

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

VARIANCE RELATED TO ZON-17740, VAR-17741 AND VAR-17742

VAR-17743 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST - Request for a Variance TO ALLOW A PROPOSED APARTMENT BUILDING TO BE ZERO FEET FROM THE WEST PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED, ZERO FEET FROM THE EAST PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED, ZERO FEET FROM THE SOUTH PROPERTY LINE WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW A BUILDING HEIGHT OF 66 FEET WHERE 55 FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026 through 028 and 041 through 043), R-4 (High Density Residential) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

80

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

3

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest letter and petition by John O'Reilly, Esq., and protest letter by Stephen Clark
6. Backup referenced from the 12-07-06 Planning Commission Meeting Item 17

Motion made by LAWRENCE WEEKLY to Withdraw without Prejudice Item 98 [ZON-17740], Item 99 [VAR-17741], Item 100 [VAR-17742], Item 101 [VAR-17743], Item 102 [VAR-17744] and Item 103 [SDR-17745]

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

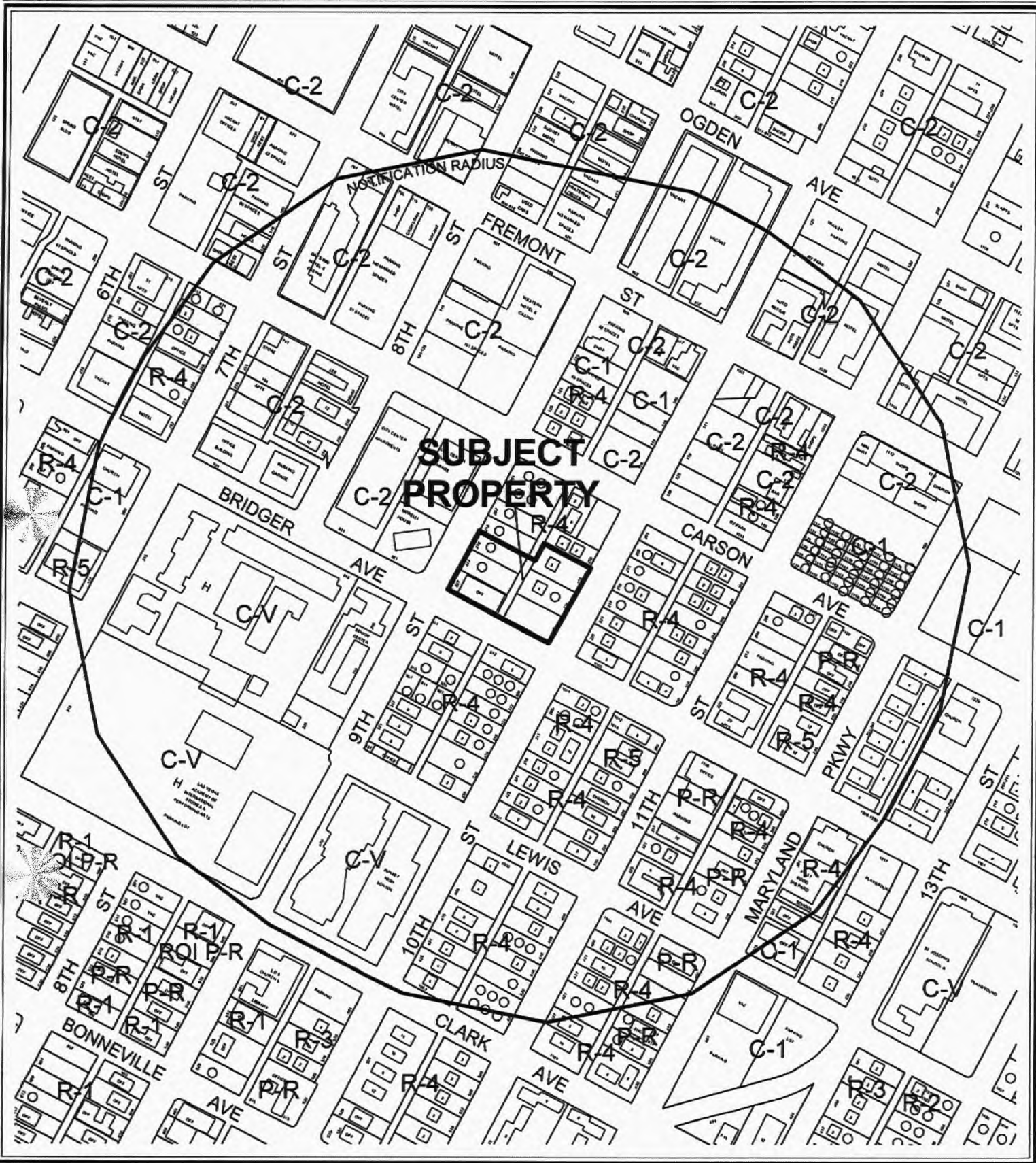
**CITY COUNCIL MEETING OF: FEBRUARY 7, 2007**

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 98 for related discussion and backup.





CASE: **VAR-17743**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

0 100200 Feet



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: ABEYANCE - VAR-17743 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST**

---

***THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 17, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.***

**\*\* CONDITIONS \*\***

Staff recommends DENIAL. The Planning Commission (4-3/se, sd, bg vote) recommends APPROVAL, subject to:

**Planning and Development**

1. Conformance to the conditions for Rezoning (ZON-17740), and Site Development Plan Review (SDR-17745) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a Variance to allow a proposed apartment building to be zero feet from the west property line where 10 feet is the minimum setback required, zero feet from the east property line where 20 feet is the minimum setback required, zero feet from the south property line where five feet is the minimum setback required and to allow a building height of 66 feet where 55 feet is the maximum height allowed on 1.38 acres on the north side of Bridger Avenue between Ninth Street and Tenth Street.

The request does not meet the criteria for the approval of variances, as the hardship is self-created and the applicant could revise the development to comply with the setback and height requirements.

**BACKGROUND INFORMATION**

| <i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i> |                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01/04/61                                                           | The Board of City Commissioners approved a Special Use Permit for an office at 227 South 9 <sup>th</sup> Street                                                                                                                                                 |
| 12/07/06                                                           | The Planning Commission recommended approval of companion items ZON-17740, VAR-17741, VAR-17742, VAC-17744 and SDR-17745 concurrently with this application.<br><br>The Planning Commission voted 4-3/se, sd, bg to recommend APPROVAL (PC Agenda Item #17/ar). |
| <i>Pre-Application Meeting</i>                                     |                                                                                                                                                                                                                                                                 |
| 08/18/06                                                           | The requirements for a variance application were reviewed.                                                                                                                                                                                                      |
| <i>Neighborhood Meeting</i>                                        |                                                                                                                                                                                                                                                                 |
|                                                                    | A neighborhood meeting is not required for this type of application                                                                                                                                                                                             |
| <i>Details of Application Request</i>                              |                                                                                                                                                                                                                                                                 |
| <i>Site Area</i>                                                   |                                                                                                                                                                                                                                                                 |
| Net Acres                                                          | 1.38 Acres                                                                                                                                                                                                                                                      |

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

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

### Redevelopment Area

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

### Trails

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

### DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

| <i>Standard</i>                                                                                                                                         | <i>Required/Allowed</i>                                                                                            | <i>Provided</i>                                                                                                  | <i>Compliance</i>                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Min. Lot Size                                                                                                                                           | 7,000 square feet                                                                                                  | 1.38 acres                                                                                                       | Y                                                                                                 |
| Min. Lot Width                                                                                                                                          | N/A                                                                                                                | 180 feet                                                                                                         | Y                                                                                                 |
| Min. Setbacks <ul style="list-style-type: none"> <li>• Front (west)</li> <li>• Side (north)</li> <li>• Corner (south)</li> <li>• Rear (east)</li> </ul> | <ul style="list-style-type: none"> <li>• 10 Feet</li> <li>• 5 Feet</li> <li>• 5 Feet</li> <li>• 20 Feet</li> </ul> | <ul style="list-style-type: none"> <li>• 0 Feet</li> <li>• 8 Feet</li> <li>• 0 Feet</li> <li>• 0 Feet</li> </ul> | <ul style="list-style-type: none"> <li>• N*</li> <li>• Y**</li> <li>• N*</li> <li>• N*</li> </ul> |
| Min. Distance Between Buildings                                                                                                                         | N/A                                                                                                                | 1 building                                                                                                       | Y                                                                                                 |
| Max. Lot Coverage                                                                                                                                       | N/A                                                                                                                | 81 %                                                                                                             | Y                                                                                                 |
| Max. Building Height                                                                                                                                    | 5 Stories or 55 Feet                                                                                               | 66 Feet                                                                                                          | N***                                                                                              |

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



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

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

Per Title 19.08.06, the following standards apply:

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

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

| <i>Existing Zoning</i> | <i>Permitted Density</i> | <i>Units Allowed</i> | <i>Proposed Zoning</i> | <i>Permitted Density</i> | <i>General Plan</i> | <i>Permitted Density</i> |
|------------------------|--------------------------|----------------------|------------------------|--------------------------|---------------------|--------------------------|
| R-4                    | 50 du/ac                 | 69                   | R-5                    | unlimited                | MXU                 | greater than 25.49 du/ac |

Per Title 19.12, the following standards apply:

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

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

***Pursuant to Title 19.10, the following parking standards apply:***

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

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

| <b><i>Waivers</i></b>            |                                  |                                    |
|----------------------------------|----------------------------------|------------------------------------|
| <b><i>Request</i></b>            | <b><i>Requirement</i></b>        | <b><i>Staff Recommendation</i></b> |
| 5 feet along north property line | 6 feet along north property line | Denial                             |
| 0 feet along 9th Street          | 10 feet along 9th Street         | Denial                             |
| 4 feet along Bridger Avenue      | 10 feet along Bridger Avenue     | Denial                             |

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

## **ANALYSIS**

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



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

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

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

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

The elevations depict a stucco exterior with aluminum accents.

## **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 designing a project that does not comply with the setback and height 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**

18

**ASSEMBLY DISTRICT**      9

**SENATE DISTRICT**      3

**NOTICES MAILED**      131      by City Clerk

**APPROVALS**      1

**PROTESTS**      0



## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-17743** APN: 139-34-712-041/-042  
Name of Property Owner: ASHTON - BOYD FAMILY TRUST  
Name of Applicant: SDA, INC - DARIUSZ WIECHA

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

Yes

✓ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner:

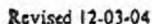
June T. Boyd

Print Name: June T. Boyd

Subscribed and sworn before me

This 16 day of Oct, 2006

Notary Public in and for said County and State





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-17743** APN: 139-34-712-026 /-027 /-028  
Name of Property Owner: LARRY AND PATRICIA SCHLEUSNER FAMILY TRUST  
Name of Applicant: SDA, INC - DARIUSZ WIECHA

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

\_\_\_\_\_ Yes

\_\_\_\_\_ ☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

Print Name: LARRY Schleusner Patricia Schleusner

Subscribed and sworn before me

This 19<sup>TH</sup> day of OCT, 2006

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





**PLANNING & DEVELOPMENT DEPARTMENT**

## STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-17743** APN: **139-34-712-043**  
Name of Property Owner: **POULOS FAMILY TRUST**  
Name of Applicant: **SDA, INC. - DARIUSZ WIECHA**

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

Yes ☐ No ☒

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

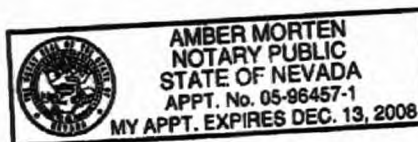
Signature of Property Owner: \_\_\_\_\_

Print Name: \_\_\_\_\_

Subscribed and sworn before me

This 19 day of October, 2004

Notary Public in and for said County and State



BCA  
DESIGN LLC



1001 S. 10TH ST., SUITE 200  
LAS VEGAS, NV 89102  
TEL: 702.735.1234  
WWW.BCADSIGN.COM

TAAG  
ARCHITECTS

CONSULTING ARCHITECTS  
1001 S. 10TH ST., SUITE 200  
LAS VEGAS, NV 89102  
TEL: 702.735.1234  
WWW.TAAGARCHITECTS.COM

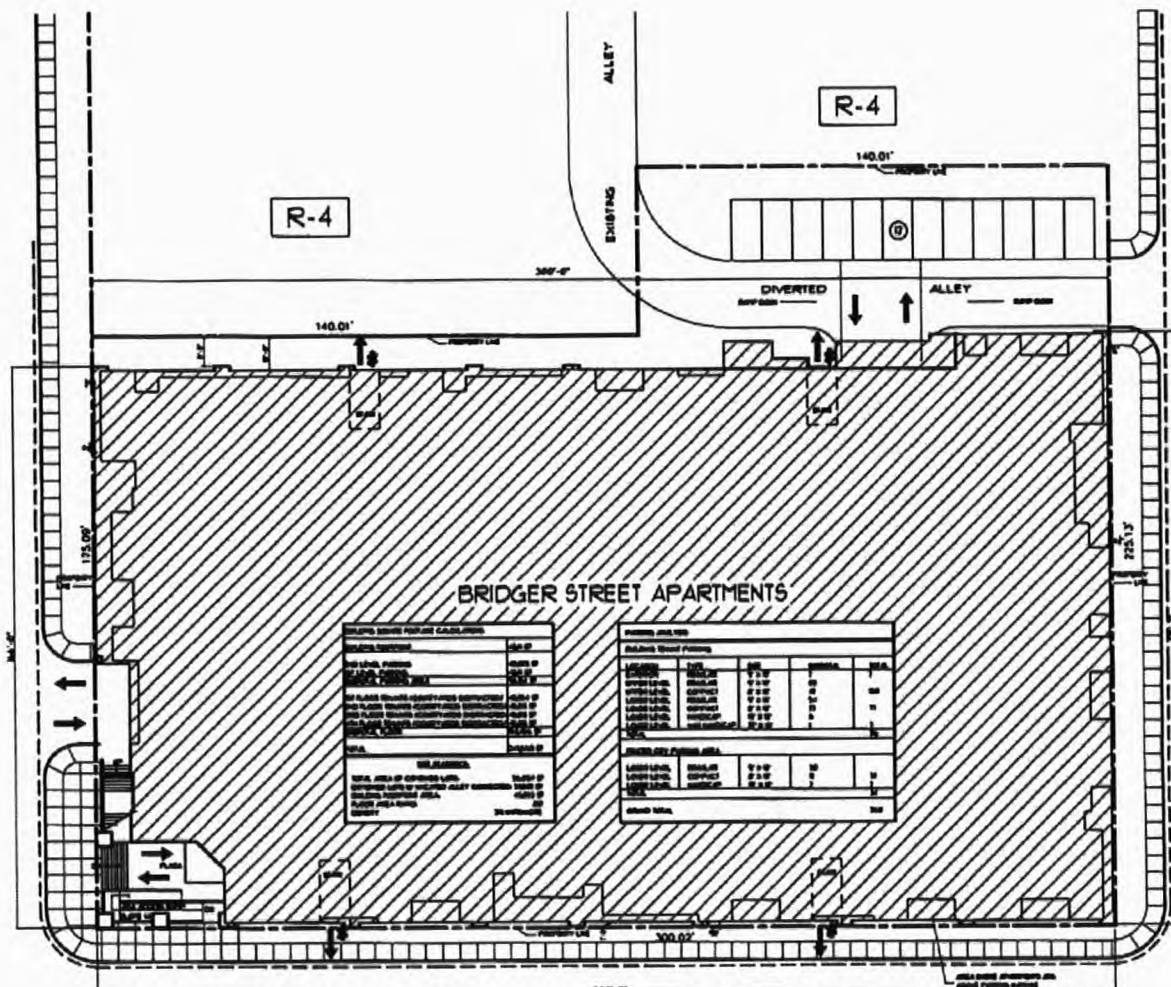
BRIDGER STREET  
APARTMENTS  
LAS VEGAS, NEVADA  
DESIGNED BY B.C.A., INC. CONSTRUCTED BY B.C.A., INC.

BRIDGER STREET APARTMENTS  
LAS VEGAS, NEVADA  
DESIGNED BY B.C.A., INC. CONSTRUCTED BY B.C.A., INC.

BRIDGER STREET APARTMENTS  
LAS VEGAS, NEVADA  
DESIGNED BY B.C.A., INC. CONSTRUCTED BY B.C.A., INC.

BRIDGER STREET APARTMENTS  
LAS VEGAS, NEVADA  
DESIGNED BY B.C.A., INC. CONSTRUCTED BY B.C.A., INC.

BRIDGER STREET APARTMENTS  
LAS VEGAS, NEVADA  
DESIGNED BY B.C.A., INC. CONSTRUCTED BY B.C.A., INC.

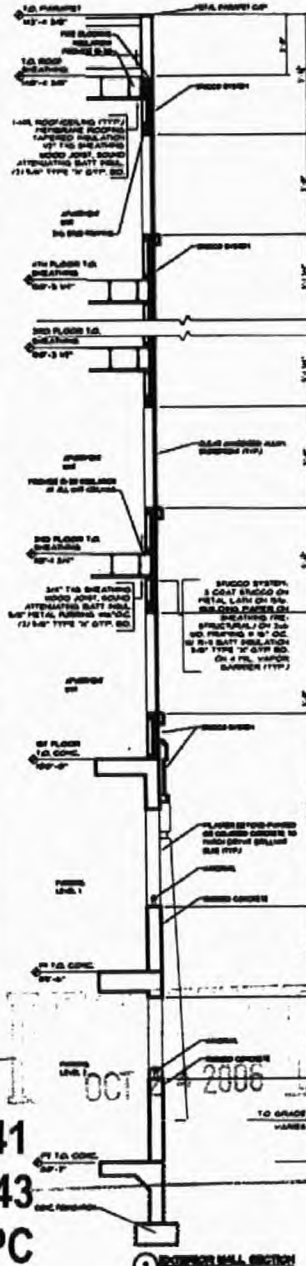


VICINITY AND ADJACENT LAND USE MAP

LEGEND

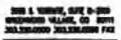
|   |                       |
|---|-----------------------|
| ↑ | PROPOSED STREET LIGHT |
| ↑ | PROPOSED STREET LIGHT |
| ↑ | PROPOSED STREET LIGHT |

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



BRIDGER STREET APARTMENTS  
LAS VEGAS, NEVADA  
DESIGNED BY B.C.A., INC. CONSTRUCTED BY B.C.A., INC.





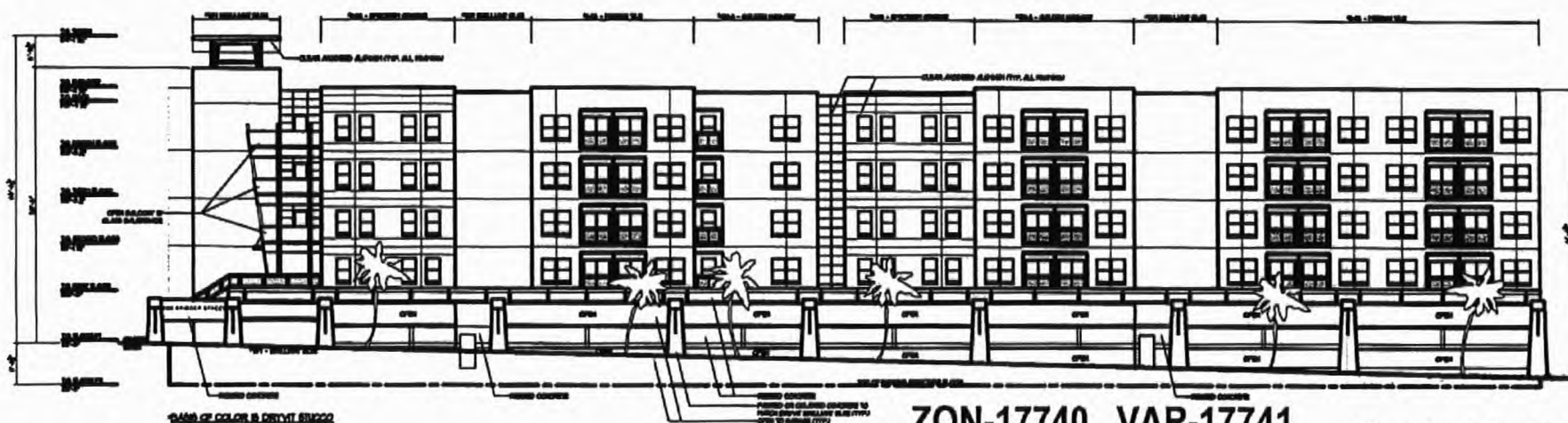
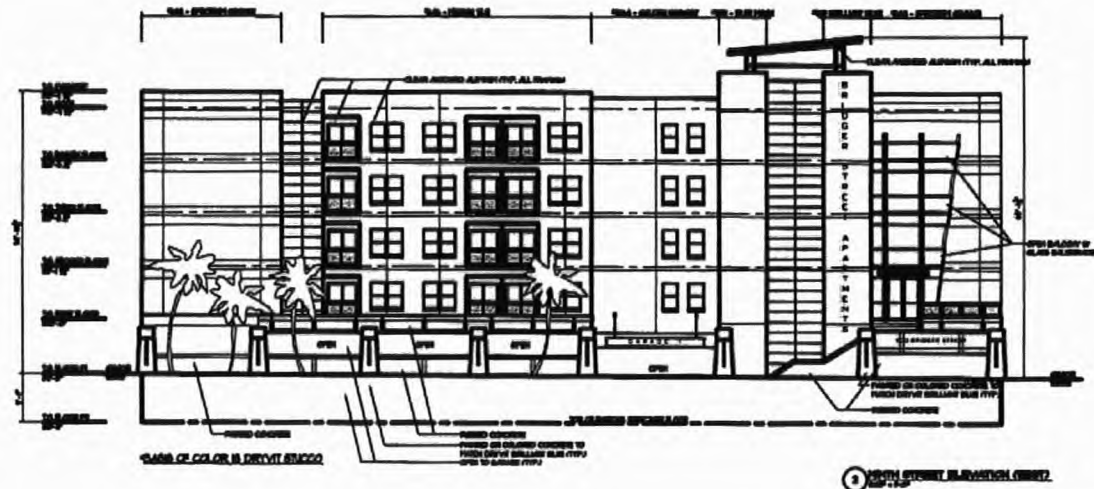
**TAAAG**  
ARCHITECTS  
CONSULTING ARCHITECTS

Tel: +852 2155 8888  
 Fax: +852 2155 8888  
 E-mail: [info@hks.com.hk](mailto:info@hks.com.hk)  
 www.hks.com.hk

BRIDGER STREET  
APARTMENTS  
LAS VEGAS NEVADA  
DEVELOPED BY BAA, INC. COLORADO



CITY MENTAL HEALTH

[illegible]

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

① ~~CONFIDENTIAL~~ ~~ALL INFORMATION CONTAINED~~  
 OCT 24 2006

## A2.1





300 S. VENTURA, SUITE 200  
DENVILLE, CALIF. 95014  
TEL: 916.271.7145  
WWW.BCADESIGN.COM



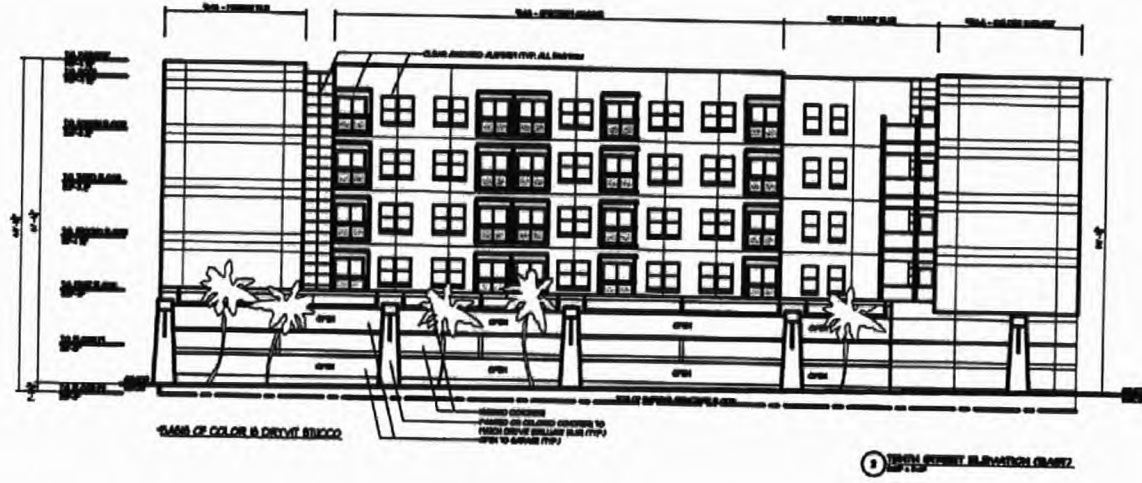
**TAAG**  
ARCHITECTS  
CONSULTING ARCHITECTS  
14100 Parkway  
Suite 100  
Fremont, CA 94538  
TEL: 916.271.7145  
WWW.TAAGARCHITECTS.COM

**BRIDGER STREET  
APARTMENTS  
LAS VEGAS, NEVADA**  
DESIGNED BY BCA, INC. COLLINS



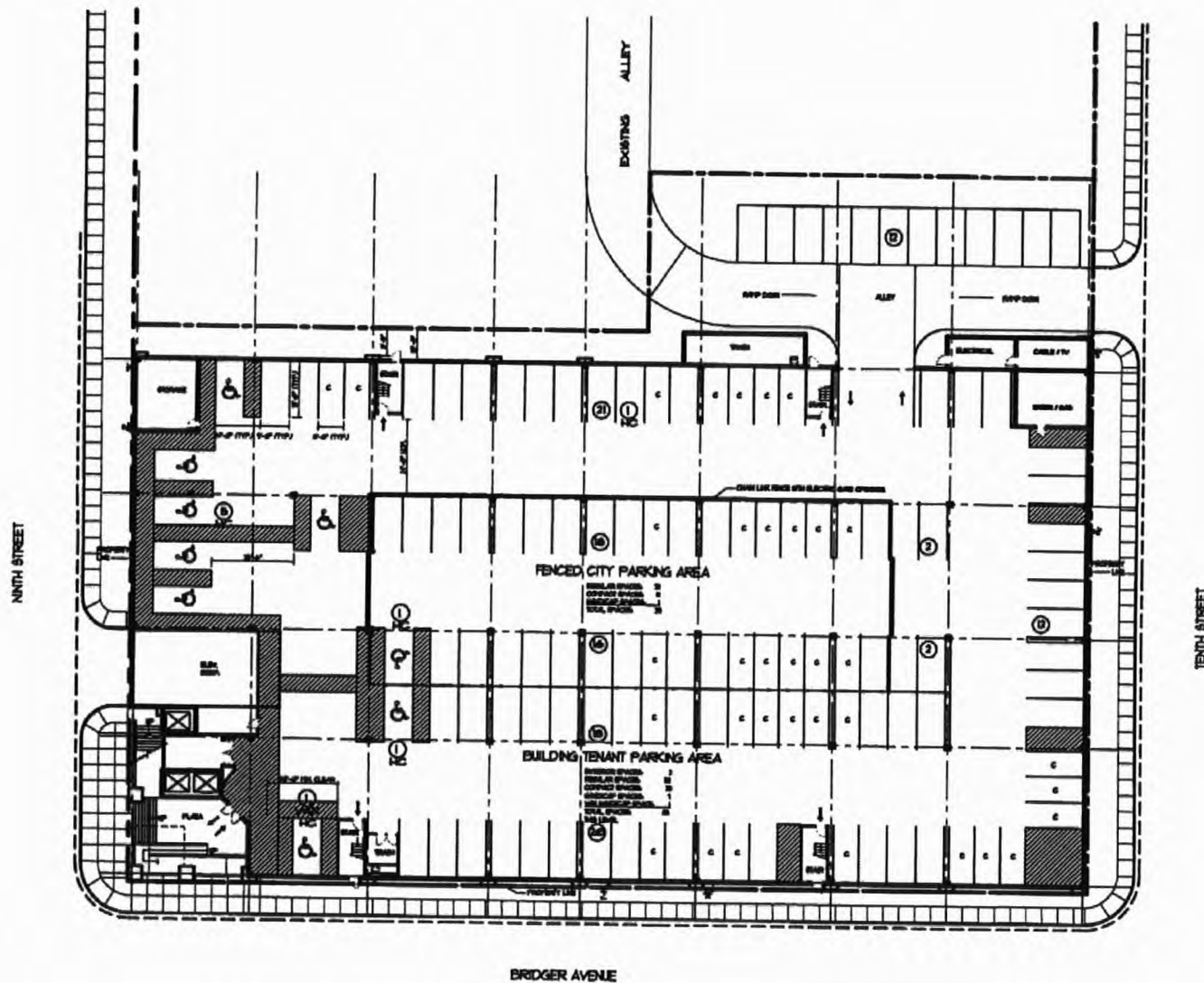
CITY OF LAS VEGAS

| NO. | DATE     | REVISION |
|-----|----------|----------|
| 1   | 12/07/06 | PC       |



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

1 12/07/06  
2 12/07/06



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

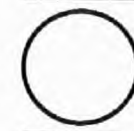
1. FLOOR PLAN - LOBBY PORTALS



OCT 24 2006



300 S. VIRGIL, SUITE 200  
 LAS VEGAS, NV 89101  
 (702) 735-1111



TAAG  
 ARCHITECTS  
 CONSULTING ARCHITECTS

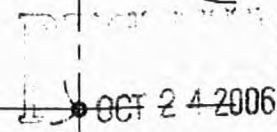
1111 S. VIRGIL, SUITE 200  
 LAS VEGAS, NV 89101  
 (702) 735-1111

BRIDGE STREET  
 APARTMENTS  
 LAS VEGAS, NEVADA  
 DESIGNED BY B.C.A., INC. 06/06/06

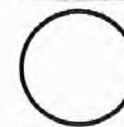
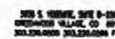
CITY REVIEW 10/24/06

10/24/06





① FLORIAN-ROBERT



No. 1 DFC Parkway  
 Suite 400  
 Englewood, CO 80155  
 www.ingramscott.com  
 303.424.2747  
 1-800-225-7974

**BRIDGER STREET  
APARTMENTS**  
**LAS VEGAS NEVADA**



CITY REPORTAL 1024

[illegible]

A1.2





SDA INC.  
The Denver Tech Center  
5655 South Yosemite Street, Suite 300  
Greenwood Village, Colorado 80111  
Telephone: (303) 220-0500  
Facsimile: (303) 220-0590

Real Estate: Construction  
Development  
Investment  
Management

# SDA

October 24, 2006

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

**Re: Bridger Avenue Apartments, Variance Setbacks and Height**

Dear Mr. Goldberg:

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

#### VARIANCE SETBACKS

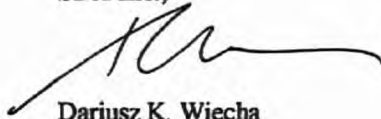
We are requesting a zero (0') setback on the West, East, and South side of the apartment building. The North setback is requested to be a minimum of 10 feet. We also request that the allowed building height be increased to 78' for architectural protrusions (entry tower element, elevator core) and 68' for the top of the roof of the residential portion of the project. The site geometry dictates full utilization to develop an urban character apartment complex. Currently enforced setbacks and height restrictions would reduce the project size making it financially unfeasible. Should the reduced setbacks be approved, they will enhance the urban character of the neighborhood.

This project fits the General Plan use. We request your consideration for re-zoning of the site of this project for a higher density residential use. If approved, it will allow for construction of a multi-unit apartment complex, similar in nature to the neighboring City Center Apartments, also owned by our company.

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

Sincerely,

SDA Inc.,



Dariusz K. Wiecha  
Vice President

DKW/lis

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

# O'REILLY LAW GROUP, LLC

A NEVADA LIMITED LIABILITY COMPANY INCLUDING CORPORATIONS

325 SOUTH MARYLAND PARKWAY

LAS VEGAS, NEVADA 89101-5300

TELEPHONE: (702) 382-2500 FACSIMILE: (702) 384-6266

www.oreillylawgroup.com

January 31, 2007

## HAND DELIVERY

Councilwoman Lois Tarkanian  
City of Las Vegas  
City Hall, Tenth Floor  
400 Stewart Avenue  
Las Vegas, NV 89101

Re: Var-17743

Dear Councilwoman Tarkanian:

We understand that a piece of property located between Ninth and Tenth Streets and Carson and Bridger is being proposed for development of a six-story building containing 310 rent-restrictive units (rental units). We further understand that this project was recommended for denial by Staff but recommended for approval by the City Planning Commission. We also understand that this matter will come before the Las Vegas City Council at its next meeting on February 7, 2007.

Please be advised that, as the owner of property within the areas of downtown Las Vegas slated to be revitalized, we are strenuously opposed to such a rental project. We share your vision of creating a downtown urban village filled with small businesses, boutiques, fine restaurants, and arts, entertainment, and cultural facilities and believe that a rental project such as the one proposed would have a significant adverse affect on the City's ability to attract first-class business owners and tenants to the neighborhood. In addition, it would be inconsistent with the substantial investment that we and others have made in this area of downtown and would be incompatible with the Las Vegas Academy.

While we believe that developing affordable, rent-restrictive housing is an important factor in urban redevelopment, perhaps a neighborhood to the north of Fremont Street would be better suited for such a project given the investment, and commitment, in process near the Las Vegas Academy.

Consequently, we urge the Las Vegas City Council to reject the development of the subject project.

Very truly yours,

O'REILLY LAW GROUP, LLC

  
John F. O'Reilly, Esq.

Protest

JOR:lc

2007 FEB -6 P 1:21

RECEIVED  
CITY CLERK

**City of Las Vegas Plannning Commission has approved a piece of Property near our School for rent-restrictive rental units. This matter will go before the L.V. City Council 02/07/2007. Please join with us petitioning our concerns regarding this matter,**

RECEIVED  
CITY CLERK  
FEB - 7 A 10:40

| Name                      | Addresses                                  |
|---------------------------|--------------------------------------------|
| 1 A. Gabriel              | 2300 W. Sahara LV NV                       |
| 2 Beth Gabriel            | 10204 Nightowl Cr. #, 89144                |
| 3 <del>Paul Miller</del>  | 224 <del>Longwood St</del> Henderson 89012 |
| 4 Anna Buzier             | 10047 Arbutus Ln 89134                     |
| 5 Geneva O'Malley         | 10312 Longwood Dr 89134                    |
| 6 Jacqueline De e         | 605 Donner Ln NV 89107                     |
| 7 <del>Don</del>          | 605 Donner St LV NV 89107                  |
| 8 Stephanie Carrillo      | 1400 Hawthorne Road                        |
| 9 Connor Doe              | 1400 Hawthorne Road                        |
| 10 Terry Dee              | 605 Donner Street                          |
| 11 <del>Paul Miller</del> | 1080 Sweeping Wy Ct                        |
| 12 <del>Paul Miller</del> | 3855 S. Reno 89121                         |
| 13 <del>Paul Miller</del> | 1720 Parkview Ct 89128                     |
| 14 <del>Paul Miller</del> | 2412 QUARTZ BLK 5                          |
| 15 Joe Apperson           | 431 Mayor Den 89014                        |
| 16 <del>Paul Miller</del> | 8625 DONALD LANE                           |
| 17 <del>Paul Miller</del> | same as 16                                 |
| 18 <del>Paul Miller</del> | 8721 Rhonda Lynne Ln 89113                 |
| 19 <del>Paul Miller</del> | 1924 Quince St                             |
| 20 John Bingham           | 8028 Maddalena Ave 89117                   |
| 21 Ed Bil-Leroy           | 8073 Scottie Street LV NV 89134            |
| 22 <del>Paul Miller</del> | 5241 Spring Mountain Rd 89150              |
| 23 <del>Paul Miller</del> | 1425 <del>Star</del> Blvd LV NV 89108      |
| 24 Georgia Allen          | 1705 Starbuck Dr 89108                     |

City of Las Vegas Plannning Commission has approved a piece of Property near our School for rent-restrictive rental units. This matter will go before the L.V. City Council 02/07/2007. Please join with us petitioning our concerns regarding this matter,

| Name                 | Addresses                                  |
|----------------------|--------------------------------------------|
| 1 William Whitman    | 1900 LINDEN 1908 LV NV 89101               |
| 2 El Bassant         | 284 Prince Ridge Dr NV 89145               |
| 3 Jennifer Rodriguez | 6855 S. W. Center Dr 89144                 |
| 4 Marko Bern         | 2062 Red Arrow Dr 89195                    |
| 5 Manuel Cota        | 4720 Oakford St. Las V. NV 89110           |
| 6 Cecilia Ortiz      | 253 Canyon Spirit Dr Henderson NV 89011    |
| 7 LaToya Lewis       | 1102 Kridgia Ct, Las Vegas. 89032          |
| 8 Melanie Higa       | 6911a Island Gull NW, NV 89084             |
| 9 Lori Fanning       | 3625 Redwood St LV NV 89103                |
| 10 Telle Anichetta   | 5214 Silverleaf Dr LV NV 89142             |
| 11 Mike Smith        | 3937 E. Ave Dr LV NV 89121                 |
| 12 Tashawn Swank     | 1163 Dana Maple Ct. LV NV 89123            |
| 13 John Fernandez    | 2821 Waterfalls Ave. LV NV 89128           |
| 14 Rick De           | 1508 John Berg Ct. NV 89084                |
| 15 Kelly Wally       | 7388 Kanyani Ct, LV, NV 89117              |
| 16 Rick              | 4802 Osborn Ct LV, NV 89110                |
| 17 M. Silva          | 5985 Nuevo Leon St. #12 NV 89031           |
| 18 Shaptons          | 6901 E. Lake Mead Blvd. #1027 LV, NV 89150 |
| 19 Giff              | 4895 E. Cassi Rd. #341 LV, NV 89120        |
| 20 Murray Cota       | " " "                                      |
| 21 Jennifer Ellis    | 902 Holloway Dr NV                         |
| 22 David Ell         | " " "                                      |
| 23 Ronald D. Mott    | 10123 Longwood Dr LV                       |
| 24 Jeffery           | 10034 Rockwell Dr LV                       |



RECEIVED  
CITY CLERK  
2007 FEB 10 10:40

**City of Las Vegas Plannning Commission has approved a piece of Property near our School for rent-restrictive rental units. This matter will go before the L.V. City Council 02/07/2007. Please join with us petitioning our concerns regarding this matter,**

| Name                        | Addresses                         |
|-----------------------------|-----------------------------------|
| 1 <i>Mike Smith</i>         | 2101 Cedarhurst St. LV 89128      |
| 2 <i>Mike Smith</i>         | 2101 Cedarhurst St. LV 89128      |
| 3 <i>[Signature]</i>        | 5730 Sable Palm St. NV, 89032     |
| 4 <i>Kore Don</i>           | 3730 Sable Palm St. NV, 89032     |
| 5 <i>Paul Huchard</i>       | 2412 Quartz Peak Ct. NV 89134     |
| 6 <i>Frank May Jr</i>       | 9640 Adwood 89129                 |
| 7 <i>Brenda May Jr</i>      | 9640 Adwood 89129                 |
| 8 <i>Maryellen B. Bogan</i> | 3191 La Tijera Blvd. NV 89129     |
| 9 <i>Cynthia L. Bogan</i>   | 4237 Ridgevale Ave. LV, NV 89121  |
| 10 <i>[Signature]</i>       | 7872 EMBARCADERO AVE LV 89129     |
| 11 <i>James Russ</i>        | 7872 EMBARCADERO AVE 89129        |
| 12 <i>Charmo Charmo</i>     | 7716 BROADWAY CT LV NV 89131      |
| 13 <i>Lisa Wankle</i>       | 8341 Emerald Isle Las Vegas 89131 |
| 14 <i>William E. Clark</i>  | 7904 Fashion Ridge 89149          |
| 15 <i>[Signature]</i>       | 7904 Fashion Ridge 89149          |
| 16 <i>[Signature]</i>       | 2801 Bellini 89032                |
| 17 <i>[Signature]</i>       | 2202 Bellini 1 Henderson 89052    |
| 18 <i>La Donna Wren</i>     | 10431 Grenada Pl. Las V. 89135    |
| 19                          |                                   |
| 20                          |                                   |
| 21                          |                                   |
| 22                          |                                   |
| 23                          |                                   |
| 24                          |                                   |

**City of Las Vegas Plannning Commission has approved a piece of Property near our School for rent-restrictive rental units. This matter will go before the L.V. City Council 02/07/2007. Please join with us petitioning our concerns regarding this matter,**

RECEIVED  
CITY CLERK  
FEB - 7 A 10:40

| Name                   | Addresses                  |
|------------------------|----------------------------|
| 1 Don Deicken          | 10425 GEORGETOWN PLACE     |
| 2 Michele DeBenedictis | 9737 Edline Ave            |
| 3 Joe DeBenedictis     | " " "                      |
| 4 Dale Comp            | 1061 Berry Ridge Cir       |
| 5 Milo A. Torres       | 4547 Shannon Jean Ct. N.W. |
| 6 [Signature]          | 3395 S. Jones #1328/46     |
| 7 [Signature]          | 3805 Van Arden St. 8132    |
| 8 [Signature]          | 7525 Truckee Way Harwood   |
| 9 Carol Dyer           | 4916 W. Eugene Ave         |
| 10 Lenny Marts         | 16411 Premier Pl LV        |
| 11 [Signature]         | 10403 Premier Pl LV        |
| 12 [Signature]         | 336 W. 8th St. # 89107     |
| 13                     |                            |
| 14                     |                            |
| 15                     |                            |
| 16                     |                            |
| 17                     |                            |
| 18                     |                            |
| 19                     |                            |
| 20                     |                            |
| 21                     |                            |
| 22                     |                            |
| 23                     |                            |
| 24                     |                            |



Las Vegas Academy  
of International Studies,  
Performing & Visual Arts  
315 S. 7th Street  
Las Vegas, Nevada 89101  
(702) 799 -7800  
(702) 799 - 7948 Fax

Stephen T. Clark,  
Principal

Dr. Glenn Cooper,  
Assistant Principal  
Curriculum

Linda Shillingstad,  
Assistant Principal  
Student Activities

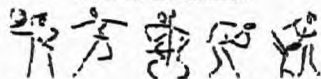
Tom Torres,  
Dean of Students

Darlin Delgado,  
Dean of Students



An  
International  
School  
of  
Excellence

Nevada Department of Education  
High Achieving School  
U.S. Department of Education  
New American High School  
U.S. Department of Education  
Blue Ribbon School  
"Demonstrating Excellence &  
Innovation in Education"



Feb. 2, 2007

RECEIVED  
CITY CLERK

Honorable Oscar B. Goodman 2007 FEB -7 A 11: 00  
City of Las Vegas  
City Hall, Tenth Floor  
400 Stewart Avenue  
Las Vegas, NV 89101

**Protest**

Dear Mayor Goodman:

On behalf of the faculty, staff, parents, and students of the Las Vegas Academy, I would like to express our urgent concern and dismay about the proposal for the development of a six-story building containing 310 rent-restrictive units on the property located between 9th and 10th Streets and Carson and Bridger. It is my understanding that this project was recommended for denial by Staff but recommended for approval by the City Planning Commission.

Please be advised that, as a public school very close to this area, and as a performing arts school proud to be associated with the revitalized downtown "Arts District," we are vehemently opposed to the development of such rental property. For obvious reasons, this school shares in your vision of creating a downtown arts district filled with small businesses, boutiques, cultural and entertainment arenas, nice restaurants, and specialty shops, but we strongly believe that a rental project such as the one proposed would have an adverse and detrimental effect for this school. Such a rental development could impact our recruiting efforts and might deter many parents from sending their children to the Las Vegas Academy. Some of our recruiting efforts are aimed at communicating to potential parents and students that this so-called "dangerous downtown area" is being "cleaned up" and revitalized much the same way New York was able to transform the Times Square area.

I understand the need to develop affordable, rent-restrictive housing as part of urban redevelopment, but I implore the Las Vegas City Council to reject this proposed project, not just for the sake of our new and improved downtown area, but for the sake of thousands of Clark County School District students who want to pursue their interests in the arts in a safe and secure school in a safe and secure downtown area.

Respectfully,

*Stephen Clark*

Stephen Clark  
Principal

Date 02-07-07 Item # 101

**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**



November 28, 2006

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

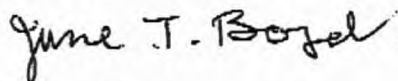
**RE: Case: ZON-17740**  
**Rezoning for the Proposed Bridger Avenue Apartments**  
**Las Vegas, Nevada**

**Planning Commission:**

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

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

Sincerely,



June T. Boyd  
225 South 10<sup>th</sup> Street  
Las Vegas, Nevada 89101

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

A

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

VAC-17744 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST - Petition to Vacate a portion of an existing alley generally located north of Bridger Avenue, 140 feet east of Tenth Street, Ward 5, (Weekly). Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****3****RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

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

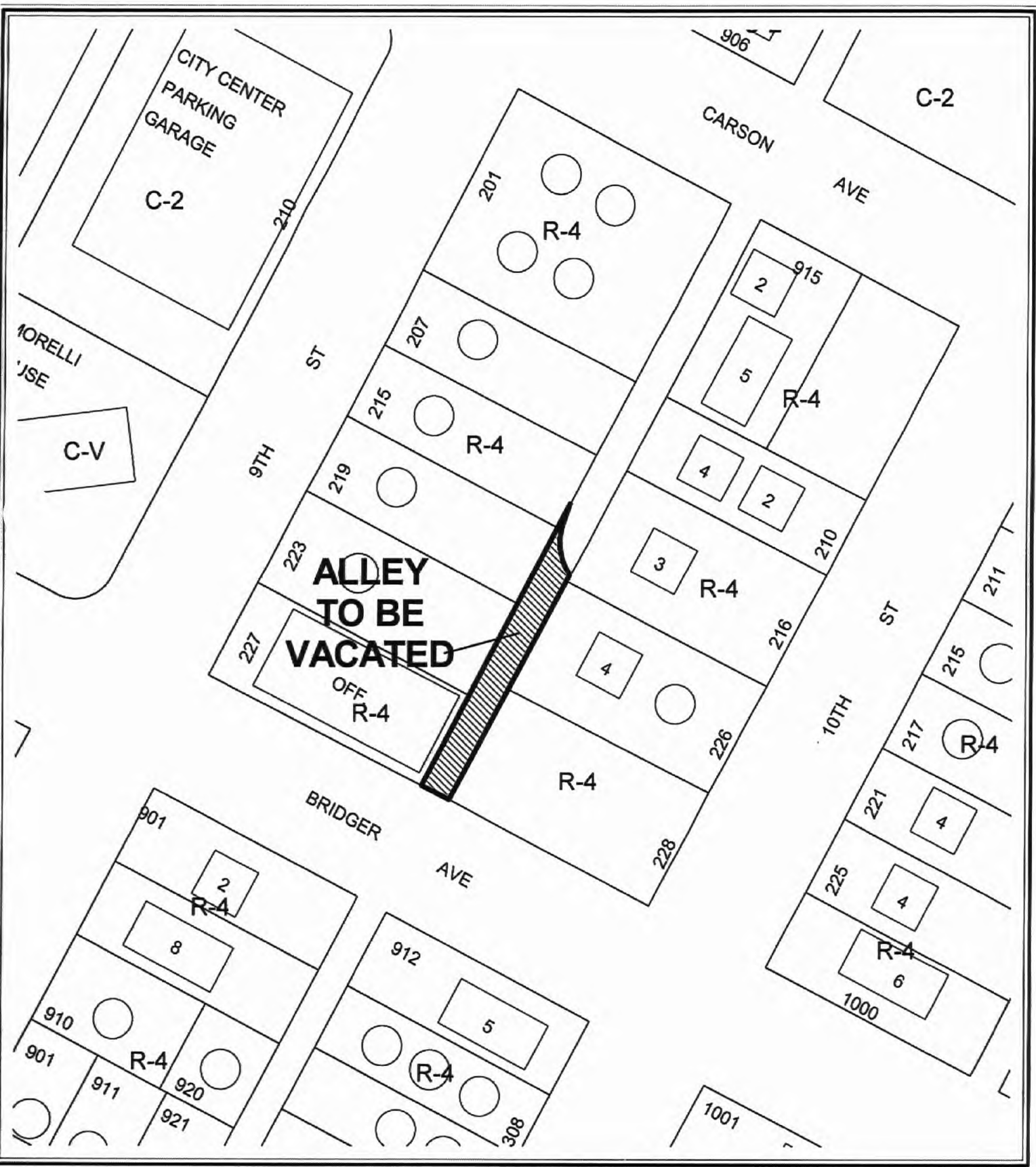
Motion made by LAWRENCE WEEKLY to Withdraw without Prejudice Item 98 [ZON-17740], Item 99 [VAR-17741], Item 100 [VAR-17742], Item 101 [VAR-17743], Item 102 [VAC-17744] and Item 103 [SDR-17745]

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

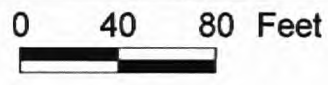
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 98 for related discussion and backup.

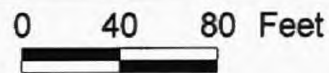


CASE: VAC-17744





CASE: VAC-17744





**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: ABEYANCE - VAC-17744 - APPLICANT/OWNERS: ASHTON-BOYD FAMILY TRUST, ET AL**

---

***THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 17, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.***

**\*\* CONDITIONS \*\***

Staff recommends DENIAL. The Planning Commission (4-3/se, sd, bg vote) recommends APPROVAL, subject to:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
4. The limits of this Vacation shall be the southerly portion of the public alley located north of Bridger Avenue, between 9<sup>th</sup> Street and 10<sup>th</sup> Street.
5. Submit an alternative alley access plan for approval by the City Engineer providing a legal through-access for this alley and an adequate turning radius. Such alley access shall be dedicated prior to or concurrent with the recordation of an Order of Vacation for this alleyway.
6. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including the property not controlled by the applicant (if applicable), so that an un-maintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.

7. A sanitary sewer relocation/abandonment plan must be approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation. Alternatively, public sewer easements shall be retained through this Petition of Vacation. If easements are required, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-17740 may be used to satisfy this requirement provided that it addresses the area to be vacated.
9. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
10. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

**\*\* STAFF REPORT \*\***

**APPLICATION REQUEST**

This application is a request to Vacate a portion of an existing alley generally located north of Bridger Avenue, 140 Feet east of Tenth Street.

The applicant is proposing to vacate approximately half of the existing alley that runs between Carson Avenue and Bridger Avenue, half-way between Ninth and Tenth Streets. A Site Development Plan Review (SDR-17745) proposes to replace the vacated portion of the alley with a new alley to be dedicated that will connect the remainder of the alley from its termination to Tenth Street, at approximately the property line between the existing 216 Tenth Street and 226 Tenth Street.

**BACKGROUND INFORMATION**

**A) *Related Actions***

12/07/06      The Planning Commission recommended approval of companion items ZON-17740, VAR-17741, VAR-17742, VAR-17743 and SDR-17745 concurrently with this application.

12/07/06      The Planning Commission voted 4-3/se, sd, bg to recommend APPROVAL (PC Agenda Item #18/ar).

**B) *Pre-Application Meeting***

A pre-application conference is not required for a Vacation application request.

**C) *Neighborhood Meetings***

A neighborhood meeting is not required as part of this application request, nor was one held.

**DETAILS OF APPLICATION REQUEST**

The property is legally described as being a portion of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 34, Township 20 South, Range 61 East, M.D.M.

**ANALYSIS**

**A) *Planning discussion***

The applicant proposes to vacate a portion of the alley connecting Bridger Avenue and Carson Avenue between Ninth Street and Tenth Street in order to provide for cohesive development along Bridger Avenue between Ninth Street and Tenth Street. In order to mitigate the vacation of the alley, the applicant proposes to dedicate a replacement of that portion to the north of his proposed development, diverting the alley flow to Tenth Street. In addition, the submitted vacation indicates that the applicant will replace the necessary water and sewer infrastructure in order to accommodate the vacation as well as the proposed development. However, as staff is recommending denial on the proposed rezoning, site plan, and related variances, staff cannot recommend approval for this vacation.

**B) *Public Works discussion***

The following information is presented concerning this request to vacate certain public street right of ways:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?  
*Uniform, dedication for an alternative outlet for this public alley will be required through a Condition of Approval.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No.*
- C. Does it appear that the vacation request involves only excess right-of-way? *No.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes*  
*Zoning Reclassification ZON-17740 and Site Development Plan Review SDR-17745.*



- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No.*

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

18

**ASSEMBLY DISTRICT**      9

**SENATE DISTRICT**      3

**NOTICES MAILED**      7      by City Clerk

**APPROVALS**      0

**PROTESTS**      0



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-17744** APN: **139-34-712-043**  
Name of Property Owner: **POULOS FAMILY TRUST**  
Name of Applicant: **SDA, INC. - DARIUSZ WIECHA**

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

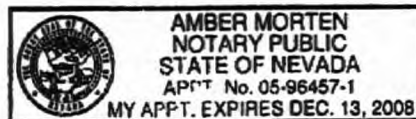
Print Name: **JOE PAULOS**

**CHRISTINE PAULOS**  
CHRISTINE PAULOS

Subscribed and sworn before me

This **19** day of **OCTOBER**, 20**10**

**Amber Morten**  
Notary Public in and for said County and State





## PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-17744 APN: 139-34-712-041/-042  
Name of Property Owner: ASHTON - BOYD FAMILY TRUST  
Name of Applicant: SDA, INC - DARIUSZ WIECHA

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

Yes

           ☒            No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

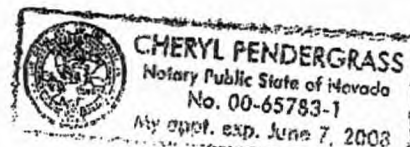
Signature of Property Owner: June T. Boyd.

Print Name: June T. Boyd

Subscribed and sworn before me

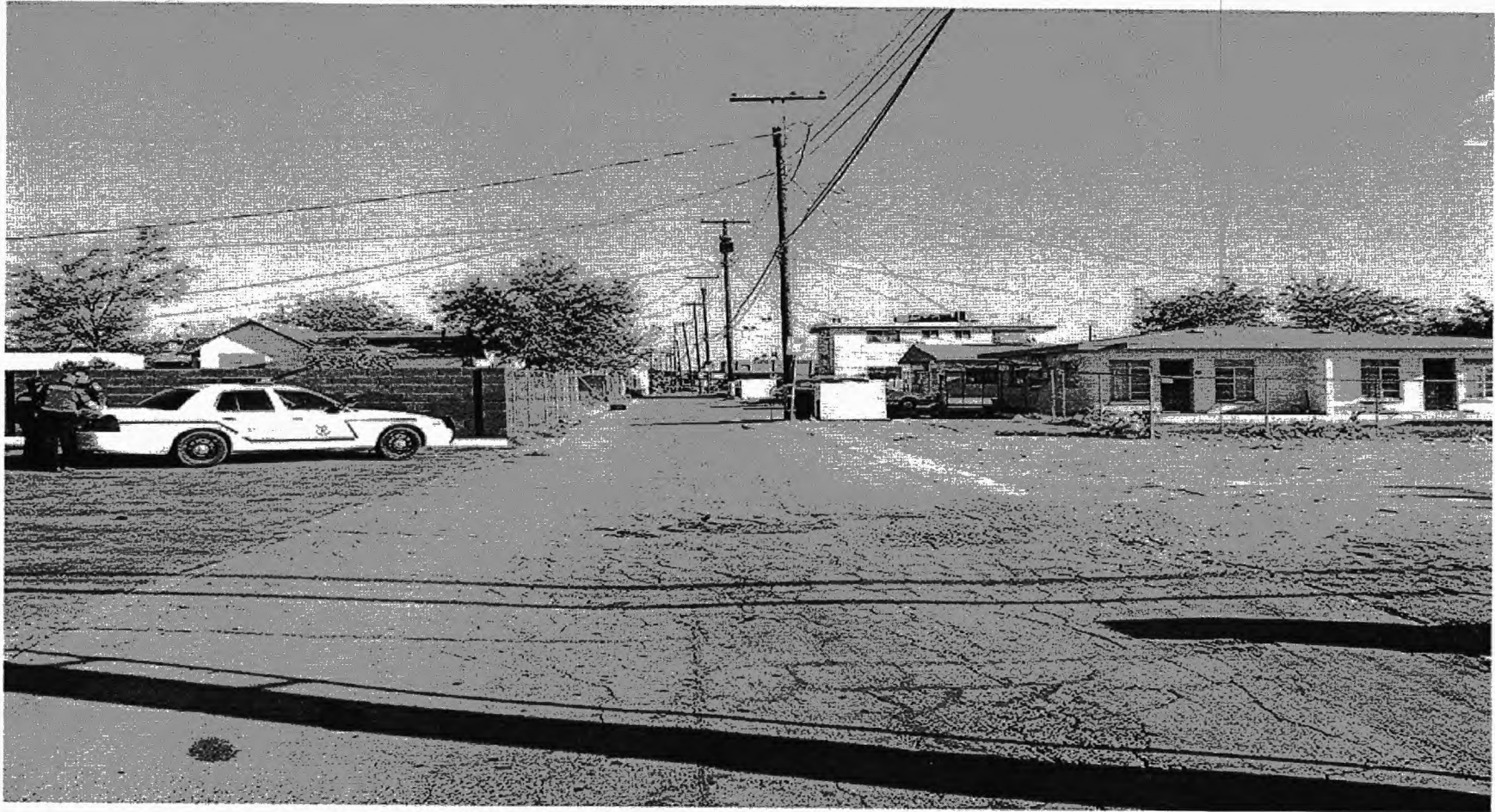
This 16<sup>th</sup> day of Oct, 2006.

Notary Public in and for said County and State









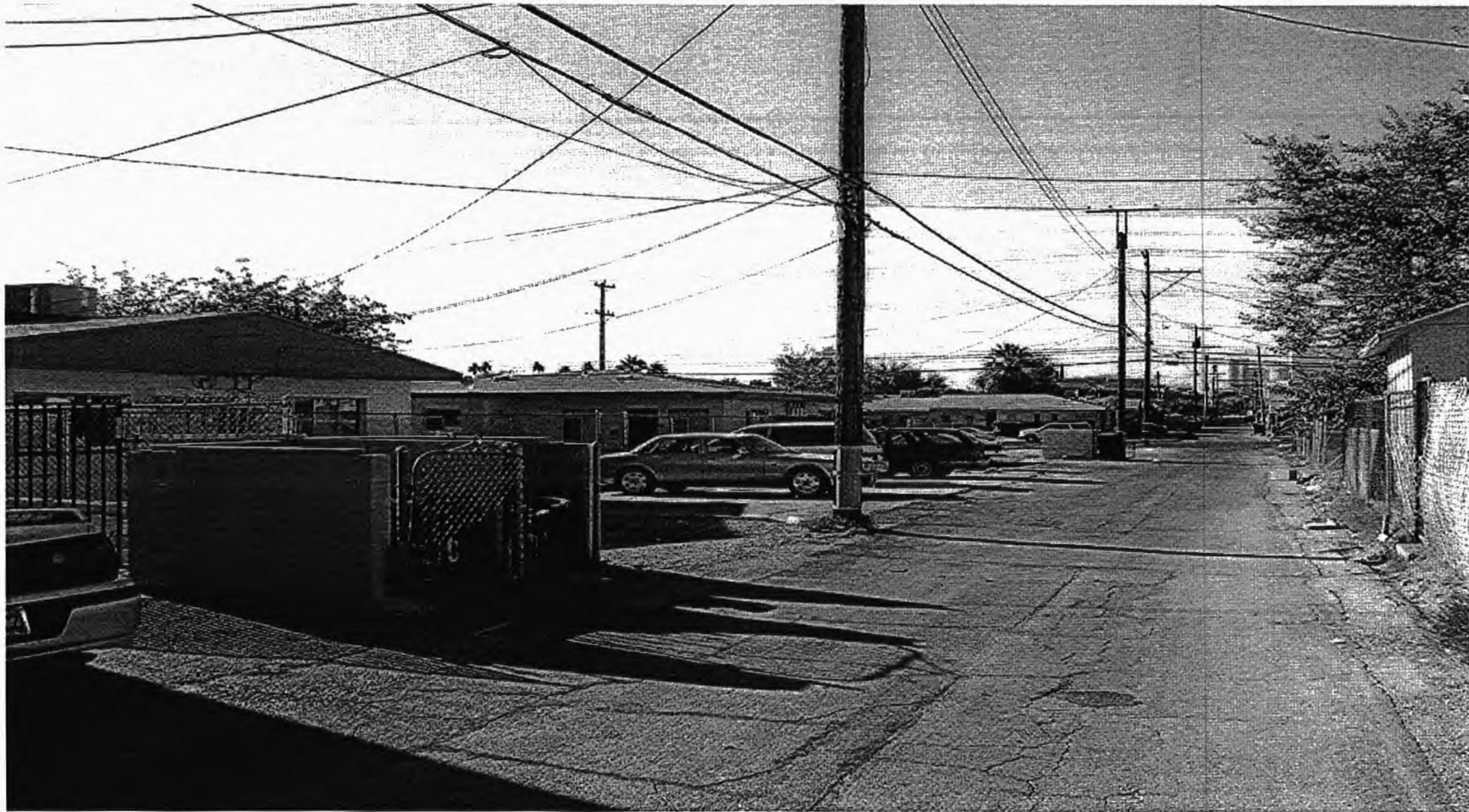
VAC-17744 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST  
NORTH OF BRIDGER AVENUE, 140 FEET EAST OF TENTH STREET  
DECEMBER 7, 2006 PLANNING COMMISSION

11/14/06



VAC-17744 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST  
NORTH OF BRIDGER AVENUE, 140 FEET EAST OF TENTH STREET  
DECEMBER 7, 2006 PLANNING COMMISSION

11/14/06



VAC-17744 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST  
NORTH OF BRIDGER AVENUE, 140 FEET EAST OF TENTH STREET  
DECEMBER 7, 2006 PLANNING COMMISSION

11/14/06



**SDA**

October 24, 2006

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

**Re: Bridger Avenue Apartments, Vacation of the Alley**

Dear Mr. Goldberg:

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

**VACATION OF THE ALLEY**

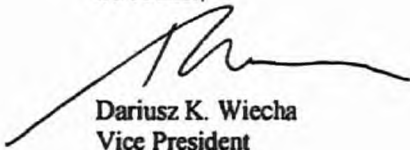
The geometry of the site calls for a cohesive development that would provide a continuous elevation along Bridger Avenue. We request vacation of the portion of the existing alley, which would otherwise divide our building in two, making our project not feasible.

To mitigate the alley requirements we provide enough space on our property, which we would like to dedicate to the new alley diverting its flow to 10<sup>th</sup> Street.

We believe such approach to this city block design will not only enhance the urban character of the area, but will also reduce the traffic impact on Bridger Avenue by eliminating the alley's current connection to Bridger Avenue and introducing its new connection to 10<sup>th</sup> Street.

Sincerely,

SDA Inc.,



Dariusz K. Wiecha  
Vice President

DKW/lis

**VAC-17744**  
**12/07/06 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 ZON-17740, VAR-17741, VAR-17742 AND VAR-17743

SDR-17745 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST - Request for a Site Development Plan Review for a PROPOSED 300 UNIT, 66 FOOT HIGH, SIX STORY APARTMENT BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFERING STANDARDS FOR ZERO FEET OF LANDSCAPING WHERE TEN FEET IS REQUIRED ALONG THE SOUTHERN, EASTERN, AND WESTERN PERIMETER AND TO ALLOW FIVE FEET OF LANDSCAPING WHERE SIX FEET IS REQUIRED ALONG A PORTION OF THE NORTHERN PERIMETER on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026 through 028 and 041 through 043), R-4 (High Density Residential) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

3

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 12-07-06 Planning Commission Meeting Item 19

Motion made by LAWRENCE WEEKLY to Withdraw without Prejudice Item 98 [ZON-17740], Item 99 [VAR-17741], Item 100 [VAR-17742], Item 101 [VAR-17743], Item 102 [VAC-17744] and Item 103 [SDR-17745]

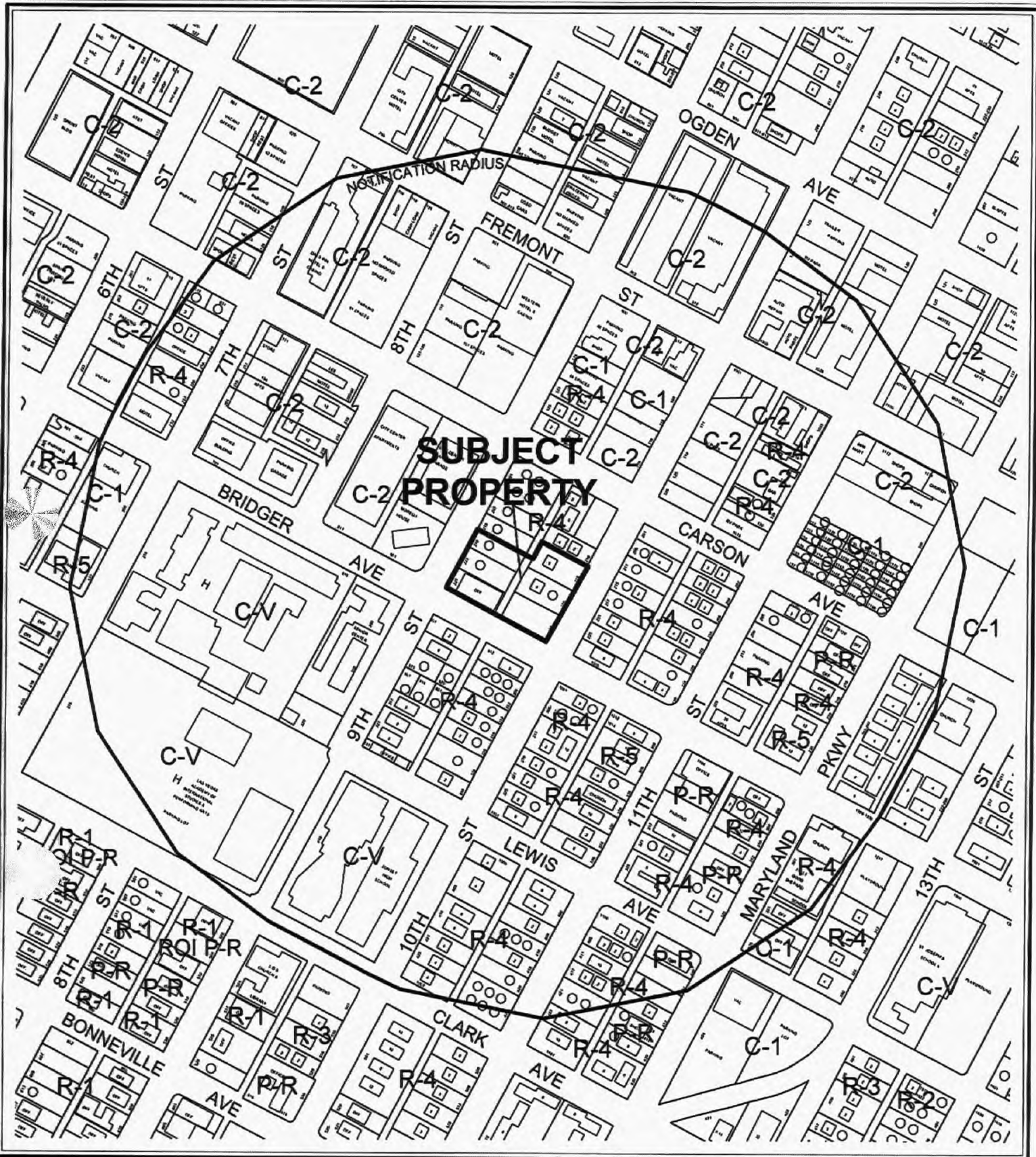
Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

**CITY COUNCIL MEETING OF: FEBRUARY 7, 2007**

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 98 for related discussion and backup.



CASE: **SDR-17745** 0 100200 Feet

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: ABEYANCE - SDR-17745 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST**

---

***THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 17, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.***

**\*\* CONDITIONS \*\***

Staff recommends DENIAL. The Planning Commission (4-3/se, sd, bg vote) recommends APPROVAL, subject to:

**Planning and Development**

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



7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

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

17. Parking spaces located directly off the public alley shall be set back sufficiently to allow a 24-foot wide "aisle" width for vehicles to back out.
18. A sanitary sewer relocation plan must be submitted to and approved by the Collection Systems Planning Section of the Department of Public Works and the new sewer lines must be constructed and active prior to the recordation of an Order of Vacation of the existing sewer easements. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
19. Landscape and maintain all unimproved rights-of-way, if any, on Bridger Avenue, 9<sup>th</sup> Street and 10<sup>th</sup> Street adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
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. Site development to comply with all applicable conditions of approval for ZON-17740 and all other applicable site-related actions.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

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

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

**BACKGROUND INFORMATION**

| <i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i> |                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01/04/61                                                           | The Board of City Commissioners approved a Special Use Permit for an office at 227 South 9 <sup>TH</sup> Street                                                                                                                                                 |
| 12/07/06                                                           | The Planning Commission recommended approval of companion items ZON-17740, VAR-17741, VAR-17742, VAR-17743 and VAC-17744 concurrently with this application.<br><br>The Planning Commission voted 4-3/se, sd, bg to recommend APPROVAL (PC Agenda Item #19/ar). |
| <i>Pre-Application Meeting</i>                                     |                                                                                                                                                                                                                                                                 |
| 08/18/06                                                           | The requirements for a rezoning application were reviewed.                                                                                                                                                                                                      |
| <i>Neighborhood Meeting</i>                                        |                                                                                                                                                                                                                                                                 |
|                                                                    | A neighborhood meeting is not required for this type of application                                                                                                                                                                                             |
| <i>Details of Application Request</i>                              |                                                                                                                                                                                                                                                                 |
| <i>Site Area</i>                                                   |                                                                                                                                                                                                                                                                 |
| Net Acres                                                          | 1.38 Acres                                                                                                                                                                                                                                                      |

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

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

### Redevelopment Area

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

### Trails

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

### DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

| <i>Standard</i>                                                                                                                                         | <i>Required/Allowed</i>                                                                                            | <i>Provided</i>                                                                                                  | <i>Compliance</i>                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Min. Lot Size                                                                                                                                           | 7,000 square feet                                                                                                  | 1.38 acres                                                                                                       | Y                                                                                                 |
| Min. Lot Width                                                                                                                                          | N/A                                                                                                                | 180 feet                                                                                                         | Y                                                                                                 |
| Min. Setbacks <ul style="list-style-type: none"> <li>• Front (west)</li> <li>• Side (north)</li> <li>• Corner (south)</li> <li>• Rear (east)</li> </ul> | <ul style="list-style-type: none"> <li>• 10 Feet</li> <li>• 5 Feet</li> <li>• 5 Feet</li> <li>• 20 Feet</li> </ul> | <ul style="list-style-type: none"> <li>• 0 Feet</li> <li>• 8 Feet</li> <li>• 0 Feet</li> <li>• 0 Feet</li> </ul> | <ul style="list-style-type: none"> <li>• N*</li> <li>• Y**</li> <li>• N*</li> <li>• N*</li> </ul> |
| Min. Distance Between Buildings                                                                                                                         | N/A                                                                                                                | 1 building                                                                                                       | Y                                                                                                 |
| Max. Lot Coverage                                                                                                                                       | N/A                                                                                                                | 81 %                                                                                                             | Y                                                                                                 |
| Max. Building Height                                                                                                                                    | 5 Stories or 55 Feet                                                                                               | 66 Feet                                                                                                          | N****                                                                                             |

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



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

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

Per Title 19.08.06, the following standards apply:

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

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

| <i>Existing Zoning</i> | <i>Permitted Density</i> | <i>Units Allowed</i> | <i>Proposed Zoning</i> | <i>Permitted Density</i> | <i>General Plan</i> | <i>Permitted Density</i> |
|------------------------|--------------------------|----------------------|------------------------|--------------------------|---------------------|--------------------------|
| R-4                    | 50 du/ac                 | 69                   | R-5                    | unlimited                | MXU                 | greater than 25.49 du/ac |

Per Title 19.12, the following standards apply:

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

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

***Pursuant to Title 19.10, the following parking standards apply:***

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

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

| <b><i>Waivers</i></b>            |                                  |                                    |
|----------------------------------|----------------------------------|------------------------------------|
| <b><i>Request</i></b>            | <b><i>Requirement</i></b>        | <b><i>Staff Recommendation</i></b> |
| 5 feet along north property line | 6 feet along north property line | Denial                             |
| 0 feet along 9th Street          | 10 feet along 9th Street         | Denial                             |
| 4 feet along Bridger Avenue      | 10 feet along Bridger Avenue     | Denial                             |

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

## **ANALYSIS**

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

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

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

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

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

The elevations depict a stucco exterior with aluminum accents.

## FINDINGS

The following findings must be made:

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

**In regard to “1”:** The proposed development will exceed the scale and massing of any existing development on the east side of Ninth Street. Staff finds the height and intensity of the project is greater than adjacent development and is not compatible with residential development immediately to the north of this site.

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

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

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

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



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

**PLANNING COMMISSION ACTION**

One condition was deleted by the Planning Commission.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 18

**ASSEMBLY DISTRICT** 9

**SENATE DISTRICT** 3

**NOTICES MAILED** 129 by Planning Dept

**APPROVALS** 1

**PROTESTS** 0



## STATEMENT OF FINANCIAL INTEREST

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

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

Yes

✓ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

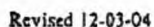
Signature of Property Owner:

Print Name:

Subscribed and sworn before me

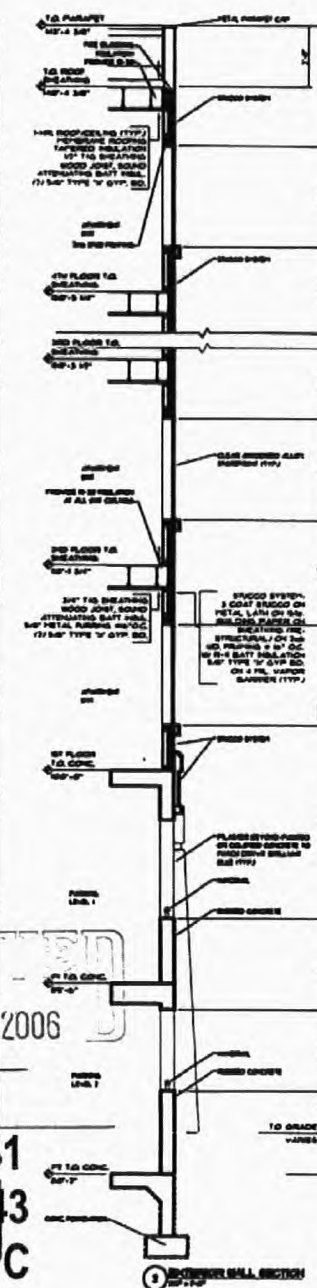
This 16<sup>th</sup> day of Oct, 2006

Notary Public in and for said County and State



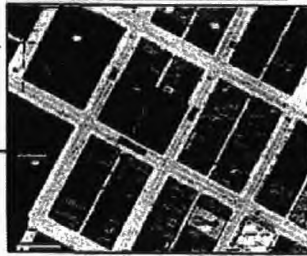






SHEET NO.  
A0.2

R-4



BRIDGER AVENUE

OCT 24 2006

**ZON-17740**

VAR-17741

~~VAR 17742~~

MAR-17-743

SDR-17745

12/07/06 PC

### LEGEND

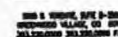
13

↑

② **EXTERIOR WALL SECTION**  
1/2" = 1'-0"







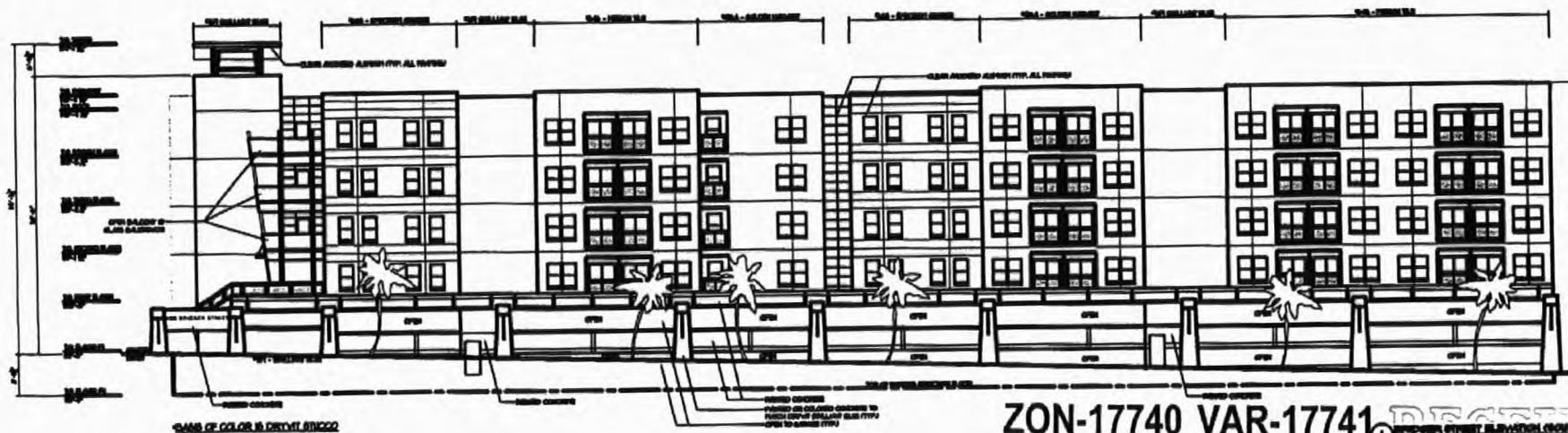
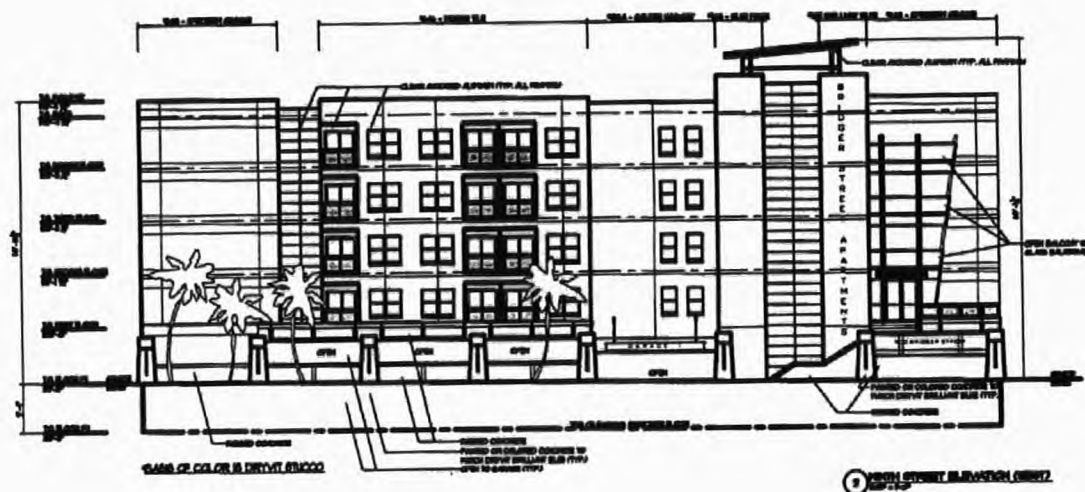
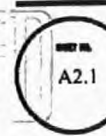
No. 1 (57) Paduan  
 2008 910  
 Engagement 275 911-11  
 www.lengdhu.com  
 001-626-2740  
 001-626-2751-626

**BRIDGER STREET  
APARTMENTS**  
**LAS VEGAS NEVADA**



CITY RENTAL 10245

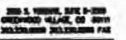
00030



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

OCT 24 2006

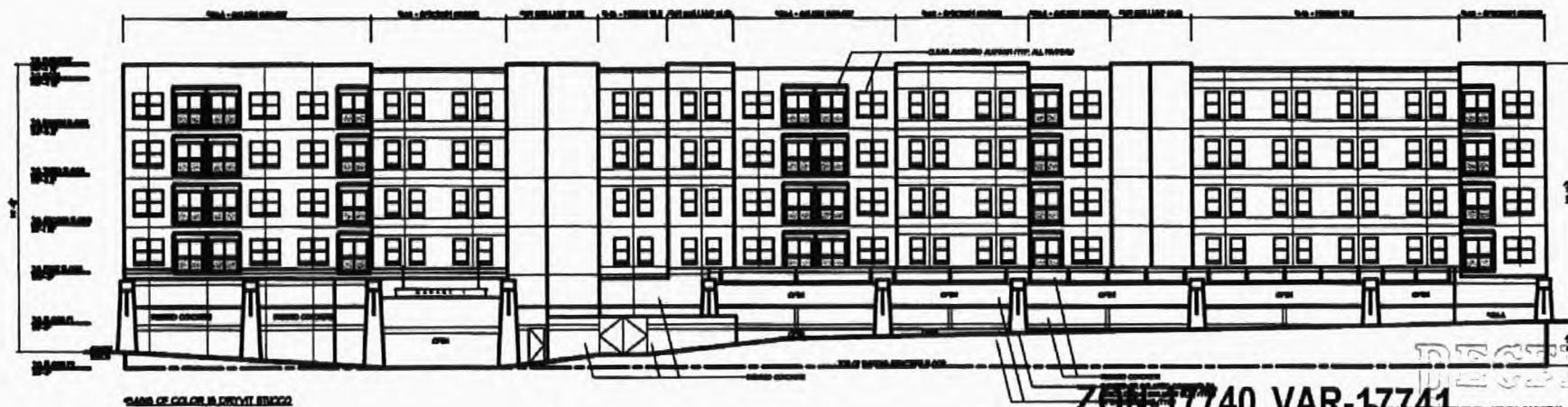
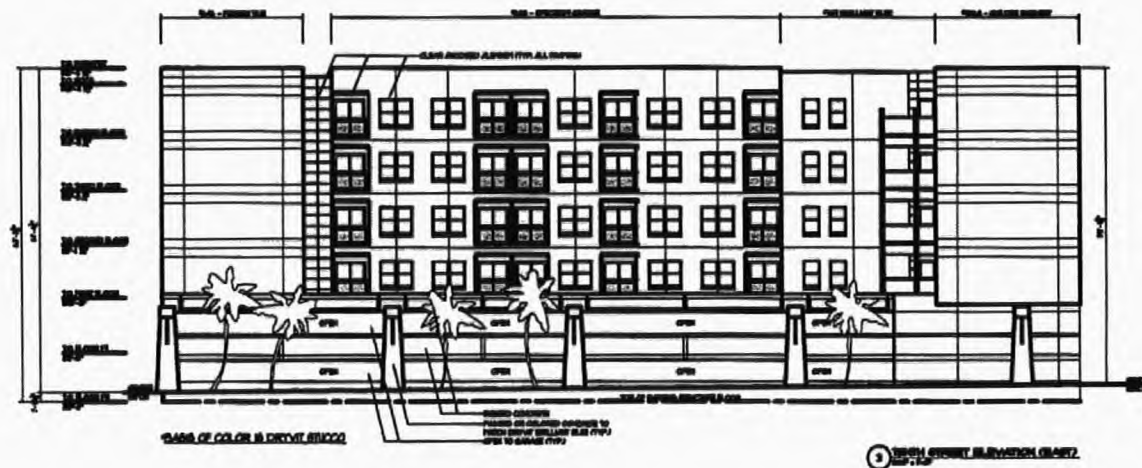




**BRIDGER STREET  
APARTMENTS**  
**LAS VEGAS NEVADA**  
DEVELOPED BY S.B.A. INC. COLUMBIA



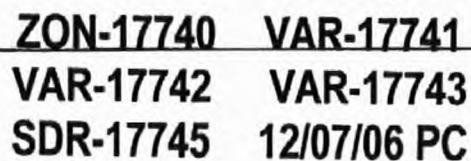
CITY OF NEW YORK, N.Y.



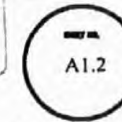
ZON-17740 VAR-17741  
VAR-17742 VAR-17743  
SDR-17745 12/07/06 PC

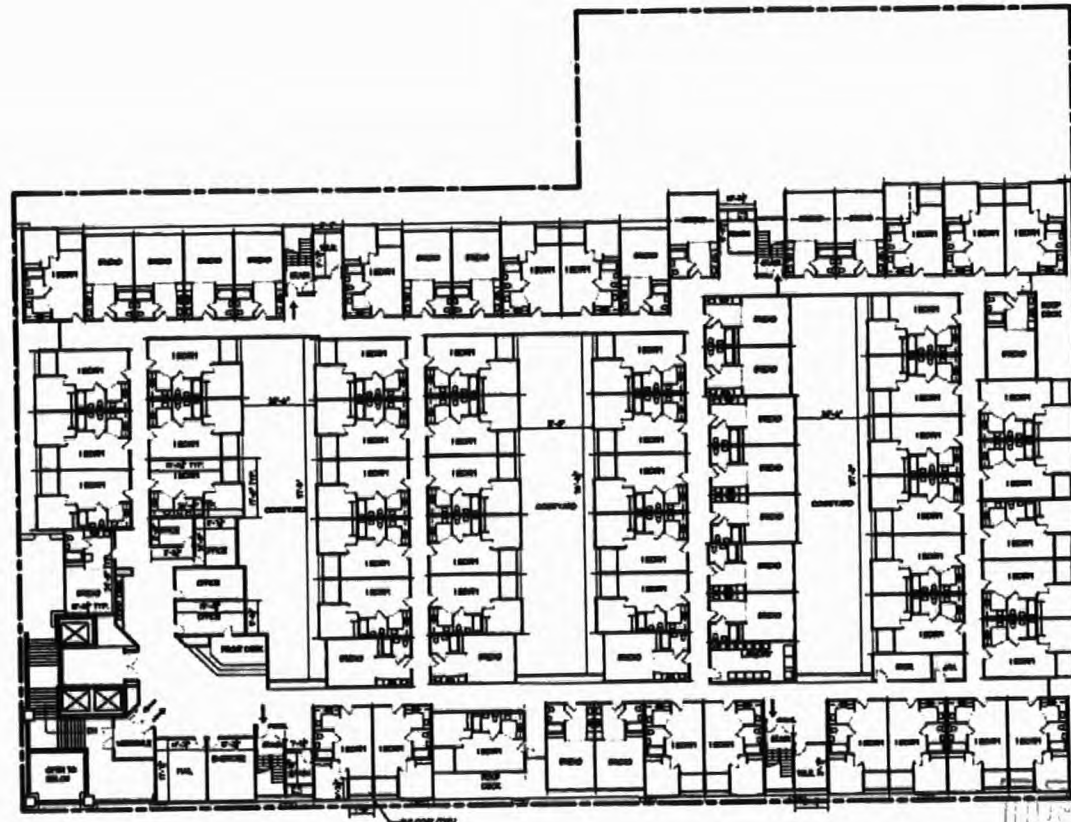
OCT 24 2006

A2.2

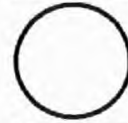


OCT 24 2006





BRIDGE STREET, SUITE 100  
 BRIDGE STREET, SUITE 100  
 BRIDGE STREET, SUITE 100



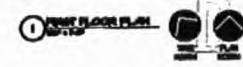
TAAG  
 ARCHITECTS  
 CONSULTING ARCHITECTS  
 10000 Park Ave.  
 Suite 100  
 Las Vegas, NV 89131  
 702.422.2747  
 702.422.2748

BRIDGE STREET  
 APARTMENTS  
 LAS VEGAS, NEVADA  
 DESIGNED BY BSA, INC. 06/06/06

BRIDGE STREET  
 APARTMENTS  
 LAS VEGAS, NEVADA  
 DESIGNED BY BSA, INC. 06/06/06

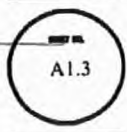
CITY PERMIT BOARD

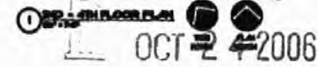
|                 |  |
|-----------------|--|
| Project No.     |  |
| Project Name    |  |
| Project Address |  |
| Project City    |  |
| Project State   |  |
| Project Zip     |  |
| Project Date    |  |
| Project Status  |  |
| Project Notes   |  |



OCT 24 2006

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





**BCA**  
DESIGN LLC

MR. S. WHITE, SUITE 5-120  
OVERHILL VILLAGE, CO 80111  
303.394.0040 FAX



**TAAG**  
ARCHITECTS  
CONSULTING ARCHITECTS

101-1-2175, Part 1000  
 101-1-2175  
 101-1-2175, Part 1000  
 101-1-2175, Part 1000  
 101-1-2175, Part 1000

**BRIDGER STREET  
APARTMENTS**  
**LAS VEGAS NEVADA**  
**DEVELOPED BY S.B.A., INC. C0320000**



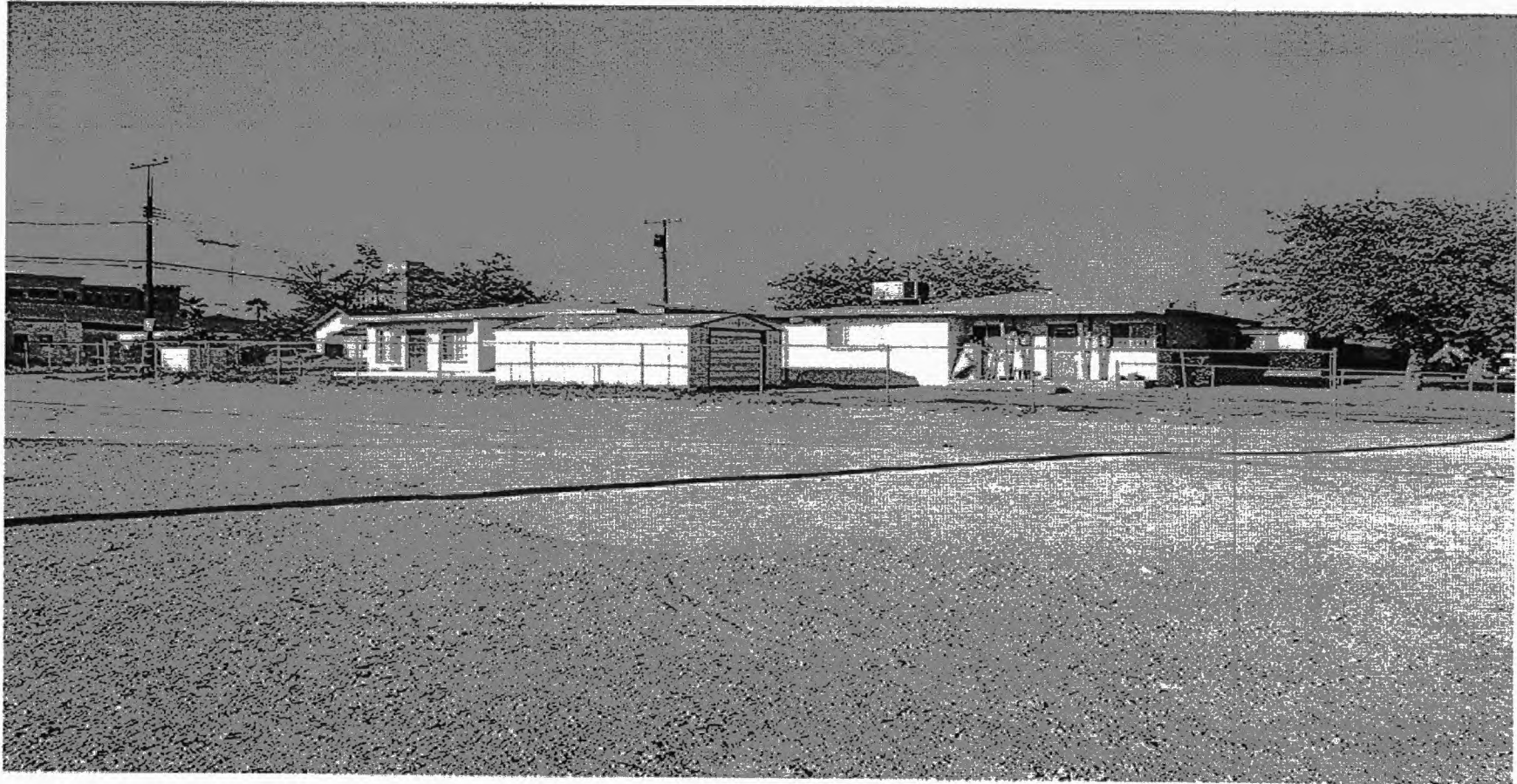
CITY OF NEW YORK 10/24/94

[illegible]

**UNIT NO.**  
**A1.4**



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



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

11/09/06



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

11/09/06





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

11/09/06



# SDA

SDA INC.  
The Denver Tech Center  
5655 South Yosemite Street, Suite 200  
Greenwood Village, Colorado 80111  
Telephone: (303) 770-0500  
Facsimile: (303) 770-0500

**Real Estate: Construction  
Development  
Investment  
Management**

October 24, 2006

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

**Re: Bridger Avenue Apartments, Site Development Plan**

Dear Mr. Goldberg:

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

**SITE DEVELOPMENT PLAN**

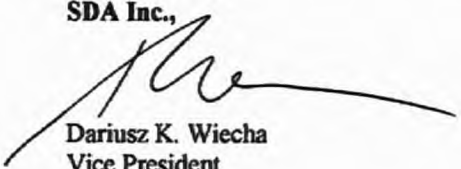
We herein request the submitted Site Development Plan to be reviewed and approved. Said Plan illustrates the proposed development, depicting the building with the garage as well as egress and ingress points. Site plan features are indicated along with a landscape plan illustrating perimeter beautification.

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

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

Sincerely,

**SDA Inc.,**



Dariusz K. Wiecha  
Vice President

DKW/lis

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

**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**

November 28, 2006

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

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

Planning Commission:

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

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

Sincerely,

*June T. Boyd*

June T. Boyd  
225 South 10<sup>th</sup> Street  
Las Vegas, Nevada 89101

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

A

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

VAR-17871 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: DEJA VU'S LITTLE DARLINGS - OWNER: ARTHUR G. AND JEAN M. GRANT - Request for a Variance TO ALLOW A PROPOSED 80-FOOT DOUBLE FACE 2,470 SQUARE-FOOT FREESTANDING SIGN WHERE 720 SQUARE FEET IS THE MAXIMUM ALLOWED on 2.46 acres at 1508 Western Avenue (APN 162-04-602-010), M (Industrial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****2****City Council Meeting****2****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

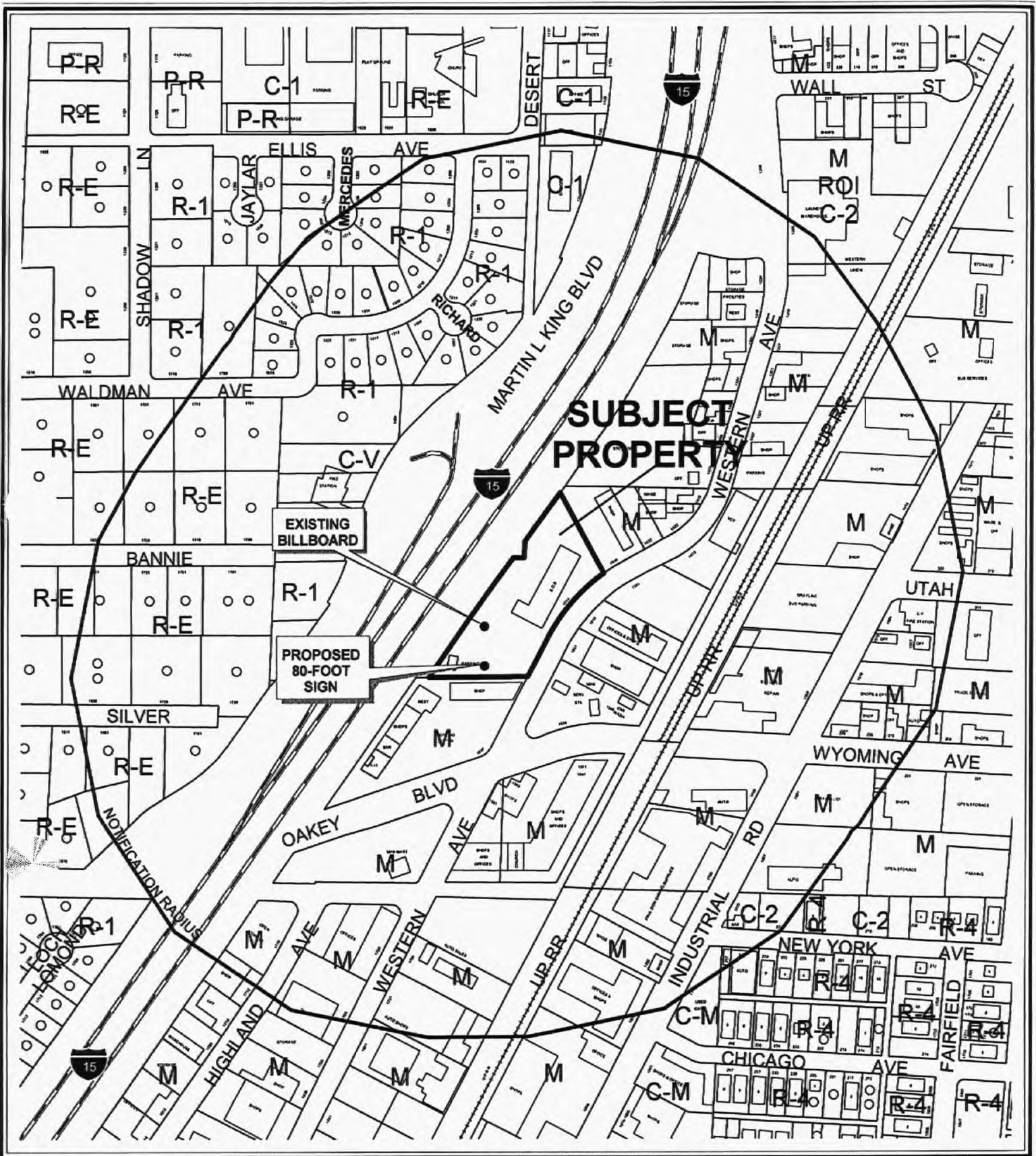
1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Protest letter by Stephen Grogan
5. Submitted after final agenda – Protest email by Michael Kiger and abeyance letter by Attorney Jay Brown for Items 104 and 105
6. Backup referenced from the 12-21-06 Planning Commission Meeting Item 35

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

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





**CASE: VAR-17871**

**RADIUS: 1000 FT**

**ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)**

0 200 400 Feet



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: ABEYANCE - VAR-17871 - APPLICANT: DÉJÀ VU'S LITTLE DARLINGS - OWNER: ARTHUR G. AND JEAN M. GRANT**

---

***THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 17, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.***

**\*\* CONDITIONS \*\***

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to:

**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-17312) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The application is a request for a Variance to allow a proposed 80-foot high double face 1,235 square-foot freestanding sign where 720 square feet is the maximum allowed on a 2.46 acre site located at 1508 Western Avenue, east of the Interstate 15 corridor and Western Avenue.

**BACKGROUND INFORMATION**

| <i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>                    |                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12/21/06                                                                              | The Planning Commission recommended approval of companion item SDR-17312 concurrently with this application.<br><br>The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #35/ja).     |
| <i>Pre-Application Meeting</i>                                                        |                                                                                                                                                                                                          |
| 09/20/06                                                                              | A Pre-application meeting was held with the applicant. The applicant was informed of the Title 19 – Section 19.14.060 sign regulations related to sign quantity, area, height, setbacks, and separation. |
| <i>Neighborhood Meeting</i>                                                           |                                                                                                                                                                                                          |
| A neighborhood meeting was not held for this type of application nor is one required. |                                                                                                                                                                                                          |

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

| Surrounding Property | Existing Land Use     | Planned Land Use                                   | Existing Zoning |
|----------------------|-----------------------|----------------------------------------------------|-----------------|
| Subject Property     | Adult Entertainment   | LI/R – Light Industrial/Research                   | M (Industrial)  |
| North                | Commercial Industrial | C (Commercial)                                     | M (Industrial)  |
| South                | Commercial Industrial | C (Commercial)                                     | M (Industrial)  |
| East                 | Commercial Industrial | C (Commercial)<br>LI/R (Light Industrial/Research) | M (Industrial)  |
| West                 | Commercial Industrial | C (Commercial)                                     | M (Industrial)  |

| <i>Special Districts/Zones</i>                    | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---------------------------------------------------|------------|-----------|-------------------|
| <b>Special Purpose and Overlay Districts</b>      |            |           |                   |
| A-O (Airport Overlay) District                    | Y          |           | Y                 |
| Revitalization Area                               | Y          |           | Y                 |
| <b>Trails</b>                                     |            | N         | Y                 |
| <b>Rural Preservation Overlay District</b>        |            | N         | Y                 |
| <b>Development Impact Notification Assessment</b> |            | N         | Y                 |
| <b>Project of Regional Significance</b>           |            | N         | Y                 |

## DEVELOPMENT STANDARDS

| <b>Freestanding Signs:</b> [type in sign reference] |                                                                                                      |                |                 |                   |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------|----------------|-----------------|-------------------|
| <b>Standards</b>                                    | <b>Ratio</b>                                                                                         | <b>Allowed</b> | <b>Provided</b> | <b>Compliance</b> |
| Maximum Number                                      | 1 sign /<br>200 Lineal<br>feet of<br>Street<br>frontage                                              | 1 sign         | 1 sign          | Y                 |
| Maximum Area                                        | 2 SF of<br>sign area<br>/lineal<br>foot of<br>Street<br>frontage                                     | 720 SF         | 1,235 SF        | N                 |
| Maximum Height                                      | 40 Feet<br>(maximum 30-feet<br>above nearest elevated<br>freeway near proposed<br>freestanding sign) |                | 80 Feet         | Y                 |
| Minimum Setback                                     | 5 Feet                                                                                               |                | 5 Feet          | Y                 |
| Illumination                                        | 200 feet from single-<br>family residential                                                          |                | N/A             | N/A               |

## ANALYSIS

The project requests a Variance to allow for an 80-foot freestanding sign with a 1,235 square foot sign face where 720 square feet is the maximum allowed per Title 19 Sign Standards.

- General Plan/Zoning

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



- Site Plan

The project would involve installation of one 80-foot tall freestanding sign located near the southern property line. Title 19 Sign Standards limits the maximum number of signs to 1 sign for every 200 lineal feet of street frontage. The eastern property line fronting Western Avenue contains 360 lineal feet therefore 1 sign is the maximum permitted for this site.

- Elevations

The freestanding sign would be a double faced illuminated pylon display installed within an existing surface parking lot of a sexually oriented business. Title 19 Sign Standards limits the total maximum area of freestanding signage to no greater than 2 square feet of sign area for each lineal foot of street frontage. The street frontage for the subject parcel is 360 lineal feet and as such the sign face is limited to 720 square feet.

## **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 with the excessive design of the proposed sign face. A reduced project alternative that meets or exceeds the applicable Title 19 sign face threshold (at or below 720 square feet) 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. Staff recommends denial of the Variance request.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 16

**ASSEMBLY DISTRICT** 9

**SENATE DISTRICT** 10

**NOTICES MAILED** 111 by City Clerk

**APPROVALS** 0

**PROTESTS** 2



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-17871** APN: 162-046-020-10

Name of Property Owner: Arthur & Jean Grant

Name of Applicant: Deja Vu's Little Darlings

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

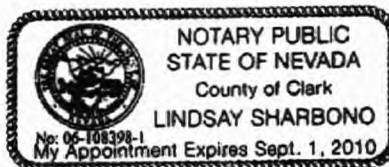
Signature of Property Owner: Jean M. Grant

Print Name: JEAN M. GRANT

Subscribed and sworn before me

This 26<sup>th</sup> day of October, 2006

Lindsay Sharbano  
Notary Public in and for said County and State







TOTAL SQ. FT.  
1235 SQ. FT.

RACEWAY  
G.P.A. RACEWAY W/ CHASE  
INCANDESCENT LAMPS 6"  
O.C. W/ 25 WATTS CLEAR  
LAMPS

50 SQ. FT.

34'-0"

32'-2"

VIDEO

8'-0"

FLEX FACE CABINET  
METAL CABINET & RETAINERS  
PAINTED WHITE. - WHITE FLEX  
FACE W/ GRAPHICS APPLIED.  
ILLUM W/ T12 FLUORESCENT  
LAMPS AS REQ'D.

AS PER  
REQ'D.

METAL CABINET  
SAND FINISH TEX-COTE PAINT  
TO MATCH #230-78 VIVID ROSE.  
RETURN OF CABINET TO BE  
DECKING 12" O.C.

SCROLL  
PAINT WHITE W/ EXPOSE  
WHITE NEON ILLUM.

LITTLE DARLINGS  
OPEN PAN CHANNEL LTRS.  
PAINT WHITE INSIDE & PAINT  
OUTSIDE RETURN WHITE W/  
DT PINK NEON ILLUM.

TOTALLY NUDE  
OPEN PAN CHANNEL LTRS.  
PAINT TO MATCH #230-167 BLUE  
VINYL INSIDE & PAINT OUTSIDE  
RETURN WHITE W/ DT CLEAR BLUE  
NEON ILLUM.

EXPOSE CLEAR BLUE NEON  
STEADY BURN.

P.L.  
P8 22MM 224 X 416 MATRIX  
17'10" X 32'-0" PRO-STAR  
VIDEO.

Little  
Darlings  
TOTALLY NUDE



575 SQ. FT.

EXPOSE CLEAR BLUE NEON  
STEADY BURN.

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

END VIEW

VAR-17871  
12/21/06 PC

D/F ILLUMINATED PYLON DISPLAY

1/8" = 1'-0"

(1) REQ'D.

001

| REVISION | DATE       | BY     | DESCRIPTION |
|----------|------------|--------|-------------|
| 01       | 01/08/2006 | DERICK | SHOCK       |
| 02       | 01/08/2006 | DERICK | SHOCK       |
| 03       | 01/08/2006 | DERICK | SHOCK       |
| 04       | 01/08/2006 | DERICK | SHOCK       |
| 05       | 01/08/2006 | DERICK | SHOCK       |
| 06       | 01/08/2006 | DERICK | SHOCK       |
| 07       | 01/08/2006 | DERICK | SHOCK       |
| 08       | 01/08/2006 | DERICK | SHOCK       |
| 09       | 01/08/2006 | DERICK | SHOCK       |
| 10       | 01/08/2006 | DERICK | SHOCK       |
| 11       | 01/08/2006 | DERICK | SHOCK       |
| 12       | 01/08/2006 | DERICK | SHOCK       |
| 13       | 01/08/2006 | DERICK | SHOCK       |
| 14       | 01/08/2006 | DERICK | SHOCK       |
| 15       | 01/08/2006 | DERICK | SHOCK       |
| 16       | 01/08/2006 | DERICK | SHOCK       |
| 17       | 01/08/2006 | DERICK | SHOCK       |
| 18       | 01/08/2006 | DERICK | SHOCK       |
| 19       | 01/08/2006 | DERICK | SHOCK       |
| 20       | 01/08/2006 | DERICK | SHOCK       |
| 21       | 01/08/2006 | DERICK | SHOCK       |
| 22       | 01/08/2006 | DERICK | SHOCK       |
| 23       | 01/08/2006 | DERICK | SHOCK       |
| 24       | 01/08/2006 | DERICK | SHOCK       |
| 25       | 01/08/2006 | DERICK | SHOCK       |
| 26       | 01/08/2006 | DERICK | SHOCK       |
| 27       | 01/08/2006 | DERICK | SHOCK       |
| 28       | 01/08/2006 | DERICK | SHOCK       |
| 29       | 01/08/2006 | DERICK | SHOCK       |
| 30       | 01/08/2006 | DERICK | SHOCK       |
| 31       | 01/08/2006 | DERICK | SHOCK       |
| 32       | 01/08/2006 | DERICK | SHOCK       |
| 33       | 01/08/2006 | DERICK | SHOCK       |
| 34       | 01/08/2006 | DERICK | SHOCK       |
| 35       | 01/08/2006 | DERICK | SHOCK       |
| 36       | 01/08/2006 | DERICK | SHOCK       |
| 37       | 01/08/2006 | DERICK | SHOCK       |
| 38       | 01/08/2006 | DERICK | SHOCK       |
| 39       | 01/08/2006 | DERICK | SHOCK       |
| 40       | 01/08/2006 | DERICK | SHOCK       |
| 41       | 01/08/2006 | DERICK | SHOCK       |
| 42       | 01/08/2006 | DERICK | SHOCK       |
| 43       | 01/08/2006 | DERICK | SHOCK       |
| 44       | 01/08/2006 | DERICK | SHOCK       |
| 45       | 01/08/2006 | DERICK | SHOCK       |
| 46       | 01/08/2006 | DERICK | SHOCK       |
| 47       | 01/08/2006 | DERICK | SHOCK       |
| 48       | 01/08/2006 | DERICK | SHOCK       |
| 49       | 01/08/2006 | DERICK | SHOCK       |
| 50       | 01/08/2006 | DERICK | SHOCK       |
| 51       | 01/08/2006 | DERICK | SHOCK       |
| 52       | 01/08/2006 | DERICK | SHOCK       |
| 53       | 01/08/2006 | DERICK | SHOCK       |
| 54       | 01/08/2006 | DERICK | SHOCK       |
| 55       | 01/08/2006 | DERICK | SHOCK       |
| 56       | 01/08/2006 | DERICK | SHOCK       |
| 57       | 01/08/2006 | DERICK | SHOCK       |
| 58       | 01/08/2006 | DERICK | SHOCK       |
| 59       | 01/08/2006 | DERICK | SHOCK       |
| 60       | 01/08/2006 | DERICK | SHOCK       |
| 61       | 01/08/2006 | DERICK | SHOCK       |
| 62       | 01/08/2006 | DERICK | SHOCK       |
| 63       | 01/08/2006 | DERICK | SHOCK       |
| 64       | 01/08/2006 | DERICK | SHOCK       |
| 65       | 01/08/2006 | DERICK | SHOCK       |
| 66       | 01/08/2006 | DERICK | SHOCK       |
| 67       | 01/08/2006 | DERICK | SHOCK       |
| 68       | 01/08/2006 | DERICK | SHOCK       |
| 69       | 01/08/2006 | DERICK | SHOCK       |
| 70       | 01/08/2006 | DERICK | SHOCK       |
| 71       | 01/08/2006 | DERICK | SHOCK       |
| 72       | 01/08/2006 | DERICK | SHOCK       |
| 73       | 01/08/2006 | DERICK | SHOCK       |
| 74       | 01/08/2006 | DERICK | SHOCK       |
| 75       | 01/08/2006 | DERICK | SHOCK       |
| 76       | 01/08/2006 | DERICK | SHOCK       |
| 77       | 01/08/2006 | DERICK | SHOCK       |
| 78       | 01/08/2006 | DERICK | SHOCK       |
| 79       | 01/08/2006 | DERICK | SHOCK       |
| 80       | 01/08/2006 | DERICK | SHOCK       |
| 81       | 01/08/2006 | DERICK | SHOCK       |
| 82       | 01/08/2006 | DERICK | SHOCK       |
| 83       | 01/08/2006 | DERICK | SHOCK       |
| 84       | 01/08/2006 | DERICK | SHOCK       |
| 85       | 01/08/2006 | DERICK | SHOCK       |
| 86       | 01/08/2006 | DERICK | SHOCK       |
| 87       | 01/08/2006 | DERICK | SHOCK       |
| 88       | 01/08/2006 | DERICK | SHOCK       |
| 89       | 01/08/2006 | DERICK | SHOCK       |
| 90       | 01/08/2006 | DERICK | SHOCK       |
| 91       | 01/08/2006 | DERICK | SHOCK       |
| 92       | 01/08/2006 | DERICK | SHOCK       |
| 93       | 01/08/2006 | DERICK | SHOCK       |
| 94       | 01/08/2006 | DERICK | SHOCK       |
| 95       | 01/08/2006 | DERICK | SHOCK       |
| 96       | 01/08/2006 | DERICK | SHOCK       |
| 97       | 01/08/2006 | DERICK | SHOCK       |
| 98       | 01/08/2006 | DERICK | SHOCK       |
| 99       | 01/08/2006 | DERICK | SHOCK       |
| 100      | 01/08/2006 | DERICK | SHOCK       |

|        |            |        |       |
|--------|------------|--------|-------|
| 10366a | 01/08/2006 | DERICK | SHOCK |
| 10366b | 01/08/2006 | DERICK | SHOCK |
| 10366c | 01/08/2006 | DERICK | SHOCK |
| 10366d | 01/08/2006 | DERICK | SHOCK |
| 10366e | 01/08/2006 | DERICK | SHOCK |
| 10366f | 01/08/2006 | DERICK | SHOCK |
| 10366g | 01/08/2006 | DERICK | SHOCK |
| 10366h | 01/08/2006 | DERICK | SHOCK |
| 10366i | 01/08/2006 | DERICK | SHOCK |
| 10366j | 01/08/2006 | DERICK | SHOCK |
| 10366k | 01/08/2006 | DERICK | SHOCK |
| 10366l | 01/08/2006 | DERICK | SHOCK |
| 10366m | 01/08/2006 | DERICK | SHOCK |
| 10366n | 01/08/2006 | DERICK | SHOCK |
| 10366o | 01/08/2006 | DERICK | SHOCK |
| 10366p | 01/08/2006 | DERICK | SHOCK |
| 10366q | 01/08/2006 | DERICK | SHOCK |
| 10366r | 01/08/2006 | DERICK | SHOCK |
| 10366s | 01/08/2006 | DERICK | SHOCK |
| 10366t | 01/08/2006 | DERICK | SHOCK |
| 10366u | 01/08/2006 | DERICK | SHOCK |
| 10366v | 01/08/2006 | DERICK | SHOCK |
| 10366w | 01/08/2006 | DERICK | SHOCK |
| 10366x | 01/08/2006 | DERICK | SHOCK |
| 10366y | 01/08/2006 | DERICK | SHOCK |
| 10366z | 01/08/2006 | DERICK | SHOCK |

VISION SIGN  
3425 S. TRINITY AVE. LAS VEGAS, NEVADA 89103  
Phone: (702) 797-7414  
Fax: (702) 797-7415  
www.vision-sign.com  
This drawing was prepared by VISION SIGN, INC. for the use of the client. It is not to be used for any other purpose without the written consent of VISION SIGN, INC. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF VISION SIGN, INC. IS PROHIBITED.

VISION SIGN  
3425 S. TRINITY AVE. LAS VEGAS, NEVADA 89103  
Phone: (702) 797-7414  
Fax: (702) 797-7415  
www.vision-sign.com  
This drawing was prepared by VISION SIGN, INC. for the use of the client. It is not to be used for any other purpose without the written consent of VISION SIGN, INC. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF VISION SIGN, INC. IS PROHIBITED.

VISION SIGN  
3425 S. TRINITY AVE. LAS VEGAS, NEVADA 89103  
Phone: (702) 797-7414  
Fax: (702) 797-7415  
www.vision-sign.com  
This drawing was prepared by VISION SIGN, INC. for the use of the client. It is not to be used for any other purpose without the written consent of VISION SIGN, INC. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF VISION SIGN, INC. IS PROHIBITED.

VISION SIGN  
3425 S. TRINITY AVE. LAS VEGAS, NEVADA 89103  
Phone: (702) 797-7414  
Fax: (702) 797-7415  
www.vision-sign.com  
This drawing was prepared by VISION SIGN, INC. for the use of the client. It is not to be used for any other purpose without the written consent of VISION SIGN, INC. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF VISION SIGN, INC. IS PROHIBITED.

VISION SIGN  
3425 S. TRINITY AVE. LAS VEGAS, NEVADA 89103  
Phone: (702) 797-7414  
Fax: (702) 797-7415  
www.vision-sign.com  
This drawing was prepared by VISION SIGN, INC. for the use of the client. It is not to be used for any other purpose without the written consent of VISION SIGN, INC. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF VISION SIGN, INC. IS PROHIBITED.

VISION SIGN  
3425 S. TRINITY AVE. LAS VEGAS, NEVADA 89103  
Phone: (702) 797-7414  
Fax: (702) 797-7415  
www.vision-sign.com  
This drawing was prepared by VISION SIGN, INC. for the use of the client. It is not to be used for any other purpose without the written consent of VISION SIGN, INC. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF VISION SIGN, INC. IS PROHIBITED.

VISION SIGN  
3425 S. TRINITY AVE. LAS VEGAS, NEVADA 89103  
Phone: (702) 797-7414  
Fax: (702) 797-7415  
www.vision-sign.com  
This drawing was prepared by VISION SIGN, INC. for the use of the client. It is not to be used for any other purpose without the written consent of VISION SIGN, INC. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF VISION SIGN, INC. IS PROHIBITED.

VISION SIGN  
3425 S. TRINITY AVE. LAS VEGAS, NEVADA 89103  
Phone: (702) 797-7414  
Fax: (702) 797-7415  
www.vision-sign.com  
This drawing was prepared by VISION SIGN, INC. for the use of the client. It is not to be used for any other purpose without the written consent of VISION SIGN, INC. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF VISION SIGN, INC. IS PROHIBITED.

**Scotch 80's Home Owners Association**

2121 Silver Avenue  
Las Vegas, NV 89102

Monday, January 19, 1007

Dear Mayor and Council Members,

Our association is opposed to the proposed new signage for the 'Little Darlings' establishment.

We have gone on record of being opposed to signage that may environmentally impact on a neighborhoods esthetics.

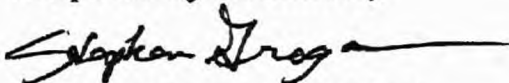
It is our understanding that this sign may be viewed by residents in the Scotch 80's neighborhood. We find this totally unacceptable.

We have seen no engineering that provides a 'cast off' impact to surrounding businesses and neighborhoods. This should be provided by the applicant before this matter is further considered.

Again, we ask this issue to be tabled or to be removed from consideration.

Thank you.

Respectfully submitted,



Stephen Grogan, President  
Scotch 80's Home Owners Association  
759-0001

Protest

RECEIVED  
CITY CLERK  
2007 JAN 16 P 4:58

Date 1/16/07 Item # 128

**Kimberly Reid**

---

**From:** mkiger@tmi-group.com  
**Sent:** Monday, February 05, 2007 8:52 AM  
**To:** councilwoman-ltarkanian@LasVegasNevada.gov  
**Subject:** Internet Submission - Little Darlings Signage

Citizen Name: Michael Kiger

Email: mkiger@tmi-group.com

Comments: Dear Ms. Tarkanian,

Please limit the size of the requested new sign for the Little Darlings club. We do not need to see more X-rated advertisement from the freeway. It is difficult to shield the children from such advertisement.

Thank you.

Date: 2/5/2007 8:52:13 AM

VAR 17871/SDR 17312  
Regarding items # 104 + # 105  
ON THE FEBRUARY 7, 2007  
AGENDA

Protest

RECEIVED  
CITY CLERK

2007 FEB - 6 P 1:21

Date 2/6/07 Item #104-105

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

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

February 7, 2007

VIA FACSIMILE TO: 382-4803

City of Las Vegas  
400 Stewart Avenue  
Las Vegas, NV 89101  
Attn: Barbara Jo Ronemus  
City Clerk

RECEIVED  
CITY CLERK  
2007 FEB - 7 A 10:54

Re: City Council Agenda of February 7, 2007  
Item No. 104 - VAR-17871  
Item No. 105 - SDR-17312  
Déjà vu's Little Darlings

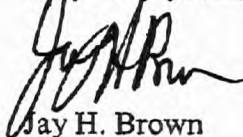
Dear Ms. Ronemus:

Please be advised that I represent the applicant in the above referenced matter.

I respectfully request that this item be abeyed from the presently scheduled meeting to the meeting to be held on February 21, 2007.

Thank you for your cooperation.

Very truly yours,



Jay H. Brown

JHB:cc

Date 02-07-07 Item #s 104+105



**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 11, 2006

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

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

Dear City Commissioners:

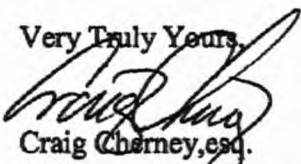
I would like to tender a formal **objection** to the aforementioned matters on behalf of myself and my wife Aubree Cherney. We reside at 1720 Bannie Avenue, in the Scotch 80's Neighborhood which lies directly west of the proposed signage.

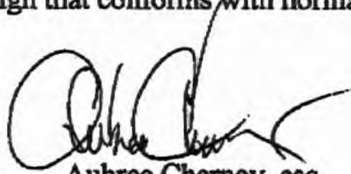
While every business is entitled to signage, the enormous size of the proposed "Little Darlings" sign is completely unacceptable.

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

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

Very Truly Yours,

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

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

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

December 15, 2006

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

Dear Council:

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

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

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

Renee Poole

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

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-17871

SDR-17312 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: DÉJÀ VU'S LITTLE DARLINGS - OWNER: ARTHUR G. AND JEAN M. GRANT - Request for a Site Development Plan Review FOR A PROPOSED 80-FOOT HIGH FREESTANDING SIGN on 2.46 acres at 1508 Western Avenue (APN 162-04-602-010), M (Industrial) Zone, Ward 3 (Reese). The Planning Commission (5-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

2

City Council Meeting

1

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Backup referenced from the 12-21-06 Planning Commission Meeting Item 36

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)

Minutes:

See Item 105 for related backup.







CASE: **SDR-17312**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: ABEYANCE - SDR-17312 - APPLICANT: DÉJÀ VU'S LITTLE DARLINGS - OWNER: ARTHUR G. AND JEAN M. GRANT**

---

***THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 17, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.***

**\*\* CONDITIONS \*\***

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to:

**Planning and Development**

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

**Public Works**

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

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

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

**BACKGROUND INFORMATION**

| <i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>                    |                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12/21/06                                                                              | The Planning Commission recommended approval of companion item VAR-17871 concurrently with this application.<br><br>The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #36/ja).     |
| <i>Pre-Application Meeting</i>                                                        |                                                                                                                                                                                                          |
| 09/20/06                                                                              | A Pre-application meeting was held with the applicant. The applicant was informed of the Title 19 – Section 19.14.060 sign regulations related to sign quantity, area, height, setbacks, and separation. |
| <i>Neighborhood Meeting</i>                                                           |                                                                                                                                                                                                          |
| A neighborhood meeting was not held for this type of application nor is one required. |                                                                                                                                                                                                          |

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

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



| <i>Special Districts/Zones</i>                    | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---------------------------------------------------|------------|-----------|-------------------|
| <b>Special Purpose and Overlay Districts</b>      |            |           |                   |
| A-O (Airport Overlay) District                    | Y          |           | Y                 |
| Revitalization Area                               | Y          |           | Y                 |
| <b>Trails</b>                                     |            | N         | Y                 |
| <b>Rural Preservation Overlay District</b>        |            | N         | Y                 |
| <b>Development Impact Notification Assessment</b> |            | N         | Y                 |
| <b>Project of Regional Significance</b>           |            | N         | Y                 |

## DEVELOPMENT STANDARDS

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

## ANALYSIS

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

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

- General Plan/Zoning

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

- Site Plan

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

- Sign Elevation

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

## FINDINGS

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

17

**ASSEMBLY DISTRICT**      9

**SENATE DISTRICT**      10

**NOTICES MAILED**      111 by Planning and Development Dept

**APPROVALS**      0

**PROTESTS**      2



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Arthur & Jean Grant

Name of Applicant: Deja Vu's Little Darlings

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

☐ Yes

☒ No

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

City Official: N/A

Partner(s): \_\_\_\_\_

APN \_\_\_\_\_

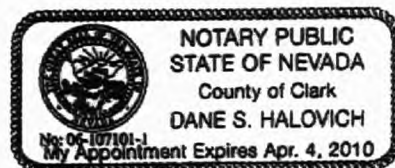
Signature of Property Owner: Jean Grant

Print Name: JEAN GRANT

Subscribed and sworn before me

This 01 day of AUGUST, 2006

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











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

11/28/06





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

11/28/06





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

11/28/06



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

11/28/06



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

11/28/06





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

11/28/06





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

11/28/06

**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 11, 2006

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

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

Dear City Commissioners:

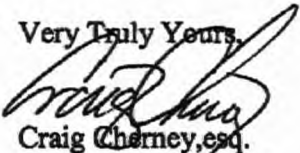
I would like to tender a formal **objection** to the aforementioned matters on behalf of myself and my wife Aubree Cherney. We reside at 1720 Bannie Avenue, in the Scotch 80's Neighborhood which lies directly west of the proposed signage.

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

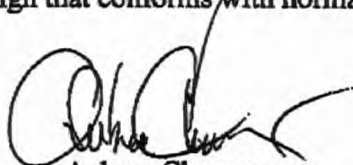
While our neighborhood lies next to these kinds of businesses, I don't believe it's fair that a new sign, which will become an **ENORMOUS BEACON** to all passers-by for this Little Darlings establishment would benefit the city, its residents, or people like us who will live under the shadow of this signage.

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

Very Truly Yours,



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



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

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

December 15, 2006

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

Dear Council:

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

I think a sign of that size will mislead passer-bys; especially those on the freeway, and will discourage potential customers from seeking our retail businesses. Although, I am not in opposition to this type of business, I don't feel that the promotion of this with a 50 foot sign is necessary, and may actually hurt the small businesses that are in this area.

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

Renee Poole



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

SUP-15442 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: BF TRUST  
- Request for a Special Use Permit FOR A PROPOSED PACKAGE LIQUOR OFF-SALE  
ESTABLISHMENT at 519 St. Louis Avenue (APN 162-03-311-017), C-1 (Limited  
Commercial) Zone, Ward 3 (Reese). NOTE: To be heard in conjunction with Morning Session  
Item 52. ADDITIONAL NOTE: THE APPLICANT IS REQUESTING THIS ITEM BE HELD  
IN ABEYANCE TO THE JUNE 20, 2007 CITYCOUNCIL MEETING. Staff recommends  
DENIAL. The Planning Commission (4-1-2 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****1****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****1****City Council Meeting****0****RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (4-1-2 vote) recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Abeyance request submitted by Howard Bock
6. Backup referenced from the 09-07-06 Planning Commission Meeting Item 57

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: **SUP-15442**

RADIUS: 1500 FT

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

0 300 600 Feet





**SUP-15442**

**Package Liquor Sales**

**Business Licenses**

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

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- 400 foot buffer





**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: ABEYANCE - SUP-15442 - APPLICANT/OWNER: BF TRUST**

---

***THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 18, 2006 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN REESE.***

**\*\* CONDITIONS \*\***

Staff recommends DENIAL. The Planning Commission (4-1/bg-2/lld/rt vote) recommends APPROVAL, subject to:

**Planning and Development**

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Package Liquor Off-Sale use.
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. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
7. The required trash enclosure shall meet Title 19 standards.

**\*\* STAFF REPORT \*\***

**APPLICATION REQUEST**

The applicant is petitioning for a Special Use Permit to operate a proposed package liquor off-sale establishment at 519 St. Louis Avenue.

**EXECUTIVE SUMMARY**

The applicant would like to have the ability to operate a liquor store for off-premise consumption. No exterior changes to the property will be made nor are there any protected uses within the 400 foot distance separation requirement. However, the proposed use is neither harmonious nor compatible with the surrounding development of office, residential, and a pedestrian path. Therefore, staff recommends denial.

**BACKGROUND INFORMATION**

**A) *Related Actions***

- 09/01/76      The Board of City Commissioners approved an application for the reclassification of property located at 519 St. Louis Ave. from R-4 to C-1 (Z-50-76).
- 08/09/76      The Board of City Commissioners denied the request for a plot plan review to allow an off-premise sign on property located on the northwest corner of St. Louis Ave and Weldon Place (Z-50-76).
- 09/27/84      The Board of Zoning Adjustment approved the request for a Variance to allow a wedding chapel where such use is not permitted at 519 East St. Louis Avenue (V-100-84).
- 03/19/86      The City Council denied the plot plan review to allow an off-premise sign on property located on the northwest corner of St. Louis Ave and Weldon Place (Z-50-76).
- 09/07/06      The Planning Commission voted 4-1/bg-2/ld/rt vote to recommend APPROVAL (PC Agenda Item #57/mh).

**Business License History**

- 07/10/87      License issued for Judy Ness Realty, a business licensed under NRS 645 as a Real Estate Brokerage Business. The business license, # R02-01029, is still active
- 10/01/03      License issued for Sav Rx Pharmacy, a business that primarily sells health related products and pharmaceuticals. The business license, # D11-00207, is still active.

**B) *Pre-Application Meeting***

07/18/06      The details required for an application for a Special Use Permitted for a Liquor Store Off-Sale Establishment was discussed. It was noted that separation Requirements have been met, but that there is a Pedestrian Path along St. Louis Ave.

**C) *Neighborhood Meetings***

A neighborhood meeting is not required as part of this application request, nor was one held.

**DETAILS OF APPLICATION REQUEST**

**A) *Site Area***

Net Acres: 0.16 acres

**B) *Existing Land Use***

Subject Property: Office  
North: Parking  
South: Apartments  
East: Apartments  
West: Commercial Center

**C) *Planned Land Use***

Subject Property: C (Commercial)  
North: C (Commercial)  
South: C (Commercial)  
East: C (Commercial)  
West: C (Commercial)

**D) *Existing Zoning***

Subject Property: C-1  
North: C-1  
South: R-5  
East: R-5  
West: C-2

**E) General Plan Compliance**

The Downtown Redevelopment Area Plan of the Southeast General Plan designates the subject site as C (Downtown Commercial). This land use category allows office, service and general commercial uses. The proposal conforms to the SC (Service Commercial) category, which is allowed in the C (Downtown Commercial Use) designation.

| <b>SPECIAL DISTRICTS/ZONES</b>             | <b>Yes</b> | <b>No</b> |
|--------------------------------------------|------------|-----------|
| <b>Special Area Plan</b>                   |            |           |
| Redevelopment Plan Area                    | <b>X</b>   |           |
| <b>Special Overlay District</b>            |            |           |
| Beverly Green Southridge Neighborhood Plan | <b>X</b>   |           |
| Airport Overlay District                   | <b>X</b>   |           |
| <b>Trails</b>                              |            | <b>X</b>  |
| Pedestrian Path Corridor                   | <b>X</b>   |           |

**Airport Overlay District**

The proposed site falls under the Airport Overlay District and is restricted to 175 feet in height; there is no effect.

**Trails**

The location of the proposed use is adjacent to a "Pedestrian Path" as identified in the Master Plan Transportation Trails Element. This established route identified in the General Plan, the Centennial Plan identifies an urban trail running along the north side of St. Louis Avenue.

**ANALYSIS**

**A) Zoning Code Compliance**

**A1) Parking and Traffic Standards**

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

| <b>Uses</b>             | <b>GFA</b> | <b>Ratio</b> | <b>Required Parking</b> |                 | <b>Provided Parking</b> |                 |
|-------------------------|------------|--------------|-------------------------|-----------------|-------------------------|-----------------|
|                         |            |              | <b>Regular</b>          | <b>Handicap</b> | <b>Regular</b>          | <b>Handicap</b> |
| Package Liquor Off-Sale | 1950 SF.   | 1/300 GFA    | 7                       | 1               | 7                       | 2               |

The proposed Liquor Store currently meets Title 19.10 Parking, Loading, and Traffic Standards.



A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

| Standards                          | Code Requirement                                                                                                 | Provided                                    |
|------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| Liquor Establishment (Off-premise) | 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park. | 760 Feet from a Child Care Center & Nursery |

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

| Standards       | Code Requirement                                                                                            | Provided |
|-----------------|-------------------------------------------------------------------------------------------------------------|----------|
| Trash Enclosure | Trash enclosures shall be screened, odor-controlled, and located a min. 50 feet from any protected property | None     |

The applicant will need to provide a trash enclosure per Title 19.08.

**B) General Analysis and Discussion**

- Zoning

The subject site is currently zoned C-1 (Limited Commercial). A Liquor Establishment (Off-sale) use is permitted in C-1 with the approval of a Special Use Permit.

- Use

Title 19.04.050 establishes the criteria for the approval of alcohol-related uses within the city. The Code requires this Liquor Establishment (Off-sale) use to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children, or City park as measured from property line to property line. In this case, there are no protected uses within the required minimum 400-foot distance separation radius. There is a Child Care Center located at 1804 Weldon Pl. approximately 760 feet to the north of the property.

- Conditions

- \*1. Except as otherwise provided, no retail establishment with accessory package liquor off-sale (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 80 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 Requirement 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 Requirement 1 do not apply to:
  - a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
  - b. A proposed establishment having more than 50,000 square feet of retail floor space.
- \*6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.
7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of Section 19.040.050(A)(4), may be waived:
  - a. In accordance with the provisions of Section 19.040.050(A)(4) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;

## FINDINGS

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

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

The subject site is currently zoned C-1 (Limited Commercial). A Liquor Establishment (On-sale/Off-sale/On-Off sale) use is permitted in C-1 with the approval of a Special Use Permit.

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

Title 19.04.050 establishes the criteria for the approval of alcohol-related uses within the city. The Code requires this Liquor Establishment (On-sale/Off-sale/On-Off sale) use to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children, or City park as measured from property line to property line. In this case, there are no protected uses within the required minimum 400-foot distance separation radius.

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."

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

16

**ASSEMBLY DISTRICT** 9

**SENATE DISTRICT** 10

**NOTICES MAILED** 395 by City Clerk

**APPROVALS** 0

**PROTESTS** 1





## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-15442** APN: 162-03-311-017

Name of Property Owner: BF Trust

Name of Applicant: BF Trust

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

**Yes**

✓ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

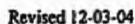
Signature of Property Owner: [Signature]

Print Name: HOWARD C BUCK

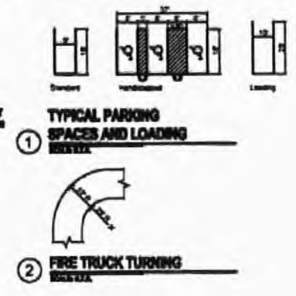
Subscribed and sworn before me

This 2<sup>nd</sup> day of July, 2006

~~Notary Public in and for said County and State~~



RECEIVED  
 JUL 26 2006



## SITE INFORMATION

**ZONING - Las Vegas**  
 Current Zoning - C-1  
 Proposed Zoning - C-1  
 APN: 162-03-311-017

**AREA (Approximate, to be verified)**

Gross Area 6,969 s.f. .16 acres

|                     |           |
|---------------------|-----------|
| Total Building Area | 1,950 gsf |
| F.A.R.              | 3.57      |

### PARKING

Required 1:300 gfa 7 spaces  
 Total Required 7 spaces

Provided 7 spaces  
 H/C Required 1 space  
 H/C Provided 2 spaces

### SETBACKS

|        | Required | Provided       |
|--------|----------|----------------|
| Front  | 20'      | 36' - Existing |
| Side   | 10'      | 8' - Existing  |
| Corner | 15'      | 8' - Existing  |
| Rear   | 20'      | 25' - Existing |

### BUILDING

|                   | Required | Provided          |
|-------------------|----------|-------------------|
| Max Height        | 35       | 24'-6" - Existing |
| Max. Lot Coverage | 50%      | 27% - Existing    |

### LANDSCAPING

|                 | Required  | Provided |
|-----------------|-----------|----------|
| Min. Zone Depth | 8'        | Existing |
| Min. Trees      | 1 per 20' | Existing |

## Packaged Liquor Store - Howard Bock

518 E. St. Louis Ave., City of Las Vegas

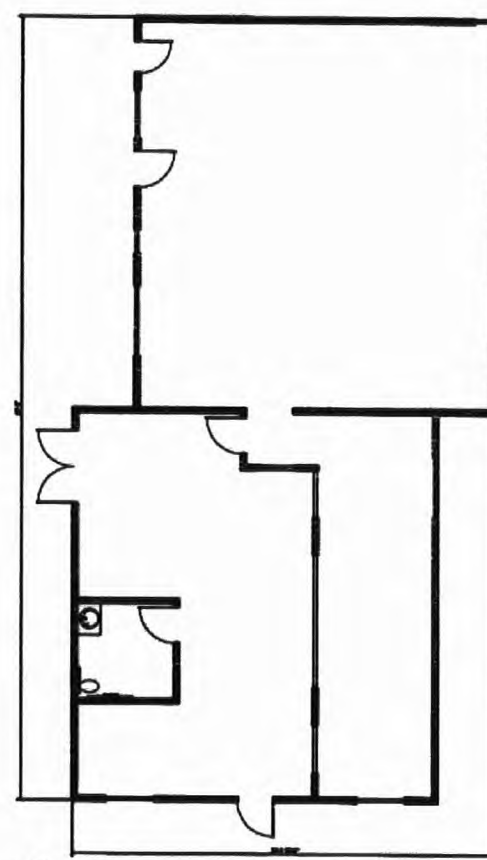


Conceptual Site Plan : Sheet Title  
 00-0077 : Project Number  
 07/20/06 : Date

**FRONTLINE GROUP**  
**MOSER architecture studio**

**SUP-15442**  
**09/07/06 PC**

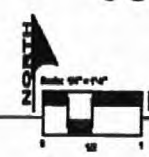
RECEIVED  
JUL 26 2006



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

**Packaged Liquor Store- Howard Bock**  
519 E. St. Louis

**SUP-15442**  
**09/07/06 PC**



FRONTLINE group

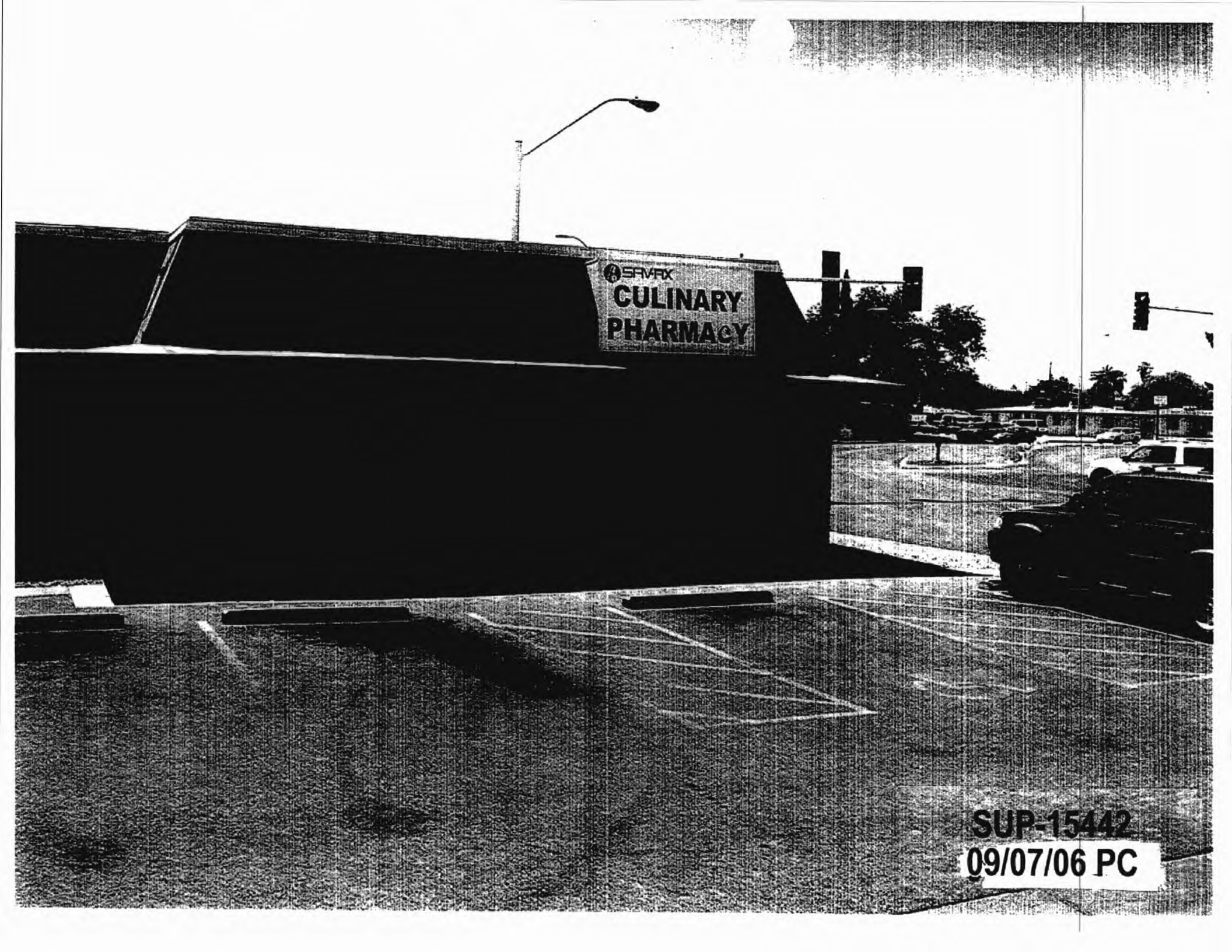
MOSER architecture studio

Floor Plan : Sheet Title  
1000-0007 : Project Number  
000000 : Date

SUP-15442  
09/07/06 PC

GOENNA  
PHARMACY

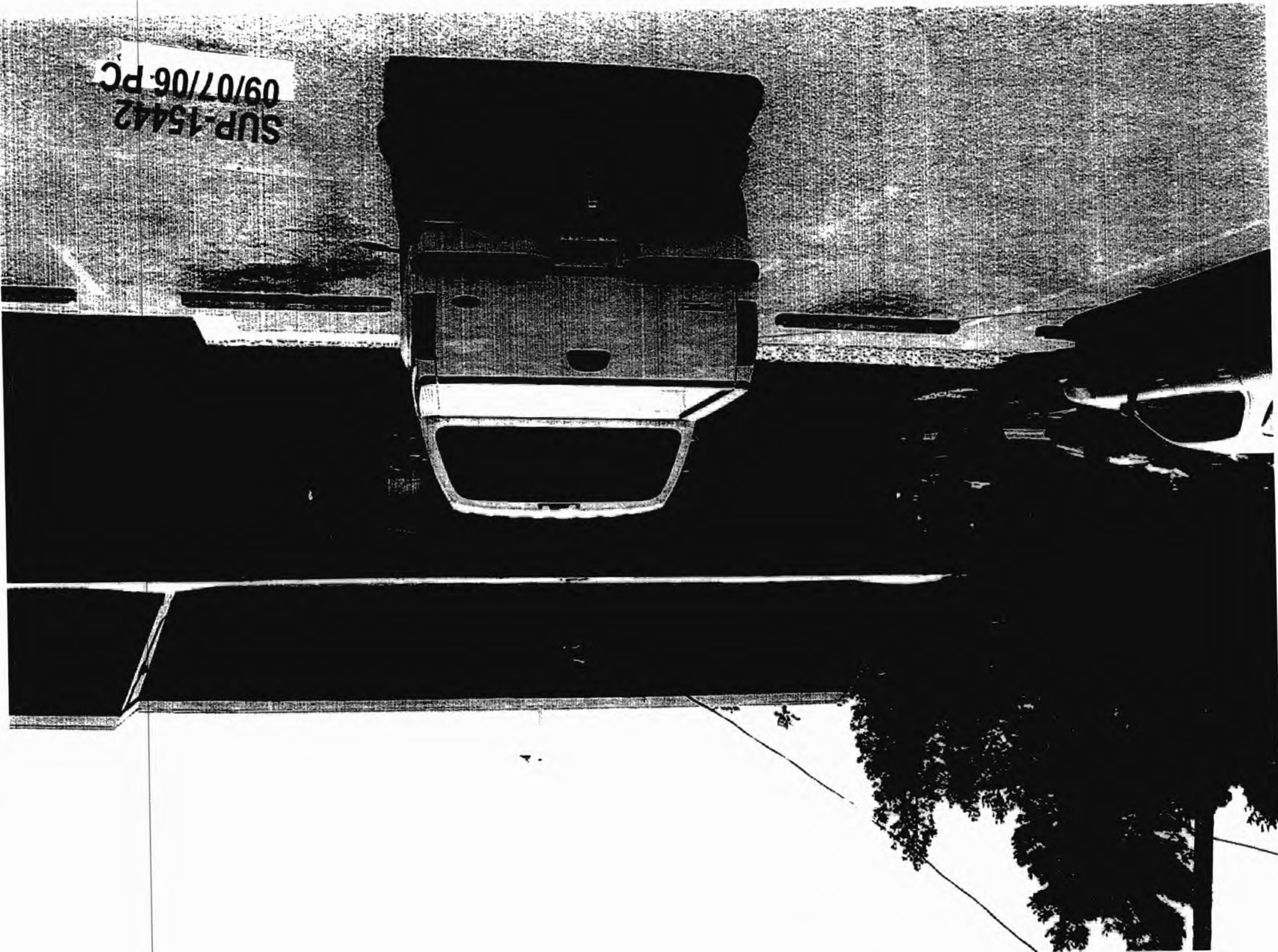




SARMAX  
CULINARY  
PHARMACY

SUP-15442  
09/07/06 PC

SUP-15442  
09/07/06-PC

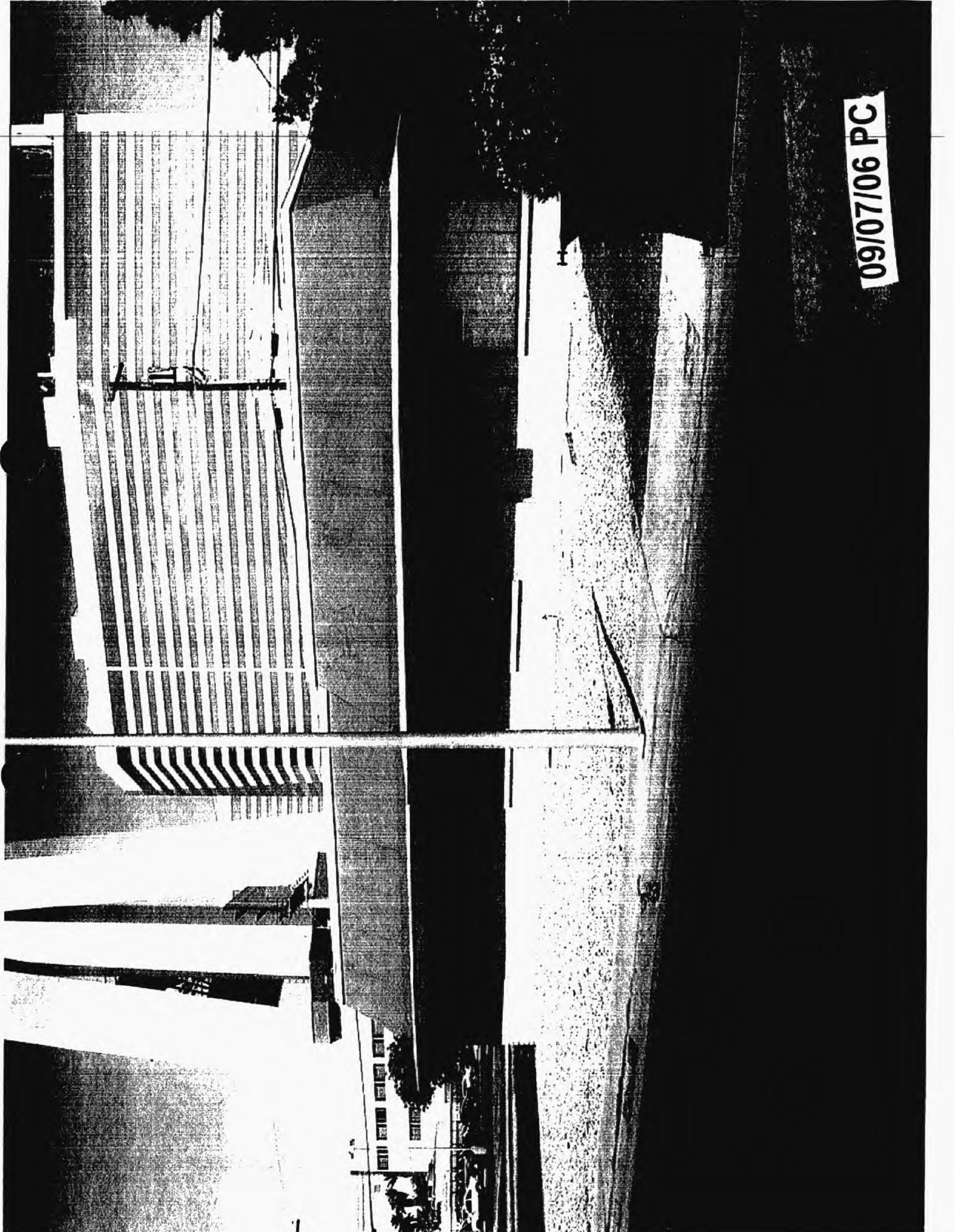




SUP-15442  
09/07/06 PC



09/07/06 PC

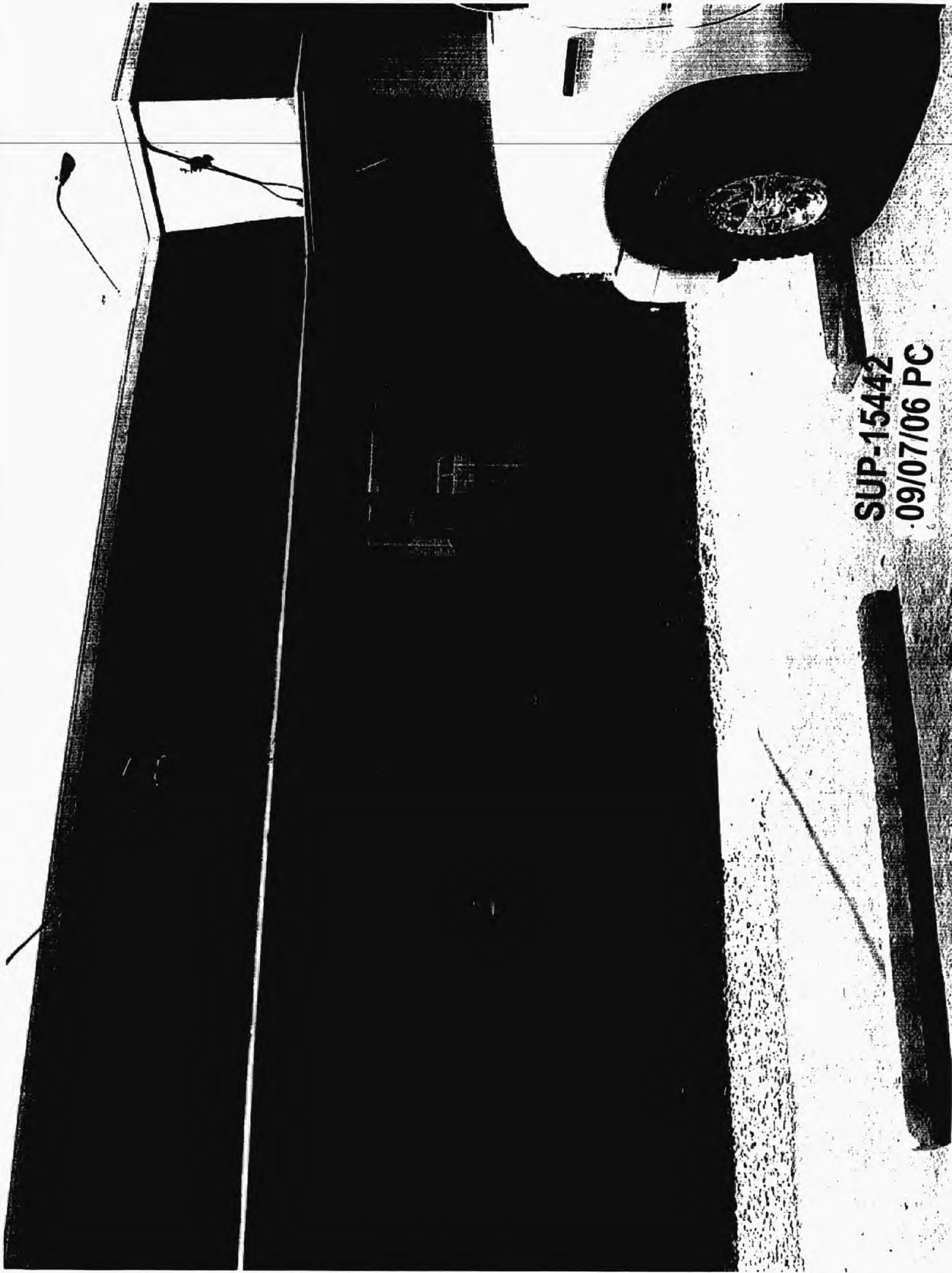




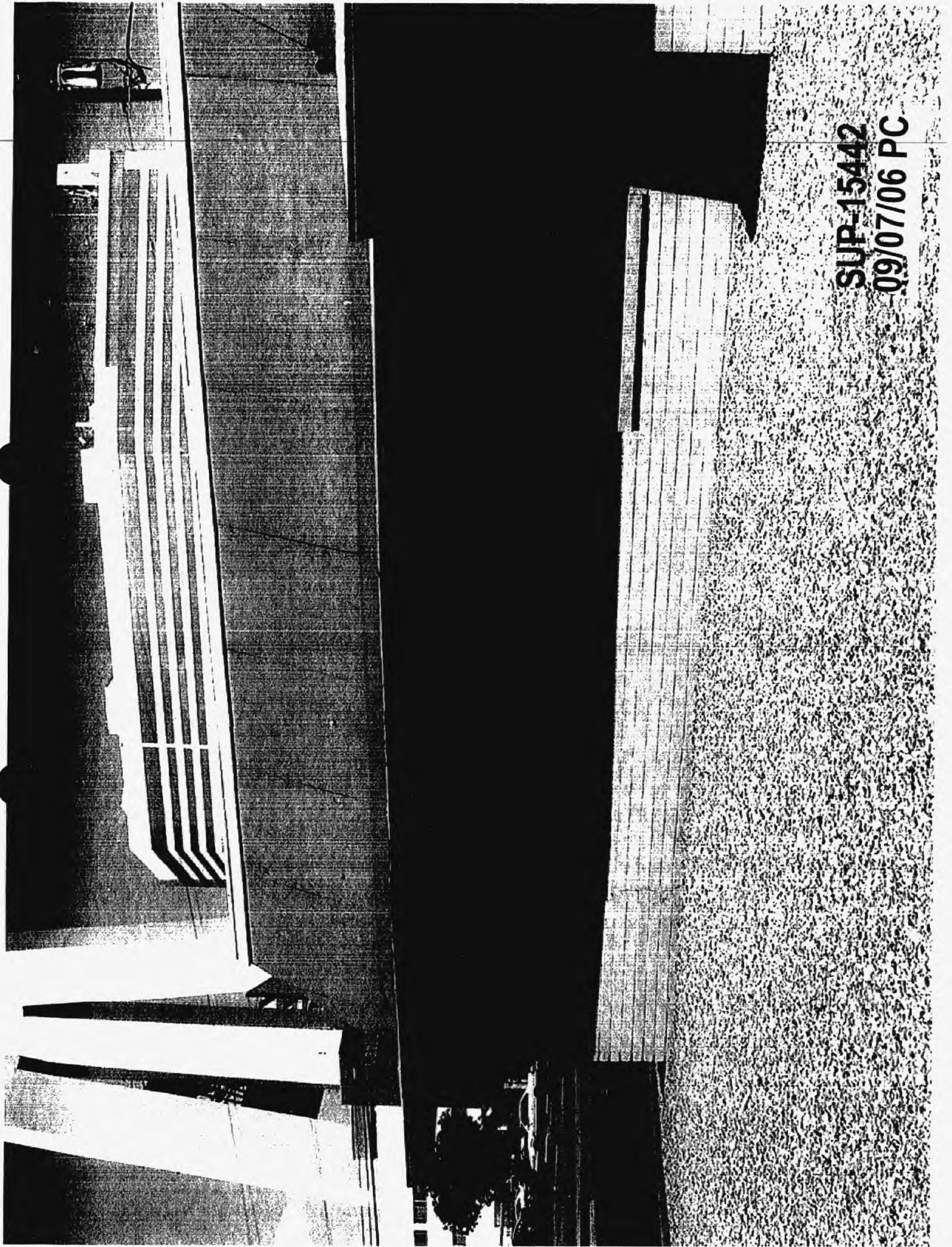
SUP-15442  
09/07/06 PC



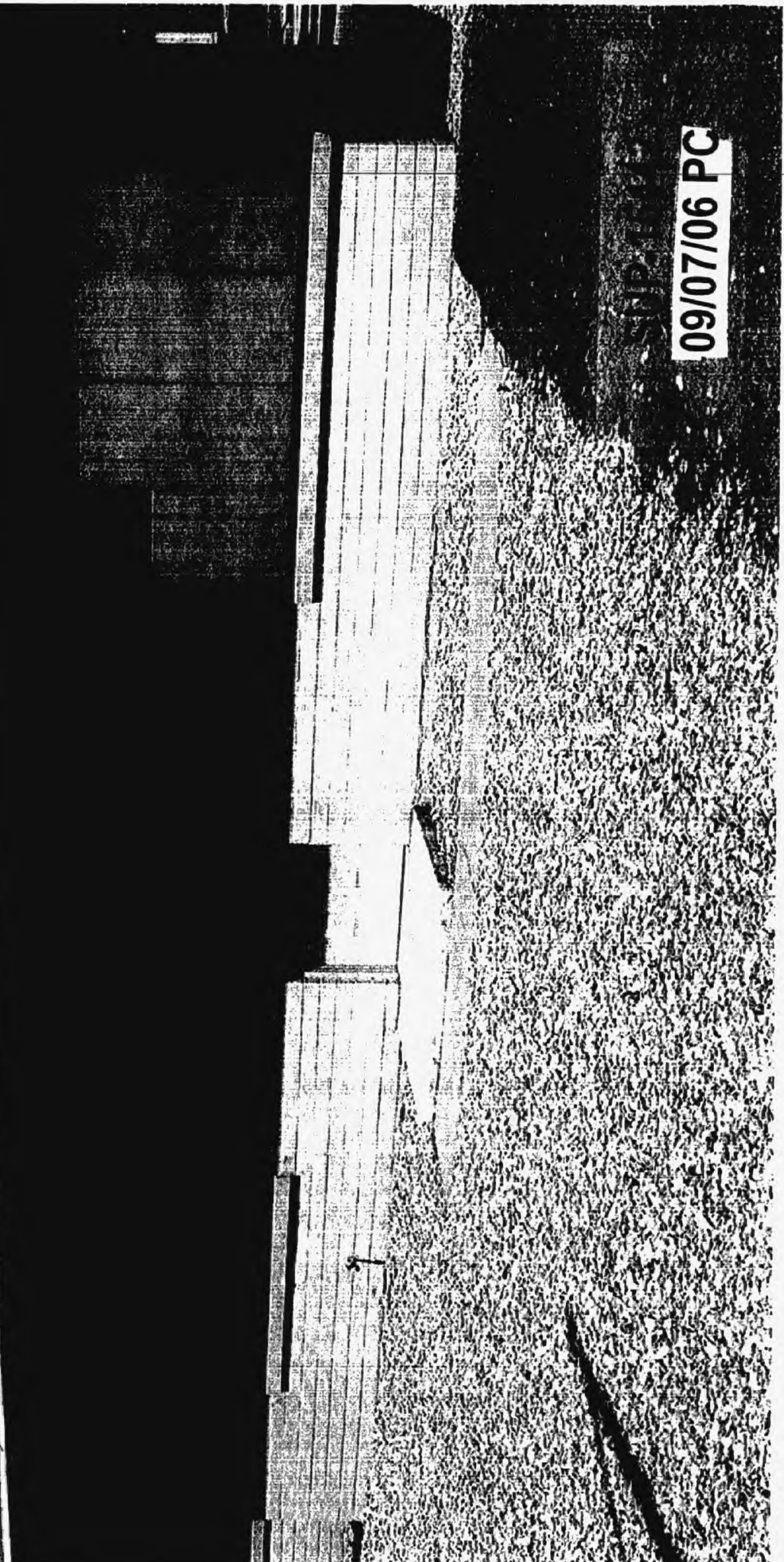
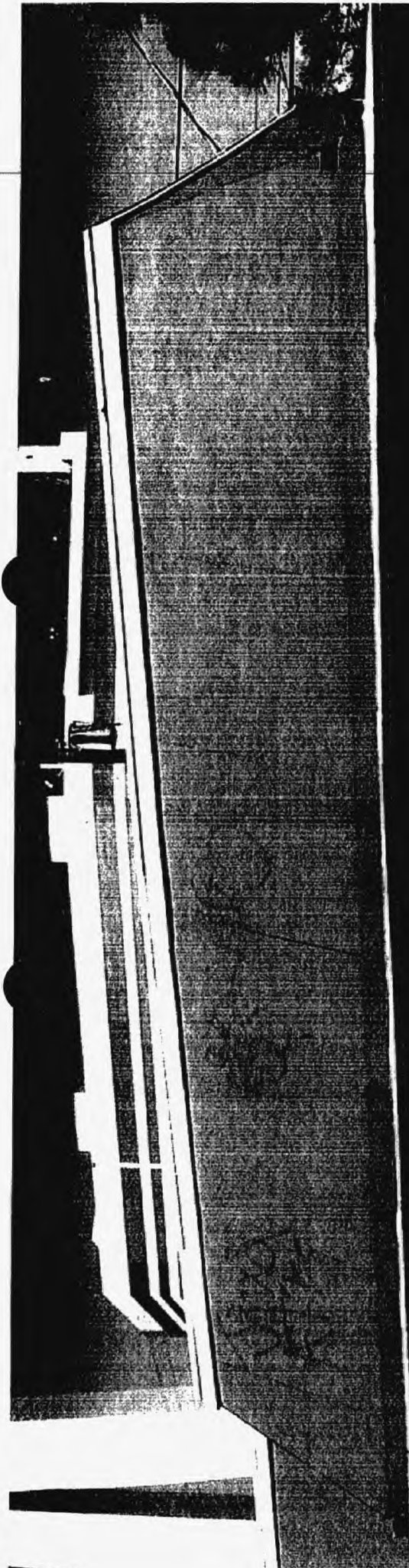
SUP-15442  
09/07/06 PC



SUP-15442  
09/07/06 PC







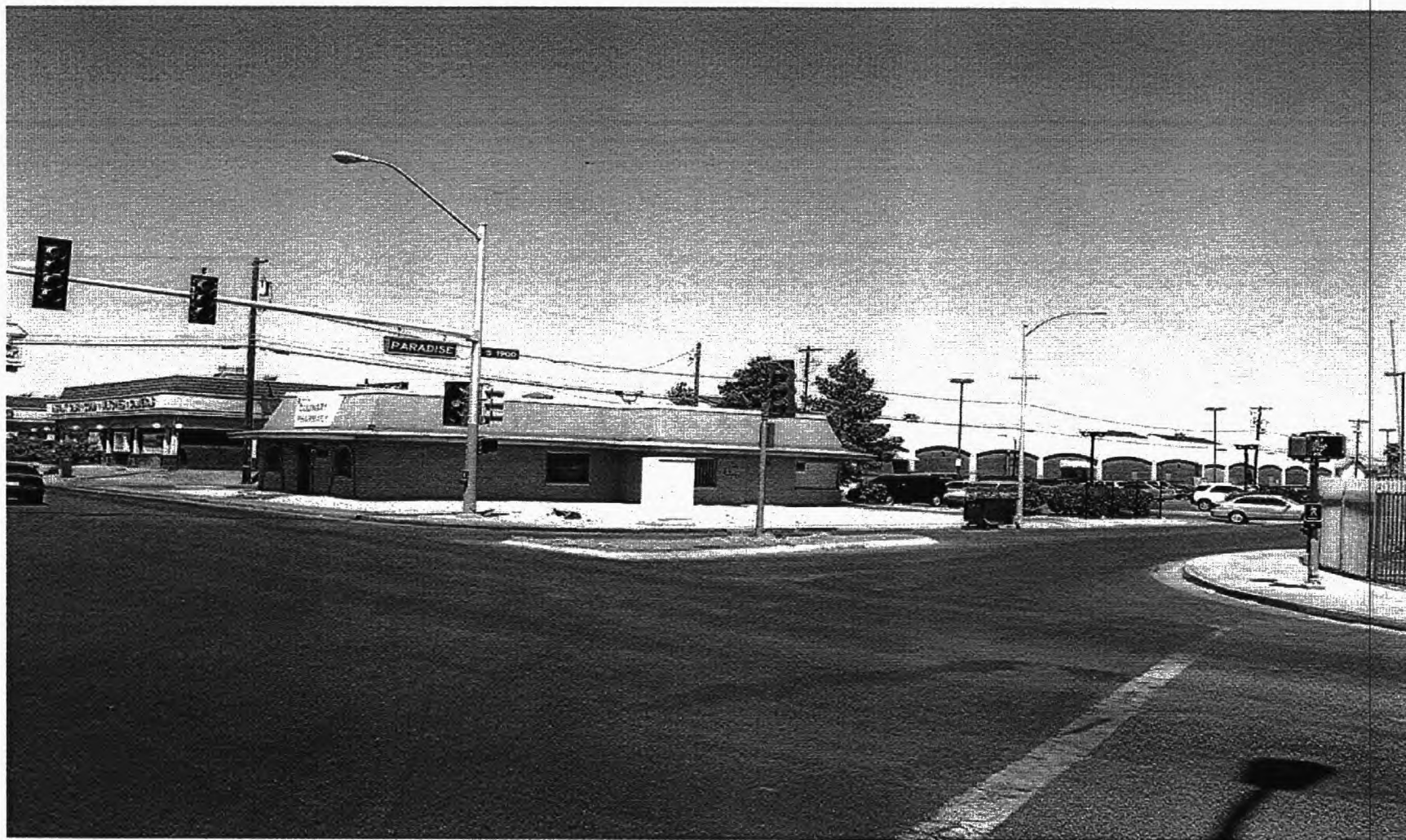
09/07/06 PC





SUP-15442 - APPLICANT/OWNER: BF TRUST  
519 ST. LOUIS AVENUE  
SEPTEMBER 7, 2006 PLANNING COMMISSION

08/15/06



SUP-15442 - APPLICANT/OWNER: BF TRUST  
519 ST. LOUIS AVENUE  
SEPTEMBER 7, 2006 PLANNING COMMISSION

08/15/06

**KUMMER  
KAEMPFER**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE  
aceleste@kkbrf.com  
702.693.4215

**KUMMER KAEMPFER BONNER  
RENSHAW & FERRARIO**

LAS VEGAS OFFICE  
3800 Howard Hughes Parkway  
Seventh Floor  
Las Vegas, NV 89169  
Tel: 702.792.7000  
Fax: 702.796.7181

RENO OFFICE  
5585 Kietzke Lane  
Reno, NV 89511  
Tel: 775.852.3900  
Fax: 775.852.3982

SUMMERLIN OFFICE  
3425 Cliff Shadows Parkway  
Suite 150  
Las Vegas, NV 89129  
Tel: 702.693.4260  
Fax: 702.939.8457

CARSON CITY OFFICE  
510 W. Fourth Street  
Carson City, NV 89703  
Tel: 775.882.1311  
Fax: 775.882.0257

July 25, 2006

**VIA HAND DELIVERY**

City of Las Vegas  
PLANNING & DEVELOPMENT DEPARTMENT  
731 S. Fourth Street  
Las Vegas, Nevada 89101

**RECEIVED**  
JUL 26 2006

**Re: Justification Letter for Howard Bock – SUP for Package Liquor  
(519 E. St. Louis Avenue)**

To Whom It May Concern:

Please be advised that this office represents Howard Bock (the "Applicant") in the above referenced matter. The Applicant is requesting a special use permit to allow for the sale of package liquor and gaming at 519 E. St. Louis Avenue, more particularly described as APN 162-03-311-017 (the "Site"). The Applicant proposes using the existing building, approximately 1,950 square feet, located on the Site, which is approximately .16 acres, for its liquor store operation.

The Applicant currently operates a liquor store in the City of Las Vegas, however, is in the process of relocating to this Site due to the fact that its existing location will be part of the expansion of the Golden Nugget Hotel & Casino. There are no protected properties within 400 feet of this Site.

Therefore, a special use permit for package liquor at this Site is appropriate. We thank you in advance for your time and consideration of this application. If you have any questions or concerns, please feel free to contact the undersigned.

Very truly yours,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO

  
Anthony J. Celeste

AJC/dmf

**SUP-15442  
09/07/06 PC**



Four Aces Emporium  
2230 S. Paradise Rd  
Las Vegas, NV 89104

RECEIVED  
CITY CLERK

2007 JAN 18 P 4:09

Jan 18, 2007

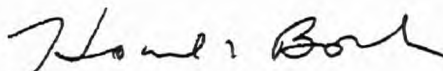
Barbara Jo Ronemus  
Las Vegas City Clerk

Dear Ms.Ronemus:

I am the applicant for a special use permit for a proposed package liquor,  
establishment , SUP-15442 , scheduled to be heard on Feb7, 2007.

I respectfully request that this item be held in abeyance until the second council  
meeting in June, 2007.

Sincerely



Howard Bock  
2230 S. Paradise Rd  
Las Vegas, Nev.89104  
702-382-3489



**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**

ITEM # 57  
CASE # SUP-15442  
PC MTG 9-7-06

From: Rich Whl  
573 Bonita 89104

To City Planning Commission  
Planning & Development Division  
731 South Fourth St.  
Las Vegas, Nevada 89101

8-28-06

Rich Whl

SUP-15442

B.F. Trust

519 ST. LOUIS (APN 162-03-311-017)

WARD 3

Please register my objection against this package Liquor OFF SALE business. Our residential neighborhood is a TRANSITIONAL AREA NOW. ENCROACHMENT by this type of 24/7 Liquor sales will bring in a UNSAVORY CLIENTS/AT ALL HOURS OF THE NIGHT.

Up to this point that property has been a real estate office and a Union pharmacy, their hours have been limited to 6pm. That has been highest & best use so far.

Please reject this use permit, there are ample other locations already zoned. Let's save our historic, older residential neighborhoods from becoming a dangerous place for children to live.

A church is located just outside the 1500' on ST. LOUIS, also a grade school's also close



September 7, 2006

City of Las Vegas  
Planning & Development Department  
731 S. 4<sup>th</sup> Street  
Las Vegas, NV 89101

**RE: SUP-15442 (the "Application")**

Dear Planning Commission:

BF Trust has submitted an application for a special use permit for a proposed package liquor off-sale establishment at 519 E. St. Louis Ave. (the "Property"). The Property is directly south and east of St. Louis Square, Inc. The Sole shareholder of St. Louis Square, Inc. is the Hotel Employees & Restaurant Employees International Union Welfare Fund, the medical trust fund for the Culinary Union. The Culinary Union opposes this Application.

The Culinary Union has concerns that the approval of the Application would discourage the ongoing revitalization of the area and also cause disruptions in the professional services that are provided at St. Louis Square, Inc. St. Louis Square houses both the administrative and customer service offices of the Culinary Health Fund. The Health Fund covers over 150,000 people in the Las Vegas area with medical, dental, prescription and optical insurance coverage. Our members and their families frequent the St. Louis Square location to take care of a wide range of health insurance issues in a professional environment. A pharmacy for Culinary Health Fund participants is also located across from the Property.

Based on the current use of St. Louis Square by our members and their families, we do not think that the type of use considered in the Application is appropriate for this area. Specifically, approval of this Application could increase loitering and disruptions that would create additional security concerns for our members and their families as they access the services provided by the Culinary Health Fund at St. Louis Square. The Culinary Union values that our members and their families are able to have access to important medical and professional services in a convenient downtown area. We do not want to see the inappropriate placement of a liquor store change the tone and security of this neighborhood.

We appreciate your consideration of our concerns.

Sincerely,

D. Taylor, Secretary-Treasurer



**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-17739 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: JL PARADISE, LLC - OWNER: MANIJEH DANESHFOROOZ - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT AND WAIVERS TO ALLOW A DISTANCE SEPARATION OF 180 FEET FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS THE MINIMUM REQUIRED AND TO ALLOW NO SEPARATION FROM A RESIDENTIAL USE WHERE 400 FEET IS THE MINIMUM SEPARATION REQUIRED at 2205 South Paradise Road (APN 162-03-413-017), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

1

**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0

**City Council Meeting**

1

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (4-0-1 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 – Support letter by Manijhe Daneshforooz

Motion made by GARY REESE to Deny

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.



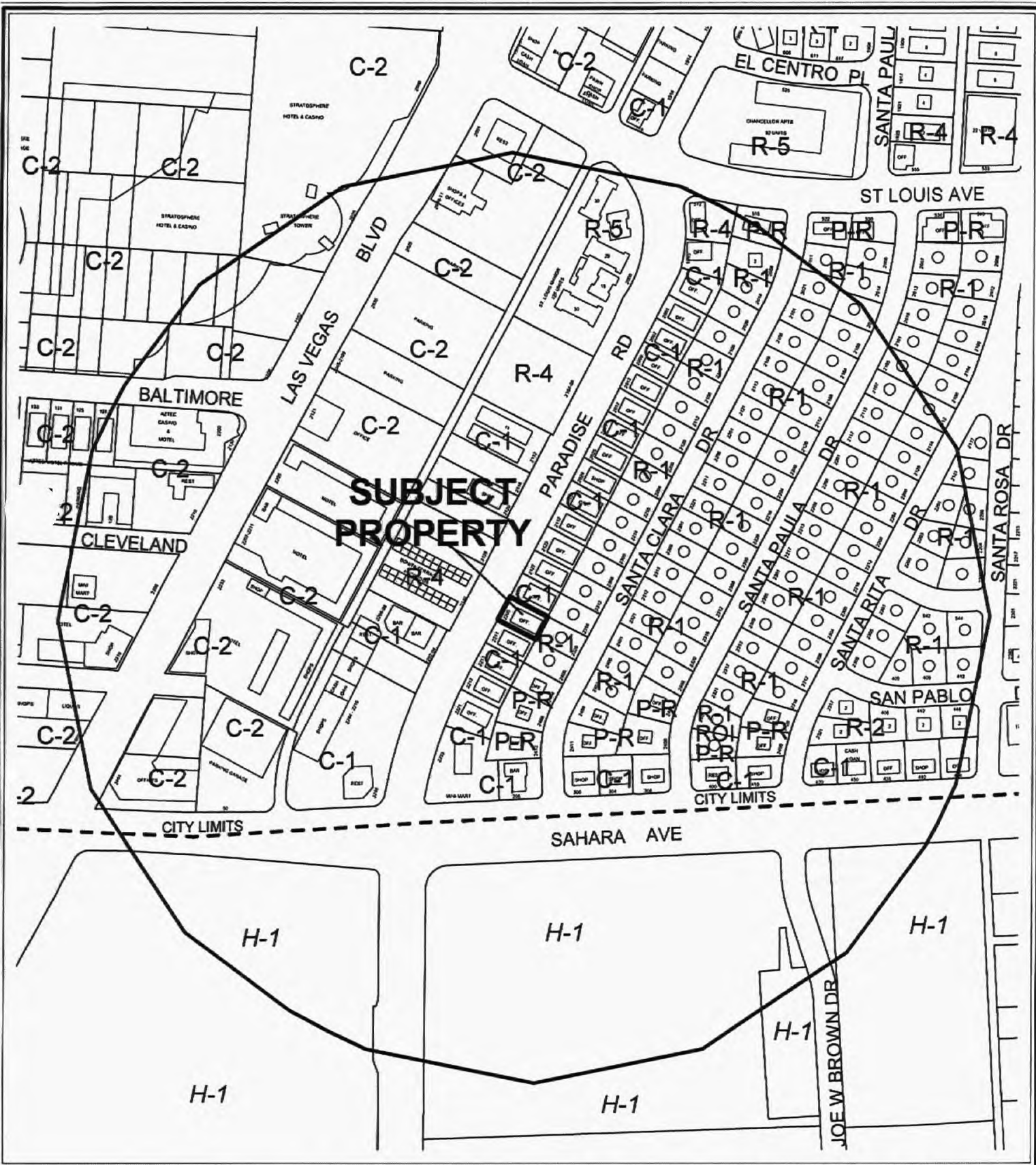
**CITY COUNCIL MEETING OF: FEBRUARY 7, 2007**

SCOTT SABRAW, 8610 South Eastern Avenue, appeared on behalf of the applicant and agreed with all conditions.

TOM McGOWAN, Las Vegas resident, asked how many massage establishments are in the City of Las Vegas. ASSISTANT CITY ATTORNEY BRYAN SCOTT replied he should contact the Business License Department.

COUNCILMAN REESE indicated he has visited the location and met with the applicant on numerous occasions. He is concerned that this particular area is becoming a massage corridor. There are four massage establishments within 1,000 feet and another will not be harmonious and compatible with this neighborhood.

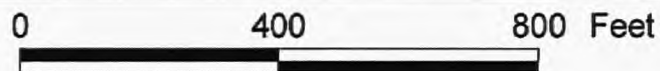
MAYOR GOODMAN declared the Public Hearing closed.



CASE: SUP-17739

RADIUS: 1000 FT

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

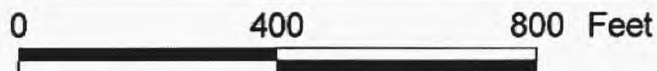




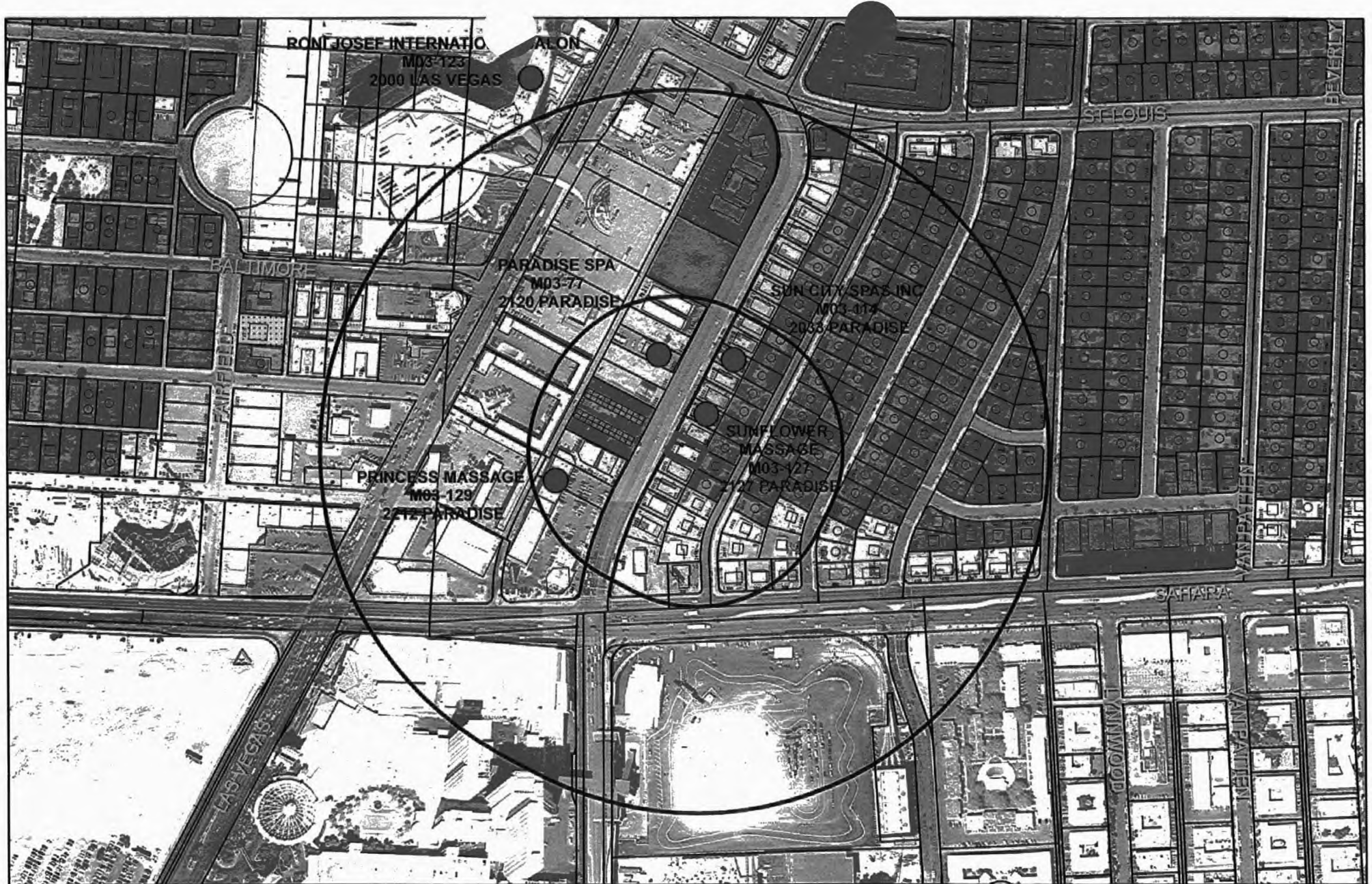
CASE: SUP-17739

RADIUS: 1000 FT

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







SUP-17739

### Business Licenses

- Massage Establishment
- Child Care/  
Children Facility

### Protected Landuses

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- Residential Property



Buffer

0 250 500 1,000 Feet





**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: ABEYANCE - SUP-17739 - APPLICANT: JL PARADISE, LLC  
- OWNER: MANIJEH DANESHFOROOZ**

---

***THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 17, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.***

**\*\* CONDITIONS \*\***

Staff recommends DENIAL. The Planning Commission (4-0-1/d vote) recommends APPROVAL, subject to:

**Planning and Development**

1. One year Required Review after the issuance of a business license as a public hearing at the Planning Commission.
2. Hours of operation shall be limited to 8am to 9pm.
3. Conformance to the conditions for Rezoning (Z-0027-97), if approved.
4. 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant seeks approval for a Massage Establishment at 2205 Paradise Road. The proposal seeks to renovate an existing 1,740 square-foot building to accommodate four massage tables. A request for waivers to the 400-foot separation requirement from residentially zoned property and the 1,000-foot separation requirement from an existing massage establishment.

**BACKGROUND INFORMATION**

| <i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i> |                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 05/27/97                                                           | The City Council approved a request for Rezoning (Z-0002-76) on property located at 2205 Paradise Road from P-R (Professional Office & Parking) to C-1 (Limited Commercial) for a 1,609 square foot salon.                                                                                   |
| 12/21/06                                                           | The Planning Commission voted 4-0-1/d to recommend APPROVAL (PC Agenda Item #24/mh).                                                                                                                                                                                                         |
| <i>Related Building Permits/Business Licenses</i>                  |                                                                                                                                                                                                                                                                                              |
| NA                                                                 | NA                                                                                                                                                                                                                                                                                           |
| <i>Pre-Application Meeting</i>                                     |                                                                                                                                                                                                                                                                                              |
| 08/30/06                                                           | A pre-application conference was held and the applicant was informed of the requirements for submitting a Special Use Permit. The applicant was informed of the 200-foot residential setback requirements and the 1,000-foot distance requirement from an established Massage Establishment. |
| <i>Neighborhood Meeting</i>                                        |                                                                                                                                                                                                                                                                                              |
| NA                                                                 | A neighborhood meeting was not required nor was there one held                                                                                                                                                                                                                               |

| <i>Details of Application Request</i> |            |
|---------------------------------------|------------|
| <i>Site Area</i>                      |            |
| Net Acres                             | 0.15 acres |

| Surrounding Property | Existing Land Use      | Planned Land Use            | Existing Zoning                 |
|----------------------|------------------------|-----------------------------|---------------------------------|
| Subject Property     | Office                 | C (Commercial)              | C-1 (Limited Commercial)        |
| North                | Office                 | C (Commercial)              | C-1 (Limited Commercial)        |
| South                | Office                 | C (Commercial)              | C-1 (Limited Commercial)        |
| East                 | Single Family Dwelling | L (Low Density Residential) | R-1 (Single Family Residential) |
| West                 | Apartments             | C (Commercial)              | R-4 (igh Density Residential)   |

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

### **Redevelopment Plan Area**

The subject site is located within the Redevelopment Plan Area, so designated in 1986. Within the Redevelopment Plan Area, the subject property has a Commercial designation. This general designation does not place any additional development standards on the site above those listed per Title 19, but it allows the site to be eligible for a variety of funding opportunities for activities that promote the modern, orderly development of the area.

### **INTERAGENCY ISSUES**

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

- 1) Any Special Use Permit within 500-Feet of unincorporated Clark County.

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

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

*Pursuant to Title 19.10, the following parking standards apply:*

| Parking Requirement   |                                     |                                                          |          |              |          |              |            |
|-----------------------|-------------------------------------|----------------------------------------------------------|----------|--------------|----------|--------------|------------|
| Use                   | Gross Floor Area or Number of Units | Required                                                 |          |              | Provided |              | Compliance |
|                       |                                     | Parking Ratio                                            | Parking  |              | Parking  |              |            |
|                       |                                     |                                                          | Regular  | Handi-capped | Regular  | Handi-capped |            |
| Massage Establishment | Four Tables                         | 2 Spaces per Table, Chair, or Room with a min 6 required | 8 spaces | 1            | 9        | 1            |            |
| TOTAL                 |                                     |                                                          | 8        | 1            | 9        | 1            | Y          |

| <b>Waivers</b>                                                                     |                                                   |                             |
|------------------------------------------------------------------------------------|---------------------------------------------------|-----------------------------|
| <b>Request</b>                                                                     | <b>Requirement</b>                                | <b>Staff Recommendation</b> |
| To allow a distance separation of 180 feet from an existing massage establishment. | 1,000 feet from an existing massage establishment | Denial                      |
| To allow a zero-foot separation from a residential use.                            | 400 feet from residentially zoned property        | Denial                      |

## ANALYSIS

This request is not supported on the grounds that it violates the distance separation required from residential properties and previously approved massage establishments. There are five existing massage establishments within 1,000 feet of this proposal.

Title 19.04 lists the following as the Conditional Requirements for a Massage Establishment:

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

As the proposal is unable to meet conditions #3 and #4, we cannot support approval of this request.



## **FINDINGS**

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

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

### **In regard to "1":**

The proposed use is incompatible with surrounding land uses and is located in an area that is overly saturated with massage establishments.

### **In regard to "2":**

The subject site is capable of accommodating a massage use. However, an additional approval would contribute to the intensity of existing five massage uses established in the surrounding area.

### **In regard to "3":**

The site is served by Paradise Road, listed as a Major Street. This 60-foot wide street is capable of accommodating the minor increase in traffic flow from the proposed use.

### **In regard to "4":**

The proposal does not meet the overall objectives of the General Plan in that it does not provide adequate accommodation for the performance of massage services at the subject site.

### **In regard to "5":**

The proposal does not meet the conditions as listed by Title 19.04 for a Massage Establishment. Staff is recommending denial, as two of the minimum requirements would need to be waived in order to approve this request.

**PLANNING COMMISSION ACTION**

Conditions 1 and 2 were added by the Planning Commission.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

13

**ASSEMBLY DISTRICT** 9

**SENATE DISTRICT** 10

**NOTICES MAILED** 216 by City Clerk

**APPROVALS** 0

**PROTESTS** 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-17739** APN: 162-03-413-017

Name of Property Owner: MANIJEH DANESHFOROZ

Name of Applicant: JL PARADISE, LLC

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

Yes

No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

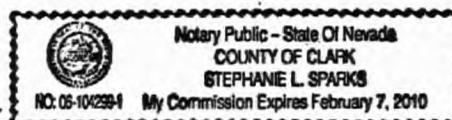
Signature of Property Owner: 

Print Name: MANIJEH DANESHFOROZ

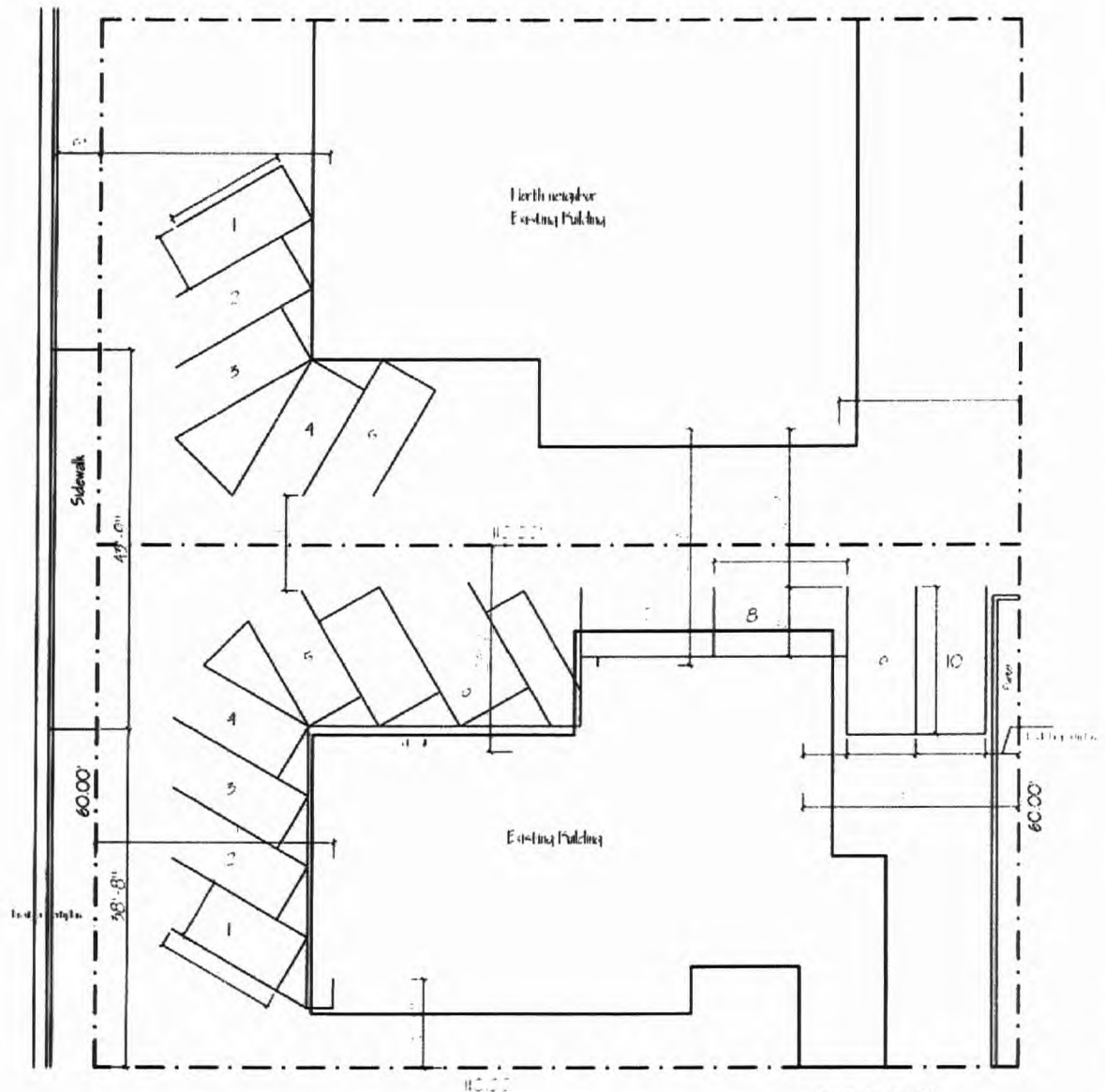
Subscribed and sworn before me

This 17<sup>th</sup> day of October, 2006

  
Notary Public in and for said County and State



Paradise Rd.



2205 Paradise Rd.  
Las Vegas, NV 89104

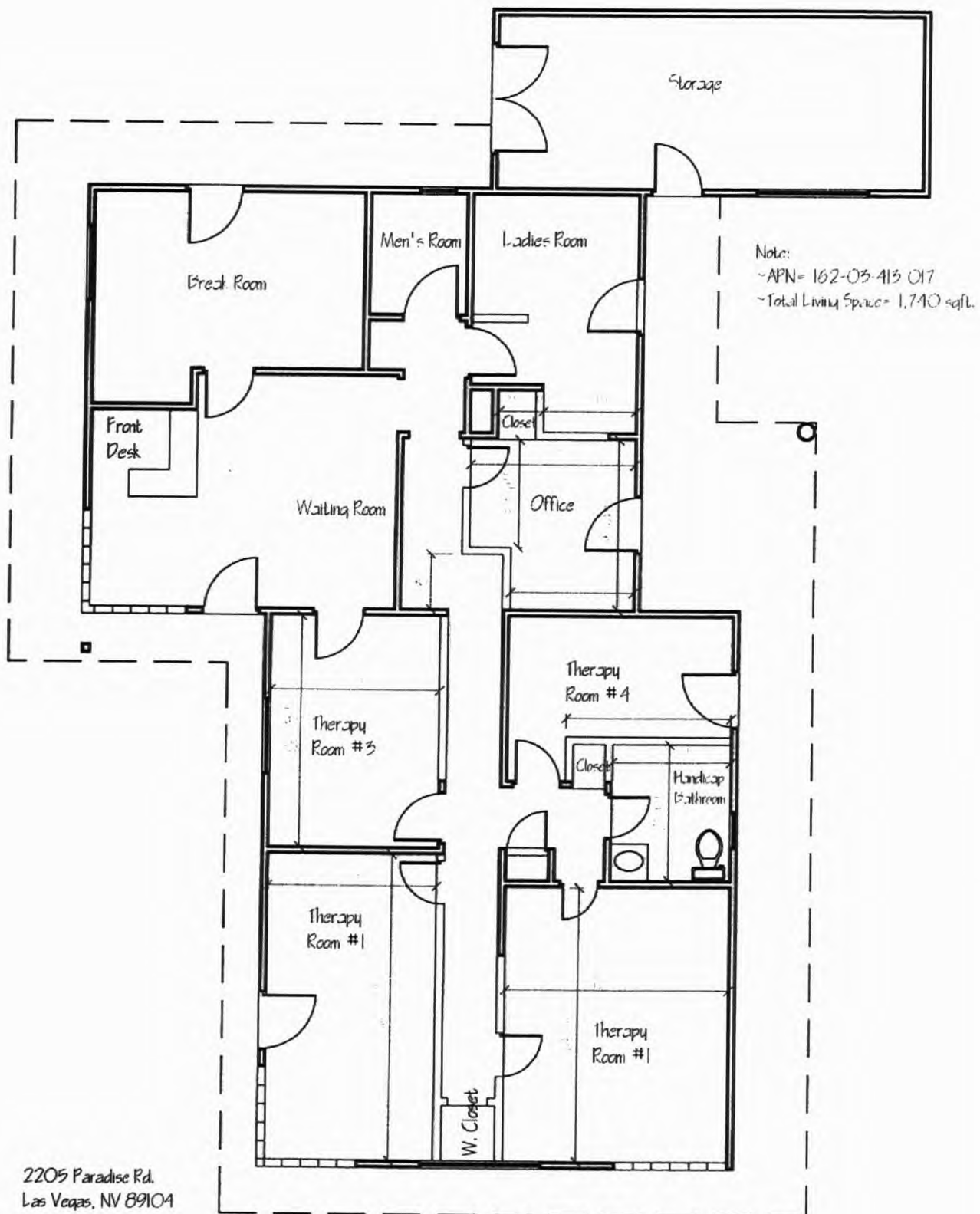
# Site Plan

- Table
- Lot size= .15 Acre
  - Total Living Space= 1,740 sqft.
  - Parking Required= two (2) for each Therapy Room.
  - Four (4) Total Therapy Rooms
  - Parking Provided= Ten (10) parking

**SUP-17739**  
**12/21/06 PC**

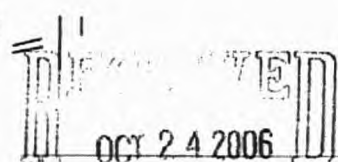
OCT 24 2006



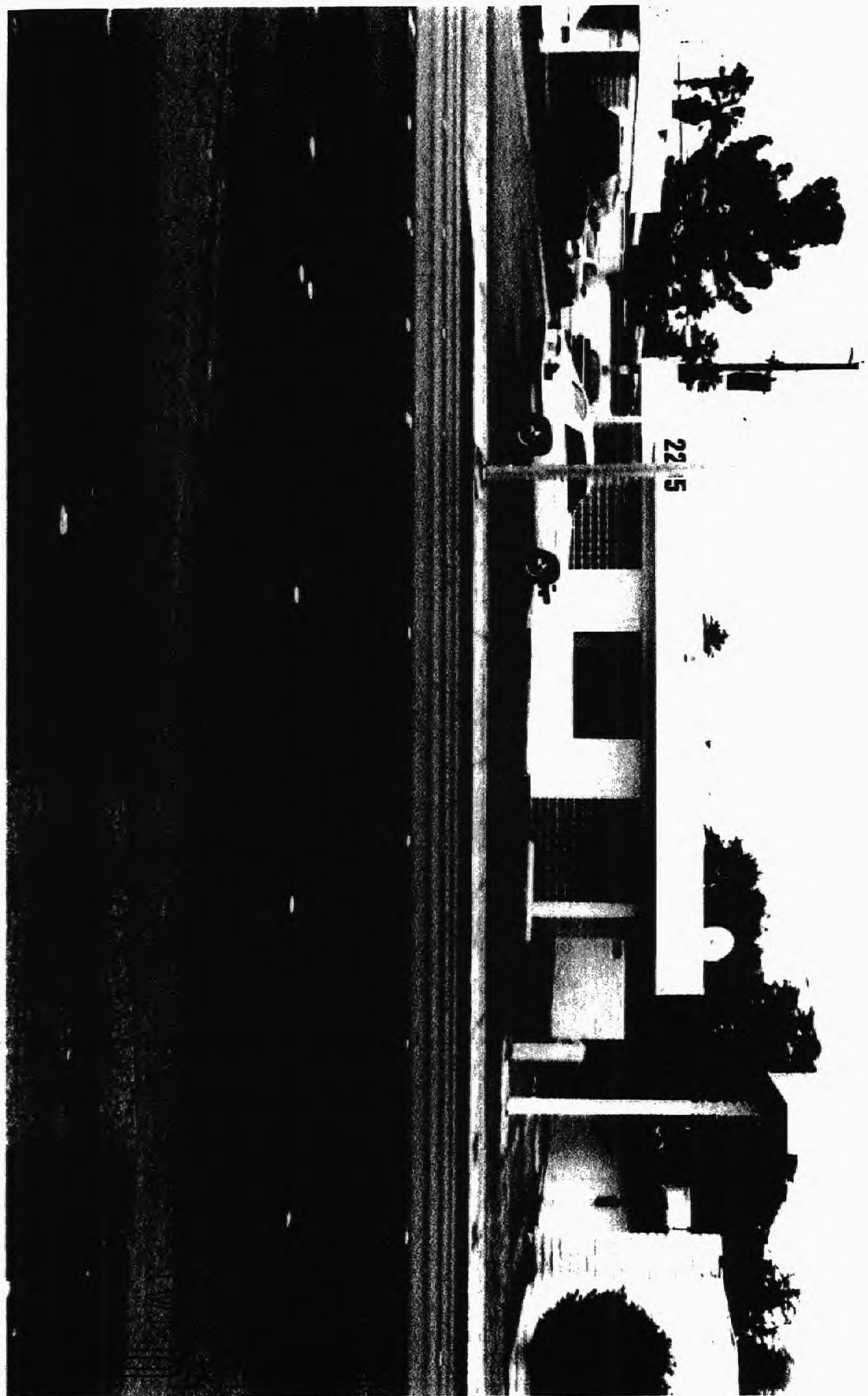


New Floor Plan 1/8" = 1'

**SUP-17739**  
**12/21/06 PC**







*LAS Consulting, Inc.  
856 E. Sahara #201  
Las Vegas, NV 89104  
(702) 499-6469-Cell  
(702) 341-8489-fax*

October 23, 2006

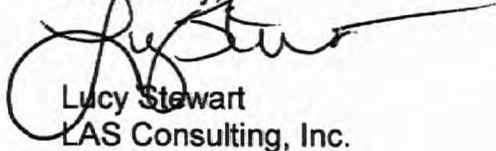
City of Las Vegas  
Planning & Development  
739 South Fourth Street  
Las Vegas, NV. 89101

RE: APN 162-03-413-017/ 2205 Paradise.

Dear Sir or Madam:

Please accept this letter as our request for a use permit for a massage establishment, located at 2205 Paradise Rd. My client would like to convert an existing building (former office building, prior to that a house) into a therapeutic massage establishment. Acupuncture and acupressure will be offered along with Chinese massage. The interior configuration will remain the same as when it was an office with the exception of the conference room. That will be divided into two therapy rooms. The parking and driveway will remain the same, however the outside of the building will be cleaned up to create a better appearance for the area. There are four existing massage establishments within 1000 feet of this site, however, they are massage and not designed for therapeutic massage. The majority of the therapists will be male and will be licensed for therapeutic massage. This business will be a legitimate therapeutic massage establishment, Mr. Li, the licensee, has a privilege license in Clark County and cannot jeopardize that license by allowing any illegal activity on this site. Thank you for your consideration in this matter. Please contact me with any questions regarding this matter.

Yours truly,



Lucy Stewart  
LAS Consulting, Inc.

**SUP-17739  
12/21/06 PC**



RECEIVED  
CITY CLERK

2001 FEB -7 A 8: 25

February 7, 2007

TO MR MAYER AND CITY COUNCIL

FROM ; MANIJHE DANESHFOROOZ

RE ; ABEYANCE - SUP- 17739- SPECIAL USE PERMIT

I DEEPLY APPRECIATE YOUR CONSIDERATION FOR APPROVAL  
OF SPECIAL USE PERMIT FOR 2205 PARADISE ROAD .

ABOVE PROPERTY SHOULD NOT BE EXCLUDED FROM OTHER  
BUILDING WITH THE EXACT SAME SITUATION WHICH ARE  
BENEFITING FROM SPECIAL USE PERMIT . BASE ON ALL OF THE  
FACT DENIAL OF SUCH PERMIT WOULD BE DISCRIMINATION TO 2205  
PARADISE ROAD . AND WOULD DECREASE THE VALUE OF THE  
THE PROPERTY BY HAVING A NEGATIVE POINT NOT TO BE  
ABLE TO USE FOR MASSAGE ESTABLISHMENT

YOUR APPROVAL WOULD BE TRULY APPRECIATED

SINCERELY YOURS ;

MANIJHE DANESHFOROOZ .



Submitted after final review

Date 02-07-07 Item #107

**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-18001 – ABEYANCE ITEM - PUBLIC HEARING – APPLICANT/OWNER: LESLIE DIANE - Request for a Special Use Permit FOR A PROPOSED PACKAGE LIQUOR ESTABLISHMENT at 625 South Las Vegas Boulevard (APN 139-34-410-182), C-2 (General Commercial) Zone, Ward 3 (Reese). NOTE: TO BE HEARD IN CONJUNCTION WITH MORNING SESSION ITEM 59. The Planning Commission (4-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

1

**City Council Meeting**

1

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0

**City Council Meeting**

0

**RECOMMENDATION:**

The Planning Commission (4-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest letter from Campbell & Williams
6. Backup referenced from the 12-21-06 Planning Commission Meeting Item 8

Motion made by GARY REESE to Approve Subject to Conditions, amending Condition 5 and adding the following condition as read for the record:

5. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

A. No miniature liquor bottles may be sold.

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)

**CITY COUNCIL MEETING OF: FEBRUARY 7, 2007**

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

LESLIE DIANE explained that she intends to open a boutique, gourmet, package liquor store that caters to an affluent clientele. She would like to make gift baskets with champagne and goodies. She will only use 700 square feet, and increase in size as time goes on. She agreed not to sell individual or miniature containers.

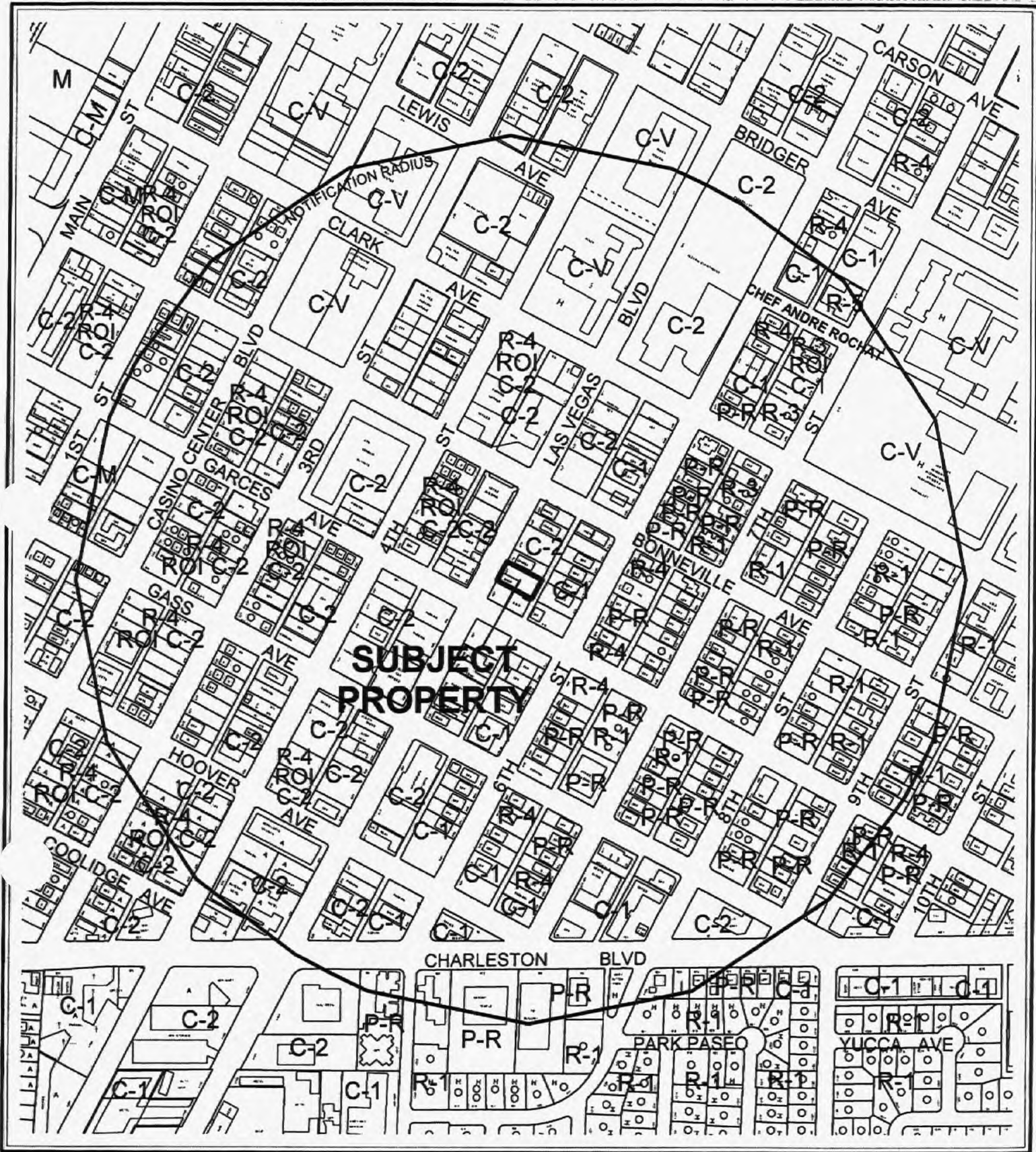
COUNCILMAN REESE stated that MS. DIANE will wait two years to open such an establishment or until the condominiums and offices are built. MS. DIANE explained that she was told by the Business Licensing Department that she would have to open within 30 days of issuance of a business license. Therefore, she would open a simple store temporarily. COUNCILMAN REESE pointed out that the license application was withdrawn during the morning portion of the meeting. However, MS. DIANE stated she did not withdraw the license.

JOHN WAGNER stated that MS. DIANE has applied for a liquor license. ACTING CITY CLERK BEVERLY K. BRIDGES confirmed for COUNCILMAN REESE that Item 59 was withdrawn without prejudice during the morning session. Therefore, a motion was made to rehear Item 59 and it was held in abeyance to the 2/21/2007 City Council meeting.

MARGO WHEELER, Director of Planning and Development Department, indicated the amendment to Condition 5 and the added condition regarding the restriction of miniature liquor bottles. MS. DIANE agreed with all conditions.

MAYOR GOODMAN declared the Public Hearing closed.





CASE: SUP-18001

RADIUS: 1500 FT

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

0 200 400 Feet







CASE: **SUP-18001**

RADIUS: 1500 FT

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

0 200 400 Feet





**SUP-18001**

**Business Licenses**

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

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

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





**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: ABEYANCE - SUP-18001 – APPLICANT/OWNER: LESLIE DIANE**

---

***THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 17, 2007 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN REESE.***

**\*\* CONDITIONS \*\***

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

**Planning and Development**

1. One year Required Review after the issuance of a business license as an Administrative Review.
2. Prior to the issuance of a business license the removal of the barbed wire and repair of the chain link fence that is being used as rear-entry screening must be completed.
3. Conformance with the City of Las Vegas Sign Code, Title 19.14.140, regarding abandoned signs shall be required. Existing signage must be removed, covered with a blank sign face, or replaced with appropriate signage for an on-premise, licensed business within 30 days of final action. Blank sign face or replacement signage is subject to Planning and Development staff review prior to any Building Department permit approval.
4. Conformance to all Minimum Requirements under LVMC Title 19.04 for a Package Liquor Off-Sale Establishment use.
5. 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.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. 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 Package Liquor Off-Sale Establishment on 0.24 acres at 625 South Las Vegas Boulevard. The applicant wishes to provide specialty wines, imported beers and ales, liquors and gourmet items to the local office and professional trades as well as the residents of the new downtown high-rise residential developments.

The subject proposal meets all Title 19 standards for Package Liquor Off-Sale Establishment uses. The Downtown Centennial Plan does not have an automatic parking application and under that plan the provided parking is adequate. This use is compatible with the surrounding area. Staff recommends approval.

**BACKGROUND INFORMATION**

| <b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b> |                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 08/18/93                                                                  | The City Council granted an appeal, thereby approving the Variance (V-0064-93) to allow the secondhand sale of jewelry, electronics, tools and collectibles on the subject site. The Planning Commission and staff had recommended denial.                                                                                                                                          |
| 10/03/01                                                                  | The City Council approved a request for a Special Use Permit (U-0115-01) for a proposed second hand dealer. The Planning Commission and staff had recommended approval.                                                                                                                                                                                                             |
| 12/21/06                                                                  | The Planning Commission voted 4-1/bg to recommend APPROVAL (PC Agenda Item #8/rts).                                                                                                                                                                                                                                                                                                 |
| <b><i>Related Building Permits/Business Licenses</i></b>                  |                                                                                                                                                                                                                                                                                                                                                                                     |
| 10/12/06                                                                  | A business license for a L15 (Package - A package license authorizes the retail sale of alcoholic beverages in original sealed or corked containers for consumption off the premises) category license was processed in by the Department of Finance and Business Services. This license (L15-98531) was denied by planning, on 10/19/06, pending approval of a Special Use Permit. |
| 10/18/06                                                                  | A business license for a M06 (Miscellaneous Sales - Sales of tangible goods not otherwise specified in the Code) category license was processed in by the Department of Finance and Business Services. This license (M06-98649) was approved by planning, on 10/19/06. As of 11/17/06 this license had not been issued.                                                             |
| <b><i>Pre-Application Meeting</i></b>                                     |                                                                                                                                                                                                                                                                                                                                                                                     |
| 10/11/06                                                                  | A pre-application meeting was held and elements of this application were discussed. It was noted that photos of the existing building would suffice for the building elevation requirements. Submittal requirements were discussed.                                                                                                                                                 |
| <b><i>Neighborhood Meeting</i></b>                                        |                                                                                                                                                                                                                                                                                                                                                                                     |
| A neighborhood meeting is not required nor was one held.                  |                                                                                                                                                                                                                                                                                                                                                                                     |



| <i>Details of Application Request</i> |      |
|---------------------------------------|------|
| <i>Site Area</i>                      |      |
| Net Acres                             | 0.24 |

| Surrounding Property | Existing Land Use | Planned Land Use        | Existing Zoning          |
|----------------------|-------------------|-------------------------|--------------------------|
| Subject Property     | Retail (Vacant)   | C (Downtown Commercial) | C-2 (General Commercial) |
| North                | Wedding Chapel    | C (Downtown Commercial) | C-2 (General Commercial) |
| South                | SOB               | C (Downtown Commercial) | C-2 (General Commercial) |
| East                 | Office            | C (Downtown Commercial) | C-1 (Limited Commercial) |
| West                 | Office            | C (Downtown Commercial) | C-2 (General Commercial) |

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

## DEVELOPMENT STANDARDS

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

| 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 |       |
| General Retail Store, Other Than Listed (Less than 3500 Sq. Ft.) | 1600 SF                             | 1 Space /175 SF of GFA   | 9       | 1            | 8       | 1            | Yes * |
| TOTAL (including handicap)                                       | 1600 SF                             | 1 Space /175 SF of GFA   | 9       |              | 8       |              | Yes*  |

\* Note: Sites within the Las Vegas Downtown Centennial Plan do not have an automatic application of Title 19.04 or Title 19.10 parking standards.

## ANALYSIS

The subject property has a land use designation of C (Downtown Commercial). This designation allows for a variety of commercial uses ranging from those designed primarily for local area patrons to those of a higher intensity commercial use. The underlying zoning of C-2 (General Commercial) complies with this designation. Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements.

Package Liquor, Off-Sale Establishments are allowed in a C-2 (General Commercial) zone with approval of a Special Use Permit. The nearest alcohol use, a tavern, is located south of the property at 910 South Las Vegas Boulevard.

The proposed use is appropriate for the area and will be located in an existing structure previously occupied by a second hand dealer. There are no protected uses within the required separation distance.

There is existing signage on the windows and awning that are from the previous business which ceased activity January 2006. Title 19.14.140 requires that this signage be replaced or removed within 30 days of business termination and a Condition of Approval has been added to reflect this requirement. This site is within the Las Vegas Boulevard Scenic Byway Overlay District. Due to this the Urban Design Coordinator will have to review and approve any change in signage prior to the issuance of any Building and Safety Department sign permit. Minimum Requirements of Approval for Package Liquor, Off-Sale Establishment in a C-2 (General Commercial) Zoning District.

- \*1. Except as otherwise provided, no package liquor off-sale establishment use (herein after "establishment") shall be located within 400 feet of any church, synagogue, school, childcare facility licensed for more than twelve 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 80 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. The minimum distance requirements in Requirement 1 do not apply to:
  - a. An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
  - b. A proposed retail establishment having more than 50,000 square feet or retail floor space.
- \*5. All businesses, which sell alcoholic beverages, shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

The proposed package liquor, off-sale establishment meets the minimum requirements for approval.

## FINDINGS

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

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

As this is in the C (Downtown Commercial) area, the subject proposal will be harmonious and compatible with existing surrounding land uses and with future uses as projected by the General Plan.

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

Package liquor, off-sale establishment at this location will not greatly affect the intensity of uses on the site. Although, the site does not meet the base parking standards staff finds that there is adequate parking on the site to accommodate the proposed use.

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

The site is served by South Las Vegas Boulevard (an 80-foot secondary collector). This thoroughfare can accommodate the proposed package liquor, off-sale establishment 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.”**

Approval of this request will not compromise the public health, safety or welfare of the general public and will not jeopardize the overall objectives of the General Plan.

#### **PLANNING COMMISSION ACTION**

At the Planning Commission there was one speaker in protest. Condition #1 was added by the Planning Commission.

#### **NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

19

**ASSEMBLY DISTRICT** 9

**SENATE DISTRICT** 3

**NOTICES MAILED** 437 by City Clerk

**APPROVALS** 0

**PROTESTS** 1





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18001** APN: 139-34-410-182  
Name of Property Owner: LESLIE DIANE  
Name of Applicant: LESLIE DIANE

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 \_\_\_\_\_

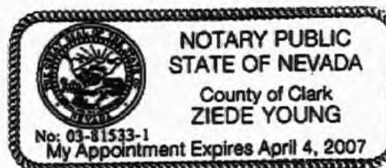
Signature of Property Owner: Leslie Diane

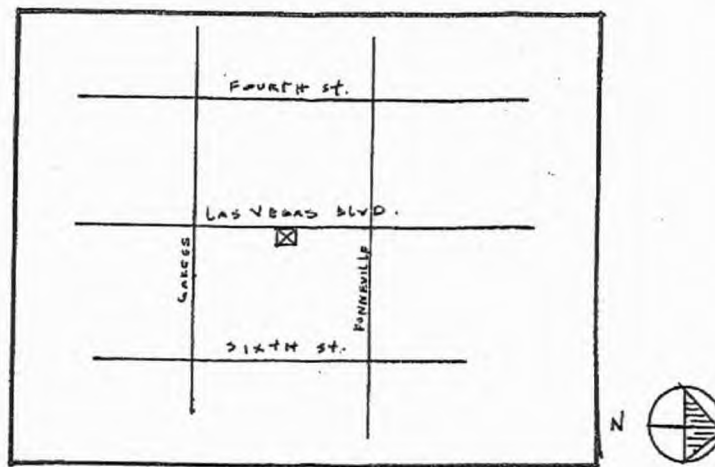
Print Name: LESLIE DIANE

Subscribed and sworn before me

This 6 day of November, 2006

Notary Public in and for said County and State





# VICINITY MAP

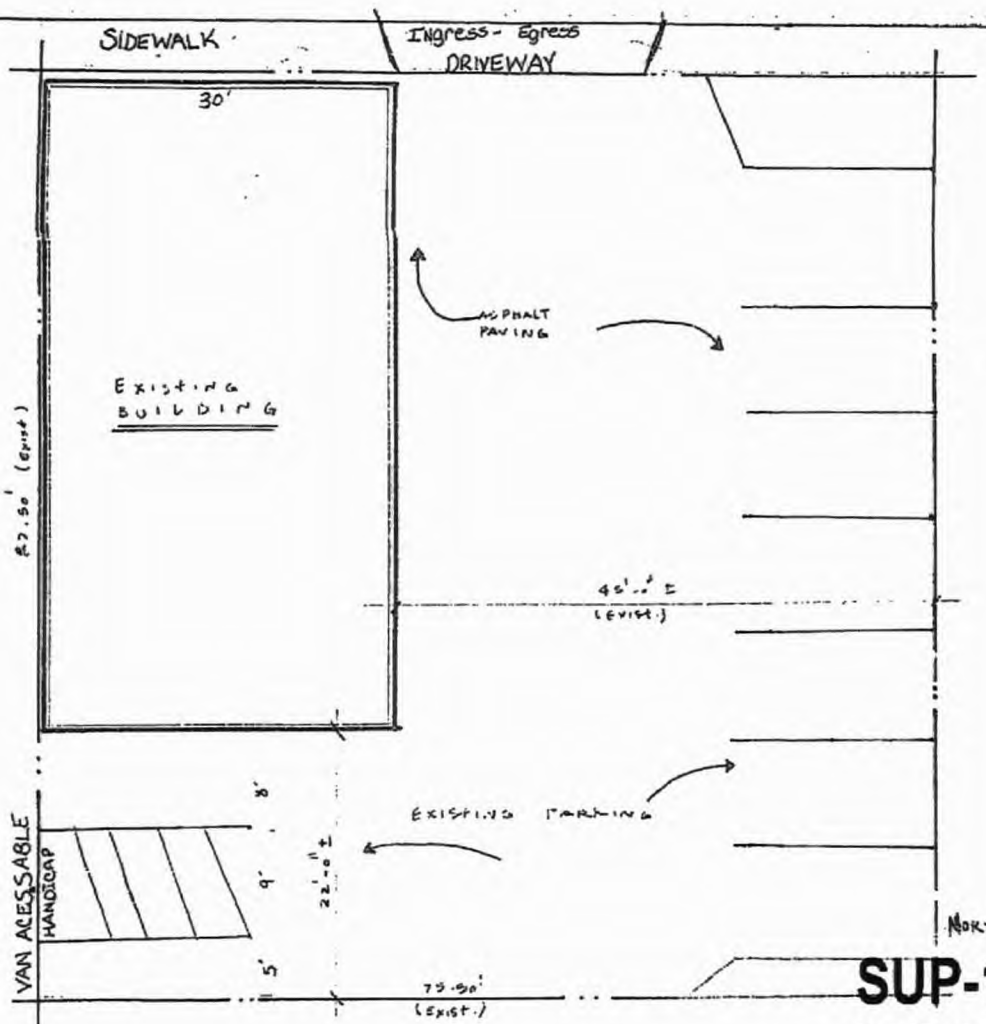
NO SCALE

625 S. LAS VEGAS BLVD.

C2  
S.O.B

C2  
Wedding  
Chapel

PARKING  
BLD - 11000"  
REQUIRED 7.2 SPACES  
EXISTING 8 SPACES  
1 VAN ACCESSABLE  
HANDICAP SPACE



SITE PLAN

SCALE: 1" = 1/8'

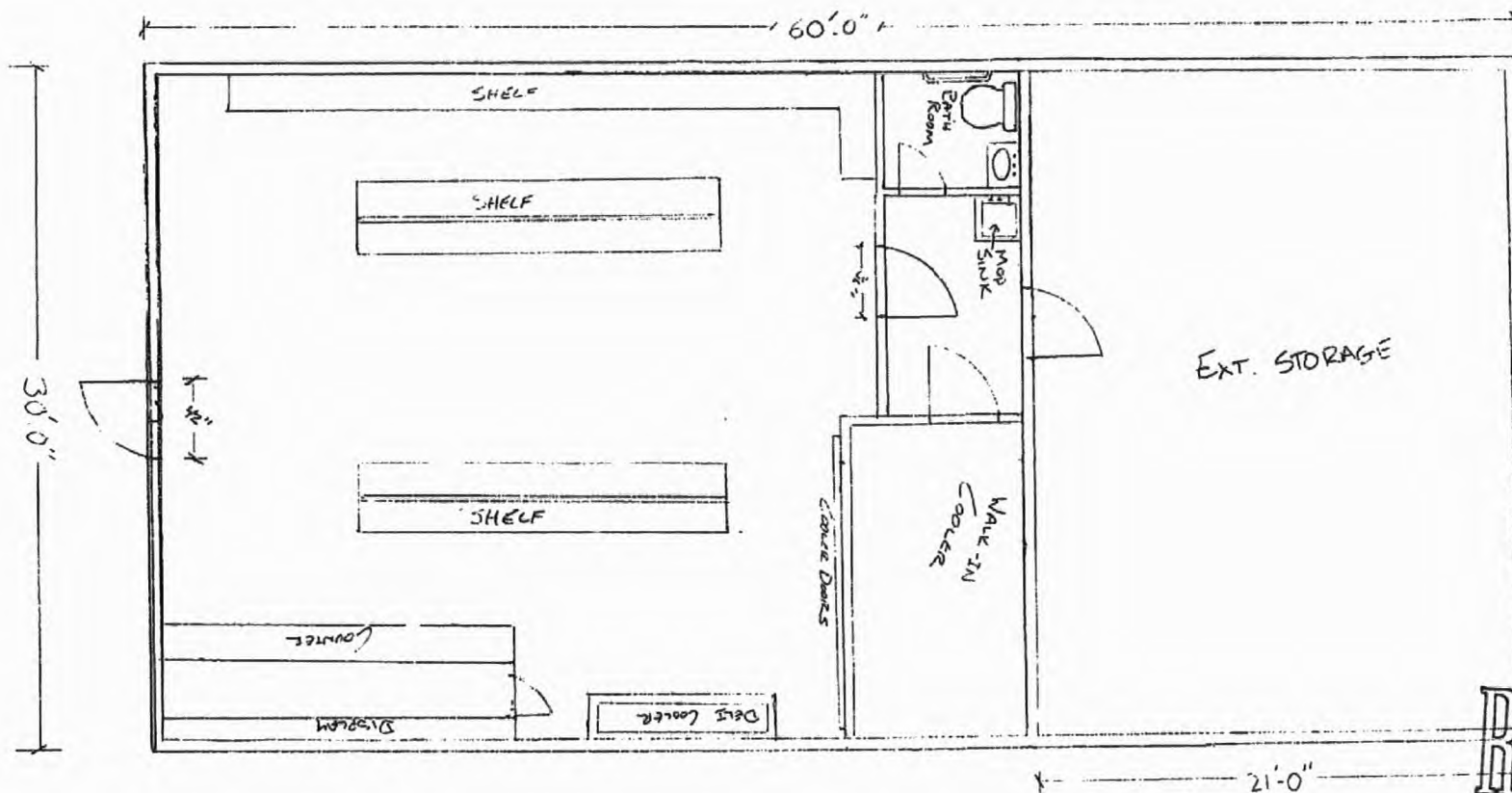
625 S. LAS VEGAS BL

Las Vegas 57101

SUP-18001

12/21/06 PC

RECEIVED  
NOV 06 2006



**RECEIVED**  
NOV 06 2006

**SUP-18001**  
**12/21/06 PC**

|                        |             |                 |
|------------------------|-------------|-----------------|
| WINE GOURMET & GOODIES |             |                 |
| SCALE: 1/4" = 1'       | APPROVED BY | DRAWN BY: ELLIE |
| DATE: 12-25-06         |             | BY: YGLU        |
| 625 S. LAS VEGAS BLVD  |             |                 |
| DRAWING NUMBER         |             | # 001           |

RECEIVED  
NOV 06 2006



SUP-18001  
12/21/06 PC



RECEIVED  
NOV 06 2006

SUP-18001  
12/21/06 PC

NOV 06 2006

SUP-18001  
12/21/06 PC

NOV 06 2006

E NUDE

RECEIVED  
NOV 06 2006

BUY & SELL JEWELRY  
24 HRS

S29





SUP-18001 - APPLICANT/OWNER: LESLIE DIANE  
625 SOUTH LAS VEGAS BOULEVARD  
DECEMBER 21, 2006 PLANNING COMMISSION

11/22/06

WINE GOURMET & GOODIES  
625 S. LAS VEGAS BLVD.  
LAS VEGAS, NV 89101

WILL BE A SPECIALTY LIQUOR AND WINE STORE CATERING TO  
THE PROFESSIONAL TRADE AND OCCUPANTS IN THE NEWLY  
DEVELOPING CONDOS AND LOFTS IN THE DOWNTOWN AREA.

IT IS MY DESIRE TO HANDLE MOSTLY FINE WINES, A SMALL  
AMOUNT OF LIQUOR AND GOURMET ITEMS. IMPORT BEERS  
AND ALE WILL ALSO BE INCLUDED, HOWEVER IN LIMITED  
QUANTITY.

IT IS MY INTENT THAT WINE GOURMET & GOODIES WILL BE  
A MORE SOPHISTICATED AND POSITIVE BUSINESS ACTIVITY  
FOR OUR DYNAMIC DEVELOPING DOWNTOWN NEIGHBORHOOD.

RECEIVED  
NOV 06 2006

SUP-18001  
REVISED  
12/21/06 PC





CAMPBELL  
& WILLIAMS  
ATTORNEYS AT LAW

RECEIVED  
CITY CLERK

2007 JAN -8 P 2: 24

**HAND DELIVERED**

January 8, 2007

Barbara Jo Ronemus, City Clerk  
City of Las Vegas  
City Hall, 1<sup>st</sup> Floor  
400 Stewart Avenue  
Las Vegas, Nevada 89101

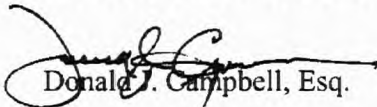
Re: SUP-18001

Dear Clerk Ronemus:

Please be advised that we object to the request for a special use permit for a proposed package liquor establishment at 625 South Las Vegas Boulevard (APN 139-34-410-182), C-2 zone.

Very truly yours,

CAMPBELL & WILLIAMS

  
Donald J. Campbell, Esq.

DJC:mp

700 SOUTH SEVENTH STREET  
LAS VEGAS, NEVADA 89101

PHONE: 702/382-5222  
FAX: 702/382-0540

**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**

RONALD H. REYNOLDS  
MATTHEW Q. CALLISTER

## CALLISTER & REYNOLDS

ROBERT H. REYNOLDS\*  
JONATHAN C. CALLISTER  
ALISA J. KOOT  
BROOKE H. BOHLKE\*\*  
PHILIP C. ALEXANDER\*\*\*  
R. DUANE FRIZELL†  
BRADLEY R. TATOM  
MATTHEW P. PAWLOWSKI  
IKENNA K. ODUNZE

\* Also licensed in NY  
\*\* Also licensed in VA  
\*\*\* Also licensed in CA  
† Also licensed in NM & TX

ATTORNEYS AT LAW  
825 LAS VEGAS BOULEVARD SOUTH  
LAS VEGAS, NEVADA 89101  
TELEPHONE (702) 385-3343  
FACSIMILE (702) 385-7743  
www.callister-reynolds.com

ROBERT CALLISTER  
1921-1999

December 13, 2006

Douglas J. Rankin, Planning Supervisor  
Planning & Development Department  
Current Planning Division  
731 South Fourth Street  
Las Vegas, NV 89101

**Re: SUP-18001**  
**Leslie Diane - 625 South Las Vegas Boulevard**  
**Package Liquor Establishment**

Dear Mr. Rankin:

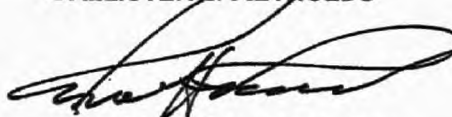
I represent the owners of three properties located near the proposed site of the special use permit referenced above. These properties are 823 and 901 South Las Vegas Boulevard and 823 South Sixth Street. I wish to memorialize their objections to this application for a special use permit.

The proposed business represents the low end of liquor sales and would be a "bum-magnet" in the Redevelopment District. The proposed use as a package liquor establishment would not be consistent with its predominantly financial and administrative surroundings. Further, as you are already aware, a package liquor store increases the crime rate of its neighborhood. This is contrary to the zoning intentions already adopted for the downtown area.

Thank you for your consideration of our objections.

Very truly yours,

CALLISTER & REYNOLDS



Ronald H. Reynolds, Esq.

RHR/vh

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

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

**SUBJECT: SUP-18001 - APPLICANT/OWNER: LESLIE DIANE**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **December 21, 2006** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

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

Leslie Diane

Signature

12-16-06

Date

LESLIE DIANE

Please Print Name

WINE GOURMET & Goodies

Company Name

Sincerely,

Douglas J. Rankin, Planning Supervisor  
Current Planning Division

**RECEIVED**  
**DEC 15 2006**



**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-18037 – ABEYANCE ITEM - PUBLIC HEARING – APPLICANT: CAROLLO'S TROPICAL MOTORS, INC. - OWNER: EP DECATUR, LP - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) ESTABLISHMENT at 2025 South Decatur Boulevard (APNs 163-01-708-001 and 002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (4-1 vote) recommends DENIAL. Staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****2****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (4-1 vote) recommends DENIAL. Staff 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 at Meeting – Map of test driving route

Motion made by LOIS TARKANIAN to Approve Subject to Conditions and the following added conditions as read for the record:

A. This Special Use Permit shall expire two years from the issuance of the business license at this address for the subject use.

B. The test driving of vehicles shall occur only on collector streets or larger. The test drive route shall not go through residential neighborhoods.

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 for Item 109 [SUP-18037] and Item 110 [SDR-18034].

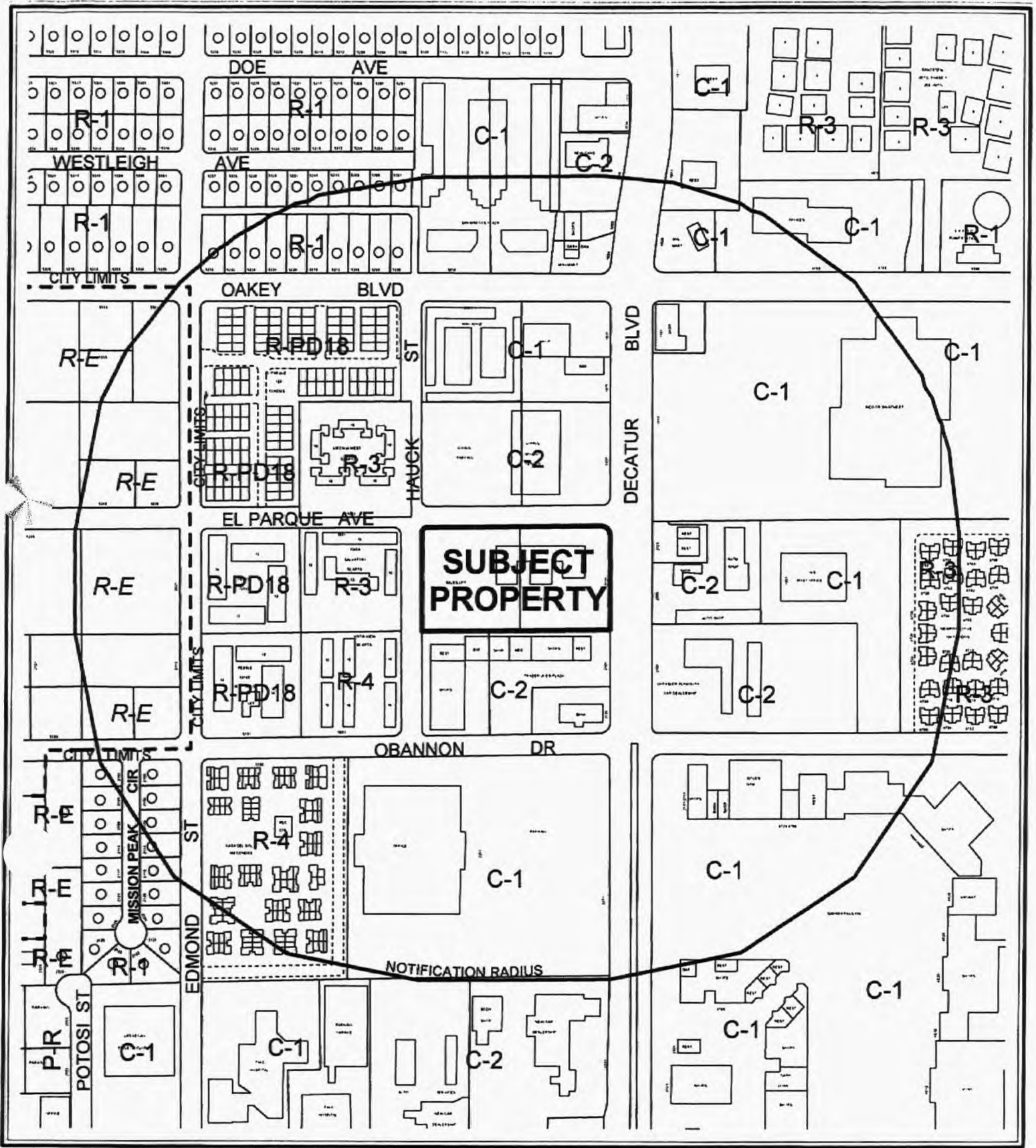
MICHAEL BELLUM, 1408 Saintsbury Drive, appeared with PETER CAROLLO, 8070 West Russell Road. MR. BELLUM indicated that Pinnacle condominiums displaced MR. CAROLLO'S business. MR. CAROLLO was given an opportunity by BEN FINDLAY, who owns the Subaru dealerships on Decatur Boulevard, to use a portion of the existing car facility to sell used cars. MR. CAROLLO has been operating a used car facility for 18 years and has the distinction of the only dealership owner who does not have a single consumer affair complaint against him. MR. CAROLLO agreed to a two-year Special Use Permit.

MR. CAROLLO stated that residents had expressed concerns about test driving on side streets. He assured Council that, if approved, test driving will be done along Decatur Boulevard, Sahara Avenue and Jones Boulevard but not on side streets.

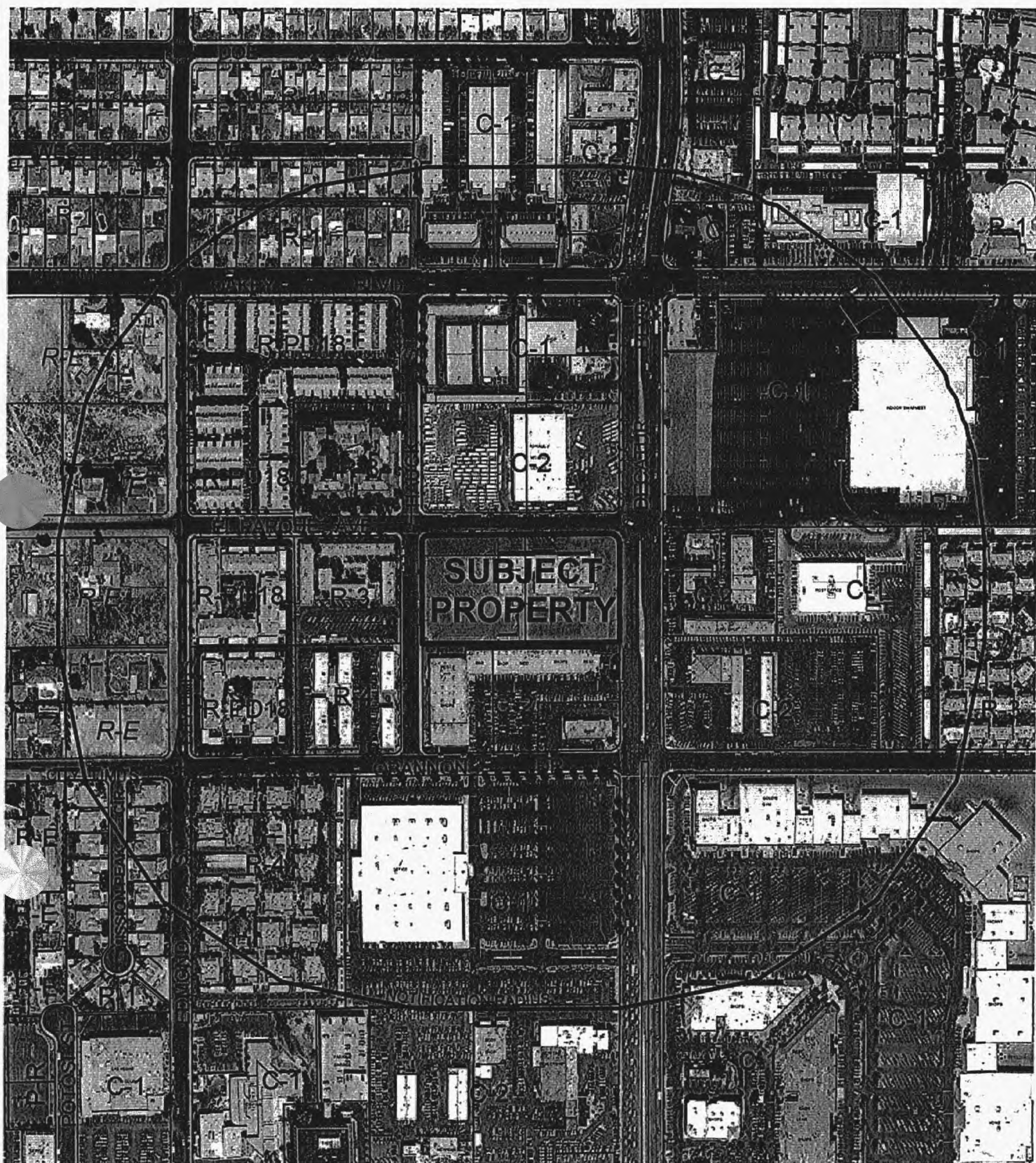
COUNCILWOMAN TARKANIAN confirmed with MARGO WHEELER, Director of Planning and Development Department, the Special Use Permit could have a time limit. Therefore, ASSISTANT CITY ATTORNEY BRYAN SCOTT recommended an added condition to address the expiration of the Special Use Permit. MS. WHEELER also read into the record a condition to address the test driving locations. MR. BELLUM submitted a map of the test driving route.

COUNCILWOMAN TARKANIAN requested additional landscaping along Decatur Boulevard. MR. BELLUM asked if the landscaping would pertain to the entire dealership so that MR. FINDLAY would have to plant additional trees. MS. WHEELER replied that is a lease agreement and it would be up to the Councilwoman to decide. COUNCILWOMAN TARKANIAN commented that at this time it would impact only the front portion. She also requested that the barbed wire be removed.

MAYOR GOODMAN declared the Public Hearing closed for Item 109 [SUP-18037] and Item 110 [SDR-18034].







CASE: **SUP-18037**

RADIUS: 1000 FT

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

0 100200 Feet





**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

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

---

***THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 17, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.***

**\*\* CONDITIONS \*\***

The Planning Commission (4-1/sd vote) recommends DENIAL. Staff recommends APPROVAL subject to:

**Planning and Development**

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-18034), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

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

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

**BACKGROUND INFORMATION**

| <b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b> |                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12/21/06                                                                  | The Planning Commission recommended denial of companion item SDR-18034 concurrently with this application.<br><br>The Planning Commission voted 4-1/sd to recommend DENIAL (PC Agenda Item #44/rts).                                                                                                                                    |
| <b><i>Related Building Permits/Business Licenses</i></b>                  |                                                                                                                                                                                                                                                                                                                                         |
| 03/01/06                                                                  | A building permit application for tenant improvement work, plan check L-3087-06, was submitted 02/02/06. The permit was issued 03/01/06. The Planning and Development Department review began and recorded approval.                                                                                                                    |
| 09/18/06                                                                  | A business license for an A16 (Automobile Sales - Automobile sales - new and used) category license was processed in on 05/25/06 by the Department of Finance and Business Services. This license (A16-01269) was approved by planning, on 06/07/06. This license has been issued.                                                      |
| <b><i>Pre-Application Meeting</i></b>                                     |                                                                                                                                                                                                                                                                                                                                         |
| 10/23/06                                                                  | A pre-application meeting was held and elements of this application were discussed. It was noted that a wavier of perimeter landscape buffer requirements would be needed. Additionally, the parking standards and minimum requirements for the motor vehicle sale (used) use were talked about. Submittal requirements were discussed. |
| <b><i>Neighborhood Meeting</i></b>                                        |                                                                                                                                                                                                                                                                                                                                         |
| A neighborhood meeting is not required nor was one held.                  |                                                                                                                                                                                                                                                                                                                                         |

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

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

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

## DEVELOPMENT STANDARDS

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

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

## ANALYSIS

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

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

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

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

## FINDINGS

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

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

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



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

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

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

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

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

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

#### **PLANNING COMMISSION ACTION**

There was one speaker in protest, specifically due to test driving in neighborhoods.

#### **NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

8

**ASSEMBLY DISTRICT** 3

**SENATE DISTRICT** 11

**NOTICES MAILED** 286 by City Clerk

**APPROVALS** 0

**PROTESTS** 0



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: LP Hunter LP

Name of Applicant: Corolla's Tropical Motors Inc

Name of Representative: Peter R Corolla

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

☐ Yes

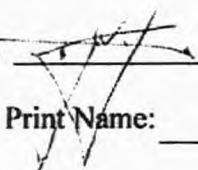
☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: 

Print Name: Jeff Soda

Subscribed and sworn before me

This 17 day of Nov, 2007

Notary Public in and for said County and State



S. PARSEK  
Notary Public State of Nevada  
No. 05-100870-1  
My appt. exp. Apr. 7, 2009



• € EL PARQUE



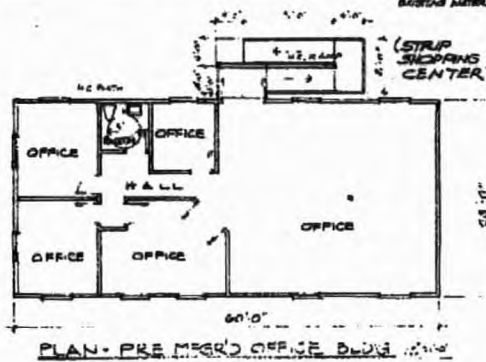
(COMMERCIAL BUILDINGS)

**STEVE FISKIN, ARCHITECT, INC.**  
3305 SPRING MT. RD., #32  
LAS VEGAS, NV 89102 ph. 277-4493

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

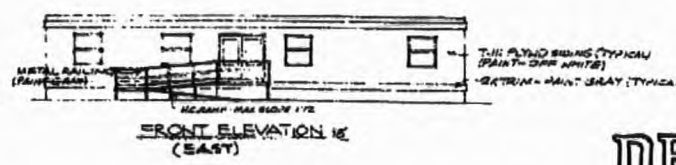
**SITE PLAN  
FLOOR PLAN  
BUILDING ELEVATIONS**

SUP-18037 502-18054 12/21/60 PC 5-54 E REVISED

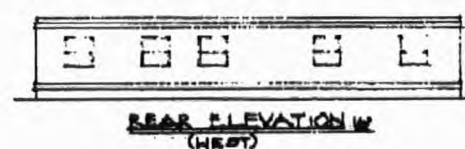


SITE PLAN 1' x 30'-0" 

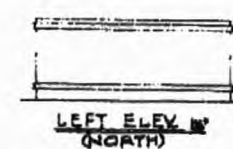
PARKING REQUIRED:  $CS \times QS = .060 \div .006 = 9.56 (4) \text{ SPACES}$   
PARKING PROVIDED: 5 SPACES



RECEIVED  
NOV 20 2006



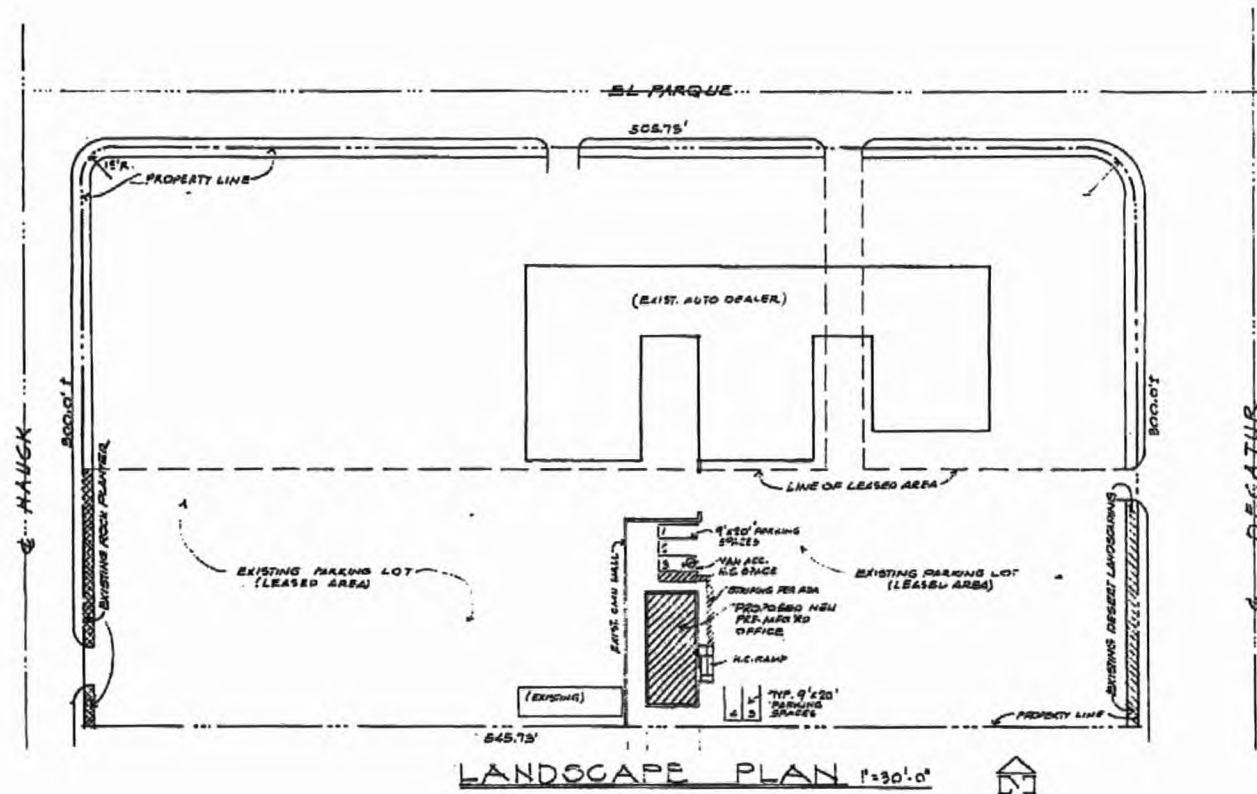
BIGHT FLEV. 48  
(SOUTH)



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







SUP-18037  
12/21/06 PC

NOV 7 2006

STEVE FISKIN, ARCHITECT, INC.  
3305 SPRING MT. RD. #32  
LAS VEGAS, NV 89102 ph. 227-6493

CAROLLO USED CARS  
DECATUR & EL PARQUE  
LAS VEGAS, NV

LANDSCAPE PLAN

L1

# **CAROLLO • FALCONI**

## **SUPER CAR STORE**

November 17, 2006

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

Sincerely,



Peter R. Carollo  
President

**SUP-18037**  
**12/21/06 PC**

CEIV

NOV 20 2006



**Sorry!** When printing directly from the browser your map may be incorrectly cropped. To print the entire map, try clicking the **"Printer-Friendly"** link at the top of your results page.

# SUITE DREAMS.

ENTER MAXIMUM VEGAS ▶

maximumVegas. MGM

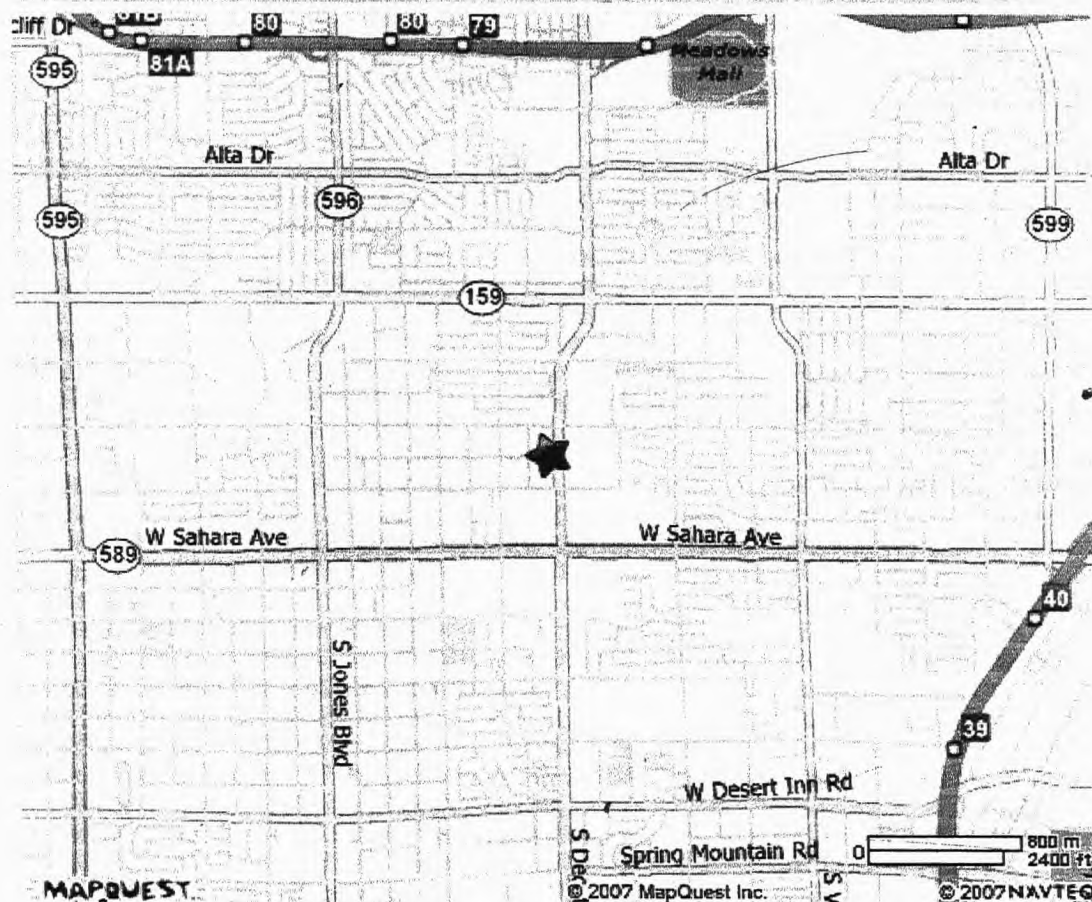
YOUR BEST RATES ON

## ★ El Parque Ave & S Decatur Blvd

Las Vegas, NV 89102, US



**Sorry!** When printing directly from the browser your map may be incorrectly cropped. To print the entire map, try clicking the **"Printer-Friendly"** link at the top of your results page.



All rights reserved. Use Subject to License/Copyright

This map is informational only. No representation is made or warranty given as to its content. User assumes all risk of use. MapQuest and its suppliers assume no responsibility for any loss or delay resulting from such use.

Submitted at City Council

Date 2/7/2007 Item 109-110

**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-18037

SDR-18034 – ABEYANCE ITEM - PUBLIC HEARING – APPLICANT: CAROLLO’S TROPICAL MOTORS, INC. - OWNER: EP DECATUR, LP - Request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 1,680 SQUARE-FOOT OFFICE BUILDING TO AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO FOOT LANDSCAPE BUFFER WHERE 15 FOOT AND EIGHT FOOT LANDSCAPE BUFFERS ARE REQUIRED on 3.74 acres at 2025 South Decatur Boulevard (APNs 163-01-708-001 and 002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (4-1 vote) and staff recommend DENIAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

2

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

The Planning Commission (4-1 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

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

Motion made by LOIS TARKANIAN to Approve Subject to Conditions, amending Condition 6 and the following conditions as read for the record:

6. A Waiver from LVMC Title 19.12 is hereby approved, to allow a zero foot perimeter landscape buffer along the southern interior lot line where eight feet is required.

A. A total of three (3) trees, minimum 24-inch box sized, shall be planted 30 feet on center on the southern portion of the Decatur Boulevard frontage.

B. All barbed/razor wire on the subject property shall be removed within 30 days of approval of this application.

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

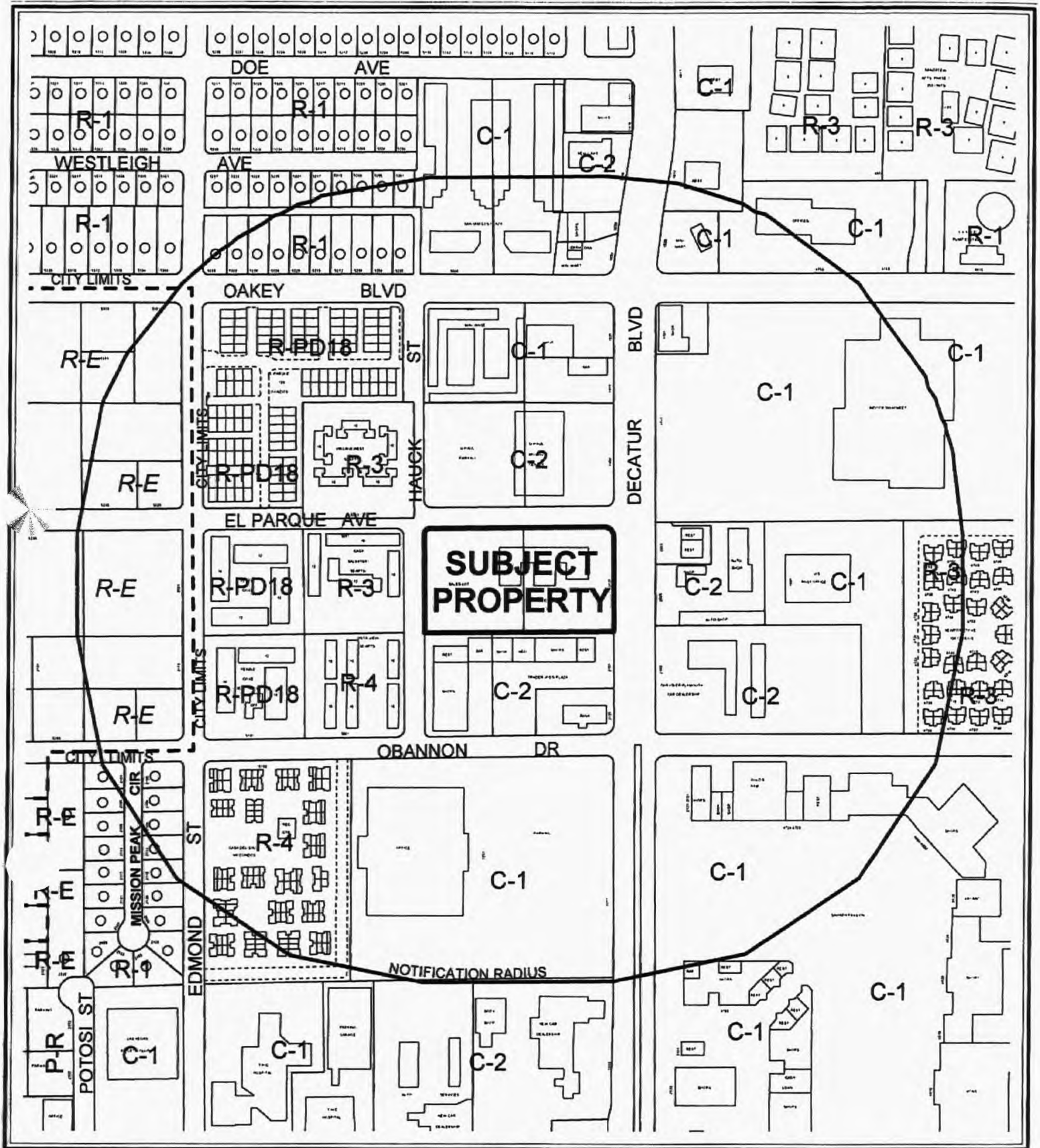


**CITY COUNCIL MEETING OF: FEBRUARY 7, 2007**

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 109 for related discussion and backup.



CASE: **SDR-18034**

RADIUS: 1000 FT

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

0 100200 Feet



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: SDR-18034 – APPLICANT: CAROLLO'S TROPICAL MOTORS, INC. - OWNER: EP DECATUR, LP**

---

***THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 17, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.***

**\*\* CONDITIONS \*\***

The Planning Commission (4-1 vote) and staff recommend DENIAL.

**Planning and Development**

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-18037), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, and building elevations, date stamped 11/20/06, and landscape plan, date stamped 11/07/06, except as amended by conditions herein.
4. Recordation of a reversionary parcel map or administrative joining consolidating the parcels on the site prior to issuance of any building or grading permits.
5. A Waiver from LVMC Title 19.10 is hereby approved, to allow zero landscaping planters in the parking lot where one is required for each six parking spaces.
6. A Waiver from LVMC Title 19.12 is hereby approved, to allow a zero foot perimeter landscape buffer along the southern interior lot line where eight feet is required and zero trees in the perimeter landscape buffer where 38 trees are required.
7. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the entire site with all parking shown and tabulated to reflect total site compliance with LVMC Title 19.04 and Title 19.10 for parking requirements for all uses.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Coordinate with the City Engineer's Office regarding the Decatur Boulevard project to determine impacts to this site, if any, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
17. The driveway located adjacent to Decatur Boulevard shall be designed, located and constructed in accordance with Standard Drawing #222a.
18. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.



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

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

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

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

**BACKGROUND INFORMATION**

| <i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i> |                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12/21/06                                                           | The Planning Commission recommended denial of companion item SUP-18037 concurrently with this application.<br><br>The Planning Commission voted 4-1/sd to recommend DENIAL (PC Agenda Item #45/rts).                                                                                                                                    |
| <i>Related Building Permits/Business Licenses</i>                  |                                                                                                                                                                                                                                                                                                                                         |
| 03/01/06                                                           | A building permit application for tenant improvement work, plan check L-3087-06, was submitted 02/02/06. The Planning and Development Department review began and recorded approval on 02/24/06. This permit was issued.                                                                                                                |
| 09/18/06                                                           | A business license for an A16 (Automobile Sales - Automobile sales - new and used) category license was processed in on 05/25/06 by the Department of Finance and Business Services. This license (A16-01269) was approved by planning, on 06/07/06. This license has been issued.                                                      |
| <i>Pre-Application Meeting</i>                                     |                                                                                                                                                                                                                                                                                                                                         |
| 10/23/06                                                           | A pre-application meeting was held and elements of this application were discussed. It was noted that a wavier of perimeter landscape buffer requirements would be needed. Additionally, the parking standards and minimum requirements for the motor vehicle sale (used) use were talked about. Submittal requirements were discussed. |
| <i>Neighborhood Meeting</i>                                        |                                                                                                                                                                                                                                                                                                                                         |
| A neighborhood meeting is not required nor was one held.           |                                                                                                                                                                                                                                                                                                                                         |

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

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

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

## DEVELOPMENT STANDARDS

*Pursuant to Title 19.08, the following development standards apply:*

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

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

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

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

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

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

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



## ANALYSIS

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

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

- Site Plan

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

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

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

- Landscape Plan

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

- Elevations/Floor Plan

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

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

## FINDINGS

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

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

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

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

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

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

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

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

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

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

The proposed Motor Vehicle Sales (Used) use will be compatible with other commercial development in the area along South Decatur Boulevard.

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

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

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

8

**ASSEMBLY DISTRICT** 3

**SENATE DISTRICT** 11

**NOTICES MAILED** 286 by City Clerk

**APPROVALS** 0

**PROTESTS** 0



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18034** APN: 163-01-108-001

Name of Property Owner: LP Investor LP

Name of Applicant: Carallo's Tropical Motors Inc

Name of Representative: Peter P. Carallo

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: [Signature]

Print Name: Jeff Sosa

Subscribed and sworn before me:

This 17 day of Nov, 2006

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





**PLANNING & DEVELOPMENT DEPARTMENT**

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18034** APN: 163-01-708-002

Name of Property Owner: EP Lechner LP

Name of Applicant: James Abell - Peter Carroll

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 V 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):** \_\_\_\_\_

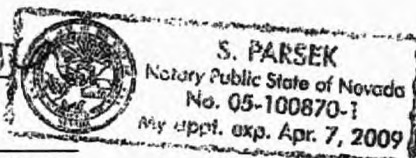
APN: \_\_\_\_\_

Signature of Property Owner: [Signature]

Print Name: \_\_\_\_\_

Subscribed and sworn before me

This 7 day of NOV, 2007



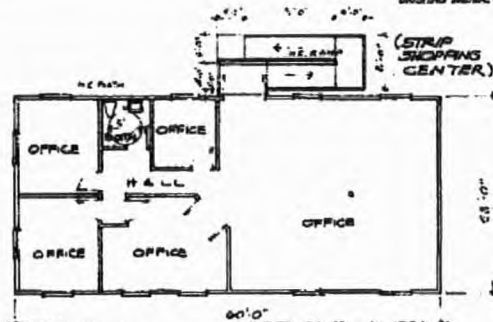
Notary Public in and for said County and State

• EL PARQUE

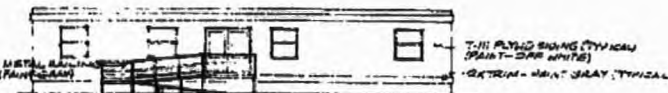


VICINITY MAP

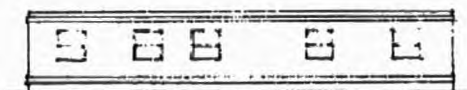
(COMMERCIAL BUILDINGS)



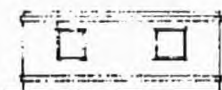
PLAN - PRE MGRD OFFICE BLDG



FRONT ELEVATION 16  
(EAST)



REAR ELEVATION W  
(HEAT)



BIGHT ELEV. 1st  
(SOUTH)



LEFT ELEV. IN  
(NORTH)

RECEIVED  
NOV 20 2006

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



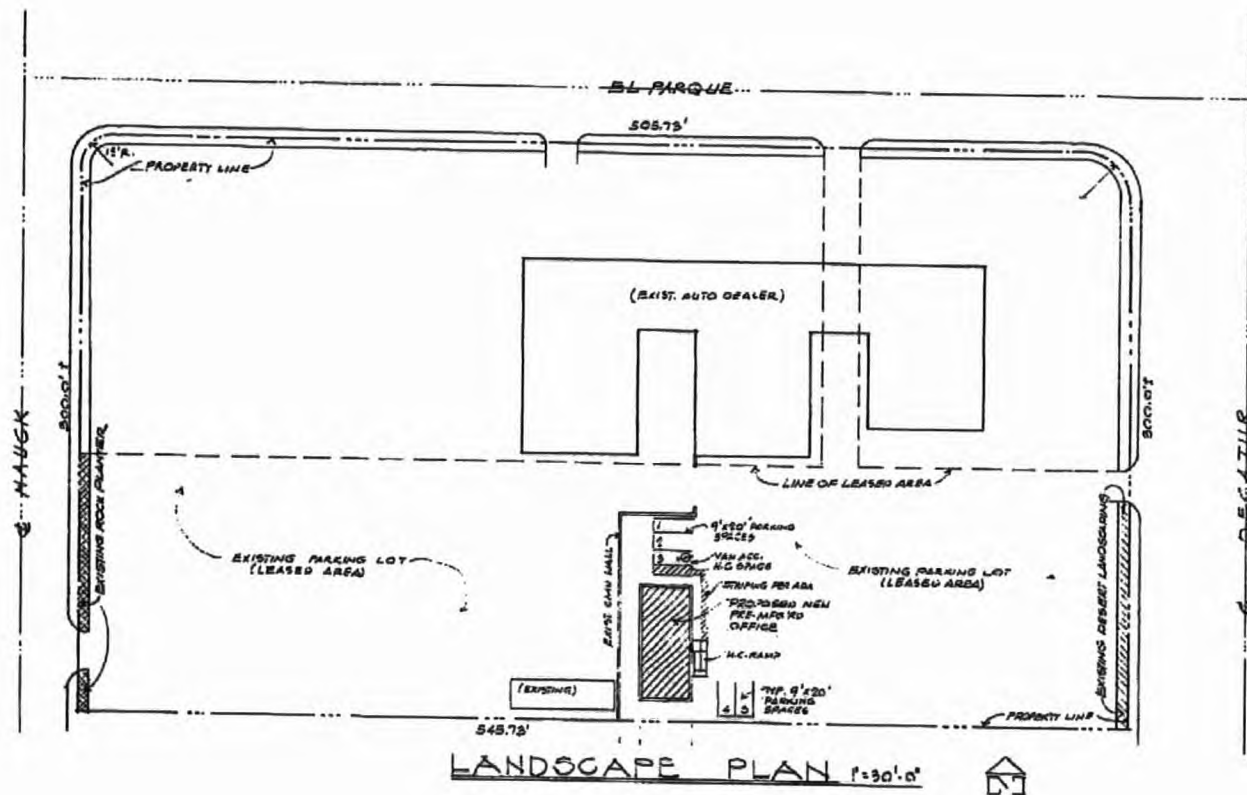
RECEIVED  
NOV 20 2000

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

**SITE PLAN  
FLOOR PLAN  
BUILDING ELEVATIONS**

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

SUP-18057 SDZ-18051 12/21/60 PC 3-F-E REVISED



RECEIVED

SDR-18034  
12/21/06 PC

NOV 7 2006

STEVE PISKIN, ARCHITECT, INC.  
3305 SPRING MT. RD. #32  
LAS VEGAS, NV 89102 ph. 227-6493

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

LANDSCAPE PLAN

L1

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





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

11/27/06



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

11/27/06

# **CAROLLO • FALCONI**

## **SUPER CAR STORE**

November 17, 2006

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

Sincerely,



Peter R. Carollo  
President

**SDR-18034**

**12/21/06 PC**

RECEIVED  
NOV 20 2006

**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**

SDR-15747 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Site Development Plan Review FOR A PROPOSED 31,126 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 8.55 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive (a portion of APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) 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.**

0

**City Council Meeting**

0

**RECOMMENDATION:**

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

**BACKUP DOCUMENTATION:**

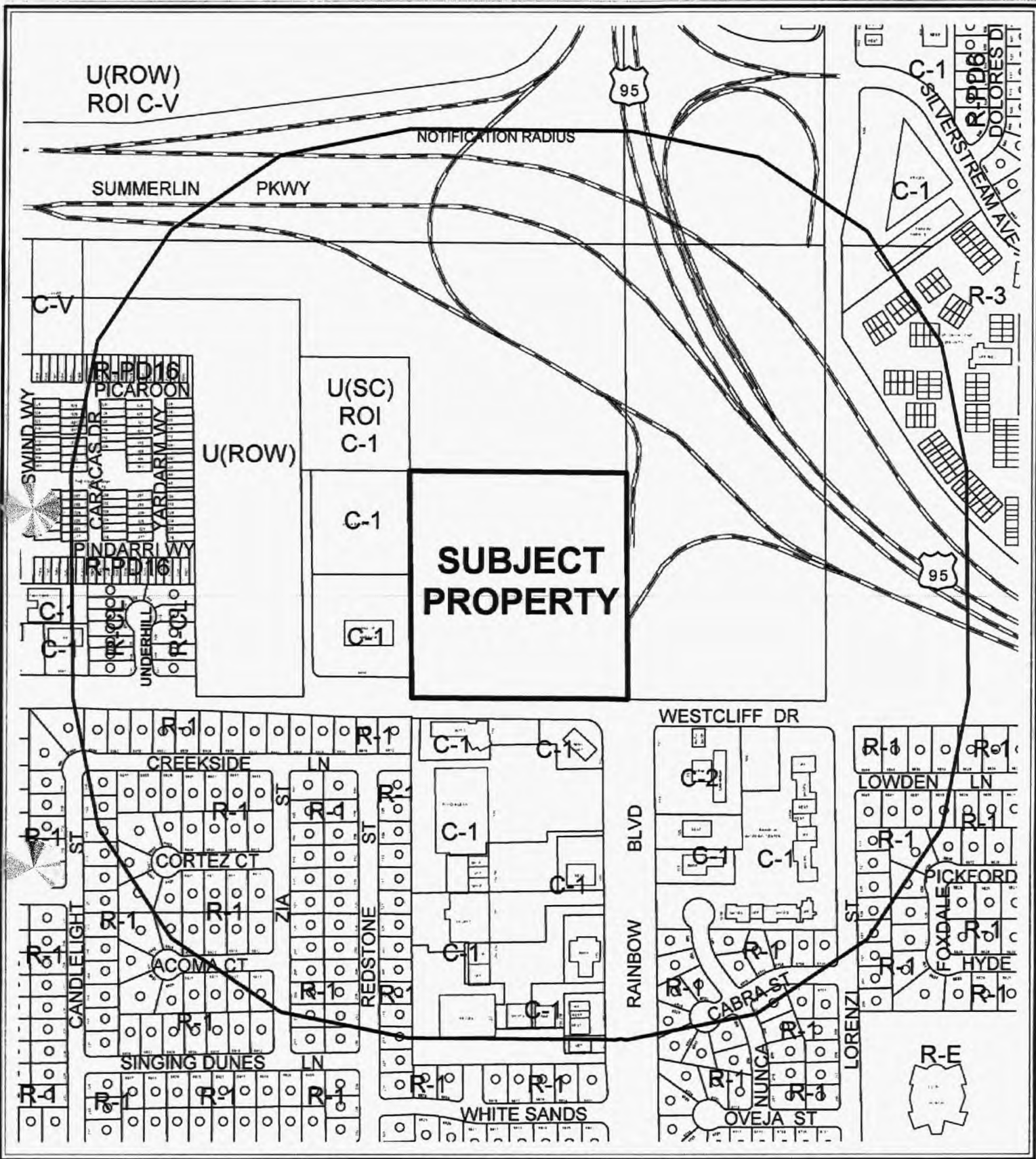
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Abeyance request by the Applicant

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: SDR-15747**

**RADIUS: 1000 FT**

**ZONING OF SUBJECT PROPERTY:**

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

0 200 400 Feet





**CASE: SDR-15747**

**RADIUS: 1000 FT**

**ZONING OF SUBJECT PROPERTY:**

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





**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: ABEYANCE - SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH**

---

***THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 17, 2007 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILWOMAN TARKANIAN.***

**\*\* CONDITIONS \*\***

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

**Planning and Development**

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the revised site plan, landscape plan, and building elevations, submitted to the City Clerk on 9/21/06, except as amended by conditions herein.
3. A Waiver from Title 19.12 is hereby approved, to allow a minimum zero perimeter landscape buffer where a fifteen-foot buffer is required along the southern property line along Westcliff Drive, 53 inch wide landscape fingers where 60 inch wide landscape fingers are required and to allow no parking lot landscape fingers along the foundation parking area.
4. A revised site plan shall be submitted prior to the time an application is made for a building permit to reflect a 20-foot wide Multi-Use Transportation Trail (Bonanza Trail) in accordance with the Las Vegas 2020 Master Plan along the northern and eastern boundaries of the site.
5. A Site Development Plan Review application for Phase II of the project shall be submitted and scheduled for hearing by the Planning Commission prior to the issuance of any permits for that part of the project.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan.

7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

14. Dedicate appropriate right-of-way for Rainbow Boulevard adjacent to this site prior to the issuance of any permits unless otherwise allowed by the City Engineer.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Construct all incomplete half-street improvements on Rainbow Boulevard and Westcliff Drive adjacent to this site concurrent with development of this site.



17. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
18. Provide proof to the Land Development Section of the Department of Public Works that the Nevada Department of Transportation has approved the design of the offsite improvements and driveway cuts adjacent to this site on Rainbow Boulevard and Westcliff Drive prior to the submittal of any construction drawings.
19. Coordinate with the Right-of-Way Section of the Department of Public Works to determine the application submittal requirements for Bureau of Land Management (BLM) applications for a portion of the trail path across BLM Parcel #138-27-802-006 on the northern side of this site as shown on the submitted site plan. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right-of-Way Section prior to approval of construction drawings for this site or the issuance of any permits, whichever may occur first.
20. Coordinate with the City Engineer's Office regarding the Bonanza Trail project. The trail shall be designed to connect with the portions of the trail being constructed by the City west and east of this site and shall be constructed to a minimum width of 12 feet and match the cross section being constructed by the City concurrent with development of this site.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction drawings for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
22. Site development to comply with all applicable conditions of approval of the previous approval and all other applicable site-related actions, except as amended herein.
23. Unless otherwise allowed by the City Engineer, remove the western most driveway accessing Westcliff Drive.

**\*\* STAFF REPORT \*\***

**APPLICATION REQUEST**

The applicant requests a Site Development Plan Review for a proposed 31,126 square-foot church/house of worship and a Waiver of the perimeter landscaping requirements on 8.55 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive.

**EXECUTIVE SUMMARY**

The proposed two story building will be located on the northeast portion of the site. The first floor will consist of 19,224 square feet, with a 490-seat sanctuary, office space, classrooms and work rooms. The second floor is 11,902 square feet in area, with a 208-seat balcony and additional classroom space. A multi-use trail is provided along the north and east boundaries of the site.

The applicant has requested a Waiver of the perimeter landscape buffer requirement along the Westcliff Drive and a Waiver of the parking area landscape fingers. The applicant does not provide any landscaping on the south side of the property along Westcliff Drive which staff cannot support. Therefore, denial of this project is recommended

**BACKGROUND INFORMATION**

**A) *Related Actions***

- |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11/27/90 | The Board of Zoning Adjustment approved a Special Use Permit (U-0168-90) to allow the construction of a church on this property. This was final action; staff recommended approval.                                                                                                                                                                                                                                                                              |
| 05/05/04 | The City Council approved a Site Development Plan Review (SDR-3997) for a 40,649 square-foot church/house of worship and a 1,200 square-foot temporary modular building. A Rezoning (ZON-3995) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive. The Planning Commission and staff recommended approval on 04/08/04. |
| 06/07/06 | The City Council approved an Extension of Time (EOT-13291) of an approved Rezoning (ZON-3995) from (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff.                                                                                                                                                                              |
| 09/21/06 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #37/jm).                                                                                                                                                                                                                                                                                                                                                                                 |

***B) Pre-Application Meeting***

08/08/06 In the pre-application meeting, submittal requirements were discussed as were the determination of previous cases and their effect on this submittal. The applicant is submitting a new site plan; therefore, the applicant has allowed the approved Site Development Review (SDR-3997) to expire (5/5/06). However, the applicant has filed an Extension of Time on the Rezoning (ZON-3995) which the City Council approved on 06/07/06. In addition, the Bonanza Trail and its location were discussed.

***C) Neighborhood Meetings***

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

**DETAILS OF APPLICATION REQUEST**

***A) Site Area***

Net Acres: 8.55 acres

***B) Existing Land Use***

Subject Property: Undeveloped  
North: Undeveloped  
South: Commercial Establishment  
East: Undeveloped  
West: Financial Institution

***C) Planned Land Use***

Subject Property: SC (Service Commercial)  
North: ROW (Right-of-Way)  
South: SC (Service Commercial)  
East: ROW (Right-of-Way)  
West: SC (Service Commercial)

***D) Existing Zoning***

Subject Property: U (Undeveloped) under Resolution of Intent to  
C-1 (Limited Commercial)  
North: U (Undeveloped) [ROW (Right-of-Way)]  
South: C-1 (Limited Commercial)  
East: U (Undeveloped) [ROW (Right-of-Way)]  
West: C-1 (Limited Commercial)

**E) General Plan Compliance**

The subject site is located in the Southwest Sector of the General Plan. The existing C-1 (Limited Commercial) zoning designation is in conformance with the SC (Service Commercial) category of the General Plan land use designation. This site is adjacent to a Multi-Use Transportation Trail (Bonanza Trail). The City is currently designing and constructing portions of this trail adjacent to this site to provide trail connectivity at the Rainbow interchange.

| <b>SPECIAL DISTRICTS/ZONES</b>                    | <b>Yes</b> | <b>No</b> |
|---------------------------------------------------|------------|-----------|
| <b>Special Area Plan</b>                          |            | X         |
| <b>Special Overlay District</b>                   | X          |           |
| Airport Overlay District                          | X          |           |
| <b>Trails (Bonanza Trail)</b>                     | X          |           |
| <b>Rural Preservation Overlay District</b>        |            | X         |
| <b>Development Impact Notification Assessment</b> |            | X         |
| <b>Project of Regional Significance</b>           |            | X         |

**PROJECT DESCRIPTION**

The proposed two story church will be located on the northeast portion of the site, with the remainder of the parcel, with the exception of the two pads adjacent to the south property line, proposed to be paved for parking. The first floor of the church will consist of 19,224 square feet, with a 490-seat sanctuary, office space, classrooms and work rooms. The second floor is 11,902 square feet in area, with a 208-seat balcony and additional classroom space.

Two driveways provide egress and ingress into the site. A 32-foot wide driveway provides ingress access to Westcliff Drive, while a 32-foot drive provides egress to the site. A 20-foot wide landscape planter is provided along the north, east and west property lines, while no landscaping is provided along Westcliff, the south property line.

**ANALYSIS**

**A) Zoning Code Compliance**

**A1) Development Standards**

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



| <b>Standards</b>     | <b>Required</b> | <b>Provided</b> | <b>Compliance</b> |
|----------------------|-----------------|-----------------|-------------------|
| Min. Lot Width       | 100 Feet        | 492 Feet        | Y                 |
| Min. Setbacks        |                 |                 |                   |
| • Front              | 20 Feet         | 320 Feet        | Y                 |
| • Side               | 10 Feet         | 70 Feet         | Y                 |
| • Corner             | N/A             | ---             | N/A               |
| • Rear               | 20 Feet         | 25 Feet         | Y                 |
| Max. Lot Coverage    | 50 %            | 17              | Y                 |
| Max. Building Height | None            | Two Stories     | Y                 |
| Trash Enclosure      | Y               | Y               | Y                 |

The request meets or exceeds Title 19 Development Standards.

A2) Residential Adjacency Standards

Residential Adjacency Standards to no apply to the subject development.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

| <b>Uses</b> | <b>GFA</b> | <b>Ratio</b>        | <b>Required</b> |                 | <b>Provided</b> |                 |
|-------------|------------|---------------------|-----------------|-----------------|-----------------|-----------------|
|             |            |                     | <b>Parking</b>  |                 | <b>Parking</b>  |                 |
|             |            |                     | <b>Regular</b>  | <b>Handicap</b> | <b>Regular</b>  | <b>Handicap</b> |
| Church      | 698 seats  | 1 per 4 fixed seats | 175             |                 |                 |                 |
|             | 25,566     | 1/300 for office    | 85              |                 |                 |                 |
| Total       |            |                     | 260             | 15              | 263             | 15              |

The project meets the parking standards per Title 19.10

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

| Standards                                | Required        |          | Provided |
|------------------------------------------|-----------------|----------|----------|
|                                          | Ratio           | Trees    |          |
| Parking Area Landscape Fingers           | 1 Tree/6 Spaces | 60 Trees | 61 Trees |
| Min. Trees - Perimeter                   | 1 Tree/30 Feet  | 62 Trees | 57 Trees |
| Min. Zone Depth Adjacent to Right-of-Way | 15 Feet         |          | 0 Feet   |
| Min. Zone Depth – Interior Lot Lines     | 8 Feet          |          | 20 Feet  |

The applicant provides adequate perimeter landscaping along the north and east boundaries of the site. The applicant does not provide any landscaping on the south side of the property along Westcliff Drive and is requesting a Waiver of the perimeter landscape buffer requirements which staff cannot support.

Along the 31,126 square foot worship center, the applicant provides foundation landscaping but does not show the required one landscape island for every six parking spaces. In addition, the applicant is proposing 53 inch wide landscape fingers where 60 inch wide landscape fingers are required. A Waiver of parking lot landscape fingers has also been requested as part of this application. While the applicant does not meet the required landscape island requirements, the applicant does provide foundation landscaping and 61 trees in the parking area where 60 are required. If the applicant were to replace the parking spaces with landscape fingers to meet the required number per Title 19.12., they would be deficient in parking. Therefore, staff supports the waiver of parking lot landscape fingers.

#### ***B) General Analysis and Discussion***

- Zoning

The property is zoned C-1 (Limited Commercial). The proposed house of worship is a permitted use in this zoning district.

- Site Plan

The site development plan meets Title 19 Development Standards in terms of setbacks and parking.

- Waivers

| <b>Title 19.12</b>                          | <b>Required</b>                  | <b>Provided</b>                                                                                                                                        | <b>Staff Recommendation</b> |
|---------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| Minimum Zone Depth Adjacent to Right-of-Way | 15 Feet of perimeter landscaping | 0 Feet of perimeter landscaping (Westcliff Drive)                                                                                                      | Staff does not support      |
| Parking area landscape fingers              | 1 per every 6 parking spaces     | No fingers along the foundation parking spaces, however applicant does exceed the total of trees required and provides adequate foundation landscaping | Staff supports              |

- Landscape Plan

The applicant provides adequate perimeter landscaping along the north and east boundaries of the site. The applicant does not provide any landscaping on the south side of the property along Westcliff Drive and is requesting a Waiver of the perimeter landscape buffer requirements.

Along the church, the applicant provides foundation landscaping but does not show the required one landscape island for every six parking spaces. A Waiver of parking lot landscape fingers has also been requested as part of this application. While the applicant does not meet the required landscape island requirements, the applicant does provide foundation landscaping and 61 trees in the parking area where 60 are required. If the applicant were to replace the parking spaces with landscape fingers to meet the required number per Title 19.12., they would be deficient in parking.

- Elevation

The building elevations show the building to be 45 feet, five inches in height to the top of the roof line; the steeple projects to a height of 77 feet, eight inches. The façade consists of foam cornices with stucco and kite shaped decorative insets. A metal ribbed roof will be constructed; the steeple is pre-fabricated.

- Floor Plan

The floor plan provides detail on the number and square footage of each classroom and seating area.

## FINDINGS

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

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

The proposed church is compatible with adjacent development, as it is in close proximity to the freeway and other commercial uses.

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The use is consistent with the goals, objectives and policies of the General Plan; however, the landscaping is consistent with Title 19.12 and cannot be supported.

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

The project will have access to Westcliff Drive, a 100-foot Primary Arterial, which should not negatively impact adjacent roadways or adjacent traffic.

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

The height and building elevations are appropriate for this area of the City.

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

The building elevations and design characteristics will contribute to an orderly and pleasing environment and are harmonious and compatible with other development in the area; however, the lack of landscaping along Westcliff is unsightly and not harmonious with the surrounding area.

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

Building inspections will take place to ensure conformance to the building code.



**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 5

**ASSEMBLY DISTRICT** 6

**SENATE DISTRICT** 4

**NOTICES MAILED** 234 by Planning Department

**APPROVALS** 0

**PROTESTS** 0



RECEIVED  
AUG 08 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-15747** APN: 13827802004  
Name of Property Owner: TWIN LAKES BAPTIST CHURCH  
Name of Applicant: CARL FLEMING

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): \_\_\_\_\_

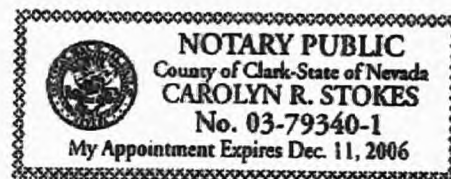
APN: \_\_\_\_\_

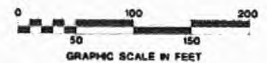
Signature of Property Owner: Carl Fleming

Print Name: Carl Fleming

Subscribed and sworn before me

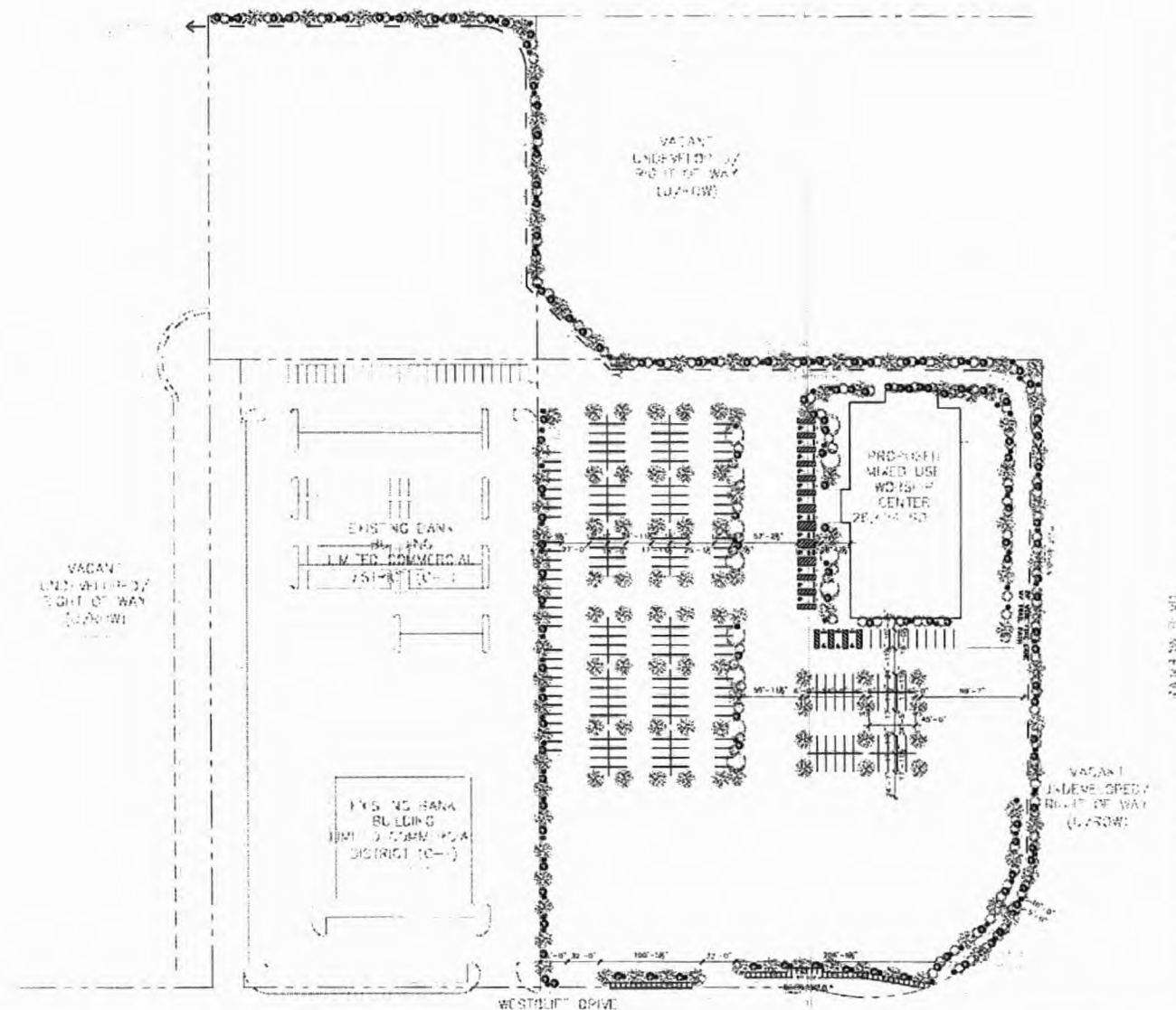
This 24<sup>th</sup> day of July, 2006  
Carolyn R. Stokes  
Notary Public in and for said County and State





RECORDED  
LENDALL MAINS  
ARCHITECT  
SEP 21 2006

AS-1



#### PLANT LEGEND

| SYMBOL                   | SIZE    | BOTANICAL NAME         | COMMON NAME             |
|--------------------------|---------|------------------------|-------------------------|
| <b>TREES</b>             |         |                        |                         |
|                          | 24" DBH | FRAXINUS               | WHITE OAK               |
|                          | 24" DBH | QUERCUS BRANIFFIANA    | SOUTHERN LIVE OAK       |
| <b>SHRUBS/PERENNIALS</b> |         |                        |                         |
|                          | 5 GAL.  | RAECHMANNIA VENTRICOSA | CENTENNIAL SESENT BRUSH |
|                          | 5 GAL.  | HESTERIA PANDORA       | RED RUCCA               |
|                          | 5 GAL.  | ANTENNARIA DISCOIDA    | SEA GREEN JUNCUS        |

#### NOTES

- ALL LANDSCAPING SHALL MEET THE REQUIREMENTS OUTLINED IN THE SITE LANDSCAPING & SCREENING STANDARDS, LAS VEGAS PLANNING CODE, TITLE 18.
- ALL PLANTING AREAS SHALL RECEIVE A 1" MINIMUM LAYER OF DRAINAGE ROCK.
- ALL PLANTS SHALL BE WATERED BY AN AUTOMATIC DRAIN IRRIGATION SYSTEM.
- CONTRACTOR TO LOCATE ALL PLANT MATERIAL RELATIVE TO THE CENTER OF THE PLANT SYMBOL, WHICH IS THE CASE OF THE MATING PLANT. THIS INCLUDES SPECIALLY PLANTING WALKWAY.

**SDR-15747  
REVISED  
09/21/06 PC**



**TWIN LAKES BAPTIST CHURCH**

**RE**  
SEP 21 2006

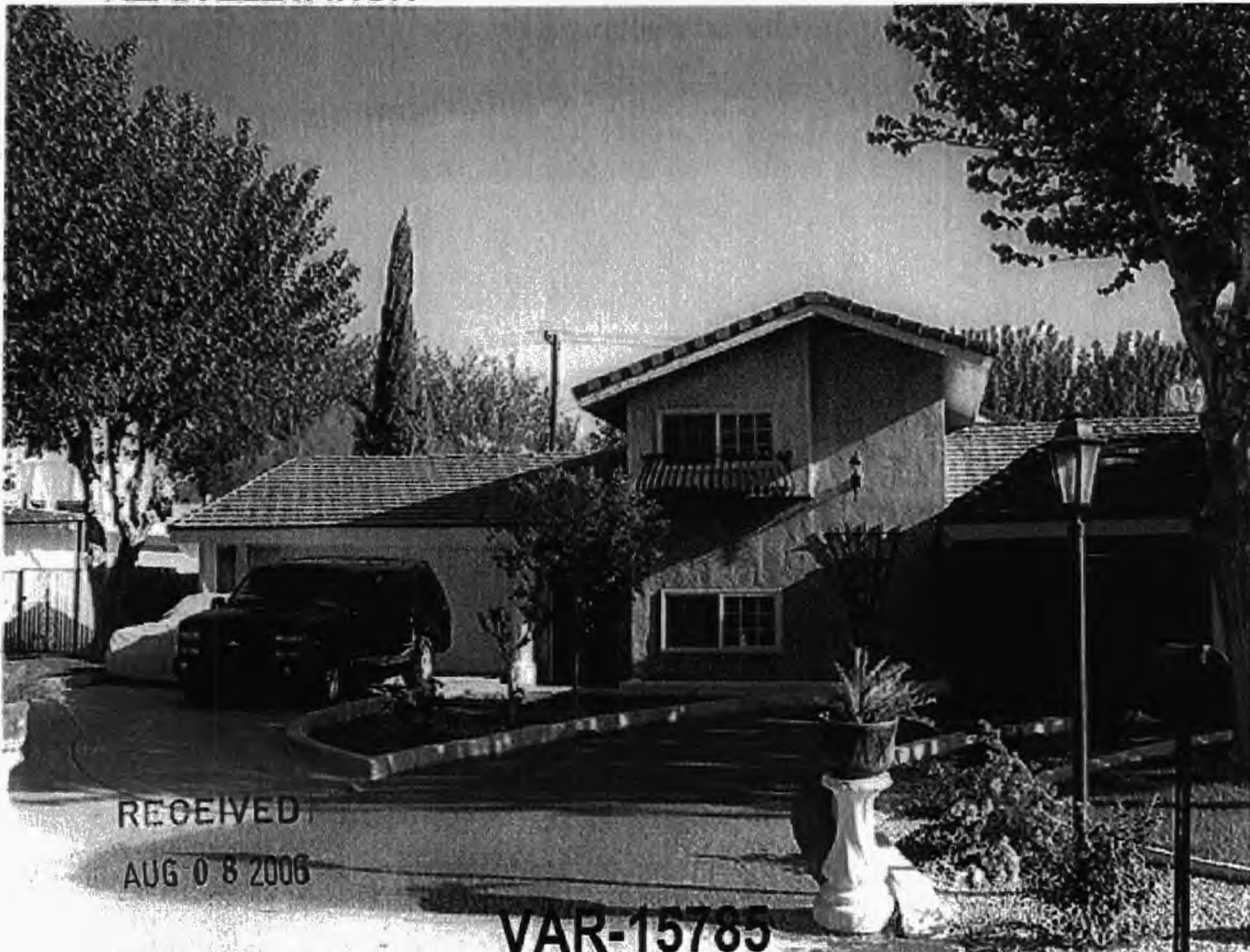
LENDALL MAINS  
ARCHITECT  
2800 S. LAS VEGAS BLVD.  
SUITE 100  
LAS VEGAS, NV 89102  
(702) 735-1000

**L-1**





REAR ELEVATION



RECEIVED

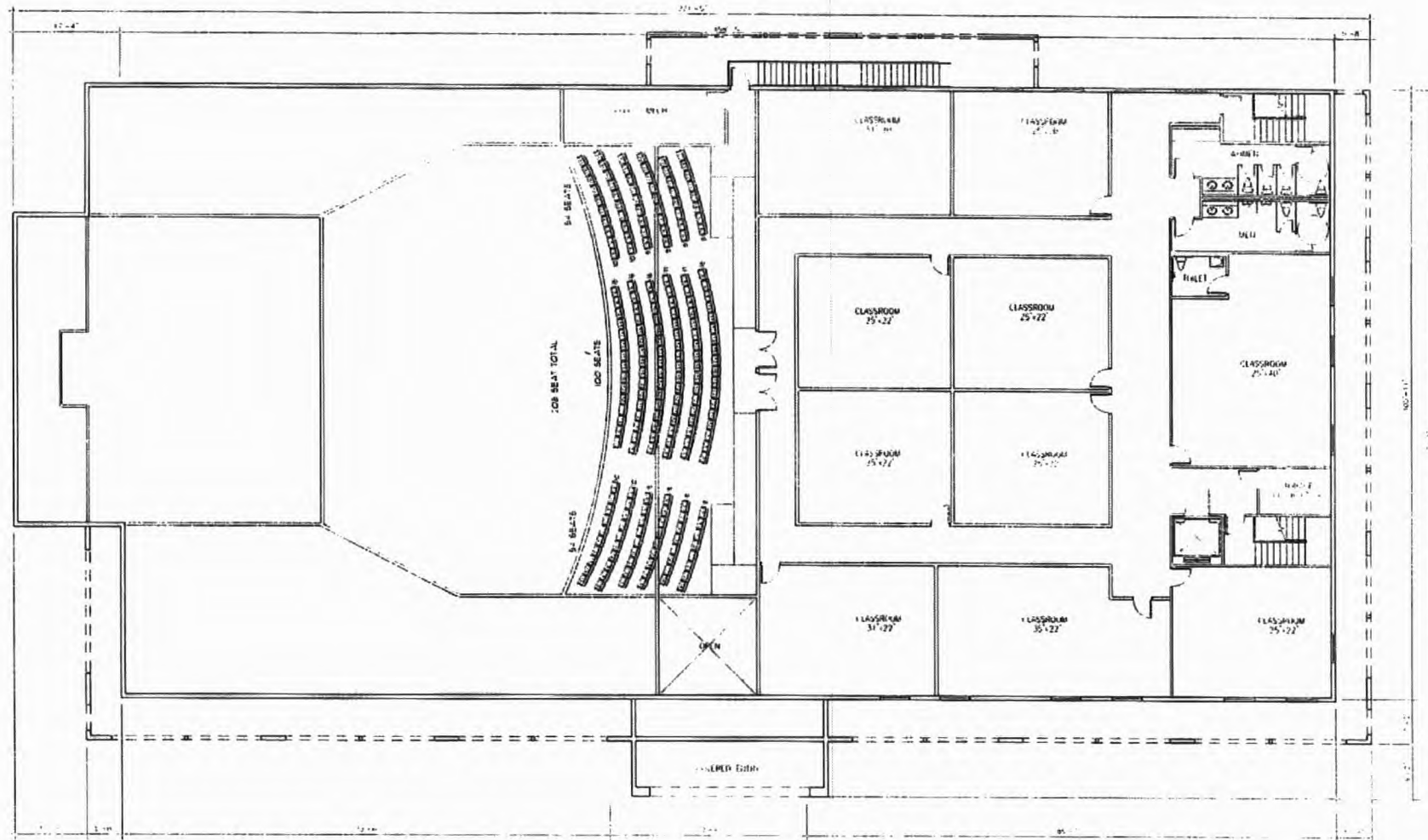
AUG 08 2006

FRONT ELEVATION

VAR-15785

09/21/06 PC





1st FLOOR PLAN - 11,902 SF

**TWIN LAKES BAPTIST CHURCH**

**SDR-15747**

**09/21/06 PC**



GRAPHIC SCALE IN FEET

**RECEIVED**

**AUG 8 2006**

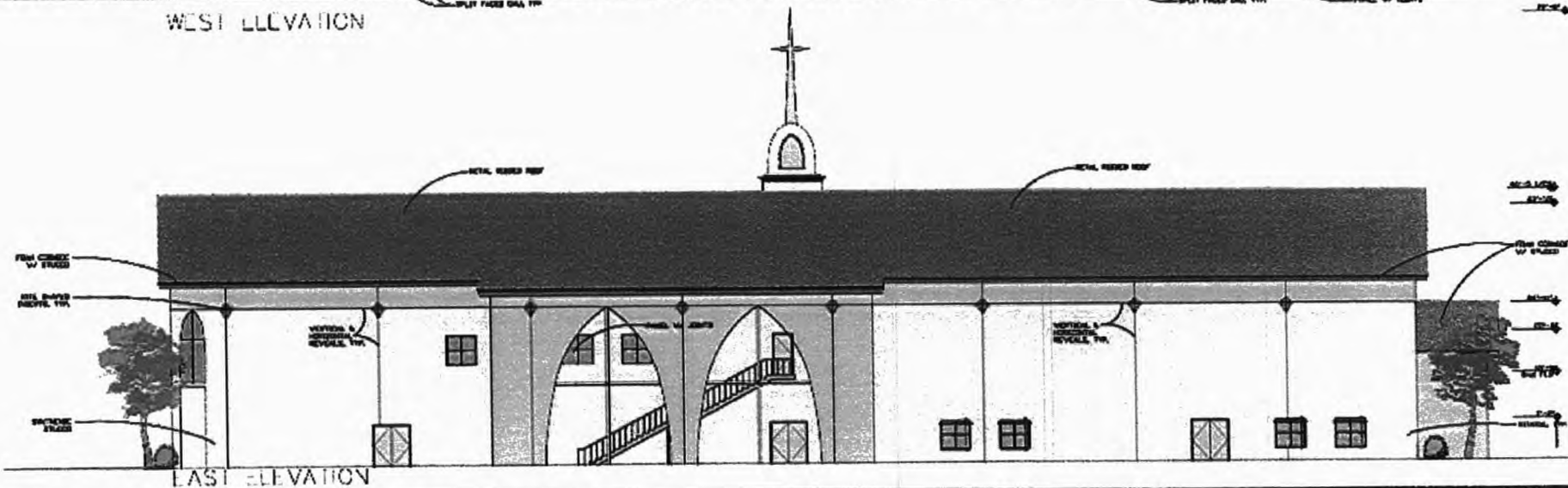
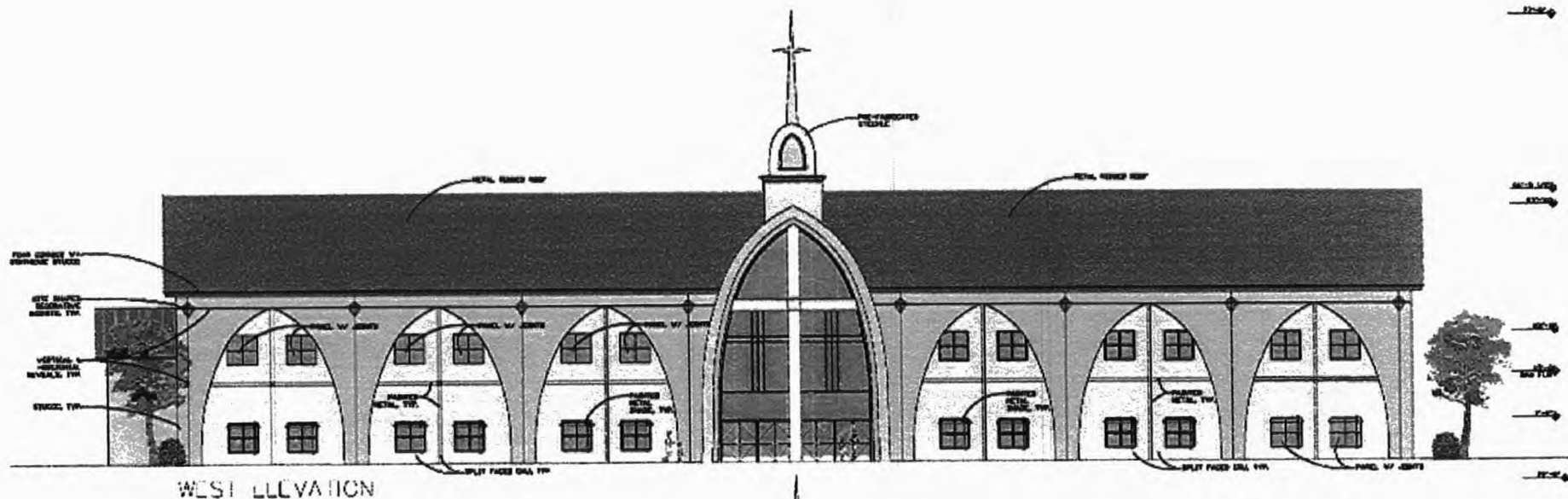
SHEET 11

**A-2**









# TWIN LAKES BAPTIST CHURCH

SDR-15747  
09/21/06 PC



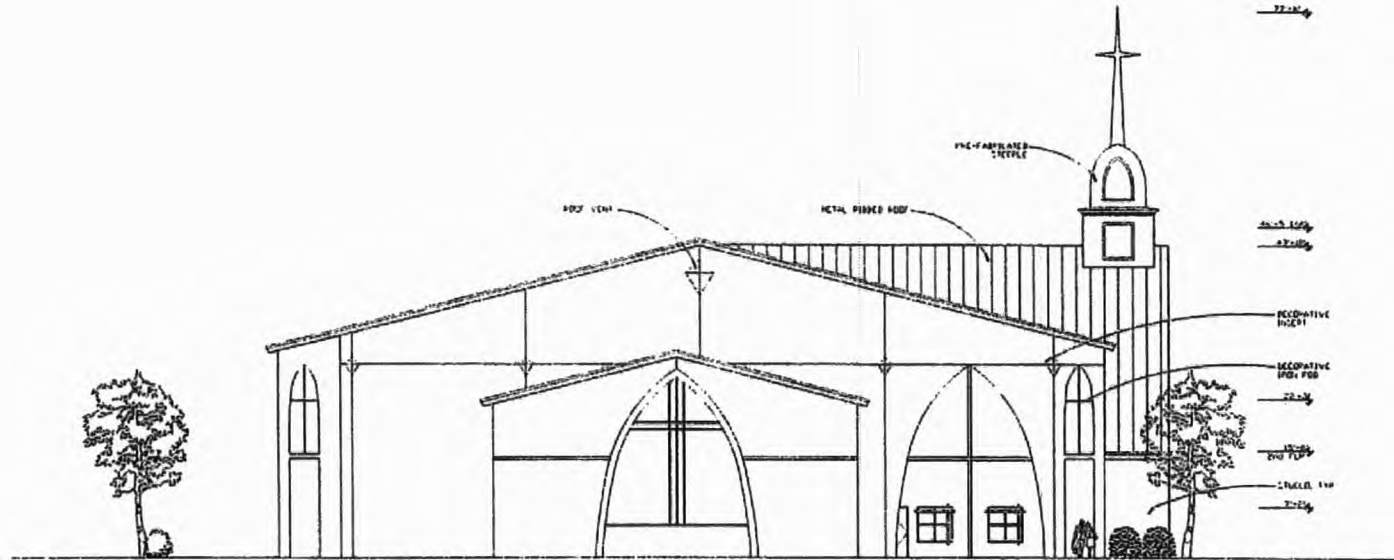
RECEIVED

AUG 8 2006

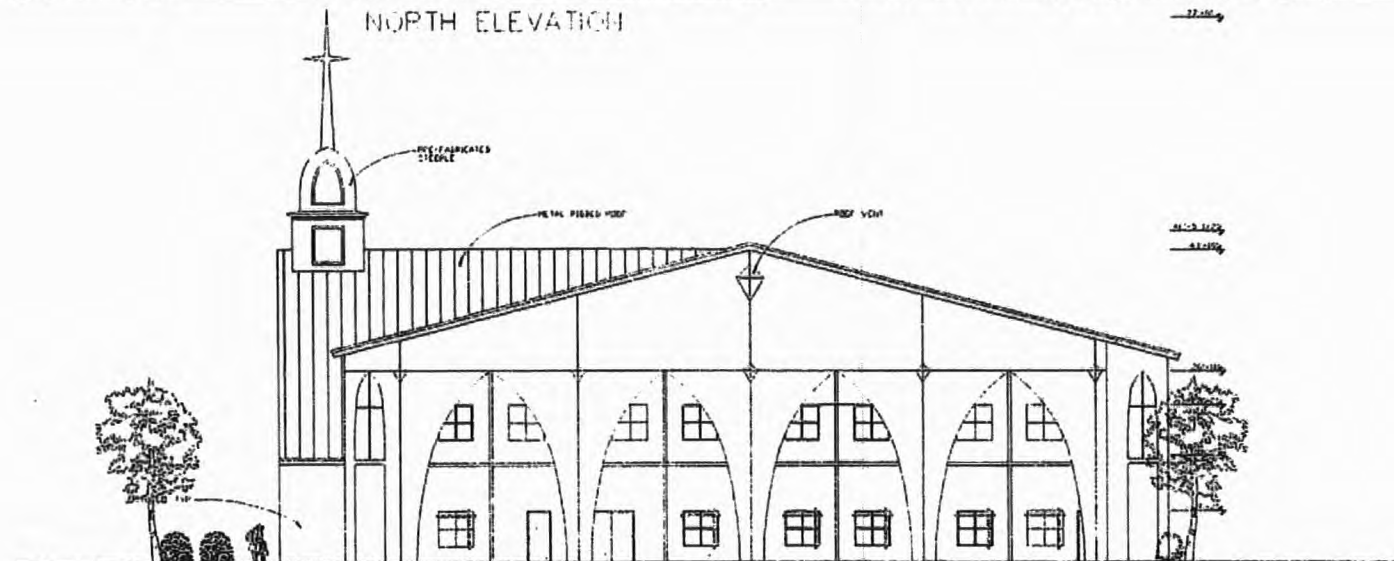
LENDALL MAINS  
ARCHITECT  
10024 S. Parker Ave.  
Suite 400  
Highland, Colorado 80637  
Phone 720.816.4840  
Fax 720.816.1034

SHEET No.

A-3



NORTH ELEVATION



SOUTH ELEVATION

RECEIVED

AUG 8 2006

TWIN LAKES BAPTIST CHURCH

SDR-15747

09/21/06 PC



LENDALL MARNS  
ARCHITECT

SHEET NO.

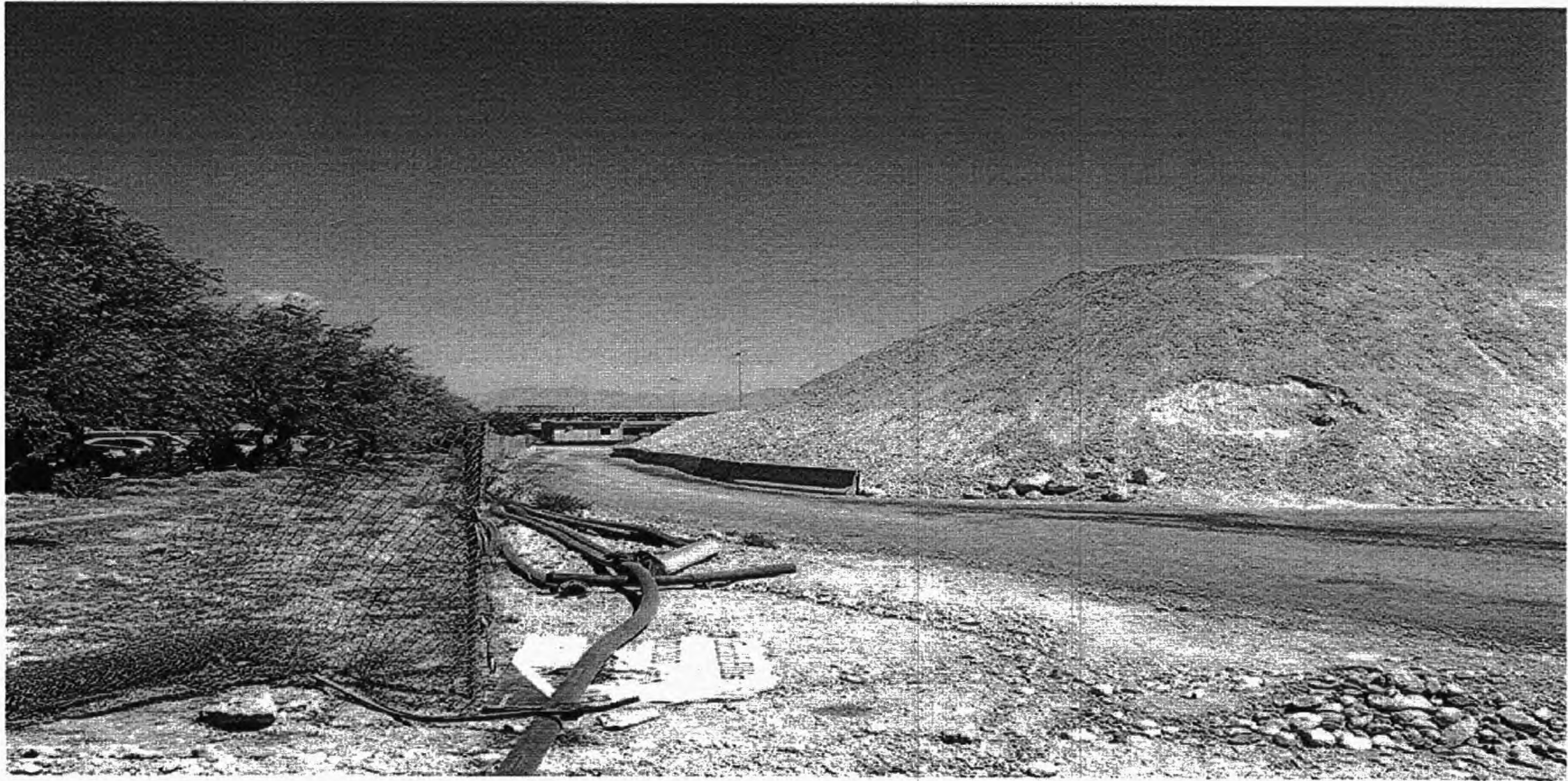
A-4





|                                                                                                                                                                                      |                                     |              |                    |              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------|--------------------|--------------|
| <b>SDR 15747</b>                                                                                                                                                                     |                                     |              |                    |              |
| <b>Twin Lakes Baptist Church</b>                                                                                                                                                     |                                     |              |                    |              |
| <b>NWC Westcliff &amp; Rainbow</b>                                                                                                                                                   |                                     |              |                    |              |
| Proposed 31.126 thousand square foot church.                                                                                                                                         |                                     |              |                    |              |
| <b>Traffic produced by proposed development:</b>                                                                                                                                     |                                     |              |                    |              |
| <b>New development</b>                                                                                                                                                               | <b>DESCRIPTION</b>                  | <b>#UNIT</b> | <b>RATE/# UNIT</b> | <b>TOTAL</b> |
| Average Daily Traffic (ADT)                                                                                                                                                          | CHURCH [1000 SF]                    | 31.126       | 9.11               | <b>284</b>   |
| AM Peak Hour                                                                                                                                                                         |                                     |              | 0.72               | <b>22</b>    |
| PM Peak Hour<br><i>(heaviest 60 minutes)</i>                                                                                                                                         |                                     |              | 0.66               | <b>21</b>    |
| <b>Existing traffic on all nearby streets:</b>                                                                                                                                       |                                     |              |                    |              |
| <b>Westcliff Drive</b>                                                                                                                                                               |                                     |              |                    |              |
| Average Daily Traffic (ADT)                                                                                                                                                          | 13,204                              |              |                    |              |
| PM Peak Hour<br><i>(heaviest 60 minutes)</i>                                                                                                                                         | 1056                                |              |                    |              |
| <b>Rainbow Boulevard</b>                                                                                                                                                             |                                     |              |                    |              |
| Average Daily Traffic (ADT)                                                                                                                                                          | 62,699                              |              |                    |              |
| PM Peak Hour<br><i>(heaviest 60 minutes)</i>                                                                                                                                         | 5016                                |              |                    |              |
| <b>Traffic Capacity of adjacent streets:</b>                                                                                                                                         |                                     |              |                    |              |
|                                                                                                                                                                                      | <b>Adjacent street ADT Capacity</b> |              |                    |              |
| Westcliff Drive                                                                                                                                                                      | 34300                               |              |                    |              |
| Rainbow Boulevard                                                                                                                                                                    | 51700                               |              |                    |              |
| This project will add approximately 284 trips per day on Westcliff and Rainbow.                                                                                                      |                                     |              |                    |              |
| This will increase expected volumes by about 2 percent on Westcliff and less than one percent on Rainbow. Westcliff is at about 39 percent of capacity and Rainbow is over capacity. |                                     |              |                    |              |
| Based on Peak Hour use, this development will add roughly 21 additional cars into the area; which works out to about one every three minutes.                                        |                                     |              |                    |              |

|                                                                                         |  |  |  |  |
|-----------------------------------------------------------------------------------------|--|--|--|--|
|                                                                                         |  |  |  |  |
| Note that this report assumes all traffic from this development uses all named streets. |  |  |  |  |



SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH  
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE  
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06



SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH  
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE  
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06





SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH  
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE  
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06



**SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH  
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE  
SEPTEMBER 21, 2006 PLANNING COMMISSION**

**08/22/06**



SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH  
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE  
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06



**LENDALL MAINS ARCHITECT**

**RECEIVED**  
AUG 08 2006

August 7, 2006

Planning & Development Department  
City of Las Vegas  
731 S. 4<sup>th</sup> St.  
Las Vegas, NV 89101

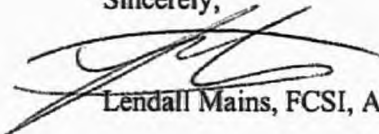
RE: Twin Lake Baptist Church  
Request for Design and Site Review

Please accept this letter as justification for design and site review to A.P.No. 38-27-802-004.

We request that A.P. No. 38-27-802-004 for design and site review. Currently, parcel A.P. No. 138-27-802-004 is zoned C-1 Commercial with non-limited building height with our setbacks as follows: front yard- 20 feet; side yards- 10 feet; and rear yards- 10 feet. This project was previously reviewed by the City of Las Vegas in 2004 where the building was on the northwest parcel. The trail will remain as planned and we will comply with all C-1 requirements on the parcel. The parcel will be used for a proposed two-story mixed-used worship center of approximately 31,126 square feet. The previously approved building is being moved to the larger parcel for phase one of the development.

The church is also requesting to leave the previously approved modular building adjacent to the area that will be the west of the building of the project. The Phase I building will be open December 2007. The Church presently has facility on Vegas Drive and is requesting the use of the modular building be allowed to be placed on the site as shown on the attached drawings, for office and conference meeting space until their Phase I building is constructed.

Sincerely,



Lendall Mains, FCSI, AIA

**SDR-15747**  
**09/21/06 PC**

3930 E. Patrick Lane, Ste. 1  
Las Vegas NV 89120  
(702) 437-5621 Phone  
(702) 437-5623 Fax





**TWIN  
LAKES**  
**BAPTIST CHURCH**

January 24, 2007

Angela Crolli,

Due to the pastor being out of town on February 7<sup>th</sup> we would like to request that item # SDR-15747- Site Development Plan Review would be held in Abeyance for 2 weeks.

Thank You,

Patty Reed  
Secretary

RECEIVED  
CITY CLERK  
2007 FEB - 2 P 1:28

...dated after final review...

Date 2/2/07 Item # 111

**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**

SDR-17298 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: REPUBLIC SERVICES OF SOUTHERN NEVADA - OWNER: PREMIER TRUST OF NEVADA - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT AND A WAIVER TO ALLOW A REDUCTION OF THE PERIMETER LANDSCAPING BUFFERING REQUIREMENTS on 0.52 acres adjacent to the north side of Sahara Avenue, approximately 600 feet east of 6th Street (APN 162-03-801-018), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-0 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 (6-0 vote) and staff recommend APPROVAL, subject to conditions.

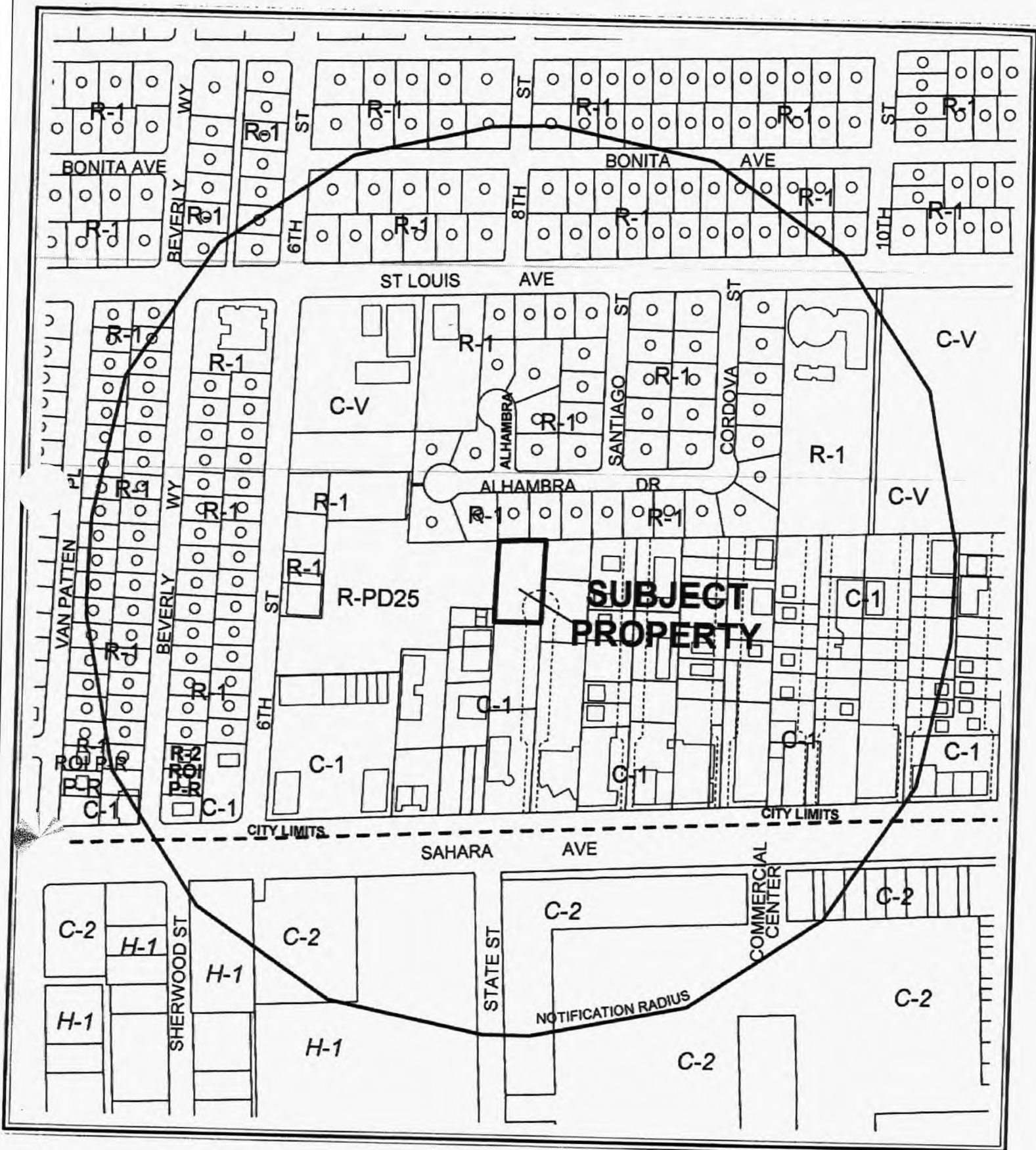
**BACKUP DOCUMENTATION:**

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

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: **SDR-17298**

RADIUS: 1000 FEET

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

0 200 400 Feet







CASE: **SDR-17298**

RADIUS: 1000 FEET

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

0 200 400 Feet





**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: ABEYANCE - SDR-17298 - APPLICANT: REPUBLIC SERVICES OF SOUTHERN NEVADA - OWNER: PREMIER TRUST OF NEVADA**

---

***THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 3, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.***

**\*\* CONDITIONS \*\***

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

**Planning and Development**

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/03/06, except as amended by conditions herein.
3. A Waiver from 19.12 is hereby approved, to allow a reduction in the perimeter landscape buffer widths where 8 feet is the minimum width allowed. Landscape buffer zone widths will be 2 feet along the east, 7 feet to the north, and 0 feet along the south property line.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan: (1) Add one 24 inch box trees within the landscape buffer along the western property line and two 24 inch box trees within the landscape buffer along the eastern property boundary.
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. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

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

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This application is for a Site Development Plan Review for a 38 space parking lot with a Waiver of the perimeter landscaping requirements on an undeveloped 0.52 acre site located on the north side of Sahara Avenue, approximately 600 feet east of 6<sup>th</sup> Street. The parking lot will provide parking for employees of the adjacent commercial office located southeast of the project site.

**BACKGROUND INFORMATION**

| <i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>        |                                                                                                                                                                                  |
|---------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 04/20/04                                                                  | City Code Enforcement reported site violations involving litter, trash, debris, weeds, and other waste on the project site.                                                      |
| 11/16/06                                                                  | The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #6/ja).                                                                                                  |
| <i>Pre-Application Meeting</i>                                            |                                                                                                                                                                                  |
| 09/20/06                                                                  | A Pre-Application Meeting was held with the applicant. The applicant was informed of the Title 19 landscape perimeter buffer zone as well as parking lot landscape requirements. |
| <i>Neighborhood Meeting</i>                                               |                                                                                                                                                                                  |
| This application does not require a neighborhood meeting nor was one held |                                                                                                                                                                                  |

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

| Surrounding Property | Existing Land Use                       | Planned Land Use | Existing Zoning                        |
|----------------------|-----------------------------------------|------------------|----------------------------------------|
| Subject Property     | Vacant lot                              | Commercial       | C-1 (Limited Commercial)               |
| North                | Residential                             | Residential      | R-1 (Single Family Residential)        |
| South                | Vacant lot                              | Commercial       | C-1 (Limited Commercial)               |
| East                 | Surface Parking and public right-of-way | Commercial       | C-1 (Limited Commercial)               |
| West                 | Vacant lot                              | Residential      | R-PD (Residential Planned Development) |

| <i>Special Districts/Zones</i>                    | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---------------------------------------------------|------------|-----------|-------------------|
| <b>Special Area Plan</b>                          |            |           |                   |
| Beverly Green Southridge Neighborhood Plan        | Y          |           | Y                 |
| Las Vegas 2020 Master Plan – Revitalization Area  | Y          |           | Y                 |
| Las Vegas Redevelopment Plan                      | Y          |           | Y                 |
| <b>Special Purpose and Overlay Districts</b>      |            |           |                   |
| A-O (Airport Overlay) District                    | Y          |           | Y                 |
| <b>Trails</b>                                     |            | N         | Y                 |
| <b>Rural Preservation Overlay District</b>        |            | N         | Y                 |
| <b>Development Impact Notification Assessment</b> |            | N         | Y                 |
| <b>Project of Regional Significance</b>           |            | N         | Y                 |

## DEVELOPMENT STANDARDS

| <i>Standard</i>                                                                                                           | <i>Required/Allowed</i> | <i>Provided</i>                                                   | <i>Compliance</i> |
|---------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------|-------------------|
| Min. Lot Size                                                                                                             | NA                      | NA                                                                | Y                 |
| Min. Lot Width                                                                                                            | 100                     | NA                                                                | Y                 |
| Min. Setbacks <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Corner</li> <li>• Rear</li> </ul> | 20<br>10<br>15<br>20    | Not applicable as no new building(s) is included in this proposal | Y                 |
| Min. Distance Between Buildings                                                                                           | NA                      | NA                                                                | Y                 |
| Max. Lot Coverage                                                                                                         | NA                      | NA                                                                | Y                 |
| Max. Building Height                                                                                                      | NA                      | NA                                                                | Y                 |
| Trash Enclosure                                                                                                           | NA                      | NA                                                                | Y                 |
| Mech. Equipment                                                                                                           | NA                      | NA                                                                | Y                 |



| <i>Landscaping and Open Space Standards</i> |                           |              |                                                                                                                                                            |                   |
|---------------------------------------------|---------------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <i>Standards</i>                            | <i>Required</i>           |              | <i>Provided</i>                                                                                                                                            | <i>Compliance</i> |
|                                             | <i>Ratio</i>              | <i>Trees</i> |                                                                                                                                                            |                   |
| Parking Area                                | 1 tree for every 6 spaces | 6            | 8                                                                                                                                                          | Y                 |
| Buffer:<br>Min. Trees                       | 1 per 30 Linear Feet      | 13 Trees     | 13                                                                                                                                                         | N                 |
| <b>TOTAL</b>                                |                           | 19           | 21                                                                                                                                                         | N                 |
| Min. Zone Width                             | 8 Feet                    |              | 8 Feet on West property line;<br>7 Feet along the North property line;<br>2 feet along the east property line;<br>0 feet along the southern property line. | N                 |
| Wall Height                                 | NA                        |              | Y                                                                                                                                                          | Y                 |

| <b>Waivers</b>                                             |                    |                             |
|------------------------------------------------------------|--------------------|-----------------------------|
| <b>Request</b>                                             | <b>Requirement</b> | <b>Staff Recommendation</b> |
| Waive the requirement for perimeter landscape buffer zone. | 8 feet             | Approve the Waiver          |

## ANALYSIS

The proposed project is for the approval of a Site Development Plan Review to construct a new 38 space parking lot on an undeveloped parcel. Surrounding land uses include single family residential to the north, a surface parking lot to the east, and undeveloped dirt lots to the west and south. The project site is located in the C-1 (Limited Commercial) Zone, Beverly Green Southridge Plan Area, Las Vegas Redevelopment Plan Area – Downtown Revitalization, and the Airport Overlay District.

The project plans were reviewed and development service staff determined that the landscape buffer zones along the north, south, and east property lines are not consistent with Title 19 Landscape Standards. Title 19 Perimeter Landscape Buffer Widths require a minimum zone depth of 8 feet for interior lot lines. The landscaping plan shows a 2 foot buffer along the east property line; a 7-15 foot buffer along the northern property lines; and a 0-15 foot buffer along the southern property line. As such, the project requires a Waiver of perimeter landscaping buffers.

The project parcel received a violation from city code enforcement on 04/21/04 related to illegal dumping of trash, debris and other associated waste and accumulation of weeds and grasses. Development of the project site as a parking lot would be an improvement over existing conditions and would be consistent with the intent of city revitalization efforts.

- Zoning:

The project is consistent with Title 19 Commercial Development Standards for the C-1 (Limited Commercial) Zone, and on-site parking standards.

- Special Area Plan:

The project is located within the Las Vegas Redevelopment Plan Area, and the Revitalization Area of the City Master Plan.

- Landscaping plan:

The project landscape plan does not meet the buffer zone requirements. Title 19 Landscape buffer standards require a minimum 8-foot zone depth for commercial uses. The project landscape plans show buffer widths of 8 feet along the western property line, 7-15 feet along the northern property line, 2 feet along the eastern property line, and 0-15 feet along the southern boundary. As such, a Waiver of the perimeter landscape buffer zone requirement is included with this development proposal.

Project landscaping will include Mondel pine and honey mesquite trees; cassia, Texas Ranger, and wheelers dwarf pitosporum for shrubs; new gold lantana for ground cover, and 2-inch deep rock mulch.

## **FINDINGS**

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

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

The proposed parking lot is compatible with development in the immediate vicinity.

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

The proposal meets the intent of the General Plan – Revitalization area goals, Title 19, Las Vegas Redevelopment Plan, and Commercial Development Design Standards and the landscape standards. The requested Waiver of the landscape buffer zones is acceptable as the project would improve an underutilized site, address a history of code compliance concerns, and provide an upgraded surface parking area for an existing business.

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

Vehicular access to the project site would not adversely affect traffic movements along East Sahara Boulevard or residential neighborhoods.

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

Landscaping would be appropriate for the area.

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

The proposed parking lot would complement existing commercial and adjacent residential development in the immediate area by providing and maintaining landscaped areas.

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

No detrimental effects to Public health and safety would result with development of this site as a surface parking and landscaping.

**PLANNING COMMISSION ACTION**

At the Planning Commission meeting the applicant agreed with all proposed conditions.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

14

**ASSEMBLY DISTRICT** 9

**SENATE DISTRICT** 10

**NOTICES MAILED**            220 by Planning and Development

**APPROVALS**                    0

**PROTESTS**                    0





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

**SDR-17298**

Case Number: \_\_\_\_\_ APN: 162-03-801-018

Name of Property Owner: Stanley M. Zurawski Jr. IRA

Name of Applicant: Republic Services of Southern Nevada

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

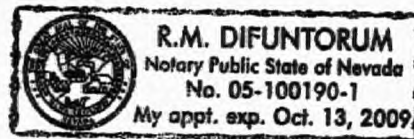
Signature of Property Owner: \_\_\_\_\_

*Stacy Libbey, AUP/Trust Officer*  
Premier Trust, Inc. custodian  
Print Name: the Stanley M. Zurawski Jr. IRA

Subscribed and sworn before me

This 2nd day of October, 2004

R.M. Difuntorum  
Notary Public in and for said County and State







11/16/06 PC



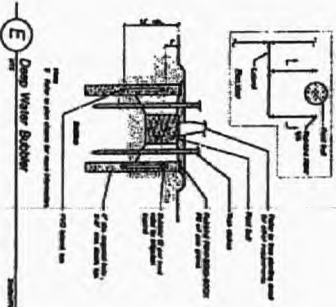
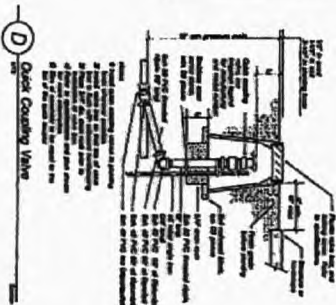
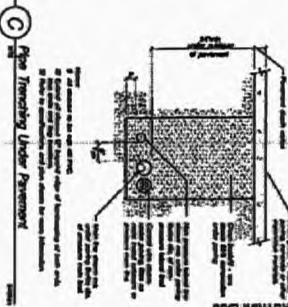
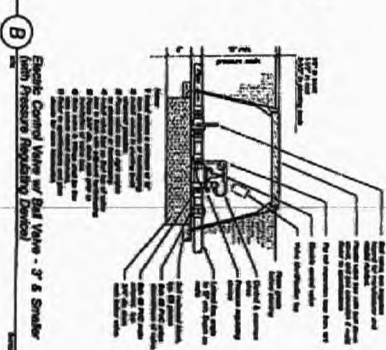
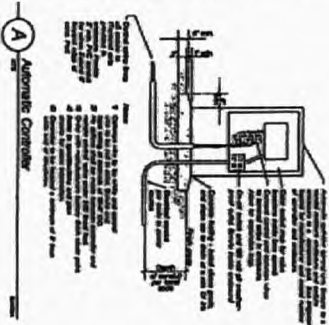
**SDR-17298**  
**11/16/06 PC**



| IRRIGATION LEGEND |                  |             |      |      |
|-------------------|------------------|-------------|------|------|
| Symbol            | Symbol/Reference | Description | Page | Page |
| 1                 | 1                | Water       | 12   | 12   |
| 2                 | 2                | Water       | 12   | 12   |
| 3                 | 3                | Water       | 12   | 12   |
| 4                 | 4                | Water       | 12   | 12   |
| 5                 | 5                | Water       | 12   | 12   |
| 6                 | 6                | Water       | 12   | 12   |
| 7                 | 7                | Water       | 12   | 12   |
| 8                 | 8                | Water       | 12   | 12   |
| 9                 | 9                | Water       | 12   | 12   |
| 10                | 10               | Water       | 12   | 12   |
| 11                | 11               | Water       | 12   | 12   |
| 12                | 12               | Water       | 12   | 12   |
| 13                | 13               | Water       | 12   | 12   |
| 14                | 14               | Water       | 12   | 12   |
| 15                | 15               | Water       | 12   | 12   |
| 16                | 16               | Water       | 12   | 12   |
| 17                | 17               | Water       | 12   | 12   |
| 18                | 18               | Water       | 12   | 12   |
| 19                | 19               | Water       | 12   | 12   |
| 20                | 20               | Water       | 12   | 12   |
| 21                | 21               | Water       | 12   | 12   |
| 22                | 22               | Water       | 12   | 12   |
| 23                | 23               | Water       | 12   | 12   |
| 24                | 24               | Water       | 12   | 12   |
| 25                | 25               | Water       | 12   | 12   |
| 26                | 26               | Water       | 12   | 12   |
| 27                | 27               | Water       | 12   | 12   |
| 28                | 28               | Water       | 12   | 12   |
| 29                | 29               | Water       | 12   | 12   |
| 30                | 30               | Water       | 12   | 12   |
| 31                | 31               | Water       | 12   | 12   |
| 32                | 32               | Water       | 12   | 12   |
| 33                | 33               | Water       | 12   | 12   |
| 34                | 34               | Water       | 12   | 12   |
| 35                | 35               | Water       | 12   | 12   |
| 36                | 36               | Water       | 12   | 12   |
| 37                | 37               | Water       | 12   | 12   |
| 38                | 38               | Water       | 12   | 12   |
| 39                | 39               | Water       | 12   | 12   |
| 40                | 40               | Water       | 12   | 12   |
| 41                | 41               | Water       | 12   | 12   |
| 42                | 42               | Water       | 12   | 12   |
| 43                | 43               | Water       | 12   | 12   |
| 44                | 44               | Water       | 12   | 12   |
| 45                | 45               | Water       | 12   | 12   |
| 46                | 46               | Water       | 12   | 12   |
| 47                | 47               | Water       | 12   | 12   |
| 48                | 48               | Water       | 12   | 12   |
| 49                | 49               | Water       | 12   | 12   |
| 50                | 50               | Water       | 12   | 12   |
| 51                | 51               | Water       | 12   | 12   |
| 52                | 52               | Water       | 12   | 12   |
| 53                | 53               | Water       | 12   | 12   |
| 54                | 54               | Water       | 12   | 12   |
| 55                | 55               | Water       | 12   | 12   |
| 56                | 56               | Water       | 12   | 12   |
| 57                | 57               | Water       | 12   | 12   |
| 58                | 58               | Water       | 12   | 12   |
| 59                | 59               | Water       | 12   | 12   |
| 60                | 60               | Water       | 12   | 12   |
| 61                | 61               | Water       | 12   | 12   |
| 62                | 62               | Water       | 12   | 12   |
| 63                | 63               | Water       | 12   | 12   |
| 64                | 64               | Water       | 12   | 12   |
| 65                | 65               | Water       | 12   | 12   |
| 66                | 66               | Water       | 12   | 12   |
| 67                | 67               | Water       | 12   | 12   |
| 68                | 68               | Water       | 12   | 12   |
| 69                | 69               | Water       | 12   | 12   |
| 70                | 70               | Water       | 12   | 12   |
| 71                | 71               | Water       | 12   | 12   |
| 72                | 72               | Water       | 12   | 12   |
| 73                | 73               | Water       | 12   | 12   |
| 74                | 74               | Water       | 12   | 12   |
| 75                | 75               | Water       | 12   | 12   |
| 76                | 76               | Water       | 12   | 12   |
| 77                | 77               | Water       | 12   | 12   |
| 78                | 78               | Water       | 12   | 12   |
| 79                | 79               | Water       | 12   | 12   |
| 80                | 80               | Water       | 12   | 12   |
| 81                | 81               | Water       | 12   | 12   |
| 82                | 82               | Water       | 12   | 12   |
| 83                | 83               | Water       | 12   | 12   |
| 84                | 84               | Water       | 12   | 12   |
| 85                | 85               | Water       | 12   | 12   |
| 86                | 86               | Water       | 12   | 12   |
| 87                | 87               | Water       | 12   | 12   |
| 88                | 88               | Water       | 12   |      |

[illegible]

| EMITTER SCHEDULE |              |                         |                                                       |
|------------------|--------------|-------------------------|-------------------------------------------------------|
| Asset Desc       | Quantity and | 1 or Duration per Asset | Release                                               |
| Asset            | 1 day        | 2                       | Should include among assets on previous form or later |
| Release Date     | 1 day        | 1                       |                                                       |



| EMITTER SCHEDULE |              |                         |                                                       |
|------------------|--------------|-------------------------|-------------------------------------------------------|
| Asset Desc       | Quantity and | 1 or Duration per Asset | Release                                               |
| Asset            | 1 day        | 2                       | Should include among assets on previous form or later |
| Release Date     | 1 day        | 1                       |                                                       |

RECEIVED  
OCT 09 1962

OCT 03 2004

SDR-17298

11/16/06 PC



|               |               |                                                                                     |                         |         |
|---------------|---------------|-------------------------------------------------------------------------------------|-------------------------|---------|
| PROJECTS      | DATE: 9-25-94 |  | PROJECT NO.<br>1700-001 | CITY OF |
|               |               |                                                                                     |                         |         |
| SHEET 6 OF 10 |               |                                                                                     |                         |         |

LANDSCAPE IMPROVEMENT PLANS FOR  
**SAHARA PARKING LOT**  
IRRIGATION LEGEND, NOTES AND DETAILS

CITY OF LAS VEGAS



**WOOD RODGERS**  
DEVELOPING • INNOVATING • DESIGN • SOLUTIONS  
6900 Cuyahoga Cross St. Ste. 500 | Tel. 704.644.2893  
Las Vegas, NV 89105 | Fax 704.644.2893

DATE: SEPTEMBER 8, 1960  
TIME: 11:00 A.M.  
PLACE: NEW YORK  
SUBJECT: J. EDGAR HOOVER  
BY: J. EDGAR HOOVER

**PRELIMINARY - INITIAL SUBMITTAL**

SDR-17298  
11/16/06 PC

RECEIVED  
OCT 0 3 2006

See Sheet L-1 for Irrigation  
Legend and Notes



PROJECT: 17298

SHEET: L-2  
OF 10

UNION COUNTY, MISSOURI  
SAHARA PARKING LOT  
IRRIGATION SCHEDULE, WATER CALC. AND DETAILS

WOOD RODGERS  
ENGINEERING, INC.  
17298  
11/16/06

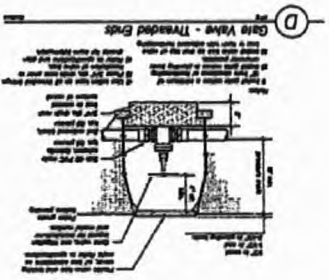
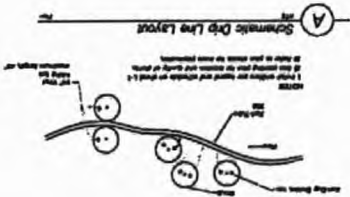
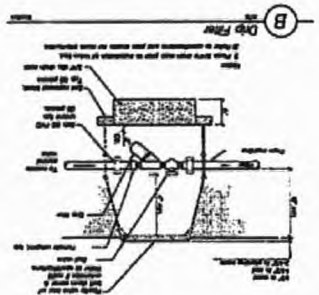
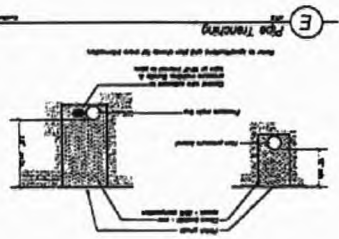
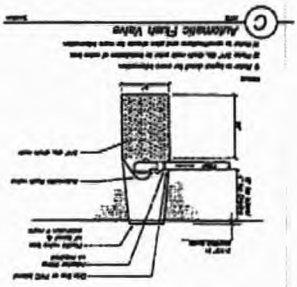
PRELIMINARY - NOT FOR CONSTRUCTION

**IRRIGATION SCHEDULE**

CONTROLLER: A

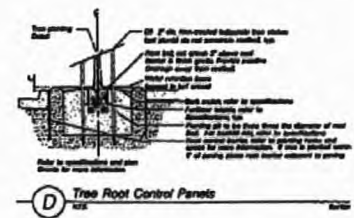
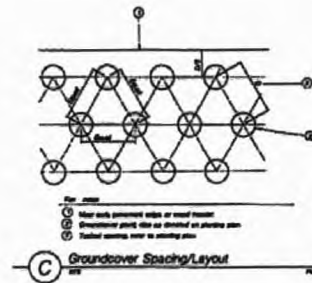
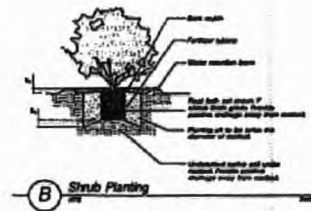
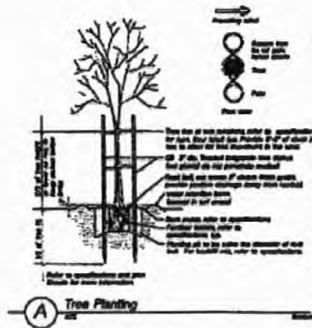
| Zone | Valve | Area (sq. ft.) | Flow (gpm) | Pressure (psi) |
|------|-------|----------------|------------|----------------|
| 1    | 1     | 10,000         | 10         | 10             |
| 2    | 2     | 10,000         | 10         | 10             |
| 3    | 3     | 10,000         | 10         | 10             |
| 4    | 4     | 10,000         | 10         | 10             |
| 5    | 5     | 10,000         | 10         | 10             |
| 6    | 6     | 10,000         | 10         | 10             |
| 7    | 7     | 10,000         | 10         | 10             |
| 8    | 8     | 10,000         | 10         | 10             |
| 9    | 9     | 10,000         | 10         | 10             |
| 10   | 10    | 10,000         | 10         | 10             |

Notes:  
1. All valves are 1/2" NPT.  
2. All pipes are 1/2" NPT.  
3. All fittings are 1/2" NPT.  
4. All valves are 1/2" NPT.  
5. All pipes are 1/2" NPT.  
6. All fittings are 1/2" NPT.  
7. All valves are 1/2" NPT.  
8. All pipes are 1/2" NPT.  
9. All fittings are 1/2" NPT.  
10. All valves are 1/2" NPT.



| PLANT LEGEND |                                                               |                |         |  |
|--------------|---------------------------------------------------------------|----------------|---------|--|
| KEY          | BOTANICAL NAME/COMMON NAME                                    | SIZE           | REMARKS |  |
|              | TREES                                                         |                |         |  |
| MB           | WAG BANGKAY / BANGKAY<br>PONGPONG BANGKAY / TANGKAY / BANGKAY | 30 CM<br>20 CM |         |  |
|              | SHRUBS                                                        |                |         |  |
| SV           | SHRUB PONGPONG / SHRUB                                        | 6 CM           |         |  |
| SV           | SHRUB PONGPONG / SHRUB                                        | 6 CM           |         |  |
| SV           | SHRUB PONGPONG / SHRUB                                        | 6 CM           |         |  |
|              | HERBACEOUS                                                    |                |         |  |
| UT           | HERBACEOUS / HERB                                             | 10 CM          |         |  |
|              | MOSS                                                          |                |         |  |
| B            | MOSS / MOSS                                                   |                |         |  |
|              | OTHER                                                         |                |         |  |
|              | ALL PLANTS TO BE IDENTIFIED BY SPECIFICATORS                  |                |         |  |

- [illegible]



PRELIMINARY - INITIAL SUBMITTAL

NAME \_\_\_\_\_

DATE \_\_\_\_\_

**WOOD ROODERS**  
 1990 Chrysler Drive St. Wm. 7th Fl. Wm. 7th Fl. Wm. 7th Fl.  
 1990 Chrysler Drive St. Wm. 7th Fl. Wm. 7th Fl. Wm. 7th Fl.  
 1990 Chrysler Drive St. Wm. 7th Fl. Wm. 7th Fl. Wm. 7th Fl.

**SAHARA PARKING LOT**

**S/PLANTING**

PROJECT NO.  
1768.D01  
DRAWING  
L-4

Page 9 of 10

\_\_\_\_\_

—

20

29

20

CD

**FD**

**FF**

1

RECEIVED  
OCT 23

OCT 03 200

**SDR-17298**  
**11/16/06 PC**



SDR-17298 - APPLICANT: REPUBLIC SERVICES OF SOUTHERN NEVADA - OWNER: PREMIER TRUST OF NEVADA  
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 600 FEET EAST OF 6TH STREET  
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06





SDR-17298 - APPLICANT: REPUBLIC SERVICES OF SOUTHERN NEVADA - OWNER: PREMIER TRUST OF NEVADA  
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 600 FEET EAST OF 6TH STREET  
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



October 2, 2006

City of Las Vegas  
731 S. 4<sup>th</sup> Street  
Las Vegas, Nevada 89101

SDR-17298  
11/16/06 PC

**Re: Application for Site Development Plan Review & Waiver, . . . APN 162-03-801-018**

To Whom It May Concern:

On behalf of the Republic Services of Southern Nevada (Republic Services), Wood Rodgers Inc. respectfully submits the attached application for a site development plan review. The proposed project is exclusively located at APN 162-03-801-018 and will include the construction of an employee parking lot.

Mr. Stanley Zurawski Jr., as owner of the parcel in question, maintains a lease agreement with Republic Services and has given consent for the proposed parking lot use. The subject parcel is currently unimproved, unoccupied and is accessed by a paved private drive owned by Republic Services of Southern Nevada, and Mr. Stanley Zurawski Jr. Both parties agree to maintain access to the site as it is today.

The proposed parking lot will be for the use of Republic Services of Southern Nevada employees who work at 770 East Sahara Avenue, Las Vegas, Nevada. In total, there will be 38 parking spaces constructed, with all parking slots being numbered and assigned. The lot will include drought resistant landscaping to exceed the City of Las Vegas (City) requirements, landscape buffers as required by the City, an automatic drip irrigation system, and lighting to exceed the City requirements. There will be no compact car spaces provided within the new parking lot, and two additional handicapped access parking spaces (one van accessible) will be provided in the current handicapped parking location adjacent to the main door of the Republic Services of Southern Nevada office building. Additionally, the current parking on the West side, running North/South along the private drive will be eliminated, and those employees will be assigned parking spaces in the proposed lot.

**Waiver Request:** We respectfully request a waiver of the landscape island requirements within the parking lot defined by the City of Las Vegas "Urban Design and Guideline Standards".

**Justification:** We are providing a tree every twenty (20) feet along the perimeter of the parking lot, and within the proposed island within the parking lot. Additionally, we are providing over twenty five (25) clusters of drought resistant shrubs and bushes throughout the parking lot. This proposed landscape scheme exceeds all City requirements. As the adjacent properties are currently zoned residential, we paid particular attention to the North and West border of the proposed parking lot. We feel that

the proposed landscape scheme will significantly beautify the area, more than adequately buffer the existent residential zoned parcels and significantly improve the esthetics of the area.

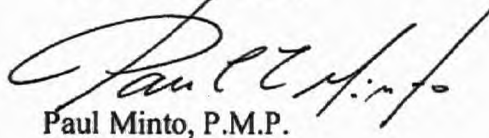
**Waiver Request:** We respectfully request a waiver for the requirement of two (2) handicapped parking spaces within the proposed parking lot as described in the City of Las Vegas "Urban Design and Guideline Standards".

**Justification:** We will provide two (2) handicapped parking spaces (one van accessible) in the current handicapped parking area adjacent to the main door of the Republic Services of Southern Nevada offices. These proposed spaces will be in addition to the twelve existing handicap spaces and meet ADA requirements.

This proposed parking lot will eliminate the current parking along the West side of the private drive at 770 East Sahara Avenue, and will significantly improve the esthetics of the area in general. We respectfully request approval of our application.

Thank you for your time and attention to our request.

Sincerely,  
**Wood Rodgers, Inc.**

A handwritten signature in cursive script, appearing to read "Paul Minto".

Paul Minto, P.M.P.  
Principal

**SDR-17298**  
**11/16/06 PC**

**KUMMER  
KAEMPFER**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE H. ALLEN

[sallen@kkbrf.com](mailto:sallen@kkbrf.com)

702.792-7000

**KUMMER KAEMPFER BONNER  
RENSHAW & FERRARIO**

LAS VEGAS OFFICE  
3800 Howard Hughes Parkway  
Seventh Floor  
Las Vegas, NV 89169  
Tel: 702.792.7000  
Fax: 702.796.7181

RENO OFFICE  
5555 Kietzke Lane  
Reno, NV 89511  
Tel: 775.852.3900  
Fax: 775.852.3982

SUMMERLIN OFFICE  
3425 CHIT Shadows Parkway  
Suite 150  
Las Vegas, NV 89129  
Tel: 702.683.4260  
Fax: 702.933.8457

CARSON CITY OFFICE  
510 W. Fourth Street  
Carson City, NV 89703  
Tel: 775.882.1311  
Fax: 775.882.0257

February 2, 2007

**VIA FACSIMILE**

382-4803

Ms. Barbara Jo Ronemus  
City Clerk  
City of Las Vegas  
400 E. Stewart, 1st Flr.  
Las Vegas, NV 89101

**Re: SDR-17298**  
***Republic Services of Southern Nevada***

Dear Ms. Ronemus:

Our office represents the applicant in the above-referenced matter. We respectfully request that this item be held from the presently scheduled City Council hearing of February 7, 2007 until April 4, 2007.

Thank you for your cooperation and please call if you have any questions.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO

*Stephanie H. Allen/mlt*

Stephanie H. Allen

SHA/mlt

cc: Councilman Gary Reese (via fax: 382-8558)

2007 FEB - 2 P 5: 17

RECEIVED  
CITY CLERK



290038\_1.DOC

Date 2/2/07 Item #112

10757.42



**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-18341 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: WAGNER HOMES, INC. - Request for a Review of Condition Number 11 of an approved Site Development Plan Review (SDR-2418) TO REMOVE THE CONDITION THAT REQUIRED ANY PROPERTY LINE WALL SHALL BE A DECORATIVE BLOCK WALL, WITH AT LEAST 20 PERCENT CONTRASTING MATERIALS. WALL HEIGHTS SHALL BE MEASURED FROM THE SIDE OF THE FENCE WITH THE LEAST VERTICAL EXPOSURE ABOVE THE FINISHED GRADE, UNLESS OTHERWISE STIPULATED. ALL PERIMETER WALLS, INCLUDING A COMBINATION OF RETAINING AND SCREEN WALLS, SHALL NOT EXCEED EIGHT FEET IN HEIGHT, MEASURED FROM THE BASE OF THE RETAINING WALL, WITHOUT THE APPROPRIATE STEPBACKS for an approved residential subdivision on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN 138-08-116-020 and 021) R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 4 (Brown). Staff recommends DENIAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SDR-2418
6. Submitted after final agenda – Revised Site Plans by staff

Motion made by LARRY BROWN to Approve Subject to Conditions and the following added condition as read for the record:

- A. The perimeter block wall shall be constructed in conformance to the site and elevation plans date stamped 2/7/2007.

**CITY COUNCIL MEETING OF: FEBRUARY 7, 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)

**Minutes:**

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. The amended plan depicted three pony walls in front of the perimeter wall. This would help eliminate the cavernous feel going down Alexander Road. He pointed out the first section will be approximately 25 feet; the following will be 33 feet and the final section will be 26 feet down Alexander Road and wrap around an additional 78 feet down Campbell Road. The pony wall would range from one to three feet. He thanked COUNCILMAN BROWN, DARCY HAYES and DOUG RANKIN for meeting with him.

COUNCILMAN BROWN commended MR. RANKIN for being instrumental, not only for meeting on site, but for coming up with appropriate revisions.

MARGO WHEELER, Director of Planning and Development Department, clarified that Condition 11 would be removed and recommended an additional condition that the perimeter block wall shall be constructed in conformance to the site and elevations plans date stamped 2/7/07.

MAYOR GOODMAN declared the Public Hearing closed.

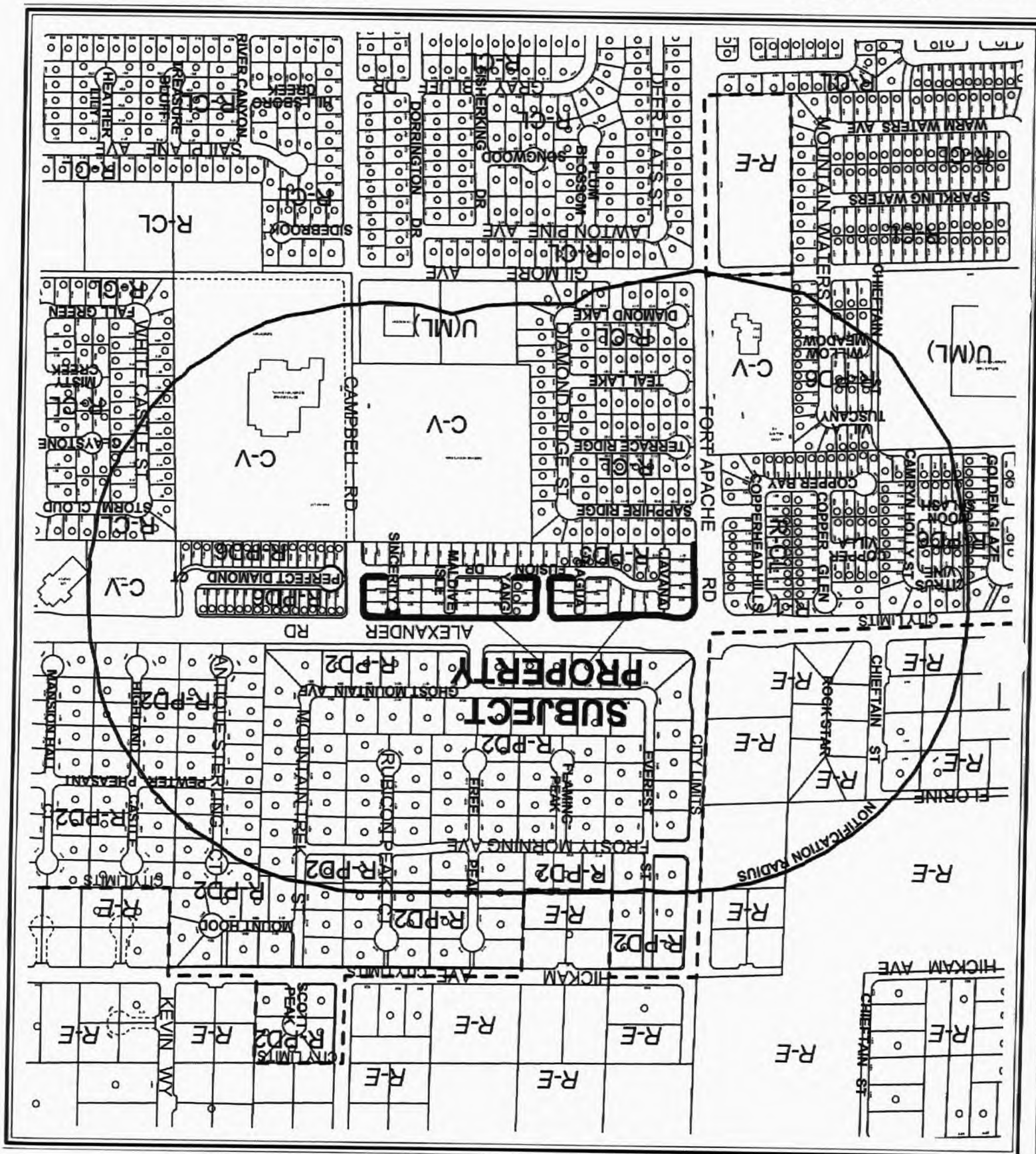


R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT- 5 UNITS PER ACRE)  
ZONING OF SUBJECT PROPERTY:

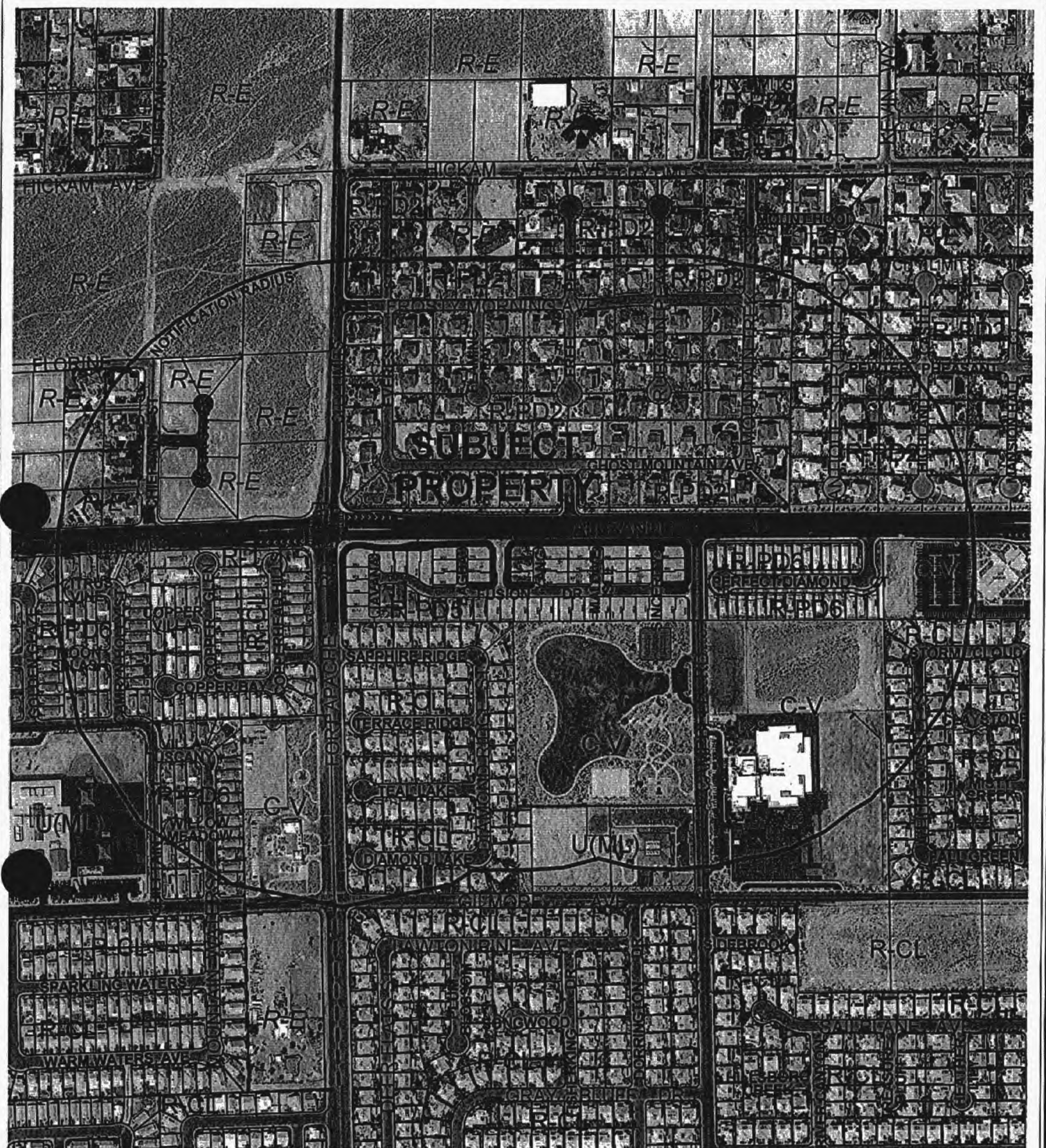
RADIUS: 1000 FT

CASE: ROC-18341

0 200 400 Feet







**CASE: ROC-18341**

**RADIUS: 1000 FT**

**ZONING OF SUBJECT PROPERTY:**

**R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT- 5 UNITS PER ACRE)**

0 200 400 Feet





**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: ABEYANCE - ROC-18341 - APPLICANT/OWNER: WAGNER HOMES, INC.**

---

***THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 17, 2007 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN BROWN.***

**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:

**Planning and Development**

1. Condition Number 11 of Site Development Plan Review (SDR-2418) shall be removed.
2. Conformance to all other conditions of approval of Site Development Plan Review (SDR-2418) 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 11 of an approved Site Development Plan Review (SDR-2418) to remove the condition "that required any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade unless otherwise stipulated. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without the appropriate stepbacks" for an approved residential subdivision on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road.

**BACKGROUND INFORMATION**

| <b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b> |                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 08/06/03                                                                  | The City Council approved a Rezoning (ZON-2415) from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units Per Acre); and a Site Development Plan Review (SDR-2418) for a 57-lot single family residential development. The Planning Commission and staff recommended approval on 06/26/03.          |
| 10/23/03                                                                  | The Planning Commission approved a Tentative Map (TMP-3068) for a 57 lot single family residential subdivision on 8.01 acres. Staff recommended approval of the request.                                                                                                                                                                                                  |
| 01/11/07                                                                  | The Planning Commission will consider a Variance (VAR-18345) to allow a 13.9 foot high perimeter wall where 12 feet is the maximum height allowed for an approved 57-lot single family residential development on 0.36 acres adjacent to the southeast corner and southwest corner of Alexander Road and Campbell Road. Staff is recommending denial of the subject case. |
| <b><i>Related Building Permits/Business Licenses</i></b>                  |                                                                                                                                                                                                                                                                                                                                                                           |
| 08/17/04                                                                  | A Final Map (FMP-4426) for a 57-lot single family residential subdivision was finalized on 08/17/04.                                                                                                                                                                                                                                                                      |
| 07/26/06                                                                  | A building permit (70030) was issued for a four-foot retaining wall and a six-foot block wall on the indicated date.                                                                                                                                                                                                                                                      |
| 09/21/06                                                                  | Civil Improvement Plans (CIVIL-13221) for a 57-lot single family residential subdivision was finalized on 09/21/06.                                                                                                                                                                                                                                                       |

| <b><i>Details of Application Request</i></b> |      |
|----------------------------------------------|------|
| <b><i>Site Area</i></b>                      |      |
| Gross Acres                                  | 8.01 |

| Surrounding Property | Existing Land Use                             | Planned Land Use                                                        | Existing Zoning                                                |
|----------------------|-----------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------|
| Subject Property     | Single Family Dwellings                       | L (Low Density Residential)                                             | R-PD5 (Residential Planned Development – 5 Units per Acre)     |
| North                | Single Family Dwellings                       | DR (Desert Rural Density Residential)                                   | R-PD2 (Residential Planned Development – 2 Units per Acre)     |
| South                | Single Family Dwellings/Garehime Heights Park | ML (Medium Low Density Residential)/PR-OS (Parks/Recreation/Open Space) | C-V (Civic)/R-CL (Residential Compact-Lot)                     |
| East                 | Single Family Dwellings                       | ML (Medium Low Density Residential)                                     | R-PD6 (Residential Planned Development – 6 Units per Acre)     |
| West                 | Single Family Dwellings                       | ML (Medium Low Density Residential)                                     | R-1 (Single Family Residential)/R-CL (Residential Compact-Lot) |

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

## ANALYSIS

The purpose of the Review of Condition is to remove Condition Number 11 from Site Development Plan Review (SDR-2418). The removal of this condition will allow the applicant to apply for a Variance (VAR-18345), to allow a 13.9 foot high perimeter wall where 12 feet is the maximum height allowed. The Variance will be heard by the Planning Commission on 01/11/07. The majority of the wall has been constructed, but a portion of the wall is under construction. The wall is being constructed around the perimeter of the project. The wall begins near Fort Apache Drive and extends along the entire frontage of Alexander Drive, and terminates at Campbell Road on the east side of the project. The applicant received permits for a six-foot wall with a four-foot retaining wall on 08/03/06. There are no permits 13.9-foot wall which is currently under construction.

## **FINDINGS**

The applicant is constructing a 13.9-foot wall without proper permits. The subject Review of Condition cannot be supported since the applicant has not received proper permits. Staff cannot support the removal of the condition since the proposed deviation exceeds Title 19 standards.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** N/A

**ASSEMBLY DISTRICT** N/A

**SENATE DISTRICT** N/A

**NOTICES MAILED** 360

**APPROVALS** 0

**PROTESTS** 0



**PLANNING & DEVELOPMENT DEPARTMENT**

## STATEMENT OF FINANCIAL INTEREST

Case Number: R06-18341 APN: 138-08-116-020 & 021

Name of Property Owner: Wagner Homes Inc

Name of Applicant: Wagner Homes

Name of Representative: Stephani Allen

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**

X1 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: \_\_\_\_\_

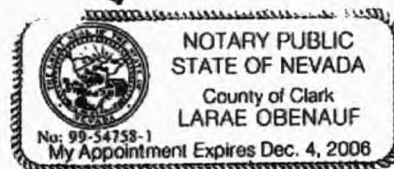
Signature of Property Owner: \_\_\_\_\_

Print Name: Xue Weng

**Subscribed and sworn before me**

This 2nd day of November, 2006

*Lafae Chenang*  
Notary Public in and for said County and State



**REMARKS:**

**BASE OF REARINGS**

**NOTE:**

FOR ALL GRADING & STREET  
SECTION SEE SHEET A01

**NOTE:**

FOR ALL GRADING & STREET  
SECTION SEE SHEET A01

**ENGINEER'S NOTE:**

1. ALL GRADING & STREET  
SECTION SEE SHEET A01

**CONSTRUCTION NOTES:**

1. ALL GRADING & STREET  
SECTION SEE SHEET A01

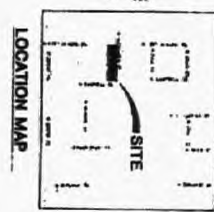
**ENGINEER'S ESTIMATE OF  
DRAINAGE FLOOD CONTROL, RESOURCES**

| ITEM                                              | QUANTITY |
|---------------------------------------------------|----------|
| 1. ALL GRADING & STREET<br>SECTION SEE SHEET A01  |          |
| 2. ALL GRADING & STREET<br>SECTION SEE SHEET A01  |          |
| 3. ALL GRADING & STREET<br>SECTION SEE SHEET A01  |          |
| 4. ALL GRADING & STREET<br>SECTION SEE SHEET A01  |          |
| 5. ALL GRADING & STREET<br>SECTION SEE SHEET A01  |          |
| 6. ALL GRADING & STREET<br>SECTION SEE SHEET A01  |          |
| 7. ALL GRADING & STREET<br>SECTION SEE SHEET A01  |          |
| 8. ALL GRADING & STREET<br>SECTION SEE SHEET A01  |          |
| 9. ALL GRADING & STREET<br>SECTION SEE SHEET A01  |          |
| 10. ALL GRADING & STREET<br>SECTION SEE SHEET A01 |          |

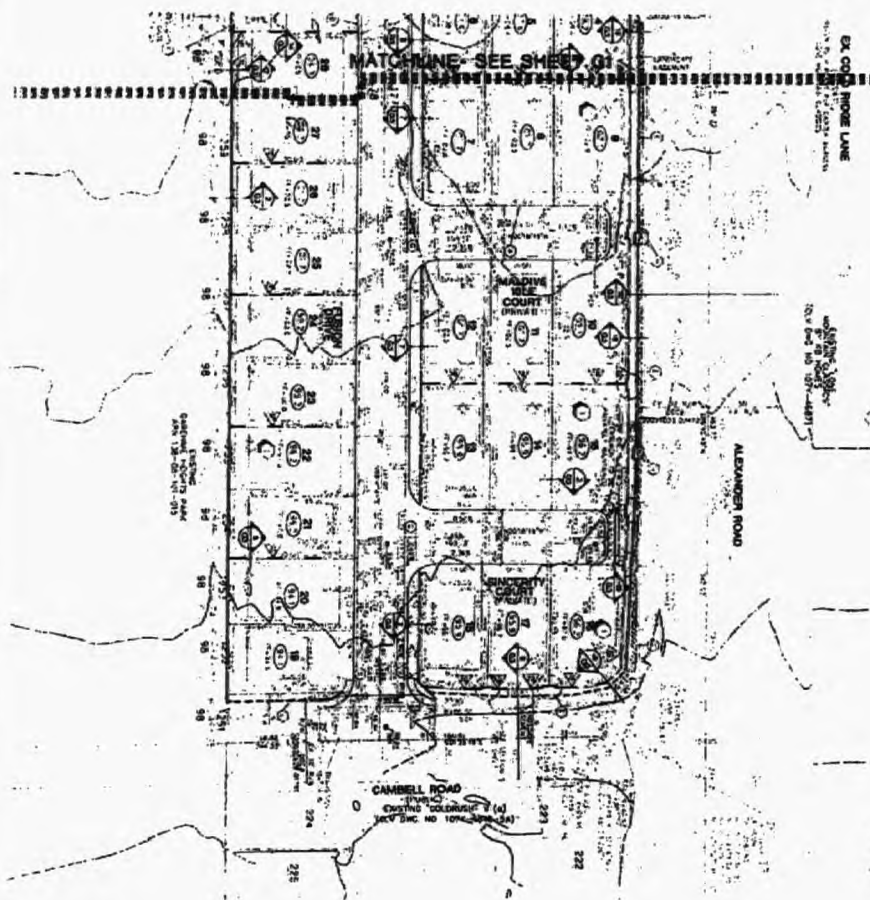
**ENGINEER'S  
ESTIMATE OF  
DRAINAGE FLOOD CONTROL, RESOURCES**

**Call before you dig**

**Underground**



**GRAPHIC SCALE**



**STANDARD BARS TABLE**

| ITEM                                              | QUANTITY |
|---------------------------------------------------|----------|
| 1. ALL GRADING & STREET<br>SECTION SEE SHEET A01  |          |
| 2. ALL GRADING & STREET<br>SECTION SEE SHEET A01  |          |
| 3. ALL GRADING & STREET<br>SECTION SEE SHEET A01  |          |
| 4. ALL GRADING & STREET<br>SECTION SEE SHEET A01  |          |
| 5. ALL GRADING & STREET<br>SECTION SEE SHEET A01  |          |
| 6. ALL GRADING & STREET<br>SECTION SEE SHEET A01  |          |
| 7. ALL GRADING & STREET<br>SECTION SEE SHEET A01  |          |
| 8. ALL GRADING & STREET<br>SECTION SEE SHEET A01  |          |
| 9. ALL GRADING & STREET<br>SECTION SEE SHEET A01  |          |
| 10. ALL GRADING & STREET<br>SECTION SEE SHEET A01 |          |

**LEGEND**

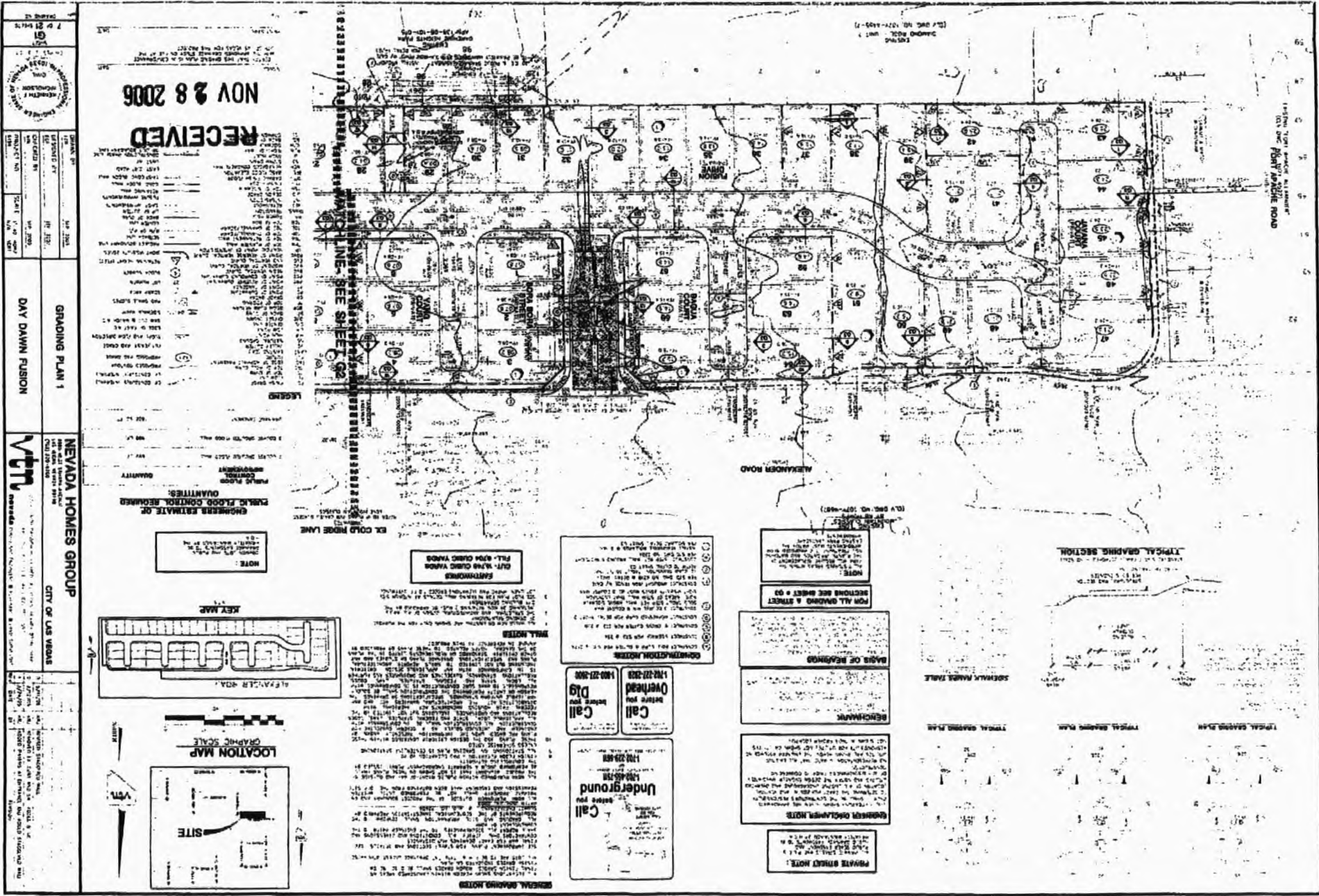
1. ALL GRADING & STREET  
SECTION SEE SHEET A01

**RECEIVED**

**NOV 28 2005**

**ROC-18341**  
**01-03-07 CC**

|                                                                        |  |                                                                            |  |
|------------------------------------------------------------------------|--|----------------------------------------------------------------------------|--|
| <b>NEVADA HOMES GROUP</b><br>4400 NEVADA AVENUE<br>LAS VEGAS, NV 89119 |  | <b>CITY OF LAS VEGAS</b><br>400 N. LAS VEGAS AVENUE<br>LAS VEGAS, NV 89101 |  |
| <b>GRADING PLAN 2</b>                                                  |  | <b>DAY DAWN FUSION</b>                                                     |  |
| <b>PROJECT NO.</b> 100-100-100-100                                     |  | <b>DATE</b> 10/28/05                                                       |  |
| <b>DESIGNED BY</b> [Signature]                                         |  | <b>CHECKED BY</b> [Signature]                                              |  |
| <b>DATE</b> 10/28/05                                                   |  | <b>DATE</b> 10/28/05                                                       |  |





CONSULTING ENGINEERS • PLANNERS • SURVEYORS

nevada

PROVIDING QUALITY PROFESSIONAL  
SERVICES SINCE 1960

November 27, 2006  
WO# 6194

**City of Las Vegas**  
**Planning and Development Department**  
731 South 4<sup>th</sup> Street  
Las Vegas, NV 89101

**DAY DAWN FUSION:**  
**RE: Justification for a Variance & Review of Conditions**

Planning Department,

On behalf of our client, Nevada Homes Group, VTN Nevada respectfully submits this letter and application for a Review of Condition and a Variance. Our client is requesting relief from condition # 11 of SDR-2418, stipulating in part, that perimeter walls shall not exceed eight feet in height. Amending this condition to permit a greater wall height would necessitate relief of Chapter 19.08.040 of Title 19, limiting wall height to eight feet.

The applicant is only requesting this relief for approximately 1,300 feet along Alexander Road. Basically, the request is restricted from the vicinity of the entry street east to Campbell Road

The applicant is proposing to build an enhanced, visually superior oriental themed wall that uses contrasting materials, color, as well as surface relief to provide visual relief of a monotonous wall that is typically so pervasive in the area.

The wall is currently designed in two sections that include a combination retaining/screen wall and an off-set, low retaining wall. The combined height of this wall section is 12.4 feet  $\pm$ . The applicant proposes to build an enhanced single wall approximately 13.9 feet  $\pm$  in height in the aforementioned area. The grading of the landscape easement will reduce the total wall height by 1-foot.

The applicant believes the substantial cost of single, enhanced perimeter wall that enhances the visual theme justifies this request. Thank you for your consideration in this matter.

Sincerely,

  
VTN Nevada  
Jeffrey Armstrong  
Senior Planner

Attachments

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5141  
TEL: (702) 873-7550 FAX: 362-2597

**ROC-18341**  
**01-03-07 CC**





MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
GARY REESE  
(MAYOR PRO-TEM)  
LARRY BROWN  
ETTE B. McDONALD  
VANCE WEEKLY  
MICHAEL MACK  
JANET MONCRIEF

CITY MANAGER  
DOUGLAS A. SELBY

C: NV. Homes  
(257-7715)  
Donna  
Kathy / status  
Ken Nicholson  
Jeffrey A.  
Jim F.  
Robert H.  
Tony Z.  
Planning (orig)

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

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

September 11, 2003

Mr. Ahmed Mohamed  
2470 East Flamingo Road  
Las Vegas, Nevada 89121

RE: SDR-2418 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF AUGUST 6, 2003  
Related to ZON-2415 and VAR-2419

Dear Mr. Mohamed:

The City Council at a regular meeting held August 6, 2003 APPROVED the request for a Site Development Plan Review for a proposed 57-lot Single Family RESIDENTIAL Development on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN: 138-08-101-001, 002, 003, and 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 7, 2003. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-2415) to a R-PD5 (Residential Planned Development - 5 Units Per Acre) Zoning District approved by the City Council.
2. Approval of a Variance (VAR-2419) to allow zero square feet of open space approved by the City Council or a revised site plan shall be submitted for review and approval depicting useable internal open space as required by Title 19.06.040.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. Lots 31 through 39, 42 and 43 to be developed with single-story homes and Lots 42 and 43 to have a 10-foot south side setback.
5. Cross access easements will not be permitted along the side property lines between dwellings.
6. The landscaping plan shall be revised prior to the submittal of civil improvement plans to reflect a minimum one 24-inch box tree every 30 linear feet of perimeter landscape planter and a minimum of four 5-gallon shrubs per tree or an acceptable alternative as outlined in the single-family guidelines for landscaping.

6194  
K. Apache  
Alexander

ROC-18341  
01-03-07 CC

7. Building height shall not exceed two stories or 35 feet, whichever is less.
8. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
9. Air conditioning units shall not be mounted on rooftops
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without the appropriate setbacks.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

**Public Works**

13. All City Code requirements and design standards of all City departments must be satisfied.
14. This site plan shall be revised to accommodate additional public street dedications in accordance with Standard Drawing #201.1 for free-right turn lanes and dual left lanes unless specifically noted in writing as not needed in the approved Traffic Impact Analysis. The Tentative Map shall show the required dedications.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
18. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

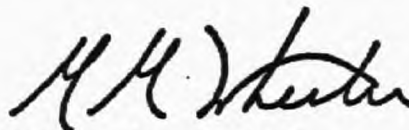
Mr. Ahmed Mohamed  
SDR-2418 – Page 3  
September 11, 2003

19. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Site development to comply with all applicable conditions of approval for ZON-2415 and all other subsequent site-related actions.
21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



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



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

cc: Ned Yamin and Haideh Family Trust  
1065 Hillcrest Road  
Beverly Hills, California 90210

Mr. Paul Wagner  
Nevada Homes Group  
6985 West Sahara Avenue  
Las Vegas, Nevada 89146

C.W. Fourth Family, Limited Partnership  
2717 Bavo Court  
Las Vegas, Nevada 89102

Matonovich Family Trust  
29 Pheasant Ridge  
Henderson, Nevada 89014

Mr. Jeffrey Armstrong  
VTN Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89146

**ROC-18341**  
**01-03-07 CC**

# ALEXANDER ROAD

(PUBLIC) (2.89%)

CITY OF LAS VEGAS

77' 49"W

(93.65) FG

(92.02) FG

(90.52) FG

(89.22) FG

(88.11) FG

(86.90) FG

(86.84) TC

(87.56) TC

(88.03) TC

(88.55) FG

(89.20) TC

(89.30) FG

(89.89) TC

(90.46) FG

(94.46) FG

(94.35) FG

(94.46) FG

(94.46) FG

(94.46) FG

(94.46) FG

22+00

23+00

24+00

25+00

26+00

27+00

28+00

29+00

30+00

31+00

32+00

33+00

34+00

35+00

36+00

37+00

38+00

39+00

40+00

41+00

42+00

43+00

44+00

45+00

46+00

47+00

48+00

49+00

50+00

51+00

52+00

53+00

54+00

55+00

56+00

57+00

58+00

59+00

60+00

61+00

62+00

63+00

64+00

65+00

66+00

67+00

68+00

69+00

70+00

71+00

72+00

73+00

74+00

75+00

76+00

77+00

78+00

79+00

80+00

81+00

82+00

83+00

84+00

85+00

86+00

87+00

88+00

89+00

90+00

91+00

92+00

93+00

94+00

95+00

96+00

97+00

98+00

99+00

100+00

101+00

102+00

103+00

104+00

105+00

106+00

107+00

108+00

109+00

110+00

111+00

112+00

113+00

114+00

115+00

116+00

117+00

118+00

119+00

120+00

121+00

122+00

123+00

124+00

125+00

126+00

127+00

128+00

129+00

130+00

131+00

132+00

133+00

134+00

135+00

136+00

137+00

138+00

139+00

140+00

141+00

142+00

143+00

144+00

145+00

146+00

147+00

148+00

149+00

150+00

151+00

152+00

153+00

154+00

155+00

156+00

157+00

158+00

159+00

160+00

161+00

162+00

163+00

164+00

165+00

166+00

167+00

168+00

169+00

170+00

171+00

172+00

173+00

174+00

175+00

176+00

177+00

178+00

179+00

180+00

181+00

182+00

183+00

184+00

185+00

186+00

187+00

188+00

189+00

190+00

191+00

192+00

193+00

194+00

195+00

196+00

197+00

198+00

199+00

200+00

201+00

202+00

203+00

204+00

205+00

206+00

207+00

208+00

209+00

210+00

211+00

212+00

213+00

214+00

215+00

216+00

217+00

218+00

219+00

220+00

221+00

222+00

223+00

224+00

225+00

226+00

227+00

228+00

229+00

230+00

231+00

232+00

233+00

234+00

235+00

236+00

237+00

238+00

239+00

240+00

241+00

242+00

243+00

244+00

245+00

246+00

247+00

248+00

249+00

250+00

251+00

252+00

253+00

254+00

255+00

256+00

257+00

258+00

259+00

260+00

261+00

262+00

263+00

264+00

265+00

266+00

267+00

268+00

269+00

270+00

271+00

272+00

273+00

274+00

275+00

276+00

277+00

278+00

279+00

280+00

281+00

282+00

283+00

284+00

285+00

286+00



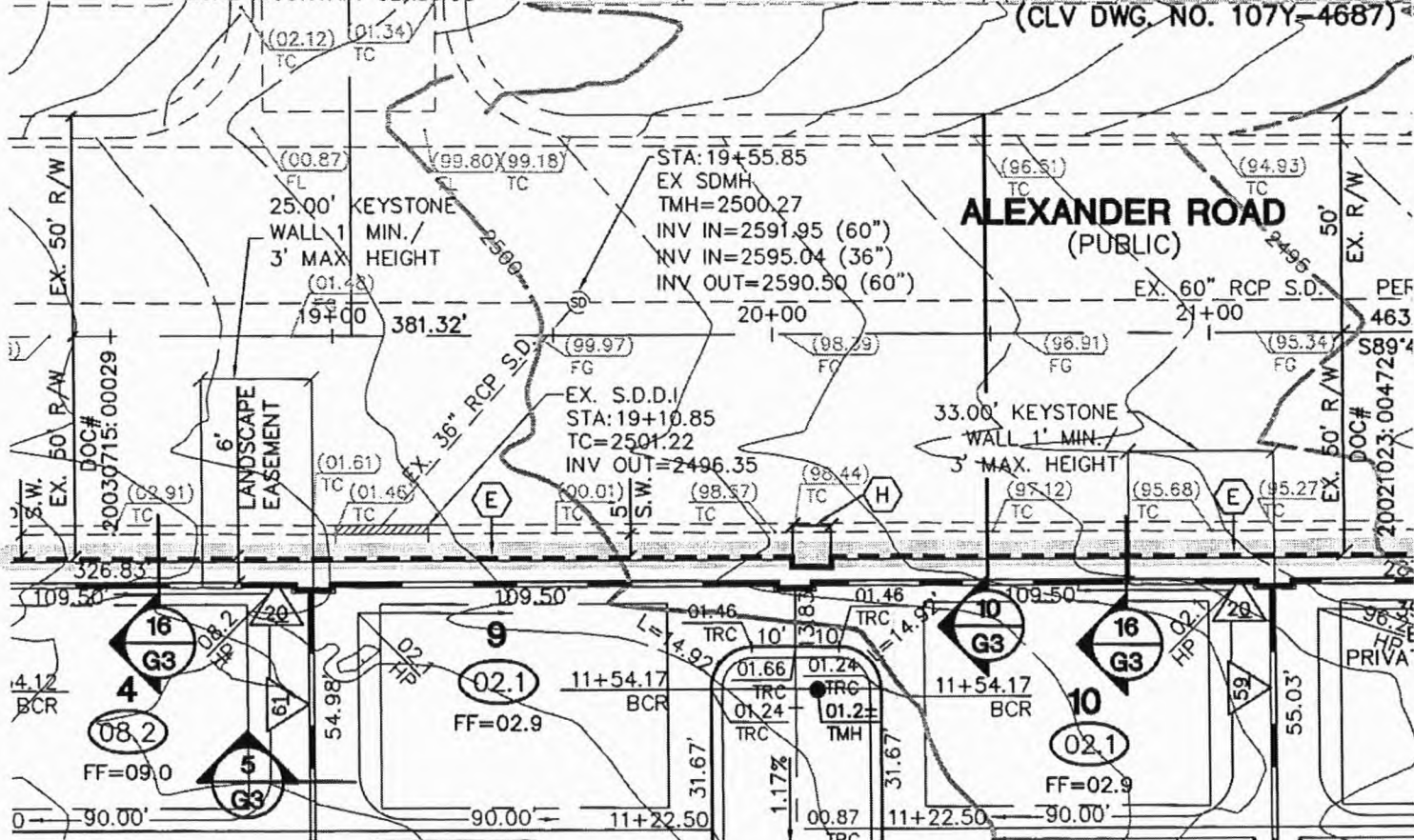
# EX. GOLD RIDGE LANE

(PRIVATE)

REFER TO IP PLANS PER CARTER BURGESS  
LONE MOUNTAIN CLASSICS

EXISTING "LONE  
MOUNTAIN CLASSICS"  
BY KB HOMES

(CLV DWG. NO. 107Y-4687)



RECEIVED  
FEB 06 2007

2

DAY DAWN FUSION  
KEYSTONE WALL LOCATION

**vtn**  
nevada

ROC-18341 02-07-07 CC

(PRIVATE)

EXISTING "LONE  
MOUNTAIN CLASSICS"  
BY KB HOMES

(CLV DWG. NO. 107Y-4687)

**ALEXANDER ROAD**  
(PUBLIC)

RECEIVED  
FEB 07 2007

DAY DAWN FUSION  
KEYSTONE WALL LOCATION

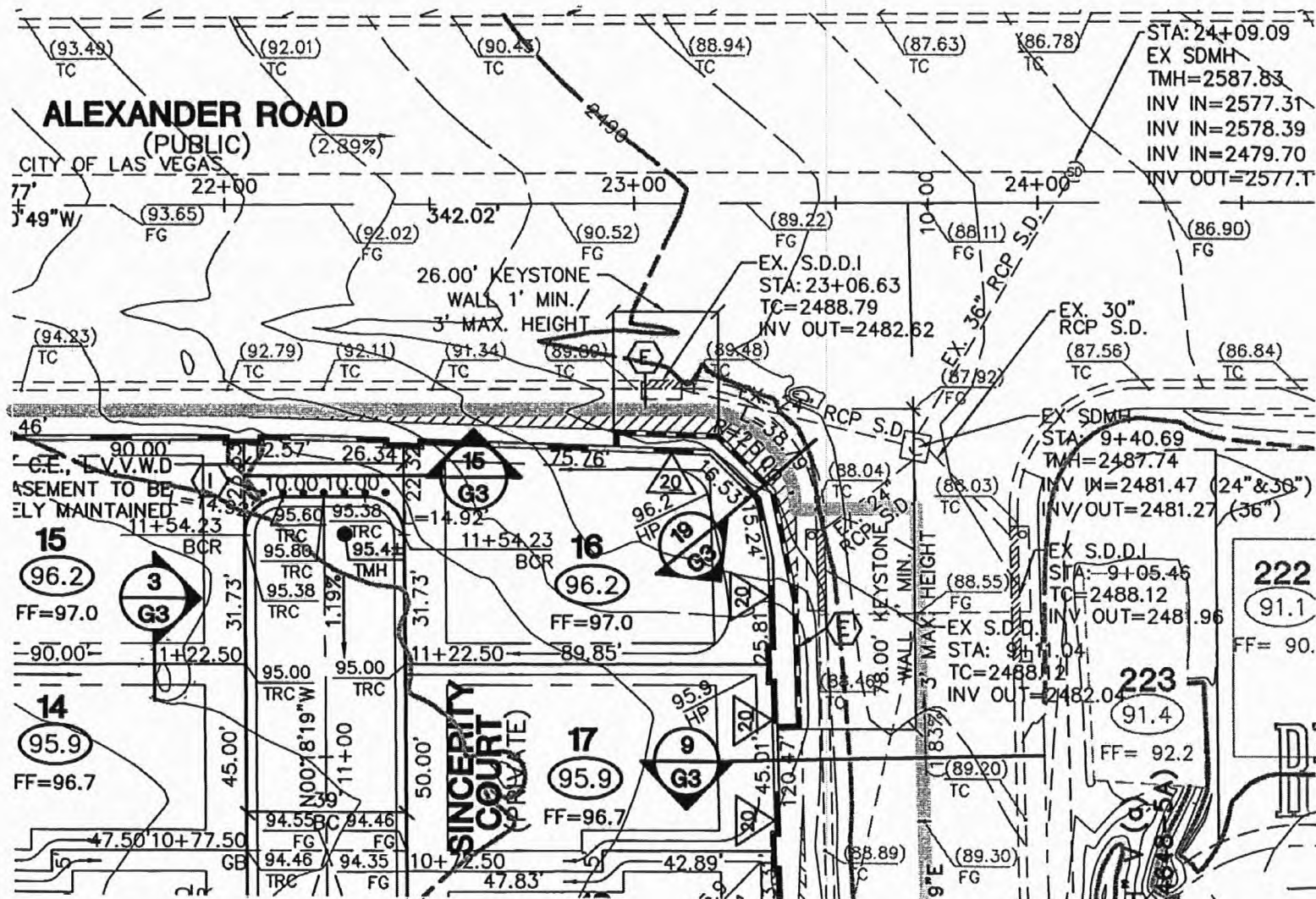


ROC-18341 02-07-07 CC

|      |          |        |     |
|------|----------|--------|-----|
| Date | 02-07-07 | Item # | 113 |
|------|----------|--------|-----|

H:\6194\6194GR1.dwg, 2/7/2007 8:56:37 AM, nickw

2



DAY DAWN FUSION  
KEYSTONE WALL LOCATION

**vtm**  
nevada

ROC-18341 02-07-07 CC



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

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

GENERAL PLAN AMENDMENT

GPA-18558 - PUBLIC HEARING - APPLICANT/OWNER: TANGAMANGA LLC - Request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 0.44 acres at 1404 and 1408 North 23rd Street (APNs 139-26-508-005 and 007), Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

1

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.

**BACKUP DOCUMENTATION:**

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

Motion made by GARY REESE to Approve

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:**

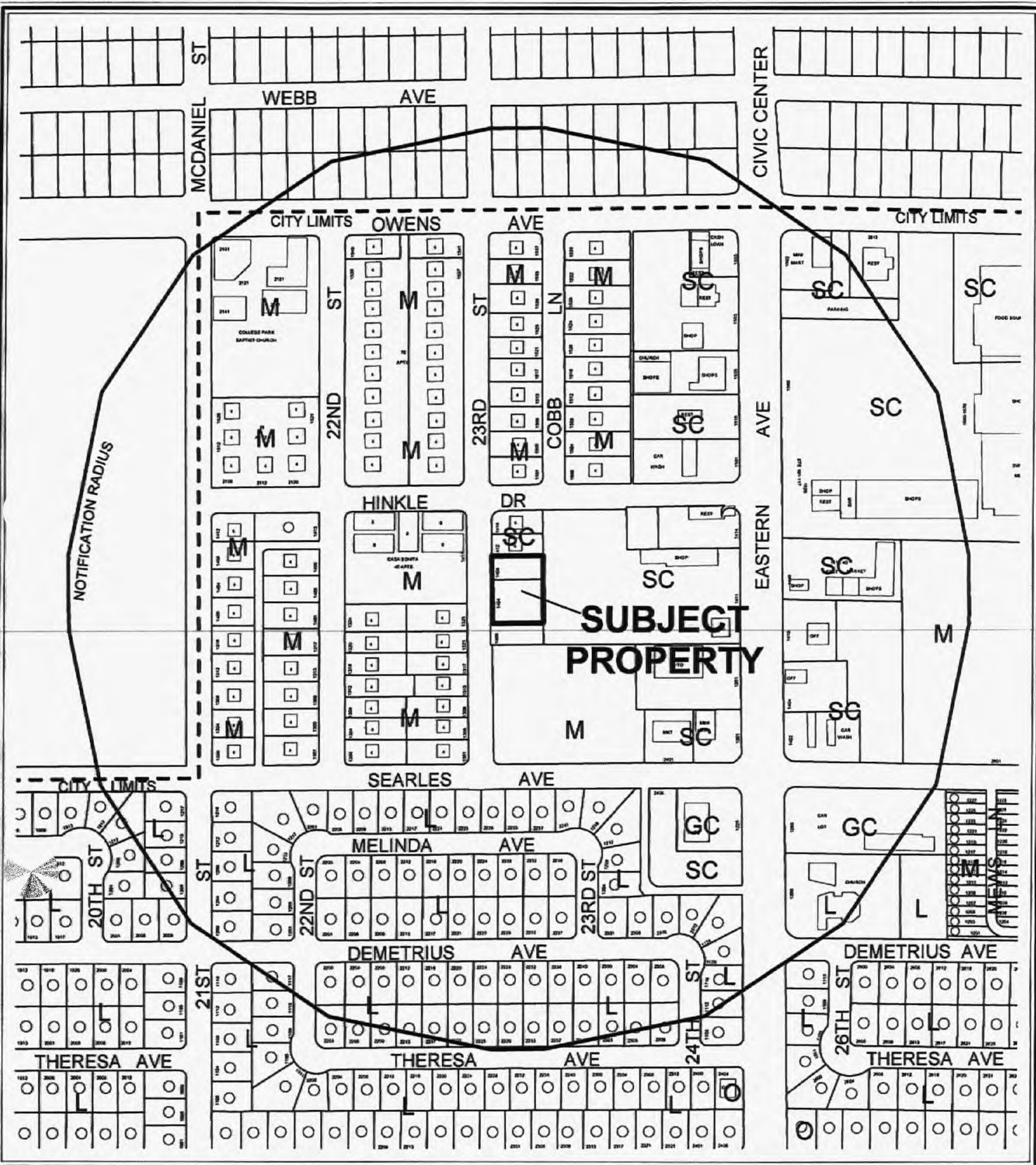
MAYOR GOODMAN declared the Public Hearing open on Item 114 [GPA-18558] and Item 115 [SDR-17221].

GINA GAETAN, 5195 South Durango Drive, appeared on behalf of the applicant and concurred with staff recommendations.

COUNCILMAN REESE requested to see elevations. MS. GAETAN indicated the buildings will be stucco with tile roof. She also indicated that this will be an affordable project. The applicant is still working on the cost estimate.

MAYOR GOODMAN declared the Public Hearing closed on Item 114 [GPA-18558] and Item 115 [SDR-17221].





CASE: **GPA-18558**

RADIUS: 1000 FT

GENERAL PLAN OF SUBJECT PROPERTY:  
SC (SERVICE COMMERCIAL)

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

0 70140 Feet





CASE: **GPA-18558**

RADIUS: 1000 FT

GENERAL PLAN OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL)

0 70140 Feet



*City of Las Vegas*

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: GPA-18558 - APPLICANT/OWNER: TANGAMANGA LLC**

---

**\*\* CONDITIONS \*\***

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



## **\*\* STAFF REPORT \*\***

### **APPLICATION REQUEST**

This is a request for a General Plan Amendment from SC (Service Commercial) to M (Medium Density Residential) on 0.44 acres at 1404 and 1408 North 23rd Street. A related Site Development Plan Review (SDR-17221) will also be considered on this agenda.

### **BACKGROUND DATA**

- |          |                                                                                                                                                                                                                                                                                                                     |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 08/07/85 | The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Medium Density Residential land uses with a maximum density of 20 dwelling units per acre.                                                           |
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. The subject properties were designated for SC (Service Commercial) land uses on those maps.                                                                                                                                    |
| 08/18/99 | The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre. |
| 09/06/99 | The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.                                                                                                                |
| 09/06/00 | The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.                                                                                                                                                                        |
| 08/29/06 | Staff explained the requirements for a Site Development Plan Review at a pre-application meeting.                                                                                                                                                                                                                   |
| 12/14/06 | A neighborhood meeting was held for this General Plan Amendment at the East Las Vegas Community Center (Conference Room 1), 250 North Eastern Avenue. No one from the public attended the meeting.                                                                                                                  |
| 01/11/07 | The Planning Commission recommended approval of companion item SDR-17221 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #19/ar).                                                                                                                       |



| <b>Details of Application Request</b>                             |      |
|-------------------------------------------------------------------|------|
| <b>Site Area</b>                                                  |      |
| Net Acres                                                         | 0.44 |
| <b>General Plan Category</b>                                      |      |
| Medium Density Residential - 12.1 to 25 dwelling units/gross acre |      |

| Surrounding Property | Existing Land Use | Planned Land Use                      | Existing Zoning                  |
|----------------------|-------------------|---------------------------------------|----------------------------------|
| Subject Property     | Undeveloped       | Medium Density Residential (proposed) | R-3 (Medium Density Residential) |
| North                | Apartments        | Service Commercial                    | R-3 (Medium Density Residential) |
| South                | Undeveloped       | Service Commercial                    | R-1 (Single Family Residential)  |
| East                 | Undeveloped       | Service Commercial                    | C-2 (General Commercial)         |
| West                 | Apartments        | Medium Density Residential            | R-3 (Medium Density Residential) |

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

## **DEFINITIONS**

**M (Medium Residential)** (12.1 to 25 dwelling units/gross acre). The Medium Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height.

**SC (Service Commercial)** The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

## **ANALYSIS**

The subject parcel is currently undeveloped. The proposed General Plan Amendment from SC (Service Commercial) to M (Medium Density Residential) will allow the development of the proposed apartment complex.

The site is located within the Neighborhood Revitalization Strategy Area of the 2020 Master Plan, which has policies encouraging infill development. Objective 2.1 of that Strategy Area is "To focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage". The redevelopment of this parcel with a quality multi-family product will be an enhancement to the area, as well as carry out the policy intentions of the Neighborhood Revitalization Strategy Area.

## **FINDINGS**

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

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

In regard to "1": This proposed General Plan Amendment to the M (Medium Density Residential) category will allow the development of apartments on the subject site. This use will be compatible with the existing commercial uses to the east and south and the residential uses to the north and west.

In regard to "2": The proposed M (Medium Density Residential) land use is compatible with the existing R-3 (Medium Density Residential) zoning of the property. The proposed apartment development is planned for 25.00 dwelling units per acre which is consistent with both the existing zoning and the proposed General Plan designation of this site.

In regard to "3": Access to the site is provided by 23<sup>rd</sup> Street, a 60-foot wide local street which will not be adversely impacted by this request.

In regard to "4": The subject area is located within the Neighborhood Revitalization Area of the Las Vegas 2020 Master Plan. An objective in this area is: "To improve the amount and quality of infill development on vacant and underutilized lands within established areas of the City (Objective 2.6)." The reclassification of the subject property will enable this property to develop at a density that is compatible to existing adjacent development and further this objective of the Las Vegas 2020 Master Plan.

### **GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING**

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on Thursday, December 14, 2006 at 5:30p.m, a neighborhood meeting sponsored by the applicant was held at the East Las Vegas Community Center (Conference Room 1), at 250 North Eastern Avenue. No one from the public attended the meeting.

### **NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 8

**ASSEMBLY DISTRICT** 11

**SENATE DISTRICT** 2

**NOTICES MAILED** 206 by Planning Department

**APPROVALS** 0

**PROTESTS** 1



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-18558** APN: 139-26-503-005 & 007

Name of Property Owner: Tangamanga LLC by Manuel Calvillo

Name of Applicant: ACE ENGINEERING

Name of Representative: ACE ENGINEERING

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

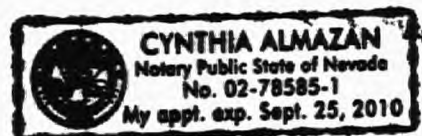
Signature of Property Owner: \_\_\_\_\_

Print Name: Manuel Calvillo, President

Subscribed and sworn before me

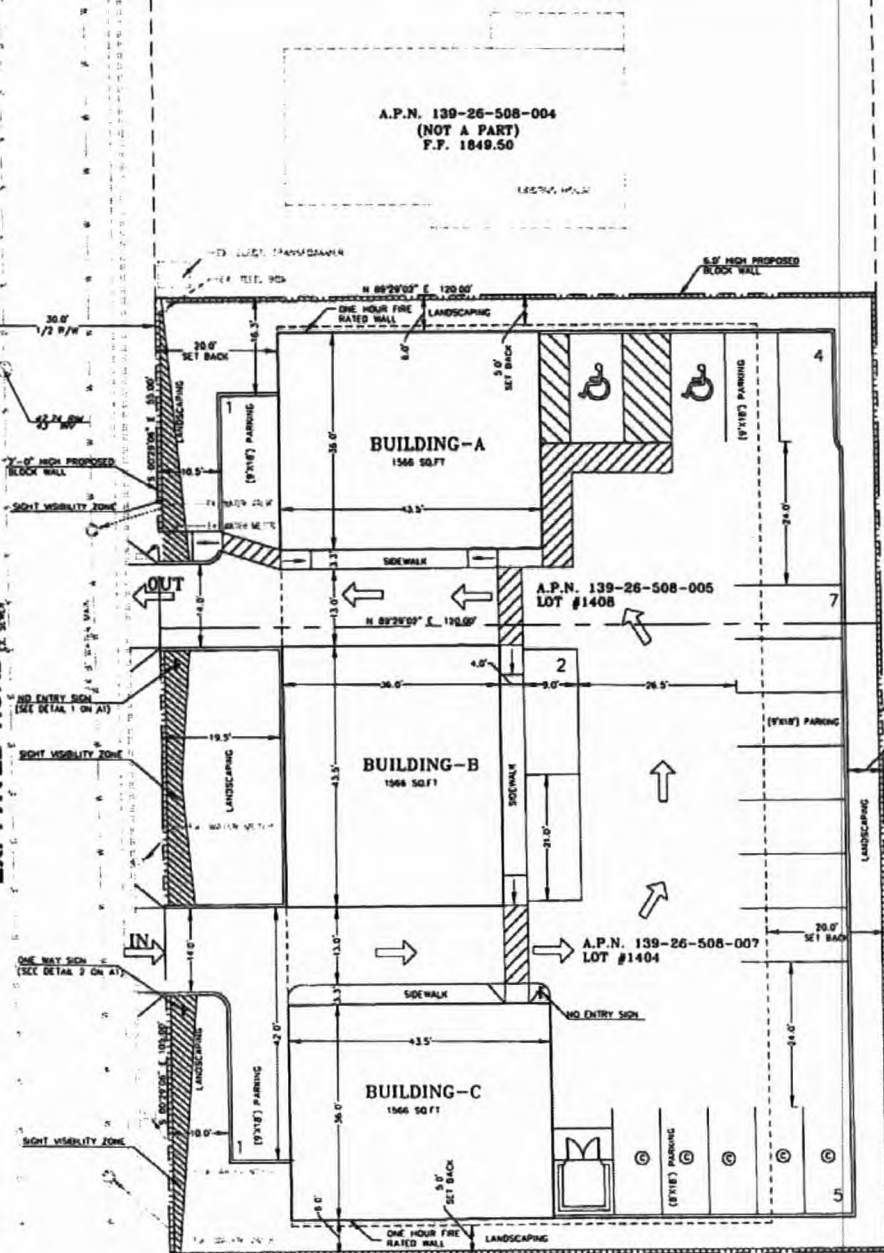
This 5<sup>th</sup> day of December, 2006

cal  
Notary Public in and for said County and State





23<sup>RD</sup> STREET (PUBLIC)  
EX. PAVED ROAD



- LEGEND:**
- (S) EXISTING SEWER
  - (V) EXISTING WATER VALVE
  - (H) EXISTING HYDRO-PNEUMATIC TANK
  - PROPERTY LINE
  - COVER LINE
  - EXISTING WATER LINE
  - EXISTING SEWER LINE
  - EXISTING GROUND SURFACE
  - EXISTING TOP OF CURB ELEVATION
  - EX. STREET LIGHT
  - SETBACK LINE
  - EXISTING FIRE HYDRANT



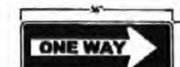
**VICINITY MAP:**

**PROJECT DATA**

PROJECT NAME: TANGA MANGA MULTIPLEXES  
PROJECT LOCATION: 1404, 1408 N. 23<sup>RD</sup> STREET, LAS VEGAS 89101  
ASSESSOR'S PARCEL NUMBER: 139-26-508-005, 007  
ZONING: R-2  
1. OCCUPANCY CLASSIFICATION: R-2  
2. TYPE OF CONSTRUCTION: V-B  
3. FIRE SPINNELLERS: NO  
4. HEIGHT:  
ACTUAL: 27'-6" (TOP OF ROOF)  
ALLOWABLE: 35'-0"  
5. STORIES:  
ACTUAL: 2  
ALLOWABLE: 2  
6. AREA:  
TOTAL SITE AREA = 0.15 + 0.29 = 0.44 ACRES (19166.40 SQ.FT.)  
ONE BEDROOM UNIT AREA = 684 SQ.FT.  
TWO BEDROOM UNIT AREA = 882 SQ.FT.  
THREE BEDROOM UNIT AREA = 1566 SQ.FT.  
BUILDING-A AREA  
FIRST FLOOR AREA = 1566 SQ.FT.  
SECOND FLOOR AREA = 3132 SQ.FT.  
TOTAL AREA = 4700 SQ.FT.  
BUILDING-B AREA  
FIRST FLOOR AREA = 1566 SQ.FT.  
SECOND FLOOR AREA = 3132 SQ.FT.  
TOTAL AREA = 4700 SQ.FT.  
BUILDING-C AREA  
FIRST FLOOR AREA = 1566 SQ.FT.  
SECOND FLOOR AREA = 3132 SQ.FT.  
TOTAL AREA = 4700 SQ.FT.  
ALLOWABLE AREA = FOR ONE STORY BUILDING - 3000 SQ.FT.  
FOR TWO STORY BUILDING - 7000 SQ.FT.  
TOTAL PAVED AREA = 5176 SQ.FT.  
REQUIRED LANDSCAPE AREA = 408 SQ.FT. (20% OF TOTAL IMPERVIOUS AREA)  
PROVIDED LANDSCAPE AREA = 4325 SQ.FT.  
7. REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS AND PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY: YES  
8. FINE RESISTING CONSTRUCTION REQUIREMENTS: YES  
9. SPECIAL INSPECTIONS REQUIRED: YES  
10. CODE YEAR / TYPE: 2003 BC  
11. PROPOSED BUILDING USE: RESIDENTIAL  
12. UNIT BREAK UP:  
THREE BED ROOM UNITS: 7  
TWO BED ROOM UNITS: 11  
SINGLE BED ROOM UNITS: 11  
13. DENSITY RATIO = UNITS / LAND AREA = 11/0.44 ACRES = 25.0 UNITS PER ACRES  
**PARKING REQUIREMENT**  
(FOR MULTIFAMILY UNITS)  
a) THREE BEDROOM UNITS = 2 X 1 = 2  
b) TWO BEDROOM UNITS = 1.75 X 5 = 9  
c) ONE BEDROOM UNITS = 1.25 X 5 = 7  
d) GUEST SPACE REQUIRED = 2  
TOTAL PARKING REQUIRED = 20  
TOTAL PARKING PROVIDED = 20  
HANDICAPPED PARKING REQUIRED = 1  
HANDICAPPED PARKING PROVIDED = 2  
(COMPACT PARKING PROVIDED = 5)

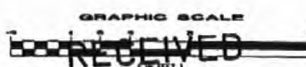


1. NO ENTRY SIGN  
R.T.C.



2. ONE WAY SIGN  
R.T.C.

**LEGAL DESCRIPTION:**  
THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, NEVADA



**ACE ENGINEERING**  
5950 S. DURANGO DRIVE  
LAS VEGAS, NV 89113  
PHONE: 702-944-8800, FAX: 702-944-7962  
CIVIL • PLANNING • LAND DEVELOPMENT • BUILDING DESIGN

**SITE PLAN**  
TANGA MANGA MULTIPLEXES  
1404, 1408 N. 23<sup>RD</sup> STREET  
LAS VEGAS 89101



DATE: 12/05/2006

JOB: 06-13  
DWG. BY: AS  
CHK. BY: MK

**A1**  
SHEET  
1 OF 5

**GPA-18558 SDR-17221**  
**REVISED 01/11/07 PC**

DEC 5 2006

12/05/06

CITY OF LAS VEGAS - Planning & Dev. Dept  
To whom it may concern

Re: General Plan Amendment from  
Existing SC to M.

SDR # 17221

Dear Sir/Madam,

This justification is to revise the General  
Plan. for APN # 139-26-508-005 & 007.  
Fourplexes are proposed as per the existing  
Zoning (R-3).

However General Plan calls for commercial  
in R-3 zoning.

Above referred Amendment is hereby ~~to~~  
requested.

Should you have any questions, please call me  
at 396-5113 (or cell # 289-7028)

Tony SINGH

ACE Engineering.

**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 GPA-18558

SDR-17221 - PUBLIC HEARING - APPLICANT/OWNER: TANGAMANGA LLC - Request for a Site Development Plan Review FOR A PROPOSED 11-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.44 acres at 1404 and 1408 North 23rd Street (APNs 139-26-508-005 and 007), R-3 (Medium Density Residential) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

1

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

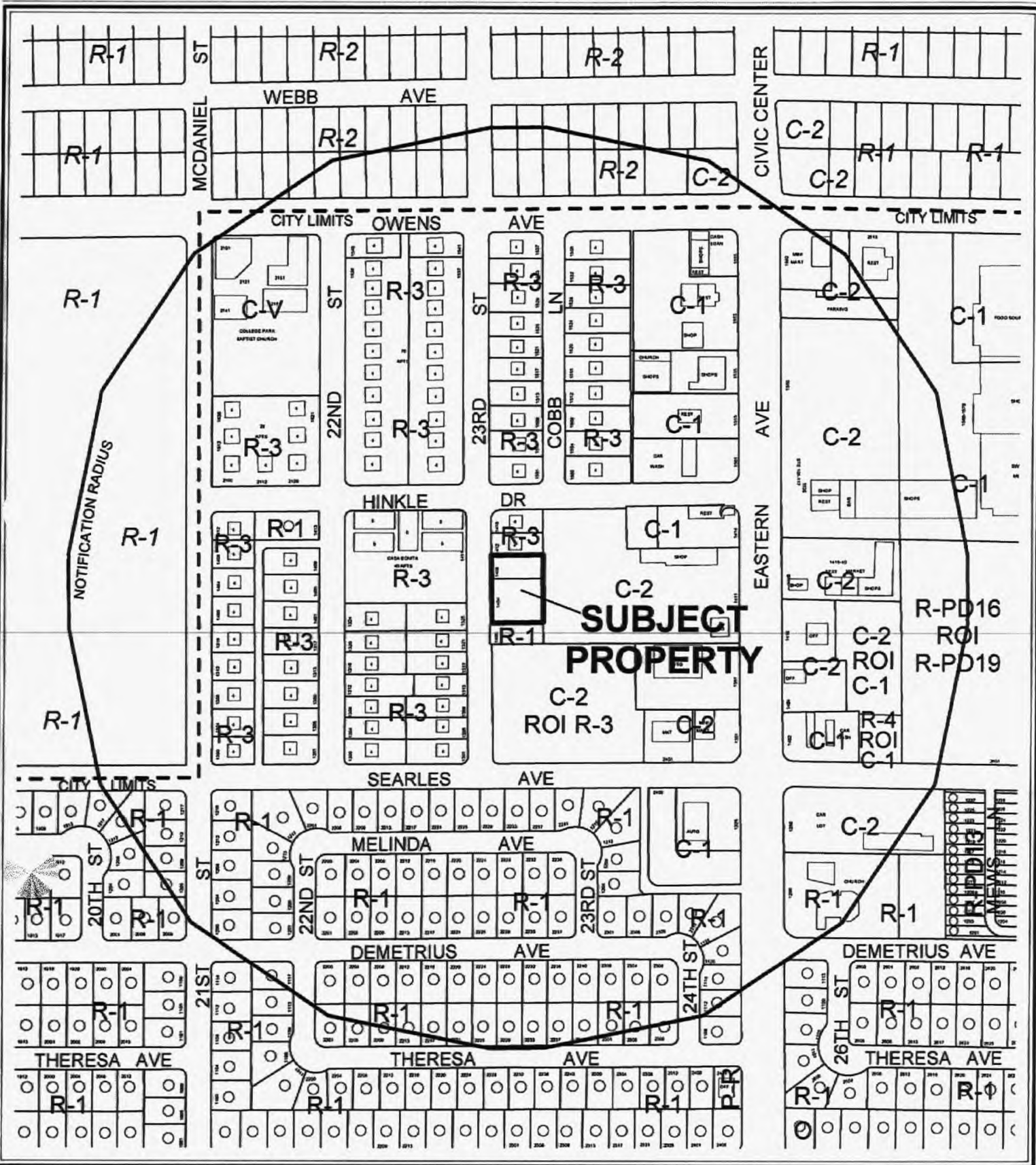
Motion made by GARY REESE to Approve Subject to Conditions

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

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

Minutes:

See Item 114 for related discussion.



CASE: **SDR-17221**

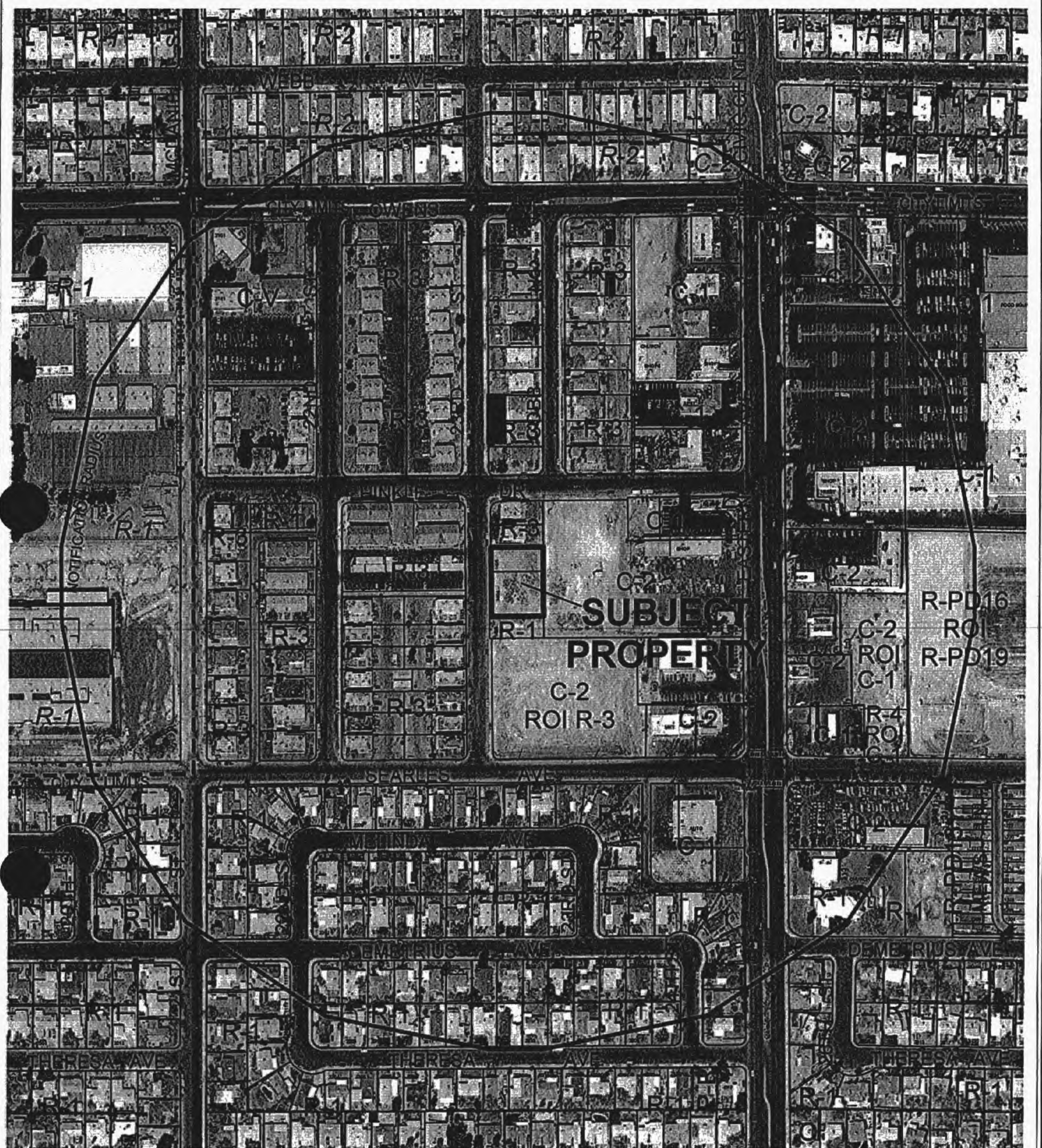
RADIUS: 1000 FT

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

0 70140 Feet







CASE: **SDR-17221**

RADIUS: 1000 FT

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

0 70140 Feet



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: SDR-17221 - APPLICANT/OWNER: TANGAMANGA LLC**

---

**\*\* CONDITIONS \*\***

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

**Planning and Development**

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 12/05/06 except as amended by conditions herein.
3. A Waiver from Title 19.10.010 J4 is hereby approved, to allow no landscape islands or fingers in the parking lot, and to allow no parking lot trees.
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. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

14. Coordinate with the Department of Building and Safety to determine whether a mapping action is necessary to remove the parcel lines; comply with the recommendations of the Department of Building and Safety.
15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
18. Coordinate with the City Surveyor to determine whether a reversionary map or other map is necessary. If such a map is required, it shall record prior to the issuance of the building permit.



## \*\* STAFF REPORT \*\*

### PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 11-unit multi-family residential development on 0.44 acres at 1404 and 1408 North 23rd Street. A related General Plan Amendment from SC (Service Commercial) to M (Medium Density Residential) will also be considered on this agenda.

The proposed apartment development is compatible with existing and proposed development in the area. Staff's recommendation is for approval.

### BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i> |                                                                                                                                                                                                             |
|--------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01/11/07                                                           | The Planning Commission recommended approval of companion item GPA-18558 concurrently with this application.<br><br>The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #20/ar).        |
| <i>Pre-Application Meeting</i>                                     |                                                                                                                                                                                                             |
| 08/29/06                                                           | Staff explained the requirements for a Site Development Plan Review.                                                                                                                                        |
| <i>Neighborhood Meeting</i>                                        |                                                                                                                                                                                                             |
| 12/14/06                                                           | A neighborhood meeting was held for the companion General Plan Amendment at the East Las Vegas Community Center (Conference Room 1), 250 North Eastern Avenue. No one from the public attended the meeting. |

| <i>Details of Application Request</i> |      |
|---------------------------------------|------|
| <i>Site Area</i>                      |      |
| Net Acres                             | 0.44 |

| Surrounding Property | Existing Land Use | Planned Land Use                      | Existing Zoning                  |
|----------------------|-------------------|---------------------------------------|----------------------------------|
| Subject Property     | Undeveloped       | Medium Density Residential (proposed) | R-3 (Medium Density Residential) |
| North                | Apartments        | Service Commercial                    | R-3 (Medium Density Residential) |
| South                | Undeveloped       | SC Service Commercial                 | R-1 (Single Family Residential)  |
| East                 | Undeveloped       | SC Service Commercial                 | C-2 (General Commercial)         |
| West                 | Apartments        | Medium Density Residential            | R-3 (Medium Density Residential) |



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

## DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

| <i>Standard</i>                                                                                         | <i>Required/Allowed</i>                                                                    | <i>Provided</i>                                                                            | <i>Compliance</i>                                                               |
|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Min. Lot Size                                                                                           | 6,500 sf                                                                                   | 19166 sf                                                                                   | Y                                                                               |
| Min. Lot Width                                                                                          | N/A                                                                                        | 160 ft                                                                                     | Y                                                                               |
| Min. Setbacks <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Rear</li> </ul> | <ul style="list-style-type: none"> <li>• 20 ft</li> <li>• 5 ft</li> <li>• 20 ft</li> </ul> | <ul style="list-style-type: none"> <li>• 20 ft</li> <li>• 6 ft</li> <li>• 56 ft</li> </ul> | <ul style="list-style-type: none"> <li>• Y</li> <li>• Y</li> <li>• Y</li> </ul> |
| Min. Distance Between Buildings                                                                         | 10 ft                                                                                      | 16 ft                                                                                      | Y                                                                               |
| Max. Lot Coverage                                                                                       | N/A                                                                                        | 25%                                                                                        | Y                                                                               |
| Max. Building Height                                                                                    | 2 stories, not to exceed 35 ft                                                             | 2 stories, 27 ft                                                                           | Y                                                                               |

| <i>Residential Adjacency Standards</i> | <i>Required/Allowed</i> | <i>Provided</i> | <i>Compliance</i> |
|----------------------------------------|-------------------------|-----------------|-------------------|
| 3:1 proximity slope                    | 84 ft                   | 389 ft          | Y                 |
| Adjacent development matching setback  | 15 ft                   | 389 ft          | Y                 |
| Trash Enclosure                        | 50 ft                   | 389 ft          | Y                 |

Per Title 19.08.060, this site is required to maintain Residential adjacency setbacks from the nearest property developed with a single family dwelling. The nearest single family dwelling is located at 2233 Melinda Avenue.

| <i>Existing Zoning</i> | <i>Permitted Density</i> | <i>Units Allowed</i> | <i>General Plan</i>       | <i>Permitted Density</i> |
|------------------------|--------------------------|----------------------|---------------------------|--------------------------|
| R-3                    | 25 du/ac                 | 11                   | Proposed change to Medium | 25.49 du/ac              |

Per Title 19.12, the following standards apply:

| <i>Landscaping and Open Space Standards</i> |                                                                                   |              |                                                                                   |                   |
|---------------------------------------------|-----------------------------------------------------------------------------------|--------------|-----------------------------------------------------------------------------------|-------------------|
| <i>Standards</i>                            | <i>Required</i>                                                                   |              | <i>Provided</i>                                                                   | <i>Compliance</i> |
|                                             | <i>Ratio</i>                                                                      | <i>Trees</i> |                                                                                   |                   |
| Parking Area                                | 1 Tree /6 Spaces                                                                  | 4 Trees      | 0                                                                                 | N                 |
| Buffer:<br>Min. Trees                       | 1 Tree/20 Linear<br>Feet                                                          | 27<br>Trees  | 30 Trees                                                                          | Y                 |
| Min. Zone Width                             | 10 Feet along 23 <sup>rd</sup> Street<br>6 Feet along remaining<br>property lines |              | 10 Feet along 23 <sup>rd</sup> Street<br>6 Feet along remaining property<br>lines | Y                 |
| Wall Height                                 | 6 Feet                                                                            |              | 6 Feet                                                                            | Y                 |

Pursuant to Title 19.10, the following parking standards apply:

| Parking Requirement |                 |                      |          |              |          |              |            |
|---------------------|-----------------|----------------------|----------|--------------|----------|--------------|------------|
| Use                 | Number of Units | Required             | Provided |              | Required |              | Compliance |
|                     |                 | Parking Ratio        | Parking  |              | Parking  |              |            |
|                     |                 |                      | Regular  | Handi-capped | Regular  | Handi-capped |            |
| 3 bedroom apartment | 1               | 2 spaces per unit    | 2        |              |          |              |            |
| 2 bedroom unit      | 5               | 1.75 spaces per unit | 9        |              |          |              |            |
| 1 bedroom unit      | 5               | 1.25 spaces per unit | 7        |              |          |              |            |
| Guest spaces        | 11              | 1 space per 6 units  | 2        |              |          |              |            |
| TOTAL               |                 |                      | 20       |              | 20       | 2            | Y          |

| <b>Waivers</b>          |                    |                                                                                    |
|-------------------------|--------------------|------------------------------------------------------------------------------------|
| <b>Request</b>          | <b>Requirement</b> | <b>Staff Recommendation</b>                                                        |
| No trees in parking lot | 4 trees            | Approval, because additional landscaping is provided within property line buffers. |

## **ANALYSIS**

The site is currently undeveloped. The applicant proposes to construct three apartment buildings and 20 parking spaces on the site. The widths of the property-line landscape buffers meet city requirements. The applicant has requested a waiver of the parking lot landscape requirements, and proposes to place additional landscaping material within the property-line buffers. Staff finds this alternative to be acceptable.

The floor plans show five, one-bedroom, five, two-bedroom, and one, three-bedroom units.

The elevations depict a two story structure with a maximum height of 27 feet four inches. A stucco exterior with a concrete tile roof is proposed.

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

**In regard to "2":** The applicant has requested a waiver to allow no parking lot landscaping islands. Staff finds the applicant's intent to provide additional landscaping adjacent within the property line buffers is an acceptable alternative.

**In regard to “3”:** Access to the site is provided by 23<sup>RD</sup> Street, a 60-foot wide local street which will not be adversely impacted by this request.

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

**In regard to “5”:** The building elevations and design characteristics of the proposed buildings are well-suited for affordable housing and would be harmonious with the design of adjacent development and nearby commercial structures.

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

**PLANNING COMMISSION ACTION**

Condition #14 was added.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 8

**ASSEMBLY DISTRICT** 11

**SENATE DISTRICT** 2

**NOTICES MAILED** 206 by Planning Department

**APPROVALS** 0

**PROTESTS** 1





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

**SDR-17221**

Case Number: SDR-17221 APN: 139-26-508-005 & 007

Name of Property Owner: Langananga LLC, by Manuel Calvillo

Name of Applicant: ACE ENGINEERING

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

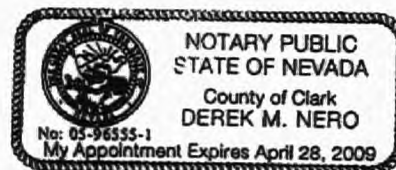
Signature of Property Owner: \_\_\_\_\_

Print Name: Manuel Calvillo, manager

Subscribed and sworn before me

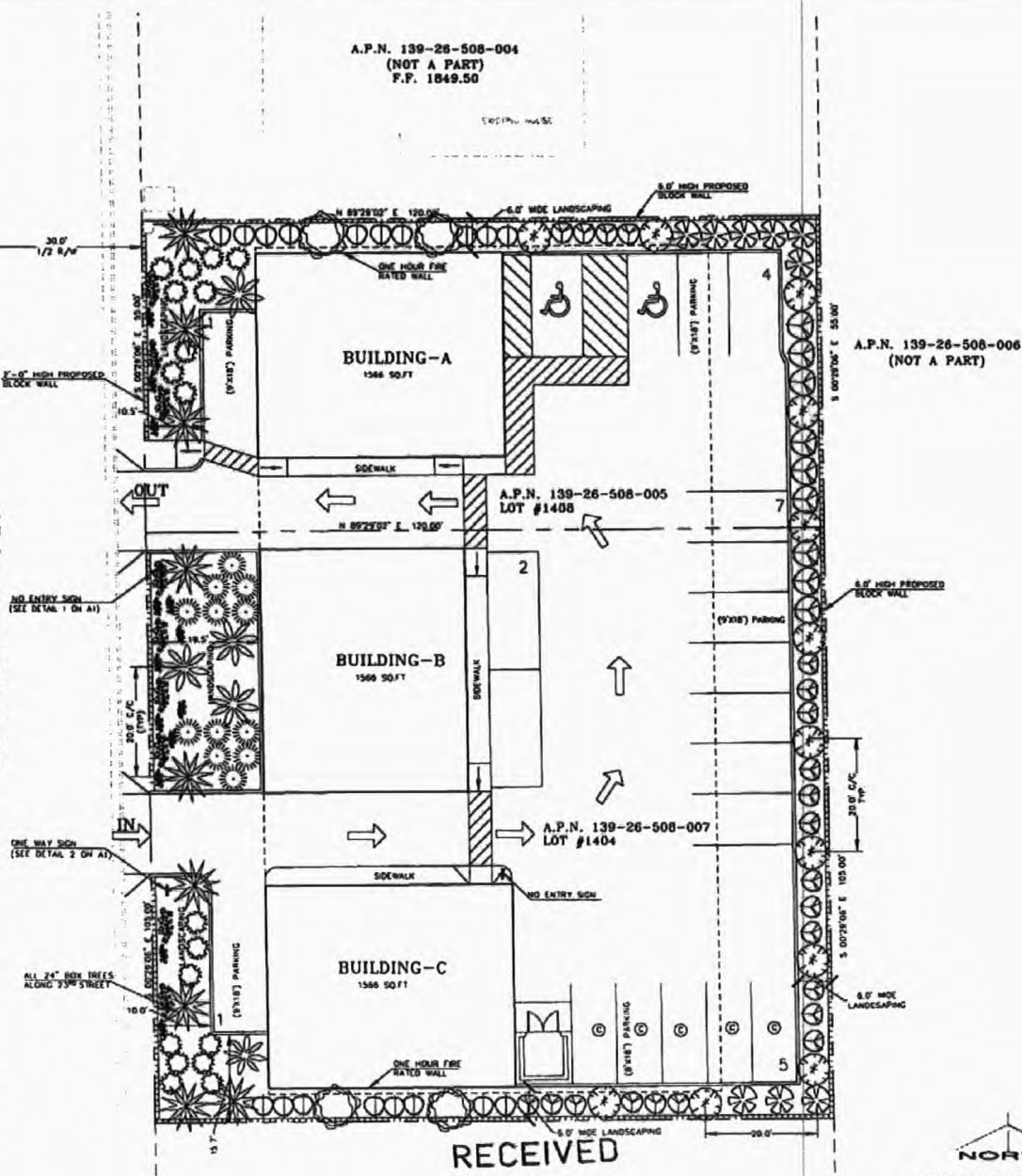
This 15<sup>th</sup> day of August, 2006  
Derek M. Nero

Notary Public in and for said County and State





23<sup>RD</sup> STREET (PUBLIC)  
EX. PAVED ROAD



| LANDSCAPE LEGEND |                    |                          |          |         |
|------------------|--------------------|--------------------------|----------|---------|
| SYMBOL           | BOTANICAL NAME     | COMMON NAME              | SIZE     | REMARKS |
|                  | WASHINGTON ROBUSTA | MEXICAN FAN PALM         | SEE PLAN | 9 NOS.  |
|                  | CYCAS REVOLUTA     | SAGO PALM                | 24" BOX  | 5 NOS.  |
|                  | PINUS              | STONE PINE               | 24" BOX  | 4 NOS.  |
|                  | CEREUS PERUVIANUS  | MEXICAN BIRD OF PARADISE | 5 GALLON | 13 NOS. |
|                  | JASMINUM SPECIOSUM | JASMINE                  | 5 GALLON | 9 NOS.  |
|                  | VERBENA SPECIOSA   | PERUVIAN VERBENA         | 5 GALLON | 18 NOS. |
|                  | PITTOSPORUM TOBIRA | SHRUB MOCK ORANGE        | 5 GALLON | 18 NOS. |
|                  | EUCALYPTUS         | GOLDEN EUCALYPTUS        | 5 GALLON | 31 NOS. |
|                  | TEXAS OLIVE        | CORDIA ALLISODORA        | 24" BOX  | 13 NOS. |

#### LANDSCAPE NOTES:

- LANDSCAPING:**
- LANDSCAPING REQUIRED, EXCEPT FOR LINES, GRAVEL, PITS, TEMPORARY USES, PUBLIC FACILITIES WITHOUT BUILDINGS, AND THE REAR YARDS OF MULTI-FAMILY DWELLINGS, ANY DISTURBED AREA OF A DEVELOPED PROPERTY NOT OCCUPIED BY OUTSIDE ACTIVITY AREAS / STORAGE AREAS, PARKING, DRIVEWAYS, DRIVE AISLES, AND SIDEWALK SHALL BE LANDSCAPED AND MAINTAINED IN A CLEAN CONDITION DISTURBED AREAS DESIGNATED FOR FUTURE DEVELOPMENT NEED NOT HAVE LIVE LANDSCAPING.
  - ALL REQUIRED LANDSCAPING SHALL BE PLANTED WITH LIVE PLANTS FOR PROPERTY WHICH HAS AN ELEVATION OF 4,000 FEET ABOVE SEA LEVEL OR MORE. NATURAL AND NATIVE LANDSCAPING IS ENCOURAGED TO BE PRESERVED AND INCLUDED INTO LANDSCAPE AREA.
  - TREES SHALL NOT BE PLANTED WITHIN 3' OF A DEDICATED RIGHT-OF-WAY.
  - ANY TREE WITHIN 5' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
- MAINTENANCE:**
- FENCES, WALLS AND LANDSCAPED AREAS SHALL BE MAINTAINED.
  - LANDSCAPED AREAS SHALL NOT BE USED FOR PARKING OF VEHICLES, DISPLAY OF MERCHANDISE OR OTHER USES DETRIMENTAL TO THE LANDSCAPING, HOWEVER, SIGNS ARE PERMITTED.
  - ANY REQUIRED PLANT MATERIAL THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN 90 DAYS.
  - LANDSCAPING REQUIRED OUTSIDE DECORATIVE FENCES AND WALLS SHALL BE MAINTAINED BY A MAINTENANCE AGREEMENT, AND SHALL BE DESIGNATED BY NOTATION, EASEMENT, OR COMMON LOT ON ANY MAJOR OR MINOR SUBDIVISION MAP.
  - IF A SIDEWALK IS ESTABLISHED BEHIND LANDSCAPING, OR IF THE SIDEWALK MEANDERS, A PUBLIC ACCESS EASEMENT MUST BE GRANTED AND THE SIDEWALK AND ANY LANDSCAPING SHALL BE SUBJECT TO THE PROVISIONS OF MAINTENANCE ASSOCIATION AND A LICENSE AND MAINTENANCE AGREEMENT APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.



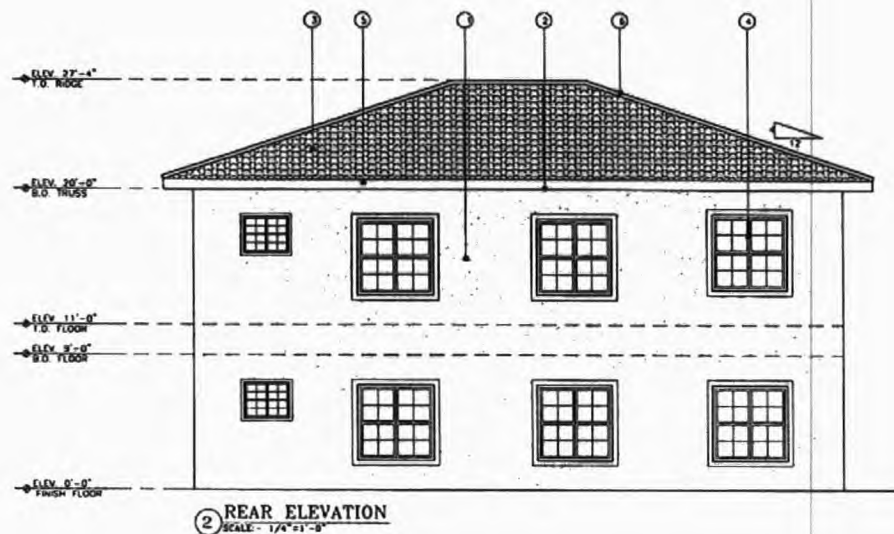
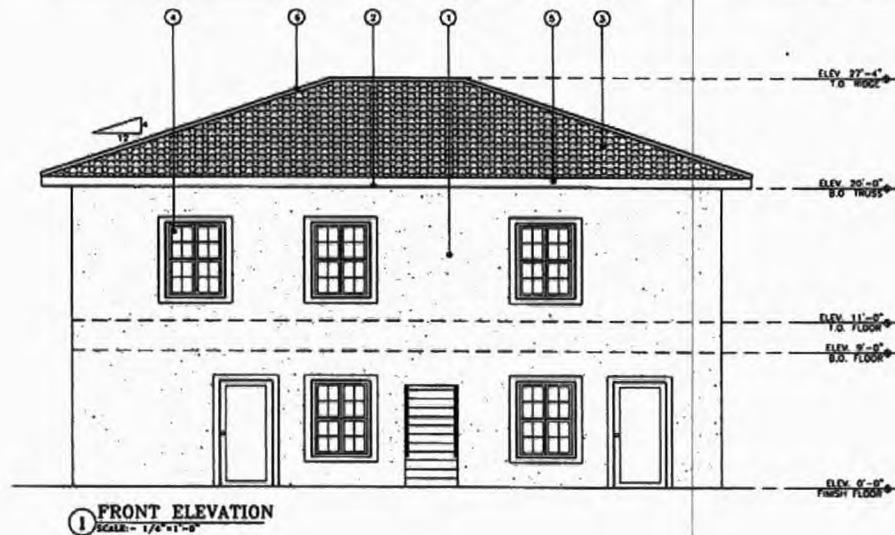
REVISIONS:

ACE ENGINEERING  
5995 S. DURANGO DRIVE  
LAS VEGAS, NV 89119  
PHONE: 702 544-8888, FAX: 702 544-7782  
WWW.ACEENGINEERING.COM  
ONE - PLANNING - LAND DEVELOPMENT - BUILDING DESIGN

LANDSCAPE PLAN  
TANGA MANGA MULTIPLEXES  
1404, 1408 N. 23<sup>RD</sup> STREET  
LAS VEGAS 89101

TITLE  
PROJECT  
DATE: 12/08/2006  
JOB: 06-13  
DWG. BY: AS  
CHK. BY: MK  
L1  
SHEET  
1 OF 1

GPA-18558 SDR-17221  
REVISED 01/11/07 PC



RECEIVED

DEC 5 2006

GPA-18558 SDR-17221  
REVISED 01/11/07 PC

#### GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS AND ADVISE THE ARCHITECT OF ANY DISCREPANCIES IN THE SECTIONS OR DRAWINGS PRIOR TO CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS ADVISE THE ARCHITECT OF ANY DISCREPANCIES IN THE SECTIONS OR DRAWINGS PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS ARE TO THE FACE OF BLOCK UNLESS NOTED OTHERWISE.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. FINISH FLOOR ELEVATION ASSUMED TO BE 0'-0"

#### KEY NOTES:

1. (1) COLOR COAT STUCCO (a) IS A 3-COAT, 7/8 INCH MINIMUM THICK (b) HAS TWO LAYERS OF GRADE 6 PAPER UNDER STUCCO WHEN OCCURS OVER PLASTER SHEATHING, AND (c) HAS 20 GA. GALVANIZED WEEP SCREWS AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCH ABOVE CONCRETE OR FINISH).
2. PROVIDE ATIC BODY VENTING.
3. FURNISH TILE (OWNER TO SELECT) OVER 1/2" PLYWOOD OVER PRE-FABRICATED ROOF TRUSSES & VERIFY ATTACHMENT WITH TRUSS MANUFACTURER. PROVIDE CONTINUOUS STUCCO SCREEN.
4. WINDOW FRAME SYSTEM.
5. 25 GA. CL. MET. CAP FLASHING, PAINTED TO MATCH STUCCO.
6. CORN. TILE MISC. CAP. GRANT TO MATCH TILE.

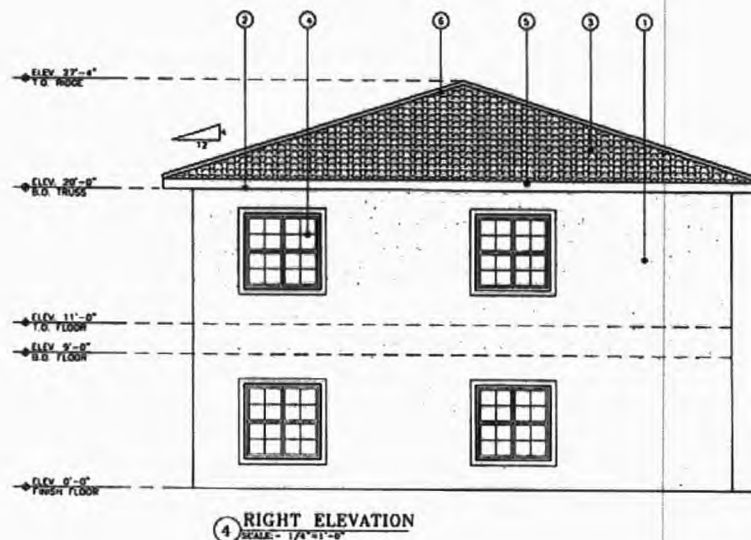
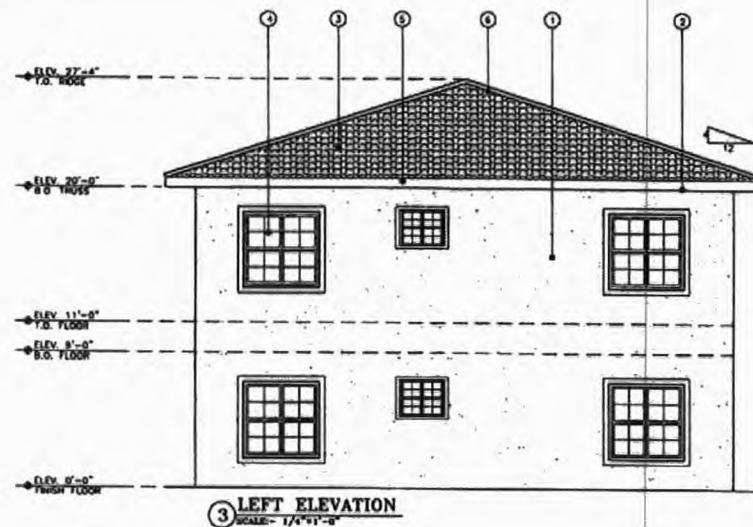
REVISIONS:

ACE ENGINEERING  
895 S. DURANGO DRIVE  
LAS VEGAS, NV 89101  
PHONE: 702 594-8800, FAX: 702 594-7962  
CIVIL \* PLUMBING \* LAND DEVELOPMENT \* BUILDING DESIGN

EXTERIOR ELEVATIONS  
TANGA MANGA MULTIPLEXES  
1404, 1408 N. 23rd STREET  
LAS VEGAS 89101

DATE: 12/05/2006  
JOB: 185-13  
DWG. BY: AMAN  
CHK. BY: ME  
A3  
SHEET  
4 OF 5





RECEIVED

DEC 5 2006

GPA-18558 SDR-17221  
REVISED 01/11/07 PC

#### GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS AND ADVISE THE ARCHITECT OF ANY DISCREPANCIES IN THE SECTIONS OR DRAWINGS PRIOR TO CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS, ADVISE THE ARCHITECT OF ANY DISCREPANCIES IN THE SECTIONS OR DRAWINGS PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS ARE TO THE FACE OF BLOCK UNLESS NOTED OTHERWISE.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. FINISH FLOOR ELEVATION ASSUMED TO BE 0'-0" UNLESS NOTED OTHERWISE.

#### KEY NOTES:

1. 1/2" COLOR CORAL STUCCO (4) IS A 3-COAT, 7/8" EACH MINIMUM THICKNESS AND TWO LAYERS OF GROUT 3 PARTS UNDER STUCCO HERE OCCURS OVER PLYWOOD SHEATHING AND (5) HAS 24 GA. GALVANIZED WEEP SCREWS AT FOUNDATION PLANE LINE AT LEAST 4" ABOVE GROUND (NOT 2" HIGH ABOVE CONCRETE OR PAVERS).
2. PROVIDE AT THE ROOF VENTING.
3. CONCRETE FILL (DOWNS TO SELECT) OVER 1/2" PLYWOOD OVER PRE-ENGINEERED ROOF TRUSSES & TYPIC VENTRY ATTACHMENT WITH TRUSS MANUFACTURER PROVIDE CONTINUOUS STUCCO SCREEN.
4. WINDOW FRONT SYSTEM.
5. 24 GA. CL. W/LS. CAP FLASHING, PAINTED TO MATCH STUCCO.
6. CONCRETE FILL ROOF CAP, GROUT TO MATCH FILL.

REVISIONS:

**ACE ENGINEERING**  
899 S. DURANGO DRIVE  
LAS VEGAS, NV 89105  
PHONE: 702 344-8888 / FAX: 702 344-7942  
CIVIL • PLANNING • LAND DEVELOPMENT • BUILDING DESIGN

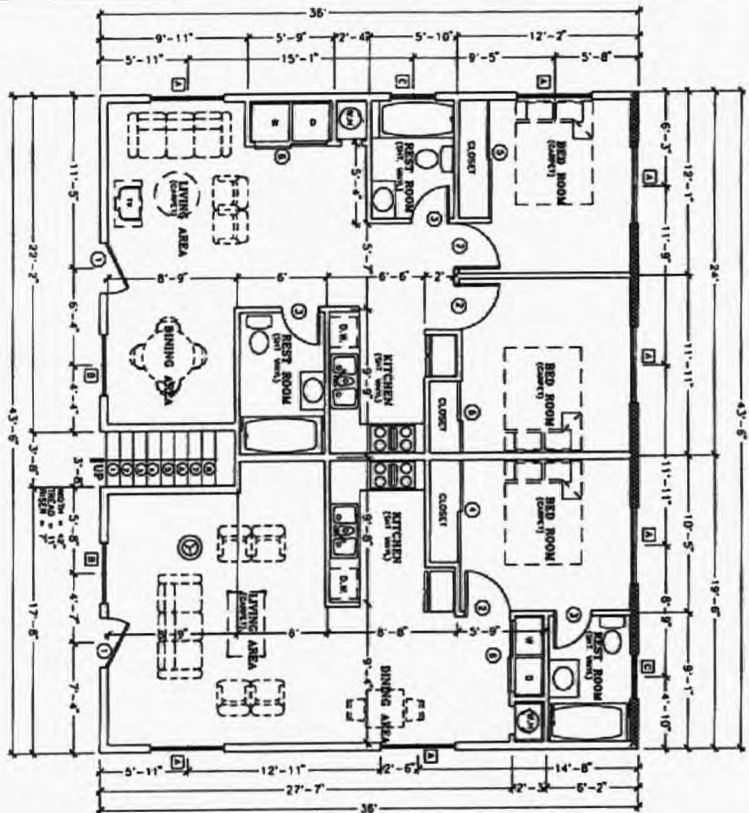
**EXTERIOR ELEVATIONS**  
TANGA MANGA MULTIPLEXES  
1404, 1408 N. 23rd STREET  
LAS VEGAS 89101

PROJECT  
DATE: 12/06/2006  
JOB : 06-13  
DWG. BY: AMAN  
CHK. BY: NS

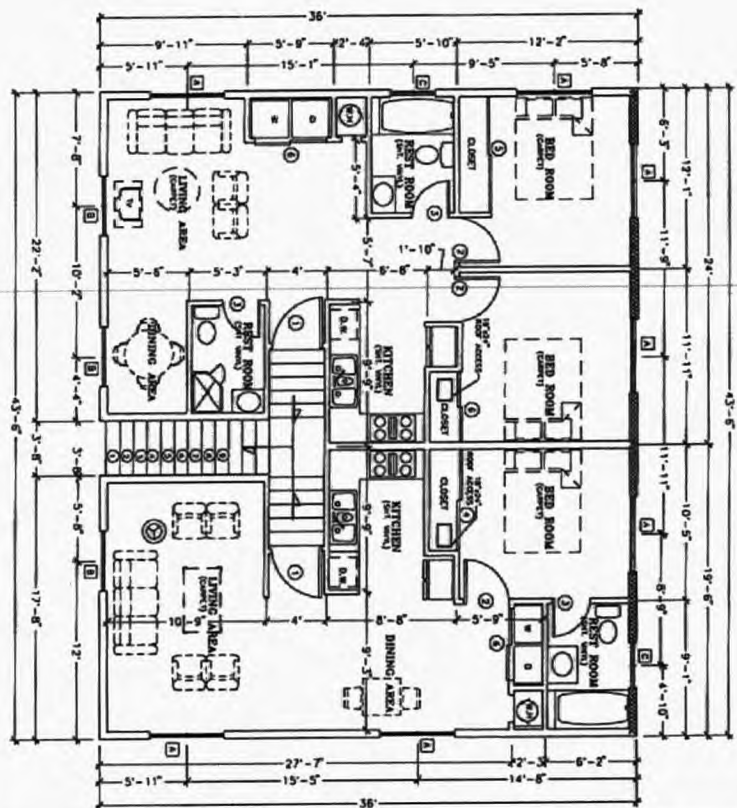
**A3.1**  
SHEET  
5 OF 5

RECEIVED  
DEC 5 2006

**FIRST FLOOR PLAN**  
SCALE: - 1/4" = 1'-0"



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



**GENERAL NOTES:**

- [illegible]

## 5.

- [illegible]

## WALL LEGEND

- NOTE: 1. FROM EXACT LOCATION OF ONE HOUR FIRE RATION  
2. FOR EXACT ORIENTATION OF BUILDINGS A & C,  
PLEASE SEE SITE PLAN SHEET A1.

## WINDOW SCHEDULE

[illegible]

## DOOR SCHEDULE

[illegible]

## FLOOR PLANS (BUILDINGS A & C)

**TANGA MANGA MULTIPLEXES**  
1404, 1408 N. 23rd STREET  
LAS VEGAS 89101



# ACE ENGINEERING

5195 S. DURANGO DRIVE  
LAS VEGAS, NV 89115

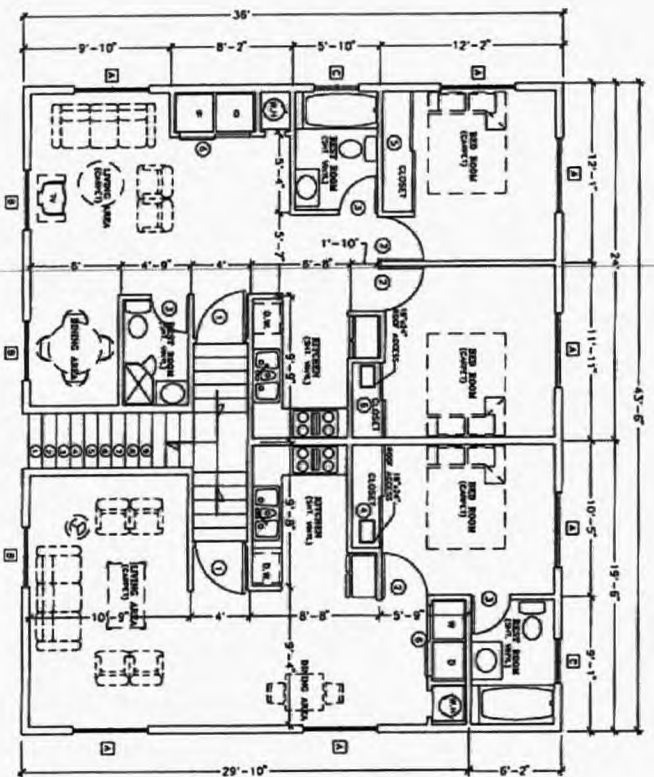
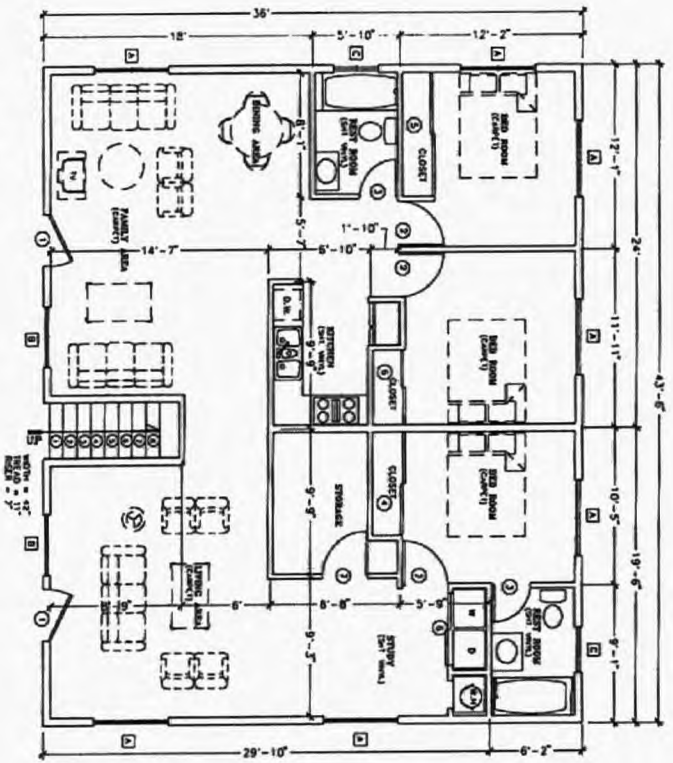
PHONE: 702 944-2225, FAX 702 944-7712  
\* PLANNING • LAND DEVELOPMENT • BUILDING DESIGN

**REVISIONS:**

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |



DATE: 12/08/2008  
JOB : 06-13  
DWG. BY: ALMAN  
CHK. BY: MK  
A2  
SHEET  
2 OF 5



RECEIVED  
DEC 5 2006

GPA-18558 SDR-17221  
REVISED 01/11/07 PC

| WINDOW SCHEDULE |             |           |          |            |            |            |            |            |     |
|-----------------|-------------|-----------|----------|------------|------------|------------|------------|------------|-----|
| NO.             | TYPE        | SIZE      | FINISH   | GLASS      | FRAME      | SWITCH     | OPERATOR   | NOTES      | QTY |
| 1               | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |
| 2               | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |
| 3               | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |
| 4               | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |
| 5               | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |
| 6               | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |
| 7               | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |
| 8               | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |
| 9               | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |
| 10              | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |

| DOOR SCHEDULE |             |           |          |            |            |            |            |            |     |
|---------------|-------------|-----------|----------|------------|------------|------------|------------|------------|-----|
| NO.           | TYPE        | SIZE      | FINISH   | GLASS      | FRAME      | SWITCH     | OPERATOR   | NOTES      | QTY |
| 1             | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |
| 2             | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |
| 3             | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |
| 4             | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |
| 5             | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |
| 6             | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |
| 7             | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |
| 8             | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |
| 9             | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |
| 10            | DOUBLE HUNG | 36" x 48" | ALUMINUM | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | CLERESTORY | 1   |

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

FLOOR PLANS (BUILDING B)  
TANGA MANGA MULTIPLEXES  
1404, 1408 N. 23rd STREET  
LAS VEGAS 89101



**ACE ENGINEERING**  
595 S. DURANGO DRIVE  
LAS VEGAS, NV 89101  
PHONE: 702 594-8888, FAX 702 594-7962  
CIVIL • PLUMBING • LAND DEVELOPMENT • BUILDING DESIGN

REVISIONS:

| NO. | DESCRIPTION              | DATE     |
|-----|--------------------------|----------|
| 1   | ISSUED FOR PERMIT        | 12/15/06 |
| 2   | REVISED PER PLAN CHANGES | 01/11/07 |

DATE: 12/15/2006  
DRAWN: JAC  
CHECKED: JAC  
SCALE: 1/4" = 1'-0"

SHEET  
A2.1  
3 OF 5

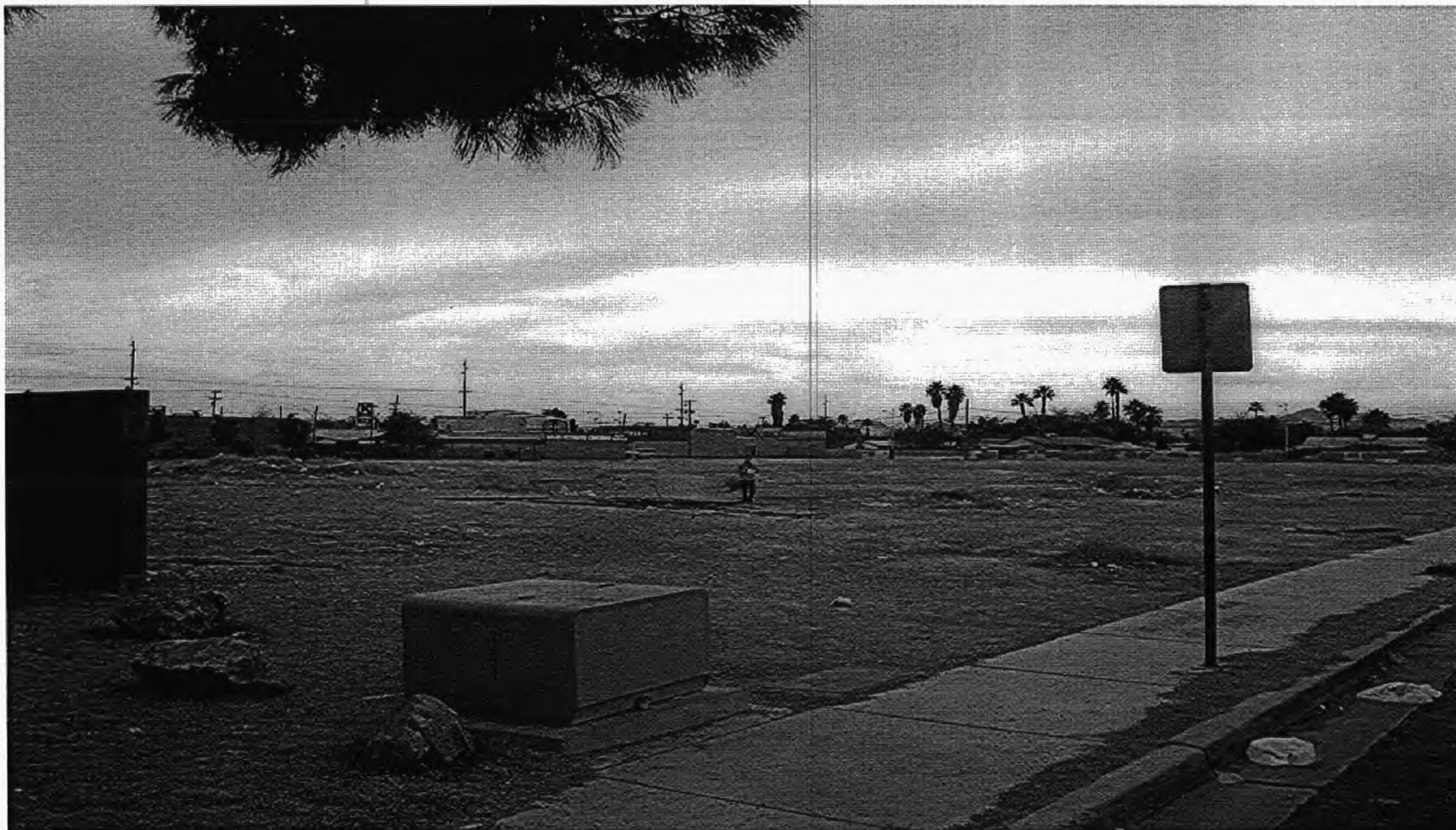




GPA-18558 AND SDR-17221 - APPLICANT/OWNER: TANGAMANGA LLC  
1404 AND 1408 NORTH 23RD STREET  
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06





GPA-18558 AND SDR-17221 - APPLICANT/OWNER: TANGAMANGA LLC  
1404 AND 1408 NORTH 23RD STREET  
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



September 29, 2006

Department of Planning  
731 S. Fourth Street,  
Las Vegas, NV 89101-6918

Re: Site Development Review  
Tanga Manga Fourplexes  
APN# 139-26-508-005 & 007

Dear Sir / Madam,

In regards to the above referenced application, our client is proposing to build fourplexes ( 12 units) in 3 buildings on the above referenced parcels.

The site is already R-3 zoned. The site plan, elevation plans and landscape plans comply with Title 19 Development Standards.

Development of Fourplexes will contribute to mitigate midscale housing shortage in the city.

Please grant approval for the same.

Should you have any question please do not hesitate to call me at (702)289-7028.

Sincerely yours,  
ACE Engineering

Tony S. Gill  
Sr. Project Manager

**SDR-17221**  
**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:**

GENERAL PLAN AMENDMENT

GPA-18403 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend Map 2 of the Transportation Trails Element of the Las Vegas 2020 Master Plan to realign the Cultural Corridor multi-use trail (APN, multiple), Ward 5 (Weekly). 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.

**BACKUP DOCUMENTATION:**

1. Conditions (Not Applicable) and Staff Report
2. Supporting Documentation
3. Justification Letter

Motion made by LAWRENCE WEEKLY to Approve

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.

MARGO WHEELER, Director of Planning and Development Department, explained that this item will expand the Cultural Corridor trail and extend down Las Vegas Boulevard for the purpose of securing funding for various improvements planned within this area.

MAYOR GOODMAN declared the Public Hearing closed.

*City of Las Vegas*

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: GPA-18403 - APPLICANT/OWNER: CITY OF LAS VEGAS**

---

**\*\* CONDITIONS \*\***

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



**\*\* STAFF REPORT \*\***

**APPLICATION REQUEST**

This application seeks to amend Map 2 of the Transportation Trails Element of the Las Vegas 2020 Master Plan to realign the Cultural Corridor multi-use trail.

**EXECUTIVE SUMMARY**

The intent of this application is to revise the Cultural Corridor multi-use trail alignment depicted on Map No. 2 of the Transportation Trail Element of the 2020 Master Plan. The current alignment of the multi-use trail extends North/South along Veterans Memorial Drive from Stewart Avenue to Las Vegas Boulevard North. The proposed realignment will place the multi-use trail on Stewart Avenue from 4<sup>th</sup> Street to Casino Center Boulevard, then north on Casino Center Boulevard, then east on Bonanza Road to Las Vegas Boulevard North, then north to Washington Avenue.

**BACKGROUND DATA:**

- 11/07/03      The City Council approved GPA 3000 to amend the Las Vegas Downtown Centennial Plan to include urban trail objectives and locations.
- 01/11/07      The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #18/mh).

**DETAILS OF APPLICATION REQUEST**

| <i><b>SPECIAL DISTRICTS/ZONES</b></i>  | <b>YES</b> | <b>NO</b> |
|----------------------------------------|------------|-----------|
| SPECIAL PLAN AREA                      | X          |           |
| RURAL PRESERVATION NEIGHBORHOOD        |            | X         |
| RURAL PRESERVATION NEIGHBORHOOD BUFFER |            | X         |
| PROJECT OF REGIONAL SIGNIFICANCE       |            | X         |

**INTERAGENCY ISSUES**

There are no interagency issues associated with the General Plan Amendment.

### ***SPECIAL PLAN AREA***

The subject site is located within the Redevelopment Plan area. This Special Plan Area will have no effect on the proposed trail alignment.

### **ANALYSIS**

The intent of this application is to revise the Cultural Corridor multi-use trail alignment depicted on Map No. 2 of the Transportation Trail Element of the 2020 Master Plan. The current alignment of the multi-use trail extends North/South along Veterans Memorial Drive from Stewart Avenue to Las Vegas Boulevard North. The proposed realignment will place the multi-use trail on Stewart Avenue from 4<sup>th</sup> Street to Casino Center Boulevard, then north on Casino Center Boulevard, then east on Bonanza Road to Las Vegas Boulevard North, then north to Washington Avenue.

The proposed alignment will give trail users a more scenic route through the downtown area along Las Vegas Boulevard. The new alignment will allow residents in the area access to the trail and the commercial and civic uses along Bonanza Road and Las Vegas Boulevard. The trail will provide for better connectivity between the North and South sides of US 95. This will enhance the neighborhoods on either side of US 95 by allowing pedestrian travel from the South side of the highway to the North.

### **FINDINGS**

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

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

In regard to each of these conditions, this request does not impact density or intensity of uses. It is intended to more effectively implement the Transportation Trails Element. The realignment will have no impact on existing development and only minor requirements for future development.

**GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING**

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on December 18, 2006 a neighborhood meeting was sponsored by the City of Las Vegas. No citizens attended.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**      N/A

**ASSEMBLY DISTRICT**      N/A

**SENATE DISTRICT**      N/A

**NOTICES MAILED**      N/A

**APPROVALS**      0

**PROTESTS**      0



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-18403** APN: \_\_\_\_\_

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

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: Melissa Hays

Print Name: Melissa Hays

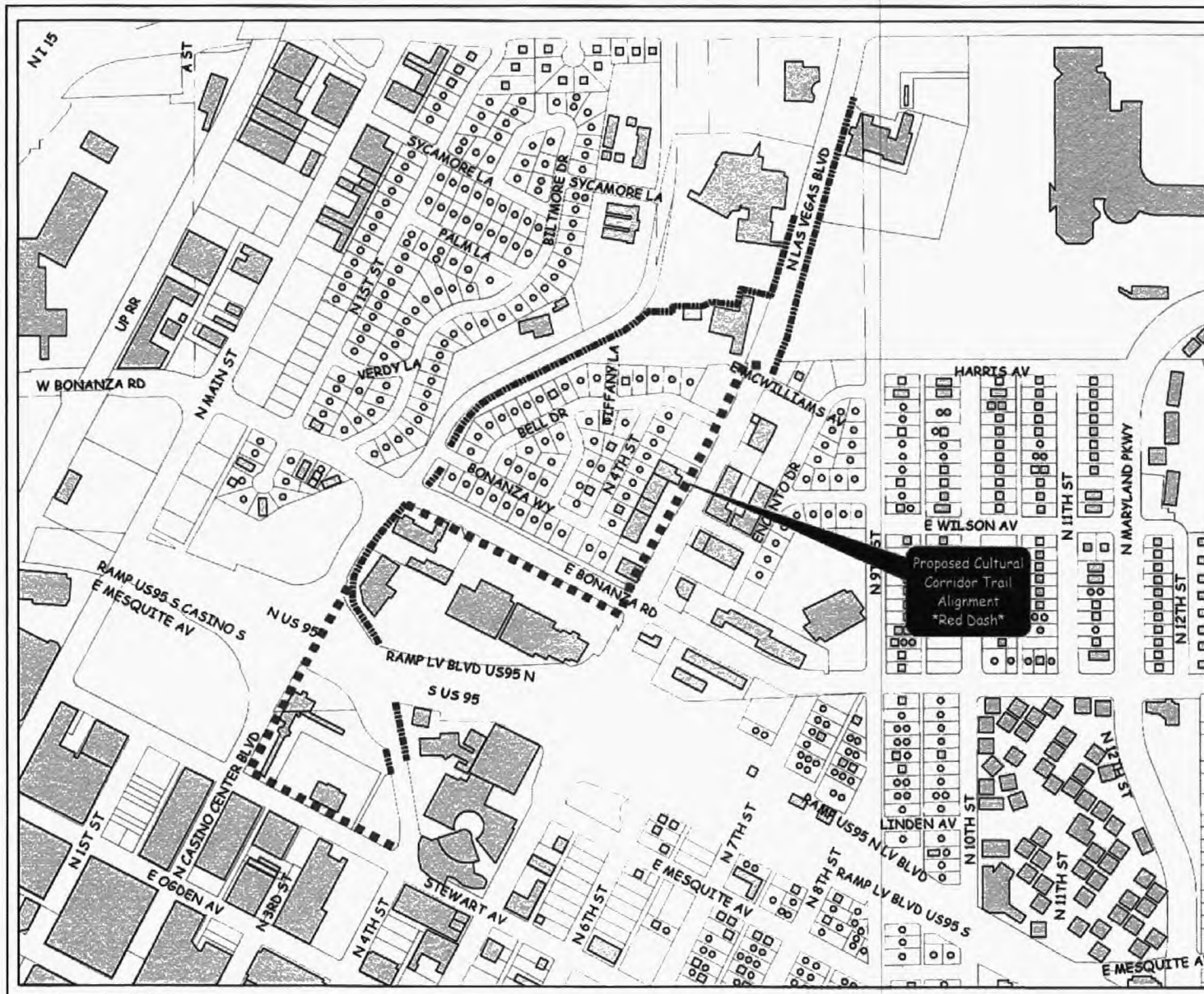
Subscribed and sworn before me

This 10<sup>th</sup> day of OCTOBER, 2006

Linda Hartman-Maynard  
Notary Public in and for said County and State







City of Las Vegas

GPA-18403

Existing Trail

Trail Portion to be added

Plotted: 01/12/2007

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information System Planning & Development Dept. 702-225-6301



# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

October 11, 2006

731 S. 4<sup>th</sup> Street  
Las Vegas, NV 89101

To Whom It May Concern:

Please accept this letter as justification for a General Plan Amendment to amend Map No. 2 of the Transportation Trails Element of the Las Vegas 2020 Master Plan. The current multi-use trail along Veterans Memorial Drive will be removed and replaced along E. Bonanza Road, continuing North on Las Vegas Boulevard. The trail realignment will allow better access for pedestrians, and create a more scenic route along Las Vegas Boulevard.

Please feel free to contact me at 229-4606 with any questions.

Respectfully,

Melissa Hays  
Planner I  
City of Las Vegas

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

City Manager  
Douglas A. Selby



07101-001-07-05

**GPA-18403**  
**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:**  
**REZONING**

ZON-18203 - PUBLIC HEARING - APPLICANT/OWNER: BRUCE R. NOBLE - Request for a Rezoning FROM R-3 (MEDIUM DENSITY RESIDENTIAL) TO C-1 (LIMITED COMMERCIAL) on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard (APN-139-21-804-008), Ward 5 (Weekly). 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 LAWRENCE WEEKLY to Hold in Abeyance to 2/21/2007 Item 117 [ZON-18203], Item 118 [VAR-18204] and Item 119 [SDR-18202]

NOTE: COUNCILMAN REESE disclosed that he and BRUCE NOBLE are barbers, but his business will not be affected.

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 117 [ZON-18203], Item 118 [VAR-18204] and Item 119 [SDR-18202].

**CITY COUNCIL MEETING OF: FEBRUARY 7, 2007**

BRUCE NOBLE, 3712 Valley Drive, stated he changed the site plan and moved the proposed structure five feet from the west property line. In response to the Mayor's query, he indicated he has not had an opportunity to speak with staff.

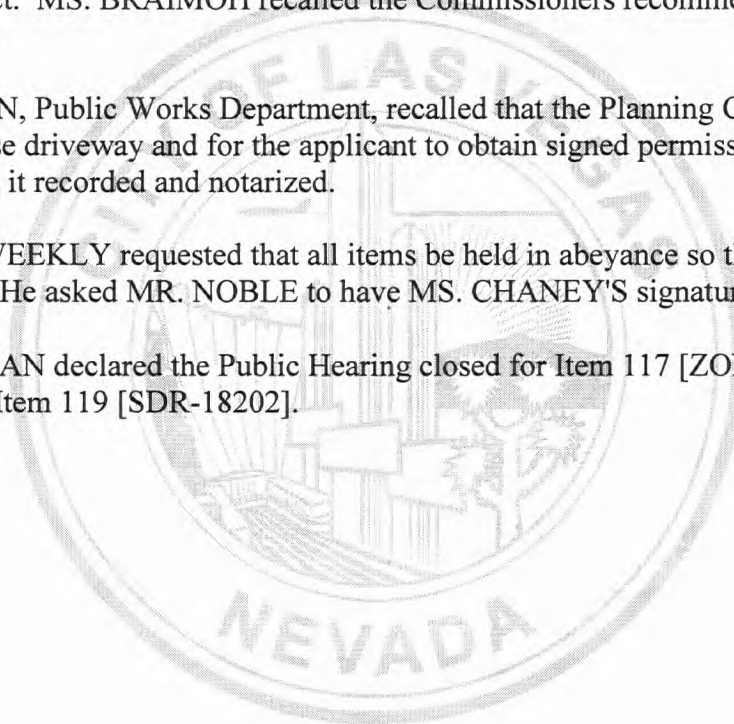
COUNCILMAN WEEKLY verified that MR. NOBLE was at zero lot line and had a reduction of five feet. MR. NOBLE added he proposes to build a small retail center, a barber shop and an office. COUNCILMAN WEEKLY indicated this was the first time he had seen the project. He was concerned about the ingress and egress at this particular location.

GWEN BRAIMOH stated that at the Planning Commission meeting, the Commissioners recommended he meet with MS. CHANEY, who owns the adjacent day care. COUNCILMAN WEEKLY wanted to make sure that the child care center's play area would not be impacted by the proposed project. MS. BRAIMOH recalled the Commissioners recommended an appropriate ingress and egress.

BART ANDERSON, Public Works Department, recalled that the Planning Commission requested a joint-use driveway and for the applicant to obtain signed permissions by his neighbors and have it recorded and notarized.

COUNCILMAN WEEKLY requested that all items be held in abeyance so that all his questions could be clarified. He asked MR. NOBLE to have MS. CHANEY'S signature notarized.

MAYOR GOODMAN declared the Public Hearing closed for Item 117 [ZON-18203], Item 118 [VAR-18204] and Item 119 [SDR-18202].









**CASE: ZON-18203**

**RADIUS: 1000 FT**

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

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

0 100 200 Feet



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: ZON-18203 - APPLICANT/OWNER: BRUCE R. NOBLE**

---

**\*\* CONDITIONS \*\***

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

**Planning and Development**

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-18202) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

**Public Works**

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.



**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a rezoning from R-3 (Medium Density Residential) to C-1 (Limited Commercial) on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard.

Staff finds the rezoning to be appropriate as it would bring the zoning into conformance with the General Plan designation, and the uses allowed with the proposed C-1 (Limited Commercial) zoning district are compatible with the commercial uses to the east and west of this site.

A related Variance VAR-18204 and related Site Development Plan Review SDR-18202 will be considered concurrently.

**BACKGROUND INFORMATION**

| <b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b> |                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Month/date/year</b>                                                    | <b>Action</b>                                                                                                                                                                                                     |
| 11/15/95                                                                  | The City Council approved a rezoning of this site to C-1 (Limited Commercial) and a 12,000 square foot office building with one-story at a height of 19 feet (Z-79-95).                                           |
| 01/11/07                                                                  | The Planning Commission recommended denial of companion items VAR-18204 and SDR-18202 concurrently with this application.<br><br>The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #23/ng). |
| <b><i>Pre-Application Meeting</i></b>                                     |                                                                                                                                                                                                                   |
| 10/02/06                                                                  | Staff explained the requirements for a rezoning, site development plan review, and a variance.                                                                                                                    |
| <b><i>Neighborhood Meeting</i></b>                                        |                                                                                                                                                                                                                   |
| 12/14/06                                                                  | Staff contacted the applicant and suggested a neighborhood meeting. The applicant stated that he had met with adjacent property owners, anticipated no opposition, and declined staff's suggestion.               |
| <b><i>Details of Application Request</i></b>                              |                                                                                                                                                                                                                   |
| <b><i>Site Area</i></b>                                                   |                                                                                                                                                                                                                   |
| Net Acres                                                                 | 0.44                                                                                                                                                                                                              |



| Surrounding Property | Existing Land Use                     | Planned Land Use            | Existing Zoning |
|----------------------|---------------------------------------|-----------------------------|-----------------|
| Subject Property     | Undeveloped                           | C (Commercial)              | R-3             |
| North                | Single family dwellings               | L (Low Density Residential) | R-1             |
| South                | Retail shops/ single family dwellings | C (Commercial)              | C-1 and R-1     |
| East                 | Child care facility                   | C (Commercial)              | R-3             |
| West                 | Convenience store                     | C (Commercial)              | C-1             |

| <i>Special Districts/Zones</i>                    | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---------------------------------------------------|------------|-----------|-------------------|
| <b>Special Area Plan</b>                          |            |           |                   |
| Redevelopment Plan Area                           | X          |           | Y                 |
| West Las Vegas Plan                               | X          |           | Y                 |
| <i>Special Districts/Zones</i>                    | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| <b>Special Purpose and Overlay Districts</b>      |            | X         |                   |
| <b>Trails</b>                                     |            | X         |                   |
| <b>Rural Preservation Overlay District</b>        |            | X         |                   |
| <b>Development Impact Notification Assessment</b> |            | X         |                   |
| <b>Project of Regional Significance</b>           |            | X         |                   |

## DEVELOPMENT STANDARDS

*Per Title 19.08, the following standards apply:*

| <i>Standard</i>                                                                                                                   | <i>Required/Allowed</i>                                                                                            | <i>Provided</i>                                                                                                              | <i>Compliance</i>                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Min. Lot Size                                                                                                                     | 6,500 sf                                                                                                           | 19166 sf                                                                                                                     | Y                                                                                              |
| Min. Lot Width                                                                                                                    | N/A                                                                                                                | 137 feet                                                                                                                     | Y                                                                                              |
| Min. Setbacks <ul style="list-style-type: none"> <li>• Front</li> <li>• East Side</li> <li>• West Side</li> <li>• Rear</li> </ul> | <ul style="list-style-type: none"> <li>• 20 feet</li> <li>• 5 feet</li> <li>• 5 feet</li> <li>• 20 feet</li> </ul> | <ul style="list-style-type: none"> <li>• 76 feet</li> <li>• 62 feet</li> <li>• 0 feet</li> <li>• 8 feet</li> </ul>           | <ul style="list-style-type: none"> <li>• Y</li> <li>• Y</li> <li>• *N</li> <li>• *N</li> </ul> |
| Max. Lot Coverage                                                                                                                 | N/A                                                                                                                | 21 %                                                                                                                         | Y                                                                                              |
| Max. Building Height                                                                                                              | 2 stories/35 feet                                                                                                  | 14 feet 6 inches along north property line; 18 feet in height along the south side of the building, adjacent to Owens Avenue | Y                                                                                              |

The proposed building does not comply with the setback standards of the C-1 zoning district. This issue is addressed within the related Variance VAR-18204.

*Per Title 19.08.060 the following standards apply:*

| <b>Residential Adjacency Standards</b> | <b>Required/Allowed</b> | <b>Provided</b> | <b>Compliance</b> |
|----------------------------------------|-------------------------|-----------------|-------------------|
| 3:1 proximity slope                    | N/A                     | 8 Feet          |                   |
| Adjacent development matching setback  | N/A                     | 8 Feet          |                   |
| Trash Enclosure                        | 50 Feet                 | 52 Feet         | Y                 |

The proximity slope and adjacent development matching setback standards do not apply to this application as the proposed building is less than 15 feet in height in the north portion of the site, and the portion of the building with a height of 18 feet is located 55 feet from residentially developed property.

*Per Title 19.12 the following standards apply:*

| <b>Landscaping and Open Space Standards</b> |                        |              |                 |                   |
|---------------------------------------------|------------------------|--------------|-----------------|-------------------|
| <b>Standards</b>                            | <b>Required</b>        |              | <b>Provided</b> | <b>Compliance</b> |
|                                             | <b>Ratio</b>           | <b>Trees</b> |                 |                   |
| Parking Area                                | 1 tree/6 spaces        | 6 trees      | 3 trees         | N                 |
| Buffer: Min. Trees                          |                        |              |                 |                   |
| South prop line                             | 1 tree /30 linear feet | 5 trees      | 4 trees         | N                 |
| North prop line                             | 1 tree/20 linear feet  | 7 trees      | 5 trees         |                   |
| Min. Zone Width                             |                        |              |                 |                   |
| North prop line                             | 8 feet                 |              | 3 feet          | N                 |
| South prop line                             | 15 feet                |              | 11 feet         | N                 |
| East prop line                              | 8 feet                 |              | 0 feet          | N                 |
| West prop line                              | 8 feet                 |              | 0 feet          | N                 |

The applicant has requested a waiver within the related Site Development Plan Review (SDR-18202) to allow three parking lot trees where six are required. Since most of the parking spaces are adjacent to property line buffers, staff recommends approval of this waiver.

The applicant has requested a waiver within the related Site Development Plan Review (SDR-18202) to allow a reduction in the amount of trees to be provided along the north and south property lines. Staff finds that compliance with this portion of the landscape standards would only require the placement of one additional tree along the south property line and two additional trees along the north property line and does not support this waiver.

The applicant has also requested a waiver within the related Site Development Plan Review (SDR-18202) to allow reductions in the widths of the buffers along all property lines. Staff finds that these reductions would encourage circulation between this site and the properties to the east and west and recommends approval of this waiver.

***Pursuant to Title 19.10, the following parking standards apply:***

| Parking Requirement           |                                     |                    |         |              |          |              |            |
|-------------------------------|-------------------------------------|--------------------|---------|--------------|----------|--------------|------------|
| Use                           | Gross Floor Area or Number of Units | Required           |         |              | Provided |              | Compliance |
|                               |                                     | Parking Ratio      | Parking |              | Parking  |              |            |
|                               |                                     |                    | Regular | Handi-capped | Regular  | Handi-capped |            |
| General retail                | 1,750 sf                            | 1/175 sf           | 10      |              |          |              |            |
| Barber shop                   | 3 chairs                            | 2 spaces per chair | 6       |              |          |              |            |
| Office                        | 1,200 sf                            | 1/300 sf           | 4       |              |          |              |            |
| Restaurant seating area       | 500 sf                              | 1/50 sf            | 10      |              |          |              |            |
| Restaurant non-customer areas | 500 sf                              | 1/250 sf           | 3       |              |          |              |            |
| TOTAL                         |                                     |                    | 33      | 2            | 34       | 2            | Y          |

| <b>Waivers</b>                                   |                                                  |                                                          |
|--------------------------------------------------|--------------------------------------------------|----------------------------------------------------------|
| <b>Request</b>                                   | <b>Requirement</b>                               | <b>Staff Recommendation</b>                              |
| Three parking lot trees                          | Six parking lot trees                            | Approval                                                 |
| Five trees along north property line             | Seven trees along north property line            | Denial – the buffer can accommodate two additional trees |
| Four trees along south property line             | Five trees along south property line             | Denial – the buffer can accommodate one additional tree  |
| 11 foot wide buffer along Owens Avenue           | 15 foot wide buffer along Owens Avenue           | Approval                                                 |
| Three foot wide buffer along north property line | Eight foot wide buffer along north property line | Approval                                                 |
| No buffer along east property line               | Eight foot wide buffer along east property line  | Approval                                                 |
| No buffer along west property line               | Eight foot wide buffer along west property line  | Approval                                                 |

These waivers will be considered in conjunction with the related Site Development Plan Review (SDR-18202).

## **ANALYSIS**

The proposed C-1 (Limited Commercial) zone conforms with the C (Commercial) General Plan designation of the subject site. The retail and office uses typically found within the C-1 (Limited Commercial) zoning district are compatible with the commercial uses to the east and west of this site. The adjacent public right-of-ways will not be negatively affected by the by the C-1 (Limited Commercial) zoning district.

## **FINDINGS**

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

1. **“The proposal conforms to the General Plan.”**
2. **“The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”**
3. **“Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”**
4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

**In regard to “1”:** The proposed C-1 (Limited Commercial) zone would be in conformance with C (Commercial) General Plan designation.

**In regard to “2”:** The uses allowed with the proposed C-1 (Limited Commercial) zoning district are compatible with the commercial uses to the east and west of this site.

**In regard to “3”:** The Rezoning is considered appropriate as it would bring the zoning into conformance with the General Plan designation.

**In regard to “4”:** Owens Avenue is a 100 foot wide Primary Arterial which will not be adversely impacted by the proposed C-1 (Limited Commercial) zoning district.



**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

17

**ASSEMBLY DISTRICT**      6

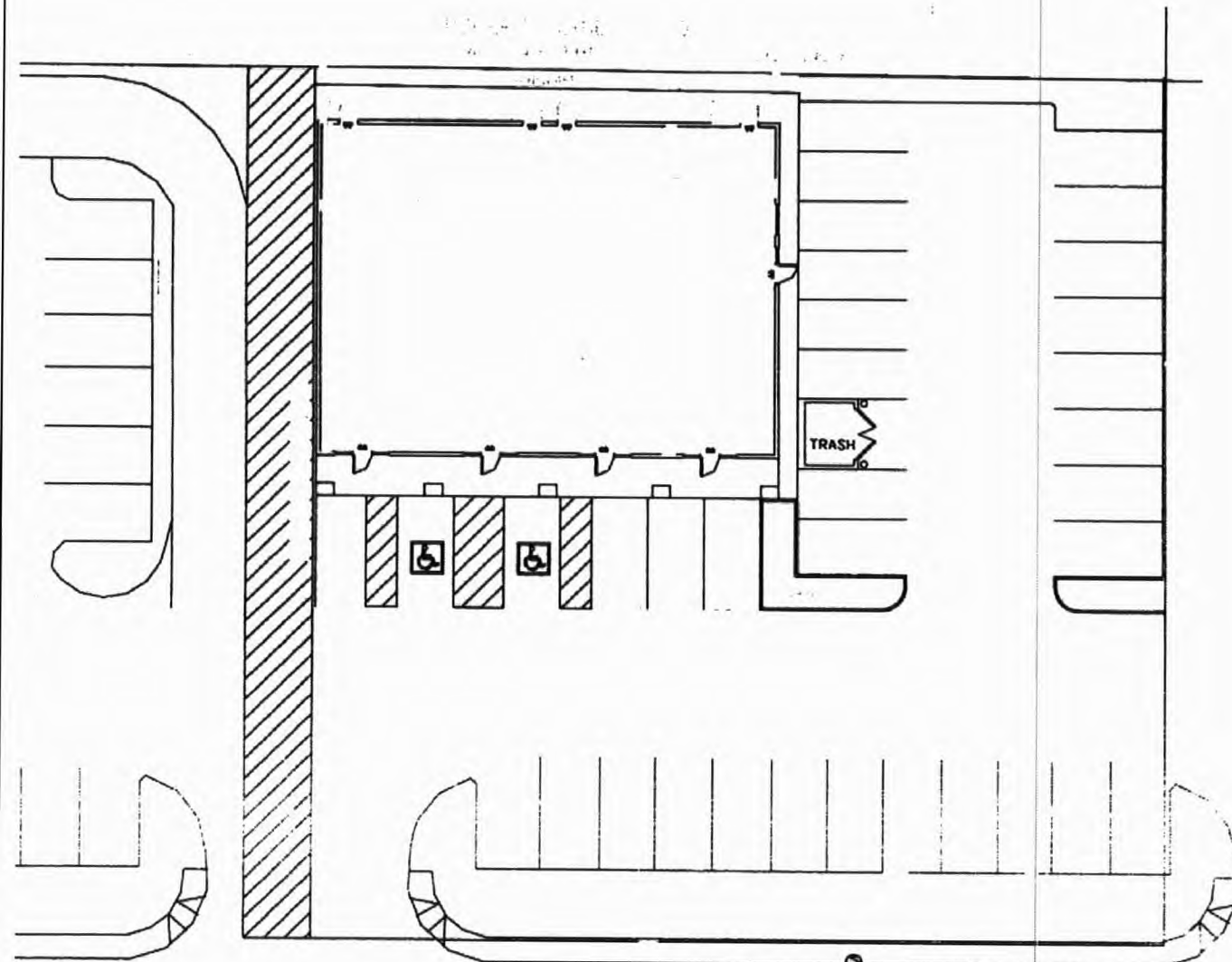
**SENATE DISTRICT**      4

**NOTICES MAILED**      196 by Planning Department

**APPROVALS**      0

**PROTESTS**      0





OWENS AVENUE

**ZON-18203 VAR-18204**  
**SDR-18202 01/11/07 PC**  
EXT. STREET LIGHT

NOV 16 2006



**Bruce R. Noble**  
3712 Valley Dr.  
N. Las Vegas, NV. 89032  
702-648-6765 (H)  
702-266-5318 (C)

**November 14, 2006**

**To Whom It May Concern,**

**I Bruce Noble, as owner of the property, would like to have it rezone to C-1 for light retail and office space use which co-inside with existing properties in the area. I would like to request a waiver regarding parking lot and perimeter landscaping because, on the eastside of property line there is a possibility for further pavement.**

---

**I would also like to request a variance on set back requirements to remain consistent with existing buildings, and to maintain adequate parking in the front and have a sufficient building design , the building height is of single story requirements and should not negatively impact the existing buildings in anyway.**

**Sincerely,**

**Signature**

*Bruce R. Noble*

**ZON-18203    VAR-18204**  
**SDR-18202    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 RELATED TO ZON-18203

VAR-18204 - PUBLIC HEARING - APPLICANT/OWNER: BRUCE R. NOBLE - Request for a Variance TO ALLOW A PROPOSED BUILDING ZERO FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED AND EIGHT FEET FROM THE REAR PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard (APN-139-21-804-008), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). The Planning Commission (6-1 vote) recommends DENIAL. Staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

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

**BACKUP DOCUMENTATION:**

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

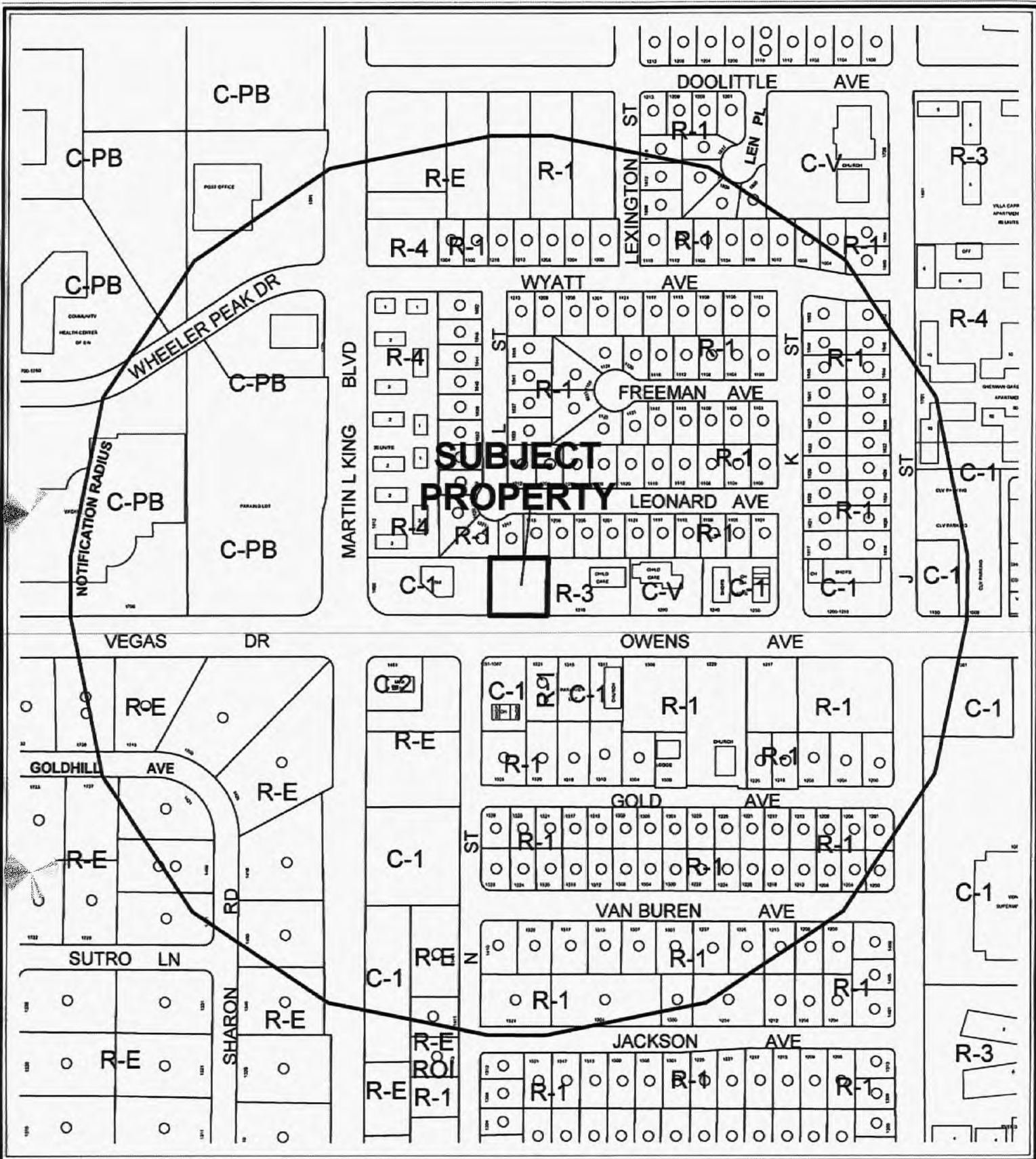
Motion made by LAWRENCE WEEKLY to Hold in Abeyance to 2/21/2007 Item 117 [ZON-18203], Item 118 [VAR-18204] and Item 119 [SDR-18202]

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 117 for related discussion.



**CASE: VAR-18204**

**RADIUS: 1000 FT**

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

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





**CASE: VAR-18204**

**RADIUS: 1000 FT**

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

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

0 100 200 Feet



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: VAR-18204 - APPLICANT/OWNER: BRUCE R. NOBLE**

---

**\*\* CONDITIONS \*\***

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

**Planning and Development**

1. Conformance to the conditions for Rezoning (ZON-18203) and Site Development Plan Review (SDR-18202) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.



**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is request for a Variance to allow a proposed building zero feet from the side property line where 10 feet is the minimum setback required and eight feet from the rear property line where 20 feet is the minimum setback required on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard.

A related Rezoning ZON-18203 and related Site Development Plan Review SDR-18202 will be considered concurrently.

Staff finds that the narrowness of this site and the applicant's intent to allow vehicular circulation between this site and the existing commercial developments to the east and west has resulted in the necessity of this Variance and recommends approval.

**BACKGROUND INFORMATION**

| <i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i> |                                                                                                                                                                                                                               |
|--------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Month/date/year                                                    | Action                                                                                                                                                                                                                        |
| 11/15/95                                                           | The City Council approved a rezoning of this site to C-1 (Limited Commercial) and a 12,000 square foot office building with one story at a height of 19 feet (Z-79-95).                                                       |
| 01/11/07                                                           | The Planning Commission recommended approval of companion item ZON-18203 and denial of SDR-18202 concurrently with this application.<br><br>The Planning Commission voted 6-1/se to recommend DENIAL (PC Agenda Item #24/ar). |
| <i>Pre-Application Meeting</i>                                     |                                                                                                                                                                                                                               |
| 10/02/06                                                           | Staff explained the requirements for a rezoning, site development plan review, and a variance.                                                                                                                                |
| <i>Neighborhood Meeting</i>                                        |                                                                                                                                                                                                                               |
| 12/14/06                                                           | Staff contacted the applicant and suggested a neighborhood meeting. The applicant stated that he had met with adjacent property owners, anticipated no opposition, and declined staff's suggestion.                           |

| <i>Details of Application Request</i> |      |
|---------------------------------------|------|
| <i>Site Area</i>                      |      |
| Net Acres                             | 0.44 |

| Surrounding Property | Existing Land Use                     | Planned Land Use            | Existing Zoning |
|----------------------|---------------------------------------|-----------------------------|-----------------|
| Subject Property     | Undeveloped                           | C (Commercial)              | R-3             |
| North                | Single family dwellings               | L (Low Density Residential) | R-1             |
| South                | Retail shops/ single family dwellings | C (Commercial)              | C-1 and R-1     |
| East                 | Child care facility                   | C (Commercial)              | R-3             |
| West                 | Convenience store                     | C (Commercial)              | C-1             |

| <i>Special Districts/Zones</i>                    | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---------------------------------------------------|------------|-----------|-------------------|
| <b>Special Area Plan</b>                          |            |           |                   |
| Redevelopment Plan Area                           | X          |           | Y                 |
| West Las Vegas Plan                               | X          |           | Y                 |
| <i>Special Districts/Zones</i>                    | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| <b>Special Purpose and Overlay Districts</b>      |            | X         |                   |
| <b>Trails</b>                                     |            | X         |                   |
| <b>Rural Preservation Overlay District</b>        |            | X         |                   |
| <b>Development Impact Notification Assessment</b> |            | X         |                   |
| <b>Project of Regional Significance</b>           |            | X         |                   |

## DEVELOPMENT STANDARDS

*Per Title 19.08, the following standards apply:*

| <i>Standard</i>                                                                                                                   | <i>Required/Allowed</i>                                                                                            | <i>Provided</i>                                                                                                              | <i>Compliance</i>                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Min. Lot Size                                                                                                                     | 6,500 sf                                                                                                           | 19,166 sf                                                                                                                    | Y                                                                                              |
| Min. Lot Width                                                                                                                    | N/A                                                                                                                | 137 feet                                                                                                                     | Y                                                                                              |
| Min. Setbacks <ul style="list-style-type: none"> <li>• Front</li> <li>• East Side</li> <li>• West Side</li> <li>• Rear</li> </ul> | <ul style="list-style-type: none"> <li>• 20 feet</li> <li>• 5 feet</li> <li>• 5 feet</li> <li>• 20 feet</li> </ul> | <ul style="list-style-type: none"> <li>• 76 feet</li> <li>• 62 feet</li> <li>• 0 feet</li> <li>• 8 feet</li> </ul>           | <ul style="list-style-type: none"> <li>• Y</li> <li>• Y</li> <li>• *N</li> <li>• *N</li> </ul> |
| Max. Lot Coverage                                                                                                                 | N/A                                                                                                                | 21 %                                                                                                                         | Y                                                                                              |
| Max. Building Height                                                                                                              | 2 stories/35 feet                                                                                                  | 14 feet 6 inches along north property line; 18 feet in height along the south side of the building, adjacent to Owens Avenue | Y                                                                                              |

The proposed building does not comply with the setback standards of the C-1 zoning district. This issue is addressed within the subject Variance VAR-18204.

*Per Title 19.08.060 the following standards apply:*

| <b>Residential Adjacency Standards</b> | <b>Required/Allowed</b> | <b>Provided</b> | <b>Compliance</b> |
|----------------------------------------|-------------------------|-----------------|-------------------|
| 3:1 proximity slope                    | N/A                     | 8 Feet          | N/A               |
| Adjacent development matching setback  | N/A                     | 8 Feet          | N/A               |
| Trash Enclosure                        | 50 Feet                 | 52 Feet         | Y                 |

The proximity slope and adjacent development matching setback standards do not apply to this application as the proposed building is less than 15 feet in height in the north portion of the site, and the portion of the building with a height of 18 feet is located 55 feet from residentially developed property.

*Per Title 19.12 the following standards apply:*

| <b>Landscaping and Open Space Standards</b> |                        |              |                 |                   |
|---------------------------------------------|------------------------|--------------|-----------------|-------------------|
| <b>Standards</b>                            | <b>Required</b>        |              | <b>Provided</b> | <b>Compliance</b> |
|                                             | <b>Ratio</b>           | <b>Trees</b> |                 |                   |
| Parking Area                                | 1 tree/6 spaces        | 6 trees      | 3 trees         | N                 |
| Buffer: Min. Trees                          |                        |              |                 |                   |
| South prop line                             | 1 tree /30 linear feet | 5 trees      | 4 trees         | N                 |
| North prop line                             | 1 tree/20 linear feet  | 7 trees      | 5 trees         |                   |
| Min. Zone Width                             |                        |              |                 |                   |
| North prop line                             | 8 feet                 |              | 3 feet          | N                 |
| South prop line                             | 15 feet                |              | 11 feet         | N                 |
| East prop line                              | 8 feet                 |              | 0 feet          | N                 |
| West prop line                              | 8 feet                 |              | 0 feet          | N                 |

The applicant has requested a waiver with the related Site Development Plan Review (SDR-18202) to allow three parking lot trees where six are required. Since most of the parking spaces are adjacent to property line buffers, staff recommends approval of this waiver.

The applicant has requested a waiver to allow a reduction in the amount of trees to be provided along the north and south property lines. Staff finds that compliance with this portion of the landscape standards would only require the placement of one additional tree along the south property line and two additional trees along the north property line and does not support this waiver.

The applicant has also requested a waiver to allow reductions in the widths of the buffers along all property lines. Staff finds that these reductions would encourage circulation between this site and the properties to the east and west and recommends approval of this waiver.

***Pursuant to Title 19.10, the following parking standards apply:***

| Parking Requirement           |                                     |                    |         |              |          |              |            |
|-------------------------------|-------------------------------------|--------------------|---------|--------------|----------|--------------|------------|
| Use                           | Gross Floor Area or Number of Units | Required           |         |              | Provided |              | Compliance |
|                               |                                     | Parking Ratio      | Parking |              | Parking  |              |            |
|                               |                                     |                    | Regular | Handi-capped | Regular  | Handi-capped |            |
| General retail                | 1,750 sf                            | 1/175 sf           | 10      |              |          |              |            |
| Barber shop                   | 3 chairs                            | 2 spaces per chair | 6       |              |          |              |            |
| Office                        | 1,200 sf                            | 1/300 sf           | 4       |              |          |              |            |
| Restaurant seating area       | 500 sf                              | 1/50 sf            | 10      |              |          |              |            |
| Restaurant non-customer areas | 500 sf                              | 1/250 sf           | 3       |              |          |              |            |
| TOTAL                         |                                     |                    | 33      | 2            | 34       | 2            | Y          |

| <b>Waivers</b>                                   |                                                  |                                                          |
|--------------------------------------------------|--------------------------------------------------|----------------------------------------------------------|
| <b>Request</b>                                   | <b>Requirement</b>                               | <b>Staff Recommendation</b>                              |
| Three parking lot trees                          | Six parking lot trees                            | Approval                                                 |
| Five trees along north property line             | Seven trees along north property line            | Denial – the buffer can accommodate two additional trees |
| Four trees along south property line             | Five trees along south property line             | Denial – the buffer can accommodate one additional tree  |
| 11 foot wide buffer along Owens Avenue           | 15 foot wide buffer along Owens Avenue           | Approval                                                 |
| Three foot wide buffer along north property line | Eight foot wide buffer along north property line | Approval                                                 |
| No buffer along east property line               | Eight foot wide buffer along east property line  | Approval                                                 |
| No buffer along west property line               | Eight foot wide buffer along west property line  | Approval                                                 |

These waivers will be considered in conjunction with the related Site Development Plan Review (SDR-18202).



## ANALYSIS

The applicant proposes to construct a 3,997 square foot commercial building on this undeveloped site. The narrowness of this site and the applicant's intent to allow vehicular circulation between this site and the existing commercial developments to the east and west has resulted in the following instances of non-compliance with city standards:

- 1) The placement of the building eight feet from the rear property line, where the C-1 zoning standards require 20 feet. This issue has been addressed in the subject variance;
- 2) An 11 foot wide buffer along Owens Avenue where a 15 foot wide buffer is required. This issue has been addressed as a Waiver within the related Site Development Plan Review;
- 3) A three foot wide buffer along the north property line where an eight foot wide buffer is required. This issue has also been addressed as a Waiver within the related Site Development Plan Review; and
- 4) No landscape buffers along the east and west property lines where an eight foot wide buffer is required. This issue has also been addressed as a Waiver within the related Site Development Plan Review (SDR-18202).

Staff finds that the submitted site plan is a reasonable attempt to address the issues associated with this parcel and has no objection to the subject variance and the related waivers.

Staff notes that the amount of trees proposed for the north buffer zone is deficient by two, and the amount proposed for the south buffer is deficient by one. Both of the buffers can accommodate the required amount of trees and staff has included a condition of approval within the related Site Development Plan Review which addresses this issue.

The elevations depict a stucco exterior with signification articulation along the sides and roof of the building.

## 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.”

Staff finds that the narrowness of this site and the applicant’s intent to allow vehicular circulation between this site and the existing commercial developments to the east and west has resulted in the necessity of this Variance and recommends approval.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

17

**ASSEMBLY DISTRICT**      6

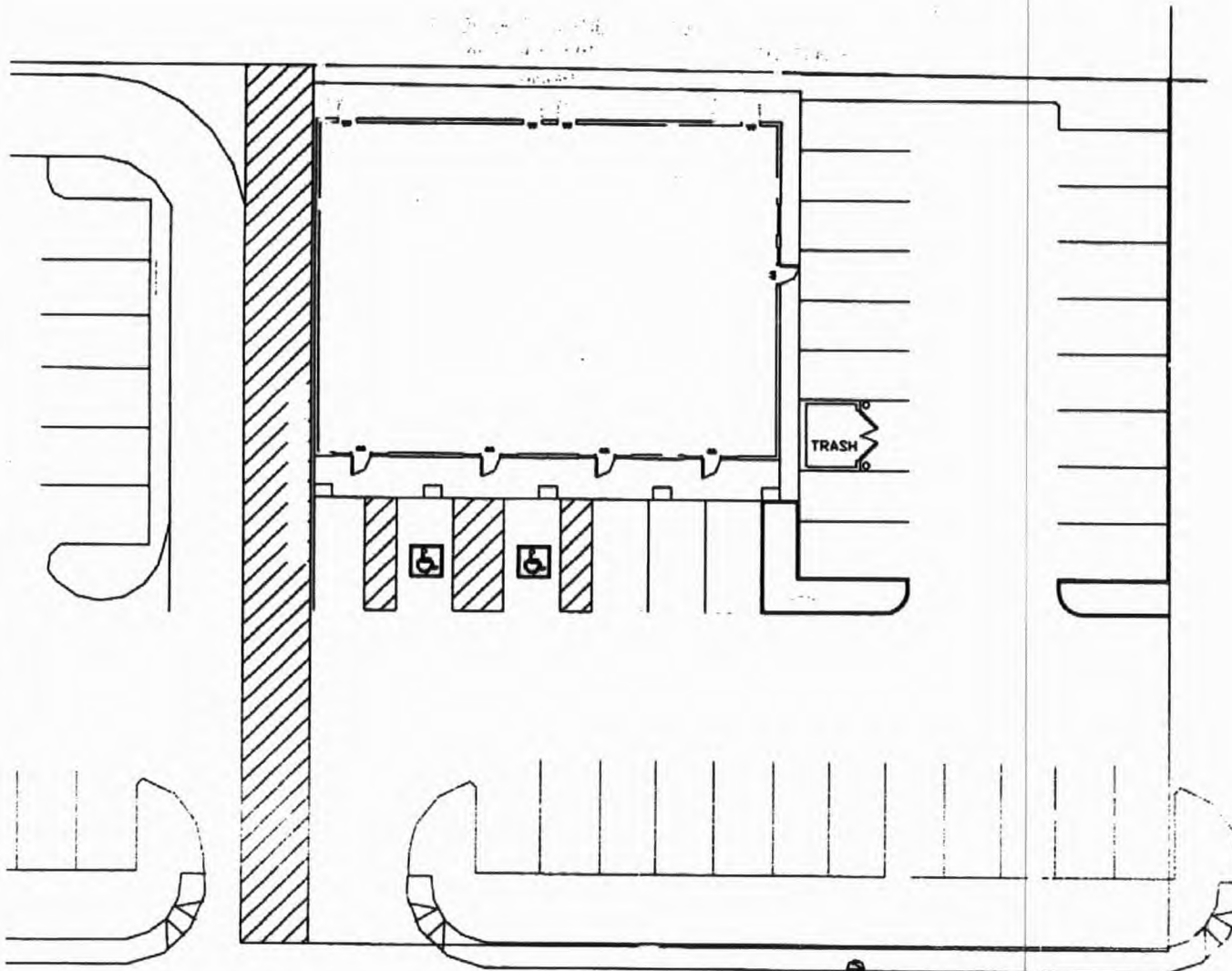
**SENATE DISTRICT**      4

**NOTICES MAILED**      194 by City Clerk

**APPROVALS**      0

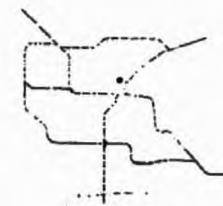
**PROTESTS**      0





OWENS AVENUE

**ZON-18203 VAR-18204**  
**SDR-18202 01/11/07 PC**  
EXT. STREET LIGHT



NOV 16 2006





**Bruce R. Noble**  
3712 Valley Dr.  
N. Las Vegas, NV. 89032  
702-648-6765 (H)  
702-266-5318 (C)

**November 14, 2006**

**To Whom It May Concern,**

**I Bruce Noble, as owner of the property, would like to have it rezone to C-1 for light retail and office space use which co-inside with existing properties in the area. I would like to request a waiver regarding parking lot and perimeter landscaping because, on the eastside of property line there is a possibility for further pavement.**

---

**I would also like to request a variance on set back requirements to remain consistent with existing buildings, and to maintain adequate parking in the front and have a sufficient building design , the building height is of single story requirements and should not negatively impact the existing buildings in anyway.**

**Sincerely,**

**Signature**

*Bruce R Noble*

**ZON-18203 VAR-18204  
SDR-18202 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 ZON-18203 AND VAR-18204

SDR-18202 - PUBLIC HEARING - APPLICANT/OWNER: BRUCE R. NOBLE - Request for a Site Development Plan Review for a PROPOSED 3,997 SQUARE FOOT SHOPPING CENTER WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER TO ALLOW NO PERIMETER LANDSCAPING ALONG THE EAST AND WEST PROPERTY LINES WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; TO ALLOW A THREE FOOT WIDE BUFFER ALONG THE NORTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; AND TO ALLOW AN 11 FOOT WIDE BUFFER ALONG THE SOUTH PROPERTY LINE, WHERE A 15 FOOT WIDE BUFFER ADJACENT TO A PUBLIC RIGHT-OF-WAY IS REQUIRED on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard (APN-139-21-804-008), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). The Planning Commission (4-3 vote) recommends DENIAL. Staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

The Planning Commission (4-3 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

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

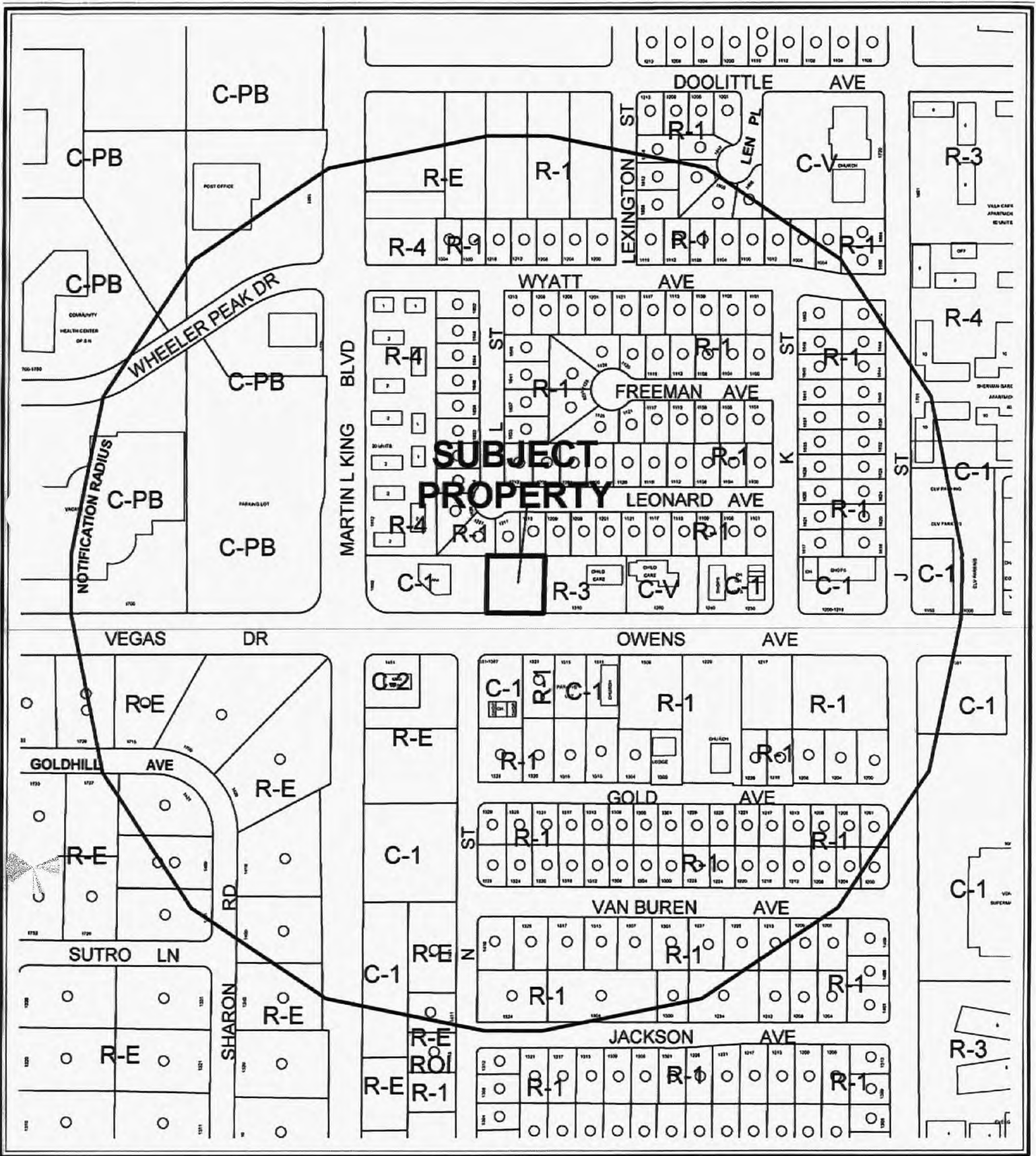
Motion made by LAWRENCE WEEKLY to Hold in Abeyance to 2/21/2007 Item 117 [ZON-18203], Item 118 [VAR-18204] and Item 119 [SDR-18202]

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 117 for related discussion.



**CASE: SDR-18202**

**RADIUS: 1000 FT**

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

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

0 100 200 Feet



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: SDR-18202 - APPLICANT/OWNER: BRUCE R. NOBLE**

---

**\*\* CONDITIONS \*\***

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

**Planning and Development**

1. Conformance to the conditions for Rezoning (ZON-18203) and Variance (VAR-18204) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/16/06, except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow an 11 foot wide buffer along Owens Avenue, a three foot wide buffer along the north property line, and no landscape buffers along the east and west property lines.
5. An Exception from Title 19.10J is hereby approved, to allow three parking lot trees where six are required.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: The provision of seven 24-inch box trees within the buffer zone along the north property line and the provision of five 24-inch box trees within the buffer zone along the south property line
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.



8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

15. Complete any remaining construction of the two offsite driveways which service this site and provide sufficient asphalt concrete (AC) paving to allow two way traffic between this site and the two driveways.
16. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the west of this site prior to the issuance of any permits.
17. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
19. Site development to comply with all applicable conditions of approval for ZON-18203 and all other site-related actions.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a Site Development Plan Review for a proposed 3,997 square-foot shopping center with a waiver of the perimeter landscape buffer to allow no perimeter landscaping along the east and west property lines where an eight-foot wide buffer is required; to allow a three-foot wide buffer along the north property line where an eight foot wide buffer is required; and to allow an 11-foot wide buffer along the south property line, where a 15-foot wide buffer adjacent to a public right-of-way is required on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard

The waivers and variance requested by the applicant will allow this property to have vehicular circulation with the commercial development to the east and west of this site, thereby creating a more orderly pattern of development. Staff recommends approval.

A related Rezoning ZON-18203 and a related Variance VAR-18204 will be considered concurrently.

**BACKGROUND INFORMATION**

| <b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b> |                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Month/date/year</b>                                                    | <b>Action</b>                                                                                                                                                                                                                 |
| 11/15/95                                                                  | The City Council approved a rezoning of this site to C-1 (Limited Commercial) and a 12,000 square foot office building with one story at a height of 19 feet (Z-79-95).                                                       |
| 01/11/07                                                                  | The Planning Commission recommended denial of companion item VAR-18024 and approval of ZON-18203 concurrently with this application.<br><br>The Planning Commission voted 6-1/se to recommend DENIAL (PC Agenda Item #25/ar). |
| <b><i>Pre-Application Meeting</i></b>                                     |                                                                                                                                                                                                                               |
| 10/02/06                                                                  | Staff explained the requirements for a rezoning, site development plan review, and a variance.                                                                                                                                |
| <b><i>Neighborhood Meeting</i></b>                                        |                                                                                                                                                                                                                               |
| 12/14/06                                                                  | Staff contacted the applicant and suggested a neighborhood meeting. The applicant stated that he had met with adjacent property owners, anticipated no opposition, and declined staff's suggestion.                           |
| <b><i>Details of Application Request</i></b>                              |                                                                                                                                                                                                                               |
| <b><i>Site Area</i></b>                                                   |                                                                                                                                                                                                                               |
| Net Acres                                                                 | 0.44                                                                                                                                                                                                                          |

| Surrounding Property | Existing Land Use                     | Planned Land Use            | Existing Zoning |
|----------------------|---------------------------------------|-----------------------------|-----------------|
| Subject Property     | Undeveloped                           | C (Commercial)              | R-3             |
| North                | Single family dwellings               | L (Low Density Residential) | R-1             |
| South                | Retail shops/ single family dwellings | C (Commercial)              | C-1 and R-1     |
| East                 | Child care facility                   | C (Commercial)              | R-3             |
| West                 | Convenience store                     | C (Commercial)              | C-1             |

| <i>Special Districts/Zones</i>                    | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---------------------------------------------------|------------|-----------|-------------------|
| <b>Special Area Plan</b>                          |            |           |                   |
| Redevelopment Plan Area                           | X          |           | Y                 |
| West Las Vegas Plan                               | X          |           | Y                 |
| <i>Special Districts/Zones</i>                    | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| <b>Special Purpose and Overlay Districts</b>      |            | X         |                   |
| <b>Trails</b>                                     |            | X         |                   |
| <b>Rural Preservation Overlay District</b>        |            | X         |                   |
| <b>Development Impact Notification Assessment</b> |            | X         |                   |
| <b>Project of Regional Significance</b>           |            | X         |                   |

## DEVELOPMENT STANDARDS

*Per Title 19.08, the following standards apply:*

| <i>Standard</i>                                                                                                                   | <i>Required/Allowed</i>                                                                                            | <i>Provided</i>                                                                                                              | <i>Compliance</i>                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Min. Lot Size                                                                                                                     | 6,500 sf                                                                                                           | 19,166 sf                                                                                                                    | Y                                                                                              |
| Min. Lot Width                                                                                                                    | N/A                                                                                                                | 137 feet                                                                                                                     | Y                                                                                              |
| Min. Setbacks <ul style="list-style-type: none"> <li>• Front</li> <li>• East Side</li> <li>• West Side</li> <li>• Rear</li> </ul> | <ul style="list-style-type: none"> <li>• 20 feet</li> <li>• 5 feet</li> <li>• 5 feet</li> <li>• 20 feet</li> </ul> | <ul style="list-style-type: none"> <li>• 76 feet</li> <li>• 62 feet</li> <li>• 0 feet</li> <li>• 8 feet</li> </ul>           | <ul style="list-style-type: none"> <li>• Y</li> <li>• Y</li> <li>• *N</li> <li>• *N</li> </ul> |
| Max. Lot Coverage                                                                                                                 | N/A                                                                                                                | 21 %                                                                                                                         | Y                                                                                              |
| Max. Building Height                                                                                                              | 2 stories/35 feet                                                                                                  | 14 feet 6 inches along north property line; 18 feet in height along the south side of the building, adjacent to Owens Avenue | Y                                                                                              |



\*The proposed building does not comply with the setback standards of the C-1 zoning district. This issue is addressed within the related Variance VAR-18204.

*Per 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                    | N/A                     | 8 Feet          | N/A               |
| Adjacent development matching setback  | N/A                     | 8 Feet          | N/A               |
| Trash Enclosure                        | 50 Feet                 | 52 Feet         | Y                 |

The proximity slope and adjacent development matching setback standards do not apply to this application as the proposed building is less than 15 feet in height in the north portion of the site, and the portion of the building with a height of 18 feet is located 55 feet from residentially developed property.

*Per Title 19.12 the following standards apply:*

| <i>Landscaping and Open Space Standards</i> |                        |              |                 |                   |
|---------------------------------------------|------------------------|--------------|-----------------|-------------------|
| <i>Standards</i>                            | <i>Required</i>        |              | <i>Provided</i> | <i>Compliance</i> |
|                                             | <i>Ratio</i>           | <i>Trees</i> |                 |                   |
| Parking Area                                | 1 tree/6 spaces        | 6 trees      | 3 trees         | N                 |
| Buffer: Min. Trees                          |                        |              |                 |                   |
| South prop line                             | 1 tree /30 linear feet | 5 trees      | 4 trees         | N                 |
| North prop line                             | 1 tree/20 linear feet  | 7 trees      | 5 trees         |                   |
| Min. Zone Width                             |                        |              |                 |                   |
| North prop line                             | 8 feet                 |              | 3 feet          | N                 |
| South prop line                             | 15 feet                |              | 11 feet         | N                 |
| East prop line                              | 8 feet                 |              | 0 feet          | N                 |
| West prop line                              | 8 feet                 |              | 0 feet          | N                 |

The applicant has requested an exception with the subject Site Development Plan Review (SDR-18202) to allow three parking lot trees where six are required. Since most of the parking spaces are adjacent to property line buffers, staff recommends approval of this waiver.

The applicant has requested a waiver to allow a reduction in the amount of trees to be provided along the north and south property lines. Staff finds that compliance with this portion of the landscape standards would only require the placement of one additional tree along the south property line and two additional trees along the north property line and does not support this waiver.

The applicant has also requested a waiver to allow reductions in the widths of the buffers along all property lines. Staff finds that these reductions would encourage circulation between this site and the properties to the east and west and recommends approval of this waiver.

***Pursuant to Title 19.10, the following parking standards apply:***

| Parking Requirement           |                                     |                    |         |              |          |              |            |
|-------------------------------|-------------------------------------|--------------------|---------|--------------|----------|--------------|------------|
| Use                           | Gross Floor Area or Number of Units | Required           |         |              | Provided |              | Compliance |
|                               |                                     | Parking Ratio      | Parking |              | Parking  |              |            |
|                               |                                     |                    | Regular | Handi-capped | Regular  | Handi-capped |            |
| General retail                | 1,750 sf                            | 1/175 sf           | 10      |              |          |              |            |
| Barber shop                   | 3 chairs                            | 2 spaces per chair | 6       |              |          |              |            |
| Office                        | 1,200 sf                            | 1/300 sf           | 4       |              |          |              |            |
| Restaurant seating area       | 500 sf                              | 1/50 sf            | 10      |              |          |              |            |
| Restaurant non-customer areas | 500 sf                              | 1/250 sf           | 3       |              |          |              |            |
| TOTAL                         |                                     |                    | 33      | 2            | 34       | 2            | Y          |

| <b>Waivers</b>                                   |                                                  |                                                          |
|--------------------------------------------------|--------------------------------------------------|----------------------------------------------------------|
| <b>Request</b>                                   | <b>Requirement</b>                               | <b>Staff Recommendation</b>                              |
| Three parking lot trees                          | Six parking lot trees                            | Approval                                                 |
| Five trees along north property line             | Seven trees along north property line            | Denial – the buffer can accommodate two additional trees |
| Four trees along south property line             | Five trees along south property line             | Denial – the buffer can accommodate one additional tree  |
| 11 foot wide buffer along Owens Avenue           | 15 foot wide buffer along Owens Avenue           | Approval                                                 |
| Three foot wide buffer along north property line | Eight foot wide buffer along north property line | Approval                                                 |
| No buffer along east property line               | Eight foot wide buffer along east property line  | Approval                                                 |
| No buffer along west property line               | Eight foot wide buffer along west property line  | Approval                                                 |

These waivers will be considered in conjunction with the subject Site Development Plan Review (SDR-18202).

## **ANALYSIS**

The applicant proposes to construct a 3,997 square foot commercial building on this undeveloped site. The narrowness of this site and the applicant's intent to allow vehicular circulation between this site and the existing commercial developments to the east and west has resulted in the following instances of non-compliance with city standards:

- 1) The placement of the building eight feet from the rear property line, where the C-1 zoning standards require 20 feet. This issue has been addressed in the related variance;
- 2) An 11 foot wide buffer along Owens Avenue where a 15 foot wide buffer is required. This issue has been addressed as a Waiver within the subject Site Development Plan Review;
- 3) A three foot wide buffer along the north property line where an eight foot wide buffer is required. This issue has also been addressed as a Waiver within the subject Site Development Plan Review; and
- 4) No landscape buffers along the east and west property lines where an eight foot wide buffer is required. This issue has also been addressed as a Waiver within the related Site Development Plan Review.

Staff finds that the submitted site plan is a reasonable attempt to address the issues associated with this parcel and has no objection to the related variance and the waivers.

Staff notes that the amount of trees proposed for the north buffer zone is deficient by two, and the amount proposed for the south buffer is deficient by one. Both of the buffers can accommodate the required amount of trees and staff has included a condition of approval which addresses this issue.

The elevations depict a stucco exterior with signification articulation along the sides and roof of the building.

## **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 uses allowed with the proposed C-1 (Limited Commercial) zoning district are compatible with the commercial uses to the east and west of this site.

**In regard to "2":** The proposed C-1 (Limited Commercial) zone would be in conformance with C (Commercial) General Plan designation.

The applicant has requested a waiver of Title 19 standards to allow three parking lot trees where six are required. Since most of the parking spaces are adjacent to property line buffers, staff recommends approval of this waiver.

The applicant has requested a waiver of Title 19 standards to allow a reduction in the amount of trees to be provided along the north and south property lines. Staff finds that compliance with this portion of the landscape standards would only require the placement of one additional tree along the south property line and two additional trees along the north property line and does not support this waiver.

The applicant has also requested a waiver of Title 19 standards to allow reductions in the widths of the buffers along all property lines. Staff finds that these reductions would encourage circulation between this site and the properties to the east and west and recommends approval of this waiver.

The applicant has also requested a related Variance (VAR-18204) to allow a proposed building zero feet from the side property line where 10 feet is the minimum setback required and eight feet from the rear property line where 20 feet is the minimum setback required.

Staff finds that the narrowness of this site and the applicant's intent to allow vehicular circulation between this site and the existing commercial developments to the east and west has resulted in the necessity of this Variance and recommends approval.



**In regard to "3":** Owens Avenue is a 100 foot wide Primary Arterial which will not be adversely impacted by the proposed C-1 (Limited Commercial) zoning district.

**In regard to "4":** The building and landscape materials are appropriate for commercial development in this area of the city.

**In regard to "5":** The waivers and variance requested by the applicant will allow this property to have vehicular circulation with the commercial development to the east and west of this site, thereby creating a more orderly pattern of development.

**In regard to "6":** The proposed use will not compromise the public health, safety, and welfare because the use will be constructed in compliance with applicable city standards.

#### **PLANNING COMMISSION ACTION**

The Planning Commission considered recommending a change to condition #16 to add access from the east. New elevations were shown at the Planning Commission meeting.

#### **NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

17

**ASSEMBLY DISTRICT**      6

**SENATE DISTRICT**      4

**NOTICES MAILED**      196 by Planning Department

**APPROVALS**      0

**PROTESTS**      0

## PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18202** APN: 139-21-804-008

Name of Property Owner: Bruce Noble

Name of Applicant: Bruce Noble

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: \_\_\_\_\_

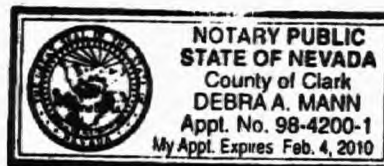
Signature of Property Owner: Drum K. Holte

Print Name: Bruce R. Noble

Subscribed and sworn before me

This 24<sup>th</sup> day of October, 20 06

Debra A. Marx  
Notary Public in and for said County and State



PROPERTY LINE 137'  
over all sq. ft. 3,997

EXISTING 6' FILL BUILDING

LANDSCAPE

PROPERTY LINE

TRASH

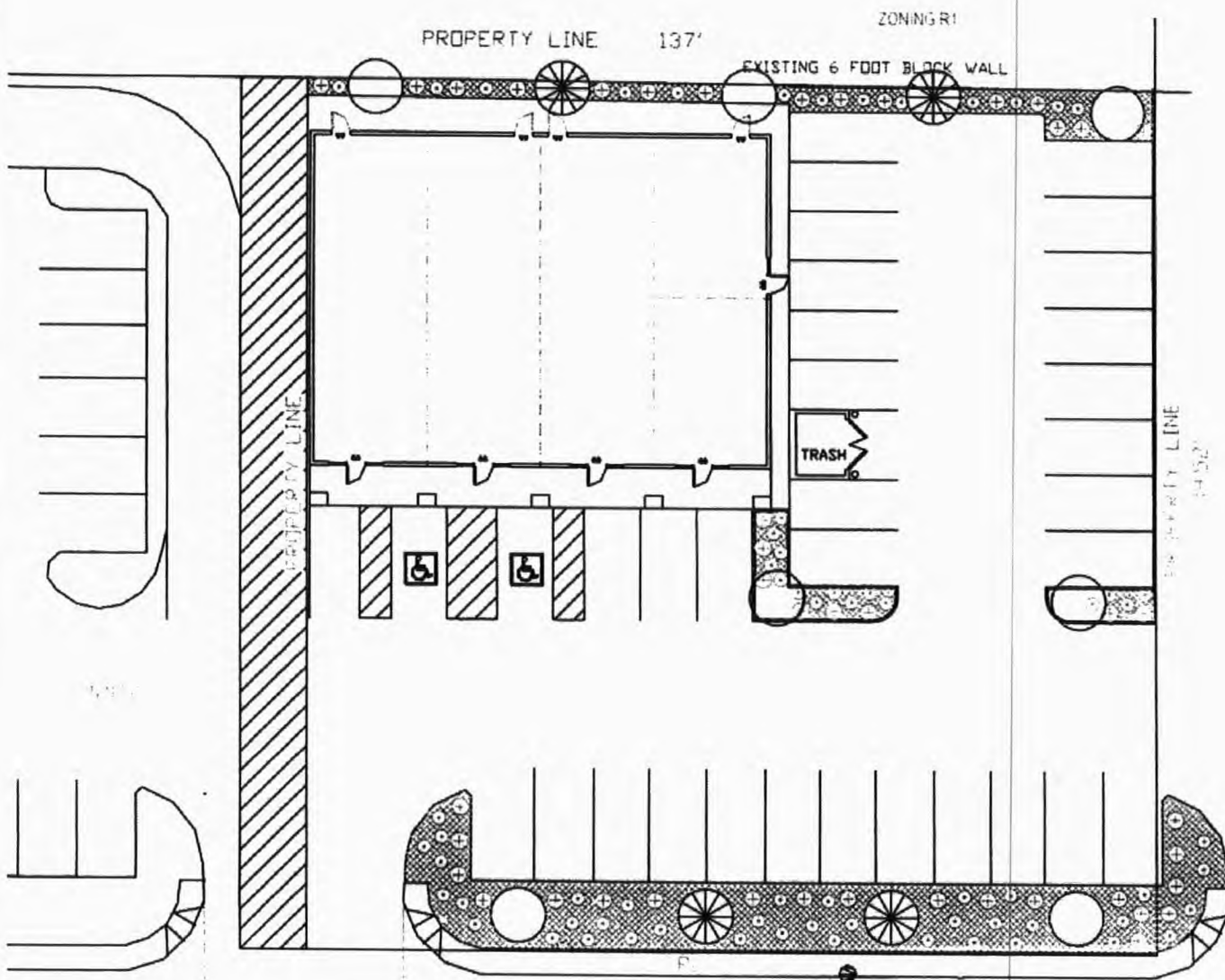
PROPERTY LINE

OWENS AVENUE

**ZON-18203 VAR-18204**  
**SDR-18202 01/11/07 PC**  
EXT. STREET LIGHT

NOV 16 2006





PROPERTY LINE 137'

ZONING R1

EXISTING 6 FOOT BLOCK WALL

TRASH

PROPERTY LINE

PROPERTY LINE

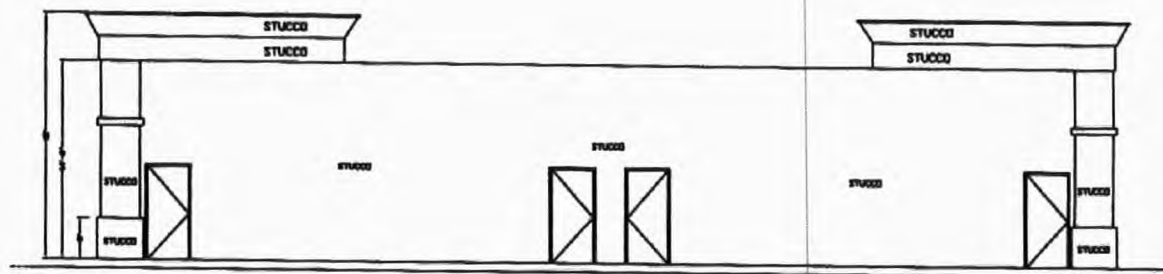
OWENS AVENUE

**ZON-18203 VAR-18204**  
**SDR-18202 01/11/07 PC**  
 EXT STREET LIGHT

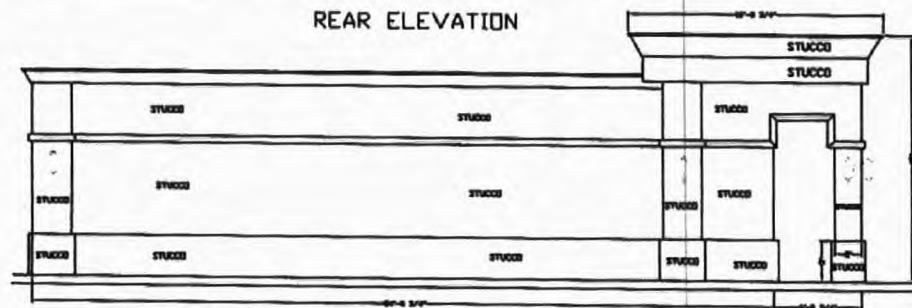
NOV 16 2006

OWNER'S COPY

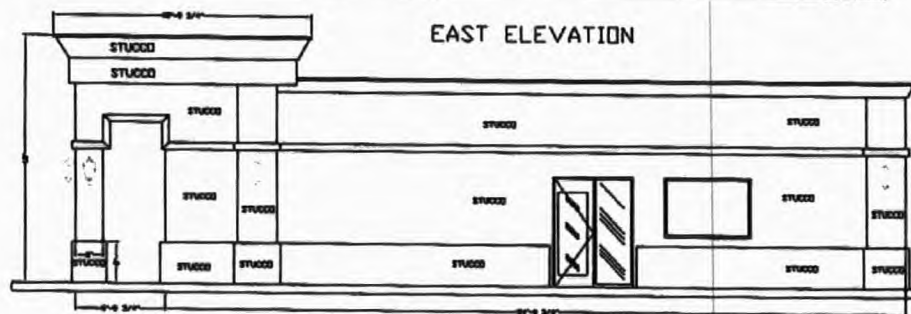




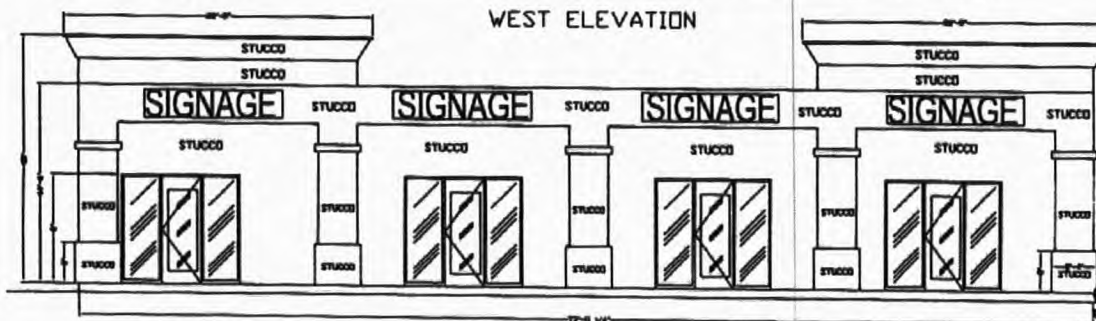
REAR ELEVATION



EAST ELEVATION

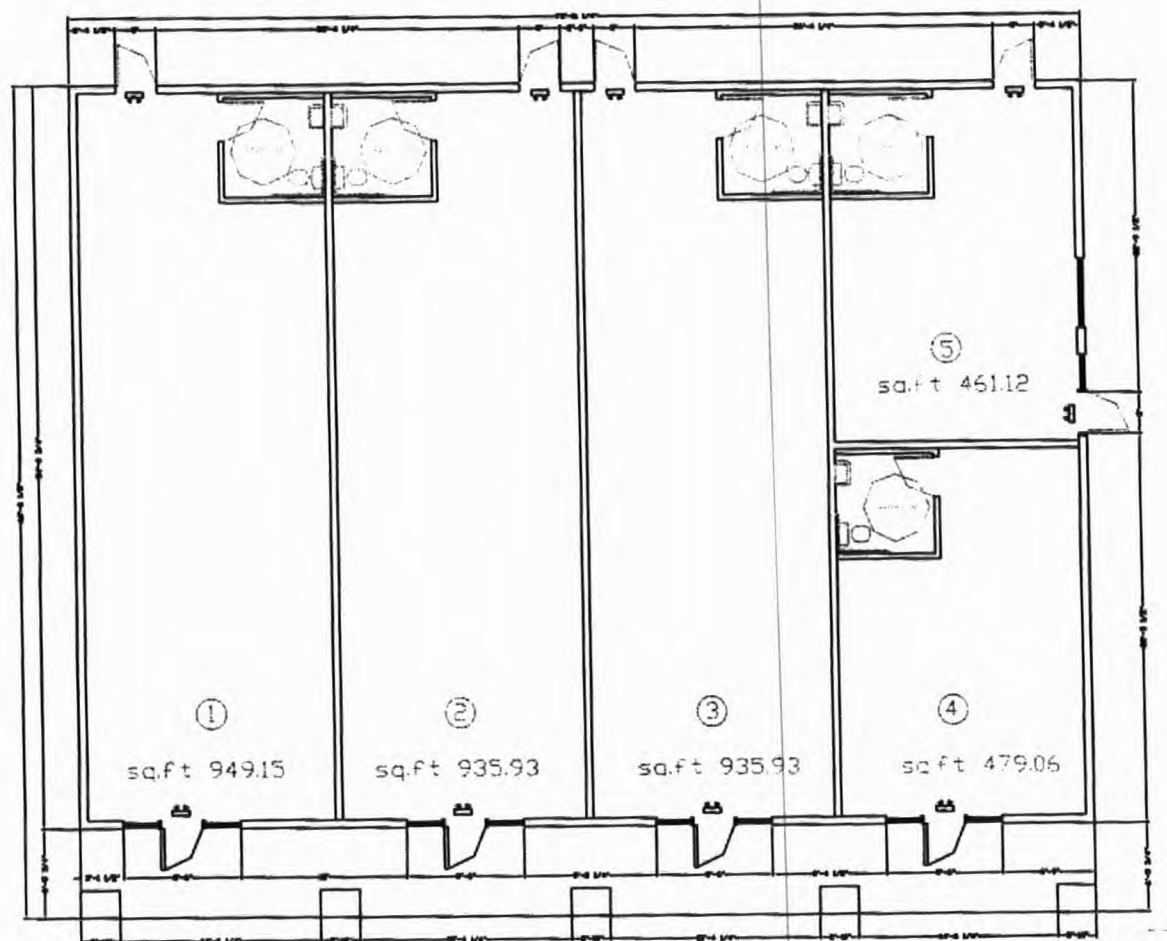


WEST ELEVATION



NOV 16 2006

ZON-18203 VAR-18204  
SDR-18202 01/11/07 PC



NOV 16 2006

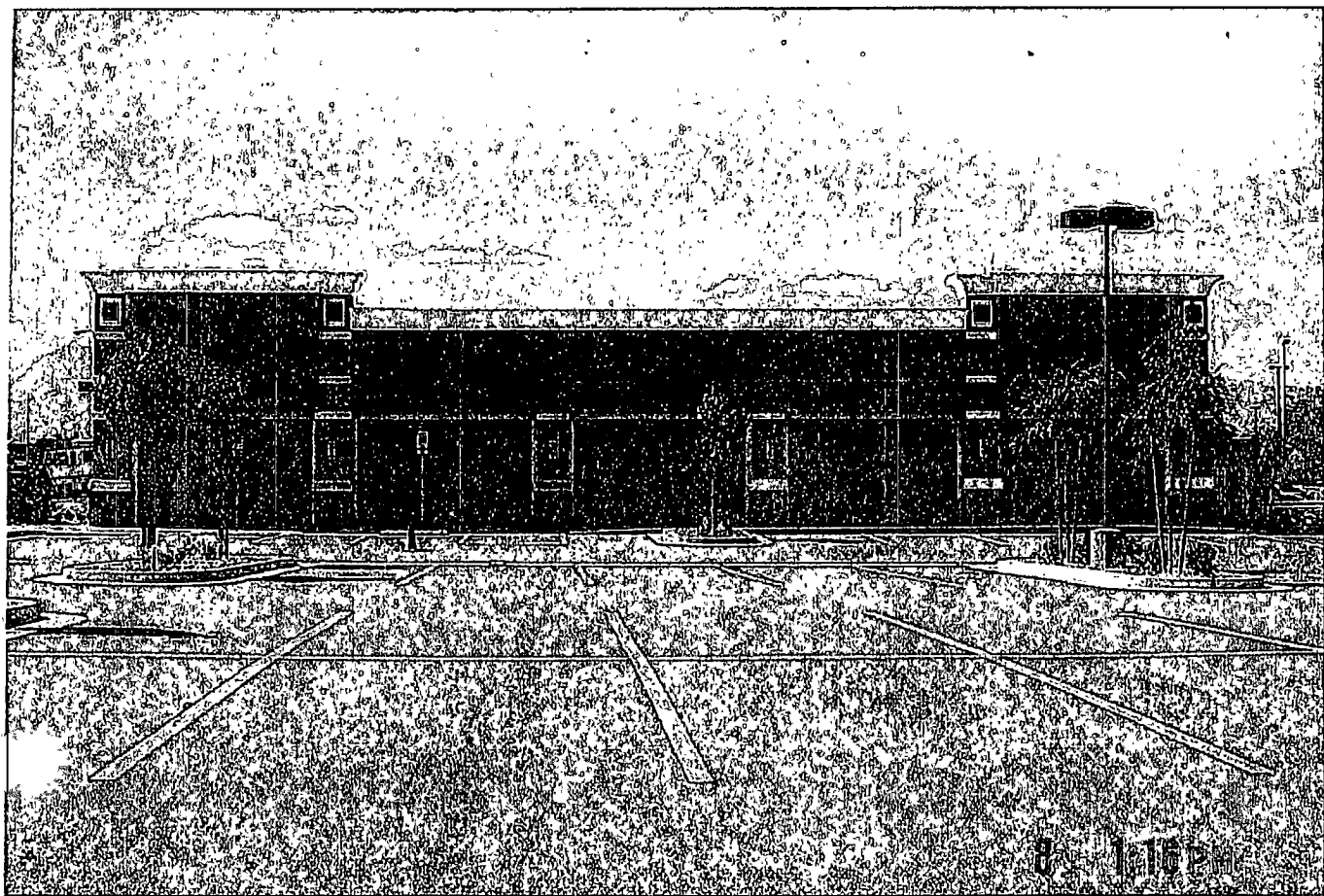


**ZON-18203 VAR-18204**  
**SDR-18202 01/11/07 PC**



OWNER BUILDING

FLOOR PLAN



RECEIVED  
NOV 16 2006

ZON-18203 VAR-18204  
SDR-18202 01/11/07 PC





|                                                                                                                                                                                                                                                            |                           |              |                        |              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------|------------------------|--------------|
| <b>SDR 18202</b>                                                                                                                                                                                                                                           |                           |              |                        |              |
| <b>Bruce R. Noble</b>                                                                                                                                                                                                                                      |                           |              |                        |              |
| <b>NS Owens, E of Martin L. King</b>                                                                                                                                                                                                                       |                           |              |                        |              |
| Proposed 3.997 thousand square foot retail development.                                                                                                                                                                                                    |                           |              |                        |              |
| <b>Traffic produced by proposed development:</b>                                                                                                                                                                                                           |                           |              |                        |              |
| <b>New Use</b>                                                                                                                                                                                                                                             | <b>DESCRIPTION</b>        | <b>#UNIT</b> | <b>RATE/#<br/>UNIT</b> | <b>TOTAL</b> |
| Average Daily Traffic (ADT)                                                                                                                                                                                                                                | SHOPPING CENTER [1000 SF] | 3.997        | 42.94                  | 172          |
| AM Peak Hour                                                                                                                                                                                                                                               |                           |              | 1.03                   | 4            |
| PM Peak Hour                                                                                                                                                                                                                                               |                           |              | 3.75                   | 15           |
| <i>(heaviest 60 minutes)</i>                                                                                                                                                                                                                               |                           |              |                        |              |
| <b>Existing traffic on all nearby streets:</b>                                                                                                                                                                                                             |                           |              |                        |              |
| <b>Owens Avenue</b>                                                                                                                                                                                                                                        |                           |              |                        |              |
| Average Daily Traffic (ADT)                                                                                                                                                                                                                                | 25,302                    |              |                        |              |
| PM Peak Hour                                                                                                                                                                                                                                               | 2024                      |              |                        |              |
| <i>(heaviest 60 minutes)</i>                                                                                                                                                                                                                               |                           |              |                        |              |
| <b>Martin L. King Boulevard</b>                                                                                                                                                                                                                            |                           |              |                        |              |
| Average Daily Traffic (ADT)                                                                                                                                                                                                                                | 43,649                    |              |                        |              |
| PM Peak Hour                                                                                                                                                                                                                                               | 3492                      |              |                        |              |
| <i>(heaviest 60 minutes)</i>                                                                                                                                                                                                                               |                           |              |                        |              |
| <b>Traffic Capacity of adjacent streets:</b>                                                                                                                                                                                                               |                           |              |                        |              |
|                                                                                                                                                                                                                                                            | Adjacent street ADT       |              |                        |              |
|                                                                                                                                                                                                                                                            | Capacity                  |              |                        |              |
| Owens Avenue                                                                                                                                                                                                                                               | 32585                     |              |                        |              |
| Martin L. King Boulevard                                                                                                                                                                                                                                   | 32585                     |              |                        |              |
| This project will add approximately 172 trips per day on Owens and Martin L. King. This will increase expected volumes by less than one percent on Owens and Martin L. King. Owens is at about 78 percent of capacity and Martin L. King is over capacity. |                           |              |                        |              |
| Based on Peak Hour use, this development will add roughly 15 additional cars into the area; which works out to about one every four minutes.                                                                                                               |                           |              |                        |              |
| Note that this report assumes all traffic from this development uses all named streets.                                                                                                                                                                    |                           |              |                        |              |



ZON-18203, VAR-18204 AND SDR 18202 - APPLICANT/OWNER: BRUCE R. NOBLE  
NORTH SIDE OF OWENS AVENUE, APPROXIMATELY 333 FEET EAST OF MARTIN L. KING BOULEVARD  
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



ZON-18203, VAR-18204 AND SDR 18202 - APPLICANT/OWNER: BRUCE R. NOBLE  
NORTH SIDE OF OWENS AVENUE, APPROXIMATELY 333 FEET EAST OF MARTIN L. KING BOULEVARD  
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06





ZON-18203, VAR-18204 AND SDR 18202 - APPLICANT/OWNER: BRUCE R. NOBLE  
NORTH SIDE OF OWENS AVENUE, APPROXIMATELY 333 FEET EAST OF MARTIN L. KING BOULEVARD  
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06





ZON-18203, VAR-18204 AND SDR 18202 - APPLICANT/OWNER: BRUCE R. NOBLE  
NORTH SIDE OF OWENS AVENUE, APPROXIMATELY 333 FEET EAST OF MARTIN L. KING BOULEVARD  
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06

**Bruce R. Noble**  
3712 Valley Dr.  
N. Las Vegas, NV. 89032  
702-648-6765 (H)  
702-266-5318 (C)

**November 14, 2006**

**To Whom It May Concern,**

**I Bruce Noble, as owner of the property, would like to have it rezone to C-1 for light retail and office space use which co-inside with existing properties in the area. I would like to request a waiver regarding parking lot and perimeter landscaping because, on the eastside of property line there is a possibility for further pavement.**

---

**I would also like to request a variance on set back requirements to remain consistent with existing buildings, and to maintain adequate parking in the front and have a sufficient building design , the building height is of single story requirements and should not negatively impact the existing buildings in anyway.**

**Sincerely,**

**Signature**

*Bruce R Noble*

**ZON-18203 VAR-18204**  
**SDR-18202 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-18299 - PUBLIC HEARING - APPLICANT: GRITZ CAFÉ - OWNER: EXPERTISE SCHOOL OF BEAUTY LLC - Request for a Variance TO ALLOW 40 PARKING SPACES WHERE 48 SPACES ARE REQUIRED 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 and Aerial Maps
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:

MAYOR GOODMAN declared the Public Hearing open for Item 120 [VAR-18299] and Item 121 [SUP-18298].

GWEN BRAIMOH, owner of Expertise School of Beauty, LLC, appeared together with TRINA JILES, 8212 Fulton Ranch, owner of Gritz Cafe, and asked for approval. MS. JILES indicated that the cafe will provide service to students that attend the school of beauty. Most of their clients will walk to their facility and they project many delivery orders.

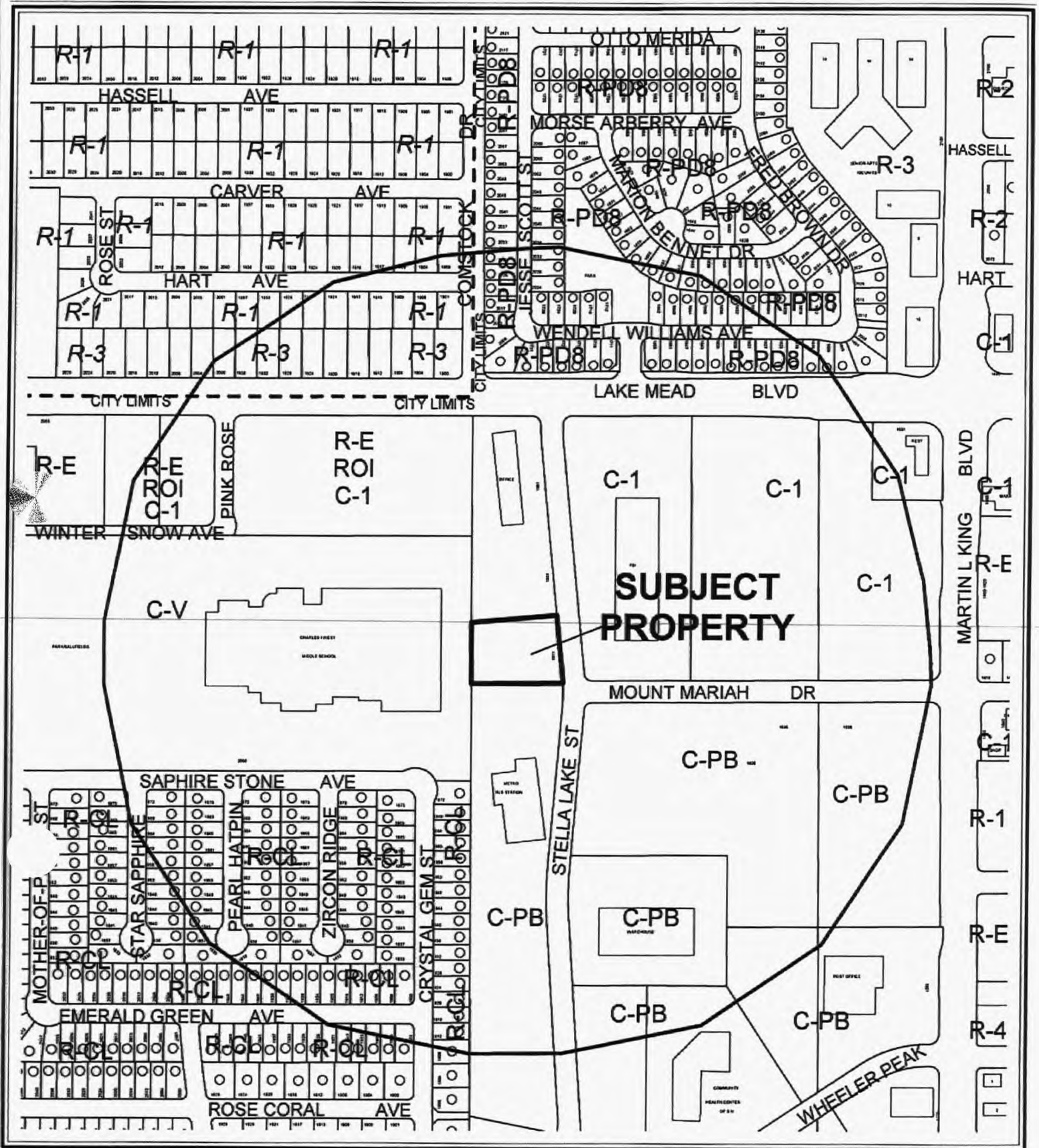
**CITY COUNCIL MEETING OF: FEBRUARY 7, 2007**

COUNCILMAN WEEKLY congratulated MS. BRAIMOH on the Expertise School of Beauty, bringing a beautiful facility and a great amenity at this location.

MAYOR GOODMAN declared the Public Hearing closed for Item 120 [VAR-18299] and Item 121 [SUP-18298].







0 400 800 Feet





CASE: **VAR-18299**

RADIUS: 1000 FT

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

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: VAR-18299 - APPLICANT: GRITZ CAFÉ - OWNER:  
EXPERTISE SCHOOL OF BEAUTY LLC**

---

**\*\* 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-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.



**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a Variance to allow 40 parking spaces where 48 spaces are required on 0.99 acres at 1911 Stella Lake Street. A related Special Use Permit (SUP-18298) will also be considered on this agenda.

The request does not meet the criteria for the approval of variances, as the hardship is self-created and the applicant could change the amount of floor area dedicated to some of the uses proposed for this building in order to comply with parking requirements.

**BACKGROUND INFORMATION**

| <i>Related Relevant City Actions by P&amp;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.<br><br>The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #26/ar).                                                             |
| 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.                                                                                                                                                                                                        |

| <i>Details of Application Request</i> |      |
|---------------------------------------|------|
| <i>Site Area</i>                      |      |
| Net Acres                             | 0.99 |



| Surrounding Property                              | Existing Land Use                  | Planned Land Use                    | Existing Zoning                 |                   |  |
|---------------------------------------------------|------------------------------------|-------------------------------------|---------------------------------|-------------------|--|
| Subject Property                                  | Business school<br>(hair dressing) | LI/R (Light<br>Industrial/Research) | C-PB (Planned<br>Business Park) |                   |  |
| North                                             | Office/warehouse                   | LI/R (Light<br>Industrial/Research) | C-PB (Planned<br>Business Park) |                   |  |
| South                                             | Metro substation                   | PF (Public Facilities)              | C-PB (Planned<br>Business Park) |                   |  |
| East                                              | Undeveloped                        | LI/R (Light<br>Industrial/Research) | C-1 (Limited<br>Commercial)     |                   |  |
| West                                              | Middle school                      | PF (Public Facilities)              | C-V (Civic)                     |                   |  |
| <i>Special Districts/Zones</i>                    |                                    | <i>Yes</i>                          | <i>No</i>                       | <i>Compliance</i> |  |
| <b>Special Area Plan</b>                          |                                    | X                                   |                                 |                   |  |
| Las Vegas Enterprise Park                         |                                    | X                                   |                                 | Y                 |  |
| West Las Vegas Plan                               |                                    | X                                   |                                 | Y                 |  |
| <i>Special Districts/Zones</i>                    |                                    | <i>Yes</i>                          | <i>No</i>                       | <i>Compliance</i> |  |
| <b>Special Purpose and Overlay Districts</b>      |                                    | X                                   |                                 |                   |  |
| Downtown Redevelopment Area                       |                                    | X                                   |                                 | Y                 |  |
| <b>Trails</b>                                     |                                    |                                     | X                               |                   |  |
| <b>Rural Preservation Overlay District</b>        |                                    |                                     | X                               |                   |  |
| <b>Development Impact Notification Assessment</b> |                                    |                                     | X                               |                   |  |
| <b>Project of Regional Significance</b>           |                                    |                                     | 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 tree/6 spaces + 1/2 row ends                                                                                                                    | 9 trees                 | 5 trees                             |
| Buffer:         | <ul style="list-style-type: none"> <li>1 tree/20 linear feet (adjacent to ROW)</li> <li>1 tree/ 30 linear feet (adjacent to lot lines)</li> </ul> | 6 trees<br><br>22 trees | 5 trees<br><br>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

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 not providing the required number of parking spaces for the existing and proposed uses. The provision of additional parking spaces or a change in the amount of floor area dedicated to some of the uses proposed for this building would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

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: VAR-18299 APN: 139-21-313-012  
Name of Property Owner: Expertise LLC, Gwen Braimoh  
Name of Applicant: Gritz Cafe, Trina Sites

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: \_\_\_\_\_

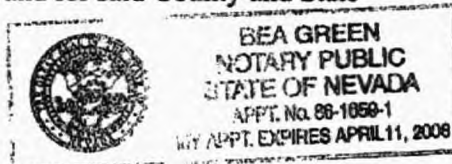
Print Name: Gwen Braimoh

Subscribed and sworn before me

This 27<sup>th</sup> day of November, 2006  
Bea Green

Notary Public in and for said County and State

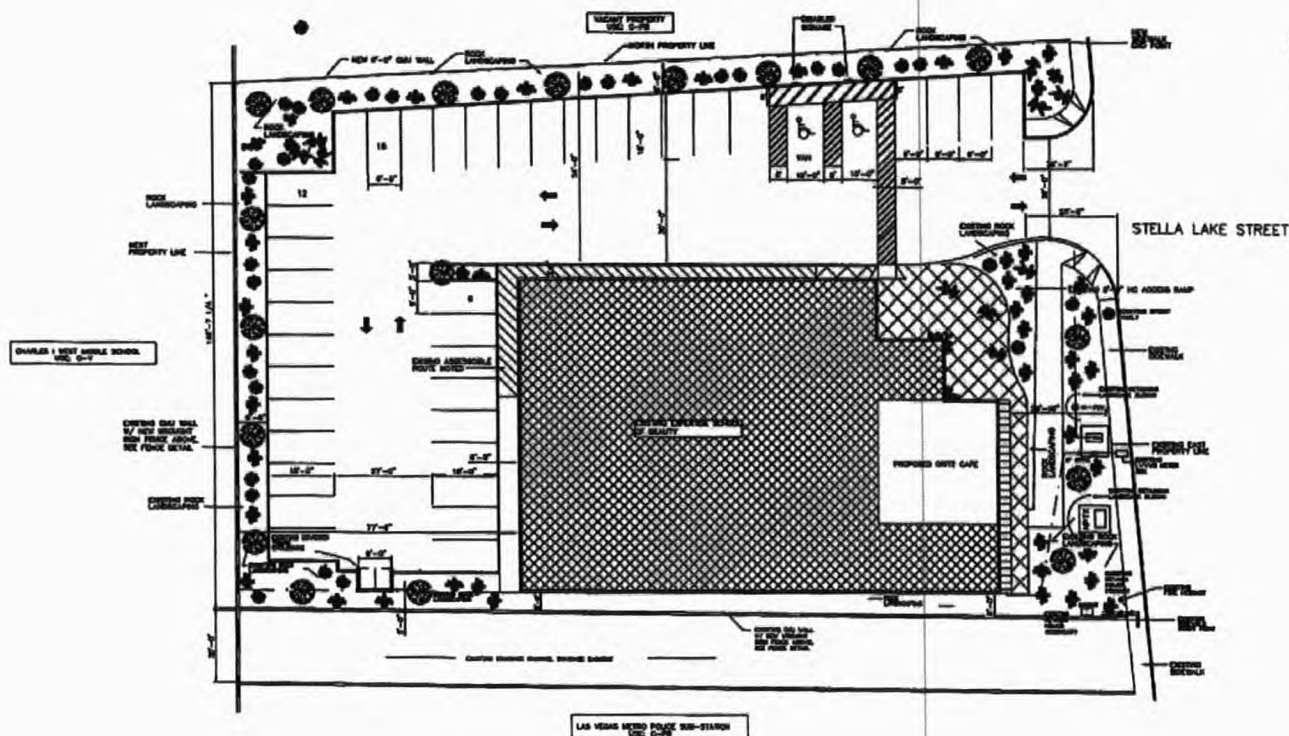
Revised 12-03-04



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

NOV 27 2006





LANDSCAPE PLAN

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

SCALE 1/8" = 1'-0"



| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

HECO CONSTRUCTION  
 3300 CAMDEN STE 2  
 LAS VEGAS, NV 89139  
 LIC# 82779

CONTRACTOR

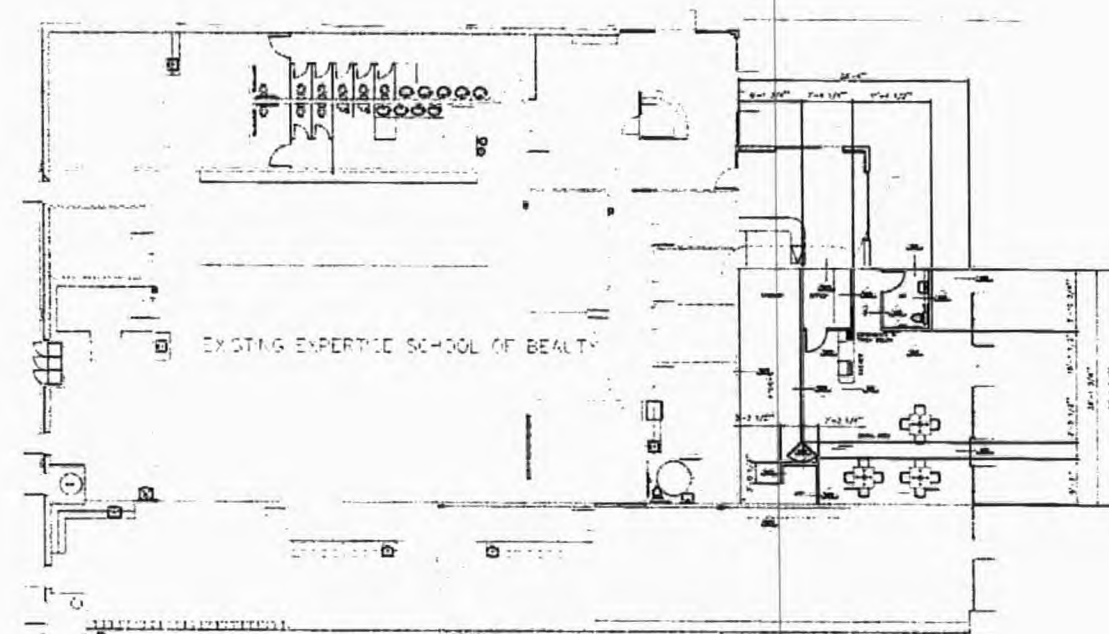
PROJECT: TENTATIVE IMPROVEMENT-GRIZZ CAFE  
 1911 STELLA LAKE STREET  
 LAS VEGAS, NEVADA  
 APN # 139-213-13-001  
 SHEET TITLE: LANDSCAPE PLAN

DATE: 11/14/06  
 SCALE: 1/8" = 1'-0"  
 JOB NO: 06-01-028

SHEET  
**LS1.1**  
 OF SHEETS

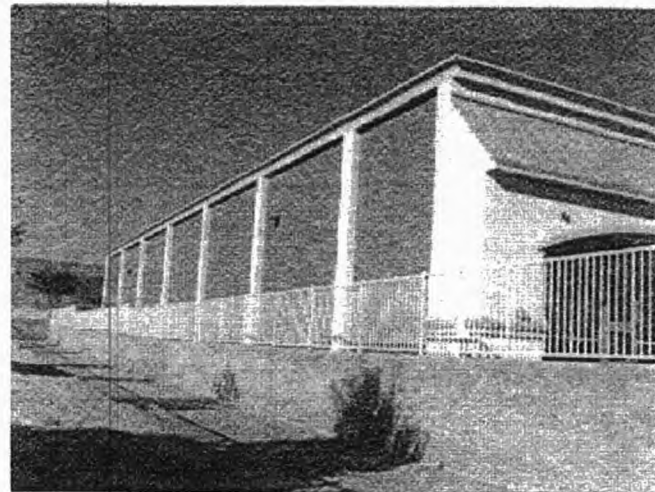
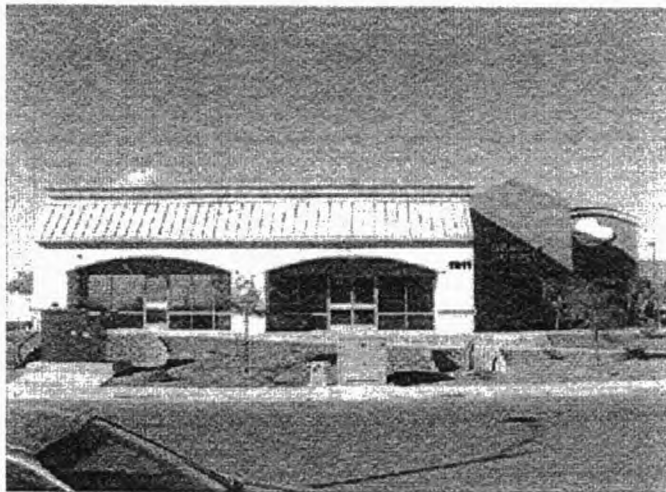






FLOOR PLAN

| WALL TYPES |                |
|------------|----------------|
| 1          | 1" CMU WALL    |
| 2          | 2" CMU WALL    |
| 3          | 4" CMU WALL    |
| 4          | 6" CMU WALL    |
| 5          | 8" CMU WALL    |
| 6          | 12" CMU WALL   |
| 7          | 16" CMU WALL   |
| 8          | 20" CMU WALL   |
| 9          | 24" CMU WALL   |
| 10         | 30" CMU WALL   |
| 11         | 36" CMU WALL   |
| 12         | 42" CMU WALL   |
| 13         | 48" CMU WALL   |
| 14         | 54" CMU WALL   |
| 15         | 60" CMU WALL   |
| 16         | 66" CMU WALL   |
| 17         | 72" CMU WALL   |
| 18         | 78" CMU WALL   |
| 19         | 84" CMU WALL   |
| 20         | 90" CMU WALL   |
| 21         | 96" CMU WALL   |
| 22         | 102" CMU WALL  |
| 23         | 108" CMU WALL  |
| 24         | 114" CMU WALL  |
| 25         | 120" CMU WALL  |
| 26         | 126" CMU WALL  |
| 27         | 132" CMU WALL  |
| 28         | 138" CMU WALL  |
| 29         | 144" CMU WALL  |
| 30         | 150" CMU WALL  |
| 31         | 156" CMU WALL  |
| 32         | 162" CMU WALL  |
| 33         | 168" CMU WALL  |
| 34         | 174" CMU WALL  |
| 35         | 180" CMU WALL  |
| 36         | 186" CMU WALL  |
| 37         | 192" CMU WALL  |
| 38         | 198" CMU WALL  |
| 39         | 204" CMU WALL  |
| 40         | 210" CMU WALL  |
| 41         | 216" CMU WALL  |
| 42         | 222" CMU WALL  |
| 43         | 228" CMU WALL  |
| 44         | 234" CMU WALL  |
| 45         | 240" CMU WALL  |
| 46         | 246" CMU WALL  |
| 47         | 252" CMU WALL  |
| 48         | 258" CMU WALL  |
| 49         | 264" CMU WALL  |
| 50         | 270" CMU WALL  |
| 51         | 276" CMU WALL  |
| 52         | 282" CMU WALL  |
| 53         | 288" CMU WALL  |
| 54         | 294" CMU WALL  |
| 55         | 300" CMU WALL  |
| 56         | 306" CMU WALL  |
| 57         | 312" CMU WALL  |
| 58         | 318" CMU WALL  |
| 59         | 324" CMU WALL  |
| 60         | 330" CMU WALL  |
| 61         | 336" CMU WALL  |
| 62         | 342" CMU WALL  |
| 63         | 348" CMU WALL  |
| 64         | 354" CMU WALL  |
| 65         | 360" CMU WALL  |
| 66         | 366" CMU WALL  |
| 67         | 372" CMU WALL  |
| 68         | 378" CMU WALL  |
| 69         | 384" CMU WALL  |
| 70         | 390" CMU WALL  |
| 71         | 396" CMU WALL  |
| 72         | 402" CMU WALL  |
| 73         | 408" CMU WALL  |
| 74         | 414" CMU WALL  |
| 75         | 420" CMU WALL  |
| 76         | 426" CMU WALL  |
| 77         | 432" CMU WALL  |
| 78         | 438" CMU WALL  |
| 79         | 444" CMU WALL  |
| 80         | 450" CMU WALL  |
| 81         | 456" CMU WALL  |
| 82         | 462" CMU WALL  |
| 83         | 468" CMU WALL  |
| 84         | 474" CMU WALL  |
| 85         | 480" CMU WALL  |
| 86         | 486" CMU WALL  |
| 87         | 492" CMU WALL  |
| 88         | 498" CMU WALL  |
| 89         | 504" CMU WALL  |
| 90         | 510" CMU WALL  |
| 91         | 516" CMU WALL  |
| 92         | 522" CMU WALL  |
| 93         | 528" CMU WALL  |
| 94         | 534" CMU WALL  |
| 95         | 540" CMU WALL  |
| 96         | 546" CMU WALL  |
| 97         | 552" CMU WALL  |
| 98         | 558" CMU WALL  |
| 99         | 564" CMU WALL  |
| 100        | 570" CMU WALL  |
| 101        | 576" CMU WALL  |
| 102        | 582" CMU WALL  |
| 103        | 588" CMU WALL  |
| 104        | 594" CMU WALL  |
| 105        | 600" CMU WALL  |
| 106        | 606" CMU WALL  |
| 107        | 612" CMU WALL  |
| 108        | 618" CMU WALL  |
| 109        | 624" CMU WALL  |
| 110        | 630" CMU WALL  |
| 111        | 636" CMU WALL  |
| 112        | 642" CMU WALL  |
| 113        | 648" CMU WALL  |
| 114        | 654" CMU WALL  |
| 115        | 660" CMU WALL  |
| 116        | 666" CMU WALL  |
| 117        | 672" CMU WALL  |
| 118        | 678" CMU WALL  |
| 119        | 684" CMU WALL  |
| 120        | 690" CMU WALL  |
| 121        | 696" CMU WALL  |
| 122        | 702" CMU WALL  |
| 123        | 708" CMU WALL  |
| 124        | 714" CMU WALL  |
| 125        | 720" CMU WALL  |
| 126        | 726" CMU WALL  |
| 127        | 732" CMU WALL  |
| 128        | 738" CMU WALL  |
| 129        | 744" CMU WALL  |
| 130        | 750" CMU WALL  |
| 131        | 756" CMU WALL  |
| 132        | 762" CMU WALL  |
| 133        | 768" CMU WALL  |
| 134        | 774" CMU WALL  |
| 135        | 780" CMU WALL  |
| 136        | 786" CMU WALL  |
| 137        | 792" CMU WALL  |
| 138        | 798" CMU WALL  |
| 139        | 804" CMU WALL  |
| 140        | 810" CMU WALL  |
| 141        | 816" CMU WALL  |
| 142        | 822" CMU WALL  |
| 143        | 828" CMU WALL  |
| 144        | 834" CMU WALL  |
| 145        | 840" CMU WALL  |
| 146        | 846" CMU WALL  |
| 147        | 852" CMU WALL  |
| 148        | 858" CMU WALL  |
| 149        | 864" CMU WALL  |
| 150        | 870" CMU WALL  |
| 151        | 876" CMU WALL  |
| 152        | 882" CMU WALL  |
| 153        | 888" CMU WALL  |
| 154        | 894" CMU WALL  |
| 155        | 900" CMU WALL  |
| 156        | 906" CMU WALL  |
| 157        | 912" CMU WALL  |
| 158        | 918" CMU WALL  |
| 159        | 924" CMU WALL  |
| 160        | 930" CMU WALL  |
| 161        | 936" CMU WALL  |
| 162        | 942" CMU WALL  |
| 163        | 948" CMU WALL  |
| 164        | 954" CMU WALL  |
| 165        | 960" CMU WALL  |
| 166        | 966" CMU WALL  |
| 167        | 972" CMU WALL  |
| 168        | 978" CMU WALL  |
| 169        | 984" CMU WALL  |
| 170        | 990" CMU WALL  |
| 171        | 996" CMU WALL  |
| 172        | 1002" CMU WALL |
| 173        | 1008" CMU WALL |
| 174        | 1014" CMU WALL |
| 175        | 1020" CMU WALL |
| 176        | 1026" CMU WALL |
| 177        | 1032" CMU WALL |
| 178        | 1038" CMU WALL |
| 179        | 1044" CMU WALL |
| 180        | 1050" CMU WALL |
| 181        | 1056" CMU WALL |
| 182        | 1062" CMU WALL |
| 183        | 1068" CMU WALL |
| 184        | 1074" CMU WALL |
| 185        | 1080" CMU WALL |
| 186        | 1086" CMU WALL |
| 187        | 1092" CMU WALL |
| 188        | 1098" CMU WALL |
| 189        | 1104" CMU WALL |
| 190        | 1110" CMU WALL |
| 191        | 1116" CMU WALL |
| 192        | 1122" CMU WALL |
| 193        | 1128" CMU WALL |
| 194        | 1134" CMU WALL |
| 195        | 1140" CMU WALL |
| 196        | 1146" CMU WALL |
| 197        | 1152" CMU WALL |
| 198        | 1158" CMU WALL |
| 199        | 1164" CMU WALL |
| 200        | 1170" CMU WALL |
| 201        | 1176" CMU WALL |
| 202        | 1182" CMU WALL |
| 203        | 1188" CMU WALL |
| 204        | 1194" CMU WALL |
| 205        | 1200" CMU WALL |
| 206        | 1206" CMU WALL |
| 207        | 1212" CMU WALL |
| 208        | 1218" CMU WALL |
| 209        | 1224" CMU WALL |
| 210        | 1230" CMU WALL |
| 211        | 1236" CMU WALL |
| 212        | 1242" CMU WALL |
| 213        | 1248" CMU WALL |
| 214        | 1254" CMU WALL |
| 215        | 1260" CMU WALL |
| 216        | 1266" CMU WALL |
| 217        | 1272" CMU WALL |
| 218        | 1278" CMU WALL |
| 219        | 1284" CMU WALL |
| 220        | 1290" CMU WALL |
| 221        | 1296" CMU WALL |
| 222        | 1302" CMU WALL |
| 223        | 1308" CMU WALL |
| 224        | 1314" CMU WALL |
| 225        | 1320" CMU WALL |
| 226        | 1326" CMU WALL |
| 227        | 1332" CMU WALL |
| 228        | 1338" CMU WALL |
| 229        | 1344" CMU WALL |
| 230        | 1350" CMU WALL |
| 231        | 1356" CMU WALL |
| 232        | 1362" CMU WALL |
| 233        | 1368" CMU WALL |
| 234        | 1374" CMU WALL |
| 235        | 1380" CMU WALL |
| 236        | 1386" CMU WALL |
| 237        | 1392" CMU WALL |
| 238        | 1398" CMU WALL |
| 239        | 1404" CMU WALL |
| 240        | 1410" CMU WALL |
| 241        | 1416" CMU WALL |
| 242        | 1422" CMU WALL |
| 243        | 1428" CMU WALL |
| 244        | 1434" CMU WALL |
| 245        | 1440" CMU WALL |
| 246        | 1446" CMU WALL |
| 247        | 1452" CMU WALL |
| 248        | 1458" CMU WALL |
| 249        | 1464" CMU WALL |
| 250        | 1470" CMU WALL |
| 251        | 1476" CMU WALL |
| 252        | 1482" CMU WALL |
| 253        | 1488" CMU WALL |
| 254        | 1494" CMU WALL |
| 255        | 1500" CMU WALL |
| 256        | 1506" CMU WALL |
| 257        | 1512" CMU WALL |
| 258        | 1518" CMU WALL |
| 259        | 1524" CMU WALL |
| 260        | 1530" CMU WALL |
| 261        | 1536" CMU WALL |
| 262        | 1542" CMU WALL |
| 263        | 1548" CMU WALL |
| 264        | 1554" CMU WALL |
| 265        | 1560" CMU WALL |
| 266        | 1566" CMU WALL |
| 267        | 1572" CMU WALL |
| 268        | 1578" CMU WALL |
| 269        | 1584" CMU WALL |
| 270        | 1590" CMU WALL |
| 271        | 1596" CMU WALL |
| 272        | 1602" CMU WALL |
| 273        | 1608" CMU WALL |
| 274        | 1614" CMU WALL |
| 275        | 1620" CMU WALL |
| 276        | 1626" CMU WALL |
| 277        | 1632" CMU WALL |
| 278        | 1638" CMU WALL |
| 279        | 1644" CMU WALL |
| 280        | 1650" CMU WALL |
| 281        | 1656" CMU WALL |
| 282        | 1662" CMU WALL |
| 283        | 1668" CMU WALL |
| 284        | 1674" CMU WALL |
| 285        | 1680" CMU WALL |
| 286        | 1686" CMU WALL |
| 287        | 1692" CMU WALL |
| 288        | 1698" CMU WALL |
| 289        | 1704" CMU WALL |
| 290        | 1710" CMU WALL |
| 291        | 1716" CMU WALL |
| 292        | 1722" CMU WALL |
| 293        | 1728" CMU WALL |
| 294        | 1734" CMU WALL |
| 295        | 1740" CMU WALL |
| 296        | 1746" CMU WALL |
| 297        | 1752" CMU WALL |
| 298        | 1758" CMU WALL |
| 299        | 1764" CMU WALL |
| 300        | 1770" CMU WALL |
| 301        | 1776" CMU WALL |
| 302        | 1782" CMU WALL |
| 303        | 1788" CMU WALL |
| 304        | 1794" CMU WALL |
| 305        | 1800" CMU WALL |
| 306        | 1806" CMU WALL |
| 307        | 1812" CMU WALL |
| 308        | 1818" CMU WALL |
| 309        | 1824" CMU WALL |
| 310        | 1830" CMU WALL |
| 311        | 1836" CMU WALL |
| 312        | 1842" CMU WALL |
| 313        | 1848" CMU WALL |
| 314        | 1854" CMU WALL |
| 315        | 1860" CMU WALL |
| 316        | 1866" CMU WALL |
| 317        | 1872" CMU WALL |
| 318        | 1878" CMU WALL |
| 319        | 1884" CMU WALL |
| 320        | 1890" CMU WALL |
| 321        | 1896" CMU WALL |
| 322        | 1902" CMU WALL |
| 323        | 1908" CMU WALL |
| 324        | 1914" CMU WALL |
| 325        | 1920" CMU WALL |
| 326        | 1926" CMU WALL |
| 327        | 1932" CMU WALL |
| 328        | 1938" CMU WALL |
| 329        | 1944" CMU WALL |
| 330        | 1950" CMU WALL |
| 331        | 1956" CMU WALL |
| 332        | 1962" CMU WALL |
| 333        | 1968" CMU WALL |
| 334        | 1974" CMU WALL |
| 335        | 1980" CMU WALL |
| 336        | 1986" CMU WALL |
| 337        | 1992" CMU WALL |
| 338        | 1998" CMU WALL |
| 339        | 2004" CMU WALL |
| 340        | 2010" CMU WALL |
| 341        | 2016" CMU WALL |
| 342        | 2022" CMU WALL |
| 343        | 2028" CMU WALL |
| 344        | 2034" CMU WALL |
| 345        | 2040" CMU WALL |
| 346        | 2046" CMU WALL |
| 347        | 2052" CMU WALL |
| 348        | 2058" CMU WALL |
| 349        | 2064" CMU WALL |
| 350        | 2070" CMU WALL |
| 351        | 2076" CMU WALL |
| 352        | 2082" CMU WALL |
| 353        | 2088" CMU WALL |
| 354        | 2094" CMU WALL |
| 355        | 2100" CMU WALL |
| 356        | 2106" CMU WALL |
| 357        | 2112" CMU WALL |
| 358        | 2118" CMU WALL |
| 359        | 2124" CMU WALL |
| 360        | 2130" CMU WALL |
| 361        | 2136" CMU WALL |
| 362        | 2142" CMU WALL |
| 363        | 2148" CMU WALL |
| 364        | 2154" CMU WALL |
| 365        | 2160" CMU WALL |
| 366        | 2166" CMU WALL |
| 367        | 2172" CMU WALL |
| 368        | 2178" CMU WALL |
| 369        | 2184" CMU WALL |
| 370        | 2190" CMU WALL |
| 371        | 2196" CMU WALL |
| 372        | 2202" CMU WALL |
| 373        | 2208" CMU WALL |
| 374        | 2214" CMU WALL |
| 375        | 2220" CMU WALL |
| 376        | 2226" CMU WALL |
| 377        | 2232" CMU WALL |
| 378        | 2238" CMU WALL |
| 379        | 2244" CMU WALL |
| 380        | 2250" CMU WALL |
| 381        | 2256" CMU WALL |
| 382        | 2262" CMU WALL |
| 383        | 2268" CMU WALL |
| 384        | 2274" CMU WALL |
| 385        | 2280" CMU WALL |
| 386        | 2286" CMU WALL |
| 387        | 2292" CMU WALL |
| 388        | 2298" CMU WALL |
| 389        | 2304" CMU WALL |
| 390        | 2310" CMU WALL |
| 391        | 2316" CMU WALL |
| 392        | 2322" CMU WALL |
| 393        | 2328" CMU WALL |
| 394        | 2334" CMU WALL |
| 395        | 2340" CMU WALL |
| 396        | 2346" CMU WALL |
| 397        | 2352" CMU WALL |
| 398        | 2358" CMU WALL |
| 399        | 2364" CMU WALL |
| 400        | 2370" CMU WALL |
| 401        | 2376" CMU WALL |
| 402        | 2382" CMU WALL |
| 403        | 2388" CMU WALL |
| 404        | 2394" CMU WALL |
| 405        | 2400" CMU WALL |
| 406        | 2406" CMU WALL |
| 407        | 2412" CMU WALL |
| 408        | 2418" CMU WALL |
| 409        | 2424" CMU WALL |
| 410        | 2430" CMU WALL |
| 411        | 2436" CMU WALL |
| 412        | 2442" CMU WALL |
| 413        | 2448" CMU WALL |
| 414        | 2454" CMU WALL |
| 415        | 2460" CMU WALL |
| 416        | 2466" CMU WALL |
| 417        | 2472" CMU WALL |
| 418        | 2478" CMU WALL |
| 419        | 2484" CMU WALL |
| 420        | 2490" CMU WALL |
| 421        | 2496" CMU WALL |
| 422        | 2502" CMU WALL |
| 423        | 2508" CMU WALL |
| 424        | 2514" CMU WALL |
| 425        | 2520" CMU WALL |
| 426        | 2526" CMU WALL |
| 427        | 2532" CMU WALL |
| 428        | 2538" CMU WALL |
| 429        | 2544" CMU WALL |
| 430        | 2550" CMU WALL |
| 431        | 2556" CMU WALL |
| 432        | 2562" CMU WALL |
| 433        | 2568" CMU WALL |
| 434        | 2574" CMU WALL |
| 435        | 2580" CMU WALL |
| 436        | 2586" CMU WALL |
| 437        | 2592" CMU WALL |
| 438        | 2598" CMU WALL |
| 439        | 2604" CMU WALL |
| 440        | 2610" CMU WALL |
| 441        | 2616" CMU WALL |
| 442        | 2622" CMU WALL |
| 443        | 2628" CMU WALL |
| 444        | 2634" CMU WALL |
| 445        | 2640" CMU WALL |
| 446        | 2646" CMU WALL |
| 447        | 2652" CMU WALL |
| 448        | 2658" CMU WALL |
| 449        | 2664" CMU WALL |
| 450        | 2670" CMU WALL |
| 451        | 2676" CMU WALL |
| 452        | 2682" CMU WALL |
| 453        | 2688" CMU WALL |
| 454        | 2694" CMU WALL |
| 455        | 2700" CMU WALL |
| 456        | 2706" CMU WALL |
| 457        | 2712" CMU WALL |
| 458        | 2718" CMU WALL |
| 459        | 2724" CMU WALL |
| 460        | 2730" CMU WALL |
| 461        | 2736" CMU WALL |
| 462        | 274            |



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

RECEIVED

NOV 27 2006

A2.1

## 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<br>½ students | 30 (2) HC        | 40 (2) HC       |
| Office              | 2,382 sq ft         | 1/300                 | 8                |                 |
| <b>Total</b>        | <b>13,107 sq ft</b> |                       | <b>38 (2) HC</b> | <b>40</b>       |

| <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<br>½ students                                    | 30 (2) HC       | 40 (2) HC       |
| Office                                       | 1192 sq ft          | 1/300                                                    | 4               |                 |
| Restaurant<br>> 2000 sq ft<br>w/o drive thru | 1190 sq ft          | 1/50 seating<br>1/200 remaining<br>574 Sq Ft Dining Area | 14              | 6               |
| <b>Total</b>                                 | <b>13,107 sq ft</b> |                                                          |                 | <b>40</b>       |

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

NOV 21 2006



**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  
CEO, Gritz Cafe

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

