

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT RELATED TO VAR-18790

SUP-18789 - PUBLIC HEARING - APPLICANT/OWNER: WENDELL D. AND LINDA G. GENTRY - Request for a Special Use Permit FOR A NON-HABITABLE ACCESSORY STRUCTURE at 5306 Hickam Avenue (APN: 138-01-702-001), R-E (Residence Estates) Zone, Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (5-2 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 (5-2 vote) recommends APPROVAL, subject to conditions.

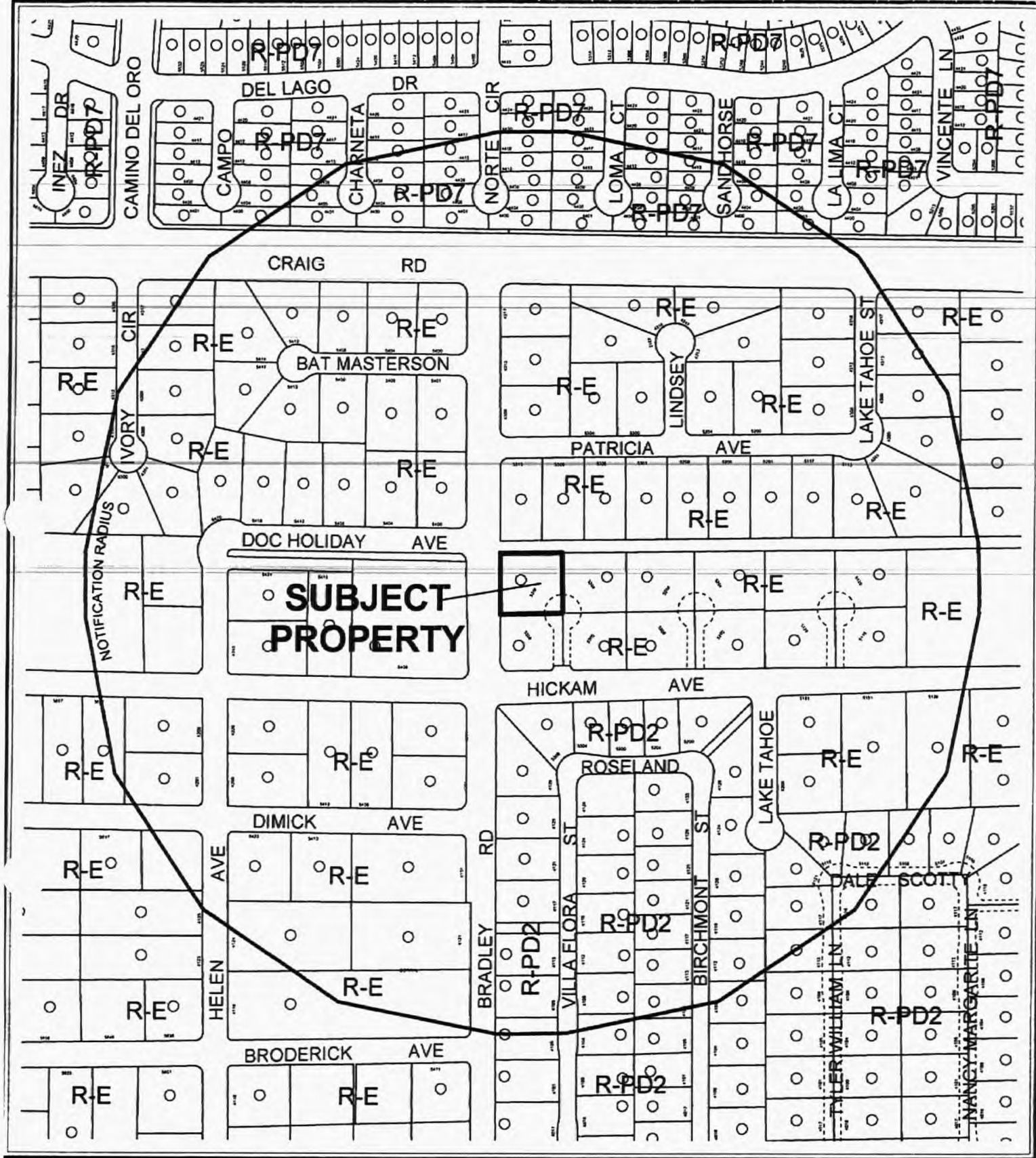
BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 02-08-07 Planning Commission Meeting Item 25

Motion made by GARY REESE to Hold in Abeyance Items 105-109, Items 123 and 124 to 3/21/2007; Items 127-129 to 4/4/2007; Item 85 to 9/5/2007; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 110

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

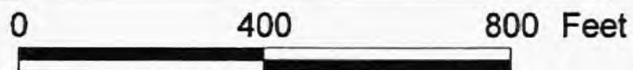
LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)



CASE: **SUP-18789**

RADIUS: 1000 FT

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-18789 - APPLICANT/OWNER: WENDELL D. AND LINDA G. GENTRY

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-2/ds,se vote) recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-18790).
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

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 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 is a request for a Special Use Permit for the construction of a 1,831 square foot non-habitable accessory structure to be constructed on the side yard of an existing home, on a .52 acre cul-de-sac lot, located at 5306 Hickam Avenue. The applicant has filed a companion request for a Variance (VAR-18790) to allow the accessory structure to exceed the primary structure by more than 50%. The footprint for the existing home is approximately 2,296 square feet, allowing a maximum 1,148 square foot detached accessory structure for this property. The applicant's proposed non-habitable accessory structure exceeds the allowable 50% of the principal dwelling by 37%.

Because the related Variance (VAR-18790) has been recommended for denial, staff is unable to support the request for a Special Use Permit, which would allow a 1,831 square foot accessory structure where 1,148 square foot is allowed (37% increase of the allowable square footage).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/08/07	The Planning Commission recommended approval of companion item VAR-18790 concurrently with this application. The Planning Commission voted 5-2/ds,se to recommend APPROVAL (PC Agenda Item #25/lhm).
<i>Related Building Permits/Business Licenses</i>	
1/3/1997	Building Permit for a single family home
<i>Pre-Application Meeting</i>	
11/27/06	A pre-application meeting was held to discuss the requirements of the Special Use Permit; Siting options for an accessory structure on the subject site.
<i>Neighborhood Meeting</i>	
NA	A neighborhood meeting is not required for this application.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	.52

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Residential	DR(Desert Rural)	R-E(Residential Estates)
North	Residential	DR(Desert Rural)	R-E(Residential Estates)
South	Residential	DR(Desert Rural)	R-E(Residential Estates)
East	Residential	DR(Desert Rural)	R-E(Residential Estates)
West	Residential	DR(Desert Rural)	R-E(Residential Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA

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

A-O Airport Overlay District

A single family dwelling exists on the subject site, at a height of fifteen feet, ten inches. The proposed detached accessory structure will be constructed at a finished height of fourteen feet, ten inches and is not affected by the 105-foot height restriction.

Rural Preservation Overlay District

Density is not affected by this project and does not require application of the requirements of the Rural Preservation District.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 SF	21,877 SF	Y
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			Y
• Front	N/A	N/A	Y
• Side	3 Feet	5 feet	Y
• Corner	N/A	N/A	Y
• Rear	N/A	N/A	

Min. Distance Between Buildings	6 feet	6'9"	Y
Max. Lot Coverage	50%	19%	Y
Max. Building Height	2 Stories or 35 Feet	14'-10"	Y

In the plans provided, the 3-foot setback on the south building side of the accessory structure has been taken from the face of building and does not account for the distance of the roof eaves. If approved, this application has been conditioned to require revised plans showing the required three-foot setback distance between the nearest portion of the non-habitable accessory structure and the south property line, while still maintaining a minimum 6-foot separation from the principal structure.

ANALYSIS

The parcel is developed with a 2,296 square foot single family dwelling, on a 21,877 square foot, R-E lot. The location of the parcel is within a four (4) lot cul-de-sac subdivision located on the northeast corner of Hickam Avenue and Bradley Road. The proposed accessory structure does not exceed 50% coverage of the rear yard area and it is one-foot lower in height as the primary structure. The allowable square footage of an accessory structure is a maximum of 50% of the floor area of the primary structure.

The proposed non-habitable accessory structure does not meet the condition for size. Submitted site plans indicate the proposed building is 1,831 square foot L-shape structure containing two spaces. The applicant intends to store his vehicles and pursue hobbies in the workshop space and the adjoining room is a 486 square foot game room for grandchildren. In order to provide a workshop, vehicle storage and a game room the size of the structure has exceeded the allowable 50% floor area of the primary structure by an additional 683 square feet, which is an increase in size of 37%.

The proposed deviation from standards to allow a detached accessory structure to be 1,831 square- feet where 1,148 square feet is the maximum allowed, is an attempt to overbuild the site, and staff cannot recommend approval for this application.

FINDINGS

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

1. "The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."
2. "The subject site is physically suitable for the type and intensity of land use proposed."

3. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."
4. "Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."

In regard to "1":

The proposed detached accessory structure use can be conducted in a harmonious and compatible manner with existing surrounding land uses and with future surrounding land uses as projected by the General Plan. However, the size of the proposed structure exceeds the size limit of 50% of the floor area of the principle dwelling. A Variance (VAR-18790) has been submitted to allow the detached accessory structure to be 1,831 square feet where 1,148 square feet is the maximum square footage allowed. Since it is recommended that the request for a Variance be denied, it is recommended that the subject application be denied.

In regard to "2":

The lot for the proposed habitable accessory structure is sufficient to accommodate this use. There are no physical constraints to the permissibility of detached accessory structure. As addressed above, the applicant has requested to build a structure that is larger than permitted. For this reason, it is recommended that this application be denied.

In regard to "3":

The street network will not be impacted by this use, as it is accessory to the primary use on this site.

In regard to "4":

The proposed accessory structure as shown does not meet all code requirements for setbacks and building separations. The three-foot setbacks from the south property line are being taken from the face-of-building which is incorrect.

In regard to "5":

The applicant will need to submit revised plans demonstrating that an adequate three-foot setback has been provided from the eaves of the south portion of the non-habitable accessory structure to comply with Title 19.08

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 178 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18789** APN: _____

Name of Property Owner: Wendell D & Linda E. Centry

Name of Applicant: Wendell D. Centry

Name of Representative: _____

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 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: Wendell D. Centry

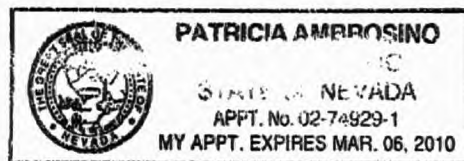
Print Name: Wendell D. Centry

Subscribed and sworn before me

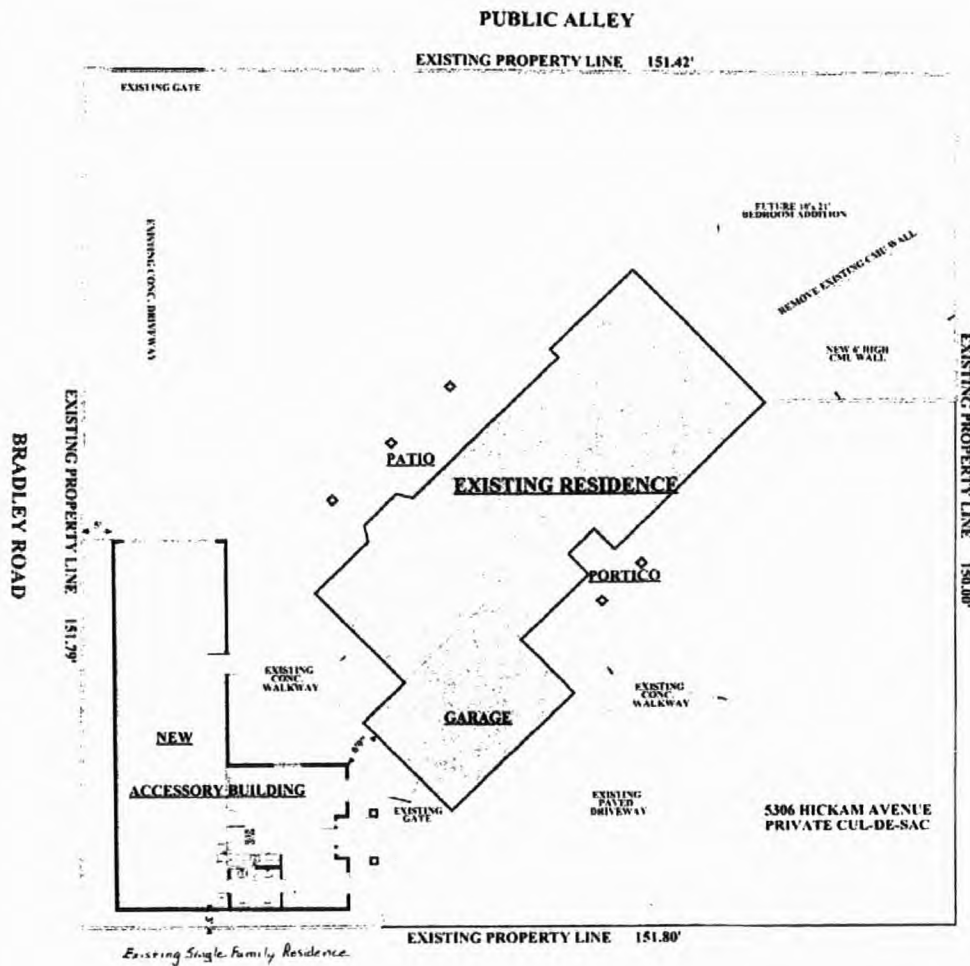
This 13 day of December, 2006

Patricia Ambrosino

Notary Public in and for said County and State



DEC 13 2006



SITE PLAN
SCALE: 1" = 10'



VAR-18790
SUP-18789
02/08/07 PC

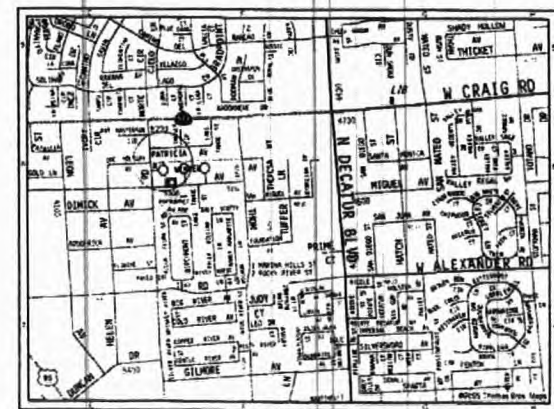
**GENTRY ACCESSORY BUILDING
GAME ROOM/RV STORAGE**

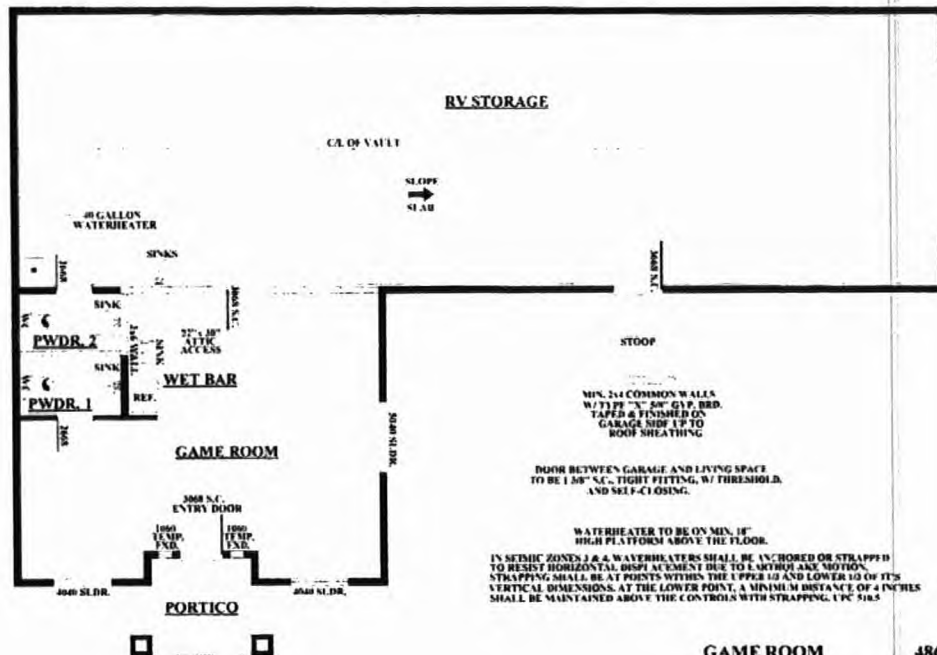
JURISDICTION - LAS VEGAS - 89130
ZONING CLASSIFICATION - RE
ACCESSORY STRUCTURE - NEW

PLAN INDEX	
SHEET	DESCRIPTION
ARCHITECTURAL	
A1	SITE PLAN
A2	EXTERIOR ELEVATIONS
A3	FLOOR PLAN
A4	DIMENSION PLAN
A5	ROOF PLAN/SECTIONS
ELECTRICAL	
E1	ELECTRICAL PLAN
MECHANICAL	
M1	MECHANICAL PLAN
PLUMBING	
P1	PLUMBING PLAN
STRUCTURAL	
S1	NOTES
S2	FOUNDATION PLAN
S3	ROOF FRAMING PLAN
S4	DETAILS
S5	DETAILS

THIS PROJECT SHALL COMPLY WITH THE 2003 IRC, IBC,
UPC AND IMC, 2002 NEC, & 2003 IECC AND ALL
SOUTHERN NEVADA CODE AMENDMENTS

RECEIVED
DEC 15 2006





GAME ROOM	486 S.F.
RV STORAGE	1345 S.F.
TOTAL	1831 S.F.

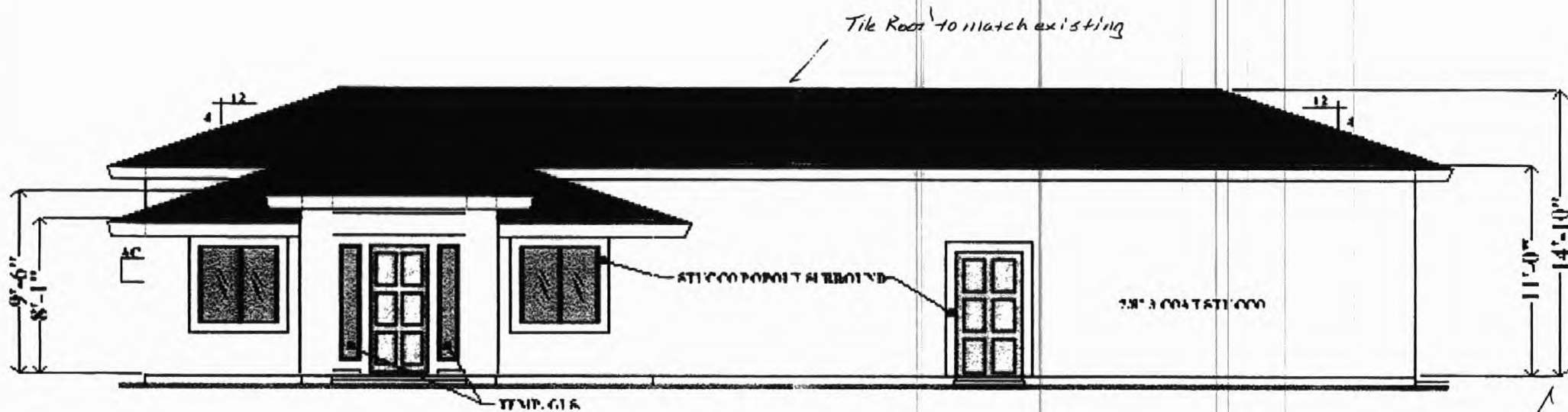
FLOOR PLAN
SCALE: 1/4" = 1' - 0"

VAR-18790
SUP-18789
02/08/07 PC

RECEIVED
DEC 15 2006

GENERAL ACCESSORY BUILDING
GAME ROOM/RY STORAGE
5000 HICKMAN AVENUE
LAS VEGAS, NEVADA 89115
DATE: 12/15/06
BY: [Signature]

FLOOR PLAN
A3
1/4" = 1' - 0"
DATE: 12/15/06
BY: [Signature]



All Exterior Colors to match existing Structure

PROPOSED STRUCTURE
FRONT ELEVATION
 SCALE: 3/16" = 1'-0"

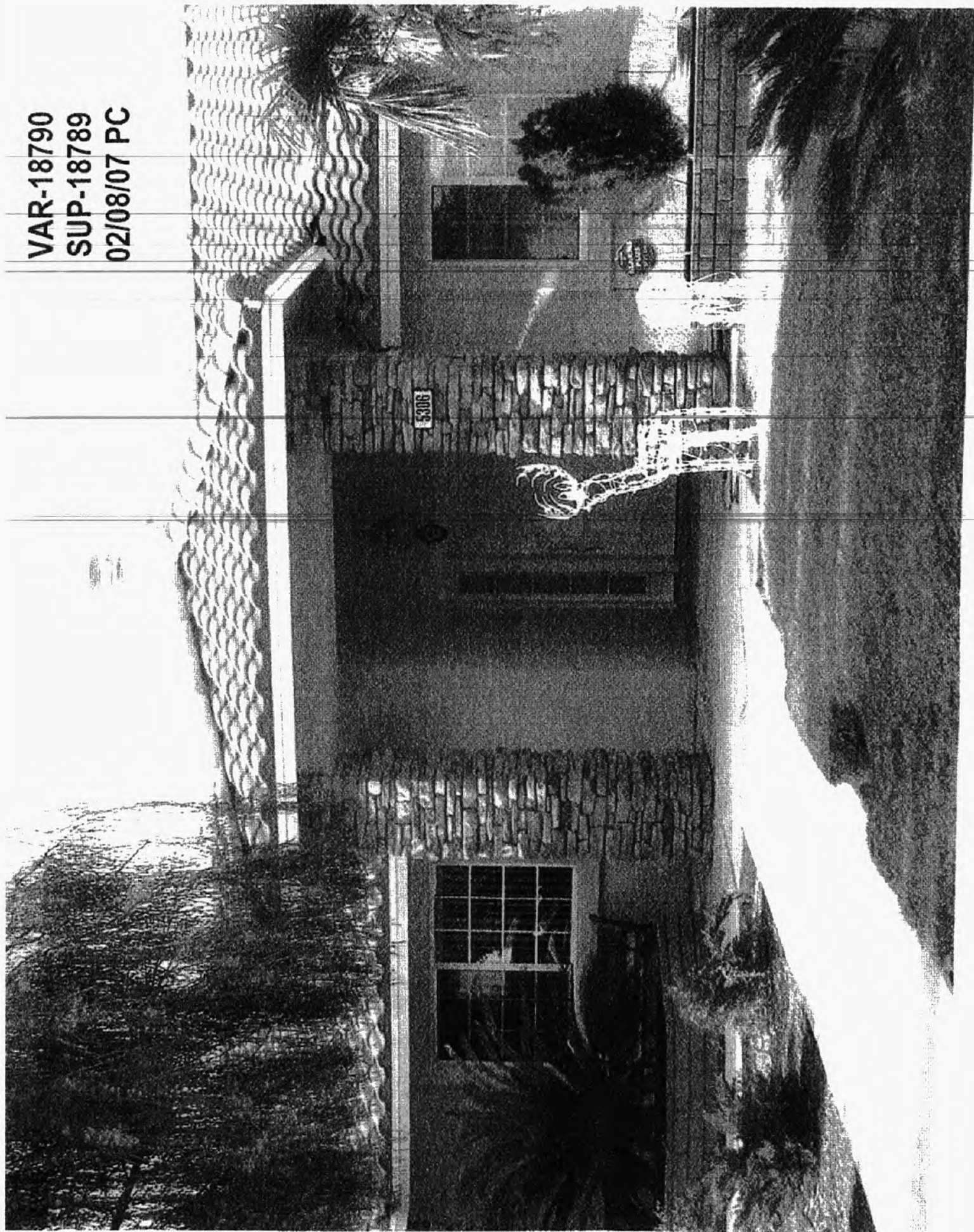
Special Note

*The height of the existing
 Residential Structure at this
 address is 15'-10"*

VAR-18790
 SUP-18789
 02/08/07 PC

RECEIVED
 JAN 09 2007

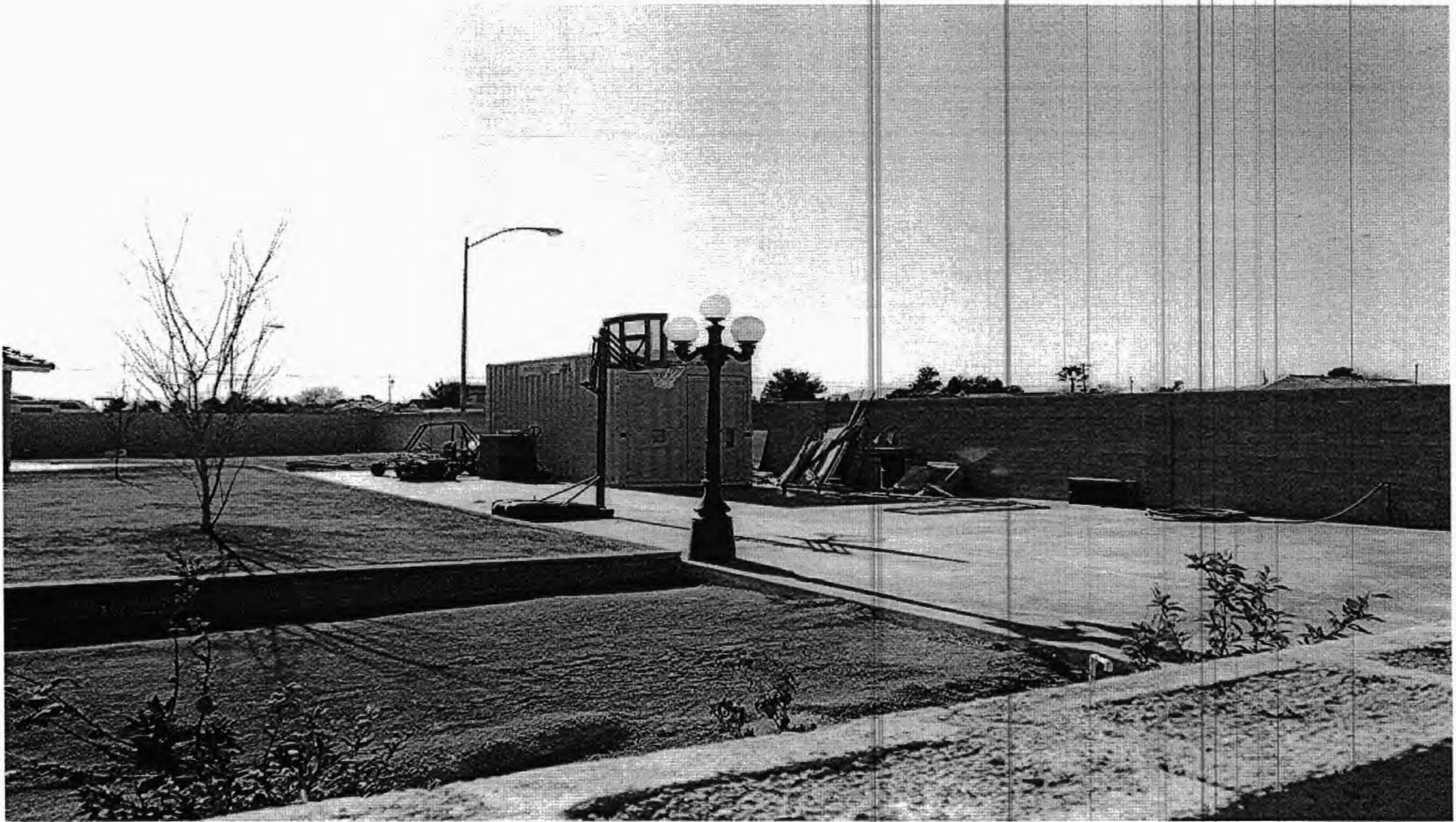
VAR-18790
SUP-18789
02/08/07 PC





VAR-18790 AND SUP-18789 - APPLICANT/OWNER: WENDELL D. AND LINDA G. GENTRY
5306 HICKAM AVENUE
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



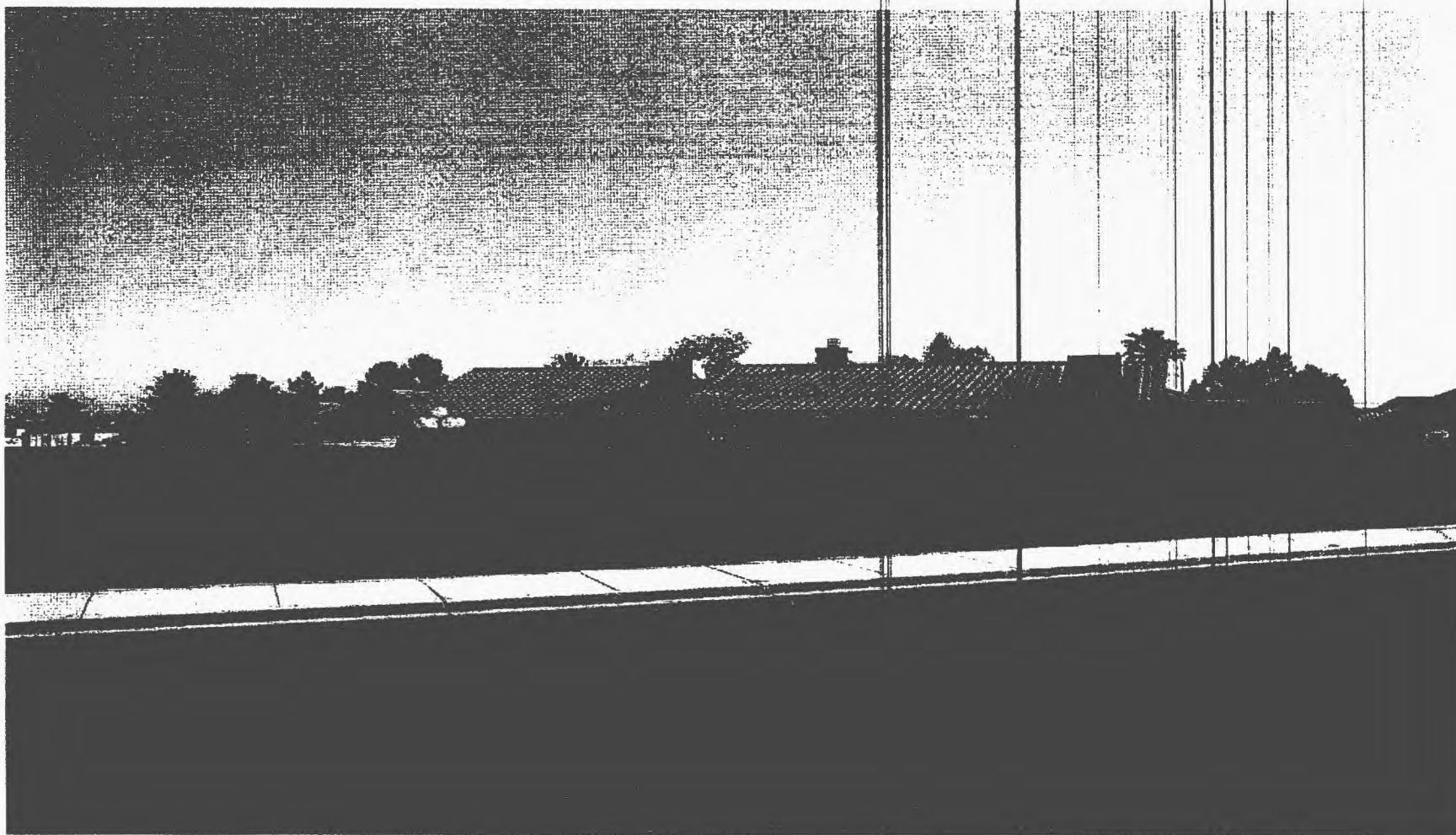
VAR-18790 AND SUP-18789 - APPLICANT/OWNER: WENDELL D. AND LINDA G. GENTRY
5306 HICKAM AVENUE
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



VAR-18790 AND SUP-18789 - APPLICANT/OWNER: WENDELL D. AND LINDA G. GENTRY
5306 HICKAM AVENUE
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



VAR-18790 AND SUP-18789 - APPLICANT/OWNER: WENDELL D. AND LINDA G. GENTRY
5306 HICKAM AVENUE
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07

Wendell D. Gentry
5306 Hickam Ave.
Las Vegas, Nv. 89130

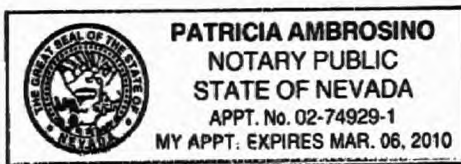
December 13, 2006

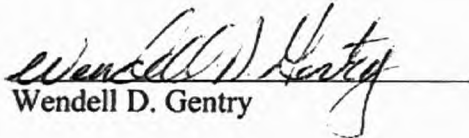
City of Las Vegas
Planning and Development

Re:
Letter of justification

In June of 2006 my wife and I sold our plumbing contracting business and retired. We purchased our home in this neighborhood 9 years ago with the intent to build the additional structure at retirement. I am building this shop so I can enjoy my hobbies, ATV's, motorcycles and old car restoration. We have a large family with several grand children that live very close by, so we also wanted addition space for a game room.

Thank You




Wendell D. Gentry

State of Nevada
County of Clark

This instrument was acknowledged before me

12/13/06 by Wendell Gentry
Date

VAR-18790
SUP-18789
02/08/07 PC

DEC 15 2006

**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**

January 4, 2007

To City of Las Vegas
Planning Commission

Re: 1830 Sq. ft. Accessory Building
Location - 5306 Hickam Ave.

I want to be on record, supporting the proposed 1830 Sq. ft. detached structure at 5306 Hickam Avenue. The Gentry's have shown us the plans of the proposed building structure and we find it to be very acceptable.

Thank you for allowing us to express our views in this process.



5304 Hickam Ave
Las Vegas, NV 89130

Submitted at Planning Commission

Date 2/8/07 Item: 24-25

January 4, 2007

To City of Las Vegas
Planning Commission

Re: 1830 Sq. ft. Accessory Building
Location - 5306 Hickam Ave.

I want to be on record, supporting the proposed 1830 Sq. ft. detached structure at 5306 Hickam Avenue. The Gentry's have shown us the plans of the proposed building structure and we find it to be very acceptable.

Thank you for allowing us to express our views in this process.

A handwritten signature in cursive script, reading "Shula K. Camacho", written over two horizontal lines.

5308 Hickam Ave. Las Vegas NV 89130

January 4, 2007

To City of Las Vegas
Planning Commission

Re: 1830 Sq. ft. Accessory Building
Location - 5306 Hickam Ave.

I want to be on record, supporting the proposed 1830 Sq. ft. detached structure at 5306 Hickam Avenue. The Gentry's have shown us the plans of the proposed building structure and we find it to be very acceptable.

Thank you for allowing us to express our views in this process.

JAMES MARK HANNAWAY

4211 BRADLEY RD LV NV 89130

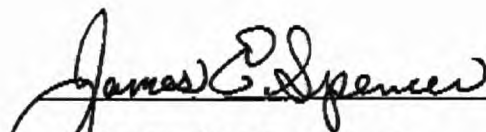
January 4, 2007

To City of Las Vegas
Planning Commission

Re: 1830 Sq. ft. Accessory Building
Location - 5306 Hickam Ave.

I want to be on record, supporting the proposed 1830 Sq. ft. detached structure at 5306 Hickam Avenue. The Gentry's have shown us the plans of the proposed building structure and we find it to be very acceptable.

Thank you for allowing us to express our views in this process.


5302 HICKAM AVE
LAS VEGAS, NV 89130

January 4, 2007

To City of Las Vegas
Planning Commission

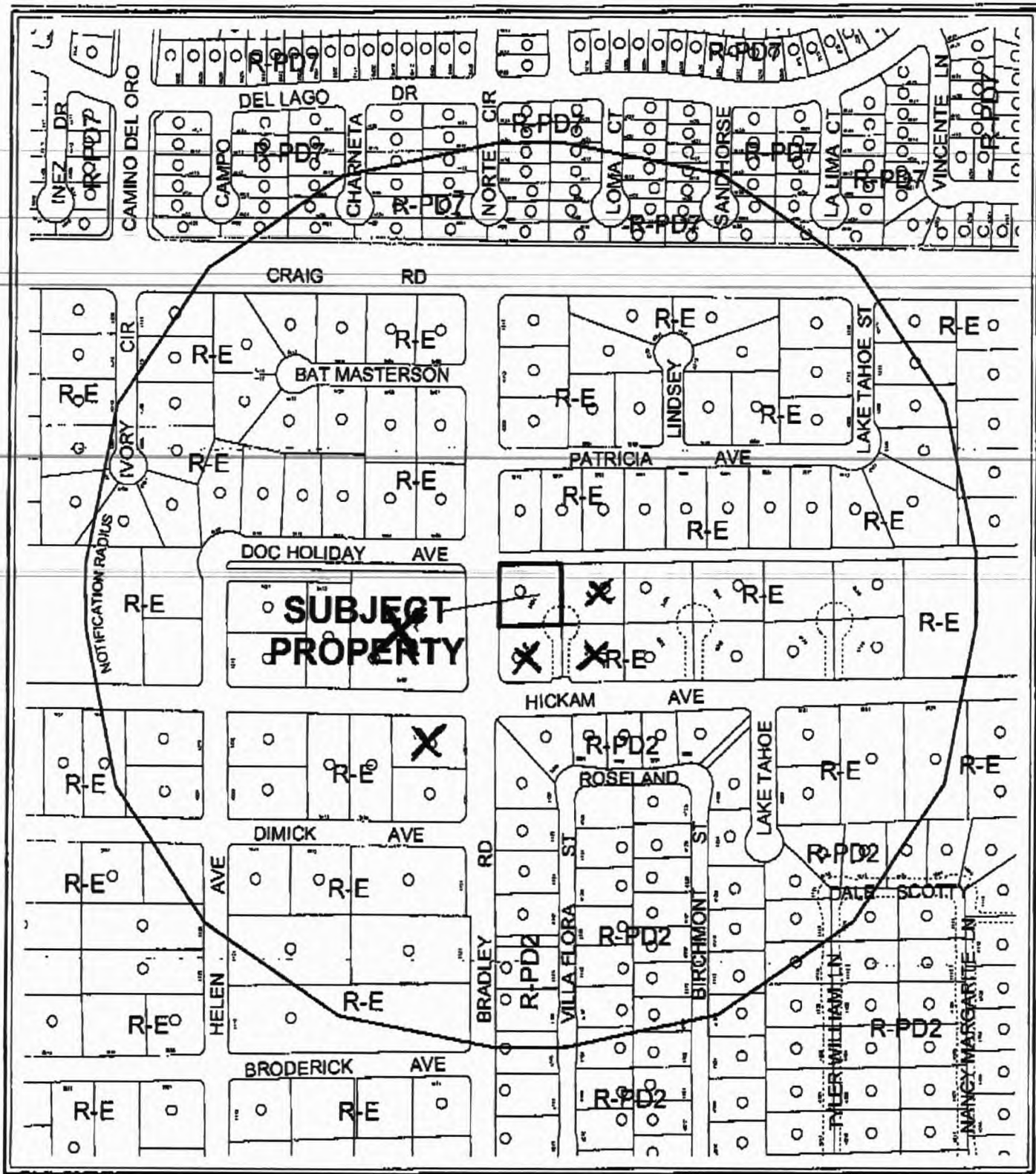
Re: 1830 Sq. ft. Accessory Building
Location - 5306 Hickam Ave.

I want to be on record, supporting the proposed 1830 Sq. ft. detached structure at 5306 Hickam Avenue. The Gentry's have shown us the plans of the proposed building structure and we find it to be very acceptable.

Thank you for allowing us to express our views in this process.

D. L. Young

5409 Hickam Ave. L.V. 89130



CASE: VAR-18790

RADIUS: 1000 FT

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



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE

VAR-19208 - PUBLIC HEARING - APPLICANT: LANDBARON INVESTMENTS - OWNER: MONTECITO IMAGING LLC - Request for a Variance TO ALLOW A 196.5 FOOT HIGH OFFICE BUILDING 382 FEET FROM RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 590 FEET on 3.27 acres located at the southwest corner of Deer Springs Way and Riley Street (APN: 125-20-710-006), T-C (Town Center) Zone [Mixed-Use Commercial - Montecito Town Center Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised Justification Letter
6. Protest letter by Thomas A. Garcia
7. Backup referenced from the 02-08-07 Planning Commission Meeting Item 26

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

A. Approval shall be for a 10-story, 168-foot building, with a residential adjacency setback of 385 feet where 456 feet are required.

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

LOIS TARKANIAN, 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: MARCH 7, 2007

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 125 and 126.

ROBERT GENZER, Genzer Consulting, and KRISTEN NEUMAN, Aptus Architecture, 1200 South Fourth Street, appeared on behalf of the applicant, RANDY BLACK, JR., 5275 South Durango Drive. MR. GENZER accepted all conditions. At the Planning Commission meeting, they agreed to reduce the building from 12 stories and 196 feet to 10 stories and 168 feet. The proposed project is located in Montecito area and covered under the Montecito Development Agreement.

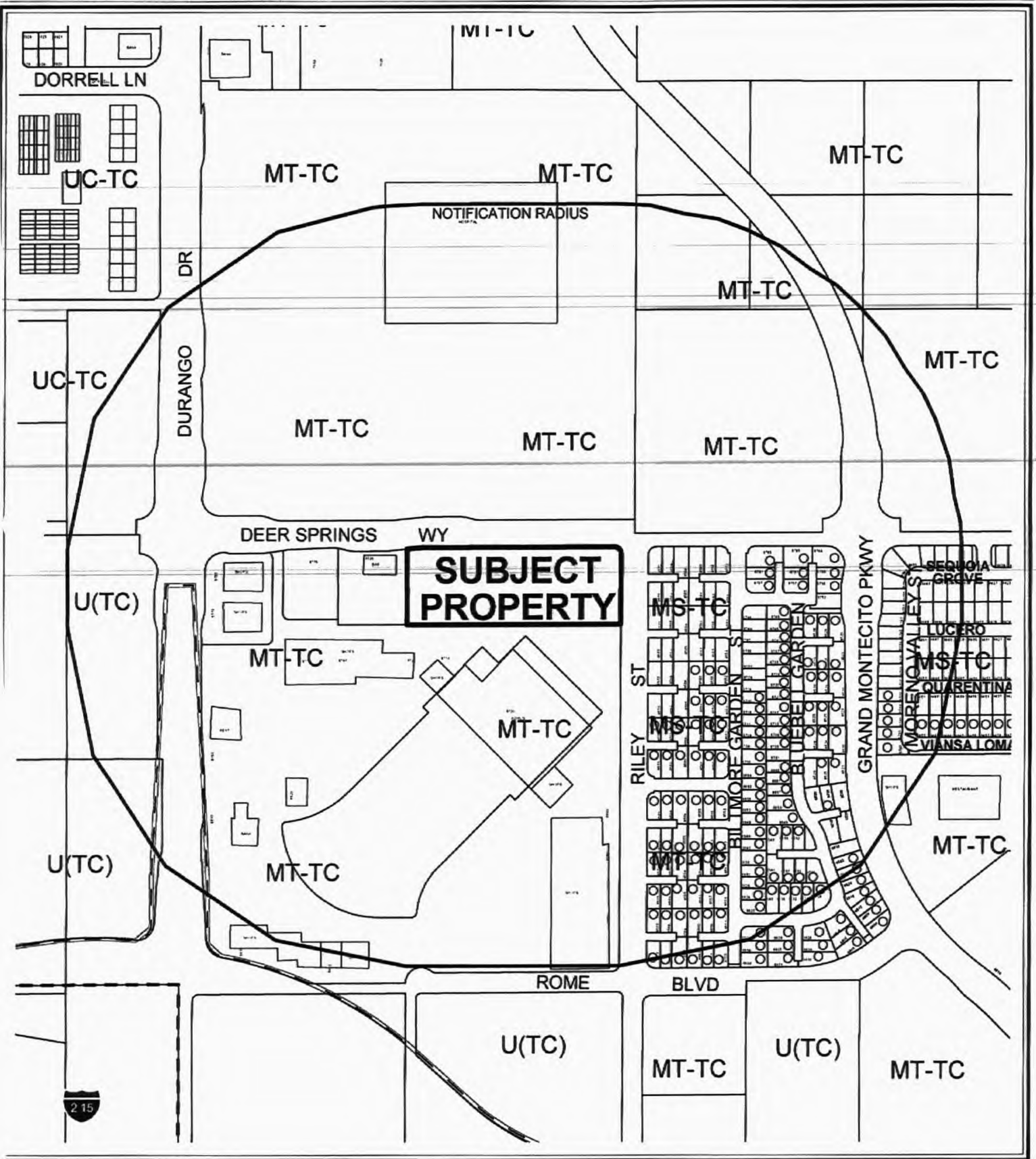
COUNCILMAN ROSS was pleased for addressing COMMISSIONER DUNNAM'S concerns raised at the Planning Commission meeting. The neighbors also had concerns about the hours of operation.

MR. BLACK was amenable to restricting the hours of operation from 6:00 a.m. to 6:00 p.m. COUNCILMAN ROSS stated he does not want to restrict anyone from working late at their medical office. The neighborhood is concerned about the traffic at certain hours. He verified with MARGO WHEELER, Director of Planning and Development, that there is no hours of operation standard set forth for office or medical professional buildings. He recommended the hours of 6:00 a.m. to 9:00 p.m. for public access. COUNCILMAN ROSS also expressed a concern about drug and alcohol rehabilitation facilities adjacent to a residential neighborhood. MR. BLACK replied that is not their intention. They are looking towards a higher-end medical facility because of its closeness to the hospital.

MR. BLACK confirmed with COUNCILMAN ROSS that the parking garage will be screened. MR. GENZER added that they agreed to increase the landscaping along Riley Street with 36-inch box trees, 20-feet on center. He has spoken with the architect regarding screening along the wall so that lighting does not spill over into the neighborhood. MR. BLACK indicated that a card key access with gate entry tied to the hours of operation will provide security for the parking lot and parking garage. In addition, a security officer can be provided if necessary.

MS. WHEELER read into the record additional conditions for Items 125 and 126. Both MR. GENZER and MR. BLACK agreed to the amended and additional conditions.

MAYOR GOODMAN declared the Public Hearing closed for Items 125 and 126.



CASE: VAR-19208

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

**T-C (TOWN CENTER) ZONE [MIXED-USE COMMERCIAL-MONTECITO TOWN CENTER
SPECIAL LAND USE DESIGNATION]**





CASE: **VAR-19208**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [MIXED-USE COMMERCIAL- MONTECITO TOWN CENTER
SPECIAL LAND USE DESIGNATION

0 500 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-19208 - APPLICANT: LANDBARON INVESTMENTS -

OWNER: MONTECITO IMAGING LLC

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (6-0-1/rt vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-18870), if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. The building shall be a maximum of 10 stories or 168 feet, whichever is less.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant requests for a Variance to allow a 196.5 foot high office building 382 feet from residential property where Residential Adjacency Standards require 590 feet on 3.27 acres located at the southwest corner of Deer Springs Way and Riley Street. Since the Variance request is a self-imposed hardship, Staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) for this site as part of a larger request. The Planning Commission recommended approval on 11/05/98.
12/19/01	The City Council approved a request for a Site Development Plan Review [Z-0076-98(24)] for a proposed 361,560 square-foot retail commercial center on 38.78 acres adjacent to the southeast corner of El Capitan Way (now Durango Drive) and Deer Springs Way. The Planning Commission recommended approval 11/01/01.
02/06/02	The City Council approved a request for a Master Sign Plan (MSP-0013-01) for the Montecito Town Center on 38.78 acres on the southeast corner of El Capitan Way (now Durango Drive) and Deer Springs Way. The Planning Commission recommended approval on 12/20/01.
03/06/02	The City Council approved a request for a Development Agreement (DA-0002-01) to establish a set of development standards for portions of the UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) land use districts within the Town Center Zoning District on 172.46 acres of property generally located north of Centennial Parkway, west of Durango Drive, south of Elkhorn Road, and east of El Capitan Way. The Planning Commission recommended approval on 01/10/02.
03/14/02	The Planning Commission approved a request for a Tentative Map (TM-0007-02) for one lot on 38.78 acres on the southeast corner of El Capitan Way (now Durango Drive) and Deer Springs Way. This was a final action by the Planning Commission.

08/23/02	The Planning and Development Department administratively approved a request for a Site Development Plan Review [Z-0076-98(34)] for a proposed 344,120 square-foot retail commercial center on 39.5 acres adjacent to the southeast corner of El Capitan Way (now Durango Drive) and Deer Springs Way.
08/06/03	The City Council approved a request for a Site Development Plan Review (SDR-2478) and Special Use Permit (SUP-2478) for a 5,000 square-foot tavern adjacent to the south side of Deer Springs Way, approximately 500 feet east of Durango Drive. Planning Commission and staff recommended approval. The site was never built; therefore, the approval has expired.
02/08/07	The Planning Commission recommended approval of companion item SDR-18870 concurrently with this application. The Planning Commission voted 6-0-1/rt to recommend APPROVAL (PC Agenda Item #26/jm).
Pre-Application Meeting	
12/14/06	A pre-application was held with the applicant. The applicant was informed that they would need to apply for a Site Development Plan Review. The applicant was also informed that the application would need to comply with Montecito Town Center, Town Center and Title 19 Development Standards. In addition, Building and Safety discussed building code standards for high-rise buildings.
Neighborhood Meeting	
1/24/07	A neighborhood meeting was held at the Centennial Academy at 6610 Grand Montecito Parkway at 6 PM and no members of the public attended.

Details of Application Request	
Site Area	
Net Acres	3.27

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	UC-TC (Urban Center Mixed Use - Town Center)	T-C (Town Center)
North	Undeveloped	UC-TC (Urban Center Mixed Use - Town Center)	T-C (Town Center)
South	Commercial	UC-TC (Urban Center Mixed Use - Town Center)	T-C (Town Center)

East	Single Family Residential	MS-TC (Main Street Mixed Use - Town Center)	T-C (Town Center)
West	Restaurant/Bar	UC-TC (Urban Center Mixed Use - Town Center)	T-C (Town Center)

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

DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards and Montecito Development Agreement Standards the following apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	NA	NA
Max. Site Coverage	60%	46%	Y
Min. Setbacks			
• Front	0-15 Feet	15 Feet	Y
• Side	10 Feet	89.1 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	20 Feet	181.1 Feet	Y
Max. Building Height	500 Feet	12 stories 196.5 feet	Y
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Yes	Yes	Y

Pursuant to Title 19.08.060

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	590 Feet	80 Feet	N

**A Variance (VAR-19208) is required as the proposal does not meet residential adjacency standards.*

Pursuant to Town Center and Montecito Town Center Development Standards,, the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	12 Trees	14 Trees	Y
Amenity Zone Buffer:				
Min. Trees	1 Tree/ 30 Linear Feet	25 Trees	28 Trees*	Y
TOTAL		27 Trees	32 Trees#	Y

*Mediterranean Fan Palm is not permitted in the Montecito Town Center Standards Manual.

#73 total trees on-site.

Open Space – Montecito Town Center per 5.1.7					
Total Acreage	SF Required	Percent Required	SF Provided	Provided	Compliance
3.27	28,488 SF	20%	38,459 SF	27%	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Medical	100,000 SF	1/200 up to 2,000 SF, plus 1 space for each addition 175 SF	570	15			
Office	50,000 SF	1/300	167				
SubTotal			722	15	755		
TOTAL			737	15	755	16	Y
Loading Spaces			4		4		Y

Waivers		
Request	Requirement	Staff Recommendation
Town Center Build-to-Line Standards	Town Center Build-to-Line Standards require up to 80 percent of the building edge within the Town Center Core Zone to be built to the setback lines.	Approval
Landscape Fingers	1 per 6 parking spaces	This waiver is not supported as the applicant is providing eighteen parking spaces more than required for the proposed project. The applicant would have the room to accommodate the fingers.

ANALYSIS

The site is currently undeveloped. The applicant proposes to construct a 12 story, 150,000 square-foot office building and five level parking structure on the 3.27 acre parcel. Pursuant to Title 19.08.060 Residential Adjacency Standards, a 196.5 tall building adjacent to residential “protected” property requires a setback of 590 feet. The building is set back 382 feet from the residential property, which is a 35 percent deviation from the standard. Therefore, the proposal does not meet the required setback for a 196.5 foot tall building and requires a Variance. Since there is no hardship associated with this site, and a site plan can be devised which would allow compliance with the Residential Adjacency standards, staff is recommending denial of this variance. A Site Development Plan (SDR-18870) has been submitted as a companion item with this application.

On 08/06/03, the residential “protected” property to the east of the proposed development was approved by City Council for a Site Development Plan Review for a proposed three-story, 320-unit multi-family residential development. On 11/20/03, three months later, the property was approved by City Council for a Site Development Plan Review for a 193-unit single-family residential development. The single-family residential was developed on the property which pursuant to Title 19.08.060 Residential Adjacency Standards defines it as “protected.”

The site plan depicts multiple driveway accesses to the open parking lot and the parking garage from internal circulation drives provided by the existing shopping center. No direct access is provided to Deer Springs Way or Riley Street from the parcel.

The landscape plan shows adequate buffering along the perimeter and complies with city and Town Center standards. The applicant is requesting a Waiver of Town Center Core Build-to-Line requirement to allow 38 percent build-to-line where 80 percent build-to-line is required. In addition, the applicant requests a Waiver of Town Center Development Standards which requires one landscape finger per six parking spaces. The elevations depict a 196.5 foot high office building with walls stepback eight feet per Town Center Development Standards.

The exterior of the office building varies in material and composition. The first 45 feet of office is covered in stone veneer and painted horizontal metal sunshade. Above 45 feet, the building is covered in three light brown precast panels, aluminum storefront with insulated tinted glazing, glass, and painted horizontal metal sunshade. The parking structure utilizes desert colors and stone veneer to ascent its exterior.

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. An alternative design of the 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.

PLANNING COMMISSION ACTION

It was noted at the Planning Commission Meeting that a second neighborhood meeting was held and several neighbors were in attendance. The Planning Commission added condition #3 as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 199 by City Clerk

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-19208** APN: 125-20-710-006

Name of Property Owner: Montecito Imaging, LLC

Name of Applicant: Land Baron Investments

Name of Representative: APTUS Architecture

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

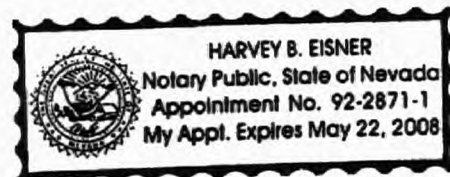
Signature of Property Owner: *Randal G. Shelton*

Print Name: Randal G. Shelton

Subscribed and sworn before me

This 11 day of JANUARY, 20 07

Harvey B. Eisner
Notary Public in and for said County and State



CENTENNIAL HILLS
HOSPITAL MEDICAL
CENTER

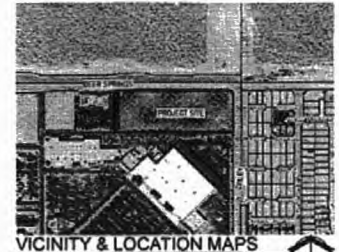
DEER SPRINGS WAY
(90' 0" ROW)

A B C D E F G H J K
20'-4" 27'-0" 27'-0" 27'-0" 27'-0" 27'-0" 27'-0" 27'-0" 27'-0" 27'-0"

CONCRETE CURB
OUTLET AND SIDEWALK

RILEY STREET
(60' 0" ROW)

RESIDENTIAL



Site Zoning & Data

SITE DATA

PARCEL NUMBER	10 20 16 000
JURISDICTION	CITY OF LAS VEGAS - 0010
EXISTING GENERAL PLAN	TC
EXISTING ZONING	GRAND MONTEVITO OFFICE CENTER
SITE AREA	177,855 SQ. FT. 4.07 GROSS ACRES 31,188 SQ. FT. 1.17 NET ACRES
FAIR PLAY AREA RATIO	2.2
SETBACKS - BUILDING	FRONT 10'-0" REAR 10'-0" SIDE STREET 10'-0" REAR 10'-0"
MIN. HEIGHT	12 STORIES
ACTUAL HEIGHT	10'-0"
LOT COVERAGE ALL COVER	10%
ACTUAL LOT COVERAGE	40%

BUILDING AREA

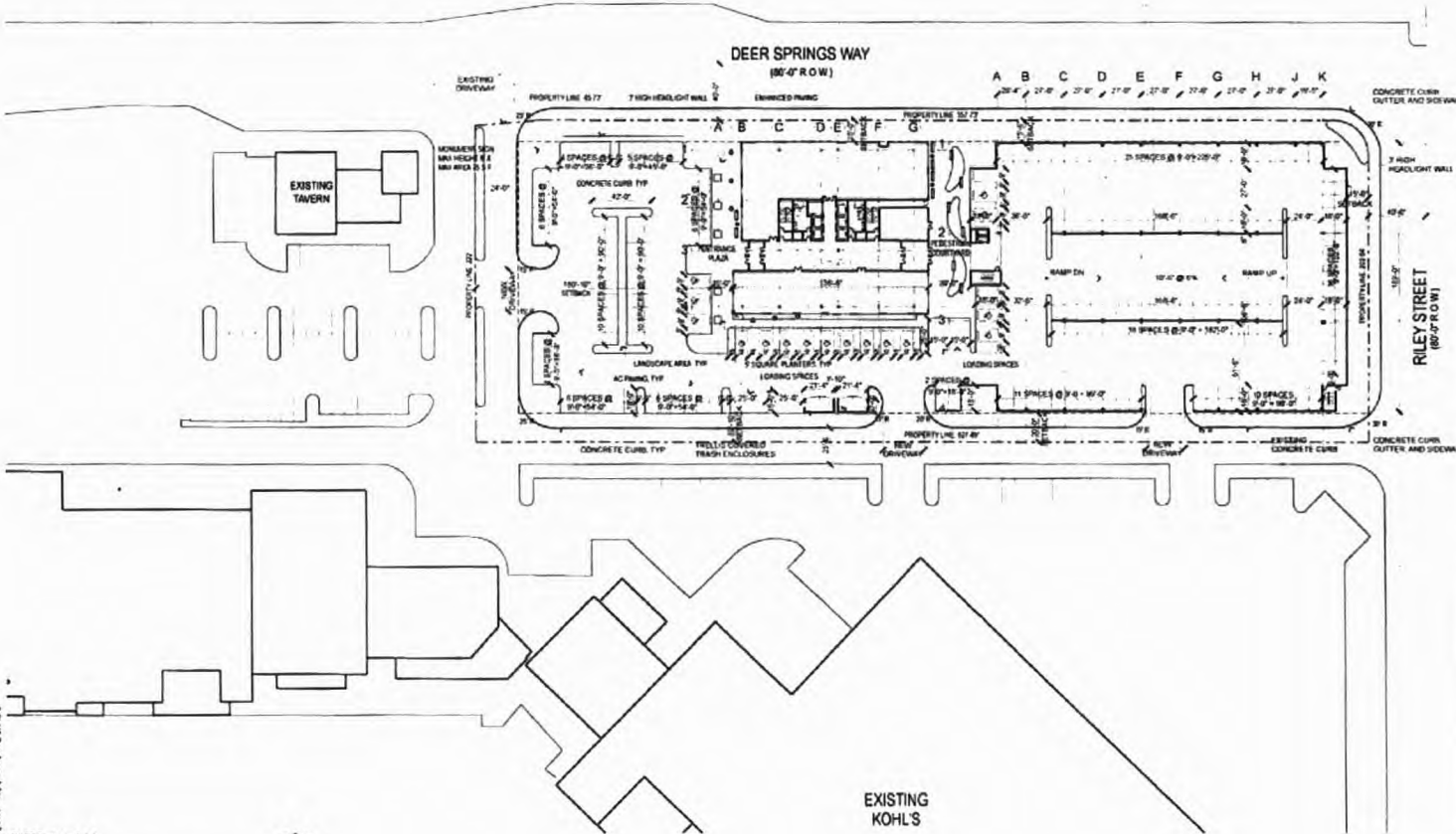
BUILDING AREAS	10,000 SF
OFFICE	10,000 SF
TOTAL SQUARE FOOTAGE	10,000 SF

PARKING REQUIREMENTS

BUILDING AREA	10,000 SF	PROVIDED
OFFICE	10,000 SF @ 1.00 = 10	10
MEDICAL OFFICE	10,000 SF @ 1.11 = 11.1	11
STANDARD PARKING SPACES	10,000 SF @ 1.11 = 11.1	11
HANDICAPPED SPACES 2% OF FIN. + 5	10,000 SF @ 1.11 = 11.1	11
100% PARKING	10,000 SF @ 1.11 = 11.1	11
LOADING SPACES	10,000 SF @ 1.11 = 11.1	11

OPEN SPACE REQUIREMENTS

REQUIRED	20%
PROVIDED	20%



SITE PLAN



APTUS Architecture

2001 South Main Street
Suite 200
Las Vegas, NV 89101
P: 702.251.1200
F: 702.251.1211

Deer Springs and Riley Office Complex
Site Development Review
SWC Deer Springs and Riley
Las Vegas, Nevada 89149

RECEIVED
FEB 21 2007

City of Las Vegas, Nev.

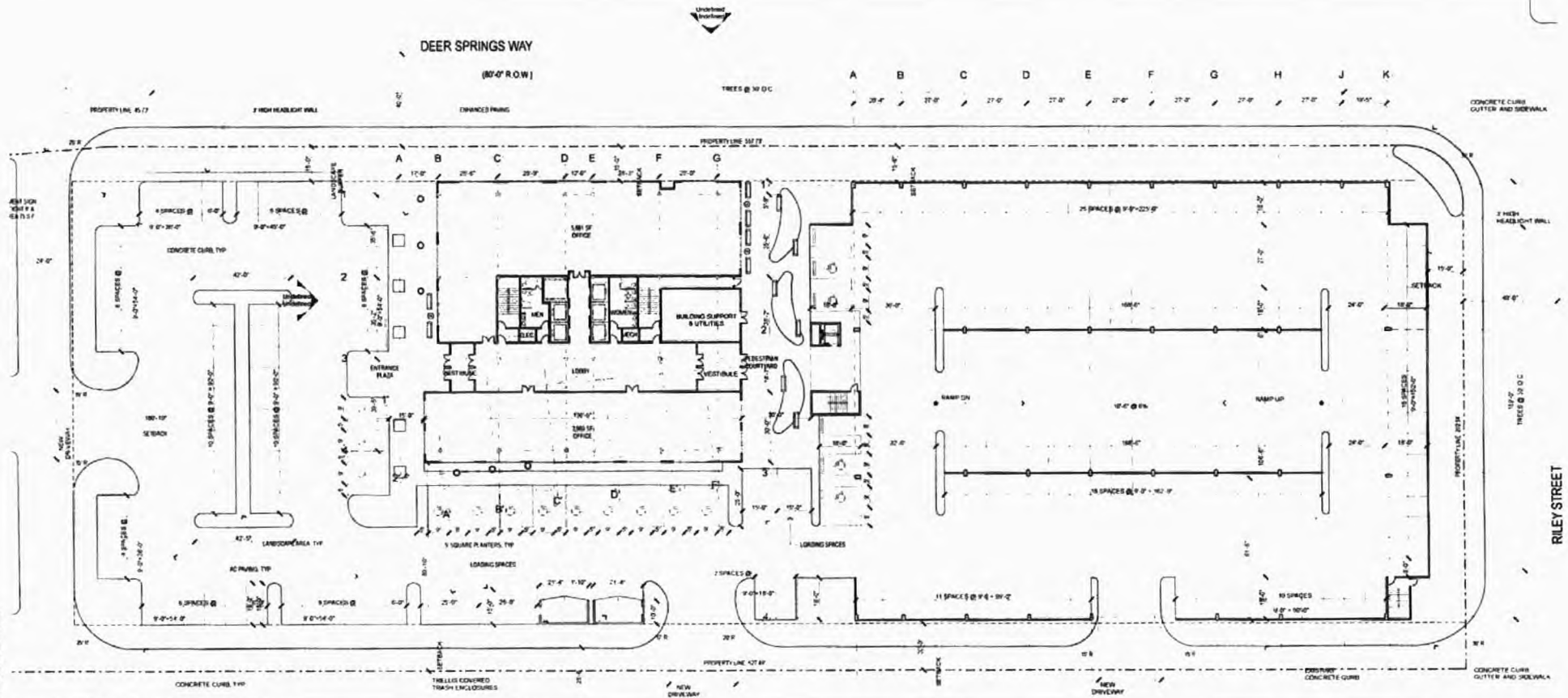
22107

SITE PLAN

ASI00

00.110 Deer Springs and Riley Office Complex

VAR-19208
SDR-18870
03-07-07 CC



ENLARGED SITE / GROUND FLOOR PLAN



APTUS Architecture
 1000 South Main Street
 Suite 200
 Las Vegas, Nevada 89101
 702.251.1200
 1.800.899.1213

Deer Springs and Riley Office Complex
 Site Development Review
 SWC Deer Springs and Riley
 Las Vegas, Nevada 89149

VAR-19208
SDR-18870
03-07-07 CC

City of Las Vegas Staff

2/21/07

ENLARGED SITE
AS101

De 118 Deer Springs and Riley Office Complex

RECEIVED
 FEB 21 2007

January 12, 2007

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

APN: 125-20-710-006

Re:

Variance for Residential Adjacency

To Whom It May Concern:

We respectfully submit this request for a Variance to allow a 196.5 foot high office building 382'-0" feet from residential property where residential adjacency standards require 590 feet. This project is a twelve-story office building located on the southwest corner of Deer Springs and Riley. This parcel is currently zoned T-C and is located in the Grand Montecito Development in the City of Las Vegas and must adhere to the guidelines contained in the Montecito Development Agreement. The parcel north of our site is planned for a hospital which will create a need for additional office and medical office space in this area. To the west is an existing restaurant, to the south is an existing Kohl's Retail store and in-line retail and to the east is a future residential development.

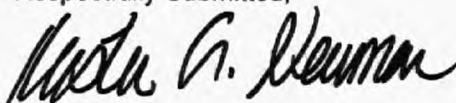
This office complex will combine much needed office and medical office space in a twelve-story office building in a growing area of the city. The tallest part of the building is 196'-6" high. This project consists of 150,000 sf of leasable office and medical office space. There are 739 parking spaces required and 755 parking spaces provided. There are 4 loading spaces required and provided. The majority of the parking is provided in a 5-story parking structure (1 story below grade and 4 stories above grade) and is separated from the office building with a landscaped pedestrian plaza. The exterior materials of the office building include metal panels, precast concrete panels, aluminum storefront and stone veneer at the base. The mechanical equipment is located on the roof and is screened from view.

This project complies with all of the following Montecito requirements: setbacks, site coverage, circulation, screened service areas, parking lot development, landscaping, streetscape and sidewalk treatments and signage as listed in the Montecito Development Standards. Also, we have provided 70% clear glazing at the ground floor level and entrances no more than 50' apart as required on the street side of the office building.

We are providing an enhanced landscape buffer on the east side of the site adjacent to the parking structure to help buffer the structure from the residences to the east. There will also be a headlight screen on the east side of the structure to limit the headlight disturbance that the residences would see from the parking structure.

We have made every attempt to follow the Montecito Development Standards, the Town Center Development Standards and the City of Las Vegas Title 19 as closely as possible in the design and layout of this site. We hope that you will join us in our attempt to continually add to the high level of development and the betterment of the citizen's quality of life.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

VAR-19208
SDR-18870
02/08/07 PC

February 21, 2007

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

APN: 125-20-710-006

Re:
Variance for Residential Adjacency

To Whom It May Concern:

We respectfully submit this request for a Variance to allow a 168 foot high office building 382'-0" feet from residential property where residential adjacency standards require 504 feet. This project is a ten-story office building located on the southwest corner of Deer Springs and Riley. This parcel is currently zoned T-C and is located in the Grand Montecito Development in the City of Las Vegas and must adhere to the guidelines contained in the Montecito Development Agreement. The parcel north of our site is planned for a hospital which will create a need for additional office and medical office space in this area. To the west is an existing restaurant, to the south is an existing Kohl's Retail store and in-line retail and to the east is a future residential development.

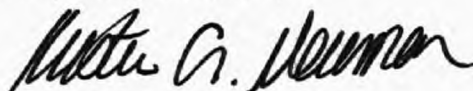
This office complex will combine much needed office and medical office space in a ten-story office building in a growing area of the city. The tallest part of the building is 168'-0" high. This project consists of 150,000 sf of leasable office and medical office space. There are 739 parking spaces required and 755 parking spaces provided. There are 4 loading spaces required and provided. The majority of the parking is provided in a 5-story parking structure (1 story below grade and 4 stories above grade) and is separated from the office building with a landscaped pedestrian plaza. The exterior materials of the office building include metal panels, precast concrete panels, aluminum storefront and stone veneer at the base. The mechanical equipment is located on the roof and is screened from view.

This project complies with all of the following Montecito requirements: stepbacks, site coverage, circulation, screened service areas, parking lot development, landscaping, streetscape and sidewalk treatments and signage as listed in the Montecito Development Standards. Also, we have provided 70% clear glazing at the ground floor level and entrances no more than 50' apart as required on the street side of the office building.

We are providing an enhanced landscape buffer on the east side of the site adjacent to the parking structure to help buffer the structure from the residences to the east. There will also be a headlight screen on the east side of the structure to limit the headlight disturbance that the residences would see from the parking structure.

We have made every attempt to follow the Montecito Development Standards, the Town Center Development Standards and the City of Las Vegas Title 19 as closely as possible in the design and layout of this site. We hope that you will join us in our attempt to continually add to the high level of development and the betterment of the citizen's quality of life.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

VAR-19208
SDR-18870
03-07-07 CC

27 Feb 2007

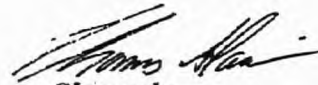
VAR-19208

I Thomas A. Garcia reside at 8572 Rhamus Ct., Las Vegas, Nevada 89149 oppose Montecito Imaging LLC request for VAR-19208 for the following reasons.

1. I feel that the height request is extremely too high. For example the Sierra Health building off of I-95 is only 6 stories high with a 3 story parking garage.
2. They are also requesting that the facility is over 200 feet closer to a residential area where the requirement is 590 feet away.

Suggestions:

1. We would not oppose a six story office complex with a three story car garage with 24 hour security.
2. Provide an adequate landscaping buffer between the facility and residential area.



Sincerely,
Thomas A. Garcia

Protest

RECEIVED
CITY CLERK
2007 FEB 27 P 12:51

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

Telephone Protest/ Approval Log

Meeting Date: 2/8/07

Case Number: VAR 19208

Date: 1/29/07
Name: Thomas A. Garcia
Address: 8572 Khamus Ct.
Phone: 655-2806
☒ PROTEST ☐ APPROVE

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

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

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

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

Date: _____
Name: _____
Address: ITEM # VAR-19208
CASE # 26
PC MTG 2-8-07
Phone: _____
☐ PROTEST ☐ APPROVE

P

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-19208

SDR-18870 - PUBLIC HEARING - APPLICANT: LANDBARON INVESTMENTS - OWNER: MONTECITO IMAGING LLC - Request for a Site Development Plan Review FOR A 150,000 SQUARE-FOOT, 12-STORY OFFICE BUILDING WITH A FIVE LEVEL PARKING STRUCTURE AND A WAIVER OF TOWN CENTER CORE BUILD-TO-LINE REQUIREMENTS on 3.27 acres located at the southwest corner of Deer Springs Way and Riley Street (APN: 125-20-710-006), T-C (Town Center) Zone [Mixed-Use Commercial - Montecito Town Center Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised Justification letter
6. Submitted after final agenda – Revised Site Plans by staff
7. Backup referenced from the 02-08-07 Planning Commission Meeting Item 27

Motion made by STEVEN D. ROSS to Approve Subject to Conditions , amending Conditions 3 and 17, and adding the following conditions as read for the record:

3. All development shall be in conformance with the site plan, floor plan, and elevations date stamped 2/21/07, except as amended by conditions herein.

17. The public hours shall be limited to 6:00 a.m. to 9:00 p.m.

CITY COUNCIL MEETING OF: MARCH 7, 2007

A. The applicant shall submit, for Planning and Development Department approval, a plan to screen the interior lighting of the parking structure to the east. The applicant shall be required to obtain administrative approval prior to issuance of building permits.

B. No court ordered drug and/or alcohol treatment uses shall be allowed.

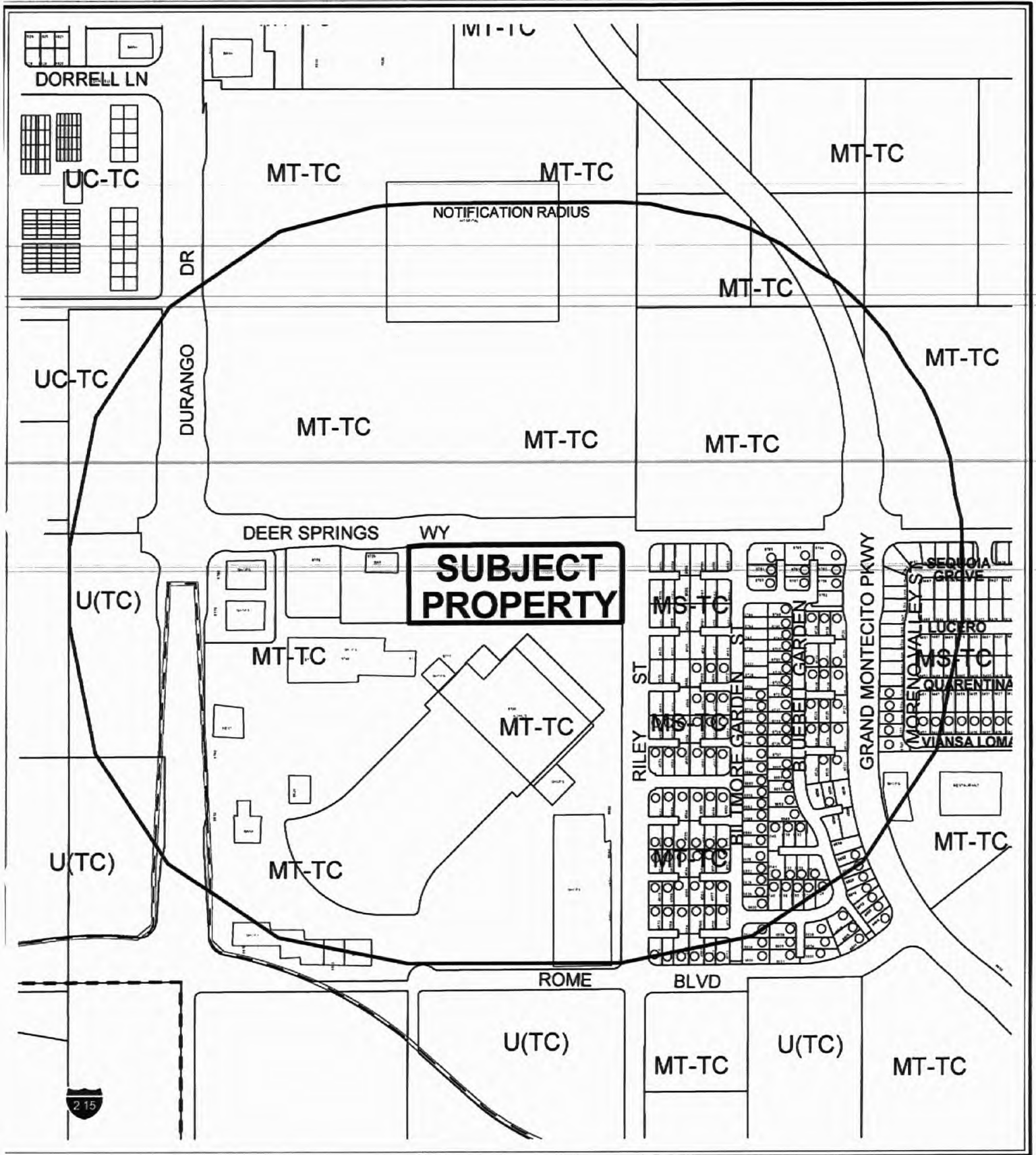
Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, 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 125 for related discussion.





CASE: SDR-18870

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [MIXED-USE COMMERCIAL- MONTECITO TOWN CENTER
SPECIAL LAND USE DESIGNATION]

0 500 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-18870 - APPLICANT: LANDBARON INVESTMENTS -

OWNER: MONTECITO IMAGING LLC

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (6-0-1/rt vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Variance (VAR-19208).
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 12/20/06, except as amended by conditions herein.
4. Waivers shall be granted in the Town Center Development Standards listed as follows:
 - a. No landscape fingers in the south parking lot where one is required.
 - b. A 38 percent build-to-line where 80 percent build-to-line is required on the Town Center Urban Core portion of the site.
5. All development shall be in conformance with the Montecito Development Agreement, the Montecito Town Center Land Use and Design Standards, and the Town Center Development Standards Manual, except as amended by conditions herein.
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. Per Montecito Town Center Development Standards, the landscape plan dated 11/20/06 must be modified to exclude Mediterranean Fan Palm and include a tree listed Appendix B: Plant Palettes.

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 Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
16. Additional landscaping on the east side, 36 inch box trees, 20 feet on center.
17. No 24 hour uses.

Public Works

18. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
19. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
20. Site development to comply with all applicable conditions of approval for the Montecito Lifestyles Center commercial subdivision and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 150,000 square-foot, 12-story office building with a five-level parking structure and a Waiver of Town Center Core Build-to-Line Requirements on 3.27 acres. Pursuant to Title 19.08.060 Residential Adjacency Standards the proposal does not meet the required setback for a 196.5 foot tall building and requires a Variance (VAR-19208). Since the Variance request is a self-imposed hardship, denial is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) for this site as part of a larger request. The Planning Commission recommended approval on 11/05/98.
12/19/01	The City Council approved a request for a Site Development Plan Review [Z-0076-98(24)] for a proposed 361,560 square-foot retail commercial center on 38.78 acres adjacent to the southeast corner of El Capitan Way (now Durango Drive) and Deer Springs Way. The Planning Commission recommended approval 11/01/01.
02/06/02	The City Council approved a request for a Master Sign Plan (MSP-0013-01) for the Montecito Town Center on 38.78 acres on the southeast corner of El Capitan Way (now Durango Drive) and Deer Springs Way. The Planning Commission recommended approval on 12/20/01.
03/06/02	The City Council approved a request for a Development Agreement (DA-0002-01) to establish a set of development standards for portions of the UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) land use districts within the Town Center Zoning District on 172.46 acres of property generally located north of Centennial Parkway, west of Durango Drive, south of Elkhorn Road, and east of El Capitan Way. The Planning Commission recommended approval on 01/10/02.
03/14/02	The Planning Commission approved a request for a Tentative Map (TM-0007-02) for one lot on 38.78 acres on the southeast corner of El Capitan Way (now Durango Drive) and Deer Springs Way. This was a final action by the Planning Commission.

08/23/02	The Planning and Development Department administratively approved a request for a Site Development Plan Review [Z-0076-98(34)] for a proposed 344,120 square-foot retail commercial center on 39.5 acres adjacent to the southeast corner of El Capitan Way (now Durango Drive) and Deer Springs Way.
08/06/03	The City Council approved a request for a Site Development Plan Review (SDR-2478) and Special Use Permit (SUP-2478) for a 5,000 square-foot tavern adjacent to the south side of Deer Springs Way, approximately 500 feet east of Durango Drive. Planning Commission and staff recommended approval. The site was never built; therefore, the approval has expired.
02/08/07	The Planning Commission recommended approval of companion item VAR-19208 concurrently with this application. The Planning Commission voted 6-0-1/rt to recommend APPROVAL (PC Agenda Item #27/jm).

Pre-Application Meeting

12/14/06	A pre-application was held with the applicant. The applicant was informed that they would need to apply for a Site Development Plan Review. The applicant was also informed that the application would need to comply with Montecito Town Center, Town Center and Title 19 Development Standards. In addition, Building and Safety discussed building code standards for high-rise buildings.
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Neighborhood Meeting

1/24/07	A neighborhood meeting was held at the Centennial Academy at 6610 Grand Montecito Parkway at 6 PM and no members of the public attended.
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Details of Application Request

Site Area

Net Acres	3.27
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	UC-TC (Urban Center Mixed Use - Town Center)	T-C (Town Center)
North	Undeveloped	UC-TC (Urban Center Mixed Use - Town Center)	T-C (Town Center)
South	Commercial	UC-TC (Urban Center Mixed Use - Town Center)	T-C (Town Center)
East	Single Family Residential	MS-TC (Main Street Mixed Use - Town Center)	T-C (Town Center)
West	Restaurant/Bar	UC-TC (Urban Center Mixed Use - Town Center)	T-C (Town Center)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		N*
Montecito Town Center	X		N*
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

* This project does not comply with the Town Center & Montecito Town Center residential standards, which is being addressed via VAR-19208.

DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards and Montecito Development Agreement Standards the following apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	NA	NA
Max. Site Coverage	60%	46%	Y
Min. Setbacks			
• Front	0-15 Feet	15 Feet	Y
• Side	10 Feet	89.1 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	20 Feet	181.1 Feet	Y
Max. Building Height	500 Feet	12 stories 196.5 feet	Y
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Yes	Yes	Y

Pursuant to Title 19.08.060

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	590 Feet	80 Feet	N

*A Variance (VAR-19208) is required as the proposal does not meet residential adjacency standards.

Pursuant to Town Center and Montecito Town Center Development Standards,, the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	12 Trees	14 Trees	Y
Amenity Zone Buffer:				
Min. Trees	1 Tree/ 30 Linear Feet	25 Trees	28 Trees*	Y
TOTAL		27 Trees	32 Trees#	Y

*Mediterranean Fan Palm is not permitted in the Montecito Town Center Standards Manual.

#73 total trees on-site.

Open Space – Montecito Town Center per 5.1.7					
Total Acreage	SF Required	Percent Required	SF Provided	Provided	Compliance
3.27	28,488 SF	20%	38,459 SF	27%	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular		Handi-capped
Medical	100,000 SF	1/200 up to 2,000 SF, plus 1 space for each addition 175 SF	570	15			
Office	50,000 SF	1/300	167				
SubTotal			722	15	755		
TOTAL			737	15	755	16	Y
Loading Spaces			4		4		Y

Waivers		
Request	Requirement	Staff Recommendation
Town Center Build-to-Line Standards	Town Center Build-to-Line Standards require up to 80 percent of the building edge within the Town Center Core Zone to be built to the setback lines.	Approval
Landscape Fingers	1 per 6 parking spaces	This waiver is not supported as the applicant is providing eighteen parking spaces more than required for the proposed project. The applicant would have the room to accommodate the fingers.

ANALYSIS

- Zoning

The subject site is currently zoned T-C (Town Center) with a UC-TC (Urban Center Mixed Use - Town Center) General Plan designation. While these designations have been applied through the Centennial Hills Sector Plan of the General Plan and are reflected in the Town Center Development Standards Manual, the UC-TC land use designation is superseded by the Montecito Town Center Master Development Plan, which designates that area as a portion of the "Montecito Town Center Mixed Use Commercial Area." Where the Montecito Town Center Land Use and Design Standards are silent, the Town Center Development Standards Manual applies.

In addition, pursuant to section 3.3 of the Montecito Development Agreement:

Except as provided below, no standard or regulation regarding subdivision, land use, zoning, growth management, time and phasing of construction, or construction methods shall be imposed by the City upon the development of the Project, except those in effect on May 1, 2002, the effective date.

The proposed Medical and Professional Office uses are within the range of uses permitted within the Montecito Town Center Mixed Use Commercial Area designation.

- Development Standards

Development Standards for projects located within the Montecito Town Center Master Development Plan area are set out in the Development Agreement and Sections 3 through 5 of the Montecito Town Center Land Use and Design Standards Appendix to the Development Agreement. Development Standards within the remainder of the project are set forth in the Town Center Development Standards Manual. The following Development Standards are proposed for the subject project:

Montecito Town Center

The Montecito Development Agreement limits the amount of office, medical, retail and/or hotel floor area in Montecito Town Center to 4,520,833 square feet. The Montecito portion of the proposed project will bring the total of all existing and proposed office, medical, retail and hotel space to 2,264,494 square feet. The project stays well under the required caps.

The lot coverage standard is a maximum of 60 percent of the gross site area. The site plans indicate 46 percent coverage, based on net acreage. Given this figure, the gross lot coverage standard will be satisfied.

According to the Montecito Development Agreement, buildings within the plan area shall not exceed 500 feet in height. The Office building height is 196.5 feet and the parking structure is 38.75 feet. Both meet the height standard.

Service areas, docks and truck loading areas shall be screened and located away from public view. Trash enclosures shall be enclosed on three sides by a six-foot masonry wall, have an opaque gate on the fourth side, and contain a roof or trellis.

Building massing shall possess a balance and composition. Avoid large, unarticulated building elevations, and undifferentiated walls. The building mass shows balance with articulated and differentiated wall composition.

Projects with over 20,000 square feet of building shall provide an on-site outdoor employee patio area which is separate and removed from the main building entry. On the east side of the office building, the applicant has allocated approximately 4,800 square feet of courtyard space.

Town Center Development Standards

Setbacks are based on the standards for the Town Center Arterial street classifications as set forth in the Town Center Development Standards Manual. Setbacks within the Montecito Town Center Plan shall meet or exceed the standards shown in the Town Center Development Standards Manual. Deer Springs Way is designated a Town Center Arterial Street with a maximum setback of 15 feet. Riley Street is classified a Town Center Collector, with no required setback. This project meets the 15-foot maximum setback requirement for both Town Center and Montecito Town Center.

Stepback and build-to line requirements are set forth in the Town Center Development Standards Manual. Stepback requirements are intended to provide visually interesting building elevations, reduce street canyon effect, and lessen the effect of strong winds at the street level. The development encompasses the Town Center Urban Zone and Town Center Core areas as described in Section D.1.C. The office building is in the Town Center Urban Core Zone, which requires a stepback of eight feet. The proposed building meets the stepback requirements for high-rise buildings within the Town Center Urban Core Zone.

Town Center Build-to-Line Standards require up to 80 percent of the building edge within the Town Center Core Zone to be built to the setback lines. This encompasses 325 feet, or half of the proposed parcel. The eastern half of the parcel is in the Town Center Urban Core Zone and does not require a building to be built to the setback lines. The office building total feet built to the setback line is 125 feet, 38 percent build-to-line. Therefore, the proposed development does not meet the residential adjacency standards and requires a waiver.

Town Center Development Standards require walls on primary pedestrian routes to have a minimum of 70% clear glazing at ground level; glazing shall not exceed 75% of building elevation and dark tinted glass is prohibited. In addition, doorways, porticoes, or other entryways shall occur every 50 feet of building façade that fronts on a street or plaza area. The elevations and site plans demonstrate that the proposed development meets these standards.

Title 19 Standards

Pursuant to Title 19.08.060 Residential Adjacency Standards, a 196.5 tall building adjacent to residential "protected" property requires a setback of 590 feet. The building is set back 382 feet from the residential property. Therefore, the proposal does not meet the required setback for a 196.5 foot tall building and requires a Variance. A Variance (VAR-19208) has been submitted as a companion item with this application.

On 08/06/03, the residential "protected" property to the east of the proposed development was approved by City Council for a Site Development Plan Review for a proposed three-story, 320-unit multi-family residential development. On 11/20/03, three months later, the property was approved by City Council for a Site Development Plan Review for a 193-unit single-family residential development. The single-family residential was developed on the property which pursuant to Title 19.08.060 Residential Adjacency Standards defines it as "protected."

- Site Plan

The site plan illustrates a 150,000 square-foot office building and five-level parking structure with a subterranean level on a 3.27 acre parcel. The office building is situated in the western half of the parcel. An open parking lot to the west of the office building is accessed from a landscaped entrance plaza. A parking garage to the east of the office is accessed from a pedestrian courtyard.

The site plan depicts multiple driveway accesses to the open parking lot and the parking garage from internal circulation drives provided by the existing shopping center. No direct access is provided to Deer Springs Way or Riley Street from the parcel.

- Waivers

The applicant is requesting a Waiver of Town Center Core Build-to-Line requirement. In addition, the applicant requests a Waiver of Town Center Development Standards which require one landscape finger per six parking spaces. This waiver is not supported as the applicant is providing eighteen parking spaces more than required for the proposed project. The applicant would have the room to accommodate the fingers.

- Landscape Plan

Landscape standards in both Montecito Town Center and the entire Town Center area must conform to the standards set forth in the Town Center Development Standards Manual, except where special street designs are established. Deer Springs Way shall conform to Town Center Arterial landscaping standards, while Riley Street shall conform to Town Center Collector landscaping standards. Streets having a special design will have modified standards according to the submitted plans, if approved.

Landscape materials within the Montecito portion must adhere to the Montecito Town Center Plant Palette (Appendix B of the Standards). The applicant shows Mediterranean Fan Palm on their landscape plan. This is not permitted in the Montecito Town Center Standards Manual and a condition has been added to comply with the Montecito Town Center Standards Manual.

- Elevation

The office building portion of the project will be enclosed, except for the pedestrian area between the office building and the parking garage. The elevations depict a 196.5-foot high office building with walls stepped back eight feet per Town Center Development Standards.

The exterior of the office building varies in material and composition. The first 45 feet of office is covered in stone veneer and has a painted horizontal metal sunshade. Above 45 feet, the building is covered in three light brown precast panels, aluminum storefront with insulated tinted glazing, glass, and painted horizontal metal sunshade. The parking structure utilizes desert colors and stone veneer to ascent its exterior.

- Floor Plan

Floor plans depict each level of the parking garage and office floors. Office space, bathrooms, electrical and mechanical equipment are designated on each of the 12 stories. In addition, the four floors of the parking garage depict parking spaces, handicap spaces, and ingress and egress for each floor.

FINDINGS

The following findings must be made for an SDR:

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

The proposed 12-story, 196.5-foot office building does not fit in with the existing adjacent commercial and single-family residential development in the area. The 196.5-foot tall office building does not meet Residential Adjacency Standards which could cause a potential negative impact to the existing residential areas to the east.

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The proposed development is consistent with the design requirements of the Montecito Town Center Master Development Plan and generally meets the design standards of Town Center. A Waiver of Town Center Build-to-Line Standard is required. However, pursuant to Title 19.08.060 Residential Adjacency Standards the proposal does not meet the required setback for a 196.5 foot tall building and requires a Variance. Since the Variance request is a self-imposed hardship, denial is recommended.

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

The site is served by Deer Springs Way, an 80-foot Town Center Arterial, and Riley Street, an 80 foot Town Center Collector. Site access and circulation does not negatively impact adjacent roadways or neighborhood traffic.

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

The landscape plan calls for Mediterranean Fan Palm Trees which is not permitted in the Montecito Town Center Standards Manual. A condition has been added to bring the landscape plan to code. Otherwise, building materials and colors meet the design requirements of the Montecito Town Center Master Development Plan and the Town Center Development Standards Manual.

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 proposal does not meet Residential Adjacency Standards; therefore, this project would not be harmonious with existing and future development in the area. Denial is recommended.

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

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

PLANNING COMMISSION ACTION

The Planning Commission added conditions 16 and 17.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

ASSEMBLY DISTRICT

13

SENATE DISTRICT 9

NOTICES MAILED 178 by Planning Department

APPROVALS 0

PROTESTS 1

**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST**Case Number: **SDR-18870** APN: 125-20-710-006Name of Property Owner: Montecito Imaging, LLCName of Applicant: Landbaron InvestmentsName of Representative: APTUS Architecture

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

☐ Yes☒ No

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

City Official: _____

Partner(s): _____

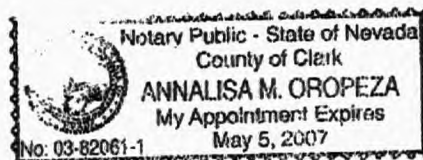
APN: _____

Signature of Property Owner: Randal G. SheltonPrint Name: Randal G. Shelton

Subscribed and sworn before me

This 20th day of December, 20 06.Annalisa M. Oropeza

Notary Public in and for said County and State



CENTENNIAL HILLS
HOSPITAL MEDICAL
CENTER

DEER SPRINGS WAY
(80'-0" ROW)

A B C D E F G H J K
20'-0" 27'-0" 27'-0" 27'-0" 27'-0" 27'-0" 27'-0" 27'-0" 27'-0" 27'-0"

RILEY STREET
(80'-0" ROW)

RESIDENTIAL



Site Zoning & Data

SITE DATA

PARCEL NUMBER	02-20-180-000
JURISDICTION	CITY OF LAS VEGAS 10116
EXISTING GENERAL PLAN	TC
EXISTING ZONING	GRAND MONTELEONE OFFICE CENTER
SITE AREA	177,688 SQ. FT. 4.01 GROSS ACRES 181,888 SQ. FT. 2.27 NET ACRES
FAIR FLOOD AREA RATIO	2.2
UTERACHS (BUILDING)	PROVIDED
FRONT	8'-0" - 10'-0"
REAR	10'-0" - 15'-0"
SIDE STREET	10'-0" - 15'-0"
REAR	10'-0" - 15'-0"

MIN. HEIGHT	12' STORY'S
ACTUAL HEIGHT	10'-0" AND 10' STORY'S
LOT COVERAGE ALLOWED	80%
ACTUAL LOT COVERAGE	80%
BUILDING AREA	
OFFICE	10,000 SQ. FT. 1,300 - 1,517
MEDICAL OFFICE	10,000 SQ. FT. 1,300 - 1,517
TOTAL SQUARE FOOTAGE	20,000 SQ. FT. 2,600 - 3,034

PARKING REQUIREMENTS

REQUIRED PARKING	PROVIDED
OFFICE	10,000 SQ. FT. 1,300 - 1,517
MEDICAL OFFICE	10,000 SQ. FT. 1,300 - 1,517
STANDARD PARKING SPACES	75%
HANDICAPPED SPACES 2% OF 75% = 15	15%
TOTAL PARKING	90%
LOADING SPACES	4

OPEN SPACE REQUIREMENTS

REQUIRED	25%
PROVIDED	25%

Deer Springs and Riley Office Complex Site Development Review SWC Deer Springs and Riley Las Vegas, Nevada 89149

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FEB 21 2007

City of Las Vegas 22107

22107

SITE PLAN

ASI00

On 11/11 Deer Springs and Riley Office Complex

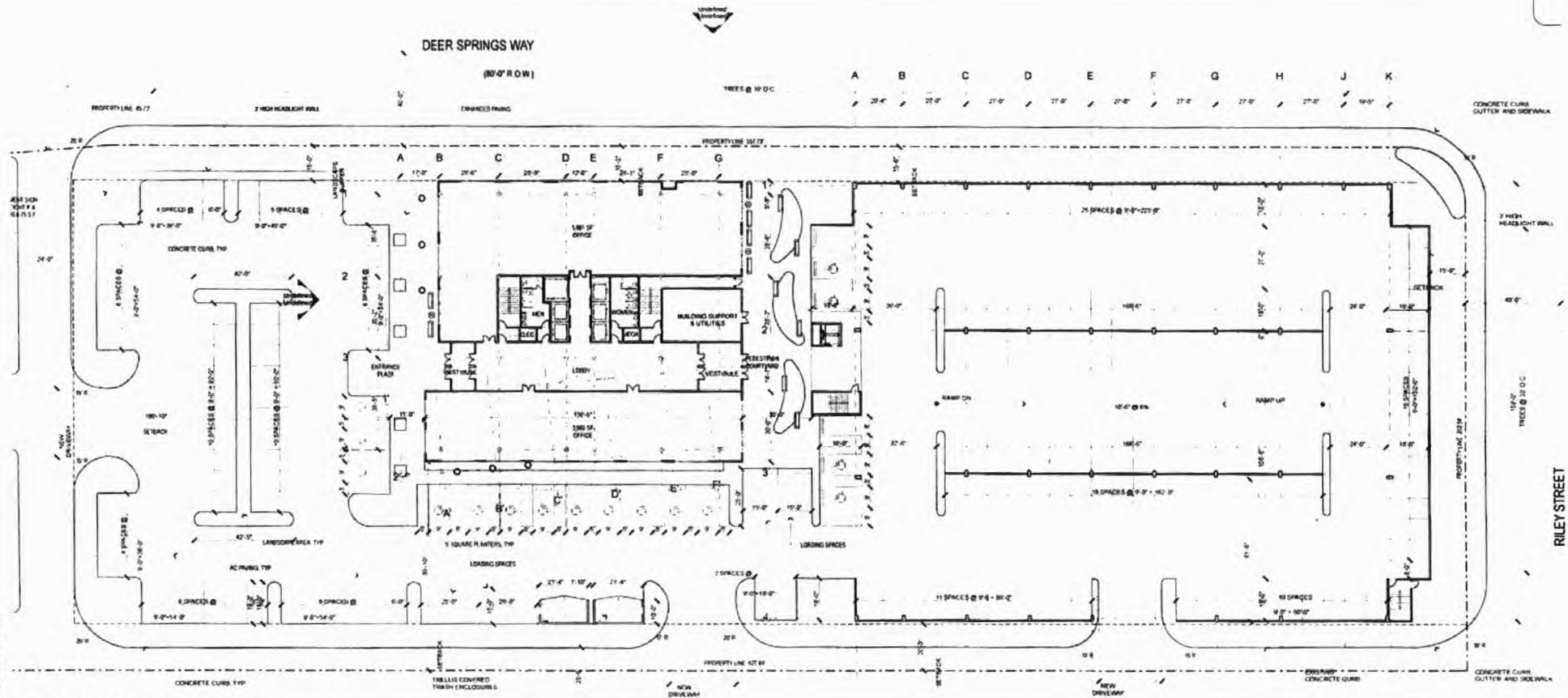
VAR-19208
SDR-18870
03-07-07 CC

SITE PLAN



APTUS Architecture

2001 South Main Street
Suite 200
Las Vegas, Nevada 89104
973.878.1200
973.878.1211



ENLARGED SITE / GROUND FLOOR PLAN



APTUS Architecture

1000 South Main Street
Suite 200
Las Vegas, Nevada 89101
P 702.391.2000
F 702.391.2122

Deer Springs and Riley Office Complex
Site Development Review
SWC Deer Springs and Riley
Las Vegas, Nevada 89149

VAR-19208
SDR-18870
03-07-07 CC

City of Las Vegas Staff

2/21/07

ENLARGED SITE

ASI01

On 11-8 Deer Springs and Riley Office Complex

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FEB 21 2007

DEER SPRINGS WAY
(80'-0" ROW)

A4 TOWN CENTER STREET SECTION

FRONT
INTERIOR 240
SIDE STREET
REAR

TREES		BOTANICAL NAME		SIZE	QTY
	HONEY LOCUST	glycyphaea tomentosa minor cultivar	24" Box	24	
	SOUTHWEST SHEET ACACIA	acacia retusa	24" Box	18	
	BLUE PINE VERDE	arbutus menziesii	24" Box	25	
	WESTERN REDBARK PINE	ponderosa murrayi	24" Box	14	
SHRUBS					
	TEXAS RANGER	prostratastrum texense and cultivar	5 gal	30	
	GERMANER	erubescens species	5 gal	51	
	SAGE	arbuscula species	5 gal	45	
	SCREE MYRTLE	argentea variegata and cultivar	15 gal	41	
GROUND COVER					
	DESERT MARBOLD	serotina multiflora	5 gal	60	
	LANTANA	variegata species	5 gal	24	
	HONEY F DRESS	multicaulis species	5 gal	56	
ROCK WALK		SIZE	COLOR	DEPTH	
W/ CRUSHED GRAVEL		TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STD COLORS		MIN 2" DEEP	

EXISTING
KOHL'S

LANDSCAPE PLAN



APTUS Architecture
1200 South 4th Street
Suite 200
Las Vegas, Nevada 89104
P 702.879.1700
F 702.879.1213

Deer Springs and Riley Office Complex
Site Development Review
SWC Deer Springs and Riley
Las Vegas, Nevada 89149

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City of Lexington VDA Summary

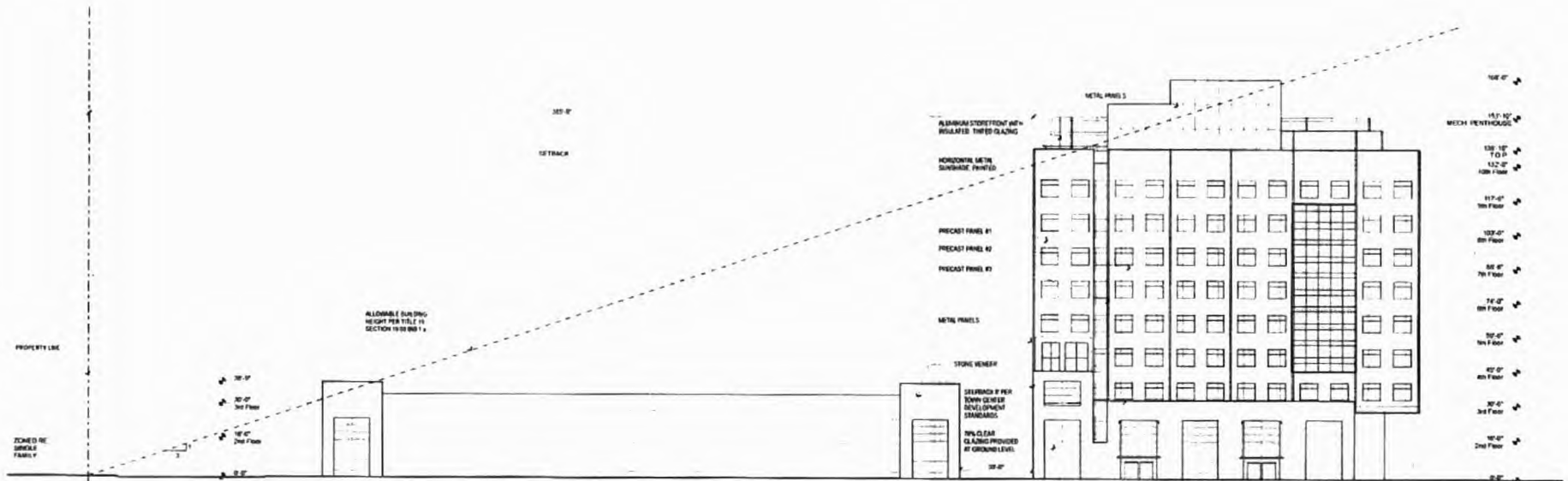
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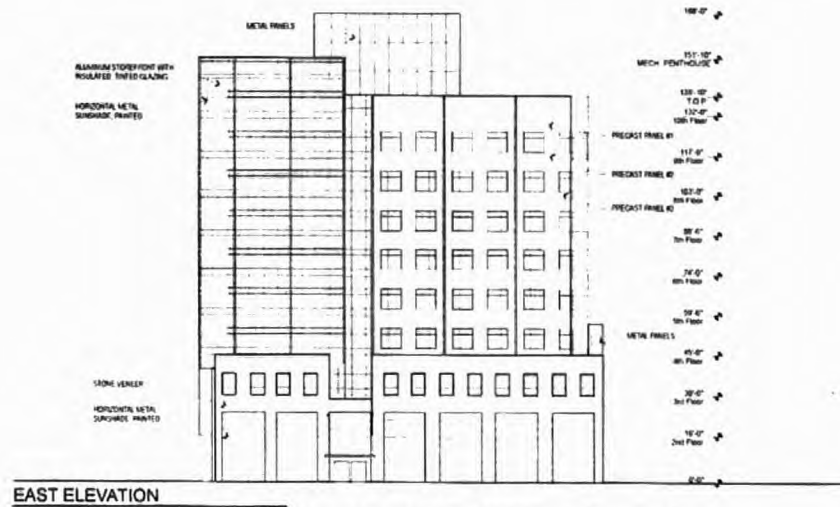
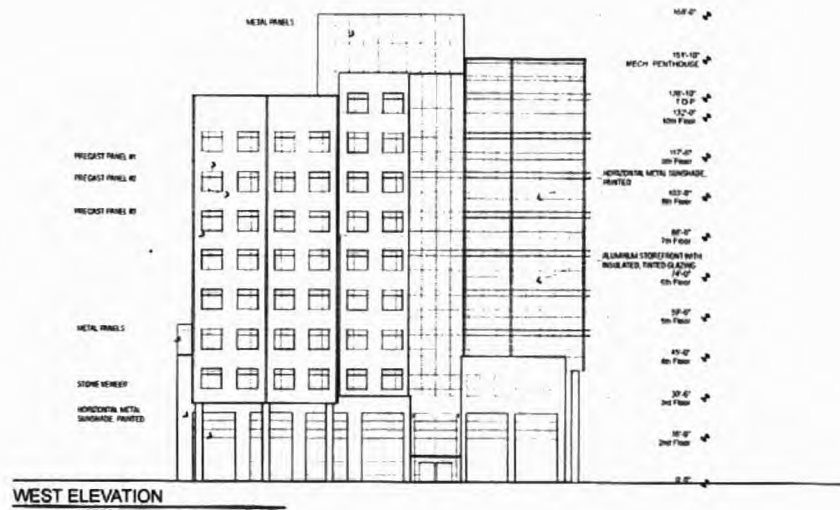
PLANTING PLAN

LI 00

98118 Deer Springs and Riley Office Campers

SDR-18870
02/08/07 PC





VAR-19208
SDR-18870
03-07-07 CC

BUILDING
ELEVATIONS

A201

06.118 Deer Springs and Riley Office Complex

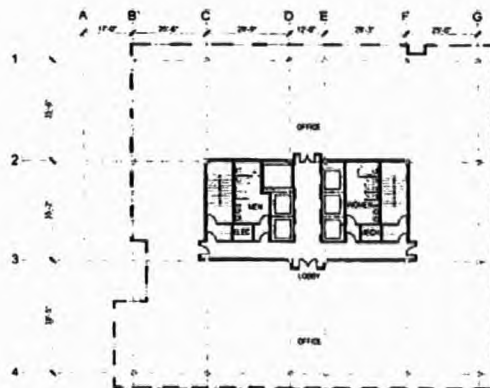
Deer Springs and Riley Office Complex
Site Development Review
SWC Deer Springs and Riley
Las Vegas, Nevada 89149

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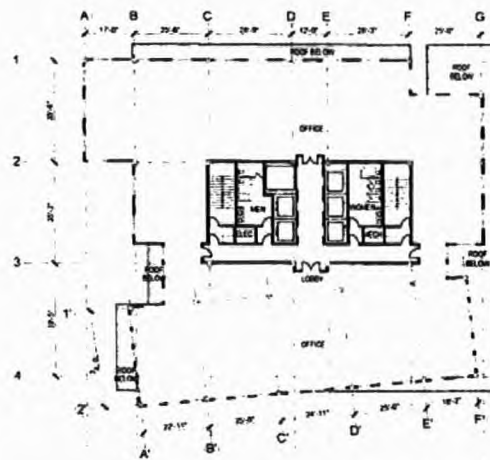


APTUS Architecture
1305 South 4th Street
Suite 200
Las Vegas, Nevada 89104
P 702.634.1200
F 702.634.1211

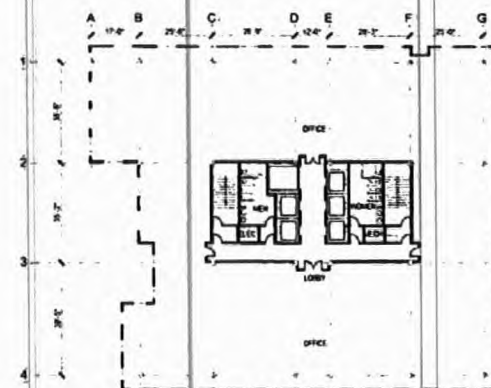
06.118 DEER SPRINGS AND RILEY OFFICE COMPLEX SITE DEVELOPMENT REVIEW SWC DEER SPRINGS AND RILEY LAS VEGAS, NEVADA 89149



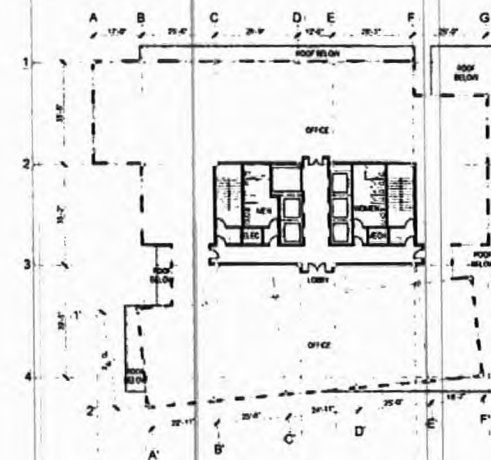
SECOND FLOOR PLAN



FOURTH FLOOR PLAN



THIRD FLOOR PLAN



FIFTH FLOOR PLAN



APTUS Architecture

1800 South Main Street
Suite 200
Las Vegas, Nevada 89101
P 702.391.1200
F 702.391.1213

Deer Springs and Riley Office Complex

Site Development Review

SWC Deer Springs and Riley
Las Vegas, Nevada 89149

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City of Las Vegas SDR Submittal

11/28/06

FLOOR PLANS

A103

SW 118 Deer Springs and Riley Office Complex

SDR-18870

02/08/07 PC

DEF 2006

SIXTH FLOOR

EIGHTH FLOOR

SEVENTH FLOOR

NINTH FLOOR PLAN



APTUS Architecture

1200 South Main Street
Suite 200
Las Vegas, Nevada 89104
P 702.439.1300
F 702.439.1213

Deer Springs and Riley Office Complex

Site Development Review

SWC Deer Springs and Riley
Las Vegas, Nevada 89149

SDR-18870

02/08/07 PC -

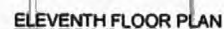
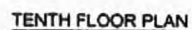
RECEIVED

DEC 20 2006

FLOOR PLANS

A104

Bb | 18 Deer Springs and Ruling Office Complex



RECEIVED

A105

06119 Deer Springs and Riley Office Complex

2004

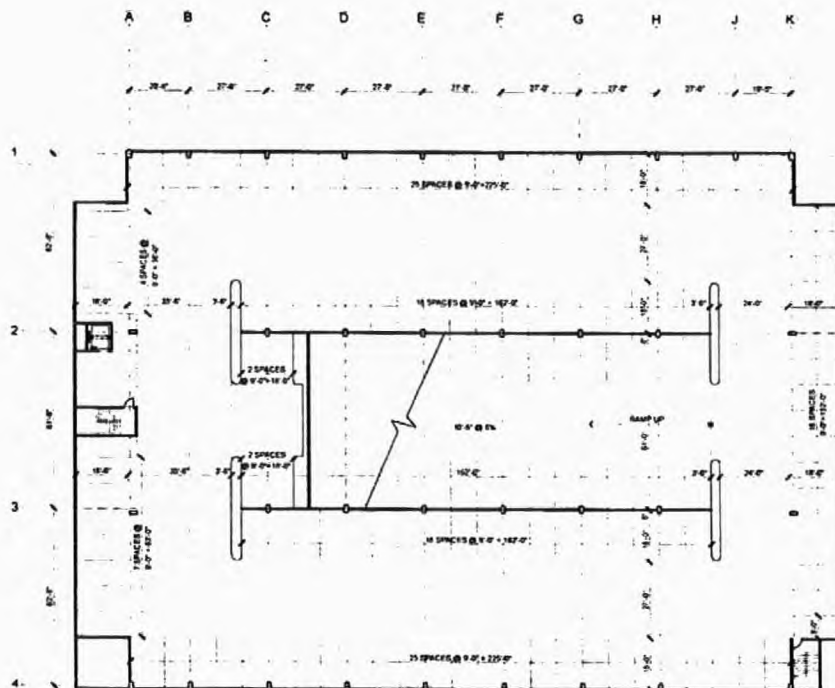
SDR-18870
02/08/07 PC



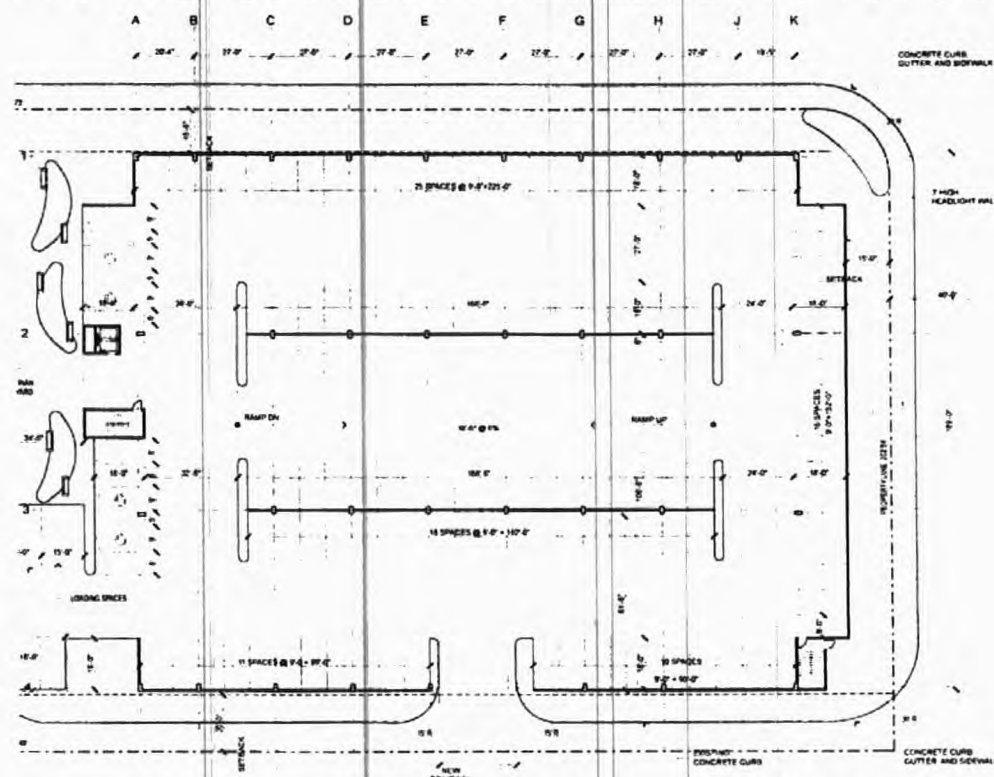
APTUS Architecture

1208 South Main Street
Suite 208
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1212

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GARAGE - BASEMENT LEVEL



GARAGE - GROUND LEVEL



Deer Springs and Riley Office Complex
 Site Development Review
 SWC Deer Springs and Riley
 Las Vegas, Nevada 89149

RECEIVED

City of Las Vegas SDR Submittal

GARAGE PLANS

A100

DEF 20 2006

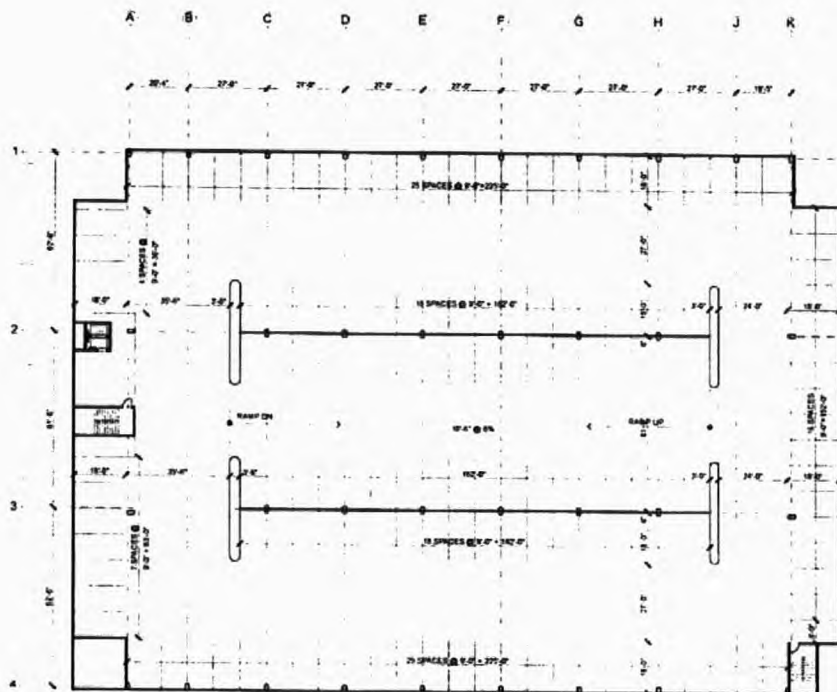
SDR-18870
 02/08/07 PC

See 118 Deer Springs and Riley Office Complex

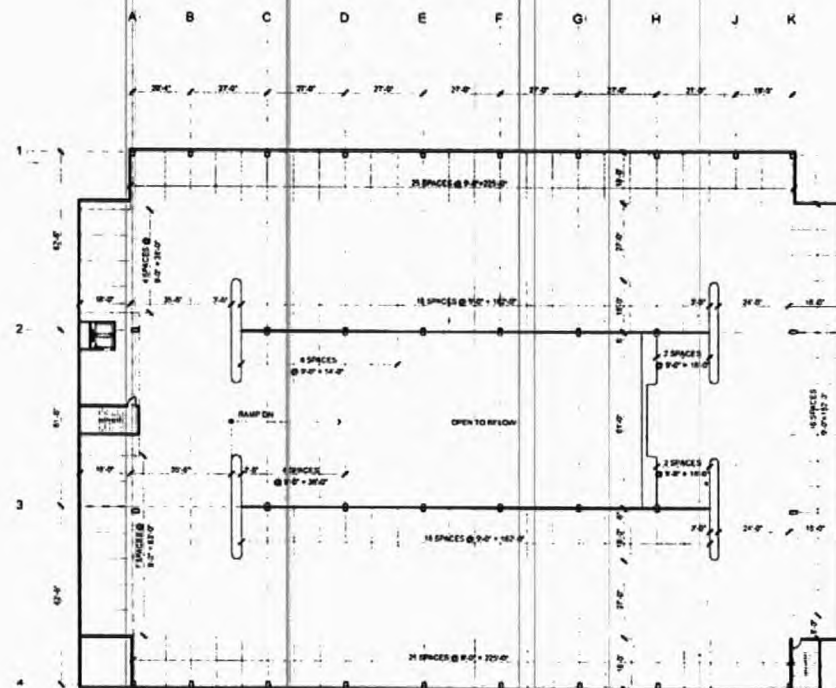
100% Design: Deer Springs and Riley Office Complex, Las Vegas, NV. SDR Submittal: 02/08/07. 118870-001-001



APTUS Architecture
 1200 South Main Street
 Suite 200
 Las Vegas, Nevada 89104
 P 702.251.1100
 F 702.251.1101



GARAGE - SECOND
AND THIRD LEVEL



GARAGE - FOURTH LEVEL

Deer Springs and Riley Office Complex
Site Development Review
SWC Deer Springs and Riley
Las Vegas, Nevada 89149

RECEIVED

City of Las Vegas SWC Submitter 12/20/06

GARAGE PLANS

A101

30.118 Deer Springs and Riley Office Complex

SDR-18870
02/08/07 PC

DEC 20 2006



APTUS Architecture

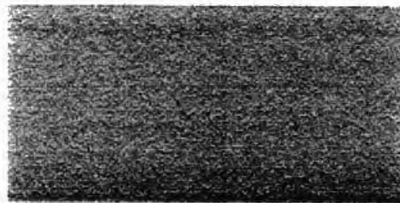
1300 South Main Street
Suite 200
Las Vegas, Nevada 89101
702.734.1200
702.734.1211

PRECAST PANEL #1



Stone Veneer

PRECAST PANEL #2



Glass



PRECAST PANEL #3

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

RECEIVED

DEC 20 2006

SDR-18870
02/08/07 PC

COLOR BOARD



APTUS Architecture

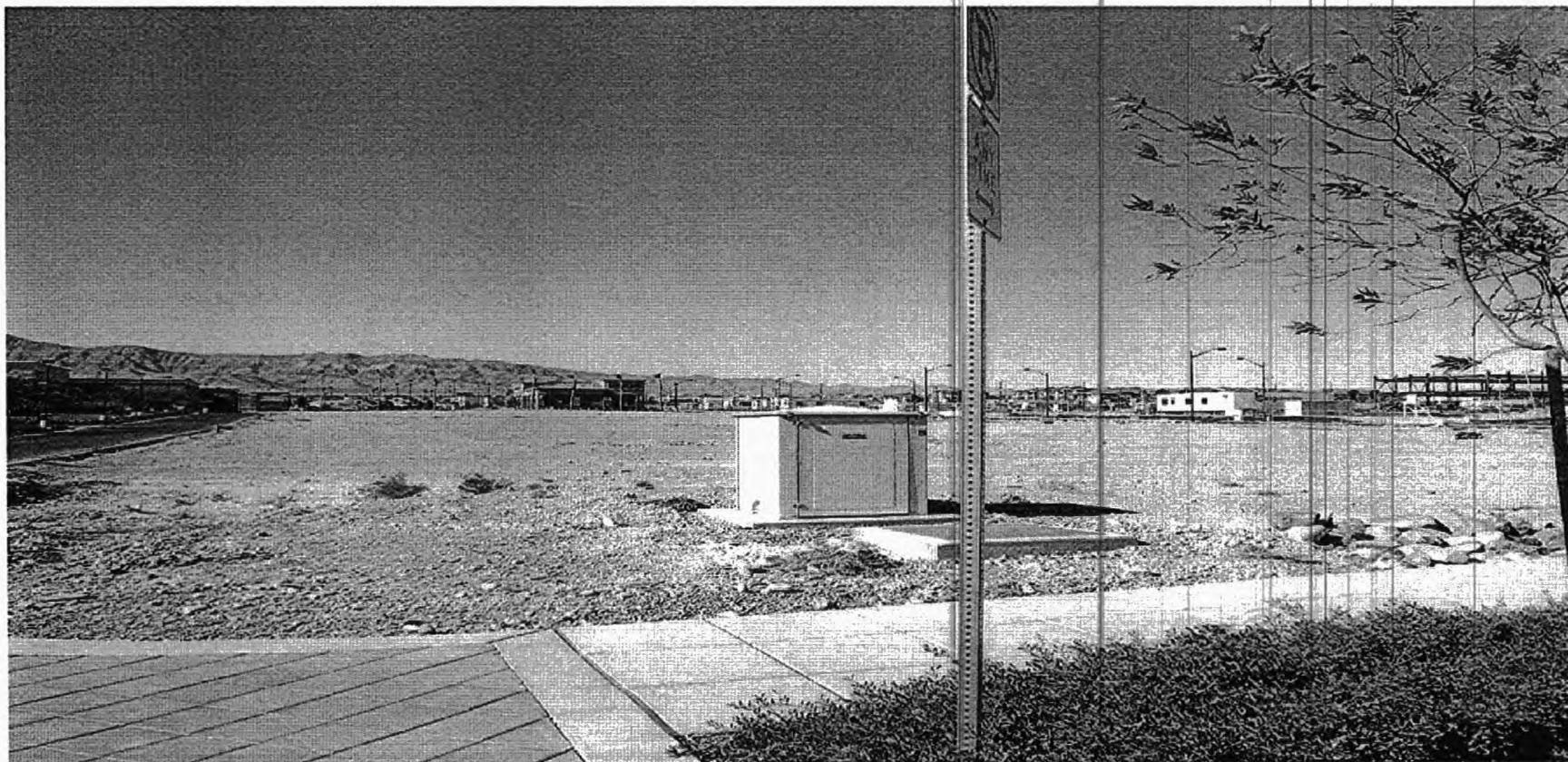
Deer Springs and Riley Office Complex

Site Development Review

SWC Deer Springs and Riley
Las Vegas, Nevada 89149

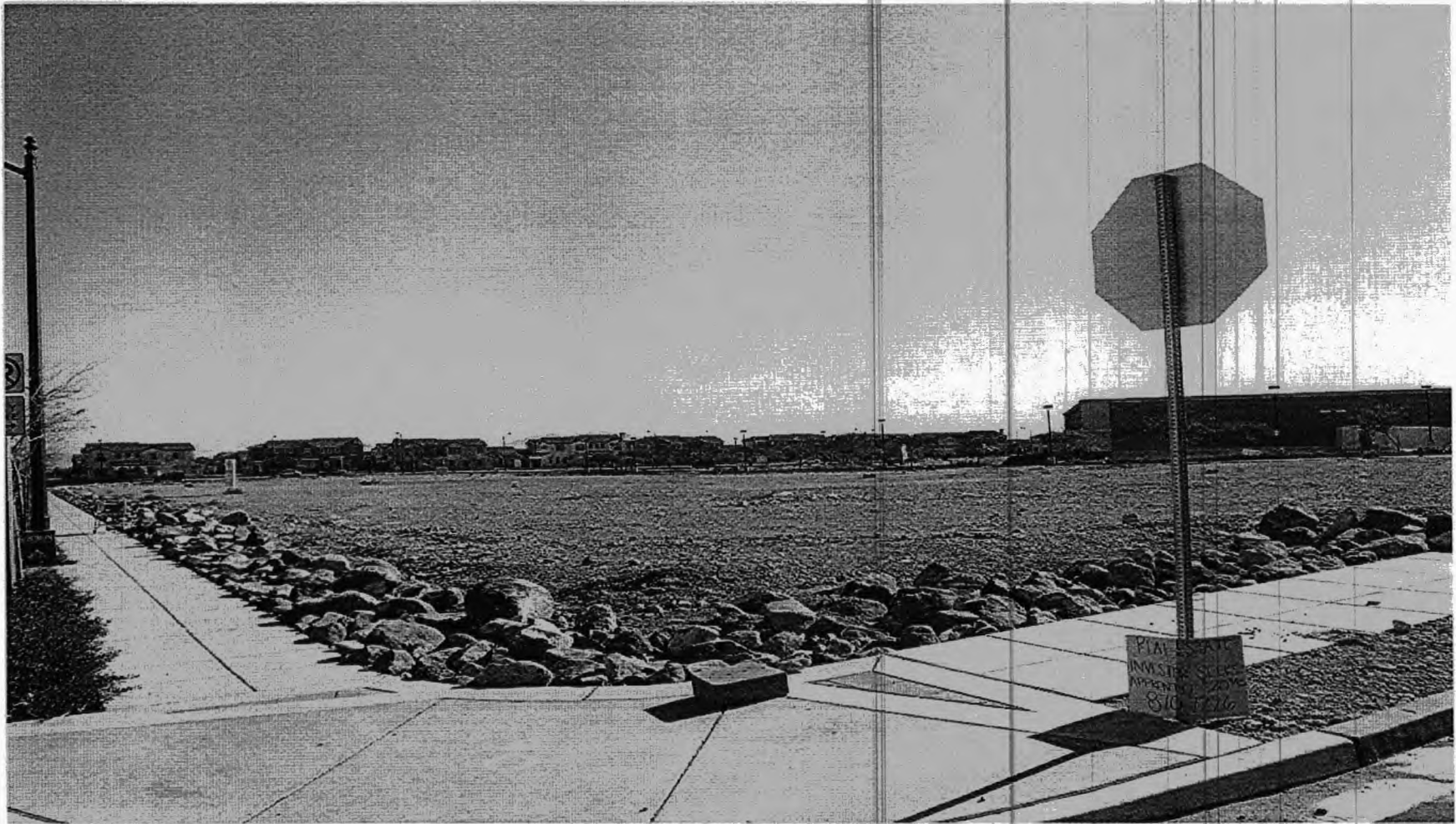
SDR 18870				
Landbaron Investments				
SWC Deer Springs & Riley				
Proposed 150 thousand square foot office building.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	100	36.13	3,613
AM Peak Hour			2.48	248
PM Peak Hour			3.72	372
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	50	11.01	551
AM Peak Hour			1.55	78
PM Peak Hour			1.49	75
(heaviest 60 minutes)				
Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	150		4,164
AM Peak Hour				326
PM Peak Hour				447
(heaviest 60 minutes)				
Existing traffic on all nearby streets: counts not available for Riley Street				
Deer Springs Way				
Average Daily Traffic (ADT)	3,240			
PM Peak Hour	259			
(heaviest 60 minutes)				
Durango Drive				
Average Daily Traffic (ADT)	25,313			
PM Peak Hour	2,025			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				

	Adjacent street ADT			
	Capacity			
Deer Springs Way	32,600			
Durango Drive	51,700			
This project will add approximately 4,164 trips per day on Deer Springs, Riley and Durango. This will increase expected volumes by about 128 percent on Deer Springs and about 16 percent on Durango. Deer Springs is at about 10 percent of capacity and Durango is at about 50 percent of capacity. Counts are not available for Riley, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 447 additional car into the area; which works out to about fifteen every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



VAR-19208 AND SDR-18870 - APPLICANT: LANDBARON INVESTMENTS - OWNER: MONTECITO
IMAGING LLC
SOUTHWEST CORNER OF DEER SPRINGS WAY AND RILEY STREET
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



VAR-19208 AND SDR-18870 - APPLICANT: LANDBARON INVESTMENTS - OWNER: MONTECITO IMAGING LLC
SOUTHWEST CORNER OF DEER SPRINGS WAY AND RILEY STREET
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



VAR-19208 AND SDR-18870 - APPLICANT: LANDBARON INVESTMENTS - OWNER: MONTECITO
IMAGING LLC
SOUTHWEST CORNER OF DEER SPRINGS WAY AND RILEY STREET
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07

December 20, 2006

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

APN: 125-20-710-006

Re:

Site Development Review

To Whom It May Concern:

We respectfully submit this request for a Site Development Review for a twelve-story office building located on the southwest corner of Deer Springs and Riley. This parcel is currently zoned T-C and is located in the Grand Montecito Development in the City of Las Vegas and must adhere to the guidelines contained in the Montecito Development Agreement. The parcel north of our site is planned for a hospital which will create a need for additional office and medical office space in this area. To the west is an existing restaurant, to the south is an existing Kohl's Retail store and in-line retail and to the east is a future residential development.

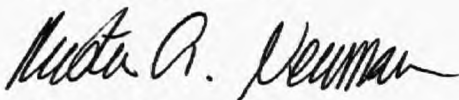
This office complex will combine much needed office and medical office space in a twelve-story office building in a growing area of the city. The tallest part of the building is 196'-6" high. This project consists of 150,000 sf of leasable office and medical office space. There are 739 parking spaces required and 755 parking spaces provided. There are 4 loading spaces required and provided. The majority of the parking is provided in a 5-story parking structure (1 story below grade and 4 stories above grade) and is separated from the office building with a landscaped pedestrian plaza. The exterior materials of the office building include metal panels, precast concrete panels, aluminum storefront and stone veneer at the base. The mechanical equipment is located on the roof and is screened from view.

This project complies with all of the following Montecito requirements: stepbacks, site coverage, circulation, screened service areas, parking lot development, landscaping, streetscape and sidewalk treatments and signage as listed in the Montecito Development Standards. Also, we have provided 70% clear glazing at the ground floor level and entrances no more than 50' apart as required on the street side of the office building.

We are providing an enhanced landscape buffer on the east side of the site adjacent to the parking structure to help buffer the structure from the residences to the east. There will also be a headlight screen on the east side of the structure to limit the headlight disturbance that the residences would see from the parking structure.

We have made every attempt to follow the Montecito Development Standards, the Town Center Development Standards and the City of Las Vegas Title 19 as closely as possible in the design and layout of this site. We hope that you will join us in our attempt to continually add to the high level of development and the betterment of the citizen's quality of life.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

SDR-18870
02/08/07.PC

February 21, 2007

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

APN: 125-20-710-006

Re:
Site Development Review

To Whom It May Concern:

We respectfully submit this request for a Site Development Review for a ten-story office building located on the southwest corner of Deer Springs and Riley. This parcel is currently zoned T-C and is located in the Grand Montecito Development in the City of Las Vegas and must adhere to the guidelines contained in the Montecito Development Agreement. The parcel north of our site is planned for a hospital which will create a need for additional office and medical office space in this area. To the west is an existing restaurant, to the south is an existing Kohl's Retail store and in-line retail and to the east is a future residential development.

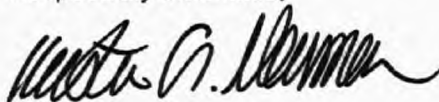
This office complex will combine much needed office and medical office space in a ten-story office building in a growing area of the city. The tallest part of the building is 168'-0" high. This project consists of 150,000 sf of leasable office and medical office space. There are 739 parking spaces required and 755 parking spaces provided. There are 4 loading spaces required and provided. The majority of the parking is provided in a 5-story parking structure (1 story below grade and 4 stories above grade) and is separated from the office building with a landscaped pedestrian plaza. The exterior materials of the office building include metal panels, precast concrete panels, aluminum storefront and stone veneer at the base. The mechanical equipment is located on the roof and is screened from view.

This project complies with all of the following Montecito requirements: setbacks, site coverage, circulation, screened service areas, parking lot development, landscaping, streetscape and sidewalk treatments and signage as listed in the Montecito Development Standards. Also, we have provided 70% clear glazing at the ground floor level and entrances no more than 50' apart as required on the street side of the office building.

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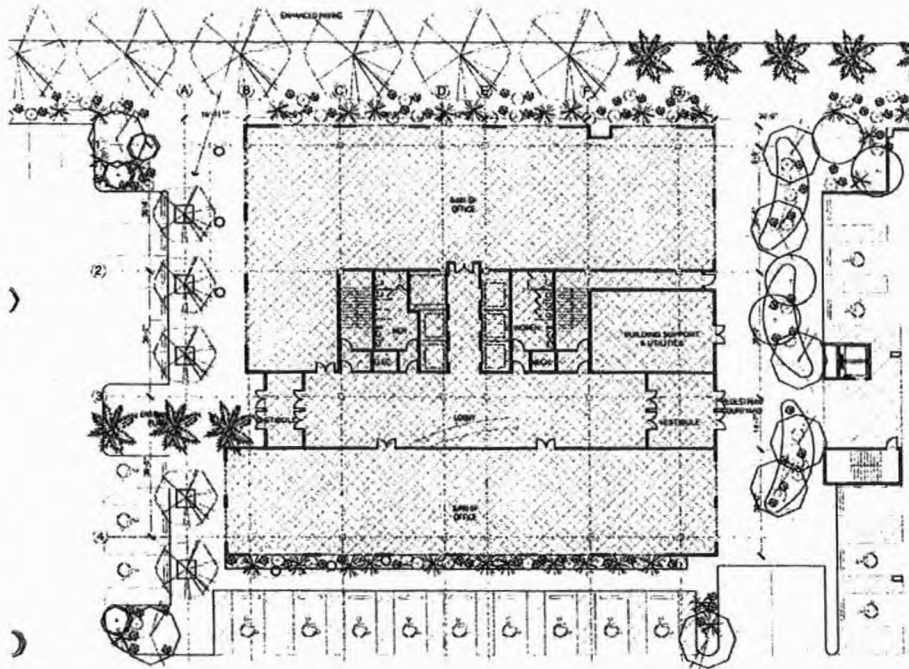
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Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

VAR-19208
SDR-18870
03-07-07 CC



GROUND FLOOR / PLAZA PLAN
1/8" = 1'-0"

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FEB 21 2007



APTUS Architecture
11441 Canyon Blvd, Suite 200
Las Vegas, Nevada 89149
P: 702.251.1000
F: 702.251.1211

Deer Springs and Riley Office Complex
Site Development Review
SWC Deer Springs and Riley
Las Vegas, Nevada 89149

GROUND FLOOR
PLAN

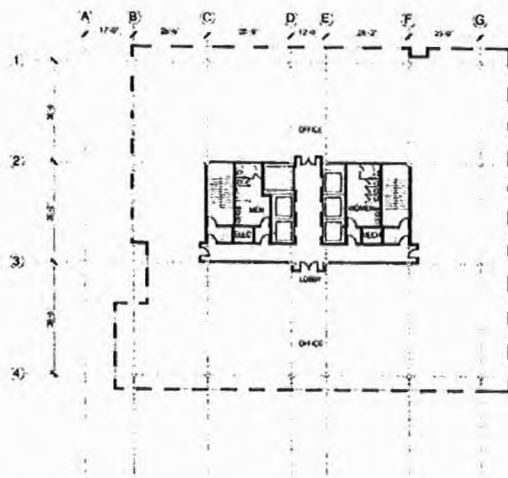
A102

see 110 - Deer Springs and Riley Office Complex

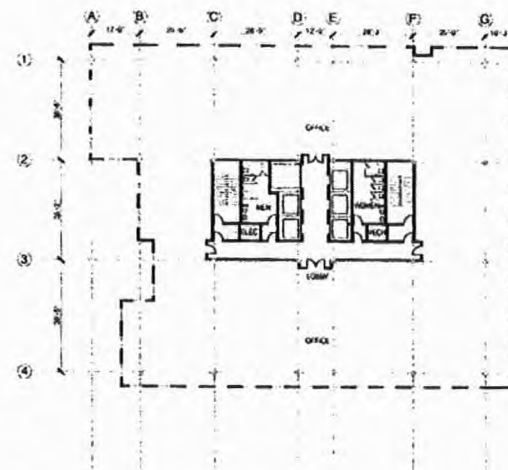
SDR-18870

03-07-07 CC

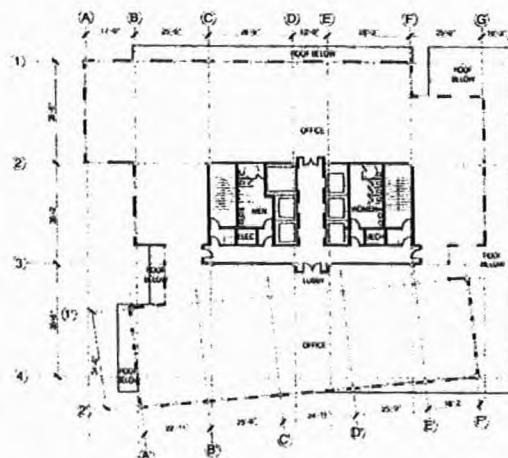
Date 3/5/07 Item #126



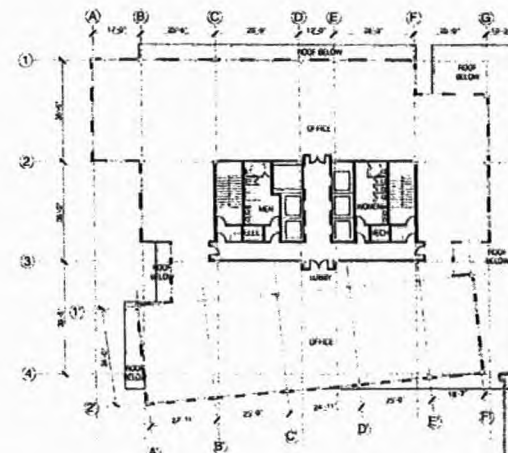
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

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FEB 21 2007



APTUS Architecture

1000 Sunset Ave. Suite 200
Las Vegas, Nevada 89149
702.441.1234
www.aptusarch.com

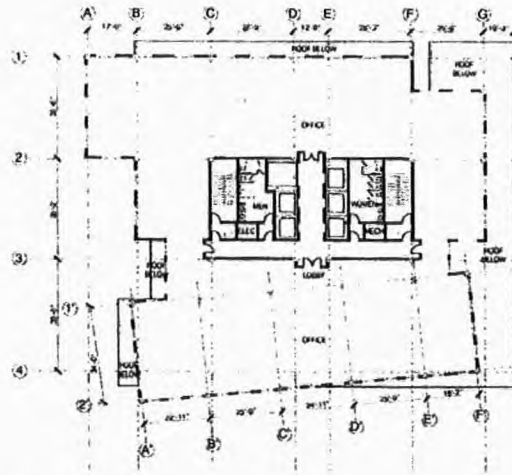
Deer Springs and Riley Office Complex
Site Development Review
SWC Deer Springs and Riley
Las Vegas, Nevada 89149

FLOOR PLANS

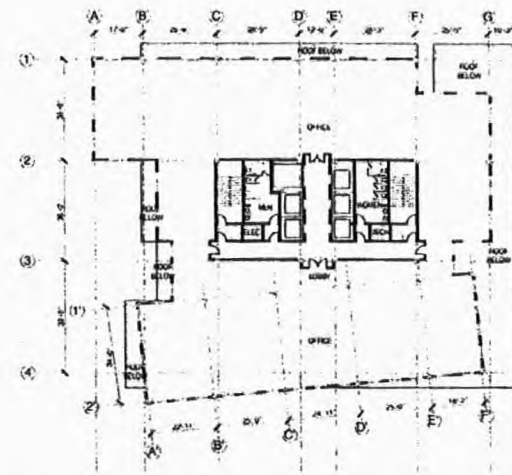
A103

SWC Deer Springs and Riley Office Complex

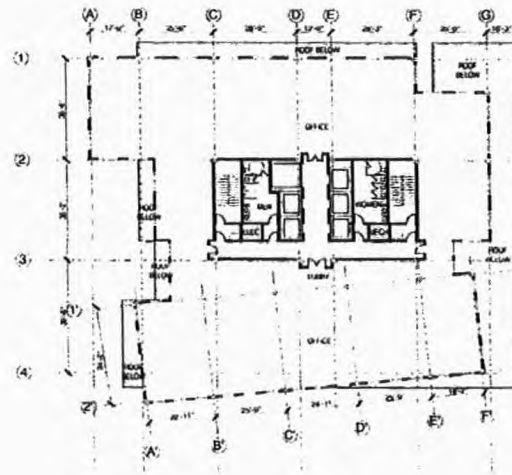
SDR-18870
03-07-07 CC



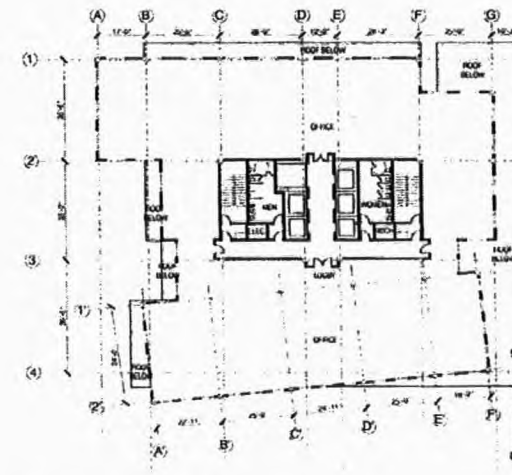
SIXTH FLOOR



SEVENTH FLOOR PLAN



EIGHT FLOOR PLAN



NINTH FLOOR PLAN

RECEIVED
FEB 21 2007



APTUS Architecture
1000 South 10th Street
Suite 200
Las Vegas, Nevada 89149
P 702.894.1200
F 702.894.1201

Deer Springs and Riley Office Complex
Site Development Review
SWC Deer Springs and Riley
Las Vegas, Nevada 89149

FLOOR PLANS

A104

SDR-18870
03-07-07 CC

SWC Deer Springs and Riley Office Complex

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

Telephone Protest/ Approval Log

Meeting Date: 2/8/07

Case Number: SDR 18870

Date: 1/29/07

Name: Thomas A. Garcia

Address: 8572 Khamus Ct.

Phone: 655-2806



PROTEST



APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____



PROTEST



APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____



PROTEST



APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____



PROTEST



APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____



PROTEST



APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____

ITEM # SDR 18870

CASE # 27

PC MTG 2-3-07



PROTEST



APPROVE

P

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-18347 - PUBLIC HEARING - APPLICANT/OWNER: GRAND TETON LODGE LAND LLC - Request for a Special Use Permit FOR A PROPOSED 800 SQUARE FOOT CAR WASH, FULL SERVICE on 2.71 acres on the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), U [(Undeveloped) Zone, SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (5-1-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-1-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest letter by Gary R. Kronenberg
6. Submitted after final agenda – Abeyance request by Pacific Design Concepts, Inc. for Items 127-129
7. Backup referenced from the 02-08-07 Planning Commission Meeting Item 15

Motion made by GARY REESE to Hold in Abeyance Items 105-109, Items 123 and 124 to 3/21/2007; Items 127-129 to 4/4/2007; Item 85 to 9/5/2007; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 110

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

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

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



CASE: SUP-18347

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)

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-18347 - APPLICANT/OWNER: GRAND TETON LODGE
LAND LLC**

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-1-1/gt,sd vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-18349) and Special Use Permit (SUP-18630) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed 800 square foot Car Wash, Full Service at the northeast corner of Grand Teton Drive and Durango Drive. An accompanying Special Use Permit (SUP-18630) for a Beer/Wine/Cooler Off-sale Establishment and a Site Development Plan Review (SDR-18349) for the Car Wash, a Service Station without automotive repair and a fast-food restaurant will be considered. An approved tavern is under construction at the subject site as well.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
3/17/99	The Board of County Commissioners approved the rezoning (ZC-1702-98) of the northeast corner of Durango Drive and Grand Teton Drive.
6/08/99	The City Council approved the annexation [A-28-99(A)] of the subject site. The effective date of the annexation was September 24, 1999.
6/21/00	The City Council approved a Special use Permit (U-0011-00) for a tavern at the subject site. The Planning Commission and staff recommended approval.
7/17/02	The City Council approved of an Extension of Time [U-0011-00(1)] for the approved Tavern. The Planning Commission and staff recommended approval.
03/17/04	The City Council approved a General Plan Amendment application (GPA-3483) from PCD (Planned Community Development) to SC (Service Commercial), a Rezoning (ZON-3509) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation], and a Review of Condition (ROC-2671) to remove a condition that restricted commercial development to the western portion of the subject site. The Planning Commission recommended approval of the GPA, ZON and ROC on 1/22/04 and tabled requests for a Special Use Permit (SUP-3513) for a proposed mini-warehouse facility, and a Site Development Plan Review application (SDR-3511) for a proposed 71,570 square foot office, tavern, mini-storage development. Staff recommended approval for all five applications.

04/06/05	The City Council approved a Special Use Permit (SUP-5691) for a Tavern and a Waiver from the distance separation requirements from an existing park, a Variance (VAR-5694) to allow a 24-foot setback where residential adjacency standards require a minimum of 73 feet, a Variance (VAR-5693) a Variance to allow 132 parking spaces where 148 spaces are the minimum required, and a Site Development Plan Review (SDR-5689) for a 6,115 square-foot tavern and a Waiver of trash enclosure separation. The Planning Commission recommended approval on 03/10/05 and staff recommended denial.
01/11/07	The Planning Commission held in abeyance a Special Use Permit (SUP-18347) for a proposed 800 square foot Car Wash, Full Service; a Special Use Permit (18630) for a proposed Beer/Wine/Cooler Off-sale Establishment and a Site Development Plan Review (SDR-18349) for the Car Wash, a Service Station without automotive repair and a fast-food restaurant with a drive-through. Staff recommended denial.
02/08/07	The Planning Commission recommended approval of companion items SU-18630 and SDR-18349 concurrently with this application. The Planning Commission voted 5-1-1/gt/sd to recommend APPROVAL (PC Agenda Item #15/r1).
<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/09/05	Business License L16-266-4-1214 issued for a Tavern issued to Tomfoolery, inactive effective 06/07/06.
06/07/06	Pending Business License requests created for The Lodge at Grand Teton including C05-96168-0-107791 for Tobacco Retailer, C08-96164-0-107791 for Coin Operated Amusements, C20-96167-7-850 for Convention Hall Gaming Tax, G01-96166-4-850 for Gaming-Restricted, and R09-96163-0-107791 for a Restaurant.
08/18/06	Building Permit C-0189-05 issued for a trash enclosure, on-site improvements and a Certificate of Occupancy for a tavern on the subject site.
<i>Pre-Application Meeting</i>	
11/13/06	At a Pre-application meeting, the applicant was told of the requirements for a site development plan review and the requirements for a special use permit. Additional detail was given regarding landscaping and parking requirements particular to the subject site.

Neighborhood Meeting	
01/02/06	A neighborhood meeting was held at the Silverstone Golf Club 8600 Cupp Drive at 6:00 p.m. Attendance included three members of the development team, nine members of the public and one member of the Planning & Development staff. The following concerns were brought up by members of the public: • Concerns about the speaker box of the fast food pad • Area over saturated by alcohol uses • Request for a family restaurant • No 24 hrs uses Concerns about Day Care use at 7955 Quail Heaven being too close to uses.

Details of Application Request	
Site Area	
Gross Acres	2.71

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Tavern, Undeveloped	SC (Service Commercial)	U(SC) Undeveloped (Service Commercial) under Resolution of Intent to C-1 (Limited Commercial)
North	Single Family	PCD (Planned Community Development)	R-PD6 (Residential Planned Community – 6 Units per Acre)
South	Single Family (under construction)	PCD (Planned Community Development)	R-PD7 (Residential Planned Community – 7 Units per Acre)
East	Single Family (under construction)	PCD (Planned Community Development)	U(PCD) Undeveloped (Planned Community Development) under Resolution of Intent to R-PD7 (Residential Planned Community – 7 Units per Acre)
West	Undeveloped (proposed retail)	PCD (Planned Community Development)	U(PCD) Undeveloped (Planned Community Development) under Resolution of Intent to C-1 (Limited Commercial)

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

* The Trail Requirements related to the subject site are fully addressed in the companion application for Site Development Plan Review (SDR-18349).

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	115,730 Square Feet	Y
Min. Lot Width	100 Feet	220 Feet	Y
Min. Setbacks			
• Front	20 Feet	25 Feet	Y
• Side	10 Feet	16 Feet	Y
• Corner	15 Feet	24 Feet	Y
• Rear	20 Feet	80 Feet	Y
Max. Lot Coverage	50%	12%	Y
Max. Building Height	N/A	32.75 Feet	Y
Trash Enclosure	50 Feet from residential uses	62 Feet	Y
Mech. Equipment	Screened	Screened	Y
<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	79.5 Feet	105 Feet	Y
Adjacent development matching setback	10 Feet	80 Feet	Y
Trash Enclosure	50 Feet from residential uses	73 Feet	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/6 Spaces 1 Finger/6 Spaces	22	23	Y N*

Buffer:				
Min. Trees				
North	1 Tree/20 Feet	21	20	N*
East	1 Tree/20 Feet	14	12	N*
South	1 Tree/30 Feet	13	18	Y
West	1 Tree/30 Feet	9	9	Y
TOTAL		79	82	Y
Min. Zone Width				
• East	15 Foot Buffer		15 Foot	Y
• North	8 Foot Buffer		10 Foot	Y
• West	8 Foot Buffer		8 Feet	Y
• South	15 Foot Buffer		20 Feet	Y

* Additional trees and parking lot fingers to be required by condition on related Site Development Plan Review (SDR-18349).

<i>Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Wall Height			
East Property Line	Minimum 6 Feet, Maximum 8 Feet	8 Foot Block Wall	Y
North Property Line	Minimum 6 Feet, Maximum 8 Feet	8 Foot Block wall	Y

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi- capped	Regular	Handi- capped	
Tavern (Existing)	3,171 SF Public seating 3,204 SF Remainder	1:50 SF 1:200 SF	64 16				
Car Wash*	800 SF	NA	NA				
Service Station	4,056	1:250 SF	16				
Restaurant*	650 SF Public seating 2,050 SF Remainder	1:50 SF 1:200 SF	13 10				
Sub-Total			114	5	122	5	
TOTAL –Including Handicapped			119		127		Y

* The Restaurant Drive-Through and the Car Wash each provide six stacking spaces in addition to the above parking spaces provided.

ANALYSIS

- General

The subject site is located in the SC (Service Commercial) General Plan designation in the Centennial Hills Sector of the Las Vegas 2020 Master Plan. The proposed Car Wash, Full Service use is compatible with the SC designation. The proposed use will be in conjunction with a Service Station without automotive repair. In addition, the development includes a proposed fast food restaurant and an approved tavern. The combination of these uses, however, are too intense for the site and staff recommends denial.

- Zoning

The subject property is located in the C-1 zone. The C-1 zone is intended to provide for a variety of commercial, retail, restaurant and office uses including the proposed Car Wash, subject to the approval of a Special Use Permit.

- Use

Title 19.20 defines Car Wash (Full Service) as a car wash facility, typically operated in conjunction with a gas station, which customarily employs automatic or semiautomatic methods of cleaning. The proposed Car Wash, Full Service use is not compatible with the surrounding neighborhoods because of the type, intensity and number of uses proposed on this site, in combination with the approved tavern. Further, a condition of approval of a previously approved Site Development Plan Review (SDR-5689) read "No roll-up doors or drive-thru windows shall be allowed on this site." Therefore staff recommends denial.

- Conditions

The proposed Car Wash (Full Service) use meets the requirement below, as per Title 19.04; however, the use, particularly in concentration with the other uses at the subject site, is too intense for this location.

1. Each wash bay shall have a stacking lane that will accommodate at least six cars.

FINDINGS

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

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

The project is compatible with the General Plan land-use designation for the area and satisfies the requirements of the Zoning Code with respect to minimum separation distance requirements. The project, however, in combination with the other uses on this relatively small site is too intense for its location and not harmonious and compatible with the surrounding land uses. Therefore, staff recommends denial.

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

The intensity of the Car Wash, Full Service use, particularly in combination with the other proposed uses on this site are too intense in scope and number for the surrounding residential neighborhoods.

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

The proposed Car Wash, Full Service use will be accessed from Durango Drive and Grand Teton Drive, identified on the Master Plan of Streets and Highways as a 100-foot Primary Arterials and a 120-Foot Parkway Arterial, respectively. While these roads have adequate capacity, the proposed uses are too intense for this intersection.

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

The proposed Car Wash, Full Service use in combination with the other proposed and approved uses is too intense for the location; and therefore, staff finds that approval of the Special Use Permit will be inconsistent with the public health, safety, and welfare as well as the overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.04.**

The subject site meets all applicable conditions for a Car Wash, Full Service as per the requirements of Title 19.04; however, for the aforementioned reasons, this use is not appropriate for the subject site.

PLANNING COMMISSION ACTION

There was one speaker in opposition at the Planning Commission Meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 882 by City Clerk

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18347** APN: 125-09-401-031Name of Property Owner: GRAND TETON LODGE LAND, LLCName of Applicant: GRAND TETON LODGE LAND, LLCName of Representative: PACIFIC DESIGN CONCEPTS

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: _____

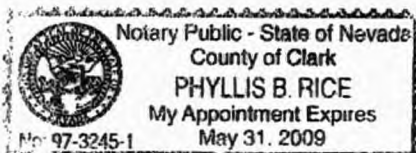
Signature of Property Owner: _____

Print Name: STUART APOLU

Subscribed and sworn before me

This 21st day of NOV, 20 06Phyllis B. Rice
Notary Public in and for said County and State

Revised 11-14-06



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

PROJECT DATA:

LOCAL DISSEMINATION THE SOUTH HAVY (THU) OF THE SOUTHWEST QUARTER (FRI) OF THE SOUTHWEST QUARTER (FRI) OF THE SOUTHWEST QUARTER (FRI) OF SECTION 1, TOWNSHIP 10 NORTH, RANGE 10 EAST, T10N, R10E, T1	201-100-100	MINNAPOLIS PEOPLE, NORTH REAR CORNER
AMERICAN, PARCEL, NUMBER 101-100-100	201-100-100	MINNAPOLIS PEOPLE, NORTH REAR CORNER
BIT AREA 101-100-100	201-100-100	MINNAPOLIS PEOPLE, NORTH REAR CORNER
CLIMATE, NORTH 101-100-100	201-100-100	MINNAPOLIS PEOPLE, NORTH REAR CORNER
LOT CORNER 101-100-100	201-100-100	MINNAPOLIS PEOPLE, NORTH REAR CORNER

Model	Pro-CED	Pro-CCD
20'-0"	20'-0"	12.53 ft.
20'-6"	20'-6"	8.69 ft.
20'-9"	20'-9"	4.89 ft.
20'-9"	20'-9"	2.78 ft.
20'-9"	20'-9"	0.79 ft.

[illegible]

535 SPACES
1677 SPACES
15 SPACES
1875 SPACES
15 SPACES
16 SPACES
19 SPACES INCLUDING
5 ACCESSIBLE SPACES
17 SPACES INCLUDING
16 CORPACTA, 4
ACCESSIBLE SPACES
AND 1 VAN ACCESSIBLE

PROJECT LOCATION:

SITE PLAN
SCALE: 1" = 200'

1



RECEIVED

NOV 28 2006

~~SUP 18347~~

SDR-18349

02/08/07 PC

PRELIMINARY
NOT FOR
CONSTRUCTION

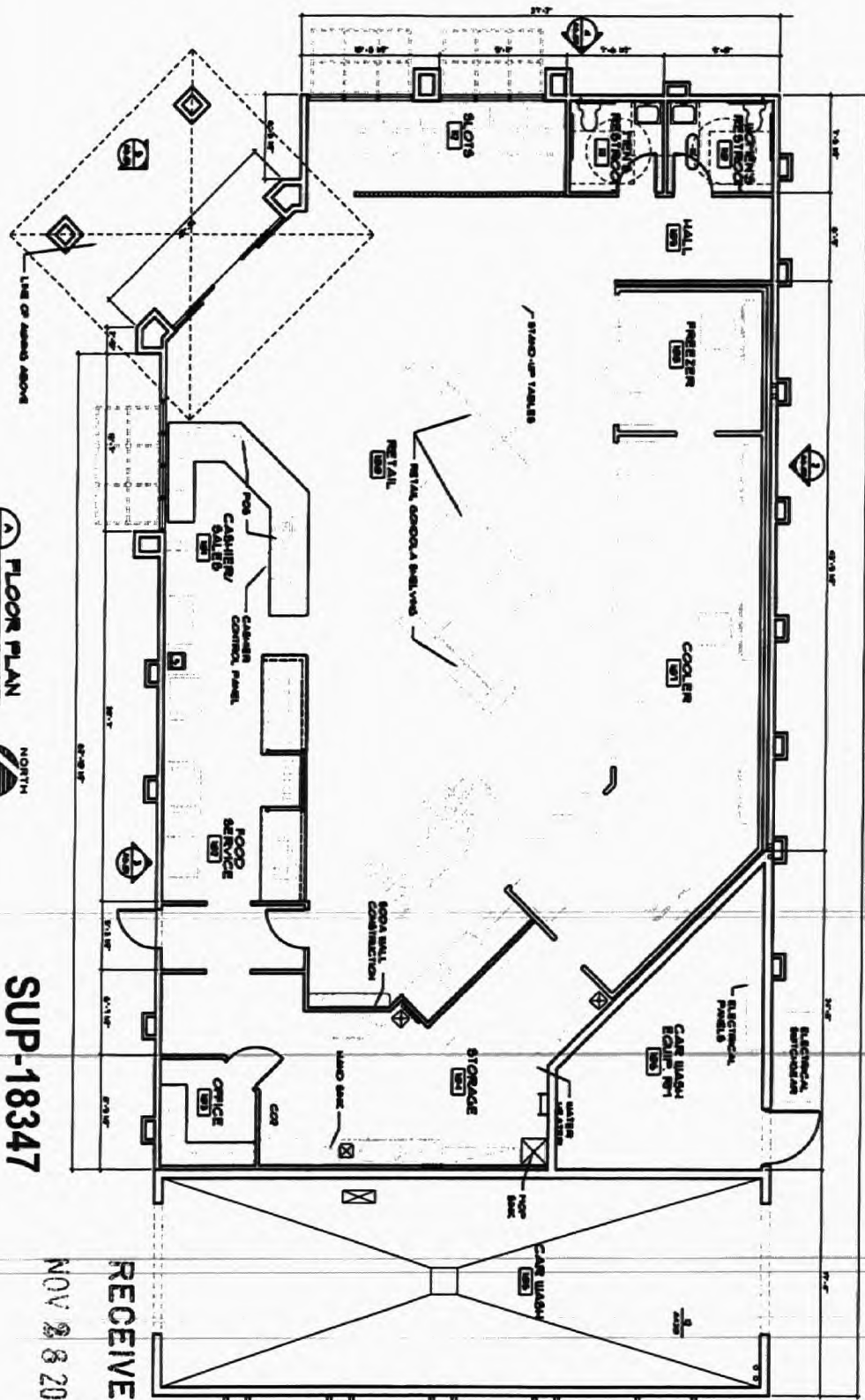
project title •
**C-STORE AT
GRAND TETON**
GRAND TETON DR. & DURANGO DR.
LAS VEGAS, NEVADA

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454 7842

drawings, documents, or specifications are the property of the architect and may not be reproduced or used for any purpose without the architect's written consent. copies of the drawings and specifications retained by the client may be utilized only for their use and for completing the project for which they were prepared, and not for construction of any other projects. any use or reproduction of the drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated. not 623780 pacific design concepts, inc. © 2006.

GENERAL NOTES:

1. PROVIDE ON DRAWING AND TO FACE OF SIGN ABOVE TO FACE OF CONCRET BLOCK CHIMNEY ROOF.
2. FIELD VERIFY ALL DIMENSIONS, CONDITIONS AT JOINTS AND REPAIRS. ANY DISCREPANCIES TO ADJUST REPAIR SIGNIFICANT WORK.
3. PROVIDE CORNER GUARDS, WALL, REPAIR AT ALL VERTICAL CORNERS.
4. PROVIDE TRANSDUCER STRIPS AT ALL DRIVERS FLOOR FINISHES, PROVIDE CORNER STRIPS AT TIES AND CORNERS.
5. PROVIDE SOUND ATTENUATION BARRIERS IN WALLS SEPARATING THE LEFT ROOMS AND OTHER ADJACENT ROOMS.
6. CONSTRUCTION SHALL REMOVE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF ELECTRICAL, MECHANICAL AND PLUMBING WORK.
7. ALL PLUMBING ADJACENT TO OR THROUGH WALLS SHALL BE PROTECTED WITH TYPICAL INSULATION SYSTEM BOARD.



FLOOR PLAN
SCALE 1/8" = 1'-0"
NORTH

SUP-18347
SDR-18349
02/08/07 PC

RECEIVED
NOV 28 2006

1
pacific design concepts, llc

3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

PDC

November 21, 2006

City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

Attn: Planner

**RE: C-STORE AT GRAND TETON
APN: 125-09-401-031
JUSTIFICATION LETTER**

PROJECT NO: 06-182

Dear Planner,

We respectfully request favorable consideration for the above referenced project for a Special Use Permit.

The proposed Special Use Permit is to allow an automated car wash facility in conjunction with a convenience store with gas pumps.

The proposed special use permit is appropriate based on the following findings of facts;

- A. The proposed use can be conducted in a manner. That is harmonious and compatible with existing surrounding land uses, and with future surrounding land use as projected by the General Plan;
- B. The subject site is physically suitable for the type and intensity of land use being proposed;
- C. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use;
- D. Approval of the Special Use Permit at the site in question will be consistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Should you have any questions or require additional information please contact our office.

Sincerely,



Richard C. Gallegos
Principal

RCG/mt

Cc: 06-182.js.lt.sup.clv.cstore.grand.teton

**SUP-18347
SDR-18349
02/08/07 PC**

NOTICE OF PUBLIC HEARING

SPECIAL USE PERMIT

FEB. 24, 07

I VOTE NO FOR PERMIT
SUP-18347

KRONENBERG GARY R
8316 BLUSHING HEIGHTS AVE
LAS VEGAS NV 89131-4610

Gary R. Kronenberg

MEETING: CITY COUNCIL
DATE: MARCH 7, 2007
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-18347

APPLICANT/OWNER: GRAND TETON LODGE LAND LLC - REQUEST FOR A SPECIAL USE PERMIT FOR A PROPOSED 800 SQUARE FOOT CAR WASH, FULL SERVICE ON 2.71 ACRES ON THE NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE (APN 125-09-401-031), U [(UNDEVELOPED) ZONE, SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL), WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 09, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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



SEE LOCATION MAP ON REVERSE SIDE

Protest

BEVERLY BRIDGES
ACTING CITY CLERK

2007 FEB 26 A 11:07

RECEIVED
CITY CLERK



pacific design concepts, llc**PDC**

3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

February 28, 2007

City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101Attn: John Korkosz
Planning SupervisorRE: C-STORE AT GRAND TETON
SUP-18347
SUP-18630
SDR-18349

PROJECT NO: 06-182

Dear John,

We respectfully request to hold our above referenced applications for thirty (30) days. We have met with Councilman Ross and we are continuing to work with the concerned neighbors and looking at a possible redesign and need additional time to accomplish objectives.

Should you have any questions or require additional information please contact our office.

Sincerely,

Richard C. Gallegos
Principal

RCG/mt

Cc: 06-182.lt.hold.civ-john.korkosz.2-28-07
Stuart Apollo
Sheila LambertDate 2/28/07 Item #127-129

**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**

NOTICE OF PUBLIC HEARING

Dec. 29, 06

1 note NO on

SUP-18347

Gary R. Kronenberg

SPECIAL USE PERMIT

12516110007
KRONENBERG GARY R
8316 BLUSHING HEIGHTS AVE
LAS VEGAS NV 89131-4610

Case: SUP-18347

MEETING: PLANNING COMMISSION
DATE: JANUARY 11, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-18347

APPLICANT/OWNER: GRAND TETON LODGE LAND LLC - REQUEST FOR A SPECIAL USE PERMIT FOR A PROPOSED 800 SQUARE FOOT CAR WASH, FULL SERVICE ON 2.71 ACRES ON THE NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE (APN 125-09-401-031), U [(UNDEVELOPED) ZONE, SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL), WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 09, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



JOHN KORKOSZ, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

ITEM # 34
CASE # SUP-18347
PC MTG 1-11-07

9

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT RELATED TO SUP-18347

SUP-18630 - PUBLIC HEARING - APPLICANT/OWNER: GRAND TETON LODGE LAND LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT IN A PROPOSED SERVICE STATION WITHOUT AUTOMOTIVE REPAIR on 2.71 acres on the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), U [(Undeveloped) Zone, SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (5-1-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-1-1 vote) recommends APPROVAL subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest letter by Gary R. Kronenberg
6. Backup referenced from the 02-08-07 Planning Commission Meeting Item 16

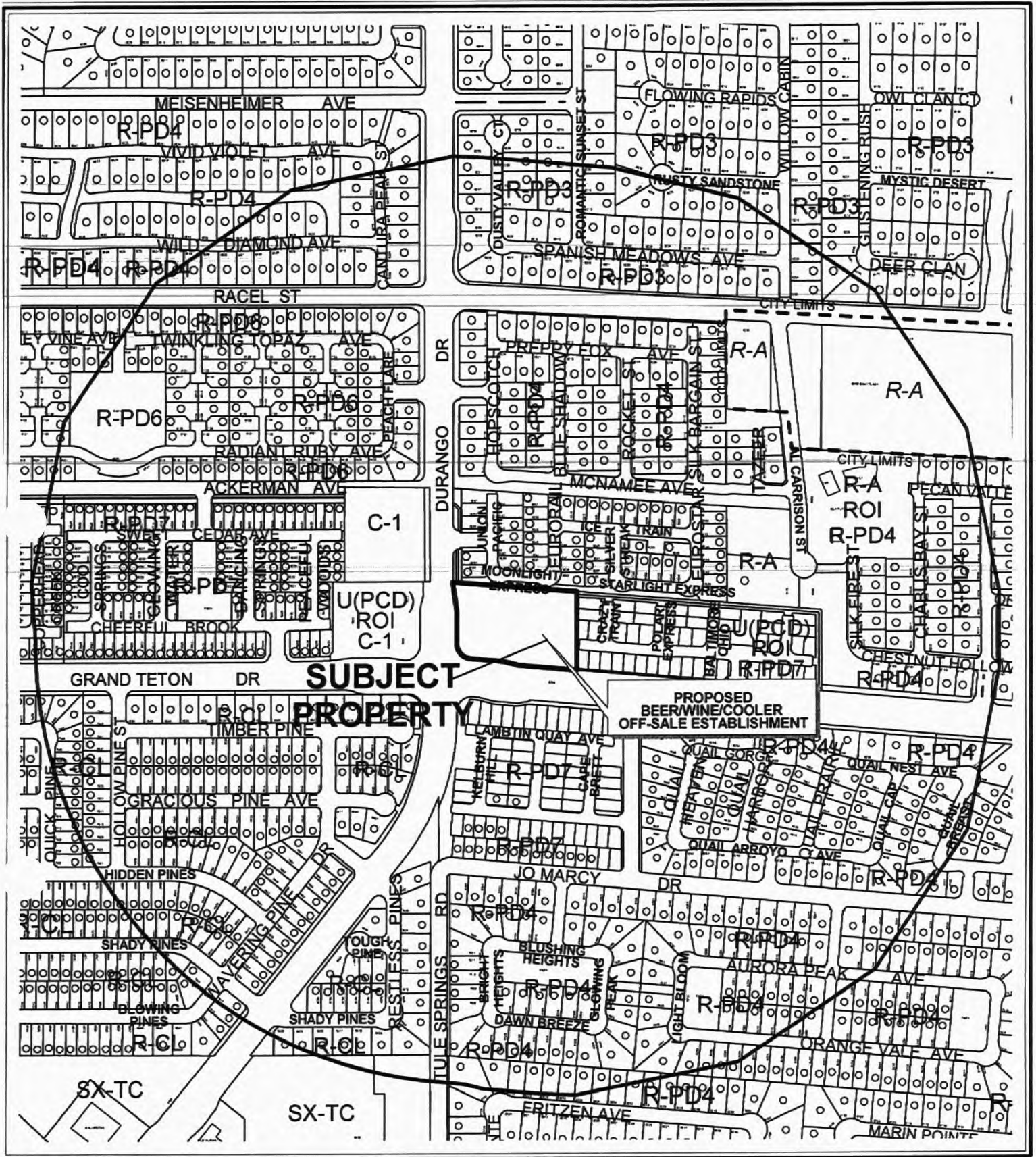
Motion made by GARY REESE to Hold in Abeyance Items 105-109, Items 123 and 124 to 3/21/2007; Items 127-129 to 4/4/2007; Item 85 to 9/5/2007; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 110

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

LOIS TARKANIAN, 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 127 for related backup.



CASE: SUP-18630

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)



SUP-18630

BEER/WINE/COOLER OFF-SALE

Business Licenses

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

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- 400 foot buffer



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-18630 - APPLICANT/OWNER: GRAND TETON LODGE LAND LLC

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-1-1/gt, sd vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-18349), 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. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a Beer/Wine/Cooler Off-Sale Establishment in a Proposed Service Station without Automotive Repair at the northeast corner of Grand Teton Drive and Durango Drive. This application is related to SUP-18347 and SDR-18349.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
3/17/99	The Board of County Commissioners approved the rezoning (ZC-1702-98) of the northeast corner of Durango Drive and Grand Teton Drive.
6/08/99	The City Council approved the annexation [A-28-99(A)] of the subject site. The effective date of the annexation was September 24, 1999.
6/21/00	The City Council approved a Special use Permit (U-0011-00) for a tavern at the subject site. The Planning Commission and staff recommended approval.
7/17/02	The City Council approved of an Extension of Time [U-0011-00(1)] for the approved Tavern. The Planning Commission and staff recommended approval.
03/17/04	The City Council approved a General Plan Amendment application (GPA-3483) from PCD (Planned Community Development) to SC (Service Commercial), a Rezoning (ZON-3509) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation], and a Review of Condition (ROC-2671) to remove a condition that restricted commercial development to the western portion of the subject site. The Planning Commission recommended approval of the GPA, ZON and ROC on 1/22/04 and tabled requests for a Special Use Permit (SUP-3513) for a proposed mini-warehouse facility, and a Site Development Plan Review application (SDR-3511) for a proposed 71,570 square foot office, tavern, mini-storage development. Staff recommended approval for all five applications.

04/06/05	The City Council approved a Special Use Permit (SUP-5691) for a Tavern and a Waiver from the distance separation requirements from an existing park, a Variance (VAR-5694) to allow a 24-foot setback where residential adjacency standards require a minimum of 73 feet, a Variance (VAR-5693) a Variance to allow 132 parking spaces where 148 spaces are the minimum required, and a Site Development Plan Review (SDR-5689) for a 6,115 square-foot tavern and a Waiver of trash enclosure separation. The Planning Commission recommended approval on 03/10/05 and staff recommended denial.
01/11/07	The Planning Commission held in abeyance a Special Use Permit (SUP-18347) for a proposed 800 square foot Car Wash, Full Service; a Special Use Permit (18630) for a proposed Beer/Wine/Cooler Off-sale Establishment and a Site Development Plan Review (SDR-18349) for the Car Wash, a Service Station without automotive repair and a fast-food restaurant with a drive-through. Staff recommended denial.
02/08/07	The Planning Commission recommended approval of companion items SUP-18630 and SDR-18349 concurrently with this application. The Planning Commission voted 5-1-1/gt/sd to recommend APPROVAL (PC Agenda Item #15/rl).

Related Relevant City Actions by P&D, Fire, Bldg., etc.

12/09/05	Business License L16-266-4-1214 issued for a Tavern issued to Tomfoolery, inactive effective 06/07/06.
06/07/06	Pending Business License requests created for The Lodge at Grand Teton including C05-96168-0-107791 for Tobacco Retailer, C08-96164-0-107791 for Coin Operated Amusements, C20-96167-7-850 for Convention Hall Gaming Tax, G01-96166-4-850 for Gaming-Restricted, and R09-96163-0-107791 for a Restaurant.
08/18/06	Building Permit C-0189-05 issued for a trash enclosure, on-site improvements and a Certificate of Occupancy for a tavern on the subject site.

Pre-Application Meeting

11/13/06	At a Pre-application meeting, the applicant was told of the requirements for a site development plan review and the requirements for a special use permit. Additional detail was given regarding landscaping and parking requirements particular to the subject site.
----------	---

Neighborhood Meeting	
01/02/06	A neighborhood meeting was held at the Silverstone Golf Club 8600 Cupp Drive at 6:00 p.m. Attendance included three members of the development team, nine members of the public and one member of the Planning & Development staff. The following concerns were brought up by members of the public: • Concerns about the speaker box of the fast food pad • Area over saturated by alcohol uses • Request for a family restaurant • No 24 hrs uses Concerns about Day Care use at 7955 Quail Heaven being too close to uses.

Details of Application Request	
Site Area	
Gross Acres	2.71

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Tavern, Undeveloped	SC (Service Commercial)	U(SC) Undeveloped (Service Commercial) under Resolution of Intent to C-1 (Limited Commercial)
North	Single Family	PCD (Planned Community Development)	R-PD6 (Residential Planned Community – 6 Units per Acre)
South	Single Family (under construction)	PCD (Planned Community Development)	R-PD7 (Residential Planned Community – 7 Units per Acre)
East	Single Family (under construction)	PCD (Planned Community Development)	U(PCD) Undeveloped (Planned Community Development) under Resolution of Intent to R-PD7 (Residential Planned Community – 7 Units per Acre)
West	Undeveloped (proposed retail)	PCD (Planned Community Development)	U(PCD) Undeveloped (Planned Community Development) under Resolution of Intent to C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	115,730 Square Feet	Y
Min. Lot Width	100 Feet	220 Feet	Y
Min. Setbacks			
• Front	20 Feet	25 Feet	Y
• Side	10 Feet	16 Feet	Y
• Corner	15 Feet	24 Feet	Y
• Rear	20 Feet	80 Feet	Y

Max. Lot Coverage	50%	12%	Y
Max. Building Height	N/A	32.75 Feet	Y
Trash Enclosure	50 Feet from residential uses	62 Feet	Y
Mech. Equipment	Screened	Screened	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	79.5 Feet	105 Feet	Y
Adjacent development matching setback	10 Feet	80 Feet	Y
Trash Enclosure	50 Feet from residential uses	73 Feet	Y

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi- capped	Regular	Handi- capped	
Tavern (Existing)	3,171 SF	1:50 SF	64				
	Public seating						
	3,204 SF	1:200 SF	16				
	Remainder						
Car Wash*	800 SF	NA	NA				
Service Station	4,056	1:250 SF	16				
Restaurant*	650 SF	1:50 SF	13				
	Public seating						
	2,050 SF	1:200 SF	10				
	Remainder						
Sub-Total			114	5	122	5	
TOTAL –Including Handicapped			119		127		Y

* The Restaurant Drive-Through and the Car Wash each provide six stacking spaces in addition to the above parking spaces provided.

ANALYSIS

- General Plan and Zoning**

The subject site is located in the Centennial Hills Sector of the General Plan with a land-use designation of SC (Service Commercial). This designation allows for a variety of commercial uses that serve primarily local area patrons, including the proposed use. The subject site is under a Resolution of Intent to the C-1 (Limited Commercial) zoning district, within which the proposed Beer/Wine/Cooler Off-Sale Establishment use is permissible with a Special Use Permit.

- **Use**

The sale of beer/wine/coolers for consumption off-premise in conjunction with a car wash is an allowed use within the C-1 (Limited Commercial) Zoning District with the approval of a Special Use Permit. The reason for a special use permit is to ensure that a proposed use conducted in a manner that is harmonious and compatible with uses located on the same or surrounding properties. The process recognizes that, within a given zoning district, certain uses may be appropriate and compatible in some locations but not in others.

The Special Use Permit process allows a site-specific inquiry into the compatibility of a proposed use at a particular location, taking into account: the characteristics of the site and the surroundings; the relevant zoning and planning principles; and the input of the Planning Commission, City Council and other interested parties. The proposed Beer/Wine/Cooler Off-Sale Establishment use is not compatible with the surrounding neighborhoods because of the type, intensity and number of uses proposed on this site, in combination with the approved tavern. Therefore staff recommends denial.

- **Conditions**

The submitted documents indicate that the proposed use meets all of the applicable requirements for this special use from Title 19.04 listed below; however, the Beer/Wine/Cooler Off-Sale Establishment use is not appropriate at this particular location because of the type, intensity and number of uses proposed on this site.

The following conditions apply to the proposed use:

1. Except as otherwise provided in this Chapter, no retail establishment with accessory package liquor off-sale (hereinafter "establishment") shall be located within four hundred feet of any church, synagogue, child care facility licensed for more than twelve children, or City park.
2. Except as otherwise provided in Paragraph 3 below, the distances referred to in Paragraph 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 purpose 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 Paragraph 1.
3. In the case of an establishment property to be located on a parcel of at least eighty acres in size, the minimum distances referred to in Paragraph 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 lines of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.
4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Paragraph 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
5. The minimum distance requirements in Paragraph 1 do not apply to:
 - a. An establishment which has a nonrestricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of two hundred guest rooms after July 1, 1992; or
 - b. A proposed establishment having more than fifty thousand square feet of retail floor space.
6. All businesses which sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.
7. The minimum distance requirements set forth in paragraph 1, which are otherwise nonwaivable under the provisions of this subdivision, maybe 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;
 - b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan; or

- c. In connection with a retail establishment having less than twenty thousand square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or right-of-way with a width of at least one hundred feet.

FINDINGS

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

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

While the proposed project is compatible with the General Plan land-use designation for the area and satisfies the requirements of the Zoning Code with respect to minimum separation distance requirements, the intensity of a Beer/Wine/Cooler Off-sale Establishment use on this site in combination with an approved tavern is too intense to be harmonious and compatible with the surrounding area.

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

The intensity of the Beer/Wine/Cooler Off-Sale Establishment use, particularly in combination with the other proposed uses on this site are too intense in scope and number for the surrounding residential neighborhoods.

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

The proposed Beer/Wine/Cooler Off-Sale Establishment use will be accessed from Durango Drive and Grand Teton Drive, identified on the Master Plan of Streets and Highways as a 100-foot Primary Arterials and a 120-Foot Parkway Arterial, respectively. While these roads have adequate capacity, the proposed uses are too intense for this intersection.

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

The proposed Beer/Wine/Cooler Off-Sale Establishment use in combination with the other proposed and approved uses is too intense for the location; and therefore, staff finds that approval of the Special Use Permit will be inconsistent with the public health, safety, and welfare as well as the overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.04.**

The subject site meets all applicable conditions for a Beer/Wine/Cooler Off-Sale Establishment as per the requirements of Title 19.04; however, for the aforementioned reasons, this use is not appropriate for the subject site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

16

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 882 by City Clerk

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18630** APN: 125-09-401-031Name of Property Owner: Grand Teton Lodge Land, LLCName of Applicant: Grand Teton Lodge Land, LLC - Stuart ApolloName of Representative: Pacific Design Concepts, 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: _____

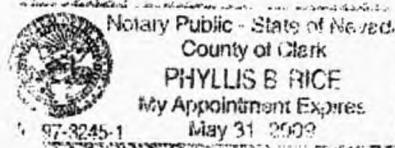
Signature of Property Owner: _____

Print Name: STUART APOLLO

Subscribed and sworn before me

This 6th day of DEC, 20 06

Phyllis B. Rice
Notary Public in and for said County and State



PROJECT DATA:

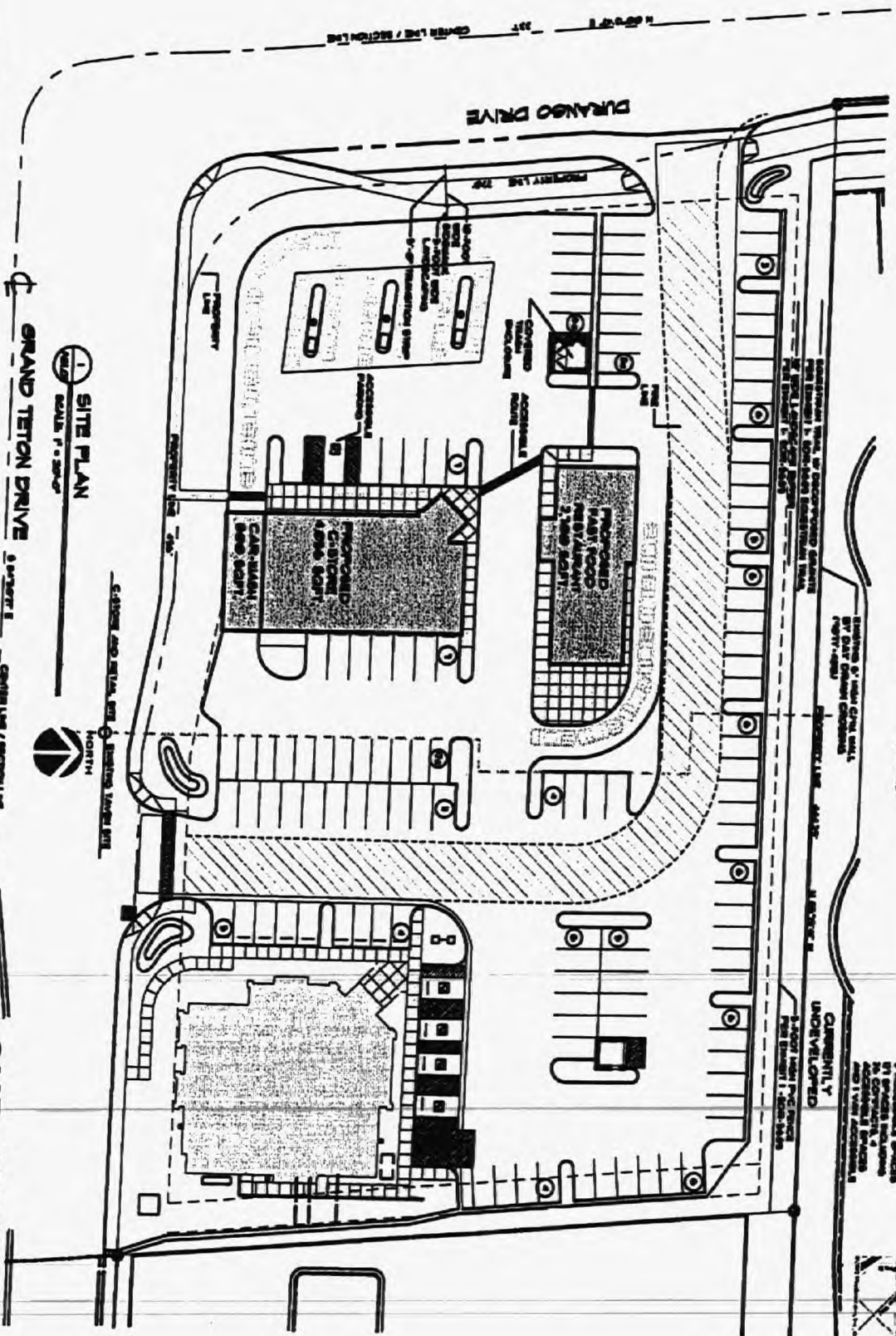
PROJECT DATA:
DATE: 02-18-06
PROJECT NAME: C-STORE AT GRAND TETON
PROJECT ADDRESS: 3005 W. HORIZON RIDGE PARKWAY, SUITE 200, HENDERSON, NEVADA 89052
PROJECT OWNER: PACIFIC DESIGN CONCEPTS, LLC
PROJECT TYPE: RETAIL
PROJECT SIZE: 17,000 SQ. FT.
PROJECT PHASE: PRELIMINARY
PROJECT STATUS: IN PROGRESS
PROJECT DESCRIPTION: A new 17,000 sq. ft. retail building with a drive-thru window, located at the intersection of Durango Drive and Grand Teton Drive. The building will house a fast-food restaurant and a convenience store. The site is currently undeveloped and is adjacent to a residential area.

REMARKS:
 1. THE SITE IS CURRENTLY UNDEVELOPED.
 2. THE BUILDING WILL BE A SINGLE-STORY STRUCTURE.
 3. THE BUILDING WILL BE CONSTRUCTED OF CONCRETE BLOCK AND STUCCO.
 4. THE BUILDING WILL HAVE A FLAT ROOF.
 5. THE BUILDING WILL HAVE A DRIVE-THRU WINDOW.
 6. THE BUILDING WILL HAVE A PARKING LOT.
 7. THE BUILDING WILL HAVE A SIGNAGE AREA.
 8. THE BUILDING WILL HAVE A LANDSCAPE AREA.
 9. THE BUILDING WILL HAVE A UTILITY AREA.
 10. THE BUILDING WILL HAVE A STORAGE AREA.

EXISTING CONDITIONS:
 1. THE SITE IS CURRENTLY UNDEVELOPED.
 2. THE BUILDING WILL BE A SINGLE-STORY STRUCTURE.
 3. THE BUILDING WILL BE CONSTRUCTED OF CONCRETE BLOCK AND STUCCO.
 4. THE BUILDING WILL HAVE A FLAT ROOF.
 5. THE BUILDING WILL HAVE A DRIVE-THRU WINDOW.
 6. THE BUILDING WILL HAVE A PARKING LOT.
 7. THE BUILDING WILL HAVE A SIGNAGE AREA.
 8. THE BUILDING WILL HAVE A LANDSCAPE AREA.
 9. THE BUILDING WILL HAVE A UTILITY AREA.
 10. THE BUILDING WILL HAVE A STORAGE AREA.

PROPOSED CONDITIONS:
 1. THE SITE IS CURRENTLY UNDEVELOPED.
 2. THE BUILDING WILL BE A SINGLE-STORY STRUCTURE.
 3. THE BUILDING WILL BE CONSTRUCTED OF CONCRETE BLOCK AND STUCCO.
 4. THE BUILDING WILL HAVE A FLAT ROOF.
 5. THE BUILDING WILL HAVE A DRIVE-THRU WINDOW.
 6. THE BUILDING WILL HAVE A PARKING LOT.
 7. THE BUILDING WILL HAVE A SIGNAGE AREA.
 8. THE BUILDING WILL HAVE A LANDSCAPE AREA.
 9. THE BUILDING WILL HAVE A UTILITY AREA.
 10. THE BUILDING WILL HAVE A STORAGE AREA.

PROJECT LOCATION:



RECEIVED
 DEC 7 2006

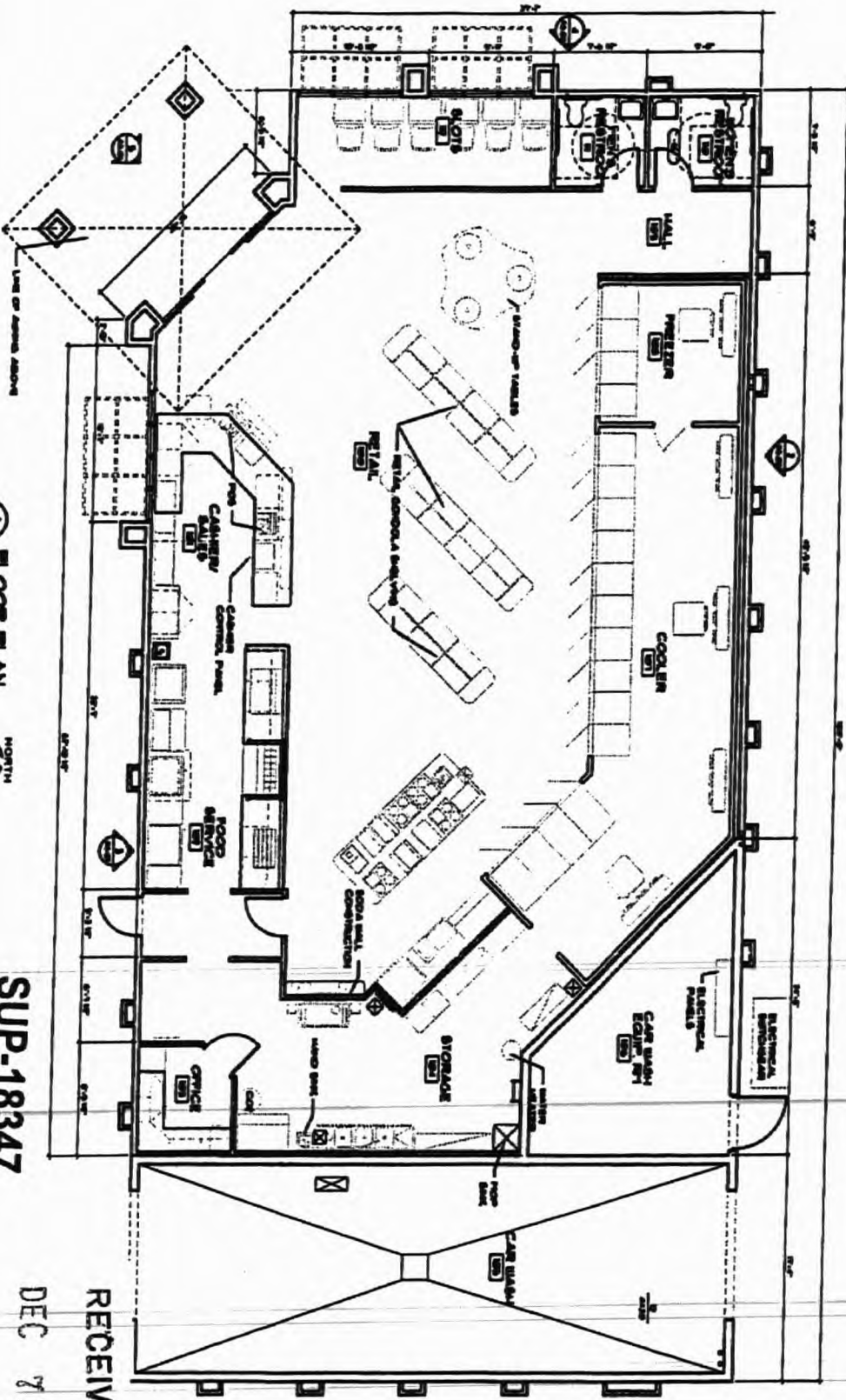
SUP-18630
02/08/07 PC

ARCHITECTURAL SITE PLAN
LAND USE SUBMITTAL

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT INFO:
C-STORE AT GRAND TETON
 GRAND TETON DR & DURANGO DR.
 LAS VEGAS, NEVADA

pacific design concepts, llc
 3005 W. HORIZON RIDGE PARKWAY, SUITE 200
 HENDERSON, NEVADA 89052
 (702) 454-5842 fax (702) 454-7842



GENERAL NOTES:

1. PROVIDE FOR SIGNAGE AND TO FACE OF BUILDING TO FACE OF CONCRETE WALLS ON THE SOUTH SIDE.
2. PROVIDE FOR ALL EXTERIOR WALLS AND ROOFING TO BE CONSTRUCTED AND FINISHED TO MATCH EXISTING CONDITIONS.
3. PROVIDE FOR ALL EXTERIOR WALLS AND ROOFING TO BE CONSTRUCTED AND FINISHED TO MATCH EXISTING CONDITIONS.
4. PROVIDE FOR ALL EXTERIOR WALLS AND ROOFING TO BE CONSTRUCTED AND FINISHED TO MATCH EXISTING CONDITIONS.
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9. PROVIDE FOR ALL EXTERIOR WALLS AND ROOFING TO BE CONSTRUCTED AND FINISHED TO MATCH EXISTING CONDITIONS.
10. PROVIDE FOR ALL EXTERIOR WALLS AND ROOFING TO BE CONSTRUCTED AND FINISHED TO MATCH EXISTING CONDITIONS.

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



RECEIVED
DEC 7 2006
SUP-18347
SDR-18349
SUP-18630
02/08/07 PC

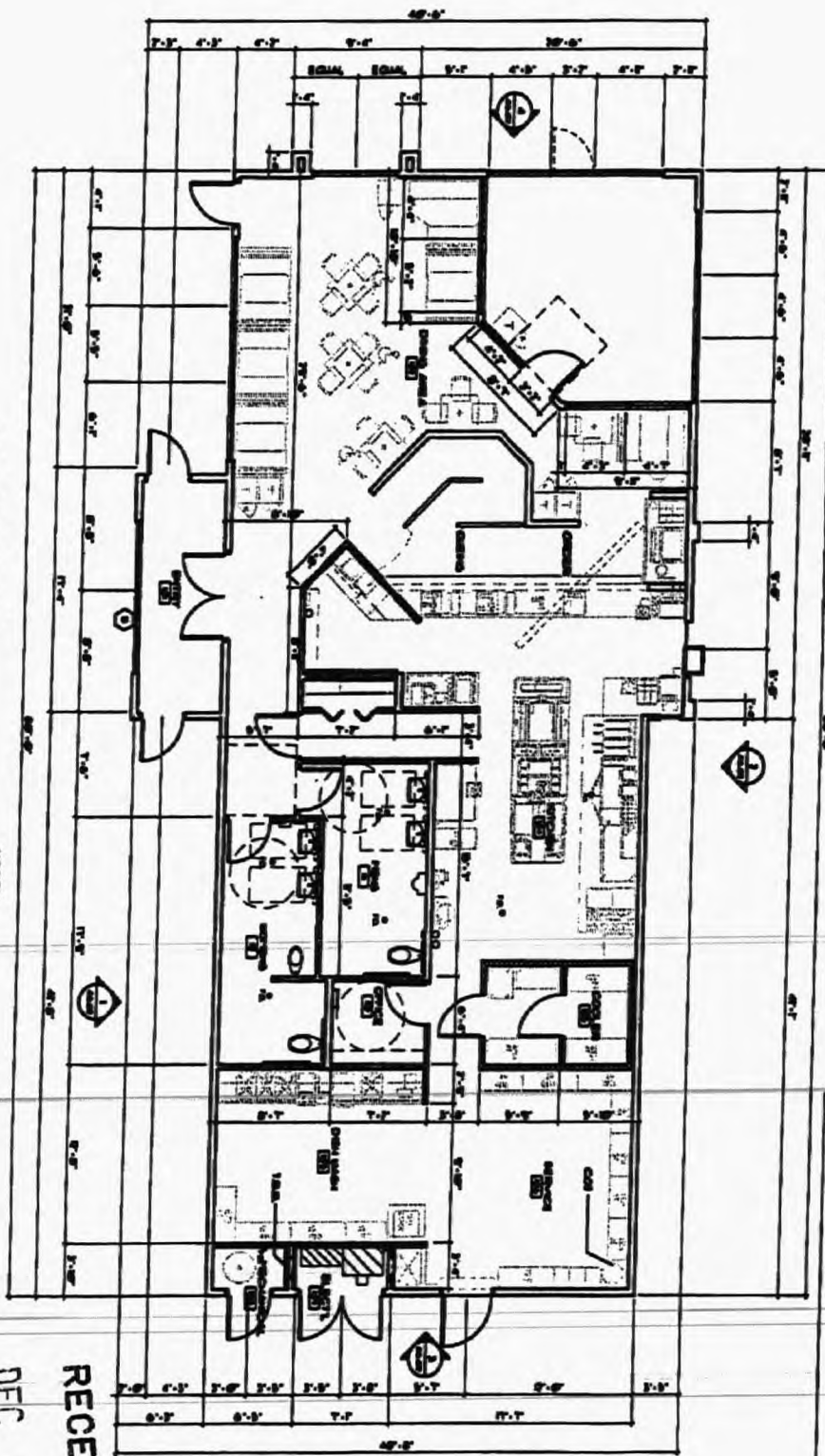
C-STORE FLOOR PLAN
LAND USE SUBMITTAL

PRELIMINARY
NOT FOR CONSTRUCTION

C-STORE AT GRAND TETON
ADDRESS
LAS VEGAS, NEVADA

pacific design concepts, llc
3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89052
(702) 454-5842 FAX (702) 454-7842

THIS DOCUMENT IS THE PROPERTY OF PACIFIC DESIGN CONCEPTS, LLC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PACIFIC DESIGN CONCEPTS, LLC. THE USER OF THIS DOCUMENT AGREES TO HOLD PACIFIC DESIGN CONCEPTS, LLC HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY PACIFIC DESIGN CONCEPTS, LLC OR ITS EMPLOYEES, AGENTS, OR SUBCONTRACTORS, AS A RESULT OF THE USER'S USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO HOLD PACIFIC DESIGN CONCEPTS, LLC HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY PACIFIC DESIGN CONCEPTS, LLC OR ITS EMPLOYEES, AGENTS, OR SUBCONTRACTORS, AS A RESULT OF THE USER'S USE OF THIS DOCUMENT.



FLOOR PLAN
 1/8" = 1'-0"
 NORTH

- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE OF WALLS AND CENTER LINE OF DRIVE AND DRIVEWAY.
 2. FURNITURE AND FIXTURES ARE TO BE SUPPLIED BY THE OWNER.
 3. FURNITURE AND FIXTURES ARE TO BE SUPPLIED BY THE OWNER.
 4. SEE DETAILS ALSO FOR INTERIOR WALL, FLOORING DETAILS AND LIGHTING.
 5. PROVIDE SOUND BATT INSULATION AT ALL WALL, CEILING WALLS.
 6. PROVIDE SOUND BATT INSULATION AT ALL WALL, CEILING WALLS.
 7. PROVIDE SOUND BATT INSULATION AT ALL WALL, CEILING WALLS.
 8. PROVIDE SOUND BATT INSULATION AT ALL WALL, CEILING WALLS.
 9. PROVIDE SOUND BATT INSULATION AT ALL WALL, CEILING WALLS.
 10. PROVIDE SOUND BATT INSULATION AT ALL WALL, CEILING WALLS.

SUP-18347
SDR-18349 SUP-18630
02/08/07 PC

RECEIVED
DEC 7 2006

PROJECT NO. - FAST FOOD FLOOR PLAN LAND USE SUBMITTAL	PRELIMINARY NOT FOR CONSTRUCTION	PROJECT NO. - C-STORE AT GRAND TETON ADDRESS LAS VEGAS, NEVADA	pacific design concepts, llc 3005 W. HORIZON RIDGE PARKWAY, SUITE 200 HENDERSON, NEVADA 89052 (702) 454-5842 FAX (702) 454-7842
--	--	---	--

pacific design concepts, llc

3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

PDC

December 1, 2006

City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

Attn: Planner

**RE: C-STORE AT GRAND TETON
APN: 125-09-401-031
JUSTIFICATION LETTER**

PROJECT NO: 06-182

Dear Staff,

We respectfully request favorable consideration for the above referenced project for a Special Use Permit.

The proposed special use permit is to allow the sale of beer/wine/cooler off sale establishment in conjunction with a convenience store.

The proposed special use permit is appropriate based on the following findings of facts;

- A. The proposed use can be conducted in a manner. That is harmonious and compatible with existing surrounding land uses, and with future surrounding land use as projected by the General Plan;
- B. The subject site is physically suitable for the type and intensity of land use being proposed;
- C. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use;
- D. Approval of the Special Use Permit at the site in question will be consistent with or not compromise the public health, safety and welfare or the overall objectives of the General Plan.
- E. This use is common with a convenience store and all separation distances have been met.

Should you have any questions or require additional information please contact our office.

Sincerely,



Richard C. Gallegos
Principal

RCG/mt

Cc: 06-182.js.lt.sup.clv.cstore.grand.teton

**SUP-18630
02/08/07 PC**

NOTICE OF PUBLIC HEARING

FEB. 24, 07

SPECIAL USE PERMIT

I VOTE NO FOR

PERMIT SUP-18630

Mary R. Kronenberg
GARY R. KRONENBERG
8316 BLYSHING HTS. AVE,
LAS VEGAS, NV, 89131-4610

MEETING: CITY COUNCIL
DATE: MARCH 7, 2007
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-18630

APPLICANT/OWNER: GRAND TETON LODGE LAND LLC - REQUEST FOR A SPECIAL USE PERMIT FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT IN A PROPOSED SERVICE STATION WITHOUT AUTOMOTIVE REPAIR ON 2.71 ACRES ON THE NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE (APN 125-09-401-031), U [(UNDEVELOPED) ZONE, SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL), WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 09, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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



SEE LOCATION MAP ON REVERSE SIDE

Protest

BEVERLY BRIDGES
ACTING CITY CLERK

2007 FEB 26 A 11:06
RECEIVED
CITY CLERK
2007 FEB 26 A 11:06
RECEIVED



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

**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**

**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**

NOTICE OF PUBLIC HEARING

Dec. 29, 06

SPECIAL USE PERMIT

1 vote NO on

SUP-18630.

GARY R. KRONENBERG
GARY R. KRONENBERG
8316 BRUSHING HTS. AVE.
LAS VEGAS, NV. 89131

MEETING: PLANNING COMMISSION
DATE: JANUARY 11, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-18630

APPLICANT/OWNER: GRAND TETON LODGE LAND LLC - REQUEST FOR A SPECIAL USE PERMIT FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT IN A PROPOSED SERVICE STATION WITHOUT AUTOMOTIVE REPAIR ON 2.71 ACRES ON THE NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE (APN 125-09-401-031), U [(UNDEVELOPED) ZONE, SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL), WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 09, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



JOHN KORKOSZ, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

ITEM # 35

CASE # SUP-18630

PC MTG 1-11-07

2

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

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-18347 AND SUP-18630

SDR-18349 - PUBLIC HEARING - APPLICANT/OWNER: GRAND TETON LODGE LLC
- Request for a Major Amendment to an approved Site Development Plan Review FOR A PROPOSED 4,056 SQUARE-FOOT SERVICE STATION WITHOUT AUTOMOTIVE REPAIR, AN 800 SQUARE FOOT CAR WASH, FULL SERVICE, AND A 2,700 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH on 2.71 acres on the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), U [(Undeveloped) Zone, SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (5-1-1 vote) 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:

Staff recommends DENIAL. The Planning Commission (5-1-1 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 02-08-07 Planning Commission Meeting Item 17

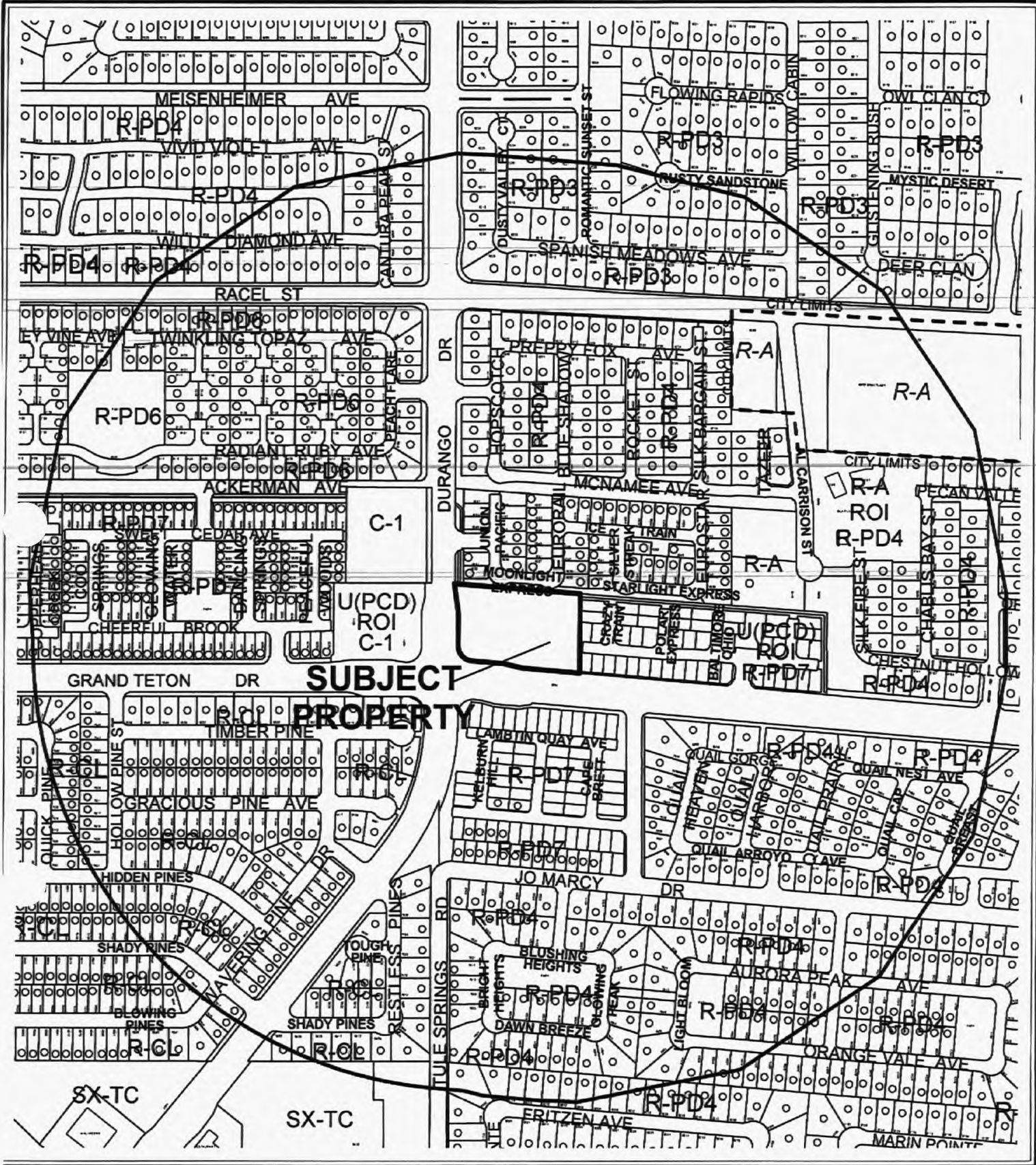
Motion made by GARY REESE to Hold in Abeyance Items 105-109, Items 123 and 124 to 3/21/2007; Items 127-129 to 4/4/2007; Item 85 to 9/5/2007; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 110

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

LOIS TARKANIAN, 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 127 for related backup.



CASE: **SDR-18349**

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: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-18349 - APPLICANT/OWNER: GRAND TETON LODGE LLC

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-1-1/gt, sd vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-18347) and Special Use Permit (SUP-18630), 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 11/28/06, except as amended by conditions herein.
4. A revised landscape plan shall be submitted prior to the time an application is made for a building permit depicting a total of twenty-one 24-inch box trees spaced 20 feet on center in the landscape perimeter buffer along the north side of the property, fourteen 24-inch box trees spaced 20 feet on center in the landscape perimeter buffer along the east property line, and one parking lot landscape finger for every six parking spaces.
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 utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. If not already constructed at time of development, construct half-street improvements on Durango Drive and Grand Teton Drive, including the widened median island on Grand Teton Drive, concurrent with development of this site. If applicable, extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
13. The required equestrian trail along the north side of this site shall be deeded to the City of Las Vegas within one year of completion of construction. The trail shall be privately maintained prior to conveyance. Coordinate with the right-of-way section of the Department of Public Works regarding the appropriate method to convey the trail to the City of Las Vegas; a parcel map or other map may be required to create the legal trail parcel.
14. The required multi-use transportation trail along Durango Drive shall be granted to the City of Las Vegas prior to the issuance of any permits and shall be designated as a multi-use transportation trail easement over its entirety to be privately maintained; coordinate the right-of-way section of the Department of Public Works regarding document preparation.

15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
16. 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.
17. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. Site development to comply with all applicable conditions of approval for ZON-3509 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a Site Development Plan Review for a proposed 4,056 square-foot Service Station without Automotive Repair, an 800 square-foot Car Wash, and a 2,700 square-foot Restaurant with Drive-Through on 2.71 acres on the northeast corner of Grand Teton Drive and Durango Drive.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
3/17/99	The Board of County Commissioners approved the rezoning (ZC-1702-98) of the northeast corner of Durango Drive and Grand Teton Drive.
6/08/99	The City Council approved the annexation [A-28-99(A)] of the subject site. The effective date of the annexation was September 24, 1999.
6/21/00	The City Council approved a Special use Permit (U-0011-00) for a tavern at the subject site. The Planning Commission and staff recommended approval.
7/17/02	The City Council approved of an Extension of Time [U-0011-00(1)] for the approved Tavern. The Planning Commission and staff recommended approval.
03/17/04	The City Council approved a General Plan Amendment application (GPA-3483) from PCD (Planned Community Development) to SC (Service Commercial), a Rezoning (ZON-3509) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation], and a Review of Condition (ROC-2671) to remove a condition that restricted commercial development to the western portion of the subject site. The Planning Commission recommended approval of the GPA, ZON and ROC on 1/22/04 and tabled requests for a Special Use Permit (SUP-3513) for a proposed mini-warehouse facility, and a Site Development Plan Review application (SDR-3511) for a proposed 71,570 square foot office, tavern, mini-storage development. Staff recommended approval for all five applications.

04/06/05	The City Council approved a Special Use Permit (SUP-5691) for a Tavern and a Waiver from the distance separation requirements from an existing park, a Variance (VAR-5694) to allow a 24-foot setback where residential adjacency standards require a minimum of 73 feet, a Variance (VAR-5693) a Variance to allow 132 parking spaces where 148 spaces are the minimum required, and a Site Development Plan Review (SDR-5689) for a 6,115 square-foot tavern and a Waiver of trash enclosure separation. The Planning Commission recommended approval on 03/10/05 and staff recommended denial.
01/11/07	The Planning Commission held in abeyance a Special Use Permit (SUP-18347) for a proposed 800 square foot Car Wash, Full Service; a Special Use Permit (18630) for a proposed Beer/Wine/Cooler Off-sale Establishment and a Site Development Plan Review (SDR-18349) for the Car Wash, a Service Station without automotive repair and a fast-food restaurant with a drive-through. Staff recommended denial.
02/08/07	The Planning Commission recommended approval of companion items SU-18347 and SUP-18630 concurrently with this application. The Planning Commission voted 5-1-1/gt, sd to recommend APPROVAL (PC Agenda Item #17/rl).

Related Relevant City Actions by P&D, Fire, Bldg., etc.

12/09/05	Business License L16-266-4-1214 issued for a Tavern issued to Tomfoolery, inactive effective 06/07/06.
06/07/06	Pending Business License requests created for The Lodge at Grand Teton including C05-96168-0-107791 for Tobacco Retailer, C08-96164-0-107791 for Coin Operated Amusements, C20-96167-7-850 for Convention Hall Gaming Tax, G01-96166-4-850 for Gaming-Restricted, and R09-96163-0-107791 for a Restaurant.
08/18/06	Building Permit C-0189-05 issued for a trash enclosure, on-site improvements and a Certificate of Occupancy for a tavern on the subject site.

Pre-Application Meeting

11/13/06	At a Pre-application meeting, the applicant was told of the requirements for a site development plan review and the requirements for a special use permit. Additional detail was given regarding landscaping and parking requirements particular to the subject site.
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Neighborhood Meeting	
01/02/06	A neighborhood meeting was held at the Silverstone Golf Club 8600 Cupp Drive at 6:00 p.m. Attendance included three members of the development team, nine members of the public and one member of the Planning & Development staff. The following concerns were brought up by members of the public: • Concerns about the speaker box of the fast food pad • Area over saturated by alcohol uses • Request for a family restaurant • No 24 hrs uses Concerns about Day Care use at 7955 Quail Heaven being too close to uses.

Details of Application Request			
Site Area			
Gross Acres	2.71		
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Tavern, Undeveloped	SC (Service Commercial)	U(SC) Undeveloped (Service Commercial) under Resolution of Intent to C-1 (Limited Commercial)
North	Single Family	PCD (Planned Community Development)	R-PD6 (Residential Planned Community – 6 Units per Acre)
South	Single Family (under construction)	PCD (Planned Community Development)	R-PD7 (Residential Planned Community – 7 Units per Acre)
East	Single Family (under construction)	PCD (Planned Community Development)	U(PCD) Undeveloped (Planned Community Development)under Resolution of Intent to R-PD7 (Residential Planned Community – 7 Units per Acre)
West	Undeveloped (proposed retail)	PCD (Planned Community Development)	U(PCD) Undeveloped (Planned Community Development)under Resolution of Intent to C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>	
Min. Lot Size	N/A	115,730 Square Feet	Y	
Min. Lot Width	100 Feet	220 Feet	Y	
Min. Setbacks				
• Front	20 Feet	25 Feet	Y	
• Side	10 Feet	16 Feet	Y	
• Corner	15 Feet	24 Feet	Y	
• Rear	20 Feet	80 Feet	Y	
Max. Lot Coverage	50%	12%	Y	
Max. Building Height	N/A	32.75 Feet	Y	
Trash Enclosure	50 Feet from residential uses	62 Feet	Y	
Mech. Equipment	Screened	Screened	Y	
<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>	
3:1 proximity slope	79.5 Feet	105 Feet	Y	
Adjacent development matching setback	10 Feet	80 Feet	Y	
Trash Enclosure	50 Feet from residential uses	73 Feet	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/6 Spaces 1 Finger/6 Spaces	22	23	Y N*
Buffer:				
Min. Trees				
North	1 Tree/20 Feet	21	20	N*
East	1 Tree/20 Feet	14	12	N*
South	1 Tree/30 Feet	13	18	Y
West	1 Tree/30 Feet	9	9	Y

TOTAL				
Min. Zone Width				
• East	15 Foot Buffer		15 Foot	Y
• North	8 Foot Buffer		10 Foot	Y
• West	8 Foot Buffer		8 Feet	Y
• South	15 Foot Buffer		20 Feet	Y
Wall Standards	Required		Provided	Compliance
Wall Height				
East Property Line				
North Property	Minimum 6 Feet, Maximum 8 Feet		8 Foot Block Wall	Y
Line	Minimum 6 Feet, Maximum 8 Feet		8 Foot Block wall	Y

** Additional trees to be required by Condition 4.

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Tavern (Existing)	3,171 SF	1:50 SF	64				
	Public seating						
	3,204 SF	1:200 SF	16				
	Remainder						
Car Wash*	800 SF	NA	NA				
Service Station	4,056	1:250 SF	16				
Restaurant*	650 SF	1:50 SF	13				
	Public seating						
	2,050 SF Remainder	1:200 SF	10				
Sub-Total			114	5	122	5	
TOTAL –Including Handicapped			119		127		Y

* The Restaurant Drive-Through and the Car Wash each provide six stacking spaces in addition to the above parking spaces provided.

Waivers		
Request	Requirement	Staff Recommendation
Landscape Island at end of 100 Foot Aisle.	1 Landscape Finger every 6 parking spaces.	Denial

ANALYSIS

The subject site is located in a C-1 (Limited Commercial) zone in the SC (Service Commercial) Land Use designation area within the Centennial Hills Sector of the Las Vegas 2020 Master Plan. The C-1 zone is intended to provide most retail shopping and personal services. This district should be on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors, such as Grand Teton Drive and Durango Drive. The property is not located within any special plan areas or overlay districts. The proposed restaurant and convenience store is appropriate and conforming to C-1 zone and the SC designation; however the proposed site plan is too intense for the specific location. The proposed site plan includes a full service car wash and a fast food restaurant with a drive through; however, a previously approved Site Development Plan Review (SDR-5689) on the site was approved with a condition "no roll-up doors or drive-thru windows shall be allowed on this site."

The proposed site plan depicts a proposed 2,700 square-foot fast food restaurant, a proposed 4,056 service station without automotive repair with an attached 800 square-foot full-service car wash, and an existing 6,375 square-foot tavern on a 115,730 square foot parcel. 127 parking spaces are provided where 125 are required. The site plan conforms to all Title 19 development standards including building setbacks, lot coverage, building height and screening. The proposed structures conform to the residential adjacency standards as required in Title 19 including proximity slope and residential equivalent setbacks. Both the tavern and the service station are oriented to the setback line at Grand Teton Drive, with the restaurant set behind the service station. Sufficient stacking for six vehicles is provided for both the car wash and for the restaurant drive-through. However, the combination of uses on this site is deemed too intense for the surrounding neighborhood, and staff; therefore, recommends denial.

A multi-use transportation trail runs along the west property line of the subject site along the Durango Drive right-of-way. Also, a multi-use equestrian trail runs along the north property line of the subject site. The latter is contained entirely in the subject site. The proposed site plan and landscape plan depict that the trails will be built to the standards as required by the Las Vegas 2020 Master Plan, as previously required by previously approved Site Development Plan Review (SDR-5689).

The perimeter landscape buffer widths comply with the Title 19 requirements; however, the plan shows a deficiency of one tree in the north buffer and two trees in the east buffer. The south buffer has five trees more than are required and a condition of approval has been added to require sufficient trees spaced 20 feet on center. The parking lot has a sufficient number of trees, but there are several spaces in which there are more than six spaces without a landscape finger or island. A condition has been added to provide a revised landscape plan prior to the issuance of building permits.

The elevations and floor plans depict structures which are consistent with Title 19 standards, and the colors and materials would be appropriate to the surrounding community at a more appropriate site.

FINDINGS

The following findings must be made for an SDR:

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

While the proposed project is compatible with the General Plan land-use designation for the area and satisfies the requirements of the Zoning Code with respect to minimum separation distance requirements, the intensity of a Car Wash, Full Service use on this site in combination with an approved tavern and other proposed development is too intense to be harmonious and compatible with the surrounding 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;**

While the proposed uses are permitted under the General Plan, the proposed development on this lot, and the necessary Waiver of Parking Lot landscape standards, indicate that this request exceeds the intensity that is appropriate for the site and cannot be supported.

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

The site will be accessed from Durango Drive a (100-foot) Primary Arterial and Grand Teton Drive a (120-foot) Parkway Arterial as designated on the Master Plan of Streets and Highways. The on-site circulation is limited as a parking lot landscape waiver is necessary in order to accommodate the required number of parking spaces.

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

The intensity of the uses, including a drive-through adjacent to Grand Teton Drive, indicates an attempt to exceed the intensity appropriate for the site that cannot be overlooked even though the materials and architectural features may be of appropriate quality 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 building elevations depict design characteristics and other architectural and aesthetic features which are attractive and conducive to the locality, but the buildings themselves are inappropriate for the subject site.

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

While, the proposed development will be subject to the Uniform Building Code, the intensity of the proposed development may compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

The Planning Commission requested a re-design prior to City Council to which the applicant agreed.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

16

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 867 by Planning Department

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18349** APN: 125-09-401-031Name of Property Owner: GRAND TETON LODGE LAND, LLCName of Applicant: GRAND TETON LODGE LAND, LLCName of Representative: PACIFIC DESIGN CONCEPTS

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.

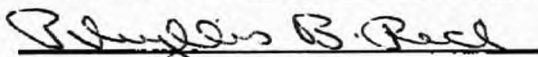
City Official: _____

Partner(s): _____

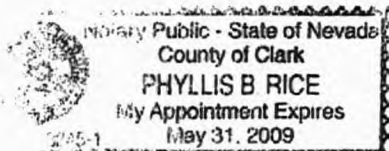
APN: _____

Signature of Property Owner: Print Name: STUART APPLE

Subscribed and sworn before me

This 21st day of NOV, 2006

Notary Public in and for said County and State



PROJECT DATA

LOCAL OFFICERS: President, **WILLIAM J. HARRIS**, 201-767-7838; Vice President, **JOHN J. HARRIS**, 201-767-7838; Secretary, **JOHN J. HARRIS**, 201-767-7838; Treasurer, **JOHN J. HARRIS**, 201-767-7838; Public Relations, **JOHN J. HARRIS**, 201-767-7838; Membership, **JOHN J. HARRIS**, 201-767-7838; Education, **JOHN J. HARRIS**, 201-767-7838; Social, **JOHN J. HARRIS**, 201-767-7838; Sports, **JOHN J. HARRIS**, 201-767-7838; Entertainment, **JOHN J. HARRIS**, 201-767-7838; Health, **JOHN J. HARRIS**, 201-767-7838; Environment, **JOHN J. HARRIS**, 201-767-7838; Community, **JOHN J. HARRIS**, 201-767-7838; International, **JOHN J. HARRIS**, 201-767-7838; Correspondence, **JOHN J. HARRIS**, 201-767-7838.

STILLMORE
PROOF
SOUTH
WYOMING
CONNER
BELONG AREA
CALIFORNIA
C-81000
PART MOOD RESTAURANT
ENDING LOOSE / TAVES

NO. OF DAYS	PERCENTAGE
10-15	10.00
16-20	10.00
21-25	10.00
26-30	10.00
31-35	10.00
36-40	10.00
41-45	10.00
46-50	10.00
51-55	10.00
56-60	10.00
61-65	10.00
66-70	10.00
71-75	10.00
76-80	10.00
81-85	10.00
86-90	10.00
91-95	10.00
96-100	10.00

CHASSIS CALCULATIONS
REQUIRED:

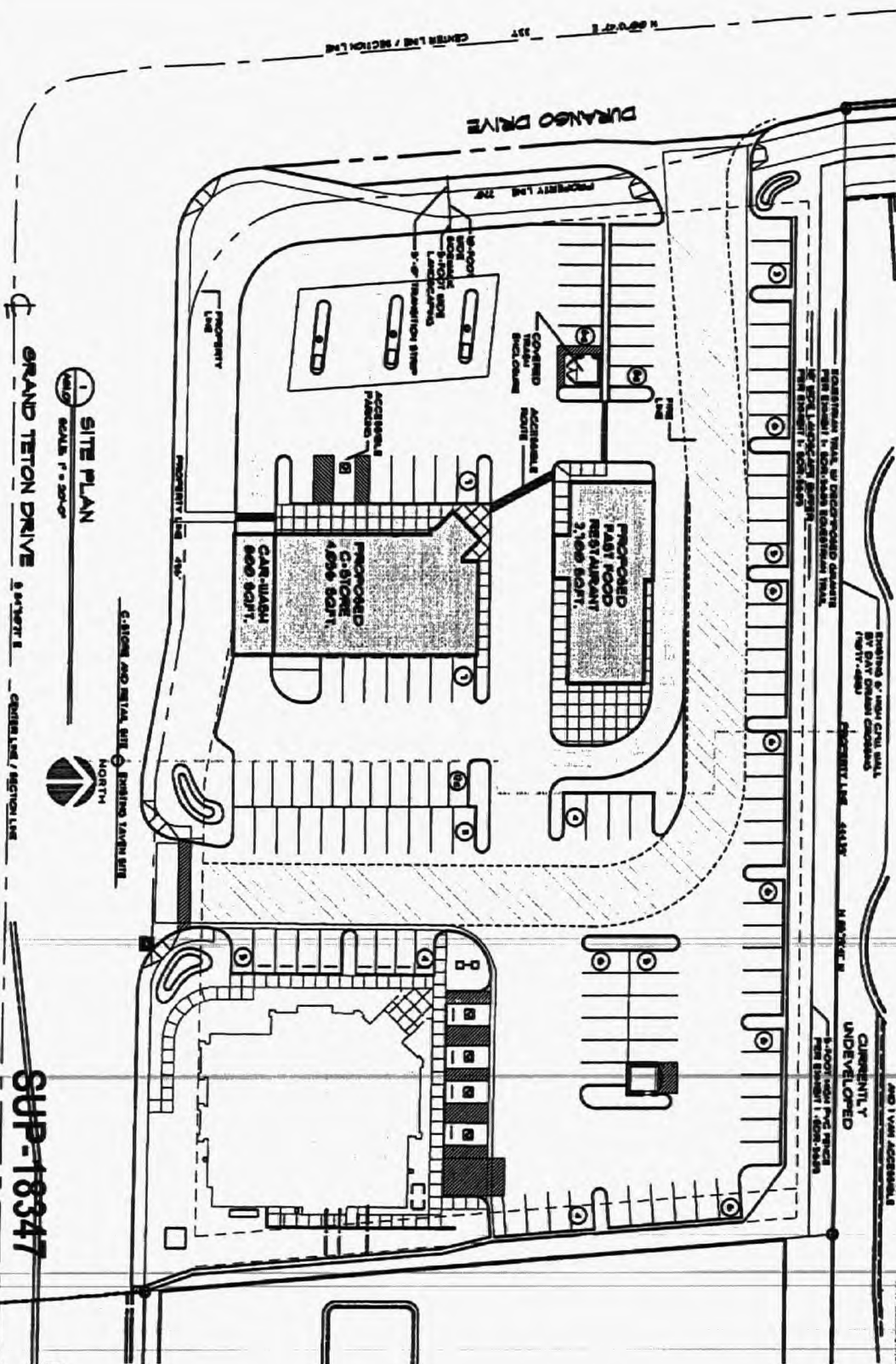
CAR MODEL AND YEAR, 1. BE,
CUSTOM 4500, 80, 1.1, 250,
FUEL ECONOMY, 24.0,
P.W.C. 2, BEATING AREA AND P.W.C.,
APPROXIMATE WHEEL 25000 IN. 15000.

EXHAUST SYSTEM
1. BE P.W.C. 2, BEATING 25000 IN. 15000
1. BE P.W.C. 2, BEATING 25000 IN. 15000
TOTAL, APPROXIMATE.

PHOTOGRAPH

B33 SPACES
B37 SPACES
C SPACES
D38 SPACES
E SPACES
F SPACES

PROJECT LOCATION



SITE PLAN

RESULTS 1° = 2040°

GRAND TETON DRIVE

0 0 1 0 7 7 1 1 CD-ROM FILE / SECTION FILE



RECEIVED

~~SUP-18347~~
~~SDR-18349~~

02/08/07 PC

NOV 28 2006

Sheet 111g •
**ARCHITECTURAL SITE
PLAN**
LAND USE SUBMITTAL

PRELIMINARY
NOT FOR
CONSTRUCTION

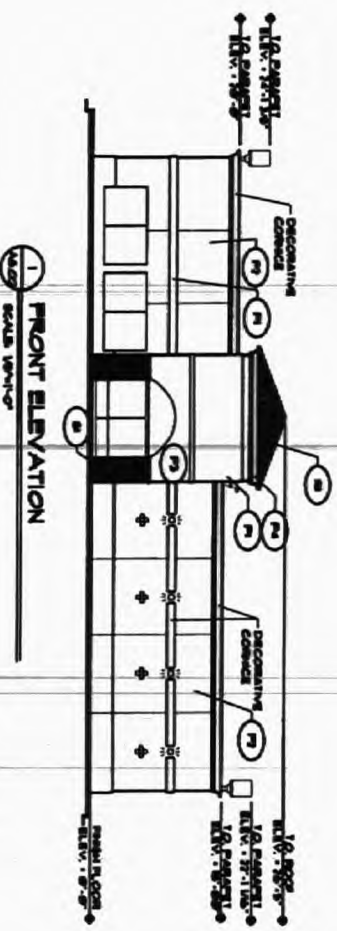
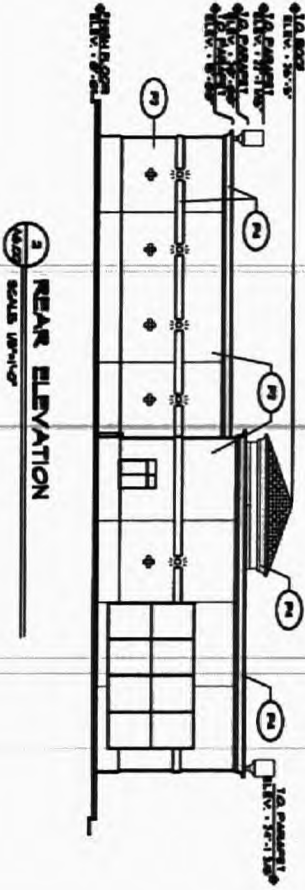
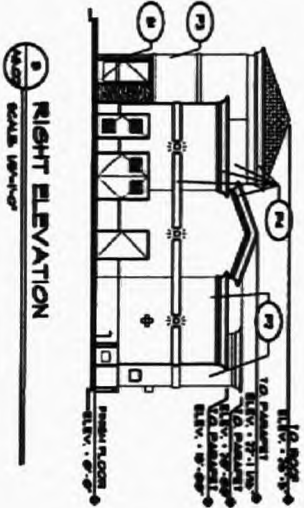
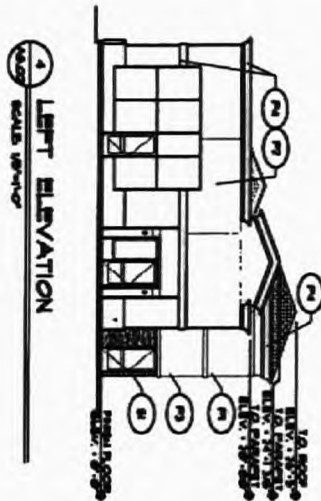
project 1119 •
**C-STORE AT
GRAND TETON**
GRAND TETON DR., SOUTHWEST COR.
LAS VEGAS, NEVADA

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 464-6842 fax (702) 464-7842

3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89052
(702) 454-5842 FAX (702) 454-7842

PAINT LEGEND

- 1 PRIMAULT COLORED PAINTER SYSTEM - VINYL & LUMBER ON ROOF.
- 2 DECOBOND COLORED PAINTER SYSTEM - TYPICAL CLAY ON ROOF.
- 3 ACCENT COLORED PAINTER SYSTEM - TYPICAL ON ROOF.
- 4 DECOBOND COLORED PAINTER SYSTEM - ROOFING MATERIAL ON ROOF.
- 5 GALVNEED STEEL - FOR VALLEY RAILROADS.
- 6 LUMBER TRIM - 100% ON ROOF.
- 7 ROOF TRIM - CLASSICAL, BROWN BLIND ON ROOF.

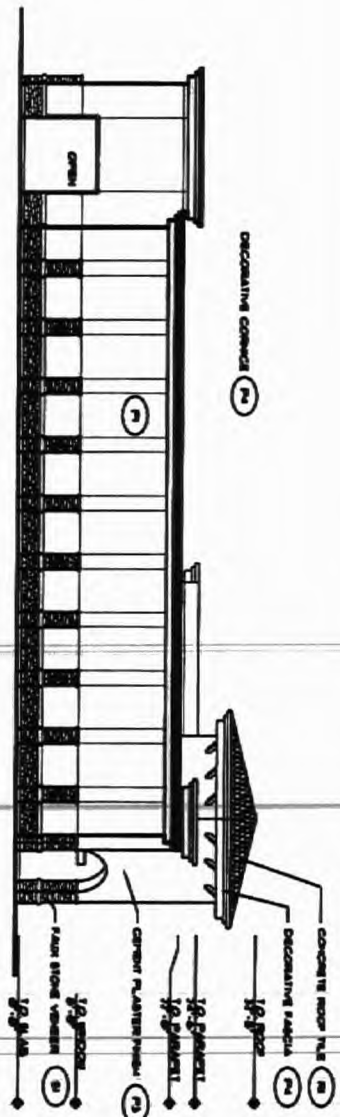


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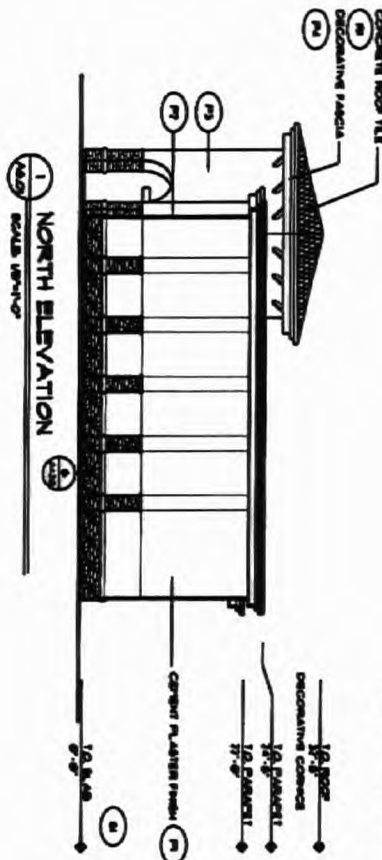
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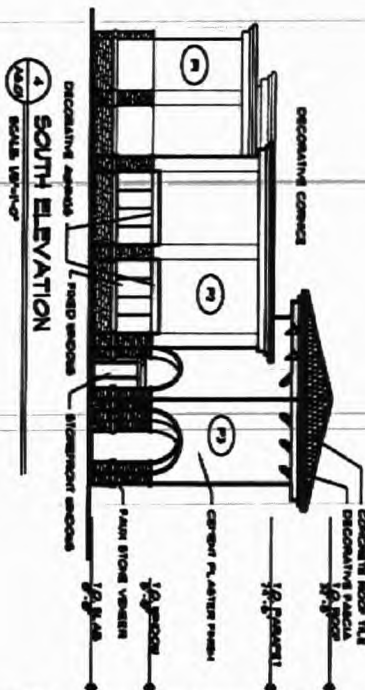
- 1 PRIMARY COLOR
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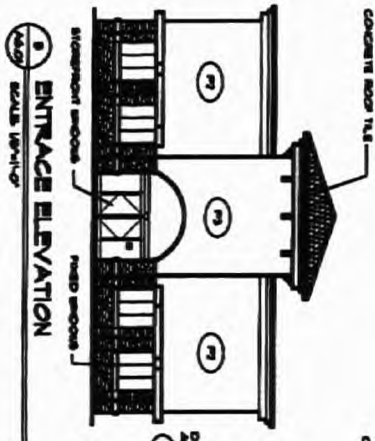
2 EAST ELEVATION
SCALE 1/8\"/>



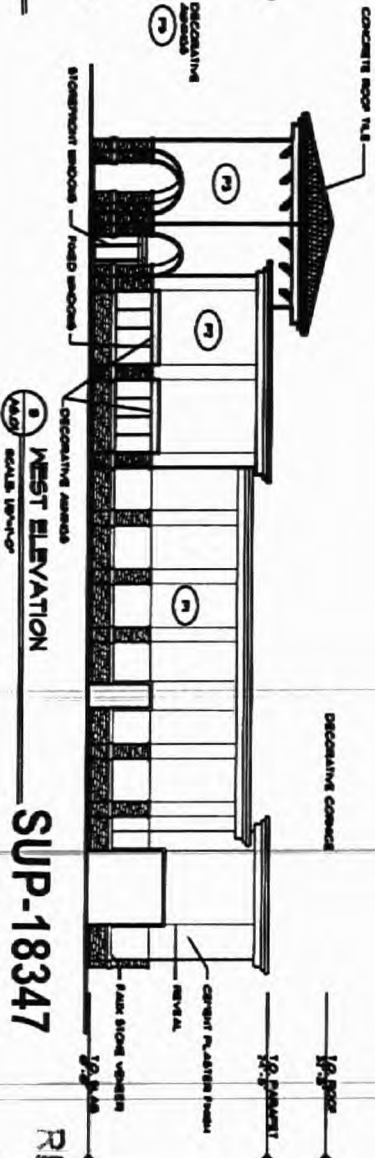
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4 SOUTH ELEVATION
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3 ENTRANCE ELEVATION
SCALE 1/8\"/>



5 WEST ELEVATION
SCALE 1/8\"/>

02/08/07 PC

SDR-18349

SUP-18347

RECEIVED

02/28/2006

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

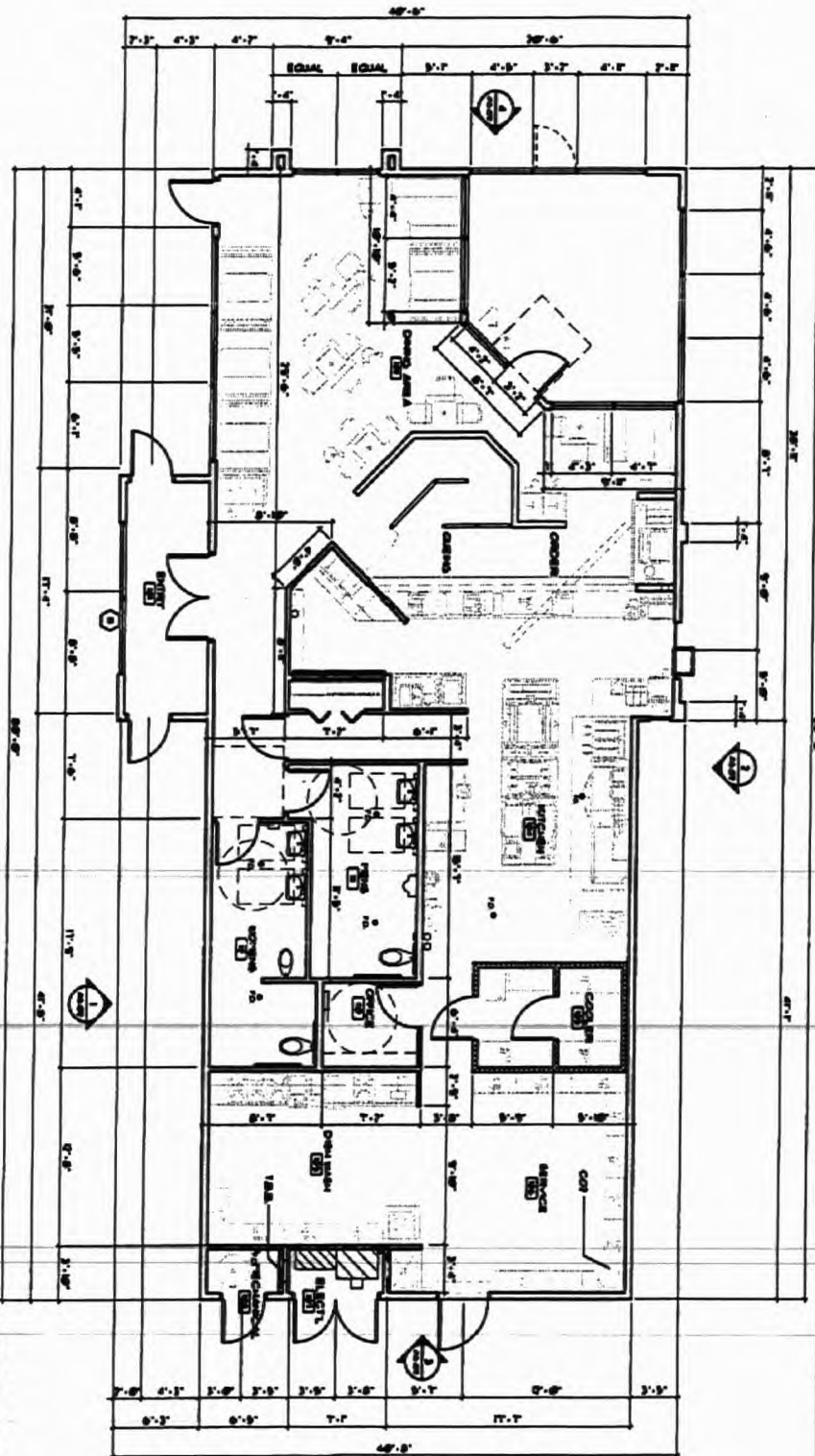


SUP-18347
SDR-18349

RECEIVED

NOV 28 2006

02/08/07 PC



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD AND CENTER LINE OF DRIVE AND COLUMN WALL.
2. FOR DOOR/ WINDOW TYPES AND SCHEDULES SEE SHEETS 2010.
3. FOR ROOF FLOOR SCHEDULES SEE SHEET 2020.
4. SEE DETAILS 2010 FOR EXTERIOR WALL, FINISHES, DETAILS.
5. SEE FINISHES SCHEDULE FOR FINISHES TO BE USED AT ALL LOCATIONS.
6. PROVIDE SOUND BATT INSULATION AT ALL WALL HEIGHT WALLS.
7. PROVIDE SOUNDING AS REQUIRED FROM CLASSROOM, GYM, BALL ROOM, ETC.
8. SEE SCHEDULE 2010 FOR FINISHES SCHEDULE AND FINISHES TO BE USED.

NO WARRANTIES OR SERVICES ARE MADE BY THE ARCHITECT OR ANY OTHER PERSONS FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

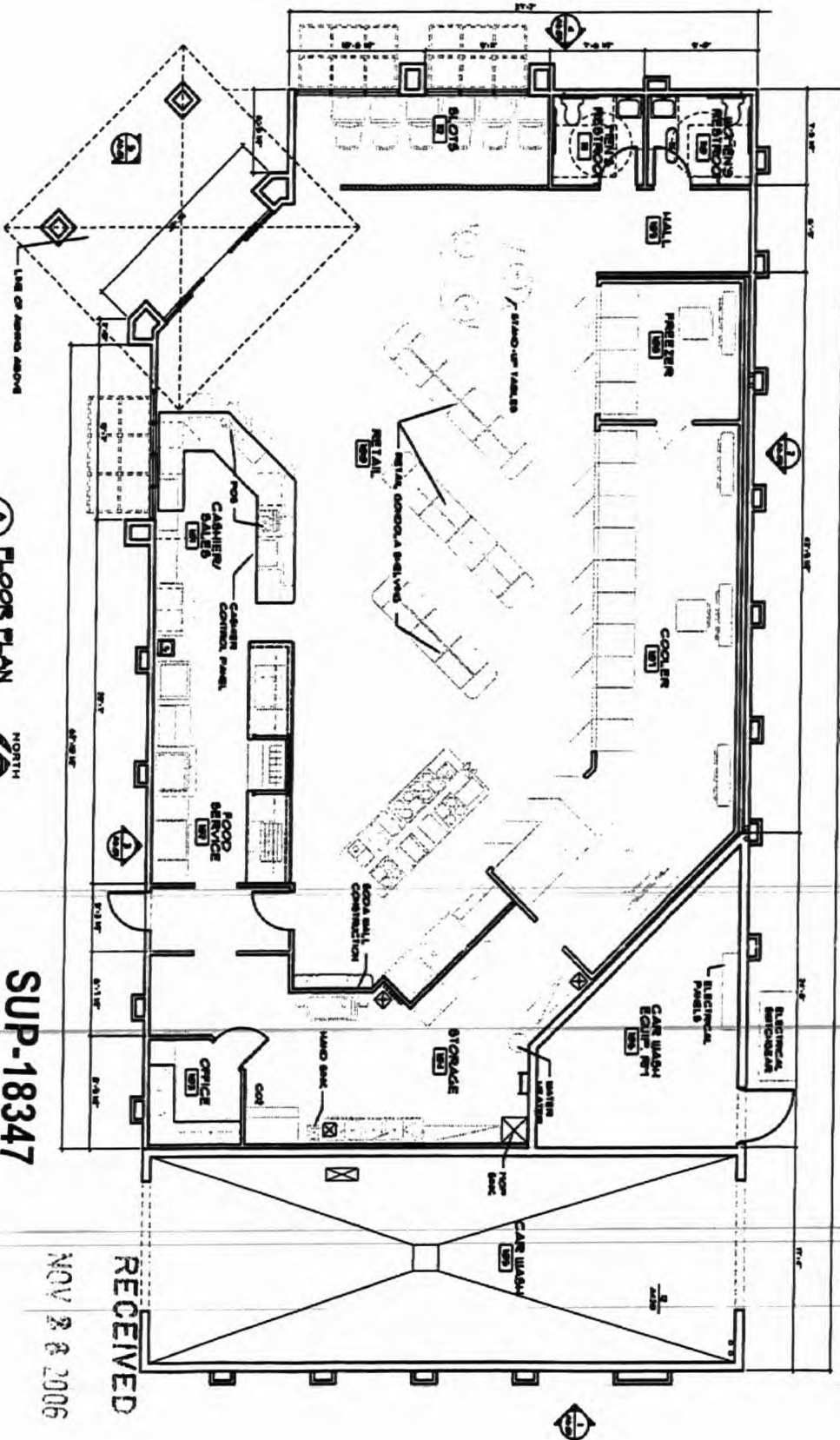
FAST FOOD
FLOOR PLAN
LAND USE SUBMITTAL

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT: C-STORE AT
GRAND TETON
ADDRESS
LAS VEGAS, NEVADA

pacific design concepts, llc
3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89052
(702) 454-5842 FAX (702) 454-7842

A102



GENERAL NOTES:

1. Dimensions on drawings are to face of wall or back of wall or to center of wall unless otherwise noted.
2. FIELD VENDOR ALL DIMENSIONS COORDINATE AT JOBSITE AND IMPROVE BEFORE CONSTRUCTION.
3. PROVIDE CONCRETE QUANTITY, ALL REPORT AT ALL CONSTRUCTION.
4. PROVIDE TRANSPORTATION STOPS AT ALL EXISTING FLOOR LEVELS PROVIDE EQUIPMENT, STOPS AT 15% AND COORDINATE.
5. PROVIDE ROAD ATTRIBUTION BLANKETS IN WALLS SEPARATING THE TRUCK ROOMS AND OTHER ADJACENT ROOMS.
6. Construction shall provide and locate access panels as required after installation of electrical, duct, plumbing and mechanical work.
7. ALL FURNITURE ADJACENT TO OR LOCATED AT THE BACK OF FURNITURE SHALL BE PROVIDED WITH REMOVAL OF FURNITURE.

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

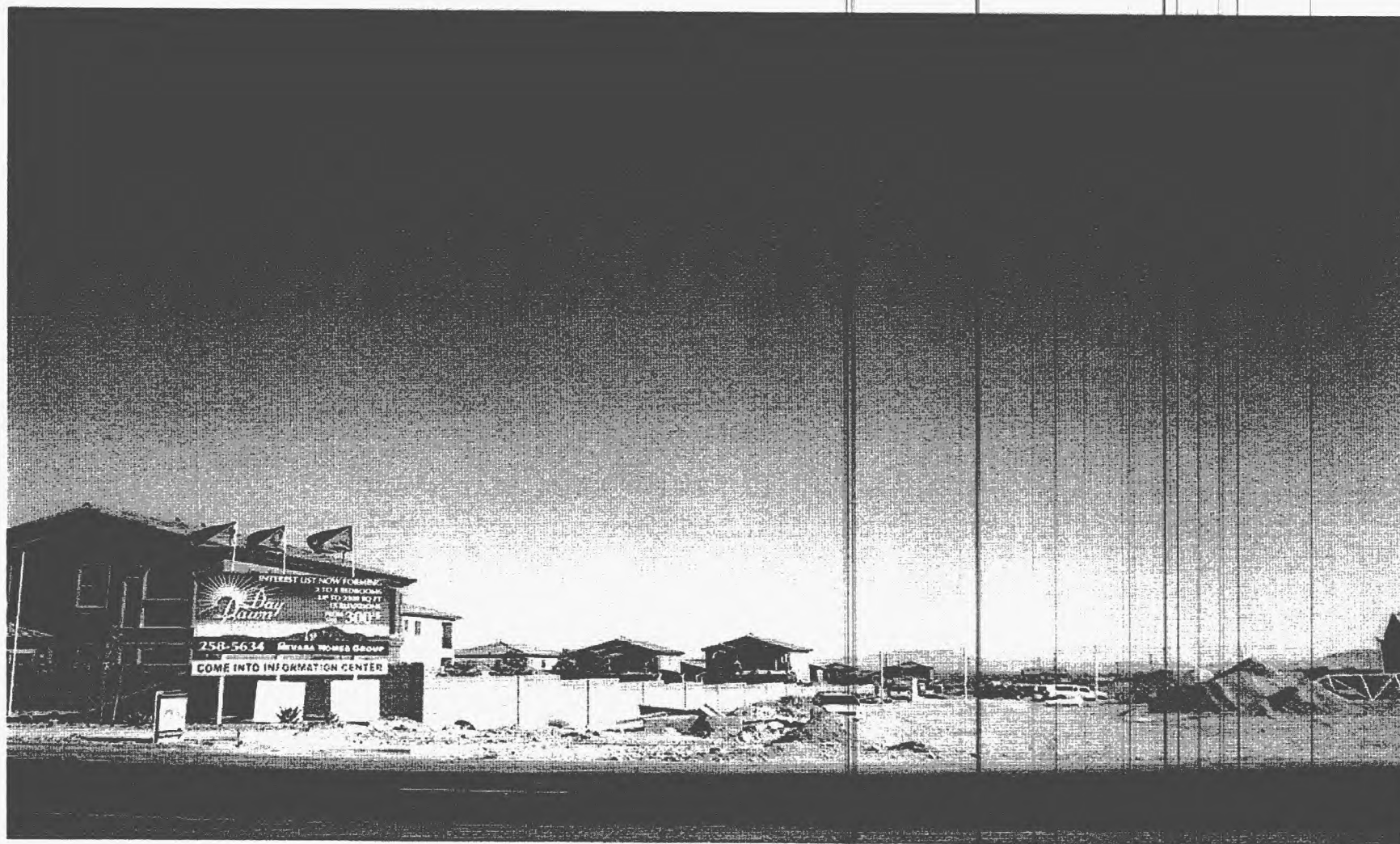


SUP-18347
SDR-18349
02/08/07 PC

RECEIVED
NOV 28 2006

SDR 18349				
Grand Teton Lodge LLC				
NEC Grand Teton & Durango				
Proposed 7.556 thousand square foot expansion of a commercial development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	4.856	845.60	4,106
AM Peak Hour			45.58	221
PM Peak Hour			60.61	294
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.7	496.12	1,340
AM Peak Hour			53.11	143
PM Peak Hour			34.64	94
(heaviest 60 minutes)				
Project Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	7.556		5,446
AM Peak Hour				365
PM Peak Hour				388
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Grand Teton Parkway				
Average Daily Traffic (ADT)	3,904			
PM Peak Hour	312			
(heaviest 60 minutes)				
Durango Drive				
Average Daily Traffic (ADT)	9,755			
PM Peak Hour	780			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			

	Capacity			
Grand Teton Parkway	51700			
Durango Drive	51700			
This project will add approximately 5,446 trips per day on Grand Teton and Durango. This will increase expected volumes by about one hundred fifty four percent on Grand Teton and about sixty two percent on Durango. Grand Teton is at about 8 percent of capacity and Durango is at about 19 percent of capacity.				
Based on Peak Hour use, this development will add roughly 388 additional cars into the area; which works out to about one every five minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



SUP-18347, SUP-18630 AND SDR-18349 - APPLICANT/OWNER: GRAND TETON LODGE LAND LLC
NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
FEBRUARY 8, 2007 PLANNING COMMISSION

12/08/06



SUP-18347, SUP-18630 AND SDR-18349 - APPLICANT/OWNER: GRAND TETON LODGE LAND LLC
NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
FEBRUARY 8, 2007 PLANNING COMMISSION

12/08/06



SUP-18347, SUP-18630 AND SDR-18349 - APPLICANT/OWNER: GRAND TETON LODGE LAND LLC
NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
FEBRUARY 8, 2007 PLANNING COMMISSION

12/08/06



SUP-18347, SUP-18630 AND SDR-18349 - APPLICANT/OWNER: GRAND TETON LODGE LAND LLC
NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
FEBRUARY 8, 2007 PLANNING COMMISSION

12/08/06

pacific design concepts, llc

3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

PDC

November 21, 2006

City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

Attn: Planner

RE: C-STORE AT GRAND TETON
APN: 125-09-401-031
JUSTIFICATION LETTER

PROJECT NO: 06-182

Dear Planner,

We respectfully request favorable consideration for the above referenced project for a Site Development Review.

The proposed special use permit is to allow a single story 2,700 sq. ft. fast food convenience restaurant with a drive-thru lane and a single story 4,000 sq. ft. convenience store with gas pumps and a car wash.

This request is appropriate based on the following finding of the facts;

1. The proposed development is compatible with adjacent development and development in the area.
2. The proposed development is consistent with the General Plan, Title 19 and 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.

Should you have any questions or require additional information please contact our office.

Sincerely,



Richard C. Gallegos
Principal

RCG/mt

Cc: 06-182.js.lt.sdr.clv.cstore.grand.teton

SUP-18347
SDR-18349
02/08/07 PC

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

NOTICE OF PUBLIC HEARING

Dec 29, 06

SITE DEVELOPMENT PLAN REVIEW

I note NO on

SDR-18349.

Harry L. Kronenberg
GARY R. KRONENBERG
8316 Blushing Hts. Ave.
Las Vegas, NV 89131

MEETING: PLANNING COMMISSION
DATE: JANUARY 11, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-18349

APPLICANT/OWNER: GRAND TETON LODGE LLC - REQUEST FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 4,056 SQUARE-FOOT SERVICE STATION WITHOUT AUTOMOTIVE REPAIR, AN 800 SQUARE FOOT CAR WASH, FULL SERVICE, AND A 2,700 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH ON 2.71 ACRES ON THE NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE (APN 125-09-401-031), U [(UNDEVELOPED) ZONE, SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL), WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 09, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



JOHN KORKOSZ, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

ITEM# 36
CASE # SDR-18349
PC MTG 1-11-07

P

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-18691 - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: FREANEL & SON CHEYENNE, LLC - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN ESTABLISHMENT AND A WAIVER OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED at 7350 West Cheyenne Avenue, Suite #111 and #112 (APN 138-10-403-031), C-1 (Limited Commercial) Zone, Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) 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:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted at meeting - Map
6. Backup referenced from the 02-08-07 Planning Commission Meeting Item 18

Motion made by LARRY BROWN to Approve Subject to Conditions

Passed For: 4; Against: 0; Abstain: 1; Did Not Vote: 1; Excused: 0

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

NOTE: MAYOR GOODMAN abstained because he has a partnership relationship with ATTORNEY JAY BROWN on a piece of property located on West Charleston Boulevard.

Minutes:

MAYOR GOODMAN opened the Public Hearing and declared his abstention.

CITY COUNCIL MEETING OF: MARCH 7, 2007

ATTORNEY JAY BROWN, 520 South Fourth Street, and LUCY STEWART were present. The property is located on the north side of Cheyenne Avenue. The operation will be a full financial institution.

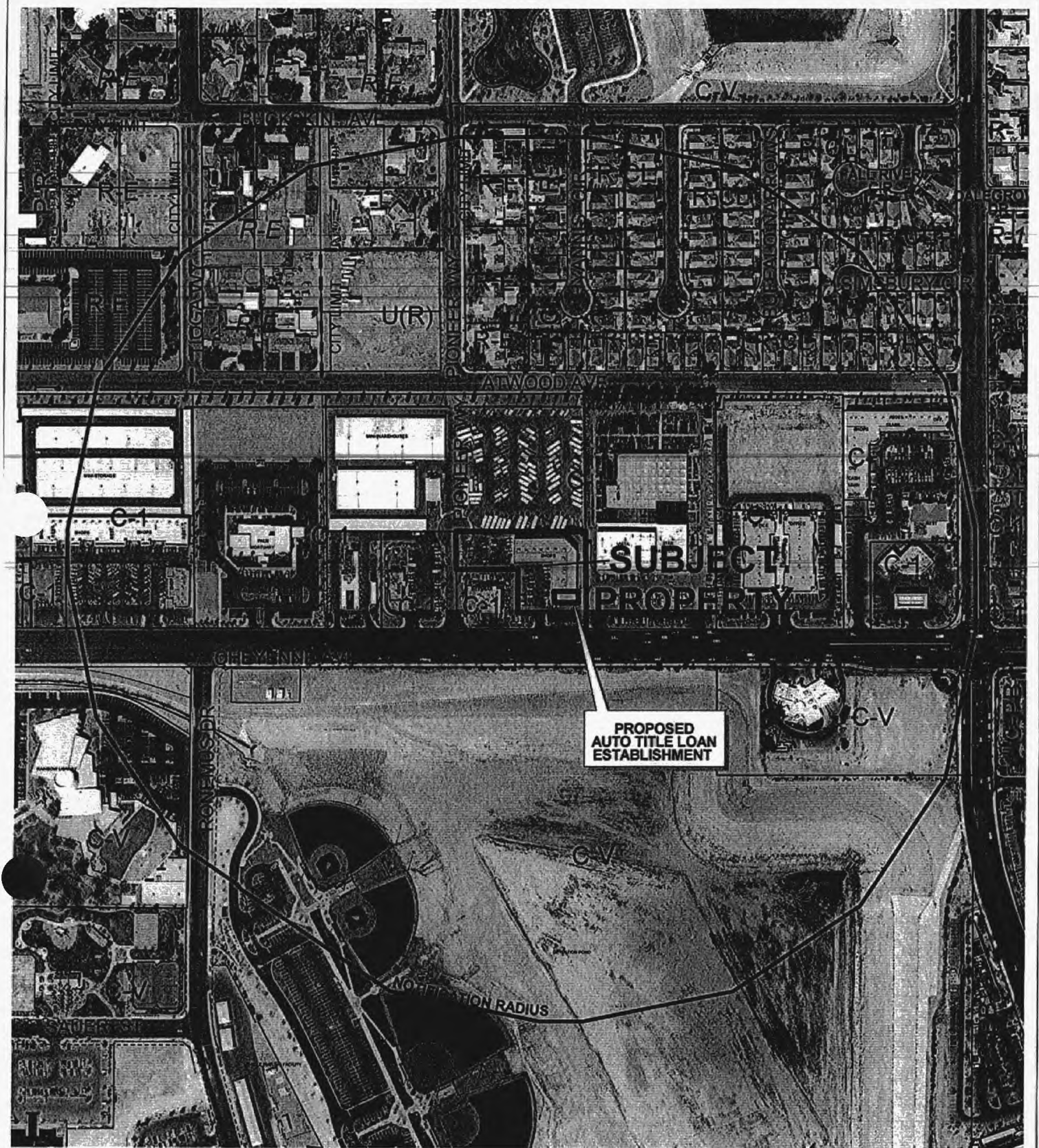
MS. STEWART added that even though they have title loans as part of their business, they do not repossess cars. There was a concern that there would be an auto storage area in the parking lot.

COUNCILMAN BROWN indicated that a letter of protest was received from Star Nursery regarding day laborers. He asked ATTORNEY BROWN to contact Star Nursery that he would be part of the solution to ease their concerns.

MAYOR PRO TEM REESE declared the Public Hearing closed.







CASE: SUP-18691

RADIUS: 1000 FT

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

0 400 Feet

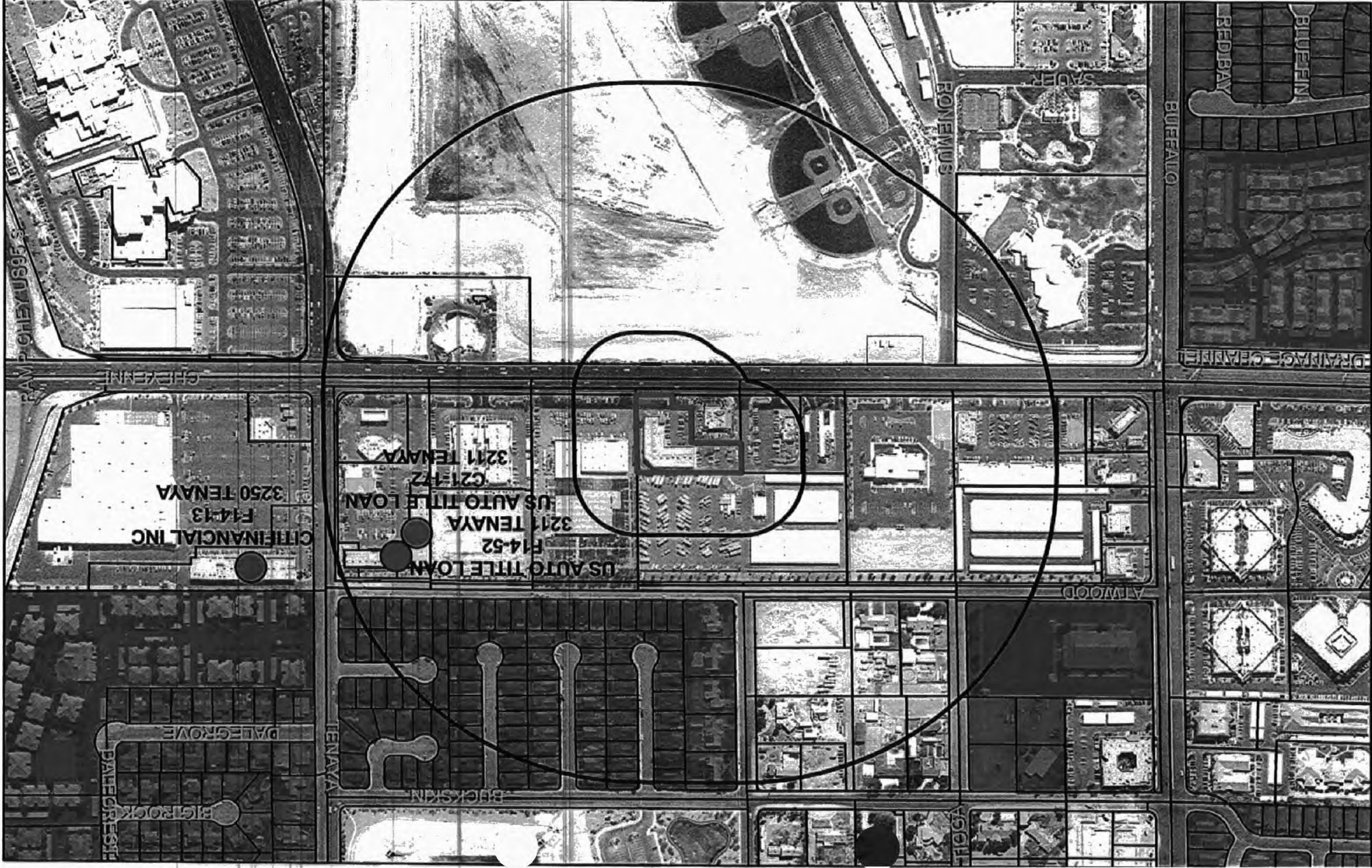
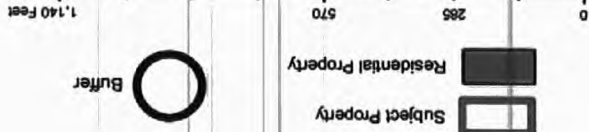


SUP-18691

Financial Institution

- Financial Business Locations
- Finance Company
 - Automobile Title Loan
 - Financial Institution, Specified
 - Auto Pawnbroker

- Subject Property
- Residential Property



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: MARCH 7, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SUP-18691 - APPLICANT: CHECK CITY - OWNER: FREANEL & SON CHEYENNE, LLC**

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (6-0-1/sd vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the Minimum Requirements of conditions one through six under LVMC Title 19.04.050 for Auto Title Loan use.
2. A Waiver is hereby approved to allow an Auto Title Loan to be located 660 feet from another financial institution where a 1,000-foot separation is the minimum required.
3. 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.
4. 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 proposed Auto Title Loan establishment and a waiver of the 1,000-foot distance separation requirement from another financial institution, specified at 7350 West Cheyenne Avenue, Suite #111 and #112.

The proposed Auto Title Loan establishment is not considered compatible with the area as it requires a distance separation waiver from another financial institution. The proposed Auto Title Loan cannot be conducted in a manner that is harmonious and compatible with surrounding land uses. Denial of this Special Use Permit request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/05/95	The Planning Commission approved a plot plan and building elevation review for a proposed retail commercial center on property at the northeast corner of Cheyenne Avenue and Pioneer Way. Staff recommended approval
04/25/95	The Board of Zoning Adjustment approved a Variance (V-0050-95) to allow 101 parking spaces where 138 parking spaces are the minimum required for a commercial property at this location. Staff recommended denial.
02/08/07	The Planning Commission voted 6-0-1/sd to recommend APPROVAL (PC Agenda Item #18/jm).
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this Special Use Permit request.	
<i>Pre-Application Meeting</i>	
11/14/06	A pre-application meeting was held. Submittal requirements were discussed, the applicant was informed that a detailed parking analysis would be required, and that photos would be required.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.30

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Outdoor Storage	SC (Service Commercial)	C-1 (Limited Commercial)
South	Park/Undeveloped	PF (Public Facilities)	C-V (Civic)
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

in accordance with Table 15-16, 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	
Furniture Store	2,000 SF	1:500	4				
General Retail	10,670 SF	1:175	61				
Sub-Total			65	3	73	3	Y
TOTAL			65		73		Y
Loading Spaces			2		Zero		N

Waivers		
Request	Requirement	Staff Recommendation
To allow a distance separation of approximately 660 feet where a 1,000-foot distance separation is the minimum required.	No auto title loan use may be located closer than one thousand feet from any other auto title loan use, auto pawn use or specified financial institution use.	This waiver is not supported and therefore; denial of this request is recommended. If approved conditions have been added to permit this deviation from requirements, if approved.

ANALYSIS

- Zoning

The C-1 (Limited Commercial) Zoning District is intended to provide most retail shopping and personal services, and may be appropriate for mixed-use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) District is consistent with the SC (Service Commercial) Land Use category of the General Plan.

- Use

The request is for a Special Use Permit for a proposed Auto Title Loan Establishment and a waiver of the 1000-foot separation requirement from an existing financial institution, specified.

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 Auto Title Loan establishment requires a waiver from Title 19.04 requirements and is therefore not consistent with the City of Las Vegas Zoning Code. The waiver is intended to prevent an over saturation of similar type uses that are considered intense in nature. The proposed Auto Title Loan is not harmonious and compatible with surrounding land uses due to the requested waiver and denial of this request is recommended.

JM

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

The subject property is a small multi-tenant retail building and is suitable for this and other similar type development.

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

The proposed Auto Title Loan establishment is located in a multi-tenant retail development along Cheyenne Avenue. Cheyenne Avenue is a 100-foot Primary Arterial and will adequately meet the traffic 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.”**

Approval of this Special Use Permit would create a saturation of similar uses in this area. This would be considered contrary to the overall objectives of the General Plan; therefore, denial of this application is recommended.

5. **The use meets all of the applicable conditions per Title 19.04.**

AUTO TITLE LOAN [C-1]

(*1) The use shall comply with all applicable requirements of LVMC Title 6.

(*2) The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.

(3) No temporary signs (as described in LVMC 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a “grand opening” or that a business is “coming soon” may be approved administratively for a period not to exceed thirty days.

(4) Window signs shall not:

(a) Cover more than twenty percent of the area of all exterior windows;

(b) Include flashing lights or neon lighting; or

(c) Include any text other than text that indicates the hours of operation and whether the business is open or closed.

(5) The hours of operation shall not extend beyond the hours of eight a.m. to eleven p.m.

(6) The building or portion thereof that is dedicated to the use shall have a minimum size of one thousand five hundred square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).

(7) No auto title loan use may be located closer than two hundred feet from any parcel used or zoned for residential use. In addition, no auto title loan use may be located closer than one thousand feet from any other auto title loan use, auto pawn use or specified financial institution use. For purposes of this Paragraph (7), distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

The site does not meet with the distance separation requirements of #7 related to another financial institution, specified. A waiver has been requested to permit this deviation from standards, if approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 121 by City Clerk

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18691**

APN: 138-10-403-031

Name of Property Owner: Freanel & Son Cheyenne LLC

Name of Applicant: Check City

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: Frederick J. Stamm

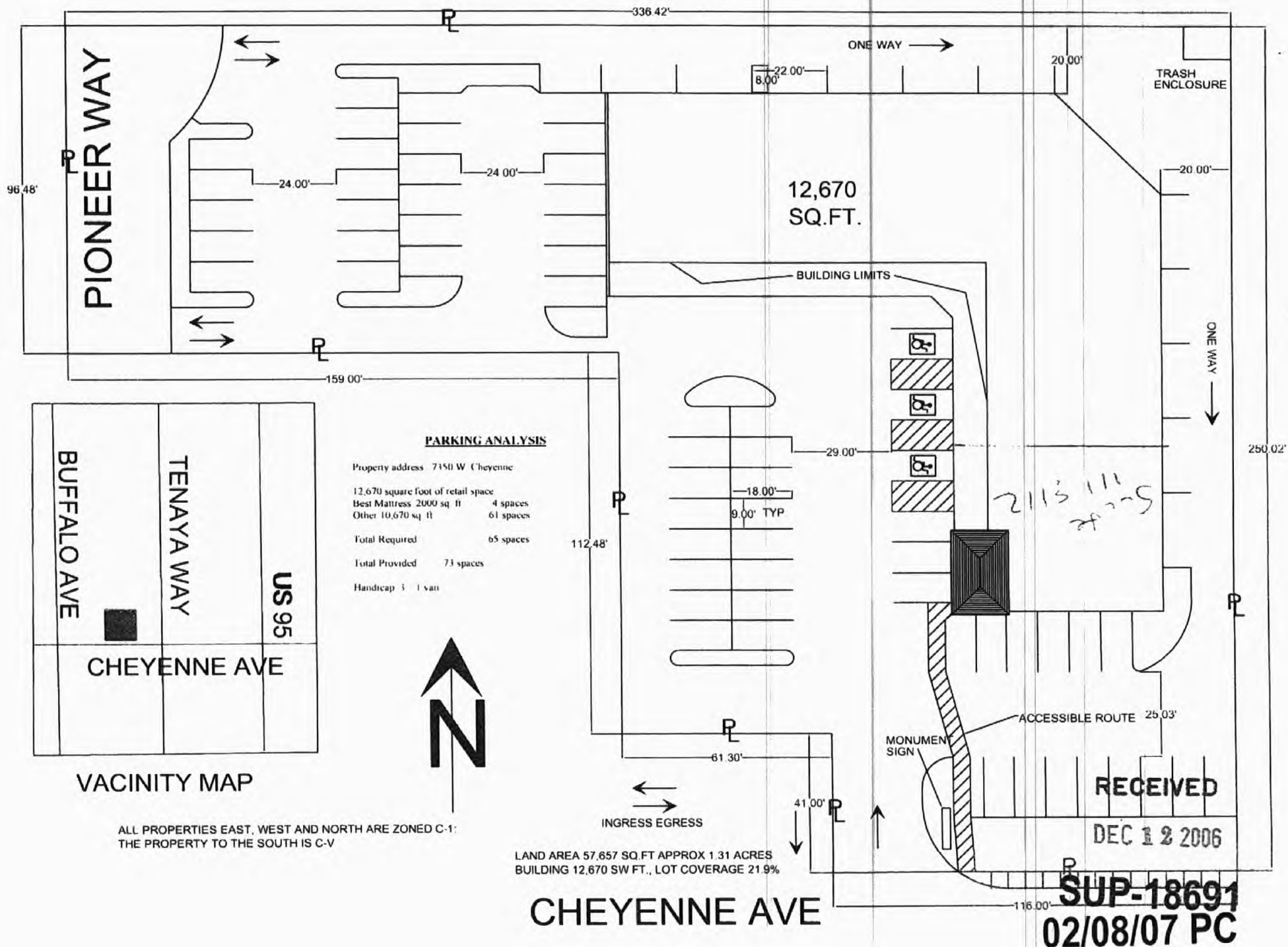
Print Name: FREDERICK J. STAMM

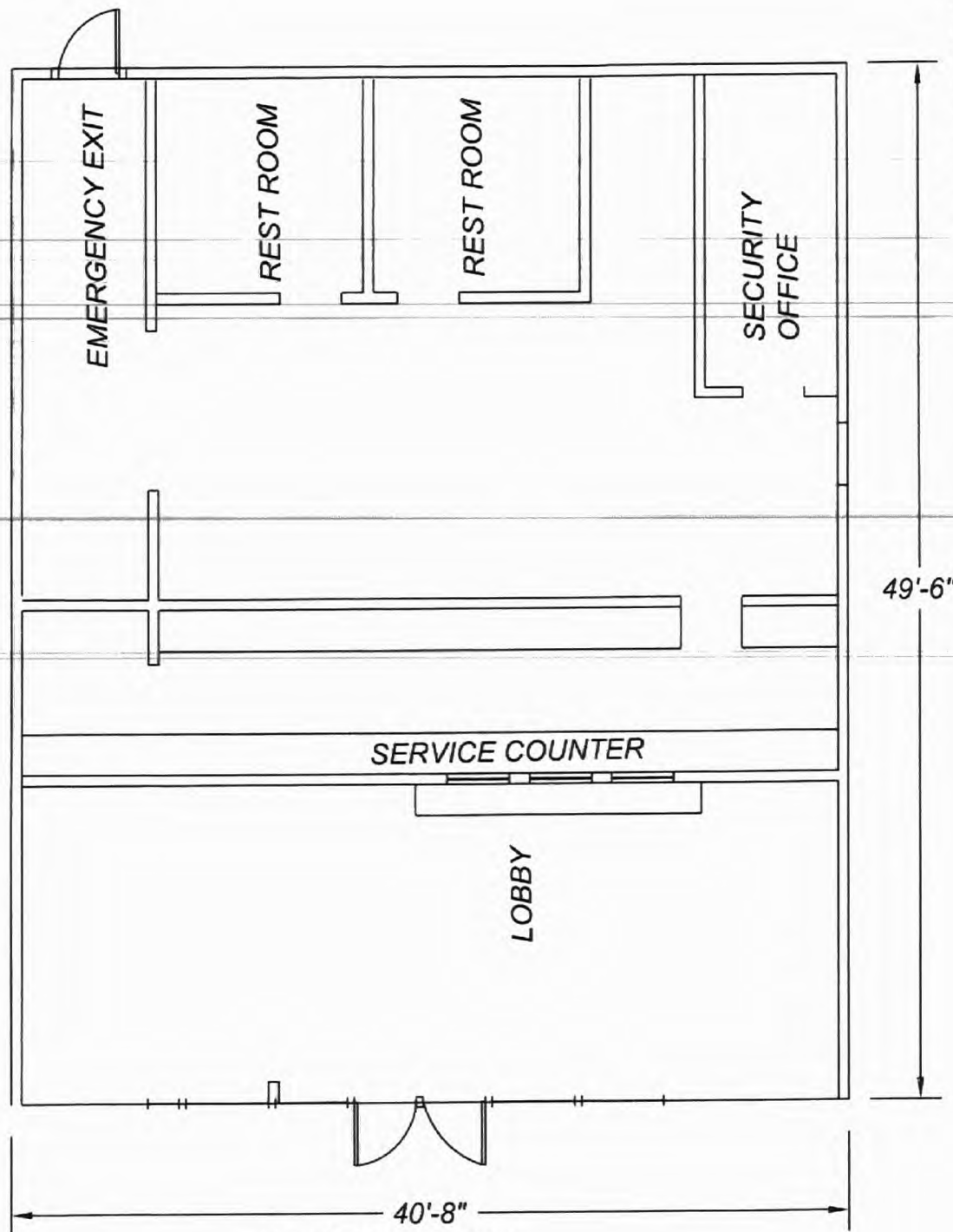
Subscribed and sworn before me

This 19th day of November, 2006

Stephen Davis
Notary Public in and for said County and State





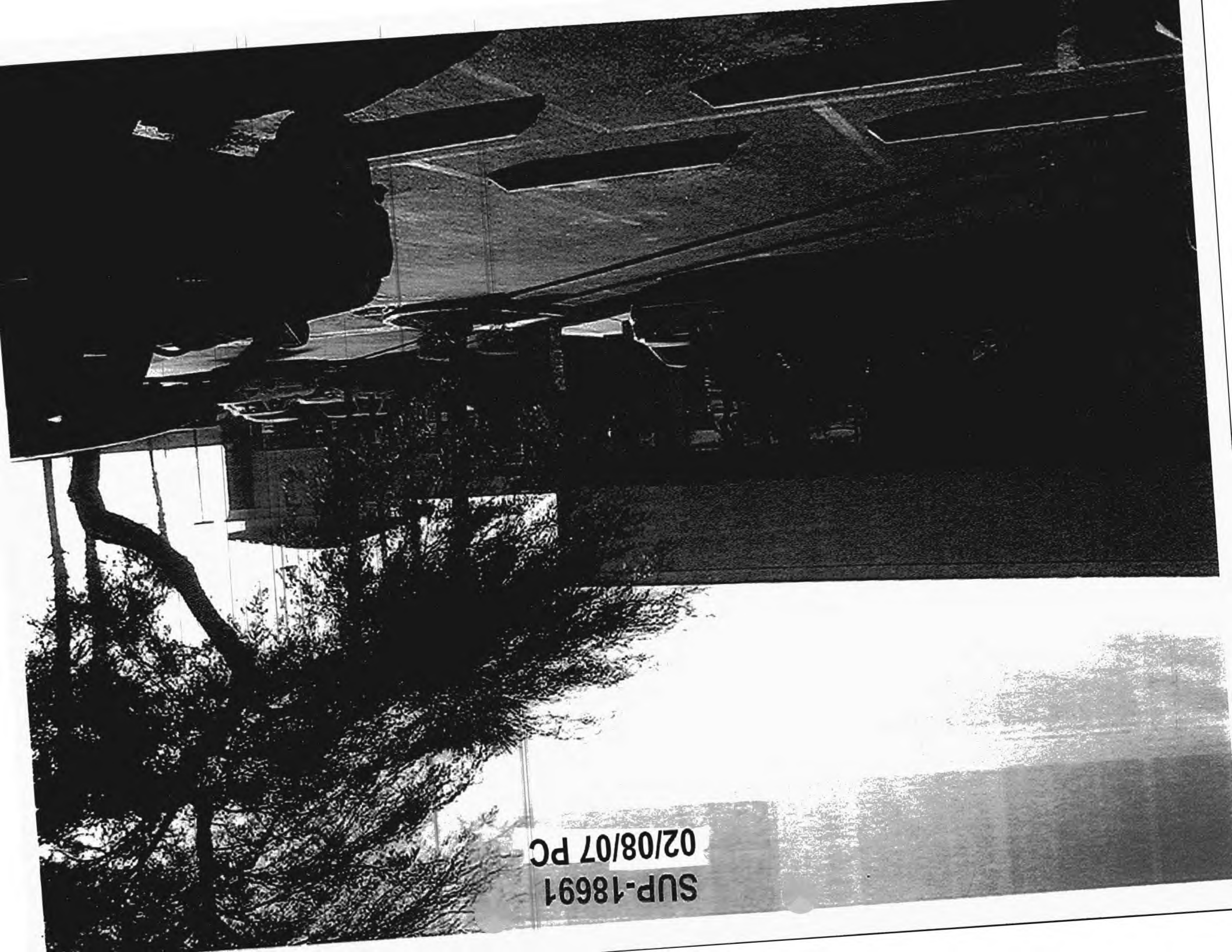


SUP-18691
02/08/07 PC

FLOOR PLAN
SCALE 1/8" - 1"-0"

7350 W CHEYENNE
AVE
SUITE 111 & 112

RECEIVED
DEC 12 2006



SUP-18691
02/08/07 PC

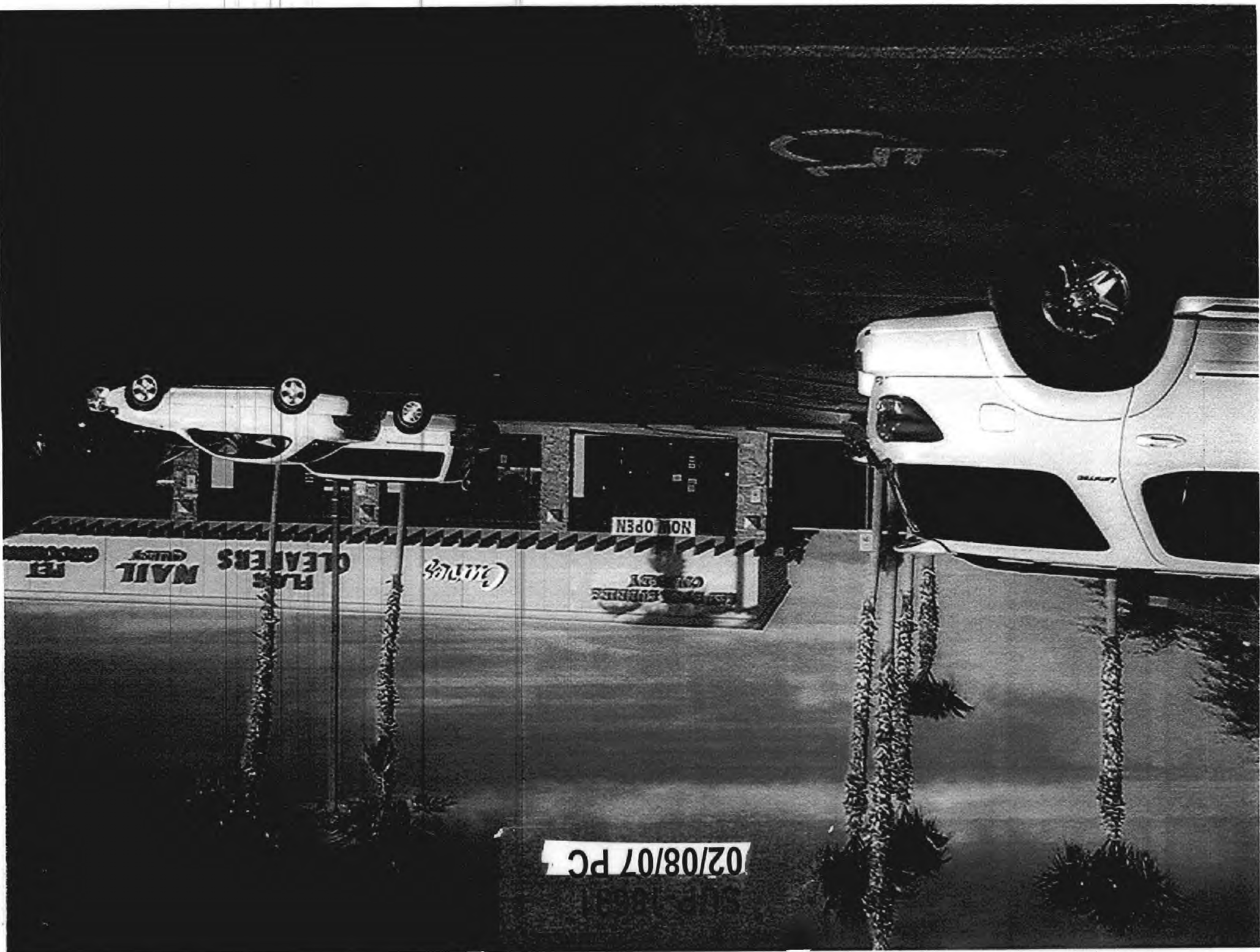
SUP-18691
'02/08/07 PC



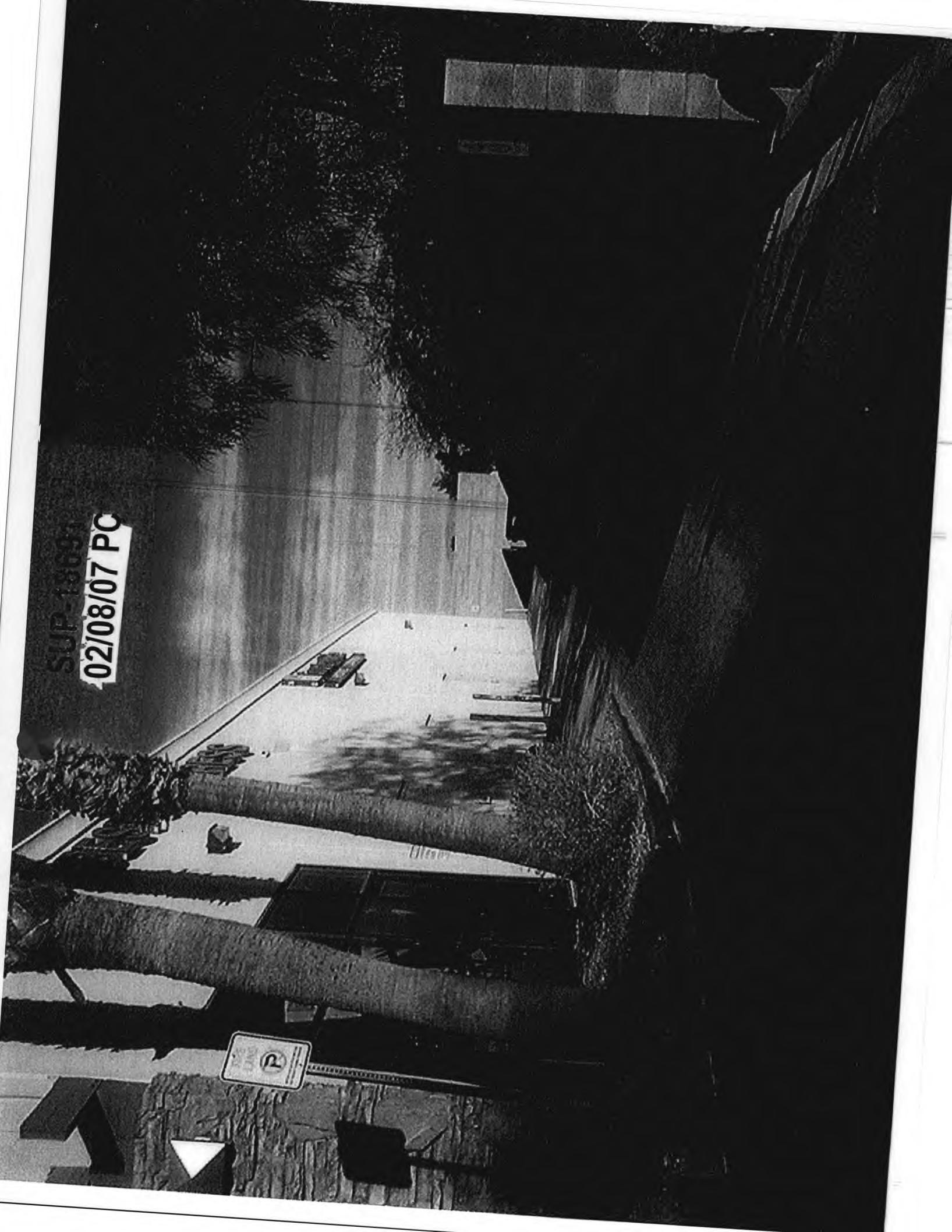
SUP-18691
02/08/07 PC



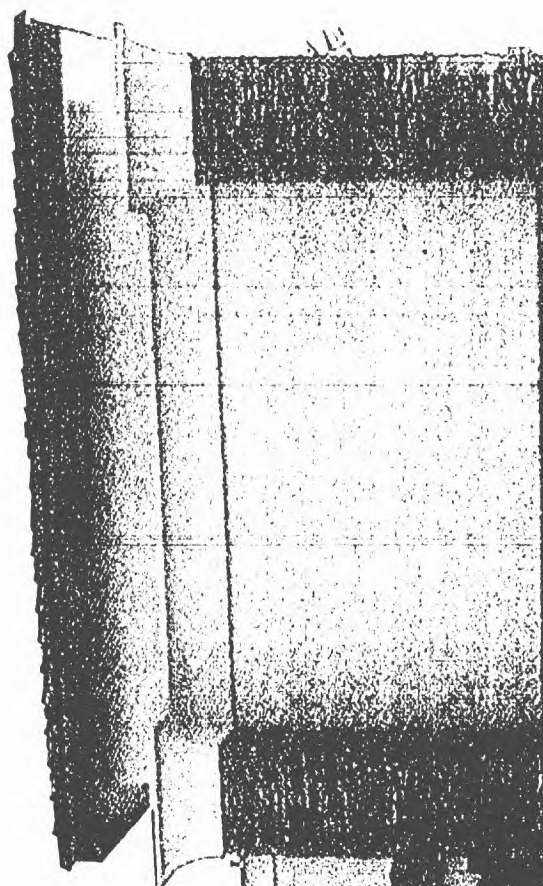




SUP-18691
02/08/07 PC



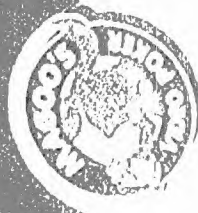
SUP-18691
02/08/07 PC



ME LOANS



02/08/07 PC



RE/MAX	QUEST	QUEST	QUEST
QUEST	QUEST	QUEST	QUEST
QUEST	QUEST	QUEST	QUEST
QUEST	QUEST	QUEST	QUEST

RE/MAX

RE/MAX

RE/MAX

RE/MAX

RE/MAX

RE/MAX

RE/MAX

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RE/MAX

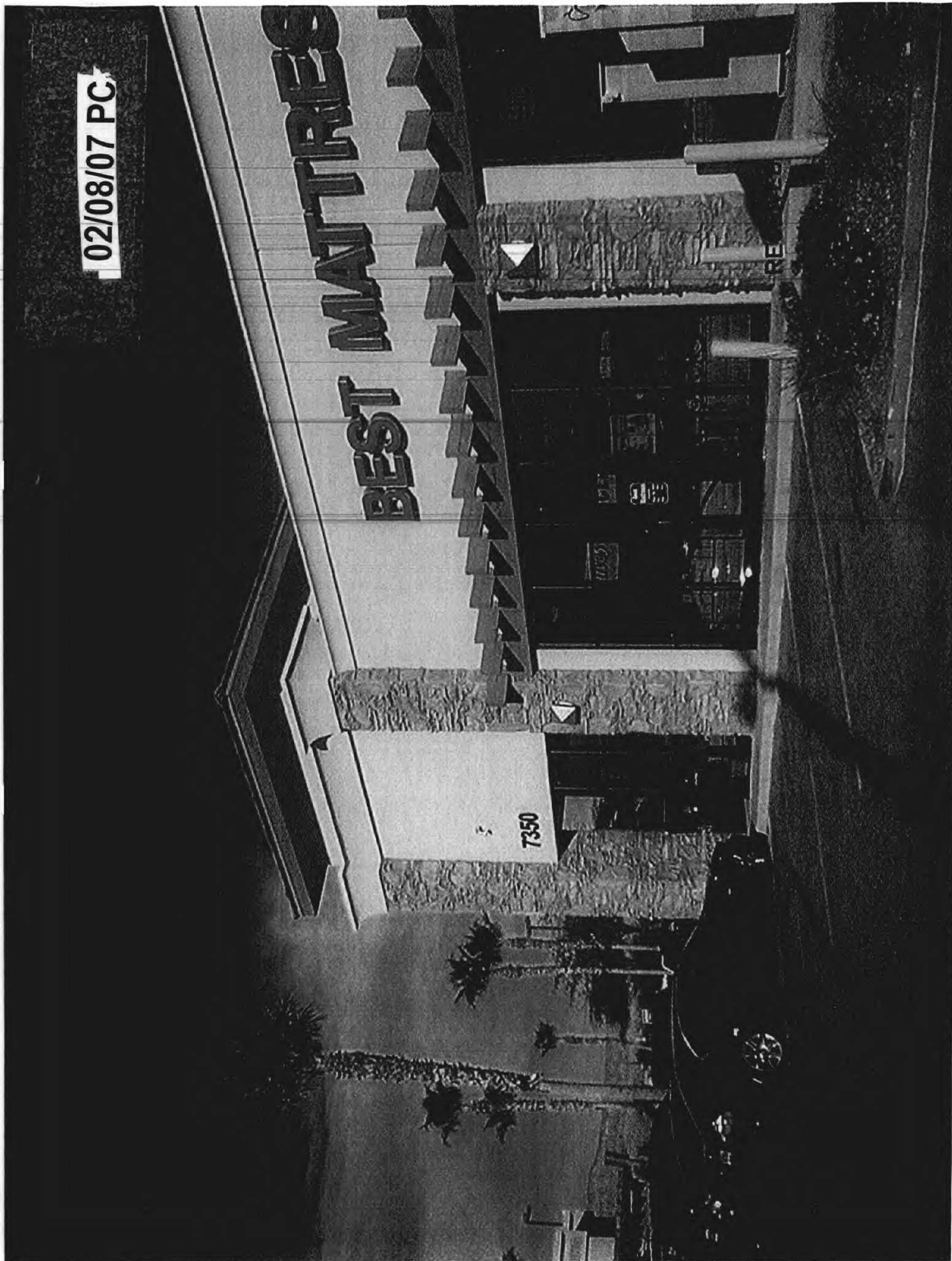
RE/MAX

02/08/07 PC

BEST MATTRES

7350

RE





SUP-18691 - APPLICANT: CHECK CITY - OWNER: FREANEL & SON CHEYENNE, LLC
7350 WEST CHEYENNE AVENUE, SUITE #111 AND #112
FEBRUARY 8, 2007 PLANNING COMMISSION

12/22/06



SUP-18691 - APPLICANT: CHECK CITY - OWNER: FREANEL & SON CHEYENNE, LLC
7350 WEST CHEYENNE AVENUE, SUITE #111 AND #112
FEBRUARY 8, 2007 PLANNING COMMISSION

12/22/06



SUP-18691 - APPLICANT: CHECK CITY - OWNER: FREANEL & SON CHEYENNE, LLC
7350 WEST CHEYENNE AVENUE, SUITE #111 AND #112
FEBRUARY 8, 2007 PLANNING COMMISSION

12/22/06

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

December 19, 2006

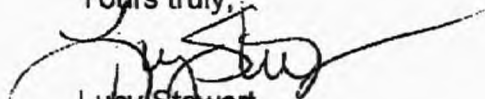
Nathan Goldberg
City of Las Vegas
Planning & Development
739 South Fourth Street
Las Vegas, NV. 89101

RE: APN 138-10-403-031
7350 W. Cheyenne #111 & 112 (revised)

Dear Sir or Madam:

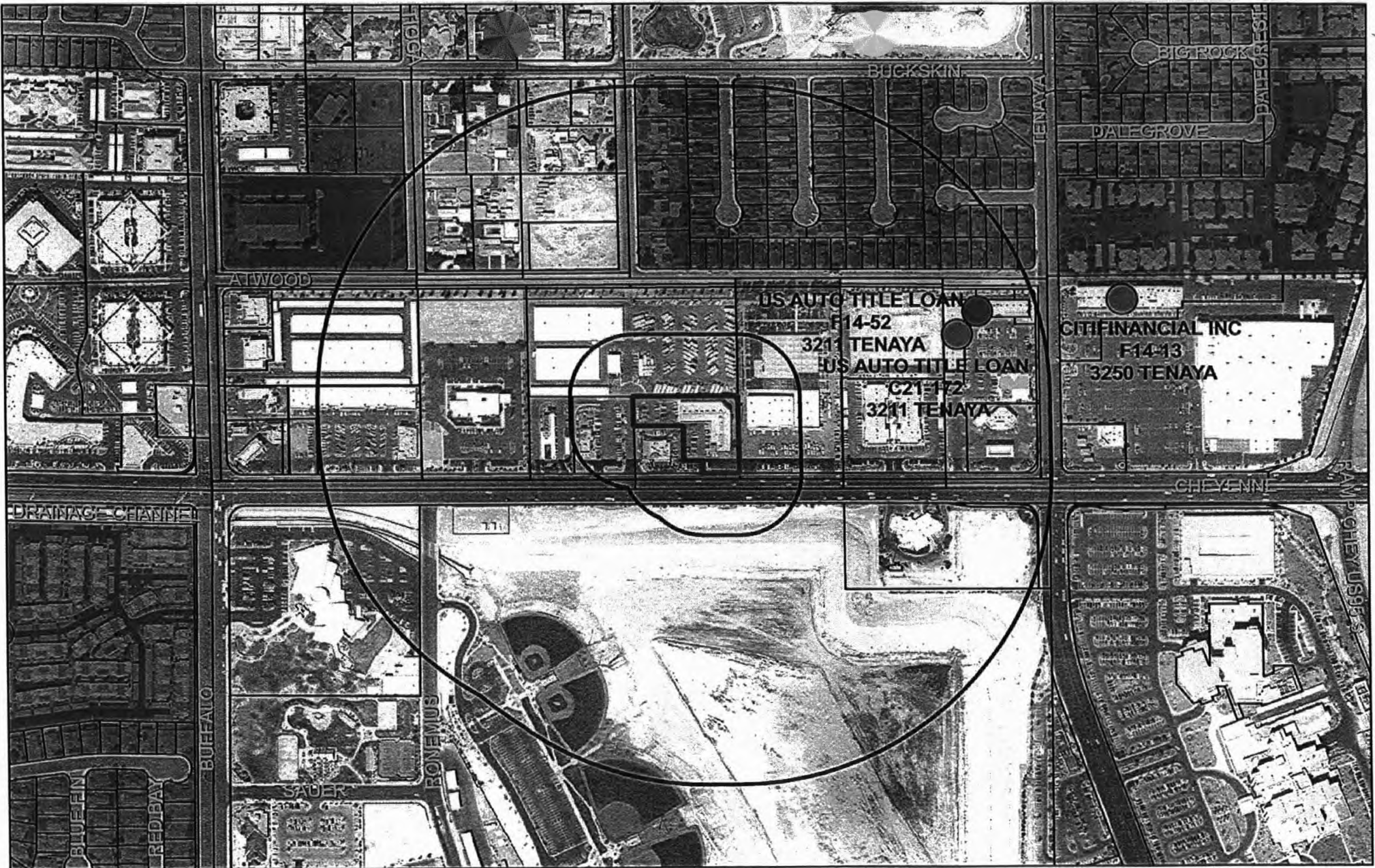
Please accept this letter as our request for a use permit for an auto title loan/financial institution, located at 7350 W. Cheyenne #111 & 112. My client would like to convert an existing building (former mattress store) to a payday loan, check cashing, title loan business. The potential site needs a waiver to the separation requirement from another similar business because it is approximately 890 feet from another similar business. That business is oriented towards Tenaya while this [potential site is oriented to Cheyenne. This site meets the 200 ft requirement for a separation from residential. There is more than adequate parking within the shopping center, and this use will be a welcome addition to the area. Thank you for your consideration in this matter. Please contact me with any questions regarding this matter.

Yours truly,


Lucy Stewart
LAS Consulting, Inc.

RECEIVED
DEC 19 2006

SUP-18691
02/08/07 PC



130

SUP-18691
Financial Institution

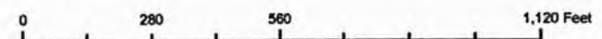
Financial Business Locations

-  Financial Institution, Specified
-  Pawnshops
-  Automobile Title Loan

-  Subject Property
-  Residential Property



Buffer



Date 3/5/07 Item #130

**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**



125 Cassia Way
Henderson, NV 89014
(702) 568-7000
fax (702) 568-7001

January 25, 2007

Douglas J. Rankin, Current Planning Mgr.
Planning and Development Dept.
Current Planning Division
Development Services Center
731 So. Fourth Street
Las Vegas, NV 89101

RE: Special Use Permit Application **SUP-18691**
Planning Meeting: Jan. 25, 2007 6:00pm

Dear Mr. Rankin,

In reference to the above application for a Check City, I would like to state my objection to this type of establishment. I feel that there are enough issues in this vicinity.

Please accept this as my written objection regarding this permit.

Thank you for your time.

Sincerely,

Craig Keough, President
Star Nursery, Inc.

cc: Councilman Larry Brown
City of Las Vegas
City Hall, 10th Floor
400 Stewart Ave.
Las Vegas, NV 89101

ITEM # 18
CASE # SUP-18691
PC MTG 2-8-07

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

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:****SPECIAL USE PERMIT**

SUP-18902 - PUBLIC HEARING - APPLICANT: PAWN PLUS - OWNER: CHRISTENSEN BROTHERS LLC - Request for a Special Use Permit FOR A PAWN SHOP AND A WAIVER TO ALLOW A 685 FOOT SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WHERE A 1,000 FOOT DISTANCE SEPARATION IS REQUIRED at 854 and 856 East Sahara Avenue (APN 162-03-801-108, 162-03-801-109 and 162-03-801-078), C-1 (Limited Commercial) Zone [C (Commercial) General Plan Designation], Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****24****City Council Meeting****200****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, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest letters by H. Rossetti-Busa and Lisa MacGregor
6. Submitted after final agenda – Map, protest petition and protest letters
7. Submitted at meeting – Abeyance request by Attorney Stanley Perry
8. Backup referenced from the 02-08-07 Planning Commission Meeting Item 29

Motion made by GARY REESE to Hold in Abeyance to 4/4/2007

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

LOIS TARKANIAN, 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.

CITY COUNCIL MEETING OF: MARCH 7, 2007

COUNCILMAN REESE read into the record a letter from ATTORNEY STANLEY PERRY requesting an abeyance for 30 days because of a protest petition that was submitted. COUNCILMAN REESE pointed out he always made a policy that he would allow at least one abeyance. MAYOR GOODMAN stated it would be appropriate to give those present the opportunity to give testimony or give them the choice to come back when this item will be considered.

ATTORNEY PERRY explained that a petition with 200 signatures was received. His belief is that most of the residents support this application. He has not had the opportunity to speak with those opposing the application as to their concerns; therefore, a 30-day continuance would be better.

WILLIAM F. NAPPI, owns a business at 810 East Sahara Avenue, stated he supports the City's redevelopment efforts. His concern is what will be sold at the pawn shop, such as firearms or pornography. He would fully support the application if the applicant has in writing that these items will not be sold.

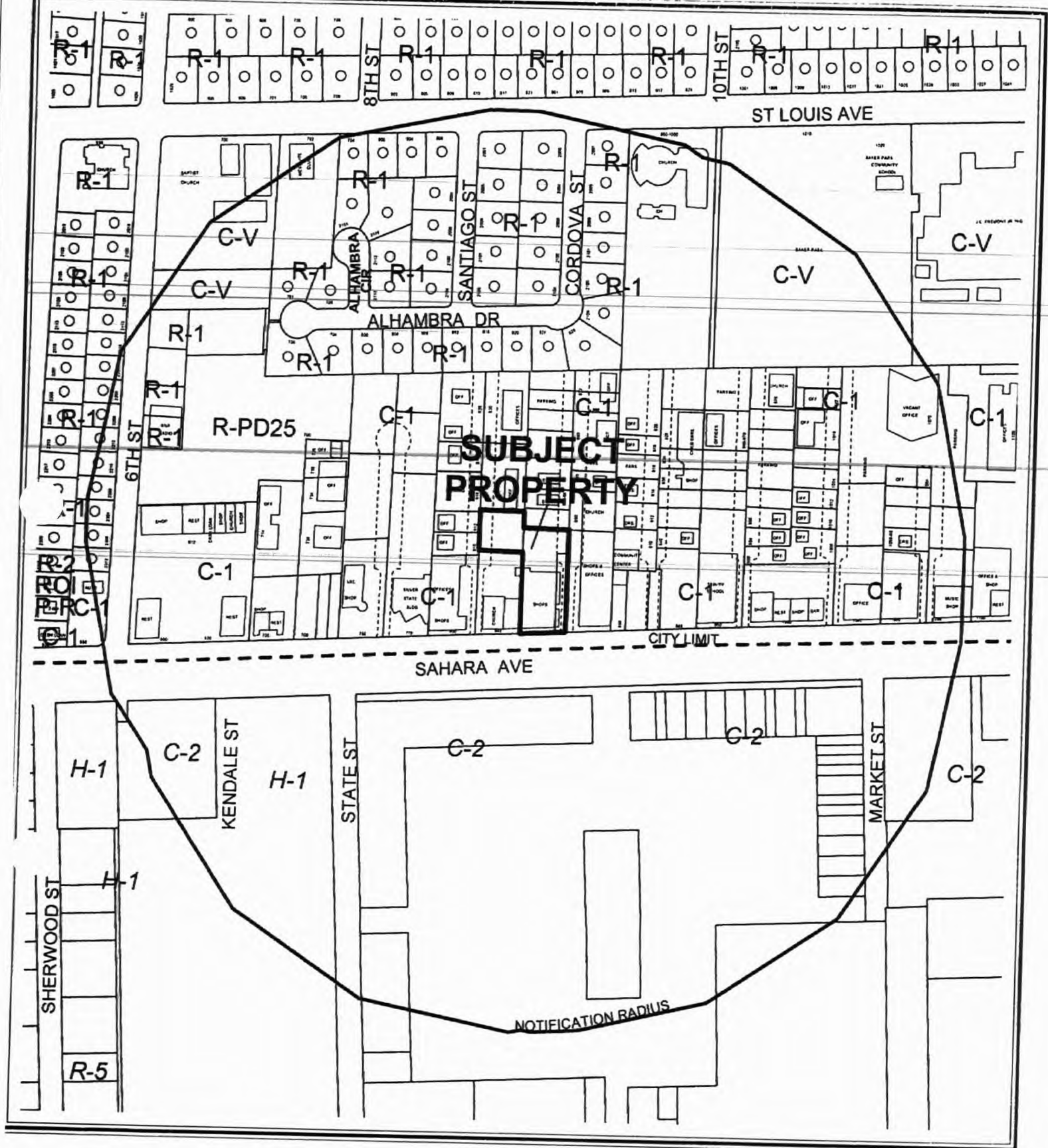
TED RUSSELL, Las Vegas resident, stated there has been due diligence on the applicant's part and supports the application.

AARON MORRIS appeared on behalf of Tower of Jewels and asked for clarification about the abeyance request. MAYOR GOODMAN clarified that if the abeyance is not granted, a full hearing will be held. COUNCILMAN REESE reiterated he always allows at least one abeyance per application; therefore, he granted the request to allow for ATTORNEY PERRY to check the signatures on the petition.

DERALD GRAUBERGER, 1200 Cahlan Drive, Las Vegas resident, is employed by Trinity Christian School, expressed concern because of its vicinity to the proposed project. The petition was signed by parents and church members who feel the pawn shop is not appropriate because of its closeness to the school and church. He requested that the City Council take into consideration what is existing in the surrounding area and deny the application.

COUNCILMAN REESE pointed out that many people who signed the petition do not live in the area but have a vested interest in this neighborhood.

MAYOR GOODMAN declared the Public Hearing closed.



CASE: SUP-18902

RADIUS: 1000 FT

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

0 400 Feet





CASE: **SUP-18902**

RADIUS: 1000 FT

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

0 400 Feet





SUP-18902
Pawnshops

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-18902 - APPLICANT: PAWN PLUS - OWNER:
CHRISTENSEN BROTHERS LLC**

**** CONDITIONS ****

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

Planning and Development

1. This approval shall be void 18 months from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Special Use Permit for an existing Pawn Shop, currently located at 1237 E. Sahara Avenue. The applicant states the Pawn shop is being relocating to 854 and 856 E. Sahara Avenue. The request includes a Waiver of the 1,000-foot distance separation requirement from an existing Financial Institution, Specified, located at 610 East Sahara Avenue.

The applicant seeks to relocate a Pawn Shop to a separate commercial building located on East Sahara Avenue. The subject site does not meet the minimum 1000-foot separation requirement from an existing Financial Institution, Specified, as the subject parcel is 685 feet from a check cashing and title loan business.

The proposed Pawn Shop is to occupy two spaces within an existing building and is replacing another retail business. Built in 1963, the building was constructed in accordance with the parking requirements at that time and is presently considered parking impaired. Parking is not an issue in this instance since the use will still be retail in nature.

An addendum to the Justification letter the applicant adds a request for the Use Permit to be in effect for 18 months from date of approval to allow time for the existing tenant to relocate to a new location.

BACKGROUND INFORMATION

<i>Related Building Permits/Business Licenses</i>	
02/08/07	The Planning Commission voted 6-1/se to recommend APPROVAL (PC Agenda Item #29/lhm).
<i>Pre-Application Meeting</i>	
12/11/06	A pre-application meeting was held to discuss the requirements for a Special Use Permit for a pawn shop at the proposed location. In addition, the applicant was informed that this would require a waiver for the distance separation requirement from an existing Financial Institution, Specified.
<i>Neighborhood Meeting</i>	
N/A	A neighborhood meeting was not required, nor was one held.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	.57

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Retail	C (Commercial)	C-1 (Limited Commercial)
North	Medical Offices	C (Commercial)	C-1 (Limited Commercial)
South	E.Sahara Ave/Clark County	ROW/Clark County	ROW
East	Commercial Retail	C (Commercial)	C-1 (Limited Commercial)
West	Church	C (Commercial)	C-1 (Limited Commercial)

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

A-O Airport Overlay District

The proposed use of a Pawn Shop within an existing retail location will have no impact on the 70-foot height restrict set forth by the Airport Overlay District.

Redevelopment Plan Area

This project is located with the Redevelopment Plan Area. The objective of this plan is to strengthen and diversify the economic base of the Redevelopment area. The proposed Special Use Permit for a Pawn Shop with a waiver of the separation distance from a Financial Institution, Specified does not comply with the diversification of businesses in the Redevelopment Area.

Project of Regional Significance

This is a Project of Regional Significance because the use will be within 500 feet of the boundary between the City of Las Vegas and unincorporated Clark County. A Development Impact Notification Assessment and Project of Regional Significance information were submitted by the applicant and routed by Planning. There has not been any comment received at the time of this report.

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Pawn Shop	8,750 GFA	1/250	35	2	36	2	N
TOTAL (including handicap)	22,000 GFA	1963 Standards	43	2	36	2	N

City records indicate the building was built in 1963, consisting of approximately 22,000 square feet, of which 18,000 is currently being used as office and retail space and the remainder is used for storage. Parking is located on two parcels behind the building and 38 parking spaces (includes 2 Handicap) are provided for tenants and customers. The 1962 City of Las Vegas Zoning Code, Ordinance Number 972, required retail buildings to provide 10 parking spaces for the first 5500 square feet of gross floor area and for each additional 500 square feet or fraction thereof in excess 5500 square feet – one additional space. Current parking standards render the building to be considered parking impaired development. Parking is not an issue in this instance since the proposed use will remain retail in nature and the building area is not being increased.

Per Title 19.10.010 C) Parking-Impaired Development:

"A land use or building which is existing on the effective date of this Title and which complied with the applicable parking standards at the time the use or building was established, but which does not comply with the requirements of this Section, shall not be considered a nonconforming use or non-conforming building; but rather, it shall be considered a parking-impaired development. The following rules shall apply to the remodeling, alteration, expansion or reuse of parking-impaired developments:

(1) Building permits and certificates of occupancy may be issued for remodeling or structural alterations of parking-impaired developments without requiring compliance with this Chapter, provided that such work does not increase the building area or result in a change of use that requires an increase in the number of required parking spaces."

The proposed Financial Institution, Specified does not increase the parking requirement beyond the previous use.

Waivers		
Request	Requirement	Staff Recommendation
To allow zero feet of separation from an established Financial Institution, Specified.	1,000 foot from an existing Financial Institution, Specified.	Denial

ANALYSIS

- Zoning

The existing zoning is C-1 (Limited Commercial). This zoning is appropriate for the General Plan Land Use designation of C (Commercial). The proposed Pawn Shop use is allowed under that designation with approval of a Special Use Permit.

- Use

Pawn Shop is defined as follows:

A facility (other than a bank, saving and loan or mortgage banking company) used for the business of lending money on the security of pledged goods or for the business of the purchase of tangible personal property on the condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.

The use, as proposed by the applicant, meets this definition as outlined in the Code, and is a permitted use in the C-1 (Limited Commercial) Zoning district with a Special Use Permit as sought by this application.

Although there is an established Financial Institution, Specified, within immediate proximity of the proposed Pawn Shop, the applicant notes there appears to be seven (7) Financial Institutions, Specified, located close to the current location of the Pawn Shop. The applicant seeks to highlight the reduction of saturation of these businesses in the proposed location, and the difference in that the majority of the revenue from the pawn operation comes from retail sales, primarily jewelry sales. The applicant has presented photographs of recently opened stores with the application showing a layout much in-line with a jewelry store. However, as the justification letter states that pawn-loans are provided on-site the use must be applied as such. Therefore staff recommends denial.

- Conditions

Pursuant to Title 19.04.050 the following conditions must be met for a Financial :

1. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
2. No outdoor display, sales or storage of any merchandise shall be permitted
3. No pawn shop shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.
4. No pawn shop use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no pawn shop use may be located closer than 1000 feet from any other pawn shop or specified financial institution use. For purposes of this Regulation 4, distances shall be measured in a straight line from property line to property line without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

Because it does not meet the minimum conditions as listed in Title 19.04, the proposed Pawn Shop will be incompatible with the adjacent commercial uses, which is why a Waiver from the separation requirement of 1,000 feet from an established Financial Institution, Specified use is being requested. Therefore, staff recommends denial.

FINDINGS

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

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

In regard to '1':

The proposed Pawn Shop is to be relocated in a building that is 685 feet from an existing Financial Institution. Therefore, the proposed use cannot meet the conditional requirements as set forth by Title 19.04.050. As a result of the failure to meet separation requirements from a Financial Institution, Specified, staff cannot recommend approval for this Special Use Permit

In regard to '2':

The site is physically constrained due to the location of the existing Financial Institution, within the 1000-foot separation requirement from the proposed Pawn.

In regard to '3':

The primary access to the site is served via Sahara Avenue, designated as a (100-foot) Primary Arterial roadway on the Master Plan of Streets and Highways, which will adequately serve the proposed Pawn Shop use.

In regard to '4':

The Special Use Permit for a Pawn Shop requires separation from an established Financial Institution. As the subject site fails to meet this separation requirement, the public welfare protections required in Title 19 would be compromised.

In regard to '5':

The proposed relocation of a Pawn Shop requires separation from an established Financial Institution. As the subject site fails to meet this condition as set forth by Title 19.04.050, it is not in total compliance.

PLANNING COMMISSION ACTION

There were two speakers in opposition at Planning Commission Meeting. The Planning Commission amended condition #1.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

13

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 144 by City Clerk

APPROVALS 0

PROTESTS 0

12/12/2006 16:48 702248906,

PAWN SHOP MGT

PAGE 04



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18902** APN: 162-03-801-108
162-03-801-109
162-03-801-078

Name of Property Owner: W. S. Brown Brothers LLC

Name of Applicant: KRISTO MCALL - Pawn Plus

Name of Representative: BILL CURRAN

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: Paul F. (Wendy)

Print Name: Paul J. Christensen

Subscribed and sworn before me

This 13th day of Dec, 2006

Shari Hight
Notary Public in and for said County and State



12/12/2006 16:48 70224896

PAWN SHOP MGT

PAGE 04



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18902** APN: 162-03-801-108
162-03-801-109
162-03-801-078

Name of Property Owner: JACOBSEN BROTHERS LLC

Name of Applicant: KRISTO MCALL - Pawn Plus

Name of Representative: BILL CURRAN

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: Vern J. Christensen

Subscribed and sworn before me

This 13th day of Dec, 2006

Shari High
Notary Public in and for said County and State



12/12/2006 16:48

70224890.

PAWN SHOP MGT

PAGE 04



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18902**

APN:

162-03-801-108
162-03-801-109
~~162-03-801-078~~

167-03-801-109

162-03-801-078

Name of Property Owner: CHRISTENSEN BROTHERS LLC

Name of Applicant: KRISTY McALL - Pawn Plus

Name of Representative: BILL CURRAN

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

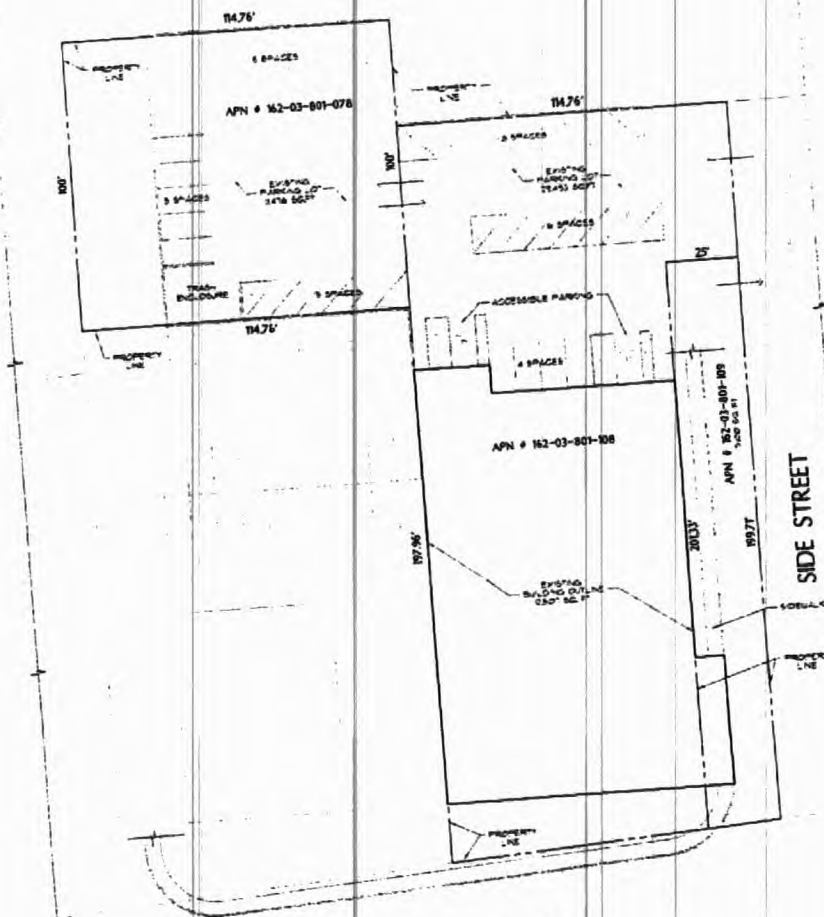
This 13th day of Dec, 2004

Shari H. B.

Notary Public in and for said County and State



BUILDING / PARKING ALLOCATION	
36	UNCOVERED PARKING SPACES
11	ACCESSIBLE PARKING SPACES
NOTE:	
ADDITIONAL PARKING ALONG STREET	
ON EAST SIDE OF BUILDING NOT	
INCLUDED IN COUNT	



SITE PLAN

SUP-18902
02/08/07 PC

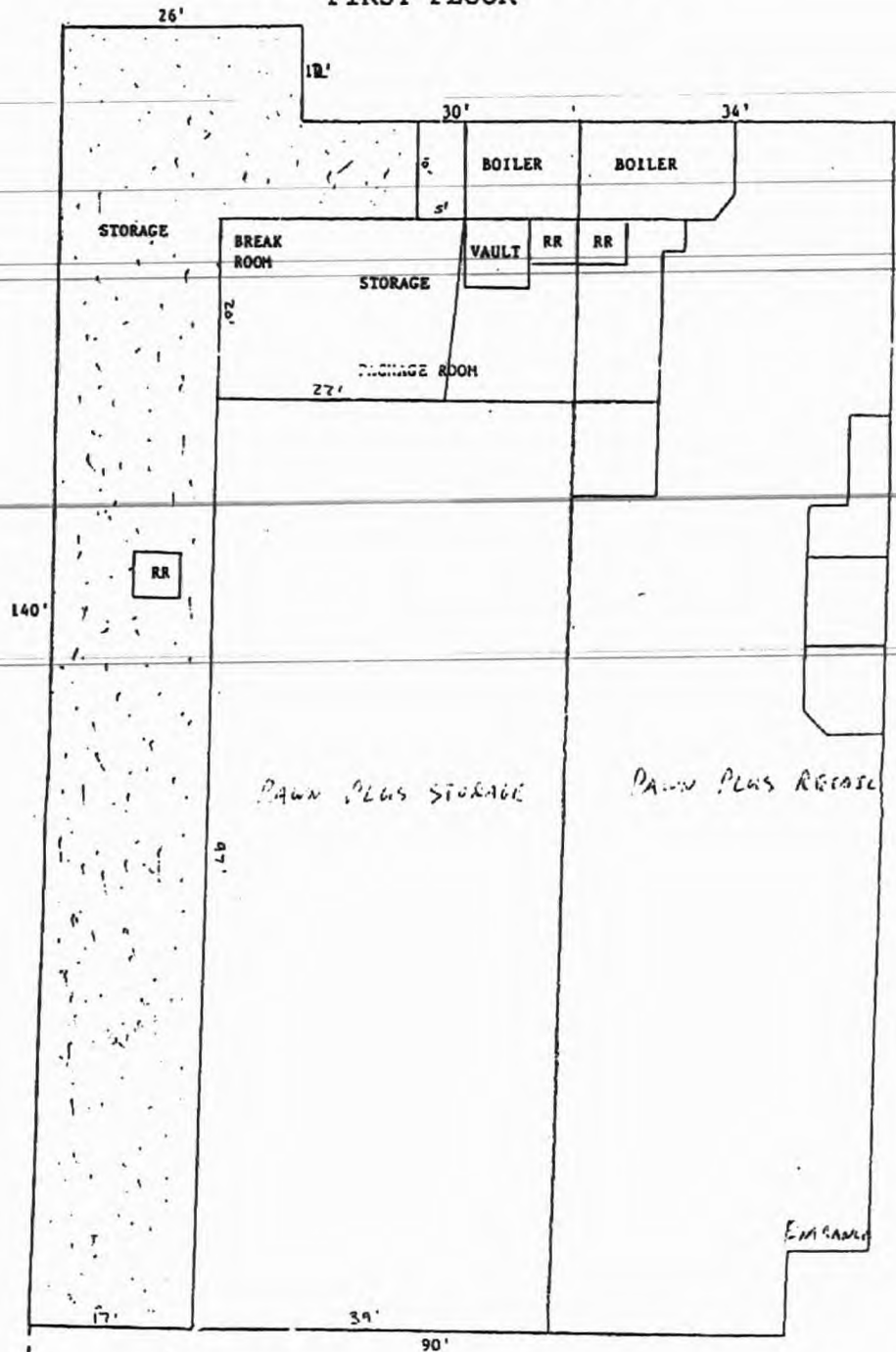
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DEC 21 2006

12.20.06

856 E. SAHARA AVE.

FIGURE 10

DIAGRAM OF SUBJECT PROPERTY
FIRST FLOOR



Down Stairs

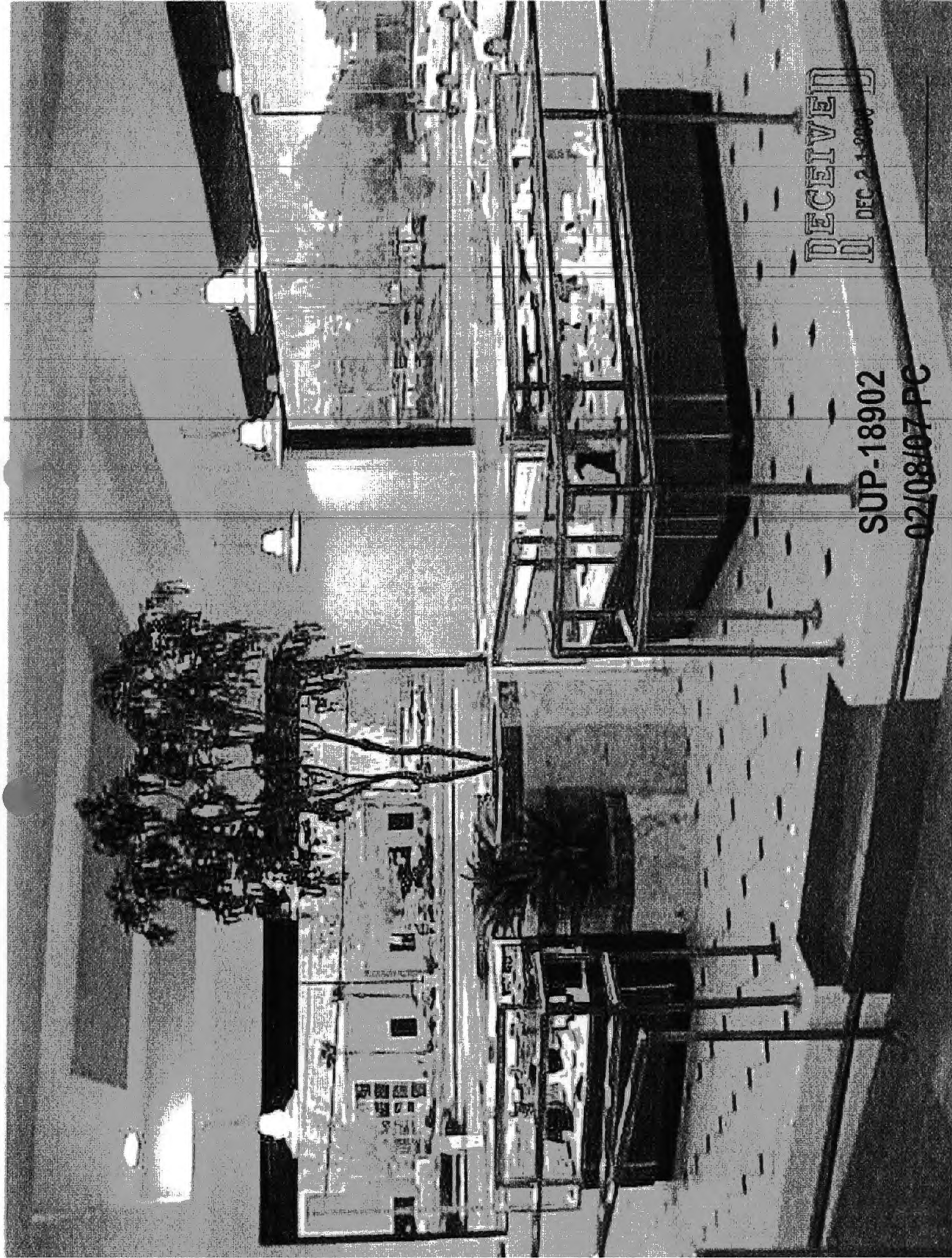
Empty 4268 sq approx.

Leased but available 2690 sq approx.

SHELLI L. LOWE & ASSOCIATES

SUP-18902
02/08/07 PC

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DEC 21 2006



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DEC 21 1990

SUP-18902
02/08/97 PC



SUP-18902 - APPLICANT: PAWN PLUS - OWNER: CHRISTENSEN BROTHERS LLC
854 AND 856 EAST SAHARA AVENUE
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



SUP-18902 - APPLICANT: PAWN PLUS - OWNER: CHRISTENSEN BROTHERS LLC
854 AND 856 EAST SAHARA AVENUE
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



SUP-18902 - APPLICANT: PAWN PLUS - OWNER: CHRISTENSEN BROTHERS LLC
854 AND 856 EAST SAHARA AVENUE
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



SUP-18902 - APPLICANT: PAWN PLUS - OWNER: CHRISTENSEN BROTHERS LLC
854 AND 856 EAST SAHARA AVENUE
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07

December 1, 2006

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

RE: Justification Letter for a Special Use Permit for APN: 162-03-801-108

We are requesting a SUP for the relocation of an existing pawnshop currently located at 1237 East Sahara Avenue to 856 and 854 E. Sahara Avenue. This new location is a nicer building conducive to higher end jewelry sales and will provide us with much needed additional space.

We identified one other financial institution, a check cashing business, within 1000 feet of the proposed location. We realize staff's recommendation for approval will require applying the waiver option to the separation requirement from other finance businesses. We believe the factors associated with this request provide ample justification and the type of scenario intended for applying the waiver of the separation requirement.

Within 1000 feet of the existing location at 1237 E. Sahara (corner of Sahara and Maryland Parkway) there appears to be seven (7) financial institutions. The proposed location currently only has the one financial institution within the 1000 foot radius. The reduction in saturation of these businesses which the law was aimed to accomplish will be achieved with the approval of our request. In addition, it is important to consider that this is not a new location but simply moving an existing location.

It is very rare, if not impossible, to find a commercially zoned location with enough vacant space for a pawn store with a retail emphasis business model that is not within 1000 feet of a financial institution.

While pawnshops are grouped in with the finance businesses it needs to be understood that our business is quite different from the check cashing business that is within 1000 feet of this parcel. A majority of the revenue from our pawn business comes from retail sales, primarily jewelry sales. Unlike payday loan/check cashing businesses, our pawn loan product is regulated by state statutes as far as the allowable interest rate charged. The payday loan/check cashing business does not have caps on its fees or interest rates charged to customers. In addition, our pawn stores offer below retail prices for merchandise that always come with a warranty.

We are enclosing pictures of the interior of our recently opened stores to help clarify that our pawn stores are very different from the other businesses grouped under finance businesses. Our pawn stores are not only different due to the regulated interest rate and

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SUP-18902
02/08/07 PC

retail sales making up a majority of the revenue but also in the appearance and space requirements.

When we participated in the passing of the waiver ordinance and agreed to the inclusion of pawnshops among finance businesses in any separation requirements it was with the understanding that the waiver option would be available and applied when appropriate. It is situations like this where the waiver would be very appropriately applied.

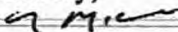
Our store hours are 9:00 a.m. to 7:00 p.m. Monday through Saturday and 10:00 a.m. to 5:00 p.m. on Sunday.

It would create a significant hardship on our organization if we are not able to obtain approval for the relocation of an existing store.

The building was built in compliance with the parking code at the time of construction.

If you have any questions the best way to contact me is on my cellular phone, 497-1226.

Sincerely,



Craig McCall

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SUP-18902
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Pawn
Place

Pawn
Plus

ASAP
Pawn

USA
Pawn
& JEWELRY COMPANY

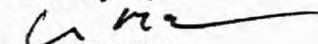
December 26, 2006

Planning and Development Department
City of Las Vegas
731 North Fourth Street
Las Vegas, NV 89101

RE: Addendum to Justification Letter for SUP-18902, Project Address 856 & 854 E.
Sahara Avenue

In our justification letter submitted on 12/21/2006 as part of our application we meant to request the time period for putting the pawn shop use permit into effect be 18 months from date of approval. This time period is necessary for the existing tenant to complete the construction and relocate to their new location.

Thank you,


Craig McCall

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DEC 26 2006

SUP-18902
02/08/07 PC

Heulwen Rossetti-Busa
2305 Cochran Street
Las Vegas NV 89104
702 734 0905

February 27, 2007

City Council Meeting
Fax Number 702 382 4803

PERMIT NUMBER # SUP18902

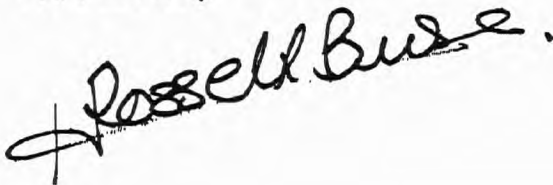
RE:- PAWN SHOP
856 E SAHARA AVE. # 201
LAS VEGAS NV 89104

To Whom it May Concern

I would like strongly object to the above premises being used for a Pawn Shop.

These premises are far too close to a preschool; an elementary school; a middle school and a high school. As I have children in two of the above mentioned schools, I feel justified in my objection.

Yours sincerely



HEULWEN ROSSETTI-BUSA (MRS)

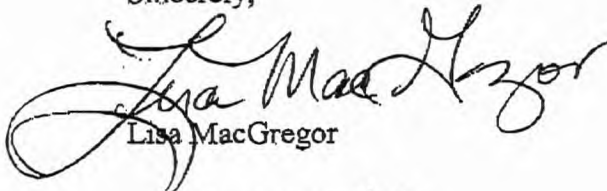
Protest

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CITY CLERK
2007 FEB 26 P 12:45

To: Councilman Reese
FAX # 382-4803

This is to inform you that as a resident of 1815 south 6th street I am totally **against** the approval of a Pawn Shop at 856 E. Sahara Permit # 18902.

Sincerely,



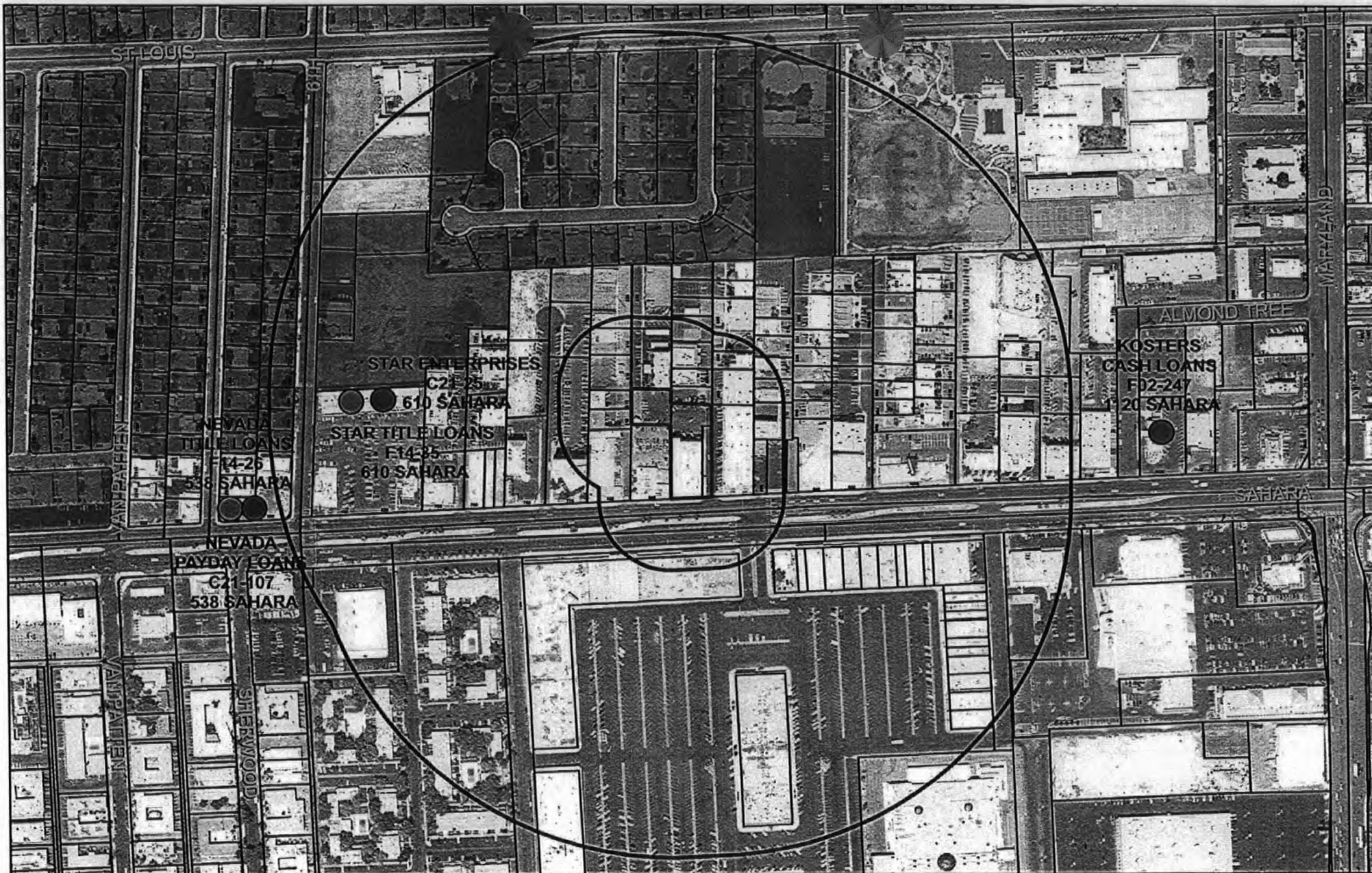
Lisa MacGregor

022707

2007 FEB 27 A 8:55

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CITY CLERK

Protest



SUP-18902
Pawnshops

Financial Business Locations

- Financial Institution, Specified
- Pawnshops
- Automobile Title Loan

- Subject Property
- Residential Property



Obtained after initial review

Date 3/5/07 Item # 131

The undersigned are Trinity Christian School families and Trinity Life Center Church members.

The undersigned business owners, neighbors, and concerned citizens would like to state their **opposition** to the application number SUP 18902 (applicant Pawn Plus) for a pawn shop located at 854 and 856 E. Sahara.

Protest

This application is asking for a distance waiver of 685 feet, where a 1,000 foot distance is required. We would ask that this waiver not be granted, and the application denied.

In addition, this use is not compatible with the surrounding property uses and is not in the spirit of redevelopment and improvement in the busy E. Sahara corridor.

	Name	Phone No.	Address	Signature
1.	Maria Sara Cochrane	645-0533	4950 Mar Con Dr.	Maria Sara Cochrane
2.	Susan Scheubel	646-3344	7620 Torta Bay	Susan Scheubel
3.	HLISON Seitzer	889-8618	3031 Mann	HLISON Seitzer
4.	Wesley Hanks	893 6847	2034 Ottawa	Wesley Hanks
5.	Robert Seitzer	889-8618	3031 Mann St.	Robert Seitzer
6.	Gerald E. Anderson	736-4703	254 W ⁸⁹⁰¹² Nerney Dr	Gerald E. Anderson
7.	Kathy Henningsen	873-5166	1914 Capetown St.	Kathy Henningsen
8.	SHIRLEY BRAY	734-1321	978 E. SAHARA #204	Shirley Bray
9.	Sherry Roberts	641-6019	1416 Key Lime St	Sherry Roberts
10.	Jo Ann Abajon	558-5140	4 Sardana Crt	Jo Ann Abajon
11.	Louise Gregus	505-1747	3651 Beacon Pk	Louise Gregus
12.	Deborah Joseph	437-1339	589 River Bend	Deborah Joseph
13.	Antwene Kelly	234-4226	1212 Toledo St.	Antwene Kelly
14.	JON SASSE	647-4555	6809 ADAMS CT.	Jon Sasse
15.	R. BAMBURY	286-5610	1655 E. SAHARA	R. BAMBURY
16.	LYLE YENGLIN	263-4799	7582 COYOTE CANY	Lyle Yenclin
17.	VICTOR R. JOHANSON	263-6773	255 BORESTO DR. HEN	Victor R. Johanson
18.	Mary Agan	456-5206	3721 E. Hacienda	Mary Agan
19.	Jacob Widern	285-9248	2100 turquoise Rd	Jacob Widern
20.	Noah Widern	"	"	Noah Widern
21.	Rick Sasse	658-6048	3486 GOWAN	Rick Sasse
22.	Debra Brunner	702-207-9181	PO BOX 12606 Las Vegas, NV 89112	Debra Brunner
23.	Angela Brunner	757-2555	3030 McLeod Dr. #121	Angela Brunner
24.	Chris Janich	609-0841	3950 Mt Vista #116 Las Vegas	Chris Janich
25.	Edith Johnson	307-9881	3309 DUNE DRIVE	Edith Johnson

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CITY CLERK
4/13/07

The undersigned are. Primity Christian School families and Primity Life Center members.

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	Name	Phone No.	Address	Signature
1.	SONNY CISNECOS	871-7785	3095 Westside Rd.	Sonny
2.	Larina Granberger	876-0760	1200 Canlan Dr LV 89102	Larina Granberger
3.	Erola Thomas	647-0841	1613 Blanco Dr 89031	Erola Thomas
4.	Barbara J. Anderson	736-4703	254 McVerney Dr Henderson 89012	Barbara J. Anderson
5.	Bernice J. Cotton	363-4584	8237 Abercrombie way	Bernice J. Cotton
6.	Alfred M. Cotton	363-4584	8237 Abercrombie way	Alfred M. Cotton
7.	Stella Angelara	725-5074	528 Bridgeport Dr 89121	Stella
8.	Juan de Luca	737-0074	939 E. Alameda St 89104	Juan de Luca
9.	Malene Carey	641-4520	2179 14th St 89102	Malene Carey
10.	Karen M. Atkins	656-2656	4515 (near Bonita) Las Vegas NV 89103	Karen M. Atkins
11.	Cindy Mc Keller	655-8316	1712 Adra Ct. 89102	Cindy McKel
12.	Janet Allen	878-7143	8513 Starstruck	Janet Allen
13.	Nancy D Figueroa	753-1553	5870 Auckland Dr 89119	Nancy D Figueroa
14.	Loren Randall	953-2224	5008 Vista del Rancho	Loren Randall
15.	Wendy Fairney	265-0782	1525 E Fremont E-249	Wendy Fairney
16.	Franklin Davis	449-8491	8556 Amber St	Franklin Davis
17.	Oswaldo Villate	737-5976	4223 Chatham #3	Oswaldo Villate
18.	Beverly Martinez	557-7711	4944 Miners Ridge 89122	B. Martinez
19.	Adelaida C. Ortega	982-1316	9977 New Port Cove 89104	A.C. Ortega
20.	Gordon Gust	384-2211	800 So. 4th St	Gordon Gust
21.	Cathy Dykema	451-2469	344 Humboldt rd 89104	Cathy Dykema
22.	Ronaldine	645-0337	562 2nd St 89104	Ronaldine
23.	Anthony Mosley	646-3796	8845 Fairhaven St.	Anthony Mosley
24.	Dolores Espinoza	020	1635 E. Sahara	Dolores Espinoza
25.	KATHLEEN WARRIMU	562-9221	2599 Vanhill St #231	Kathleen Warrimu
26.	DEBORAH LEE	431-0139	5768 Sandtrap Ct Las Vegas 89131	Deborah Lee
27.	PAT CLARK	649-5100	2905 JANSEN AVE LV NV 89142 LV 89101-1656	Pat Clark

The undersigned are Trinity Christian School families and Trinity Life Center members

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In addition, this use is not compatible with the surrounding property uses and is not the spirit of redevelopment and improvement in the busy E. Sahara corridor.

	Name	Phone No.	Address #105	Signature
1.	Shirley Ann Lewis	733-1502	978 E. Sahara	Shirley Ann Lewis
2.	FRANK Correa	862-4110	978 E Sahara	Frank B. Correa
3.	Hanora Correa	862-4110	978 E Sahara	Hanora Correa
4.	Marisol Drack	280-0560	5337 Smoke Ranch Dr	Marisol B. Drack
5.	Gretchen Payne	870-5994	300 N. Torrey Pines	Gretchen Payne
6.	BLIND SANCHEZ	646-2344	7620 Torrey Pines	Blind Sanchez
7.	EDIE FEEB	456-0156	3811 Oakleaf	Edie Feeb
8.	John Fahrney	496-9040	John Fahrney	John Fahrney
9.	Victoria Alvarez	461-6560	3336 Steppes St	Victoria Alvarez
10.	Alth Cisner	368-6768		Alth Cisner
11.	May Cisner	11 11		May Cisner
12.	Jim Muley	345-6163	7245 N. Monte Cristo	Jim Muley
13.	Pam Green	271-6110	1404 Pathfinder	Pam Green
14.	Joshua Gust	338-5674	7630 Torrey Pines	Joshua Gust
15.	Grey Jones	338-6174	2309 Dune Drive	Grey Jones
16.	Clinton Wright	647-1239	4612 Spider Ct.	Clinton Wright
17.	Diane Blanchard	431-3727	5224 Renault Ave	Diane Blanchard
18.	David G. Roe	384-3038	1410 S. 8th	David G. Roe
19.	Mary E. Roe	384-3038	1410 S. 8th	Mary E. Roe
20.	Risa Ames	641-1192	2110 Falling Rain Dr	Risa Ames
21.	Ken Wilson	250-2637	7050 Homewood Dr.	Ken Wilson
22.	Timothy Winkler	241-1533	31941 Poplar Cir	Timothy Winkler
23.	Warren Winkler	682-1034	31941 Poplar Cir	Warren Winkler
24.	Sam Howard	276-1777	1505 W. Howard	Sam Howard
25.	Kirk Williams	433-4138	2852 Persico Ln.	Kirk Williams

Pat Post 432-4816 915 E Sahara #105 Pat Post

2007 MAR -5

NEUTRAL CITY CLERK

The undersigned business owners, neighbors, and concerned citizens would like to state their **opposition** to the application number SUP 18902 (applicant Pawn Plus) for a pawn shop located at 854 and 856 E. Sahara.

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	Name	Phone No.	Address	Signature
1.	Pamela Johnson	734-0562	950 E. St. Louis	Pamela Johnson
2.	Dannis Gonsa	734-0562	950 E. St. Louis	Dannis Gonsa
3.	Diane Wilson	734-0562	950 E. St. Louis	Diane Wilson
4.	Amber Creel	734-0562	950 E. St. Louis	Amber Creel
5.	Suzette Love	734-0562	950 E. St. Louis	Suzette Love
6.	Greg Harton	734-0562	950 E. St. Louis	Greg Harton
7.	Cynthia Dick	734-0562	950 E. St. Louis	Cynthia Dick
8.	Violet Williams	734-0562	950 E. St. Louis	Violet Williams
9.	Brandie Watson	734-0562	950 E. St. Louis	Brandie Watson
10.	William Avery	369 2677	713 E Sahara	William Avery
11.	Nicole Love	(702) 413 0562	950 E St Louis	Nicole Love
12.	Nicole Love	734-0562	950 E. St. Louis	N. Love
13.	Brendyl Lee	734-0562	950 E. St. Louis	Brendyl Lee
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	Name	Phone No.	Address	Signature
1.	Thomas Nicholas	813-5462	1300 Emeraldwood Ct	<i>[Signature]</i>
2.	Derald Graubeger	876-0760	1200 Cahlan Dr.	<i>Derald Graubeger</i>
3.	Shanda Macaulay	335-3318	8025 W. Russell Rd.	<i>Shanda Macaulay</i>
4.	Laure Montanini	545-0217	1898 Kussman	<i>Laure Montanini</i>
5.	Kathleen Cooper	456-8688	3583 Haverford	<i>Kathleen Cooper</i>
6.	Anthony Cooper	575-3272	3583 HAVERFORD	<i>[Signature]</i>
7.	Alease Youngs	927-4842	11615 STIVALI ST.	<i>Alease Youngs</i>
8.	LaTrances Dancy	896-3798	PO Box 95531 LV/NV	<i>LaTrances Dancy</i>
9.	Charnette Baker	614-7720	7 HOLLY TREE CT	<i>Mrs. C Baker</i>
10.	Lavina J. Graubeger	876-0760	1200 Cahlan	<i>Lavina Graubeger</i>
11.	Demetrius Harrick	274-8444	827 B. J. Jr	<i>[Signature]</i>
12.	Warren E. Rely	450-3647	1493 Cepistrad	<i>Warren E. Rely</i>
13.	Stacey Mansfield	518-2012	1050 E. Cactus Ave #2113	<i>Stacey Mansfield</i>
14.	Carolina Huey	808-5179	9349 Grayduck Ct	<i>Carolina Huey</i>
15.	DEAN SANNER	641-7493	6329 Lorraine ST.	<i>Dean Sanner</i>
16.	Jae Young	450-5485	311 Perry Ellis Dr	<i>Jae Young</i>
17.	Joanne Poe	324-2602	1320 Oversea Way	<i>Joanne Poe</i>
18.	Thurman Warrick	808-5550	3800 Manning Ct	<i>Thurman Warrick</i>
19.	Gail J. Anderson	255-8730	821 Majestic Rock Cir. L.V. 89128	<i>Gail Anderson</i>
20.	Chuck Newwoner	334-4663	5880 Boulder Falls #2053 Henderson NV 89011	<i>[Signature]</i>
21.	Brenta Stepha	499-9707	4916 Royal Lake	<i>Brenta Stepha</i>
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Trinity High School
Gerald Grauburger

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	Name	Phone No.	Address	Signature
1.	BABE MONCANTI	222-1925	886 E SAHARA	Babe Moncanti
2.	Rick Law	401-8601	886 E Sahara	Rick Law
3.	Sandra Neigh	733-7889	872 E Sahara Ave	Sandra Neigh
4.	DENNIS CAROSELL	732-7808	800 E SAHARA AVE	Dennis Carosell
5.	WAYNE CARVER	" "	" "	Wayne Carver
6.	FLYNN THEDSARD	202-369-6086	1140 E. SHARA	Flynn Thedsard
7.	Steve Ellison	702-232-1858	1140 E Sahara	Steve Ellison
8.	Tom Link	702-431-1353	1142 E Sahara	Tom Link
9.	Paul Rogers	6732-4302	1100 E. Sahara #106	Paul Rogers
10.	Rebecca Galindo	816-3831	2935 S. Torrey Pines	Rebecca Galindo
11.	ROGER BREWER	647-4779	1100 E. Sahara Ave	Roger Brewer
12.	Melinda Reyes	645-6554	1100 E. Sahara Ave	Melinda Reyes
13.	Suzanne Rael	655-5628	1120 Almond Tree Ln ^{#201}	Suzanne Rael
14.	Nicole Vawter	824-0334	1120 Almond Tree Ln ^{#201}	Nicole Vawter
15.	PAUL S. HAM	553-7201		Paul S
16.	Sandra V Brui	406-4201	2681 VEGAS VALLEY DR	Sandra V Brui
17.	BONNIE LEE	477-7030	912 SAHARA AVE	Bonnie Lee
18.	Metonnen Fefem	327-3770	920 E. SAHARA	Metonnen Fefem
19.	ROSE Sherbondy	650-3019	918 E Sahara	Rose Sherbondy
20.	Jennifer Negrones	375-6401	918 E. Sahara	Jennifer Negrones
21.		:		
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	Name	Phone No.	Address	Signature
1.	Andres Aricuy	731 5584	610 E. Sahara Ave. #8	[Signature]
2.	Clifton Marwin	734 2349	610 E Sahara #15	[Signature]
3.	Rafael Lopez	734 8897	610 E Sahara #5	[Signature]
4.	Mark Sartin	633 7264	2100 S Maryland Ave	[Signature]
5.	Ernie Quino	340-3823	1215 E. SAHARA	[Signature]
6.	VILMA GUAD	650-7608	1215 E. SAHARA	[Signature]
7.	[Signature]	827-6888	1225 E. SAHARA	[Signature]
8.	Smitha Tammal	682-2705	7194 Dowdall	[Signature]
9.	Ives Godinez	699-9500	1231 E Sahara	[Signature]
10.	Virginia Acoba	369-1577	1233 E Sahara	[Signature]
11.	Andrea Morales	737 1965	2660 E Sahara Maryland	[Signature]
12.	Leonel Chavarria	281 0138	266 S. Maryland Ave	[Signature]
13.	[Signature]	734 2488	2660 S. Maryland	[Signature]
14.	[Signature]	796 787	2660 S.M. Hwy.	[Signature]
15.	Heather Bailey	732 8612	2650 Maryland Hwy	[Signature]
16.	Elicia Ungaro	732 8612	2650 S. Maryland	[Signature]
17.	Marlene body	732-0360	1405 Vegas Valley	[Signature]
18.	TRACY GONZA	732-8612	2650 S Maryland	[Signature]
19.	Theresa [Signature]	733-2727	2650 S MARYLAND	[Signature]
20.	Greg Nowatzki	733-2727	2650 S Maryland #A4	[Signature]
21.	Nirco Davis	733-2727	2650 S Maryland #A4	[Signature]
22.	Tracee Gress	733-2727	2650 S Maryland #A4	[Signature]
23.	MARIA Medina	735-000	2650 S. Maryland #H2	[Signature]
24.	Janet [Signature]	414-3910	2650 S Maryland	[Signature]
25.	Mayra Moran	373 3728	2650 S. Maryland	[Signature]

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CITY CLERK

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	Name	Phone No.	Address	Signature
1.	Steven Burke	735-0000	2650 S Maryland Hwy	[Signature]
2.	Ross Cruz	670-1108	20 - A1	[Signature]
3.	ORALDO GONZALEZ	650-5508	20 - A1	[Signature]
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2007 MAR - 5 PM 12:51

RECEIVED
CITY CLERK

The undersigned business owners, neighbors, and concerned citizens would like to state their **opposition** to the application number SUP 18902 (applicant Pawn Plus) for a pawn shop located at 854 and 856 E. Sahara.

This application is asking for a distance waiver of 685 feet, where a 1,000 foot distance is required. We would ask that this waiver not be granted, and the application denied.

In addition, this use is not compatible with the surrounding property uses and is not in the spirit of redevelopment and improvement in the busy E. Sahara corridor.

	Name	Phone No.	Address	Signature
1.	Dick Taggart	893-2600	1120 Pinehurst	[Signature]
2.	Ron Hansen	896-5802	1066 Lucas Ave	[Signature]
3.	Nate Hansen	881-9677	1045 18th Ave	[Signature]
4.	Judy Taggart	893-2600	1120 Pinehurst	[Signature]
5.	[Signature]	796-5195	3196 Bell Air	[Signature]
6.	[Signature]	219-6244	1118 Tam O Shanter	[Signature]
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RECEIVED
CITY CLERK
2007 MAR -5 P 12:51

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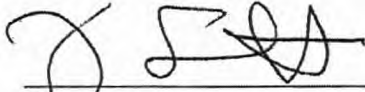
This application is asking for a distance waiver of 685 feet, where a 1,000 foot distance is required. We would ask that this waiver not be granted, and the application denied.

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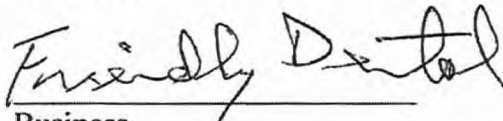
	Name	Phone No.	Address	Signature
1.	Rob Ragsdale	518 424-1378	953 E. SAHARA B-26	Rob Ragsdale
2.	CANDICE Nichols	460-7421	953 E. SAHARA B31	Candice Nichols
3.	GARY HORTON	401-1080	953 E. SAHARA	Gary Horton
4.	Matthew Dora	519-9810	953 E. Sahara	Matthew Dora
5.	Ray Smith	521-0440	2300 Clifford Ave #164	Ray Smith
6.	Jose Guzman	374-2615	953 E Sahara B31	Jose Guzman
7.	MARTIN GARD, JR	813-2533	953 E. SAHARA #102	Martin Gard, Jr
8.	Randy Langc	360-0980	953 E. Sahara #101	Randy Langc
9.	Michael Morse	328-3896	953 E. 16 Sahara Ave	Michael Morse
10.	THOMAS E. CONROY III	731-4287	953-35 E. Sahara AVE #101	Thomas E. Conroy III
11.	Paula Sadler	792-6245	953 E. Sahara	Paula J. Sadler
12.	Thomas C. Wilson	743-7039	953 E. Sahara B31	Thomas C. Wilson
13.	Joshua Montgomery	401-1795	953 E. Sahara B31	Joshua Montgomery
14.	Daniel Del Rossi	735-0186	953 E. Sahara B71	Daniel Del Rossi
15.	Chung H. Park	891-8444	953 E. Sahara A22	Chung H. Park
16.	Jung Keun Yi	794-0870	953 E Sahara A3	Jung Keun Yi
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RECEIVED
CITY CLERK
2007 MAR -5 P 12:51

I have discussed with Craig McCall the proposed relocation of Pawn Plus and Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.


Signature

3-1-07
Date

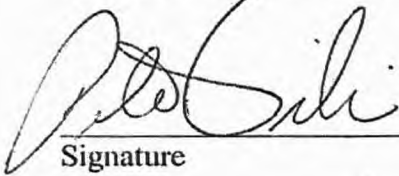

Business

914 E. SAHARA AVE

Submitted after final review

Date 03-06-07 Item # 131

I have discussed with Craig McCall the proposed relocation of Pawn Plus and Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.

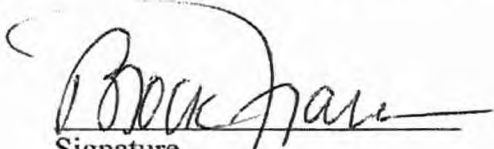

Signature

3-1-07
Date

Trimboli Ins Agency
Business

990 E. SAHARA AVE.

I have discussed with Craig McCall the proposed relocation of Pawn Plus and Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.


Signature

3-1-07
Date

ACCOUNTANT & COPY
Business

936 E. SAHARA

I have discussed with Craig McCall the proposed relocation of Pawn Plus & Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.

Clair Evers

Signature

2-23-07

Date

Dee-Lee Inc

Business

FRANCHISE FOR MARTI CALENDARS

600 E. SAHARA AVE

I have discussed with Craig McCall the proposed relocation of Pawn Plus & Jewelry to 854 & 856 E. Sahara Avenue. ~~I am not opposed to this project.~~

I Don't really care either way.

Pho Santos

Signature

2/23/07

Date

The Male Bag Vegas

Business

mens retail

610 E. SAHARA

I have discussed with Craig McCall the proposed relocation of Pawn Plus & Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.


Signature

2/23/07
Date

George R Carter + Assoc.
Business

812 E. SAHARA

I have discussed with Craig McCall the proposed relocation of Pawn Plus & Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.

Will F. Napp
Signature

2/23/07
Date

Get Tanned / Supply
Business

AI Supply

810 E. SAHARA

I have discussed with Craig McCall the proposed relocation of Pawn Plus & Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.

Holly Moore
Signature

2/23/07
Date

Devil's playground
Business

810 E SAHARA

I have discussed with Craig McCall the proposed pawn store use at 854 & 856 E. Sahara Avenue. I am not opposed to this project


Signature

2/22/07
Date

Statewide Lightins
Business

800 E. SAHARA

I have discussed with Craig McCall the proposed relocation of Pawn Plus and Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.


Signature

3-07-07
Date

Anderson Computer Systems, LLC
Business

854 E. SAHARA

I have discussed with Craig McCall the proposed pawn store use at 854 & 856 E. Sahara Avenue. I am not opposed to this project

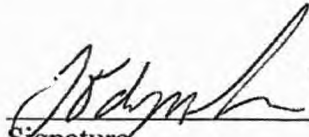
David S. Diptin
Signature

2/28/07
Date

All Around Video
Business

886 E. SAHARA AVE

I have discussed with Craig McCall the proposed relocation of Pawn Plus and Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.


Signature

03/01/07
Date

Clinical Research Center of Nevada.
Business

1012 E. SAHARA AVE

I have discussed with Craig McCall the proposed relocation of Pawn Plus and Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.

Vincent L. Schmidt
Signature

3-1-07
Date

Private School
Business

1018 E. SAHARA AVE

I have discussed with Craig McCall the proposed relocation of Pawn Plus and Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.


Signature

3-1-07
Date

LIFE LIKE HAIR CENTER

Business

1010 E. SAHARA AVE

I have discussed with Craig McCall the proposed relocation of Pawn Plus & Jewelry to 854 & 856 E. Sahara Avenue. I am not opposed to this project.



Signature

02/23/2007

Date

Florida Pool Services.

Business

610 E. SAHARA

RECEIVED
FEB 23 2007

FEB 23 2007

FEB 23 2007

LAW OFFICES
BALLARD SPAHR ANDREWS & INGERSOLL, LLP

BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET, SUITE 1201
LAS VEGAS, NEVADA 89101-6018
702-471-7000
FAX: 702-471-7070
WWW.BALLARDSPAHR.COM

PHILADELPHIA, PA
BALTIMORE, MD
DENVER, CO
SALT LAKE CITY, UT
VOORHEES, NJ
WASHINGTON, DC
WILMINGTON, DE

STANLEY W. PARRY
DIRECT DIAL: (702) 471-7000
PERSONAL FAX: (702) 471-7070
E-MAIL: PARRYS@BALLARDSPAHR.COM

March 7, 2007

By Hand Delivery

Barbara Jo (Roni) Ronemus
City Clerk
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

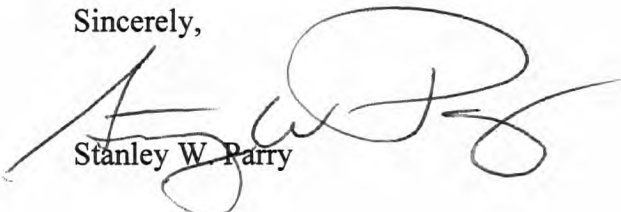
Re: **REQUEST TO HOLD --**
SUP-18902 - March 7, 2007 City Council Meeting, Item #131

Dear Ms. Ronemus:

On behalf of my client, Pawn Plus, I respectfully submit this letter of request to hold the above referenced application in abeyance for 30 days to the April 4, 2007 meeting.

Please call if you have any questions. Thank you for your assistance.

Sincerely,


Stanley W. Parry

SWP:cw

Submitted at City Council

Date 3/7/07 Item 131

**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**

R. Glen Woods**
John R. Erickson*
Brian C. Whitaker†
Gregory A. Miles*
Aaron R. Maurice
Jason M. Wiley††
Irma L. Gloria
Travis J. Wright**
Bryan D. Dixon
Scott R. Taylor

WOODS ERICKSON WHITAKER
MILES & MAURICE LLP

A T T O R N E Y S A T L A W

1349 West Galleria Drive
Suite 200
Henderson, NV 89014-6653
Telephone:
702.433.9696
Telefax:
702.434.0615
Website:
www.woodserickson.com

* Also Admitted in Utah
† Also Admitted in California
‡ Also Admitted in Arizona
†† Also Admitted in Iowa
** Also Admitted in Nebraska

February 7, 2007

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

VIA FACSIMILE (702) 385-7268

RE: *Special Use Permit 18902*

To Whom It May Concern:

I am writing this letter on behalf of Jack Weinstein and The Tower of Jewels to formally object to the application filed for Special Use Permit 18902 (if granted, it would allow the operation of a pawn shop at 856 East Sahara Avenue, Unit 201, Las Vegas, Nevada 89104 (right next to The Tower of Jewels flagship store)).

As you may be aware, Jack Weinstein has been selling high-end jewelry in the Las Vegas Valley for more than thirty years. While Tower of Jewels' locations have been opened in a number of different cities, The Tower of Jewels has always called Las Vegas "home." It was for this reason that, in 1998, when Mr. Weinstein was looking to open a new flagship store for The Tower of Jewels, Mr. Weinstein scoffed at those who suggested that he open the store in Summerlin or Henderson (at that point established, yet growing residential communities). Mr. Weinstein lived in the heart of Las Vegas; Mr. Weinstein worked in the heart of Las Vegas; and as far as Mr. Weinstein was concerned, there was only one place for The Tower of Jewels' flagship store - the heart of Las Vegas.

In 1999, after investing millions of dollars in acquisition, design and construction costs, The Tower of Jewels' flagship store opened at 896 East Sahara Avenue, Las Vegas Nevada 89104. Acting as both a manufacturing and retail location, Tower I (as it is commonly known) employs more than sixty people on a daily basis and generates sales in excess of five million dollars per year. While Mr. Weinstein has opened Tower of Jewels' locations in Summerlin and Henderson, there is only one flagship location and it is located at 896 East Sahara Avenue.

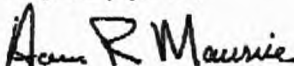
Planning Commission
February 7, 2007
Page 2 of 2

It is because of Mr. Weinstein's long-time commitment to (and investment in) Las Vegas that the application filed for Special Use Permit 18902 is so troubling. The neighborhood is at a crossroads. It will either return to its vibrant days (helped by the presence of the Las Vegas Country Club to the South, Turnberry Place to the southwest, the Las Vegas Strip to West and businesses like the Tower of Jewels that are willing to invest millions in to ensure the success of the area) or slowly waste away until it looks like any other commercial block along Maryland Parkway.

A review of the makeup of the neighborhood reveals that it has a diverse group of residents. Within 1,000 feet of the location proposed for the pawn shop are residences, a school, a church, a Bank of America branch and at least one jewelry store that believes that the neighborhood's best days are ahead of it. The last thing the neighborhood needs is a pawn shop (what would be next . . . a check cashing location? How about a convenience store? Maybe a gun shop?)

It is respectfully submitted that the application for Special Use Permit 18902 should be rejected. The fate of this neighborhood will be decided over the next few years (one way or the other). The City Council should not seal the neighborhood's fate by issuing a Special Use Permit to allow the operation of a pawn shop next to one of the neighborhood's crown jewels (no pun intended).

Very truly yours,


Aaron R. Maurice, Esq.

ITEM # 29
CASE # SUP-18902
PC MTG 2.8.07

f

Telephone Protest/ Approval Log

Item 29

Meeting Date: 2/8/07

Case Number: 18902

Date: 2/7/07
Name: Rich Sauter
Address: 610 E. Sahara
Phone: 474-6253
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Elton Marvin
Address: 610 E. Sahara
Ste. 5
Phone: 734-2349
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Bob Jukich
Address: 610 E. Sahara
Ste. 5
Phone: 734-8897
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Gladis Smith
Address: 953 E. Sahara
EA
Phone: 431-0980
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Paula Saddler
Address: 953 E. Sahara
Ste. E11A
Phone: 792-6245
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Lawrence
Address: 953 E. Sahara
Phone:
☒ PROTEST ☐ APPROVE

6P

Telephone Protest/ Approval Log

Item 29 R

Meeting Date: 2/8/07

Case Number: 18902

Date: 2/7/07
Name: Michael Mayer
Address: 953 E. Sahara
A-32
Phone: 735-4995
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Ray Makuch
Address: 900 E. Karen
Ste. H102
Phone: 735-0885
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Christine Sporer
Address: 900 E. Karen
Phone: 732-5700
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Mynne Delrosaril
Address: 2560 S. Maryland
Pkwy #7
Phone: 369-9553
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Daniel O'Shaughnessy
Address: 2540 S. Md. Pkwy
Phone: 791-2333
☒ PROTEST ☐ APPROVE
We don't need any more (WAW) SHOPS

Date: 2/7/06
Name: Rhonda Scott
Address: 2650 S. Maryland
Ste. A-4
Phone: 733-2727
☒ PROTEST ☐ APPROVE

6P

Telephone Protest/ Approval Log

item 29 A

Meeting Date: 2/8/07

Case Number: 18902

Date: 2/7/07
Name: Pastor Caruso
Address: 950 E. Sahara
Phone: 735-5778
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Christine Cullin
Address: 1231 E. Sahara
Phone: 699-9500
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Michael A. Morris
Address: 953 E. Sahara
Phone: 238-3896
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Randy Lang
Address: 953 E. Sahara
Bldg. 35-102
Phone: 860-0980
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: Terry Hunt
Address: 700 E. Sahara #A
Phone: 137-7077
☒ PROTEST ☐ APPROVE

Date: 2/8/07
Name: Chung Park
Address: 953 E. Sahara
A-22
Phone: 891-8444
☒ PROTEST ☐ APPROVE

6P

Telephone Protest/ Approval Log

Meeting Date: 2/8/07

Case Number: 18902

Date: 2/8/07
Name: Sam Friedman
Address: 1100 E. Sahara
Phone: 737-1338
☒ PROTEST ☐ APPROVE

Date: 2/8/07
Name: Allen Welborn
Address: 953 E. Sahara
Ste. #16
Phone: 732-7225
☒ PROTEST ☐ APPROVE

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

Date: _____
Name: _____
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☐ PROTEST ☐ APPROVE

Date: _____
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☐ PROTEST ☐ APPROVE

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

Item 29 K

Telephone Protest/ Approval Log

Meeting Date: 2/8/07

Case Number: 18902

Date: 2/7/07
Name: Tom Conroy
Address: 1313 E. Bonita Ave
Phone: 721-4287
☒ PROTEST ☐ APPROVE

Date: 2/7/07
Name: White, Wendell
Address: 2650 S. Maryland
Ste. A3A
Phone: 733-1124
☒ PROTEST ☐ APPROVE

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

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

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

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-18910 - PUBLIC HEARING - APPLICANT/OWNER: TERRIBLE HERBST, INC. - Request for a Special Use Permit FOR A LIQUOR STORE IN CONJUNCTION WITH AN APPROVED CONVENIENCE STORE WITH FUEL PUMPS on 0.91 acres on the east side of Desert Foothills Drive approximately 280 feet north of Charleston Boulevard (APN 137-34-818-003), P-C (Planned Community) Zone, Ward 2 (Wolfson). The Planning Commission (6-0-1 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 (6-0-1 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. Submitted after final agenda – Map and protest letter by Dennis Rosinski
6. Backup referenced from the 02-08-07 Planning Commission Meeting Item 30

Motion made by STEVE WOLFSON to Approve Subject to Conditions amending Conditions 5 and 11, delete Condition 6 and adding the following condition as read for the record:

5. Conformance to the site plan date stamped 3/2/07 and elevation and landscape plans date stamped 12/22/06.

11. The sale of any individual containers less than 22 ounces of beer, wine coolers or screw-cap wine is prohibited. All such product shall remain in their original configuration as shipped by the manufacturer. Further, no repackaging of the containers into groups smaller than the original shipping container size shall be permitted.

A. A six-month review shall be conducted at a public hearing of the City Council. Fees, pursuant to adopted City Council Resolution, for noticing of the public hearing shall be paid by the applicant.

CITY COUNCIL MEETING OF: MARCH 7, 2007

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

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

Minutes:

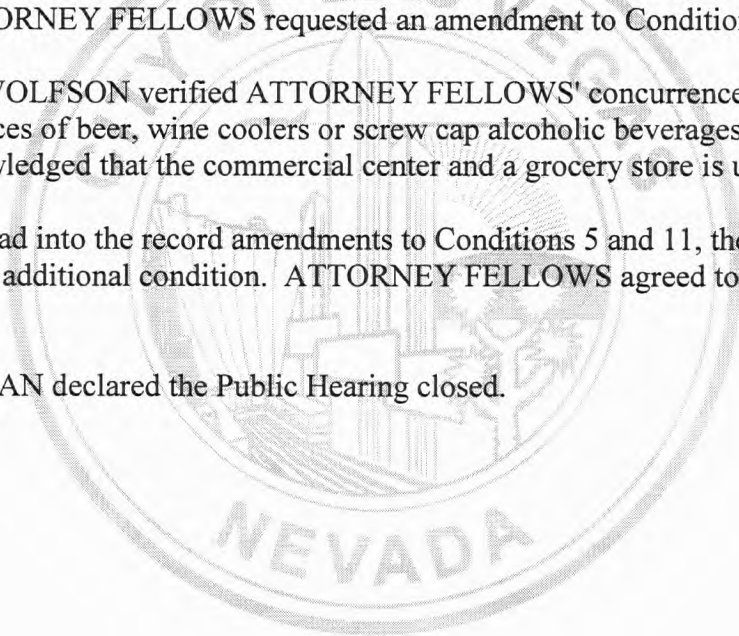
MAYOR GOODMAN declared the Public Hearing open.

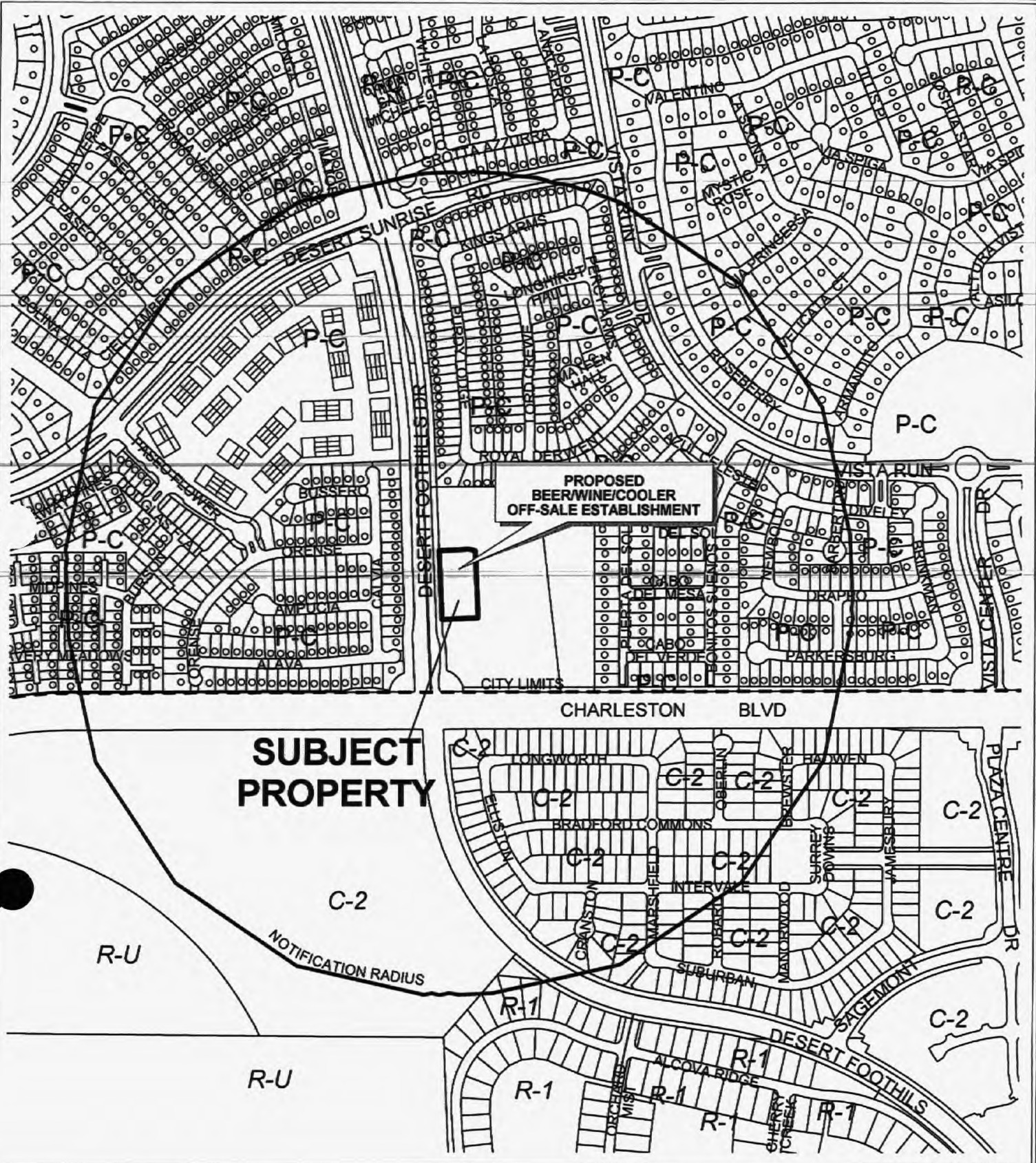
ATTORNEY KATHY FELLOWS, Jones Vargas, 3773 Howard Hughes Parkway, appeared on behalf of the applicant and indicated the convenience store is located within a developing commercial center. The applicant asked that Condition 6(a) be removed requiring the building be located 200 feet from any single family residence. The applicant has received a minor deviation, which was approved by MARGO WHEELER, Director of Planning and Development Department, so that the building may be located only 192 feet from the closest residence. Additionally, ATTORNEY FELLOWS requested an amendment to Condition 11.

COUNCILMAN WOLFSON verified ATTORNEY FELLOWS' concurrence to prohibit the sale of less than 22 ounces of beer, wine coolers or screw cap alcoholic beverages and a six-month review. He acknowledged that the commercial center and a grocery store is under construction.

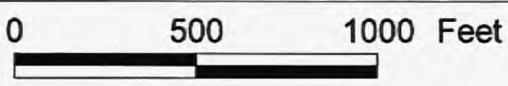
MS. WHEELER read into the record amendments to Conditions 5 and 11, the deletion of Condition 6 and an additional condition. ATTORNEY FELLOWS agreed to the amendments and addition.

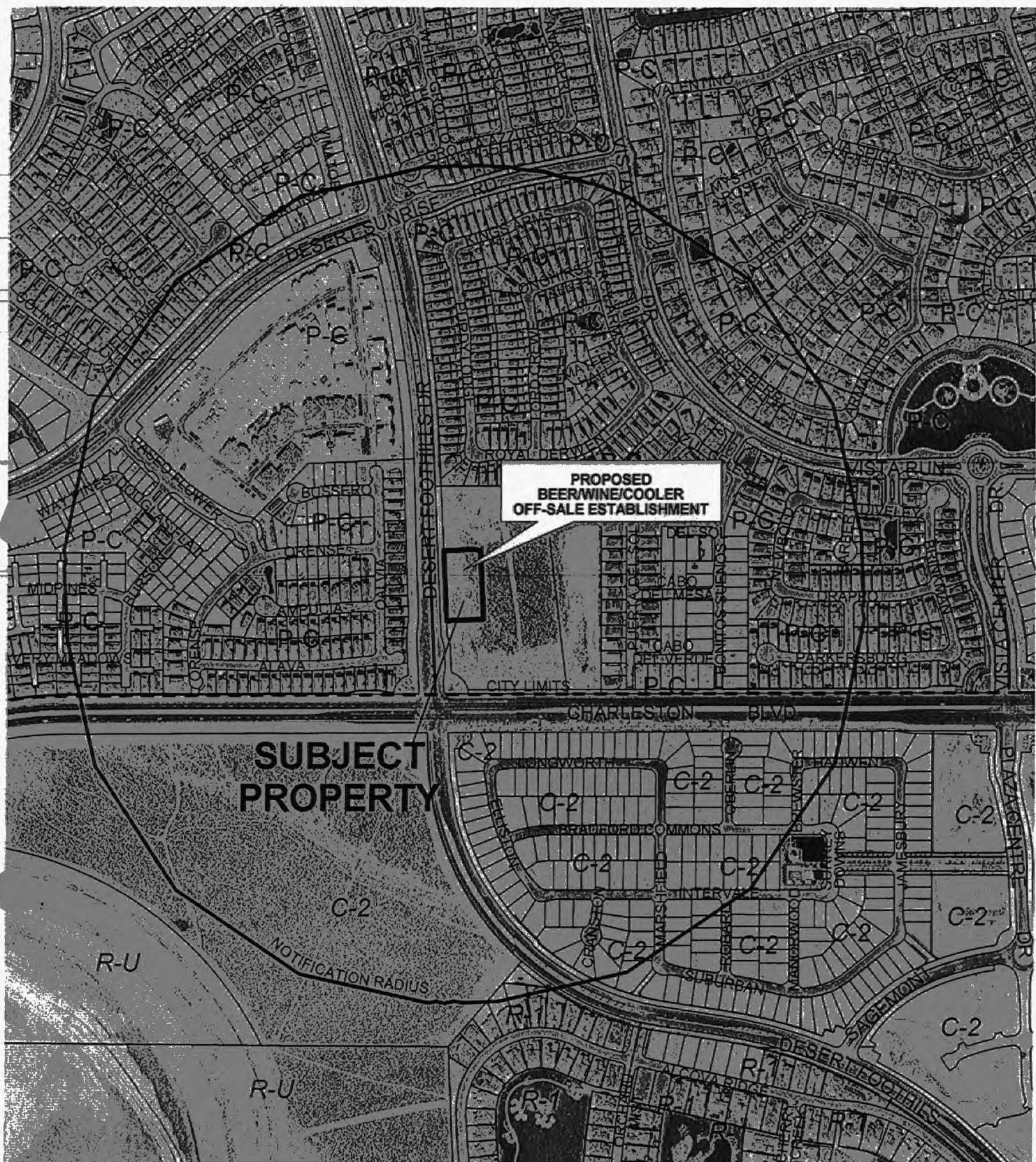
MAYOR GOODMAN declared the Public Hearing closed.





CASE: SUP-18910
RADIUS: 1500 FT
ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

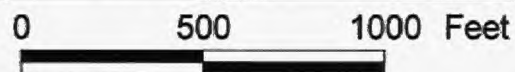


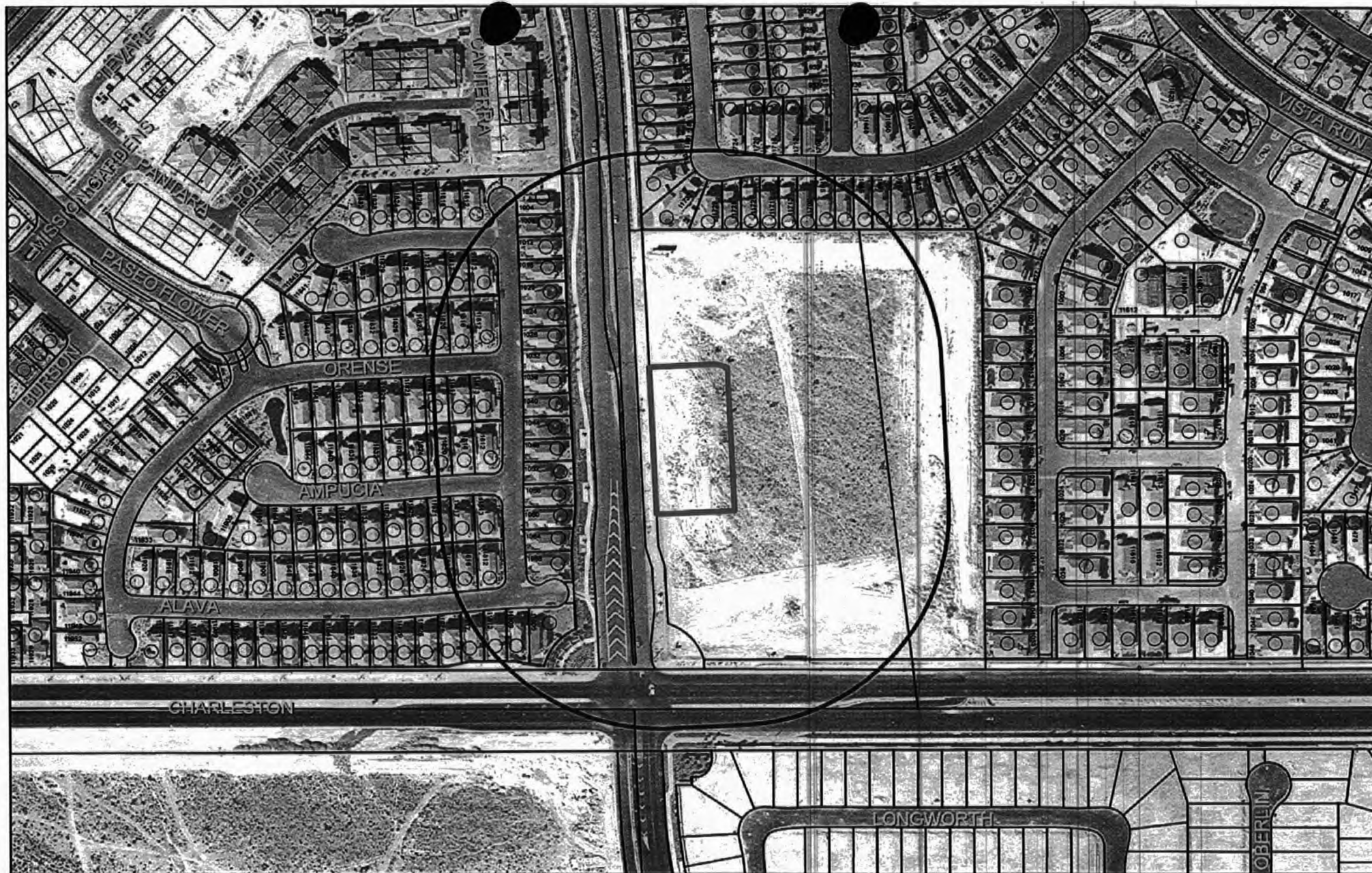


CASE: **SUP-18910**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)





SUP-18910

**BEER/WINE/COOLER
OFF-SALE ESTABLISHMENT**

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: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-18910 - APPLICANT/OWNER: TERRIBLE HERBST, INC.

**** CONDITIONS ****

The Planning Commission (6-0-1/rt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. All City code requirements applicable to Summerlin and Summerlin Development Standards must be satisfied.
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. Conformance to the Conditions of Approval for Summerlin Site Development Plan Review (CRG-18747).
4. Conformance to the applicable conditions of approval of previous Site Development Plan Reviews, including (CRG-6661), except as amended by other conditions herein.
5. Conformance to the site plan, elevation drawings, and landscape plans as submitted (date stamped 12/13/06), except as amended by other conditions herein.
6. Submit a revised site plan with the following information:
 - a. Relocate the building and verify that it is 200 feet from any single-family residence across Desert Foothills Drive.
 - b. Dimension the width of parking spaces (to be nine feet), the handicapped space (to be nine feet), and the handicapped aisle widths (to be five feet and eight feet), and the width of the loading space (to be 15 feet); dimension the length of the loading space (to be 25 feet).
 - c. Show wheel stops where required.
7. Approval of this Special Use Permit does not constitute approval of a liquor license.
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.

10. Sales shall be limited to beer, wine and coolers only.
11. The sale of any individual containers of any size of beer, wine coolers or screw-cap wine is prohibited. All such product shall remain in their original configuration as shipped by the manufacturer. Further, no repackaging of the containers into groups smaller than the original shipping container size shall be permitted.

Public Works

12. If not already constructed or guaranteed by the Master Developer, construct all incomplete half-street improvements adjacent to this site on Desert Foothills Drive, the full width of the proposed driveways accessing this site and appropriate on-site paving (minimum 24 foot width) to allow for two way circulation adjacent to and through this site concurrent with development of this site.
13. All existing public improvements, if any, adjacent to this site that may be damaged during construction are to be repaired at the owner's expense, prior to occupancy of this site.
14. Driveways shall be designed, located and constructed in accordance with Summerlin Standard Drawing #S-58.
15. All landscaping and private improvements installed with this project shall be situated and maintained as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. The site development shall comply with all applicable Summerlin Development and Improvement Standards.
17. The site development shall comply with all applicable conditions of approval for Summerlin Village 20 Parcel "A" (Commercial Subdivision) and all other subsequent site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Liquor Store in conjunction with a proposed Convenience Store (W/Fuel Pumps) on 0.91 acres on the east side of Desert Foothills Drive approximately 280 feet north of Charleston Boulevard.

The project is compatible with the Summerlin land use designation and is located within a developing commercial center where a substantial concentration of major commercial development is to occur. A Liquor Store as an accessory use to convenience store can be expected to be compatible with, and mutually supportive of, other uses located within the commercial center.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
02/09/98	The City Council approved a Summerlin Development Plan Review (SV-0042-97) for Summerlin Village 20 within which the subject property is located.
02/12/98	The Planning Commission approved a Tentative Map (TM-0002-98) for 39 lots of Village 20 within the subject property is located.
05/25/05	The City Referral Group approved a Site Development Plan Review (CRG-6661) for a 56,000 square-foot grocery store at the northeast corner of Charleston Boulevard and Desert Foothills Drive.
07/06/05	The City Council approved a Special Use Permit (SUP-6500) for a liquor store at the northeast corner of Charleston Boulevard and Desert Foothills Drive.
11/30/04	The Planning Commission approved a Tentative Map (TMP-5708) for a two-lot commercial subdivision of property which included the subject property, at the northeast corner of Desert Foothills Drive and Charleston Boulevard.
03/31/06	A Final Map (FMP-6056) of a one-lot commercial subdivision was administratively approved for property, which included the subject property, at the northeast corner of Desert Foothills Drive and Charleston Boulevard.
01/03/07	The City Referral Group approved a Site Development Plan Review (CRG-18747) for a 3,350 square-foot convenience store (w/fuel pumps) on 0.91 acres located 280 feet north of Charleston Boulevard on the east side of Desert Foothills Drive.
02/08/07	The Planning Commission voted 6-0-1/rt to recommend APPROVAL (PC Agenda Item #30/jm).

Pre-Application Meeting	
12/22/06	A pre-application meeting was held. The applicant was informed that the site was under the VC (Village Center) special land use designation per the Summerlin Development Standards Manual. In addition, the applicant was informed that the proposed sale of alcohol in the approved convenience store would require a Special Use Permit. The submittal requirements were then discussed.
Neighborhood Meeting	
A neighborhood meeting was not held, nor was one required.	

Details of Application Request	
Site Area	
Net Acres	0.91

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SUM (Summerlin)	P-C (Planned Community)
North	Single Family Residential	SUM (Summerlin)	P-C (Planned Community)
South	Clark County	Clark County	Clark County
East	Single Family Residential	SUM (Summerlin)	P-C (Planned Community)
West	Single Family Residential	SUM (Summerlin)	P-C (Planned Community)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Convenience Store	3,550 GF	1 per 250	14	1	20	1	Y
TOTAL			14	1	20	1	Y

ANALYSIS

The Summerlin Master Plan depicts the subject property as having a VC (Village Center) land use designation. The Village Center (VC) will allow a mix of land uses including multi-family residential uses and commercial, cultural, recreational and meeting facilities that provide most of daily and weekly support services and activities for a village or a combination of villages. A Village Center may include a grocery store, a drugstore and the supporting commercial uses (retail, service and convenience) residents require on a regular basis. Village Centers may also include recreational facilities and business and professional offices.

- Project of Regional Significance

This request is a Project of Regional Significance, due to the proximity to a boundary with Clark County. An Environmental Impact Assessment was submitted as part of the Special Use Permit applications and sent to affected agencies for comment. A summary of comments from affected agencies is included below.

- Parking

One parking space for each 250 square feet of convenience store gross floor area is required for the proposed development. For 3,550 square feet of floor area, 15 parking spaces are required. One of the 15 parking spaces must be a van accessible handicapped parking space. The site plan shows 21 parking spaces in addition to a van accessible handicapped parking space, which meets the requirements of the Summerlin Development Standards.

- Zoning

The subject site is currently zoned P-C (Planned Community) and has a Summerlin Land Use designation of VC (Village Center). The proposed Liquor Store in conjunction with a proposed Convenience Store (W/Fuel Pumps) will be within the range of uses permitted, with approval of a Special Use Permit, in the VC (Village Center) land use designation with P-C (Planned Community) zoning.

- Use

A Liquor Store, as defined by the Summerlin Development Standards, is a facility which sells alcoholic beverages in the original sealed or corked containers for consumption off the premises; sales are to consumers only and not for resale. The proposed Liquor Store will be an accessory use to a Convenience Store.

- Conditions

Per the Summerlin Development Standards a Liquor Store is subject to the following condition:

All businesses which sell alcohol beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

In addition, the development must comply with the conditions of approval for Summerlin Site Development Plan Review (CRG-18747). Two provisions, in particular, include the following: a) The use shall be located a minimum of 200 feet from any residential property (measured from building to building in a straight line) and b) The use shall be located on a site with other commercial development with an overall minimum size of five acres. As noted on the plan, the building-to-building separation from residences across Desert Foothills Drive to the west is a minimum of 192 feet. Accordingly, the building must be situated eight feet farther away from the residences to comply with the first requirement. This discrepancy is addressed as a condition of approval in this report. Since the development adjoins a 10.3-acre site for which approval was granted to construct a 56,000 square-foot grocery store (CRG-6661), the proposed development meets the second condition.

Condition #6 has been inserted in the conditions to insure that the building meets the minimum standard of 200 feet from any residential property and the site provides the required parking space and handicap dimensions.

FINDINGS

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

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

The project is compatible with the Summerlin land use designation and is located within a developing commercial center where a substantial concentration of major commercial development is to occur. A Liquor Store as an accessory use to convenience store can be expected to be compatible with, and mutually supportive of, other uses located within the commercial center.

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

The subject site is physically suitable for the type and intensity of land use proposed. The addition of a Liquor Store to an approved convenience store use does not affect the parking requirement for the convenience store.

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

The proposed Liquor Store use will be accessed Desert Foothills Road, a Summerlin 80-foot Arterial. This road has adequate capacity to serve the proposed development. The project will not have any negative traffic impact on residential neighborhoods in the area.

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 public health, safety, and welfare and the objectives of the General Plan would not be compromised as a result of the approval of a Special Use Permit, because the proposed Liquor Store would be subject to inspections for a Certificate of Occupancy and that of Business Services.

PLANNING COMMISSION ACTION

The Planning Commission added conditions #10 and 11.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

1

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 735 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18910** APN: **13734818003**
Name of Property Owner: **TERRIBLE HERBST INC**
Name of Applicant: **TERRIBLE HERBST INC**

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: **137 348 18 003**

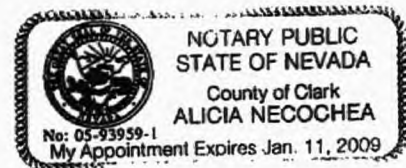
Signature of Property Owner: _____

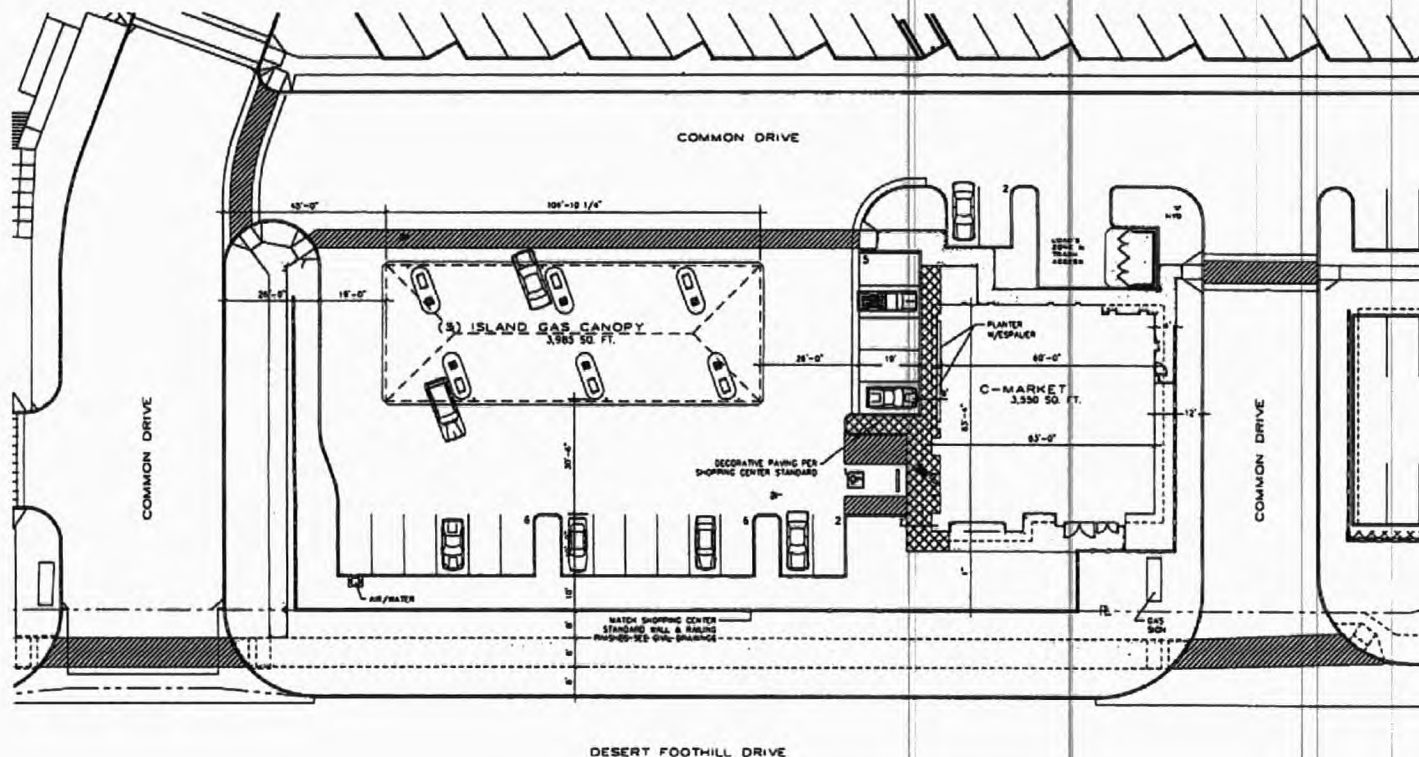
Print Name: **Tim Herbst**

Subscribed and sworn before me

This **35** day of **October**, 20**16**

Alicia Necochea
Notary Public in and for said County and State





SITE PLAN

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

PARKING RECAP

REQUIRED	
1. C-MARKET 3,350 @ 1 @ 1/260	15 0
PROVIDED	
1. HANDICAP	= 1 0
2. STANDARD	= 21 0
TOTAL:	22 0
OCCUPANT LOAD	= 118

ERROL HILL
ARCHITECT LTD.
1614 MARYLAND PKWY LAS VEGAS, NV 89104
(702)385-2723; FAX: (702)385-1871



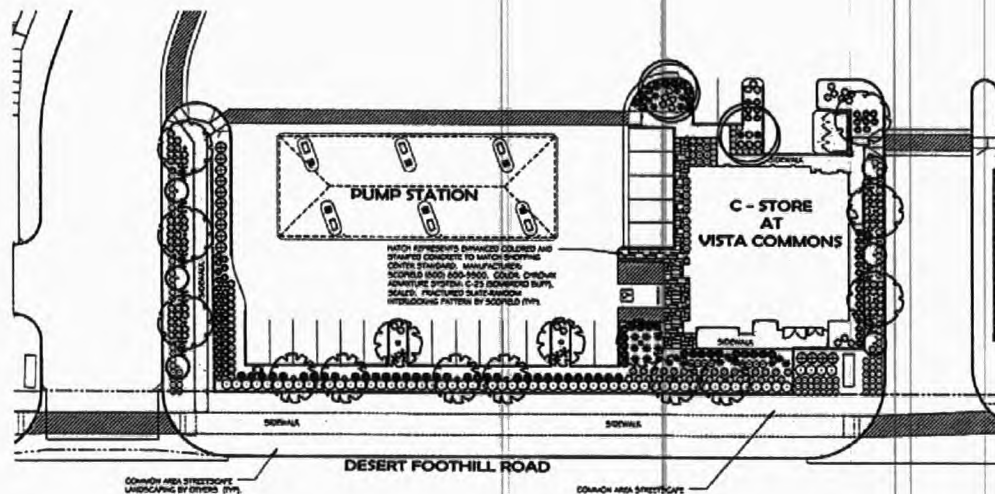
HERBST OIL COMPANY
5195 SOUTH LAS VEGAS BLVD. LAS VEGAS, NEVADA 89119
C - MARKET AND GASOLINE SALES
VISTA COMMONS "SUMMERLIN"
DESERT FOOTHILLS DR / CHARLESTON BLVD LAS VEGAS, NV

HERBST OIL COMPANY
VISTA COMMONS

SHEET 1
OF 6
10 / 16 / 06

SUP-18910
02/08/07 PC

DEC 22 2006



PLANTING LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME
	CITRUS AURANTIUM PINK BLOSSOM - STD. PINK BLOSSOM CITRUS
	CITRUS AURANTIUM - STD. ITALIAN CITRUS
	FRAGRANT CITRUS - STD. RAVENHILL ADR
	OLIVE EUROPEAN - STD. MAINT. BROWN HILL PLANTERS OLIVE

PLANTING LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME
	CITRUS AURANTIUM PINK BLOSSOM - STD. PINK BLOSSOM CITRUS
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	FRAGRANT CITRUS - STD. RAVENHILL ADR
	OLIVE EUROPEAN - STD. MAINT. BROWN HILL PLANTERS OLIVE

NOTES:

- SEE SHEET 14-01 FOR PLANTING DETAILS, PLANT SIZES, AND PLANT QUANTITIES.
- ROCK MULCH - INSTALL A 1" LAYER OF 1/4" SCREENED WASHED BROWN ROCK BY DAWSON MATERIALS, INC. 705-223-1105. CONTINUOUSLY IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. KEEP TOP OF ROCK MULCH 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK MULCH TO TOUCH THE TRUNKS OF ANY PLANT MATERIAL. APPLY A SINGLE APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF ROCK. INSTALL ROCK MULCH AFTER INSTALLATION OF PLANT MATERIAL. (SEE DETAIL 1, SHEET 14-01).
- DEEP ROOT BARREN ARE TO BE INSTALLED WITHIN ANY ADR TREE IS PLANTED WITHIN 5'-0" OF ANY FOUNDATION OR CONCRETE CURB. SEE DETAIL 2, SHEET 14-01.
- MAINTAIN POSITIVE DRAINAGE (IN MINIMUM) AWAY FROM ALL BUILDINGS, FOUNDATIONS, AND WALKS. THE 2% SHOULD BE MAINTAINED FOR A DISTANCE OF AT LEAST 5 FEET WHERE POSSIBLE.
- SOIL AND WATERPROOF DRAINAGE STRUCTURE ADJACENT TO THE PLANTERS FOR THE SOIL REPORT. SEE DETAIL 3, SHEET 14-01.
- CONTRACTOR TO PROTECT AND PRESERVE EXISTING LANDSCAPE. EXISTING PLANTS SHOWN AS SHAVED. CONTRACTOR TO KEEP PLANT MATERIALS THINNING AND HEALTHY. ANY PLANT MATERIAL DAMAGED DURING OR AS A RESULT OF CONSTRUCTION IS TO BE REPLACED AT THE CONTRACTOR'S EXPENSE. PLANTS ARE TO BE REPLACED WITH TREES AND/OR SHRUBS OF THE SAME SPECIES, SIZE, AGE, AND VARIETY. CONTRACTOR TO PROVIDE ADDITIONAL ROCK IN LANDSCAPE AREAS AS NECESSARY.
- PRIOR TO BEGINNING WORK, CONTRACTOR TO NOTIFY EXISTING PLANTS AND IRRIGATION. CONTRACTOR TO VERIFY THAT EXISTING TREES TO REMAIN WILL NOT BE DAMAGED BY GRADATION OR CONSTRUCTION. CONTRACTOR TO MAINTAINLY PRUNE ANY AND ALL BRANCHES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR RESOLUTION.



**SOUTHWICK
LANDSCAPE
ARCHITECTS**

12 Commerce Center Dr.
Suite D-44
Henderson, NV 89014

Phone 702.937.3004
Fax 702.937.3777
E-Mail

CONTRACT

**C - MARKET AND GASOLINE
AT VISTA COMMONS**
DESERT FOOTHILLS DR / CHARLESTON BLVD.
LAS VEGAS, NEVADA

REVISIONS

SHEET CONTAINS
**PLANTING
PLAN**

DESIGNED BY: JWW
APPROVED BY: JWW
DATE: OCTOBER 4, 2006
PROJECT NO.: 06-001

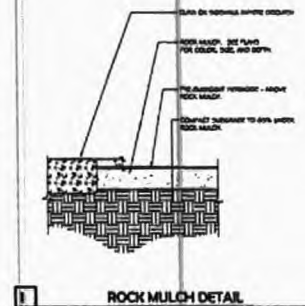
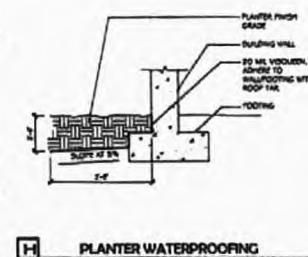
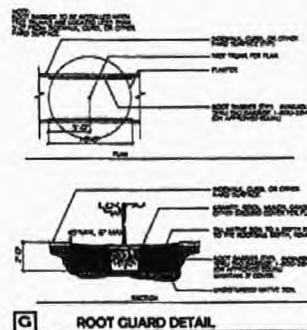
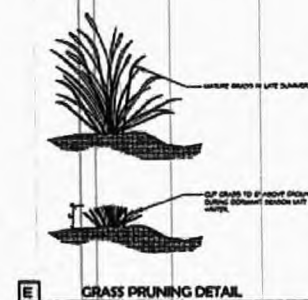
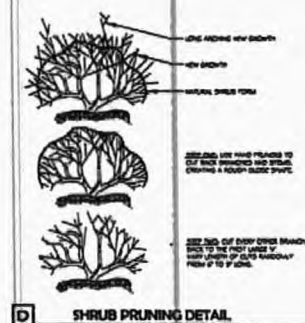
**ERROL HILL
ARCHITECT LTD.**

1614 MARYLAND PKWY. LAS VEGAS, NV 89104
702.985-2725 FAX 702.985-9771 E-Mail: errol@errolhill.com

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L1.01

**SUP-18910
02/08/07 PC**

[illegible]

PLANTING LEGEND



**SOUTHWICK
LANDSCAPE
ARCHITECTS**

12 Commerce Center Dr.
Suite D-44
Henderson, NV 89014

Phone 703 587 3408
Fax 703 587 3177

← **COURSE TIME:**

**C - MARKET AND GASOLINE
AT VISTA COMMONS**

WATCHES

**PLANTING
DETAILS**

DRAWN BY	TR
REVIEWED BY	TR
DATE	OCTOBER 4, 2000
PROJECT NO.	00-0000

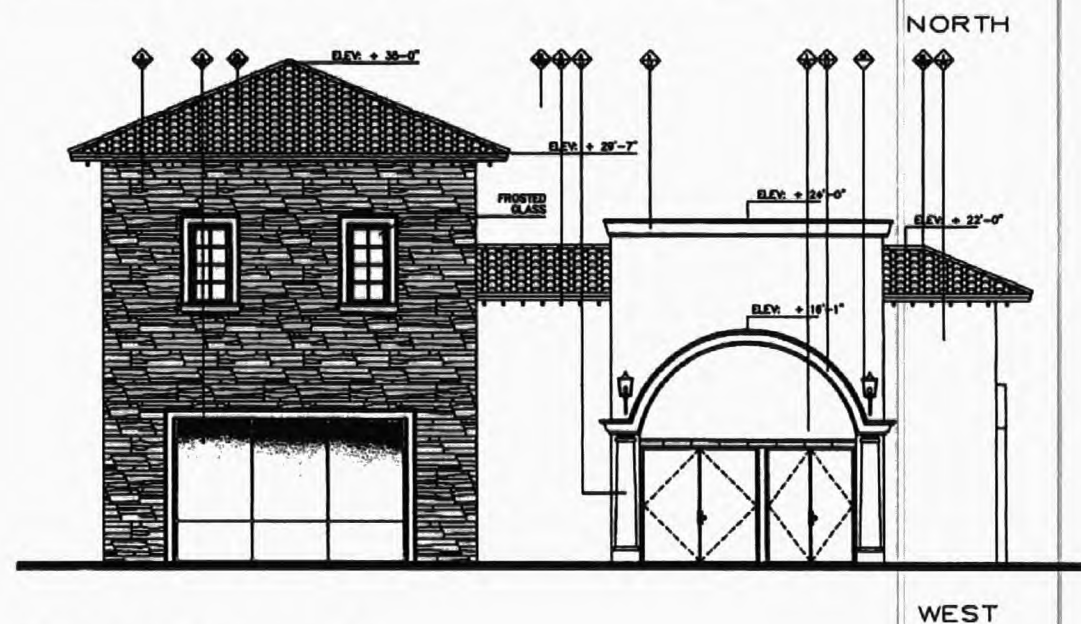
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SUP-18910
02/08/07 PC

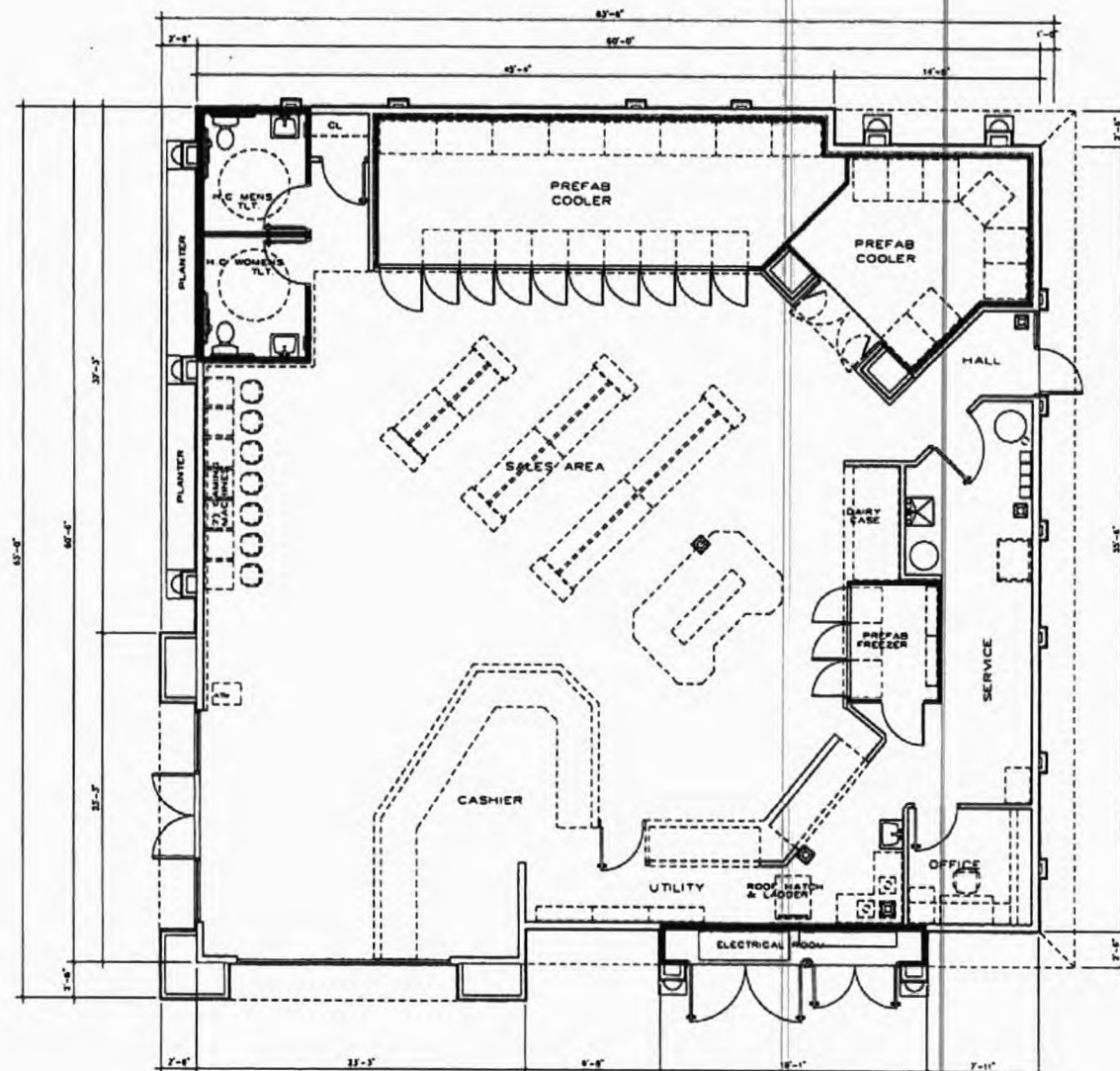
ERROL HILL
ARCHITECT

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(702)385-2723 FAX (702)385-1571 E-Mail: www@rtco.com

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JAN 02 2007



DEC 22 1956



FLOOR PLAN
3,550 Sq. Ft.

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

ERROL HILL
ARCHITECT LTD.
1814 MARYLAND PKWY LAS VEGAS, NV 89104
(702)385-2723; FAX: (702)385-1871

HERBST OIL COMPANY
VISTA COMMONS

SHEET 2

OF 6

10 / 16 / 06

SUP-18910
02/08/07 PC

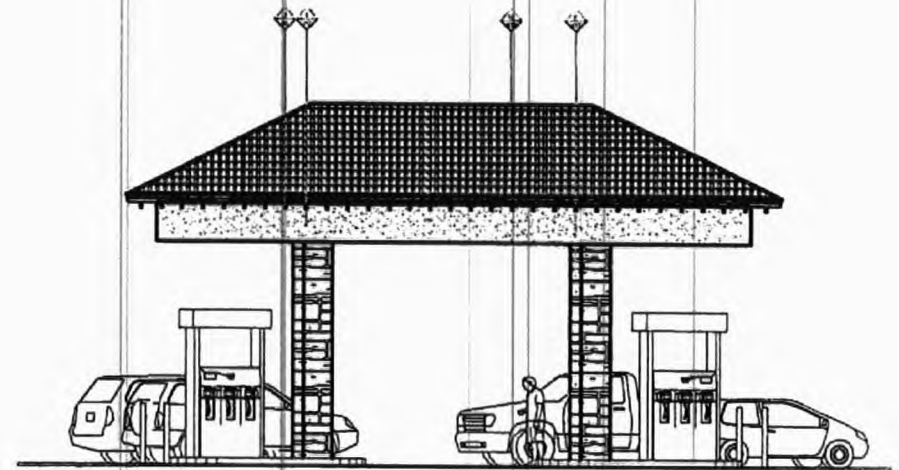
DEC 22 2006

MATERIAL

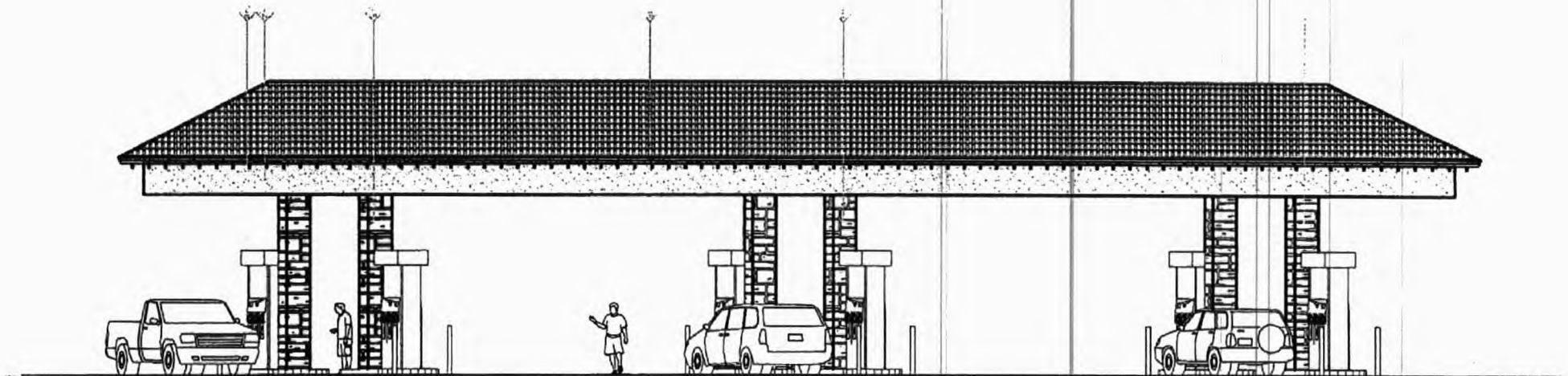
- ◆ STAINLESS STEEL PANELS ON SIGN FACE
- ◆ 304 STAINLESS STEEL W/ 1/2" TUBULAR POSTS (SEE NOTE)
- ◆ ALUMINUM SIGN MOUNTS
- ◆ ALUMINUM "Y" TUBES

FINISH

- ◆ 304 STAINLESS STEEL SIGN FACE
- ◆ STAINLESS STEEL SIGN MOUNTS AND TUBES
- ◆ 304 STAINLESS STEEL SIGN MOUNTS AND TUBES
- ◆ STAINLESS STEEL SIGN MOUNTS AND TUBES (SEE NOTE)



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



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

ERROL HILL
ARCHITECT LTD.

(702)365-2723; FAX: (702)365-1871

SUP-18910
02/08/07 PC

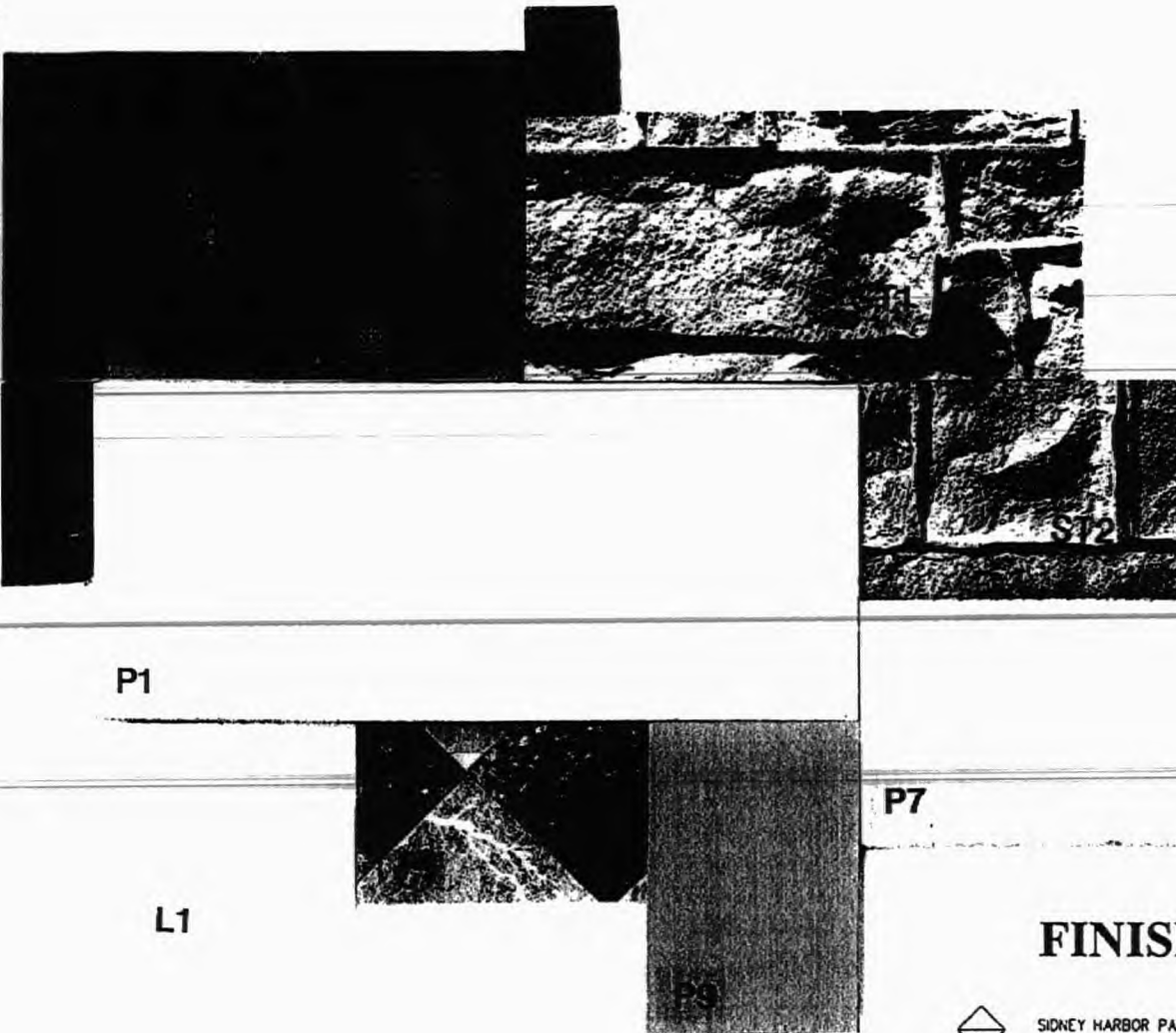
HERBST OIL COMPANY
VISTA COMMONS

SHEET 6

OF 6

10 / 16 / 06

DEC 22 2006



COLORS / MATERIALS

FINISH



SIDNEY HARBOR PAINTS KARAJONG



SIDNEY HARBOR PAINTS SIENNA



SIDNEY HARBOR PAINTS RUSSSO



METAL SALES "W66 FELT GREEN"



CORONADO STONE ASPEN COUNTRY RUBBLE



CORONADO STONE BLEND
50% ASPEN COUNTRY RUBBLE
50% ASPEN ENGLISH RUBBLE



AMERICAN SLATE CO. AFRICAN MULTI-COLOR



EAGLE TILE CAMINO REAL COLOR SMC 8403 BLEND



E-FOAM ARCUSTONE PFC10 "FRENCH CREAM"



PACIFIC COAST FOAM - LYKEWOOD III PROVINCIAL - STANDARD GRAIN

SUP-18910
02/08/07 PC

DEC 22 2000

HERBST OIL CO./ VISTA COMMONS

9/1/06



SUP-18910 - APPLICANT/OWNER: TERRIBLE HERBST, INC.
EAST SIDE OF DESERT FOOTHILLS DRIVE APPROXIMATELY 280 FEET NORTH OF CHARLESTON
BOULEVARD
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



SUP-18910 - APPLICANT/OWNER: TERRIBLE HERBST, INC.
EAST SIDE OF DESERT FOOTHILLS DRIVE APPROXIMATELY 280 FEET NORTH OF CHARLESTON
BOULEVARD
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



SUP-18910 - APPLICANT/OWNER: TERRIBLE HERBST, INC.

EAST SIDE OF DESERT FOOTHILLS DRIVE APPROXIMATELY 280 FEET NORTH OF CHARLESTON
BOULEVARD

FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



**ERROL HILL
ARCHITECT, LTD**

November 7, 2006

JUSTIFICATION LETTER

Project: Terrible Herbst Oil Co.
C-Market & Gasoline Sales, Vista Commons, Summerlin,
East side of Foothills Dr, North of West Charleston Blvd

To Whom It May Concern:

This project consists of a 3,550 s.f. convenience market and a three island gasoline sales canopy. An off-premises consumption beer/wine special use permit is requested.

The site is a portion of the Vista Commons Shopping Center located at the north east corner of West Charleston Blvd and Foothills drive currently under development. The entire center including this site has approval by the City of Las Vegas.

The site configuration is almost identical to the initially approved layout. The site development meets or exceeds city and Summerlin requirements for landscape areas, site coverage, provided parking, etc.

As required by the Summerlin Design committee, the exterior architecture of this project matches the other buildings in the Vista Commons Center. Exterior materials, colors and details are from the criteria established for the Center.

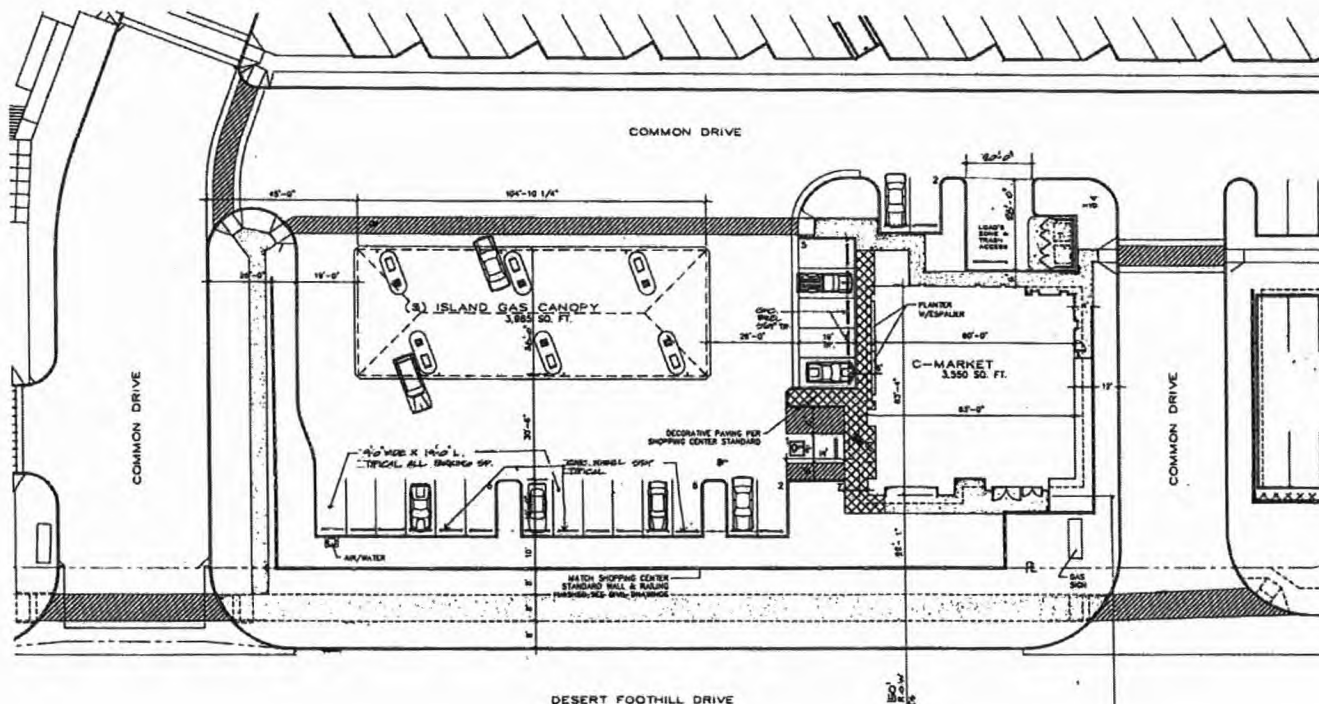
This project as submitted has approval of the Summerlin Design Review Committee.

Respectfully submitted,

Errol Hill
Project Architect

cs: Tim Herbst
Jeff Rhoads, AIA

**SUP-18910
02/08/07 PC**



SITE PLAN

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

RECEIVED
MAR 02 2007

PARKING RECAP

REQUIRED	
1. C-MARKET 3,950 x 1. @ 1/260	15.0
PROVIDED	
1. HANDICAP	= 1.0
2. STANDARD	= 21.0
TOTAL	22.0
OCCUPANT LOAD	= 118



ERROL HILL
ARCHITECT LTD.

1614 MARYLAND PKWY. LAS VEGAS, NV 89104
(702)365-2723; FAX: (702)365-1871



HERBST OIL COMPANY
5195 SOUTH LAS VEGAS BLVD.
C - MARKET AND GASOLINE SALES
VISTA COMMONS "SUMMERLIN"
DESERT FOOTHILLS DR / CHARLESTON BLVD. LAS VEGAS, NV.

LAS VEGAS, NEVADA 89119

HERBST OIL COMPANY
VISTA COMMONS

SHEET 1
OF 6
10 / 16 / 06

SUP-18910 03-07-07 CC

3/5/07 Item # 132

RECEIVED
CITY CLERK

March 2, 2007

2007 MAR -6 A 11: 32

Attention:

Beverly Bridges
City Clerk (Acting City Clerk)
First Floor, City Hall
400 Stewart Avenue
Las Vegas, NV 89101

Protest

RE: SUP-18910

Dear Ms. Bridges:

I wish to express my adamant opposition, as a property owner in the Summerlin Paseos Coronado Condominium development, to the proposed special use permit for a liquor store/convenience store/gas station on the 0.91 acres at Desert Foothills Drive and Charleston Boulevard. This is an inappropriate usage and exception for this neighborhood!

The problems associated with this type of usage are manifold. These include such things as pollution runoff from gasoline pumps, increased air pollution and smog, loitering, vandalism, crime, litter, noise, and higher insurance costs for neighboring property owners such as myself due to the gasoline tanks, pumps, and ambient concerns of insurers about the spin-off effects of such facilities on the areas immediately surrounding them. This type of usage is not appropriate for this location in this type of neighborhood. It is appropriate in a heavy commercial area such as at the freeway interchange and east of the 215 Highway in that commercial district.

The concerns of parents for their children in terms of the crime, liquor, loitering, cigarette sales, and the safety of them with the volume of cars pulling in and out of the gas station is a major concern as well. This cannot help but further erode the property values in the immediate area beyond what has already occurred in the current housing value slowdown in the Valley.

I am sure that Terrible Herbst, Inc. has given the city all of the appropriate pabulum of assurances that they will operate a clean facility--and that may be true. However, that is a relativity issue. A "clean" gas station/liquor store/convenience store operation is still far less desirable--and clean-- from an environmental and aesthetic perspective than would be an equally clean conforming usage of the site. My suggestion is that they take their operation to the other side of 215 and pay the extra real estate acquisition cost associated

Submitted after final review

Date 03-06-07 Item #132

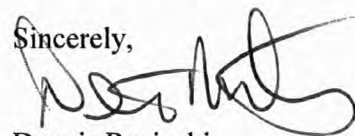
with being where they should be---with all of the other heavier intensity and impact commercial business activity. The zoning of P-C is appropriate for this site and this is not an appropriate exception.

The type of business that would be appropriate here would be a small neighborhood strip center with tasteful and approved architecture and construction that blends into the neighborhood and its beautiful natural surroundings. Tenants such as a Starbucks or Caribou Coffee, Panera, a local coffee house, a niche grocer, a dry cleaner (processing off-site), a hair salon and maybe a small medical/dental service provider would be much more appropriate for this site both in terms of relative intensity of usage as well as in being a positive for the neighborhood values rather than a negative drag on them.

I purchased this property with the understanding that the vacant parcel was P-C zoned and was not going to become something detrimental like a liquor/convenience store/gas station. This would be an outrageous affront to nearby property owners such as myself and would undoubtedly lead to a deterioration in the quality of life in that Summerlin neighborhood. This is in conflict with the purported and published vision of Summerlin as a well-planned community with the best interests of all---and not just the few, in mind. While this may not be a fair portrayal of things, it is difficult not to imagine that for Terrible Herbst, Inc. to get this far along in the proceedings on such an obviously poor special use of this site, they must have some sort of undue influence on decision-makers. Why else would there be any serious consideration given to putting such a business at this site?

Upon reflection, I choose to conclude that this is not the case, that the city is following due process, and that the city will show that they are in touch with the concerns of the many----the property owners paying lots of taxes over and beyond their large mortgages along with their families---rather than those of the few----the owners of Terrible Herbst, Inc. The decision to me seems obvious for the city---preserve property values. Thank you for considering this in your deliberations.

Sincerely,



Dennis Rosinski
Owner/Taxpayer of Record
860 Canterra
Unit 1036
Paseos Village
Summerlin/Las Vegas, NV

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

Dorothy Marsili

From: Nora Lares
Sent: Thursday, February 01, 2007 10:31 AM
To: Dorothy Marsili
Subject: FW: Internet Submission - SUP-18910 (Protest for 02/08/07 PC Meeting)

Nora Lares

Senior Office Specialist
City of Las Vegas
Planning & Development Department
Ph: (702)229-4739
Fax: (702)474-7463
E-mail: nlares@lasvegasnevada.gov

-----Original Message-----

From: alexliu714@yahoo.com [mailto:alexliu714@yahoo.com]
Sent: Thursday, February 01, 2007 10:29 AM
To: planning@LasVegasNevada.gov
Subject: Internet Submission - SUP-18910

Citizen Name: Alexander and Victor Liu

Email: alexliu714@yahoo.com

Comments: TO the planning commssion,

We are opposed to granting a liquor store and gas station so close to our home.

We feel that ther is sufficient liquor and gas facilities to service our neighborhood.

The granting of this convience store would bring noise and traffic to the area which should be quiet and non- congested.

Alex Liu

Date: 2/1/2007 10:28:37 AM

ITEM # 30
CASE # SUP 18910
PC MTG 2-8-07

2

January 31, 2007

11812 Ampucia Court
Las Vegas, Nevada 89138

Planning & Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Special Use Permit SUP-18910

City Planning Commission:

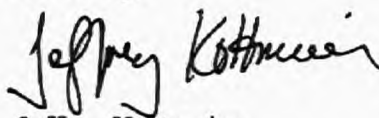
We are writing in regards to the request by Terrible Herbst for a special use permit (SUP-18910). We are homeowners in the community contiguous to (west of) the proposed convenience store and gas station.

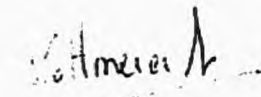
We object to the request of a special use permit and ask the Planning Commission to deny said permit.

As residents in the nearby neighborhood, we understood that there would be retail on this property when we purchased our home in 2005. But there were no plans to install a convenience store with fuel pumps. Unlike many gas stations and convenience stores that are located in an exclusively commercial or industrial area, Terrible Herbst proposes a location in a residential neighborhood. A gas station across from many homes is unsafe with the flammable petrol and is not quiet (with many cars entering/exiting at all hours of the day and night). Additionally, a gas station and convenience store are unsightly in a residential neighborhood and produce extra light throughout the night. Lastly, the location of the convenience store and gas station on the property will add to the traffic count of vehicles using Desert Foothills Drive. Numerous accidents have occurred on Desert Foothills without additional vehicles turning left out of the proposed gas station onto Desert Foothills Drive (southbound).

Once again, we request that the Planning Commission deny this special use permit.

Sincerely,


Jeffrey Kottmeier


Anne Kottmeier

ITEM # 30
CASE # SUP-18910
PC MTG 2-3-07

P

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-18894 - PUBLIC HEARING - APPLICANT: DR. OBTEEN NASSARI - OWNER: 2111 SOUTH MARYLAND LLC - Request for a Site Development Plan Review FOR A PROPOSED 3,530 SQUARE-FOOT, SINGLE-STORY OFFICE BUILDING WITH A WAIVER TO ALLOW A ONE-FOOT WIDE PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A FOUR-FOOT WIDE PERIMETER LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A WAIVER TO ALLOW A SEVEN-FOOT WIDE PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE A 15 FEET IS REQUIRED on .33 acres at 2111 South Maryland Parkway and 1205 Exley Avenue (APNs 162-02-410-071 and 072), P-R (Professional Office and Parking) 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 Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 02-08-07 Planning Commission Meeting Item 32

Motion made by GARY REESE to Approve Subject to Conditions

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

LOIS TARKANIAN, 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.

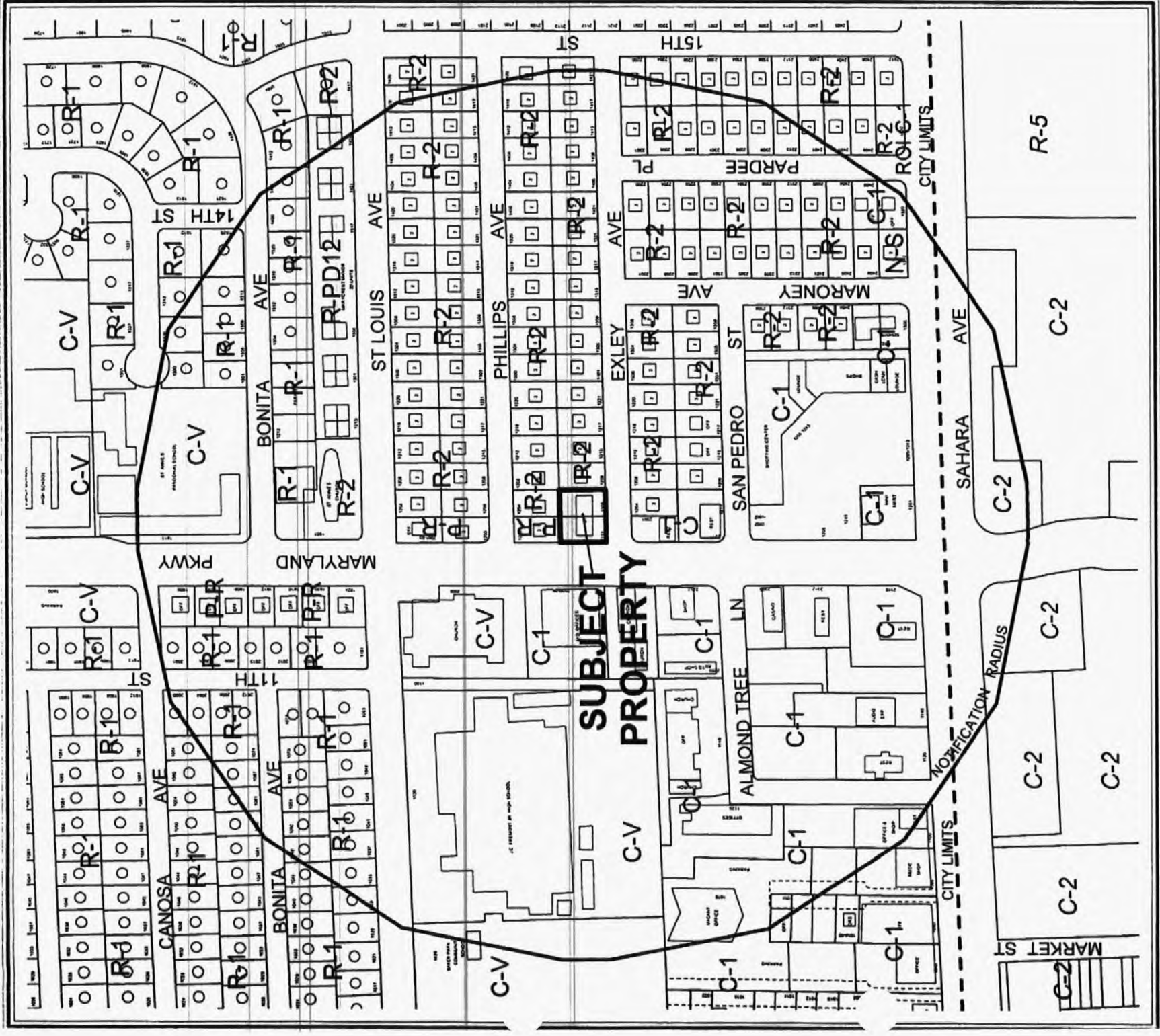
CITY COUNCIL MEETING OF: MARCH 7, 2007

DEAN BRYAN, 308 South 11th Street, appeared on behalf of DR. NASSARI and agreed with conditions.

COUNCILMAN REESE indicated that this location has been a troubled area for the past six years. A new development along Maryland Parkway will be a welcome addition.

MAYOR GOODMAN declared the Public Hearing closed.





CASE: **SDR-18894**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-18894 - APPLICANT: DR. OBTEEN NASSARI -
OWNER: 2111 SOUTH MARYLAND LLC**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-6353).
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. The abandoned, non-conforming 45-foot tall freestanding sign located on the southwest corner of the subject property must be removed prior to the issuance of any building permits.
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. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/21/06, except as amended by conditions herein.
6. 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.
7. A Waiver from Title 19.12 is hereby approved to allow:
 - a. A one-foot wide landscape buffer along a portion of the north perimeter where an eight-foot wide landscape buffer is required as shown on plans date stamped 12/21/06.
 - b. A four-foot wide perimeter landscape buffer along the east property line where an eight-foot wide perimeter landscape buffer is required as shown on plans date stamped 12/21/06.
 - c. A seven-foot wide perimeter landscape buffer along a portion of the south property line where a 15-foot wide perimeter landscape buffer is required as shown on plans date stamped 12/21/06.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The landscape plan dated 12/21/06 must be revised removing the five 5-gallon shrubs located adjacent to the southern end of the screened trash enclosure as they are outside of the applicant's property.
9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the St. Louis and Maryland Parkway Capacity Improvement project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
16. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing Exley Avenue.
17. Site development to comply with all applicable conditions of approval for ZON-6353 and all other subsequent site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for a proposed 3,530 square-foot, single-story office building on 0.33 acres located at 2111 South Maryland Parkway. The applicant has requested a waiver to Title 19.12 to allow a five-foot wide landscape buffer along the north and east property lines where an eight-foot wide buffer is required. The applicant has also filed a deviation to allow a 24 foot driveway width where 32 feet is the minimum required.

Additionally, an abandoned 45-foot high, 145 square-foot sign has been conditioned to be removed.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/06/02	The City Council tabled the following applications on the subject site: a request for a Special Use Permit to (U-0073-02) allow a Psychic Arts business; a request for a Variance (V-0037-02) to allow three parking spaces where the proposed uses require 14 parking spaces; and a request for a Variance (V-0038-02) on property adjacent to the subject site to allow an existing building zero feet from the side property line, where five feet is the minimum setback required. The Planning Commission and staff both recommended approval for U-0073-02 and V-0037-02, but The Planning Commission recommended Approval for V-0038-02, while staff recommended Denial.
5/18/05	The City Council approved a General Plan Amendment (GPA-6352) to amend the Land Use from SC (Service Commercial) and ML (Medium-Low Density Residential) to O (Office) and a related request for a Rezoning (ZON-6353) from C-1 (Limited Commercial) and R-2 (Medium-Low Residential) to P-R (Professional Office & Parking) at 2111 South Maryland Parkway and 1205 Exley Avenue. Planning Commission and Staff recommended approval.
02/08/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #32/mh).
<i>Related Building Permits/Business Licenses</i>	
5/22/06	#66044: Over-the-counter Building Permit for the demolition and removal of the structures at 2111 South Maryland Parkway and 1205 Exley Avenue.
<i>Pre-Application Meeting</i>	
10/23/06	A Pre-Application Conference was held with staff to discuss the merger and redevelopment of 2111 South Maryland Parkway and 1205 Exley Avenue for a 3,500 square-foot medical office. A companion Variance for an existing freestanding sign was determined necessary as the sign is in non-compliance with the P-R (Professional Office & Parking) Zoning District.

Neighborhood Meeting	
NA	A neighborhood meeting was not held nor was one required.

Details of Application Request	
Site Area	
Net Acres	0.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Offices	O (Office)	P-R (Professional Office/Parking)
North	Office	SC (Service Commercial)	P-R (Professional Office/Parking)
South	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
East	Residential	ML (Medium Low Density Residential)	R-2 (Medium Low Density Residential)
West	Medical Office & Counseling Center	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	NA	14,262 S.F	Y*
Min. Lot Width	60 feet	110 feet	Y
Min. Setbacks			
• Front	20 feet	20 feet	Y
• Side	5 feet	6 feet	
• Corner	15 feet	15 feet	
• Rear	15 feet	15 feet	

Max. Lot Coverage	50%	25%	N*
Max. Building Height	Lesser of 2 stories or 35 feet	14 feet, 6 inches	Y
Trash Enclosure	50 feet from residentially-zoned property	50 feet	Y
Mech. Equipment	Screened	Yes	Y or N

*With the recordation of a Merger and Re-subdivision of parcels APN 162-02-410-071 & -072 this proposal will be in conformance with Title 19.08. However, without the merger of the two lots, the maximum lot coverage will be exceeded by 2% (3,530 S.F./6,795 S.F.=52%) thus requiring a Variance. Approval of this SDR will be contingent upon completion of this condition.

Pursuant to Title 19.08.060, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	Five feet (P-R Zone Setbacks) for 15-foot high buildings	Six feet (14'-6" high building)	Y
Adjacent development matching setback	Five feet (P-R Zone Setbacks)	Five feet	Y
Trash Enclosure	50 feet	50 feet	Y

Pursuant to Titles 19.10 & 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: Min. Trees	1 Tree/ 20 Linear Feet	19 Trees	19	Y
TOTAL		23	19	N
Min. Zone Width	8 Feet		1 Foot	N**
Wall Height	6 Feet		7 Feet***	Y

*Although one shade tree is shown on the landscape plan within proximity to a parking space, per Title 19.10.010(J), "Landscape materials required for perimeter landscape buffer areas may not be counted towards the requirements for landscape islands in parking lots."

**A Waiver to the Title 19.12 Perimeter Landscape Buffer Standards has been processed with this application.

***There is an existing seven-foot high (approximate) wall that runs along the entire north property line.

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	
Medical Office	2,000 S.F	1: 200 S.F for first 2,000 S.F	10				
Medical Office (remaining GFA over 2,000 S.F)	1,530 S.F	1:175 S.F of remaining GFA	9				
SubTotal			19	1	20	1	Y
TOTAL (including handicap)	3,530 S.F		19	1	20	1	Y

Freestanding Signs: 19.14.060(C) Permitted Signs in the C-V, N-S, P-R, & O Zoning Districts		
Standards	Allowed	Provided
Maximum Number	1 / Street frontage 1 total or 1/ 43,000 SF lot	1 / Street frontage 1 total
Maximum Area	48 SF.	145 SF*
Maximum Height	12 feet	45 feet*
Minimum Setback	5 feet	0 feet*
Illumination	Internal or directly illuminated only	No indication has been given towards the lighting, but the sign is outfitted for internal illumination.

*The existing non-conforming sign does not comply with the sign standards for a P-R (Professional Office & Parking) Zoning District in both height and size. Additionally, although the sign post meets the five-foot setback, the 16-foot wide sign itself is located approximately three-feet into the public right-of-way. Staff has recommended that the sign be removed prior to the issuance of any building permits

Waivers		
Request	Requirement	Staff Recommendation
A one-foot wide landscape buffer along the north property line	An eight-foot wide perimeter landscape buffer	Approval
A four-foot landscape buffer along the eastern property line	An eight-foot wide perimeter landscape buffer	Approval
A seven-foot landscape buffer along a portion of the southern property line	A 15-foot wide perimeter landscape buffer	Approval
Zero parking lot landscape islands	A 5-foot wide landscape island for every six parking spaces	Approval

ANALYSIS

- **General Plan/Zoning**

Both properties, 2111 South Maryland Parkway and 1205 Exley Avenue (APNs 162-02-410-072, & -071), were rezoned (ZON-6353) from C-1 and R-2 to the P-R Zoning District. The proposal for a medical office in a P-R Zoning District is a permissible use per Title 19.04.

The proposed development is located within the 200-foot height-restricted area of the Airport Overlay District. As the proposed building height has been shown at 14-feet, six inches, no adverse affect is anticipated within this Overlay District.

There is currently an abandoned freestanding sign that is in non-conformance with the Title 19.14 Sign Standards for the P-R Zoning District. As the sign is located approximately three feet over the public right-of-way, thus falling under the definition of a prohibited sign, a Variance cannot be processed. Therefore, the sign shall be removed as a condition of approval of this proposed Site Plan Review.

- **Site Plan**

The site depicts a 3,530 square foot medical office fronting along Maryland Parkway. The applicant has provided adequate parking placed to the rear of the building away from the street front along Maryland Parkway. The access to the project is provided by a 24-foot wide curb-cut for which the applicant will need an approved deviation from standards approved by the City Engineer.

The proposed development currently sits on two separate parcels for which staff is requiring that a Merger and Re-subdivision take place in order to create a single lot. Without the remapping of the two parcels into a single lot the proposal will require a Variance for excessive lot coverage on the western property and an off-site parking agreement recorded with the City Attorney for the eastern property.

- **Elevations & Materials**

The provided elevations show a coherent southwestern contemporary design that wraps around the entire building. The applicant calls for three-coat stucco, painted off-white with earth-toned colors on the trim and slate tile accents for the material finish.

Although the building is of a simple rectangular shape, the massing of the office building is broken up with four columns of dry stacked stone veneer at the front and back. The elevations maintain a street-oriented façade with the entrance to the office oriented towards the parking lot, which is situated at the rear of the property.

- **Residential Adjacency**

The proposed building height is 14 feet, six inches, less than the minimum 15 feet height requirement. The proposed building is also in compliance with adjacent matching setbacks for the P-R Zoned property located to the north.

- **Parking**

The proposed Medical Office requires one parking space per 200 square feet for the first 2,000 square feet of gross floor area with an additional parking space provided for each 175 square feet over the initial 2,000 square feet. The proposed 3,530 square-foot office building has made accommodations for 20 parking spaces, including one van-accessible handicapped parking space where 19 spaces are required ($[(2,000 \text{ S.F.}/200)] + [1,530 \text{ S.F.}/175] = 19 \text{ spaces}$)

As the proposed medical office does not receive or distribute materials or merchandise, per Title 19.10.020 an on-site loading space is not required.

- **Landscaping**

The provided landscape plans show adequate landscaping with six (6) 24" box Purple Plum trees placed 20 feet on center in an off-set pattern with the required four (4) five-gallon shrubs provided per tree along Maryland Parkway and Exley Avenue.

A waiver to the Title 19.12.040 perimeter landscape buffer requirements has been requested for a portion of the north and south property line and all of the east property line. Staff finds that no significant impact will result from the reduced landscape buffer widths as the applicant has provided the adequate amounts of trees and ground-cover plants to screen the commercial property from the adjacent property.

Also, a waiver to provide five-foot wide landscape island has been requested. The landscape plans also show shrubs planted around the trash enclosures with some of the plants located outside of the applicant's property. As there is no requirement to provide a landscape buffer around trash enclosures, staff recommends that revised landscape plans be provided showing no landscaping in the public right-of-way adjacent to the trash enclosure.

- **Signage**

There is currently an abandoned, illegal, and prohibited sign located approximately three feet over the public sidewalk adjacent to Maryland Parkway. Per Title 19.14.140, the following determinant was used in assessing the illegality of the existing sign:

“(1)The following shall without limitation be considered illegal signs:

(a) A sign erected on public property, including the public right-of-way, in violation of this Chapter;”

Additionally, the existing sign has also been determined to be an abandoned sign by applying the following determinants as listed in Title 19.14.140(A)2:

“(a) Any sign which has ceased to be used to display a message relating to an on going business, product, service, idea or commercial activity and where the owner(s) of the sign has manifested an intention to permanently cease to use the sign. A sign shall be presumed to be abandoned if it has not been used to display or support such a message during any continuous one-year period;

(b) Any on-premise sign pertaining to a building that has been destroyed or damaged beyond use, and substantial construction work for its repair or replacement has not begun within six months after such destruction.”

As the existing sign meets multiple criteria for being categorized as both an illegal and abandoned sign, per Title 19.14.170 it is the responsibility of the property owner to remove the sign within 10 days of City Council final action. Failure to comply with a notice from the City requiring the removal the illegal sign may result in the immediate removal of the sign by the City at cost to the owner.

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 3,530 square foot medical office is located adjacent to Maryland Parkway and is compatible with the commercial development along Maryland Parkway and development in the immediate area.

In regard to "2":

The proposed medical office is consistent in use with the Office General Plan category. With exception to three waivers to portions of the perimeter landscape buffer widths, this proposal is consistent with the Design Standards Manual, the Landscape, Wall and Buffer Standards, as listed in Title 19.

In regard to "3":

As the proposed office will use an existing curb cut and has sought out the proper remedy Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

In regard to “4”:

The building materials shown in the provided elevations and materials board and the proposed landscaping materials are both appropriate to the neighborhood and for the City.

In regard to “5”:

The provided building elevations demonstrate architectural and aesthetic features that are compliant with the Title 19.08 Commercial Design Standards and do not present an undesirable, or obnoxious building. The proposed office provided an orderly and aesthetically pleasing environment; and is harmonious and compatible with development in the area.

In regard to “6”:

The proposed medical office will be subject to regular City inspections during the design and construction phase and City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

PLANNING COMMISSION ACTION

There was one speaker with questions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

13

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 222 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18894** APN: ~~162-02-410-071~~ **162-02-410-072**

Name of Property Owner: 2111 S. Maryland LLC

Name of Applicant: Dr. Obteen Nassiri

~~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 21st day of December, 2006

Karen Elizabeth Wilson

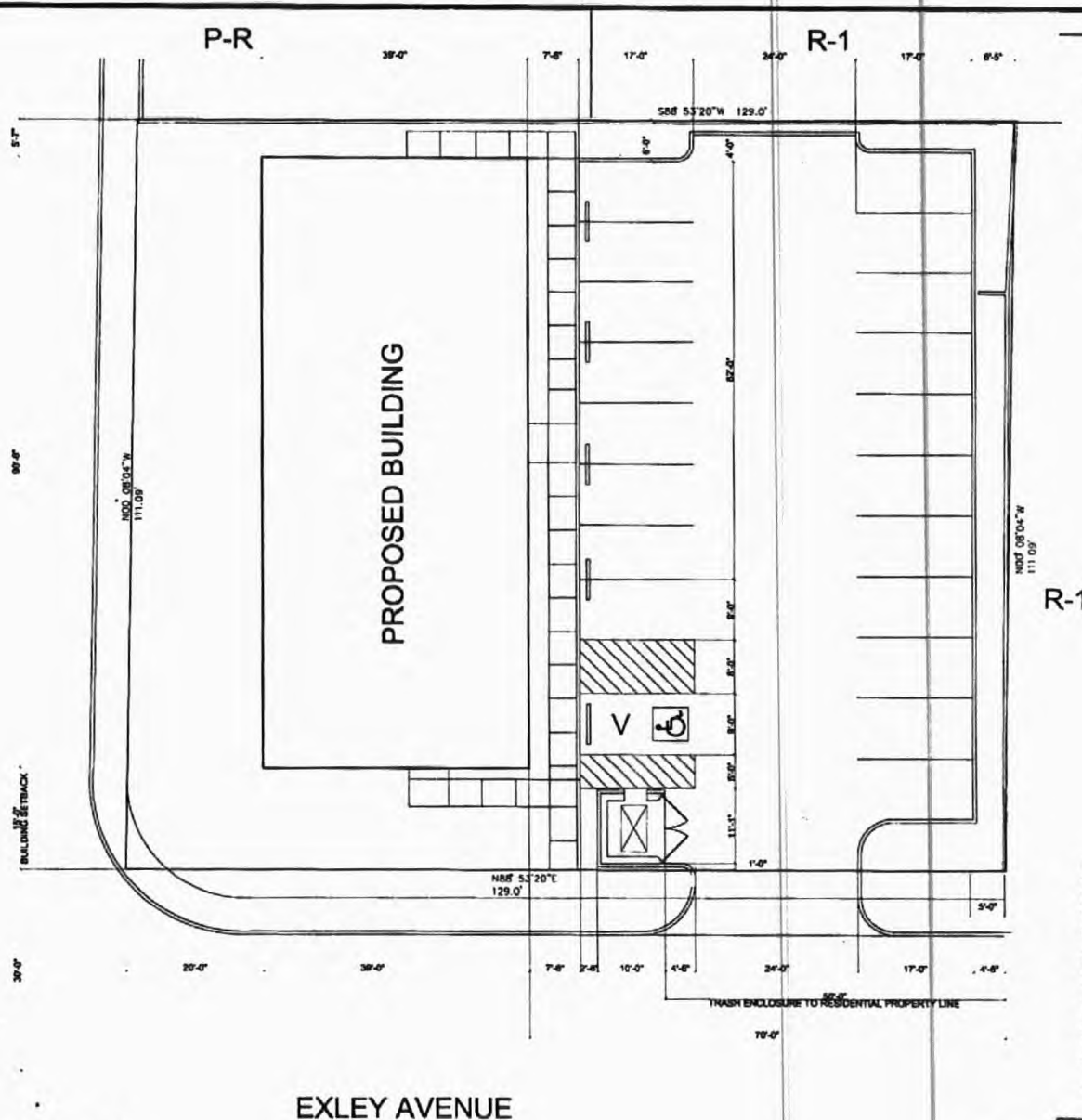
Notary Public in and for said County and State



MARYLAND
PKWY.

SITE PLAN

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



VICINITY MAP

SCALE: NONE

PROJECT INFORMATION

A.P.N.: 162-410-072
APPROVED ZONING: P-R (APPROVAL #: ZON-4333)
GROSS LAND AREA: 14,282 S.F. (327 AC.)
TOTAL BUILDING AREA: 3,690 S.F.
LOT COVERAGE: 25%

PARKING ANALYSIS

PARKING REQUIREMENTS:

10 FOR THE FIRST 2,000 S.F.
1 / 175 FOR THE REMAINING S.F.

OFFICE AREA: 3,530 S.F.
REQUIRED PARKING = 10 FOR FIRST 2,000 S.F. = 10
1,530 / 175 = 8
TOTAL REQUIRED PARKING SPACES = 19 SPACES

PARKING PROVIDED:
STANDARD PARKING SPACES
VAN H.C. PARKING SPACES PROVIDED = 1

TOTAL PARKING SPACES PROVIDED = 19
PARKING RATIO: 1.87 / 1,000 S.F.

RECEIVED
DEC 21 2006

SDR-18894
02/08/07 PC

REVISIONS	BY
X 10/05/2006	

BRYAN CONSTRUCTION INC.
STATE LICENSE # 21814
308 S. 11th
LAS VEGAS, NEVADA
(702) 382-7127
Fax (702) 382-7079

SITE PLAN

NASSIRI BUILDING
2111 S. MARYLAND PKWY.
LAS VEGAS, NEVADA 89104

12 / 20 / 2006
SHOWN
131-518
A1

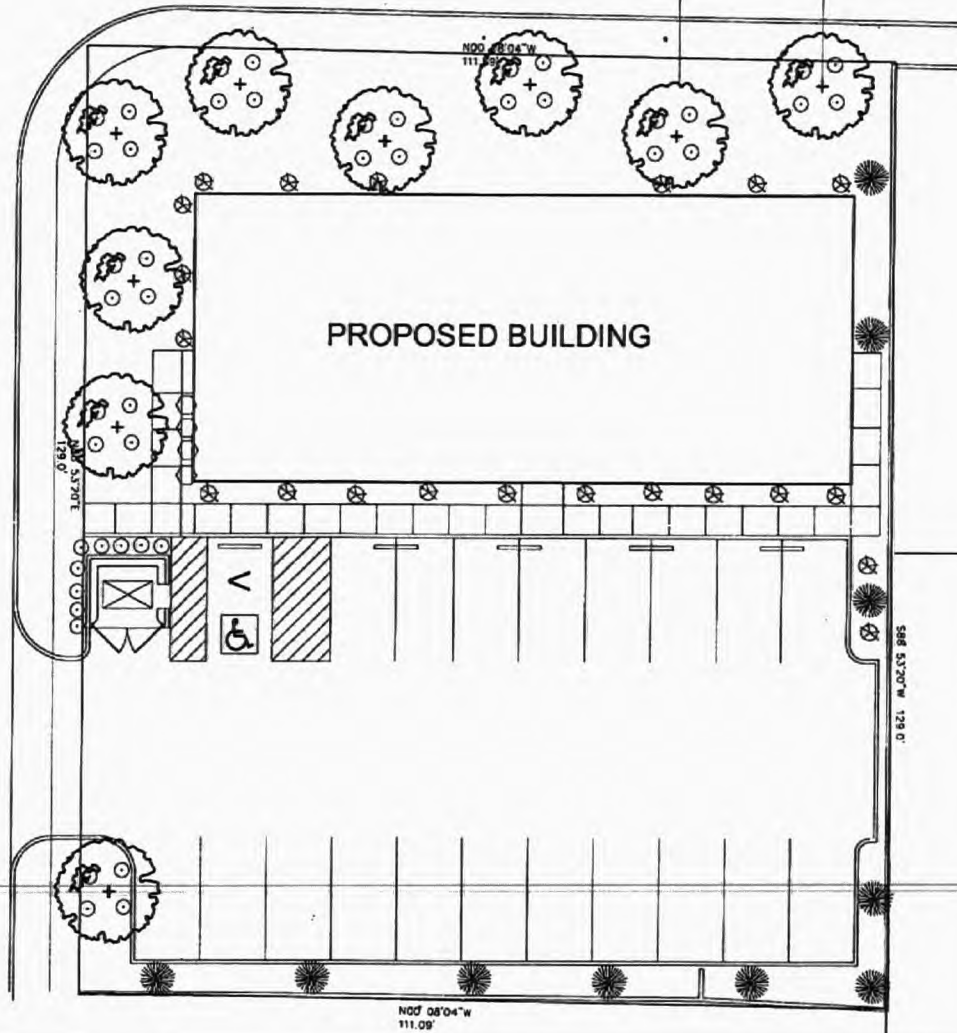
MARYLAND
PKWY.

20'-0" MAX. O.C.

10'-0"

LANDSCAPE PLAN

EXLEY AVENUE



PLANTING LEGEND

	PRUNUS SPECIES	PURPLE LEAF PALLM	2' BOX
	ITALIAN CYPRESS	CYPRESS SPECIES	2' BOX
	PHOTINIA FRASER	FRASER'S PHOTINIA	5 GAL.
	RAPIHOLANS NODDA	ROUND HAWTHORN	5 GAL.
	LANTANA MONTEVIDEOSIS	TRAILING LANTANA	5 GAL.
	LAURISTROBILA NODDA	CHERRY BARTLE	5 GAL.

HARD SCAPE MATERIAL

DISCOUNTED ON ORANGE GRASS,
30' HILLS SCREEN, DESERT GOLD
IN ALL PLANTING AREAS

RECEIVED
DEC 21 2006

SDR-18894
02/08/07 PC

LANDSCAPE PLAN

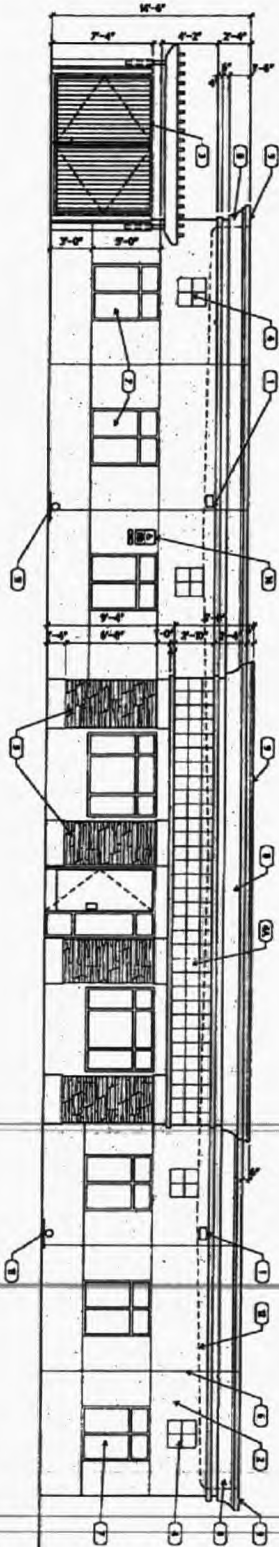
NASSIRI BUILDING
2111 S. MARYLAND PKWY.
LAS VEGAS, NEVADA 89104

BRYAN CONSTRUCTION INC.

STATE LICENCE # 27874A
308 S. 11th
LAS VEGAS, NEVADA
(702) 382-7127
Fax (702) 382-7078

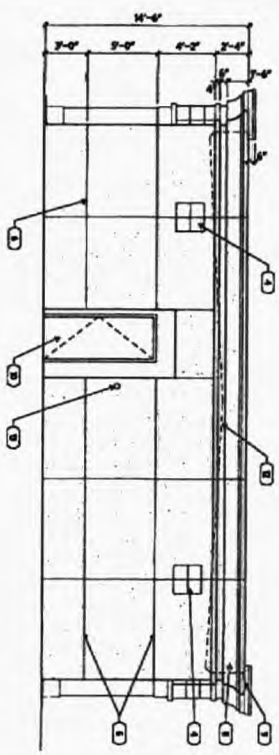
L1

12/20/2006
BRYAN
12/20/06

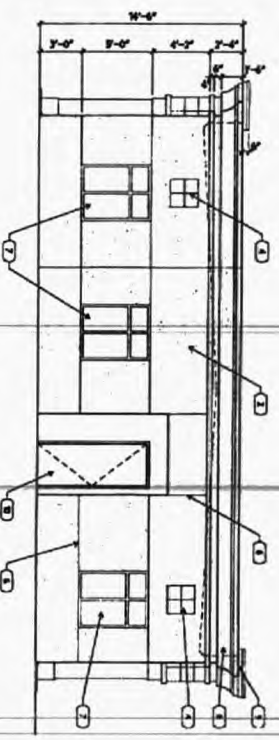


WEST ELEVATION 1

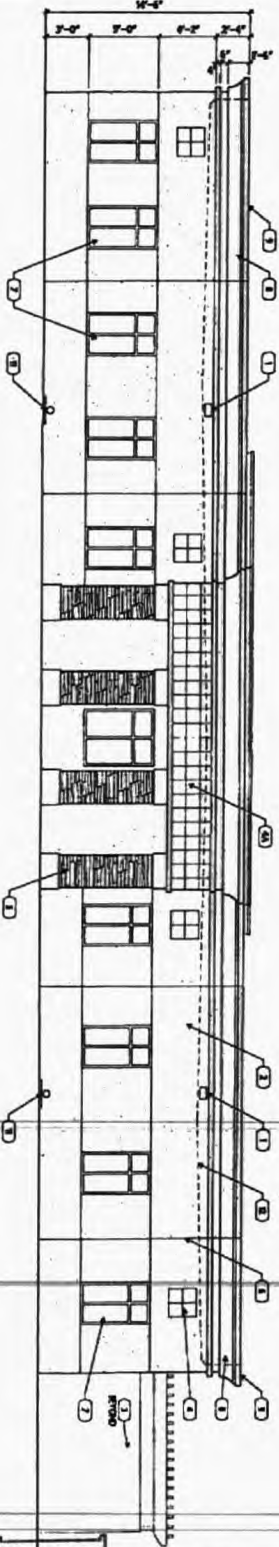
- NOTES**
- 1 ROOF OVERHANG SQUARE - REFER TO DETAIL 3(A)
 - 2 2 COAT STUCCO OF METAL LATH & WOOD BRASS SASHING
 - 3 TRASH ENCLOSURE - REFER TO DETAIL 3(A)
 - 4 STONE TILE ACCENT SET OF BROWN COAT. STONE TILE FELD ON (5)
 - 5 PALE STONE COLORED CONCRETE VENEER - REFER TO WALL SECTION
 - 6 CONTROL Joints - REFER TO DETAIL 3(A)
 - 7 STONEWARE CLAY TILE FINISH - REFER TO DETAIL 3(A)
 - 8 ROOF RATCHED ARCHITECTURAL DETAIL W/ STUCCO FINISH
 - 9 METAL CORNER FINISH
 - 10 PAINTED HOLLOW METAL DOOR
 - 11 ROOF DRAIN GUTTER & FLASH BLOCK
 - 12 LINE OF ROOF
 - 13 ROOF BOX - LOCATE FOR THE DEPARTMENT ACCESSIBLE SERVICE MOUNTED ON WALL



NORTH ELEVATION 3



SOUTH ELEVATION 2



EAST ELEVATION 4

RECEIVED
DEC 21 2006

Gary Carlson & Associates
ARCHITECT
Telephone: (702) 878-0627 Las Vegas, NV

PROJECT TITLE
NASSIRI BUILDING
2TH S. MARYLAND PKWY.
LAS VEGAS, NV 89104

SHEET TITLE
EXTERIOR ELEVATIONS

CERTIFICATION

REVISIONS

A4.1

SDR-18894
02/08/07 PC

FRANCISCO PARK
CITY OF LAS VEGAS

ENGINEER'S CERTIFICATE
I, A. H. McWHIRTER, a duly licensed professional engineer, in the State of Nevada, do hereby certify that the above is a true and correct plat of the land shown and described in the plat and that the same is in accordance with the provisions of the Nevada Statutes relating to the same. Witness my hand and seal this 1st day of December, 1955.

CITY ENGINEER'S CERTIFICATE
I, STANLEY W. WARD, City Engineer of the City of Las Vegas, Nevada, do hereby certify that I have examined the plat of Francisco Park, and that the same is in accordance with the provisions of the Nevada Statutes relating to the same. Witness my hand and seal this 1st day of December, 1955.

APPROVALS
APPROVED THIS 1st DAY OF DECEMBER, 1955, BY THE CITY PLANNING COMMISSION OF LAS VEGAS, NEVADA.

RECEIVED
DEC 21 2006

[illegible]

THE FUNDERS - PARENTS OF LAY VEGAL, A PARTNERSHIP DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY PLATTED HEREON, AND HEREBY DEDICATE THE TRACTS AS SHOWN TO AND FOR THE USE OF THE PUBLIC FOR EVER. ESTATE(S) AS SHOWN ARE RESERVED FOR THE CONTRIBUTION AND MAINTENANCE OF PUBLIC UTILITIES ONLY.

PANDEE + PHILLIPS OF LAI VEGA
BY: ROY L PANDEE OF LAI VEGA, INC.
6-8-80-8-1 1-8-79-8-0

Hugh S. Vandee
 SGT. JAMES E. THAYER

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }

ON THIS 2nd DAY OF October, 1955, PERSONALLY APPEARED BEFORE ME Ed. Thompson, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, SOBY I. PANDOL, KNOWN TO ME TO BE THE SEVERAL PARTIES OF THE INSTRUMENT THAT ELICITED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID INSTRUMENT ELICITED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES AND USES THEREIN MENTIONED.

P. F. Follin
NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE
OF CALIFORNIA (EXPIRES August 14, 1964)

1. STONE & WARD, CITY ENGINEER OF THE CITY OF LAS VEGAS, DENIES, DO DENIES CRIMINALLY THAT I HAVE ELABORATED THE FINAL MAP OF FRANCISCO PARK. THAT THE INFORMATION AS KNOWN REASON IS LEGITIMATELY THE SAME AS APPEARS ON THE TESTIMONY MAP, AND AFFIRMED ALTERNATELY TRUTH, THAT ALL PROVISIONS OF THE PLANNING COMMISSION ARE, AND ARE LEGAL COURTESIES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TESTIMONY MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE Oct 7 1952

GE Wade
 GEORGE E. WADE CITY ENGINEER,
 832 MAP. TOWN - BRIDGES CRT. NO. 200

APPROVED THIS 7th DAY OF SEPTEMBER, 1955. BY THE CITY PLANNING COMMISSION OF LOS ANGELES, CITY

H. L. Stewart

APPROVED AND ACCEPTED THIS 7th DAY OF June, 1955 BY THE BOARD OF CITY COMMISSIONERS
OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

RECEIVED
JAN 10 1964
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535

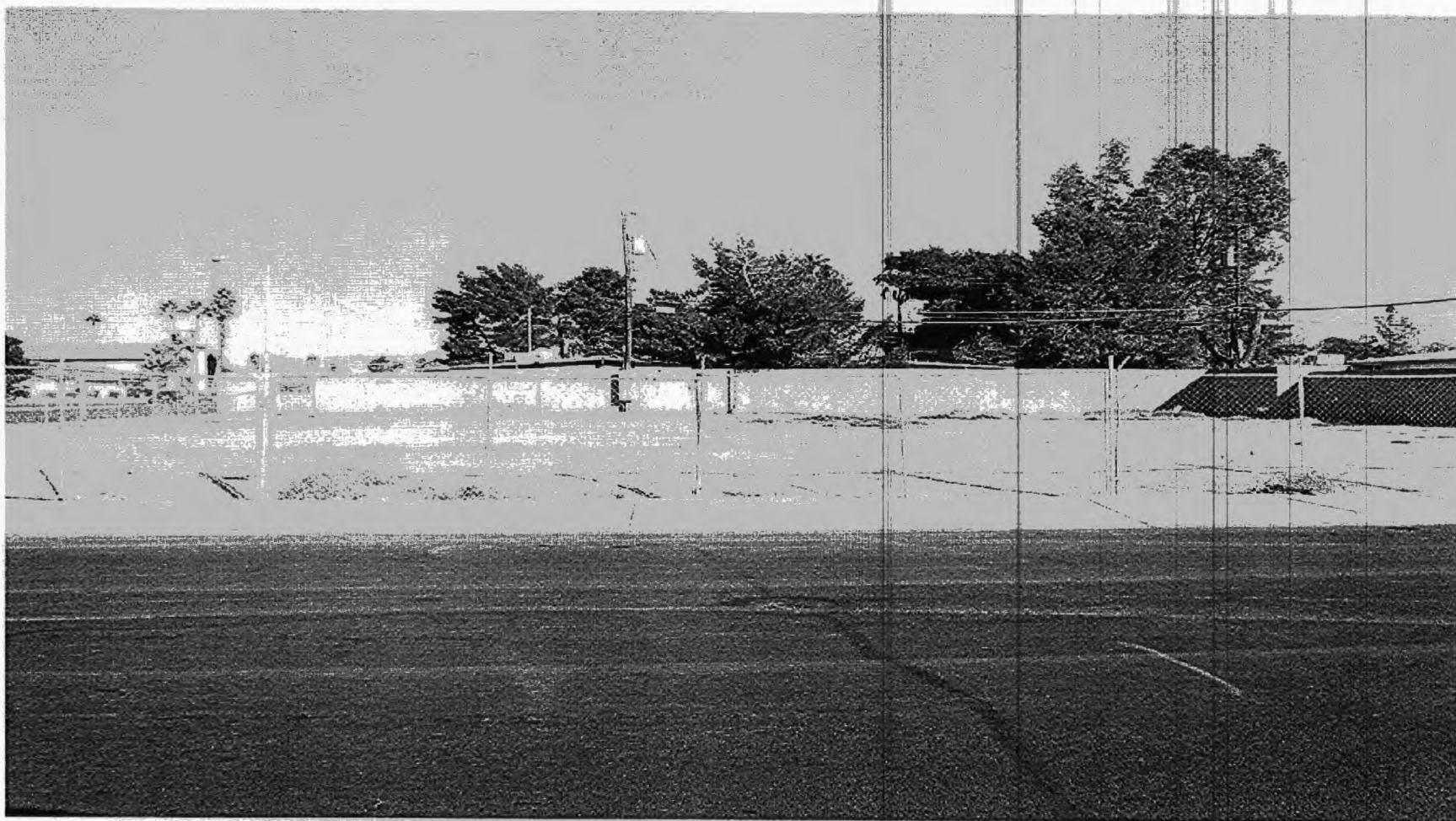
RECEIVED
DEC 21 2006

447072
No. _____
Title of Request of _____
Furner Tain Lammance & Tain Co.
Oct-30-1963 A. 9:12 A.
In Book 4 Page 16
PLATS
Clark County, Nevada, Record
Paul C. O'Malley, Recorder
40 69

SDR-18894
02/08/07 PC

SDR 18894				
Dr. Obteen Nassari				
NEC Exley & Maryland				
Proposed 3.926 thousand square foot office building.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	3.926	11.01	43
AM Peak Hour			1.55	6
PM Peak Hour			1.49	6
(heaviest 60 minutes)				
Original Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.4	11.01	26
AM Peak Hour			1.55	4
PM Peak Hour			1.49	4
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.526	11.01	17
AM Peak Hour			1.55	2
PM Peak Hour			1.49	2
(heaviest 60 minutes)				
Existing traffic on all nearby streets: counts not available for Exley Avenue				
Maryland Avenue				
Average Daily Traffic (ADT)	37,825			
PM Peak Hour	3,026			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				
Capacity				
Maryland Avenue	51,700			
This project will add approximately 17 trips per day on Maryland and Exley. This will increase expected volumes by less than 1 percent on				

Maryland. Maryland is at about 73 percent of capacity. Counts are not available for Exley, but it is believed to be under capacity.			
Based on Peak Hour use, this development will add roughly 2 additional cars into the area; which works out to about two every hour.			
Note that this report assumes all traffic from this development uses all named streets.			



SDR-18894 - APPLICANT: DR. OBTEEN NASSARI - OWNER: 2111 SOUTH MARYLAND LLC
2111 SOUTH MARYLAND PARKWAY
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



SDR-18894 - APPLICANT: DR. OBTEEN NASSARI - OWNER: 2111 SOUTH MARYLAND LLC
2111 SOUTH MARYLAND PARKWAY
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07

December 20, 2006



TO: Department of Building & Safety
Planning & Development
731 South Fourth Street
Las Vegas, NV 89101-6918

REFERENCE: Professional Chiropractic Office
Parcel #162-02-410-071
Parcel #162-02-410-072
Dr. Obteen Nassari
2111 S. Maryland LLC
2111 Maryland Pkwy
Las Vegas, NV 89104

SUBJECT: Justification Letter for proposed office building

To Whom it May Concern:

Please be advised this office represents the applicant for the proposed project located at the above referenced parcels. The property is generally located on the Northeast corner of Maryland Parkway and Exley Street. The applicant is proposing to construct a (1) single story building. The office building will have a maximum height of 15'-0". The applicant is filing one application for both parcels, which is for the site plan review and variance regarding the Existing Sign.

This property is currently zoned P-R. This property is located at Maryland Parkway, which promotes the use of P-R uses. It was the pleasure of the owner to take down the old corner commercial building and rebuild a new professional office building. A parking waiver is not required with this application. This project will cover 24.65% of the site. A landscape waiver is requested along the North and East property lines. Eight (8) feet is required and we are requesting an average of 5'0". Though (5) five feet is requested, we are providing 24" box trees along these property lines 20'0" on center. A landscape waiver requested along Exley only where the parking is adjacent to the street. At this Eastern portion of the property, 15'0" landscaping is required. We are proposing to place our driveway entrance at this location and provide 7'0" landscaping on each side. Again, we will provide adequate 24" box trees on both sides of this driveway entrance as well as around the rest of the front of the building.

We are requesting a waiver for (2) required finger landscape areas in the parking lot. The parking lot as shown provides adequate parking for this building. As commonly found in downtown P-R lots parking is tight and we were able to fit the required spaces on this lot. Per meeting with traffic, a waiver is required for our driveway approach. The new drawing standard for all commercial drive approve is now to be 32'0" in width where we have provided 24'0". Regarding the sign on this property. This sign has existed for approximately 35 years and was a part of the former commercial building. We request you allow Dr. Nassiri to keep the existing sign. The code only allows for a 12' tall and 48 square foot sign in the P-R zone. Should you have any questions, please call me at 379-9866 or 362-7127.

Sincerely,

BRYAN CONSTRUCTION, INC.

A handwritten signature in dark ink, appearing to read "R. Dean Bryan".

R. Dean Bryan, President

SDR-18894
02/08/07 PC

308 South 11th Street • Las Vegas, NV 89101 • 702-362-7127 • Fax 702-362-7079

E-Mail bryanconstructioninc@cox.net

State License No. 27874A

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

Telephone Protest/ Approval Log

Meeting Date: 2/8/07

Case Number: SDR-18894

Date: 2/5/07

Name: Tom Conroy

Address: 1313 Bonita

Phone: 731-3446



PROTEST



APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____



PROTEST



APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____



PROTEST



APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____



PROTEST



APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____



PROTEST



APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____



PROTEST



APPROVE

1P

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

DIR-19779 - Applicant/Owner: The Chicago Inn - Appeal of the Planning Department interpretation of Title 19.16 regarding the discontinuation of a non-conforming use located at 1502 North Jones Boulevard, Ward 5. 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. Appeal Letters by Robert McKeown
3. Letter from Planning & Development Department dated 01-29-07

Motion made by GARY REESE to Approve the Appeal for 180 days

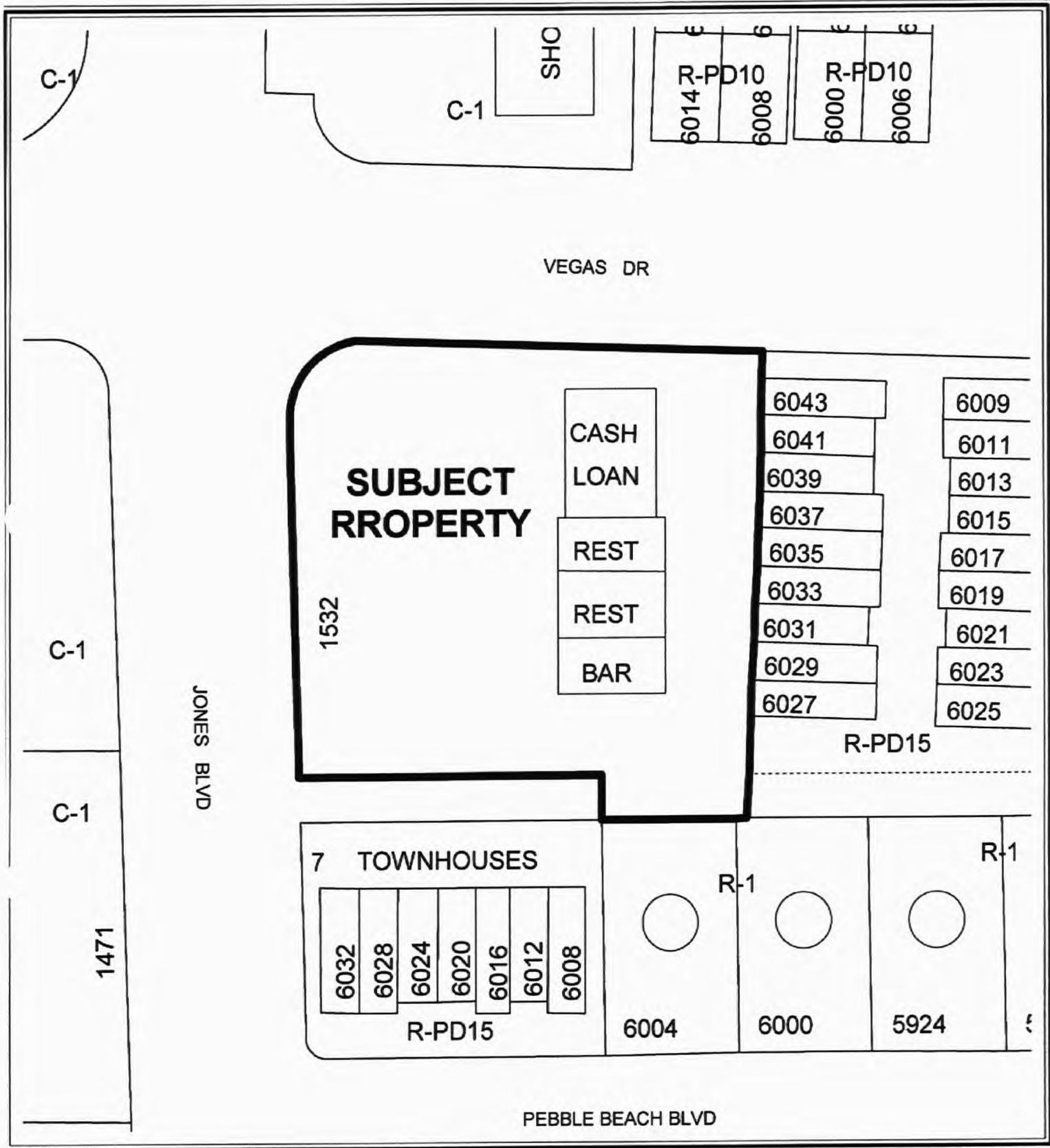
Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

ROBERT and BONNIE McKEOWN, were present. MRS. McKEOWN stated they have been doing business at this location for more than 21 years. They were not able to open in December of 2006 due to many changes in the area. They are in the process of rebuilding the business after a fire and expect to open within 60 days.

MARGO WHEELER, Director of Planning and Development Department, verified that the motion would be to approve the appeal for a period of 180 days to give the applicant enough time to complete the reconstruction.

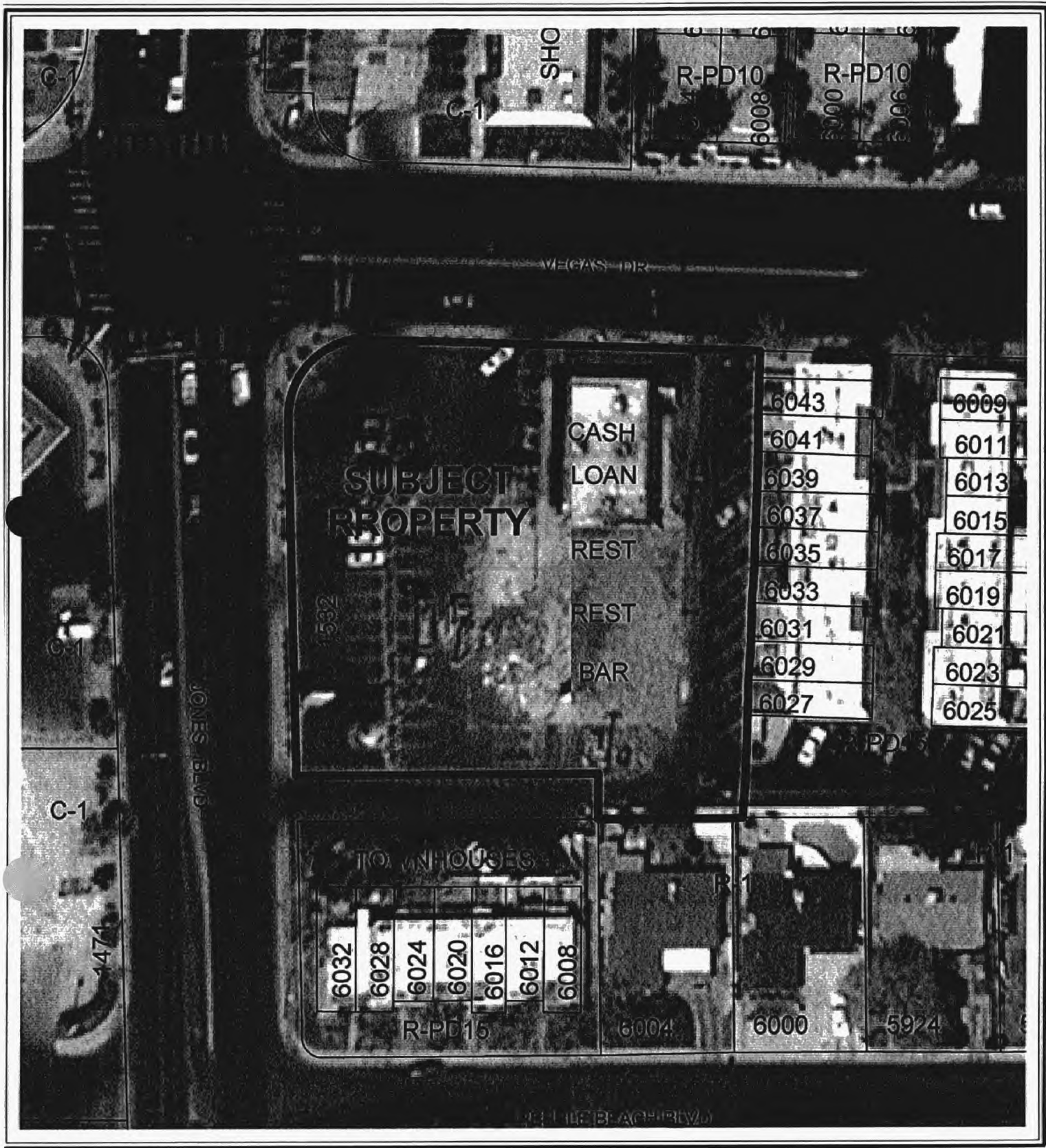


CASE: DIR-19779

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

01020 Feet





0 10 20 Feet

CASE: DIR-19779

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



RECEIVED
CITY CLERK

February 7, 2007

2007 FEB -7 A 11: 30

City of Las Vegas

RE: 1502 N. JONES THE CHICAGO INN

To Whom It May Concern:

I, Robert McKeown, owner of The Chicago Inn, am writing this letter to appeal a decision of the Board.

I have held a Liquor license at the above address for the past 21 years and due to a fire started in a business near mine I was put out of business for the past year. The fire was ruled an arson. The landlord and the Licensed Contractor were told by the City of Las Vegas it would only take a year to get the building rebuilt.

In the mean time I had been in contact with all the licensing departments (Business, Liquor, Gaming) making sure my licenses would be ready when I re-opened. I was told by the Planning Department that the license I held at the address, 1502 N. Jones, was grandfathered in at this location. I feel I have done everything in my power to get my business reopened as quickly as possible. title 19.00.070 (F)

I know the landlord and the contractor have worked around the clock since the city issued permits to rebuild. Due to unforeseen circumstances the building process has been delayed several times, by the City of Las Vegas, pushing the re-opening date back.

I would like to be included in the next meeting of the City Council on, Feb. 28, 2007.

I could then be re-opened in 60 days from the date the Special Use Permit is issued.

I can be reached at (702) 878-8158.

Thank you,

Robt McKeown

Robert W. McKeown
The Chicago Inn, Inc.

Feb 6, 2007

put something there about being in business at
this address for 21 yrs.

Dear Gentlemen:

This letter is to appeal the decision
of the Board. We could not reopen by
the time of one year. The fire was not
anything that we did. It took the
city longer than I said for rebuilding
the building. It took till March 2006 to
start taking down the strip mall.
We have had a license contractor
working on this for over a year.

We were told by the planning dept that
we were grandfather in. For our
license at this address. We have done
everything in our power to get this business
reopened. title 19.00.070 (F) We have had
delays from the city more than once.
Our contractor has done everything the
city told them to. We contacted every
license. Business, Liquor, Gaming we have
done everything so our license would be

RECEIVED
CITY CLERK
2001 FEB - 14
A
FEB 13

ready as so as the work was finished.

The landlord and contractors have worked with us. ~~It took from Mar 2005 till March 2006 to start~~ after the building was down it took till Aug for everything to get started for rebuilding. Then there were things the city had changed. That put us back on our reopening date. We have told our workers they would be back to work by the ~~fast~~^{first} of March. 2007 This has been a very big hardship on all of us.

We would like to appeal this interpretation by the City Council. Would like to be put on the next meeting date Feb 28, 2007 We could then be open in 60 day from the special Use Permit.

City of Las Vegas fax 382-4803

Sincerely Robert McKeown

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

January 29, 2007

Chicago Inn Corporation
10208 Villa Ridge Drive
Las Vegas, NV 89134

RE: 1502 N. Jones The Chicago Inn

To Whom It May Concern:

The Liquor Establishment (Tavern) use at 1502 N. Jones (Chicago Inn) is a non-conforming use due to the distance separation requirements and was damaged by fire. This use was discontinued on 12/10/05. After asking the City Attorneys Office for an opinion of Title 19.16 regarding the discontinued use of non-conforming uses, it was determined that after one year of discontinued use any future use of the building shall be in conformance with the provisions of Title 19.

As such 1502 N. Jones would require a Special Use Permit for a Liquor Establishment (Tavern), however per Title 19.04 no Liquor Establishment (Tavern) may be located within 1500 feet of any other Liquor Establishment (Tavern), church, synagogue, school, child care facility licensed for more than 12 children, or City park. The subject site, 502 N. Jones, is located approximately 1090 feet from a church (Twin Lakes Baptist 5700 Vegas Drive), 1146 feet from a school (Culley Elementary) and, 1470 feet from a city park (Wildwood - 1800 Wildwood Dr.) and cannot be entitled with a Special Use Permit for a Liquor Establishment (Tavern). It is the interpretation of the Planning Department and the City Attorneys Office that the non-conforming (Liquor Establishment [Tavern]) use at 1502 N. Jones was discontinued on 12/10/05 and has not reopened within one year and cannot conform to Title 19; therefore the use cannot be reestablished.

Should you wish to appeal the interpretation of the above section of Title 19 by the Planning Department and the City Attorneys Office, I refer you to Title 19.00.070 (F):

Appeals of Interpretation: any person aggrieved in connection with the inability to obtain a building permit or by the decision of any administrative officer or agency based upon or made in the course of the administration or enforcement of any provision of this Title may appeal the decision to the City Council. An appeal must be in written form and must be filed in the office of the City Clerk, with a copy to be filed in the office of the Department of Planning and Development. The appeal must be filed within ten days after the administrative decision is made and shall specifically describe the decision at issue and the basis for the appeal. The appeal shall be considered on the next available agenda of the City Council.

Please contact me at 229-5408, should you have any questions.

Sincerely,

Douglas Rankin, AICP
Planning Manager

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



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

DIRECTOR'S BUSINESS

DIR-18616 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: JUNIOR LEAGUE - Request to designate a parcel of land as an Historic Property within the City of Las Vegas on 0.51 acres at 861 Bridger Avenue (APN 139-34-701-002), 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. Staff Report
2. Supporting Documentation

Motion made by GARY REESE to Approve

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

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

Minutes:

SHERRY COLQUITT, Junior League of Las Vegas, Project Director for the Morelli House. MS. KULCRIN indicated they are dedicated to making the Morelli House a beautiful, historic cultural center and a gorgeous addition to Downtown Las Vegas. There will be a public preview on April 9th.

DeDEE NAVE, 7171 La Mirada Circle, Junior League of Las Vegas, stated they are very excited about the premiere of the Morelli House. They will conduct tours and special programs in the building. MS. NAVE explained that the World Market Center put them into contact with VLADIMIR KAGEN, who is known as the grandfather of modern furniture design. They were introduced to MR. KAGEN and took him to see the Morelli House. He volunteered to be their interior design for the project. They now have fully furnished mid-century authentic VLADIMIR KAGEN furniture.

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: DIR-18616 - APPLICANT: CITY OF LAS VEGAS - OWNER:
JUNIOR LEAGUE**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is to designate a parcel of land known as the "Morelli House," as an Historic Property within the City of Las Vegas on 0.51 acres located at 861 Bridger Avenue, (APN 139-34-701-002), Ward 5 (Weekly). The Morelli House is currently listed on the Nevada state Register of Historic Places. The Junior League of Las Vegas owns the building and supports the nomination. The Historic Preservation Commission voted to approve the nomination for designation based on the property's ability to meet the requirements for historic designation as listed in Title 19.06.090 I. Designation of Landmarks, Historic Properties and Historic Districts. Adoption of historical status will result in an "H" designation for this property, requiring Historic Preservation Commission review prior to issuance of building permits or discretionary permits such as Site Development Plan Reviews and Rezonings.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
4/1/92	City Council adopted the General Plan with Historic Preservation Plan component.
12/15/97	City Council adopted the City of Las Vegas Historic Preservation Ordinance, subchapter 19.06.090 of the City of Las Vegas Zoning Code, which governs designation of historic properties, the Historic Preservation Commission and its duties.
12/6/06	Historic Preservation Commission voted to approve historic designation of Morelli House to the City of Las Vegas Historic Property Register and proceed with public hearing.
02/08/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #33/cm).

APPLICATION REQUEST

Request to designate a parcel of land known as the "Morelli House," as an Historic Property within the City of Las Vegas on 0.51 acres located at 861 Bridger Avenue, (APN 139-34-701-002), Ward 5 (Weekly).

ANALYSIS

The Morelli House, located at 861 Bridger Avenue, has been determined eligible for listing on the City of Las Vegas Historic Property Register as an Historic Property by the Historic Preservation Commission. The Morelli House is owned by the Junior League of Las Vegas, a non-profit service organization.

The property meets the requirements for Historic Property designation under the following criterion, as stated in the City of Las Vegas Title 19.06.090, section I.2. Designation of Landmarks, Historic Properties and Historic Districts:

2. An individual property, building, structure or archeological site may be designated as an Historic Property if it:
 - (a) Qualifies under **Subparagraph (a)** or Subparagraph (b) of Paragraph (1) above;
[**Subparagraph (a)** It meets the criteria for listing on the State or National Register of Historic Places.]
 - (b) Is less than fifty years old, but is an integral and critical part of an Historic District or demonstrates exceptional importance by meeting or exceeding the other criteria described in Subparagraph (a) or Subparagraph (b) of Paragraph 1 above.

The City of Las Vegas supports the preservation of historic resources with the following documents:

The City of Las Vegas *Priorities*:

- Revitalize and invigorate our mature areas and the urban core
- Support and encourage sustainability, livability, and pride in our neighborhoods

The City of Las Vegas Master Plan 2020, adopted by Planning Commission on June 15, 2000 and City Council on September 6, 2000:

Reurbanization

OBJECTIVE 1.4: To retain, where viable, historical structures which represent the architectural, cultural and social legacy of the City of Las Vegas.

Neighborhood Revitalization Area

GOAL 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

Cultural Enhancement

OBJECTIVE 5.2: To promote cultural awareness and pride within the city.

The City of Las Vegas *Historic Preservation Plan*:

Goal: Promote the educational, cultural, economic, and general welfare of the public through the preservation, maintenance and protection of structures, sites and districts of significant historic, architectural, and archaeological interest within Las Vegas.

Objective A: Promote the preservation and maintenance of structures, sites and districts of historic interest within Las Vegas.

Historic Significance of the Morelli House (taken from Nevada state nomination report):

Architecture

The Morelli House was constructed in 1959 the mid-century Modern style. This flat-roofed subtype of the Contemporary style is a derivative of the earlier International style, and sometimes referred to as American International. At the time, the Morelli House was revolutionary for Las Vegas when most custom homes were merely expanded ranch-style forms. The Morelli house brought vaulted ceilings to the desert and the concept of integrating the building with the site, particularly effective in a golf course development. In a May 2, 2001 telephone conversation, UNLV professor of architecture, Janet White, interpreted the site plan of the Morelli house and its relationship to its setting. The window-wall façade, facing the golf course, was the front of the home--its monumental façade. The site was of the utmost importance to the structure, as were its proportions. The original plans show a different front arrangement, with a 6-foot-high block wall set in zig-zags, creating a dynamic approach. The pool was built behind the wall, sheltered from the street. A number of Morelli's neighbors built swimming pools on the golf course side of their homes, providing no privacy for swimmers, and interfering with the buildings' interplay with the golf course. Mr. Morelli understood the relationship between building and grounds, and sought to emphasize it. Mr. Morelli loved clean lines and eschewed ornamental plantings on his property. The only plantings were in the niches of the wall along the street.

The architecture of the Morelli House was directly influenced by the works of R. M. Schindler, who built modernist houses in southern California, and Philip Johnson, whose acclaimed Glass House is located in New Canaan, Connecticut, Mrs. Morelli's hometown.

That Schindler would serve to be the inspiration for the Morelli house is appropriate, since Schindler developed his distinctive architectural stylings in the 1920s in the warm, sunny climate of southern California, an area that has strongly influenced Las Vegas architecture over the years. Schindler, even his early houses, sported flat roofs with wide overhangs, and window walls to bring the outdoors in and meld the building with the site.

Schindler studied architecture and engineering in his native Austria. Inspired by Adolf Loos, Schindler came to the United States in 1914. Disappointed at first with America, Schindler was planning to return to Austria when he landed a position at Frank Lloyd Wright's Taliesin studio. In 1920, Wright sent Schindler to Los Angeles to oversee the construction of the Barnsdall House, popularly known as the Hollyhock House. Upon completion of the Hollyhock House, Schindler stayed in California and opened his own practice. By 1928, Schindler had developed a particular vision of architecture that is clearly reflected in Mr. Morelli's plans for his own home.

Philip Johnson was an early proponent of the International Style and worked with the early modernist masters from Europe, the likes of Mies van der Rohe, Walter Gropius, Le Corbusier, and J.J.P. Oud, and those from America, including Schindler, and his colleague and fellow Austrian, Richard Neutra.

Despite the fact that the house has been moved from its original location, the Morelli House retains a high degree of integrity of design, materials, workmanship, and even association. It is an excellent early example of Modern architecture in Las Vegas, and is important to the architectural history of the area.

History

The Morelli House was built in 1959 in prestigious Desert Inn Estates overlooking the second fairway at the world-class Desert Inn Golf Course. The Desert Inn was the fifth property to be built along the Las Vegas Strip, and its premier resort for more than a decade. Although it was the first country club community built in Las Vegas, it was not originally set up as a housing development. The first homes on the resort grounds were for the use of the owner/developer, Wilbur Clark, his executives, and certain high rollers, including Howard Hughes. Desert Inn Estates was developed in 1952, two years after the opening of the Desert Inn casino/resort. The 165 parcels encircled the golf course to the east of the hotel, with open desert land beyond. A few years later 15 interior parcels were opened for development under the name of Desert Inn Estates 2. The average parcel size was 1.25 acre, but interspersed were a few double lots. Desert Inn Estates was the first Las Vegas development which employed modern design. A number of notable performers built homes in the Estates including Keely Smith, and Betty Grable and her husband, bandleader Harry James. Bob Miller, Nevada's governor from 1989 to 1999, grew up in Desert Inn Estates.

The Morelli House was built by and for Antonio Morelli, the orchestra conductor and music director for the Sands Hotel. Mr. Morelli chose the modernistic design for his house in Desert Inn Estates and approached the Sands' carpenter foreman, Richard Small, with his ideas. Together, over the course of two years, the two men designed and built the house at 52 Country Club Drive, and Las Vegas architect, Hugh E. Taylor was engaged to draw the plans. Richard Small was the master carpenter at the Sands, but he also built several other custom homes in town. Mr. Small had first come from his home state of Montana to Nevada during the depression to work in the silver mines at Silver Peak. During World War II he worked as the carpenter foreman at the Nevada Test Site where he built structures used in the atomic test shots.

Antonio Morelli was a significant character in the history of Las Vegas. Richard Small's son Michael reports that Maestro Morelli was brought to town to upgrade the level of local culture. A classically-trained musician, he brought classical music to the area, organizing the first pops concerts in the early 1960s. To promote music education, Mr. Morelli initiated the Antonio Morelli Friends of Music scholarship to assist University of Nevada, Las Vegas music students, with a \$5,000 gift in 1969. Also, in his role as music director for the Sands, he came into contact with America's top performers of the day. The Sands ruled the Strip at that time. The famous Rat Pack performed there, and it has been reported that singers like Dean Martin, Frank Sinatra, Sammy Davis, Jr., and others worked through scores in Morelli's music room.

Mr. Kay Glenn purchased the home from Antonio Morelli's widow in 1978. Kay Glenn had been Howard Hughes' press secretary from 1951 until the millionaire's death in 1976. Mr. Glenn made only two changes to the house in the 22 years he owned it, and that was to change paint color in two places. In April 2000, Steve Wynn purchased the Desert Inn with plans to replace it with a 59-story mega-resort. These plans included the demolition of the historic Desert Inn Hotel, the golf course, and the surrounding homes in Desert Inn Estates.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18

NOTICES MAILED

NEWSPAPER ONLY

APPROVALS

0

PROTESTS

0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: DIR-18616

APN: 139-34-701-002

Name of Property Owner: Junior League of Las Vegas

Name of Applicant: City of Las Vegas Planning and Development Department

Name of Representative: Courtney Mooney

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: Courtney Mooney

Subscribed and sworn before me

This 16TH day of JANUARY, 2007

Linda Hartman-Maynard
Notary Public in and for said County and State



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MARCH 7, 2007

SUBJECT:

SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

Minutes:

SUP-18084, SUP-19068, SUP-19087, SUP-19100, SUP-19105, SUP-19121, SUP-19129, VAR-18210, VAR-18625, VAR-19098, VAR-19297 and VAR-19447 - Agenda 3/21/2007



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MARCH 7, 2007

SUBJECT:

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

BACKUP DOCUMENTATION:

Submitted at meeting – the Forgotten Voice Newspaper and Las Vegas Nigh Beat by Michael Lee (These documents were not scanned for the internet but can be found in the Final Minutes.)

Minutes:

DON HART, Clark County resident, spoke about the civic arena being contemplated. He indicated that on March 8th four games of the final tournament are scheduled and they anticipate double turn-out from the previous NBA games. He asked if a stadium is still scheduled for downtown Las Vegas and how will the City mitigate the traffic problem, especially when stringent requirements are imposed on residential dwellings. The only logical place to build such a facility is on the southwest side of Las Vegas Boulevard backing to the I-15. A stadium on 12 acres will not fit.

AL HESSEN, retired navy veteran, read an article by JOHN RALSTON in the Las Vegas Sun, dated March 2nd, about the Mayor.

MICHAEL LEE, 117 North 4th Street, stated he recently was elected to the Board of Directors for the Forgotten Voice newspaper. Forgotten Voice is an opportunity for the homeless people to communicate their ideas and concerns to the City Council. He commended the Mayor's commitment to helping the homeless population. He expressed concern about the possible closure of the women's shelter at St. Vincent. They need to know what their options are and need to be reassured that they will not end up on the streets again. MAYOR GOODMAN asked MR. LEE to meet with the Deputy City Managers and arrange a time when they can go and speak to these women.

COUNCILWOMAN TARKANIAN clarified that the shelter is operated with the understanding that it closes on March 31st, but will remain open in case of inclement weather. Clark County Social Services has sent out early morning and weekend intervention teams all winter long to help these women enter housing, such as Shade Tree or the Salvation Army.

ROSHAN JOSHUA COLLINS indicated he also writes for the Forgotten Voice. He stated that homeless people are still jailed for sitting under trees. He expressed concern about homosexual magazines in public libraries. He gave information for anyone who wants to contact him for help.

CITY COUNCIL MEETING OF: MARCH 7, 2007

TED RUSSELL, Las Vegas resident, endorses the Forgotten Voice for its innovation.

Meeting adjourned at 4:04 p.m.



Training Schedule

March 23 – 25 at the
Riviera Hotel & Casino

(Subject to change to include
additional workshops and trainers)



Friday, March 23, 2007

9:00 AM - Meeting of the National Stonewall Democrats Board of Directors

7:30 PM - Opening Night Event:
An Evening at La Cage

Saturday, March 24, 2007

On-Camera Training (by pre-arranged appointment for chapter leaders) will occur throughout Saturday. Chapter leaders may make an appointment by emailing John Marble at: johnmarble@stonewalldemocrats.org.

8:00 AM - Registration Opens

9:00 AM Saturday Morning Workshops

Presidential Delegate Selection Process
Working with Presidential Campaigns and
Becoming a Convention Delegate
- Phil MacNamara, Director of Party Affairs –
Democratic National Committee

Broad-Reach Demographics and Healthy Chapters
Organizing through Broad Demographics for
Chapter Growth
- Jo Wyrick, Executive Director, National Stonewall Democrats

10:30 AM Saturday Morning Workshops

Improving State Democratic Party Platforms
on LGBT Issues
What State Platforms say on LGBT Issues
and how to Improve Them
- John Marble, National Stonewall Democrats
- Rick Boylan, former DNC Director of Party Affairs

Political Strategy for Stonewall Chapters
Maximizing Involvement with Presidential
and Congressional Campaigns
- Parag Mehta, Director of Training, Democratic
National Committee

Sustainable Fundraising for Stonewall Chapters
Implementing a Comprehensive
Chapter Fundraising Plan
- Susie Turnbull, Vice Chair, Democratic National
Committee

12:00 PM - Leadership Lunch with Plenary Speakers

2:00PM Saturday Afternoon Workshops

Improving the Democratic Party through
Participation in Party Posts
State Central and Platform Committees, Precinct
and District Organizations
- Parag Mehta, Director of Training, Democratic
National Committee

Media Strategy for Stonewall Chapters
Engaging Local Media to Attract Members and
Democratic Candidates

Organizing through Black and Latino Prides
Growing Stonewall Chapters through Black and
Latino Prides
- Earl Fowlkes, President, Intl. Federation of Black
Prides
- Carolina Ramos

3:45 Saturday Afternoon Workshops

Maximizing the DNC State Partnership Program
Ensuring that State Parties fully Participate with
Stonewall Chapters
- Parag Mehta, Director of Training, Democratic
National Committee

Organizing through Youth
Organizing Youth through New Media
(Facebook, Myspace)
- Jake Velleman, LGBT Caucus Chair, College
Democrats of America

Making Money in Vegas: The Financial Ask for Your
Chapter Programs
Your Chapter will Make Money
by the end of this Training
- Lisbeth Melendez Rivera, Development Director,
National Stonewall Democrats
7:00PM - VIP RECEPTION at the Atomic Testing
Museum, 755 E. Flamingo

Sunday, March 25, 2007

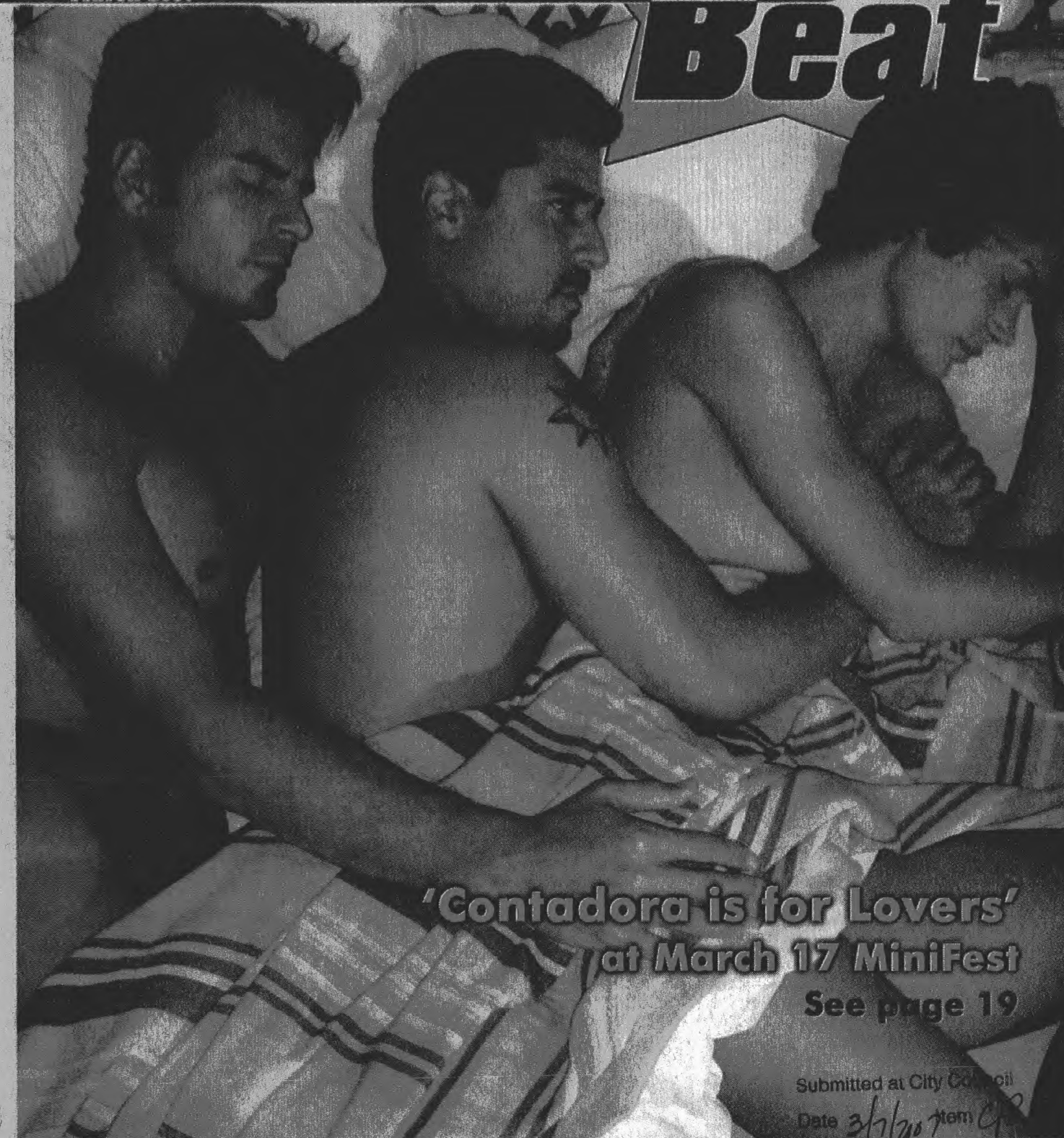
9:00 AM - Meeting of the National Stonewall Democrats Board of Directors

9:00 AM - Delegate Campaign Training Workshop
and Breakfast
Briefing on mechanics of conducting
your delegate campaign

Map of GAY LAS VEGAS
Rev. Wilhemina Tells All
Las Vegas News & Fun

March 2007

LAS VEGAS Night Beat



'Contadora is for Lovers'
at March 17 MiniFest
See page 19

Submitted at City Council

Date 3/7/2007 Item 48

FRIDAY SPECIALS:

75¢ Happy Hour, 7 to 9 pm
Domestic Long Necks and Well Drinks
\$10 Liquor Bust from 9 pm - 1 am
West Coast Swing Lessons 7 to 9 pm

SATURDAY SPECIALS:

75¢ Happy Hour, 7 to 9 pm
Domestic Long Necks and Well Drinks
\$5 Beer Bust from 9 pm - 1 am
Two Step Lessons
7 to 9 pm

Drag Queen Bingo
with Kitty Litter and Billy Woods
Every Tuesday night from 9 pm
It's free to play with lots of prizes

Requella Rose Party
Friday, March 2

Mr. Charlie's Contest

To benefit the Center for Senior Citizens

NGRA'S CHAMPION
Saturday

St. Patrick's Day & Birthday

March 17th - Saturday

Spring Thaw

Friday

Charlie's

Las Vegas, NV 89118

702-735-1844

Monday
Beer Bust, 4 to 7 pm
\$2 Long Island Iced Teas,
7 pm to midnight
Miss Kitty Litter &
Her Box of Treats
@ 9 pm

Monday
Blue Monday
\$1.50 Cuervo
Blue Margaritas,
7 pm to midnight
Dance Lessons,
7 to 9 pm

Tuesday
Two For Tuesday
Bud Light
Two for One
7 pm to midnight

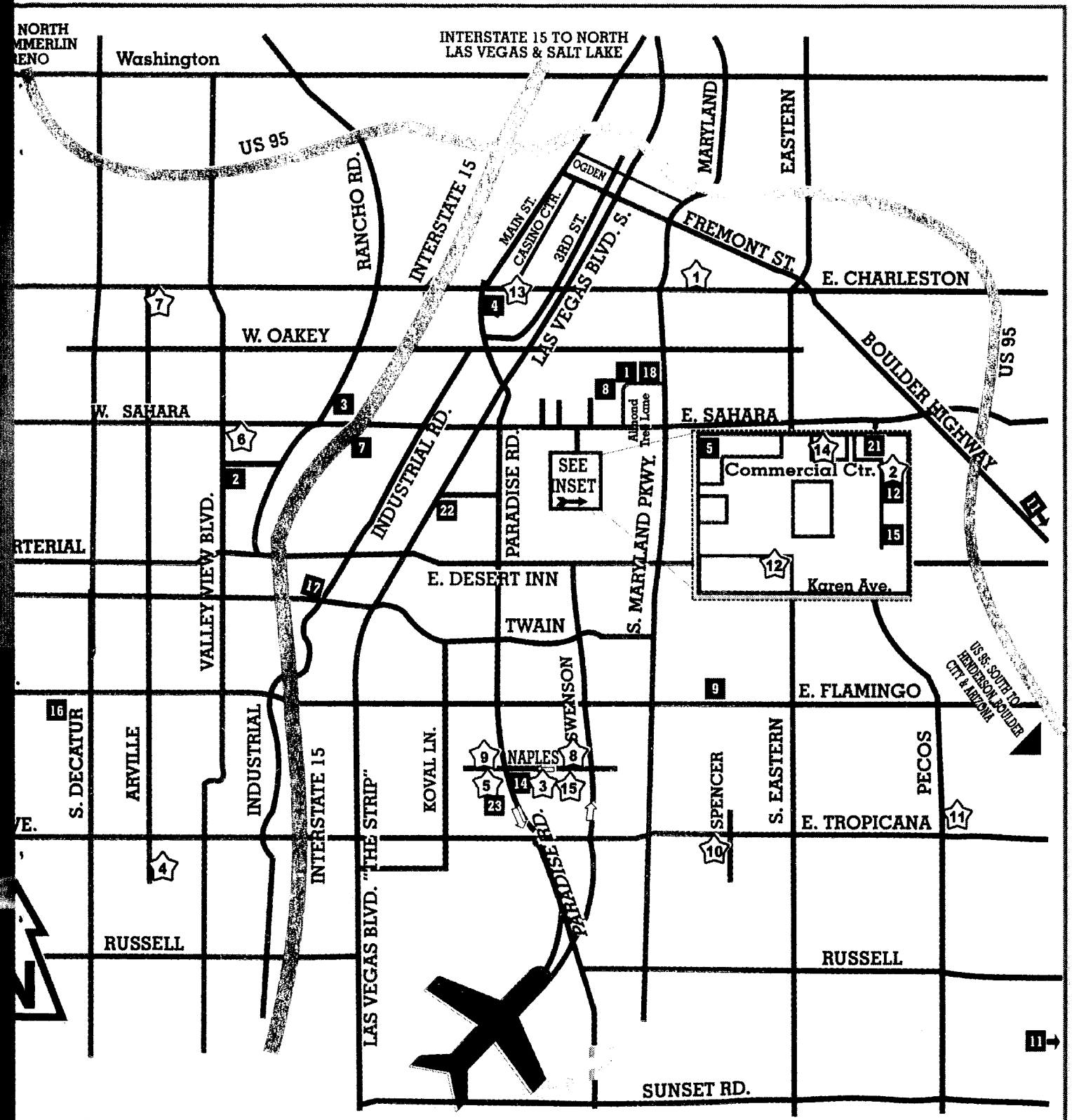
Wednesday
\$1 Mini-Pitchers
7 pm to midnight

Thursday
Line Dance
Lessons, 7 to 9 pm
Beat or Bare-Chest Night
12 Price Drinks
7 pm to 2 am

Cocktail Hour
4 p.m. to 7 p.m.
Monday - Thursday

Charlie's
DEN • PHX • CHI

Cocktail Hour
2 a.m. to 5 a.m.
Monday - Thursday



WELCOME TO LAS VEGAS

NIGHT BEAT MAP

Bars & Clubs

- 1 **Backdoor Lounge**, 1415 E. Charleston, 385-2018. 24 hours, slots, pool, dancing, shows.
- 2 **Badlands Saloon**, 953 E. Sahara Ave. #22, 792-9262. 24 hours, slots, pool, country.
- 3 **Buffalo**, 4640 Paradise Rd., 24 hrs., 733-8355. Leather, slots, pool.
- 4 **Charlie's Las Vegas**, 5012 Arville, 876-1844. 24 hrs., slots, pool, Thursday Line Dance lessons, 7 to 9 pm.
- 5 **8½ Ultra Lounge**, 4633 Paradise Rd., dancing and more!
- 6 **Escape Lounge & Café**, 4213 W. Sahara Ave., 364-1167.
- 7 **Flex**, 4371 W. Charleston, 385-FLEX. 24 hours, slots, pool, dancing, shows, dj.
- 8 **Free Zone**, 610 E. Naples, 794-2300. Shows, 24 hrs., video poker, pool, DJ, dancing, restaurant.
- 9 **Gipsy**, 4605 Paradise Rd., 731-1919. Dancing, DJ, opens after 10 p.m.
- 10 **Goodtimes**, 1775 E. Tropicana Ave., 736-9494. 24 hours, slots, pool, dancing, DJ.
- 11 **Las Vegas Eagle**, 3430 E. Tropicana Ave., 458-8662. 24 hours, slots, shows, dancing, pool.
- 12 **Ramrod**, 900 E. Karen Ave. H-108 in Commercial Center, 735-0885. Dance, slots, darts, pool, jukebox, food.
- 13 **Snick's Place**, 1402 S. Third St., 385-9298. 24 hours, slots, pool.
- 14 **Spotlight Lounge**, 957 E. Sahara Ave. (at entrance to Commercial Center), 696-0202. 24 hours, slots, pool, appetizers nightly.
- 15 **Suede Restaurant & Lounge**, 4640 S. Paradise Rd, Ste 4. Dining, entertainment nightly.

Businesses

- 1 **Las Vegas Night Beat**, 1140 Almond Tree Ln., #304, 369-8441. Entertainment & news for the gay community.
- 2 **Adult World Arcade/Mini Theaters**, 3781 Meade Ave. (at Valley View), 579-9735. 24 hrs., video rentals/sales, bookstore.
- 3 **Aid for AIDS of Nevada (AFAN)**, 2300 S. Rancho Dr., #211, 382-2326. AIDS/HIV support and services.
- 4 **Antiques on Casino Center**, 1228 S. Casino Center Blvd. 678-6278. Demos, antiques, café.
- 5 **Apollo (Men's) Spa & Health Club**, 953 E. Sahara A19 (In NW corner of Comm. Center), 650-9191.
- 7 **Blue Moon Resort**, 2651 Westwood Dr., parlor suites, deluxe rooms, Jacuzzi grotto, pool/sundeck, steam room, coffee house. Phone (702) 361-9099.
- 8 **Community Counseling Center**, 1120 Almond Tree Ln., #207, 369-8700. Counseling, support groups.
- 9 **DermaTrend**, Permanent hair removal, 1680 E. Flamingo, Suite A; 736-6300.
- 11 **Fantasy World Arcade/Mini Theaters**, 6760 Boulder Highway (between Sunset & Russell), 433-6311. 24 hrs., video rentals/sales, book store.
- 12 **Gay & Lesbian Community Center**, 953 E. Sahara

- Ave. Suite B-25, 733-9800. Information,resources, meeting space.
- 14 **Get Booked**, 4640 Paradise Rd., 737-7780. Books, videos, gifts, mags, t-shirts.
 - 15 **Hawks Gym**, 953 E. Sahara Ave. (NE Corner of Commercial Center). 731-4295.
 - 16 **Josette's Bistro**, 4983 W. Flamingo Rd., casual French dining, entertainment nightly, Sunday Jazz Brunch. 227-4575. www.JosettesBistro.com
 - 17 **Industrial Road Book & Video/Arcade**, 3427 Industrial Rd., 734-7667. 24 hrs., video sales/rentals, book store.
 - 18 **Metropolitan Community Church**, 1140 Almond Tree Ln, 369-4380. Christian Church with outreach to gays & lesbians.
 - 21 **Onyx Theater**, 953 E. Sahara 35B, in Comm. Ctr. 732-7225.
 - 21 **The Rack**, Clothing, leather & accessories for men & women. 953 E. Sahara 35B, in Comm. Ctr. 732-7225.
 - 22 **Riviera Hotel & La Cage show** starring Frank Marino, 794-9433 (tickets), shows 7:30 & 9:30 p.m., dark Tues.
 - 23 **Video West Paradise**, 4637 Paradise Rd., 735-1469. 10 a.m. to midnight, video rental & sales.
 - 24 **Video West Tropicana**, 5785 W. Tropicana Ave., 248-7055. 10 a.m. to midnight, video rental & sales.
- Video West Smoke Ranch**, 6663 Smoke Ranch Rd., 319-4500. 10 a.m. to midnight, video rental & sales.



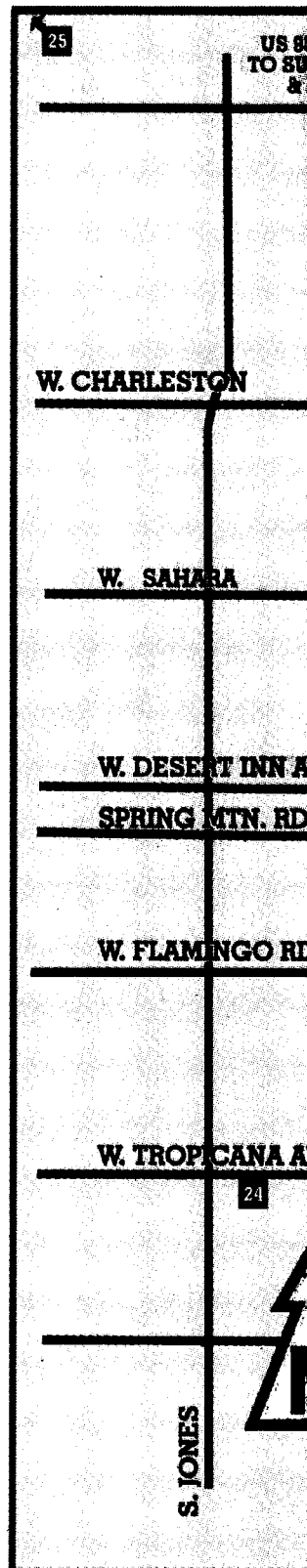
Helping the Lesbian, Gay, Bi & Trans Community

'The Leprechaun Show!'

Friday, March 16

Free Corned Beef Dinner

Saturday, March 17



LAS VEGAS

EAGLE

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3430 E. Tropicana at Pecos
Plenty of FREE Parking

Card-of-the-Day

Wins 5,000 Gamblers Bonus Points
Quarters or Higher Max Coins In

March 17 • 10 pm to 3 am (3rd Saturday):

**Eagle Bears, Cubs,
Chubs & Admirers Party
& Saint Patrick's Day**

10 to 3: \$7 Liquor Bust with DJ

Welcome Vegas Big Men's Club
Seeking New Members. Visit VegasBigMensClub.com
Meet Them at the Eagle Tonight!

FREE Vegas Souvenir Glass with Club Flush
(While Supplies Last)

Every Tuesday • 8 to 12
\$4 Bud Light Beer Bust
With Big Johnny

Sunday, March 18, Noon to 5
Starving Artists

Bring Artwork
Comp Champagne
& Hors d'oeuvre

**Progressive
Slot
Tournament**

10 am to 7 pm daily
Progressive begins at \$50
\$3 buy-in for 5 minutes of play
Every Friday extra 5 minutes of play

Saturday, March 31
Two Shows: 11 pm & 1 am
**Tina Turner
Revue**

'Tearing Down the House'
with Amazons

See Las Vegas Eagle on www.vegas.com

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**Jock Strap &
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Night**

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& Friday Night**

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Bill Schafer,
Publisher

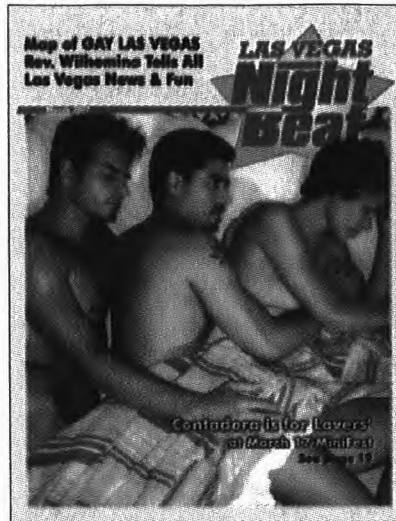
**(702) 369-8441
lvnightbeat@aol.com**

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materials is the 20th of the month before
publication.



OUR COVER - The first film shot
in Panama with a gay theme,
'Contadora is for Lovers' follows
an engaged couple on holiday
and their relationship with their
local guide. Writer/Director/
Producer Jorge Ameier shot the film
under somewhat hostile conditions.
See page 19 for more information.

BADLANDS SALOON

953 E. Sahara • In Commercial Center • 792-9262

Monday - Thursday Happy Hour
2-for-1 Domestic & Well • 4 to 6 • am & pm

Friday - \$6 Liquor Bust
7 pm to Midnight

Saturday - \$6 Beer Bust
7 pm to Midnight

Sunday - \$4 Beer Bust
9 pm to Midnight

**SMOKERS
WELCOME**

Home Bar of the Nevada Gay Rodeo Association

Bear • Leather • Gigar Night
Second Saturday of the Month

Photo courtesy of Twist My Links



Mon. SIN Night \$8. Lockers \$13. Rooms
8pm to 6am

Tues. Members Night \$8 Lockers \$13.
Rooms
8pm to 6am (For Members Only)

Wed. Pitch Black - Free Lube
8pm to 6am

Mon-Fri. \$8. Lockers 11am to 3pm
(For Members Only)

**953-35B E. Sahara Ave.
Las Vegas, NV.
(702-731-4295)**

**St. Patrick's
Party!
Saturday
March 17th
2007
6pm to 12.M
Food & Prizes!**

WWW.HawksGymLV.com

the Rack

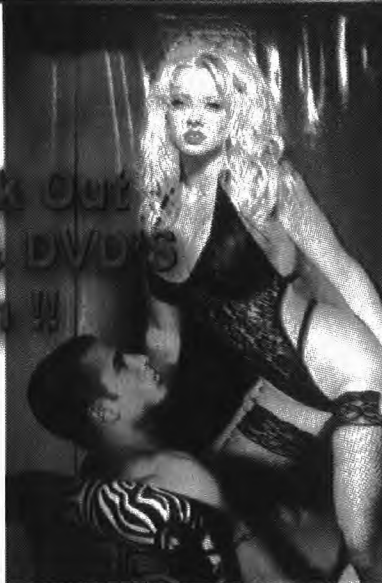
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Arriving Daily !!**

**Come Check Out
Our New Toy & DVD's
Selection !!**

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953-16 E. Sahara Ave. LV, NV.

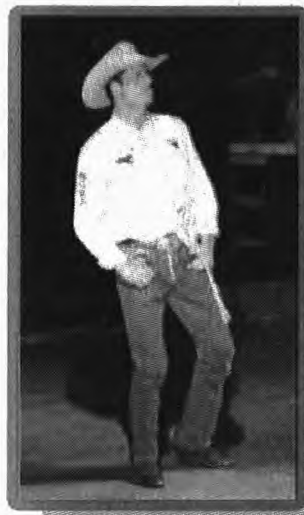
WWW.THERACKLV.COM 702-732-7225



HOT SPOT PHOTOS

Gay Rodeo Board of Director's Show

Board members of the Nevada Gay Rodeo Association performed in an annual show at Charlie's Las Vegas last month. The NGRA is an all-volunteer, non-profit organization dedicated to preserving the western lifestyle and producing gay rodeos with a commitment to raise funds for charitable organizations within our community. Over the years, NGRA has raised many thousands of dollars for local charities.



Photos Courtesy of Paul Scott



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www.AmericanHM.com/Guy.Sheets



Community Activist Runs for Vice-Chair of Nevada Democratic Party

Daniel Hinkley, a long time Nevada Democratic grassroots political activist has announced he is running to be elected Vice-Chair of the Nevada Democratic Party.

His purpose in running he said, "is to help grow the base of Democratic voters in Nevada into a working majority party

status by using the caucus development process to assist a massive party building effort. Further, the purpose in running for party Vice-Chair is to help the party focus efforts to create a winning Nevada Democratic message that will help democrats win future elections.

As a candidate Hinkley said he

looks forward to using his grassroots organizing experience to broaden the Democratic debate to assist party building by including a discussion of other important issues such as the Iraq war, lack of universal health care, and the growing disparity of income between rich and poor Americans.

The Nevada political experience Hinkley brings to the party's Vice-Chair election is varied and distinctly grassroots-oriented, combined with institutional party executive board experience. Hinkley founded the Stonewall Democratic Club of Southern Nevada in July 2001 to create a grassroots voice and organization in the Democratic Party that would better support the interests of progressive Democrats and the interests of LGBT (gay, lesbian, bisexual, transgender) Nevadans.

Hinkley was elected to the Executive Board of the Nevada Democratic Party in 2002 as a representative from Clark County and was then appointed to be Nevada Democratic Party Secretary in 2003 and he served in that position until January 2006. He was an elected delegate to the 2004 Democratic National Committee Convention (DNC) in Boston as a representative of Nevada Congressional District #1.

Currently he is the President of Nevada Stonewall Democratic Caucus supporting the interests of Nevada's gay and lesbian Democrats and since 2001 he has represented Nevada as an elected member of the Executive Board of National Stonewall Democrats. He is also a member of Nevada Democratic Party Delegate Selection Committee working to create the rules for the upcoming Democratic Party caucus organization and delegate selection plan for the DNC 2008 convention in Denver.

This Nevada political experience, he says, combined with life experiences such as a Masters Degree in Communication from the Greenspun School at UNLV, a 20 year business career, and experience in the U.S. Army as a combat Sergeant during the Vietnam War uniquely qualify him to be the leading candidate for election at the next meeting of the central committee of the Nevada Democratic Party, which is being held in Reno on March 31.

Confused By All The Forms?

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How to Discuss Sexual History: Avoid it at All Costs

Continued from previous page

Dear Gasping:

It's not his odor that's killing your sex life; it's your silence. The body grows accustomed to its own odors, so he most likely doesn't know there's a paper-peeling smell coming from his crotch. He's either uncircumcised and not cleaning well under the foreskin or he's got a yeast infection. Yes, men get them too. It's called Balinitis. It occurs mostly in diabetics and uncircumcised men. You can get it through trauma or minor injury to the foreskin and penis. And by trauma, I don't mean the kind where the ugly one in the 3-way whispers "save the best for me" in your ear. I mean the kind of trauma that comes from excessive masturbation.

But mostly, male yeast infections come from bad hygiene. To avoid that yucky yeasty feeling, wash your penis every day with soap and water. So back to the fun part: How to tell your partner he smells like a grease-encrusted vomit bucket. Start the conversation by telling him how much you enjoy making love. Christ, did I say "making love?" I meant, FUCKING. Then show concern

and say, "Honey, I'm worried that you might have a problem down there. You're not smelling very, uhm, *fresh* and that's usually a sign of an infection." Yes, he'll be embarrassed but then he'll be grateful. What man wouldn't trade a few minutes of embarrassment for a lifetime of great oral?

Hey, woody!

Do you think I should be honest about how many sexual partners I've had? It's not like my new boyfriend is ever going to meet them (well, at least most of them!) and I think whether they deny it or not, deep down men don't like the thought that their partner has had lots of men.

— No Virgin

Dear No Virgin:

Couples dive in dangerous waters when they ask about their partner's sexual history. Friends may be impressed that you need a logarithm to figure out how many parts you've poked but potential partners will most likely be appalled. Which frankly, seems a bit strange to me. I love to hear my boyfriend's past exploits. It doesn't bother me because I'm more concerned

about our future than his past. Besides, there's a curious double standard going on. Guys want their partners to be great in bed, but they don't want to hear what it takes: Practice!

Unless you're pretty sure of his reaction, I would avoid the conversation at all costs. If he asks, then duck, dodge and weave. The best way is to simply say, "You know, I make it a personal policy not to talk or ask about past relationships. Nothing good has ever come of it. I'd so much rather talk about *our* sex life."

If he's insistent, then you KNOW he's going to have a fit if the number is north of what he considers acceptable. All the more reason not to tell him. But if you feel you have to, remember the best defense is a good offense.

Ask him what number is acceptable to him. What number keeps you in the "good girl" category and what number cages you in the "slut" pen? If he gives you a number, then you've got to decide if you want a relationship that requires lying to keep the peace.

Need Wood? Ask woody how to spice up your sex life. Email him at needwood@mac.com

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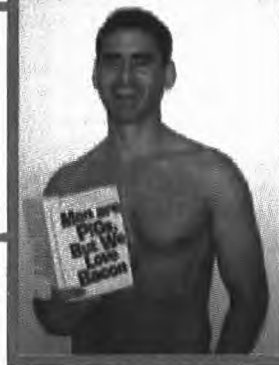
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Tricks for Getting Timber Need Wood?

By woody
miller



If Oral is so Safe, We've Got a Question for You; Blood in Ejaculate is Probably Hematospermia

Hey woody!

It's so easy for you to pass judgment on people who refuse to sleep with HIV+ guys. You've been adamant that man-to-man oral sex will not lead to infection. Well, if you're so sure about it answer me this: Would you, woody, go down on a guy that you KNEW was HIV +?

— *Need to know*

Dear Need:

I have to admit I've agonized over your question because it forces me to reconcile my professional answers with my personal behavior. And you know, sometimes the two don't match. Not because I'm hypocritical but because I'm human. I have done some very stupid, unsafe things and that is exactly why people listen to me — Because I aspire to progress without pretending to be perfect.

Professionally I know I have a better chance of getting hit by a bus than getting hit by an infection if I went down on a poz guy, but personally, would I do it? Keep reading.

Why am I stalling? Because your question isn't fair. It's too narrow. There's no context. I don't do hypotheticals unless you give me real-world situations. Would I go down on a positive guy? Well, tell me: did I just meet him or have I known him for a while? Is it a one-night stand or the fourth date? Is he okay looking or is he hot? Here's what I hate about your question: You're not really asking me if I'd go down on him; you're asking me if

I'd go home with him. And those are two very different questions. One is about safe sex choices; the other is about same sex prejudice. Would I go down on him if it were a one-nighter? No. Would I go home with him? Absolutely.

Like any thinking man, I take into consideration a constellation of factors before I dive in to bed with anyone. So if you really want to know whether I walk the talk, the answer is YES. Most of the time, anyway. Hey, I said I wasn't perfect!

So if you want me to dispense with the professional advice and peek into my actual behavior, here's my personal blueprint for deciding what to do if I meet a poz guy I'm attracted to:

I Just Met Him And Know It'll Be A One-Night Stand:

- No, I would not go down on him.
 - Yes, I would go home with him.
- I'd rather trade hand-jobs with a hottie than go home alone and make my dog nervous.
- Yes, I would let him go down on me (as long as I checked and made sure I didn't have any cuts or scratches on my dick).

We've Gone Out Several Times And I'm Really Starting To Like Him:

Yes, I would go down on him.
But not before checking for blisters,

cuts or scratches in my mouth. I also wouldn't brush my teeth for a few hours beforehand. And needless to say, I wouldn't let him cum in my mouth. That would put my risk of infection at about, oh, ZERO.

Listen, figuring out a code of personal behavior against the backdrop of this disease isn't easy. It's like dieting (if you're too restrictive you'll end up bingeing and getting fatter. If you're too permissive you'll never lose weight. Let me leave you with a tip: Don't go home with anybody without asking them their status. You can up the odds of getting an honest answer if you preface it the way I do: "It's not going to make a difference whether I go home with you or not but I'd like to know your status."

Hey, woody!

I freaked when I jerked off the other day because there was blood in my semen. It hasn't happened again, but I'm worried it will. Is this a sign of something serious?

— *Palmed out*

Dear Palmed:

You experienced 'hematospermia' — blood in the ejaculate. It's more of a scare than a problem. In half the cases there's no known cause for it. If it doesn't happen again, don't worry about it. But if it does, quit punching the monkey and punch your doctor's number. It's most likely a prostate infection easily treated with antibiotics, but sometimes it's a symptom of something more serious.

Hey woody!

My new boyfriend smells down there. I've suggested showers before sex but no go — I still have to wear a clothespin on my nose if I get anywhere near his crotch. This is going to be a real deal-breaker. In every other way I'm so into him, but how do you have a love life without inhaling?

— *Gasping*

Continued on next page



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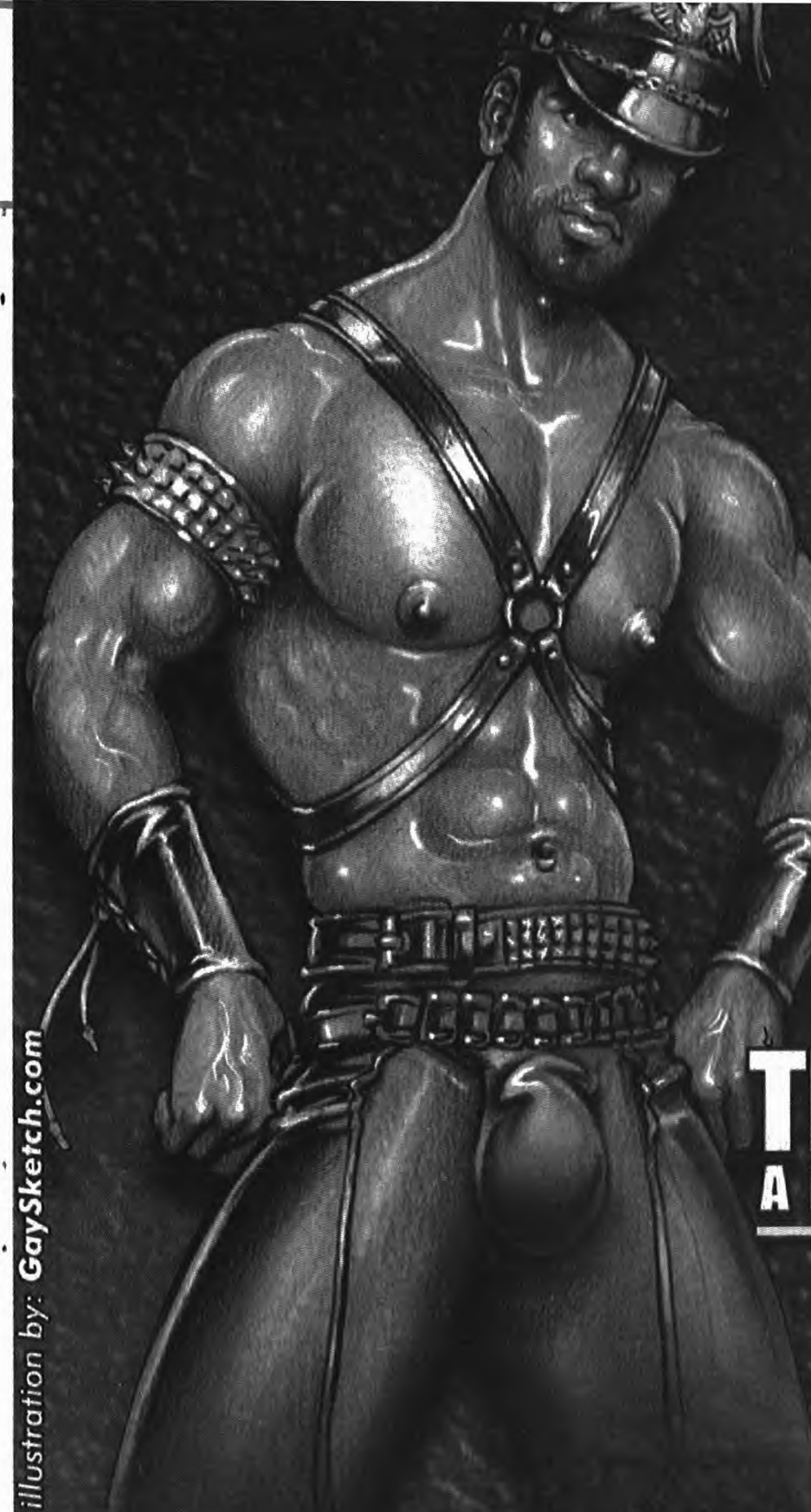


illustration by: GaySketch.com

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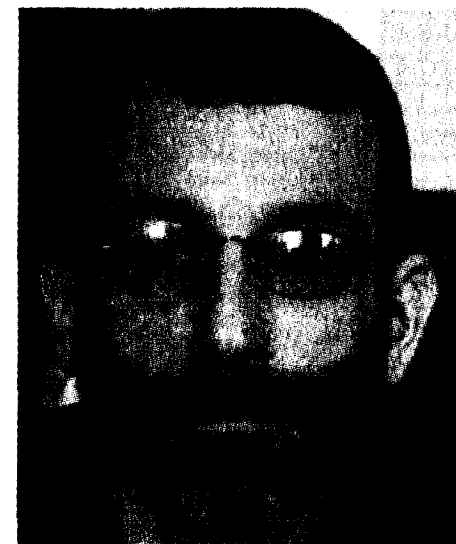
By
Casper
Andreas



David M. Young Sees Filmmaking as a Chance to Play God; Creating Any Universe That's in Your Head

"After many years in the business of bringing other people's stories to life, I decided three years ago to begin telling my own."

Up and coming writer/director David M. Young embarked on a filmmaking career at a later stage in his life. After



David M. Young

receiving his B.A. in Theatre Arts, he started out as an editor for the Children's Television Workshop's *Sesame Street*, which led him to work for two decades as an editor and producer mostly in the area of public television. He realized early on that what he really wanted to do was direct, but admits that it took a while for him to get over a number of major psychological hurdles before he actually had the nerve to make a film.

In 2003, Young did finally direct his first film – the short *Looking For Mr. Right*, which has appeared in over 80 film festivals internationally and garnered numerous national and international awards. *Freud Slips* followed in 2004, and the multi-award winning *Hitchcocked* in 2006.

All Young's films so far are gay-themed and I ask him if he plans to keep

it that way.

"I can easily see myself tackling stories across the preference spectrum. However, as I began making films, I've followed the old adage: write what you know," the openly gay Young says wryly before adding:

"Over cinema's 100+ year history, there have been countless films made by and about the straight world, and so few of them addressing LGBT issues. I want to contribute to balancing out that equation."

Hitchcocked has been picked up for distribution by *Wolfe Video* who will release it on a short film compilation DVD later this year. The film has also played on *MTV's* gay network *Logo* multiple times, and is available

Young notes, describing *Hitchcocked* as a multi-layered film that "toys with the filmmaker-audience relationship, film language, and is a heady meditation on transgressive social behavior."

I ask the director if any of his actors are openly gay and if he prefers working with openly gay actors.

"As a professional, I could never ask an actor about their sexual preferences. Having grown up with discrimination myself, I'm well aware of how unfair and unkind that would be", the director explains.

"What matters is whether you can see the performance you're after in the audition. That said I'm not trying to be coy. I figure that all my actors must be comfortable playing gay roles – or they



David Grant Beck and Yuval David in a scene from

for viewing by anyone with a PC on *LogoOnline.com*. Considerably darker than his first two films, the psychological thriller follows two guys who hook up for a casual sex encounter that turns rather ugly.

"I take great pleasure in building tight, deceptively simple narratives,"

wouldn't have auditioned. I suspect that weeds out the homophobes at the very least."

Young has many ideas and scripts written for upcoming films including a feature titled *Croaked*, which he categorizes as "a sci-fi, murder mystery,

Continued on next page

Coming in April: Dining Out For Life – A Most Delicious Way to Support Saint Therese Ctr.

Continued from previous page
Josette.

After dinner Josette joined us at our table and Father Joseph explained the Dining Out For Life program. Josette jumped on board with a very generous 30% pledge before his explanation was through.

So if you only go out to dinner one time this year, be prepared to go to Josette's or one of the other fine restaurants which are supporting this program.

The other restaurants who've signed on so far include: ENVY The Steakhouse, Hash House A Go Go, Pasta Shop Ristorante, Paymon's Mediterranean Café, and Sazio Italian Dining. All these restaurants are helping fund the Saint Therese Center's programs. They all deserve your patronage. We'll have more information on this big event next month.

That's it for this time, but remember, if you can't say something nice about someone, e-mail me. LVNightBeat@aol.com.



Randy Lange and Michael Morse of Hawks Gym, The Rack and Onyx Theatre received an award at the Sin Sity Sisters' Liberace Museum event.

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LIP SERVICE

Gossip,
Gossip, Gossip!

By Rev. Wilhemina
Parsons

If You Can Remember Le Cafe, You Can Remember June 3

Continued from previous page
crowned King and Queen of Hearts,
Jason Gonzales and Cassandra
Angelique. Also to the runners up, Gloria

de la Cruz, Pamela Chevalier and Mia
LaFemme.
On Saturday, March 30 The Dragons
will be producing the King & Queen of



Clubs contest at the Spotlight Lounge to benefit the same organizations. During the month participating bars around town will be selling "club cards" for \$2 each. The bar which sells the most cards will host the Club pageant next year. King & Queen contestants will also be selling the cards, and get points credited to their contest scores.

I'm starting to get excited about the "Old Timers' Day" scheduled for Sunday, June 3 at RamRod. If you're old enough to remember Le Café, the Cave, the 1610, the Red Barn, and so many other hot spots from that era, you're invited to party with us. If you don't remember those places, then you're either younger than 40 or older than dust, but either way, come visit and we'll try to remind you what Vegas was like back then.

It was a gala affair with wine and snacks. The opening of the photographic exhibit by Cynthia Hall at the World Market Center in the Art Space Originals Gallery titled "Points Along the Way ... A Photographic Journey. The exhibit highlights some of Hall's photographic work from the past 15 years.

Coming up in April is Saint Therese Center's Dining Out For Life fundraiser. Here's how it works: You go out for dinner at a participating restaurant. You order you meal. You pay for your meal. The restaurant donates a portion of your check to Saint Therese Center. Saint Therese Center is able to carry out their mission of "Reaching-out to all those infected and affected by HIV and AIDS."

The restaurants make their donation. You support the restaurant. You support Saint Therese Center's mission.

I dragged Father Joseph over to Josette's Bistro at 4983 W. Flamingo (just west of Decatur). It didn't take much to persuade Father to go when I mentioned the fabulous food and the charming

Continued on next page

'I Like to Approach the Making of a Short as Cinematic Haiku'

Continued from previous page
campy, gay musical comedy."

While feature films are very much is on his agenda, Young says to not be surprised if he continues to put out shorts as well.

"I really enjoy the challenges of creating with a limited palette. So my work so far has been an exercise in finding intense and entertaining stories produced with extremely limited means. I like to approach the making of a short as cinematic haiku."

Young grew up outside New York City and he tells me that his lower middle class upbringing left him with a very good baseline for appreciating American culture, and is feeding his work as an artist and storyteller. In college he initially took pre-med classes before deciding on a theater arts degree. The shift away from science to the arts was also his way of finding himself. Though he acknowledges that he kept practicing heterosexuality until he came out at the age of twenty-three.

Young lived for several years in New York City before a long-term monogamous relationships brought him to Boston twenty years ago. He feels that pursuing filmmaking in Boston as opposed to a city like NYC or LA has both pros and cons.

"Clearly there's a larger talent pool to draw from in both cast and crew in New York or Los Angeles," he notes. However he finds that the arts community in Boston is very generous and supportive. In addition he believes that living in such a beautiful city as Boston influences his work in a unique way, and that the less competitive environment makes it easier to hang on to one's creative sensibilities.

For Young, filmmaking was a dream that he finally fulfilled and he says it has changed his life both on a personal and creative level. He recommends anyone with the same aspirations to just go out and do it.

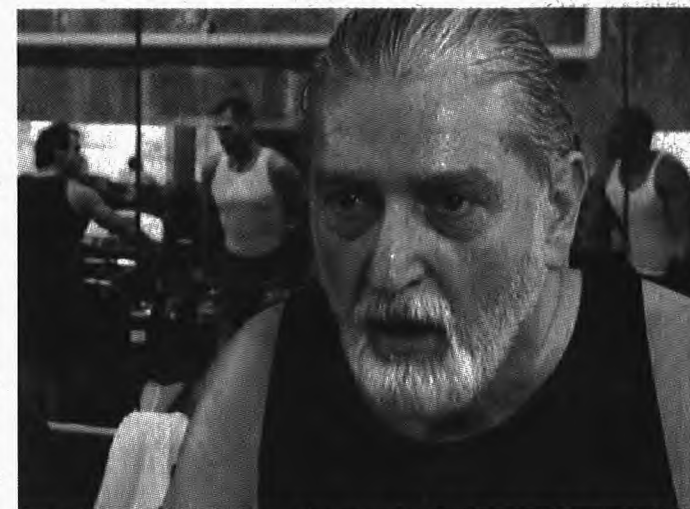
"If you think you might enjoy making a film, then jump in," he insists. "The means to make a video short are available to virtually anyone nowadays. Sure, there's no guarantee that it will be seen beyond your den or maybe YouTube." Overall he feels making films is an incredibly gratifying, creative experience and adds with passion:

"I kind of see filmmaking as a

chance to play God;
creating any universe
that's in your head."

For more
information visit www.unicyclefilms.com.

Casper Andreas is a writer, director and actor living in New York. His first feature "Slutty Summer" won best film at Neonfest 2005. His second feature "A Four Letter Word" will premiere at festivals in the spring of 2007. Casper can be reached at casper@embrem.com



Still from Young's short 'Looking For Mr. Right'

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Las Vegas Stonewall to Host Training

City to Welcome LGBT Democrats from Across the Country at Riviera, March 23 - 25

The National Stonewall Democrats announced on Feb. 21 that it will hold its National Western Training at the Riviera Hotel in Las Vegas the weekend of March 23-25. Partnering with the Stonewall Democratic Club of Southern

decision to place the Nevada presidential caucus between the contests of Iowa and New Hampshire," said Jo Wyrick, NSD Executive Director. "Las Vegas has long been a welcoming home for LGBT Nevadans, and we are proud to showcase

Convention in Denver, influence party platforms, organize LGBT Democrats and push the Democratic Party forward on issues important to the LGBT community.

Selected Trainings Include:

- How to Participate in Presidential Campaigns
- How to Change your State Party Platform
- How to be Placed on Key Party Committees
- How to Organize a Stonewall Chapter

More information and registration can be found at: www.StonewallDemocrats.org/Vegas.

In preparation for the 2008 Democratic National Convention, National Stonewall Democrats will hold three national trainings in 2007. The trainings are designed to increase the participation of LGBT Democrats in state parties, key committees and at the 2008 convention. Trainings will be held in Las Vegas, NV (March), Oklahoma City, OK (July) and Manchester, NH (October). Further details will be released soon.



March 23 - 25
The Las Vegas Riviera Hotel & Casino
Las Vegas National Training

Nevada, Stonewall will welcome LGBT Democrats and Party Leaders from across the country for this important event.

"Las Vegas has captured the attention of Democratic presidential campaigns and party activists because of the

the local community as we organize our members and local activists."

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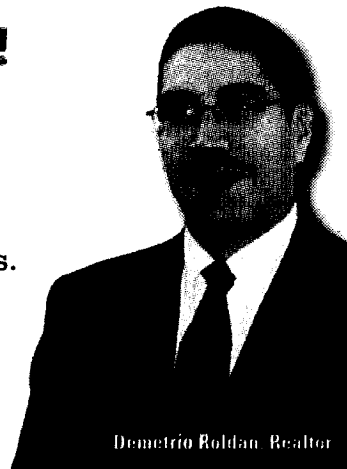
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LIP SERVICE

Gossip,
Gossip, Gossip!

By Rev. Wilhemina
Parsons



Aunt Betty: 'Don't Let Your Meat Loaf'

Bring Your Meat, We'll do the Rest She Says

Aunt Betty is at it again. You'd think a lady of her ripe years (some would say over-ripe years) would be a little dignified. But no, Aunt Betty is calling her next cook off fundraising venture "Don't Let Your Meat Loaf". You guessed it, it's a meatloaf cook off slated for the Spotlight Lounge on Sunday afternoon, March 25 from 4 to 7.

She'll be handing out trophies for Best Use of Your Meat, Biggest Meat, Smallest Meat and Most Useless Meat. Her motto is "Bring your meat and we'll do the rest." That sounds positively salacious, but what Aunt Betty means is

vying for the privilege of hosting an Aunt Betty event. The bars are always crowded when Aunt Betty promotes one of her unique fundraisers. Next month she'll be doing a Tupperware party at RamRod. Both events benefit the Winged Dragon Society.

It's nice to see the current spirit of cooperation among some of our community organizations. The Imperial Royal Sovereign Court of the Desert

Empire (Royal Court) and the Winged Dragon Society are working together on the Court's titles and also raising funds for The Center at the same time. The nearly \$2,000 raised last month at the King & Queen of Hearts pageant benefits those organizations as well as the various charities which the Royal Court will donate to.

Congratulations to the newly

Continued on next page



Photo by Paul Scott

Photographer Cynthia Hall with Candice Nichols at gallery opening of her exhibit, "Points Along the Way ..." A Photographic Journey in the World Market Center.

she'll provide the mashed potatoes and veggies to complete the meal.

Come hungry, 'cause there will be sampling.

The old broad does such a terrific job of promoting her cook-offs, bars are

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Paid personal and roommate ads are \$12 for the first 20 words and 25¢ per word over 20. All other ads are \$40 for the first 20 words and \$1.50 per word over 20. E-mail ads to LVNightBeat@aol.com, or mail them to 1140 Almond Tree Lane, Suite 304; Las Vegas, NV 89104-3233. Only paid ads will be taken over the telephone at 369-8441 or in person.

Sorry, we do not accept ads from incarcerated individuals.

minded, have brains and heart. 699-5627

HARD WORKING ORAL SENIOR needs explicit info on super virile (mornings) buddy. Aim to please on steady basis -- south Nevada hopefully -- serious only. Box 777972, Henderson 89077-7972.

DADDY TOP BEAR, aggressive and rugged, seeks masculine in-shape, passionate, submissive bottom for sex sessions. Will Host. 806-9024, Will.

CASUAL CLUB. Weekly meetings for gay men over 40 and younger men who enjoy them! Call Charlie at 252-7060.

LET'S ENJOY LIFE. WM 54, professional and secure. ISO Black/foreign male under 45 who wants some lovin' and carin' and a good time. Travel. No jerks. 630-2770.

FUN/FRIENDSHIP -- Chess, backgammon, gin, poker, strip poker ...! GWM, 57, 150 lbs., 5'9", N/S, RM, ltr. D.J., 258-1635 (leave message).

A.C.H., formerly of South Padre Island, TX. Where are you? Call Me. 702-558-8386.

BODY RUBS - IN & OUT

REAL PASSION. If you love passion, kissing, holding you tight, let this 8" Latin Hunk make you feel real. Rick, (702) 247-2525.

HOT BODY RUB OR ESCORT? Your choice! By 24 y.o. blond surfer! I am very good at doing both! In or Out, close to strip. 702-376-3343.

THE OTHER "JUSTIN" I don't know if it's the big smile, or the smooth chest, or the real blond hair, or the charming personality. Or maybe it's just the amazing way they feel when we're done. Most guys say I remind them of "Justin" from QAF. (and they always come back for more!) In calls preferred, but outcalls with lots of notice. Bryce 308-2293.



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Serving the Community Since 2004
Video Poker • Pool
Darts • Music Videos
Home of the FREE WEENIE!

Fridays in March

(9-16-23-30)

"A Night of Entertainment"

Host: Richard Villa
 Guest Appearances, Prizes, Specials



Friday, March 16

"A Night of Leather & Lace"

To Benefit the Imperial Court
 Beer & Liquor Bust 9 pm to Midnight

Saturday, April 7 • 9 pm to 2 am

Welcome
Men of SmokeOut
 Sponsored by Kuma LV
 with DJ Turner • Go Go Bears

Saturday, March 10
LVG Bowling
League Fundraiser
Beer & Liquor Bust
 8 to Midnight

RamRod

LV

in commercial center

900 E. Karen Ave. • Suite H-102

(702) 735-0885

www.RamRodLV.net

Open 11 am to 3 am Daily

Daily Happy Hour

Seven Days • 4 to 8 pm

Friday, March 2

International LeatherSIR 2006

Master Kalan and

Southwest Leather Ms.

Lauren

Beer & Liquor Bust

10 pm to 2 am

Raffles, BootBlack & More

Kuma LV

Monthly Bearly Legal Dance

With DJ Turner • 9 pm to 2 am

Saturday, March 3

Our Bartenders:

Brendan • Days

Aaron • Swing

RamRod Bill • Swing Fri. • Sun.

Wayne • Relief

Sunday June 3 • 4 to 9 pm

OLD TIMERS' DAY

Free Well or Draft, 4 to 5 pm

Did You Work at or Patronize:

Le Café • Red Barn • 1610 • Maxine's • Choices
 The Cave • Gelo's • Inferno and others?

Playing at ONYX THEATRE

Inside The Rack at 953 E. Sahara Ave., (NE Corner of Commercial Center)

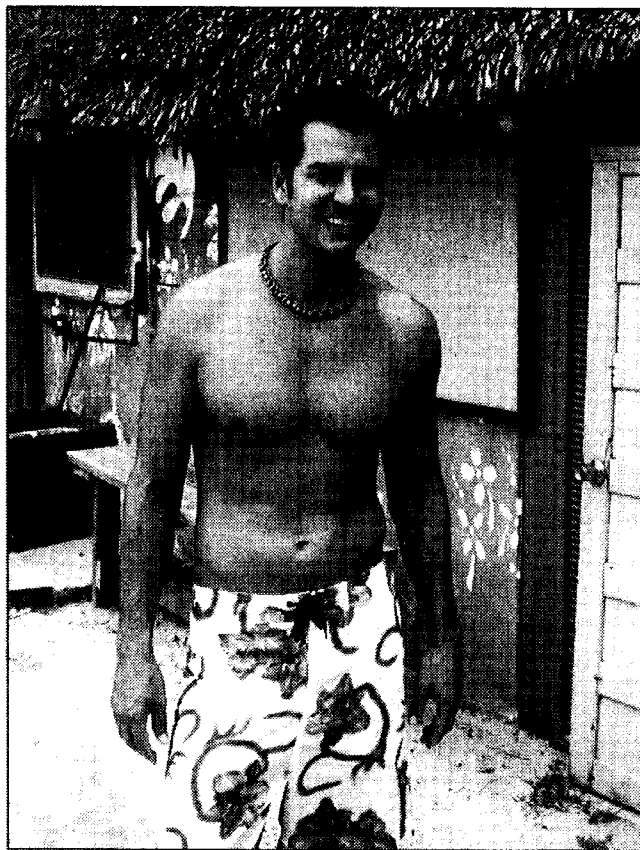


GLBT INTERNATIONAL FILM FESTIVAL OF LAS VEGAS

Contadora is for Lovers

A soon-to-be-married couple hires a Panamanian host to guide them through their engagement trip on the tropical island of Contadora off the Gulf of Panama. The couple will get more than they bargained for as their host becomes involved with them. Their relationship will be put to the test as they must confront hidden feelings and stand the test of an additional lover to deal with.

Featuring the music one of Panama's biggest musical talents, Pedro Altamiranda, and the salsa group Afiche, this film will take you on a journey through paradise while giving you the full flavor of the tropical island of Contadora.



A FREE Presentation • Saturday, March 17 at 6 p.m.

— NeonFest is a Non-Profit Community Organization Presenting the Best Independent Films to Southern Nevada —

**HARVEY
FIERSTEIN'S**



**Torch
Song
Trilogy** Acts I & III

DIRECTED BY
MARY O'BRIEN
MUSICAL DIRECTION BY
JOHN BEGLEY

APRIL 6TH-29TH
FRIDAYS & SATURDAYS AT 800PM
SUNDAYS AT 2:00PM

UP CLOSE & PERSONAL

BUY ★ SELL ★ TRADE ★ RENT

SERVICES & ANNOUNCEMENTS

ONYX THEATER – Las Vegas' newest venue, a state-of-the-art, 96 seat facility is available for private parties, live performances, video screenings. Call The Rack at 732-7225 for information.

CLASSICAL MUSIC INTEREST GROUP Meets monthly. Serious listeners welcome. Car necessary. Call Mark 702-228-6646.

SINCITYQSOCIALS --You are invited to join us for our Trendy Tuesdays Martini Mixers, a FREE vent to meet other gay men in the community in a non-traditional social setting. We meet weekly at a different ultra-lounge in the Valley. Check us out more on-line: www.sincityqsocials.com.

POR AMOUR COUPLES: Pot luck club, Last Saturday of the month. Call Terry at 731-2114.

WISE WOMYN Meet every Wednesday at noon at Metropolitan Comm. Church, 1140 Almond Tree Ln. For more info call 369-4380.

ARE YOU JEWISH, gay/lesbian? Single or in a relationship? Monthly social activities. For information/events, call Craig at 658-4676 or Eileen at 233-4231.

HOW DO YOU MEET great people in Las Vegas? Nevada Outdoors. A great way to meet people outside of the bar area; hiking, camping, swimming, boating, jet skiing, snow skiing, 4x4-runs, volleyball games, holiday and theme parties and other fun events. Check the website at www.gayvegas.com/nevada.html, e-mail us at nvoutdoors@hotmail.com or call Mike at 228-9063 for more information.

AFFIRMATION GLBT MORMONS – Las Vegas Chapter, 4640 Paradise Rd., Suite 15-111; Las Vegas, NV 89109. www.affirmation.org. All inquiries are strictly confidential.

TRANSITIONS - A support group for anyone experiencing changes due to the sexual orientation of spouse, partner, parent. Third Thursday of each month, 7-8 p.m. Community Counseling Center or call 369-8700.

GAY SCIENCE FICTION CLUB: Meets at 7:30 pm the third Tuesday of the month at The Center, 953 E. Sahara, Suite B25. For information call (702) 733-9990. Leave message.

ALCOHOLICS TOGETHER meets daily at 12:15 pm and 8 pm and Thursday through Sun at 8 am. Alcoholics Together is a gay & lesbian group of Alcoholics Anonymous. For further information please call (702) 737-0035.

GAY/NUDE BEACH (USE CAUTION) Head east on Lake Mead Blvd. out of North Las Vegas. Continue past Hollywood Blvd. and past the new park entrance gate (\$5 fee). Proceed several miles until you come to the stop sign. Turn left and head north toward Overton. 4.8 miles later (clock it, or get lost!), make a right turn onto the gravel 8.0 (highway marker) road. Veer left at every fork in the road. Park in the lot overlooking the lake and hike North for about 5 minutes into a little ravine and over a hill along a narrow trail. And keep your cloths on until you get there! Warning: Park rangers while they don't object to nudity, if they see you nude, you may be cited.

NARCOTICS ANONYMOUS meets regularly to help each other stay clean and free from drugs. No dues or fees. Not affiliated with any hospital, agency or treatment center. Two Gay/Open NA meetings at Addicts Together, 900 E. Karen Suite A202 (upstairs) in New Orleans Square. Phone 369-3362, 24 hour hotline.

LV GAY SQUARE DANCING is a high-energy activity, mentally challenging and lots of fun. It's also a great way to develop new friendships. We currently dance Wednesday nights. Beginners are invited to join us for free introductory lessons beginning in September. For information, call Ed at 898-0922 or e-mail LVGaySquareDancing@yahoo.com.

SENIOR SOCIAL CONNECTION meets 2PM 2nd Sunday monthly @ Gay & Lesbian Community Center #B31, Commercial Center, 953 E Sahara Ave. (Call 702-733-9800).

LAS VEGAS SILVER DADDIES Social at Snick's Place (1402 S. Third St., 385-9298) the second Wednesday of each month, 8 to 10 p.m.

EMPLOYMENT OPPORTUNITIES

BARTENDERS WANTED – Contact Jack at Eagle. No phone calls, please.

HELP WANTED. Yard work, house maintenance, pool cleaning and assistance. Part-time. \$10 per hour. Use of pool & private backyard. Consideration of a live-in Houseman. Call William at 806-9024.

PHOTOGRAPHY

PROFESSIONAL PHOTOGRAPHER Tell us you saw this in the Night Beat for "Special Discounts" (702) 646-1583.

HOME LOANS

NEED A HOME LOAN? For quick information on rates and to see how much you can qualify for to purchase a home or to refinance your existing home, enroll in the in Home Buyers Scouting Report. You'll be able to contact Guy Sheets from American Home Mortgage and will probably be amazed at the wide range of loans, rates and programs available to just about everyone. Call (702) 492-4664, Ext. 306 or e-mail Guy at Guy.Sheets@AmericanHM.com for this free, no obligation service. An Equal Opportunity Lender, member of Lambda Business & Professional Assoc.

HOMES FOR SALE

\$270,900 NEW HOUSE, LAST ONE!! No down, no closing. Private builder has small community of new homes with only one left. The Belmonte model is approximately 1550 sf of masterfully designed living. 3 bedrooms, 2.5 baths, two stories. Master suite includes walk-in closet, entertainment niche plus a master bath suite with additional closet space for clothing and linens. A second story loft or technology area with laundry closet which will accommodate a full size washer and dryer. Also included is a 2-car garage, a walk-in pantry, storage closets and a private back yard. No down payment and no closing costs with good credit. Call Shirley at (702) 791-7041, anytime. I can help with financing!

SAVE A BUNDLE! In every real estate transaction, there's the asking price and the sales price. I have saved individual buyers from \$10,000 to \$60,000 off the asking price and my services cost you, the buyer, absolutely nothing. Search for your new home on the web ... just sign up by calling me or by going to my website at www.RobLasVegas.com, click on the third menu item, fill out the form and you'll have access to 18,000+ available homes. You set your criteria, i.e., bedrooms, baths, price, size, pool, garage, location, etc. It's easy, no cost, no obligation and I can even find you the perfect lender. Call Rob Schlegel at (702) 813-6214 or e-mail JustPeople@cox.net

\$270,900 NEW 3 bd, 2 1/2 ba, 2 car with loft! Occupancy available NOW! 3 bdrm, 2 1/2 baths, 2 car garage with loft. Lots of upgrades. Charming, secluded neighborhood with just 88 homes. Two story, 1555 sq. ft. Builder will start next phase soon and prices will be higher. These homes are only \$270,900. It's almost impossible to find a 3 bdrm with loft for under \$300,000. Don't wait until prices go up. Just appraised at \$290,000. Nellis area. Builder will contribute to closing costs. With your good credit, you can buy either of these houses with absolutely no money. No down payment, no closing costs. Call Shirley anytime, (702) 791-7041.

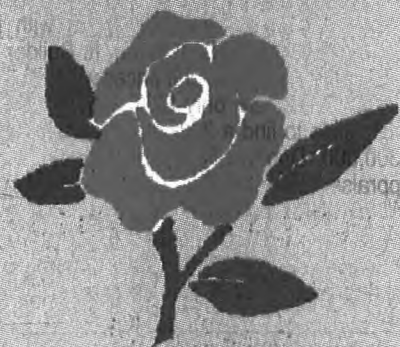
\$545,000 LV COUNTRY CLUB Garden Home, 3 bd, 2 ba, garage. Have the most prestigious address in Las Vegas where millionaires and billionaires live. Completely redone, just like

The Food Pantry Program at Saint Therese Center

Our goal is to provide a nurturing treatment which will promote healing of body, mind and spirit; stress reduction and overall well-being. The Food Pantry is free of charge to clients of Saint Therese Center.

The Food Pantry

- The Food Pantry at Saint Therese Center is open Monday through Friday from 9 a.m. to 3 p.m., except Wednesday from 11:15 a.m. till noon, so lunch may be served and the volunteers may enjoy it as well.
- Clients are welcome to use the pantry once a week during a visit to the Center.
- The Saint Therese Center serves over 1,600 clients affected or infected by HIV/AIDS.
- Want to make a donation to the Food Pantry? Call Ed Brighton at 564-4224 to make arrangements.



100 E. Lake Mead Drive • Henderson, NV
(702) 564-4224

King and Queen of Hearts Crowned at Goodtimes

Jason Gonzales and Cassandra Angelique de la Cruz were crowned King and Queen of Hearts on Friday, February 23 at a Royal Court pageant held at Goodtimes.

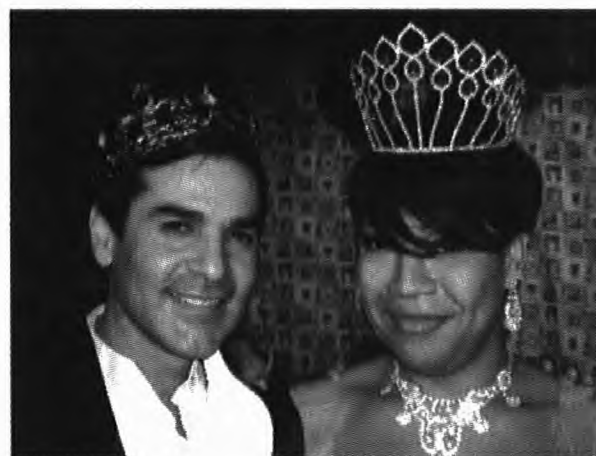
Mia La Femme was first runner-up, Pamela Chevalier was second runner-up and Gloria de la Cruz was selected as third runner-up.

The event, which raised nearly \$2,000 was produced by the Winged Dragon Society, with proceeds divided between the Winged Dragons, the Royal Court and The Center.

Hosting the proceedings was Empress IV Helen Twelvetees and Empress I DeShannon. Jessica Montgomery stepped down as the reigning Queen of Hearts.



(Above) The Contestants: Jason Gonzales, Pamela Chevalier, Mia La Femme, Cassandra Angelique and Gloria de la Cruz.



(Above) King and Queen of Hearts Jason Gonzales and Cassandra Angelique, after the crowning ceremony.

(Right) The night's EmCees, Empress IV Helen Twelvetees and Empress I DeShannon.



Photos Courtesy of Ken Smith

Social Advocate: Joe Sacco Runs for City Council Seat

Gay Man Says There's More to His Politics Than Feeding the Homeless

By Rob Schlegel
Special to the
Las Vegas Night Beat

Joe Sacco, a member of The Center's Vegas Empowerment Project (a social gathering of young gay & bisexual men, ages 20-29, free of drugs, sex and alcohol), has announced he's running for Las Vegas City Council. Well known for his advocacy on behalf of his mother's program to feed the homeless, Joe prefers to be known as a "social advocate" and says his issues also include eminent domain, redevelopment, mental health and better stewardship of the taxpayer's money.

While Sacco has no problem with spending money to promote tourism, bringing visitors into the City of Las Vegas, he does object the City Council authorizing \$357,000 to fight the FAA over allowing airplanes to turn right (northwest) as they exit McCarran Airport. He objects to the city spending nearly \$2 million to improve Circle Park, only to close it under what he says are false pretenses.

"We have a serious homeless issue and ignoring it or closing parks isn't going to make it go away. The council's excuse of crime in the park is simply a ruse. It only moves a problem from one area to another. What we need are creative improvements to the homeless services which current elected officials are unwilling to tackle."

When asked what those services might entail, Sacco explained that many homeless people have jobs, frequently working day labor. The current shelter system often makes it impossible for them to retain their jobs and use the services offered. He suggested that homeless service providers recognize Las Vegas is a 24-hour town. If a homeless person works, they probably can't make it to the shelter before the usual 4 p.m. cut-off time, which means no meal and no bed for the night. The homeless either end up either quitting their job or sleeping on the streets and in the parks.

Likewise, being a 24-hour town, most entry-level jobs for the homeless are graveyard, or if they're lucky, the swing shift. Without an accessible shelter, the working homeless have no place to shower, sleep or eat. Sacco described other problems the homeless face,

including shelter issues which revolve around pride, dignity, identification costs, transportation, communication and safety.

"How can a homeless person get a job if they have no telephone or message system? When the city throws their 'worthless' belongings into the garbage during their homeless sweeps, the individuals often lose their identification, sheriff's cards and family contact information, which only compounds their problems. My mother is working on a program to help the homeless pay for new identification. I'm working on a communication system which they can access," Sacco explained. "My mother believes no one should go hungry and I respect her for that but my activism goes far beyond simply providing a sandwich and an apple."

"Think how many people could be provided with mental health counseling and therapy with the \$357,000 the city just authorized in a no-win fight with the FAA over aircraft departures," an exasperated Sacco said. "While the city has closed Circle Park, city staff is still maintaining the lawn which no person in Ward 3 can enjoy. This misuse of tax dollars is a very important to me and as your next councilman, I will help insure that your tax dollars are used more efficiently and responsibly."

Joe Sacco works as a stage hand and has lived in Las Vegas most of his life. He graduated from UNLV with a BA in criminal justice several years ago. The Las Vegas City Council primary election is Tuesday, April 3. Sacco faces the incumbent, Gary Reese. If either



Joe Sacco

wins more than 50% of the votes, they'll automatically be elected. Sacco and Reese are competing in Ward 3. Sacco's website, including contact information, is www.voteJoeSacco.com.



March 30 • Doors 9 pm • Pageant 10 pm
Spotlight Lounge

- Beer/Soda/Liquor Bust 9 to 12
 - Raffles, Auction
 - Jello Shots
 - \$2 Club Cards for sale at bars and other businesses
- for information, call Tim at 882-2118 or Tago at 612-0181

To Benefit the Imperial Royal Sovereign Court of the Desert Empire, Inc.; The Center; and Winged Dragon Society, Inc. All are 501(c)3 corporations.

Dateland

The trials of being a single lesbian dating in the twenty first century.

By
Jennifer
Parello

Getting Personal for Greta

I was bored at work today, so I called my friend Greta and told her that I was going to write a personal ad for her.

"But I already have a girlfriend," she whined.

"Yes, but I think you can do better," I said.

Actually, that wasn't true. Greta's girlfriend is almost human, certainly an improvement over her last lover, who resembled one of the lesser beasts from Greek mythology. But I couldn't write a personal for myself, so Greta would have to sacrifice yet another relationship for the sake of entertaining me.

I once tried posting a personal ad for myself and it turned out to be a bit of a disaster. I described myself with such outrageous adjectives as luscious, feline, and ripe, and listed my hobbies

as collecting obscure Cole Porter recordings, shopping for picture hats, and sampling hand lotions. I received dozens of responses, but only from gay men of a certain age who shared my fussy aesthetic and had unusual fascinations with their mothers.

Before I started writing Greta's ad, I felt it necessary to do some research by reading other ads placed by lesbians. I hoped I could learn what lesbians want in a woman through these ads. Although I am a lesbian, it should be apparent to any regular readers of this column (are there any?) that I have absolutely no idea what lesbians want. I have a vague notion that it has something to do with softballs and light beer, but apart from that, your guess is as good as mine.

The first thing I learned after reading several personal ads is that lesbians have a far better idea of what they don't want than what they do want. Every ad had a list of disqualifiers attached to it. No fats. No jobless. No druggies. No drunks. "Well," I said to myself, "that rules out all my friends."

The second thing I noticed is that lesbians really like to take long walks along the lake. I looked out my office window at the lakefront expecting to see herds of lesbians scampering along the shore. But all I saw was a few hungry terns and a couple of teen-agers making

a graceful transition from recreational to habitual drug use.

The main theme that ran through the ads, though, was a not-so-quiet desperation. The ads said things like "teach me how to love again," and "love me the way I deserve to be loved." Generally, it takes me at least two dates before I reveal myself to be clingy, needy, demanding, and insecure. I gave these women credit for laying their cards on the table and putting their future girlfriends on notice that they expected a hell of a lot from them even though they hadn't met them yet.

Finally, I got down to the business of writing Greta's personal. At first I tried to incorporate everything I had learned from the ads - walks on the lake, demands to be loved, harsh judgments - but each version sounded more derivative than the next. So, I decided to be daring and write an ad that reflected Greta's personality and desires. The final version read:

Underemployed hophead seeks chubby, drunken non-swimmer who prefers the terror of the city streets to the aggressive loveliness of nature. I'll sleep with anyone (and I have).

Now we just have to sit back and wait for the responses to start pouring in.

Jennifer Parello is a syndicated columnist. You can reach her via her web site: <http://www.jenniferparello.com>.



HOT SPOT PHOTOS

Trendy Tuesday Martini Mixer Visits RamRod LV

Every Tuesday night, a social mixer is scheduled at various ultra lounges between 8 and 10 p.m. These events are always free to attend. Organizer Terry Hernandez explains, "we encourage participation from all members of the GLBT community to mix, mingle and meet with us as often as possible. Join our social network and meet the gay men & women who live, work and play in Fabulous Las Vegas."

Visit SinCityQSocals.Com to join.



Night Beat Photos by Bill Schaefer



— Dateland is sponsored by —
Rob Schlegel,
former publisher of the
Las Vegas Bugle
and founder of Las Vegas' first
LGBT/feminist/recovery bookstore.
See his real estate ad on page 5.

ONYX THEATER

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Las Vegas' newest venue,
a state-of-the-art,
96 seat facility
is available for
private parties,
live performances,
video screenings.

Call
The Rack
at
(702)732-7225
for information.

Urban Translations at Art at The Funkhouse, March 2 – 29

Art at The Funkhouse has announced the opening reception for the exhibit, Urban Translations, Architectural Ceramics and Sculptured Tiles, Getting Funky at The Funkhouse by Denise R. Duarte of D'Arte Designs on March 2 from 6 to 10 p.m. at The Funkhouse, 1228 S. Casino Center, Las Vegas, NV 89129. The opening reception coincides with First Friday in the Art District.

Duarte, a sculptor specializing in architectural ceramics and sculptured tiles, has created new

artwork specifically for this exhibit that incorporates the language of the Arts District interpreted into the voice of clay. Urban images and materials of the surrounding area provide the foundation for Duarte's current creation. She opens an inner city window and stares directly into the reality of the city's textures and hues to discover the balance, harmony, and subtlety of the metal, concrete and grit of the urban scene.

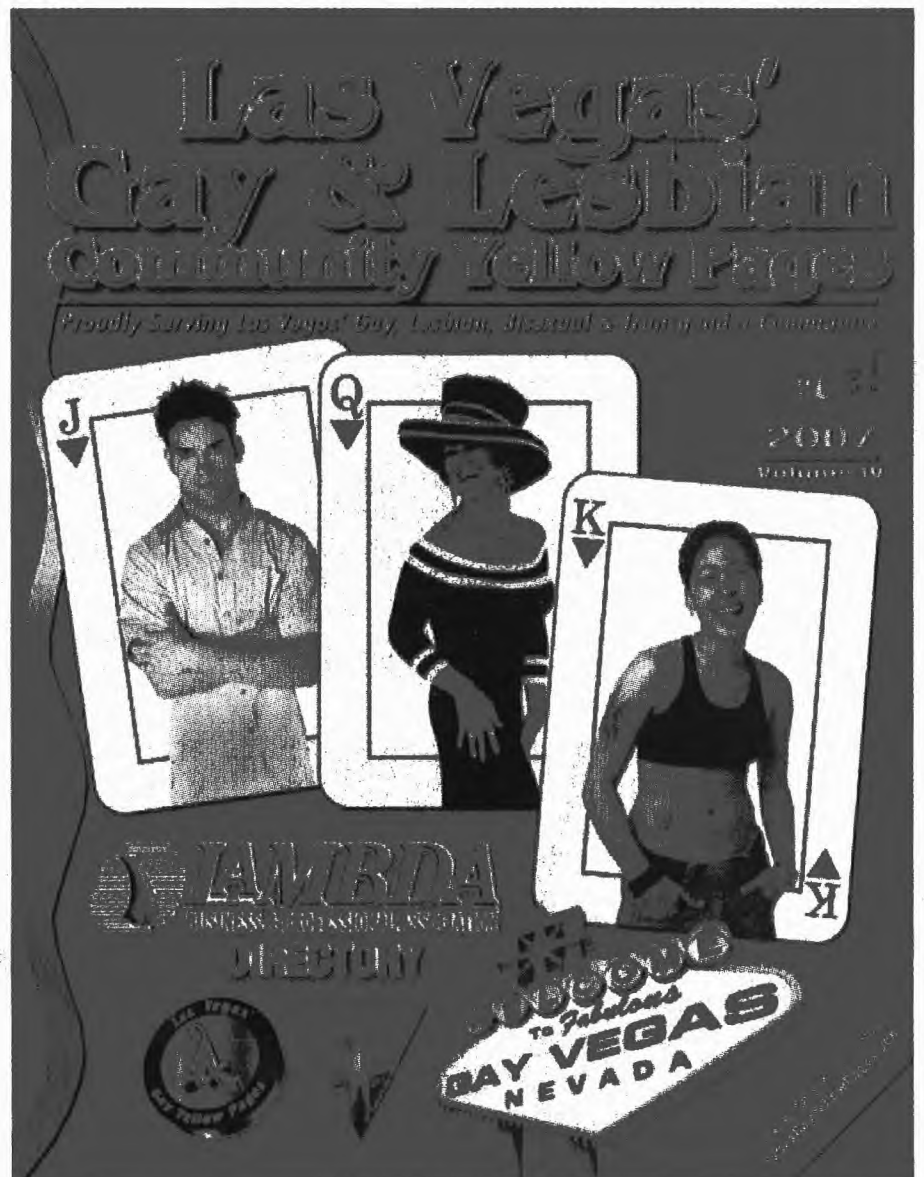
Duarte states that the work she has created for this exhibit is "a

departure from the subjects that I usually focus on. I wanted to explore this part of Las Vegas – the city's urban core – and expose its raw bones with all of its blatant beauty. The Arts District and its surrounding area is rapidly being revitalized and remodeled. I wanted to capture the essence of it before it is gone. I wanted to know it, taste it and feel it with my fingers in the clay. This exhibit is a personal journey for me, one I did not want to miss."

The exhibit will run from March 2 to 29.

Gay Yellow Pages to Debut March 10

Scott Montes, Publisher, and Saint Nolan Publishing will debut the 2007 edition of the Las Vegas Gay & Lesbian Community Yellow Pages at a party for advertisers and members of Lambda Business & Professional Association on Saturday, March 10 at 8 p.m. at 8½ / Pirhana Nightclub, 4633 Paradise Rd. The directory of GLBT-friendly businesses in the Las Vegas area is published in cooperation with Lambda. The event will be catered with appetizers, free drink tickets will be handed out at the door.



Rita Mae Brown's Newest Mrs. Murphy Mystery, 'Puss 'n Cahoots', Set at Kentucky Horse Show

Popular authors Rita Mae Brown and Sneaky Pie Brown have a new novel, *Puss 'n Cahoots*, published by Bantom Books on February 27. The Browns have collaborated on 14 previous novels in their New York Times bestselling Mrs. Murphy mystery series.

"*Puss 'n Cahoots* takes Mrs. Murphy and her beloved owner, Mary "Harry" Harristeen, on a new adventure when they leave the comforts of their farm and travel to Shelbyville, Kentucky to visit the famous saddlebred horse shoe." Says the press release which came with the review copy. "Their friends and hosts are robbed the first day they arrive and the stakes only get higher when a show-prize mare is stolen in broad daylight and the groom is found murdered. Mrs. Murphy teams up with Pewter, Tucker and a slew of new animal friends to help find the murder before someone else falls victim."

"In *Puss 'n Cahoots*, Rita Mae and Sneaky Pie Brown once again blend animal antics and cozy suspense perfect

for both animal lovers and mystery fans alike."

Fans of the Mrs. Murphy series may be pleased to know that Harry and Fair Harristeen have recently gotten re-married. In lieu of a honeymoon, they travel to Shelbyville. A friend loses an expensive brooch. A beautiful movie star, Renata DeCarlo longs to say goodbye to Hollywood and retire to raising saddlebreds. When Queen Esther, DeCarlo's prized and expensive three-gaited



mare is stolen, the fun begins.

Murder, monkey business and mystery ensue.

Puss 'n Cahoots brings interest to the Mrs. Murphy novel with the intrigues of saddlebred competition, a knowledge of the various important shows and some of the minor shows in the Kentucky/Virginia area. As always, the Browns write a good mystery and have fun along the way.

Rita Mae Brown has authored over twenty books, including the very popular *Rubyfruit Jungle*, *Venus Envy*, *In Her Day*, *Six of One*, *Southern Comfort* and many others. An Emmy-nominated screenwriter and poet, Brown lives in Charlottesville, VA.

Sneaky Pie Brown, a tiger cat born somewhere in Albemarle County, VA, was discovered by Rita Mae Brown at her local SPCA. They have collaborated on 15 mysteries.

Puss 'n Cahoots
By Rita Mae & Sneaky Pie Brown
A Bantom Books Hardcover
Price: \$25
ISBN: 978-0-553-80364-8
Pages: 253



Community Counseling Center

- Gay-Sensitive Counseling and Support Groups
- Coming Out
- Relationships
- Family Issues
- Recovery from Reparative Therapy
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- Community Education

1140 Almond Tree Lane • Suite 207
Las Vegas, NV 89104
(702) 369-8700

Responsible, Responsive Caregiving

A Night of Women's Comedy!
A benefit for the Human Rights Campaign
starring
Sabrina Mathews and Tig Notaro
hosted by Shawn Pelofsky

With a special tribute to
Jennifer Bolton & Vivian Wright-Bolton

Saturday, March 17th

Doors Open at 7:30pm -- Show Begins at 8pm
Krave Harmon & Las Vegas Blvd.

Tickets: \$40 Host Committee: \$75
www.hrc-lasvegas@cox.net

Crossing the Gay Generation Gap

Fostering Communication Across LGBT Generations

By Daniel Hinkley

Cross-generation communication has always been a challenge for human beings. Every generation past has experienced the dilemma of youth and adults who just can't seem to communicate well together. Similar challenges face members of the lesbian, gay, bisexual, transgender (LGBT) community as we attempt to make sense of our sub-culture and our cross-generational relationships as our community is rapidly evolving into the 21st Century.

Glenda M. Russell, Ph.D. and Janis S. Bohan, Ph.D. presented a study to The Institute for Gay and Lesbian Strategic Studies that presents a framework for thinking about cross-generational relationships within LGBT communities and how to improve them. Their study uses a Margaret Mead model found in her book Culture and Commitment, which is a stimulating analysis of inter-generational communications and how it affects social change.

The primary question addressed in this study concerned how different generations of people within LGBT communities could better communicate to create a mutual sharing of experience that can benefit both LGBT youth and adults. The aim of the study was to examine some of the elements that characterize current relationships between LGBT youths and adults. What the authors

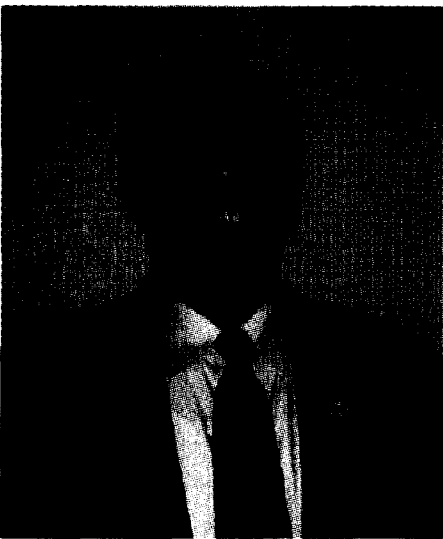
found can help us teach future LGBT generations better ways to communicate in our communities and families.

During a discussion about the creation of an LGBT family, the authors noted that our families are similar to biological families in that they provide support and safe haven from danger. A distinction noted between LGBT families and other families is that in LGBT communities/families "contacts between youths and elders are not an intrinsic element of the social systems, as is true in most biological families and in most other communities that face oppression by virtue of their members' identity (e.g., racial, ethnic, or religious communities)." This puts LGBT youth at a disadvantage because of the lack of mentors or elders from which to learn contemporary LGBT knowledge, values, and mores.

Using Mead's model for cultural inquiry, there are three possible inter-generational communicational theories that apply to a culture. The most thought-provoking ideas arose during the discussion of prefigurative cultures where change is pervasive and profound and much like the rapidly changing society we find in LGBT communities today. Russell and Bohan explain that "during these times change is so rapid, so broad and so deep that existing cultural systems cannot absorb it." During these times the culture cannot anticipate or incorporate change with existing social systems so adults cannot know what youth will need to know. In short, the future is being determined by the future.

Russell and Bohan present evidence to suggest that LGBT communities are currently experiencing a magnified prefigurative cultural shift where society is geometrically expanding by rapid shifts within our own LGBT community. The best example used to illustrate this rapid shift forward is "same sex marriage", where the authors noted that 20 years ago no one even talked about it and today it is an important "civil rights cause" being fought for coast to coast. Our Internet-powered culture is taking huge strides forward at warp speed and our LGBT community has special opportunities ahead if we can take advantage of them.

Strategies for improving cross generational communication are



Daniel Hinkley

suggested for both youth and adults because both contribute to the divide. Youth must overcome their tendency to dismiss adult's experiences as irrelevant and out of touch. Adults must resist the temptation to over identify with youthful experience, by suggesting that they "know" what its like to be young and gay, which seemingly denies youth their certainty of their own novel perspective. Both must recognize that each enjoys absolutely distinctive experiences by virtue of their different generational locations within our LGBT history. And during times like these, adults or elders must listen to youth as they are a bellwether for our future; youths and adults must share cooperative learning and problem solving opportunities, arranging opportunities for LGBT youths and adults to share stories of healthy and happy lives well lived.

The authors conclude that there is great opportunity today for LGBT youths and adults to share stories and support common efforts to resist homophobic narratives that obscure the vibrant lives we live. And further they suggest that broad forged alliances with other oppressed minorities, working toward equal rights for all people is a goal worth sharing across generations. Keeping in mind the common threads that unite us, valuing similarities and differences alike, and always appealing to the justice of the human rights movement for the full equality LGBT people deserve. For more information about the study go to: www.iglss.org.

Daniel Hinkley is a Las Vegas-based political activist.

Night Planner

Shows, Events, Happenings

Continued from previous page

information or to R.S.V.P., send an e-mail to: DesrtBrotherhood@aol.com or go to www.DBMC-LV.com for additional information.

Nevada Gay Rodeo Association Redneck Riviera at Badlands.

May 7 - 13

Southern Nevada Association of Pride, Inc. presents Vegas Pride '07 with Pepper Mashay, Georgie Porgie. Night Parade on Friday, May 11, Festival on Saturday, May 12

Friday

May 11

Desert Brotherhood to ride in annual Las Vegas Pride Parade. Meet at The Buffalo at 6:30 p.m. Buddy riders and other motorcyclists are always welcome to join. For more information or to R.S.V.P., send an

e-mail to: DesrtBrotherhood@aol.com or go to www.DBMC-LV.com for additional information.

Friday

May 18

"A Night of Quickies" show at Spotlight Lounge to benefit the Winged Dragon Society, 10 pm.

Sunday

May 20

Desert Brotherhood motorcycle ride to Mitchells Cave, CA; Nipton, CA; Kelso, CA. Meet at The Buffalo at 9 a.m. Buddy riders and other motorcyclists are always welcome to join. For more information or to R.S.V.P., send an e-mail to: DesrtBrotherhood@aol.com or go to www.DBMC-LV.com for additional information.

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Night Planner Shows, Events, Happenings

Continued from previous page

Cabbage Dinner at Spotlight, 6 pm.
A Night of Women's Comedy! Benefit for Human Rights Campaign, starring Sabrina Mathews and Tig Notaro. Doors open at 7:30, Show at 8 pm. Tickets: \$40, Host Committee: \$75. E-mail hrc-lasvegas@cox.net for more information.

Bears, Cubs, Chubs & Admirers party and St. Patrick's Day party at Eagle. 10 pm to 3 am.

Sunday March 18

Starving Artist at Eagle, Noon to 5.

Monday March 19

LGBT Book Club meets at The Center, 7:30 to 9 pm.

Friday through Sunday March 23 through 25

Stonewall Democrats National Training at Riviera Hotel. See page 10 for complete details.

Friday March 23

L Group Discussion Night. E-mail cincin1958@earthlink.net for more information.

"Spring Thaw Show" at Charlie's Las Vegas.

Saturday March 24

Nevada Gay Rodeo Association March Madness at Badlands.

Sunday March 25

Betty's Monthly Coffee Social - 10 am to noon, Borders Book Store, Sunset & Stephanie.

Aunt Betty's "Don't Let Your Meat Loaf" Cook Off., 4 to 7 pm at Spotlight Lounge.

Monday March 26

Sci-Fi Book Club meets at The Center, 7:30 to 8:30 pm.

Friday March 30

Royal Court's "King & Queen of Clubs

Pageant" at Spotlight Lounge. 10 pm.

Saturday March 31

Tina Turner Revue: "Tearing Down the House" with Amazona. Two shows at 11 pm and 1 am.

Thursday through Sunday April 5 through 8

Desert Brotherhood presents SmokeOut 2007. See page 17 for details.

April 6 through 29

Torch Song Trilogy, Acts I and III. Fridays & Saturdays at 8, Sundays at 2 pm. At Onyx Theatre inside The Rack in Commercial Center. Call 732-7225 for more information.

Saturday April 7

Desert Brotherhood ride to Valley of Fire State Park to meet and ride with bikers, cigar studs, leathermen attending "Smokeout 2007". Meet at The Buffalo at 10:30 a.m. Buddy riders and other motorcyclists are always welcome to join. For more information or to R.S.V.P., send an e-mail to: DesrtBrotherhood@aol.com or go to www.DBMC-LV.com for additional information.

Welcome Men of SmokeOut at RamRod LV. 9 pm to 2 am. Sponsored by Kuma LV. DJ Turner, Go-Go Boys.

Saturday April 14

Nevada Gay Rodeo Association Miss Cow Patty Contest at Charlie's Las Vegas.

Friday April 20

Timmy and Davina's Birthday Bash and show at Spotlight Lounge to benefit the Winged Dragon Society, 10 pm.

Saturday April 21

Desert Brotherhood motorcycle annual "Laughlin River Run" and historic Oatman, AZ. Meet at The Buffalo at 8 a.m. Buddy riders and other motorcyclists are always welcome to join. For more

Continued on next page

Desert Brotherhood Motorcycle Club Presents SmokeOut 2007 Thursday - Sunday, April 5 - 8

Billed as "A fun-filled, uncomplicated weekend in Las Vegas for cigar studs, pipe studs, bikers, leathermen, bears and friends from all over the world", SmokeOut 2007 will be held in early April at various venues around town.

The event will include lots of extra time for gambling, shopping, being a tourist, enjoying a show, attending events or just relaxing and having a great time! There will be no rigid program to follow ... just a "free-flowing" weekend for everybody to enjoy Las Vegas the way they want to, in the company of fellow studs! "Bring a fun, uncomplicated attitude and let Vegas do its magic," advises the event's co-ordinator, Bob "Bulldog" Rothwell.

The host hotel is the Alexis Park Resort And Villas, 375 East Harmon - across from the Hard Rock Hotel/Casino. 1-800-582-2228. The group has blocked eight buildings, all smoking suites, with special discounted rates.

There will be a Smokeout Hospitality Suite at Alexis Park Resort, hosted by the Leather Uniform Club of Las Vegas. There will be a bootblack and a licensed masseur. Hours for the Hospitality Suite are: Thursday 4 to 9 p.m., Friday 9 a.m. to 9 p.m., Saturday 9 a.m. to 9 p.m. and Sunday 9 a.m. to noon. The rest of the SmokeOut Schedule follows:

Thursday, April 5

- Meet And Greet - Hospitality Suite
- Dinner at Hofbrauhaus (meet at 6 p.m. at the Hospitality Suite)

Friday Night, April 6

- Welcome Cocktail Party in Hospitality Suite #2701 for those registered for SmokeOut, 6 to 8 p.m., Hosted by Maximus.
- Welcome Beer and Soda Bust at the Buffalo Leather / Levi Bar at Naples & Paradise - one block south of Hard Rock Hotel within walking distance of the host hotel. 9 p.m. until 1 a.m. Donation: \$5 at the door.
- Underwear Party at Las Vegas Eagle, corner of Tropicana Avenue and Pecos

Road, 2 until 5 a.m. Beer Bust and drink specials available.

Saturday Morning, April 7

- 8 - 10 a.m. Breakfast Buffet (\$11.95) at Alexis Park Resort. Meet at Buffalo Bar after breakfast buffet at 10:30 a.m. The entire ride, including breakfast buffet at Alexis Park Resort prior to start of ride, will last about 6 hours.
- 10:30 A.M. Motorcycle Ride with Desert Brotherhood Motorcycle Club to Valley of Fire State Park. Entry Fee per vehicle is \$6.

The Valley of Fire derives its name from red, orange and yellow sandstone formations, formed from great shifting sand dunes over 150 million years ago during the age of dinosaurs. Prehistoric users of the Valley of Fire included the Basket Maker people and later the Anasazi Pueblo farmers from the nearby Moapa Valley who occupied this area from 300 B.C. to 1150 A.D.

Their visits included hunting, food and religious ceremonies, although lack of water would limit how long they stayed. Fine examples of petroglyphs, from ancient civilizations over 3000 years old, can be found at many sites throughout the park.

Saturday Night, April 7

- "SmokeOut" Dinner at Athena four

star restaurant at Alexis Resort at 6 p.m. (\$35), registration required, pay in advance.

After-Dinner Activities

- Pipe Social for those registered for SmokeOut. Hosted by Larry of "Bay Area Cigar Buddies" at The Buffalo Leather/Levi Bar, 8 p.m.
- Full Leather, Full Rubber, Full Uniform Party at the Eagle Bar for those registered for SmokeOut. Hosted by Anthony of Leatherbear.com. Mike Morgan and Curtis Dickson - Bootblacks. Dress code strictly enforced. Doors open at 9 p.m. No admittance after 11 p.m.
- Beer Bust At RamRod Bar "Men Of Smokeout" Sponsored By Kuma-LV, 9 p.m. until 2 a.m. \$7 Beer Bust, \$15 Liquor Bust. Resident "DJ" Turner will be spinning your favorite tunes. "Go-Go" Bears will be dancing throughout the night.
- Play Party at Hawks Gym (953 East Sahara Avenue, Suite 102) for those registered for SmokeOut. 9 p.m. until 4 a.m. Hawks Gym is a members-only club for men. Each person using the facility must purchase a membership before entering the club. Daily memberships are \$7. Members then purchase a locker (\$13), or private video dressing room (\$23) for their use while in the club (8 hours).

Sunday, April 8

- Sunday "Farewell" Brunch at the Hard Rock Café
- "Farewell" Beer And Soda Bust at the Buffalo Leather / Levi Bar, 4 until 7 p.m. Donation: \$5 at the door.

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March 17 MiniFest: 'Contadora is for Lovers'

In NeonFest GLBT Film Festival's March monthly presentation, *Contadora is for Lovers*, A soon-to-be-married couple hires a Panamanian host to guide them through their engagement trip on the tropical island of Contadora off the Gulf of Panama. The couple will get more than they bargained for as their host becomes involved with them. Their relationship will be put to the test as they must confront hidden feelings and stand the test of an additional lover to deal with.

Contadora is for Lovers will screen on Saturday, March 17 at 6 pm in the Onyx Theatre, inside The Rack in Commercial Center.

Featuring the music one of Panama's biggest musical talents, Pedro Altamiranda, and the salsa group Afiche, this film will take you on a journey through paradise while giving you the full flavor of the tropical island of Contadora.

The Locale

Contadora Island is the fifth largest of the Pearl Islands and is located in the Pacific Ocean about 50 miles from Panama City. This island features fine hotels, restaurants, a dive shop and water activities such as diving, snorkeling and sports fishing. Visitors may enjoy any of Contadora's 13 beautiful beaches which encircle the island, or take excursions

to nearby islands, most of which are uninhabited, and find their own private beach for sunbathing and picnicking. Just across the way is Pacheca Island, roosting spot for magnificent frigate birds and an excellent spot for bird watching.

Contadora is a practical hub to explore from, or simply, to explore itself. There are a few choices in lodging on the island. Hotels include the larger Hotel Contadora and the newly renovated and expanded Punta Galeon. Both are a few steps from the airport -- literally. Diving and snorkeling are excellent, especially at low tide. Swimming from Playa Sueca around the point to Playa Larga takes you through the best area to spot sharks and turtles, and there is a little secluded beach along the way. Other good beaches for snorkeling include Playas Cacique, Galeon and Canoa. Contadora's reefs boast a nice array of stony corals, and in that regard the reefs most closely resemble the related corals of distant South Pacific islands. The diversity is less, likely due to the effects of the cooler currents mid-winter, but the fish are prolific compared to similar sized reefs in the Caribbean.

The Pearl Islands are over 200 islands sprinkled throughout the Gulf of Panama. Of these, only a few are inhabited and only a few have the amenities of Contadora. The island is about 750 acres, is crossed by several roads, and can be walked around in an hour. The 300 local residents include a number of transplanted travelers who were passing through and got stuck(?) and it is easy to see how that could happen.

The Pearl Islands are incredibly welcoming. Developments and tourists are few and the islands are idyllically diverse and incredibly lush. Looking around there is a sense that the jungle will reclaim the buildings before the buildings could possibly claim the jungle. Orchids and vines grow as easily on rooftops as on trees. And with some luck, the move for bigger, taller, grander development will be limited to the mainland.

The Shooting Climate

This is the first film ever shot in Panama to have a gay theme. It is a milestone for a country where homosexuality is not accepted by society.

Continued on next page

Night Planner Shows, Events, Happenings

Fridays:

The L Group -- Lesbian night at The Center, 7 p.m. Lesbian Movie Nights, Wine Tasting Nights, Game Nights, Potlucks, Guest Speakers.
West Coast Swing Lessons at Charlie's, 7 pm.
Underwear Night at Eagle 10 pm to 3 am. DJ, high energy dance till dawn.
Miss Ginger Grant at RamRod, 11 pm.
"A Night of Entertainment" hosted by Richard Villa at RamRod LV. Guest appearances, prizes, specials.

Saturdays:

Two-Step Lessons at Charlie's, 7 pm.
Kenny Kerr's One Woman Show with Loretta Lieberman at Suede, 8:30 pm. 4640 Paradise Rd. 791-3463 for reservations.
Andria Michael -- The Funniest Bitch in Captivity -- at RamRod.
Oct. 14, 21, 28: Andria Michaels, "The Funniest Bitch in Captivity" at RamRod
Underwear Night at Spotlight, Midnight to 3 am, with 'G-String Madness' Contest at 2 am.
No Shirt Night at Eagle, 11 pm to 1 am.

Sundays:

Alcoholics Anonymous - Stag Meeting at The Center, Sundays @ 11 am also Tuesdays, Wednesdays, Thursdays @ 6:30 pm.

Mondays:

Tai Chi classes at The Center, 6:30 to 7:30 pm. For more information call 733-9800.
TV Football at Eagle, begins at 6 pm
Dance Lessons at Charlie's, 7 pm.
SIN Service Industry Night at Hawk's Gym.

Tuesdays:

LGBT Toastmaster Club, 6 pm at The Center. For more information call 631-5397.
Video Night at Backdoor with Garry, Midnight to 8 am.
BOA Salsa Dance Lessons at Step-by-Step Dance Studio, 1801 E. Tropicana at 7 pm. RSVP to Mario by 3 pm at 795-0041. \$10.
Drag Queen Bingo at Charlie's LV. Free to

play. Lots of prizes. 9pm.

Ink-n-Steel Night at Hawk's Gym.

Wednesdays:

Wise Womyn meet at The Center, noon to 1 pm. For more information call 733-9800.
Karaoke with Sheila at Suede, 9 to 1 am.
Underwear Night at Eagle 10 pm to 3 am.
Wet & Wild Wednesdays -- Wet Jockey Short Contest at RamRod, 10:30 pm.
Pitch Black at Hawk's Gym.

Thursdays:

Free HIV Testing at The Center, 3 to 5:30 pm.
Free Hepatitis A & B immunizations at The Center, 3 to 5:30 pm
Line Dance Lessons at Charlie's, 7 pm.
Karaoke with Sheila at Suede, 9 to 1 am.
Latino Underwear & Jock Strap Night at Eagle. 10 pm to 3 am.

Friday

March 2

L Group First Friday Outing. E-mail cincin1958@earthlink.net for more information.
International Leather Sir 2006 Master Kalan and Southwest Leather Ms. Lauren at RamRod LV. Raffles, bootblack & more.
Fundraiser for The Center: A New Brain, Play at Summerlin Library Theatre. \$20 (\$10 per ticket donated to The Center). Call (702) 263-6385 for tickets and reservations

Saturday

March 3

Mr. Charlie's contest to benefit The Center. Charlies Las Vegas,
Kuma LV monthly Bearly Legal Party at RamRod LV, 9 pm to 2 am.
Rocky Horror Picture Show at Onyx Theatre, Midnight. \$7.

Sunday

March 4

Desert Brotherhood motorcycle ride to Rhyolite, NV. Meet at The Buffalo at 9 a.m. Buddy riders and other motorcyclists are always welcome to join. For more information or to R.S.V.P., send an e-mail to:

DesrtBrotherhood@aol.com or go to www.DBMC-LV.com for additional information.

Bingo with the Sin City Sisters at Suede, 5-7 pm

Friday

March 9

L Group Game Night. E-mail cincin1958@earthlink.net for more information.

Saturday

March 10

Nevada Gay Rodeo Association Closet Ball at Charlies Las Vegas.

Sunday

March 11

Betty's Outrageous Adventures 1-hour horseback ride at Coyote Canyon Trail, 2 pm. Call 387-2457 to reserve your horse. \$52. After reserving, e-mail boa_lv@yahoo.com to let them know. For more info, visit www.cowboytrailrides.com.

Senior Social Connection at The Center, 2 to 4 pm.

Wednesday, March 14

Lambda Business & Professional Association monthly Lunch at Suede, 11:30 am.

Friday, Saturday, Sunday March 16-17-18

Desert Brotherhood Motorcycle Club to Meet Loboc M.C. for the "St. Patrick's Run" to Palm Springs, CA. For more information or to R.S.V.P., send an e-mail to: DesrtBrotherhood@aol.com or go to www.DBMC-LV.com for additional information.

Friday

March 16

L Group Movie Night. E-mail cincin1958@earthlink.net for more information.

Helen Twelvetees Presents ... "The Leprechaun Show" at Spotlight Lounge, 10 pm. To Benefit the Winged Dragon Society.

Saturday

March 17

NGRA's Laughlin Bus Trip.
"A Night of Leather & Lace" show at RamRod LV. Hosted by the Royal Court.
NeonFest MiniFest, "Contadora is for Lovers" screening at 6 pm at The Onyx Theatre, inside The Rack in Commercial Center. Free.
Free St. Patrick's Day Corned Beef &

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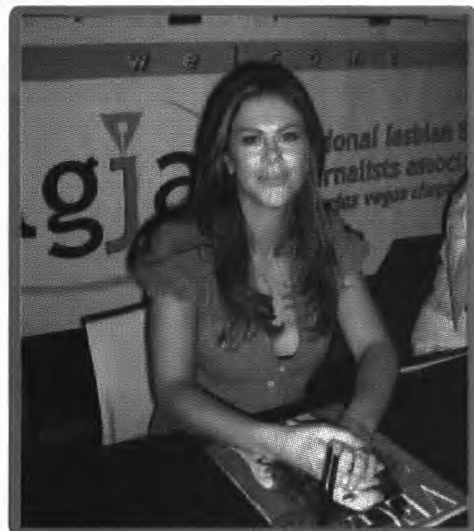
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HOT SPOT PHOTOS

Gossip Columnists Discuss the Electronic State of the Business

Internationally known boggler Perez Hilton, Las Vegas Review Journal Columnist Norm Clarke, Robin Leach and Vegas Magazine's Kate Bennett appeared on a panel at The Palms Ghost Bar to discuss how the Internet has changed the way they do business. The Panel was presented by TheStripPodcast.Com, The Palms and the N9Ne Group and benefited the Las Vegas Chapter of the National Lesbian & Gay Journalists Association. Tina Turner attended with some friends.



Night Beat Photos by Bill Schafer



'They discovered a little bit of paradise in Panama'

Continued from previous page

Citizens can be fired or arrested for being gay. Gay Panamanians live in constant fear of being outed. We see this in *Contadora is for Lovers* when the tourists ask Gabriel, the Panamanian tourist about his sexual orientation.

Being outed in Panama could very possibly lead to being isolated and rejected from families and loved ones.



Hence many gay Panamanians marry, have children, and live very clandestine gay lives. Out gay persons are frequently harassed and in many cases physically assaulted. These assaults usually go unreported for the victim is usually fearful of retaliation by the perpetrator or ridicule by the authorities.

Prior to the shoot of the film, the filmmaker interviewed several gay Panamanian citizens. The gay bars that were visited for this interview were not easy to find. Recently, one of the gay clubs was raided by the government and shut down. Under these hostile conditions, it is with great determination and luck Ameers and his cast and crew were able to complete photography on

this picture.

Several Panamanian sponsors pulled the plug on their participation after hearing what the project may be all about. This created an environment that would require very determined cast and crewmembers to complete the task of filming this picture.

Filmmaker Jorge Ameers

Jorge began his professional career while in his late teens. At the age of 18, he was selected to participate in the Walt Disney College Program. He worked in the marketing departments of New Line Cinema, Paramount and Columbia Pictures. In motion picture development, Jorge worked as a story analyst for Richard Gere's production company and Wendy Finerman's productions at Tri Star Pictures in the early nineties.

His acting credits include Gramercy's *Panther* and *Tales from the Hood*, HBO's "Social Friction Fables" New Line's *Friday*, and cameo appearances in his films *The Truth Within*, *Strippers*, and a supporting role in *The Singing Forest*.

Founder and Executive director of The Continental Film Festival, better known as the first American Independent film festival overseas on an island, was held in 1997 on the island of Contadora off the gulf of Panama.

Upon the festival's completion, filmmakers returned to their destinations with reviews from the national and international press. There is where his film career actually began.

Currently, he is a member of the advisory board of the Methodfest Film Festival held annually in Burbank, California. Also, a U.S. representative for the Barcelona G & L Film

Festival and a film programmer for the Palm Springs G & L Film Festival.

After noticing a lack of recognition of foreign and independent gay-themed films released theatrically, Mr. Ameers founded the International Gay Film Awards, the Glitter Awards.

As a distributor, Ameers started Hollywood Independents with the theatrical release of *California Myth* starring Tyron Powers Jr. Upcoming releases include his film *The Singing Forest*, and *Junked* starring Thomas Jane (star of *The Punisher*, *Dreamcatcher*, *Deep Blue Sea*) and Jordan Ladd (star of *Cabin Fever*).

Ameers has financed, produced, and directed the features *Strippers* and *The Singing Forest*. In addition, Mr. Ameers has produced, written and directed four 35mm comedic shorts *Misguided Piss*, *My Straight Boyfriend*, *Popcorn & Coke* and *Uninhibited* which is now available on DVD as a compilation of shorts called "Fairy Tales: Straight Men & the Men Who Love Them". He has recently written, produced and directed the highly anticipated romantic thriller *The House of Adam*. The film is scheduled to be released theatrically soon.



Ameers is also the director of the Glitter Awards show which saw its first DVD release in 2005. The 2006 Glitter Awards show is scheduled for a June release through Vanguard Cinema.

He is also working on the follow up to the very successful compilation of shorts *Straight Men and the Men Who Love Them*.

Many don't know this but Jorge Ameers was the last person to re-open the historic Vogue theatre in Hollywood to show independent films. Films such as *Nico and Dani* and *Just One Time* by now defunct Cowboy Releasing played there.



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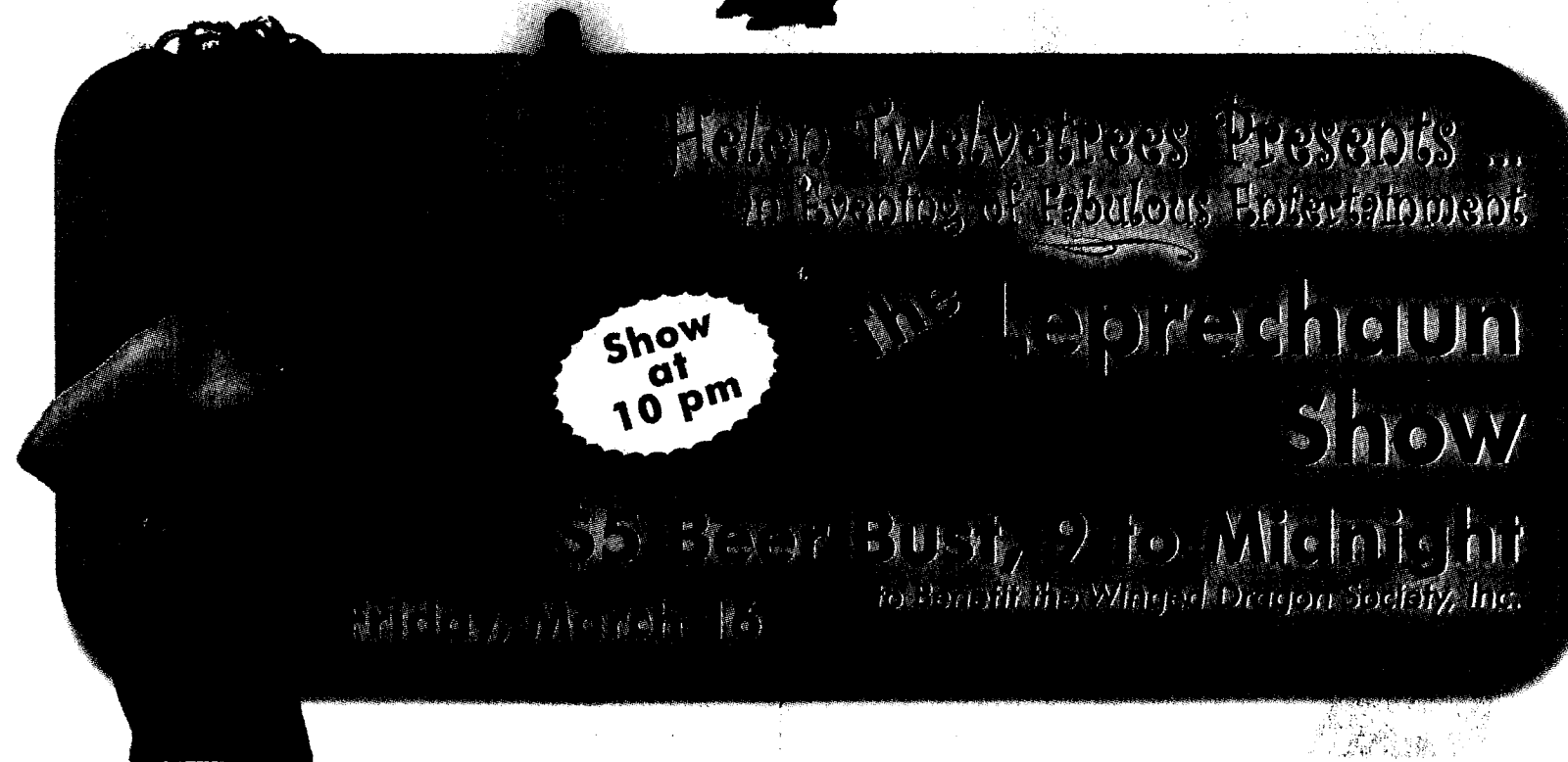
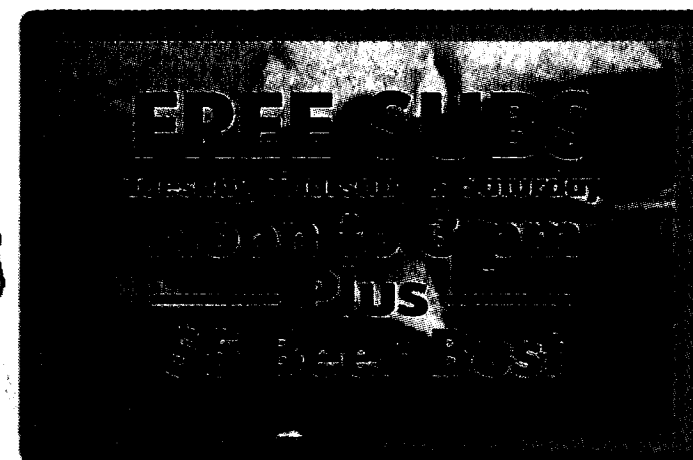


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8 am to 4 pm: **Recovery:**

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4 to 7 pm: **\$5 Beer Bust &**

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Noon to 4 pm: **\$5 Beer Bust**

9 pm to midnight: **2-4-1**

TUESDAYS

Noon to 3 pm: **Subs & Suds**

\$5 Beer Bust, FREE Subs

4 to 11 pm: **Scrubs Night**

Wear Your Scrubs, Watch Scrubs • 2-4-1

WEDNESDAYS

8 am to 4 pm: **Hump Day Special**

\$1.50 Well Screwdrivers or Margaritas

8 pm to Midnight:

Wear Your Spotlight T-Shirt, Get

\$1 Well, Wine or Domestic Beer

THURSDAYS

Noon to 3 pm: **Subs & Suds**

\$5 Beer Bust, FREE Subs

8 to 11 pm: **\$5 Liquor Bust**

Specials Excluded on Holidays and Special Events

King & Queen
of Clubs

Friday, March 30

Benefit: The Royal Court

FORGOTTEN VOICE

Volume 1 No 1

GIVING A VOICE TO HOMELESS PEOPLE IN NEVADA

March 2007

FREE



Inside This Edition:

Metro Issues Wake Up Calls For The Homeless

Also:

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OUR MISSION IS TO BE A VOICE FOR HOMELESS PEOPLE.

OUR GOALS ARE:

- 1) TO PUBLISH A STREET NEWSPAPER WRITTEN MAINLY BY HOMELESS PEOPLE, FORMERLY HOMELESS PEOPLE, AND HOMELESS ADVOCATES IN ORDER TO EMPOWER THEM AND GIVE THEM A VOICE;**
- 2) TO BUILD AND ENHANCE A SENSE OF COMMUNITY AND FACILITATE POSITIVE COMMUNICATION BETWEEN HOMELESS PEOPLE, HOMELESS ADVOCATES, SERVICE PROVIDERS, AND THE GENERAL PUBLIC;**
- 3) TO BUILD AWARENESS OF SOCIAL SERVICES THAT ARE AVAILABLE TO POOR AND HOMELESS PEOPLE, AND OTHER SUCH INFORMATION THAT WOULD BE EDUCATIONAL TO THE HOMELESS POPULATION; AND**
- 4) TO EXPAND AND REDEFINE OUR CHARITABLE, EDUCATIONAL, AND LITERARY PROGRAM FROM TIME TO TIME AS NECESSARY TO MEET THE CONTINUING NEED TO EMPOWER HOMELESS PEOPLE.**

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*Cover photo taken by
Roussan Joshua Collins*

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METRO ISSUES WAKE-UP CALLS FOR THE HOMELESS

By David M.

Every morning at 4:30 A.M., officers of the Las Vegas Metro Police Dept. arrive with sirens blasting and lights flashing, all with the sole purpose of waking up the homeless people who sleep along the sidewalks surrounding the St. Vincents and Salvation Army shelters. In keeping with the war on the homeless, police officers have participated in harassing the homeless by forcing them off the sidewalks and out of the blankets that provide the only source of warmth for those without homes. This is a form of harassment against a sector of society (YES, the homeless are a part of today's society regardless of City Hall's beliefs and denials). Such harassment against a predetermined sector or group of people is not only illegal and unconstitutional, but it is also sadistic! Given the fact that this practice of 4:30 A.M. wake-ups did not begin until temperatures dropped to freezing levels. I'd like to take this opportunity to point out that at 4:30 A.M., there is no place a homeless person can go to get off the sidewalks that they have just been evicted from. Strangely enough, the police allow them to cross the street and stand on another corner in the cold for two and one half hours until the sun comes up. This perverted practice being implemented by City Hall and the Police Dept. does in fact place persons at risk without regard to one's safety or well-being.

As an American citizen, I find this type of fascism very UN-American and I question why our country feels it's OK To dispose dictators from other lands yet turns a blind eye to growing injustices right within our own borders. Many people feel and are being led to believe that those who sleep

outside and do not have homes of their own are somehow removed from society. Many feel that you are homeless because of drinking or drugs. In some cases that may be true, BUT! it's important to look at homelessness as an American Problem—with an estimated 657 million hungry people in America today.

The Las Vegas Review-Journal does its part to convince Las Vegans that there is more than enough help and shelters for those down on their luck, and I truly think that City Hall wants to portray that as well. Let's look at a few options for the needy:

1) If you find yourself with nowhere to sleep, you can go to one of three shelters. St. Vincents was just given over a quarter million dollar grant for their winter shelter, which according to the Review-Journal this is to offer food, clothing, and a bed to those in need. In reality, the only thing offered under the winter program is the bed and in order to insure one gets a bed, homeless begin lining up at 12:30 P.M. and wait in line until after 4 P.M. to gain admittance, SO HERE YOU MUST CHOOSE BETWEEN A BED OR SOMETHING TO EAT.

2) Salvation Army: Free beds! 1st come 1st served!! I have two words for this place: HEALTH DEPARTMENT.

3) Las Vegas Rescue Mission, best of the three. Very small and only offers a seven day stay to the homeless. Nice break, no solution however. Each place I have mentioned are there to serve themselves financially first.

The point I'm trying to make is that there are many reasons as to how a person becomes homeless, and there is a certain prejudice against homelessness that must first be overcome before any real

solutions can be found. In America today you will find an ever-growing number of people who are only one payday away from being homeless themselves, with millions of jobs being outsourced and millions of workers being imported. The only possible conclusion is what cities more and more are seeing, and that's the rise in homelessness. It's not a pretty sight for elected officials and so-called policy makers who can only come up with misinformation and finger-pointing back toward the very same victims of their loyalty to special interest groups. The Mayor once made a reference that homeless persons needed to be transitioned back into society. With that said, I, for one, would like to invite the Mayor down to Foremaster and Main St. for a 4:30 A.M. wake-up call. After all, the city's paying for it and it appears he could really use one.

This is an American city still in the United States of America. Last time I looked, and homeless or not, I am still an American citizen born with the right to life, liberty, and

the freedom to pursue happiness. So to Officer Terry and all others of Metro's homeless task force, let me offer you a wake-up! The majority of homeless people are not sleeping on the sidewalk because they like it, and most are trying to work themselves back up.

Your harassments and incarcerations of persons for bogus offenses are not going to end the homeless crisis. Rather, you're helping to prolong one's misery.

And to those down at City Hall, wasting tax-payers money trying to pass ordinances designed to further harass the homeless in hopes that they will leave Las Vegas, wake up! A federal class-action suit on behalf of American citizens being harassed by government agencies such as Metro Police Dept. on Foremaster is not out of the question. On the upside, it would help end homelessness for those affected by your misguided prejudices.



Salvation Army Mens Showers
Photo by: Roussan Joshua Collins

ENDING HOMELESSNESS IN LAS VEGAS, NEVADA: A COMMON SENSE APPROACH

By Mike Lee

Las Vegas is known for its picture postcard skyline dominated by large splashes of neon and towering buildings. Monuments to the false hope of instant riches and a devil may care atmosphere. What happens in Vegas, Stays in Vegas. Smiling faces of the beautiful people stare back at you from slick magazine ads. Yes you too can be just like them. Throwing away hundreds of dollars and engage in activity you wouldn't talk about in mixed company.

Under the surface though, lies a different picture. One which features hundreds of people sleeping on the sidewalks and children playing in the dirt. A woman, burns a bible in between bouts of screaming at imaginary monsters. All abandoned by society. Welcome to Las Vegas, Bombay of the Western United States. Like Rome its predecessor, Las Vegas is so civilized. Like Rome, Las Vegas is sliding towards the abyss of destruction firmly embracing an attitude of intolerance and indifference towards its less fortunate members.

A civilized society takes care of its weakest members. If we claim to be such a society then we must find it unacceptable to see others lacking in the basic necessities of life: food, shelter, clothing, and medical care. If we are a modern society, as a collective group we must insure that the individual member has the opportunity to acquire these basic necessities. Those who are unable to take advantage of these opportunities must be cared for. If that means placing some in institutionalized care then let it be so. This though creates a greater societal responsibility. That is to be ever vigilant in insuring the care provided is humane and just.

Now there may be those who

for whatever reason are content to remain in their present circumstance. Let it be so and provide a specific area for them to live which is completely supported with minimal basics of life. Those wishing to escape such a meager existence are encouraged to, and provided the means to do so. Those in the minority who despite this new social contract engage in anti-social behavior surrender all right to society's commitment to them and will be dealt with appropriately.

This article examines common sense solutions to the current crisis of an ever growing homeless army. The author does not claim it addresses each and every complex issue associated with poverty in Las Vegas. Instead, it will deal with what immediate action can be taken to put us on the path of ending homeless in Las Vegas specifically but the region as well.

Criminalization of the Homeless: You're A Bum! Go To Jail!

The present social policy embraces as its linchpin a strategy to criminalize the homeless. Public dollars, resources and time are squandered by chasing homeless people from place to place as if by magic this is going to make them go away. This myopic policy and others must end. A moratorium must be immediately declared halting such practices as issuing tickets for misuse of a bus stop, sleeping on the sidewalk, trespassing in a public park. Recent laws prohibiting feeding groups of hungry people should be repealed. If someone wants to use their own money and time to feed the unfortunate then their efforts should be applauded not chastised. In fact avenues must be explored on how people like Gail Sacco can be provided assistance in their individual efforts.

Common sense dictates that if a large number of people are congregated in the park this provides a prime opportunity to provide direct service to this population in crises. A team of no less than two outreach workers should attend every gathering to provide assistance and share resource information.

No Room At The Inn

It is a given fact that there is a lack of shelter space. The proof is that there are literally hundreds of people sleeping in front of service providers buildings every night. A common solution that is touted is to build more shelters. Those that postulate this as the end all overlook two main points.

1) Shelters are expensive and time consuming to build

2) There exists an immediate need to provide other options besides sleeping on the sidewalk or in a doorway. We needed a solution yesterday not a year from now.

In speaking directly with homeless people, their advocates, and other concerned people, a common sense approach emerges. This approach demands that an urban campground be established. A place where people can primarily find a safe, clean place to sleep without fear of being run off by the police.

A main feature of this campground is a community center which houses showers and a day shelter, and provides office space to existing services. This center becomes a one-stop-shop where a person can find a variety of resources for employment, benefits, housing, etc. Residents of this camp are not only encouraged, but also provided the means to participate in the day to day administration of the camp. Traditional shelter administration where clients are dictated to is

counter productive for two reasons:

1) It does not expect or demand client responsibility for taking control of their own lives. Simply learn the shelter rules, don't get caught breaking them and you will be fine.

2) It fosters a climate of dependency and kills any opportunity to either learn or practice life skills directly related to self-sufficiency.

This type of administration should not be applied to the campground. Administration of the camp should be a partnership of all concerned; committed to making sure there is an opportunity for residents to actively participate in decisions which affect their lives.

The philosophical basis of the camp must be radically different than that of a traditional shelter. Instead of "We're going to do it for you" the campground shall embrace a "Do it yourself" outlook. The resources are there to solve any problem. An individual only needs to have the initiative to use that resource.

An example of this philosophy in a practical real world sense is lockers. Homeless people need lockers to store personal property. After all you can't show up at a job interview with your bedroll. Very tacky.

A traditional approach would be just provide lockers either on a nominal or no-fee basis. The approach I speak of would first build a partnership. Local business providing material. Unions providing skill sets necessary of overseeing proper construction. Residents providing physical labor. The end result is not only the lockers, but also individual sense of pride and accomplishment.

In short, responsibility is not only encouraged but demanded of the individual. Doesn't this make

more sense than the traditional model?

Do not be misled into believing that an Urban Campground will abolish the plague of homelessness. Neither believe that what is being said is that it should replace existing services. Oh no! The campground should be looked at as a starting point for an individual to recover from homelessness. The next step could be a traditional shelter. Then transitional housing. Then self-sufficiency.

Homeless people don't want to sleep on the sidewalk. Business owners don't want people there either and neither do the police or individual citizens. As long as emergency shelter is lacking we must at least consider the possibility that an urban campground might provide an immediate solution to a crisis faced by not only by the City but the Region as well.

Accountability and Communication

An overwhelming problem with the present delivery of services is gaging how effective they are. Oh yes, we can toss around all kinds of numbers. Create nifty 3D, color pie charts, etc. The question remains, how effective is the delivery of service? We certainly can't ask the homeless themselves because there is no process to do so or for them to come to the bill payers and explain what is going on. Neither can they question whether the service being provided is the one they actually receive. For instance, if the public is providing \$6/person for a provider to serve meals, the question arises, is this being done? A 3D pie chart can't tell you that. Only common sense and speaking with homeless people can. My common sense tells me a frozen donut and a cup of coffee doesn't cost \$6.00. Additionally, we must ask, is the process being abused? If the public is funding a program, is that what the money is being used for? Or if donations are being

provided to feed or clothe homeless people, is that really the end result? From personal observation and the observation of others, we notice trunks of cars being loaded with piles of blankets and clothing. We also see cases of meat being loaded into trucks along with deli platters. We aren't talking about small amounts but enough to feed and clothes at least a hundred people!

The present system does not provide oversight of service providers and neither does it allow or encourage feedback from homeless people. They are expected to take what ever is given to them and shuffle on down the street. In this instance we are talking about food and clothing. Let's turn our attention to shelter and other miscellaneous services. We see the same situation exists and even worse. A complaint process is non-existent! So if a shelter guard beats on you (and yes it does happen) you're expected to lick your wound and be silent.

Taxpayers, you pay the bills but I dare anyone of you to call City Hall right now and ask how much they spent today on emergency shelter. They can't and won't tell you. From the top to the bottom the present system is not accountable to anyone except in a limited way to their funders. Common sense tells us that the possibility for abuse exists and if you ask the homeless they know it happens everyday.

Let's say instead of us discussing homeless services here in Las Vegas we were talking about Christian Children's fund. Wouldn't you want to know what they spend their money on? Wouldn't you want to know how they spent your donation? Wouldn't you want to know if financial abuse is occurring? Wouldn't you want to know that people are being in a fair and dignified fashion? Of course you would! So why should it be any different when it comes to your

money being spent on the poor right here in Las Vegas? It shouldn't. Common sense should tell you that if these services exist and are effective, then why are there hundreds of people sleeping in front of service provider buildings every night?

From the top to the bottom, the present system is not only corrupt but also rife with abuse and inhumane treatment. It does not allow for any check and balances. The service providers simply stand in front of the taxpayer with their hands out and our elected representatives write them what amounts to a blank check.

At the earliest possible moment an Ombudsman position must be created that is attached to and reports directly to the Mayor's office. In general, the main responsibility of this position is direct oversight of service providers. It is the Ombudsman's responsibility to insure if there exists a question of whether services are being provided that it is brought to the attention of the Mayor for further investigation. The Ombudsman shall also be responsible for overseeing an outreach team of no less than two persons, and receiving, investigating and processing complaints received by homeless people. The creation of this position and the outreach team will start a process to insure that the proper checks and balances are in place which will in turn guarantee that taxpayers get what they pay in an effective and cost efficient manner.

Conclusion

There are a myriad of other problems that this article does not address. These topics will be commented upon at a later date. What is written here is a starting point for how we can begin a process of actually proving we are a civilized society by taking care of our weakest members. It is crystal that the current solutions do not work and a new direction must be

developed. That new direction begins with all concerned with the solving the current crisis shouldering a part of the burden and creating a partnership that has its sole agenda of sweeping the scourge of homelessness into the dustbin of history where it belongs.

Any solution that is proposed must have practical and immediate impact on the problem. Spending thousands of dollars to count the homeless is counterproductive to solving the problem. Spending thousands to research homeless panhandlers violates any and all aspects of common sense. Homelessness will only end when the media starts to demand it end, when the unions actively recruit unemployed, homeless workers into their ranks, when the business community reaches into its wallet and provides much needed resources and when you the taxpayer say, "Enough is enough! Solve the problem now!"

In conclusion, the three most basic steps which should be implemented immediately are:

- 1) Halting the criminalization of the homeless by declaring a moratorium on laws such as misuse of a bus stop. Repealing the laws which forbid feeding of the homeless in City Parks and elsewhere.
- 2) Establishing an urban campground.
- 3) Establishing an Ombudsman position attached to and accountable only to the Mayor's Office for the homeless. Establishing as part of the Ombudsman position an outreach team of no less than two persons.

With the publication and circulation of this article, we have the unique opportunity to begin a new direction. Failing to embrace new thinking means we will never achieve a solution which is beneficial to all. For as long as one person sleeps on the streets of Las Vegas we can not dare to call ourselves a civilized society.

Hoping in JESUS

by Roussan Joshua Collins

Last night in the cold, I began to write down issues that needed to be dealt with. I am praying GOD gives us all better wisdom and understanding on how to fight against the segregation of the poor, and the discrimination against them, as well as how to fight for freedom for those jailed due to such discrimination.

I know prayer and fasting is our number one weapon in this spiritual battle, so please pray we all stay faithful in this area! Police and government are getting WAY OUT OF LINE, and are able to take away a man or woman's liberty and freedom so easily. Please pray GOD has mercy on these people and shows them the truth and sets them free! Surely we must pray for and press those in authority to, "LET GOD'S PEOPLE GO!", warning them of the judgment to come if they do not.

Will the hate crimes against the poor ever cease?

Will the poor hostages that are in jail now for wrongful

causes (jailed by their own countrymen) be released by those in power? Just as the Native-Americans were chased off their land, the poor are continually harassed by those who have the bigger guns. It's sad to know that those with the most guns, not those with righteous ways, seem to be in control of the world, but surely the meek shall inherit the earth!

Please pray GOD helps us all to work well together to set the poor captives free. Pray GOD helps us speak boldly in the City Council

meeting this Wednesday if it be HIS will. Pray GOD gives us words, help and wisdom in order to teach the TV viewers what's really going on in Las Vegas and City Council that is not being exposed. I know we must fight for those locked up behind bars now while we are still able (Hebrews 13:3), and know right now someone is in jail who doesn't belong there. Please pray for such people to be let go soon, and please pray GOD helps us fight for those in such a terrible situation. Please pray GOD fully disarms and subdues our enemies under our feet. Please also pray all gain the right to eat, sleep, and live in freedom and Christian liberty in the U.S.A. Pray also that our hearts stay pure, courageous, meek, patient and humble always. (Thanks so much for your prayers!)

Please send any prayer requests you might have, and if you would like to join us around noon in

Frank Wright Plaza for food, prayer and fellowship, please do so! GOD bless you and I hope to hear from you soon!

Josh is available to meet with people who need prayer, guidance, and/or encouragement. He would also like to help people get physically fit through recreational activities such as tennis. To contact Josh regarding this, or to be added to his ministry email list, email him at: servingjesus99212@yahoo.com

>>Just as the Native-Americans were chased off their land, the poor are continually harassed by those who have the bigger guns.

IN LOVING MEMORY OF A.B. MOORE

By Amanda Haymond

--President/founder
(article originally published in
Coyote Press)

Allen Bruce Moore passed away on the morning of March 31, 2006. He was 70 years old. Toward the later years of his life, he was homeless. He was able to get back on his feet and rent an apartment for a few months before he had to check into UMC. The last few weeks of his life were spent in a hospital bed and he was diagnosed with a large variety of health problems, including lung cancer. Allen died the morning the hospital was planning on releasing him.

Allen was a sweet, caring person. His sense of humor never faded in any circumstances. Even while on his deathbed, he made sure there was always something to laugh about. Everyone who got to know him, including the nurses at UMC, loved his vivacious personality. He was kind and animated, and never failed to put a smile on every person's face.

Allen Moore's favorite saying was a quote from his previous friend, who said, "I don't know about tomorrow, but I know I can make tonight." Every time these words flowed out of Allen's mouth in the hospital, the tears flowed with them. Living each day one day at a time granted him 70 years of a life that will never be forgotten.

A.B. Moore's genuineness, benevolence, and strength have touched the lives of many. He was a wonderful friend, and his legacy will forever live on in my heart and the hearts of everyone who knew him.

TRUE STORY

By Bob Christine

It was March of "06" in the city of Brotherly Love, Philadelphia, a cold month for that year. Pity the homeless. Then there was an old man of his late 50s standing on the corner of 4th and Market St.

Sometimes we all just have to have a hot beverage like coffee early morning, especially a cold early morning, and so it was that the old man needed one for himself.

Tourists were all along Market St. and so the poor homeless old man thought he'd try to sell his Super Bowl sweatshirt for what a cuppa strong perk coffee cost.

Everyday like clockwork the trusty vendor would offer a fine cup o' joe for only \$1.00. That day at 6AM the homeless old man was sure he'd get enough from doing a great job bringing attention to the public, then 7AM, then 8AM—no dollar and no hot cup to be had by him.

The homeless guy was used to the tough job of getting together some change or a dollar, for homelessness is so feared and misunderstood by so many.

Perhaps most people are afraid of the things that they have little or no understanding.

Then as God looks after his own, the 'ole man put the heavy shirt he was willing to sacrifice back on. A minute later a lady was at the corner waiting on the bus right there @ 4th and Market. Out came a dollar. Here, she said, you must need this very bad. And suddenly the poor man in need reached out his hand with a simple thank you.

The good in heart are sometimes far apart and seldom seen. But patience, perseverance has its rewards. I learned it that day because I was the one with the shirt to sell but didn't. Thank you to every Good Samaritan to come along at the right moment.

TALKING WITH HOMELESS PEOPLE

A column by Kurt Borchard

--author and associate professor of sociology at the University of Nebraska-Kearney

I am excited to be part of the inaugural edition of *Forgotten Voice*. I'm excited because the paper could mark a turning point in the history of Las Vegas. For the first time, homeless people in this city will have a media outlet to regularly communicate with homeless and non-homeless people.

Why is this important? For several years, local media outlets (newspapers, television, and radio) have discussed the problem of homelessness. These discussions and stories have largely left out the voices, opinions, and experiences of homeless people. Social policies developed to help homeless people without requesting their input are less likely to be effective than those policies could have been, or to fail entirely.

A great example of a failed social policy that did not consider the voice of the homeless and destitute involved the creation of a centralized pick-up location for day laborers on Bonanza Road in the late 1990s. Businesses there did not like the (often poor) laborers trying to pick up day labor jobs from passing cars. A law was created criminalizing the practice of drivers that picked up the laborers, but day laborers continued to look for work there, and trucks still drove to Bonanza Road to hire them.

The city then spent money creating a centralized pick-up location for the laborers. The city did not ask the day laborers how to design the pick-up location, and many of the men subsequently refused to use it. Some men said that before the pick-up spot was developed, they could group together on Bonanza Road by race

or ethnic group, and could put some distance between their group and others. The new pick-up station, though, lumped the different groups together, which some men thought wasn't safe given the intense competition for the attention of whatever truck had pulled up. Not listening to the (often destitute) day laborers before creating a solution to "help" them proved to be an expensive lesson for the city.

In 2005, I wrote a book called *The Word on the Street: Homeless Men in Las Vegas*. I wanted to present the voices of homeless men to correct the view that homeless men's personal characteristics are the sole cause of their homelessness. The social environment and the community's reaction to homelessness, I argued, are also important in understanding why homelessness occurs and why it continues.

In 2005, I believed that Las Vegas was at a crossroads. The homeless corridor, where services for homeless people in Las Vegas are centralized, also serves to marginalize homeless people to a poor and crime-ridden area of town, segregating homeless people from the rest of the city. In the last few years, the city also developed and enforced laws criminalizing homeless people's survival practices. Ironically, the city's largely oppositional relationship with homeless people did not drive them away. Homeless people, I thought, would keep coming to the city. "The problem" would grow, and eventually the city's heavy-handed policies against homeless people would receive national media attention. I thought this might then negatively affect

tourism in the city.

Instead, tourism to Las Vegas has grown, and it seems the city's homeless population has also grown. The problem of visible homeless people is not going away. Today, homeless people now regularly live in groups outside of the homeless corridor. The police regularly "sweep" such encampments. Also, Mayor Oscar Goodman has criminalized charities providing food for homeless people in parks without a proper permit. By the summer of 2005, stories about this downright nasty response to homelessness in Las Vegas were being featured in *The New York Times* and international media outlets. The city's approach to homelessness has not resulted in improving its image or in ending homelessness.

It is high time for Las Vegas to stop criminalizing homelessness, ignoring homelessness, or just managing homelessness. From several years that I have spent talking to homeless people, I have found that those individuals have great insights into why they became homeless and what they would like to see changed in Las Vegas. Through *Forgotten Voice*, those insights can be regularly shared among homeless people, people with housing in Las Vegas, and tourists. Just because things have been a certain way in Las Vegas in the past does not mean that they have to stay that way.

One of the biggest fallacies about homelessness is that people choose it. Homelessness becomes an option for people who are out of other options. The city of Las Vegas needs to become more creative in its approach to homelessness. I am happy to see

that now, with *Forgotten Voice*, there is a forum for many different people to share their thoughts about, ideas concerning, and experiences of homelessness. In the future, I look forward to sharing some of the stories of homeless people I have met in Las Vegas in this column.

I believe that *Forgotten Voice* can help make Las Vegas a better place to live, for all its citizens.

LAS VEGAS-- CITY WITH NO HEART

By Steven Geary

I have heard and seen a lot in the last few years of living in Vegas. But lately this city has become heartless. These are a few examples of what I am talking about. In North Las Vegas the police have a habit of waking up homeless people who sleep outside at 4:00 in the morning. They also tell people they will be arrested if they don't get up and move. If you're going to do something like this why not do it at night before they are settled in?

The police also have been stopping people with shopping carts and not only taking their carts, but people's possessions. I find that cold hearted. For some people, that's all they have in this world.

Another incident was the arrest of a couple of people for sleeping close to feces. That is ridiculous. Come on Vegas, have a heart.

COME AND GET IT!

In response to escalating criticism of the city's homeless policy, Mayor Goodman is offering direct assistance. For the past two months, Mayor Goodman has concluded the City Council meetings by asking if there are any homeless people present. Those that are get to speak directly with city representatives and receive assistance. As of this writing, it has not been determined what type of help is provided or how effective it is. What is interesting is that the Mayor has stated if you do not get the help you seek, he wants to hear about it.

The only catch is that you have to show up at City Council meetings about 3pm. They are held the 1st and 3rd Wednesdays of each month. Can't wait that long? Go pay the Mayor a personal visit at City Hall, 10th floor.

announcement by Mike Lee

MISSING

RONNY GONDA ADVENT

DOB: 10/25/51

APPROXIMATE HEIGHT: 5' 6"

APPROXIMATE WEIGHT: 130

HAIR: DARK BROWN

EYES: BROWN

LIVED IN HENDERSON ALONG BOULDER HIGHWAY FOR APPROXIMATELY 10 YEARS.

Ronny's family is searching for him and needs your help!

If you have any information about this person, please email Forgotten Voice at:
amanda@forgottenvoice.org

KNOW THE CODE

Local Laws Criminalizing Homelessness*

**This column is meant to inform you about local laws. It is not a substitute for legal advice, and if you feel your rights have been violated you should consult an attorney.*

Shopping Carts (11.03.100)

This code section makes it a misdemeanor to remove a shopping cart from its owner's property; to knowingly possess a stolen shopping cart; to possess a shopping cart whose serial number has been altered or erased to hide its ownership; or to alter or erase any existing serial number.

Curfew (12.12.015)

It is a misdemeanor for anyone under 18 to be present on the Strip between Sunset and Sahara, or on any East-West road intersecting this section of the Strip between I-15 and Koval lane at any time between 9p.m. and 5a.m. on Friday and Saturday nights.

"Vagrancy" Code (12.32.020)

This section involves fundamental aspects of homelessness, and to the degree that these laws punish behavior that cannot be helped or is protected by the First Amendment (such as sleeping outside when shelters are full, or asking non-abusively for charity). Parts of it may be unconstitutional.

Nonetheless, the following laws are on the books and at least occasionally enforced. It is a misdemeanor to accost someone in a public place for the purpose of begging; to go from "house to house" to beg for food; to maintain a place where stolen goods are kept; to refuse to identify oneself to a police officer; to be drunk in public to the extent that one is "unable to exercise care for his own safety or the safety of others" or obstructing a public road or sidewalk; and to "peek in the door or window" of a building while on the private property of another without lawful business with the owner or tenant.

The main misdemeanor affecting those without homes is a prohibition on lying down or sleeping on any sidewalk or alley, vacant lot, public ground, building or automobile without consent of the owner. Those sleeping on public ground have been arrested for violating this ordinance without 'consent' of the County to sleep there.

Drinking in Public (12.35.010)

It is a misdemeanor to drink alcohol or possess an open container in any parking lot, or within one thousand feet of any store that sells liquor.

Public Parks (19.04.030)

Clark County bans certain behavior in public parks, such as plant and property destruction, littering, indecent or abusive conduct, or selling merchandise. It is also important to respect hours of closure, as many homeless individuals are cited for being in parks outside of their posted hours.



MINUTES

City of Las Vegas

CITY HALL COUNCIL CHAMBERS, 400 STEWART AVENUE, LAS VEGAS, NV 89101
229-6011 (VOICE) • 386-9108 (TDD)

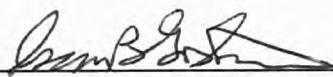
SPECIAL CITY COUNCIL MEETING – BUDGET WORKSHOP OF MARCH 14, 2007

CITY COUNCIL	PRESENT	ABSENT	EXCUSED
MAYOR OSCAR B. GOODMAN	☒	☐	☐
COUNCILMAN GARY REESE MAYOR PRO-TEM	☒	☐	☐
COUNCILMAN LARRY BROWN	☒	☐	☐
COUNCILMAN STEVE WOLFSON	☒	☐	☐
COUNCILWOMAN LOIS TARKANIAN	☒	☐	☐
COUNCILMAN STEVEN ROSS	☒	☐	☐
WARD 5 VACANT	☐	☐	☐
DOUG SELBY, CITY MANAGER	☐	☐	☒
STEVEN HOUCHENS, DEPUTY CITY MANAGER	☒	☐	☐
BRAD JERBIC, CITY ATTORNEY	☒	☐	☐
BEVERLY K. BRIDGES, ACTING CITY CLERK	☒	☐	☐

APPROVED BY REFERENCE: APRIL 4, 2007

ATTEST:


ACTING CITY CLERK


MAYOR

City of Las Vegas

SPECIAL CITY COUNCIL MEETING

BUDGET WORKSHOP

COUNCIL CHAMBERS

400 Stewart Avenue

Las Vegas, Nevada

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>

March 14, 2007

9:00 AM

All items on this agenda are scheduled for action unless specifically noted otherwise.

Duplicate CD/DVD's may be available at a cost of \$5.00 per CD/DVD through the City Clerk's office.

NOTE: Cellular phones are to be turned off during the Council meeting.

1. CALL TO ORDER
2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
3. PLEDGE OF ALLEGIANCE
4. DISCUSSION AND POSSIBLE ACTION REGARDING THE FISCAL YEAR 2008 CITY OF LAS VEGAS OPERATING AND CAPITAL PROJECT BUDGET REQUESTS
5. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE CITY COUNCIL. NO SUBJECT MAY BE ACTED UPON BY THE CITY COUNCIL UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED
6. ADJOURNMENT

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

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

(Mailing required under the provisions of NRS Chapter 241)

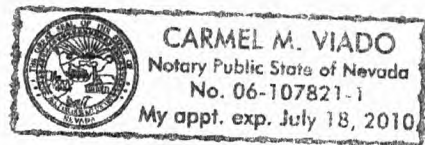
Paula Clark, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the **8th** of **March, 2007**, a copy of NOTICE, the attached of which is a true and correct copy of the Public Hearing – re: **Special City Council Meeting – Budget Workshop** to be held on the **14th** day of **March, 2007**, at **9:00 A.M.** was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Office of the City Clerk.

Paula Clark

City Clerk
DEPARTMENT

8 day of March, 2007

Carmel M. Viado
NOTARY PUBLIC in and for said County and State



(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

Paula Clark, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the **8th** day of **March, 2007**, a copy of NOTICE, the attached of which is a true and correct copy of the Public Hearing – re: **Special City Council Meeting – Budget Workshop** to be held on the **14th** day of **March, 2007**, at **9:00 A.M.** was electronically mailed (emailed) to each person and/or organization whose name appears on the list maintained in the Office of the City Clerk.

Paula Clark

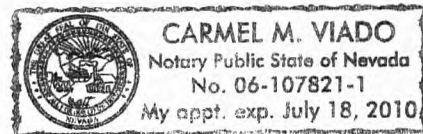
SIGNATURE

City Clerk
DEPARTMENT

Subscribed and sworn to before me this

8 day of March, 2007

Carmel M. Vlach
NOTARY PUBLIC in and for said County and State

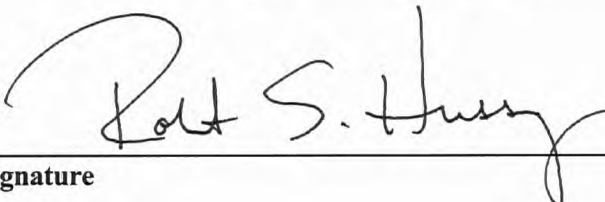


AFFIDAVIT OF POSTING
(Posting required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

Robert Hussey, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the **8th** day of **March, 2007**, at the hour of **3:00 P.M.** there were posted copies of a NOTICE, the attached of which is a true and correct copy of a **Special City Council Meeting – Budget Workshop** to be held on the **14th** day of **March, 2007** at **9:00 A.M.**, Las Vegas, Nevada; to be posted on Public Bulletin Boards at the following locations:

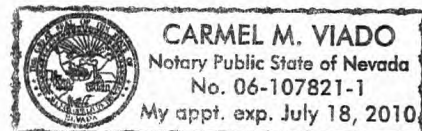
1. City Clerk's Bulletin Board, 400 Stewart Avenue, 2nd Floor Skybridge (in the walkway area next to the entrance of the Human Resources Department)
1. Bulletin Board, City Hall Plaza, 400 Stewart Avenue (next door to Metro Records)
2. Las Vegas Library, 833 Las Vegas Blvd.
3. Clark County Government Center, 500 S. Grand Central Parkway
4. Grant Sawyer Building, 555 E. Washington Avenue



Signature

City Clerk
DEPARTMENT

Subscribed and sworn to before me this
8 day of March, 2007
Carmel M. Viado
NOTARY PUBLIC in and for said County and State



AGENDA SUMMARY PAGE

SPECIAL CITY COUNCIL MEETING – BUDGET WORKSHOP OF: MARCH 14, 2007

SUBJECT:

CALL TO ORDER

Minutes:

PRESENT: MAYOR GOODMAN, COUNCILMEMBERS REESE, BROWN, WOLFSON,
TARKANIAN and ROSS

Also Present: DEPUTY CITY MANAGERS STEVE HOUCHENS, ELIZABETH FRETWELL
and ORLANDO SANCHEZ, CITY ATTORNEY BRAD JERBIC and ACTING CITY CLERK
BEVERLY K. BRIDGES



AGENDA SUMMARY PAGE
SPECIAL CITY COUNCIL MEETING – BUDGET WORKSHOP OF: MARCH 14, 2007

SUBJECT:

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

Minutes:

ANNOUNCEMENT MADE - Meeting noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Bulletin Board, City Hall Plaza (next door to Metro Records)

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue



AGENDA SUMMARY PAGE

SPECIAL CITY COUNCIL MEETING – BUDGET WORKSHOP OF: MARCH 14, 2007

SUBJECT:

PLEDGE OF ALLEGIANCE

Minutes:

MAYOR GOODMAN led the audience in the pledge.



AGENDA SUMMARY PAGE

SPECIAL CITY COUNCIL MEETING – BUDGET WORKSHOP OF: MARCH 14, 2007

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☐ Consent ☒ Discussion

SUBJECT:

Discussion and possible action regarding the Fiscal Year 2008 City of Las Vegas operating and capital project budget requests

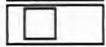
Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

Discussion and review of the Fiscal Year 2008 City of Las Vegas operating and capital project budget requests. The Budget Workshop is a public meeting focused on review of projected revenues and City Council guidance relative to appropriation levels and resource priorities.

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

Submitted at Meeting – PowerPoint presentation (Strategic Planning and Budget Workshop)

Motion made by GARY REESE to Approve direction to staff

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

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

Minutes:

MAYOR GOODMAN announced CITY MANAGER DOUG SELBY'S absence, as he was in attendance at the annual Congressional City Conference held in Washington, DC. The Mayor emphasized that this is one of the most important budget meetings because the consolidated tax (c-tax), which the City utilizes to provide services to its constituents, has decreased. As a result, the City has to look at alternatives in addressing this issue; in essence, doing more with less. MAYOR GOODMAN clarified that this is not a state of emergency, but prudence dictates that the City must look at its plans based on the current economic structure.

On behalf of CITY MANAGER DOUG SELBY, DEPUTY CITY MANAGER STEVE HOUCHENS gave opening remarks on the annual review of the budget workshop. Following

CITY COUNCIL MEETING OF: MARCH 14, 2007

this workshop, staff will make the necessary adjustments and/or revisions proposed to incorporate Council's input, then present a final budget in a formal budget hearing on May 15, 2007. City staff has been working on determining staffing requirements, accessing program needs, defining capital projects and establishing annual maintenance requirements to support the city's growing population. In addition, the Finance Department has been closely monitoring key revenue indicators to forecast the City's ability to fund the many requests. MR. HOUCHENS emphasized the continued lack of growth with the consolidated tax (c-tax). The lack of growth is largely due to a slow down in the residential housing market, after a few years of an extreme frenzy in building and buying properties. Staff is concerned because the c-tax represents over half of the General Fund revenues, and these revenues pay for a majority of City operations, including public safety, public works, maintenance and operations, and a wide variety of programs that the City provides to its citizens. As a result of continuous efforts to operate more efficiently, to date, the City has not spent as much as in the past. Department heads were directed to tentatively forego any new programs or initiatives, even though they may have been included in last year's budget. These actions, combined with a critical review in evaluating the justification for filling vacant employee positions, will allow the City to finish the current fiscal year with some degree of comfort and a positive balance.

Staff remains optimistic, as do members of the business and development communities, that there should be a recovery in the coming year with revenues resuming a stable growth pattern. There are many positive indicators, such as: strong growth, jobs, upcoming new resort properties, continued growth in tourism, continued investment interest from financial markets. Yet, staff is approaching next year's budget with a large degree of conservatism and frugality. Service will demand a further increase by the construction of many projects, such as are found in the developing communities in Summerlin, Kyle Canyon and others within the City. The City will continue to provide programs and services to the citizens of Las Vegas and honor its contractual relationships with employees, vendors, suppliers and consultants. New programs will be initiated, particularly those that show a potential to generate revenue or reduce operating costs. A major challenge will be to open several new facilities scheduled to come on line during this fiscal year and to assume management of the operations of Floyd Lamb Park. In addition, until revenues are recovered, staff will be challenged in providing the level of service that citizens deserve and have come to expect.

There are initiatives, such as performance management training and public/private partnerships, that will assist through this temporary budget challenge. There are two aspects to the budget process: One is the dollars and cents in balancing the budget and insuring that the City retains its financial stability and integrity during these challenging times. The other key component of the budget process is the strategic business planning that is vital to the success of the organization, be it public or private. Staff's strategic plan calls for the creation of a performance based budgeting process. That involves the coordination of the components of a working grading performance plan that accurately and meaningful measures the operational success of an organization. The City has engaged key departments in the creation and development of Performance Plus, which is a program that provides City staff with tools to manage for positive results.

CITY COUNCIL MEETING OF: MARCH 14, 2007

BETSY FRETWELL, Deputy City Manager, utilized a PowerPoint presentation to explain and discuss Performance Plus, its purpose, the expectations, and the timeline for implementation. The PowerPoint presentation has been submitted for the record. The first three pilot departments include Fire, Human Resources and Finance, and the plans should be completed in April. The allocations provided for these departments will be included in this new Performance Plus budget alignment beginning Fiscal Year. Thereafter, the remaining 10 departments will be staged, and complete implementation should be by 2010.

COUNCILMAN BROWN questioned if MS. FRETWELL and DR. SELBY had spoken with each director regarding the expectations of the Performance Measurement process. MS. FRETWELL responded that each department goes through several days of dialogue regarding the mission and expectations. Staff is finding that the response varies with each department. If staff can get clarity from each department, it will then better define what we are doing and why we are doing it and could possibly result in some reallocation toward this mission critical function. She also noted that with past efforts, strategic planning, business planning and performance management has been done with a top-down approach. This current approach is more inclusive so that staff is hearing from the front line to the top leadership of each department, relative to their mission, what services support their mission and to what end those services provide to the customers, citizens, Council and leadership.

MARK VINCENT, Director of Finance and Business Services, reiterated some of MS. FRETWELL'S comments and noted that the process is labor intensive. COUNCILMAN BROWN confirmed with MR. VINCENT that prior to the analysis, the process will identify whether or not the service and/or program fits the mission of City Hall. MS. FRETWELL added that staff believed the right place to focus their review is at the line of the business level. The impact of expanding or curtailing a program becomes more apparent with this level of detail. Staff currently has pockets of information but needs to have a systematic approach by creating a database, which would allow access to certain information when making decisions relative to the budget, including new programs.

MS. FRETWELL informed COUNCILMAN BROWN that Fire, Detention and Enforcement, Municipal Court, Finance, Information Technologies and Human Resources are the first departments involved with this program. These departments were chosen, as they consist of the largest portion of the City's budget, they deal with public safety and the three internal departments are strategic to the City's success in this process. During this process, she emphasized that the feedback has been nothing but positive.

MS. FRETWELL informed MAYOR GOODMAN that staff intends to have the aforementioned six departments' strategic business plans completed in April; corporate review to take place between April and June; then these six operational budgets into the 2007-2008 budget. Staff desires to begin this process with an additional five departments beginning in July or August with the last group commencing in January or February 2008. Thereafter, all departments should have a Performance Plus strategic business plan based budget for the 2009-2010 budget. MAYOR GOODMAN questioned if there was a reward measurement within Performance Plus. MS. FRETWELL referred to the Employee Performance Management

CITY COUNCIL MEETING OF: MARCH 14, 2007

component of Performance Plus; staff felt the first priority was to achieve Council's goals and for the employees to have a comfort level in knowing what they are doing and how their jobs fit into the puzzle. MR. VINCENT pointed out that the process also involves communicating expectations, which is why the employees need to be involved during this process. MAYOR GOODMAN noted that he has had the opportunity to speak with employees on the strip and recognized their degree of loyalty is due in part by they felt they were treated right and wanted to excel in their employment. MS. FRETWELL informed the Mayor she believed that the City was one of the few entities utilizing this process, Managing For Results, as it is most appropriate to the City, relative to accountability, management leadership and information. She appreciated and commended the six departments for their willingness to be the first to go through this process.

COUNCILMAN WOLFSON wondered if there were overlapping services between the City and Clark County and perhaps looking at these entities as possible revenue. He desires to see the City take a more proactive approach when dealing with Code Enforcement issues and the man hours involved when levying properties and attempting to recoup costs. He asked if the City can be proactive and file a suit against a property and not wait until the homeowner tries to sell the property. MR. VINCENT responded that there was a change in legislation which will allow for another way to collect those costs quicker. The Councilman agreed with COUNCILMAN BROWN and the need to continue to examine the roll of government, perhaps a re-examination of some free programs becoming fee based programs.

Referring to the Revenue Summary, COUNCILMAN WOLFSON noticed a revenue increase under Fine and Forfeits and questioned what falls under this category. MR. VINCENT responded that it primarily entails municipal court related revenues, which can include fines and bail forfeitures. Of the 17 million dollar revenue, \$400,000 is the actual amount collected for bail forfeitures. He was unsure if those monies were shared, and the Councilman wondered if this was an avenue to pursue in raising revenue. JIM CARMANY, Court Administrator, responded that there are administrative assessments that are charged and are set by the State. Should the State decide to raise the assessments as previously done, the amount the defendant is required to pay is substantially increased but those monies are applied to the State and not the City. The City receives a construction assessment for payment on the Regional Justice Center (RJC) and there is a specialty code assessment that is applied to the State but a small portion is given to the City. Staff is looking at including in the budget a position for a Traffic Master, as this will enhance traffic fine revenue and the cost for this will be half of what revenue is generated. If implemented, it would not take place until early 2008 calendar year.

COUNCILMAN ROSS questioned the need for discussion had the Performance Plus Management program been implemented sooner. MS. FRETWELL confirmed yes, as staff does not have control over 91 percent of the resources that come into the City. This effort affords staff the opportunity to focus their efforts on those things that are critically and strategically important and assist in making better decisions when going forward. COUNCILMAN ROSS referred to current efforts in Carson City to diminish the City's ability to continue to provide services to City residents at the accustomed level. He did not agree with some comments made and knows firsthand that every tax payer dollar gets reinvested back into this

CITY COUNCIL MEETING OF: MARCH 14, 2007

community. He is optimistic in that this too will change.

MR. VINCENT gave a PowerPoint presentation, entailing the General Fund Revenue Review, General Fund Operating Review, Capital Project Fund Review and the Fiscal Year 2008 Issue Points. The PowerPoint presentation has been included for the record. He pointed out that the property tax can be raised to generate revenue, but because of the abatement process, it would be somewhat difficult to collect the monies.

MAYOR GOODMAN asked if our lobbyists were addressing the issue with SB 96, which is the proposed bill that would take away the general services tax from the consolidate tax formula, cuts the tax rate in half and provides that half to the school district. MR. VINCENT confirmed that the bill is presented every year and although the feeling is that it will not pass, staff will, as usual, appear and fight it.

MR. VINCENT discussed other bills in legislation, including SB 246, which considers phasing out franchise taxes over a five-year period with implementation beginning 2010. If passed and with full implementation, the bill could cost the City 50 million dollars. Staff does not feel that this bill will pass.

COUNCILMAN WOLFSON asked if the City has a rainy day fund to set aside monies in anticipation of the c-tax revenue being reduced and if this is legal. MR. VINCENT responded that it is legal but the City does not have this type of fund; however, there are policies to assist staff in maintaining a general fund balance. Adjustments were being made, but the figures dropped drastically within the last quarter. The Councilman felt that this should be examined to perhaps identify how the City can be shielded from any attack. COUNCILWOMAN TARKANIAN added that previously the school board set aside monies; ultimately, the funds were reduced while lobbying to get additional funding for the school district. MAYOR GOODMAN sensed that one of the reasons the City does not have a rainy day fund is that if one existed, the legislature would consider it as a slush fund and the City would be punished for its prudence. MR. VINCENT also informed MAYOR GOODMAN that some of the taxes are collected locally, paid to the State and the State uses a c-tax distribution formula that takes those revenues and distribute them to the local agencies based on a formula.

Although AB 489 punished the City for being prudent, COUNCILMAN BROWN credited MR. VINCENT and the departments for their conservativeness relative to the General Fund Reserve and some of the policies the City has adopted over the last five years.

COUNCILMAN ROSS asked what drastic bold measures would it take to become self governed. MR. VINCENT was unsure if this would take place. MS. FRETWELL added that Boulder City has a federal charter with much more authority than most other cities throughout the state. There is also a consolidation of Oramsby County and Carson City, so there is blended responsibilities and authorities that the City does not have. Philosophically, if the State controls the destiny of municipalities, then he believed it would be wise to fully support the continued efforts of growing metropolis cities, such as Las Vegas, so that the wonderful services provided can continue.

CITY COUNCIL MEETING OF: MARCH 14, 2007

MR. VINCENT continued by indicating the property tax revenue is the only bright spot, which is at 10 percent. With AB 489, taxes have grown approximately 9.8 percent over the past three years. The License revenue is stable at three percent; franchise fees should grow with population, as no utility rate increase is forecasted; and the charges for services and fines/forfeits should grow with population.

COUNCILWOMAN TARKANIAN noted that a business owner in Ward 1 was upset because various entities within the City were increasing their fees, such as weights and measures, as it was a means of fundraising. She wondered if this action would interfere with what the City is trying to do. MR. VINCENT responded that staff does not increase fees without bringing the request before Council for approval. The General Fund process does not allow departments to have proprietary fees.

MR. VINCENT pointed out that 75 percent of the budget is labor. MAYOR GOODMAN questioned if an analysis would include the Metropolitan (Metro) Police Department. MS. FRETWELL indicated Metro has been very active in staff's strategic planning efforts but staff has not spoken with them on Performance Plus. Metro provides monthly reports regarding police activity in each ward. Being that the City pays much of their budget, the Mayor believed it was only appropriate to include Metro as part of this process and felt they could benefit from it. MS. FRETWELL concurred and added that staff has added a criminal justice committee, which is a good opportunity to focus the efforts in addressing your goals. Relative to the proposed Traffic Master, City Attorney and Clerk, MR. CARMANY confirmed for MAYOR GOODMAN that his staff was conservative in their figures and there should be a profit from the revenue. At the Mayor's request, MR. CARMANY justified why a Traffic Master was needed, as it would decrease the number of citations that judges have to deal with and with the increased number of traffic citations, the desire is to have the Traffic Master deal with traffic issues. Metro has already implemented an electronic device that produces the citation rather than paper citation which has increased the number of citations the courts deal with. MR. CARMANY explained that with the changes in the department and updated systems, staff felt it was best and cost effective to wait until implementing the Traffic Master until January 2008. He was unsure at this time if the Traffic Master would try cases; if so, MAYOR GOODMAN felt it would bear a savings, in that it would alleviate police officers having to appear in court and endure the waiting process. COUNCILMAN REESE noted that legislation was addressing a proposal to have cameras installed at various intersections, in which he felt would also be beneficial.

MR. VINCENT remarked that there is an estimated 17 million dollars excess that could be used for one-time expenditures, and Council has previously approved six million. Staff is proposing to allocate the remaining monies to Fire Station 48 and 6, Metro Hanger, Metro Area Command (2) and Metro Communication Expansion. There is an interlocal agreement with the County in dealing with future metro sub stations and how they will be funded and incorporating a master agreement. Staff has to meet with Council to decide where the construction tax revenues can be applied to. There are 170 vacant positions: 54 are over six months old and re-allocation is being reviewed.

CITY COUNCIL MEETING OF: MARCH 14, 2007

MR. VINCENT pointed out an issue with Article 33 and the LVCEA. Although the plan is not to fund any new positions, the settlement included that the City would add seven new positions for operation and maintenance of the upcoming Centennial Hills Community Center. Staff is seeking Council's assistance with respect to the next step but did suggest a temporary plan, which included asking YMCA to perform custodial and minor maintenance and relocate the northwest Senior Center from Lone Mountain to Centennial Hills Community Center upon opening. COUNCILMAN REESE was not comfortable in giving any direction as he has not been involved in this issue. DEPUTY CITY ATTORNEY MORGAN DAVIS commented that any approval is subject to Council approval; Council can decide if the seven new positions can be funded. With this agreement, there was a grievance pending; they settled the agreement in exchange for the seven positions. If not fulfilled, they may want to go back to the grievance. COUNCILMAN BROWN noted that Article 33 has been an issue, aside from the new positions, so he questioned if the agreement should have come before Council. DEPUTY CITY ATTORNEY DAVIS responded that the settlement agreement existed prior to the requirement of having to come before Council for ratification. TOMMY RICKETTS, LVCEA President, noted that the date on the agreement was September 29th. When he signed the agreement, the c-tax was at one percent. The desire is to move forward with this agreement and have the matter resolved. MR. VINCENT clarified for COUNCILMAN WOLFSON that the issue does not have to be resolved at this meeting but relative to negotiations, it will affect the maintenance aspect. With this issue having such magnitude, he wished that Council was involved from the beginning. MS. FRETWELL explained that staff believed Council was informed adequately but realized now that there should have been a closed door session. COUNCILMAN ROSS desired to see a follow through with the agreement and not have to return to the grievance process.

COUNCILMAN REESE reiterated he was not comfortable in giving a recommendation. COUNCILMAN BROWN supported COUNCILMAN ROSS' recommendation but expressed concern for setting a precedent in a negotiated agreement that Council was not aware of that is tied into new positions that would have priority. He cannot support having the seven positions take priority over what Council had already decided was priority. It is difficult to prioritize public safety issues as it is, but emphasized the issue is to fix Article 33 and not use it as a circumvention.

MR. RICKETTS added that there are some legal issues regarding the settlement, and he believed it was appropriate for Council to give staff direction to continue working with the LVCEA on a solution. COUNCILMAN ROSS noted that Ward 6 is exploding, and he has a huge priority in protecting the citizens. He confirmed with MR. VINCENT that when the c-tax increases, the funding of the seven positions can be a priority. He emphasized to MR. RICKETTS that Council and staff is committed to the LVCEA, relative to labor relations and management. His recommendation was to move forward and direct staff to continue to work with MR. RICKETTS and fill the seven positions as soon as possible. The Councilman concluded that he knows the LVCEA understands the limited dollar revenue, but he will welcome financial guidance, including putting aside other items in his ward if necessary.

COUNCILMAN REESE added that he already does not have sufficient police protection in his ward. His ward is already underserved and should some of the existing marshals from his ward

CITY COUNCIL MEETING OF: MARCH 14, 2007

be taken to patrol the Floyd Lamb State Park and the upcoming Centennial Hills Community Center, he felt it would create an even bigger problem. He agreed that detailed briefings should take place.

MAYOR GOODMAN reiterated that this issue should have been brought before Council for ratification or approval, as these are real serious issues. He did not feel Council was legally bound but that it was more of a moral issue. MS. FRETWELL explained that the typical process to create a position during the annual budget cycle is that staff presents the recommended operating budget which can include some positions. The Council denies or authorizes the funding or even creates a position without funding. Once authorized and approved for hire, staff works through the recruiting process to hire individuals unless there is an economic condition that precludes staff from doing so. CITY ATTORNEY BRAD JERBIC confirmed that if the c-tax was at a level of not being comfortable in funding positions, it would be ample justification to vote against new positions; it would be a "force majeure" and it would relieve Council of the obligation. Council has a right to cut back staff or not hire additional staff if there are not revenues to accommodate them.

COUNCILWOMAN TARKANIAN desired to continue in good faith and fund the positions as soon as possible, although she was not comfortable as she has not been involved in this issue. She also agreed with COUNCILMAN REESE'S comments, in that she has a need for additional marshals in her ward.

Regarding Floyd Lamb State Park, MR. VINCENT noted the Leisure Services request was for two customer service representatives for gate control, admission fee to cover the costs and the use of park ambassadors. MAYOR GOODMAN suggested that many people within the community are interested in becoming volunteers and desired the City Manager's Office to explore this possibility as an alternative means to meet the needs of the community. COUNCILMAN BROWN wondered if there was anything in legislation that differentiated this park from others. MS. FRETWELL responded that the only difference is that the name cannot be changed relative to State law. COUNCILMAN ROSS noted that the park is a City park and has historical significance and value. People from all over the country will be using it. He believed that this was an opportunity to continue the historic nature with the largest park. He supported the current admission fee, six dollars per car, and believed it would alleviate the riff-raff. He did not want to diminish the number of marshals in other wards but felt this park was unique. After further discussion relative to the park and its maintenance, MR. VINCENT added that the biggest concern for this park appears to be its sheer size and the concern for vandalism. The park will operate seven days a week from dawn to dusk. However, for Field Operations to maintain the Floyd Lamb State Park would do more harm than good.

MR. RICKETTS noted that although he was not involved with this issue from the beginning, he agrees that the direction should be to continue moving forward towards a resolution. COUNCILMAN BROWN asked the City Manager's Office to clarify Article 33 and accelerate a resolution of Article 33 as soon as possible, as he could foresee this becoming an issue with other situations. MAYOR GOODMAN requested a copy of Article 33. MR. RICKETTS stated that there has always been a spirit of cooperation and past meetings have been successful.

CITY COUNCIL MEETING OF: MARCH 14, 2007

COUNCILMAN WOLFSON felt the report given was excellent and the discussion was healthy and productive. He agreed that the City needs more innovative thinking, like the Managing For Results approach, and looks forward to receiving such reports.

MAYOR GOODMAN thanked MR. VINCENT for the presentation.

COUNCILMAN BROWN thanked staff for their presentation and for their tremendous work over the past six years, relative to the changes in budget and the position the City is in today versus what could have been. He requested a mini-workshop prior to the next meeting; the capital list for review; express or develop Council policy on how the capital list is affected; the vacant positions list; more detailed information as to how long positions have been open and the recruitment; aside from hiring positions, would like dialogue on programs and services offered, as some may not be needed or appropriate so those positions associated with them could be placed elsewhere; better definition on the purpose of government, as to clarify what is being received from an accountability standpoint.

COUNCILWOMAN TARKANIAN desired a more detailed discussion at the next meeting but appreciated the presentation from today's meeting. With respect to some of the more urban wards, she understands the assistance may differ from what other wards receive. With that, she hopes that the results will be well rounded with respect to how each ward's needs are met.

MAYOR GOODMAN felt the process was worthwhile, giving everyone an opportunity to express their positions, as far as performance management is concerned and what everyone's obligations and responsibilities are. The c-tax is a reality and certain programs will have to be viewed different than previously. He urged staff to do their best in protecting the City where legislation is concerned.

COUNCILMAN REESE appreciated staff's efforts in doing a fantastic job. He recognized the need for patience, as tough decisions are being made. He asked that staff continue to follow Council's direction and that all comments made by Council be incorporated.

Strategic Planning & Budget Workshop

March 14, 2007

Special
Submitted at City Council
Date *03-14-07* Item *CP*

Opening Remarks

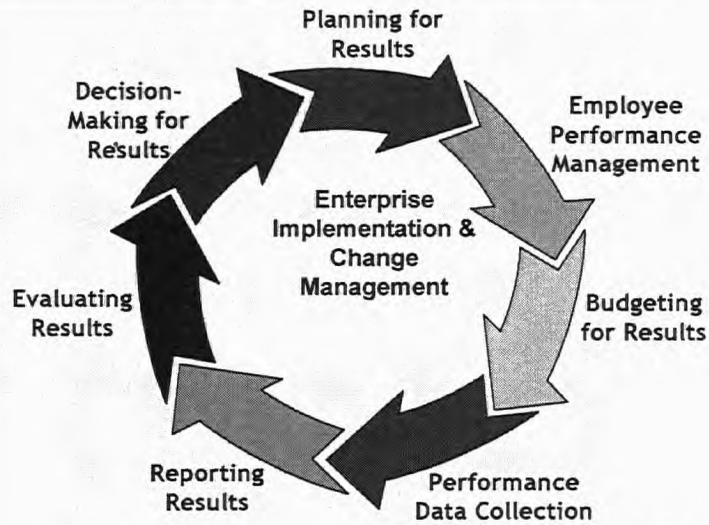
Steve Houchens

**Performance Plus
Managing for Results
Betsy Fretwell**

Briefing Overview

- **What is Performance Plus,
*Managing for Results (MFR)***
- **Why implement MFR**
- **What is the timeline of
implementation**
- **What are the expected results**

Performance Plus Managing for Results



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What is Performance Plus, MFR?

**Managing for Results is not a project,
it is the way the City will conduct
business**

- Develop more meaningful performance information-measures (results)
- Align goals & measures with Council Strategies
- Develop data collection and performance management systems
- Use performance information to budget
- Use performance information to make more informed decisions

Begin with the end in mind...

Want to demonstrate...

- A. Using performance measures to justify expenditures
- B. Meeting expectations for including performance information
- C. Linking resource allocations to resulting performance
- D. Driving resource allocation decisions by desired performance, based on strategic plans that identify issues/ goals
- E. Determining resource allocation on results that are important to customers; tied to strategic plans that outline issues/ goals and include program performance

Why implement Performance Plus?

- 1. Managing Expectations with Limited Resources**
Better than 60% of city officials surveyed said their cities were "better able to meet financial needs"
- 2. Recognized "Best Practice" through implementation of MFR**
GFOA/ National Advisory Council on State and Local Budgeting (NACSLB)
Bond Rating agencies
Governmental Accounting Standards Board
Association of Government Accountants
- 3. Better results for your customers**
"Accountability" is defined as the willingness and ability to tell taxpayers what they will get, in terms of results, for the tax dollars invested
- 4. Shared Visions of Successful Goals**
Input from all government employees and from the citizenry will rejuvenate and motivate the community to embrace new priorities for success

\$25+ Billion Focused Annually on Measurable Results for Customers

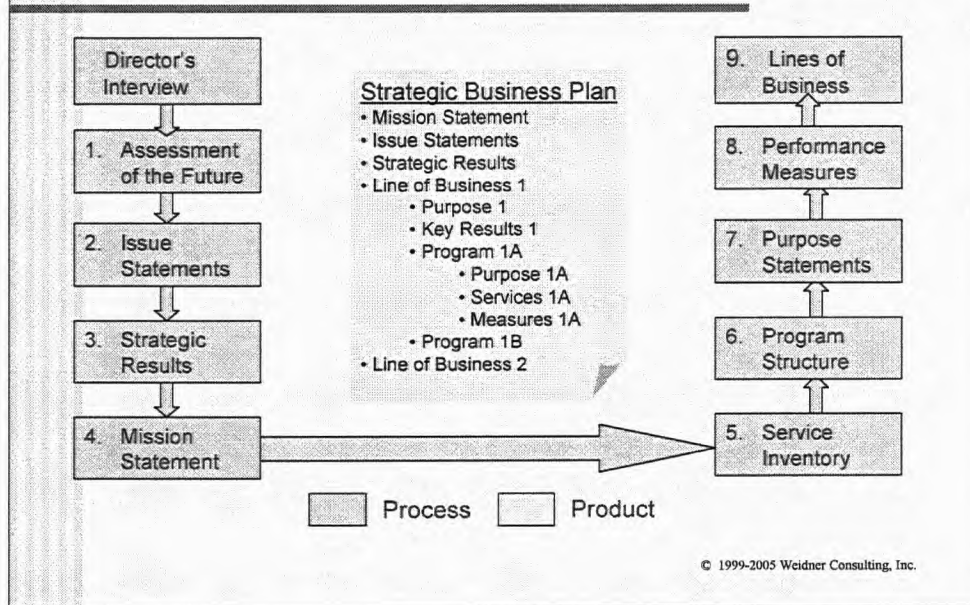
Jurisdictions Budgeting for Results

Nashville-Davidson Co., TN
Maricopa Co., AZ
Franklin Co., OH
District of Columbia
Los Alamos Co., NM
Baldwin Co, AL
Austin
Long Beach
Oklahoma City
Seattle

State of New York (Getting Started)
North Dakota Human Services
Pension Benefit
Guarantee Corp
Federal Highway Administration
US Forest Service
Natural Resource
Conservation Service (CTA)
US Marines—(Equip & Training)
US Navy (Japan)

\$25 billion is the combined budgetary amount for the cities listed below.

Strategic Business Planning



Structure for Business Plans

■ Services

- Lowest level of cost information
- Level at which outputs, demands and efficiencies are measured

■ Programs

- Level the budget is developed
- Level results are measured
- Level services are managed

■ Lines of Business

- Level the budget is presented
- Level the department tells its operational story to the community

A Balanced FAMILY OF MEASURES™ for Every Program

RESULT	■ Measures what the customer experiences ■ % of fires contained to room of origin ■ % of job trainees that obtain & retain employment
OUTPUT	■ Measures units of service and/or customers served ■ # of fire emergency responses provided ■ # of job trainees served
DEMAND	■ Measures units of service expected to be requested ■ # of calls for fire emergency service received ■ # of individuals requesting job training
EFFICIENCY	■ Measures cost or expenditure per unit of service ■ \$ expenditure per fire emergency response ■ \$ expenditure per job trainee served

Implementation Timeline

- **Six pilot departments began developing Strategic Business Plans in February 2007, which will lead to Performance Based Program Budgeting**
 - **All Plans will be clearly aligned with Mayor / Council Priorities and citizen input**
 - **Plans will be customer focused and result oriented so that performance information is more meaningful**
 - **A Family of Measures will be contained within each Program, so that the City can demonstrate what it delivers and how it fulfills its promises**
- **Remaining departments will develop Strategic Business Plans aligned to Performance Based Program Budgets by June 2010**

Expected Results

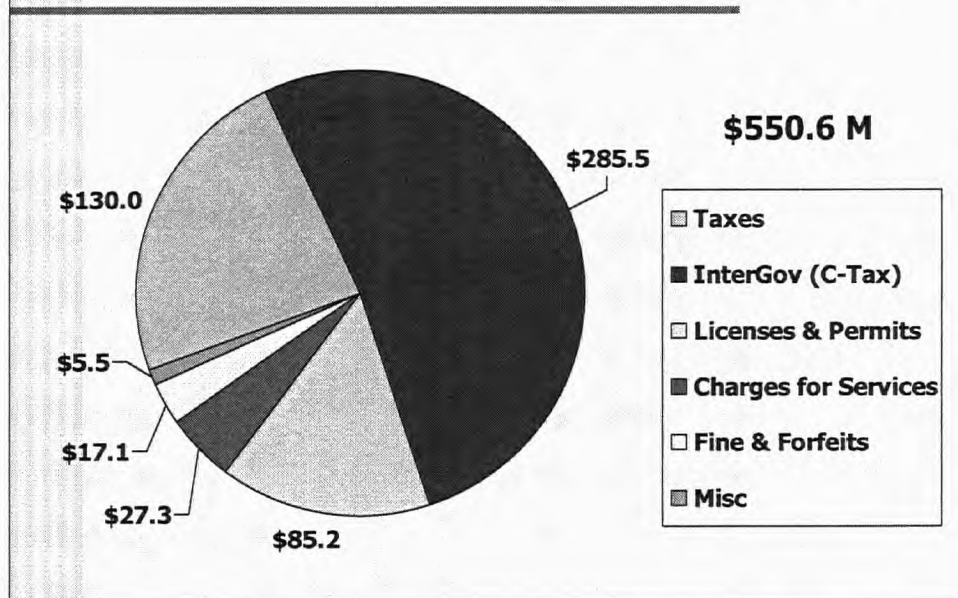
- **Mayor and Council will receive performance information which will allow for more informed budget, strategic and policy decisions**
- **Customers will receive information demonstrating accountability and transparency, with which they need to make decisions**

Expected Results continued

- **City Manager's Office will receive performance information, which will allow for more informed budget, strategic and enterprise-wide decisions**
- **Resource allocations will be based on results that are important to customers and tied to strategic business plans aligned to performance based budgets**

General Fund Revenue Review

FY08 General Fund Revenues



Council has no ability to tax out of this revenue shortfall (91% controlled by State)

- Ctax – controlled by State (\$28M GST under attack)
- Property Tax – Abatement controlled by state (increase over cap will be rebated)
- Franchise Fees (\$57.4M) are capped by State
- License increases (\$22,2M) are capped by State (NRS 354.5989)

Consolidated Tax Revenue

- C-Tax growth just 0.4% in first half of FY07
- Revising FY07 growth from 8.7% to 2.2%
- Forecasting FY08 growth at 5% over revised FY07 estimate

\$17M underrun of revenues

C-Tax growth 0.4% in 1st six months (WORSE THAN FY02)

RPTT **down** 24.8%

Sale/Use tax just 2.0%

State revises FY07 Estimate from 7.4% to 3.3% (LV uses 2.2%)

State's FY08 estimate is 5% (LV uses 4%)

Taxable Sales

	FY07 YTD DEC	FY06 YTD DEC	\$ inc.	% inc.
Clark	18,126,850,652	17,664,544,875	462,305,777	2.62%
Washoe	3,742,753,942	3,755,937,347	(13,183,405)	-0.35%
State	25,013,051,574	24,292,845,099	720,206,475	2.96%

Clark as a % of State	72%	73%
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STATE

BCCRT	\$124,421,646	\$121,490,220	2,931,426	2.41%
SCCRT	\$435,366,024	\$425,062,686	10,303,338	2.42%
RPTT	\$63,635,186	\$87,952,042	(24,316,856)	-27.65%

Clark County--CTAX

	FY07 YTD DEC	FY06 YTD DEC	\$ inc.	% inc.	Component as a % of Total	Growth	% of Tot
BCCRT	90,187,932	88,019,060	2,168,872	2.46%	18.52%	2.0%	82.9%
SCCRT	313,363,871	307,545,797	5,818,074	1.89%	64.35%	0.6%	
Cigarette	5,789,486	5,757,357	32,128	0.56%	1.19%	5.7%	
Liquor	1,188,579	1,124,511	64,068	5.70%	0.24%		
RPTT	22,045,151	29,306,857	(7,261,706)	-24.78%	4.53%	-24.8%	4.5%
GST	54,422,713	51,256,153	3,166,560	6.18%	11.18%	6.2%	11.2%
Total	486,997,732	483,009,736	3,987,996	0.83%	100.00%		

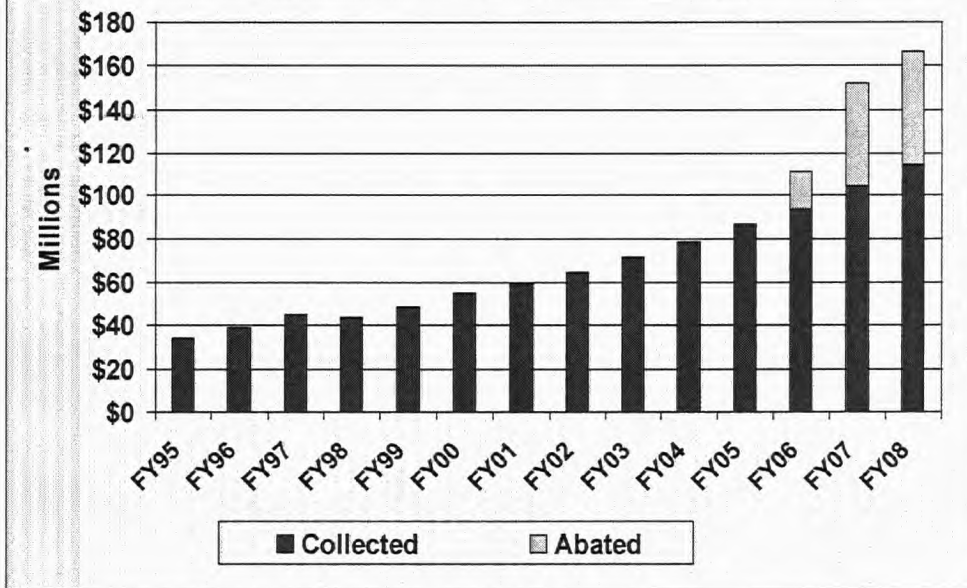
Property Tax Revenue

- FY07 budgeted growth of 9.8% is on target
- FY08 growth is forecasted at 10% over FY07 budget

AB489 abates any tax bill that exceeds 3% for residential, and 8% for commercial

\$0.1722 cushion cannot generate revenues until cumulative abatement is reduced to below the caps

AB 489 Property Tax Abatement



Growth over 13 years: 9.8%

Last 3 year (AB489): 9.8%

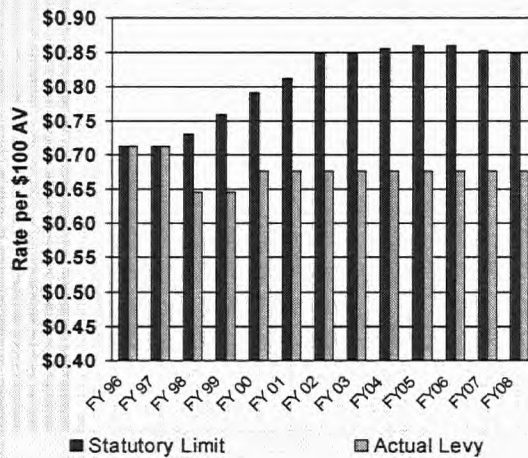
Last 3 without AB489: 24.3%

FY06 Abatement: \$17.6M

FY07 Abatement: \$47.5M

FY09 Abatement: \$51.9M

2008 Property Tax Rate



- Statutory operating rate limit is \$0.8487 per \$100 of AV
- Current operating levy is \$0.6765 per \$100 of AV
- Current Budget Policy: at least an \$0.1120 cushion

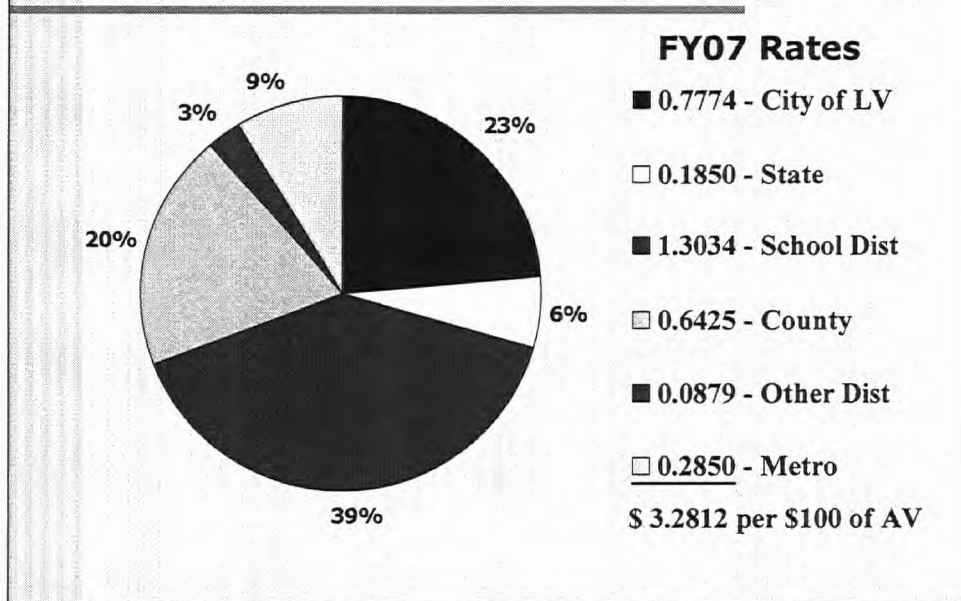
Rate cushion is 0.1722 (\$42M on AV of \$24.6B)

Bad news is abatement erases ability to increase operating rate

Rolled back 6.5 cents (9%) in FY98

Only increase was 3 cents in FY00, which was offset by Debt rate reduction of 1.7 cents for a net taxpayer increase of 1.3 cents (2%). The 3 cents was used to finance the \$25M/10yr park bond issue.

Overlapping Property Tax Rates



75 cents (58%) of the \$1.3034 goes to State to fund operations, the other 42% goes toward DS on the school construction program.

BASED ON TENTATIVE BUDGETS

	FY07	FY08
CLV Ops	.6765	.6765
CLV FSI	.0950	.0950
CLV Debt	<u>.0059</u>	<u>.0059</u>
	.7774	.7774
Metro	. 0.2850	0.2850
County	. .6425	0.6425
CCSD	1.3034	1.3034
State	. 0.1850	0.1850
Other	<u>. 0.0879</u>	<u>0.0879</u>
	3.2812	3.2812

Other Revenues

- License Revenue stable at 3%
- Franchise Fees should grow with population (no utility rate increases forecasted)
- Charges for services and fines/forfeits should grow with population

Some Options

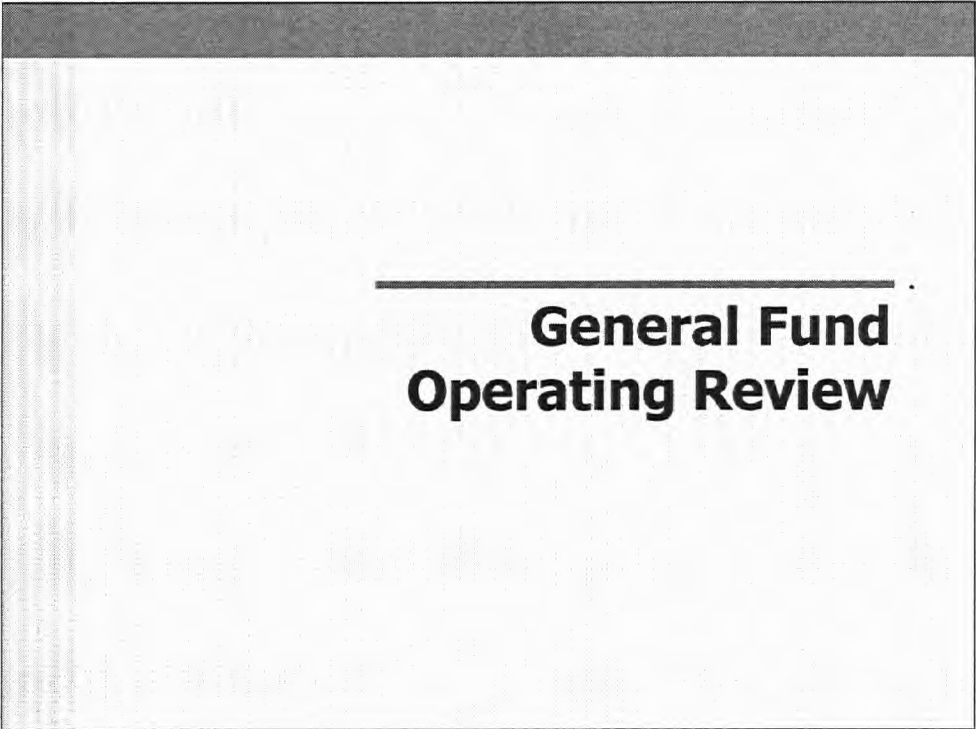
- We could petition Dept of Tax to increase LV license fees (Subject to NRS)
- MC Traffic Master could generate \$550K additional revenues, and net \$200K after operating costs of MC and CAO
- New bills in Legislature attack various aspects of our Franchise Fee revenues (Townsend phased approach will cost us \$140M over 4 years)

Revenue Summary (\$000)

	<u>FY07 Budget</u>	<u>FY07 Revised</u>	<u>FY08 Budget</u>
Taxes	\$ 118.5	\$ 118.6	\$ 128.5
Licenses & Permits	81.9	82.3	85.2
Intergov (C-Tax)	292.2	274.7	286.9
Service Charges	28.1	26.2	27.3
Fine & Forfeits	15.6	16.5	17.1
Miscellaneous	4.1	5.3	5.5
Total	\$ 540.4	\$ 523.6	\$ 550.5

C-Tax revised down 17.5M

FY08 Budget is just 1.9% over FY07 Budget



General Fund Operating Review

FY07 Budget Reduction

Salary & Wages Underrun	\$ 6.5 M
Benefit Underrun	2.5 M
Material & Services Underrun	11.0 M
Total	\$ 20.0 M

	Budget	Thru Jan	SL	YTD Sav
SWB	292.3	162.7	170.5	7.8
Prof Serv	20.8	8.2	12.1	4.0
Misc	141.2	75.7	82.3	6.6
	454.2	246.5	264.9	18.4
Others	99.3	55.8	57.9	2.1
Total	553.5	302.4	322.9	20.5

FY08 Expanded Requests

- 140 positions totaling \$11.7M
- Overtime Request of \$5.3M
- Non-Labor Requests of \$10.9M
- Grand Total of \$27.9M

No expanded requests were funded
except those contractually mandated

Expanded Requests

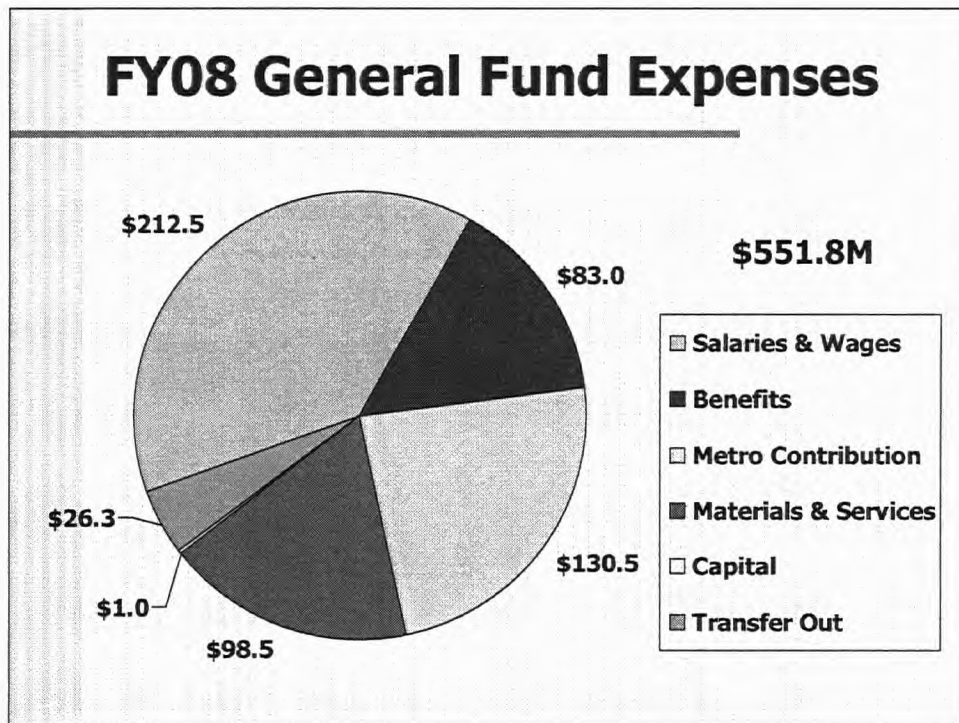
<u>Department</u>	<u># of Positions</u>	<u>Positions</u>	<u>Hourly</u>	<u>OT</u>	<u>Non Labor</u>	<u>TOTAL</u>
Council						-
CMO					1,027,565	1,027,565
Attorney	2	142,910			163,425	306,335
Clerk	2	89,900			96,200	186,100
HR	1	93,510				93,510
Finance	10	814,830			398,890	1,213,720
Planning	2	227,260			194,169	421,429
Auditor					20,870	20,870
IT	1	127,870			154,095	281,965
Muni Court	10	502,980			287,499	790,479
METRO						-
Fire	48	4,348,890		4,000,000	2,241,861	10,590,751
Detention	17	1,304,480		550,000	1,171,310	3,025,790
Public Works	16	1,438,320			1,189,135	2,627,455
Leisure	11	667,280	625,000	480,000	1,099,305	2,871,585
OBD						-
Neigh Svs					150,000	150,000
Field Ops	20	1,342,440		262,000	2,745,378	4,349,818
	140	11,100,670	625,000	5,292,000	10,939,702	27,957,372

FY08 Funded Requests

Contractual Salary & Wages	\$ 10.1 M
Contractual Benefits	4.0 M
Metro Operating Request	.4 M
Metro Capital Request	5.8 M
Total	\$ 20.3 M

Metro More Cops Initiative adds 450 new officers, bringing the officer/pop ratio up to 2.02 county-wide.

FY08 General Fund Expenses



S,W, & B are **56%** of Total

Adding 81% of Metro's 130.5 brings that to **75%**

90% of our employees are represented, and are subject to collective bargaining and binding arbitration.

Expense Summary (\$000)

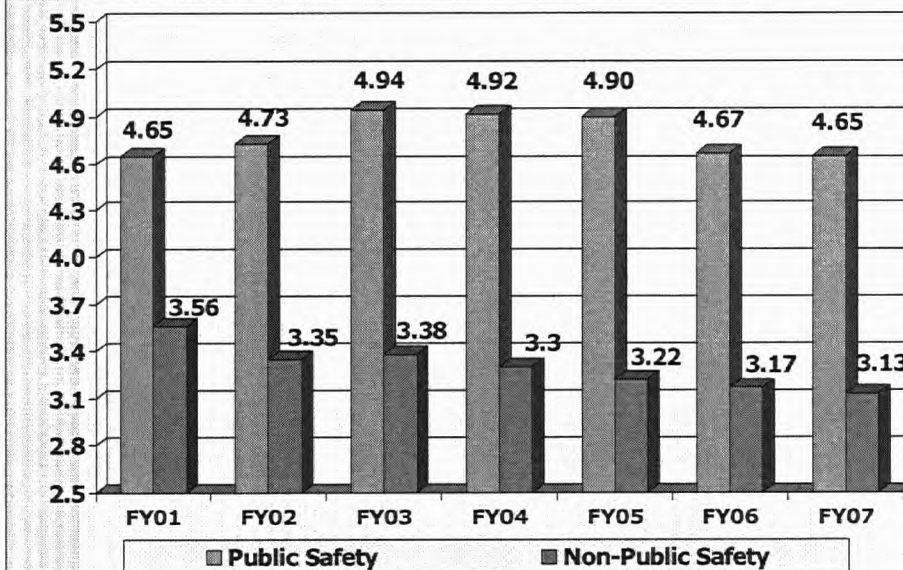
	<u>FY07 Budget</u>	<u>FY07 Revised</u>	<u>FY08 Budget</u>
Salaries & Wages	\$ 210.2	\$ 203.7	\$ 212.5
Benefits	82.1	79.6	83.0
Materials & Services	228.5	217.5	229.0
Capital	.7	.7	1.0
Transfers Out	31.9	31.9	25.6
 Total	 \$ 553.4	 \$ 533.4	 \$ 551.1

C-Tax revised down 17.5M

FY08 Budget is 0.3% LESS than FY07 (partly because of 27 PPDs in FY07)

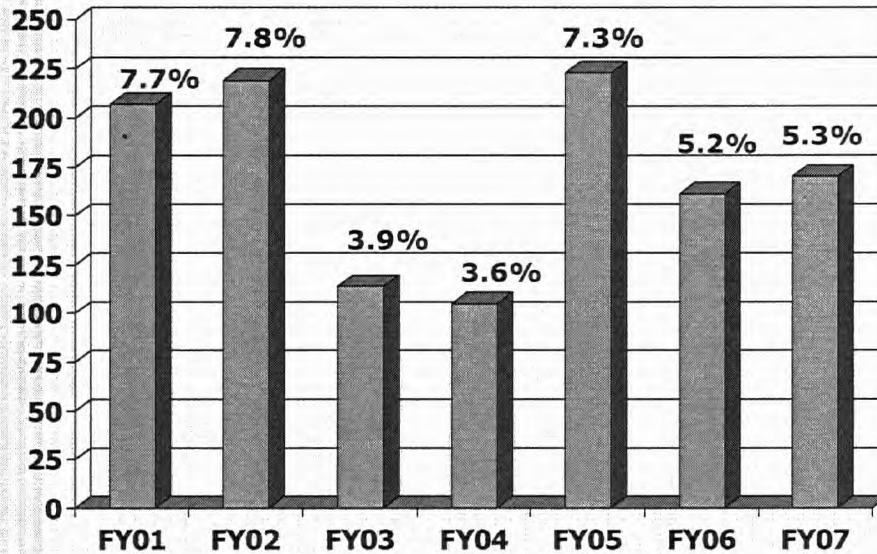
Transfers out includes \$13M for debt service and \$13M one-shot for CIP

Staff/1000: PS vs. Non-PS (incl. Metro)



Includes CLV share of 200 officers on the quarter tax

Vacant Positions



FY05 was Buy Out requiring 6-mos vacancies

170 total Vacancies at Feb '07

54 over 6 months totaling \$4.6M

Capital Project Fund Review

Capital Project WIP

- 101 projects totaling \$339M are in process and will continue
- \$22.9M will be added to 6 public safety projects (2 F&R, 4 LVMPD)
- Additional neighborhood park project will be added based on RCT revenues

Excludes R&F

O&M on 101 is \$11.1M

FY08 CPF New GF Sources

Remaining FB Augmentation	\$ 11.0 M
One-Time Payroll Savings	10.8 M
FY07 Transfer for Metro Hanger	1.1 M
Total	\$ 22.9 M

FY08 CPF New GF Uses

FS 48 (Elkhorn/Ft Apache)	\$ 7.2 M
FS 6 (new site)	6.1 M
Metro Hanger	3.9 M
Metro AC (Cecile/Walnut)	1.6 M
Metro AC (Eldora/Cimarron)	1.6 M
MetroComm Expansion	2.5 M
Total	\$ 22.9 M

Fire Station 6 - Construction start date is not yet established. Perhaps as early as Dec. 2007.

Fire Station 48 - Construction start date Dec. 2007

Fire Station 49 (Iron Mt/Torry Pines) – pushed into FY09

FY08 RCT by Ward

- Each Ward has some un-allocated balance
- Finance will coordinate with council and PW or FO to identify neighborhood park projects

Unallocated @ 6/30/07	FY08
Ward 1 \$ 722K	\$ 60K
Ward 2 \$ 46K	\$ 150K
Ward 3 \$ 137K	\$ 30K
Ward 4 \$ 1,192K	\$ 150K
Ward 5 \$ 504K	\$ 75K
Ward 6 \$ 2,198K	\$ 1,250K
\$ 4,800K	\$ 1,715K

FY 2008 Issue Points

Operating Impacts

Expectations need to change:

- Response times will be longer
- Quality may suffer
- Inability to support special programs or events
- Overtime will need to be controlled within budget levels

Position Reviews

- 170 Vacant Positions
- 54 are over 6 months old
 - Total annualized savings is \$4.6 M
 - Many are being actively recruited but are simply hard to fill
- Re-Allocation is being reviewed

Traffic Commissioner

- Requires bill to change Charter
- Estimated half-year revenues \$550K
- Estimated half-year staffing cost \$350K

Revenue	\$ (550,000.00)
Expenditures	348,000.00
6 month anticipated revenues	<u>(202,000.00)</u>

Revenue Projections

Based on a two week sample of traffic cases currently dismissed/vacated in criminal court, the City's portion of anticipated revenue is **\$1,294,000**; this excludes administrative assessments, construction assessments, court fees, and traffic school.

We are anticipating implementing this program upon completion of our new Case Management System (CMS) in late fall so that we will be able to take full advantage of CMS functionality. That being said, the revenue stream would be for a six month period with an expectation of \$647,000. After an allowance for uncollectible accounts of 15% the revenue would be \$550,000.

Centennial Hills Com Center

- Negotiating YMCA contract
- 7 new LVCEA positions were planned
- Temporary Plan
 - Ask YMCA to perform custodial and minor maintenance
 - Relocate NW Senior Center from Lone Mountain to CHCC upon opening

Floyd Lamb State Park

- LS requested 2 customer service reps for gate control
- Admission Fees could cover these costs
- Use of "Park Ambassadors"

Alexander/Hualapai Ball Fields

- Seek private non-profit to maintain and prepare ball fields for league and tournament play

Questions?

AGENDA SUMMARY PAGE

SPECIAL CITY COUNCIL MEETING – BUDGET WORKSHOP OF: MARCH 14, 2007

SUBJECT:

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

BACKUP DOCUMENTATION:

Submitted at Meeting – Written comments submitted by Tom McGowan

Minutes:

CITY ATTORNEY BRAD JERBIC updated the Council and the public on the City's pending lawsuit with the Federal Aviation Authority (FAA) regarding the right-hand turn issue. Mediation took place on March 6th and 7th, with the City requesting the FAA to "stay" the new right hand turn. The FAA refused and plans to implement as scheduled, which will be on March 20th. A 9th Circuit Court Appeal was filed, as the FAA did not comply with the rules of examining air quality, but the appeal was not granted. The FAA decided for the first 90 days to implement the right hand turn, take off slower and spread further, so as not to infringe on Nellis air space and to not generate a lot of noise. If complaints are not received within 90 days, the FAA can implement this and crank the engines up louder and nothing can be done thereafter. Although the FAA did not admit this on the record, CITY ATTORNEY JERBIC explained he received a letter and felt it was vital to relate to the public. COUNCILMAN WOLFSON felt the information needed to be given more publicly than just during the Citizens Participation portion of a meeting. CITY ATTORNEY JERBIC noted that staff is filing the papers for the "stay", and there should be a panel of three judges. MAYOR GOODMAN desired to know the names of the three judges making the decision.

AL GALLEGOS thanked Council for having the meeting locally. He was displeased to see City staff leave during public comment, as it is very rude. It was his opinion that the City of Las Vegas is losing money letting the County use the name "Las Vegas" without assessing a fee. He also expressed concern that employees at the Regional Justice Center are not doing their jobs and were only hired because of having friends within the company. He, too, believed that the City should have a "rainy day" fund. He mentioned that because of the upcoming racing event, tires are being stacked on Bonanza Road, which can cause fires and possible deaths. In addition, the homeless are stealing these tires and selling them.

TOM McGOWAN submitted his written comments regarding the need for mass transit to serve residents coming to the Arts District. He showed a map of an alternative route between the hours of 9 to 11 am on each first Friday.

CARL MEDONIC stated that citizens are sometimes forgotten and ignored by Council. Many

CITY COUNCIL MEETING OF: March 14, 2007

homeless people are trying to find a job and affordable housing. The City is growing fast and the highways cannot handle traffic anymore; the need is for a mass rapid transit system which includes an underground section. He referenced another city that fines individuals for loitering and believed the City should incorporate this to assist with the budget. He confirmed for MAYOR GOODMAN that he was homeless, and the Mayor directed him to speak with DR. MORRIS for assistance.



TIM / SPXL LAS COUNCIL MTG. 9A WED. 14 MARCH '07 (CNC CHMB) (CH: MAY O/G)
CITIZ. PARTIC.

- TOM MCGOWAN; RESIDENT OF THE ARTS DISTRICT IN WARD 3, AND CANDIDATE FOR ELECTION AS MAYOR OF THE CITY OF LAS VEGAS.
- YOU WERE PREVIOUSLY AND REPEATEDLY TOLD OF THE NEED FOR PUBLIC MASS TRANSIT ALONG CASINO CENTER BLVD. TO SERVE RESIDENTS OF THE ARTS DISTRICT ON 'FIRST FRIDAY'; ~ BUT YOU IGNORED THAT NEED AS WELL AS THE SIMPLE SOLUTION TO IT. ~ MAY I HAVE THE OVERHEAD, PLEASE? ~ (EXHIBIT GRAPHIC): -
- I RECOMMEND AND REQUEST YOU DIRECT IMPLEMENTATION OF THE HEREIN PRESCRIBED ALTERNATIVE ROUTE FOR THE CITY RIDE BUS SYSTEM BETWEEN THE HOURS OF 9:00 AM AND 11:00 PM ON EACH FIRST FRIDAY, AND DURING THE 'VEGAS GRAND PRIX' EVENT.
- THE WRITTEN TEXT OF MY PUBLIC COMMENT IS SUBMITTED AND REQUESTED INCLUSION IN THE MEETING MINUTES, AS WELL AS COPIED TO ALL SEVEN (7) MEMBERS OF THE CURRENT CITY COUNCIL, INCLUDING THOSE WHO SEEK RE-ELECTION TO PUBLIC OFFICE.
THANK YOU.

(SUBMITTED)

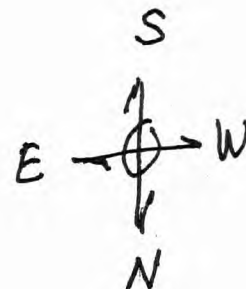
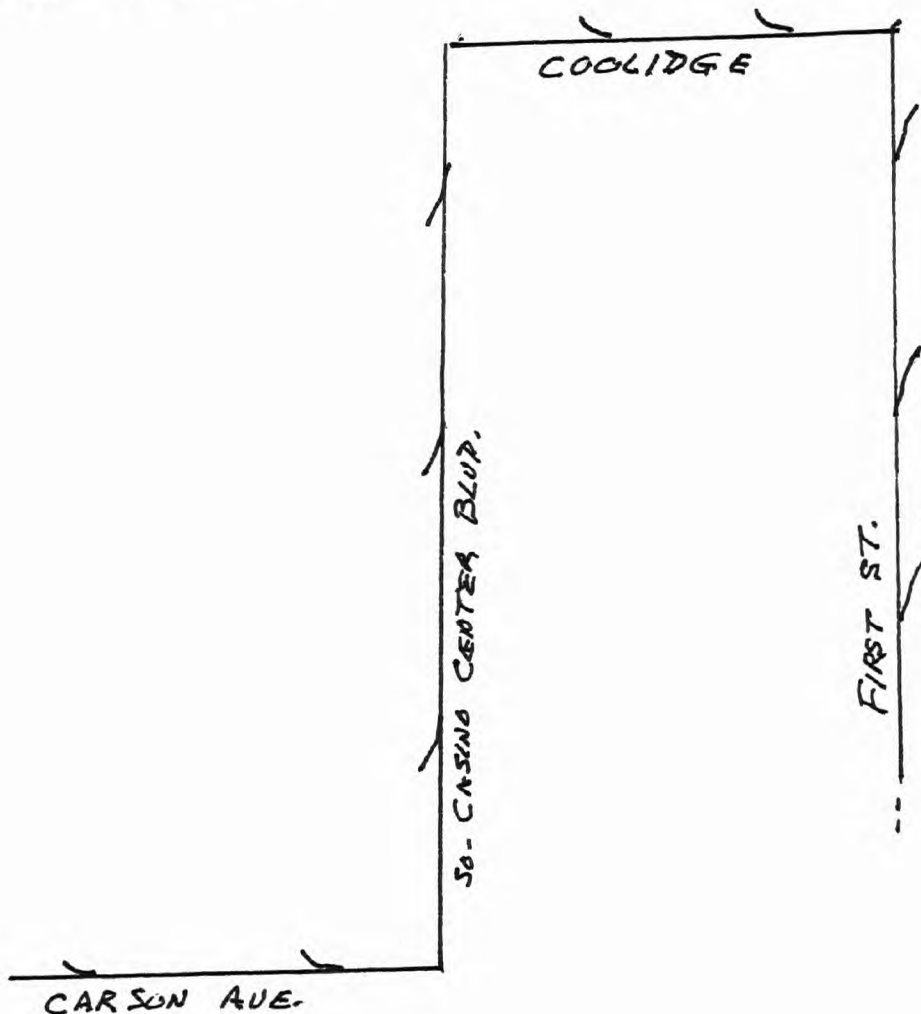
Special
Submitted at City Council
Date 3/14/2007 Item CP

GRAPHIC:

IN RECOMMENDATION AND REQUEST:-

CITY RIDE BUS SYSTEM
ALTERNATIVE ROUTE DURING
'FIRST FRIDAY' AND 'THE VEGAS GRAND PRIX'

9:00 AM TO 11:00 PM: ~



• TOM MCGOWAN, (REITERATED) 9A WED. 14 MARCH, 2007

AGENDA SUMMARY PAGE

SPECIAL CITY COUNCIL MEETING – BUDGET WORKSHOP OF: MARCH 14, 2007

DEPARTMENT: CITY CLERK

DIRECTOR: BEVERLY K. BRIDGES, ACTING

☐ Consent ☒ Discussion

SUBJECT:

ADJOURNMENT

Minutes:

Meeting adjourned at 12:42 p.m.

