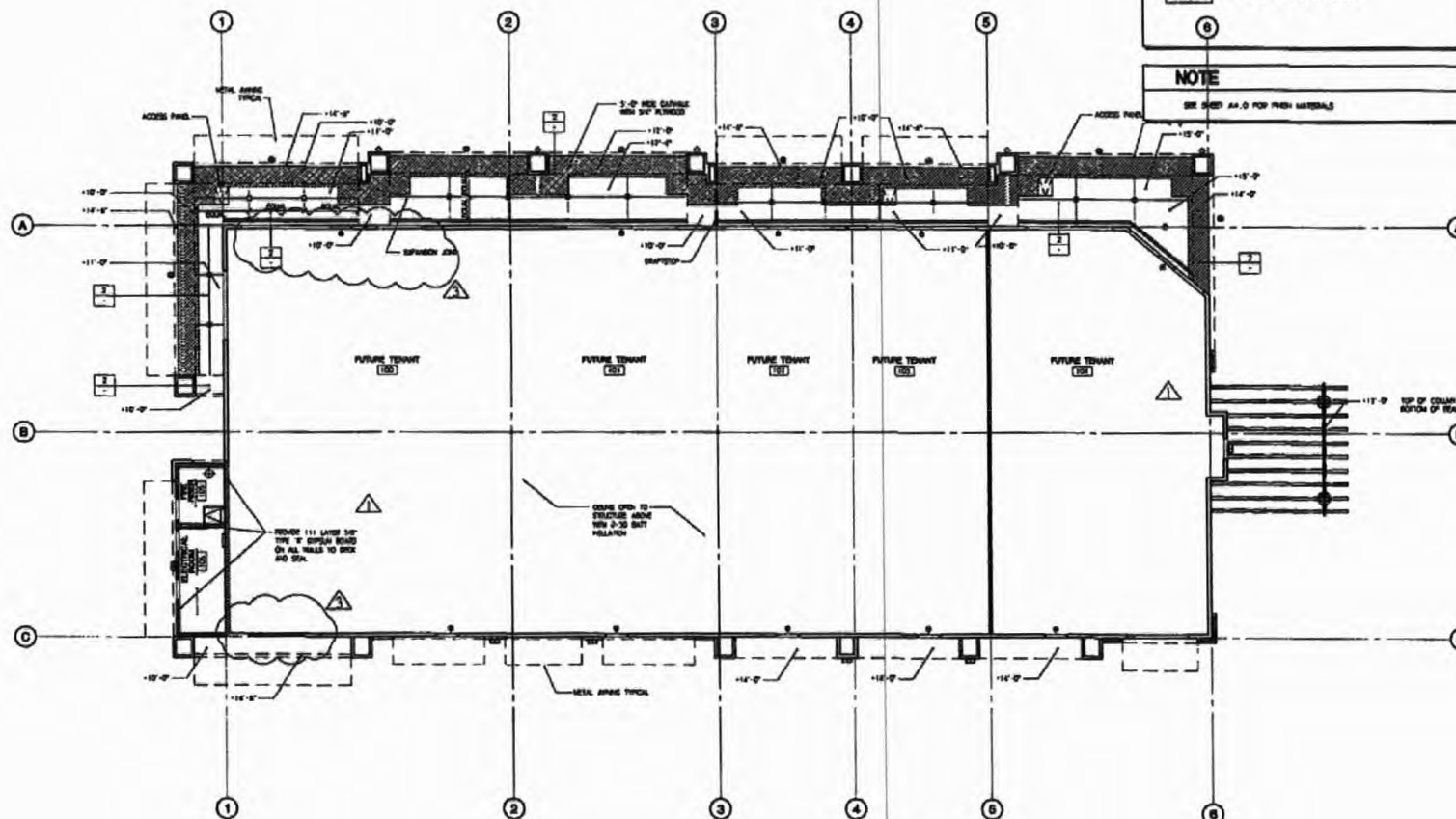
GENERAL ROOF NOTES

1. THE ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS.
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ROOF PLAN LEGEND

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JOB NO.	REV.
RELEASE DATE:	ISSUE



REFLECTED CEILING PLAN - PAD "D"
SCALE - 1/8" = 1'-0" PRO

SUP-18218
01/11/07 PC

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Case No.	Case Name	Case Description	Case Status
1	Case 1	Case 1 Description	Case 1 Status
2	Case 2	Case 2 Description	Case 2 Status
3	Case 3	Case 3 Description	Case 3 Status
4	Case 4	Case 4 Description	Case 4 Status
5	Case 5	Case 5 Description	Case 5 Status
6	Case 6	Case 6 Description	Case 6 Status
7	Case 7	Case 7 Description	Case 7 Status
8	Case 8	Case 8 Description	Case 8 Status
9	Case 9	Case 9 Description	Case 9 Status
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87	Case 87	Case 87 Description	Case

DOOR FRAME / WINDOW SCHEDULE									
NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE	REMARKS	DATE	BY	CHECKED
①	DOOR FRAME 1/2" x 6" x 6"	EA	10	100.00	1000.00				
②	DOOR FRAME 1/2" x 6" x 6"	EA	10	100.00	1000.00				
③	DOOR FRAME 1/2" x 6" x 6"	EA	10	100.00	1000.00				
④	DOOR FRAME 1/2" x 6" x 6"	EA	10	100.00	1000.00				
⑤	DOOR FRAME 1/2" x 6" x 6"	EA	10	100.00	1000.00				
⑥	DOOR FRAME 1/2" x 6" x 6"	EA	10	100.00	1000.00				
⑦	DOOR FRAME 1/2" x 6" x 6"	EA	10	100.00	1000.00				
⑧	DOOR FRAME 1/2" x 6" x 6"	EA	10	100.00	1000.00				
⑨	DOOR FRAME 1/2" x 6" x 6"	EA	10	100.00	1000.00				
⑩	DOOR FRAME 1/2" x 6" x 6"	EA	10	100.00	1000.00				
⑪	DOOR FRAME 1/2" x 6" x 6"	EA	10	100.00	1000.00				
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⑮	DOOR FRAME 1/2" x 6" x 6"	EA	10	100.00	1000.00				
⑯	DOOR FRAME 1/2" x 6" x 6"	EA	10	100.00	1000.00				
⑰	DOOR FRAME 1/2" x 6" x 6"	EA	10	100.00	1000.00				
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㉑	DOOR FRAME 1/2" x 6" x 6"	EA	10	100.00	1000.00				
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㊿	DOOR FRAME 1/2" x 6" x 6"	EA	10	100.00	1000.00				

NOTE: DOOR FRAME SHOULD BE 1" HIGHER SIZE OF 1" FEET BY 1" FEET BY 1" FEET, AND A HINGED DOOR SHOULD BE 1" HIGHER SIZE OF 1" FEET BY 1" FEET BY 1" FEET.

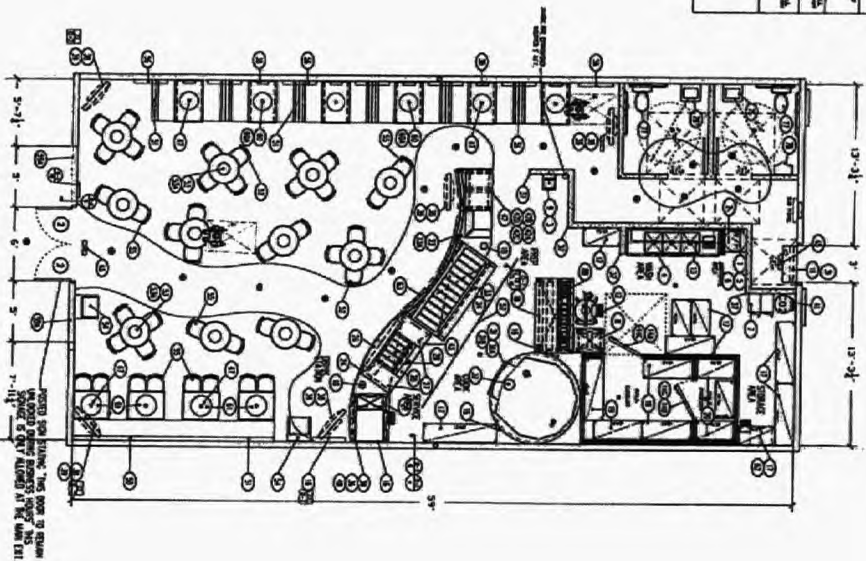
NOTE: 1" BY 1" HINGED DOOR WAS 1" AND 1" 1/2" HINGED DOOR.

1. ALL EQUIPMENT INCLUDING SHAKERS SHALL BE SUPPORTED ON 6-INCH TALL ROUND RAIL, LEGS OR ON CASTERS OR SHALL BE COMPLETELY SEALED IN POSITION ON A 1-INCH COVERED ISLAND BASE OR CONCRETE CURB TO FACILITATE CLEANING.
2. ALL EQUIPMENT SHALL BE LISTED BY AN ANSI ACCREDITED SANITATION DEPARTMENT. ALL USED EQUIPMENT IS SUBJECT TO APPROVAL, AS DETERMINED AT THE TIME OF INSPECTION.
3. APPROVED AIRBANE FLOORING SHALL BE RESTRICTED TO TRAFFIC AREAS ONLY. FLOORING UNDER EQUIPMENT SHALL BE COMPLETELY SEALED AND AT THE FLOOR/JUNCTION JUNCTION SHALL BE COMPLETELY SMOOTH.
4. SANITIZING METHOD FOR MIXER, HOPPER, ITEM #2 IS HOSE ON CASTERS, 3 TUB TYPE RUBBER PACKET SHALL SERVE AS MIXER SOURCE. FLOOR SINK METHOD FOR RINSE.
5. IF SPOUT DRINK, ICE OR OTHER DISPENSERS ARE SET-ASIDE, OR IF REFILLABLE ARE PROVIDED, THEY MUST BE FLUSH BUTTON TYPE OR LEVER TYPE, WHERE THE LEVER CONTACTS THE CONTAINER AT LEAST ONE INCH BELOW THE RIM.
6. HOP SINK PACKET MUST HAVE A THREE-EDGED OUTER LIP FOR HOSE ATTACHMENT. DISINFECTANT NOZZLE OR VALVES MUST BE ATTACHED TO HOP SINK PACKET OUTLET.
7. WATER SUPPLY TO CARBOXYMATIONS SHALL BE PROTECTED BY AN APPROVED REDUCED PRESSURE MINIMIZE BACKFLOW PREVENTER. THE SERIES VALVE SHALL DRINK INDISTINGUISHABLY TO SERIES WITH A LEAK, AIR GAP.

ELEVATIONS AND SIGNS PROVIDED BY SIGN CONTRACTOR.
VERIFY EXISTING CONDITIONS. TENANTS SOLELY RESPONSIBLE FOR COORDINATIONS OF FIELD CONDITIONS.

NOTE: PASSENGERS ARE TO BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE* IN LIEU OF GROUP B OCCUPANCY.

NOTE: REGARDLESS OF OCCUPANT LOAD, A FLOOR OR LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD IS REQUIRED ON EACH SIDE OF AN EXIT DOOR FOR DISABLED ACCESS (MAY BE 1" MAXIMUM) WERE NOT USED FOR DISABLED ACCESS).



DOTS INDICATE H/C PAIR OR TRIPLE
FROM ENTRANCE TO CUSTOMER REQUEST

NOTE:

NOTE:

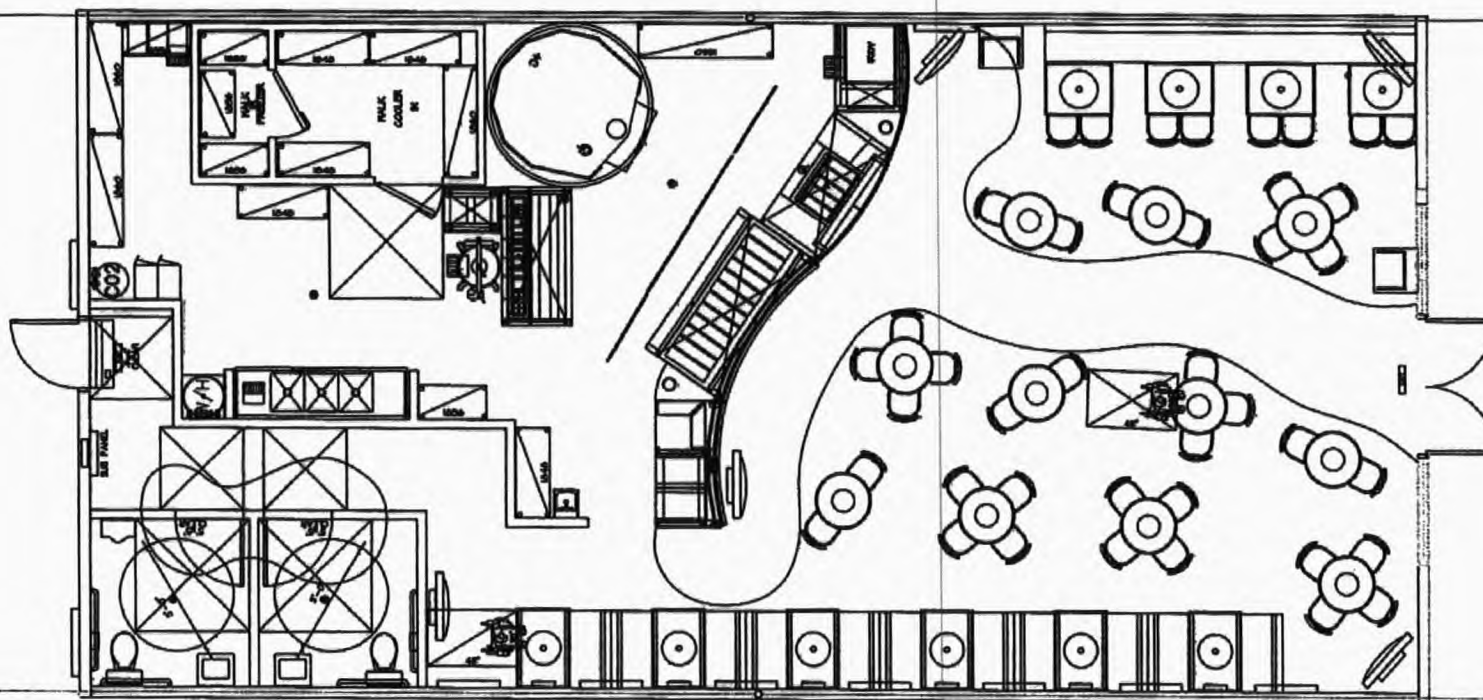
CONCRETE MUST BE REINFORCED BY STEEL OR
OTHER CONSTRUCTION MATERIALS. ALL THIS
CONCRETE MUST BE SPILT ON CONCRETE.

NOV 1 1976

TOTAL SEATING = 79

NEW 60" A.F.F. LOW WALL TO BE ADDED
 NOTE: MAXIMUM OCCUPANT LOAD SIGN MUST BE PLACED IN THE DINING ROOM, STATING MAXIMUM OCCUPANT LOAD 50 PERSONS.
 SUP-18218

01/11/07 PC



NOV 17 2006

SQ.FT. = 1,743

SEAT COUNT = 79

OCCUPANCY = "A-3"

EXIT REQ = 2

MASTER DEVELOPER: HARI DHIMAN



PACIFIC DESIGN GROUP

Complete Restaurant
Design • Construction • Equipment
Site Selection

Alex Burrola

LIC. 631263-B

1747 S. Douglass Rd., Ste B
Anaheim, CA. 92805
Ph.: (714) 634-1149
Fax: (714) 634-1140

E-mail: pacificdesigngrp@msn.com

RED BRICK PIZZA / PRELIMINARY LAYOUT

LAS VEGAS, NV. #1303

1/8" = 1'-0"

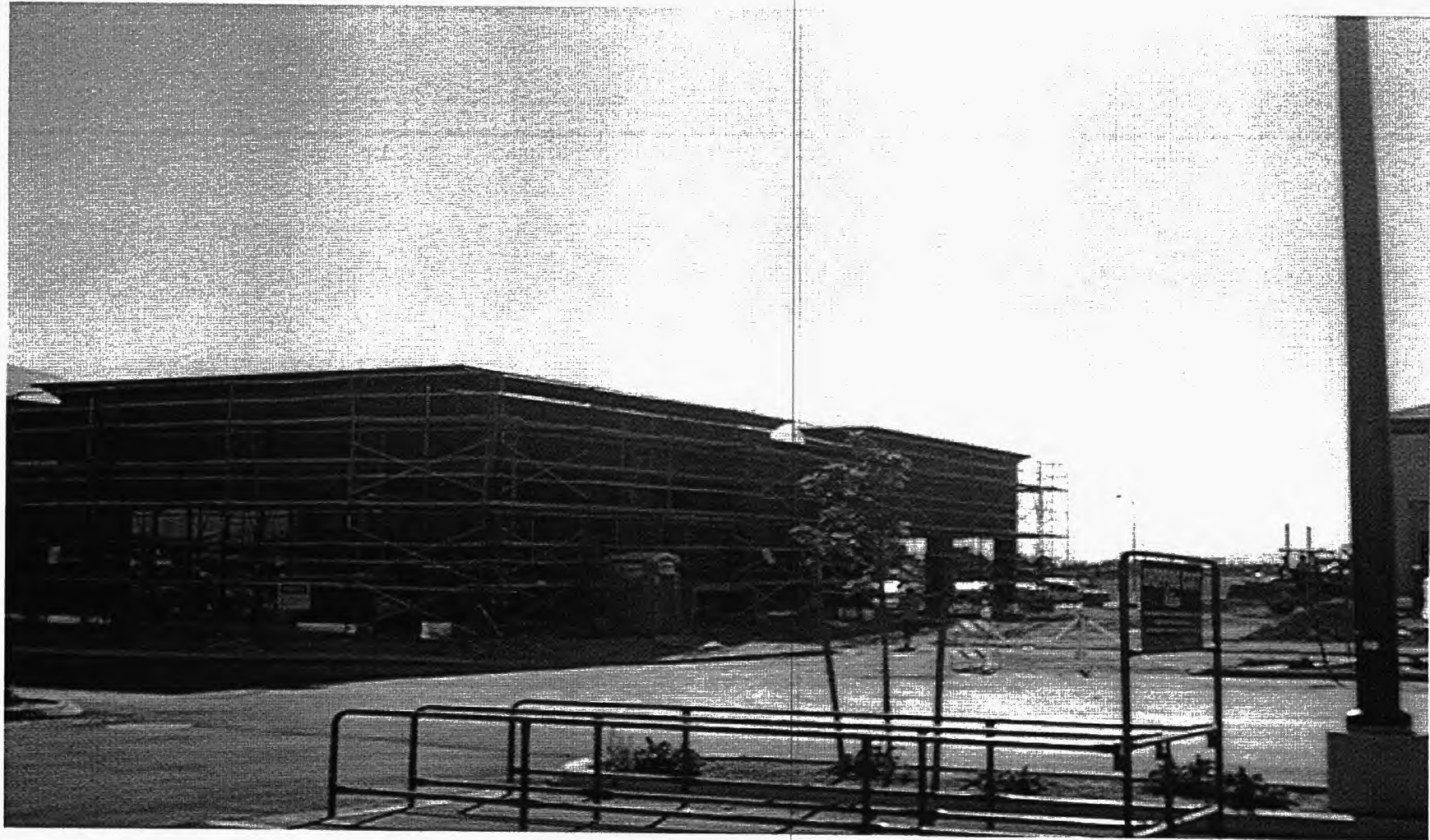
APPROVAL SIGNATURE

SUP-18218

10/18/06

06-017r2

01/11/07 PC



SUP-18218 - APPLICANT: REDBRICK PIZZA #1303 - OWNER: VIRGIN TERRITORY, LLC
6020 WEST CRAIG ROAD
JANUARY 11, 2007 PLANNING COMMISSION

12/08/06



SUP-18218 - APPLICANT: REDBRICK PIZZA #1303 - OWNER: VIRGIN TERRITORY, LLC
6020 WEST CRAIG ROAD
JANUARY 11, 2007 PLANNING COMMISSION

12/08/06



SUP-18218 - APPLICANT: REDBRICK PIZZA #1303 - OWNER: VIRGIN TERRITORY, LLC
6020 WEST CRAIG ROAD
JANUARY 11, 2007 PLANNING COMMISSION

12/08/06



SUP-18218 - APPLICANT: REDBRICK PIZZA #1303 - OWNER: VIRGIN TERRITORY, LLC
6020 WEST CRAIG ROAD
JANUARY 11, 2007 PLANNING COMMISSION

12/08/06

JUSTIFICATION LETTER

My name is Deirdre L. Bonner, and I am a franchisee of RedBrick Pizza Worldwide, Inc. I will be operating my RedBrick Pizza café in the Lowe's Plaza retail center located at 6020 W. Craig Road, Suite #101 Las Vegas, NV. 89130. My space will be leased out by Virgin Territory, LLC/Territory Incorporated, whom is permitting me to operate a fast casual and delivery pizza restaurant, for the preparation and sale of a product mix typical with a RedBrick Pizza Restaurant, which prepares and sells fire-roasted gourmet pizzas, pasta, fire-roasted fazhani pizza sandwiches, chopped salads, gelato, and bottled beer, wine, and juices, as well as fountain soft drinks for on and off premises consumption. In addition, the restaurant has mounted televisions on each booth that is controlled by the patron who will be able to view a wide range of channels linked to DirectTV. There will also be three ceiling mounted 42" televisions (controlled by the employees) for the other customers who are not seated at a booth, but rather at a table situated in between the wall booths that will be programmed to a sports channel such as ESPN, a news channel such as CNN, and a cooking channel such as the Food Network. RedBrick Pizza is a family friendly restaurant with a warm ambience, and a nice mellow radio station programmed through Sirius Satellite that all customers will be able to listen to and enjoy. My leased space is 1800 square feet with a seating capacity of approximately seventy-nine. My operating hours will be Sunday-Thursday 11:00 am – 9:00 pm and Friday, Saturday 11:00 am – 10:00 pm, excluding Easter Sunday, Thanksgiving Day, Christmas Day and New Years Day or such other holidays as maybe recognized by the majority of other tenants in the Shopping Center. RedBrick Pizza is unique of its kind in the pizza establishment.

SUP-18218
01/11/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-18266 - PUBLIC HEARING - APPLICANT: CRAIG MCCALL - OWNER: PHILLIP E. HEMPLER AND JOSEPH P. LEPIRE - Request for a Special Use Permit FOR A PAWN SHOP AND A WAIVER TO ALLOW A ZERO FOOT SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WHERE A 1,000 FOOT DISTANCE SEPARATION IS REQUIRED at 6032 West Cheyenne Avenue (APN 138-12-416-006), C-1 (Limited Commercial) Zone [SC (Service Commercial) General Plan Designation], Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (4-2-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

73

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-2-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest letter and petition by Seyed Emamzadeh, Revised Site Plans by staff and abeyance letter by Attorney Bill Curran
6. Backup referenced from the 01-11-07 Planning Commission Meeting Item 38

Motion made by GARY REESE to Hold in Abeyance Item 74 [SID 1490], Item 91 [GPA-16511], Item 92 [ZON-16519], Item 93 [VAR-16525], Item 94 [SDR-16522], Item 104 [VAR-17871], Item 105 [SDR-17312], Item 111 [SDR-15747], Item 130 [SUP-18266] and Item 131 [SUP-18279] to 2/21/2007; Item 122 [VAR-18312] and Item 123 [SUP-18314] to 3/7/2007; Item 112 [SDR-17298] to 4/4/2007; Item 106 [SUP-15442] to 6/20/2007

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

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

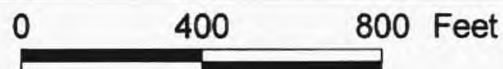




CASE: **SUP-18266**

RADIUS: 1000 FT

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





SUP-18266

Financial Business Locations

- | | |
|-------------------------|--|
| ● Finance Company | ● Financial Institution, Specified
(Check Cashing Service) |
| ● Automobile Title Loan | ● Financial Institution, Specified
(Check Cashing Service with Gross) |
| ● Pawnbroker | |

- | | |
|--|----------------------|
| | Subject Property |
| | Residential Property |



0 205 410 820 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-18266 - APPLICANT: CRAIG MCCALL - OWNER:
PHILLIP E. HEMPLER AND JOSEPH P. LEPIRE**

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (4-2/ld, sd-1/rt vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0120-78), if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request a request for a Special Use Permit for a Pawn Shop and a Waiver of the 1,000-foot distance separation requirement from an existing Financial Institution, Specified at 6032 West Cheyenne Avenue.

The applicant seeks to relocate a Pawn Shop to a separate commercial building within an existing shopping center on the northeast corner of Cheyenne Avenue and Jones Boulevard. The subject site does not meet the minimum 1000-foot separation requirement from an existing Financial Institution, Specified use as the parcel is next door to a Payday Loan Center located at 6010 West Cheyenne Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/21/79	The City Council approved rezoning (Z-120-78) from R1 to C1.
01/11/07	The Planning Commission voted 4-2/ld, sd-1/rt to recommend APPROVAL (PC Agenda Item #38/mh).
<i>Related Building Permits/Business Licenses</i>	
11/10/98	PC #L-5344-98: Plan Check for a tenant improvement for video store creating the address 6032 W. Cheyenne Avenue
7/16/04	Business License # F07-01873: "A Family Bed & Baby" Furniture Store. Out-of-business 9/28/06.
<i>Pre-Application Meeting</i>	
9/11/06	A pre-application meeting was held to discuss the requirements for a Special Use Permit for a pawn shop at the proposed location. In addition, the applicant was informed that this would require a waiver for the distance requirement from an existing Financial Institution, Specified.
<i>Neighborhood Meeting</i>	
NA	A neighborhood meeting was not required nor was one held.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.28

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Retail	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Pharmacy	SC (Service Commercial)	C-1 (Limited Commercial)
East	Commercial Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)

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

A-O Airport Overlay District

The proposed use of a Pawn Shop within an existing retail location will have no impact on the 70-foot height restrict set forth by the Airport Overlay District.

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Pawn Shop	4,000 GFA	1: 250 GFA	16	1	16	1	Y
TOTAL (including handicap)			16	1	16	1	Y

Waivers		
Request	Requirement	Staff Recommendation
To allow zero feet of separation from an established Financial Institution, Specified.	1,000 foot from an existing Financial Institution, Specified.	Denial

ANALYSIS

- Zoning

The existing zoning is C-1 (Limited Commercial). This zoning is appropriate for the General Plan Land Use designation of C (Commercial). The proposed Pawn Shop use is allowed under that designation with approval of a Special Use Permit.

- Use

Pawn Shop is defined as follows:

A facility (other than a bank, saving and loan or mortgage banking company) used for the business of lending money on the security of pledged goods or for the business of the purchase of tangible personal property on the condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.

The use, as proposed by the applicant, meets this definition as outlined in the Code, and is a permitted use in the C-1 (Limited Commercial) Zoning district with a Special Use Permit as sought by this application.

Although there is an established Financial Institution, Specified, within immediate proximity of the proposed Pawn Shop there are no other Pawn Shops within 1.5 miles of the subject site. The applicant seeks to highlight the difference in that the majority of the revenue from the pawn operation comes primarily from retail jewelry sales. The applicant has presented photographs of the previous establishment with the application showing a layout much in-line with a jewelry store, However; as the justification letter states that pawn-loans are provided on-site the use must be applied as such. Therefore staff recommends denial.

- Conditions

Pursuant to Title 19.04.050 the following conditions must be met for a Pawn Shop:

1. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
2. No outdoor display, sales or storage of any merchandise shall be permitted
3. No pawn shop shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.
4. No pawn shop shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.

Because it does not meet the minimum conditions as listed in Title 19.04, the proposed Pawn Shop will be incompatible with the adjacent commercial uses. The applicant is requesting a Waiver from the separation requirement of 1,000 feet from an established Financial Institution, Specified use. Staff recommends denial.

FINDINGS

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

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

In regard to "1":

The proposed Pawn Shop would be in a separate building within an existing shopping center subdivision that has an established Financial Institution, Specified. Therefore, the proposed use cannot meet the conditional requirements as set forth by Title 19.04.050. As a result of the failure to meet separation requirements on these many conflicts, staff cannot recommend approval for this Special Use Permit.

In regard to "2":

The site is physical constrained due to the location of the existing Financial Institution, Specified within the 200-foot separation requirement from the proposed Pawn.

In regard to "3":

The primary access to the site is served via Cheyenne Avenue, designated as a (100-foot) Primary Arterial roadway on the Master Plan of Streets and Highways, which will adequately serve the proposed Pawn Shop use.

In regard to "4":

The Special Use Permit for a Pawn Shop requires separation from an established Financial Institution, Specified. As the subject site fails to meet this separation requirement, the public welfare protections required in Title 19 would be compromised.

In regard to "5":

The proposed relocation of a Pawn Shop requires separation from an established Financial Institution, Specified. As the subject site fails to meet this condition as set forth by Title 19.04.050, it is not in total compliance.

PLANNING COMMISSION ACTION

There were two speakers in the neighborhood opposed to the project. The applicant proposed hours of operation to be Monday through Saturday, 9:00 a.m. to 7:00 p.m. and Sunday, 10:00 a.m. to 5:00 p.m. with Thanksgiving and Christmas Eve to 9:00 p.m.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 160 by City Clerk

APPROVALS 0

PROTESTS 4



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SUP-18266

Case Number: SUP-18266 APN: 138-12-416-006

Name of Property Owner: JOSEPH P LEPIRE

Name of Applicant: PAWN PLACE

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: _____

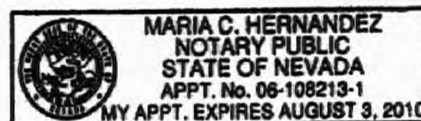
Signature of Property Owner:

Print Name: JOSEPH P. LEPIRE JR

Subscribed and sworn before me

This 21 day of November, 2006

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18266** APN: 138-12-416-006
Name of Property Owner: PHILIP E. HEMPLER
Name of Applicant: PAWN PLACE

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: _____

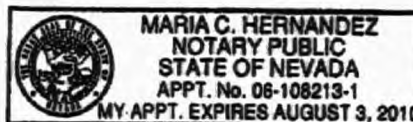
Print Name: Philip E. Hempler

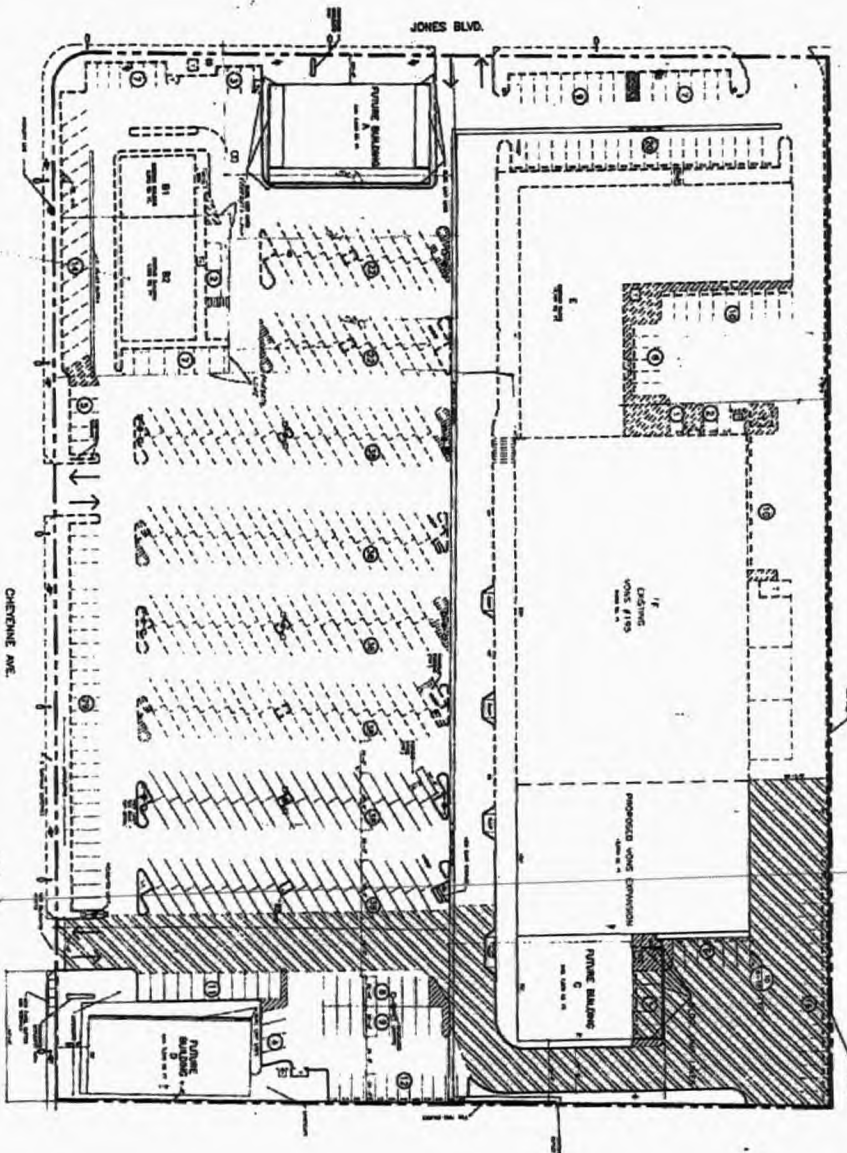
Subscribed and sworn before me

This 21 day of November, 2006

Maria C. Hernandez

Notary Public in and for said County and State





SITE PLAN
 SCALE: 1" = 50'-0"

SUP-18266
 01/11/07 PC

APPROVED
 [Signature]
 [Stamp: 10/11/07]

EXTENSIVE GENERAL NOTES:
 1. SEE PLANS FOR ALL DIMENSIONS, LOCATIONS, AND MATERIALS.
 2. SEE PLANS FOR ALL DIMENSIONS, LOCATIONS, AND MATERIALS.
 3. SEE PLANS FOR ALL DIMENSIONS, LOCATIONS, AND MATERIALS.

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	Grass	100	SQ. YD.	1.00	100.00
2	Grass	100	SQ. YD.	1.00	100.00
3	Grass	100	SQ. YD.	1.00	100.00
4	Grass	100	SQ. YD.	1.00	100.00
5	Grass	100	SQ. YD.	1.00	100.00
6	Grass	100	SQ. YD.	1.00	100.00
7	Grass	100	SQ. YD.	1.00	100.00
8	Grass	100	SQ. YD.	1.00	100.00
9	Grass	100	SQ. YD.	1.00	100.00
10	Grass	100	SQ. YD.	1.00	100.00

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	Grass	100	SQ. YD.	1.00	100.00
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5	Grass	100	SQ. YD.	1.00	100.00
6	Grass	100	SQ. YD.	1.00	100.00
7	Grass	100	SQ. YD.	1.00	100.00
8	Grass	100	SQ. YD.	1.00	100.00
9	Grass	100	SQ. YD.	1.00	100.00
10	Grass	100	SQ. YD.	1.00	100.00

NOV 22 2007
 [Stamp: 10/11/07]

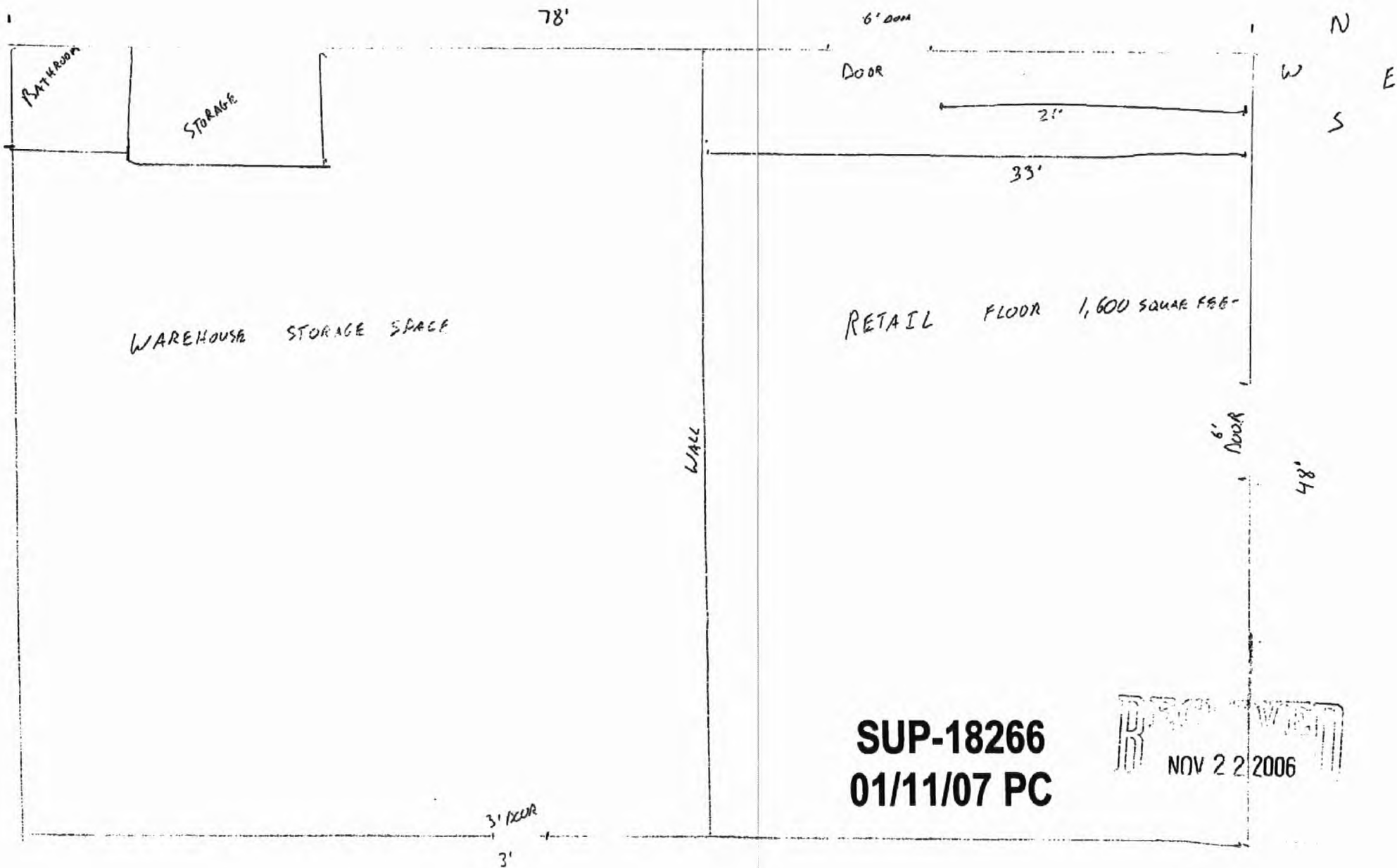
VONS

The VONS Companies, Inc.
 VONS SUPERMARKETS
 VONS FOOD & DRUG
 1000 WEST CHEYENNE AVENUE
 BOULDER CITY, NEVADA 89008
 (702) 294-1766 FAX (702) 294-1998

JIM L. ANDERSON, ARCHITECT
 706 YUCCA, SUITE A
 BOULDER CITY, NEVADA 89008
 (702) 294-1766 FAX (702) 294-1998

"VONS" #195 LAS VEGAS
 (EXPANSION)
 6000 WEST CHEYENNE AVENUE
 LAS VEGAS, NEVADA 89108

90-020



SUP-18266
01/11/07 PC

RECEIVED
NOV 22 2006

SAMPLE OF OUR STORE
INTERIORS AS OPPOSED TO
OTHER FINANCE BUSINESSES





SUP-18266
01/11/07 PC

2220



SUP-18266 - APPLICANT: CRAIG MCCALL - OWNER: PHILLIP E. HEMPLER AND JOSEPH P. LEPIRE
6032 WEST CHEYENNE AVENUE
JANUARY 11, 2007 PLANNING COMMISSION

12/08/06



SUP-18266 - APPLICANT: CRAIG MCCALL - OWNER: PHILLIP E. HEMPLER AND JOSEPH P. LEPIRE
6032 WEST CHEYENNE AVENUE
JANUARY 11, 2007 PLANNING COMMISSION

12/08/06



SUP-18266 - APPLICANT: CRAIG MCCALL - OWNER: PHILLIP E. HEMPLER AND JOSEPH P. LEPIRE
6032 WEST CHEYENNE AVENUE
JANUARY 11, 2007 PLANNING COMMISSION

12/08/06

November 20, 2006

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

RE: Special Use Permit for APN: 138-12-416-006

We are requesting a SUP for the relocation of an existing pawn shop to the 6032 W. Cheyenne Avenue location. We realize staff's recommendation for approval will require applying the waiver option to the separation requirement from other finance businesses. We believe the factors associated with this request provide ample justification and the type of scenario intended for applying the waiver of the separation requirement.

We have put forth an extremely large amount of time trying to find a location that meets the City's separation requirements before presenting this location. It is very rare, if not impossible, to find a commercially zoned location with enough vacant space for a pawnshop with no finance business within 1000 feet. Our subject location has only one finance business within 1000 feet. There is not another pawn shop within approximately 1.5 miles of this location.

While pawn shops are grouped in with the finance businesses it needs to be understood that our business is quite different from the check cashing /payday loan business that is within 1000 feet of this parcel. A majority of the revenue from our pawn business comes from retail sales, primarily jewelry sales. Unlike payday loan/check cashing businesses, our pawn loan product is regulated by state statutes as far as the interest rate that can be charged. The payday loan /check cashing industry does not have caps on its interest rate. By allowing a pawn business to be located in an area the people living in the neighborhood have an alternative for loans at a lower and regulated interest rate. In addition our pawn stores offer below retail prices for merchandise that always comes with a warranty.

We have enclosed pictures of the interior of our recently opened stores to help clarify that our pawn stores are very different from the other businesses grouped under finance businesses. Our pawn stores are not only different due to the regulated interest rate and retail as the major business but also in the appearance and space requirements.

When we participated in the passing of the waiver ordinance and agreed to the inclusion of pawnshops among finance businesses in any separation requirements it was with the understanding that the waiver option would be available and applied when appropriate. It is situations like this where the waiver would be very appropriately applied.

SUP-18266
01/11/07 PC

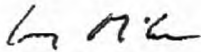
It would create a significant hardship on our organization if we are not able to obtain approval for the relocation of an existing store from a location where the lease agreement is not being extended due to redevelopment in the area.

Our store hours will be from 9:00 a.m. to 7:00 p.m. Monday through Saturday and 10:00 a.m. to 5:00 p.m. on Sunday.

The enclosed site map displays the parking available for this business. We have included the CC&Rs for this center. Under Section 3 of the CC&R document it outlines the shared parking agreement. We are also enclosing pictures of the subject vacant building.

If you have any questions the best way to contact me is on my cellular phone. That number is 497-1226.

Sincerely,



Craig McCall

SUP-18266
01/11/07 PC

February 4, 2007

Seyed Emamzadeh
Mollie's Kountry Kafe
Owner/Operator
3200 N. Jones
(702) 466-2443

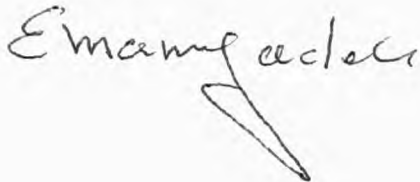
To Whom It May Concern:

I, Seyed Emamzadeh, and the persons below are objecting to the special permit requested by Phillip E. Hempler and Joseph P. Lepire (SUP-18266) for a pawn shop to be located at 6032 West Cheyenne. We feel if this permit is passed it will have a negative impact on the surrounding businesses.

I have owned and operated my restaurant for over a decade and would like to continue to keep the family atmosphere that it has been our reputation over these years. I hope you will take in consideration our concern before making any final decisions on this matter.

Sincerely,

Seyed Emamzadeh



Protest

2007 FEB - 6 A 10:38

RECEIVED
CITY CLERK

Exempted after final review

Date 2/6/07 Item #130

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

EMAMZADEH SEYED
AKHVAN-SABER FAHIMEH
4777 STAVENGER LN
LAS VEGAS NV 89147-6049

MEETING: CITY COUNCIL
DATE: FEBRUARY 07, 2007
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-18266

APPLICANT: CRAIG MCCALL - OWNER: PHILLIP E. HEMPLER AND JOSEPH P. LEPIRE -
REQUEST FOR A SPECIAL USE PERMIT FOR A PAWN SHOP AND A WAIVER TO ALLOW A ZERO
FOOT SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WHERE A 1,000
FOOT DISTANCE SEPARATION IS REQUIRED AT 6032 WEST CHEYENNE AVENUE (APN 138-12-
416-006), C-1 (LIMITED COMMERCIAL) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN
DESIGNATION], WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF
(S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60
EAST, M.D.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file
written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart
Avenue, Las Vegas, Nevada. 89101. For further information, please call (702) 229-6301 (TDD 386-9108)
<http://www.lasvegasnevada.gov>

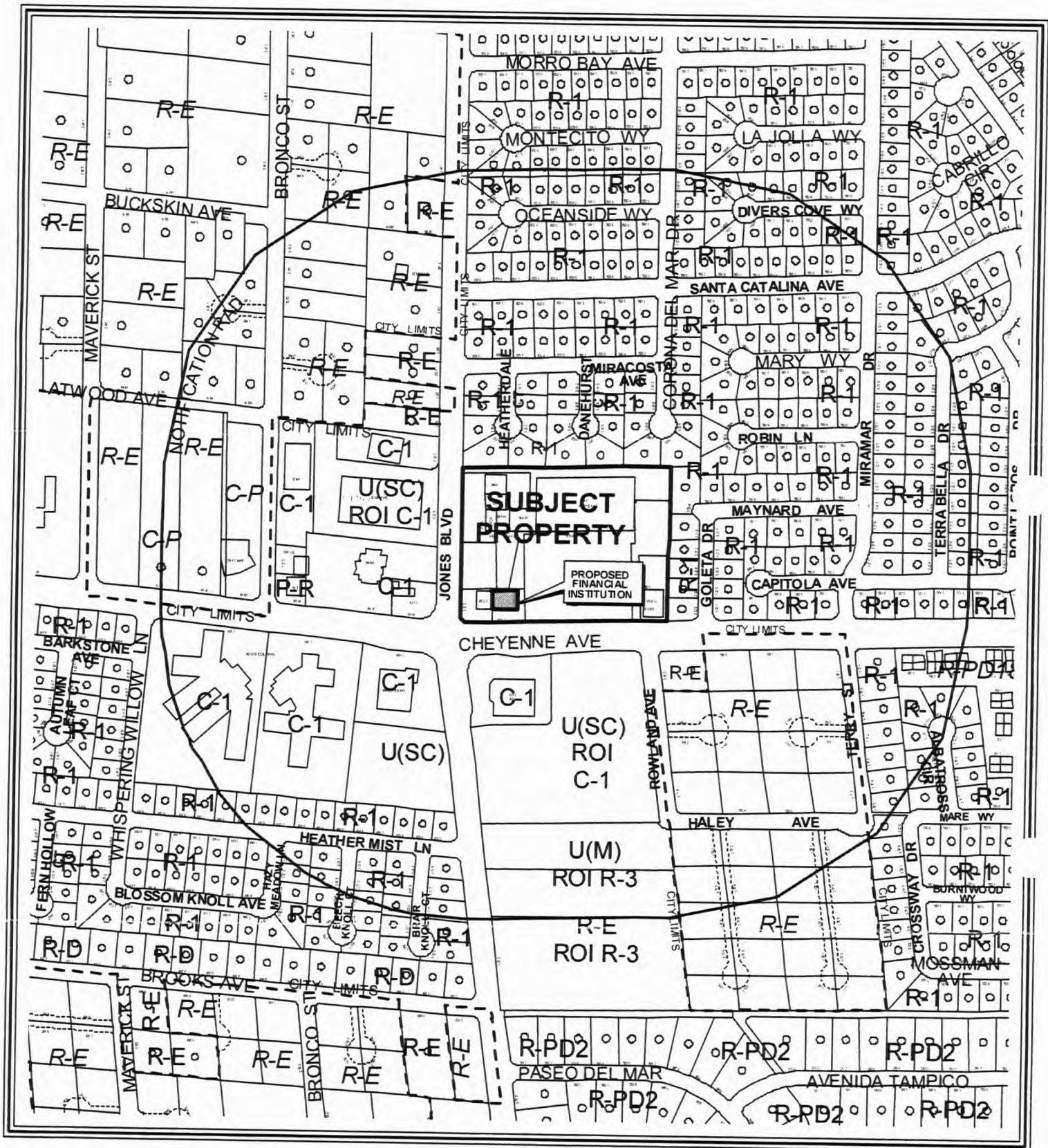


SEE LOCATION MAP ON REVERSE SIDE

BARBARA JO RONEMUS
CITY CLERK

2007 FEB - 6 A 10:41

RECEIVED
CITY CLERK



CASE: SUP-18266

RADIUS: 1000 FT

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

Name	Address	Signature
1 Bill Gilbert	3016 Briar Knoll Ct LV 89108	Bill Gilbert
2 DIEM NGUYEN	3220 N Jones Blvd #4	Diem Nguyen
3 Tara Czarnyska	3312 Heatherdale Ct. LV, NV 89108	Tara Czarnyska
4 Michael Lho	3308 Heatherdale Ct LV, NV 89108	Michael Lho
5 Gabriel de Santiago	3308 Dauchurst Ct LV, Vegas NV 89108	Gabriel de Santiago
6 Lilly Suarez	5900 Miracosta Ave Las Vegas NV 89110	Lilly Suarez
7 Rich Valdez	3321 Corona Del Mar Las Vegas 89118	Rich Valdez
8 MARTIN Cisneros	3304 Corona del Mar Las Vegas 89108	Martin Cisneros
9 KEO APANGCHAN	3308 Corona Del Mar LV 89108	Keo Apangchan
10 Angela Diaz	3308 Corona Del Mar LV 89108	Angela Diaz
11 Ron Stewart	5821 Santa Catalina	Ron Stewart
12 LARRY KROLL	5800 Mary Way	Larry Kroll
13 Leonard Bush	5817 Mary Way	Leonard Bush
14 RC W. Goss	5824 Mary Way	RC W. Goss
15 DOLORES Jose PHS	5805 MAYNARD AVE	Dolores Jose
16 John Grimm	5812 maynard Ave	John Grimm
17 MICHAEL NEILSON	5820 MAYNARD AVE	Michael Neilson
18 Michael Tully	3216 GOLETA DR LAS VEGAS NV	Michael Tully
19 Luis Ulloa	3208 Goleta Dr Las Vegas NV	Luis Ulloa
20 GERARDO FLORES	3201 Goleta Dr Las Vegas NV	Gerardo Flores
21 Denise Thurtle	6010 W. Cheyenne #16	Denise Thurtle
22 Lynn Day	6010 W. Cheyenne Ave #15	Lynn Day

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23 Judy Anderson - 4544 Crimson Leaf Dr. - Los Angeles, Ca. 89130
24 Robert B. - 4544 Crimson Leaf Dr. LV, NV - 89130
25 Al Dell - 5301 Tim Deer Way, LV, NV 89149

26 Bonfina - 1700 W. Alta - #150, 2nd Fl. NV - 89106
27 Muriel Barker - 6621 W. Chaparral Ave. NV 89108
28 Daniel Velazquez 9043 Claretha Dr. NV
29 Jean Parker 9043 Claretha Dr. NV
30 KARELY SAHUS-VAZQUEZ (702) 266-5835
31 SOOY S MORTON 2829 W. Michaelway, Las Vegas, NV
32 EDNA A OCHOA 3540 TRILBY DR LV NV 89108 Edna A Ochoa

33 Kristina Mendoza 6001 Santa Catalina 89108
34 William G. Braughn - 4524 W. SAN MIGUEL BLVD - 89103
35 Anthony C Smith 4909 Golden Haven Ave LV NV 89133
36 Corlissa Wootman 4909 Golden Haven Ave LV NV 89133

37 Theresa Kuhlman 2629 CATHEDRAL LAKE WNV 89108 Theresa Kuhlman
38 Rob Tenaglia 2629 Cathedral Lake WNV 89108

39 Allen Taylor 6405 GROVE HILL LV NV 89108
40 Linda Taylor 6405 GROVE HILL LV NV 89108
41 Judith Summers 4721 TRIMONTA CT LV NV 89130 Judith Summers

42 CLER SUMMERS 4721 TRIMONTA CT LV NV 89130
43 NANCY & GORDON RAMSEY 8840 ARROYO AZUL LV 89131 Gordon Ramsey

44 NANCY RAMSEY 8840 ARROYO AZUL ST NV 89131 Nancy Ramsey

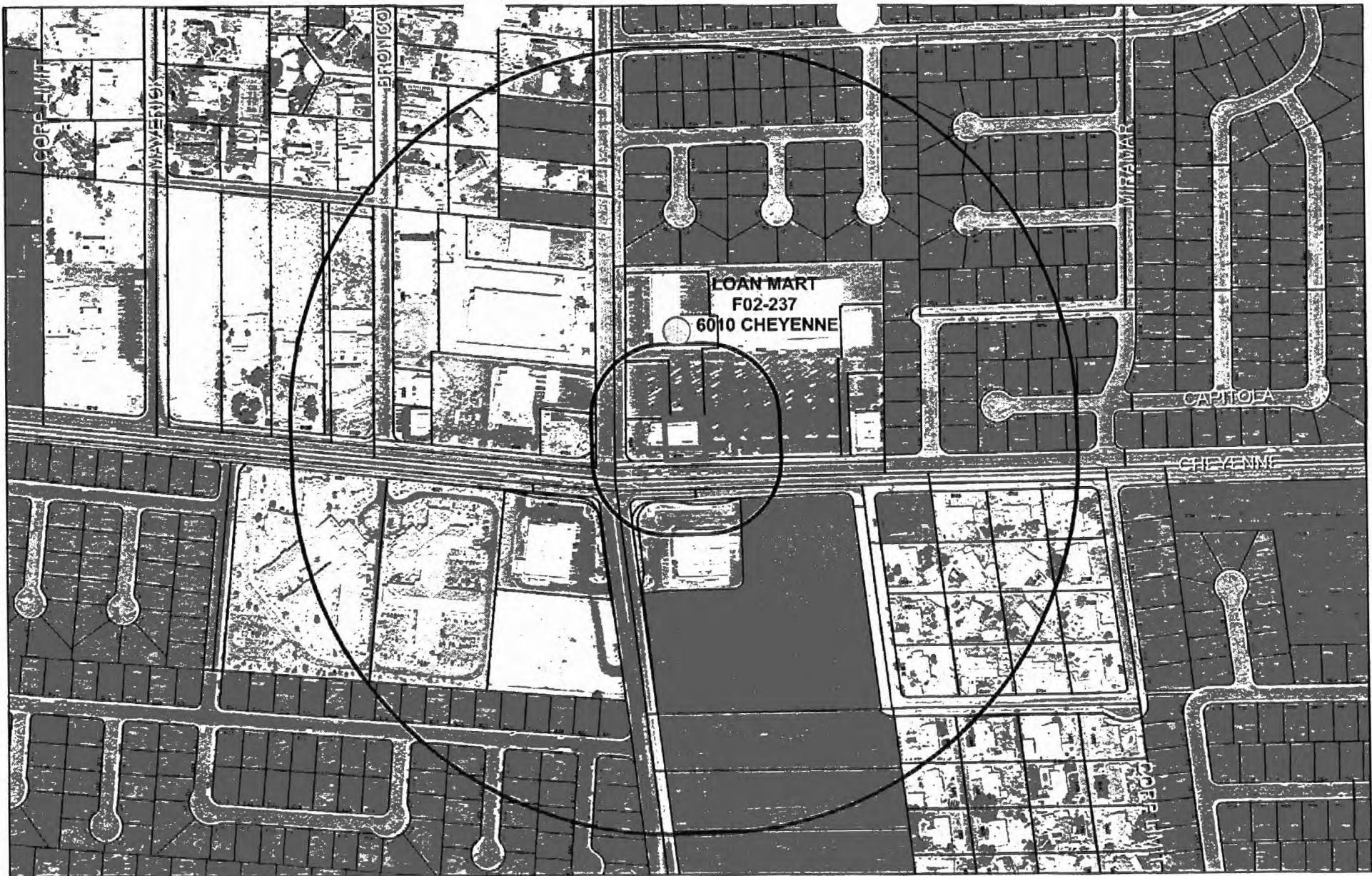
RECEIVED
COPY CLERK

FEB - 6 A 10:41

RECEIVED
4157 CLEAR

2007 FEB 6 A 10:41

	name	address	Signature
	JIM TIS ROSS	4713 Boulder Bay NLV 89081	
	Heather York-Ross	4713 Boulder Bay NLV 89081	
47	Stacey Paez	4713 Boulder Bay NLV 89081	
48	ENRIQUE PAEZ	4713 Boulder Bay NLV 89081	
49	Linda York	4539 Roper Ct. NLV NV 89081	
50	Danny York	4539 Roper Ct. NLV NV 89081	
51	DWAYNE P	7125 W Yacht Landing	
52	Tom McQuinn	7641 Sunhampton	
53	Delia McKown	11013 W. Sheridan St. NLV 89312	
54	RICK McKown	11013 W. Sheridan St. NLV 89312	
55	SHARON MOORE	4324 E. LAKE MEAD BLVD. #	
56	Krystal Catlett	5355 W. Edmond LVNV 89118	
57	Gene Willis	4717 Victoria Beach Way LVNV	
58	BAHADIR Emanzadeh	11900 RED CAMELLIA ST LVNV 89135	
59	Edgar Velazquez	1890 Mother St peroid	
60	Regina Ours	931 Hunters Ridge Way 89032	
61	William Ours	931 Hunters Ridge Way 89032	
62	Ernest Horton	6714 Hawthorne Ct 89131	
63	Rick Lee	3331 Bay Horse Ct	
64	Edna Padilla	3177 N Michael Way Apt B	
65	W. Adams	PO Box 6443	
66	Frank Lopez	9437 Russell Rd	
67	Jacob Sanders	3705 Dalecrest Dr	
68	Cory Shanklin	3705 Dalecrest Dr	
69	Brent Sanders	3705 Dalecrest Dr.	
70	WIKIE CHERRY	1607 Spring Park Dr	
71	KATHLEEN HENLEY	1208 AUTUMN RIDGE CIR, NLV NV	
72	MELISSA JAMES	5331 Elphin Ct NLV, NV	
73			



SUP-18266

Financial Business Locations

- | | |
|---|--|
|  Finance Company |  Financial Institution, Specified |
|  Automobile Title Loan |  Pawnbroker |

- | |
|--|
|  Subject Property |
|  Residential Property |



Buffer

0 205 410 820 Feet



LAW OFFICES

BALLARD SPAHR ANDREWS & INGERSOLL, LLP

BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET, SUITE 1201
LAS VEGAS, NEVADA 89101-6018
702-471-7000
FAX: 702-471-7070
WWW.BALLARDSPAHR.COM

RECEIVED
CITY CLERK

2007 FEB -6 P 4: 55

PHILADELPHIA, PA
BALTIMORE, MD
DENVER, CO
SALT LAKE CITY, UT
VOORHEES, NJ
WASHINGTON, DC
WILMINGTON, DE

BILL CURRAN
DIRECT DIAL: (702) 471-7000
PERSONAL FAX: (702) 471-7070
E-MAIL: CURRANB@BALLARDSPAHR.COM

February 6, 2007

Via Facsimile 382-4803

Barbara Jo (Roni) Ronemus
City Clerk
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

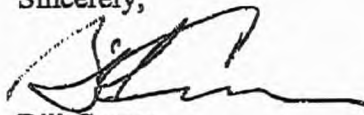
Re: **REQUEST TO HOLD**
SUP-18266 - February 7, 2007 City Council Meeting

Dear Ms. Ronemus:

On behalf of my client, Pawn Place, I respectfully submit this letter of request to hold the above referenced application in abeyance for two weeks.

Please call if you have any questions. Thank you for your assistance.

Sincerely,


Bill Curran

WPC:cw

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

Dorothy Marsili

From: Doug Rankin
Sent: Monday, January 08, 2007 10:47 AM
To: Dorothy Marsili
Cc: Joni Johnson
Subject: FW: Internet Submission - SUP-18266

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

From: Tina A. Past
Sent: Monday, January 08, 2007 10:43 AM
To: Joni Johnson
Cc: John Korkosz; Doug Rankin
Subject: FW: Internet Submission - SUP-18266

Will you please make sure that the proper recording of this opposition to this application is handled?

Thanks very much,

Tina Past
Public Information Officer
Direct: 702-229-2343
tpast@lasvegasnevada.gov
Planning & Development Department
City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

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

From: Nora Lares
Sent: Monday, January 08, 2007 10:35 AM
To: Tina A. Past
Subject: FW: Internet Submission - SUP-18266

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

From: warlord49@msn.com [mailto:warlord49@msn.com]
Sent: Friday, January 05, 2007 7:27 AM
To: planning@LasVegasNevada.gov
Subject: Internet Submission - SUP-18266

Citizen Name: Felicia Mitchell

Email: warlord49@msn.com

Comments: I received a notice of a hearing for SUP-18266 to allow a Pawn Shop at 6032 West Cheyenne Ave. I own a home on Jones & Heather Mist and I am sending this e-mail to express my opposition to this request. I will not be able to attend the meeting on January 11, 2006; but I want to let you know I think allowing a Pawn Shop to do business in a residential area will not only attract the wrong kind of people to the neighborhood but it will also bring down the property values.

Thank you for your time.

Felicia A. Mitchell
3016 Briar Knoll Ct.
Las Vegas, NV 89108

ITEM # 38
CASE # SUP-18266
PC MTG 1-11-07

P

SUP-18266

Jan 3, 2007

To Whom it May Concern:

I oppose the request for
a special use permit for a pawn
shop & a waiver to allow a zero foot
separation from an existing financial
institution at 6032 W. Cheyenne Ave.

The city of Las Vegas, and our
area is overrun with pawn
shops.

13811804017 Case: SUP-18266
GUMFORY JERRY P & PATRICIA ANN
6124 W CHEYENNE AVE
LAS VEGAS NV 89108-4207

Respectfully

Patricia A. Gumfory

ITEM # 38
CASE # SUP-18266
PC MTG 1-11-07

P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:****SPECIAL USE PERMIT**

SUP-18279 - PUBLIC HEARING - APPLICANT: BIOMAT USA - OWNER: CIVIC CENTER PLAZA, LLC. - Appeal filed by the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR THE EXPANSION OF AN EXISTING BLOOD PLASMA DONOR CENTER at 611-623 Las Vegas Boulevard North (APN 139-27-812-005), C-2 (General Commercial) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****3****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****1****City Council Meeting****0****RECOMMENDATION:**

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

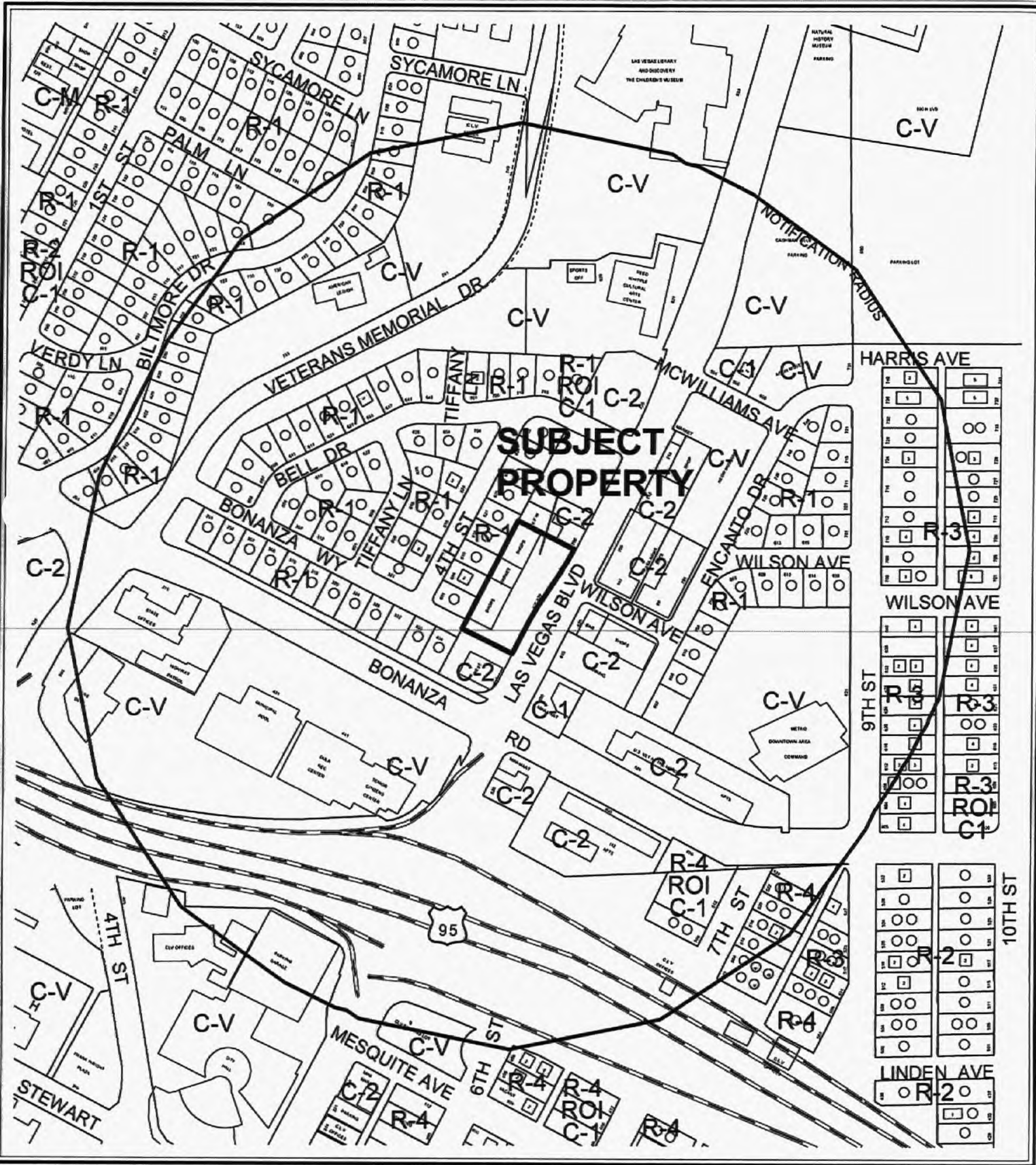
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Appeal letter filed by Bob Camp
6. Approval letter submitted by Immune Deficiency Foundation dated 01-24-07
7. Submitted after final agenda – Abeyance request by Kummer Kaempfer Bonner Renshaw & Ferrario

Motion made by GARY REESE to Hold in Abeyance Item 74 [SID 1490], Item 91 [GPA-16511], Item 92 [ZON-16519], Item 93 [VAR-16525], Item 94 [SDR-16522], Item 104 [VAR-17871], Item 105 [SDR-17312], Item 111 [SDR-15747], Item 130 [SUP-18266] and Item 131 [SUP-18279] to 2/21/2007; Item 122 [VAR-18312] and Item 123 [SUP-18314] to 3/7/2007; Item 112 [SDR-17298] to 4/4/2007; Item 106 [SUP-15442] to 6/20/2007

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

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



CASE: SUP-18279

RADIUS: 1000

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

0 80160 Feet





CASE: **SUP-18279**

RADIUS: 1000

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-18279 - APPLICANT: BIOMAT USA - OWNER: CIVIC CENTER PLAZA, LLC.

**** CONDITIONS ****

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

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is an appeal filed by the applicant from the denial by the Planning Commission of a request for a Special Use Permit for the 2,016 square-foot expansion of an existing 6,545 square-foot Blood Plasma Donor Center at 611 to 623 Las Vegas Boulevard North.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/27/98	The City Council approved a Special Use Permit (U-0006-98) for a 1,930 square-foot expansion of an existing 4,455 square-foot Blood Plasma Donor Center at the subject site. Planning Commission recommended denial, staff recommended approval.
12/18/06	The Department of Neighborhood Services indicates that there is no record of any issues on the subject site since 2002 related to the Blood Plasma Donor Center Use.
12/27/06	Las Vegas Metropolitan Police report 13 responses at the subject address in 2006 and 12 in 2005. None of these cases related to the Blood Plasma Donor Center Use.
01/11/07	The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #39/rl).

<i>Related Building Permits/Business Licenses</i>	
12/30/02	Business License C08-11272-93934 for Coin Amusement and L01-1324-93934 for Coin Operated Laundromat issued to Blue Ribbon Laundromat & Cleaners.
07/02/03	Business License 14-73-6-18404 issued to BIOMAT USA Inc. for Clinic/Lab/X-ray/Imaging.

<i>Pre-Application Meeting</i>	
11/14/06	A pre-application meeting was held and the requirements of a Special Use Permit was discussed.

<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.05

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Blood Plasma Donor Center, Service Commercial	MXU (Downtown Mixed Use)	C-2 (General Commercial)
North	Non-profit organization	MXU (Downtown Mixed Use)	C-2 (General Commercial)
South	Restaurant	MXU (Downtown Mixed Use)	C-2 (General Commercial)
East	Retail, Tavern	MXU (Downtown Mixed Use)	C-2 (General Commercial)
West	Single Family Residential, Duplex	MXU (Downtown Mixed Use)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown North Plan	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown North District Mixed Use	X		Y
A-O Airport Overlay District 200 Foot Buffer	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	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>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	49,763 SF	NA
Min. Lot Width	100 Feet	160	Y
Min. Setbacks			
• Front	20 Feet	75 Feet	Y
• Side	10 Feet	0 Feet	N*
• Corner	15 Feet	NA	NA
• Rear	20 Feet	5 Feet	N*
Trash Enclosure	50 Foot separation from residential	Existing 32 foot separation	N**
Max. Lot Coverage	50%	29%	Y

* The subject building was constructed in 1964 and is a legal non-conforming building.

** Existing trash enclosure constructed as previously approved.

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Barber Shop	1 chair (980 square feet)	2 per barber chair	2				
Video Rental	980 square feet	1 per 250 square feet	4				
Retail	2,734 square feet	1 per 175 square feet	16				
Blood Plasma Center	8,561 square feet	1 per 200 square feet	43				
SubTotal			62	3	65	3	
TOTAL	13,239 sq. ft.		65		68		Y*

* A site visit confirms that the parking spaces meet the minimum width and depth requirements of Title 19.10.010 J.

ANALYSIS

- General**

The subject site is located in the MXU (Downtown Mixed Use) General Plan designation in the Southeast Sector of the Las Vegas 2020 Master Plan and as Commercial or Mixed-Use in the Downtown North Land Use Plan. The subject site is further located within the Downtown Redevelopment Area of the Southeast General Plan. To stimulate revitalization of the City's historic, urban core, several special overlay districts have been adopted which contain unique standards for redevelopment.

The subject business was previously expanded to its existing size in 1998, and while the landscaping does not conform to current Title 19 standards, improvements were made to the parking lot landscaping through the addition of planters and the removal of 27 parking spaces as conditions of approved Special Use Permit (U-6-98) for that expansion. These improvements included the removal of 27 parking spaces and the addition of landscaping improvements including 11 palm trees.

In addition, the applicant provides security on the site and, despite past problems, the Neighborhood Services Department reports that there is no record of complaints at the site since prior to 2002.

- **Zoning**

The subject property is located in the C-2 zone, in which the Blood Plasma Donor Center is allowed with an approved Special Use Permit. The C-2 zone 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 other 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.

- **Use**

Title 19.20 defines Blood Plasma Donor Center as a building used for the collection of human blood plasma from plasma donors. This use does not include a facility for the provision of medical care or treatment. This use is permitted in the C-2 (General Commercial) zone with a Special Use Permit.

- **Conditions**

There are no special conditions required for the issuance of a special use permit for a Blood Plasma Donor Center except for the on-site parking requirements of one space for each 200 square feet of gross floor area. The subject site requires 42 parking spaces for the Blood Plasma Donor Center as well as an additional 26 spaces for the other businesses within the retail center. The required 68 spaces are provided on the site, and this has been confirmed by two site visits. In addition, located at the intersection of Bonanza Road and Las Vegas Boulevard, the subject site is served by two major transit lines with eight buses serving the site every hour. In addition, the subject site is within one half mile of high density residential and high intensity employment centers, allowing for easy walkability.

FINDINGS

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

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

While there are concerns about the proposed expansion, the proposed land use can be conducted in a manner that is harmonious and compatible with surrounding uses. The proposed expansion will increase the waiting area and decrease the impact on loitering outside the current facility. According to the Neighborhood Services Department, in the last four years, there is no record of neighborhood complaints nor code violations regarding the subject business.

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

The subject site is an existing retail center and the expansion of the existing Blood Plasma Donor Center into the former Laundromat location will not add undue burden to the subject site as the number of parking spaces is sufficient to meet the additional two parking spaces required by the change in use. As the expansion will take place within an existing vacant suite, no expansion to the square footage of the existing building is proposed. The parking lot includes 68 parking spaces that are 10 feet wide and 18 feet deep. An existing trash enclosure is installed on the south side of the building and conforms with

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

The subject site is served by Las Vegas Boulevard, a 100-foot Primary Arterial as designated on the Master Plan of Streets and Highways. This arterial is adequate to meet the increased demands associated with the expansion of this business. The subject site is further served by pedestrian infrastructure and two major mass transit routes, serving much of its clientele.

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 compromise the public health, safety, and welfare because the use will be constructed in compliance with applicable building codes.

5. The use meets all of the applicable conditions per Title 19.04.

The proposed expansion of an existing Blood Plasma Donor Center meets all applicable conditions of Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

13

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 156 by City Clerk

APPROVALS 0

PROTESTS 3

11-01-2006 09:55pm From:

1 702-552-5339

T-028 P.005/006 F-042



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18279** APN: _____Name of Property Owner: CITY OF CLARKName of Applicant: H. ARITS - BOB CAMP

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: [Signature]Print Name: Steven Fazekas

Subscribed and sworn before me

This 21 day of Nov., 2006Desirae Sehon

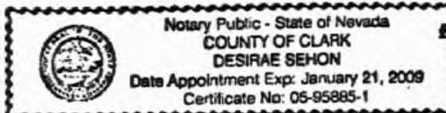
Notary Public in and for said County and State

State of Nevada

County of ClarkThis instrument was acknowledged before me on Nov 21, 06by Steven FazekasDesirae Sehon

Notary Signature

Revised 12-03-04



20060110 Application Packet/Statement of Financial Interest.doc

REVISIONS			
Rev#	Date	Notes	By

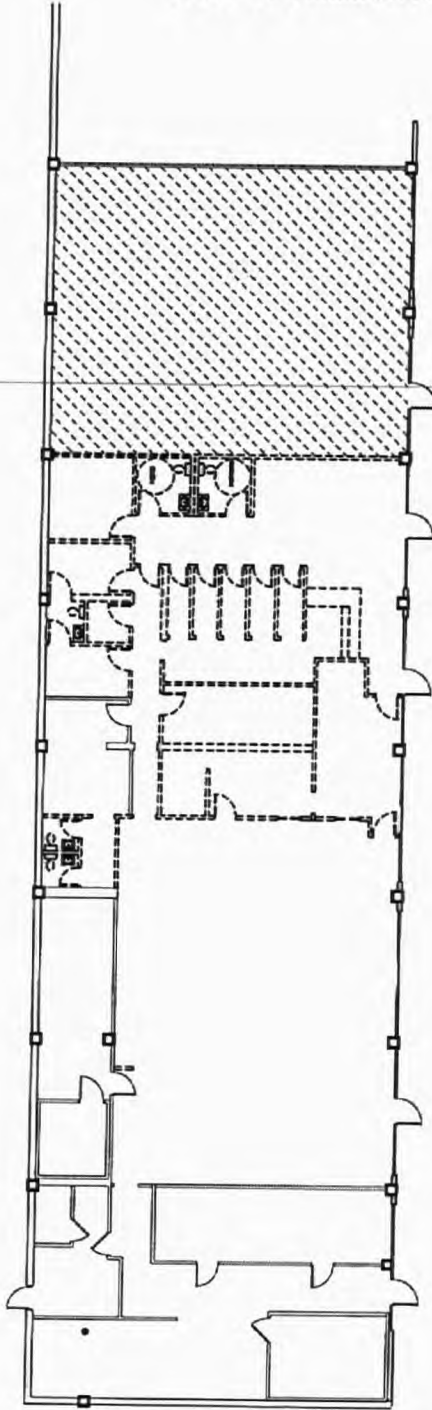
STEED
CONSTRUCTION, INC.
1234 E. Las Vegas Blvd.
Suite 200
Las Vegas, NV 89101
Phone: 702/739-7300
Fax: 702/739-7332

- NOTES:**
- 1. SEE ALL NOTES ON ALL DRAWINGS.
 - 2. SEE ALL NOTES ON ALL DRAWINGS.
 - 3. SEE ALL NOTES ON ALL DRAWINGS.
 - 4. SEE ALL NOTES ON ALL DRAWINGS.
 - 5. SEE ALL NOTES ON ALL DRAWINGS.
 - 6. SEE ALL NOTES ON ALL DRAWINGS.
 - 7. SEE ALL NOTES ON ALL DRAWINGS.
 - 8. SEE ALL NOTES ON ALL DRAWINGS.
 - 9. SEE ALL NOTES ON ALL DRAWINGS.
 - 10. SEE ALL NOTES ON ALL DRAWINGS.

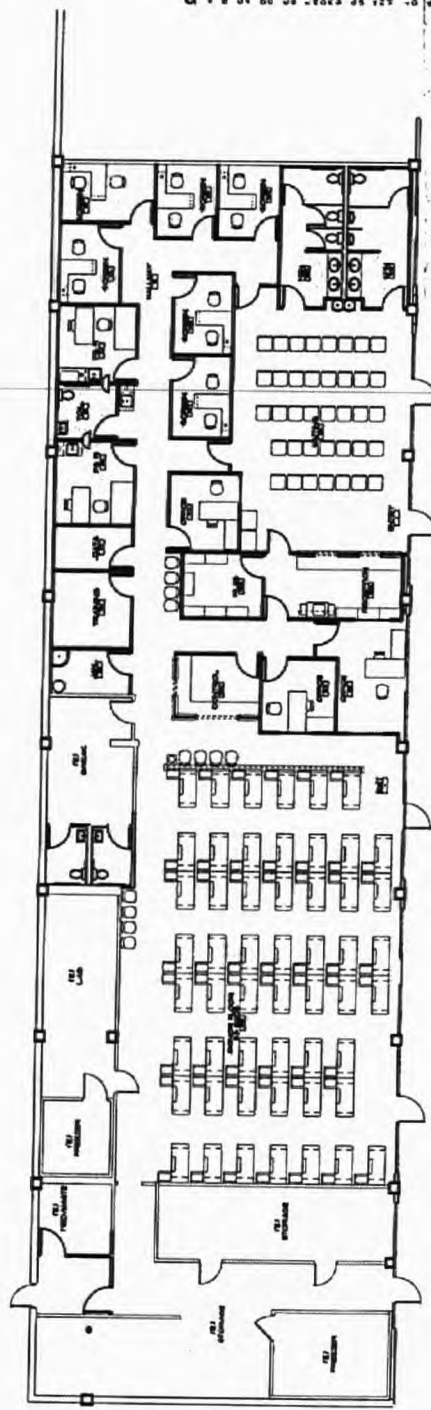
PROJECT:
TENANT IMPROVEMENT FOR:
BIOMAT USA
611 LAS VEGAS BLVD. NORTH
LAS VEGAS, NEVADA

habitat
ARCHITECTS
1000 S. Las Vegas Blvd., Suite 100
Las Vegas, NV 89101
Phone: 702/739-7300

DATE: 11/07/07		BY: A2.1	
FLOOR PLAN		REV: 02/09-05/09	
31 OCT 06		AS NOTED	
31 OCT 06		BY: A2.1	



1 DEMOLITION PLAN



2 PRELIMINARY FLOOR PLAN

SUP-18279
01/11/07 PC

NOV 22 2006

GENERAL NOTES:

1. ALL EXISTING STRUCTURES ARE TO BE DEMOLISHED.
2. ALL EXISTING UTILITIES ARE TO BE REMOVED.
3. ALL EXISTING FLOORING IS TO BE REMOVED.
4. ALL EXISTING WALLS ARE TO BE REMOVED.
5. ALL EXISTING ROOFS ARE TO BE REMOVED.
6. ALL EXISTING FOUNDATIONS ARE TO BE REMOVED.
7. ALL EXISTING CURBS ARE TO BE REMOVED.
8. ALL EXISTING DRIVEWAYS ARE TO BE REMOVED.
9. ALL EXISTING LANDSCAPING IS TO BE REMOVED.
10. ALL EXISTING SIGNAGE IS TO BE REMOVED.

GENERAL NOTES:

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8. ALL EXISTING DRIVEWAYS ARE TO BE REMOVED.
9. ALL EXISTING LANDSCAPING IS TO BE REMOVED.
10. ALL EXISTING SIGNAGE IS TO BE REMOVED.



SUP-18279 - APPLICANT:BIOMAT USA - OWNER: CIVIC CENTER PLAZA, LLC.
611-623 LAS VEGAS BOULEVARD NORTH
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



SUP-18279 - APPLICANT:BIOMAT USA - OWNER: CIVIC CENTER PLAZA, LLC.
611-623 LAS VEGAS BOULEVARD NORTH
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



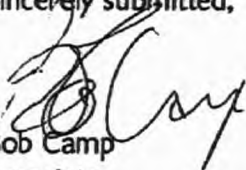
November 2, 2006

Development Services Center
Planning & Development
731 S. 4th. Street
Las Vegas NV. 89101

RE: Justification Letter

Please find following our pre-application conference request form and required plans for the BioMat USA plasma donation center's special use permit. This existing plasma center would like to add the adjoining laundry mat space (2016 sq. ft.) to their facility (6545 sq. ft.) to create a more useful and efficient work environment for there employees and clients. BioMat feels that larger bathrooms and a much larger waiting room would greatly improve the operations of their center. Approximately a third of the existing space would also be remodeled and be included in the building permit for the adjoining space.

Sincerely submitted,



Bob Camp
Associate

SUP-18279
01/11/07 PC

RECEIVED
CITY CLERK

2007 JAN 19 A 11: 04



January 18, 2007

John Korkosz, Planning Supervisor
Planning & Development Department
731 South Forth Street
Las Vegas NV. 89101

RE: SUP-18279 - SPECIAL USE DENIAL APPEAL

I respectfully submit an appeal for the denial decision made by The Planning Commission on January 11, 2007 for the above mentioned special use permit.

Sincerely submitted,

Bob Camp
Associate



IMMUNE DEFICIENCY FOUNDATION

The National Organization Dedicated to Research, Education and Advocacy for Primary Immune Deficiency Diseases

January 22, 2007

John Korkosz, Planning Supervisor
Current Planning Division
Planning and Development Department
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89101

Dear Mr. Korkosz,

The Immune Deficiency Foundation (IDF) is the national patient non-profit health organization dedicated to improving the diagnosis and treatment of individuals with primary immune deficiency diseases. These diseases are chronic illnesses caused by hereditary or genetic defects in the immune system in which part of the body's immune system is missing or does not function properly. These diseases are not contagious.

For many of the approximately 250,000 patients in the US, the only effective treatment for these potentially life threatening diseases is the regular administration of intravenous immune globulin (IVIG), a treatment that is produced from donations of human plasma. Without adequate plasma donation facilities, companies like Biomat cannot provide sufficient supplies of plasma to produce enough IVIG to meet the needs of patients who rely on this life-saving therapy. Please grant the request of Biomat to expand its facility and collect more plasma for the production of IVIG.

As the founder and president of the Immune Deficiency Foundation (IDF), and the mother of a child who has suffered with a primary immune deficiency disease, I am deeply concerned about assuring that patients have adequate treatment. Unfortunately, there is no cure for primary immune deficiency diseases. Individuals who are born with or are diagnosed later in life with these diseases have compromised immune systems and cannot fight-off infections that might go unnoticed in someone with a healthy immune system.

RECEIVED

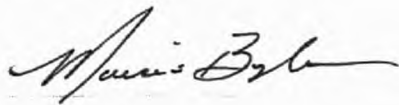
JAN 24 2007

Since the advent of IVIG in the 1980's many people with primary immune deficiencies have been able to lead relatively healthy, normal and productive lives. My son is a testament to the power of IVIG treatment. Although the first years of his life were frightening and uncertain, he is now in his 20's, married, and leading a healthy life. If communities around the country refused the efforts of companies like Biomat to build and grow their plasma collection facilities, my son might not have the life he leads today.

On behalf of the thousands of children born with primary immune deficiencies each year, and the countless others currently living with these conditions, I ask that you grant Biomat's request to expand its plasma collection center in Las Vegas.

Thank you for your consideration of the needs of the unique patient population that IDF serves. If you have any questions about our patients and the importance of IVIG, a plasma derived therapy, I would be delighted to talk with you further.

Sincerely,

A handwritten signature in cursive script, appearing to read "Marcia Boyle".

Marcia Boyle

President and Founder

Immune Deficiency Foundation

RECEIVED

JAN 24 2007

**KUMMER
KAEMPFER**
**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFERckaempfer@kkbrf.com
702.792.7054
LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.792.7181

RENO OFFICE
5565 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3000
Fax: 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.893.4260
Fax: 702.899.6457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0257

February 5, 2007

VIA FACSIMILE - 382-4803

Ms. Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 E. Stewart, 1st Fl.
Las Vegas, NV 89101

Re: City of Las Vegas, City Council Hearing, Wednesday, February 7, 2007
Applicant/Owner: Biomat USA, LLC - SUP-18279, Item # 131

Dear Ms. Ronemus:

This office represents the applicant in the above-referenced matters. We respectfully request that this matter be continued from the presently scheduled City of Las Vegas, City Council hearing of Wednesday, February 7, 2007, until Wednesday, February 21, 2007.

Thank you for your consideration of our request.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO


Christopher L. Kaempfer

CLK/lcj

2007 FEB -6 A 10:18
RECEIVED
CITY CLERK



290415

after final

Date 2/6/07 Item #131

14414.1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-18377 - PUBLIC HEARING - APPLICANT: KATHRYN EFFINGER - OWNER:
ARTEMUS W. HAM III TRUST - Request for a Special Use Permit FOR A TAVERN, LIMITED
ESTABLISHMENT at 512-514 Fremont Street (APN 139-34-611-007), C-2 (General Commercial)
Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

Motion made by GARY REESE to Approve Subject to Conditions

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

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

Minutes:

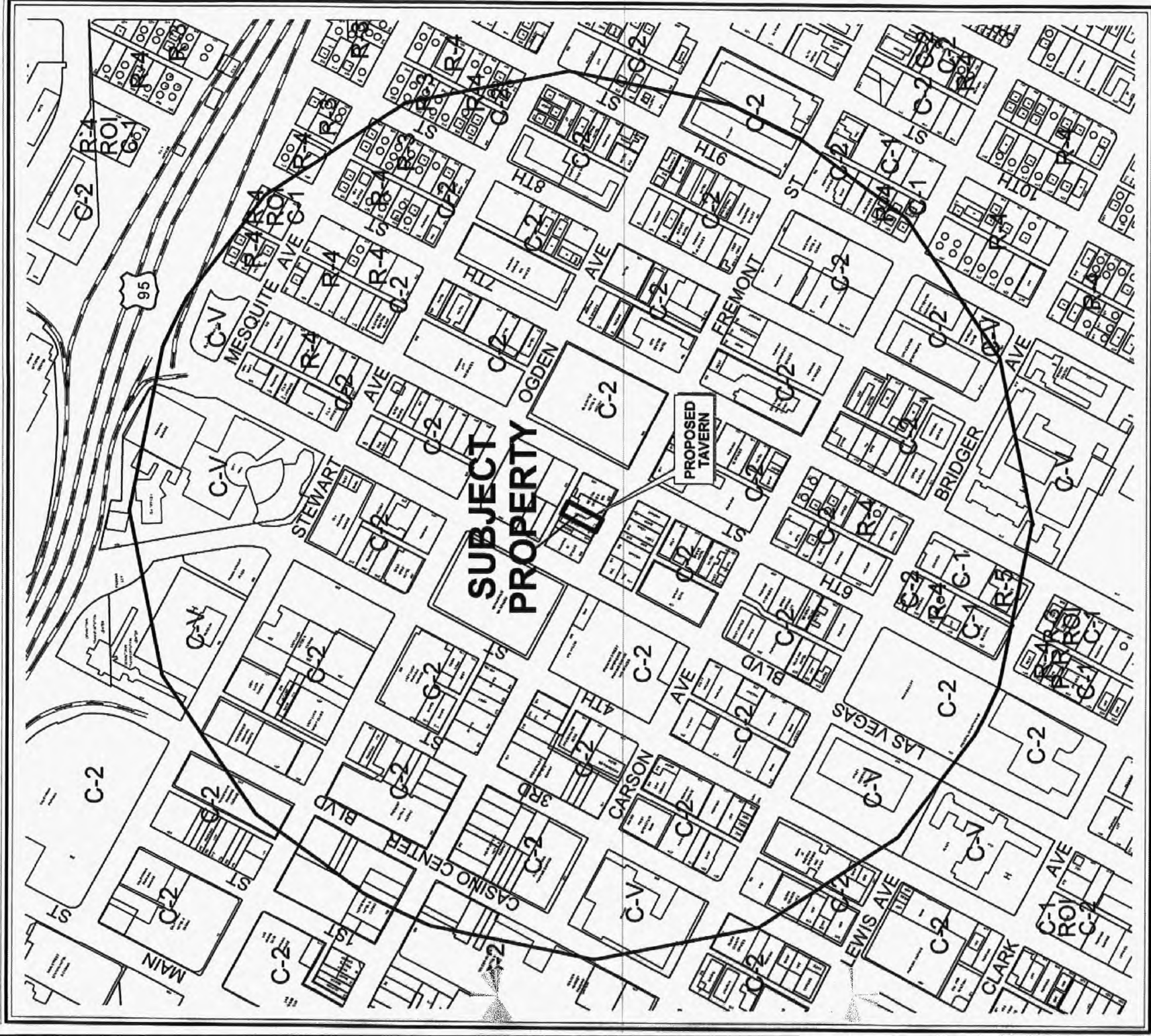
MAYOR GOODMAN declared the Public Hearing open.

KATHY EFFINGER, 9020 Leisure Springs Road, outlined her proposal for a fresh roasted coffee
shop and the progress of the construction along Fremont Street.

TOM McGOWAN verified that the business will consist of both a coffee shop and a tavern. MS.
EFFINGER commented that the Downtown Grounds will provide a variety of entertainment in both
the coffee shop and bar.

COUNCILMAN REESE wished MS. EFFINGER success.

MAYOR GOODMAN declared the Public Hearing closed.



CASE: **SUP-18377**

RADIUS: 1500 FT

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

0 1000 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-18377 - APPLICANT: KATHRYN EFFINGER - OWNER:
ARTEMUS W. HAM III TRUST**

**** CONDITIONS ****

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

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. Restricted Gaming shall be prohibited within this establishment pursuant to Title 6.40.155.
5. The property owner shall be required to participate in a proportionate share of the Entertainment District Streetscape Project, to be implemented and constructed by the City of Las Vegas.
6. Conformance to all Minimum Requirements of Title 19.06.120 and Title 6.50.
7. All City Code requirements and design standards of all City departments must be satisfied.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Tavern Limited at 512 and 514 East Fremont Street in the Entertainment District. The project contains two distinct elements; a coffee house and entertainment/bar. The applicant states that the project is consistent with the plan to develop the Entertainment District, and that the lounge will assist in activating the district.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>			
12/16/64	City Council approved rezoning (Z-0100-64) to reclassify property in the downtown area from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-V (Civic) to C-2 (General Commercial).		
01/11/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #40/yk).		
<i>Pre-Application Meeting</i>			
10/25/06	Staff reviewed the proposed project and informed that applicant that the DEOD-DRC would have to review and approve the exterior elevations and signage. The requirements for a Special Use Permit (SUP) were also reviewed with the applicant for the Tavern, Limited license.		
<i>Neighborhood Meeting</i>			
12/14/06	No meeting was required nor held for this project.		
<i>Details of Application Request</i>			
<i>Site Area</i>			
Gross Acres	6648 Sq. Ft. (.15 acres)		
Net Acres	6534 Sq. Ft. (.15 acres)		
<i>Related Building Permits/Business Licenses</i>			
03/16/99	Vegas Discount Outlet had an active retail w/tobacco sales license until 09/23/04. The retail license went inactive on 04/29/05.		
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	C (Commercial Use)	C-2 (General Comm.)
North	Parking lot	C (Commercial Use)	C-2 (General Comm.)
South	Tavern/Restaurant	C (Commercial Use)	C-2 (General Comm.)
East	Medical Office	C (Commercial Use)	C-2 (General Comm.)
West	Retail	C (Commercial Use)	C-2 (General Comm.)
<i>Special Districts/Zones</i>			
Special Area Plan	Yes	No	Compliance
Downtown Centennial Plan	Yes		Yes
Redevelopment Plan Area	Yes		Yes

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay District	Yes		Yes
Downtown Entertainment Overlay District	Yes		Yes
Live/Work Overlay District	Yes		N/A
Trails	Yes		Yes
Development Impact Notification Assessment			N/A
Project of Regional Significance			N/A

Downtown Centennial Plan

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Casino Center District. The goals of the district include preserving and enhancing the appearance of "Glitter Gulch," as well as encouraging supporting entertainment uses, and maintaining the presence of public facilities.

Redevelopment Plan Area

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a C (Commercial) land use designation. The proposed use is in conformance with the Redevelopment Plan.

Downtown Entertainment Overlay District

The subject property is located within the Downtown Entertainment Overlay District, which sets forth sign requirements and allows waivers from the liquor establishment and restaurant service bar separation requirements.

Entertainment Trail

This project is located on the Entertainment Trail. This section of the trail will be installed by the Fremont East Special Improvement District.

ANALYSIS

A) Zoning Code Compliance

Parking and Traffic Standards

The following table details the parking figures for the proposed use:

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular		Handi-capped
Tavern Area	4748 Sq Ft	1 per 50	95	4	0	0	Yes
Office/Storage	3115 Sq Ft	1 per 200	16	1	0	0	Yes
SubTotal	7863 Sq Ft		111	5	0	0	Yes
TOTAL	7863 Sq Ft		111	5	0	0	Yes

Pursuant to Title 19.06, properties within the Downtown Overlay District are exempt from the automatic application of standard parking requirements. There are two public parking garages within 500 feet that have over 2,000 parking spaces for this use. In addition, Las Vegas Boulevard is served by numerous public transit routes. Valet parking will be provided on Fremont Street as well. Staff has concluded that the parking needs for this project will be served by the existing options in the area.

Pursuant to Title 19.06.120, any liquor-serving establishment approved by means of a Special Use Permit for a parcel located within the Downtown Entertainment Overlay District shall not be subject to the distance separation requirements set forth in Title 19.04. The Special Use Permit approval may include conditions designed to mitigate any impacts related to distance separation. The nearest protected uses are the Las Vegas Academy of International Studies, Performing and Visual Arts, located at the southeast corner of Bridger Avenue and 7th Street, and Frank Wright Plaza, located at the northeast corner of Stewart Avenue and Fourth Street. The proposed use will have no measurable impact on either property.

ANALYSIS

- Zoning

The property is zoned C-2 (General Commercial); Liquor Establishments are permitted upon approval of a Special Use Permit. Nightclub/entertainment facilities are a permitted use in the district. The use will be housed within an existing commercial space, and no additional square footage will be added as part of this request. The signage for the property will be subject to the requirements of the Entertainment District Overlay, in addition to other standards that apply. Signage and any façade improvements are subject to review and approval by the Downtown Entertainment Overlay District Design Review Committee.

- Use

A Tavern-Limited Establishment, as defined by Title 19.20, is an establishment that is licensed with a tavern-limited business license in accordance with Title 6.50. This type of license:

- (1) Authorizes the sale of alcoholic beverages only for consumption on the premises where the same are sold.
- (2) May only be issued for premises located in the Downtown Entertainment Overlay District.
- (3) Is not transferable, except to a location within the same entertainment district and to an operator who has been approved by the City Council.

In addition, no Restricted Gaming (consisting of not more than fifteen slot machines, incidental to the primary business at the establishment, and no other game or gaming device at the establishment) shall be conducted, maintained, or operated within the Downtown Entertainment Overlay District, per Title 6.40.155.

The proposal is for a Tavern with entertainment to be located on the first floor within an existing 7863 square-foot commercial space. No changes are proposed to the exterior of the building at this point in time; the applicant has indicated that they will be seeking a façade improvement grant at a later date. Although some information has been provided relative to signage; all signage and façade improvements will need to be reviewed and approved by the Downtown Entertainment Overlay District Design Review Committee in accordance with the provisions of Title 19.06.120.

No parking is available on the site; patrons will have to use available spaces along Fremont and Sixth Streets or at the nearby parking garages for a fee. Live entertainment will be offered at least four nights per week in conformance to the Downtown Entertainment Overlay District standards.

The property would typically be subject to the streetscape standards of the Downtown Centennial Plan, which would require an 11 foot wide sidewalk and palm trees at 30 foot intervals. The Office of Business Development is in the process of working with the Entertainment District property owners to contribute to the costs of implementing streetscape improvements throughout the District. As this project is scheduled for implementation in the near future, the property owner shall be required to participate in a proportionate share of the streetscape treatment, rather than install the streetscape treatment as a condition of approval, as would typically be required.

- Conditions

There are no base conditions for approval of a Tavern Limited Establishment. The establishment need only comply with the regulations for a tavern-limited license and those provisions governing the Downtown Entertainment Overlay District.

FINDINGS (SUP)

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 Tavern-Limited Establishment is a permitted use in the C-2 (General Commercial) zoning district and is the type of use encouraged in the Downtown Entertainment Overlay District. It is surrounded by other parcels zoned for similar uses. No gaming machines will be incorporated into the use, as dictated by Title 6.50.

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

The existing building is suitable for the proposed Tavern-Limited Establishment. The proposed tavern will depend on off-site parking to support the use; on street parking and nearby parking garages will be more than adequate to support the expected demand.

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.”**

Access to the site is provided by Las Vegas Boulevard, a Primary (100 foot) Arterial, and an alley connecting Las Vegas Boulevard and Sixth Street. Much of the expected traffic for this use will be by pedestrians; however, these rights-of-way are of an adequate size to support the proposed use.

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

The proposed Tavern-Limited Establishment will be subject to inspections for compliance with business licensing requirements and will not compromise the public health, safety and welfare. The proposed use is consistent with the redevelopment objectives of the Downtown Centennial Plan, Las Vegas Redevelopment Area, and the Downtown Entertainment Overlay District.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

19

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 172 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18377** APN: 139-34-611-007

Name of Property Owner: A W Ham III Trust

Name of Applicant: KATHRYN EFFINGER

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: 139-34-611-007

Signature of Property Owner: Artemus W. Ham III Trustee

Print Name: ARTEMUS W. HAM III TRUSTEE

Subscribed and sworn before me

This 31st day of Oct, 20 06

Lois Sanders
Notary Public in and for said County and State

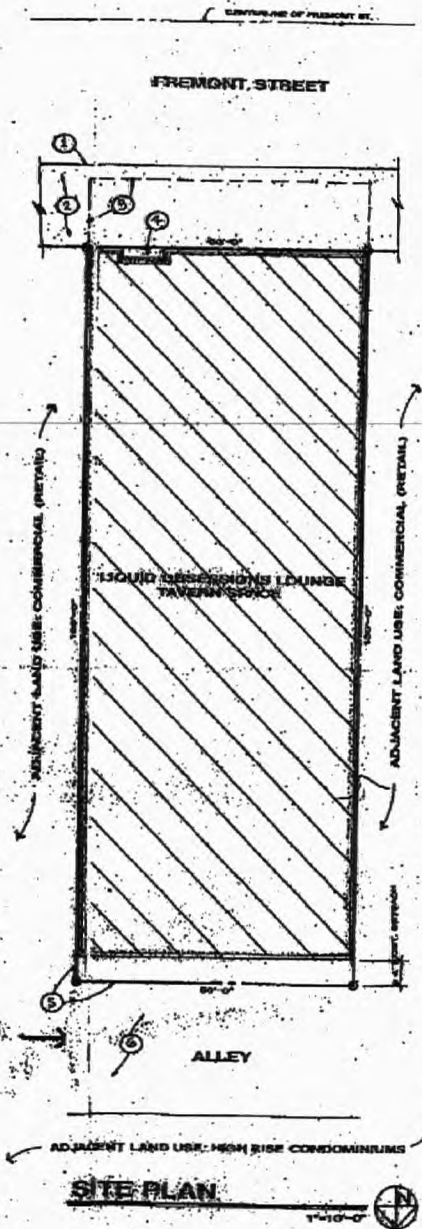


NOV 20 2006

LIQUID OBSESSIONS LOUNGE

INTERIOR REMODEL OF EXISTING RETAIL SPACE

512 E. FREMONT STREET
DOWNTOWN LAS VEGAS



KEYNOTES

1. EXISTING CURB
2. EXISTING SIGNAGE
3. LINE OF EXISTING CANOPY LIGHTS
4. EXISTING ENTRY DETAIL (ALSO M/C ACCESSIBLE ENTRY)
5. EXISTING SIGNAGE
6. EXIST. ASBESTOS ABANDON

TABULATION

PARCEL: 2004-001-001-001
SITE AREA: 2500 SQ. FT. (10.115 ACRES)
ZONING: COMMERCIAL-GENERAL (C-1) (OVERALL DISTRICT)
REAR: 2500 SQ. FT.
REAR: 1.0000 ACRES (43,560 SQ. FT.)
ALL. RZ. 2500 SQ. FT.
REAR: 2500 SQ. FT.
REAR: 2500 SQ. FT.
REAR: 2500 SQ. FT.

VICINITY MAP



REVISIONS

LIQUID OBSESSIONS LOUNGE
INTERIOR REMODEL OF EXISTING RETAIL SPACE
512 E. FREMONT STREET
DOWNTOWN LAS VEGAS



NO. 10-107
10-107
NO. 10-107
10-107

SITE PLAN

1

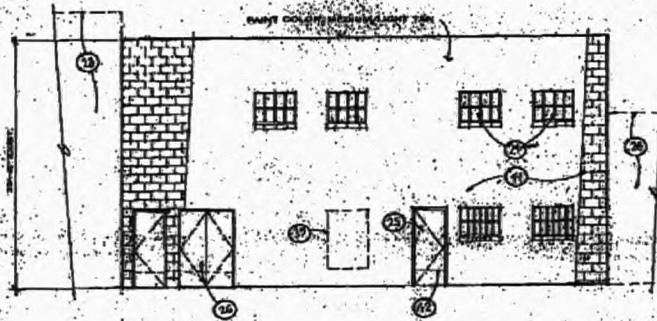
NOV 20 2006 SUP-18371

01/11/07 PC

LIQUID OBSESSIONS LOUNGE

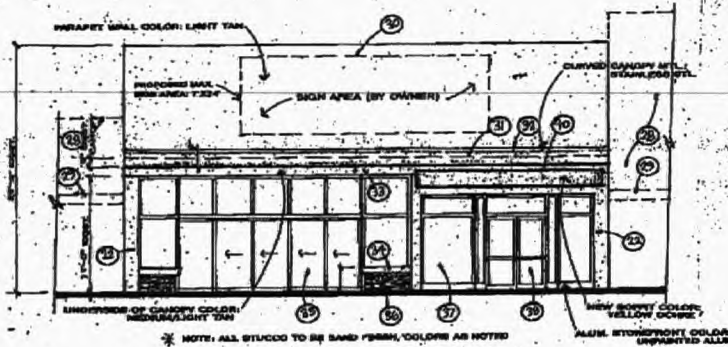
INTERIOR REMODEL OF EXISTING RETAIL SPACE

512 E. FREMONT STREET
DOWNTOWN LAS VEGAS



REAR ELEVATION
(FACING BACK ALLEY)

3/16\"=1'-0"



FRONT ELEVATION
(FACING FREMONT ST.)

3/16\"=1'-0"

SUP-18377

01/11/07 PC

NOV 20 2006

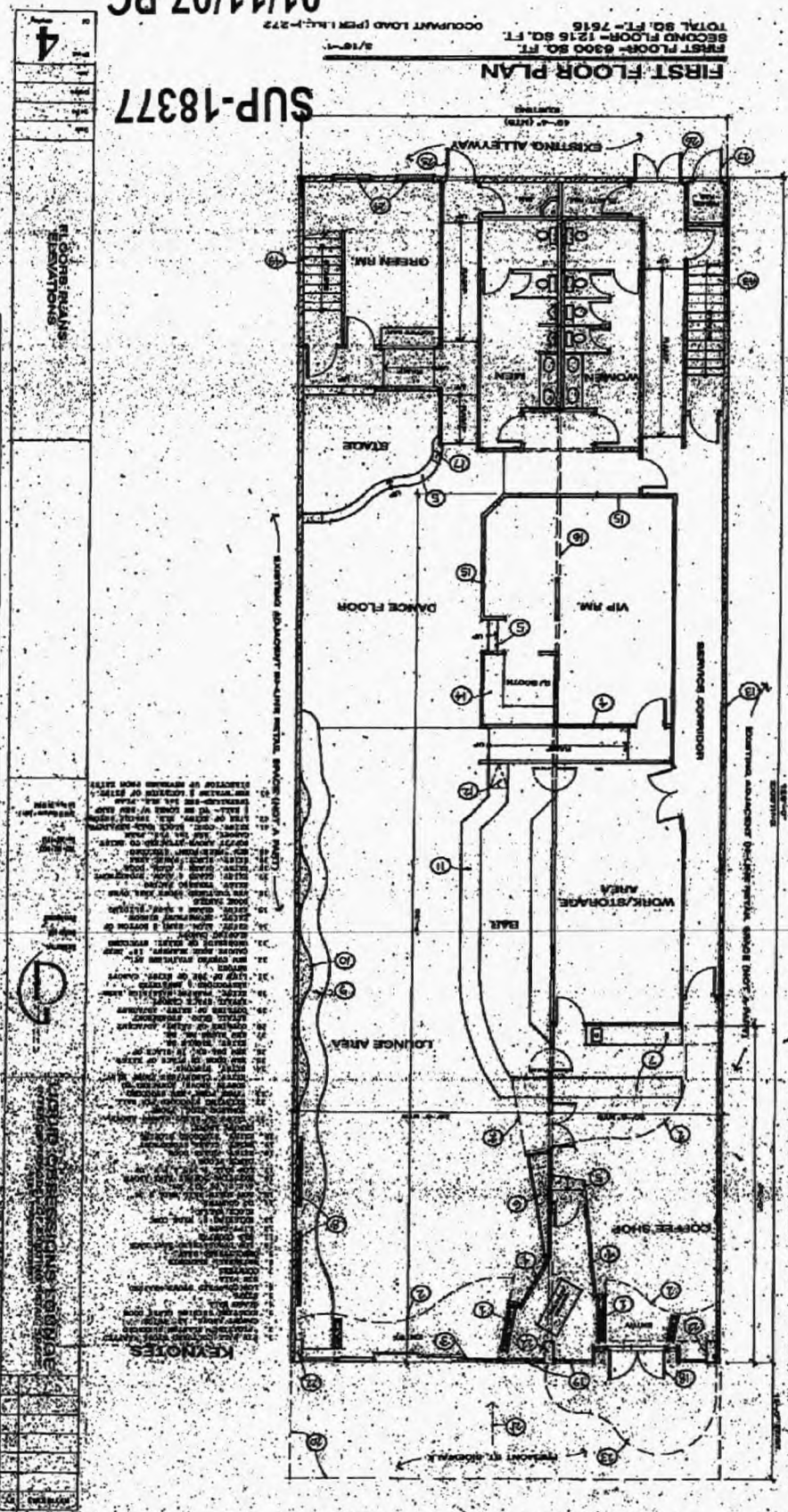
FLOORS PLANS
ELEVATIONS

2

LIQUID OBSESSIONS LOUNGE

INTERIOR REMODEL OF EXISTING RETAIL SPACE

512 E. FREMONT STREET
DOWNTOWN LAS VEGAS



NOV 20 2006

SECOND FLOOR PLAN

NOV 20 2006

01/11/07 PC

[illegible]



SUP-18377 - APPLICANT: KATHRYN EFFINGER - OWNER: ARTEMUS W. HAM III TRUST
512-514 FREMONT STREET
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



SUP-18377 - APPLICANT: KATHRYN EFFINGER - OWNER: ARTEMUS W. HAM III TRUST
512-514 FREMONT STREET
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06

Fremont East Entertainment District

Entertainment District VIP Program

Location: *The project is located within the Downtown Entertainment Overlay District. The site is located at 512 and 514 Fremont St. The building offer 6,800 Square feet and a capacity of approximately 250 people.*

Business Description: *The corporation is currently filling a tavern-limited business license. Site control can also be demonstrated with a copy of the 5 year lease free from all mechanical leans at this time.*

Phase 1:

THE COFFE LOUNGE "Downtown Grounds"

Has a east entrance at 514 Fremont St. It will open for business at 6am. We will cater to both tourist and local business people.

Phase 2:

THE BAR "Liquid Obsessions"

The west entrance of 512 Fremont St. It will be open from 10am to 4am. We will cater to both tourist and local business people.

In the evening we plan to move from the café lounge to a Conversational lounge and cocktail atmosphere. Here we will provide a volume and style of entertainment that will allow individuals the opportunity to engage in conversation and socializing. Customers will be greeted by a welcoming environment based on the name Liquid Obsession. Water is the focal point, and the interior design will be sophisticated and relaxed.

Entertainment: *live music, dancing, Flair Bartenders and on site coffee manufacturing. We will offer our services 7 days a week from 6am to 4am. We feel we can generate a regular cliental of locals and a following of returning tourist business.*

Parking: *Although this location has no parking, we are located within walking distance from several parking garages. We have access to Fitzgerald's, Neonopolis, The Fremont Street Experience and several city lots.*

We are dedicated to establishing a business in the cities newest hotspot, and are willing to embrace the cities excitement and dedication to the Entertainment District. we can and will provided an eclectic and thriving business to the district.

SUP-18377

NOV 29 2006

01/11/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REVIEW OF CONDITION

ROC-18775 - PUBLIC HEARING - APPLICANT/OWNER: DOUGLAS B. KAYS ET AL. - Request for a Review of Condition Number 6 of an approved Special Use Permit (SUP-2859) TO ALLOW THE EXISTING USE TO CONTINUE FOR AN ADDITIONAL THREE YEARS SUBJECT TO A REQUIRED REVIEW WITHIN THREE YEARS at 1717 South Decatur Boulevard (APN 162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SUP-2859

Motion made by LOIS TARKANIAN to Approve Subject to Conditions and the following added conditions as read for the record:

A. All dead and substandard landscaping along Oakey Boulevard shall be replaced in conformance with Title 19.12.

B. A minimum of three (3) 24-inch box trees shall be added at the east side of the eastern most driveway on Oakey Boulevard, subject to the approval of the Planning and Development Department to better screen the parking area.

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

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

CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

Minutes:

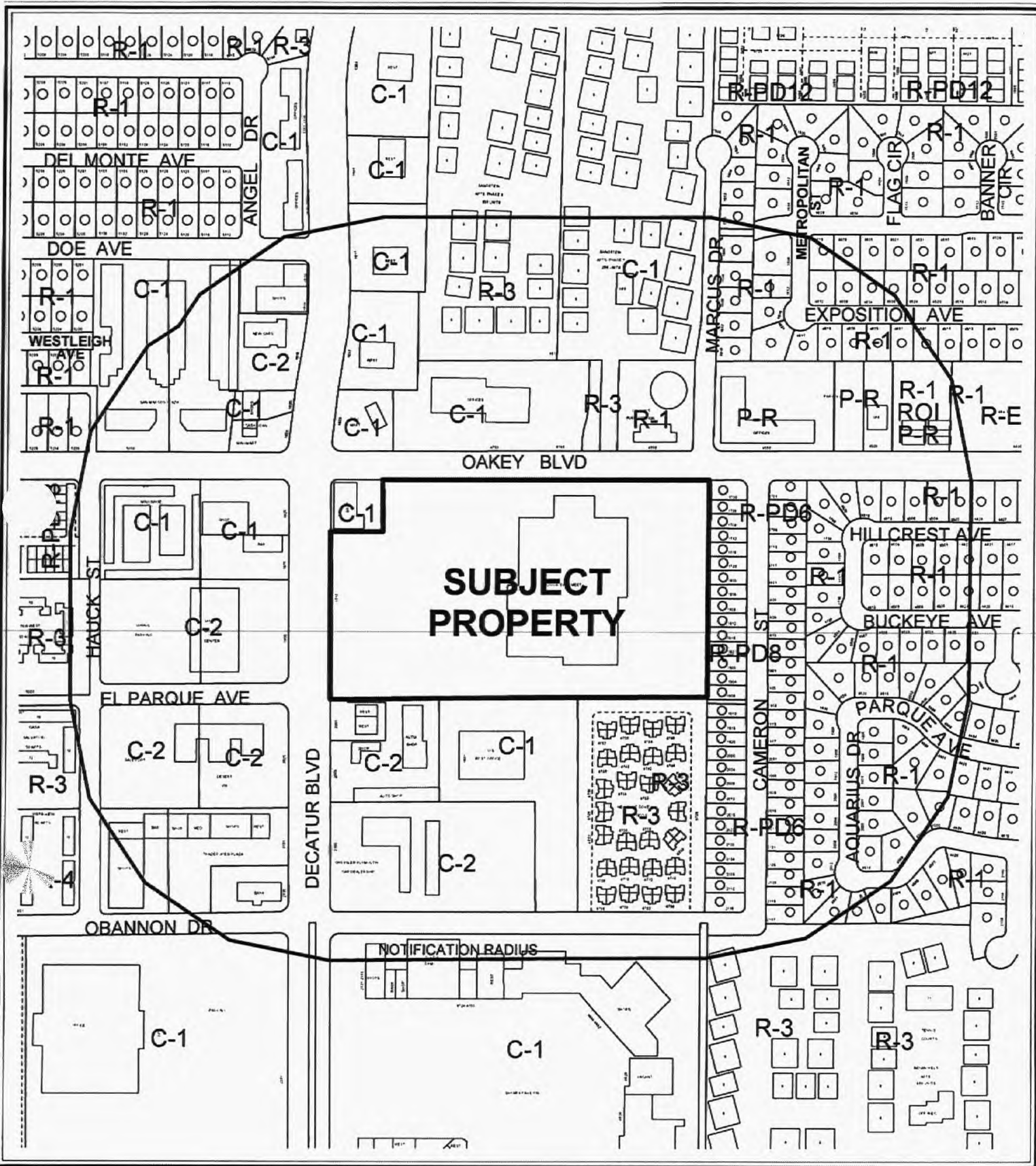
MAYOR GOODMAN declared the Public Hearing open.

ART LAMENSDORF, appearing on behalf of the owner DOUG KAYS, requested to continue the vehicle parking at the Fantastic Swapmeet for the next three years.

COUNCILWOMAN TARKANIAN stated that she found the best storage of cars she has seen. The site provided 24-hour security, which benefits families living in the vicinity. She requested that landscaping be added. MARGO WHEELER, Director of Planning and Development, read additional conditions.

MAYOR GOODMAN declared the Public Hearing closed.

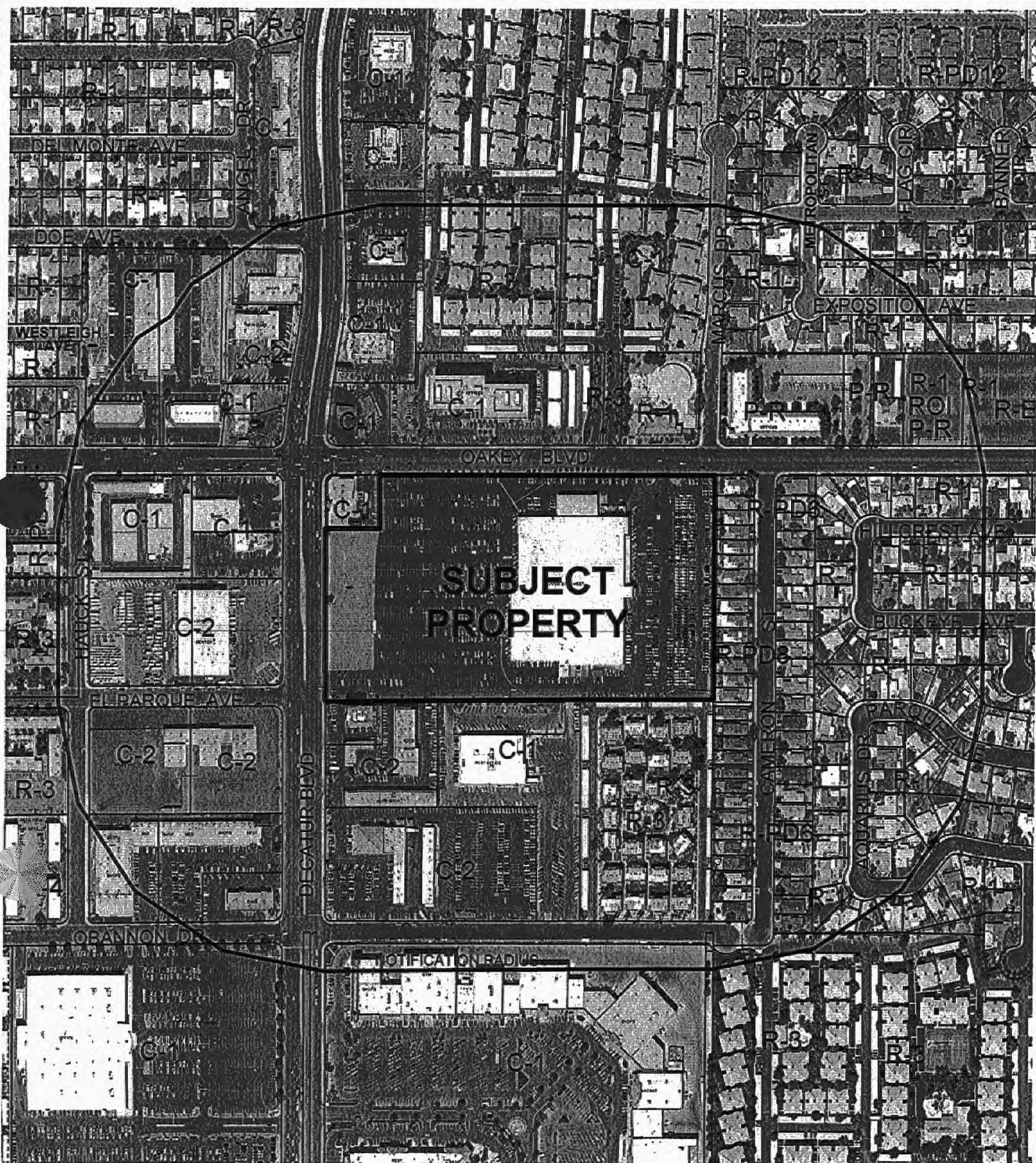




CASE: ROC-18775

RADIUS: 1000 FT

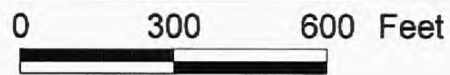
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **ROC-18775**

RADIUS: 1000 FT

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-18775 - APPLICANT/OWNER: DOUGLAS B. KAYS, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Condition Number 6 of Special Use Permit (SUP-2859) shall be removed and replaced with "The special Use Permit shall expire six years from the date of final approval (12/17/09). The premises shall therefore be vacated on or before 12/18/09."
2. Conformance to all other conditions of approval of Special Use Permit (SUP-2859) and all other subsequent related actions as required by the Planning and Development Department and the Public Works Department.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Review of Condition Number 6 of an approved Special Use Permit (SUP-2859) to amend condition number 6 to allow the existing use to continue for an additional three years subject to a required review within three years at 1717 South Decatur Boulevard (APN 162-06-301-002).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/05/86	The City Council approved a Rezoning [Z-0074-86] to C-1 (Limited Commercial) on this site. The Planning Commission recommended approval on 10/09/86.
12/17/03	The City Council approved a Special Use Permit [SUP-2859] for Auto Dealer Inventory Storage at 1717 South Decatur Boulevard (APN:162-06-301-002), subject to expiration in three years and a one year review. The Planning Commission recommended approval on 11/20/03. Staff recommended denial.
01/19/05	The City Council approved a One Year Review [RQR-5544] of the approved Special Use Permit (SUP-2859) at 1717 South Decatur Boulevard (APN:162-06-301-002), subject to another one year review. The Planning Commission recommended approval on 12/16/04. Staff recommended denial.
04/19/06	The City Council approved a One Year Review [RQR-11657] of the approved Special Use Permit (SUP-2859) at 1717 South Decatur Boulevard (APN:162-06-301-002), subject to the expiration of the Special Use Permit on 12/17/06. The Planning Commission and staff recommended approval on 03/23/06.
<i>Related Building Permits/Business Licenses</i>	
06/01/05	A wall permit [A/P #43903] was issued for the ornamental iron fencing placed around the auto dealer inventory storage area, located at 1717 South Decatur Boulevard.
<i>Pre-Application Meeting</i>	
11/29/06	A pre-application conference was held resulting in no comments regarding the proposed Review of Condition.
<i>Neighborhood Meeting</i>	
NONE	A neighborhood meeting was not required for this application.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	15.23

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial (Indoor Swap Meet)	SC (Service Commercial)	C-1 (Limited Commercial)
North	Office Commercial	M (Medium Density Residential) SC (Service Commercial)	R-1 (Single Family Residential) R-3 (Medium Density Residential) C-1 (Limited Commercial)
South	Condominiums Post Office	M (Medium Density Residential) GC (General Commercial) PF (Public Facility)	R-3 (Medium Density Residential) C-1 (Limited Commercial) C-2 (General Commercial)
East	Single Family Residences	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development – 8 units per acre)
West	Commercial	SC (Service Commercial) GC (General Commercial)	C-1 (Limited Commercial) C-2 (General Commercial)

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

ANALYSIS

The purpose of this Review of Condition is to revise Condition #6 from Special Use Permit [SUP-2859], which states “The Special Use permit shall expire three years from the date of final approval.” The applicant is requesting a continuation of the Special Use Permit for three (3) years with periodic three (3) year reviews thereafter. There have been no code enforcement issues with the storage site since it began under the authority of the Special Use Permit. The wrought iron fence with perforated metal panels screening the stored vehicles is in good condition, as well as the required landscaping along Oakey Boulevard has been installed and maintained. The base conditions for approval of the Special Use Permit for an Auto Dealer Inventory Storage have been met by the existing storage facility. The area is paved, does not interfere with or reduce the amount of parking on the overall site, and is adequately screened and is accessed from streets classified as primary or secondary thoroughfares. A Site inspection on 01/12/07 found the landscaping along Oakey Boulevard to be irrigated by a drip system and in healthy condition.

FINDINGS

The subject Special Use Permit [SUP-2859] was approved with a condition limiting the Auto Dealer Inventory Storage use to a time period of only three (3) years, as the use was portrayed by the applicant as being temporary in nature. The use was subject to two (2) required one year reviews since final approval was granted to the Special Use Permit [SUP-2859] on 12/17/03. As part of the first One Year Review [RQR-5544] held on 01/19/05, the representative on behalf of Desert Dodge indicated the storage would be removed in two years (i.e. at the time Special Use Permit [SUP-2859] expires). At the time of the second One Year Review [RQR-11657] the applicant agreed to all staff conditions, one of which state, "There shall be no more reviews of the Auto Dealer Inventory Storage use at this location. Special Use Permit SUP-2859 shall expire on 12/17/06. The premises shall be vacated on or before 12/18/06." Staff cannot support this Review of Condition as the original condition was put in place to ensure the Auto Dealer Inventory Storage use as being one of a temporary nature with a limited life span, as the use itself is not harmonious and compatible with the surrounding area due to the incompatibility with the adjacent single family residences.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 480

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-18775** APN: 162-06-301-002

Name of Property Owner: Douglas B. Kays

Name of Applicant: Douglas B. Kays

Name of Representative: Douglas B. Kays

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: *Douglas B. Kays*

Print Name: Douglas B. Kays

Subscribed and sworn before me

This 11th day of December 2006

Julie D. Martin
Notary Public in and for said County and State
of Los Angeles, California





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-18775** APN: 162-06-301-002

Name of Property Owner: Jean Mortimer

Name of Applicant: Jean Mortimer

Name of Representative: Douglas B. Kays

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: Jean M. Mortimer

Print Name: Jean Mortimer

Subscribed and sworn before me

This 11 day of December, 2006

Randolph Edelman

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-18775 APN: 162-06-301-002

Name of Property Owner: The Bolz, LLC (Arthur L. Lamensdorf, Manager)

Name of Applicant: The Bolz, LLC (Arthur L. Lamensdorf, Manager)

Name of Representative: Douglas B. Kays

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): _____

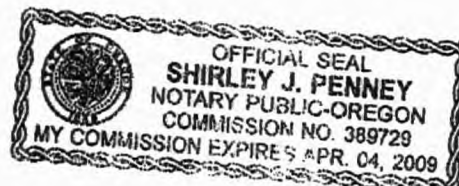
APN: _____

Signature of Property Owner: Arthur Lamensdorf

Print Name: Arthur Lamensdorf

Subscribed and sworn before me

This 11 day of Dec., 2006
Shirley J. Penney
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-18775** APN: 162-06-301-002

Name of Property Owner: SASUJA, LLC (Harold J. Present, Manager)

Name of Applicant: SASUJA, LLC (Harold J. Present, Manager)

Name of Representative: Douglas B. Kays

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: _____

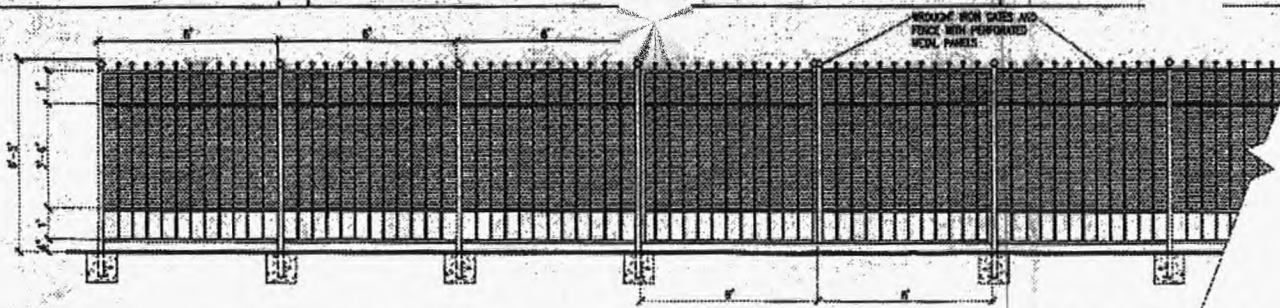
Signature of Property Owner: Harold J. Present

Print Name: Harold J. Present

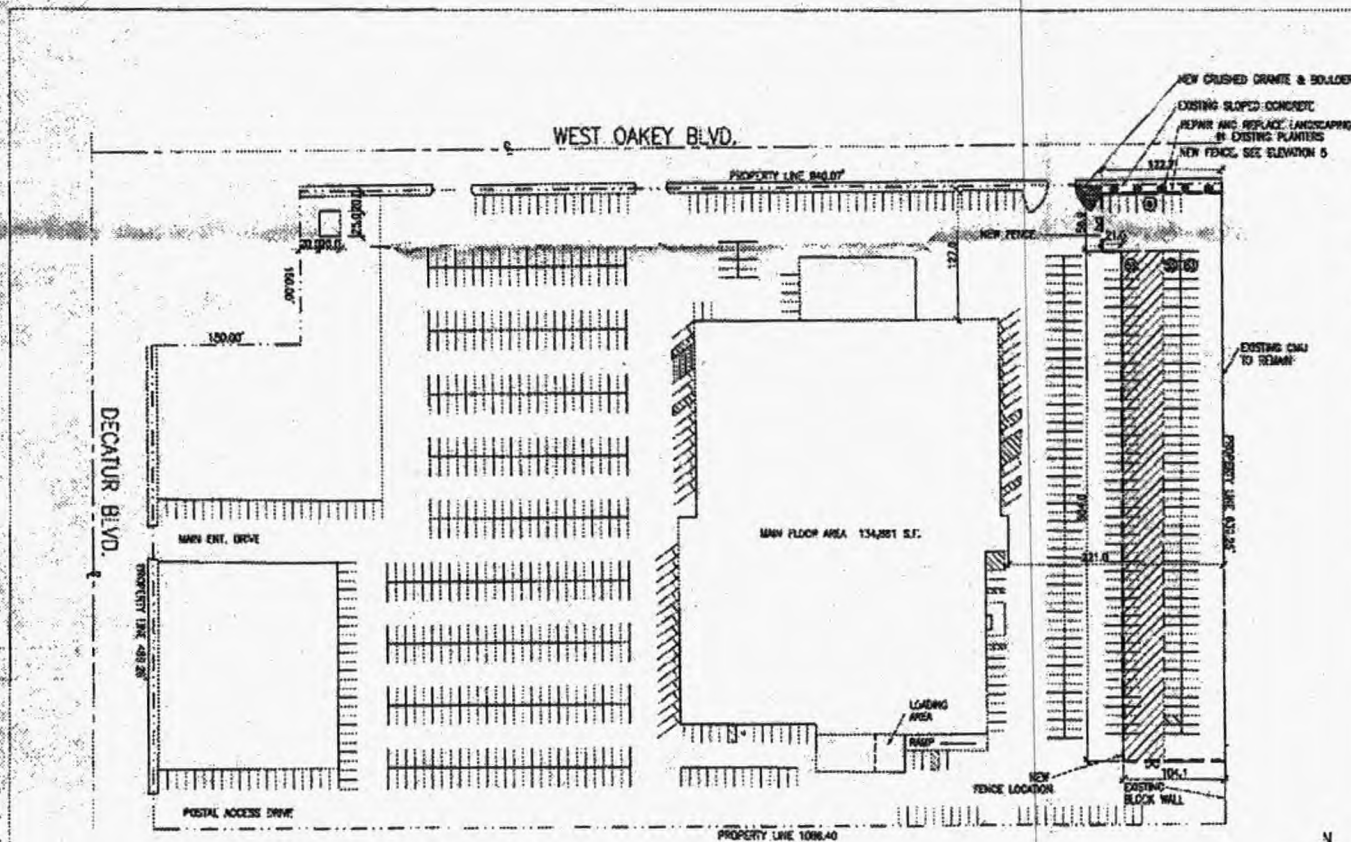
Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State



FENCE/GATE ELEVATIONS SC 1/2"=1'-0" 8



SITE PLAN SC 1"=40'-0" 5

LANDSCAPE SCHEDULE

KEY	SYM	COMMON NAME	STANDARD	PLANT
1	⊗	ALBINO PINE	20' +	PLANT
2	⊗	EXISTING	20' +	PLANT
3	⊗	RECYCLING	2'-6" X 3'-0" A/C. SIZE	PLANT
4	⊗	PLANT	2'-6" X 3'-0" A/C. SIZE	PLANT

LANDSCAPE NOTES

1. ALL PLANTING AREA NOT OTHERWISE NOTED TO HAVE 3" DEEP BUSH COLOR GRASS, OVER BLACK POLYETHYLENE AS GROUND COVER AROUND PLANTS AND SHRUBS. (SIZE 2'4" - 1.1/2" DIA.)
2. ALL PLANTING AREAS TO BE PROPERLY PREPARED AND PERMITTED TO SUSTAIN LIFE AND GROWTH FOR SIX (6) MONTHS AFTER INSTALLATION.
3. ALL TREES TO BE SAVED FOR SUPPORT.
4. REMOVE OR REPLACE IRRIGATION SYSTEM AS REQUIRED.
5. SUPPLY AND INSTALL ALL PIPING, FITTINGS, VALVES, HOSES, TAPES, WIRING, ETC. NECESSARY TO PROVIDE A PROPER AUTOMATIC IRRIGATION SYSTEM TO ALL PLANTING AREAS. ADVISORY TO ALLOW VARIOUS PLANT LIFE, HEALTH, AND GROWTH. SUB-CORRELATION TO PROVIDE DESIGN LAYOUT FOR ARCHITECTS REVIEW.

SITE DATA

FOR SPECIAL USE: PARKING
FOR AUTO DEALER STORAGE 1000

PARKING ANALYSIS PER CHAPTER 19.10
TABLE 1-ALL OTHER COMMERCIAL USES NOT LISTED

TOTAL CURB CUT SPACES	1000
SQUARE FEET OF FACILITY	134,881
RATIO OF 1 SPACE FOR 250 SQ/FT	(250)
(LESS) COMMERCIAL SPACES REQUIRED	(54)
(EQUALS) EXCESS SPACES AVAILABLE	406
SUP SPACES AVAILABLE PER 500' R/L	233
SUP SPACES APPLIED FOR	(15)

EXCESS SPACES AVAILABLE
FOR COMMERCIAL USE

TOTAL L.F. FENCE 513.44

THIS DRAWING IS AN INSTRUMENT OF SERVICE BETWEEN THE ARCHITECT AND THE CLIENT. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.

DATE: .CTS, PC

PROJECT: 1086.40

GARY GUY WILSON

OFF-SITE AUTOMOBILE STORAGE

DECATUR & OAKLEY
FOR DESERT DODGE

REVISIONS

DATE: 02-07-07

SCALE: 1"=40'-0"

SHEET: D1.2

DEC 14 2006

ROC-18775
02-07-07 CC

ROC-18775
02-07-07 CC

RECEIVED
DEC 14 2006



RECEIVED
DEC 14 2006



ROC-18775
02-07-07 CC

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02-07-07 CC

DEC 14 2006



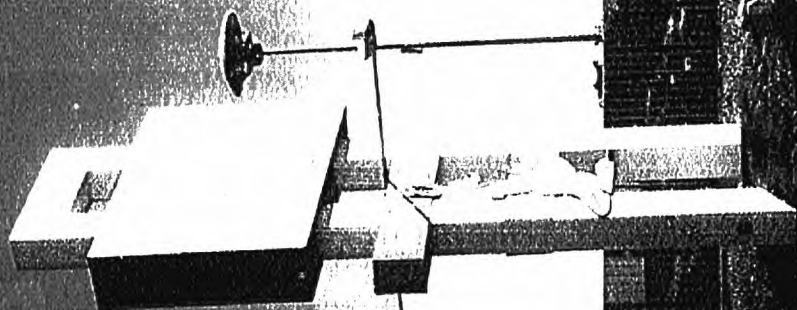
PREVIOUS
CONDITION

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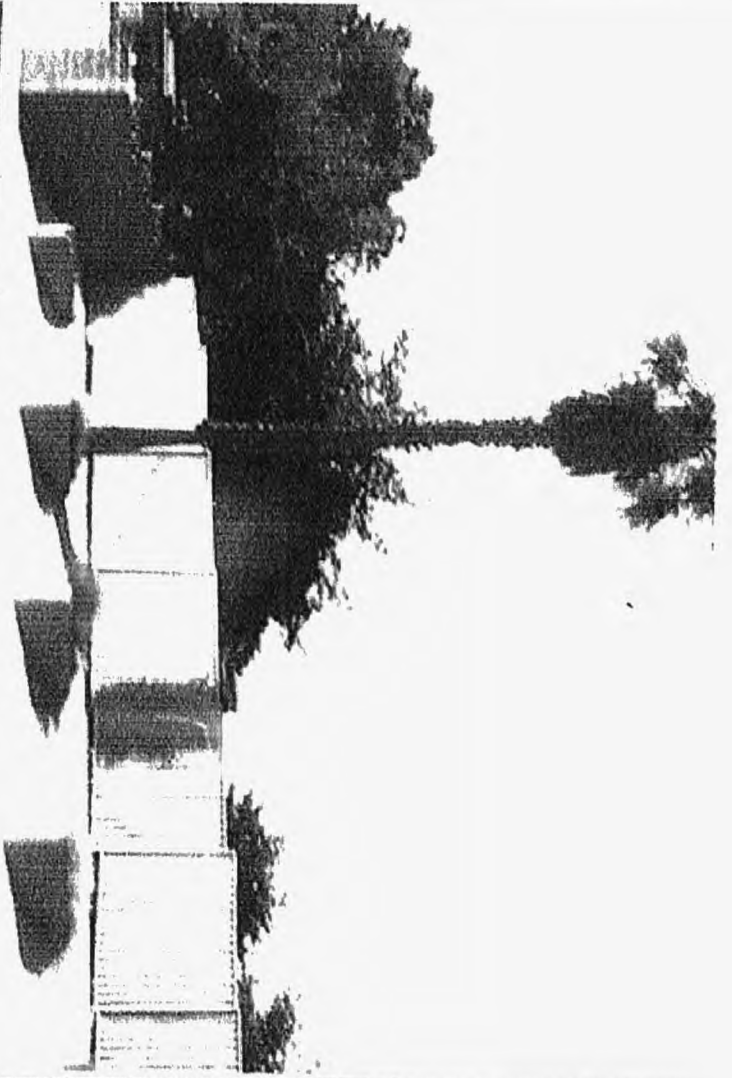
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DEC 14 2006

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02-07-07 CC



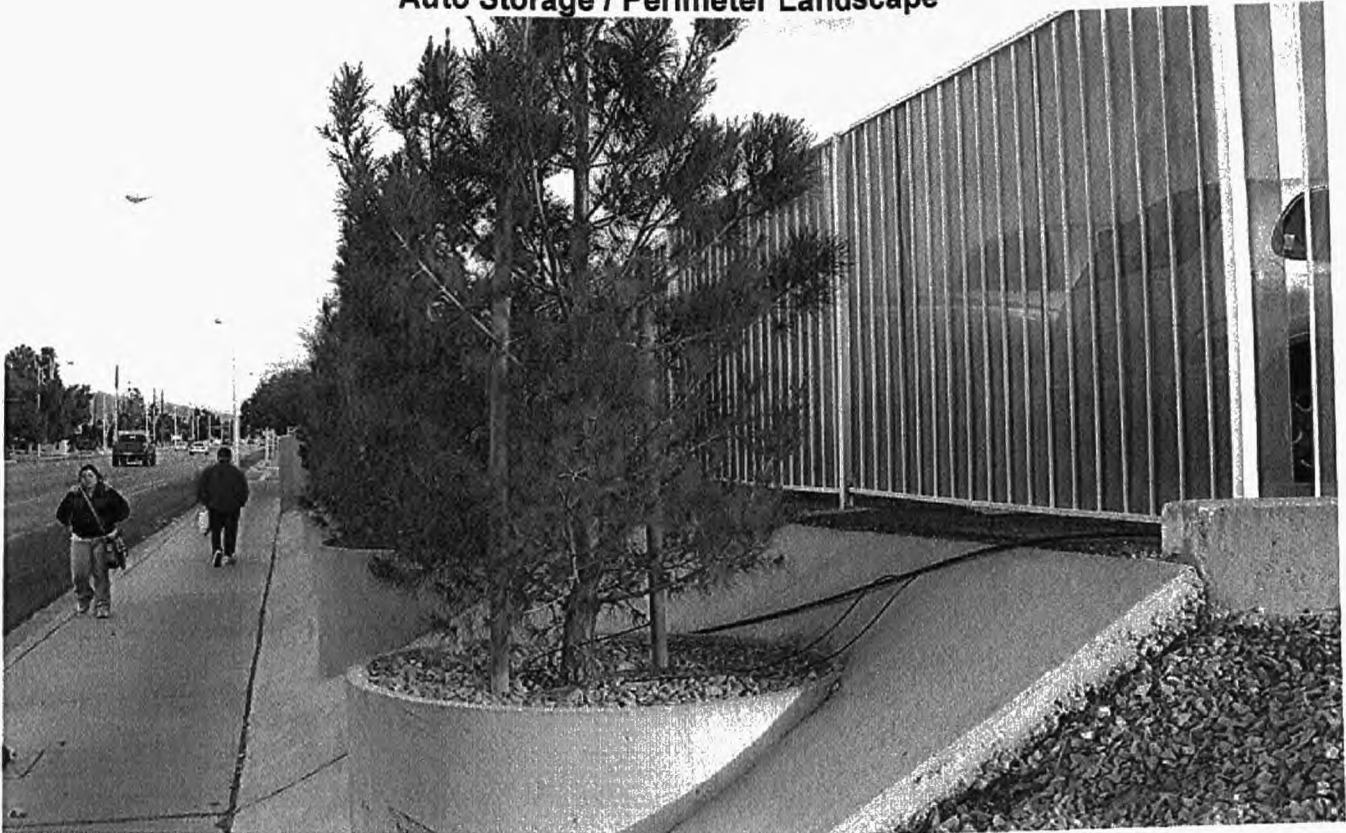
PREVIOUS
CONDITION

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02-07-07 CC



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DEC 14 2006

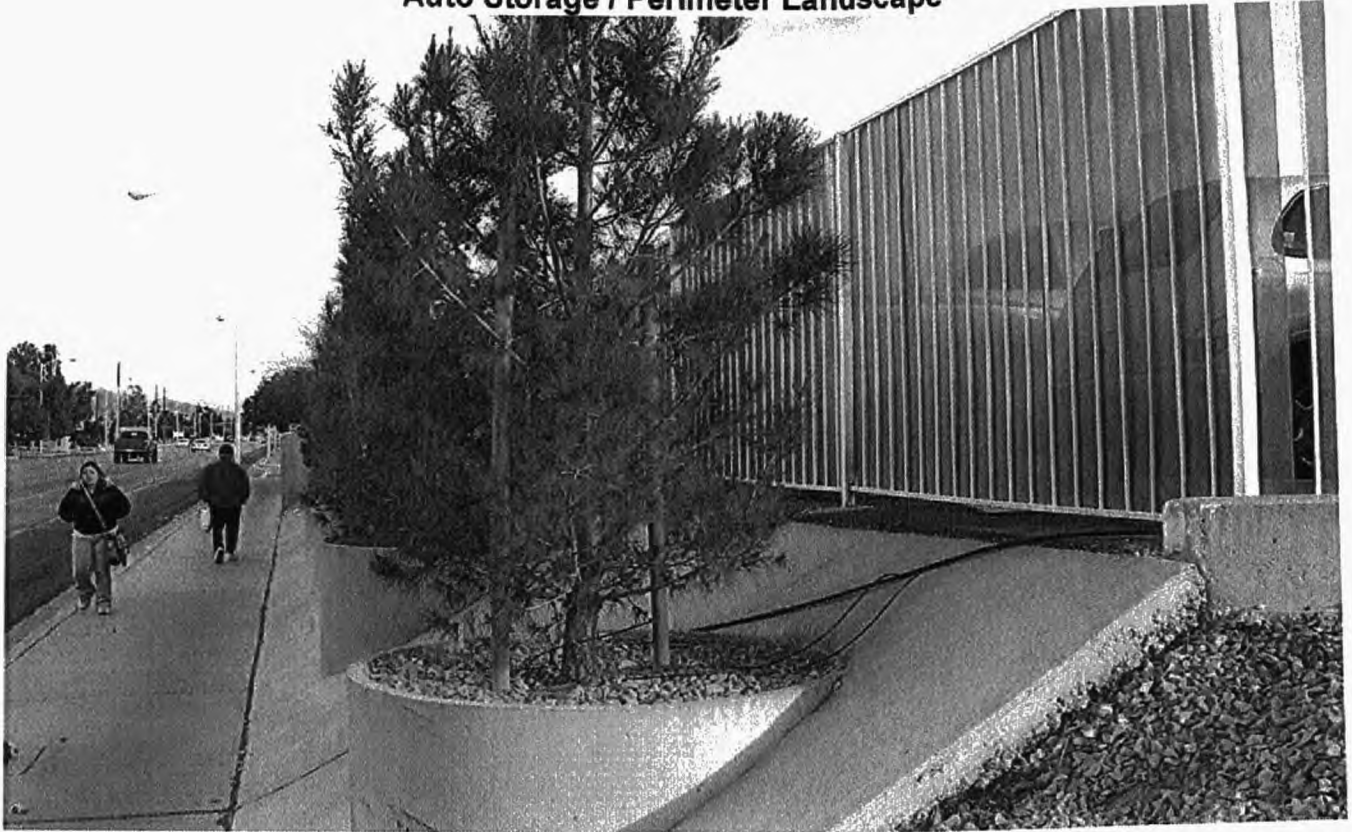
**Decatur & Oakley
Auto Storage / Perimeter Landscape**



**ROC-18775
02-07-07 CC**

Pictures taken on January 12th, 2007

**Decatur & Oakley
Auto Storage / Perimeter Landscape**



**ROC-18775
02-07-07 CC
Pictures taken on January 12th, 2007**

DOUGLAS B. KAYS
3435 Ocean Park Blvd.; Ste 102
Santa Monica, CA 90403
T: 310-877-8261
F: 310-396-0818

Planning and Development Department
Las Vegas City Council
Las Vegas, NV

December 12, 2006

Greetings:

Re: Justification Letter for Application for Review of Conditions of Special Use Permit (SUP-2859)

To Whom It May Concern:

I am co-owner of the property located at 1717 S. Decatur (Decatur & Oakey) (the "Property") and the owners of the Property request a review of condition number 6 of a Special Use Permit for Auto Inventory Storage ("SUP-2859") previously approved for that location. Condition number 6 provides as follows:

"This Special Use Permit shall expire three years from the date of final approval."

(A copy of the notice of approval stating the condition is attached to this request.)

At the time when the prior approval was granted, Desert Dodge entered into a 3 year lease of a portion of the property for the purpose of storing inventory. Now, Desert Dodge seeks to extend the lease for an additional 3 year period and we request that the condition be modified to provide that:

"This Special Use Permit shall continue for an additional 3 year period and thereafter be subject to a periodic review every 3 years."

The following is an excerpt from the City of Las Vegas Zoning Code (19.04), which identifies the requirements for our intended use, together with an explanation of why we believe the continued use is justified.

AUTO DEALER INVENTORY STORAGE [P-R, C-1, C-2, C-PB, C-M, M]

1. *All areas used for the parking or storage of vehicles shall be paved.*
 - The entire area in question is paved or concrete.

ROC-18775
02-07-07 CC

DEC 14 2006

2. *Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.*
 - There is a concrete wall separating the subject parcel and the residential area immediately east that fully shields the vehicles from the view of the residents. To address being effectively screened from view otherwise, the remainder of the area used has been encompassed by an attractive, wrought iron fence lined with semi-opaque material. This fencing was approved for this use as part of the Application for the prior three (3) year period.
3. *The parcel must be located on a primary or secondary thoroughfare, or on a parcel that is adjacent to and accessed through a parcel located on a primary or secondary thoroughfare.*
 - The parcel is located at Decatur (a primary thoroughfare) and Oakey (a secondary thoroughfare) and is accessible from both.
4. *Lighting shall be shielded from adjacent properties.*
 - There is no additional lighting.
5. *The use shall not occupy or interfere with any parking spaces that are required for the dealership use or any other existing or proposed use for which required parking is or will be provided on the site. For commercial or industrial sites 15 acres or greater in size, the use may occupy up to 50 percent of parking area that is provided in excess of required parking for other uses. For purposes of the Paragraph, the amount of required parking shall be calculated in accordance with the current standards set forth in Chapter 19.10.*
 - With the main facility measuring 134,881 sq./ft. based on one parking space per 250 sq./ft., the required minimum spaces would be 540. The spaces, as identified on the plans, number 1006. According to the 50% rule, that would leave 233 spaces available for storage. We are asking to encroach on 115 of those spaces.

•
Between the on-site security provided by Fantastic Indoor Swap Meet during normal operating hours and the additional security contracted for after-hours, there will continue to be 24-hour monitoring.

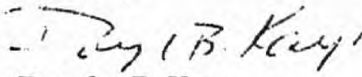
Vehicle movement will continue to occur primarily between 8:30 a.m. and 6:30 p.m. Monday through Saturday, with no activity on Sundays. The lessee will keep to an absolute minimum any movement outside of those hours.

In Re: SUP 2859
Douglas B. Kays
December 12, 2006
Page 3 of 3

In closing, we completed all of the upgrades to the site made at the request of the City in conjunction with the last Application. The continuation of this use would be a benefit to Desert Dodge and would allow them to operate much more efficiently than would otherwise be the case. The use is not detrimental to the area or to the City and to our knowledge there have not been any code enforcement actions that have resulted from the use. It is our intent to work with interested parties to promptly remedy any issues that might arise in the future.

If you should have any question regarding the application for review, please contact me at 310-877-8261. I look forward to the positive recommendation of the Department and the decision of the City Council.

Sincerely,


Douglas B. Kays

ROC-18775
02-07-07 CC

DEC 14 2006



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY



041523

February 3, 2004

Mr. Douglas Kays
1717 South Decatur Boulevard
Las Vegas, Nevada 89102

RE: SUP-2859 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 17, 2003

Dear Mr. Parks:

The City Council at a regular meeting held December 17, 2003 APPROVED the request for a Special Use Permit FOR A PROPOSED AUTO DEALER INVENTORY STORAGE at 1717 South Decatur Boulevard (APN:162-06-301-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2003. This approval is subject to:

Planning and Development

1. No sales shall take place on this property.
2. This use shall be subject to a one year review in a public hearing by the Planning Commission and City Council.
3. The applicant shall submit a plan to provide adequate screening of the vehicles. This plan shall be completed a minimum of 90 days from the final approval of this request or the vehicles shall be removed.
4. The applicant shall provide a detailed parking analysis, based on current Code requirements, indicating the vehicle storage does not interfere with required parking for the existing development a minimum of 90 days from the final approval of this request or the vehicles shall be removed.
5. Conformance to all Minimum Requirements under Title 19.04.050 for an Auto Dealer Inventory Storage use.
6. This Special Use Permit shall expire three years from the date of final approval.
7. All City Code requirements and design standards of all City departments must be satisfied.

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

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

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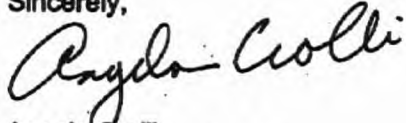
ROC-18775
02-07-07 CC

DEC 14 2003

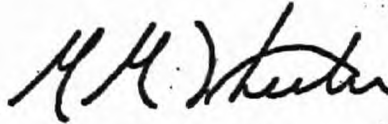
Mr. Douglas Kays
SUP-2859 - Page Two
February 3, 2004

8. The applicant shall be responsible for the landscaping from the east property line to the first parking lot entry west on Oakey Boulevard.

Sincerely,



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



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

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

Mr. Dave Wick
Desert Dodge
4701 West Sahara Avenue
Las Vegas, Nevada 89102

ROC-18775
02-07-07 CC

DEC 14 2006

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

SUBJECT:

SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

Minutes:

SUP-18440, SUP-18637, SUP-18655, SUP-18671, SUP-18685, SUP-18695, SUP-18821, SUP-19004, VAC-18654, VAC-18711, VAR-17253, VAR-18669, VAR-18673, VAR-18674, VAR-18820 and VAR-18908 - 2/21/2007 Agenda



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

SUBJECT:

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

BACKUP DOCUMENTATION

Submitted at Meeting – Newspaper article by Chris Christoff and written comments by Tom McGowan

Minutes:

MAYOR GOODMAN advised those in the audience who are homeless that City staff is available to provide information and assistance.

CHRIS CHRISTOFF referred to a newspaper article regarding human trafficking in Las Vegas and commended COUNCILWOMAN TARKANIAN for her interest in this situation. These alleged massage businesses and their practices are a disgrace and it is everyone's fault that this has not been stopped. He cannot understand why it has not been addressed over the last 36 months and has now become a national news story. All these businesses should go through a relicensing process and an investigation to end the activity. MAYOR GOODMAN stated that the City has 67 active massage licenses.

MICHAEL LEE stated that he is homeless and writes for a new homeless publication. He was given temporary assistance for himself and his companion, but the Council collectively has failed 14,000 people. COUNCILMAN REESE has yet to respond positively with regard to Circle Park. JOE SACCO was arrested for helping the homeless. MR. LEE thanked MAYOR GOODMAN for his recent efforts to provide help to the homeless. MAYOR GOODMAN responded that he has not seen significant success. MR. LEE encouraged MAYOR GOODMAN to continue. He told COUNCILMAN WEEKLY that Ward 5 continues to suffer. COUNCILWOMAN TARKANIAN is the only one who has taken the time to listen and give the homeless hope. He asked the rest of the Council to follow her example.

FRED DAY explained that he came to Las Vegas seeking a new life and ended up homeless. He explained that the Salvation Army set criteria even to get some clothes in order to job hunt. He is trying to get off the streets but that requires identification (ID). He thanked the Council for the assistance they have provided. MAYOR GOODMAN encouraged him to follow through with the assistance. Often the process is started and then the individual does not complete the process. If staff does not follow through, MAYOR GOODMAN requested that MR. DAY let him know.

CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

RASHAN JOSHUA COLLINS, homeless advocate, reported that great things are happening in the Frank Wright Plaza. He provided several numbers for contact by those interested in helping or receiving help. There are so many issues facing people, creating an oppressive situation. He thanked those providing the vouchers for the homeless. He encouraged the Council to come and eat with the homeless at the Plaza to send a powerful message of intent.

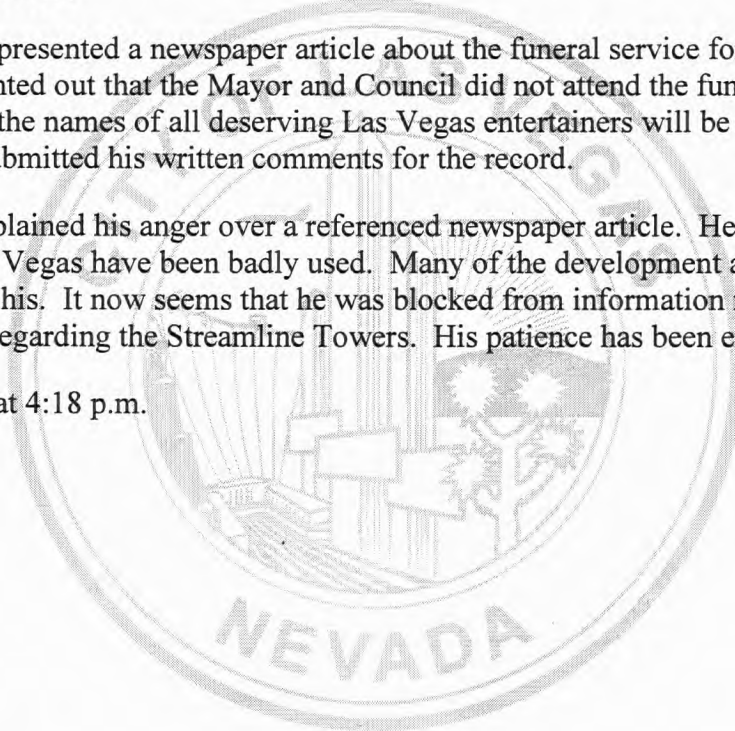
JOHN BROWN, a homeless advocate, expressed his appreciation for the work the City is doing to help the homeless, such as extra vouchers for work cards and assistance with ID. People should stop opposing each other and instead work together to improve things even more. He is currently staying at St. Vincent.

DOROTHY BARNES repeated her complaints that she is not allowed on Nellis Air Force Base. She is being disrespected.

TOM McGOWAN presented a newspaper article about the funeral service for a Las Vegas entertainer. He pointed out that the Mayor and Council did not attend the funeral. As Mayor, he will make sure that the names of all deserving Las Vegas entertainers will be recognized and remembered. He submitted his written comments for the record.

TED RUSSELL explained his anger over a referenced newspaper article. He wrote a column; he and Downtown Las Vegas have been badly used. Many of the development and expansion ideas for Las Vegas were his. It now seems that he was blocked from information needed for his articles, especially regarding the Streamline Towers. His patience has been exhausted.

Meeting adjourned at 4:18 p.m.



Task force started

Joint effort targets human trafficking

By BRIAN HAYNES

REVIEW-JOURNAL

Law enforcement authorities hope a new multi-jurisdictional task force will help jail ringleaders and aid victims of human trafficking in Southern Nevada.

"It's hard to believe in this day and age that there are still forms of legal slavery, but it does exist, and it's occurring in Nevada," state Attorney General Catherine Cortez Masto said at a news conference Tuesday unveiling the creation of the Anti-Trafficking League Against Slavery, also known as ATLAS.

The task force includes the Metropolitan Police Department, the U.S. attorney's office, state and county prosecutors, and the Salvation Army.

The task force will be helped along by grants from the U.S. Department of Justice, which gave \$370,000 to the Police Department for law enforcement efforts and \$450,000 to the Salvation Army to provide social services to trafficking victims, many of whom are forced into prostitution.

Clark County District Attorney David Roger said making cases stick against pimps is difficult because the young prostitutes often land back on the street and refuse to cooperate. Part of the problem had also been how authorities viewed the prostitutes, he said. "In the past, we considered them criminals, but they're victims in this thing," Roger said.

Authorities hope the task force will connect law enforcement and social services so prostitutes and other victims of human trafficking can get help and break free from their captors.

Las Vegas police Capt. Terry Lesney said one part of the initial effort will be to gauge how big a problem human trafficking is.

Shared Hope International, an anti-human trafficking group, has been studying human trafficking in Las Vegas for several months. Las Vegas is one of 10 cities being studied by the group.

The Associated Press contributed to this report.

Continued on page 17

Date 02-07-17 Item CP

TM/LAS COUNCIL MTG. [1P] WED. 7 FEB., '07 (CALL. CHMB.) (CH: MAY 0/6)

CITIZ-PARTIC.

-- < (1 min) > --

• TOM MCGOWAN; LAS VEGAS RESIDENT AND CANDIDATE FOR ELECTION AS MAYOR OF THE CITY OF LAS VEGAS. (MAY I HAVE THE OVER HEAD PLEASE? ~ THANK YOU).

ON WEDNESDAY 31 JANUARY, '07, MULTI-TALENTED ENTERTAINER AND LONG-TIME LAS VEGAS RESIDENT LIZ RENAY WAS BURIED AT BUNKER MORTUARY'S EDEN VALE, ON LAS VEGAS BLVD., NORTH. APPROXIMATELY 40 PEOPLE ATTENDED THE FUNERAL SERVICE, INCLUDING HOMELESS ACTIVIST PATRICIA MARTINELLI-PRICE, FORMER LT. GOVERNOR DR. LONNIE HAMMARGREN, AND PUBLIC INTEREST ADVOCATE TOM MCGOWAN. THE CURRENT MAYOR AND MEMBERS OF THE LAS VEGAS CITY COUNCIL DID NOT ATTEND THE FUNERAL. A SINGLE RELIGIOUS PRAYER FOR THE SOUL OF THE DEPARTED WAS READ BY A FORMER CO-WORKER AND FRIEND, WHOSE NAME IS TOM MCGOWAN.

PERHAPS CHARACTERISTICALLY, RJ CLUB REPORTER AND POLITICAL GADFLY DAVID SCHWARTZ FAILED TO REPORT THOSE IMPORTANT FACTS REGARDING THE FUNERAL OF LIZ RENAY.

AS MAYOR, I'LL MAKE SURE THE NAMES OF ALL DESERVING LAS VEGAS ENTERTAINERS ARE PROPERLY RECOGNIZED AND RESPECTFULLY HONORED IN THE CITY OF LAS VEGAS FOR THE REST OF TIME.

THE WRITTEN TEXT OF MY PUBLIC COMMENT IS SUBMITTED AND REQUESTED INCLUSION IN THE MEETING MINUTES, IN COMPLIANCE WITH NRS 241, THE NEVADA OPEN MEETINGS LAW.

THANK YOU.

(SUBMITTED)

Submitted at City Council

Date 2/7/2007 Item CP