

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 18, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT RELATED TO VAR-18312

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

21

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

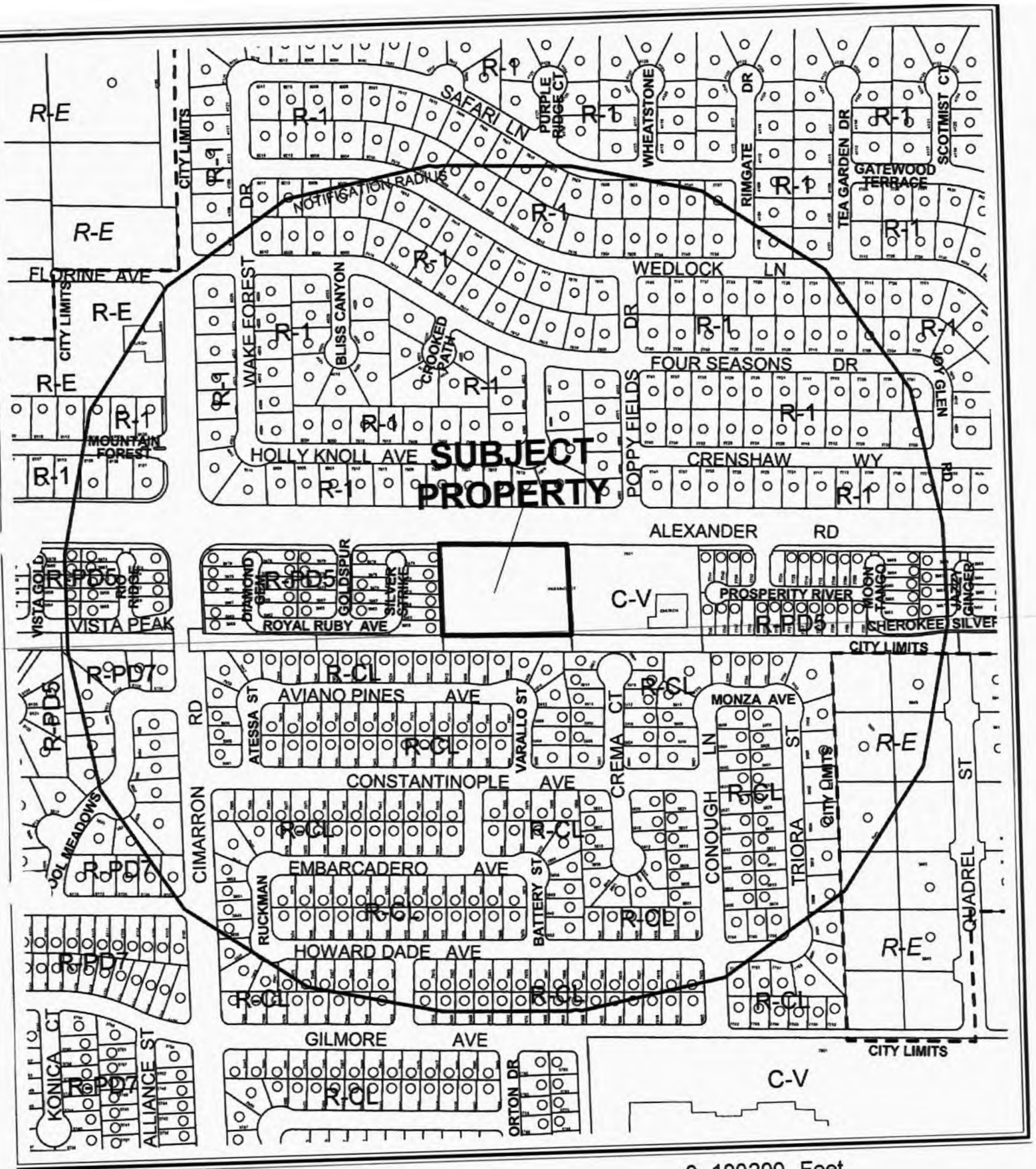
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised plans submitted 01-25-07
6. Submitted after final agenda – Withdrawal request by Spectrum
7. Backup referenced from the 01-11-07 Planning Commission Meeting Item 29

Motion made by GARY REESE to Hold in Abeyance Items 104-108 and Item 130 to 5/2/2007; Items 110-112 to 5/16/2007; Item 117 to 6/20/2007; Item 113 to 7/11/2007; Item 103 to 7/18/2007; and Withdraw Without Prejudice Items 114 and 115

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

BRENDA J. WILLIAMS, 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-18314
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



CASE: **SUP-18314**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 100200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

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

THIS ITEM WAS HELD IN ABEYANCE FROM THE MARCH 21, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

Planning and Development

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

Public Works

9. The proposed wireless communications tower shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The tower base shall not be located within existing or proposed public sewer or drainage easements.

**** STAFF REPORT ****

PROJECT DESCRIPTION

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

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

BACKGROUND INFORMATION

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

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.75 acres

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

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

C-V Civic District:

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

Trails:

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.060, the following standards apply:

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

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

ANALYSIS

- **General**

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

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

- **Use**

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

- **Conditions**

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

(1) The applicant must submit to the Department, for administrative review and approval, a site plan and an elevation drawing. The Director shall review the documents to determine if the proposed facility conforms to the conditions listed below for this use. If the Director, in his discretion:

(a) Approves the proposed facility to proceed as a conditional use, the Director shall provide written notice of approval to the applicant, with a copy to the office of the City Council. Within ten days after the notice is mailed or delivered, the applicant may proceed to apply for building permits, unless a member of the City Council files with the Director a written request for the Council to review the approval. If such request to review is filed, the application must first be reviewed and approved by the Council.

(b) Determines that the proposed facility does not conform to the conditions listed below, a Special Use Permit will be required for the use. Any determination by the Director that a Special Use Permit will be required is not subject to appeal.

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

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

(4) Within an area designated as a Historic Preservation District, the proposed facility must first be reviewed by the Historic Preservation Commission before the Director considers granting approval as a conditional use.

(5) The design and location of the proposed facility must be deemed by the Director to be compatible with surrounding uses, and the facility must include appropriate screening and landscaping to ensure such compatibility.

(6) The frequencies used by the communication provider shall be in conformance with Federal Communications Commission standards, as certified by a competent professional (such as a radio frequency engineer).

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

FINDINGS

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

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

In regard to "1":

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

In regard to "2":

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

In regard to "3":

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

In regard to "4":

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

In regard to “5”:

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

PLANNING COMMISSION ACTION

Conditions 7 and 8 were added by the Planning Commission.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 500 by City Clerk

APPROVALS 0

PROTESTS 21



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SUP-18314

Case Number: SUP-18314 APN: 138-09-501-003

Name of Property Owner: Foursquare Gospel Church

Name of Applicant: T-Mobile

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN 95-1684062

Signature of Property Owner: _____

Jeffrey L. Bird, Chief Financial Officer

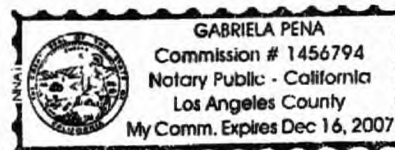
Witnessed by: _____

Tim J. Baskin, Asst. Secretary

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

This 21 day of August, 2006

Notary Public in and for said County and State





T-Mobile®

7801 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129

- INSTALLATION OF A NEW STEALTH ROOF LIGHT POLE. LIGHT POLE PAINTED TO MATCH EXISTING PAWING LIGHT POLE
- INSTALLATION OF WIRELESS ANTENNAS AT A CENTERLINE OF 57.5' WIDE A NEW 8' STEALTH POLE
- INSTALLATION OF (2) NEW OUTDOOR CABINETS ON A NEW CONCRETE PAD
- INSTALLATION OF ONE GPS ANTENNA
- COAXIAL CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW TELEPHONE COORDINATE RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER
- INSTALLATION OF (2) 8' WIDE DECORATIVE METAL GATES TO MATCH EXISTING TRAIN ENCLOSURE
- INSTALLATION OF AN 8' CHAIN LINK WALL TO MATCH EXISTING TRAIN ENCLOSURE
- INSTALLATION OF A CHAIN LINK SECURITY GATE OVER NEW BLOCK WALL

N. BUFFALO DR.

N. BESSIE COLEMAN AVE.

N. ORANGE RD.

N. CHATHAM DR.

N. PARKWAY WAY

N. DELANY WAY

N. ALEXANDER RD.

PROPOSED LOCATION

N. CORBIN RD.

54

NORTH

CONTACTS:
RAY TICHMAN
CONSTRUCTION PROJECT MANAGER
OFFICE: (702) 262-2637

OWNER:	FOURMILE CREEK GOSPEL CHURCH 7608 W. ALEXANDER ROAD LAS VEGAS, NEVADA 89129
CONTACT'S PHONE:	PASTER RON FLORES (702) 254-1725
ADDRESS:	1624 S.W. 7725
LEASE AREA:	S-2
OCCUPANCY TYPE:	V-B
CONSTRUCTION TYPE:	C-V (CMC DISTRICT)
CURRENT ZONING:	CITY OF LAS VEGAS
JURISDICTION:	N 36' 13" 56.4"
LATITUDE:	W 115' 14" 61.5"
LONGITUDE:	2381 FT.
ELEVATION:	T.B.D.
ZONING APPLICATION #:	136-09-501-003
A.P.N.:	FACILITY IS UNMANNED AND MILITARY HABITATION. HANDICAP ACCESS NOT REQUIRED.
HANDICAP REQUIREMENTS:	

EQUIPMENT LOCATION: ☒ OUTDOOR ☐ INDOOR
EQUIPMENT SHELTER: ☐ YES ☒ NO
ANTENNA LOCATION: ☐ NEW MONOPOLE
☐ SELF SUPPORT TOWER
☐ EXISTING MONOPOLE
☐ ROOF TOP
☐ EXISTING TOWER
☒ OTHER: STEALTH LIGHT POLE

1. INTERNATIONAL BUILDING CODE 2003 W/STATE AMENDMENTS
2. UNIFORM MECHANICAL CODE 2002
3. AHJ/ISA-222-F LIFE SAFETY CODE
4. NFPA-101-1997
5. UNIFORM PLUMBING CODE 2000
6. NATIONAL ELECTRIC CODE 2002
7. LOCAL BUILDING CODE(S)
8. CITY AND/OR COUNTY ORDINANCES

SPECTRUM SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 12
LAS VEGAS, NEVADA 89117
CHRS MENOR
PHONE: (702) 367-7705
FAX: (702) 367-8733
STRUCTURAL ENGINEER:
T.B.D.

SPECTRUM SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
RICHARD TOMASELLO
PHONE: (702) 363-8530

SPECTRUM SURVEYING & ENGINEERING
7331 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
CHRS BISHOP
PHONE: (702) 367-7705
FAX: (702) 367-8233

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	A
A1	SITE PLAN	A
A2	ENLARGED SITE PLAN	A
A3	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	A
A4	ELEVATIONS	A
	ISSUED FOR:	
SHEET INDEX		ZONING

OMNIPONT
T-Mobile
4173 S. RILEY ST., STE. 101
LAS VEGAS, NV 89147

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

1/23/07

ZONING

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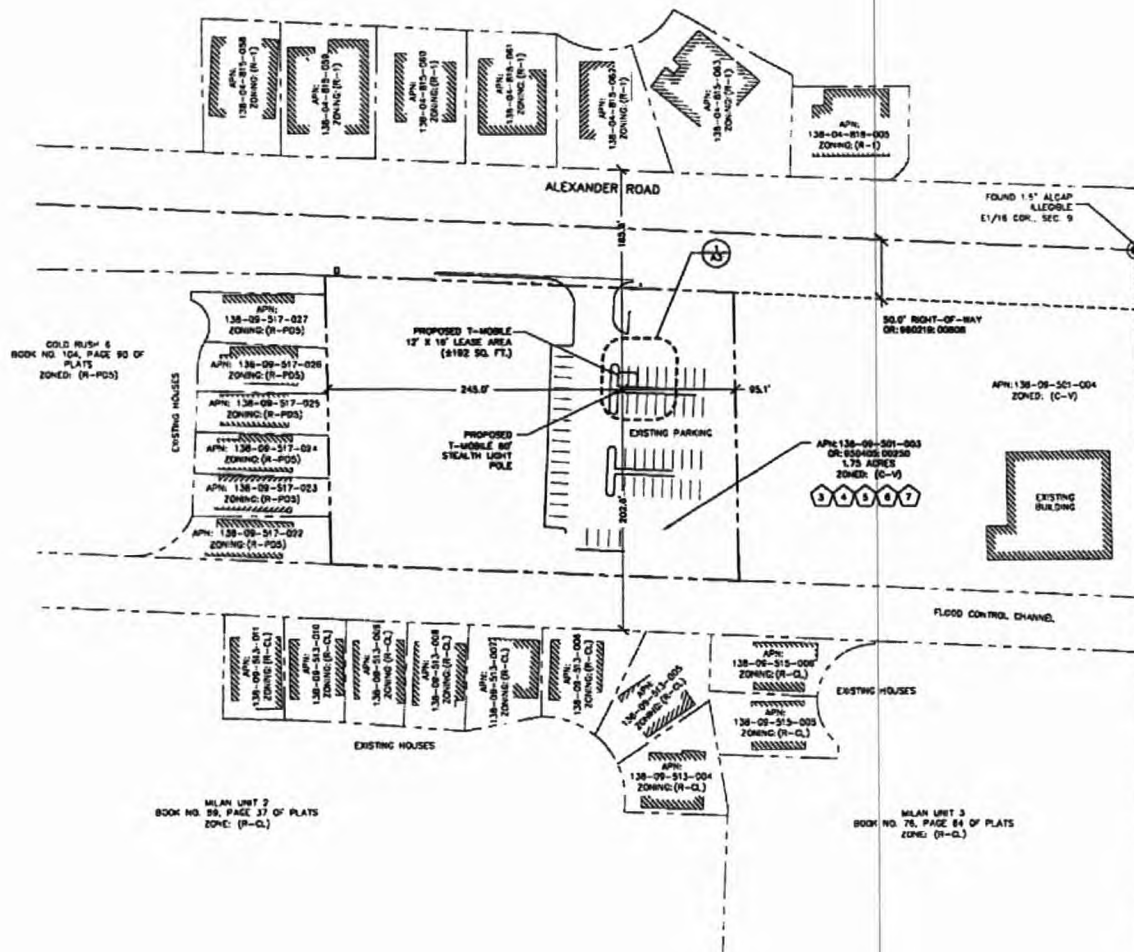
SPECTRUM
SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH. (702) 387-7705
FAX (702) 387-8733

J. CORTEZ	M. DEFALU	C. WENER
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[illegible]

TITLE SHEET

T1	2
	VG08392-A



- LEGEND**
- LEASE AREA
 - CENTERLINE
 - EASEMENT
 - RIGHT-OF-WAY
 - SECTION LINE
 - PROPERTY LINE
 - OVERHEAD POWER
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING 1" CONTOUR
 - EXISTING 5" CONTOUR
 - EXISTING BLOCK WALL
 - PROPOSED BLOCK WALL
 - FIRE HYDRANT
 - PARKING LOT AREA LIGHT
 - OFFICIAL RECORD
 - POWER POLE

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

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

CURRENT ISSUE DATE:
 1/23/07

ISSUED FOR:
ZONING

REV. DATE DESCRIPTION BY

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

PLANS PREPARED BY:
SPECTRUM
 SURVEYING & ENGINEERING
 7300 W. CHARLESTON BLVD., SUITE 100
 LAS VEGAS, NEVADA 89117
 PH. (702) 367-7765
 FAX (702) 367-8733

DRAWN BY: C.M. **CHK:** A.P.V.
J. CORTES **M. DEVALU** **C. WENGER**
LICENSURE:

SHEET TITLE:
 ENLARGED SITE PLAN

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

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



ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	TWA	RAD CENTER	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	0°	DR85-18-000PL30	100' x 2	7/8" COAX	2	57.5'	5'	6' (10' MAX)	-
SECTOR B	120°	DR85-18-000PL30	100' x 2	7/8" COAX	2	57.5'	5'	6' (10' MAX)	-
SECTOR C	240°	DR85-18-000PL30	100' x 2	7/8" COAX	2	57.5'	5'	6' (10' MAX)	-
GPS	N/A	TRUE POSITION	30' x 1	1/2" COAX	-	-	N/A	N/A	-
LMI	N/A	TRUE POSITION	N/A	N/A	-	-	N/A	N/A	-

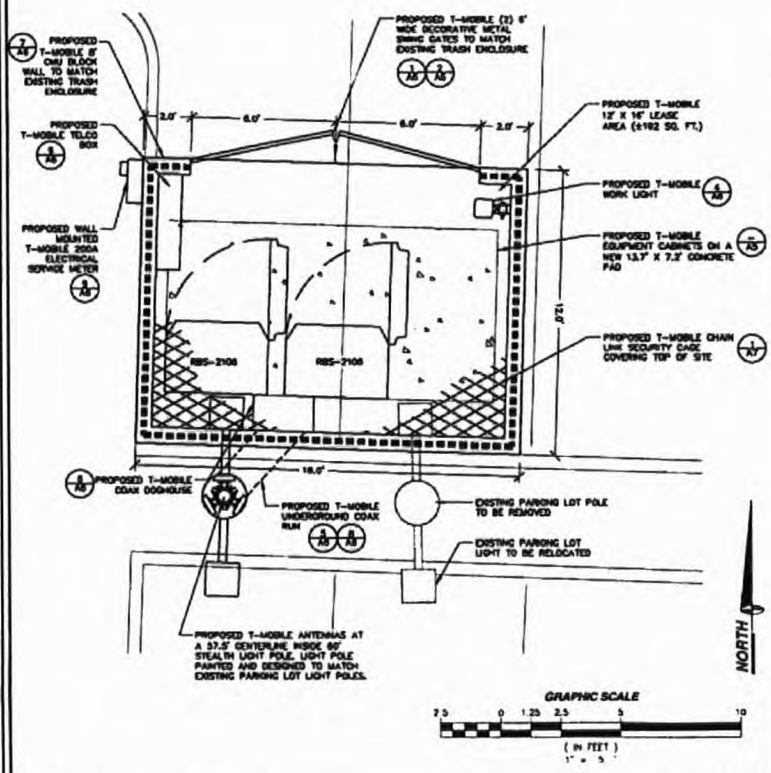
NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

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

ANTENNA LAYOUT

SCALE 4 ANTENNA, CABLE AND EQUIPMENT SCHEDULE

SCALE 2

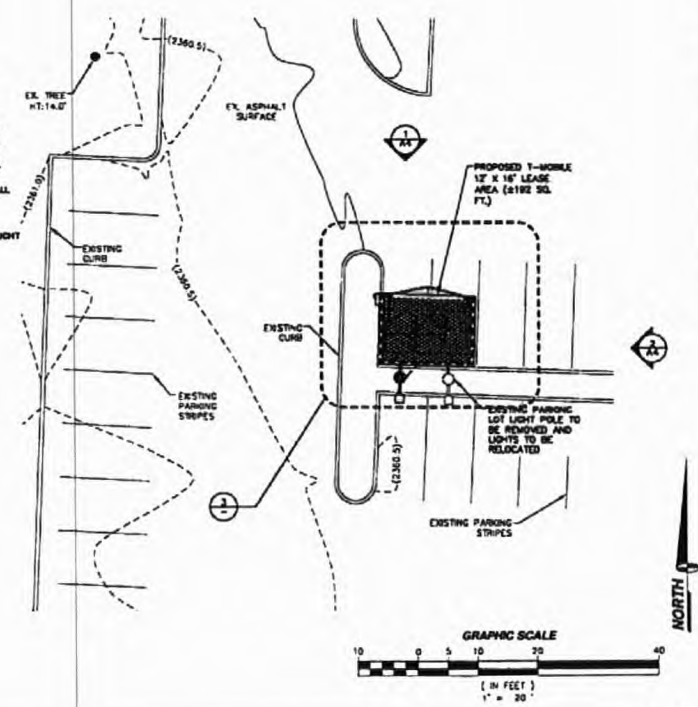


ENLARGED SITE DETAIL

SCALE 3 SITE DETAIL

LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING 1" CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- OFFICIAL RECORD
- POWER POLE



COMPONENT
T-Mobile
475 S. RILEY ST., STE. 101
LAS VEGAS, NV 89107

PROJECT INFORMATION:
ALEXANDER & CIMARRON
VGOB392-A
7801 W. ALEXANDER ROAD
LAS VEGAS, NEVADA 89129

CURRENT ISSUE DATE:
1/23/07

ISSUED FOR:
ZONING

REV. DATE DESCRIPTION BY

1/23/07	ZONING REVISIONS	B.M.
06/24/04	100% ZONING	J.C.
06/14/04	BOX ZONING	J.C.

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

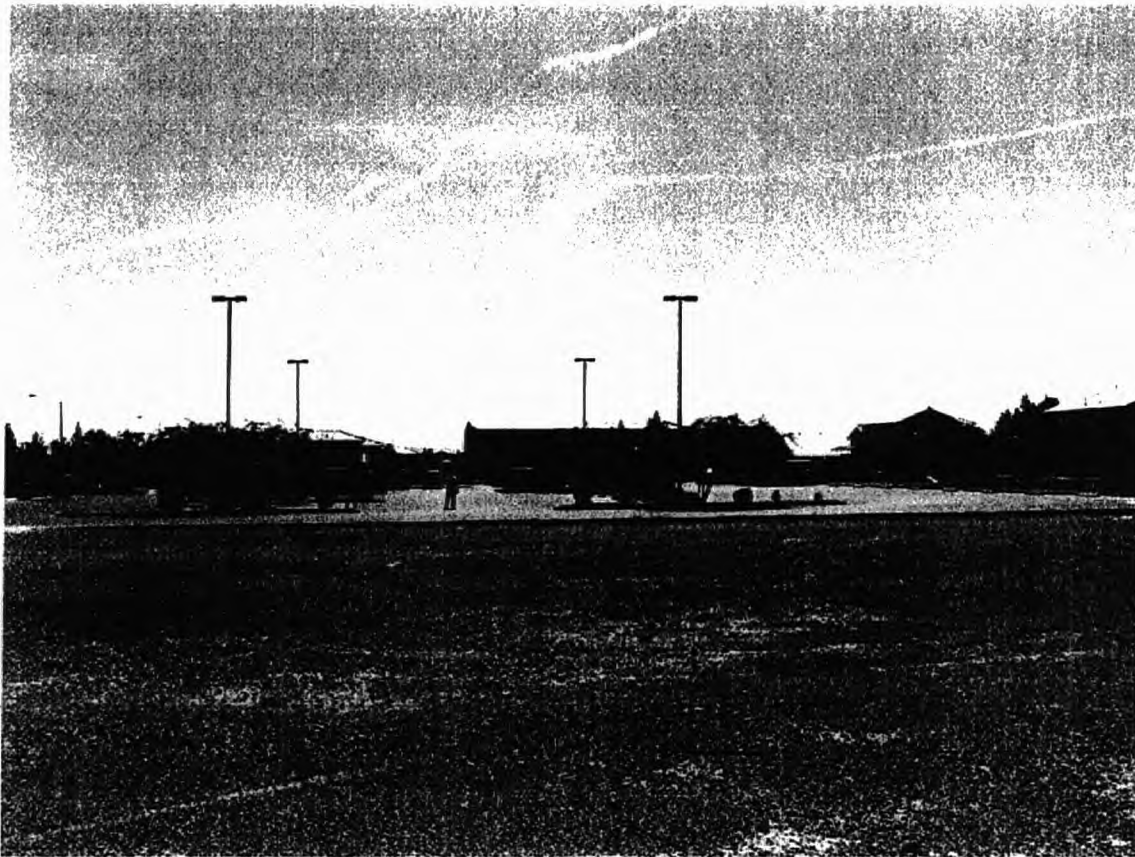
DRAWN BY: CHL. APV.:
J. CORTEZ M. CEFALU C. WENNER

LICENSURE:

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

SHEET NUMBER: REVISION:
A3 2
VGOB392-A

EAST VIEW BEFORE T-MOBILE INSTALLATION



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

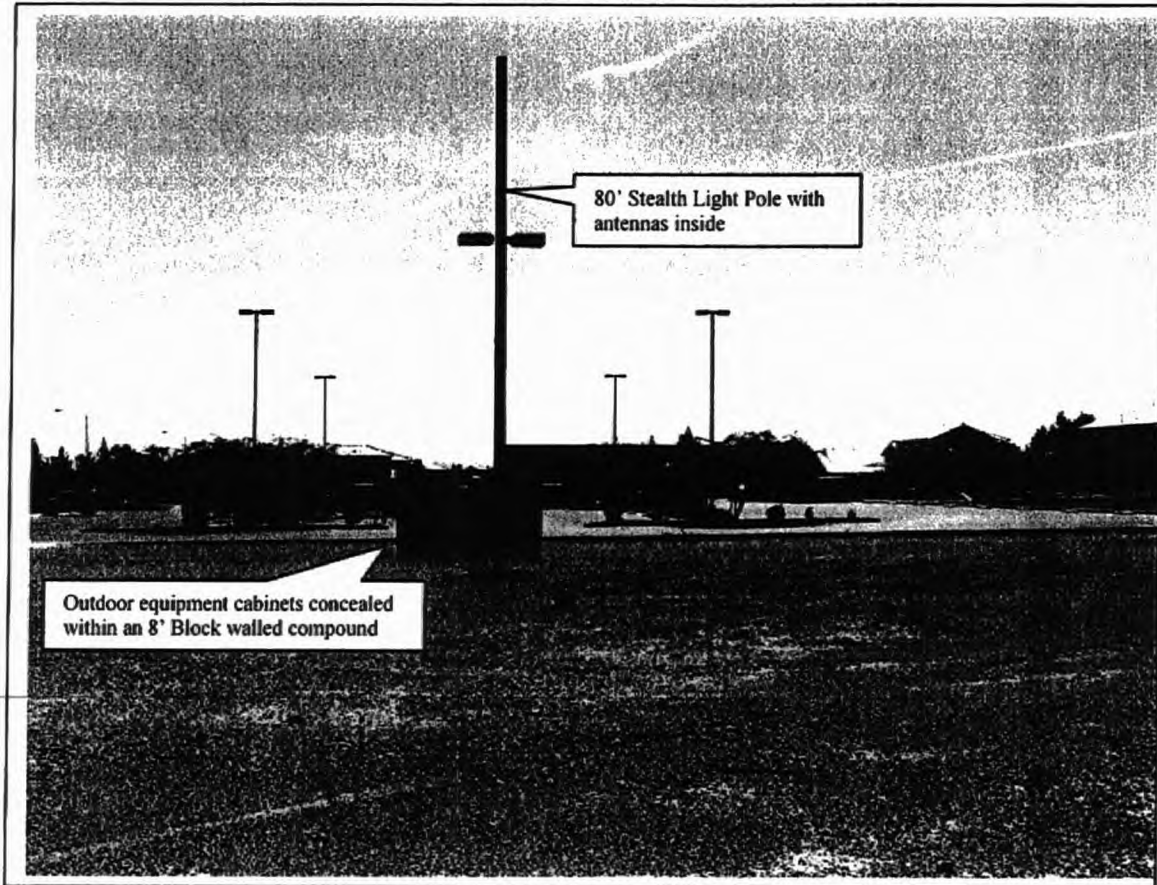
RECEIVED
JUN 27 2006

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



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

EAST VIEW AFTER T-MOBILE INSTALLATION



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

RECEIVED
NOV 27 2006

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

WEST VIEW BEFORE T-MOBILE INSTALLATION

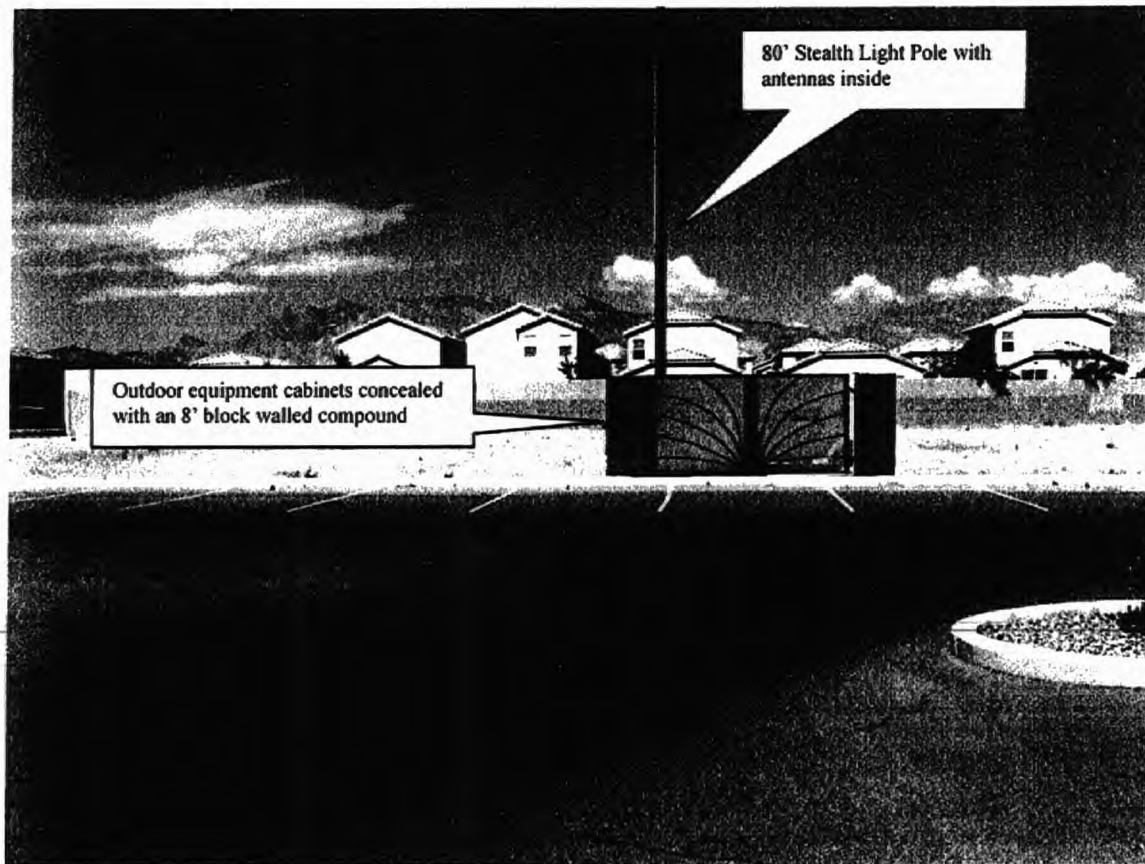


**T-MOBILE SITE VG08392 – Alexander & Cimarron
7801 W. Alexander Rd.**

RECEIVED
NOV 27 2006

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

WEST VIEW AFTER T-MOBILE INSTALLATION



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

RECEIVED
NOV 27 2006

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



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



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

12/12/06



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

12/12/06



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

12/12/06



VAR-18312 AND SUP-18314 - APPLICANT: T-MOBILE USA, INC - OWNER: INTERNATIONAL
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VAR-18312 AND SUP-18314 - APPLICANT: T-MOBILE USA, INC - OWNER: INTERNATIONAL
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CIMARRON ROAD
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



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

October 19th, 2006

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

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

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

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

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

The proposed antennas are required to provide adequate coverage to customers using wireless services in the area. Businesses, governments, emergency services and the general public are all users of cellular technology. The installation of this facility will enhance service coverage and reliability for users in the City of Las Vegas. The Federal Communications Commission determined the wireless system serves the national interest and directly and indirectly benefits all members of the public.

The approval of this project is consistent with the zoning code and requests upon waiver for being surrounded by a residential neighborhood. In addition, this project will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood, or injurious to property, resources, or improvements in the vicinity, nor will create any additional impact to the traffic system in the area.

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

Sincerely,
Spectrum Surveying and Engineering

Tiffany Chimaroke
Project Manager

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



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

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT, BARGAIN & SALE DEED RECORDED APRIL 5, 1993 IN BOOK 850405 AS INSTRUMENT NO. 00250 IN THE CLARK COUNTY RECORDS OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 80 EAST, N.D.M.

BASE OF READING

SOUTH 87°30'52" EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 80 EAST, N.D.M. AS SHOWN BY MAP THEREOF ON FILE IN FILE 104, PAGE 90 OF PLATS IN CLARK COUNTY RECORDS OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL NO. BLV00434, BEING A NINETEEN AND PLATE IN TOP OF CURB AT NORTHEAST CORNER OF ALEXANDER AND CIMARRON.

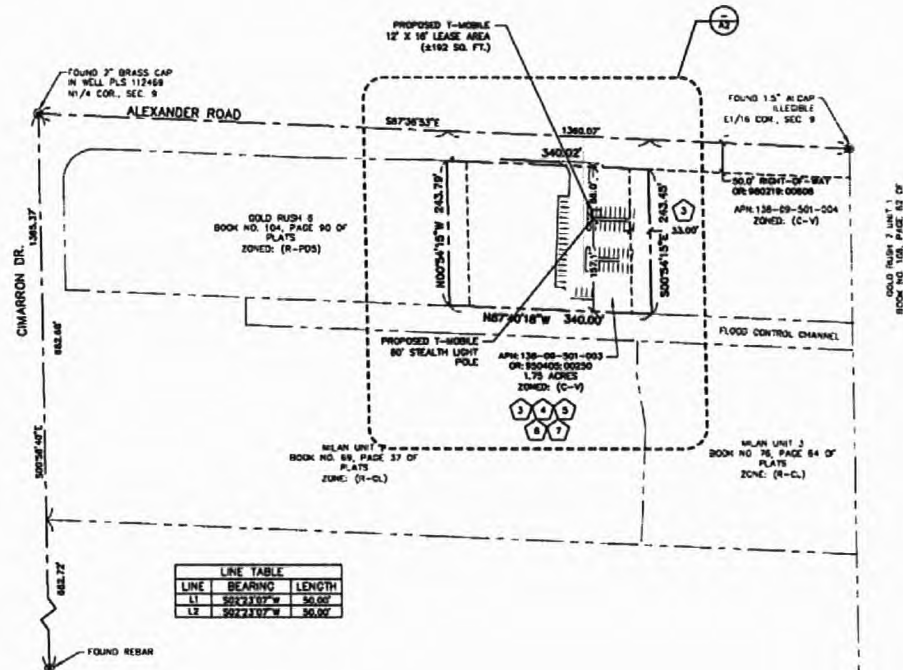
ELEVATION: 2389.74 FEET (NAVD 1988)

723.208 METERS (NAVD 1988)

NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION LISTED IN TITLE REPORT NO. 06-03-0878-1-1-1, DATED MAY 8, 2006, PREPARED BY NEVADA TITLE COMPANY, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

1. RESERVATION AND EASEMENTS FROM USA, OR 280-224-480, AFFECTS ENTIRE SUBJECT PROPERTY.
2. CLV FOR ORDINANCE NO. 3887, OR 850511-00953, AFFECTS ENTIRE SUBJECT PROPERTY.
3. NPS FOR ELECTRICAL LINES, OR 000510-00736, AFFECTS ENTIRE SUBJECT PROPERTY EXCEPT BUILDING OUTLINES.
4. OPSO FOR DEED OF TRUST, OR 20040828-02911, AFFECTS ENTIRE SUBJECT PROPERTY.
5. OPSO FOR ASSIGNMENT OF DEEDS, OR 20040828-02912, AFFECTS ENTIRE SUBJECT PROPERTY.



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- OFFICIAL RECORD
- POWER POLE

PROJECT INFORMATION

T-Mobile
4175 S. MILEY ST., STE. 101
LAS VEGAS, NV 89147

PROJECT INFORMATION

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

CURRENT ISSUE DATE:

1/23/07

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION BY

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

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
7351 N. CHARLESTON BLVD., SUITE 130
LAS VEGAS, NEVADA 89117
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY: CHK. APV.

J. CORTEZ M. CEFALU C. WENNER

LICENSURE:

RECEIVED

JAN 25 2007

SHEET TITLE:

SITE PLAN

SHEET NUMBER: REVISION:

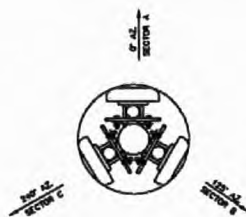
A1 2

VG08392-A

SITE PLAN

SCALE: 1" = 200'

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



ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	TWA	RAD CENTER	TOP JAMPER LENGTH	BOTTOM JAMPER LENGTH	COMMENTS
SECTOR A	0°	DRBS-18-000PL30	100' ± 2	7/8" COAX	2	57.5'	5'	6' (10' MAX)	-
SECTOR B	135°	DRBS-18-000PL30	100' ± 2	7/8" COAX	2	57.5'	5'	6' (10' MAX)	-
SECTOR C	240°	DRBS-18-000PL30	100' ± 2	7/8" COAX	2	57.5'	5'	6' (10' MAX)	-
GPS	N/A	TRUE POSITION	30' ± 1	1/2" COAX	-	-	N/A	N/A	-
LMU	N/A	TRUE POSITION	N/A	N/A	-	-	N/A	N/A	-

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

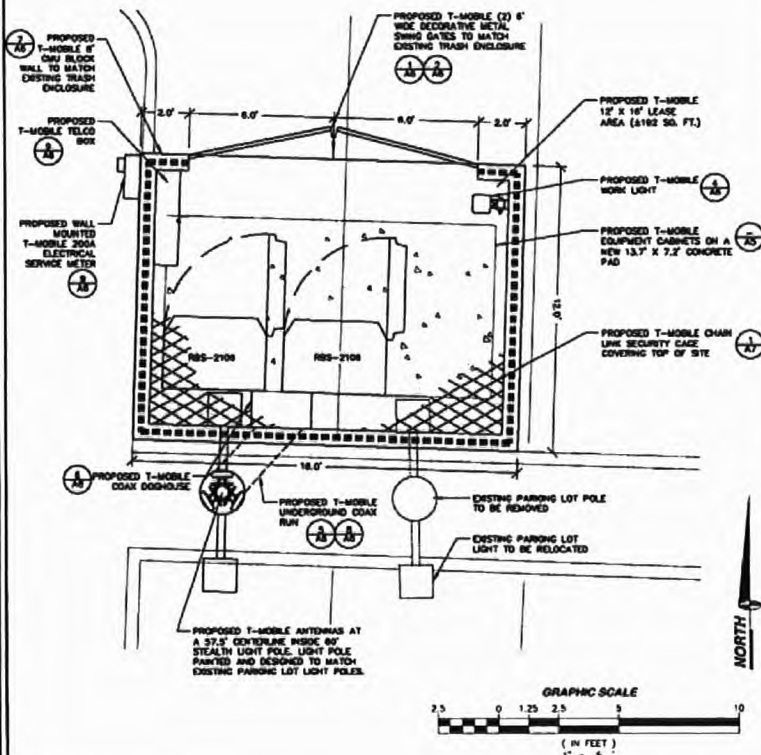
EQUIPMENT	QUANTITY	EQUIPMENT CABINETS MAKE/MODEL	LATITUDE	LONGITUDE	LATITUDE	LONGITUDE	GROUND LEVEL	COMMENTS
ENCLOSURE	2	RBS-2108 (OUTDOOR)	N/A	N/A	N/A	N/A	2381	-

ANTENNA LAYOUT

SCALE: 4" = 10'

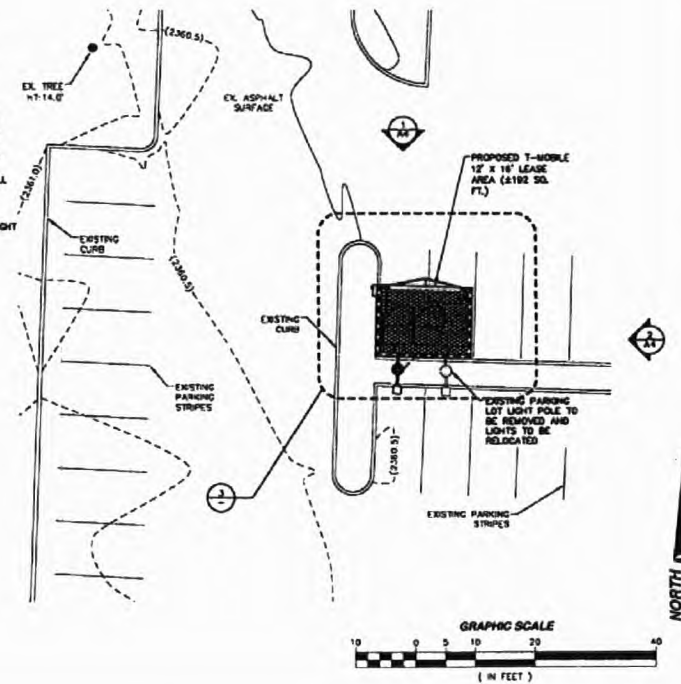
ANTENNA, CABLE AND EQUIPMENT SCHEDULE

SCALE: 2" = 10'



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING FENCE
- EXISTING 1" CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- OFFICIAL RECORD
- POWER POLE



ENLARGED SITE DETAIL

SCALE: 1" = 5'

SITE DETAIL

SCALE: 1" = 20'

T-Mobile
1175 S. RILEY ST., STE. 101
LAS VEGAS, NV 89107

PROJECT INFORMATION

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

CURRENT ISSUE DATE:

1/23/07

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

1/23/07	ZONING REVISIONS	S.M.
08/24/06	100% ZONING	J.C.
08/14/06	BOX ZONING	J.C.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
7331 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY: CHK: APV:

J. CORTEZ M. CEFALU C. MEYER

LICENSURE:

RECEIVED

JAN 25 2007

SHEET TITLE: ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

SHEET NUMBER: REVISION:

A3 2
VG08392-A



PROJECT INFORMATION:

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

CURRENT ISSUE DATE:

1/25/07

ISSUED FOR:

ZONING

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
1	1/25/07	ZONING REVISIONS	B.M.
2	1/25/07	ZONING REVISIONS	B.M.
3	08/24/06	100% ZONING	J.C.
4	08/14/06	80% ZONING	J.C.

PLANS PREPARED BY:

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

DRAWN BY: CHK. BY: APV. BY:

J. CORTEZ M. DEFAU C. WENNER

SIGNATURE:

RECEIVED

JAN 25 2007

SHEET TITLE:

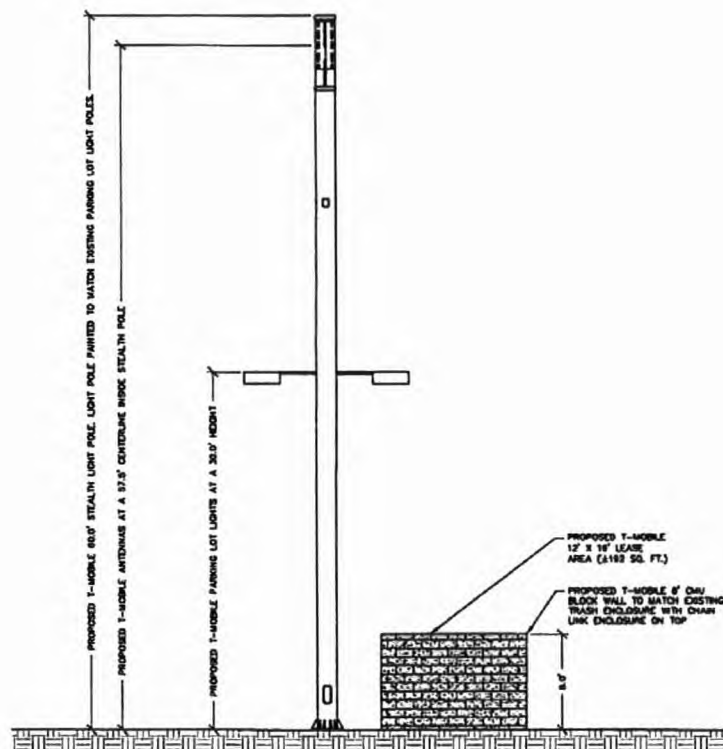
ELEVATIONS

SHEET NUMBER: REVISION:

A4

3

VG08392-A

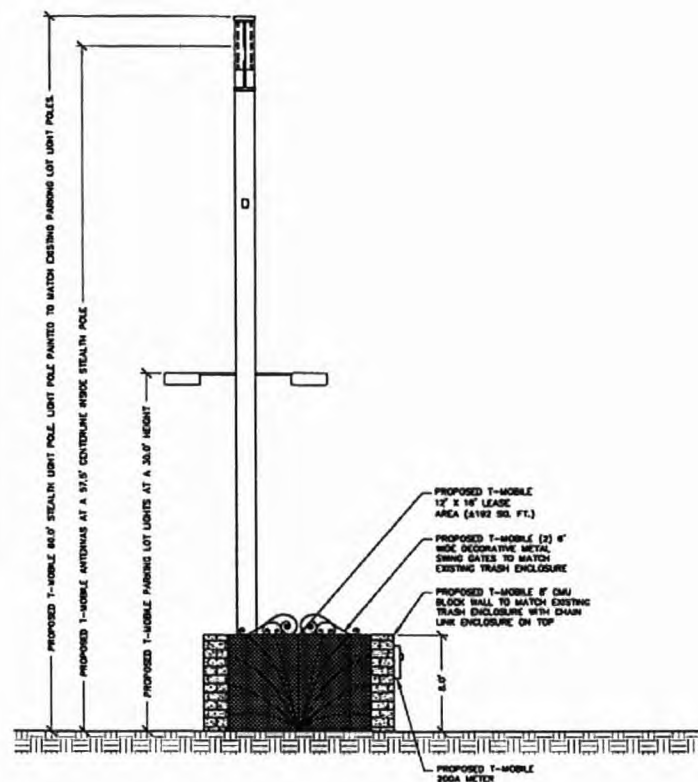


EAST ELEVATION

SCALE: 1" = 10'

2

NORTH ELEVATION



SCALE: 1" = 10'

1



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

RECEIVED
CITY CLERK

2007 APR 13 P 3:32

April 13, 2007

City of Las Vegas
City Clerk
400 Stewart Avenue
Las Vegas, NV 89101

Re: **SUP-18314 / VAR-18312**
Item: 114 City Council Meeting Date: April 18, 2007
VG08392 Alexander * & Cimarron / T-Mobile USA
7801 W. Alexander Road (APN 138-09-501-003)

Spectrum Surveying and Engineering, on behalf of the applicant T-Mobile USA, requests the applications for Special Use Permit (**SUP-18314**) and Variance (**VAR-18312**) be withdrawn without prejudice from the planning review process.

Should you have any additional question or concerns please do not hesitate to call me at 702.367.7705, ext 223

Sincerely,
Spectrum Surveying and Engineering

BY:

Kirtus M. Veater
Project Coordinator
kveater@spectrumse.com

cc: Ward 4 (Councilman Brown)

Submitted after final agency

Date 4-13-07 Item # 114

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

Dorothy Marsili

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

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

Carmel Viado

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

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

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

Good Afternoon Roni –

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

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
 City of Las Vegas Mayor & Council Office
 430 Stewart Avenue, Las Vegas, NV 89101
 702.229.6405/O 702.464.2683/Fax

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

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

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

Please vote no.

Denise R. Duarte

7920 Aviano Pines Avenue

phone: 372-3755

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

1/10/2007

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

Dorothy Marsili

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

Carmel Viado

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

Bill -

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

I hope you have a great day.

Laurie Kruse

Laurie Kruse Sr. Executive Assistant to Councilman Larry Brown
 City of Las Vegas Mayor & Council Office
 400 Stewart Avenue, Las Vegas, NV 89101
 702-729-5405:O 702-464-2683:F:ax

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

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

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

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

1/11/2007

P

Dorothy Marsili

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

Ydoleena Y.

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

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

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
City of Las Vegas Mayor & Council Office
400 Stewart Avenue, Las Vegas, NV 89101
702-228-6405/702-464-2683 fax

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

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

Thanks,

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

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

1/11/2007

8

Dorothy Marsili

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

Carmel Viado

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

Pamela –

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

I hope you have a great day.

Laurie Kruse

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
 City of Las Vegas Mayor & Council Office
 400 Stewart Avenue, Las Vegas, NV 89101
 702-225-6405/O 702-464-2583/Fax

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

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

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

1/11/2007

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

P

Dorothy Marsili

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

Carmel Viado

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

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

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

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

To Whom It May Concern:

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

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

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

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

1/11/2007

ITEM # 25 + 29
 CASE # 18312 + 502 18314
 PC MTG 1/11/07

P

Dorothy Marsili

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

More info on the email protest. ☺

Carmel Viado

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

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

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
 City of Las Vegas Mayor & Council Office
 400 Stewart Avenue, Las Vegas, NV 89101
 702-229-6405/0 702-464-2583/Fax

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

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

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

1/11/2007

P

Dorothy Marsili

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

Ydoleena Y.

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

Nick -

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

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

From: Nick Sagnelli [mailto:sagnet8@cox.net]
Sent: Wednesday, January 10, 2007 5:44 PM
To: dwsteinmam@aol.com
Cc: lkruse@lasvegasnevada.gov
Subject: VAR-18312 and SUP-18314

Ladies and Gentleman,

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

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

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

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

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

1/11/2007

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

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

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

Nick Sagnelli
sagnet8@cox.net

1/11/2007

ITEM # JS-29
CASE # VN-18312 + SW-18314
PC MTG 1-11-07

P

Dorothy Marsili

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

Kim -

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

Laurie Kruse

Laurie Kruse Sr. Executive Assistant to Councilman Larry Brown
 City of Las Vegas Mayor & Council Office
 400 Stewart Avenue, Las Vegas, NV 89101
 702-229-6405/O 702-464-2583/Fax

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

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

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

1/11/2007

ITEM # 28727
 CASE #
 PC MTG 1-11-07

2

Dorothy Marsili

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

Anita -

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

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
City of Las Vegas Mayor & Council Office
400 Stewart Avenue, Las Vegas, NV 89101
702-229-6405/O 702-454-2683/Fax

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

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

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

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

1/11/2007

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

P

Dorothy Marsili

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

Carmel Viado

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

Karin -

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

Laurie Kruse, Sr. Executive Assistant to Councilman Larry Brown
 City of Las Vegas Mayor & Council Office
 400 Stewart Avenue, Las Vegas, NV 89101
 702-229-6405/O 702-464-2663/Fax

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

Variance#18312, SUP#18314

To Whom it

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

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

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

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

Sincerely; Mrs. Karin

Keplinger

7916 Aviano Pines

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

ITEM # 28 & 26
 CASE # _____
 PC MTG 1-11-07

1/11/2007

P

Telephone Protest/ Approval Log

Meeting Date: 1/11/07

Case Number: SUP-18314

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

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

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

Date: 1/9/07
Name: Susan King
Address: 4113 Wheat Stone
Phone: 645-8574
☒ PROTEST ☐ APPROVE

Date: 1/10/07
Name: Paul Veright
Address: 8016 Wedlock Ln.
Phone: 655-4361
☒ PROTEST ☐ APPROVE

Date: 1/10/07
Name: Keith Chause
Address: 4117 Wheat Stone Court
Phone: 656-3129
☒ PROTEST ☐ APPROVE

ITEM # 24
CASE # SUP 18314
PC MTG 1/10/07

66P

Laurie Kruse

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

Dear Planning Commission:

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

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

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

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

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

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

Keep commercial ventures in commercial districts.

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

Sincerely,

P. Jensen

7809 Aviano Pines Ave.

89129. phone: 575-2073, 258-1122

Laurie Kruse

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

To Whom It May Concern:

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

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

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

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

1/11/2007

Laurie Kruse

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

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

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

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

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

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

1/11/2007

Laurie Kruse

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

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

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

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

Sincerely,

A Homeowner

Laurie Kruse

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

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

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

Thank you
GREG HANDLEY
7764 monza ave

1/11/2007

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 18, 2007

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

SPECIAL USE PERMIT

SUP-18655 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: T-MOBILE USA INC. - OWNER: BERKE ENTERPRISES, LTD., L.P. - Request for a Special Use Permit FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN at 1501 East Charleston Boulevard (APN 139-35-402-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest letter by Donald Burroughs
6. Submitted after final agenda – Withdrawal request by Spectrum
7. Backup referenced from the 01-25-07 Planning Commission Meeting Item 14

Motion made by GARY REESE to Hold in Abeyance Items 104-108 and Item 130 to 5/2/2007; Items 110-112 to 5/16/2007; Item 117 to 6/20/2007; Item 113 to 7/11/2007; Item 103 to 7/18/2007; and Withdraw Without Prejudice Items 114 and 115

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

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

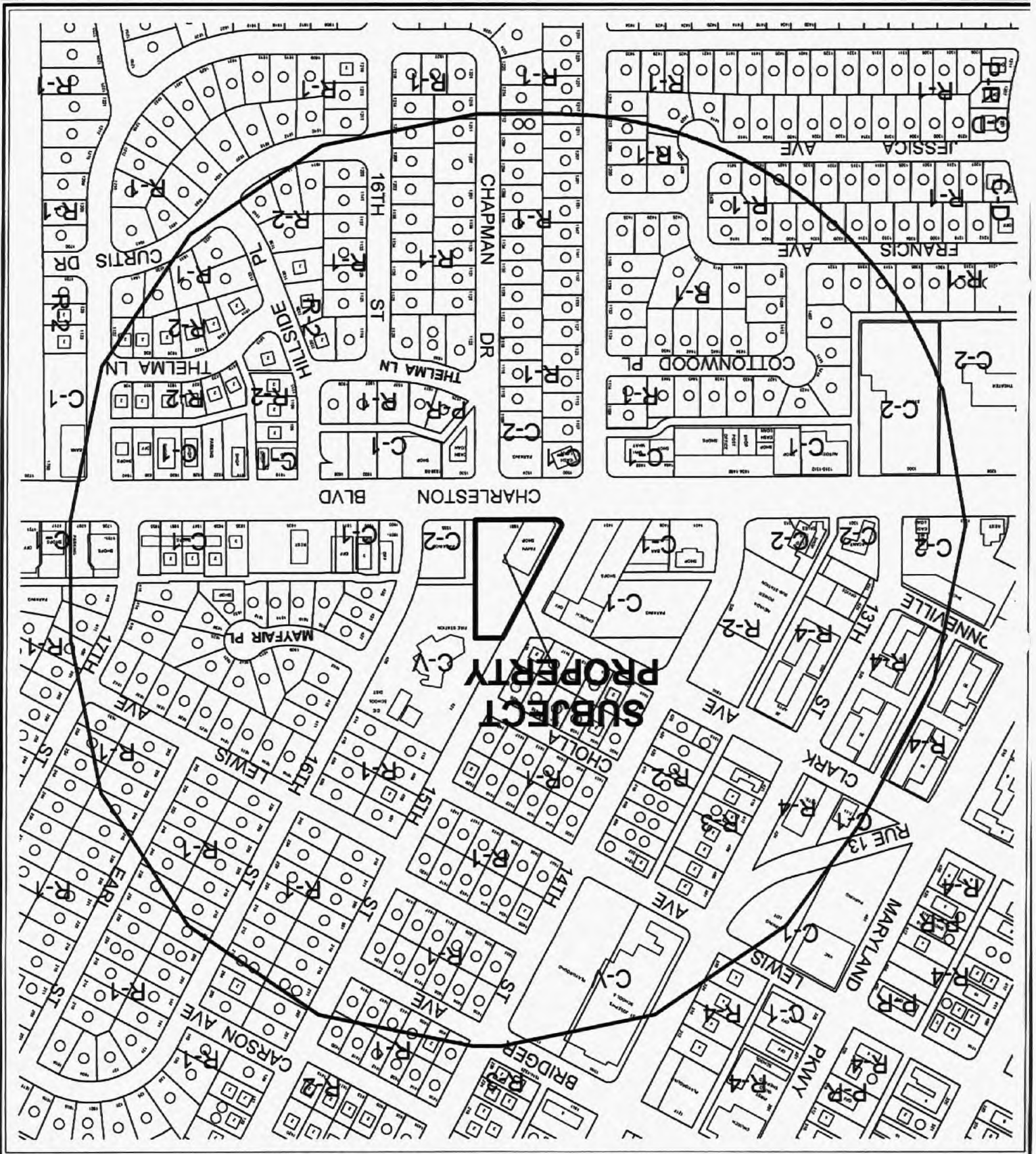


ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

RADIUS: 1000 FT

CASE: SUP-18655

0 200 400 600 Feet





CASE: **SUP-18655**

RADIUS: 1000 FT

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

0 200 400 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SUP-18655 - APPLICANT: T-MOBILE USA, INC. - OWNER: BERKE ENTERPRISES, LTD., L.P.

THIS ITEM WAS HELD IN ABEYANCE FROM THE MARCH 21, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and elevation, date stamped 12/11/06, except as amended by conditions herein.
3. The wireless communications facility and its associated equipment and screening shall be properly maintained and kept free of graffiti at all times by the monopole owner. Failure to perform the required maintenance may result in fines and/or removal of the facility and its associated equipment. If abandoned, the property owner must obtain a demolition permit to remove the equipment within 30 days of abandonment. All equipment must then be removed within six months after operations at the site cease.
4. The proposed eight (8) foot block wall surrounding the equipment enclosure shall include; a minimum of twenty percent contrasting material and conform to Title 19.08 perimeter wall requirements. No barbed or razor wire shall be used.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. The proposed wireless communications tower shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The tower base shall not be located within existing or proposed public sewer or drainage easements.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a Special Use Permit for a Wireless Communication Facility, Stealth Design at 1501 East Charleston Boulevard.

The proposed wireless communication facility, stealth design is an 80-foot tall tower with a "monopalm" (palm tree disguising the tower) design. The proposed wireless communications monopalm facility will be located adjacent to the C-V (Civic District) zoned City of Las Vegas property along the northern portion of the eastern property line. The site meets the base conditions for this type of use and is compatible with its surroundings. Therefore approval is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/12/99	The City Council approved a Special Use Permit (U-0015-99) to allow a pawn shop use at 1501 East Charleston Boulevard. The Planning Commission and Staff recommended approval.
06/07/00	The City Council approved a Required one-year Review [U-0015-99(1)] for a pawn shop use at 1501 East Charleston Boulevard. The Planning Commission and Staff recommended approval.
07/18/01	The City Council approved a Required one-year Review [U-0015-99(2)] for a pawn shop use at 1501 East Charleston Boulevard. The Planning Commission and Staff recommended approval.
01/25/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #14/rts).
01/24/00	A building permit application, plan check C-5-99, was submitted 04/22/99. The permit was issued 09/29/99. The Planning and Development Department review began 04/30/99 and recorded approval on 07/20/99. A project completion date was recorded by the Department of Building and Safety.
06/28/05	A business license for a C22 (Check Cashing Service w/gross - A company who (for a fee) will provide currency or a negotiable instrument in exchange for a check. Check Cashing and Deferred Deposit Services. Does not include Installment Loans) category license was processed in by the Department of Finance and Business Services. This license (C22-00031) was approved by the Planning and Development Department on 06/30/05 and issued by Business Services on 07/05/05.
<i>Pre-Application Meeting</i>	
12/06/06	A pre-application meeting was held and elements of this application were discussed. It was noted that two sets of photo simulations are required in addition to the standard elevations. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	

Details of Application Request	
Site Area	
Net Acres	1.0

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Pawn Shop	C (Downtown - Commercial)	C-1 (Limited Commercial)
North	Government Facility (Fire Station)	PF (Public Facilities)	C-V (Civic District)
South	Financial Institution, Specified	C (Downtown - Commercial)	C-1 (Limited Commercial)
	Parking	C (Downtown - Commercial)	C-2 (General Commercial)
East	Government Facility (Fire Station)	PF (Public Facilities)	C-V (Civic District)
	Parking	C (Downtown - Commercial)	C-2 (General Commercial)
West	General Retail, Other Than Listed	C (Downtown - Commercial)	C-1 (Limited Commercial)
	Office, Other Than Listed	O (Office)	P-R (Professional Office and Parking)

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		X	n/a
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

DEVELOPMENT STANDARDS

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

Wireless Communication Facility, Stealth Requirements	Provided	Compliance
No residential use may exist on the property.	No residential uses exist on the property	Yes
The design must conform to the definition of "Wireless Communication Facility, Stealth Design" as set forth in Title 19.20 and the Director.	The facility is designed to look like a palm tree, with the antennas hidden by the palm's "fronds"	Yes
The design and location of the facility must be deemed by the Director to be compatible with the surrounding area and the facility must include appropriate screening and landscaping to ensure such compatibility.	The proposed facility is appropriately screened and is compatible with the surrounding area	Yes
The frequencies used by the provider shall be in conformance with FCC standards as certified by a competent professional.	The applicant asserts that the frequencies are in conformance with FCC standards	Yes

ANALYSIS

The subject site is located in the Southeast Sector of the General Plan. The site is designated C (Downtown - Commercial) on the Redevelopment Plan map of the General Plan. The proposed development is in compliance with the C (Downtown - Commercial) designation. This category allows commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use designations. The property is the site of an existing commercial structure and the existing C-1 (Limited Commercial) zoning designation conforms to the C (Downtown - Commercial) land use category.

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the Wireless Communication Facility, Stealth Design use; however, no residential use may exist on the property. Since the existing site is a commercial property currently used for a pawn shop use, this condition is met. There is an existing Wireless Communication Facility located approximately 490 feet west of the subject site. This existing facility is within the Nevada Power Substation.

The subject site is zoned C-1 (Limited Commercial). Wireless Communication Facilities are permitted uses in this zoning district, subject to an administrative level staff review. This project was initially approved by Staff as a part of the review of an Administrative Site Development Plan Review (SDR-17209). However, per Title 19.18.050 (F) (3), a review of this project has been requested by the City Council and therefore a special use permit must be reviewed and approved for this use to locate on the subject site.

The subject site is located within the Redevelopment Plan Area. It is bound by C (Downtown - Commercial) designated land to the west and south and is bound by PF (Public Facility) designated land to the north. To the east it is bound by C (Downtown - Commercial) and PF (Public Facility) designated land.

The proposed Wireless Communications Facility is an 80-foot tall stealth-designed "monopalm," or tower disguised as a palm tree. It is proposed to be located on the eastern side of a C-1 (Limited Commercial) zoned parcel. The structure extends to 76 feet, where the arrays of the antennas each are attached; the "fronds" of the artificial tree extend to 80 feet. An eight-foot block wall is proposed for screening of the facility and will require a separate permit if approved. The proposed monopalm, due to the stealth design, is compatible with the surrounding area.

If approved, the facility must conform to the site plan as submitted on 12/11/06, which shows the height of the proposed structure and the antennas. If abandoned in the future, the entire facility must be removed within six months of abandonment.

Conditions

Pursuant to Title 19.04, the following base conditions apply to a Wireless Communication Facility, Stealth Design use.

1. The applicant must submit to the Department, for administrative review and approval, a site plan and an elevation drawing. The Director shall review the documents to determine if the proposed facility conforms to the conditions listed below for this use. If the Director, in his discretion:
 - a. Approves the proposed facility to proceed as a conditional use, the Director shall provide written notice of approval to the applicant, with a copy to the office of the City Council. Within ten days after the notice is mailed or delivered, the applicant may proceed to apply for building permits, unless a member of the City Council files with the Director a written request for the Council to review the approval. If such a request to review is filed, the application must first be reviewed and approved by the Council.
 - b. Determines that the proposed facility does not conform to the conditions listed below, a Special Use Permit will be required for the use. Any determination by the Director that a Special Use Permit will be required is no subject to appeal.
2. No residential use may exist on the property.
3. The design must conform to the definition of the term "Wireless Communications Facility, Stealth Design," as set forth in Section 19.20.020 and as determined by the Director.

4. Within an area designated as a Historic Preservation District, the proposed facility must be reviewed by the Historic Preservation Commission before the Director considers granting approval as a conditional use.
5. The design and location of the proposed facility must be deemed by the Director to be compatible with surrounding uses, and the facility must include appropriate screening and landscaping to ensure such compatibility.
6. The frequencies used by the communication provider shall be in conformance with Federal Communication Commission standards, as certified by a competent professional (such as a radio frequency engineer).

FINDINGS

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

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

The stealth designed facility meets Title 19 requirements for this use. While the facility is taller than other trees in the area, it is not obtrusive and is therefore compatible with surrounding land uses.

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

There are no physical constraints to the location and intensity of the proposed use on the subject site. The site is large enough to accommodate the facility without it being unduly noticeable from the surrounding properties. Parking will be minimally affected by the loss of four spaces but will not become parking impaired as a result of this project.

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

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

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

The Wireless Communication Facility, Stealth Design use on this site will not compromise the public health, safety, and welfare because the use must be constructed in compliance with applicable building codes and thus is subject to inspections for compliance with these codes.

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 315 by City Clerk

APPROVALS 0

PROTESTS 0



T-Mobile

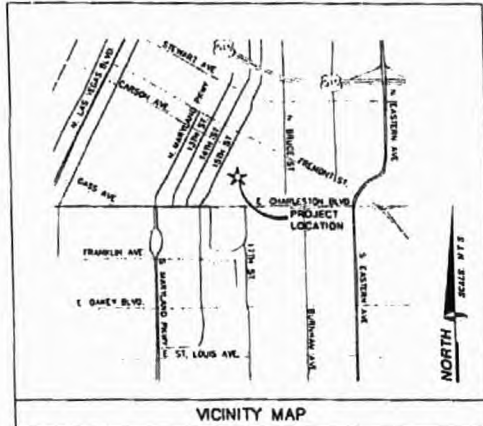
CHAPMAN DR. AND THELMA LN.
VG08659-A

1501 E. CHARLESTON BLVD.
LAS VEGAS, NEVADA 89101

THE PROPOSED PROJECT INCLUDES:

- INSTALLATION OF WIRELESS ANTENNAS ON A 76' MONOPOLE WITH ANTENNAS AT A 74' CENTERLINE (PROVIDES NOT TO EXCEED 80')
- INSTALLATION OF (4) OUTDOOR EQUIPMENT CABINETS ON A CONCRETE PAD
- INSTALLATION OF ONE OPS ANTENNA
- COAXIAL CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW TELEPHONE CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER
- INSTALLATION OF BLOCK WALL WITH CHAIN LINK GATE ATTACHED TO BLOCK WALL
- INSTALLATION OF (2) 6' WIDE SOLID METAL SLING GATES

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/LESSEE

T-MOBILE
1175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89117

CONTACTS:
CHAD DABUST
CONSTRUCTION PROJECT MANAGER
(702) 586-9406

PROPERTY INFORMATION

OWNER: BERKE ENTERPRISES LTD.
11007 SUNSET BOULEVARD
LOS ANGELES, CALIFORNIA
90049-3224

CONTACT PHONE: BARBARA LAMPLEY
(512) 314-3400

AREA OF CONSTRUCTION: 407.3 ± SQ. FT.

OCCUPANCY TYPE: S-2

CONSTRUCTION TYPE: V-B

CURRENT ZONING: LIMITED COMMERCIAL DISTRICT (C-1)

JURISDICTION: CITY OF LAS VEGAS

LATITUDE: N 36° 09' 34.2"

LONGITUDE: W 115° 07' 54.7"

ELEVATION: 1948 FEET (NAVD 1988)

ZONING APPLICATION #: T.B.D.

A.P.N.: 139-35-402-001

HANDICAP REQUIREMENTS: FACILITY IS UNINHABITED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT INFORMATION

EQUIPMENT LOCATION: ☒ OUTDOOR ☐ INDOOR

EQUIPMENT SHELTER: ☐ YES ☒ NO

ANTENNA LOCATION: ☐ NEW MONOPOLE

☐ SELF SUPPORT TOWER

☐ EXISTING MONOPOLE

☐ ROOF TOP

☐ EXISTING TOWER

☐ OTHER - NEW MONOPOLE

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE 2003 W/STATE AMENDMENTS
2. UNIFORM MECHANICAL CODE 2000
3. ANSI/RIA-222-1 LIFE SAFETY CODE
4. NFPA-101-1997
5. UNIFORM PLUMBING CODE 2000
6. NATIONAL ELECTRIC CODE: 2002
7. LOCAL BUILDING CODE(S)
8. CITY AND/OR COUNTY ORDINANCES

CODE COMPLIANCE

CIVIL ENGINEER

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

STRUCTURAL ENGINEER

T.B.D.

ELECTRICAL ENGINEER

SPECTRUM SURVEYING & ENGINEERING
7351 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
RICHARD TOSCANELLO
PHONE: (702) 363-9530

SURVEYOR

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

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	FILE SHEET	1
A1	SITE PLAN	1
A1.1	ENLARGED SITE PLAN	1
A2	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	1
A3	ELEVATIONS	1
ISSUED FOR		
SHEET INDEX		ZONING

TITLE	SIGNATURE	DATE
RF ENGINEER		
OPER PROJECT MANAGER		
LANDLORD		
FIELD ENGINEER		
DEVELOPMENT SUPERVISOR		
CONSTRUCTION PROJECT MANAGER		
FIELD OPS MANAGER		
APPROVAL LIST		

OMNIPoint
T-Mobile
1175 S. RILEY ST., STE. 101
LAS VEGAS, NV 89117

PROJECT INFORMATION
CHAPMAN DR. AND THELMA LN.
VG08659-A
1501 E. CHARLESTON BLVD.
LAS VEGAS, NEVADA 89101

CURRENT ISSUE DATE
11/08/06

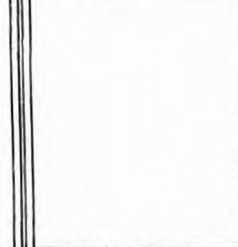
ISSUED FOR
ZONING

REV.	DATE	DESCRIPTION	BY
1	11/08/06	ZONING TYPING	TO S
2	09/28/06	ZONING REVISIONS	D.S.
3	09/12/06	REVISED ZONING	J.E.
4	06/20/06	100% ZONING	J.E.
5	06/07/06	90% ZONING	B.I.

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

DRAWN BY: CHK: APV
B. LANGSTON M. CEFALU C. WENNER

LICENSURE



SHEET TITLE
TITLE SHEET 1

SHEET NUMBER
T1

REVISION
4

VG08659-A

SUP-18655
01/25/07 PC

RECEIVED
JAN 25 2007

THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT, BARGAIN & SALE DEED RECORDED JUNE 4, 2001 IN BOOK 20010624 AS INSTRUMENT NO. 01847 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 81 EAST, U.S.M.

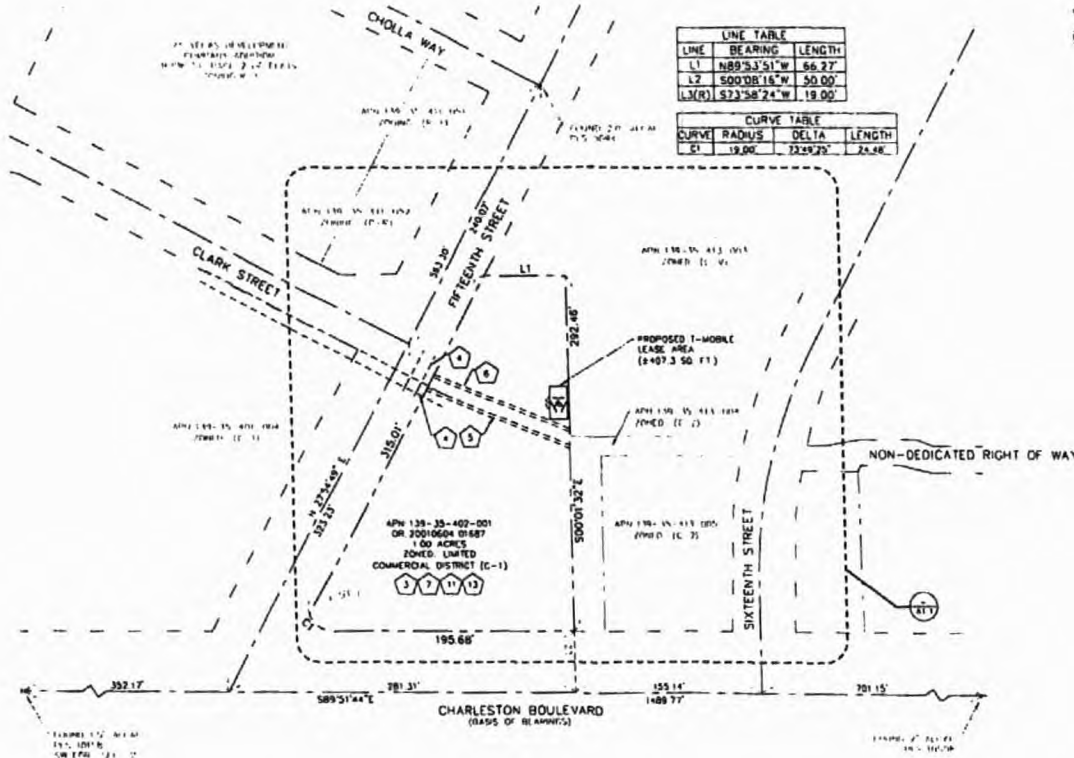
BASIS OF RECORD:
SOUTH BY 51°44' EAST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 35 AS SHOWN BY MAP THEREOF ON FILE 67, PAGE 74 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

REMARKS:
CITY OF LAS VEGAS VERTICAL CONTROL NO. 1275 BEING A WIRET AND PLATE IN TOP OF CURB AT NORTHEAST CORNER OF CHARLESTON AND 15TH STREET
ELEVATION 1950.05 FEET (NAVD 1988)
384.375 METERS (NAVD 1988)

NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION LISTED IN TITLE REPORT NO. 08-108-1013-1014, DATED MAY 8, 2006, PREPARED BY NEVADA TITLE COMPANY, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT:

1. RESERVATION AND EASEMENTS FROM STATE OF NEVADA OR 155-832 AFFECTS ENTIRE SUBJECT PROPERTY
2. SHWC FOR COMMUNICATION LINES OR 23-144-215460 AFFECTS PORTION OF SUBJECT PROPERTY AS SHOWN HEREON
3. SHWC FOR POWER LINES OR 228-183275 AFFECTS PORTION OF SUBJECT PROPERTY AS SHOWN HEREON
4. ETC FOR COMMUNICATION LINES OR 1349-1308362 AFFECTS PORTION OF SUBJECTS PROPERTY AS SHOWN HEREON
5. CLV FOR DOWNTOWN DEVELOPMENT AREA OR 880311-00777 AFFECTS ENTIRE SUBJECT PROPERTY
6. BE ASSIGNMENT OF RENT AND LEASES OR 20010406-01208 AFFECTS PORTION OF SUBJECT PROPERTY AS SHOWN HEREON
7. BE FOR UNRECORDED LEASE OR 20010411-01027 AFFECTS PORTION OF SUBJECT PROPERTY AS SHOWN HEREON



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- OPTIONAL RECORD
- POWER POLE

COMMUNICAT
T-Mobile
1170 S. WEST ST., SUITE 101
LAS VEGAS, NV 89107

PROJECT INFORMATION
CHAPMAN DR. AND
THELMA LN.
VG08659-A
1501 E. CHARLESTON BLVD.
LAS VEGAS, NEVADA 89101

CURRENT ISSUE DATE
11/08/06

ISSUED FOR
ZONING

REV	DATE	DESCRIPTION	BY
1	11/08/06	ZONING FILING	D.S.
2	09/12/06	REVISED ZONING	J.C.
3	08/20/06	100% ZONING	J.C.
4	06/07/06	NOR ZONING	B.L.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
1381 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89117
PH (702) 367-7705
FAX (702) 367-8753

DRAWN BY: CHK **APV**
B. LANGSTON M. CEFALU C. WENNER

ENCLOSURE

SHEET TITLE:
SITE PLAN

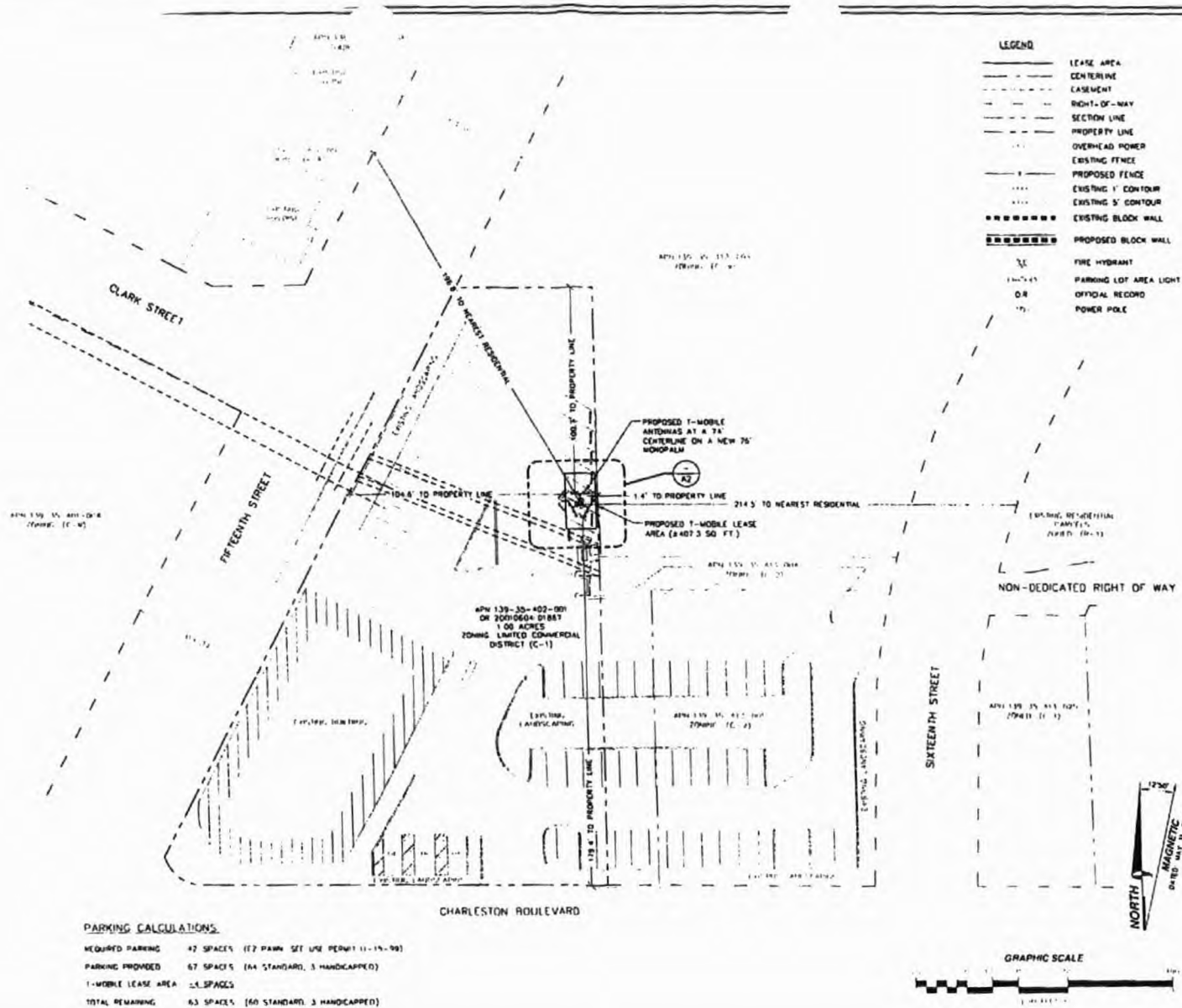
SHEET NUMBER: **REVISION**

A1 **4**

SITE PLAN

SUP-18655
01/25/07 PC

RECEIVED
DEC 11 2006



ENLARGED SITE PLAN

T-Mobile
475 S MAIN ST. 17E 10
LAS VEGAS, NV 89101

PROJECT INFORMATION
CHAPMAN DR. AND
THELMA LN.
VG08659-A
1501 E CHARLESTON BLVD
LAS VEGAS, NEVADA 89101

CURRENT ISSUE DATE
11/08/06

ISSUED FOR
ZONING

REV	DATE	DESCRIPTION	BY
1	11/08/06	ZONING FILING	D.S.
2	08/28/06	ZONING REVISIONS	D.S.
3	08/12/06	REVISED ZONING	J.C.
4	08/20/06	100% ZONING	J.C.
5	08/02/06	80% ZONING	B.

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

DRAWN BY CHK **APV**
B LANGSTON M CEYALU C WENER

LICENSURE

SHEET TITLE

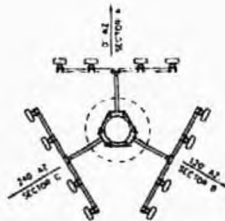
ENLARGED SITE PLAN

SHEET NUMBER **REVISION**

A1.1 **4**

SUP-18655
01/25/07 PC

RECEIVED
DEC 11 2006

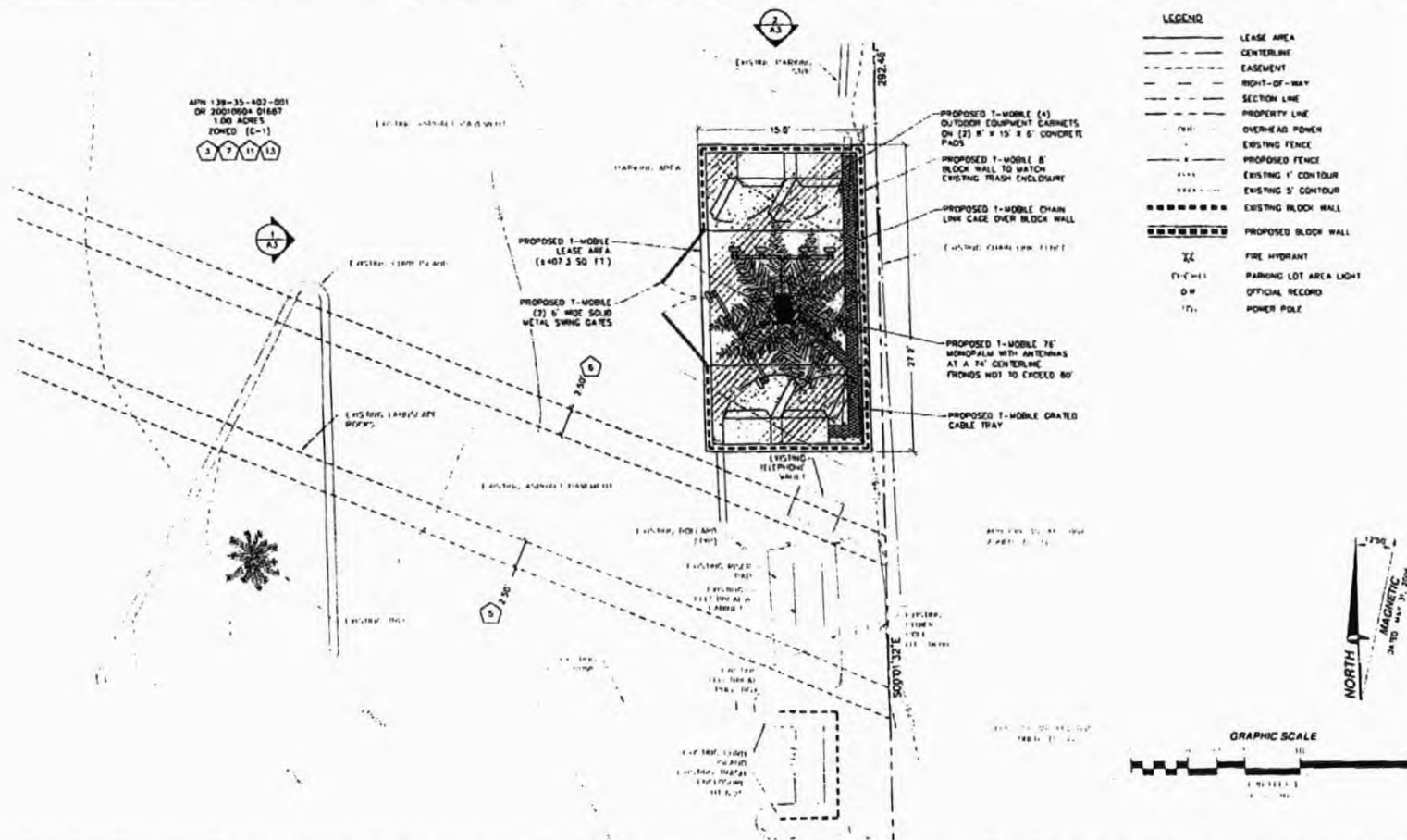


ANTENNA LAYOUT

ANTENNA SECTION	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	RAD CENTER	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTION A	DRS-18XDPD	90' X 8	1/8" COAX	74'	5'	6' (10 MAX)	
SECTION B	DRS-18XDPD	90' X 8	1/8" COAX	74'	5'	6' (10 MAX)	
SECTION C	DRS-18XDPD	90' X 8	1/8" COAX	74'	5'	6' (10 MAX)	
GPS	MOTOROLA GPS	30' X 1	1/8" COAX		N/A	N/A	
LMU	N/A	N/A	N/A		N/A	N/A	

EQUIPMENT	QUANTITY	EQUIPMENT MAKE/MODEL	LATITUDE (NAD83)	LONGITUDE (NAD83)	GROUND LEVEL (AMSL)	COMMENTS
DRS-18XDPD	4	DRS-18XDPD (OUTDOOR)	N/A	N/A	N/A	

ANTENNA AND CABLE SCHEDULE



SITE DETAIL

T-Mobile
1115 S. MARY ST., 10
LAS VEGAS, NV 89101

PROJECT INFORMATION
CHAPMAN DR. AND
THELMA LN.
VG08659-A
1501 E. CHARLESTON BLVD
LAS VEGAS, NEVADA 89101

CURRENT ISSUE DATE
11/08/06

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
1	09/17/04	REVISED ZONING	J.C.
2	06/20/06	100% ZONING	J.C.
3	06/20/06	90% ZONING	B.L.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
7304 W. CHARLESTON BLVD. SUITE 120
LAS VEGAS, NEVADA 89117
PH: (702) 367-7705
FAX: (702) 367-8733

DRAWN BY: CHM: APV
LANGSTON M. CEFALU C. WENK
LICENSURE:

SHEET TITLE
SITE DETAIL, ANTENNA
& CABLE SCHEDULE
LAYOUT

SHEET NUMBER
A2
REVISION
2

SUP-18655
01/25/07 PC

RECEIVED
DEC 11 2006

PROJECT INFORMATION
 CHAPMAN DR. AND
 THELMA LN.
 VC08659-A
 1501 E. CHARLESTON BLVD
 LAS VEGAS, NEVADA 89101

CURRENT ISSUE DATE
 11/08/06

ISSUED FOR
 ZONING

REV.	DATE	DESCRIPTION	BY
1	06/12/06	REVISED ZONING	J.C.
2	06/20/06	100% ZONING	J.C.
3	06/27/06	80% ZONING	B.I.

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

DRAWN BY: CHM
 APV
 B. LANGSTON M. CATALIC W. WENI

LICENSURE

SHEET TITLE

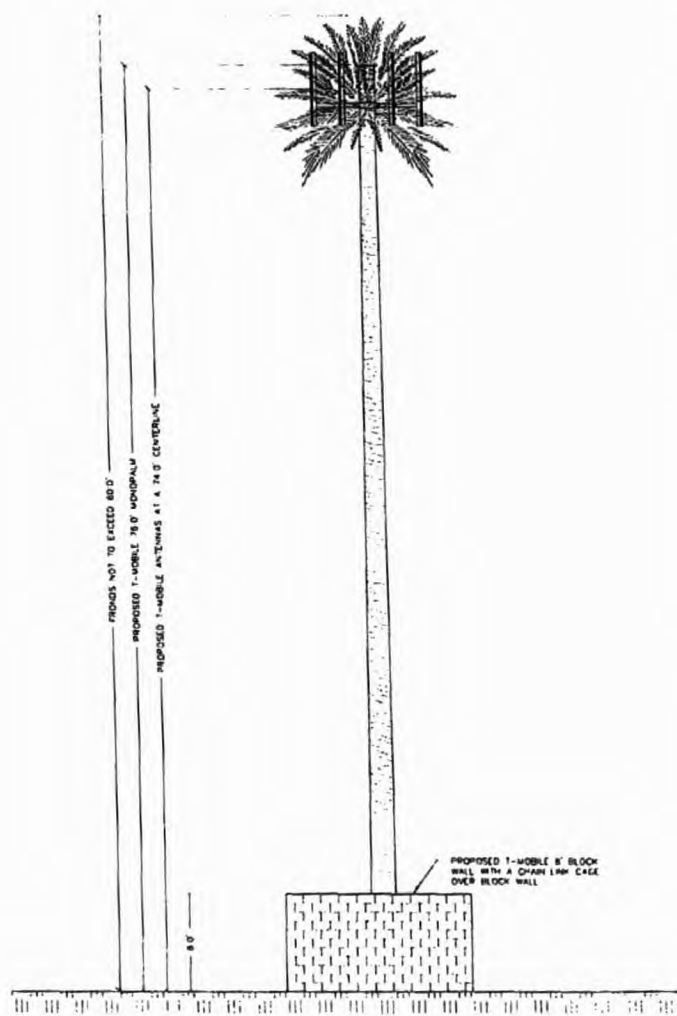
ELEVATIONS

SHEET NUMBER

A3 2

RECEIVED
 DEC 11 2006

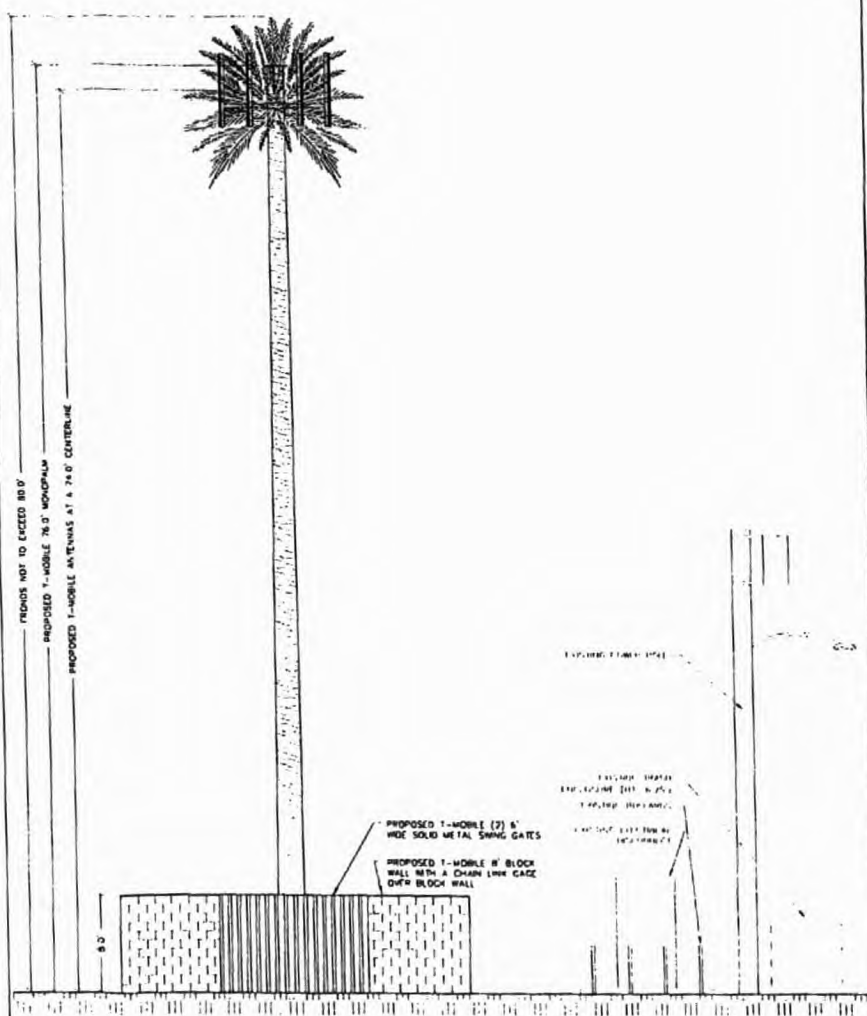
SUP-18655
01/25/07 PC



NORTH ELEVATION

SCALE 1" = 10'

2 WEST ELEVATION



SCALE 1" = 10'



SUP-18655 - APPLICANT: T-MOBILE USA INC. - OWNER: BERKE ENTERPRISES, LTD., L.P.
1501 EAST CHARLESTON BOULEVARD
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06



SUP-18655 - APPLICANT: T-MOBILE USA INC. - OWNER: BERKE ENTERPRISES, LTD., L.P.
1501 EAST CHARLESTON BOULEVARD
JANUARY 25, 2007 PLANNING COMMISSION

12/26/06



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

December 11, 2006

City of Las Vegas
Development Services
Planning Division
731 South Fourth Street
Las Vegas, NV 89101

**Reference: Justification for a Special Use Permit
T-Mobile Site VG08659 Chapman & Thelma
1501 E. Charleston Boulevard
APN 139-35-402-001**

Spectrum Surveying & Engineering, on behalf of T-Mobile USA Inc., requests the approval of a Special Use Permit for a proposed Wireless Communication Facility (Monopalm) the location meets the required residential adjacency setbacks. The proposed site location is at 1501 E. Charleston, Las Vegas, Nevada 89101; parcel number 139-35-402-001. This geographic location was selected by T-Mobile USA Inc. as a desirable location to work within their existing network of antennas and towers.

T-Mobile USA Inc. proposes to construct a 76' Monopalm with fronds not to exceed 80' and a 15' x 27.2' equipment lease area enclosed by a decorative block wall enclosure with a chain link cage over the top of the block wall. The subject parcel is zoned Limited Commercial (C-1).

The proposed antennas are required to provide adequate coverage to customers using wireless services in the area. Businesses, governments, emergency services and the general public are all users of cellular technology. The installation of this facility will enhance service coverage and reliability for users in the City of Las Vegas. The Federal Communications Commission determined the wireless system serves the national interest and directly and indirectly benefits all members of the public.

The approval of the Use Permit is consistent with the zoning code. In addition the Use Permit will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood, or injurious to property, resources, or improvements in the vicinity, nor will create any additional impact to the traffic system in the area.

Best regards,
Spectrum Surveying & Engineering

Margaret Gefalu
Director of Wireless Services

RECEIVED
DEC 11 2006

**SUP-18655
01/25/07 PC**

3824803 FAX

NOTICE OF PUBLIC HEARING**SPECIAL USE PERMIT**

16202113015 Case: SUP-18655
BURROUGHS DONALD PIERCE JR
1130 HILLSIDE PL
LAS VEGAS NV 89104-1620

MEETING: PLANNING COMMISSION
DATE: JANUARY 25, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-18655

APPLICANT: T-MOBILE USA INC. - OWNER: BERKE ENTERPRISES, LTD., L.P. - REQUEST FOR A SPECIAL USE PERMIT FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN AT 1501 EAST CHARLESTON BOULEVARD (APN 139-35-402-001), C-1 (LIMITED COMMERCIAL) ZONE, WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 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 hereto 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>.



We vote for
DENIAL!
Thank you

DOUGLAS J. RANKIN, CURRENT PLANNING MANAGER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

RECEIVED
CITY CLERK
APR -9 A 8:08



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

RECEIVED
CITY CLERK

2007 APR 13 P 3: 32

April 13, 2007

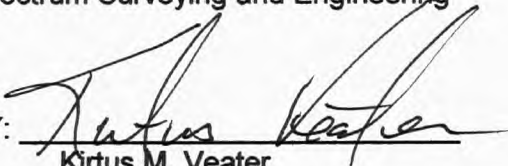
City of Las Vegas
City Clerk
400 Stewart Avenue
Las Vegas, NV 89101

Re: **SUP-18655**
Item: 115 City Council Meeting Date: April 18, 2007
VG08659 Chapman & Thelma / T-Mobile USA
1501 East Charleston Blvd., (APN 139-35-402-001)

Spectrum Surveying and Engineering, on behalf of the applicant T-Mobile USA, requests the application for Special Use Permit (**SUP-18655**) be withdrawn without prejudice from the planning review process.

Should you have any additional question or concerns please do not hesitate to call me at 702.367.7705, ext 223

Sincerely,
Spectrum Surveying and Engineering

BY: 
Kirtus M. Veater
Project Coordinator
kveater@spectrumse.com

cc: Ward 3 (Councilman Reese)

Submitted and Initials

Date 4-13-07 Item # 115

**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**

01/19/2007 14:45 7023857268

PLANNING & DEVELOPMT

PAGE 02/10

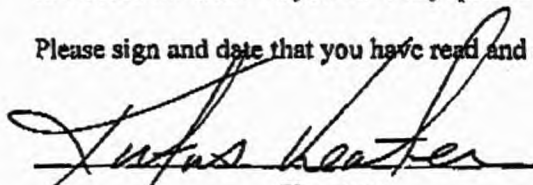
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department Current Planning Division 731 South Fourth Street Las Vegas, Nevada 89101 (702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SUP-18655 - APPLICANT: T-MOBILE USA INC. - OWNER: BERKE ENTERPRISES, LTD., L.P.

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

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

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


1/22/07
 Signature Date

Kirtus Heater
 Please Print Name

Spectrum Surveying & Engineering
 Company Name

Sincerely,

Douglas J. Rankin, AJCP
 Current Planning Manager

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 18, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-19296 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: BECKER & SONS - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN ESTABLISHMENT AND A WAIVER OF THE 200 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM RESIDENTIAL ZONED PROPERTY at 1990 North Rainbow Boulevard (APN 138-23-301-002), C-1 (Limited Commercial) Zone, Ward 5 (Williams). 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.

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 Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest letter by Fredric W. Harrell
6. Backup referenced from the 03-08-07 Planning Commission Meeting Item 24

Motion made by BRENDA J. WILLIAMS to Approve Subject to Conditions

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

BRENDA J. WILLIAMS, 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: APRIL 18, 2007

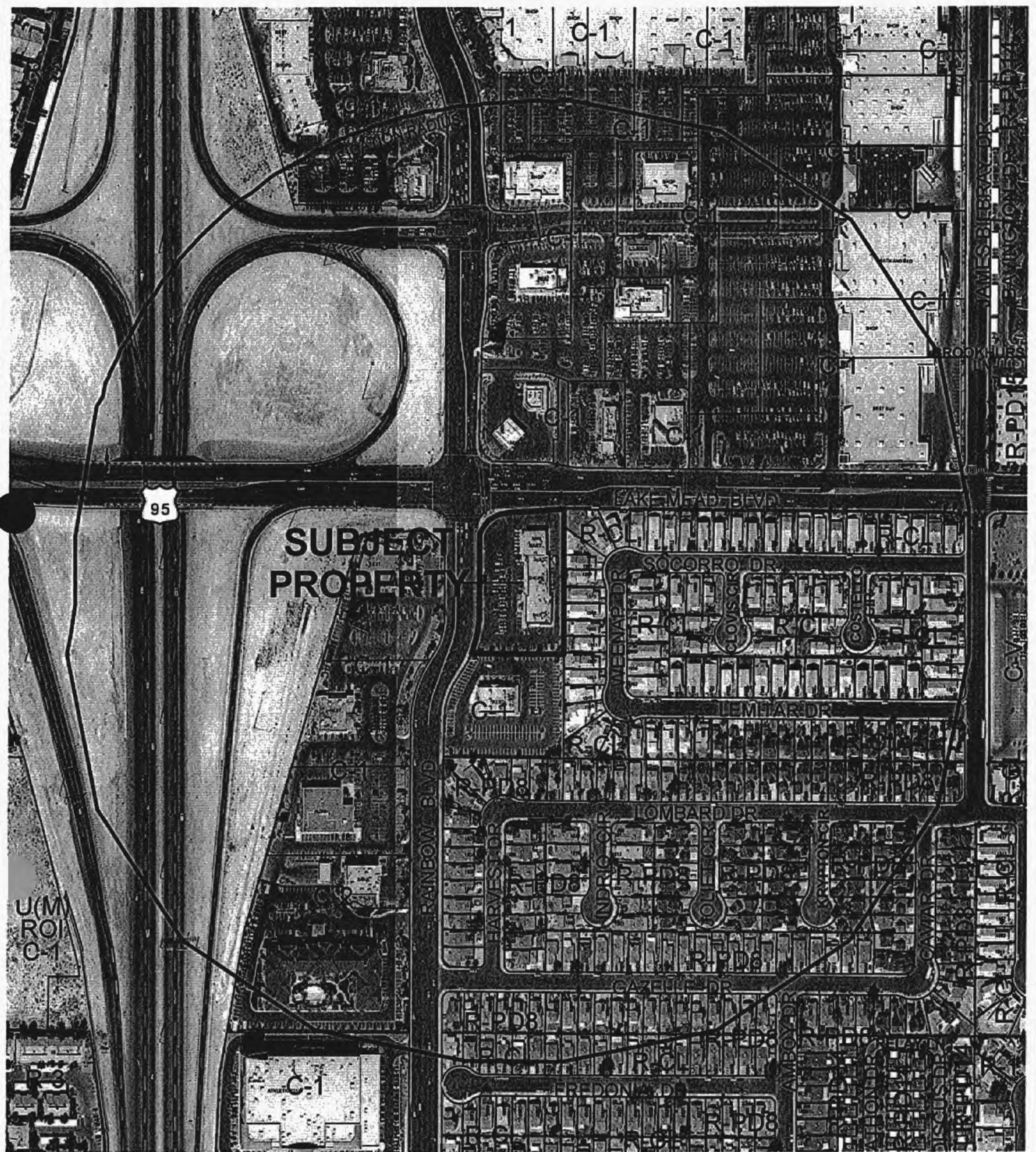
LUCY STEWART, 856 East Sahara Avenue, appeared on behalf of the applicant. MS. STEWART explained that the proposed Check City would replace the old 7-11 convenience store and would be a more appropriate use.

COUNCILWOMAN WILLIAMS stated she viewed the site and agreed that the proposed use was appropriate. She added that there was not a proliferation of this type of business within the community.

MAYOR GOODMAN declared the Public Hearing closed.







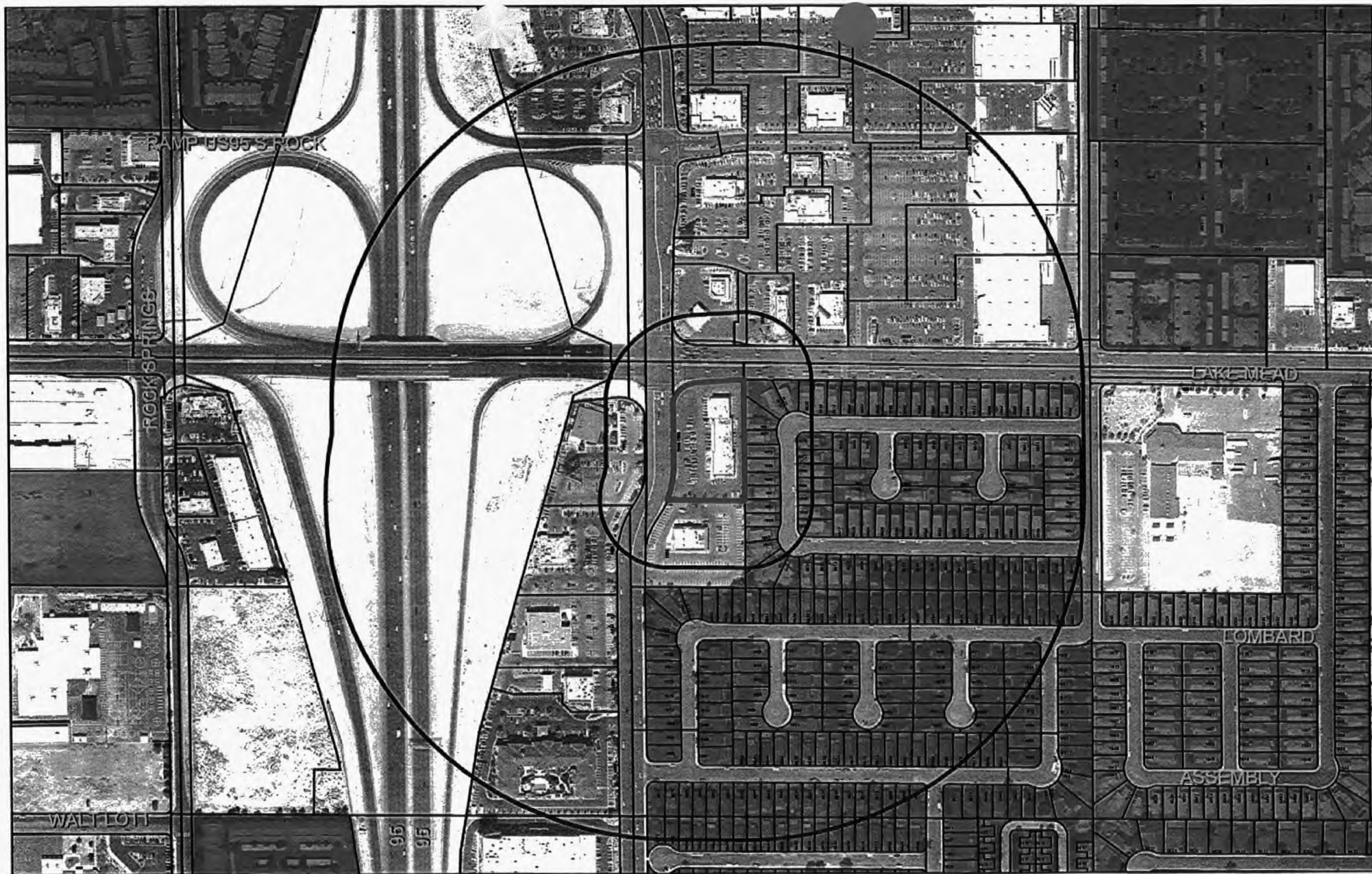
CASE: **SUP-19296**

RADIUS: 1000 FT

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

0 500 Feet



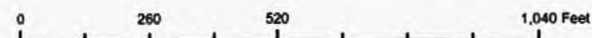


SUP-19296
Financial Institution

Financial Business Locations

- Financial Institution, Specified
- Auto Pawnbroker
- Automobile Title Loan

- Subject Property
- Residential Property



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-19296 - APPLICANT: CHECK CITY - OWNER: BECKER & SONS

THIS ITEM WAS HELD IN ABEYANCE FROM THE APRIL 4, 2007 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILWOMAN WILLIAMS.

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0042-84), if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The purpose for this request for a Special Use Permit is for a proposed Auto Title Loan business and a waiver of the 200 foot minimum distance separation requirement from residential zoned property within an existing shopping center.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/3/84	The City Council approved a Rezoning (Z-0042-84) from N-U to C-1 for a 13,200 square foot shopping center. The Planning Commission recommended approval.
02/22/90	The Board of Zoning Adjustment denied a request for a Special Use Permit (U-0020-90) billboard on this site.
04/3/91	The City Council approved a request for a Special Use Permit for on/off premises consumption of alcohol in conjunction with a Convenience Store and a Tavern. The Board of Zoning Adjustment recommended approval.
02/28/91	The Board of Zoning Adjustment approved a request for a Special Use Permit for gasoline sales in conjunction with a convenience store.
10/20/93	The City Council approved a request for a Special Use Permit for a Tavern. The Board of Zoning Adjustment recommended approval.
02/20/02	The City Council approved a request for a Special Use Permit for a service bar (beer/wine/cooler) in conjunction with a restaurant. The Planning Commission and Staff recommended approval.
03/08/07	The Planning Commission voted 6-0-1/sd to recommend APPROVAL (PC Agenda Item #24/jk).
<i>Pre-Application Meeting</i>	
12/13/06	At the pre-application meeting the applicant was informed about the requirements for an Auto Title Loan business.
<i>Neighborhood Meeting</i>	
A neighborhood meeting for this application type is not required, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	1.69
Net Acres	1.67

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center & Single-family	SC (Service Commercial)/ (ML)Medium Low	C-1 (Limited Commercial)/R-PD8 (Residential Planned Development)
East	Single-family	(ML)Medium Low	R-CL (Residential-Compact Lot)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	X		
A-O Airport Overlay District (140-Foot)	X		Y
Billboard Exclusionary Zone – (Exempt Zone)	X		Y
Trails	X		Y*
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

* Lake Mead Boulevard is designated as a Pedestrian Path

DEVELOPMENT STANDARDS

Per Title 19.08 the following Development Standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	350 Feet	N/A
Min. Lot Width	100 Feet	208 Feet	Y
Min. Setbacks			
• Front	20 Feet	111 Feet	Y
• Side	10 Feet	70 Feet	Y
• Corner	15 Feet	58 Feet	Y
• Rear	20 Feet	30 Feet	Y
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	50%	16.2%	Y

Max. Building Height	N/A	Existing	N/A
Trash Enclosure	50 Feet	Zero Feet	N*
Mech. Equipment	Screened	Screened	Y

* There is an existing trash enclosure along the east property line.

Please note the applicable code section here (Title 19.12)

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	18 Trees	Zero	N*
Buffer: Min. Trees	1 Trees/ 20 Linear Feet 1 Trees/ 30 Linear Feet	25 Trees	6 Trees within the rear only.	N
TOTAL		43 Trees	6 Trees**	N
Min. Zone Width	8 Feet		Zero***	N
Wall Height	6 Feet		6 Feet (existing)	Y

* This shopping center was constructed prior to the current parking lot landscaping requirements.

** The street frontages are planted with Texas Rangers not trees.

*** The six trees along the east (rear) property line are in tree wells.

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	
Auto Title Loan	3,060 sq. ft.	1:250	12.24				
In-line Stores	3,000 sq. ft.	1:175	17.14				
Restaurant/ Lounge	1,890 sq. ft. dining	1:50	37.8				
	4,150 sq. ft. remaining	1:200	16.6				
Subtotal	12,100 sq. ft		80	4	105	5	Y
TOTAL (including handicap)			84		110		Y
Loading Spaces		2			2		Y

* V-011-91 was approved to permit 120 parking spaces where 121 were required. New parking standards show this shopping center to be in compliance with parking standards.

ANALYSIS

Zoning & Land-use:

The C-1 zoning for this parcel is a supported zoning district within the SC (Service Commercial) land-use designation for this parcel. An Auto Title Loan is a permitted use within the C-1 zoning district, subject to a special use permit and the following conditions:

AUTO TITLE LOAN [O, C-D, C-1, C-2] Ord 5682 4/21/04

- *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 (20%) 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 8:00 a.m. to 11:00 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.

Since this use is located within 200 feet of a residential subdivision, a waiver of condition number seven is required; therefore, staff does not support this request.

Site Plan:

The site plan for the proposed Auto Title Loan business shows an existing shopping center. Based on the building layout for this shopping center, there is 12,100 square feet of lease space. Parking for retail centers less than 25,000 square feet require parking based on each use within the shopping center. Based on the uses in the center, there is adequate parking in this shopping center.

Floor Plan:

The floor plan shows that the proposed Auto Title Loan business to have a total floor area of 3,060 square 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."**

Due to the fact that the parcel on which this use is to be conducted abuts a single-family residential subdivision, the proposed Auto Title Loan can not be conducted in a manner that is harmonious and compatible with the surrounding land uses.

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

The proposed site is not physically suitable for a Auto Title Loan because of its proximity to a residential development to the east.

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."**

Rainbow Boulevard is listed as an 80-foot Secondary Collector Street and Lake Mead Boulevard is listed as a 100-foot Primary Arterial Street on the Master Plan of Streets and Highways. Both streets are of adequate size 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."**

The proposed use is inconsistent with the public health, safety, and welfare and overall objectives of the General Plan due to its proximity to a residential development.

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

The proposed use does not meet all of the applicable conditions for an Auto Title Loan as outlined by Title 19.04.050, condition number seven, which states:

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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

ASSEMBLY DISTRICT 37

SENATE DISTRICT 3

NOTICES MAILED 252 by City Clerk

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-19296** APN: 138-23-301-002
Name of Property Owner: Becker & Sons
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 X No

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

City Official: _____

Partner(s):

APN: 114

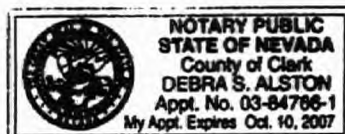
Signature of Property Owner: _____

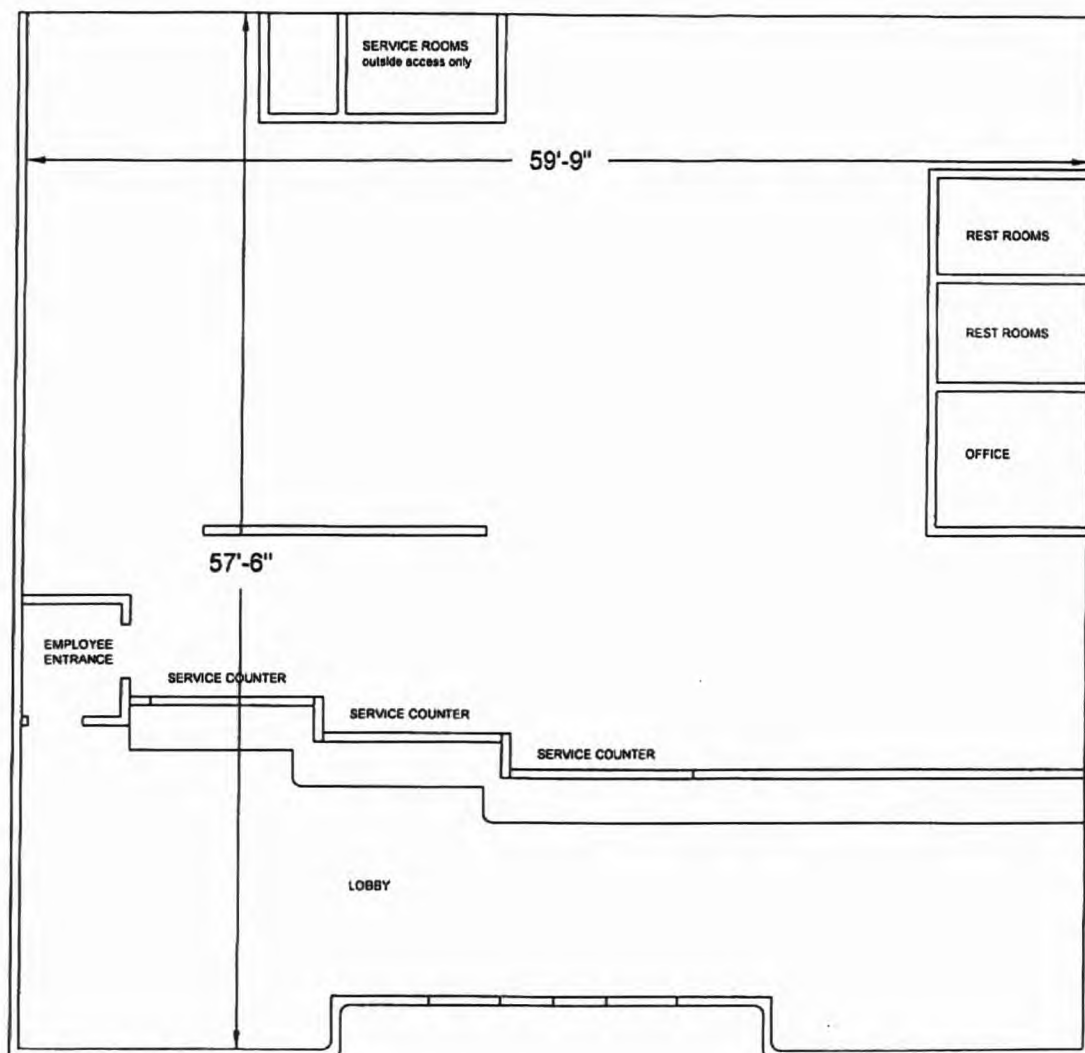
Print Name: Ernest A. Becker, Jr.

Subscribed and sworn before me

This 11th day of January, 20 07

Notary Public in and for said County and State





FLOOR PLAN

Check City

SCALE $\frac{1}{8}$ " = 1'-0"

RECEIVED
JAN 19 2007

SUP-19296
03/08/07 PC



SUP-19296 - APPLICANT: CHECK CITY - OWNER: BECKER & SONS
1990 NORTH RAINBOW BOULEVARD
MARCH 8, 2007 PLANNING COMMISSION

01/31/07



SUP-19296 - APPLICANT: CHECK CITY - OWNER: BECKER & SONS
1990 NORTH RAINBOW BOULEVARD
MARCH 8, 2007 PLANNING COMMISSION

01/31/07

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

December 21, 2006

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

RE: SEC Lake Mead & Rainbow
APN 138-23-301-002

Dear Sir or Madam:

Please accept this letter as our request for a use permit for a financial institution, located at the southeast corner of Lake Mead and Rainbow. My client would like to convert an existing building (former convenience store) to an auto title loan payday loan, check cashing business. The potential site meets the separation requirement from another similar business however it needs a waiver to the 200 ft requirement for a separation from residential. While this site does not meet the separation from residential, this use will have less impact than the dry cleaners or tavern that is located in the same center. There is more than adequate parking within the shopping center, however, additional parking is not needed for the auto title loan business. They never take possession of the cars because they feel the owner then wouldn't be able to work and wouldn't be able to pay them back. 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.

**SUP-19296
03/08/07 PC**

6668 Fredonia Drive
Las Vegas, Nevada 89108
March 23, 2007

RECEIVED
CITY CLERK

2007 MAR 27 A 11:09

Beverly K. Bridges, Acting City Clerk
City of Las Vegas
1st Floor, City Hall
400 East Stewart Avenue
Las Vegas, Nevada 89101

RE: SUP-19296

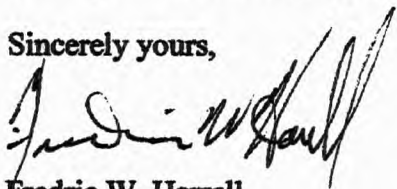
Beverly K. Bridges:

With all due respect, why bother sending this "Notice of Public Hearing" to anyone but the City Council and the applicant? Given the fact that "auto title loan" establishments seem to be blighting every quarter of the city, approval seems to be nothing more than a cursory hearing and a rubber stamped APPROVED on the application. I can only ask do we need another title loan business?

I realize that your position as Acting City Clerk is to duly note these matters for the record. So, for the record please note that I am opposed to any approval of a waiver of the 200 foot minimum distance separation requirement from residential zoned property at 1990 North Rainbow Boulevard. And, I hope that the City Council will soon support an ordinance to limit the number of businesses of this type.

Thank you for entering my objection to SUP-19296 into the record.

Sincerely yours,



Fredric W. Harrell

Protest

**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**

Raymond W Kelly

Raymond W Kelly
6605 Socorro Drive
Las Vegas NV 89106

SUP-19296

February 28, 2007

City of Las Vegas
John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

Re: Applicant Check City – Special use permit (APN 138-23-301-002)

Dear Sir:

I would like to formally state that this application be **DENIED**. I live directly behind this establishment and I fear that this will directly affect the neighborhood in a negative way. The current law states that a required 200-foot limit be in place and I would request that it be enforced. There are many kids in the area as this is a neighborhood of families and those I have contacted have also stated their objections to this establishment.

As you are aware there is an expected element of people that will come to an establishment such as this and I do not want it in my neighborhood.

PLEASE DENY THIS REQUEST

Sincerely,



Raymond W Kelly

ITEM # 24
CASE # SUP-19296
PC MTG 3-8-07

P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 18, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-15747 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Site Development Plan Review FOR A PROPOSED 31,126 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 8.55 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive (a portion of APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

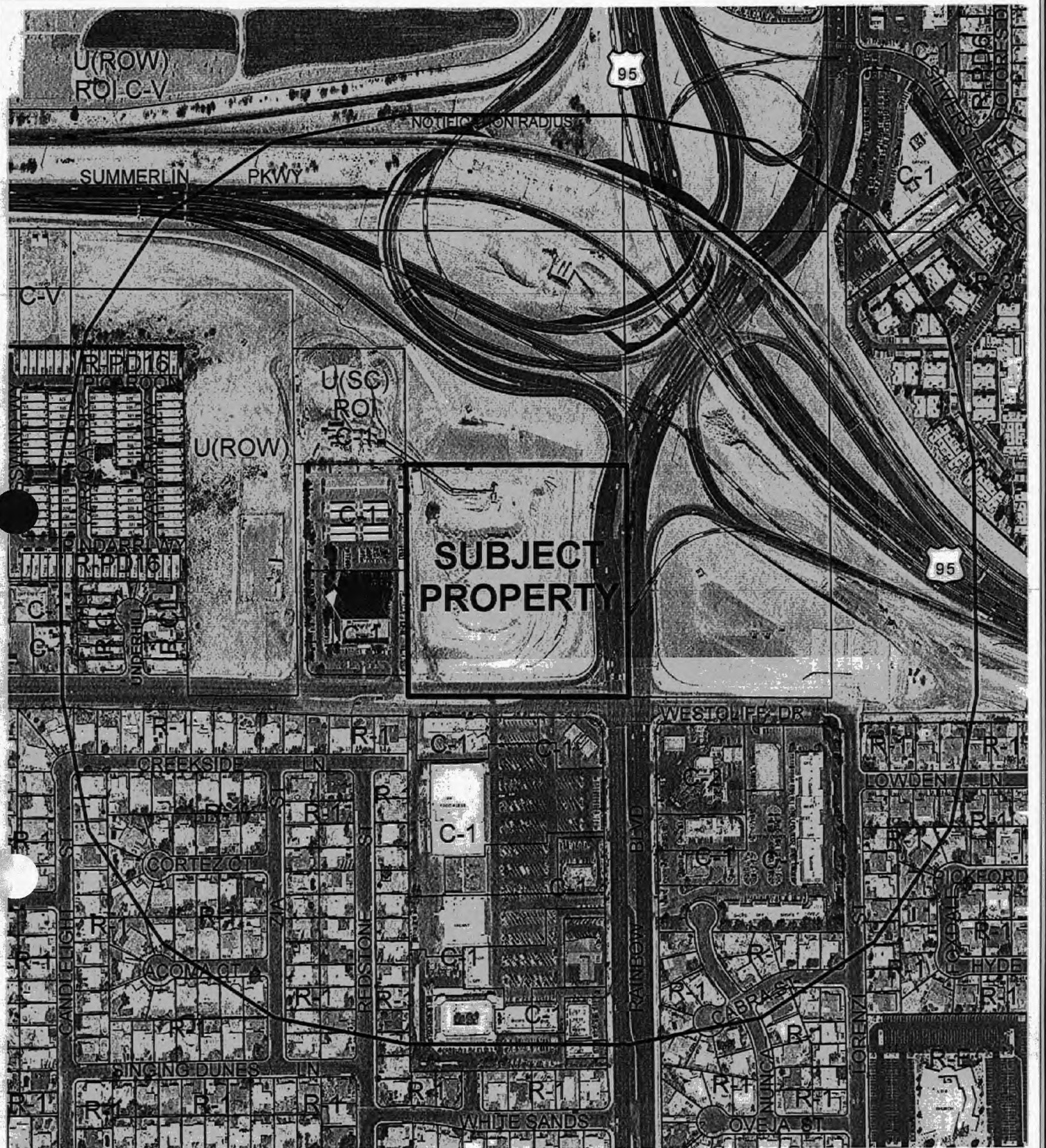
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Abeyance request from Twin Lakes Baptist Church

Motion made by GARY REESE to Hold in Abeyance Items 104-108 and Item 130 to 5/2/2007; Items 110-112 to 5/16/2007; Item 117 to 6/20/2007; Item 113 to 7/11/2007; Item 103 to 7/18/2007; and Withdraw Without Prejudice Items 114 and 115

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

BRENDA J. WILLIAMS, 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: **SDR-15747**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

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

THIS ITEM WAS HELD IN ABEYANCE FROM THE FEBRUARY 21, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

Planning and Development

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

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

Public Works

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

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

**** STAFF REPORT ****

APPLICATION REQUEST

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

EXECUTIVE SUMMARY

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

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

BACKGROUND INFORMATION

A) *Related Actions*

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

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 8.55 acres

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Commercial Establishment
East: Undeveloped
West: Financial Institution

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: ROW (Right-of-Way)
South: SC (Service Commercial)
East: ROW (Right-of-Way)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: U (Undeveloped) under Resolution of Intent to
C-1 (Limited Commercial)
North: U (Undeveloped) [ROW (Right-of-Way)]
South: C-1 (Limited Commercial)
East: U (Undeveloped) [ROW (Right-of-Way)]
West: C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is located in the Southwest Sector of the General Plan. The existing C-1 (Limited Commercial) zoning designation is in conformance with the SC (Service Commercial) category of the General Plan land use designation. This site is adjacent to a Multi-Use Transportation Trail (Bonanza Trail). The City is currently designing and constructing portions of this trail adjacent to this site to provide trail connectivity at the Rainbow interchange.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District	X	
Airport Overlay District	X	
Trails (Bonanza Trail)	X	
Rural Preservation Overlay District		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

PROJECT DESCRIPTION

The proposed two story church will be located on the northeast portion of the site, with the remainder of the parcel, with the exception of the two pads adjacent to the south property line, proposed to be paved for parking. The first floor of the church will consist of 19,224 square feet, with a 490-seat sanctuary, office space, classrooms and work rooms. The second floor is 11,902 square feet in area, with a 208-seat balcony and additional classroom space.

Two driveways provide egress and ingress into the site. A 32-foot wide driveway provides ingress access to Westcliff Drive, while a 32-foot drive provides egress to the site. A 20-foot wide landscape planter is provided along the north, east and west property lines, while no landscaping is provided along Westcliff, the south property line.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Width	100 Feet	492 Feet	Y
Min. Setbacks			
• Front	20 Feet	320 Feet	Y
• Side	10 Feet	70 Feet	Y
• Corner	N/A	---	N/A
• Rear	20 Feet	25 Feet	Y
Max. Lot Coverage	50 %	17	Y
Max. Building Height	None	Two Stories	Y
Trash Enclosure	Y	Y	Y

The request meets or exceeds Title 19 Development Standards.

A2) Residential Adjacency Standards

Residential Adjacency Standards to no apply to the subject development.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Church	698 seats	1 per 4 fixed seats	175			
	25,566	1/300 for office	85			
Total			260	15	263	15

The project meets the parking standards per Title 19.10

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area Landscape Fingers	1 Tree/6 Spaces	60 Trees	61 Trees
Min. Trees - Perimeter	1 Tree/30 Feet	62 Trees	57 Trees
Min. Zone Depth Adjacent to Right-of-Way	15 Feet		0 Feet
Min. Zone Depth – Interior Lot Lines	8 Feet		20 Feet

The applicant provides adequate perimeter landscaping along the north and east boundaries of the site. The applicant does not provide any landscaping on the south side of the property along Westcliff Drive and is requesting a Waiver of the perimeter landscape buffer requirements which staff cannot support.

Along the 31,126 square foot worship center, the applicant provides foundation landscaping but does not show the required one landscape island for every six parking spaces. In addition, the applicant is proposing 53 inch wide landscape fingers where 60 inch wide landscape fingers are required. A Waiver of parking lot landscape fingers has also been requested as part of this application. While the applicant does not meet the required landscape island requirements, the applicant does provide foundation landscaping and 61 trees in the parking area where 60 are required. If the applicant were to replace the parking spaces with landscape fingers to meet the required number per Title 19.12., they would be deficient in parking. Therefore, staff supports the waiver of parking lot landscape fingers.

B) General Analysis and Discussion

- Zoning

The property is zoned C-1 (Limited Commercial). The proposed house of worship is a permitted use in this zoning district.

- Site Plan

The site development plan meets Title 19 Development Standards in terms of setbacks and parking.

- Waivers

Title 19.12	Required	Provided	Staff Recommendation
Minimum Zone Depth Adjacent to Right-of-Way	15 Feet of perimeter landscaping	0 Feet of perimeter landscaping (Westcliff Drive)	Staff does not support
Parking area landscape fingers	1 per every 6 parking spaces	No fingers along the foundation parking spaces, however applicant does exceed the total of trees required and provides adequate foundation landscaping	Staff supports

- Landscape Plan

The applicant provides adequate perimeter landscaping along the north and east boundaries of the site. The applicant does not provide any landscaping on the south side of the property along Westcliff Drive and is requesting a Waiver of the perimeter landscape buffer requirements.

Along the church, the applicant provides foundation landscaping but does not show the required one landscape island for every six parking spaces. A Waiver of parking lot landscape fingers has also been requested as part of this application. While the applicant does not meet the required landscape island requirements, the applicant does provide foundation landscaping and 61 trees in the parking area where 60 are required. If the applicant were to replace the parking spaces with landscape fingers to meet the required number per Title 19.12., they would be deficient in parking.

- Elevation

The building elevations show the building to be 45 feet, five inches in height to the top of the roof line; the steeple projects to a height of 77 feet, eight inches. The façade consists of foam cornices with stucco and kite shaped decorative insets. A metal ribbed roof will be constructed; the steeple is pre-fabricated.

- Floor Plan

The floor plan provides detail on the number and square footage of each classroom and seating area.

FINDINGS

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

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

The proposed church is compatible with adjacent development, as it is in close proximity to the freeway and other commercial uses.

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

The use is consistent with the goals, objectives and policies of the General Plan; however, the landscaping is consistent with Title 19.12 and cannot be supported.

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

The project will have access to Westcliff Drive, a 100-foot Primary Arterial, which should not negatively impact adjacent roadways or adjacent traffic.

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

The height and building elevations are appropriate for this area of the City.

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

The building elevations and design characteristics will contribute to an orderly and pleasing environment and are harmonious and compatible with other development in the area; however, the lack of landscaping along Westcliff is unsightly and not harmonious with the surrounding area.

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

Building inspections will take place to ensure conformance to the building code.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 234 by Planning Department

APPROVALS 0

PROTESTS 0



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AUG 08 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-15747** APN: 13827802004
Name of Property Owner: TWIN LAKES BAPTIST CHURCH
Name of Applicant: CARL FLEMING

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

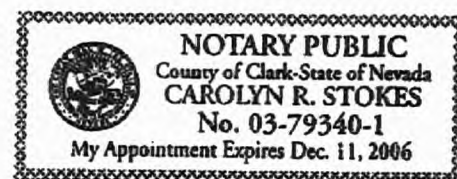
APN: _____

Signature of Property Owner: Carl Fleming

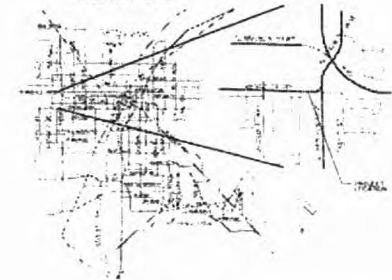
Print Name: Carl Fleming

Subscribed and sworn before me

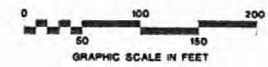
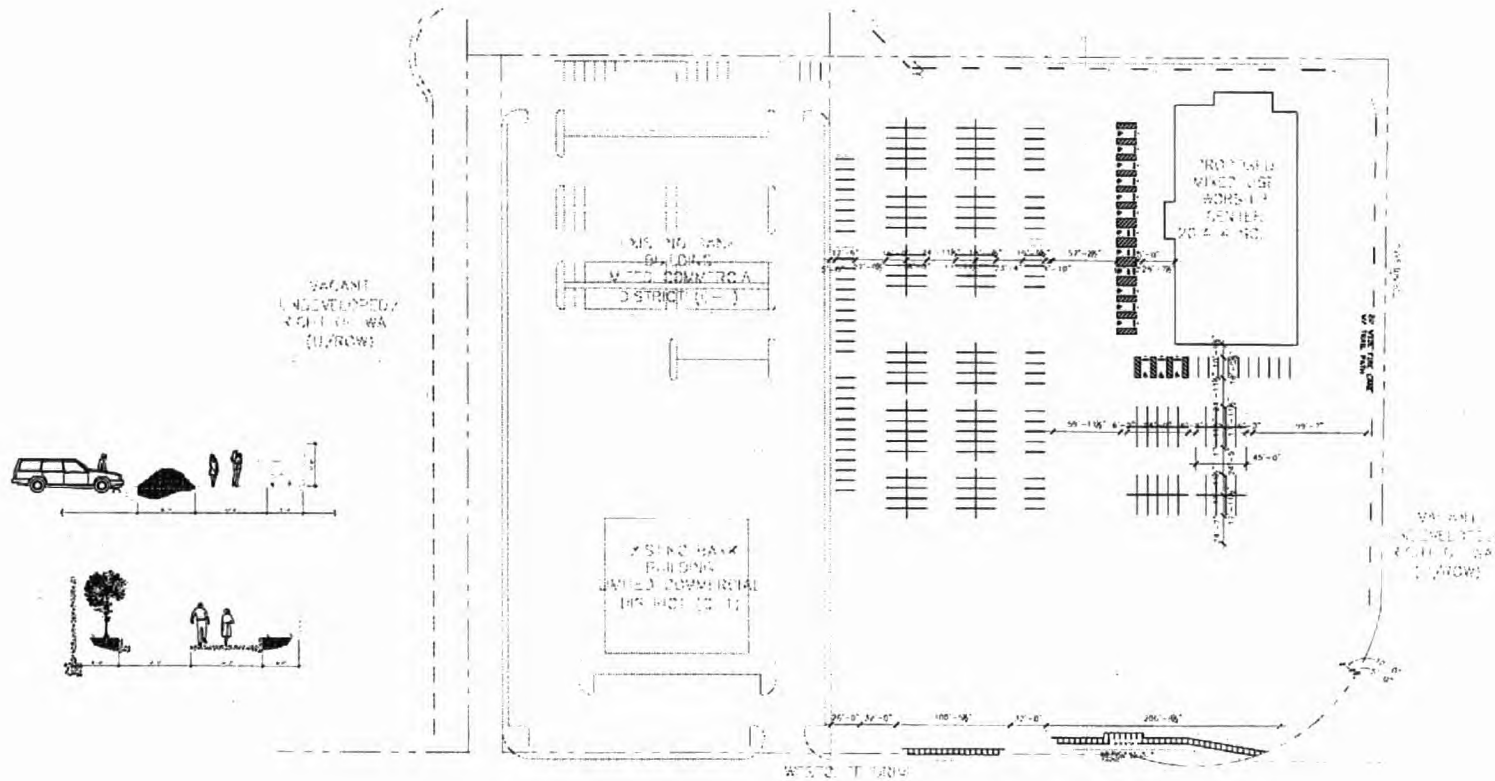
This 24th day of July, 2006
Carolyn R. Stokes
Notary Public in and for said County and State



VICINITY MAP



PROJECT SUMMARY

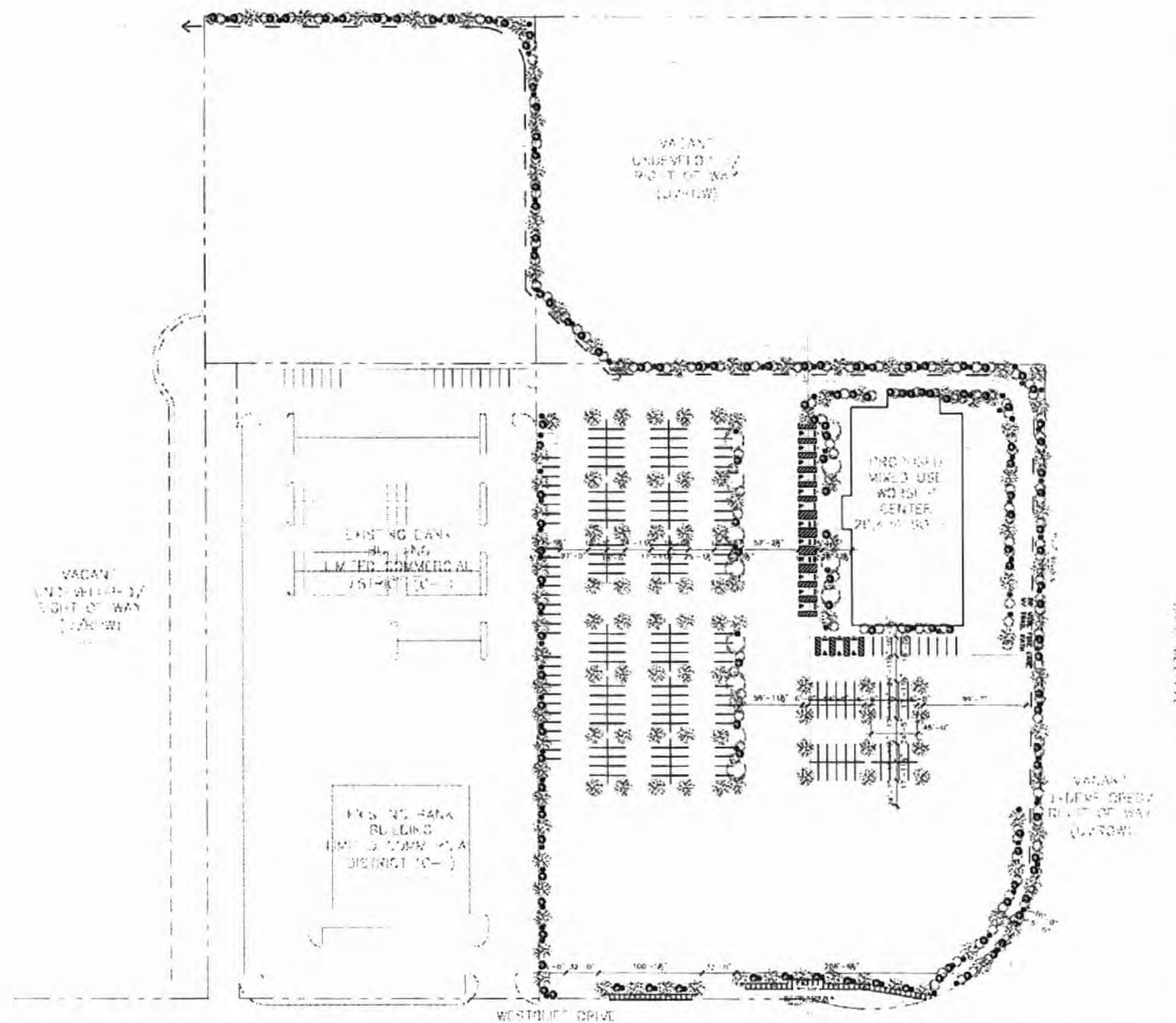


TWIN LAKES BAPTIST CHURCH

SDR-15747
REVISED
09/21/06 PC

LENDALL MAINS
ARCHITECT
SEP 21 2006

AS-1



PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
	24" DBH	FRAXINUS	MODIFIED ASH
	24" DBH	QUERCUS VAGABUNDA	SOUTHERN LIVE OAK
SHRUBS / ACCEPT			
	5' DIA	BRACHYOTIS CENTRAVIA	LENTENNA DESERT BUSH
	5' DIA	HEPHESTIA PANDOLINA	RED WOOD
	5' DIA	JUNIPERO, CHINENSIS	IS A GREEN JUNIPER

NOTES

- ALL LANDSCAPING SHALL MEET THE REQUIREMENTS OUTLINED IN THE CITY LANDSCAPING & SCREENING STANDARDS (LANS) REGULATORY CODE, TITLE 19.
- ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF COMPOSTED SOIL.
- ALL PLANTS SHALL BE WATERED BY AN AUTOMATIC DRAIN IRRIGATION SYSTEM.
- CONTRACTOR TO LOCATE ALL PLANT MATERIAL RELATIVE TO THE CENTER OF THE PLANT SYMBOL, WHICH IS THE SIZE OF THE MATING PLANT. THIS CRUCIAL ESPECIALLY ALONG DRIVEWAY.

**SDR-15747
REVISED
09/21/06 PC**



TWIN LAKES BAPTIST CHURCH

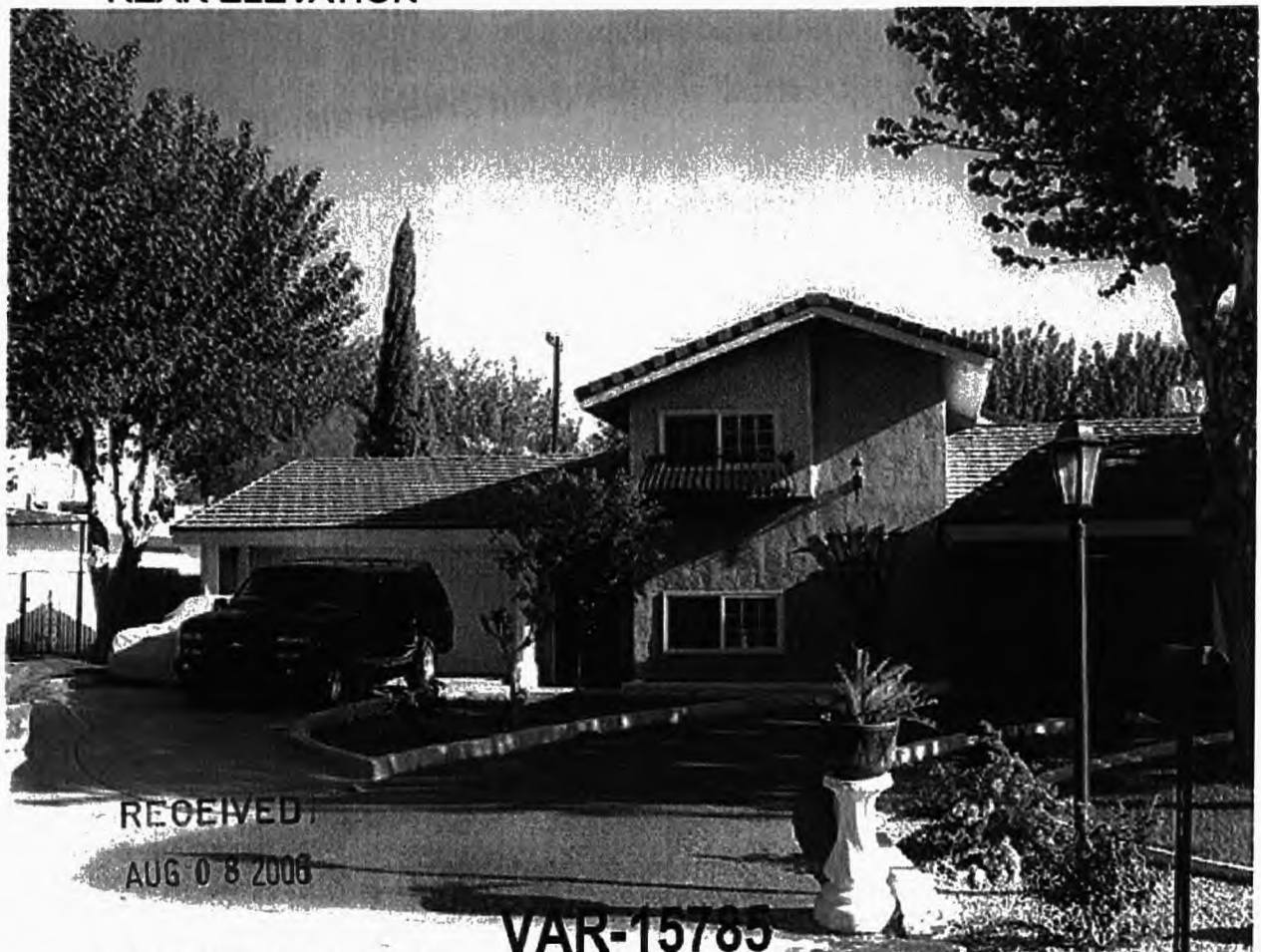
RE
SEP 21 2006

LENDALL MAINS
ARCHITECT
2800 N. FORTY-SECOND
SUITE 100
TWIN LAKES, NEVADA
89155-1000
TEL: 702-241-1000

L-1



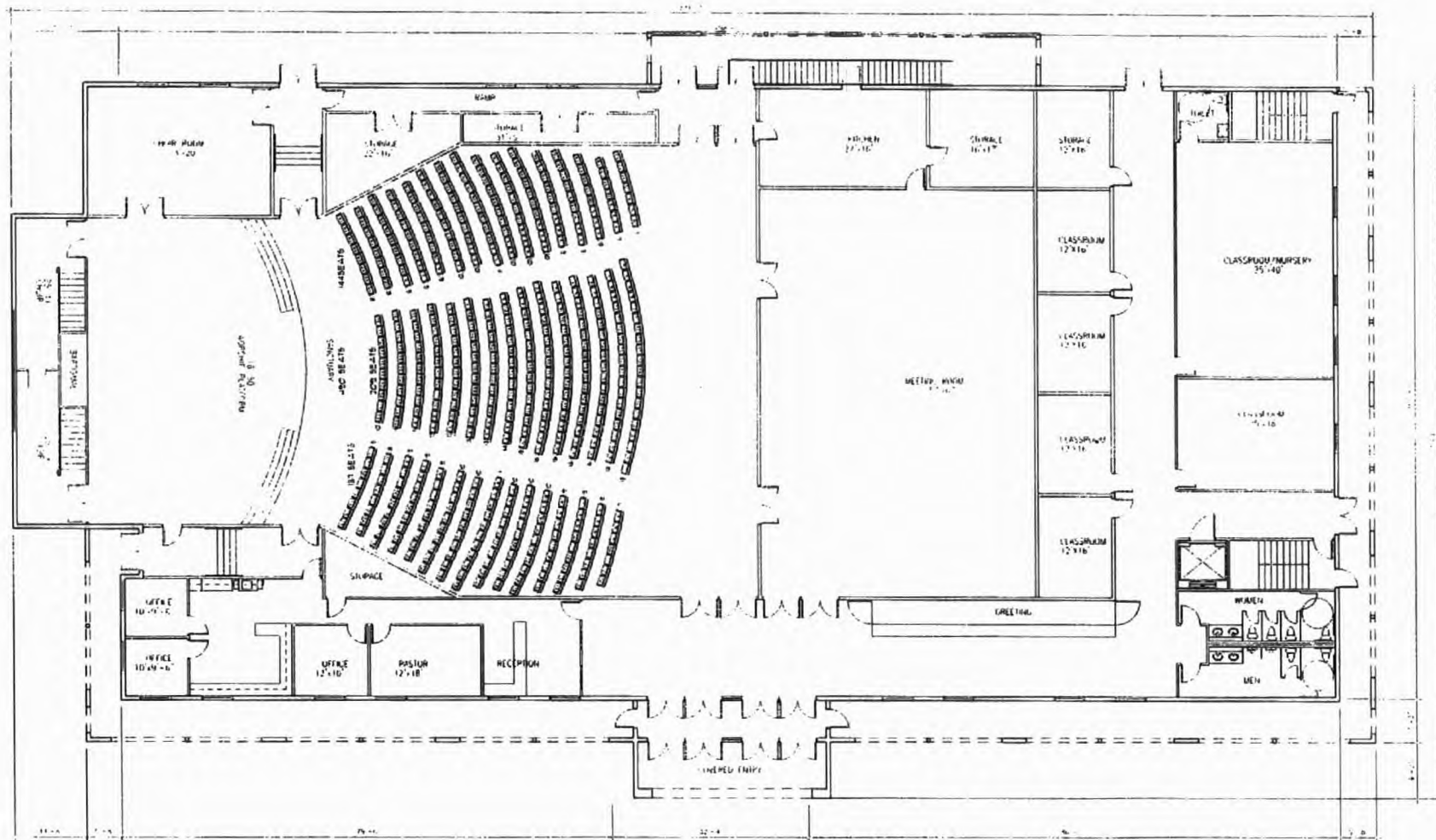
REAR ELEVATION



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AUG 08 2006

FRONT ELEVATION

VAR-15785
00/21/06 DC



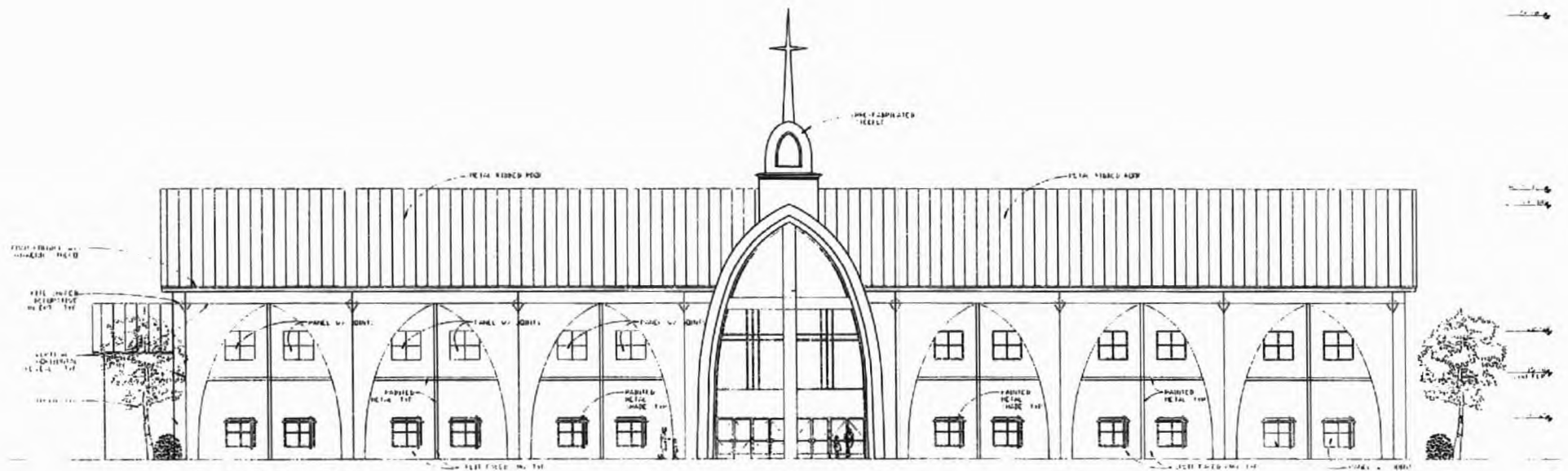
10,224 SF

TWIN LAKES BAPTIST CHURCH

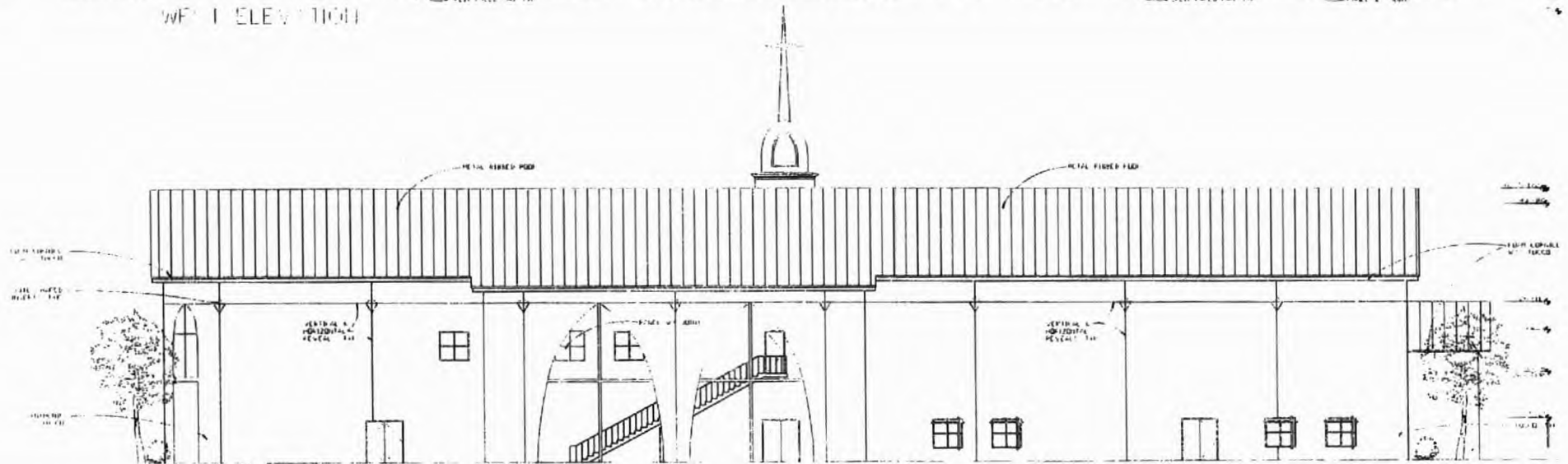


SDR-15747
09/21/06 PC

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AUG 8 2006



WEST ELEVATION



EAST ELEVATION

TWIN LAKES BAPTIST CHURCH

SDR-15747

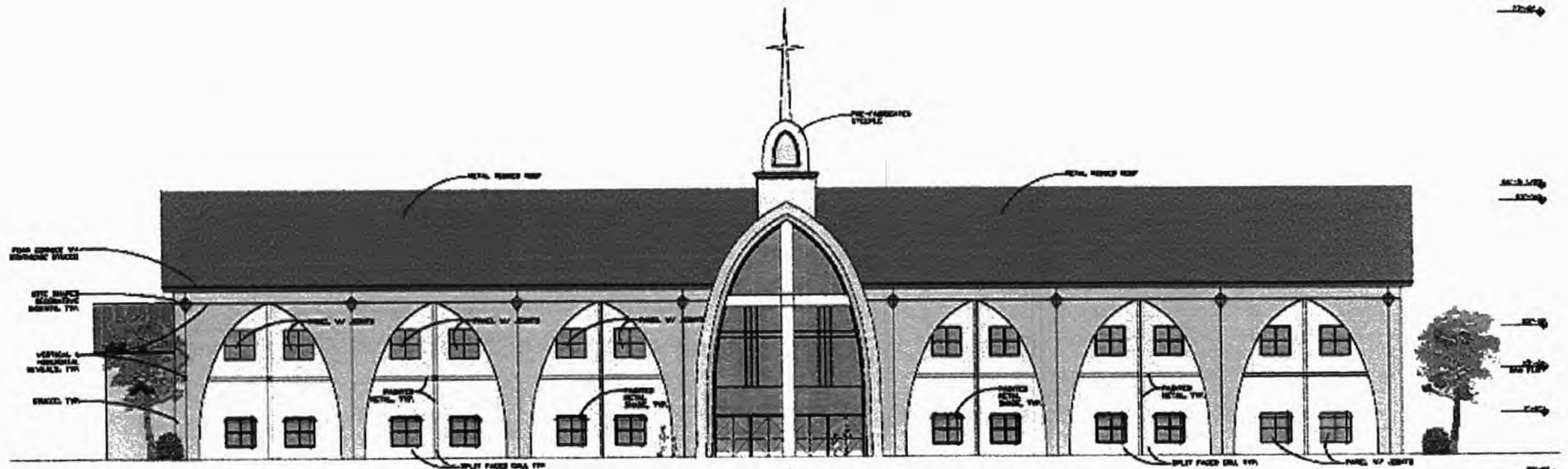
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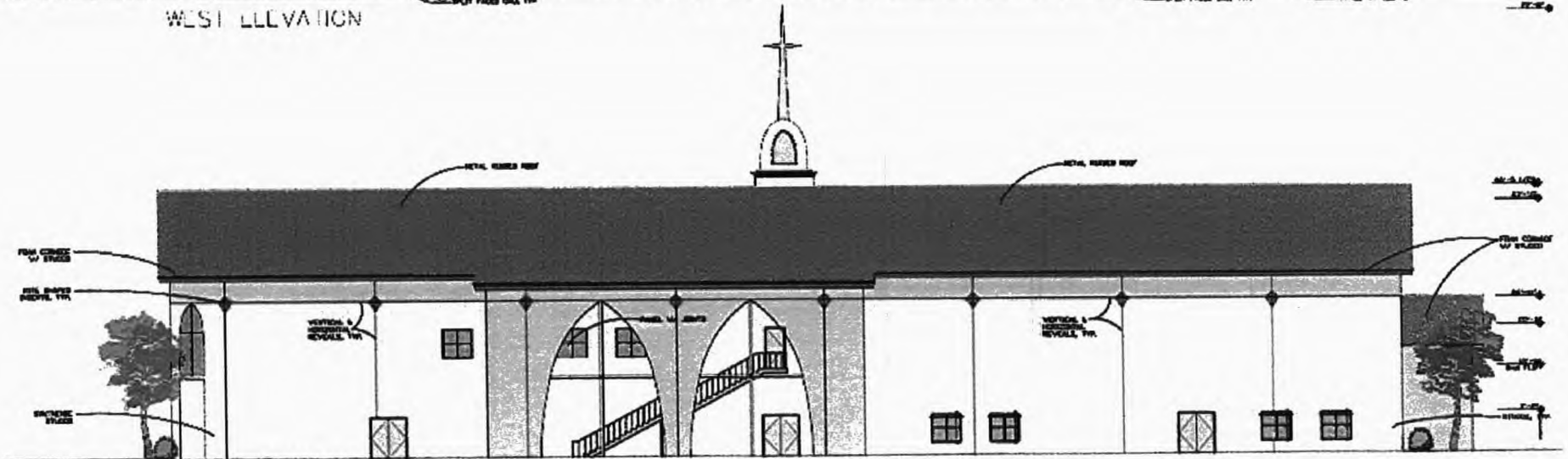
AUG 8 2006

SHEET TWO

A-3



WEST ELEVATION



EAST ELEVATION

TWIN LAKES BAPTIST CHURCH

SDR-15747
09/21/06 PC



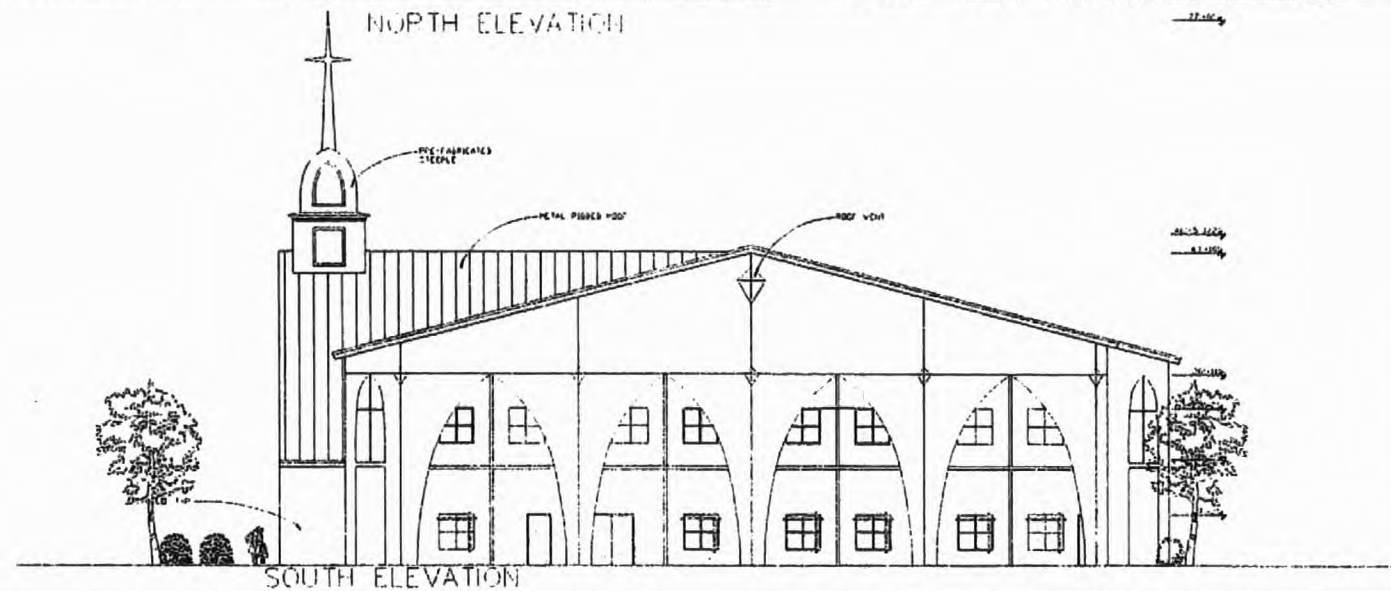
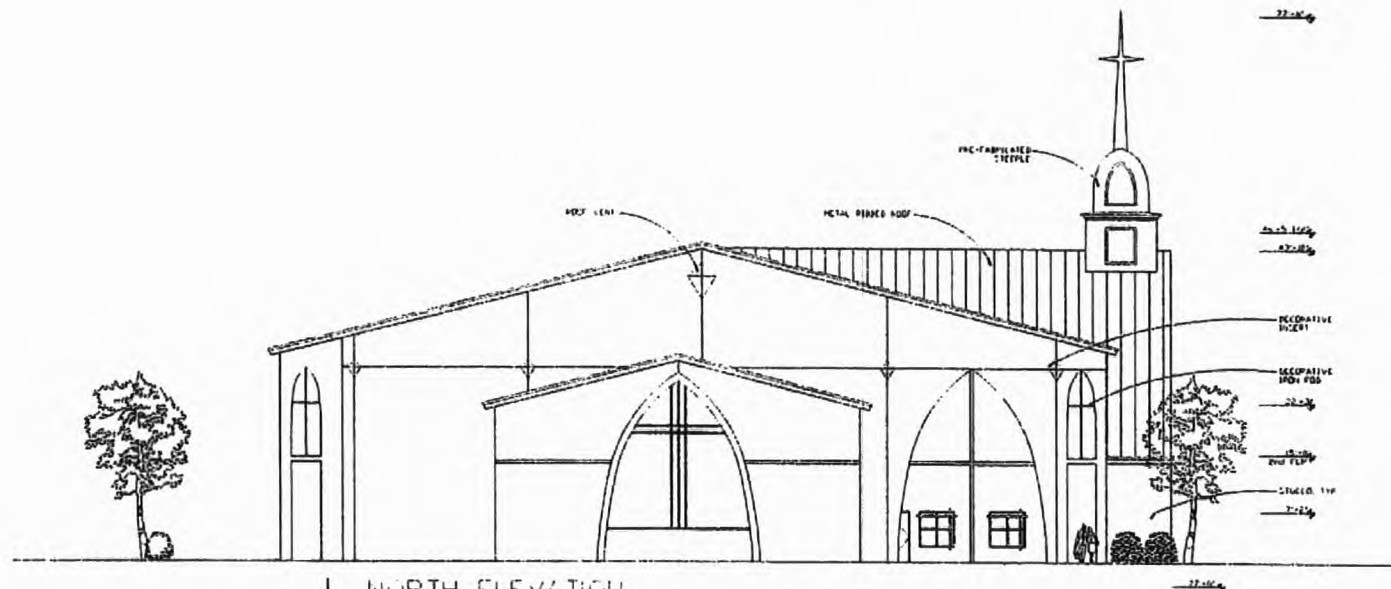
RECEIVED

AUG 8 2006

LENDALL MAINS
ARCHITECT
1000 E. 1st Street, Apt.
Suite 430
Tulsa, Oklahoma 74103
Phone: (918) 433-0000
Fax: (918) 433-0000

Sheet No.

A-3



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AUG 8 2006

TWIN LAKES BAPTIST CHURCH

SDR-15747

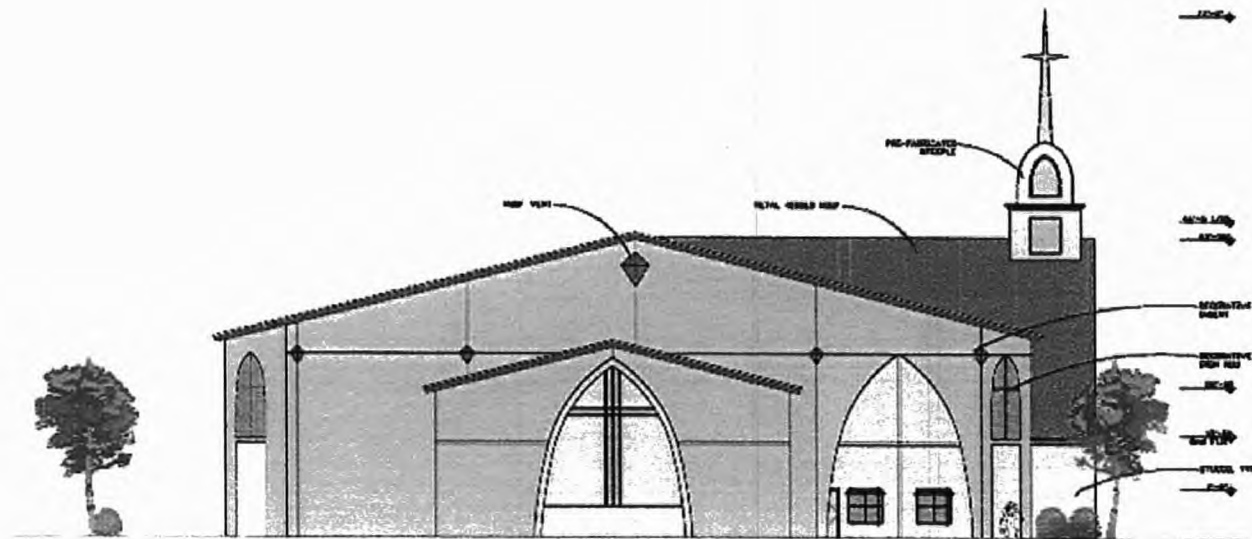
09/21/06 PC



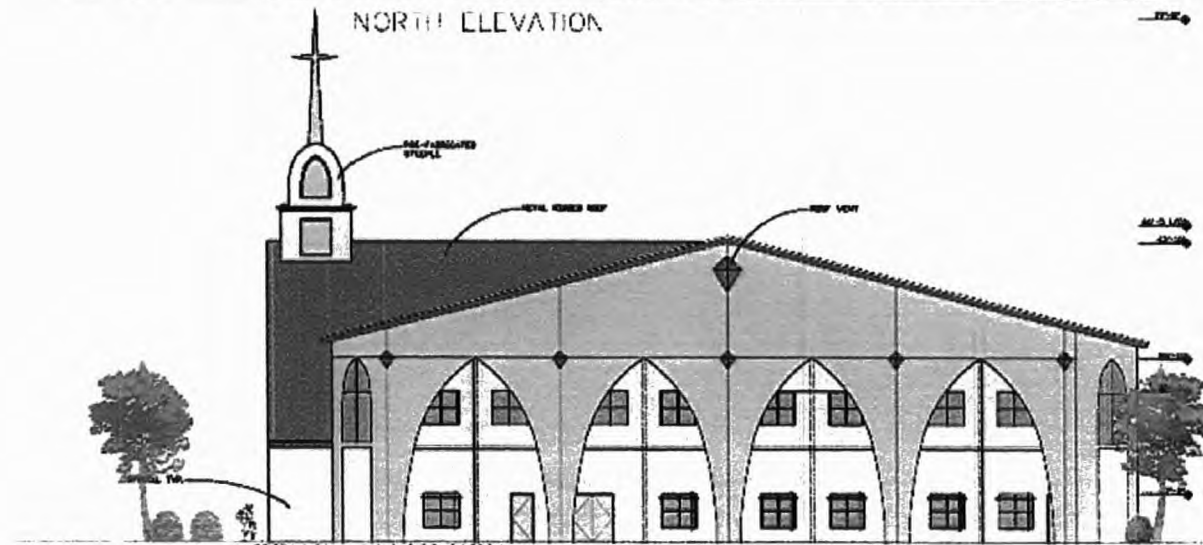
LENOX MAPS
ARCHITECT
1000 S. 10TH AVE.
SUITE 100
TWIN LAKES, WY 82513

SHEET NO.

A-4



NORTH ELEVATION



SOUTH ELEVATION

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AUG 8 2006

TWIN LAKES BAPTIST CHURCH



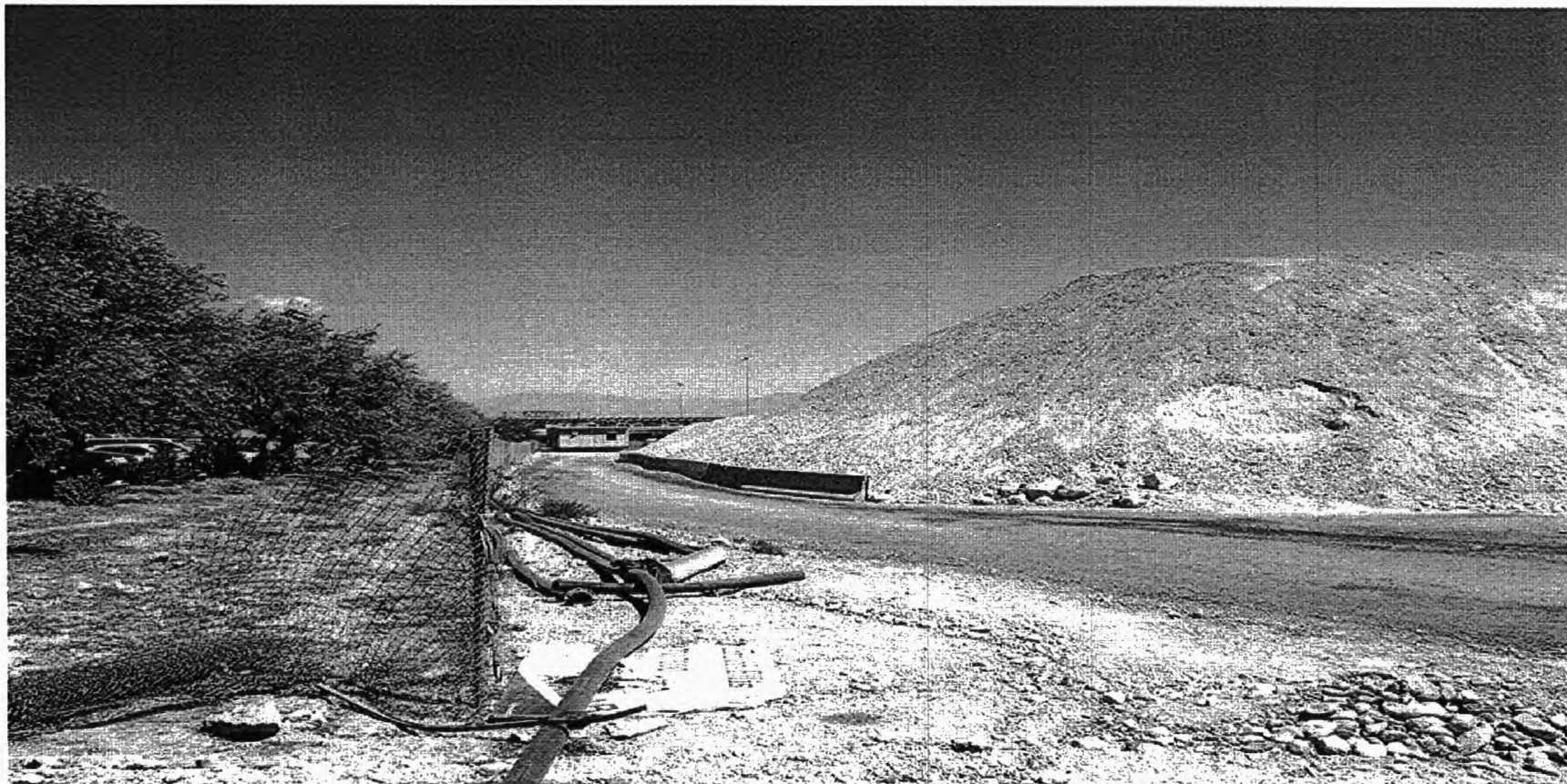
SDR-15747
09/21/06 PC

LENDALL MAINS
ARCHITECT
1000 N. Lincoln Ave.
Suite 122
Twin Lakes, WI 53181
Phone: 715-813-1000
Fax: 715-813-1001

SHEET No
A-4

SDR 15747				
Twin Lakes Baptist Church				
NWC Westcliff & Rainbow				
Proposed 31.126 thousand square foot church.				
Traffic produced by proposed development:				
New development	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	31.126	9.11	284
AM Peak Hour			0.72	22
PM Peak Hour			0.66	21
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Westcliff Drive				
Average Daily Traffic (ADT)	13,204			
PM Peak Hour	1056			
<i>(heaviest 60 minutes)</i>				
Rainbow Boulevard				
Average Daily Traffic (ADT)	62,699			
PM Peak Hour	5016			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Westcliff Drive	34300			
Rainbow Boulevard	51700			
This project will add approximately 284 trips per day on Westcliff and Rainbow.				
This will increase expected volumes by about 2 percent on Westcliff and less				
than one percent on Rainbow. Westcliff is at about 39 percent of capacity and				
Rainbow is over capacity.				
Based on Peak Hour use, this development will add roughly 21 additional cars into the area; which works out to about one every three minutes.				

Note that this report assumes all traffic from this development uses all named streets.				



SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06



SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06



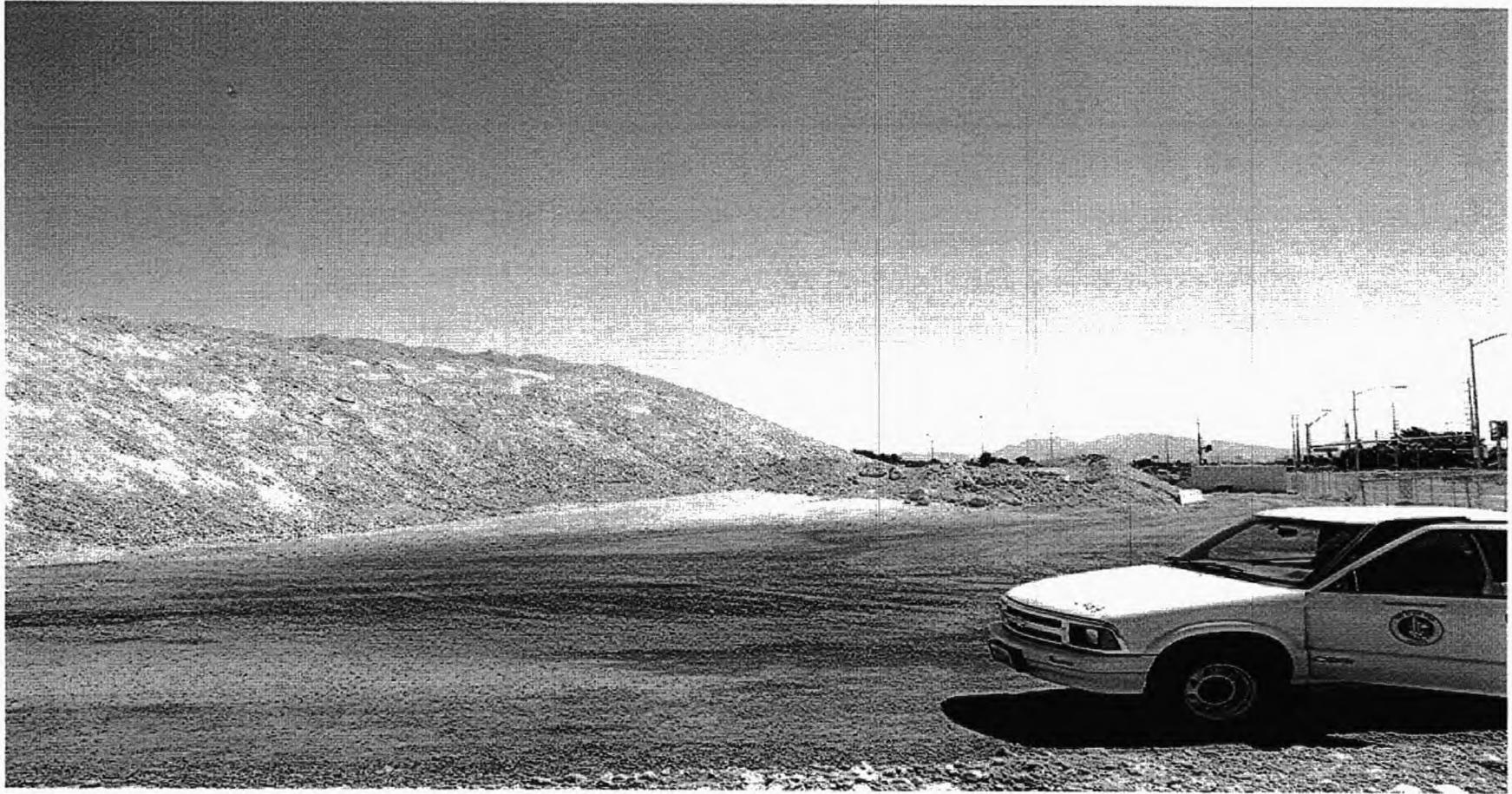
SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06



SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06



SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06

LENDALL MAINS ARCHITECT

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AUG 08 2006

August 7, 2006

Planning & Development Department
City of Las Vegas
731 S. 4th St.
Las Vegas, NV 89101

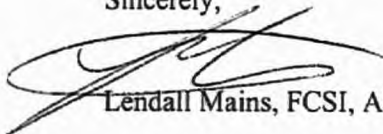
RE: Twin Lake Baptist Church
Request for Design and Site Review

Please accept this letter as justification for design and site review to A.P.No. 38-27-802-004.

We request that A.P. No. 38-27-802-004 for design and site review. Currently, parcel A.P. No. 138-27-802-004 is zoned C-1 Commercial with non-limited building height with our setbacks as follows: front yard- 20 feet; side yards- 10 feet; and rear yards- 10 feet. This project was previously reviewed by the City of Las Vegas in 2004 where the building was on the northwest parcel. The trail will remain as planned and we will comply with all C-1 requirements on the parcel. The parcel will be used for a proposed two-story mixed-used worship center of approximately 31,126 square feet. The previously approved building is being moved to the larger parcel for phase one of the development.

The church is also requesting to leave the previously approved modular building adjacent to the area that will be the west of the building of the project. The Phase I building will be open December 2007. The Church presently has facility on Vegas Drive and is requesting the use of the modular building be allowed to be placed on the site as shown on the attached drawings, for office and conference meeting space until their Phase I building is constructed.

Sincerely,



Lendall Mains, FCSI, AIA

SDR-15747
09/21/06 PC

3930 E. Patrick Lane, Ste. 1
Las Vegas NV 89120
(702) 437-5621 Phone
(702) 437-5623 Fax



**TWIN
LAKES**
BAPTIST CHURCH

RECEIVED
CITY CLERK

2007 APR 16 P 3:06

April 16, 2007

Beverly K. Bridges,

We would like to request that item #117- SDR15747 be held in Abeyance until the council meets on June 20th, 2007.

Thank You,

Patty Reed
Secretary

Submitted after final agreement

Date 4-16-07 Item #117

5700 Vegas Drive • Las Vegas, Nevada 89108 • Telephone (702) 648-5864

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 18, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
REZONING

ZON-19616 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: A & A, INC. - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.33 acres at 401-403 South Sixth Street (APNs 139-34-710-007 and 008), Ward 3 (Reese). The Planning Commission (6-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for V-66-79
6. City Council Approval Letter for V-16-83
7. City Council Approval Letter for V-76-83
8. City Council Approval Letter for V-123-84
9. City Council Approval Letter for V-50-85

Motion made by GARY REESE to Approve Subject to Conditions

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

BRENDA J. WILLIAMS, 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 on Items 118-120.

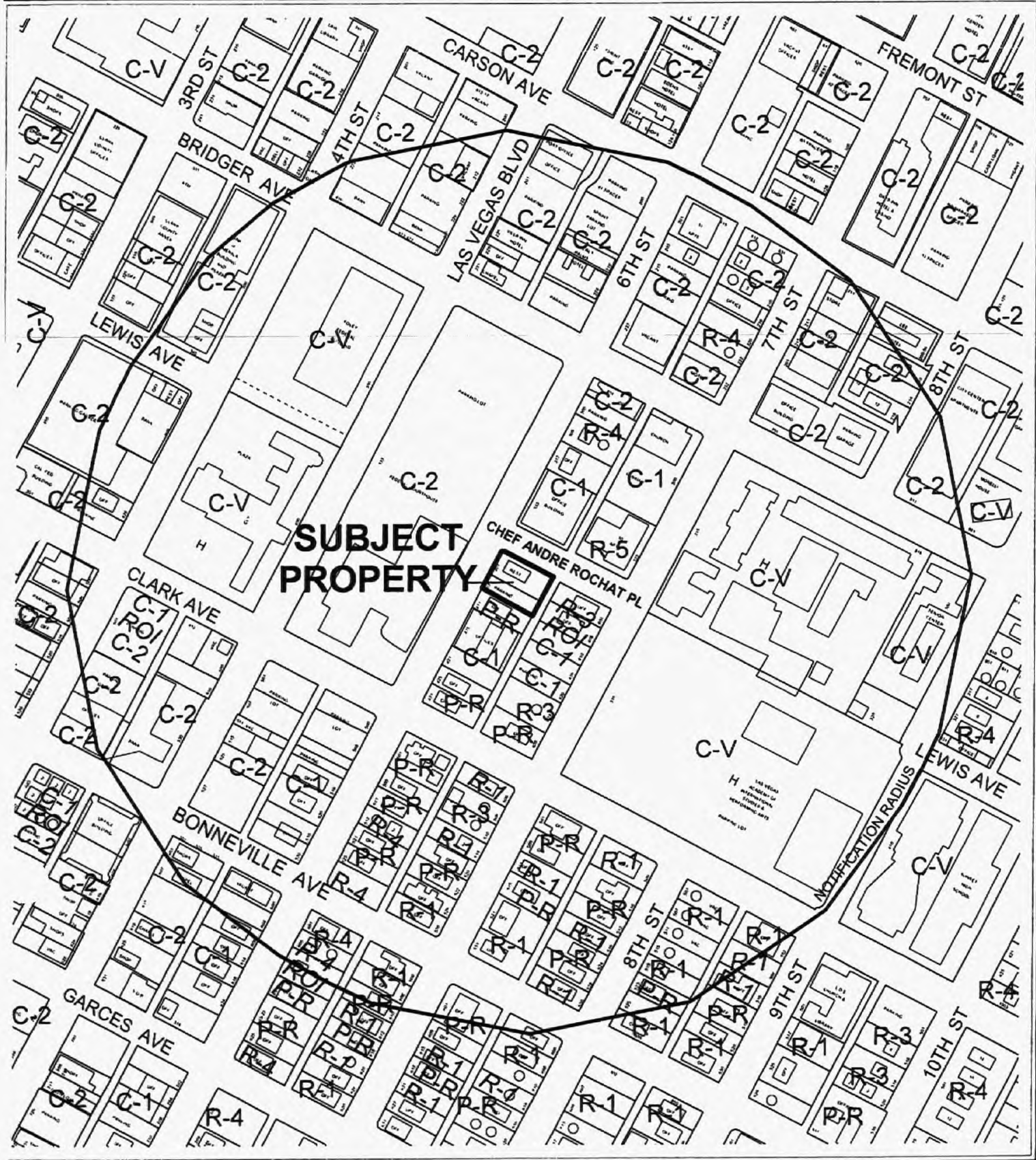
CITY COUNCIL MEETING OF: APRIL 18, 2007

ANDRE ROCHAT, 401 South 6th Street, appeared before Council. He verified there are 21 parking spaces on site and has been a sufficient amount for the past 28 years. MR. ROCHAT showed photo rendering of the new building.

MARGO WHEELER, Director of Planning and Development, explained that the Agenda Summary Page for VAR-20139 (Item 1119) indicated 11 parking spaces. The item was noticed as such, so that the full variance can be taken care of and once resolved, it will alleviate any future problems.

MAYOR GOODMAN declared the Public Hearing closed on Items 118-120.





CASE: **ZON-19616**

RADIUS: 1000 FT

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

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

0 500 Feet





CASE: **ZON-19616**

RADIUS: 1000 FT

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

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

0 500 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-19616 - APPLICANT: CITY OF LAS VEGAS - OWNER: A & A, INC.

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-19614) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Rezoning to a C-1 (Limited Commercial) District on 0.33 acres at 401 and 403 South 6th Street. The property currently consists of developed land that is zoned R-4 (High Density Residential). This action would bring the existing use into conformance with current zoning requirements and bring the site into compliance with the General Plan.

A previous approval (V-0078-78) included a variance to allow the restaurant in an R-4 (High Density Residential) zone. Two concurrent applications will be considered along with this item: a site development plan review (SDR-19614) to allow the addition of 342 square feet to the existing restaurant and a variance (VAR-20139) to allow a proposed 11 parking spaces where 72 parking spaces are required.

The proposed rezoning to the C-1 (Limited Commercial) zoning district is consistent with the existing C (Commercial) General Plan designation. It is also consistent with the existing office uses in the vicinity. Approval is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/26/78	The Board of Zoning Adjustment approved a Variance (V-0078-78) to allow a 50-seat restaurant in a residential zone where it would not otherwise be permitted.
09/27/79	The Board of Zoning Adjustment approved a Variance (V-0066-79) to allow a 22 space parking lot in a residential zone for the restaurant on this subject site. Staff recommended approval.
04/28/83	The Board of Zoning Adjustment approved a Variance (V-0016-83) to allow an addition to extend to the north side property line where a five-foot setback was required and a patron parking lot in a residential zone for the restaurant on this subject site. Staff recommended approval.
11/15/84	The Board of Zoning Adjustment approved a Variance (V-0123-84) to allow an addition to extend to the north side property line where a five-foot setback was required, a patron parking lot in a residential zone, and 46 parking spaces where 55 were required for the restaurant on this subject site. Staff recommended approval.
07/25/85	The Board of Zoning Adjustment approved a Variance (V-0050-85) to allow a 20 square foot illuminated wall sign and two 2 square foot directional signs where only a single 2 square foot non-illuminated sign was permitted for the restaurant on this subject site. Staff recommended approval.
03/22/07	The Planning Commission recommended approval of companion items VAR-20139 and SDR-19614 concurrently with this application. The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #28/rts).

Related Building Permits/Business Licenses	
07/06/93	A business license for a L16 (Tavern - a tavern license authorizes the sale of alcoholic beverages for consumption on the premises and the retailing of alcoholic beverages in original sealed or corked containers for consumption off the premises) category license was re-classified from a L04 category license (L04-00209) by the Department of Finance and Business Services. This license (L16-00150) was subsequently issued by Business Services on 01/03/02 with no apparent Planning and Development review.
02/06/97	A business license for a R09 (Restaurant: Seating 45 or more - an establishment providing preparation and retail sale of food & beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses) category license was re-classified from a R07 category license (R07-00222) by the Department of Finance and Business Services. This license (R09-00767) was subsequently issued by Business Services on 01/03/02 with no apparent Planning and Development review.
12/27/00	A business license for an A01 (Administrative Office Space - an office location in which specific administrative functions of a business are conducted apart from the primary business location) category license was processed in by the Department of Finance and Business Services. This license (A01-01106) was issued by Business Services on 01/04/01 with no apparent Planning and Development review. This license has been marked out of business as of 10/21/05.

Pre-Application Meeting	
01/11/07	A pre-application meeting was held and elements of this application were discussed. Submittal requirements were discussed.
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	

Details of Application Request	
Site Area	
Net Acres	0.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Restaurant, 2000 sq. ft. or more (without Drive-Through) and Liquor Establishment (Tavern)	C (Commercial)	R-4 (High Density Residential)
North	Office, Other Than Listed	C (Commercial)	P-R (Professional Office and Parking)

South	Office, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
East	Office, Other Than Listed	C (Commercial)	R3 (Medium Density Residential) under Resolution of Intent to C-1 (Limited Commercial)
West	Government Facility	PF (Public Facility)	C-2 (General Commercial)

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

ANALYSIS

The subject site is located on the Southeast Sector Map of the General Plan. The site is designated as C (Commercial) on the Redevelopment Plan Area Map of the General Plan. This category allows for commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories. The proposed rezoning to the C-1 (Limited Commercial) zoning district will allow a variety of uses not currently allowed under the R-4 (High Density Residential) zoning district. The existing building is currently used for a restaurant with a tavern license use which is in compliance with the General Plan.

The site encompasses two parcels with an existing building built at the lot lines. Additionally, should the parcels in the future become separate sites the site will be placed out of conformance with development standards for the proposed C-1 (Limited Commercial) zoning district. For this reason a condition has been added to the Site Development Plan Review (SDR-19614) that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

During the initial review of this development in 1978 staff had recommended against a zoning change to C-1 (Limited Commercial) in an effort to minimize the spread of commercial uses south of Lewis Avenue. Due to this concern of the staff, a variance (V-0078-78) was considered and approved to allow the 50-seat restaurant in an R-4 (High Density Residential) zoning district. As development in this area has continued away from residential and towards commercial uses and the General Plan now calls for this area to be of a commercial character, staff believes that it is now appropriate to rezone this site.

The proposed rezoning to the C-1 (Limited Commercial) zoning district is consistent with the existing C (Commercial) General Plan designation. It would also make it consistent with surrounding land uses, which consist of office buildings to the north, south and east of the property. For these reasons staff is recommending approval of this item.

FINDINGS

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

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

The proposed rezoning would bring the zoning at this site into conformance with the C (Commercial) designation as listed under the Southeast Sector Plan of the General Plan. The C (Commercial) category allows for commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories. The site's existing building can accommodate a range of uses and is in compliance with the General Plan.

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

Currently, there are office buildings to the north, south and east with a government facility to the west of the property. None of these properties should be affected by the possibility of rezoning. The proposed rezoning would be compatible with the commercial uses that surround the property.

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

Growth and development factors indicate a need for low intensity commercial activities to locate in this area. Given the existing General Plan designation of C (Commercial) on the subject site, the rezoning to the C-1 (Limited Commercial) zoning district is appropriate for the area.

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

The site will receive access from South 6th Street, which is adequate in size to meet the requirements of the proposed C-1 (Limited Commercial) zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 106 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-19616**

APN: _____

Name of Property Owner: ROCHAL MARCUS ANDRE - A & A inc.

Name of Applicant: ROCHAL MARCUS ANDRE - A & A inc.

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: _____

Print Name: ROCHAL M. ANDRE

Subscribed and sworn before me

This 6th day of FEBRUARY, 2007

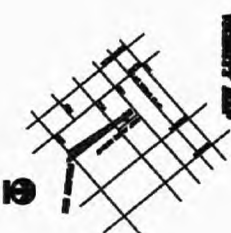
Marie M. Puhalski
Notary Public in and for said County and State

Revised 11-14-06

F:\dept\Application Packet\Statement of Financial Interest.doc

MARIE M. PUHALSKI
Notary Public, State of Nevada
Appointment No. 00-63988-1, Clark County
My Appointment Expires June 6, 2008

① EXISTING SITE PLAN
 EXISTING 20' 0" 2007-07-20

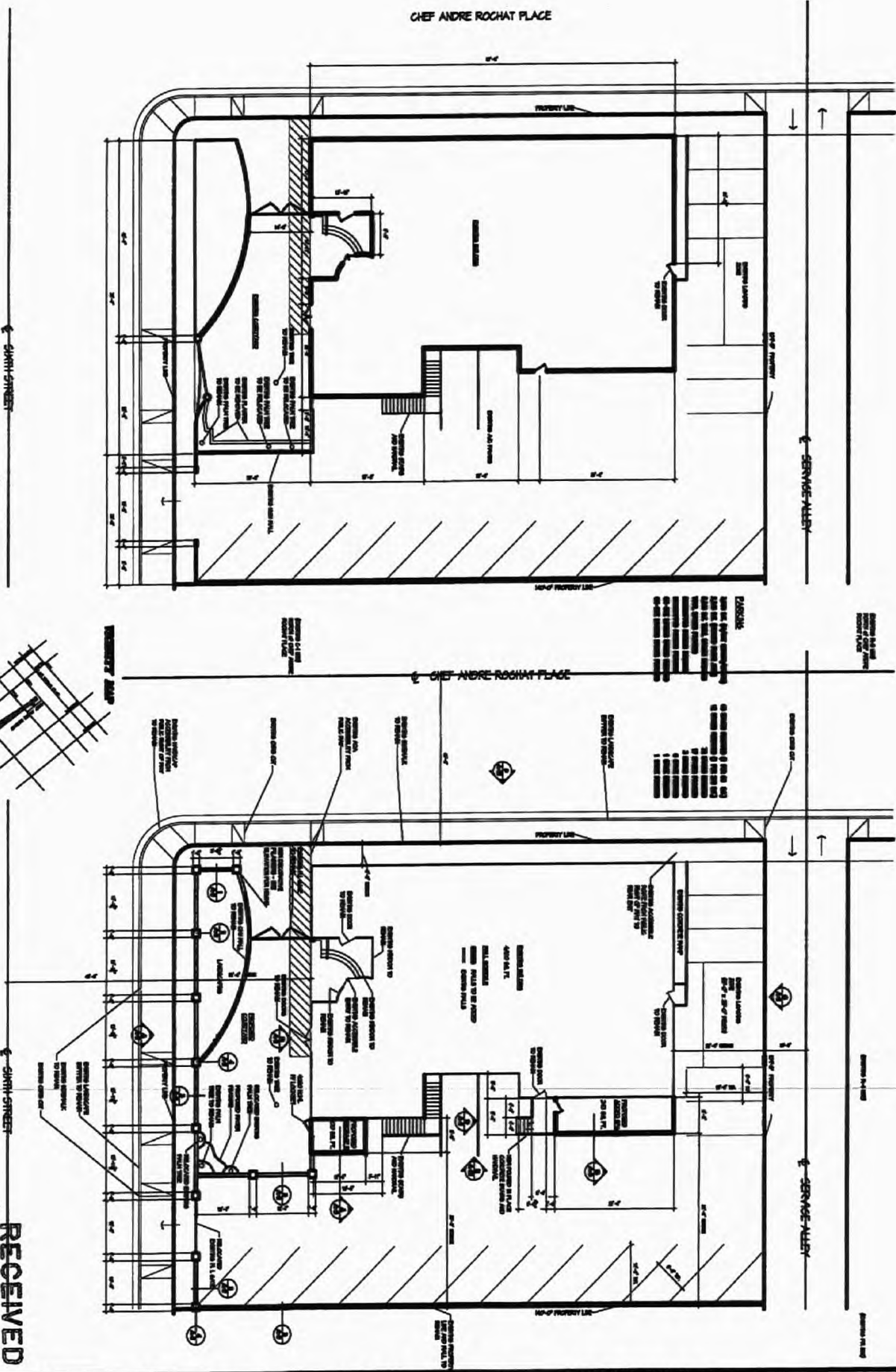


② PROPOSED SITE PLAN
 PROPOSED 20' 0" 2007-07-20

RECEIVED
 FEB 05 2007

ZON-19616
 03/22/07 PC

DATE: 2/26/07 DRAWN BY: [Signature] CHECKED BY: [Signature] SCALE: AS SHOWN SHEET: A-1	ANDRE'S RESTAURANT LAS VEGAS, NV	SITE PLAN	GREENE TINDALL 1000 EAST BONNIE ROAD, SUITE 4 LAS VEGAS, NEVADA 89103 PHONE: 702-497-0000 FAX: 702-497-0001 WWW.GREENTINDALL.COM	PROJECT NO. 07-001 SHEET NO. 1 OF 1
---	--	------------------	--	---



September 29, 2006

Andre Rochat
A & A, Inc.
Andre's Restaurant
401 S. 6th Street
Las Vegas, NV 89101

To: City of Las Vegas
Planning and Development Departmen

Subject: Zoning Change / Andre's Restaurant

Gentlemen:

I would like to request a zoning change for Andre's Restaurant at 401 S. 6th Street, Las Vegas, NV 89101. The property is currently zoned R4 (residential). I would request that it be changed to C (commercial).

I have been operating my restaurant on this property with the approval of the City of Las Vegas since I was granted a variance for it's operation on October 1, 1979. Additional variances have been granted as the needs of the restaurant have changed over the years. (See attachments.) I understand that changes to the restaurant can no longer be accomplished with a variance from the City.

Since the business has operated on this property since 1979 I find it only appropriate that the zoning should be changed to be combatable with the actual land usage.

If you have any questions concerning my zoning change request please contact me at my office at 385-1930.

Sincerely,



Andre Rochat
A & A, Inc.

cc: file
attachments: 8

RECEIVED

FEB 05 2007

ZON-19616
03/22/07 PC

October 1, 1979

A. & A., Inc.
844 E. Sahara Avenue
Las Vegas, Nevada 89104

Re: V-66-79

Gentlemen:

Your request for a Variance to allow a restaurant with twenty-four parking spaces where this use is not permitted on property located at 407 South 6th Street in Zoning District R-4, was considered by the Board of Zoning Adjustment at its regular meeting held September 27, 1979.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Revise parking plan to allow a minimum 24 ft. space on the south tier of parking spaces (this would eliminate space 22) as required by the Department of Public Services.
2. The proposed 43 ft. driveway opening must be reduced to the 25 ft. maximum as required by the Department of Public Services.
3. Remove and replace the damaged sidewalks as required by the Department of Public Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan.

ZON-19616
03/22/07 PC

A. & A., Inc.
Re: V-66-79

October 1, 1979

8. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

This action by the Board of Zoning Adjustment on September 27, 1979, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an extension of time is duly filed and approved by the Board within the six month time limit.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

D. W. BROWN
Supervisor of Zoning

DWB:rw

cc: City Clerk
Public Services

ZON-19616
03/22/07 PC

MAYOR BILL BRIARE
COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
WILLIAM U. PEARSON
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

May 2, 1983

Andre Rochat, Et Al
401 South 6th St.
Las Vegas, Nevada 89101

Re: V-16-83

Dear Mr. Rochat:

Your request for a variance to allow an addition to an existing restaurant, which would extend the north side property line where a five foot (5') setback is required on property located at 401 South 6th Street in Zoning District R-4; and for a variance to allow a patron parking lot where such use is not permitted, on property located at 408 South 7th Street in Zoning District R-3 was considered by the Board of Zoning Adjustment at its regular meeting held April 28, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Satisfaction of City Code requirements and design standards of all City departments.

ZON-19616
03/22/07 PC



Page Two

Andre Rochat, et al
V-16-83

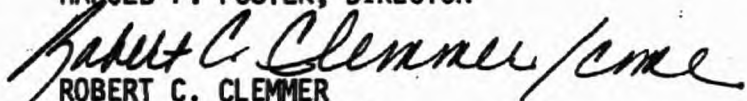
May 2, 1983

6. Approval of the satellite parking lot by the City Commission.
7. Recording of VAC-11-81.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Pave the alley as required by the Department of Engineering Services.
10. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
11. Remove and replace all deteriorated sidewalk as required by the Department of Engineering Services.

This item will be considered by the Board of City Commissioners on May 18, 1983 at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


ROBERT C. CLEMMER
Acting Chief of Zoning

HPF:jk
cc: City Clerk
Engineering Services
Dennis Dean

ZON-19616
03/22/07 PC

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

August 29, 1983

Mr. Andre Rochat, Et Al.
401 South 6th Street
Las Vegas, Nevada 89101

Re: V-76-83

Dear Mr. Rochat:

Your request for a Variance to allow a three hundred nine square foot addition to the existing restaurant for storage purposes without providing the additional parking space as required by Code on property located at 401 South 6th Street in Zoning District R-4, was considered by the Board of Zoning Adjustment at its regular meeting held August 25, 1983.

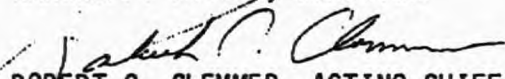
It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following condition:

1. Conformance to the plot plan and elevations.

This action by the Board of Zoning Adjustment on August 25, 1983 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter, or there is a review action filed by the City Council within fourteen days of the date of this letter.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six month time limit.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

HPF:hb
cc: City Clerk
Dept. of Eng. Services

ZON-19616
03/22/07 PC



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 20, 1984

ANDRE ROCHAT, ET AL
401 South 6th Street
Las Vegas, Nevada 89101

Dear Mr. Rochat:

RE: V-123-84

Your request for a Variance to allow the following:

1. An addition to an existing restaurant to extend to the north side property line where a 5' setback is required.
2. A patron parking lot in an R-3 Zone, which is not permitted.
3. 46 parking spaces where 55 are required for the restaurant.

was considered by the Board of Zoning Adjustment at its regular meeting on November 15, 1984. The above request is on property located at 401 South Sixth Street in Zoning District R-4, and 408 South Seventh Street in Zoning District R-3.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Recording of Vacation action - VAC-11-81.
2. Close the existing driveway on Lewis Avenue and pave the alley as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
3. Approval of an encroachment agreement for the installation and maintenance of landscaping in the right-of-way of 7th Street and Lewis Avenue as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
4. Conformance to the plot plan and elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and

ZON-19616
03/22/07 PC



ANDRE ROCHAT, ET AL
November 20, 1984
Page 2
RE: V-123-84

underground sprinkler system shall be cause for revocation of a business license.

6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

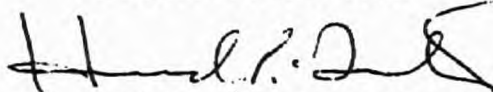
This action by the Board of Zoning Adjustment on November 15, 1984 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of this letter.

Building permits or business licenses cannot be acted upon until after the fourteen-day review period has elapsed or after the required hearing on any appeal or review.

An approved variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six-month time limit.

Sincerely,

DEPARTMENT OF COMMUNITY
PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:jcd

cc: City Clerk
LD & FC
Design & Dev.

ZON-19616
03/22/07 PC

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

July 30, 1985

Andre Rochat On Behalf Of A. & A. Inc.
401 South Sixth Street
Las Vegas, Nevada 89101

RE: V-50-85

Dear Mr. Rochat:

Your request on behalf of A. & A. Inc., for a Variance to allow one 20 square foot illuminated wall sign and two 2 square foot directional signs where only a single 2 square foot non-illuminated sign is permitted, on property located at 401 South 6th Street, in Zoning District R-4, was considered by the Board of Zoning Adjustment on July 25, 1985.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following condition:

1. Conformance to the plot plan and elevations.

This action by the Board of Zoning Adjustment on July 25, 1985 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of this letter.

Building permits or business licenses cannot be acted upon until after the fourteen day review period has elapsed or after the required hearing on any appeal or review.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board of Zoning Adjustment within the six month time limit.

Sincerely,

HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

ZON-19616
03/22/07 PC



HPF:jrm

cc-Yesco Sign Company

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 18, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE RELATED TO ZON-19616

VAR-20139 - PUBLIC HEARING - APPLICANT/OWNER: A & A, INC. - Request for a Variance TO ALLOW 11 PARKING SPACES WHERE 72 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.33 acres at 401-403 South Sixth Street (APNs 139-34-710-007 and 008), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest by Marlene Walshin

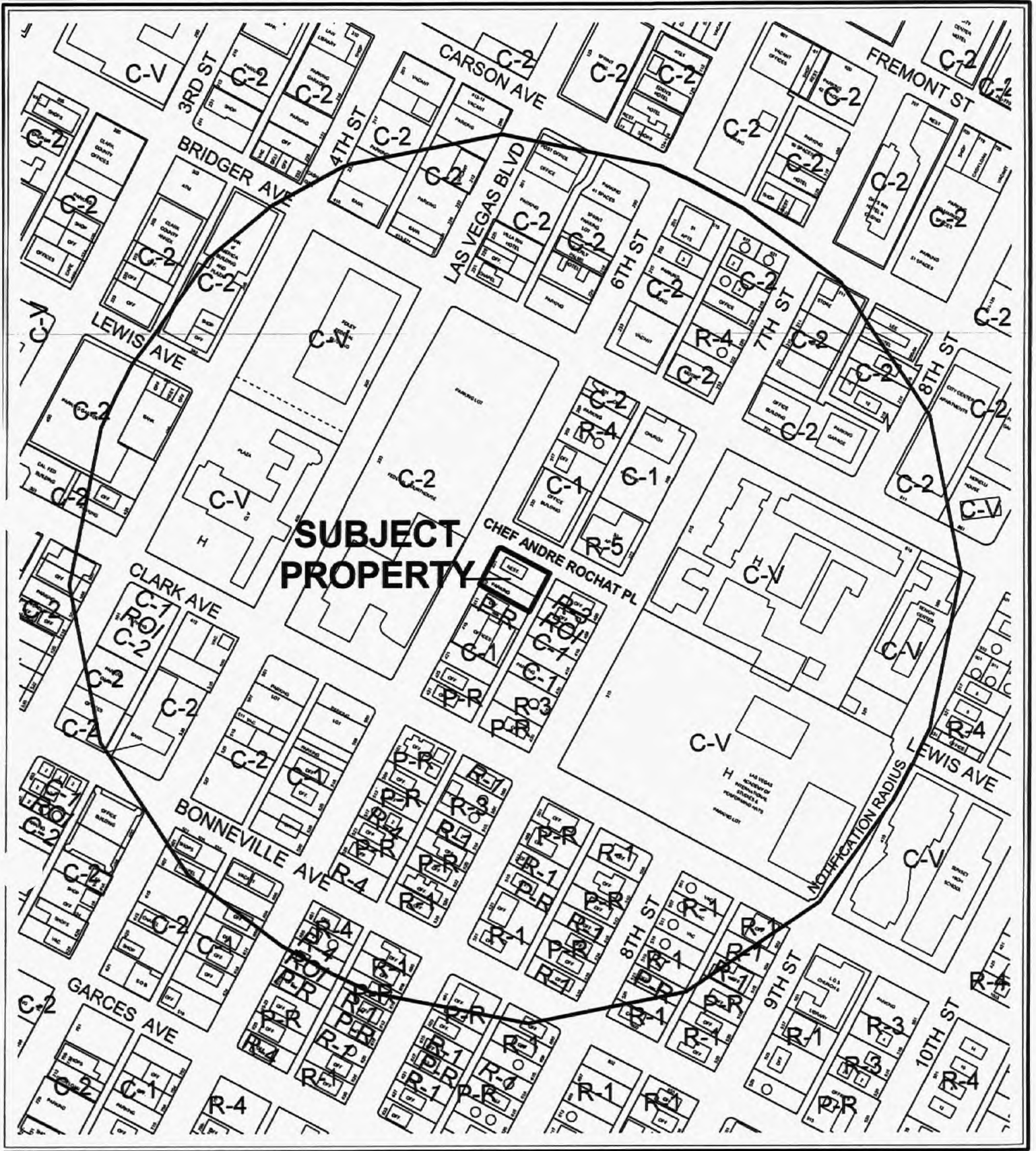
Motion made by GARY REESE to Approve Subject to Conditions

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

BRENDA J. WILLIAMS, 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 118 for related discussion.



CASE: **VAR-20139**

RADIUS: 1000 FT

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

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-20139 - APPLICANT/OWNER: A & A, INC.

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-19616), and Site Development Plan Review (SDR-19614) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Variance to allow a proposed 11 parking spaces where 72 parking spaces are required at 401-403 South Sixth Street. A previous approval (V-0078-78) included a variance to allow the restaurant in an R-4 (High Density Residential) zone. Two concurrent applications will be considered along with this item: a site development plan review (SDR-19614) to allow the addition of 342 square feet to the existing restaurant and a rezoning (ZON-19616) to rezone the site to a C-1 (Limited Commercial) zone so that the existing use will be in conformance with the current zoning requirements.

The applicant indicates a wish to upgrade the site of the existing restaurant use by removing the temporary storage unit currently on site and making the requested permanent additions to deal with the restaurant's storage needs. Further, it is the applicant's intention to upgrade the entry landscaping and resurface areas of the on-site parking. Due to the extent of the requested variance, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/26/78	The Board of Zoning Adjustment approved a Variance (V-0078-78) to allow a 50-seat restaurant in a residential zone where it would not otherwise be permitted.
09/27/79	The Board of Zoning Adjustment approved a Variance (V-0066-79) to allow a 22 space parking lot in a residential zone for the restaurant on this subject site. Staff recommended approval.
04/28/83	The Board of Zoning Adjustment approved a Variance (V-0016-83) to allow an addition to extend to the north side property line where a five-foot setback was required and a patron parking lot in a residential zone for the restaurant on this subject site. Staff recommended approval.
11/15/84	The Board of Zoning Adjustment approved a Variance (V-0123-84) to allow an addition to extend to the north side property line where a five-foot setback was required, a patron parking lot in a residential zone, and 46 parking spaces where 55 were required for the restaurant on this subject site. Staff recommended approval.
07/25/85	The Board of Zoning Adjustment approved a Variance (V-0050-85) to allow a 20 square foot illuminated wall sign and two 2 square foot directional signs where only a single 2 square foot non-illuminated sign was permitted for the restaurant on this subject site. Staff recommended approval.
03/22/07	The Planning Commission recommended approval of companion item ZON-19616 and denial of SDR-19614 concurrently with this application. The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #29/rts).

<i>Related Building Permits/Business Licenses</i>	
07/06/93	A business license for a L16 (Tavern - a tavern license authorizes the sale of alcoholic beverages for consumption on the premises and the retailing of alcoholic beverages in original sealed or corked containers for consumption off the premises. In brief, this is a bar license and a package liquor license) category license was re-classified from a L04 category license (L04-00209) by the Department of Finance and Business Services. This license (L16-00150) was subsequently issued by Business Services on 01/03/02 with no apparent Planning and Development review.
02/06/97	A business license for a R09 (Restaurant: Seating 45 or more - an establishment providing preparation and retail sale of food & beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses) category license was re-classified from a R07 category license (R07-00222) by the Department of Finance and Business Services. This license (R09-00767) was subsequently issued by Business Services on 01/03/02 with no apparent Planning and Development review.
12/27/00	A business license for an A01 (Administrative Office Space - an office location in which specific administrative functions of a business are conducted apart from the primary business location) category license was processed in by the Department of Finance and Business Services. This license (A01-01106) was issued by Business Services on 01/04/01 with no apparent Planning and Development review. This license has been marked out of business as of 10/21/05.
<i>Pre-Application Meeting</i>	
01/11/07	A pre-application meeting was held and elements of this application were discussed. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Restaurant, 2000 sq. ft. or more (without Drive-Through) and Liquor Establishment (Tavern)	C (Commercial)	R-4 (High Density Residential)

North	Office, Other Than Listed	C (Commercial)	P-R (Professional Office and Parking)
South	Office, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
East	Office, Other Than Listed	C (Commercial)	R3 (Medium Density Residential) under Resolution of Intent to C-1 (Limited Commercial)
West	Government Facility	PF (Public Facility)	C-2 (General Commercial)

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

DEVELOPMENT STANDARDS

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	
Restaurant, 2000 sq. ft. or more (without Drive-Through) and Liquor Establishment (Tavern)	3,000 SF Seating/Waiting Area 2,246 SF BOH	1 Space / 50 SF of Seating/Waiting Area and 1 Space / 200 SF of total remaining GFA	69 Spaces	3 Spaces	11 Spaces	0* Spaces	N
TOTAL (including handicap)	5,246 SF		72 Spaces		11 Spaces		N**

Percent Deviation				≈ 84.72% Reduction	
Loading Spaces	5,246 SF	1 Space @ < 10,000 SF	1 Space	1 Space	Y

- * A condition has been added that if approved the applicant must provide a revised site plan that depicts a van accessible handicap parking space per Title 19.10.010.
- ** If approved this Variance would allow 11 parking spaces where 72 parking spaces are the minimum required.

<i>Comparison of the Parking Approvals for this Site Over Time</i>				
	<i>Previously Approved</i>			<i>Proposed</i>
	<i>V-0078-78</i>	<i>V-0066-79</i>	<i>V-0123-84</i>	<i>VAR-20139</i>
Parking Required	Not Specified	25 Spaces	55 Spaces	72 Spaces
Parking Allowed	Tandem Parking w/ Valet During all Bus. Hrs.	24 Spaces	46 Spaces	11 Spaces
Percent Deviation	n/a	4.00% Reduction	≈ 16.36% Reduction	≈ 84.72% Reduction

ANALYSIS

The subject site is located on the Southeast Sector Map of the General Plan. The site is designated as C (Commercial) on the Redevelopment Plan Area Map of the General Plan. This category allows for commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories. The existing building is currently used for a restaurant with a tavern license and is in compliance with the C (Commercial) designation.

The existing R-4 (High Density Residential) zoning is not compatible with the existing use; however, a Site Development Plan Review (V-0016-83) permitted this variance from code. To bring the zoning into compliance with the General Plan and the existing restaurant use a concurrent Rezoning (ZON-19616) request is slated to be heard. The proposed C-1 (Limited Commercial) zoning district is intended to provide most retail shopping and personal services. The use established at this location is permissible in a C-1 (Limited Commercial) zoning district which is compatible with the C (Commercial) General Plan designation. Staff is recommending approval of the companion rezoning (ZON-19616) request as it will allow this site to be brought into conformance with the General Plan.

The site encompasses two parcels with existing buildings built across the lot lines. Additionally, should the parcels in the future become separate sites the site will be placed out of conformance with development standards for the C-1 (Limited Commercial) zoning district. For this reason a condition has been added to the Site Development Plan Review (SDR-19614) that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

The expansion of the restaurant to add 342 square feet of storage space will be heard as a major amendment to an approved site development plan review (V-0016-83). The updated site development plan review (SDR-19614) is being heard concurrently with this variance. Staff is recommending denial on the site development plan review due to the extent of the proposed parking standard deviation.

The expansion of the building along with the current use calculations brings the required parking up to 72 parking spaces. In the most recent variance (V-0123-84) approval the parking was allowed at 46 spaces where 55 had been required, an approximate 16.36 percent reduction. The submitted site plan indicates 11 spaces will be provided, with no handicap spaces depicted. A condition has been added to the Site Development Plan Review (SDR-19614) that a revised site plan depicting at least one van accessible space is provided to and approved by the Planning and Development Department prior to the issuance of any building permits. This variance request constitutes an approximate 84.72 percent reduction in the number of required parking spaces and if approved would grant relief from the city standards. The great reduction in parking is partly due to the removal of the secondary parking location that was approved east of the alleyway from the current parking lot. Staff is recommending denial on the variance due to the self-imposed hardship generated by the project exceeding the capacity of the site and scope of the earlier approvals for this site.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships

upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by exceeding the capacity of the site without continuing the alternative parking that had been previously approved. The provision of additional parking spaces or a reduction in the intensity of the uses on-site would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 94 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-20139** APN: 189-34-710-007 & 008
Name of Property Owner: ROCHTAT MARIUS. ANDRE. A & A inc.
Name of Applicant: ROCHTAT MARIUS. ANDRE. A & A inc.
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

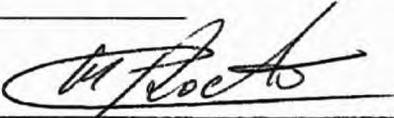
☒ No

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: 

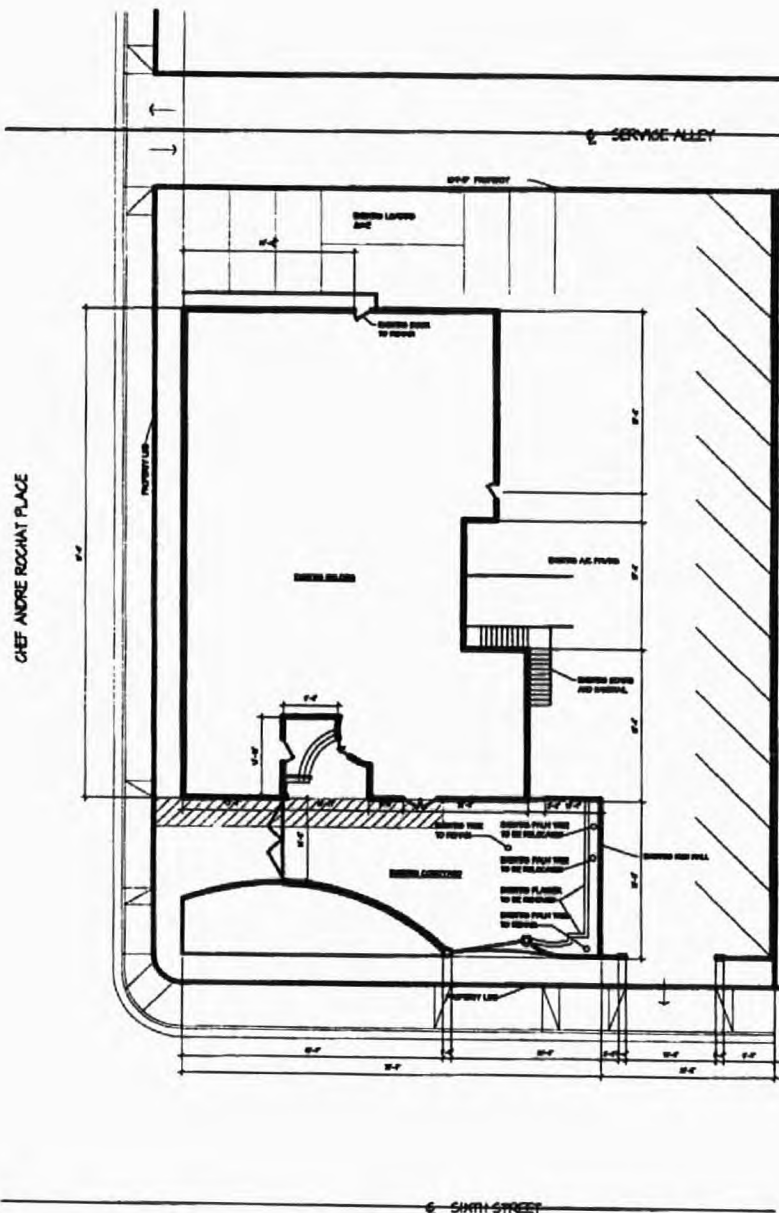
Print Name: ROCHTAT MARIUS ANDRE.

Subscribed and sworn before me

This 23RD day of FEBRUARY, 2007

Marie M. Puhalski
Notary Public in and for said County and State





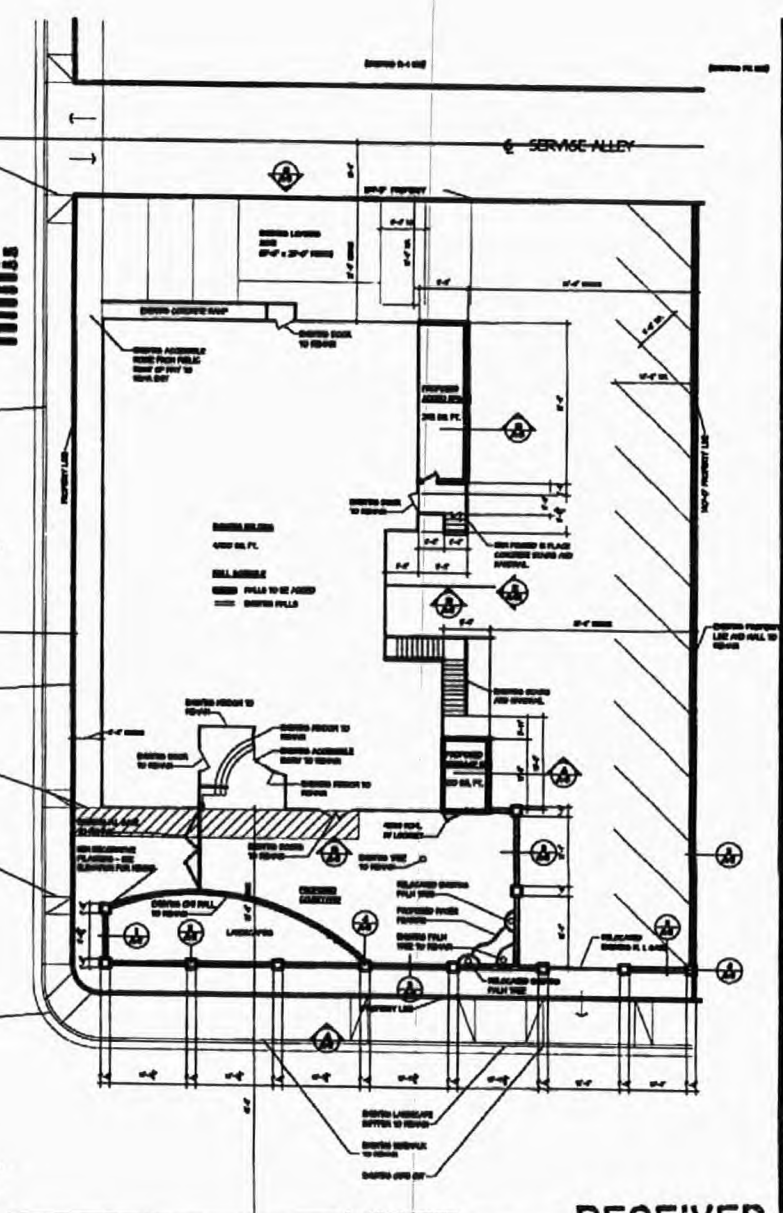
PARKING

EXISTING 10 SPACES (5 IN FRONT, 5 IN REAR)
 10 SPACES TO BE REMOVED TO PROVIDE FOR 20 NEW SPACES
 10 SPACES TO BE REMOVED TO PROVIDE FOR 20 NEW SPACES
 10 SPACES TO BE REMOVED TO PROVIDE FOR 20 NEW SPACES
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 10 SPACES TO BE REMOVED TO PROVIDE FOR 20 NEW SPACES
 10 SPACES TO BE REMOVED TO PROVIDE FOR 20 NEW SPACES

EXISTING 10 SPACES (5 IN FRONT, 5 IN REAR)



① EXISTING SITE PLAN

RECEIVED
 FEB 05 2007

② PROPOSED SITE PLAN

RECEIVED
 FEB 03 2007

VAR-20139
 03/22/07 PC

GREENE TINDALL
 1000 S. MOUNTAIN VIEW AVE.
 LAS VEGAS, NV 89102
 (702) 735-1111
 FAX (702) 735-1112
 WWW.GREENETINDALL.COM

SITE PLAN

**ANDRE'S RESTAURANT
 LAS VEGAS, NV**

DATE: 02/05/07
 DRAWN BY: A-1
 SCALE: 1/8" = 1'-0"



GASTRONOMY MANAGEMENT GROUP, INC.

Excellence in Food, Wine and Service

Corporate Office: 5145 Rogers Street, #C • Las Vegas, Nevada 89118 • 702/385-1930

February 23, 0007

City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

To Whom It May Concern:

Since the City of Las Vegas now has a program regarding the redevelopment of the downtown area, I am attempting to take advantage of this benefit at Andre's French Restaurant situated at 401 South 6th Street. The plans include renovating the front of the restaurant, entrance and patio areas. I would also remove the storage trailer at the side of the building and replace it with a building that would be part of the existing restaurant.

I am also requesting a variance on parking. Currently we have seventeen (17) parking spaces and as we are only open for dinner there is ample parking in the street. In all of the twenty-seven (27) years that I have been in business at Andre's, there has never been a problem.

Thank you for your assistance in this matter.

Sincerely,

Marius Andre Rochat
President, A & A, Inc.



The Original
401 South Sixth Street
Las Vegas, Nevada 89101
702/385-5016
andrelv.com info@andrelv.com



Top of the Palms Casino Resort
4321 West Flamingo Road
Las Vegas, Nevada 89103
702/951-7000
alzelv.com info@alzelv.com



3770 Las Vegas Boulevard South
Las Vegas, Nevada 89109
702/798-7151
andrelv.com info@andrelv.com

VAR-20139

03/22/07 PC

NOTICE OF PUBLIC HEARING

RECEIVED
CITY CLERK

VARIANCE

2007 APR 16 A 10:39

SEVENTH STREET L L C
2812 BOTTICELLI DR
HENDERSON NV 89052-3109

MEETING: CITY COUNCIL
DATE: APRIL 18, 2007
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-20139

Protest

APPLICANT/OWNER: A & A, INC. - REQUEST FOR A VARIANCE TO ALLOW 11 PARKING SPACES WHERE 72 PARKING SPACES ARE THE MINIMUM REQUIRED ON 0.33 ACRES AT 401-403 SOUTH SIXTH STREET (APNS 139-34-710-007 AND 008), R-4 (HIGH DENSITY RESIDENTIAL) ZONE [PROPOSED: C-1 (LIMITED COMMERCIAL) ZONE], WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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



SEE LOCATION MAP ON REVERSE SIDE

*From Martene Walshin
owner of 520 So 7th St.*

*I OBJECT TO THIS AS IT WILL
CAUSE TOO MUCH STREET PARKING
AND CONGESTION IN THE AREA.*

BEVERLY K. BRIDGES
ACTING CITY CLERK

Martene Walshin

Submitted after final agenda

Date *4-16-07* Item # *119*

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 18, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-19616 AND VAR-20139

SDR-19614 - PUBLIC HEARING - APPLICANT/OWNER: A & A, INC. - Request for a Major Amendment to an approved Site Development Plan Review (V-0016-83) FOR THE ADDITION OF 342 SQUARE FEET TO AN EXISTING RESTAURANT on 0.33 acres at 401-403 South Sixth Street (APNs 139-34-710-007 and 008), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for V-66-79
6. City Council Approval Letter for V-16-83
7. City Council Approval Letter for V-76-83
8. City Council Approval Letter for V-123-84
9. City Council Approval Letter for V-50-85

Motion made by GARY REESE to Approve Subject to Conditions

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

BRENDA J. WILLIAMS, 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 118 for related discussion.



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-19614 - APPLICANT/OWNER: A & A, INC.

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (V-0016-83) and Variance (V-0123-84) shall be required, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-19616) and Variance (VAR-20139) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/05/07, except as amended by conditions herein.
5. Recordation of a reversionary parcel map or administrative joining consolidating the parcels on the site prior to issuance of any building or grading permits.
6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the addition of at least one van accessible handicap parking space as outlined in Title 19.10.010.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include all landscaping provided in connection with this site.

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

Public Works

13. 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.
14. Landscape and maintain all unimproved rights-of-way, if any, on Sixth Street and Chef Andre Rochat Place adjacent to this site.
15. Submit an Encroachment Agreement for all landscaping, if any, located in the Sixth Street and Chef Andre Rochat Place public rights-of-way adjacent to this site prior to occupancy of this site.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification (ZON-19616) and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a major amendment to an approved Site Development Plan Review (V-0016-83) for the addition of 342 square feet to an existing restaurant at 401-403 South Sixth Street. A previous approval (V-0078-78) included a variance to allow the restaurant in an R-4 (High Density Residential) zone. A concurrent rezoning (ZON-19616) application will be considered to rezone the site to a C-1 (Limited Commercial) zone so that the existing use will be in conformance with the current zoning requirements. Further a variance (VAR-20139) will be heard to allow a proposed 11 parking spaces where 72 parking spaces are required.

The applicant indicates a wish to upgrade the site of the existing restaurant use by removing the temporary storage unit currently on site and making the requested permanent additions to deal with the restaurants storage needs. Further, it is the applicant's intention to upgrade the entry landscaping and resurface areas of the on-site parking. Due to the extent of the requested variance, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/26/78	The Board of Zoning Adjustment approved a Variance (V-0078-78) to allow a 50-seat restaurant in a residential zone where it would not otherwise be permitted.
09/27/79	The Board of Zoning Adjustment approved a Variance (V-0066-79) to allow a 22 space parking lot in a residential zone for the restaurant on this subject site. Staff recommended approval.
04/28/83	The Board of Zoning Adjustment approved a Variance (V-0016-83) to allow an addition to extend to the north side property line where a five-foot setback was required and a patron parking lot in a residential zone for the restaurant on this subject site. Staff recommended approval.
11/15/84	The Board of Zoning Adjustment approved a Variance (V-0123-84) to allow an addition to extend to the north side property line where a five-foot setback was required, a patron parking lot in a residential zone, and 46 parking spaces where 55 were required for the restaurant on this subject site. Staff recommended approval.
07/25/85	The Board of Zoning Adjustment approved a Variance (V-0050-85) to allow a 20 square foot illuminated wall sign and two 2 square foot directional signs where only a single 2 square foot non-illuminated sign was permitted for the restaurant on this subject site. Staff recommended approval.
03/22/07	The Planning Commission recommended approval of companion item ZON-19616 and denial of VAR-20139 concurrently with this application. The Planning Commission voted 6-1 to recommend APPROVAL (PC Agenda Item #30/rts).

<i>Related Building Permits/Business Licenses</i>	
07/06/93	A business license for a L16 (Tavern - a tavern license authorizes the sale of alcoholic beverages for consumption on the premises and the retailing of alcoholic beverages in original sealed or corked containers for consumption off the premises. In brief, this is a bar license and a package liquor license) category license was re-classified from a L04 category license (L04-00209) by the Department of Finance and Business Services. This license (L16-00150) was subsequently issued by Business Services on 01/03/02 with no apparent Planning and Development review.
02/06/97	A business license for a R09 (Restaurant: Seating 45 or more - an establishment providing preparation and retail sale of food & beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses) category license was re-classified from a R07 category license (R07-00222) by the Department of Finance and Business Services. This license (R09-00767) was subsequently issued by Business Services on 01/03/02 with no apparent Planning and Development review.
12/27/00	A business license for an A01 (Administrative Office Space - an office location in which specific administrative functions of a business are conducted apart from the primary business location) category license was processed in by the Department of Finance and Business Services. This license (A01-01106) was issued by Business Services on 01/04/01 with no apparent Planning and Development review. This license has been marked out of business as of 10/21/05.
<i>Pre-Application Meeting</i>	
01/11/07	A pre-application meeting was held and elements of this application were discussed. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Restaurant, 2000 sq. ft. or more (without Drive-Through) and Liquor Establishment (Tavern)	C (Commercial)	R-4 (High Density Residential)

North	Office, Other Than Listed	C (Commercial)	P-R (Professional Office and Parking)
South	Office, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
East	Office, Other Than Listed	C (Commercial)	R3 (Medium Density Residential) under Resolution of Intent to C-1 (Limited Commercial)
West	Government Facility	PF (Public Facility)	C-2 (General Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	n/a	15,260 SF	Y
Min. Lot Width	100 Feet	109.25 Feet	Y
Min. Setbacks			
• Front	20 Feet	33 Feet	Y
• Side	10 Feet	35.75 Feet	Y
• Corner	15 Feet	5 Feet	N*
• Rear	20 Feet	22 Feet	Y
Max. Lot Coverage	50%	34.37%	Y
Max. Building Height	n/a	2 Stories	Y
Trash Enclosure	Screened	Existing	Y
Mech. Equipment	Screened	Existing	Y

- * Per the approved Site Development Plan Review (V-0016-83) relief from the city standards for the corner side setback was granted.

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

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree / 6 Spaces	2 Trees	0 Trees	N*
Buffer: Min. Trees	1 Tree / 30 Linear Feet	17 Trees	3 Trees	N*
TOTAL		19 Trees	3 Trees	N*
Min. Zone Width	15 Feet – ROW 8 Feet – Interior Lot Lines		5 Feet 0 Feet	N* N**
Wall Height	n/a		Existing	Y

* Per the approved site plan from Site Development Plan Review (V-0016-83), Planning and Development was to approve landscaping prior to the issuance of building permits; however there is no plan available in order to verify what was approved at that time.

** A site visit indicated that there are trees along the interior lot line at the southern end of the property. A condition has been added that, if approved, the applicant is to include all proposed and existing landscaping when submitting the technical landscape plan, which is due prior to the issuance of any building permits.

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant, 2000 sq. ft. or more (without Drive-Through) and Liquor Establishment (Tavern)	3,000 SF Seating/Waiting Area 2,246 SF BOH	1 Space / 50 SF of Seating/Waiting Area and 1 Space / 200 SF of total remaining GFA	69 Spaces	3 Spaces	11 Spaces	0*	N
TOTAL (including handicap)	5,246 SF		72 Spaces		11 Spaces		N**
Percent Deviation					≈ 84.72% Reduction		

Loading Spaces	5,246 SF	1 Space @ < 10,000 SF	1 Space	1 Space	Y
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* A condition has been added that if approved the applicant must provide a revised site plan that depicts a van accessible handicap parking space per Title 19.10.010.

** If approved the companion Variance (VAR-20139) would allow 11 parking spaces where 72 parking spaces are the minimum required.

Comparison of the Parking Approvals for this Site Over Time				
	Previously Approved			Proposed
	V-0078-78	V-0066-79	V-0123-84	VAR-20139
Parking Required	Not Specified	25 Spaces	55 Spaces	72 Spaces
Parking Allowed	Tandem Parking w/ Valet During all Bus. Hrs.	24 Spaces	46 Spaces	11 Spaces
Percent Deviation	n/a	4.00% Reduction	≈ 16.36% Reduction	≈ 84.72% Reduction

ANALYSIS

The subject site is located on the Southeast Sector Map of the General Plan. The site is designated as C (Commercial) on the Redevelopment Plan Area Map of the General Plan. This category allows for commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories. The existing building is currently used for a restaurant with a tavern license. The proposed expansion of the building to add 342 square feet of storage space is in compliance with the C (Commercial) designation.

The existing R-4 (High Density Residential) zoning is not compatible with the existing use; however, a Site Development Plan Review (V-0016-83) permitted this variance from code. To bring the zoning into compliance with the General Plan and the existing restaurant use a concurrent rezoning (ZON-19616) request is slated to be heard. The proposed C-1 (Limited Commercial) zoning district is intended to provide most retail shopping and personal services. The use established at this location is permissible in a C-1 (Limited Commercial) zoning district which is compatible with the C (Commercial) General Plan designation. Staff is recommending approval of the companion rezoning (ZON-19616) request as it will allow this site to be brought into conformance with the General Plan.

The site encompasses two parcels with existing buildings built across the lot lines. Additionally, should the parcels in the future become separate sites the site will be placed out of conformance with development standards for the C-1 (Limited Commercial) zoning district. For this reason a condition has been added that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

The site of the restaurant expansion, an added 342 square feet of storage space, has previously required several deviations from development standards and currently includes an updated variance (VAR-20139) for parking which is also being heard concurrently with this item. Staff is recommending denial on the variance due to the self-imposed hardship generated by the project exceeding the capacity of the site and scope of the earlier approvals for this site.

- Site Plan

The site lies at the southeast corner of South 6th Street and Chef Andre Rochat Place. This is an existing restaurant with a tavern license use that is proposing to add 342 square feet of storage area to replace an old temporary storage unit currently on-site.

The expansion of the building along with the current use calculations brings the required parking up to 72 parking spaces. In the most recent variance (V-0123-84) approval the parking was allowed at 46 spaces where 55 had been required, an approximate 16.36 percent reduction. The submitted site plan indicates 11 spaces will be provided, with no handicap spaces depicted. A condition has been added that a revised site plan depicting at least one van accessible space be provided to and approved by the Planning and Development Department prior to the issuance of any building permits. As noted above, a variance (VAR-20139) has been requested for an approximate 84.72 percent reduction in the number of required parking spaces and if approved would grant relief from the city standards.

Other than the reduction of parking spaces due to the removal of the secondary parking location, the site remains the same as previously approved in 1983, 1984, and 1985. There are changes to the landscape area in the front courtyard that will adjust where a couple of the trees will be located.

- Landscape Plan

The Site Development Plan Review (V-0016-83) case that approved the updated siting and zoning variance for this restaurant called for landscaping predominately along the rights-of-way as encroachments within the rights-of-way. That approval did require that landscaping be approved by the Planning and Development Department with the submittal of a landscape plan prior to permits or licenses were issued. There exists landscaping on-site at the interior perimeter along the southern property line that is not called out on the submitted plans. Submittal of a technical landscape plan is a condition of approval for this project and must show all landscaping. Under the current development standards the perimeter landscape buffer requirement would be a 15-foot wide buffer with a minimum 24-inch box tree planted every 30 feet on center at the rights-of way and an eight-foot wide buffer with a minimum 24-inch box tree planted every 30 feet on center along the interior property lines. The site as developed would not be able to meet the current perimeter landscaping standards.

- Elevations/Floor Plan

The building elevations depict a two story building of a Mediterranean design. The building fronts towards South 6th Street with a courtyard in the front of the building. There is to be a new decorative wall at the front of the courtyard to partial screen this area from the street.

The floor plan indicates that the two added areas will be for storage and are accessed from the exterior of the restaurant. The additional 342 square feet of space will not impact the waiting or seating area available and takes the place of an existing storage trailer.

The development has exceeded the intensity that was approved for this site by not developing the adjoining site for parking while making the previously requested addition to the restaurant. This has necessitated the need for the companion variance and resulted in a failure to meet the most recent conditions of approval. Due to the intensity and the requested deviation from the parking standards, staff is recommending denial of this application.

FINDINGS

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

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

The proposed development is not compatible with adjacent development in the surrounding area due to the increased intensity of the deviations from parking standards over previous approvals.

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

This proposed site plan is in compliance with the general plan designation of C (Commercial) and the proposed C-1 (Limited Commercial) zoning district on the site. However, the site is not consistent with Title 19.10 and Title 19.12 landscaping requirements. Further, the proposed site plan requires approval of a variance for a deviation of the parking standards.

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

The subject site is adjacent to South 6th Street, an 80-foot wide local street that should be adequate to support the proposed use.

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

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

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 existing restaurant use is compatible with other development in the area from a building elevation, design characteristics and aesthetic features point of view.

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

The existing restaurant use is subject to regular building and business licensing inspections and therefore should not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 106 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-19614** APN: 139-34-710-007 + 008
Name of Property Owner: ROCHAT MARCUS ANDRE - A & A - INC
Name of Applicant: ROCHAT MARCUS ANDRE - A & A - 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 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: _____

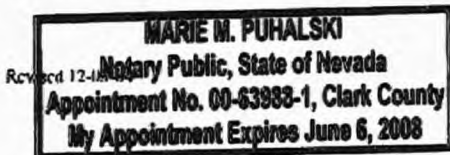
Signature of Property Owner: _____

Print Name: ROCHAT MARCUS ANDRE

Subscribed and sworn before me

This 5th day of FEBRUARY, 2007

Marie M. Puhalski Clark County, State of Nevada
Notary Public in and for said County and State

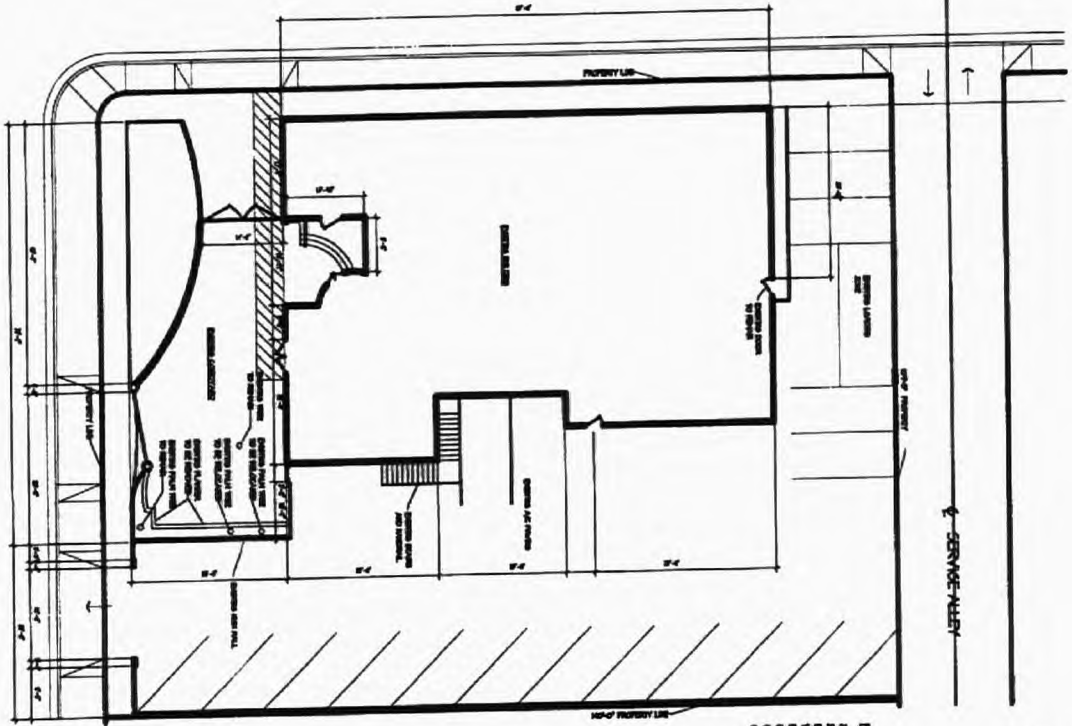


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CHEF ANDRE ROCHAT PLACE

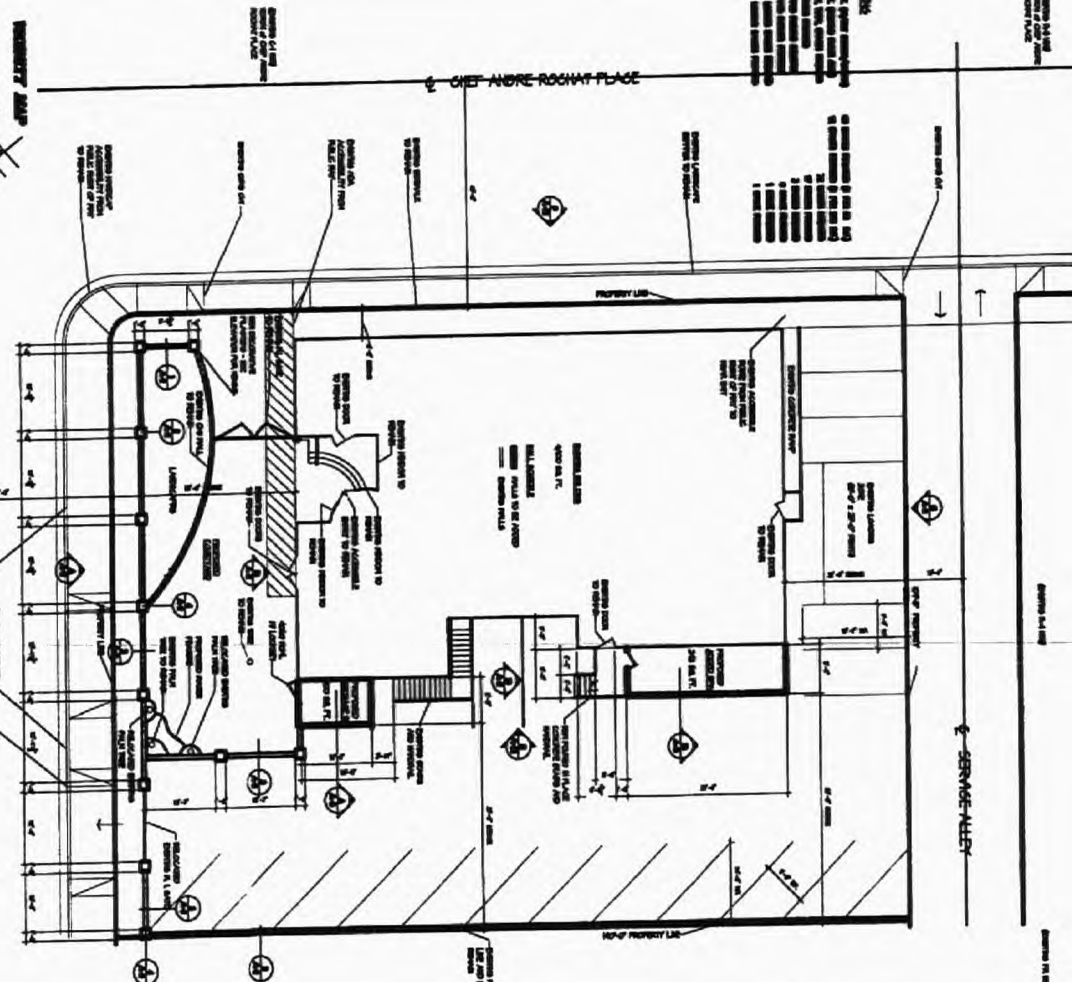


① EXISTING SITE PLAN

← SHUTTLE STREET

← SERVICE ALLEY

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FEB 05 2007



② PROPOSED SITE PLAN

← SHUTTLE STREET

← SERVICE ALLEY

RECEIVED

SDR-19614
03/22/07 PC

DATE	3/20/07
BY	ANDRE'S RESTAURANT
FOR	LAS VEGAS, NV
SCALE	AS SHOWN
NO.	A-1

ANDRE'S RESTAURANT
LAS VEGAS, NV

SITE PLAN

GREENE TINDALL
ARCHITECTS
1000 EAST DUNNELL ROAD, SUITE 4
LAS VEGAS, NEVADA 89119
PHONE 702-477-0077
FACSIMILE 702-477-0088
WWW.GREENTINDALL.COM

GREENE TINDALL

1000 EAST DUNNELL ROAD, SUITE 4
LAS VEGAS, NEVADA 89119
PHONE 702-477-0077
FACSIMILE 702-477-0088
WWW.GREENTINDALL.COM

GREENE TINDALL
 ARCHITECTS
 100 EAST ARCADE, SUITE 100
 LAS VEGAS, NEVADA 89101
 PHONE: 702-735-1100
 FAX: 702-735-1101
 WWW.GREENTINDALL.COM

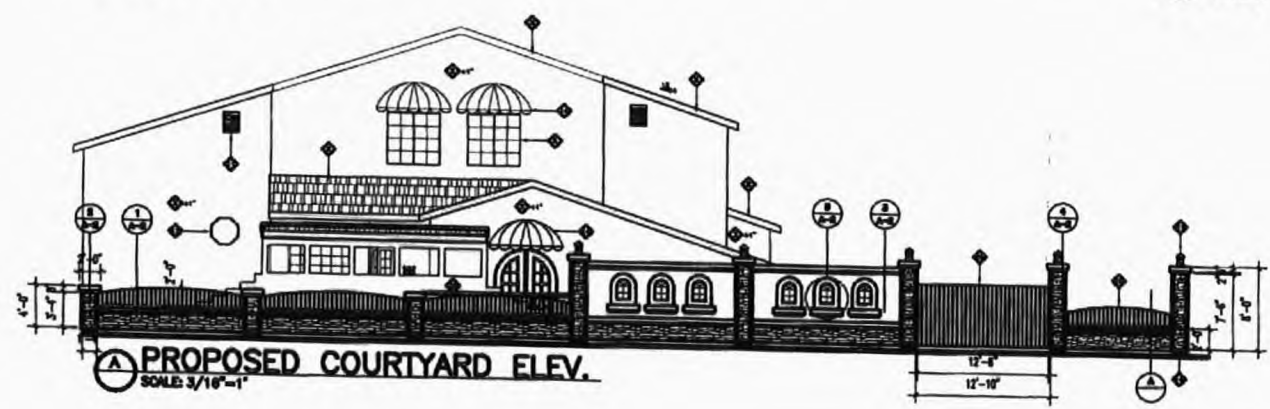
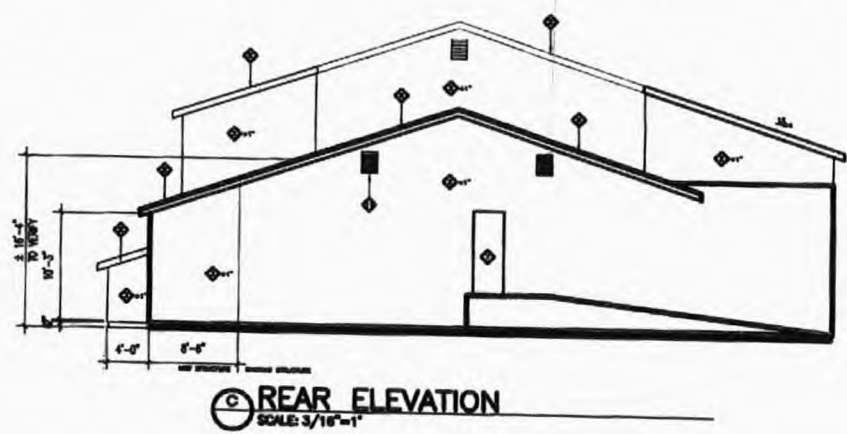
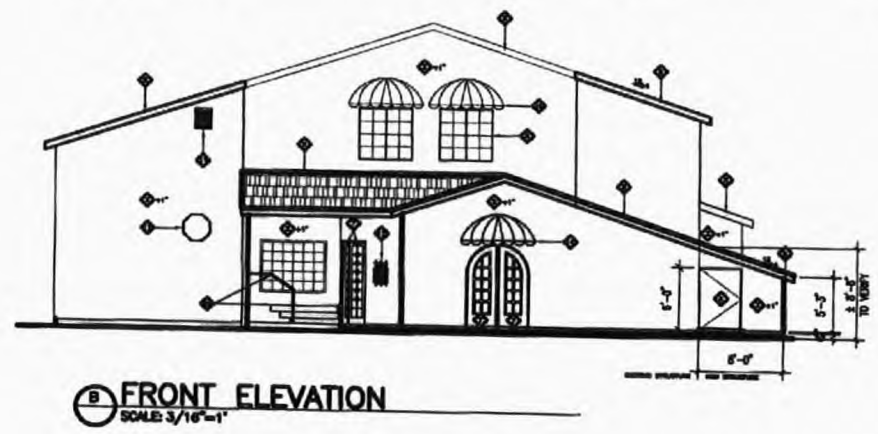
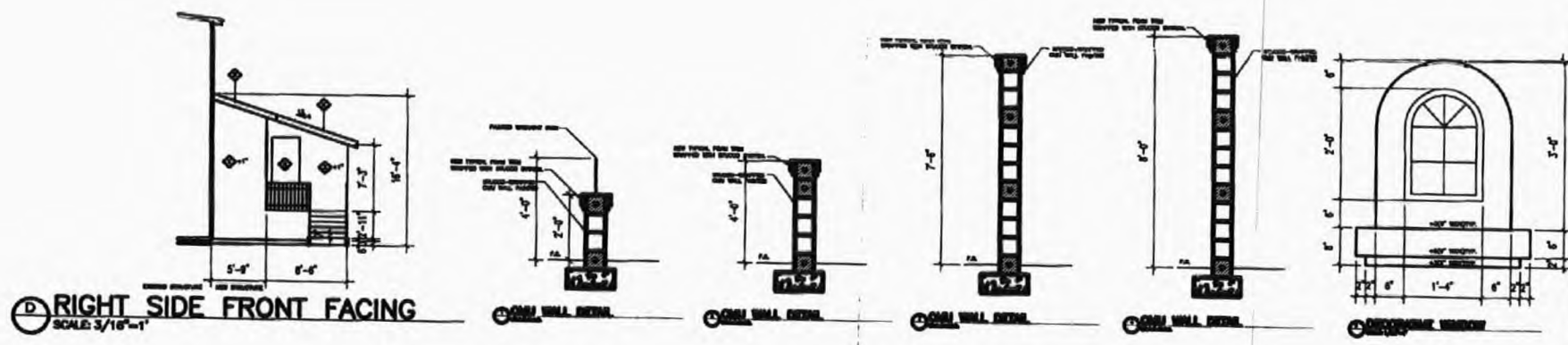
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EXTERIOR ELEVATIONS
 AND DETAILS

ANDRE'S RESTAURANT
 LAS VEGAS, NV

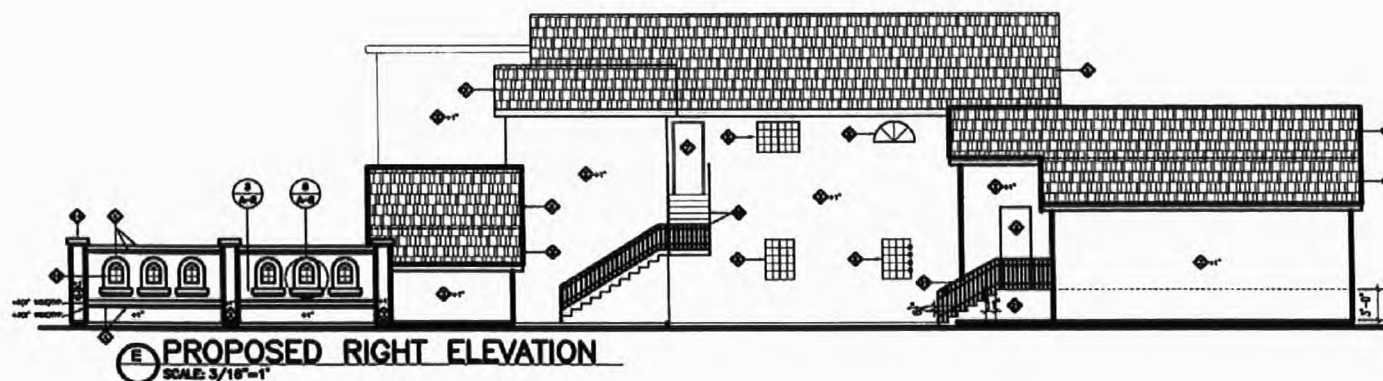
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SDR-19614
03/22/07 PC



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FEB 05 2007

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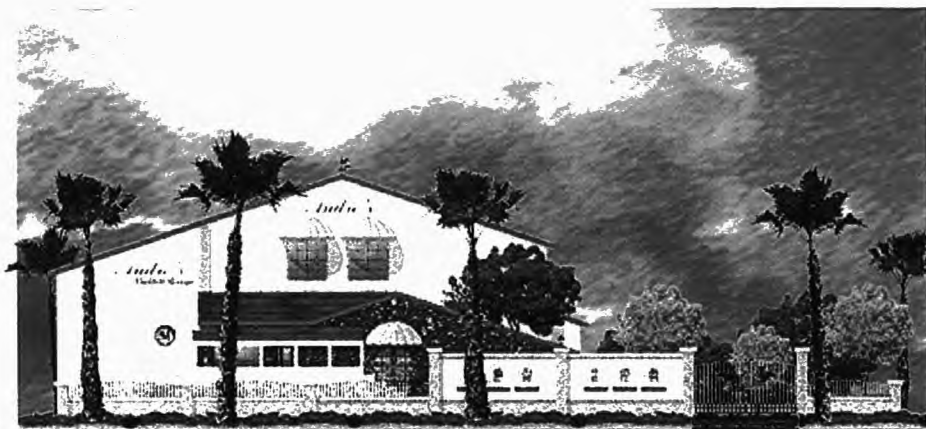
SDR-19614
03/22/07 PC

GREENE TINDALL
 100 EAST HUMBOLDT AVE. SUITE 4
 SAN ANTONIO, TEXAS 78204
 PHONE 781-877-0887
 FACSIMILE 781-877-0883

EXTERIOR ELEVATIONS

ANDRE'S RESTAURANT
LAS VEGAS, NV

A-21



Conceptual Elevation



ANDRE'S RESTAURANT

LAS VEGAS

EXISTING RESTAURANT

PROPOSED COURTYARD

PROPOSED ADDITION

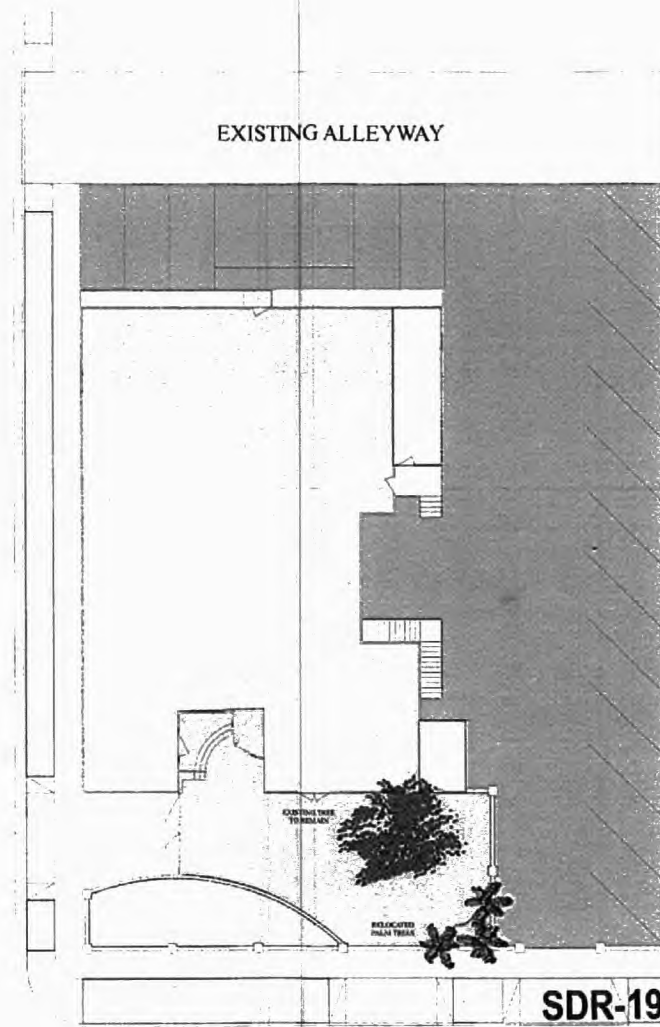
PUBLIC PARKING

PUBLIC PARKING

SIDEWALK

LANDSCAPED AREAS

ADJACENT PROPERTY



SITE PLAN

SDR-19614
03/22/07 PC

RECEIVED
FEB 05 2007



09.28.0

Conceptual Elevation

SDR-19614
03/22/07 PC

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FEB 05 2007



ZON-19616, VAR-20139 & SDR-19614 - APPLICANT: CITY OF LAS VEGAS - OWNER: A & A, INC.
401-403 SOUTH SIXTH STREET
MARCH 22, 2007 PLANNING COMMISSION

02/20/07



ZON-19616, VAR-20139 & SDR-19614 - APPLICANT: CITY OF LAS VEGAS - OWNER: A & A, INC.
401-403 SOUTH SIXTH STREET
MARCH 22, 2007 PLANNING COMMISSION

02/20/07

September 29, 2006

Andre Rochat
A & A, Inc.
Andre's Restaurant
401 S. 6th Street
Las Vegas, NV 89101

To: City of Las Vegas
Planning and Development Department

Subject: Zoning Change / Andre's Restaurant

Gentlemen:

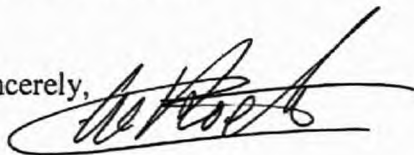
I would like to request a zoning change for Andre's Restaurant at 401 S. 6th Street, Las Vegas, NV 89101. The property is currently zoned R4 (residential). I would request that it be changed to C (commercial).

I have been operating my restaurant on this property with the approval of the City of Las Vegas since I was granted a variance for its operation on October 1, 1979. Additional variances have been granted as the needs of the restaurant have changed over the years. (See attachments.) I understand that changes to the restaurant can no longer be accomplished with a variance from the City.

Since the business has operated on this property since 1979 I find it only appropriate that the zoning should be changed to be compatible with the actual land usage.

If you have any questions concerning my zoning change request please contact me at my office at 385-1930.

Sincerely,



Andre Rochat
A & A, Inc.

cc: file
attachments: 8

RECEIVED

SEP 25 2007

SDR-19614
03/22/07 PC

October 1, 1979

A. & A., Inc.
844 E. Sahara Avenue
Las Vegas, Nevada 89104

Re: V-66-79

Gentlemen:

Your request for a Variance to allow a restaurant with twenty-four parking spaces where this use is not permitted on property located at 407 South 6th Street in Zoning District R-4, was considered by the Board of Zoning Adjustment at its regular meeting held September 27, 1979.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Revise parking plan to allow a minimum 24 ft. space on the south tier of parking spaces (this would eliminate space 22) as required by the Department of Public Services.
2. The proposed 43 ft. driveway opening must be reduced to the 25 ft. maximum as required by the Department of Public Services.
3. Remove and replace the damaged sidewalks as required by the Department of Public Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan.

ZON-19616
03/22/07 PC

A. & A., Inc.
Re: V-66-79

October 1, 1979

8. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

This action by the Board of Zoning Adjustment on September 27, 1979, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an extension of time is duly filed and approved by the Board within the six month time limit.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

D. W. BROWN
Supervisor of Zoning

DWB:rw

cc: City Clerk
Public Services

ZON-19616
03/22/07 PC

MAYOR BILL BRIARE
COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
WILLIAM U. PEARSON
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

May 2, 1983

Andre Rochat, Et Al
401 South 6th St.
Las Vegas, Nevada 89101

Re: V-16-83

Dear Mr. Rochat:

Your request for a variance to allow an addition to an existing restaurant, which would extend the north side property line where a five foot (5') setback is required on property located at 401 South 6th Street in Zoning District R-4; and for a variance to allow a patron parking lot where such use is not permitted, on property located at 408 South 7th Street in Zoning District R-3 was considered by the Board of Zoning Adjustment at its regular meeting held April 28, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Satisfaction of City Code requirements and design standards of all City departments.

ZON-19616
03/22/07 PC



Page Two

Andre Rochat, et al
V-16-83

May 2, 1983

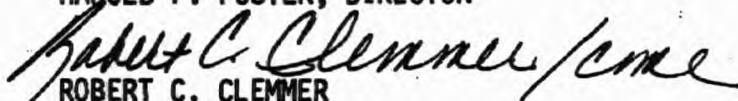
6. Approval of the satellite parking lot by the City Commission.
7. Recording of VAC-11-81.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Pave the alley as required by the Department of Engineering Services.
10. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
11. Remove and replace all deteriorated sidewalk as required by the Department of Engineering Services.

This item will be considered by the Board of City Commissioners on May 18, 1983 at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR


ROBERT C. CLEMMER
Acting Chief of Zoning

HPF:jk

cc: City Clerk
Engineering Services
Dennis Dean

ZON-19616
03/22/07 PC

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

August 29, 1983

Mr. Andre Rochat, Et Al.
401 South 6th Street
Las Vegas, Nevada 89101

Re: V-76-83

Dear Mr. Rochat:

Your request for a Variance to allow a three hundred nine square foot addition to the existing restaurant for storage purposes without providing the additional parking space as required by Code on property located at 401 South 6th Street in Zoning District R-4, was considered by the Board of Zoning Adjustment at its regular meeting held August 25, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following condition:

1. Conformance to the plot plan and elevations.

This action by the Board of Zoning Adjustment on August 25, 1983 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter, or there is a review action filed by the City Council within fourteen days of the date of this letter.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six month time limit.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

HPF:hb
cc: City Clerk
Dept. of Eng. Services

ZON-19616
03/22/07 PC



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 20, 1984

ANDRE ROCHAT, ET AL
401 South 6th Street
Las Vegas, Nevada 89101

Dear Mr. Rochat:

RE: V-123-84

Your request for a Variance to allow the following:

1. An addition to an existing restaurant to extend to the north side property line where a 5' setback is required.
2. A patron parking lot in an R-3 Zone, which is not permitted.
3. 46 parking spaces where 55 are required for the restaurant.

was considered by the Board of Zoning Adjustment at its regular meeting on November 15, 1984. The above request is on property located at 401 South Sixth Street in Zoning District R-4, and 408 South Seventh Street in Zoning District R-3.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Recording of Vacation action - VAC-11-81.
2. Close the existing driveway on Lewis Avenue and pave the alley as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
3. Approval of an encroachment agreement for the installation and maintenance of landscaping in the right-of-way of 7th Street and Lewis Avenue as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
4. Conformance to the plot plan and elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and

ZON-19616

03/22/07 PC



ANDRE ROCHAT, ET AL
November 20, 1984
Page 2
RE: V-123-84

underground sprinkler system shall be cause for revocation of a business license.

6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

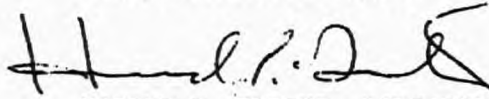
This action by the Board of Zoning Adjustment on November 15, 1984 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of this letter.

Building permits or business licenses cannot be acted upon until after the fourteen-day review period has elapsed or after the required hearing on any appeal or review.

An approved variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six-month time limit.

Sincerely,

DEPARTMENT OF COMMUNITY
PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:jcd

cc: City Clerk
LD & FC
Design & Dev.

ZON-19616
03/22/07 PC

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

July 30, 1985

Andre Rochat On Behalf Of A. & A. Inc.
401 South Sixth Street
Las Vegas, Nevada 89101

RE: V-50-85

Dear Mr. Rochat:

Your request on behalf of A. & A. Inc., for a Variance to allow one 20 square foot illuminated wall sign and two 2 square foot directional signs where only a single 2 square foot non-illuminated sign is permitted, on property located at 401 South 6th Street, in Zoning District R-4, was considered by the Board of Zoning Adjustment on July 25, 1985.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following condition:

1. Conformance to the plot plan and elevations.

This action by the Board of Zoning Adjustment on July 25, 1985 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of this letter.

Building permits or business licenses cannot be acted upon until after the fourteen day review period has elapsed or after the required hearing on any appeal or review.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board of Zoning Adjustment within the six month time limit.

Sincerely,

HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

ZON-19616
03/22/07 PC



HPF:jrm

cc-Yesco Sign Company

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 18, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
REZONING

ZON-19680 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: M (INDUSTRIAL) on 0.15 acres on the southeast corner of "F" Street and Wilson Avenue (APN 139-27-301-002), Ward 5 (Williams). The Planning Commission (6-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

Motion made by BRENDA J. WILLIAMS to Approve Subject to Conditions

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

BRENDA J. WILLIAMS, 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 on Items 121-123.

KEN SPRINKLE, Executive Director, Las Vegas Rescue Mission, 480 West Bonanza Road, appeared on behalf of the applicant.

MAYOR GOODMAN complimented MR. SPRINKLE on a great job.

CITY COUNCIL MEETING OF: APRIL 18, 2007

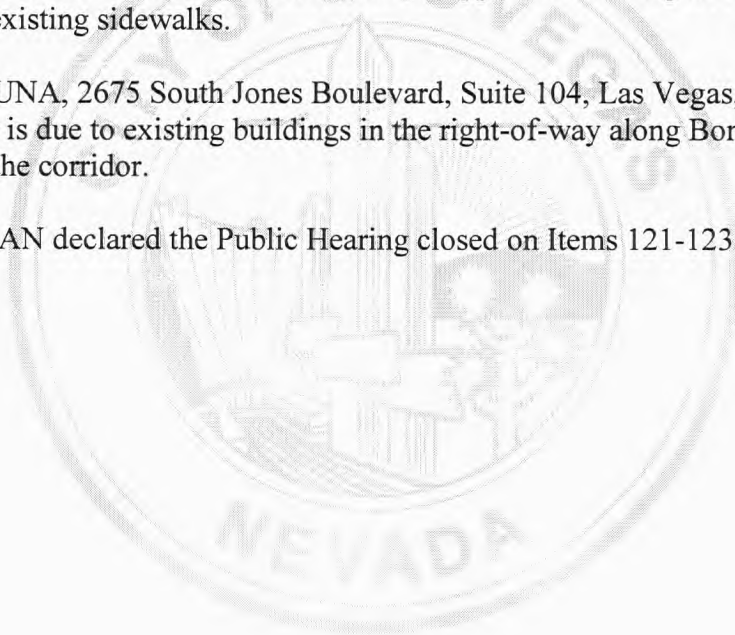
TED RUSSELL, Las Vegas resident, is a passionate supporter of the Las Vegas Rescue Mission. The proposed rescue mission is a great concept and will include large dining halls. He felt blessed and anxiously awaits the fruition of the project.

STANTON WILKERSON appeared on behalf of Moulin Rouge, 800, 900 and 920 West Bonanza Road, and remarked that although there is a need for rescue missions, the residents of Ward 5 feel that there are already sufficient rescue missions in this Ward. Additional consideration should be taken when dealing with setbacks and inadequate landscaping. The applicant's customer base spills onto Bonanza Road, and the Moulin Rouge investors have to wonder when their project will ever develop should the subject rescue mission be built.

At COUNCILWOMAN WILLIAMS' request, MR. WILKERSON explained that landscaping will be placed along F Street going back towards Wilson Avenue. This is due to the room available in the area. In addition, the future highway ramp will change the concept in the area for years to come. The Councilwoman added that the applicant cannot place landscaping in some areas due to existing sidewalks.

LEONARDO DeLUNA, 2675 South Jones Boulevard, Suite 104, Las Vegas, explained that the landscaping waiver is due to existing buildings in the right-of-way along Bonanza Road, Wilson Avenue and along the corridor.

MAYOR GOODMAN declared the Public Hearing closed on Items 121-123.





CASE: ZON-19680

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 500 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-19680 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-19681) and Site Development Plan Review (SDR-19679) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. Coordinate with the Nevada Department of Transportation (NDOT) to discuss impacts to this site plan, such as right-of-way requirements, from the "D" Street/"F" Street Connector project. Provide documentation from NDOT to the City of Las Vegas Land Development Section that any NDOT requirements have been satisfied prior to the approval of any construction drawings.
4. Coordinate the right-of-way requirements pertaining to the "D" Street/"F" Street Connector project adjacent to this site with the Right-of-Way section of the Department of Public Works prior to the issuance of any permits.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a rezoning from R-4 (High Density Residential) to M (Industrial) on a 0.15 acre portion of a 1.82 acre site at 516 West Bonanza Road.

The proposed M (Industrial) zoning conforms to the LI/R (Light Industry Research) General Plan Designation of the subject site and will be compatible with the adjacent properties which are also within the M (Industrial) zoning district.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
	A Reversionary Final Map, combining this parcel with adjacent parcels, is currently under Technical Review.
03/22/07	The Planning Commission recommended approval of companion items SUP-19681 and SDR-19679 concurrently with this application. The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #39/ar).
<i>Pre-Application Meeting</i>	
01/17/07	Staff explained the requirements for a zone change on this site
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application.

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

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	LI/R (Light Industry/Research)	R-4 (High Density Residential)
North	I-15	I-15	I-15
South	Storage	LI/R (Light Industry/Research)	M (Industrial)
East	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
West	Auto repair shop	LI/R (Light Industry/Research)	M (Industrial)

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

The site is located within an area of the North Las Vegas Airport Overlay District that limits building height to 175 feet. Since the maximum building height on the submitted elevations is depicted at 35 feet, this request complies with that standard.

The Master Plan Transportation Trails Element indicates that a Pedestrian Path is required along the north side of Bonanza Road, adjacent to this property. The Pedestrian Path requires a five foot wide sidewalk adjacent to a minimum five foot wide landscape buffer. The site plan indicates compliance with this requirement.

ANALYSIS

The proposed M (Industrial) zoning of the site will be consistent with the existing zoning of surrounding parcels to the east and south and will allow a range of permissible uses compatible with the surrounding development in the area.

FINDINGS

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

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

The proposed M (Industrial) zoning conforms to the LI/R (Light Industry Research) general plan designation of the subject site.

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

The uses allowed by the M (Industrial) zoning will be compatible with the adjacent properties which are also within the M (Industrial) zoning district.

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

The proposed M (Industrial) zone will allow for appropriate uses on the subject site that are compatible with the existing area.

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

Access to the site is provided by Bonanza Road, which is designated by the Master Plan of Streets and Highways as a Primary Street and will meet the requirements of the proposed M (Industrial) zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

14

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 87 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-19680** APN: *139-27-310-074-075*

Name of Property Owner: LAS VEGAS RESCUE MISSION

Name of Applicant: Kenneth Sprengle, Executive Director

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

Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Robert M. [Signature]

Print Name: Kenneth SPENKLE, Executive Director

Subscribed and sworn before me

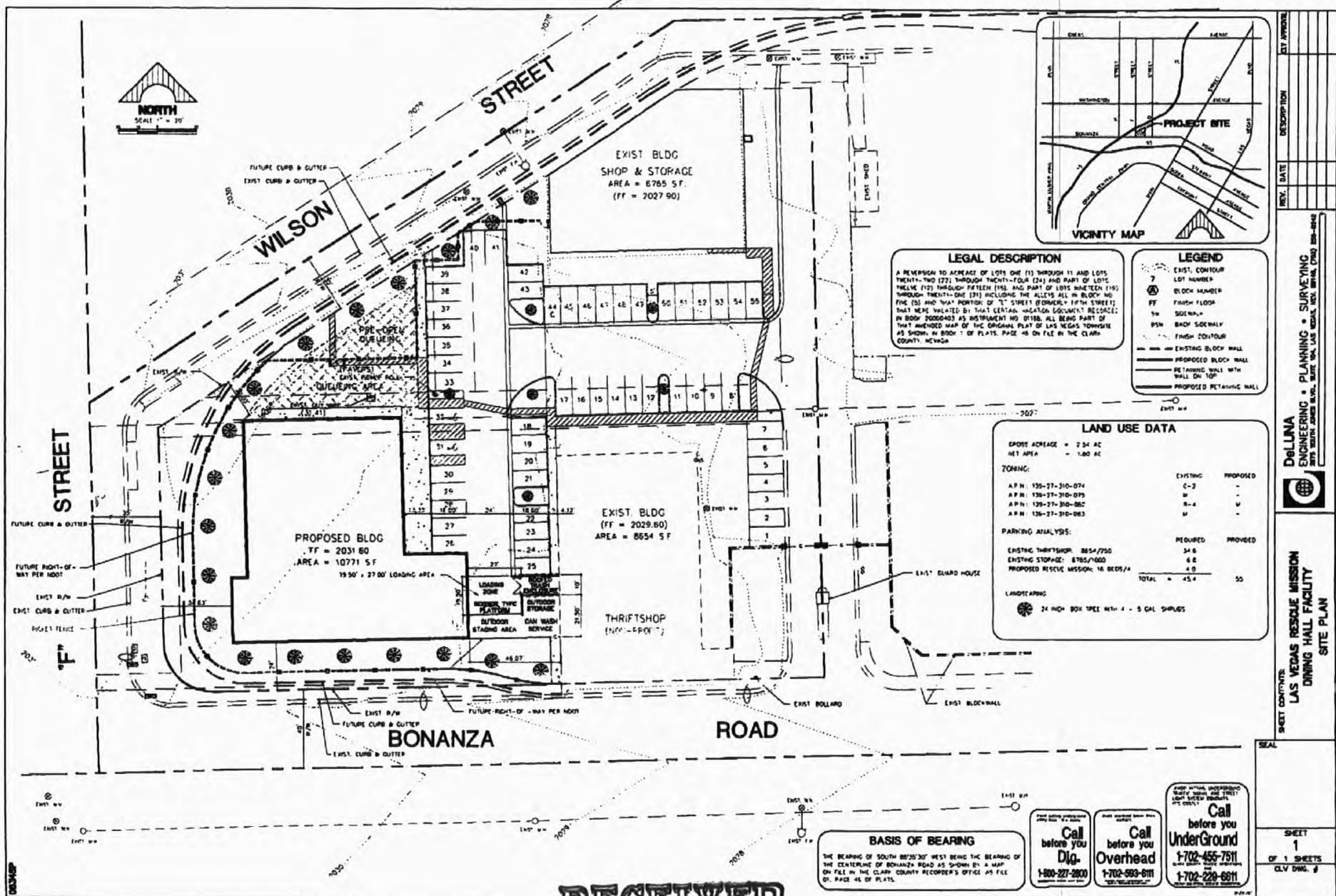
This 2nd day of February, 2007

Theresa May Malsbenden
Notary Public in and for said County and State



THERESA MAY Malfabon
Notary Public, State of Nevada
Appointment No. 06-109330-1
My Appt. Expires Oct. 30, 2010

RECEIVED



DELLUNA
ENGINEERING & PLANNING • SURVEYING
3075 WEST JAMES BLVD., SUITE 200, LAS VEGAS, NV 89102 (702) 896-8848

SHEET CONTENTS
LAS VEGAS RESCUE MISSION
DINING HALL FACILITY
SITE PLAN

SHEET 1
OF 1 SHEETS
CLV DWG. #



DeLUNA

ENGINEERING • PLANNING • LAND SURVEYING

2675 S. Jones Blvd., Suite 104, Las Vegas, Nevada 89146
Tel. (702) 255-6242 • Fax (702) 255-7247 • email: delunainc@aol.com

February 6, 2007

City of Las Vegas
Planning & Development Dept.
731 S. Fourth Street
Las Vegas, NV 89101

Attention: Mr. Andy Reed, Senior Planner

Subject: **Proposed Las Vegas Rescue Mission**

Dear Mr. Reed;

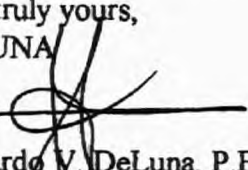
With this letter, we will try to convey to you some of the intentions and/or characteristics of the subject project. We are applying for the Special Use Permit to comply with the requirements to be able to build this kind of commercial project on the parcel of land zoned industrial (M). In connection with this, the proposed building will be of block materials which will be somewhat colored split-face in nature. This will be a great enhancement to the adjacent existing buildings which are made of standard concrete masonry blocks.

The existing establishments, namely the Non-profit Thriftshop (8654 s.f) and the Shop and Storage Building (6765 s.f.), require a total of 41.4 parking spaces per code. They have been in operation for almost 20 years and the area designated for parking, the open space directly between the two (2) buildings, can only accommodate approximately 21 spaces. An additional seven (7) parking spaces can be added if the open space east of the Thriftshop is utilized as such. All these years, they have been deficient by about 14 parking spaces, but because of the nature of the operation, which expects customers mostly without cars, they really didn't experience any need for additional parking spaces. With the proposed project, a rescue mission with 16 beds, approximately 4 spaces are required. Together with the existing two (2) establishments, the total parking space required will be 46 spaces. The development of this site will result with a total of 55 parking spaces which will substantially improve the parking issue.

The parcel directly north of the proposed building which has a present zoning of R-4, is being re-zoned to a land use of industrial (M), to satisfy the requirements that a Rescue Mission cannot be built on a parcel with a residential zoning.

Please let us know if you have a question or should you need some additional information.

Very truly yours,
DeLUNA


Leonardo V. DeLuna, P.E.
LVdL/crp

cc: Mr. Ken Sprenkle, Las Vegas Rescue Mission

RECEIVED
FEB 06 2007

ZON-19680
03/22/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 18, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT RELATED TO ZON-19680

SUP-19681 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION
 - Request for a Special Use Permit FOR A RESCUE MISSION on the northeast corner of "F" Street and Bonanza Road (APN 139-27-301-002), R-4 (High Density Residential), C-2 (General Commercial) and M (Industrial) Zones [PROPOSED: C-2 (General Commercial) and M (Industrial) Zones], Ward 5 (Williams). The Planning Commission (6-1 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 (6-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

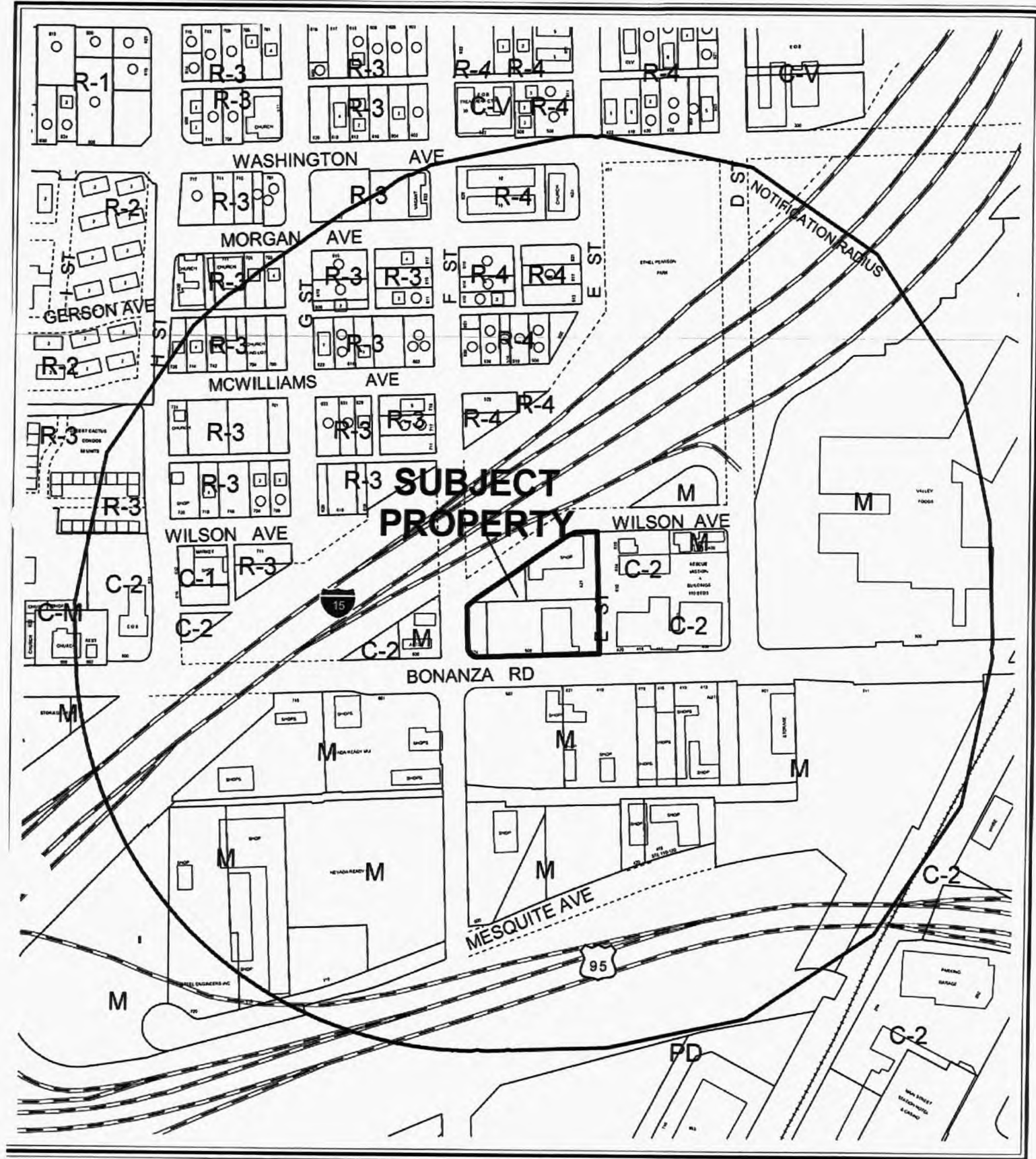
Motion made by BRENDA J. WILLIAMS to Approve Subject to Conditions

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

BRENDA J. WILLIAMS, 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 121 for related discussion.



CASE: SUP-19681

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL), C-2 (GENERAL COMMERCIAL), AND M (INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND M (INDUSTRIAL)

0 500 Feet



CASE: SUP-19681

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL), C-2 (GENERAL COMMERCIAL), AND M (INDUSTRIAL)
PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND M (INDUSTRIAL)

500 Feet

0



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-19681 - APPLICANT/OWNER: LAS VEGAS RESCUE
MISSION**

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning ZON-19680 and Site Development Plan Review SDR-19679 shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All 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 rescue mission at 508-524 West Bonanza Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
	A Reversionary Final Map, combining this parcel with adjacent parcels, is currently under Technical Review.
03/22/07	The Planning Commission recommended approval of companion items ZON-19680 and SDR-19679 concurrently with this application. The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #38/ar).
<i>Pre-Application Meeting</i>	
01/17/07	Staff explained the requirements for a zone change on this site
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application.

<i>Details of Application Request</i>			
<i>Site Area</i>			
Gross Acres	1.82		
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	LI/R (Light Industry/Research)	R-4 (High Density Residential)
North	I-15	I-15	I-15
South	Storage	LI/R (Light Industry/Research)	M (Industrial)
East	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
West	Auto repair shop	LI/R (Light Industry/Research)	M (Industrial)

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

ANALYSIS

This site is developed with an existing warehouse building the northeast corner of the site and a thrift shop in the southeast corner. The applicant proposes to construct a 16 bed, 10771 square foot rescue mission in the west portion of the site. Access to the site is provided by an existing driveway to Bonanza Road. A new parking lot will also be constructed in the west portion of this site. New landscape areas will be placed along the property lines adjacent to the building and within the parking lot.

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 land use conforms to the LI/R (Light Industry Research) general plan designation of the subject site and is compatible with existing and proposed development in the area.

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

The proposed M (Industrial) zoning conforms to the LI/R (Light Industry Research) general plan designation of the subject site.

The uses allowed by the M (Industrial) zoning is appropriate for this location and will be compatible with the adjacent properties which are also within the M (Industrial) zoning district.

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

Access to the site is provided by Bonanza Road, which is designated by the Master Plan of Streets and Highways as a Primary Street and will meet the requirements of the proposed M (Industrial) zoning district.

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 development will be subject to inspections, and appropriate measures will be taken to protect the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 90 by City Clerk

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-19681** APN: *139-27-310-074 & 075*

Name of Property Owner: LAS VEGAS RESCUE MISSION

Name of Applicant: Kenneth Sprengle, Executive Director

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: K. Chowdhury

Print Name: Kenneth Sprinkle, Executive Director

Subscribed and sworn before me

This 2nd day of February, 2007

Theresa May Malfabon
Notary Public in and for said County and State



THERESA MAY Malfabon
Notary Public, State of Nevada
Appointment No. 06-109330-1
My Appt. Expires 01/01/2011

RECEIVED

THERESA MAY Malfabon
Notary Public, State of Nevada
Appointment No. 06-109330-1
My Appt. Expires Oct. 30, 2010

Revised 12-03-04

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



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ENGINEERING • PLANNING • LAND SURVEYING

2675 S. Jones Blvd., Suite 104, Las Vegas, Nevada 89146
Tel. (702) 255-6242 • Fax (702) 255-7247 • email: delunainc@aol.com

February 6, 2007

City of Las Vegas
Planning & Development Dept.
731 S. Fourth Street
Las Vegas, NV 89101

Attention: Mr. Andy Reed, Senior Planner

Subject: Proposed Las Vegas Rescue Mission

Dear Mr. Reed;

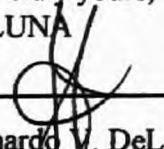
With this letter, we will try to convey to you some of the intentions and/or characteristics of the subject project. We are applying for the Special Use Permit to comply with the requirements to be able to build this kind of commercial project on the parcel of land zoned industrial (M). In connection with this, the proposed building will be of block materials which will be somewhat colored split-face in nature. This will be a great enhancement to the adjacent existing buildings which are made of standard concrete masonry blocks.

The existing establishments, namely the Non-profit Thriftshop (8654 s.f) and the Shop and Storage Building (6765 s.f.), require a total of 41.4 parking spaces per code. They have been in operation for almost 20 years and the area designated for parking, the open space directly between the two (2) buildings, can only accommodate approximately 21 spaces. An additional seven (7) parking spaces can be added if the open space east of the Thriftshop is utilized as such. All these years, they have been deficient by about 14 parking spaces, but because of the nature of the operation, which expects customers mostly without cars, they really didn't experience any need for additional parking spaces. With the proposed project, a rescue mission with 16 beds, approximately 4 spaces are required. Together with the existing two (2) establishments, the total parking space required will be 46 spaces. The development of this site will result with a total of 55 parking spaces which will substantially improve the parking issue.

The parcel directly north of the proposed building which has a present zoning of R-4, is being re-zoned to a land use of industrial (M), to satisfy the requirements that a Rescue Mission cannot be built on a parcel with a residential zoning.

Please let us know if you have a question or should you need some additional information.

Very truly yours,
DeLUNA


Leonardo V. DeLuna, P.E.
LVdL/crp

cc: Mr. Ken Sprenkle, Las Vegas Rescue Mission

RECEIVED
FEB 06 2007

SUP-19681
03/22/07 PC

RECEIVED

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 18, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-19680 AND SUP-19681

SDR-19679 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION
 - Request for a Site Development Plan Review FOR A PROPOSED 10,771 SQUARE FOOT RESCUE MISSION AND WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW NO LANDSCAPING ALONG PORTIONS OF THE NORTH AND SOUTH PROPERTY LINES WHERE 15-FOOT WIDE LANDSCAPE BUFFERS ARE REQUIRED AND TO ALLOW NO LANDSCAPING ALONG THE EAST PROPERTY LINE WHERE AN EIGHT FOOT LANDSCAPE BUFFER IS REQUIRED on 1.82 acres on the northeast corner of "F" Street and Bonanza Road (APN 139-27-301-002), R-4 (High Density Residential), C-2 (General Commercial) and M (Industrial) Zones [PROPOSED: C-2 (General Commercial) and M (Industrial) Zones], Ward 5 (Williams). The Planning Commission (6-1 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 (6-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Revised plans by staff

Motion made by BRENDA J. WILLIAMS to Approve Subject to Conditions

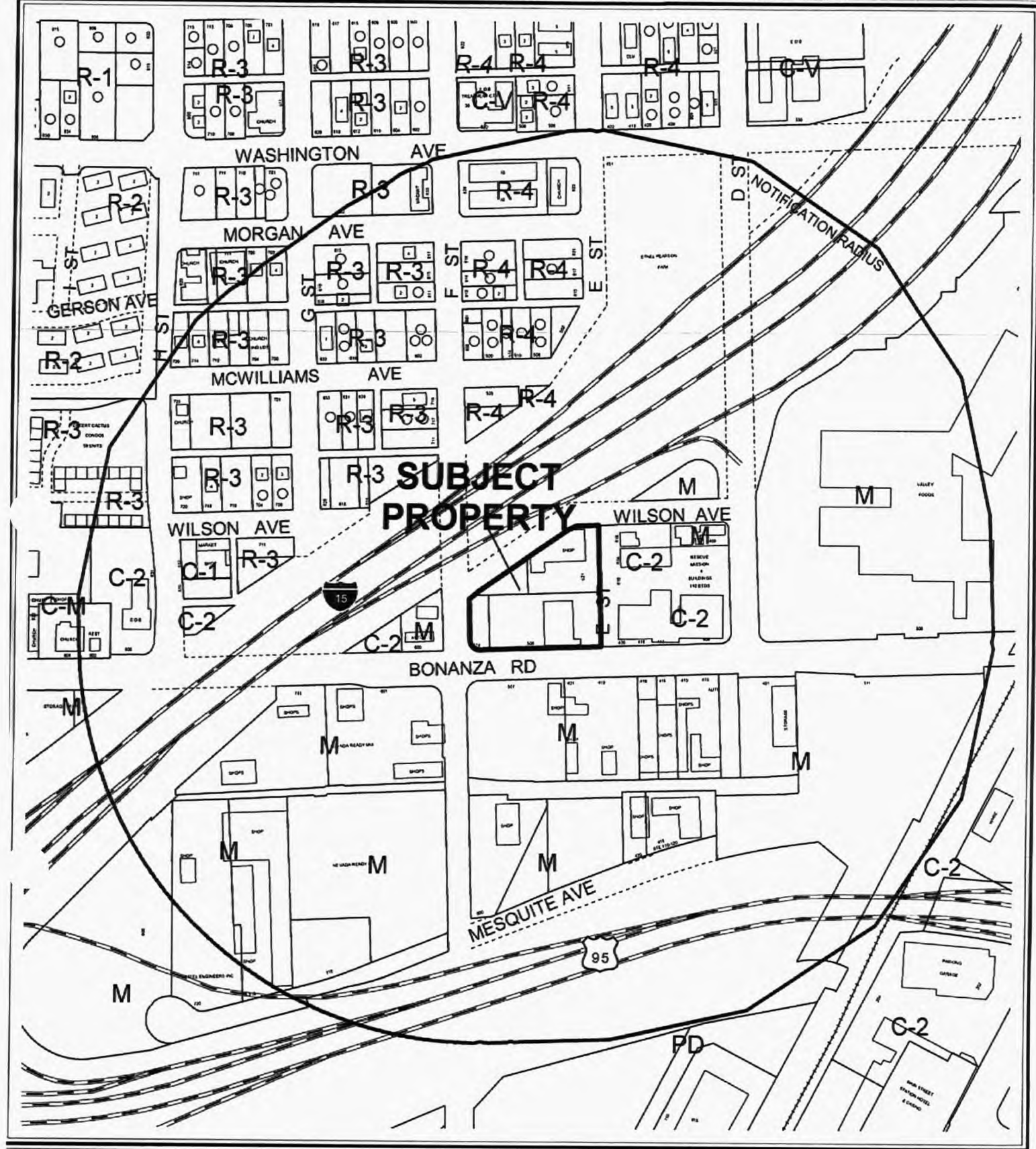
Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

NOTE: For the record, COUNCILMAN WOLFSON noted that his vote should reflect in the affirmative.

Minutes:

See Item 121 for related discussion.



CASE: SDR-19679

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL), C-2 (GENERAL COMMERCIAL), AND M (INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND M (INDUSTRIAL)

0 500 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-19679 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-19680) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/06/07, except as amended by conditions herein.
4. A Waiver from Title 19.12.04 is hereby approved, to allow no landscaping along portions of the north and south property lines where 15-foot wide landscape buffers are required and to allow no landscaping along the east property line where an eight foot landscape buffer is required.
5. An Exception from Title 19.10.010 J is hereby approved, to allow eight parking lot trees where ten are required.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
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. Only as required for commercial development.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Coordinate with the Nevada Department of Transportation (NDOT) to discuss impacts to this site plan, such as right-of-way requirements, from the "D" Street/"F" Street Connector project. Provide documentation from NDOT to the City of Las Vegas Land Development Section that any NDOT requirements have been satisfied prior to the approval of any construction drawings.
16. Coordinate the right-of-way requirements pertaining to the "D" Street/"F" Street Connector project adjacent to this site with the Right-of-Way section of the Department of Public Works prior to the issuance of any permits.
17. Obtain an Occupancy Permit from the Nevada Department of Transportation, if necessary, for all landscaping and private improvements in the Bonanza Road public right-of-way adjacent to this site.

18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
19. A sanitary sewer relocation and abandonment plan must be submitted to and approved by the Collection Systems Planning Section of the Department of Public Works prior to the submittal of any construction drawings for this site. Submit a Petition of Vacation for the existing public sewer easement overlying the line to be abandoned. In addition, grant public sewer easements for all public sewers not located within existing public street right-of-way. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
20. 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.
21. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Bonanza Road.
22. Site development to comply with all applicable conditions of approval for ZON-19680 and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 10,771 square foot rescue mission and waivers of the perimeter landscape buffer standard to allow no landscaping along portions of the north and south property lines where 15-foot wide landscape buffers are required and to allow no landscaping along the east property line where an eight foot landscape buffer is required on 1.82 acres on the northeast corner of "F" Street and Bonanza Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
	A Reversionary Final Map, combining this parcel with adjacent parcels, is currently under Technical Review.
	The Planning Commission recommended approval of companion items ZON-19680 and SUP-19681 concurrently with this application.
03/22/07	The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #39/ar).
<i>Pre-Application Meeting</i>	
01/17/07	Staff explained the requirements for a zone change on this site
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application.	

<i>Details of Application Request</i>			
<i>Site Area</i>			
Gross Acres	1.82		
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	LI/R (Light Industry/Research)	R-4 (High Density Residential)
North	I-15	I-15	I-15
South	Storage	LI/R (Light Industry/Research)	M (Industrial)
East	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
West	Auto repair shop	LI/R (Light Industry/Research)	M (Industrial)

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

The site is located within an area of the North Las Vegas Airport Overlay District that limits building height to 175 feet. Since the maximum building height on the submitted elevations is depicted at 35 feet, this request complies with that standard.

The Master Plan Transportation Trails Element indicates that a Pedestrian Path is required along the north side of Bonanza Road, adjacent to this property. The Pedestrian Path requires a five foot wide sidewalk adjacent to a minimum five foot wide landscape buffer. The site plan indicates compliance with this requirement.

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1.82 acres	N/A
Min. Lot Width	100 Feet		Y or N
Min. Setbacks • Front • Side • Corner • Rear	• 10 Feet • 10 Feet • 10 Feet • 20 Feet	• 24 Feet • 177 Feet • 34 Feet • 20 Feet	• Y • Y • Y • Y
Max. Lot Coverage	N/A	33 %	Y
Max. Building Height	N/A	35 Feet	Y
Trash Enclosure	Roofed/screened	Roofed/screened	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	105 Feet	436 Feet	Y
Trash Enclosure	50 Feet	436 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	10 Trees	8 Trees	N
Buffer: Min. Trees	1 Trees/30 Linear Feet	38 Trees	19 Trees	N

Min. Zone Width			
North prop line	15 Feet	0 Feet along a portion	N
South prop line	15 Feet	0 Feet along a portion	N
East prop line	8 Feet	0 Feet	N
West prop line	15 Feet	15Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Attachment 10 - June 19, 2016, 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
Proposed Rescue Mission	16 beds	1 space per 4 beds	4				
Existing Thriftshop	8654 sf	1/250	35				
Existing storage	6,765 sf	1/1000	7				
TOTAL			46	2	55	2	Y
Loading Spaces			1		1		Y

Waivers		
Request	Requirement	Staff Recommendation
No landscaping along a portion of the north property line	15 Feet	Approval- new landscaping is proposed adjacent to new building – Location of existing building prevents compliance along entire property line.
No landscaping along a portion of the south property line	15 Feet	Approval- new landscaping is proposed adjacent to new building – Location of existing building prevents compliance along entire property line.
No landscaping along the east property line	0 Feet	Approval – parking lot of existing building prevents compliance.

ANALYSIS

This site is developed with an existing warehouse building the northeast corner of the site and a thrift shop in the southeast corner. The applicant proposes to construct a 16 bed, 10771 square foot rescue mission in the west portion of the site. Access to the site is provided by an existing driveway to Bonanza Road. A new parking lot will also be constructed in the west portion of this site. New landscape areas will be placed along the property lines adjacent to the building and within the parking lot.

The elevations depict a split fact block exterior with a typical building height of 26 feet. A decorative, reminiscent of a light house, has a height of 35 feet and is located along the east edge of the building.

The floor plans indicate a 16 bunk sleeping area and a dining hall with a maximum capacity of 16 people.

FINDINGS

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

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

In regard to "1":

The proposed development is compatible with existing and proposed development in the area.

In regard to "2":

The proposed development is not in compliance with the city's landscaping standards. However, staff notes that the areas of non-compliance are adjacent to existing building and that additional landscaping areas are proposed adjacent to the new building.

In regard to "3":

The proposed site access and circulation will not negatively impact adjacent roadways or neighborhood traffic. The site will access Bonanza Road, a Primary Arterial on the Master Plan of Streets and Highways. Bonanza Road will be adequate in size to meet the traffic of the proposed development.

In regard to "4":

The proposed development is aesthetically appropriate for the area. The landscape materials as proposed will be appropriate for this project.

In regard to "5":

The building elevations and design characteristics of the proposed buildings are well-suited for the area and would be harmonious with the design of adjacent development and nearby commercial structures.

In regard to "6":

The development will be subject to inspections, and appropriate measures will be taken to protect the public health, safety and general welfare.

PLANNING COMMISSION ACTION

There was one speaker in opposition to the landscape waiver.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 87 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-19679** APN: 139-27-310-074 & 075

Name of Property Owner: LAS VEGAS RESCUE MISSION

Name of Applicant: Keneth Sprengle - Executive Director

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

 Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: FGM

Print Name: Kenneth Spinkic, Executive Director

Subscribed and sworn before me

This 2nd day of February, 2007

Notary Public in and for said County and State

**THERESA MAY Malfabon**

Notary Public, State of Nevada

Appointment No. 06-109330-1

My Appt. Expires Oct. 30, 2010

RECEIVED



STREET

WILSON

EXIST BLDG
SHOP & STORAGE
AREA = 6765 S.F.
(FF = 2027.90)



LEGAL DESCRIPTION
A REVERSION TO ACREAGE OF LOTS ONE (1) THROUGH 11 AND LOTS TWENTY-TWO (22) THROUGH TWENTY-FOUR (24) AND PART OF LOTS TWELVE (12) THROUGH FIFTEEN (15) AND PART OF LOTS NINETEEN (19) THROUGH TWENTY-ONE (21) INCLUDING THE ALLEYS ALL IN BLOCK NO. FIVE (5) AND THAT PORTION OF "F" STREET FORMERLY (15TH STREET) THAT WERE VACATED BY THAT CERTAIN VACATION DOCUMENT RECORDED IN BOOK 20000463 AS INSTRUMENT NO. 0186, ALL BEING PART OF THAT VACATED MAP OF THE ORIGINAL PLAT OF LAS VEGAS TOWNSHIP AS SHOWN IN BOOK 1 OF PLATS, PAGE 46 ON FILE IN THE CLARK COUNTY, NEVADA.

LEGEND
7 EXIST. CONTOUR
LOT NUMBER
BLOCH NUMBER
FF FLOOR FLOOR
SW SIDEWALK
BSW BACK SIDEWALK
EXIST. CONTOUR
EXISTING BLOCK WALL
PROPOSED BLOCK WALL
RETAINING WALL WITH WALL ON TOP
PROPOSED RETAINING WALL

LAND USE DATA

GROSS ACREAGE = 2.54 AC
NET AREA = 1.86 AC

ZONING:

	EXISTING	PROPOSED
A.P.N. 136-27-310-D74	C-2	-
A.P.N. 136-27-310-D75	M	-
A.P.N. 136-27-310-D82	M	M
A.P.N. 136-27-310-D83	M	-

PARKING ANALYSIS:

	REQUIRED	PROVIDED
EXISTING TRAVELING	34.8	-
EXISTING STORAGE	8.2	-
PROPOSED RESERVE VEHICLE	4.0	-
TOTAL	47.0	55

LANDSCAPING
24 INCH 801 TREES WITH 4 - 5 CAL SHRUBS

PROPOSED BLDG.
TF = 2031.80
AREA = 10771 S.F.
19.50' x 27.00' LOADING AREA

EXIST. BLDG.
(FF = 2029.80)
AREA = 8654 S.F.

THRIFTSHOP
(NOT-PROFIT)

ROAD

BONANZA

STREET

"F"

REVIEW DATE DESCRIPTION
SHEET CONTAINS: LAS VEGAS RESCUE MISSION DINING HALL FACILITY SITE PLAN
SHEET 1 OF 1 SHEETS
CLV. ENG. #

RECEIVED
FEB 06 2007

BASIS OF BEARING
THE BEARING OF SOUTH 89°20'30" WEST BEING THE BEARING OF THE CENTERLINE OF BONANZA ROAD AS SHOWN BY A MAP ON FILE IN THE CLARK COUNTY RECORDED OFFICE AS FILE NO. PAGE 46 OF PLATS.

Call before you Dig.
1-800-227-2800
Call before you Overhead.
1-702-563-6111
Call before you UnderGround.
1-702-455-7511
1-702-228-0811

SDR-19679
03/22/07 PC



ZON-19680, SUP-19681 & SDR-19679 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION
516 WEST BONANZA ROAD
MARCH 22, 2007 PLANNING COMMISSION

03/02/07



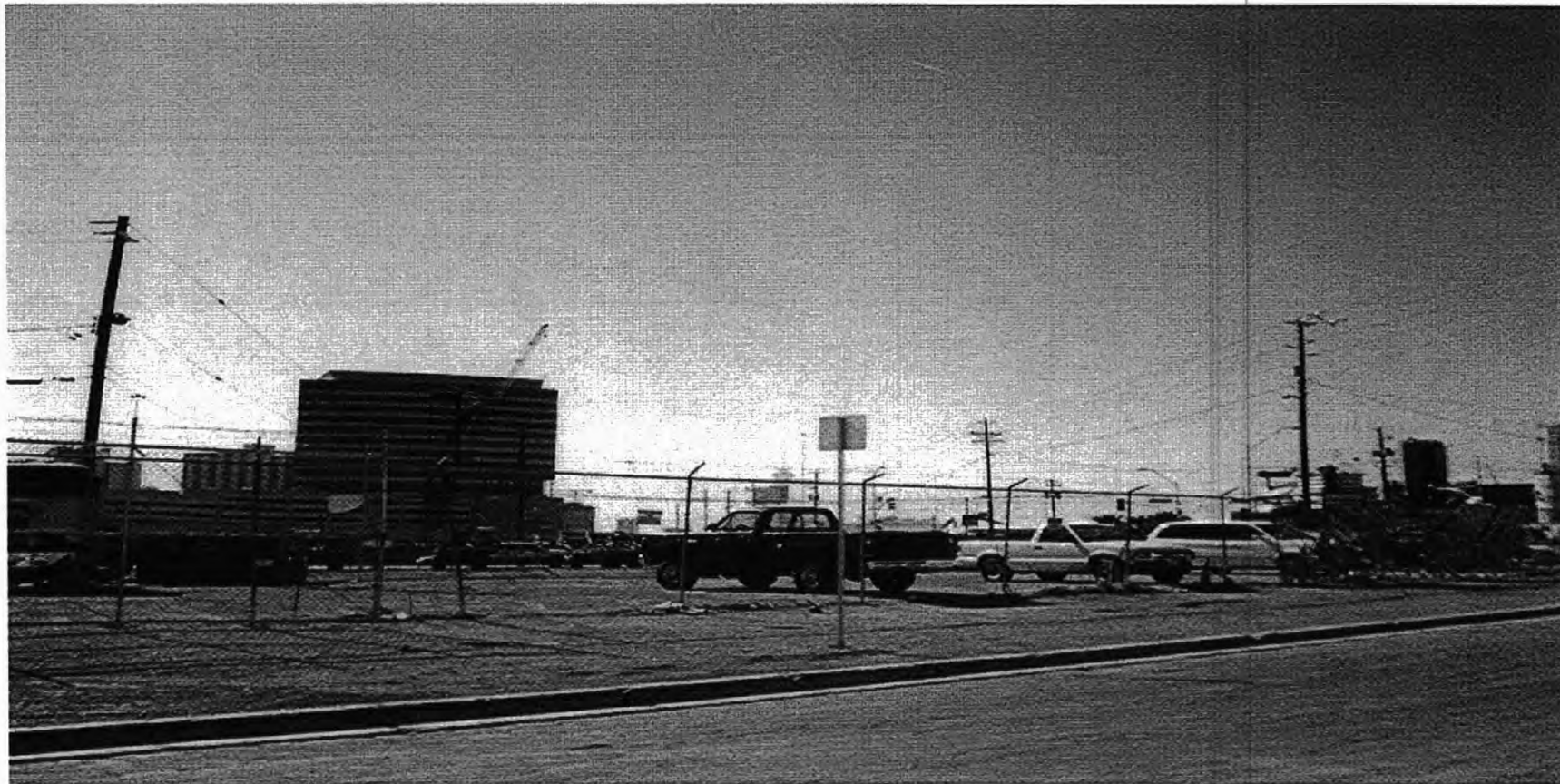
ZON-19680, SUP-19681 & SDR-19679 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION
516 WEST BONANZA ROAD
MARCH 22, 2007 PLANNING COMMISSION

03/02/07



ZON-19680, SUP-19681 & SDR-19679 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION
516 WEST BONANZA ROAD
MARCH 22, 2007 PLANNING COMMISSION

03/02/07



ZON-19680, SUP-19681 & SDR-19679 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION
516 WEST BONANZA ROAD
MARCH 22, 2007 PLANNING COMMISSION

03/02/07



ZON-19680, SUP-19681 & SDR-19679 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION
516 WEST BONANZA ROAD
MARCH 22, 2007 PLANNING COMMISSION

03/02/07



DeLUNA

ENGINEERING • PLANNING • LAND SURVEYING

2675 S. Jones Blvd., Suite 104, Las Vegas, Nevada 89146
Tel. (702) 255-6242 • Fax (702) 255-7247 • email: delunainc@aol.com

February 6, 2007

City of Las Vegas
Planning & Development Dept.
731 S. Fourth Street
Las Vegas, NV 89101

Attention: Mr. Andy Reed, Senior Planner

Subject: **Proposed Las Vegas Rescue Mission**

Dear Mr. Reed;

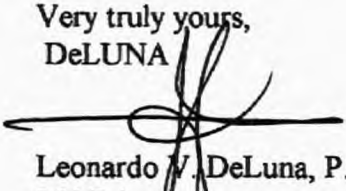
With this letter, we will try to convey to you some of the intentions and/or characteristics of the subject project. We are applying for the Special Use Permit to comply with the requirements to be able to build this kind of commercial project on the parcel of land zoned industrial (M). In connection with this, the proposed building will be of block materials which will be somewhat colored split-face in nature. This will be a great enhancement to the adjacent existing buildings which are made of standard concrete masonry blocks.

The existing establishments, namely the Non-profit Thriftshop (8654 s.f) and the Shop and Storage Building (6765 s.f.), require a total of 41.4 parking spaces per code. They have been in operation for almost 20 years and the area designated for parking, the open space directly between the two (2) buildings, can only accommodate approximately 21 spaces. An additional seven (7) parking spaces can be added if the open space east of the Thriftshop is utilized as such. All these years, they have been deficient by about 14 parking spaces, but because of the nature of the operation, which expects customers mostly without cars, they really didn't experience any need for additional parking spaces. With the proposed project, a rescue mission with 16 beds, approximately 4 spaces are required. Together with the existing two (2) establishments, the total parking space required will be 46 spaces. The development of this site will result with a total of 55 parking spaces which will substantially improve the parking issue.

The parcel directly north of the proposed building which has a present zoning of R-4, is being re-zoned to a land use of industrial (M), to satisfy the requirements that a Rescue Mission cannot be built on a parcel with a residential zoning.

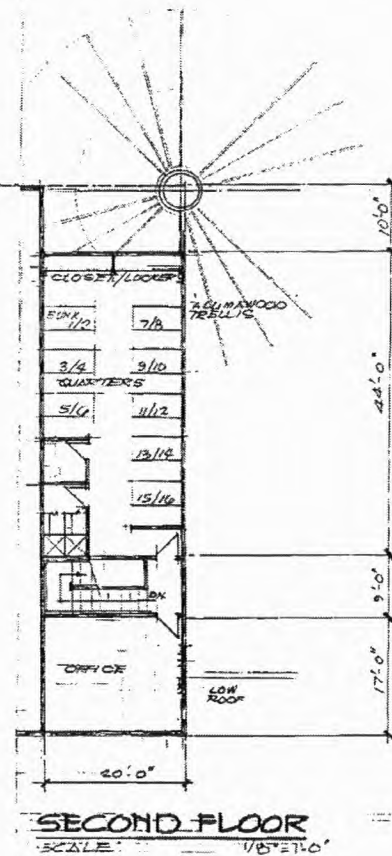
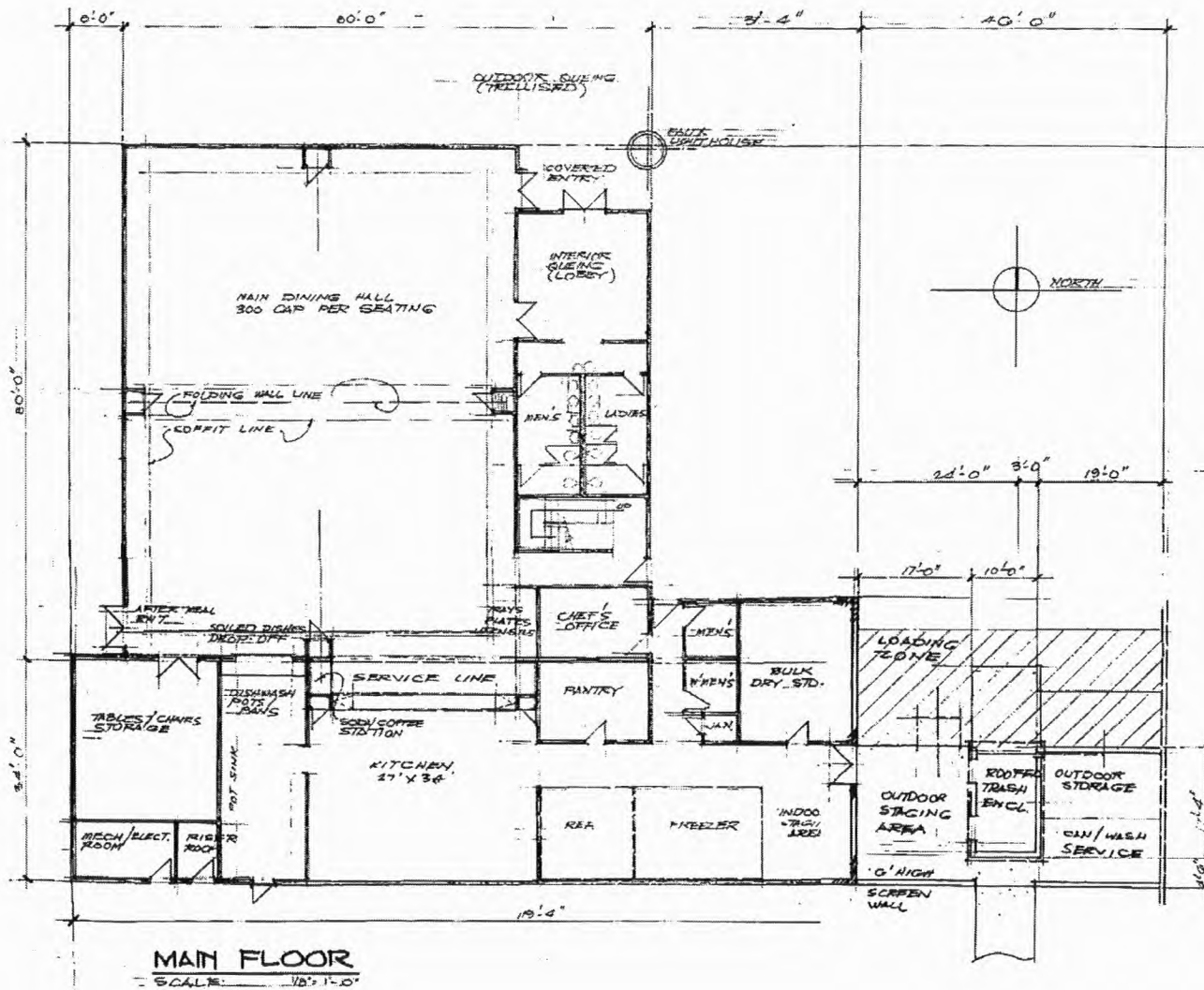
Please let us know if you have a question or should you need some additional information.

Very truly yours,
DeLUNA


Leonardo V. DeLuna, P.E.
LVdL/cry
cc: Mr. Ken Sprenkle, Las Vegas Rescue Mission

RECEIVED
FEB 06 2007

SDR-19679
03/22/07 PC

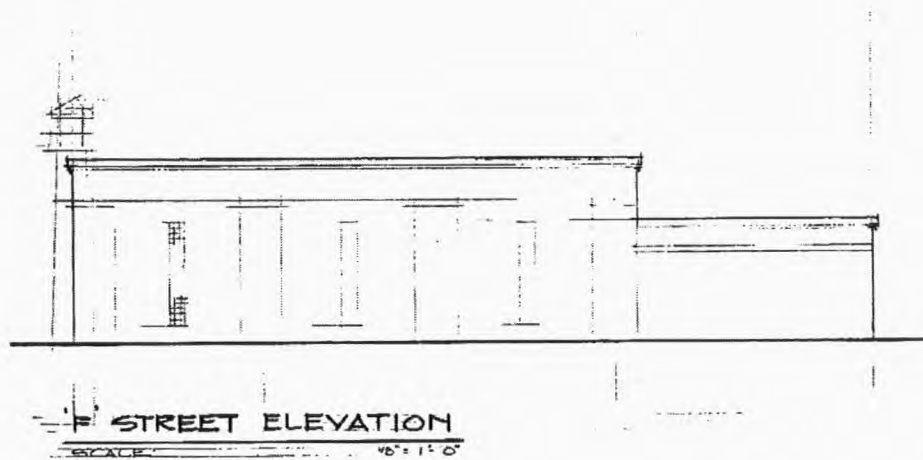
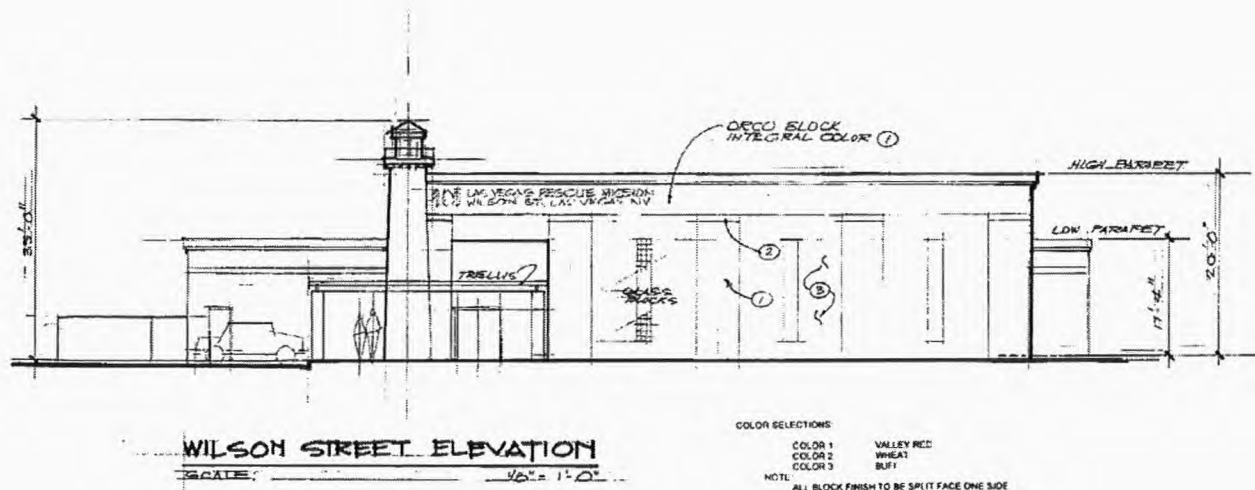


	PURPOSE: LAS VEGAS RESCUE MISSION BONANZA CAMPUS LAS VEGAS, NEVADA	Sheet A1 DATE: _____ OF _____											
	SCALE: DINING HALL FACILITY FLOOR PLANS	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISION								
NO.	DATE	REVISION											

AUTHORIZED AND DESIGNED BY: **DeLUNA, Inc.**
 6125 South Jones & Boulevard, Suite 207, Las Vegas, NV 89146
 Tel: (702) 234-4212 Fax: (702) 234-4213 Email: info@DeLuna.com

SDR-19679
04-18-07 CC

Date 4/12/07 Item # 108



	PROJECT: LAS VEGAS RESCUE MISSION SCHANDA CAMPUS LAS VEGAS, NEVADA	Sheet A2 SHEET 1 OF 2											
	SHEET CONTAINS: DINING HALL FACILITY EXTERIOR ELEVATIONS	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISION								
NO.	DATE	REVISION											
DeLUNA, Inc. 2675 South Sunset Boulevard, Suite 201 Las Vegas, NV 89102-3804 Tel: (702) 251-4542 Fax: (702) 251-7547 Email: info@deluna.com													

SDR-19679
04-18-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 18, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-19645 - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC. - Request For A Special Use Permit FOR AN AUTO TITLE LOAN ESTABLISHMENT AND FINANCIAL INSTITUTION - SPECIFIED WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 60 FEET FROM A RESIDENTIAL ZONED PROPERTY WHERE 200 FEET IS REQUIRED AND A WAIVER TO ALLOW A DISTANCE SEPARATION OF 100 FEET FROM AN EXISTING FINANCIAL INSTITUTION WHERE 1,000 FEET IS REQUIRED at 631 North Nellis Boulevard (APN 140-29-802-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0-1 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

Motion made by GARY REESE to Approve Subject to Conditions

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

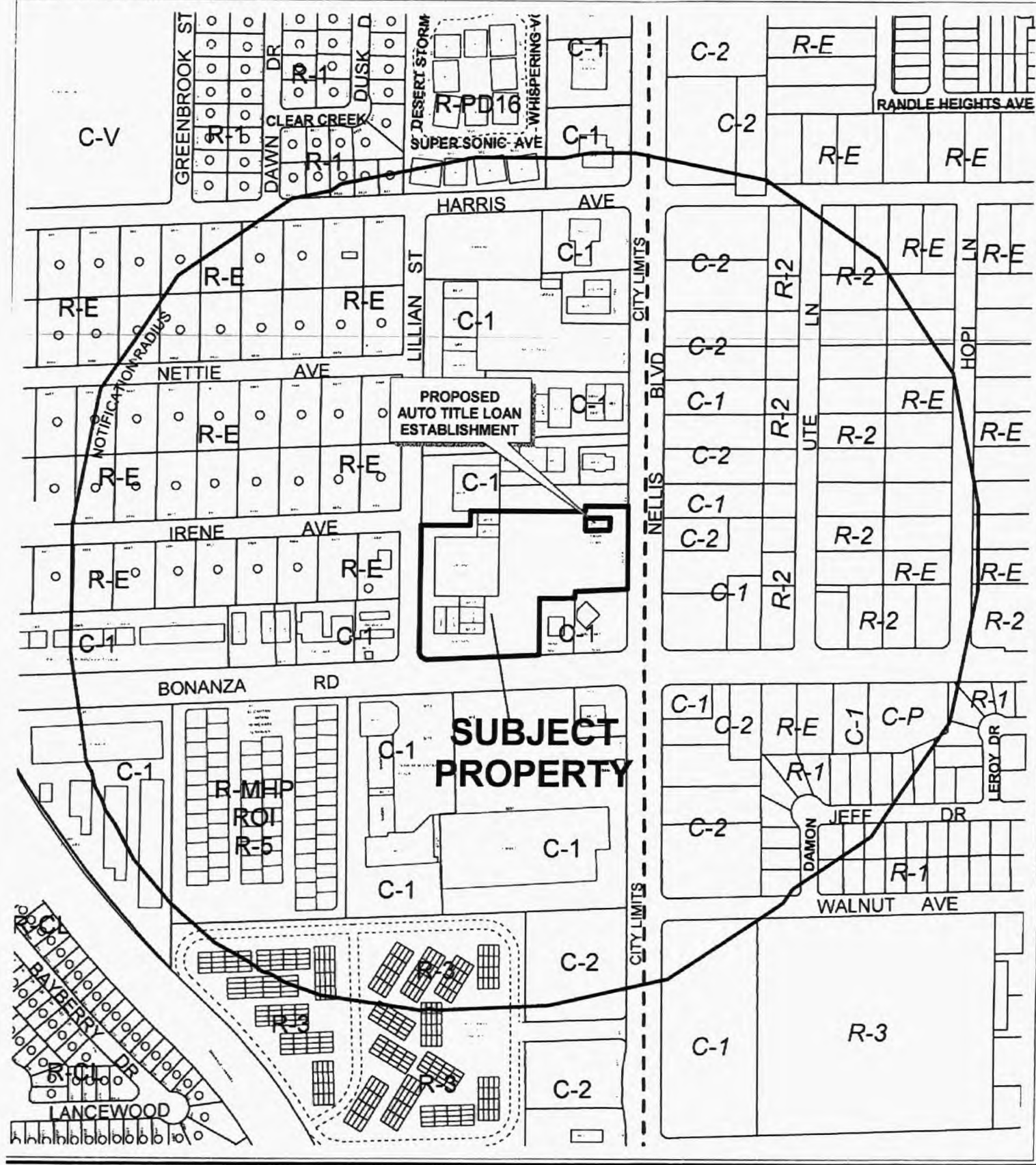
BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Items 124 and 125.

LUCY STEWART, 856 East Sahara Avenue, appeared on behalf of the applicant. She pointed out that the applicant plans to modernize the existing structure giving it a contemporary appearance. MS. STEWART agreed with staff's conditions.

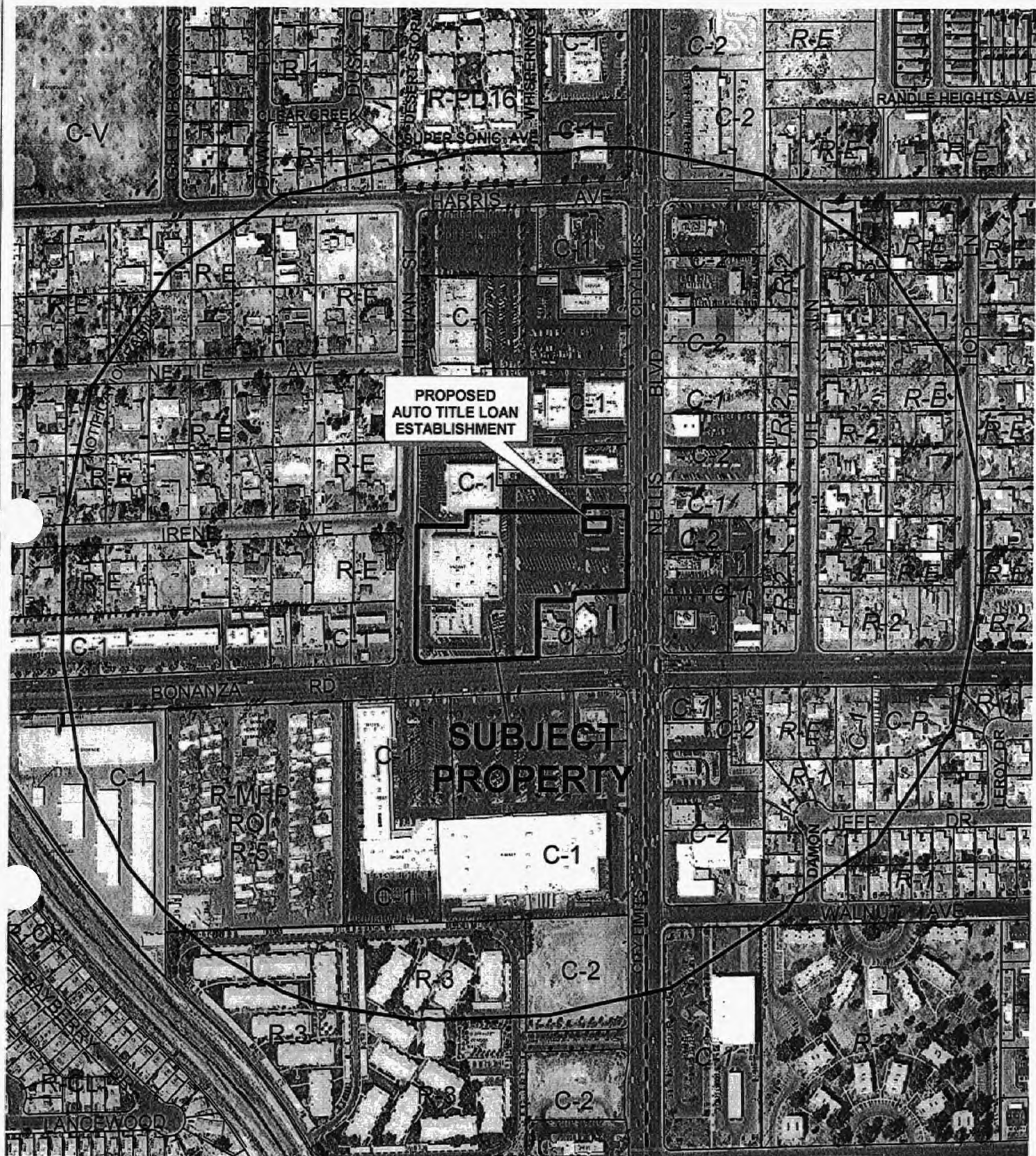
MAYOR GOODMAN declared the Public Hearing closed on Items 124 and 125.



CASE: SUP-19645

RADIUS: 1000 FT

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



CASE: **SUP-19645**

RADIUS: 1000 FT

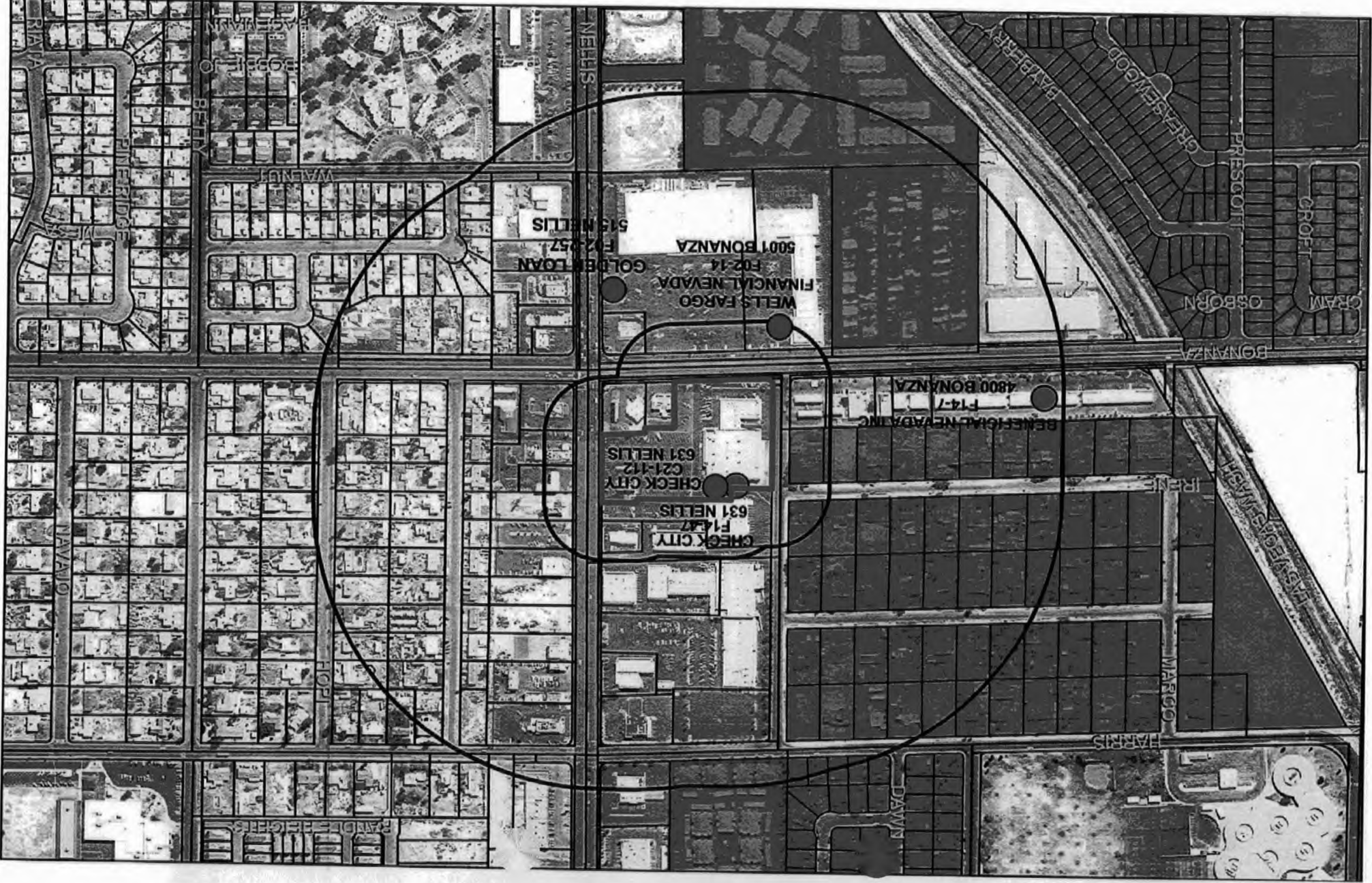
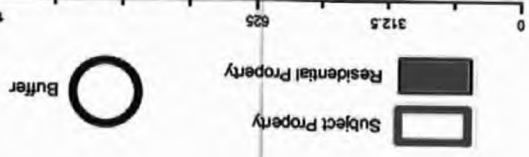
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 400 800 Feet



SUP-19645 Financial Institution

- Financial Business Locations
- Financial Institution, Specified
- Pawnshops
- Automobile Title Loan



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-19645 - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-19648) 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

The project is a request for a Special Use Permit (SUP-19645) to allow operation of an Auto Title Loan establishment and Financial Institution – Specified, with a Waiver to allow a distance separation of 60 feet from residential zoned property where 200 feet is required and a Waiver to allow a distance separation of 100 feet from an existing financial institution – specified where 1,000 feet is required at 631 North Nellis Boulevard, northwest of the intersection of North Nellis Boulevard at Bonanza Road. Staff recommends approval of the project and associated requests as the proposal will improve an existing retail center.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/10/78	The Planning Commission approved a Plot Plan Review (Z-62-72) to allow a shopping center on property located at the northwest corner of Nellis Boulevard and Bonanza Road. Staff recommended approval.
03/22/07	The Planning Commission recommended approval of companion item SDR-19648 concurrently with this application.
	The Planning Commission voted 6-0-1/sd to recommend APPROVAL (PC Agenda Item #45/ja).
<i>Related Building Permits/Business Licenses</i>	
Active	The project site contains the following business licenses: 1. Check Cashing; C21-00112-2-097250 2. Auto Title Loan Company; F14-00047-H-105352
<i>Pre-Application Meeting</i>	
01/02/07	A Pre-application meeting was held where Planning staff advised the applicant of the distance separation requirements as well as parking requirements. The applicant was also informed of the requirement for a DINA.
<i>Neighborhood Meeting</i>	
A Neighborhood Meeting is not required for this application type nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.56 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial	Service Commercial	C-1 (Limited Commercial)
North	Commercial	Service Commercial	C-1 (Limited Commercial)
South	Commercial	Service Commercial	C-1 (Limited Commercial)
East	County Area - Commercial	County Area - Commercial	County Area - Commercial
West	Residential and Commercial	Residential and Service Commercial	C-1 (Limited Commercial) and R-E (Residential Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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

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	
Commercial Center	47,989 square feet	1 space/250 square feet gfa	207	6	220	6	Y
SubTotal			207		220		Y
TOTAL			207		220		Y

ANALYSIS

The project is a request to allow an Auto Title Loan Company and Financial Institution – Specified (Check Cashing) located at 631 North Nellis Boulevard. The project site is an existing commercial retail center surrounded by retail uses to the north, east, and south; and residential zoned properties to the west.

- **General Plan and Zoning**

The project site is designated in the General Plan for SC (Service Commercial) use and is zoned as C-1 (Limited Commercial) consistent with the SC land use category.

- **Parking**

The existing commercial center contains 220 surface parking spaces where 207 spaces are required under current Title 19 commercial center parking standards. The proposed 3,509 square foot financial institution – specified and auto title loan company require 1 space for every 250 gross floor area (14 spaces). The project will be in compliance with Title 19 commercial development parking standards.

- **Waivers**

Auto Title Loan and Financial Institution – Specified establishments are permitted uses within the C-1 (Limited Commercial) zone subject to the distance separation requirements of Title 19.04. The project requests Waivers of these requirements. Two financial institution – specified currently operate within the project vicinity. Measured from property line to property line the location of a financial institution – specified and auto title loan company is limited under current code by a minimum 1,000 foot distance separation from another financial institution - specified. Additionally, the two uses are not permitted within 200 feet of residential zoned property. The project parcel is located within 100 feet of another financial institution and 60 feet of residential uses. The project site is a previously conforming use and granting of the Waivers of distance separation requirements will not result in significant adverse affects to surrounding uses nor result in an over concentration of financial uses within the area. Staff recommends approval as no detrimental effects will result with implementation of the project.

- **Project of Regional Significance**

Pursuant to Ordinance No. 5477, a project is deemed to be a “Project of Regional Significance” if the request is a Special Use Permit Application concerning property within 500 feet of the City Boundary with Clark County or North Las Vegas. The project site is 50 feet west of the Clark County boundary. No comments were received by Clark County.

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 uses can operate in a manner that will complement existing and future surrounding commercial uses.

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

The existing commercial center has adequate land area to accommodate the proposed uses.

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

Existing street operations and vehicular access to the site from Bonanza Road and North Nellis Boulevard is adequate as is the capacity of both roads.

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.”**

No adverse impacts to human health and public safety will result with implementation of the proposed uses.

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

The uses will conform to all Title 19.04 conditions.

PLANNING COMMISSION ACTION

The applicant agreed to all conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

10

ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

NOTICES MAILED 153 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING &
DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-19645** APN: 140-29-802-009Name of Property Owner: ALECO ENTERPRISES IncName 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: _____

Print Name: SOLI MUNGAKASE

Subscribed and sworn before me

This 25 day of OCT., 2006

Notary Public in and for said County and State



- A1 PROJECT DATA and SITE PLAN
 A2 EXISTING FLOOR PLAN, PROPOSED FLOOR PLAN
 A3 DEMOLITION PLAN
 A4 FOUNDATION PROFILE, FOUNDATION DETAILS, ROOF PLAN
 A5 REFLECTED CEILING PLAN, CEILING DETAILS
 A6 EXTERIOR ELEVATIONS
 A7 CROSS SECTION, TYPICAL DETAILS
 B- STRUCTURAL PLANS
 E- ELECTRICAL PLANS
 M- MECHANICAL PLANS
 P- PLUMBING PLANS

SHEET INDEX



VICINITY MAP

MUNICIPAL JURISDICTION: LAS VEGAS, NEVADA

PROPOSED PROJECT DESCRIPTION:
 10,000 SQ. FT. TYPANT ADDITION TO EXISTING STRUCTURE

U.S.C. 2009 EDITION
 ALLOWABLE FLOOR AREA: 10,000 SQ. FT.
 OCCUPANCY: GROUP B
 OCCUPANCY LOAD: 3,500 SQ. FT. = 1,000 + 36 OCCUPANTS
 CONSTRUCTION TYPE: V-B
 NUMBER OF STORIES: 1
 BUILDING HEIGHT: 25'-0" (ACTUAL)
 SPRINKLERS: NO
 EXITS REQUIRED: 2
 PARKING: 3500 SQ. FT. = 1,000 + 0 (USE EXISTING OFFICE CENTER PARKING)

EXISTING BUILDING:
 CONCRETE SLAB ON GRADE, 2X TRAPED WALLS,
 BITUMIN ROOF ON WOOD DECK, PRE-CAST ROOF TRUSSES.

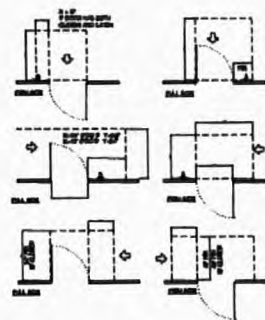
U.S.C. 2009 EDITION
 OCCUPANCY: B
 CONSTRUCTION TYPE: V-B
 TYPANT SPACE: 2,000 SQ. FT.
 BUILDING HEIGHT: 17'-0" MAXIMUM

1. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE JOB SITE IS THE CONTRACTOR'S RESPONSIBILITY.
 2. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DOCUMENTS. DO NOT SCALE.
 3. ALL MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE CERTIFIED USED, APPLIED, INSTALLED, CONNECTED, TESTED, AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS.
 4. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION AND INSULATION METHODS, MATERIALS, TECHNIQUES, REQUIREMENTS, AND PROCEDURES FOR COORDINATION OF ALL PORTIONS OF THE DESIGNED WORK.
 5. UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL PAY FOR ALL FEES, LICENSES, PERMITS AND INSPECTIONS REQUIRED FOR PROPER EXECUTION OF THE WORK.
 6. UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, FACILITY, PERMITS, TRANSPORTATION AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF THE DESIGNED WORK.

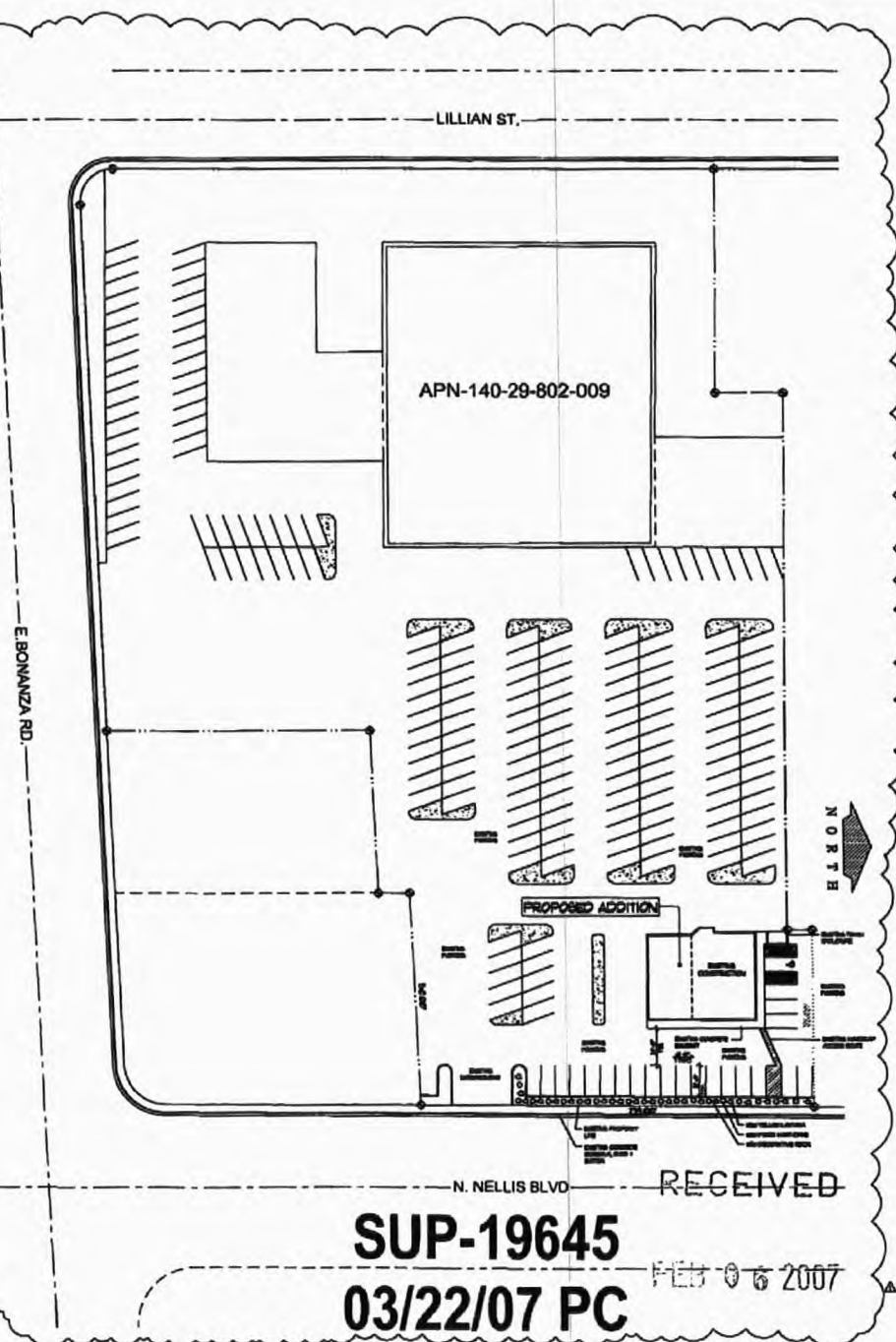
GENERAL NOTES

WITH SPECIFIC RESPECT TO DESIGN REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT OF 1990, OR ANY OTHER STATE OR LOCAL ACCESSIBILITY REGULATION (ADAP) WE REPRESENT THAT THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED IN THE REGULAR COURSE OF OUR PROFESSIONAL SERVICE TO THE BEST OF OUR KNOWLEDGE IN CONFORMANCE WITH LOCAL, NATIONAL, AND INTERNATIONAL INTERPRETATION AND PRACTICES AT THE TIME OF DESIGN. COMPLIANCE WITH ADA IS A Liable, PARTIAL AND NOT A DESIGN RESPONSIBILITY. THE CLIENT ACKNOWLEDGES THAT THE REQUIREMENTS OF THE ADA WILL BE SUBJECT TO VARIATIONS AND POTENTIALLY CONFLICTING INTERPRETATIONS. THE DESIGN PROFESSIONAL, THEREFORE, WILL USE HIS REASONABLE PROFESSIONAL SKILLS AND JUDGMENT TO INTERPRET APPLICABLE ADA REQUIREMENTS AND OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THE PROJECT. THE DESIGN PROFESSIONAL, HOWEVER, CANNOT AND DOES NOT GUARANTEE OR GUARANTEE THAT THE CLIENT'S PROJECT WILL COMPLY WITH ALL INTERPRETATIONS OF THE ADA REQUIREMENTS AND/OR THE REQUIREMENTS OF OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THIS PROJECT.

ADA COMPLIANCE



3. RAMPAGE LOCATION WHERE OCCURS
 NOTE: THE SLOPE PERCENT FOR DOOR CLOSERS SHALL BE ADJUSTED SUCH THAT FROM AN OPENING POSITION OF 10" MINIMUM, THE CLOSER WILL TAKE AT LEAST 3 SECONDS TO ARRIVE AT A POINT 3" FROM THE LATCH



SUP-19645
 03/22/07 PC

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REVISIONS
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Timothy R. Neal Architect
 N.C.A.R.B.
 6129 Glamorous Ct. N. Las Vegas, Nevada 89031
 phone: (702) 546-8004

PROPOSED TENANT IMPROVEMENT/ADDITION FOR:
CHECK CITY
 631 NORTH NELLIS BLVD.
 LAS VEGAS, NEVADA

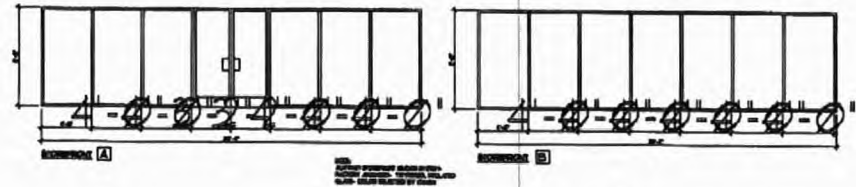
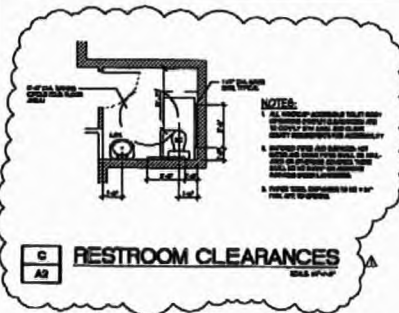
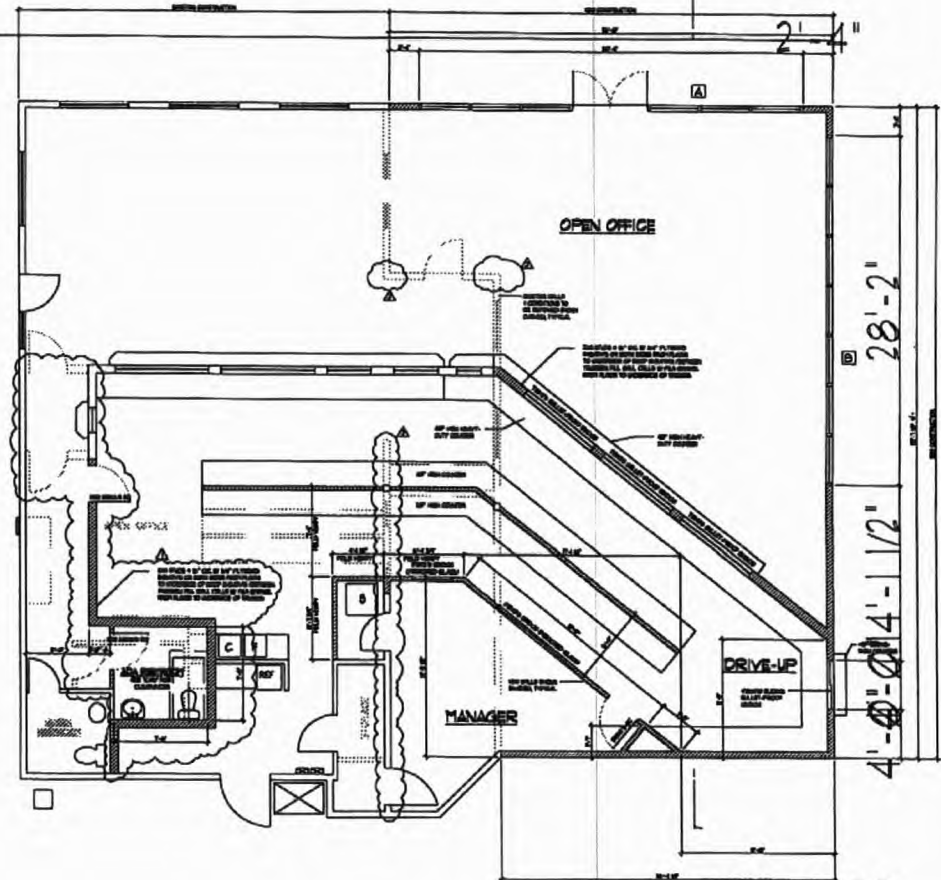
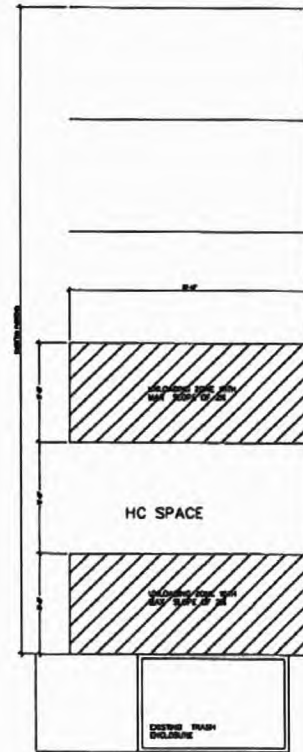
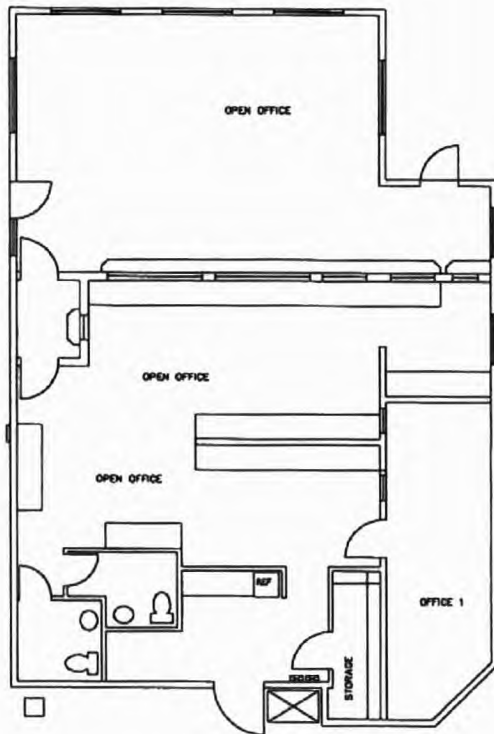
DATE: 2/5/07
 SHEET No:

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PROJECT DATA

CLEARANCES AT DOORS

SITE PLAN W/ LANDSCAPE



SUP-19645
03/22/07 PC

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NO.	DATE	DESCRIPTION
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Timothy R. Neal Architect
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PROPOSED TENANT IMPROVEMENT/ADDITION FOR:
CHECK CITY
631 NORTH NELLIS BLVD.
LAS VEGAS, NEVADA

DATE: 11/6/06
SHEET No:

A2

FLOOR PLAN-EXISTING

FLOOR PLAN-PROPOSED

These drawings are the property of TIMOTHY R. NEAL ARCHITECT and shall not be reproduced or distributed in any way without written authorization from TIMOTHY R. NEAL ARCHITECT.

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

February 16, 2007

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

RE: APN 140-29-802-009/SUP -19645
661 N. Nellis/Justification letter-revised

Dear Sir or Madam:

Please accept this letter as our request for a use permit and site development review for an auto title loan and financial institution, specified, located at 661 N. Nellis. This is a legally nonconforming use, however, they would like to expand the site and remove the awnings, cleaning up the appearance to the current corporate image. This is an expansion of an existing auto title loan, payday loan, and check cashing business. This use was in operation prior to the current ordinance going into effect. Even though the property line is located within 200 feet of residential, the auto title loan structure itself is over 500 feet away from the nearest residential property line. There is more than adequate parking within the shopping center. The parking for the site is as follows:

- Existing spaces: 220 (verified during 2006 initial site visit)
- Existing square footage of other buildings on parcel (not including Check City): 47,989
 - Parking spaces required (calling all space "retail") at 1 space/250 s.f.: 192
- Check City square footage: 3,509
 - Parking spaces required for Check City at 1 space /250 s.f.: 15
 - *Total parking spaces required for all buildings on parcel: $15 + 192 = 207$*

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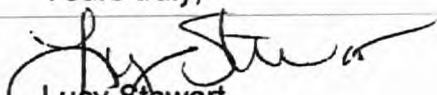
While this business does hold title to cars while the loan is active, they do not repossess the cars, therefore, additional parking is not required for potentially

SUP-19645

03/22/07 PC

repossessed cars. In addition, we need a SDR for the new addition and improvements to the appearance of the building. Since this is an older center and we are only impacting one pad site, we need to waive the requirement for 15 ft of landscaping around the perimeter of the center and the parking lot landscaping requirement. Thank you for your consideration in this matter. Please contact me with any questions regarding this matter.

Yours truly,


Lucy Stewart
LAS Consulting, Inc.

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SUP-19645

03/22/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 18, 2007

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

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-19645

SDR-19648 - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC. - Request for a Major Amendment to an approved Site Development Plan Review (Z-62-72) for a 1,500 SQUARE FOOT ADDITION WITH DRIVE-THRU TO AN EXISTING 2,009 SQUARE FOOT COMMERCIAL BUILDING WITHIN AN EXISTING SHOPPING CENTER on 4.56 acres at 631 North Nellis Boulevard (APN 140-29-802-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

Motion made by GARY REESE to Approve Subject to Conditions

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

BRENDA J. WILLIAMS, 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 124 for related discussion.

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-19648 - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for SUP-19645 shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 02/16/2007, except as amended by conditions herein.
4. Prior to issuance of the Building Permit, a revised Site Plan shall be submitted to the Planning and Development Department depicting a drive-thru with stacking for a minimum of 3 vehicles.
5. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. 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.

9. 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northeast corner of Bonanza Road and Lillian Street prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.
13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
14. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Nellis Boulevard.
15. Landscape and maintain all unimproved rights-of-way, if any, on Bonanza Road and Lillian Street adjacent to this site.
16. Submit an Encroachment Agreement for all landscaping, if any, located in the Bonanza Road and Lillian Street public rights-of-way adjacent to this site prior to occupancy of this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposed project is a request for a Major Amendment to approved Site Development Plan/Plot Plan Review (Z-62-72) for a 1,500 square foot addition to an existing 2,009 square foot commercial building with drive-thru to be sited within an existing shopping center on a 4.56 acre parcel located at 631 North Nellis Boulevard, northwest of the intersection of North Nellis Boulevard at Bonanza Road. A companion Special Use Permit (SUP-19645) shall be considered with this request. Staff recommendation is for approval as the project will result in the improvement of existing commercial facilities.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/10/78	The Planning Commission approved a Plot Plan Review (Z-62-72) to allow a shopping center on property located at the northwest corner of Nellis Boulevard and Bonanza Road. Staff recommended approval.
03/22/07	The Planning Commission recommended approval of companion item SUP-19645 concurrently with this application.
	The Planning Commission voted 6-0-1/sd to recommend APPROVAL (PC Agenda Item #46/ja).
<i>Related Building Permits/Business Licenses</i>	
Active	The following business licenses are active at the project address: 1. Check Cashing; C21-00112-2-097250 2. Auto Title Loan Company; F14-00047-H-105352
<i>Pre-Application Meeting</i>	
01/02/07	A Pre-application meeting was held where Planning staff advised the applicant of the distance separation requirements from residential and other financial institutions as well as parking requirements. The applicant was also informed of the requirement for a DINA.
<i>Neighborhood Meeting</i>	
A Neighborhood Meeting is not required for this application type nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.56

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial	Service Commercial	C-1 (Limited Commercial)
North	Commercial	Service Commercial	C-1 (Limited Commercial)
South	Commercial	Service Commercial	C-1 (Limited Commercial)
East	County Area - Commercial	County Area - Commercial	County Area - Commercial
West	Residential and Commercial	Residential and Service Commercial	C-1 (Limited Commercial) R-E (Residential Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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

The following Title 19 - Section 19.08 Commercial Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	NA	Y
Min. Lot Width	100 feet	400	Y
Min. Setbacks			Y
• Front	20 feet	48	Y
• Side	10 feet	32	Y
• Corner	15 feet	170	
• Rear	20 feet	45	
Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	50 %	26%	Y
Max. Building Height	NA	NA	Y

The following landscape standards from Title 19 – Section 19.12 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 Trees/ 6 Space	37 Trees	3	N*
Buffer: Min. Trees	1 Trees/30 Linear Feet (along Right-of-Way)	8 Trees	4 Trees	N*
		11 Trees	3 Trees.	N
		13 Trees	14 Trees	N
	1 Trees/20 Linear Feet (interior lot lines)	20 Trees	4 Trees	N
		32 Trees	0 Trees	N
TOTAL				
Min. Zone Width	15 Feet along ROW		5 Feet	N
	8 Feet interior lot lines		0 FEET	
Wall Height	XX Feet			N

*No new landscaping is required as the project landscaping complies with the previously approved Plot Plan Review (Z-62-72).

In accordance with 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	
Commercial Center	51,498 square feet	1 space/250 square feet gfa	207	6	220	6	Y
SubTotal			207		220		Y
TOTAL			207		220		Y

ANALYSIS

The project involves the expansion of an existing one story financial institution on an existing 4.56 acre commercial site. In accordance with Title 19.18, a project that has a material increase in floor area and change in elevations requires a Major Amendment to the approved site plan. The project will add 1,500 square feet to an existing 2,009 square foot commercial building.

- **General Plan and Zoning**

The project site is designated for SC (Service Commercial) use and the underlying C-1 (Limited Commercial) zone is consistent with the General Plan land use. The project site is surrounded by commercial uses to south, east, and north, and residentially zoned property to the west.

- **Site Plan**

The proposal is sited within an existing commercial parking lot and will include a drive-thru window. To avoid traffic conflicts within the on-site parking areas, the project is conditioned to submit a revised site plan that includes a drive-thru lane that will accommodate a minimum of 3 spaces.

- **Elevations**

The proposed structure is depicted on project elevations with a modern architectural design at a height of 27 feet and will utilize earth tones that will allow the structure to blend with surrounding commercial buildings on site.

- **Parking**

The existing 47,989 square foot commercial center plus expanded 3,509 square foot financial institution/auto title loan requires 206 parking spaces. The project requires 15 spaces. Existing parking will not be eliminated with the project. No additional parking lot landscaping is required as the proposal will comply with the previous landscape plan approved under Plot Plan Review (Z-62-72).

- **Landscaping**

Project landscaping complies with the previously approved Plot Plan Review (Z-62-72). No new landscaping is required for the modified commercial structure.

FINDINGS

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

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

The proposed development will complement existing commercial development on the parcel as well as surrounding off-site structures within the immediate area.

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

The proposal conforms to the General Plan, Zoning Code, Commercial Development Standards and landscape requirements.

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

Vehicular access to the site is sufficient as the property is accessible via East Bonanza Road and North Nellis Boulevard.

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

Proposed building materials will improve the existing commercial development and existing landscaping will be maintained.

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

The proposed modern architecture will provide a contemporary design which will improve community character and aesthetics.

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

No detrimental effects to public health and safety will result with implementation of the project.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

10

ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

<u>NOTICES MAILED</u>	150 [Mailed with SUP-19645]
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<u>APPROVALS</u>	0
-------------------------	---

<u>PROTESTS</u>	0
------------------------	---



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-19648** APN: 140-29-802-009

Name of Property Owner: ALECO ENTERPRISES Inc

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: [Signature]
Print Name: SOLI MONTARAS

Subscribed and sworn before me

This 26 day of JUN, 2007

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

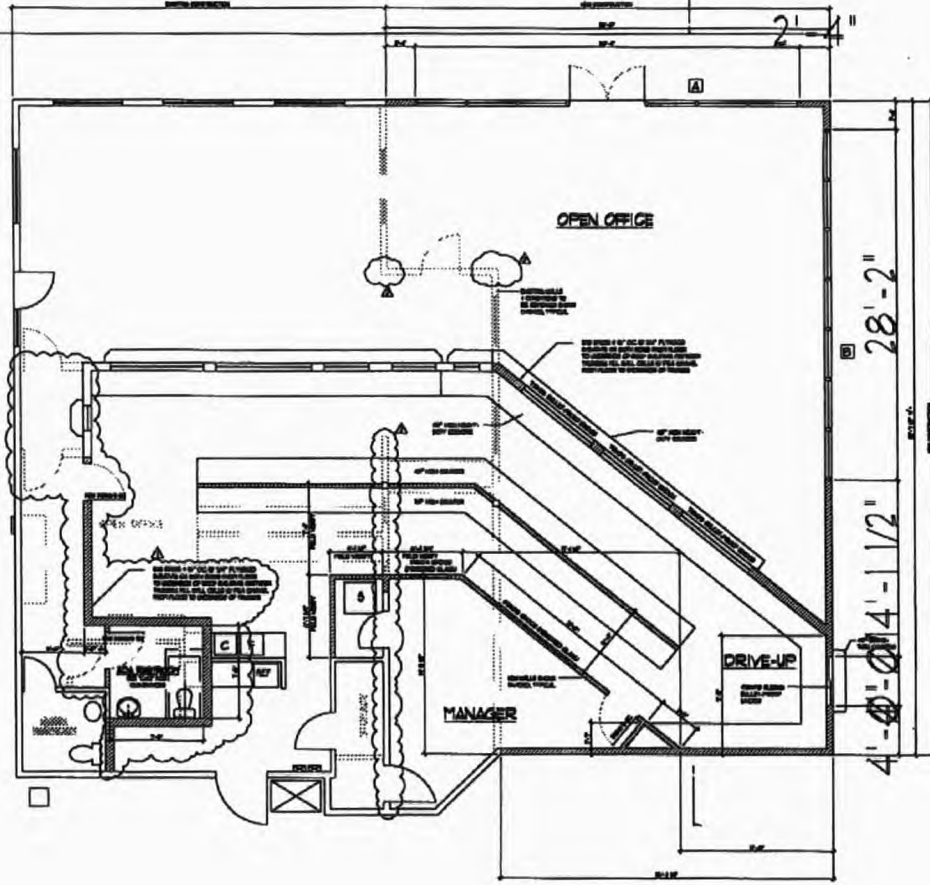
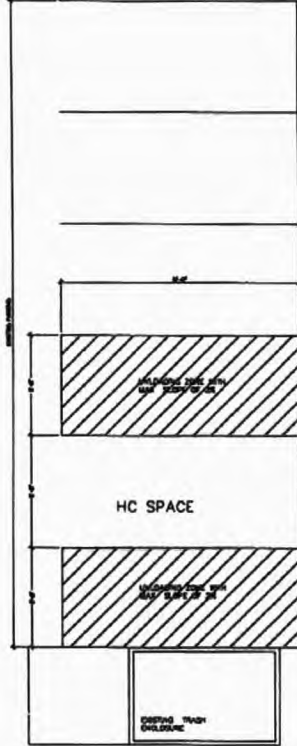
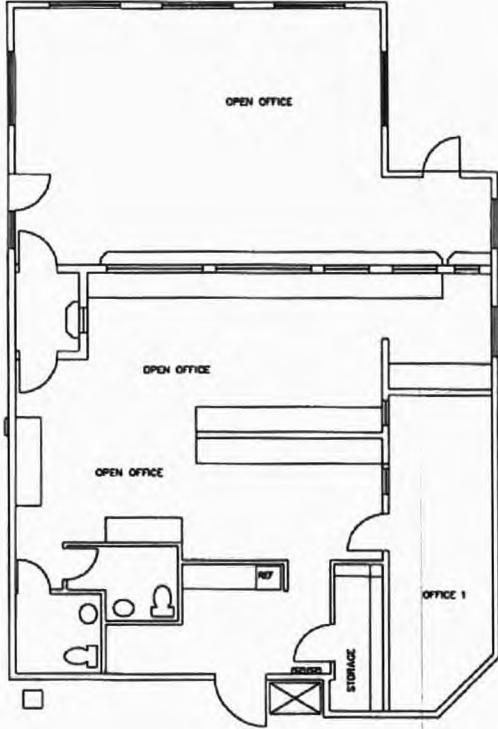


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SDR-19648

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A2 FLOOR PLAN-EXISTING

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A2 FLOOR PLAN-PROPOSED

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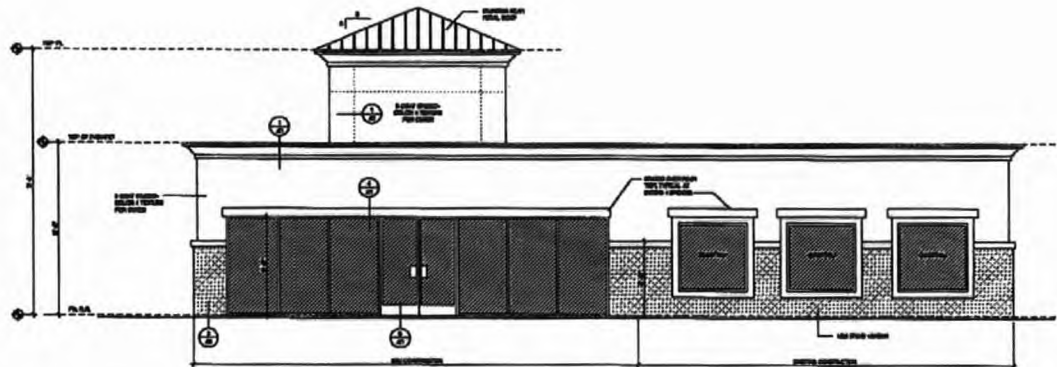
Timothy R. Neal Architect
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phone: (702) 646-8004

PROPOSED TENANT IMPROVEMENT/ADDITION FOR
CHECK CITY
601 NORTH NELLIS BLVD.
LAS VEGAS, NEVADA

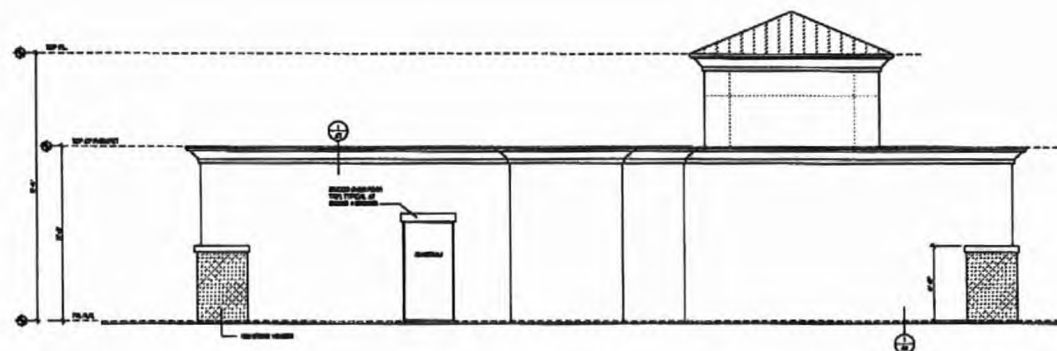
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FRONT ELEVATION



REAR ELEVATION

SDR-19648
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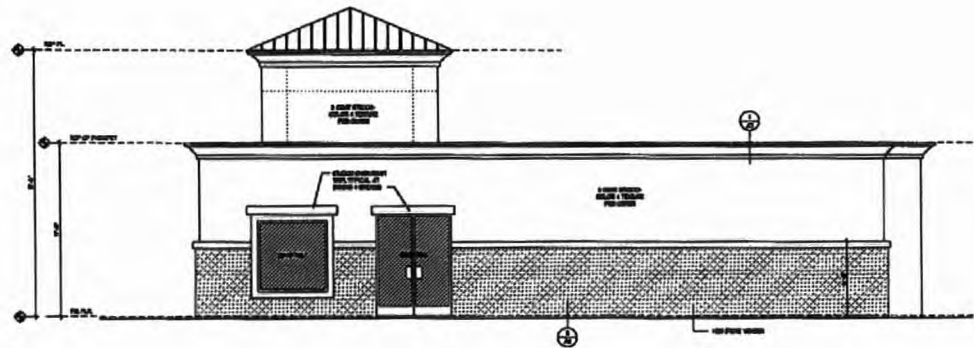
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CHECK CITY
601 NORTH NELLIS BLVD.
LAS VEGAS, NEVADA

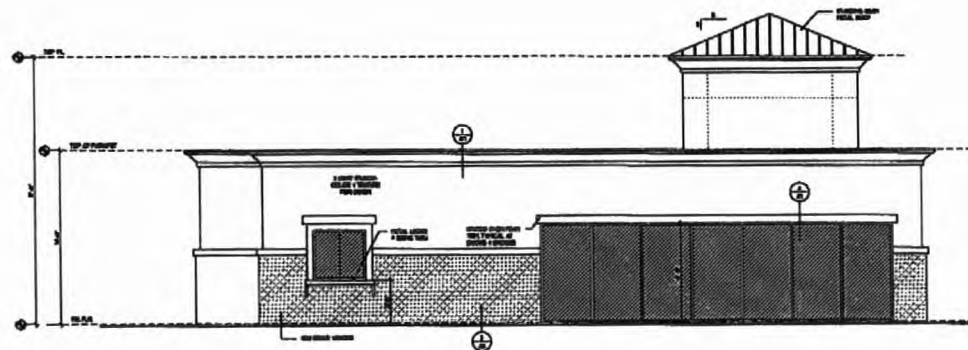
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11/6/06

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RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

SDR-19648
03/22/07 PC

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Timothy R. Neal Architect
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Phone: (702) 646-8004

PROPOSED TENANT IMPROVEMENT/ADDITION FOR
CHECK CITY
601 NORTH NELLIS BLVD.
LAS VEGAS, NEVADA

DATE:
11/8/06
SHEET No:

A6



SUP-19645 & SDR-1948- APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.
611 NORTH NELLIS BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

02/20/07



SUP-19645 & SDR-1948- APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.
611 NORTH NELLIS BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

02/20/07

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

February 5, 2007

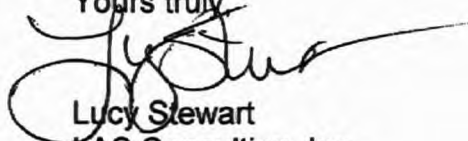
City of Las Vegas
Planning & Development
739 South Fourth Street
Las Vegas, NV. 89101

RE: APN 140-29-802-009
661 N. Nellis

Dear Sir or Madam:

Please accept this letter as our request for a use permit and site development review for an auto title loan and financial institution, specified, located at 661 N. Nellis. This is a legally nonconforming use, however, they would like to expand the site and remove the awnings, cleaning up the appearance to the current corporate image. This is an expansion of an existing auto title loan, payday loan, and check cashing business. This use was in operation prior to the current ordinance going into effect. Even though the property line is located within 200 feet of residential, the auto title loan structure itself is over 500 feet away from the nearest residential property line. There is more than adequate parking within the shopping center. While this business does hold title to cars while the loan is active, they do not repossess the cars, therefore, additional parking is not required for potentially repossessed cars. In addition, we need a SDR for the new addition and improvements to the appearance of the building. Since this is an older center and we are only impacting one pad site, we need to waive the requirement for 15 ft of landscaping around the perimeter of the center and the parking lot landscaping requirement. Thank you for your consideration in this matter. Please contact me with any questions regarding this matter.

Yours truly,


Lucy Stewart
LAS Consulting, Inc.

SDR-19648
03/22/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 18, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-19671 - PUBLIC HEARING - APPLICANT: ADVANCE GROUP, INC. DBA RAPID CASH - OWNER: NELLIS OWENS 48, LLC - Request For A Special Use Permit FOR AN AUTO TITLE LOAN ESTABLISHMENT AND A WAIVER TO ALLOW A DISTANCE SEPARATION OF 130 FEET FROM A RESIDENTIAL USE WHERE A MINIMUM OF 200 FEET IS REQUIRED at 5067 East Owens Avenue (APN 140-29-510-021), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

Motion made by GARY REESE to Approve Subject to Conditions

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

BRENDA J. WILLIAMS, 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.

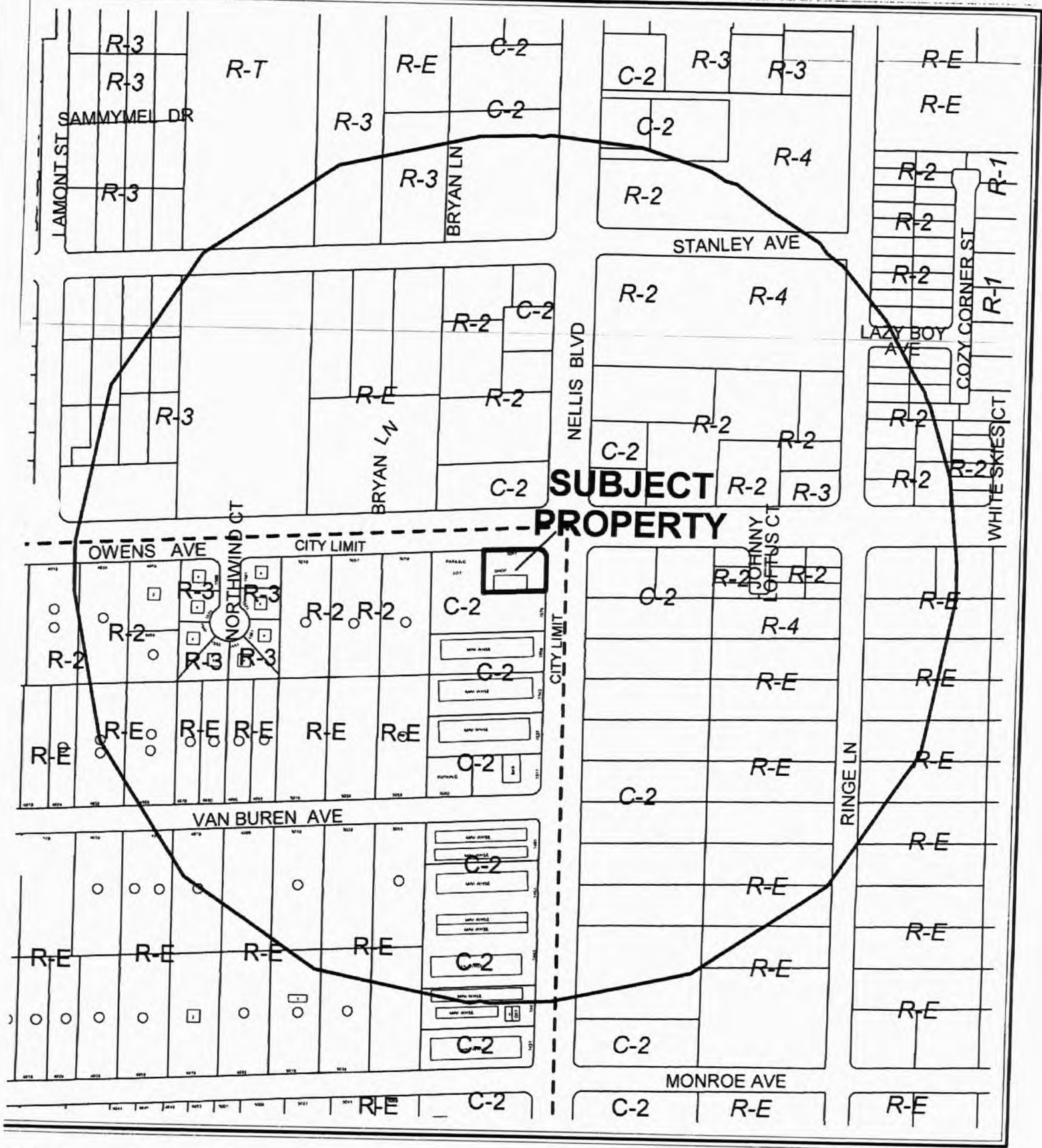
LUCY STEWART, 856 East Sahara Avenue, appeared on behalf of the applicant. She noted that although the site is within 200 feet of residential, the actual structures are approximately 237 feet apart and will be separated by a daycare. At COUNCILMAN REESE'S request, contact was made to the daycare owner and there are no objections to the request.

CITY COUNCIL MEETING OF: APRIL 18, 2007

COUNCILMAN REESE stated that the site is vacant and supported the request. He confirmed with MS. STEWART that there will be plenty of landscaping along Owens Avenue and Nellis Boulevard.

MAYOR GOODMAN declared the Public Hearing closed.





CASE: SUP-19671

RADIUS: 1000 FT

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





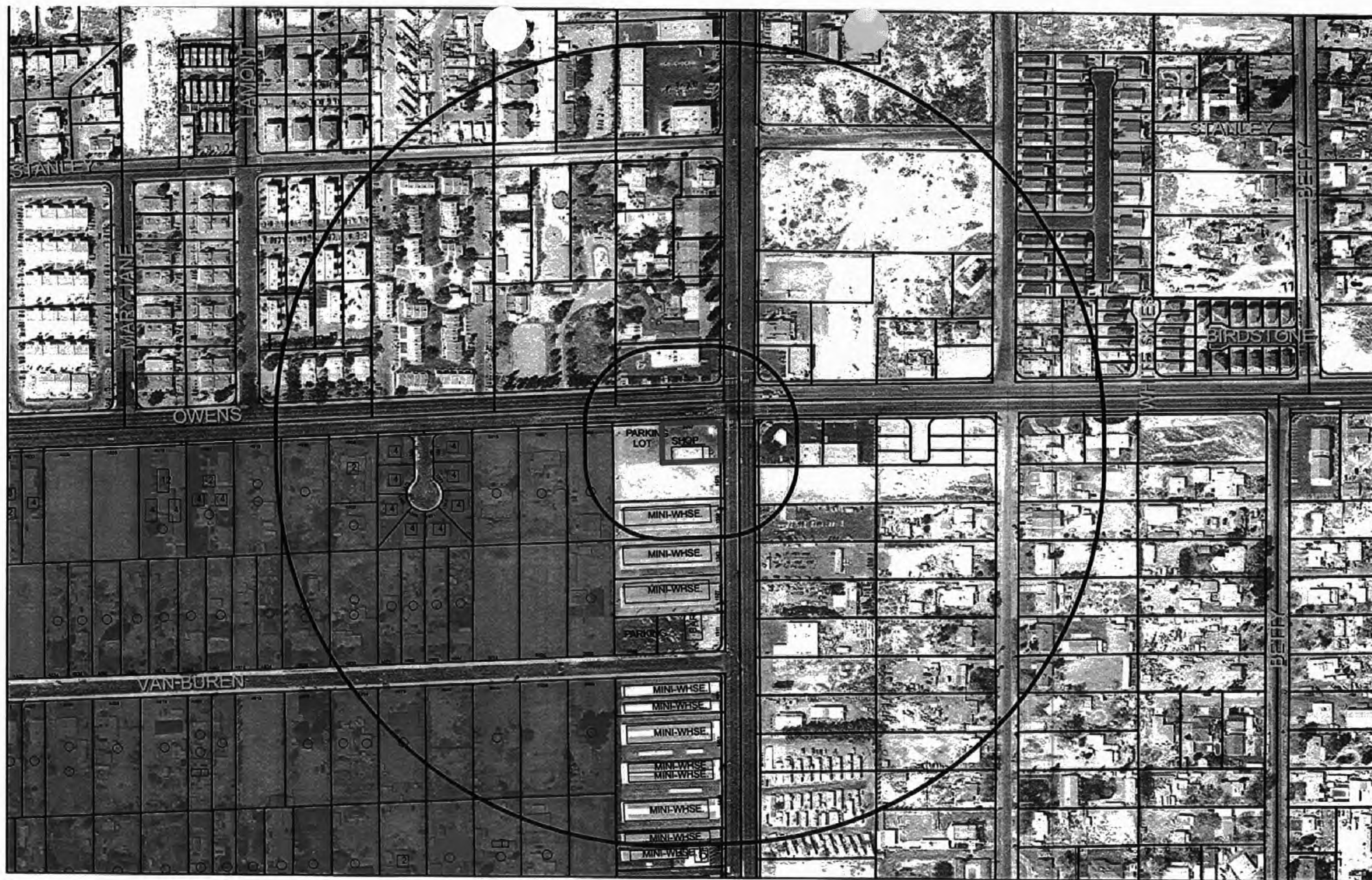
CASE: **SUP-19671**

RADIUS: 1000 FT

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

0 500 Feet





SUP-19671

Financial Institution

Financial Business Locations

- Financial Institution, Specified
- Pawnshops
- Automobile Title Loan

- Subject Property
- Residential Property



Buffer



0 230 460 920 Feet

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-19671 - APPLICANT: ADVANCE GROUP, INC. DBA
RAPID CASH - OWNER: NELLIS OWENS 48, LLC**

**** CONDITIONS ****

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

Planning and Development

1. 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.
2. A Waiver from LVMC Title 19.04 is hereby approved, to allow an Auto Title Loan establishment to be located 130 feet from a residential use where 200 feet is the minimum distance required.
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 an auto title loan establishment and a Waiver to allow a distance separation of 130 feet from a residential use where a minimum of 200 feet is required at 5067 East Owens Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/22/07	The Planning Commission voted 6-0-1/sd to recommend APPROVAL (PC Agenda Item #47/rl).

<i>Related Building Permits/Business Licenses</i>	
12/29/99	Business Licenses C05-00445-B-3217 for Tobacco Dealer-Retail, C15 463 3217 for Convenience Store, and L10 124 542 for Beer/Wine/Cooler off-premise sales issued to Seven Eleven convenience store on the subject site. Out of Business effective 03/22/04.
06/06/02	C20-20827-111 for Convention Hall Gaming Tax and G01-20884-111 for Gaming Restricted issued to United Coin Machine Company to operate within Seven Eleven convenience store on the subject site. Out of Business effective 03/22/04.
06/22/05	Active Business License T18-67061-23284 for Voice Data Sales issued to Wireless Venture Partners Inc. on the subject site. This business is no longer operating on the premises.
01/11/05	Building permit L-0551-05 issued to T-Mobile for interior remodel of the subject site.
06/24/05	Building permit L-1318-05 issued to T-Mobile for 20-foot pole sign on the subject site.

<i>Pre-Application Meeting</i>	
01/19/07	A pre-application meeting was held and items discussed included the requirements for a Project of Regional Significance, the distance separation requirement from a residential use, and the standards for handicapped parking spaces as pertain to this request for a Special Use Permit.

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.36

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Retail	SC (Service Commercial)	C-2 (General Commercial)
North	Retail	Unincorporated Clark County	Unincorporated Clark County
South	Undeveloped	SC (Service Commercial)	C-2 (General Commercial)
East	Service Station, Retail	Unincorporated Clark County	Unincorporated Clark County
West	Parking Lot, Approved Child Care	SC (Service Commercial)	C-2 (General Commercial)

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

This request is a Project of Regional Significance, due to the proximity to a boundary with Unincorporated Clark County. An Environmental Impact Assessment was submitted as part of the Special Use Permit applications and sent to affected agencies for comment. No comments were received at the time of writing of this report.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	15,611 SF	Y
Min. Lot Width	100 Feet	112 Feet	Y
Min. Setbacks			
• Front	20 Feet	32 Feet	Y
• Side	10 Feet	4 Feet	N*
• Corner	15 Feet	60 Feet	Y
• Rear	20 Feet	40 Feet	Y

Min. Distance Between Buildings	NA	NA	NA
Max. Lot Coverage	50 %	15%	Y
Max. Building Height	NA	17 Feet	Y
Trash Enclosure	Screened, 50 Feet from residential	Screened, 124 Feet	Y
Mech. Equipment	Screened	Screened	Y

The building within which the subject business is proposed was constructed at an unknown time and remodeled in 1979, prior to the adoption of this setback requirement.

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	
Auto Title Loan	2,400 SF	1:250 SF	10				
SubTotal			9	1	11	1	
TOTAL (including handicap)			10		12		Y

Waivers		
Request	Requirement	Staff Recommendation
Distance separation of 130 feet from a residential use.	200 Foot Distance Separation	Denial

ANALYSIS

- Zoning**

The subject site is currently zoned C-2 (General Commercial). The Auto Title Loan use is permitted in C-2 (General Commercial) with the approval of a Special Use Permit. This application, if approved, will satisfy this requirement.

- **Use**

An Auto Title Loan is defined by Title 19 as a business whose primary function is to lend money on the security of the title to a motor vehicle rather than on the security of the vehicle itself. An Auto Title Loan establishment such as the one proposed is also permitted to provide services such as payday loans and check cashing typically associated with the Financial Institution, Specified or Check Cashing, Limited uses which fall below Auto Title Loan in the use hierarchy. An Auto Title Loan establishment may not provide the services of Auto Pawn or Pawn Shop establishments which are considered more intensive uses.

- **Conditions**

Title 19.04.050 lists the following conditions for the Auto Title Loan use, adopted by City Council April 21, 2004:

1. The use shall comply with all applicable requirements of 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 Title 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 (20%) of the area of all exterior windows;
 - b. Include flashing lights or neon lighting; or
5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 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 have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).
7. No specified financial institution use may be located closer than two hundred feet from any parcel used or zoned for residential use. In addition, no specified financial institution use may be located closer than one thousand feet from any other specified financial institution use, auto title loan use or pawn 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 lines of fee interest parcels and not leasehold parcels.

The proposed Auto Title Loan fails to meet condition #7 as it is located only 130 feet from a protected use where a 200-foot distance separation is required. A waiver from this condition would be required as a condition of approval for this request. As this proposed Auto Title Loan establishment cannot be approved without a waiver to the distance separation requirement, staff recommends denial of this application.

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 use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses, as the subject site fails to meet the required distance separation requirements between an Auto Title Loan establishment and residential uses.

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

The subject site is not physically suitable for the type and intensity of the proposed land use as it is located only 130 feet from a residential use where a 200-foot minimum distance separation is required.

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

The subject site is at the intersection of Nellis Boulevard and Owens Avenue, two Primary Arterials as defined by the Master Plan of Streets and Highways, and; therefore, adequate to meet any demands resulting from the proposed Special Use Permit.

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.”**

Due to the proximity of the proposed Special Use to existing residential property, the site in question is inconsistent with the public welfare and the overall objectives of the General Plan.

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

The proposed Special Use does not meet all applicable conditions per Title 19.04 as a Waiver has been requested to allow this use only 130 feet from an existing residential parcel where a minimum distance separation of 200 feet is required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

NOTICES MAILED 112 by City Clerk

APPROVALS 0

PROTESTS 0



OWENS AVENUE
exist"g



NELLIS BLVD.
exist"g

20 SCALE

LANDSCAPE SCHEDULE

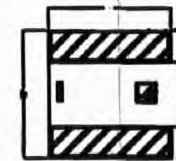


TREES - MESQUITE, 5 GAL. RANDOM SPACING
13 TOTAL

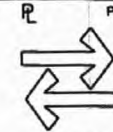
SHRUBS LARGE - RANGERS, CASIAS 5 GAL
16 TOTAL

SHRUBS SMALL - LANTANA, PENSTEMEN, 1 GAL
30 TOTAL

GROUND COVER - MINUS $\frac{1}{2}$ " CRUSHED RED GRAVEL



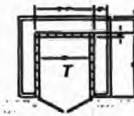
TYPICAL VAN ACCESS HANDICAP PARKING SPACE



PROPERTY LINE INDICATOR



DIRECTION OF TRAVEL POINTERS



TYPICAL TRASH ENCLOSURE

PARKING ANALYSIS

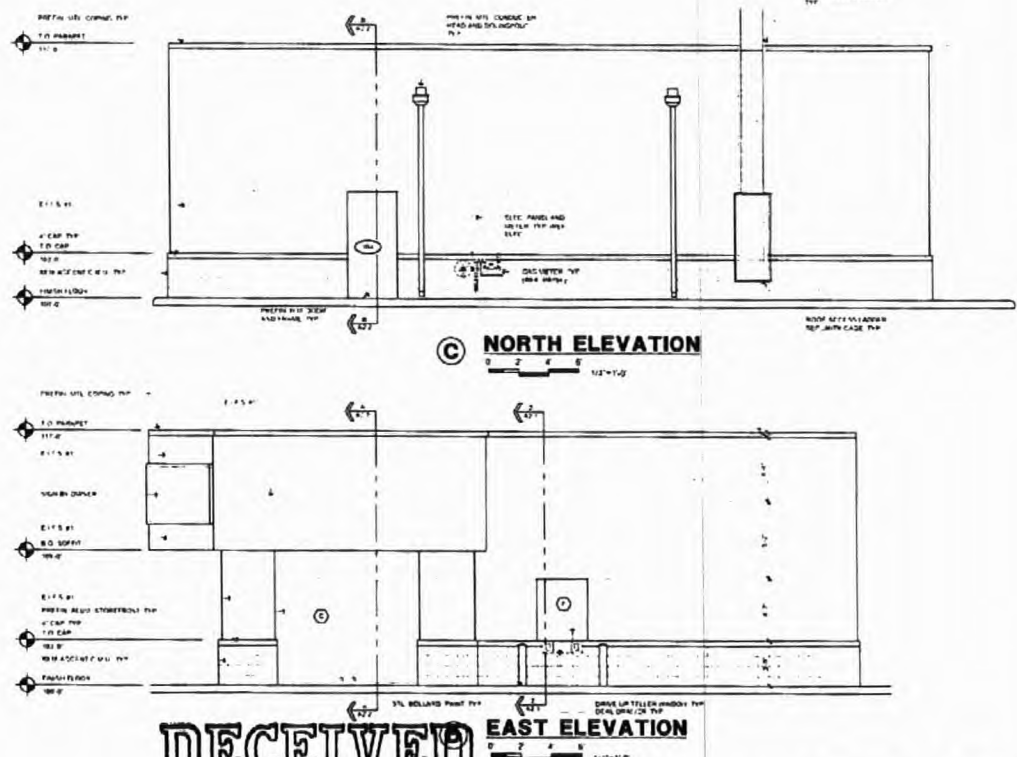
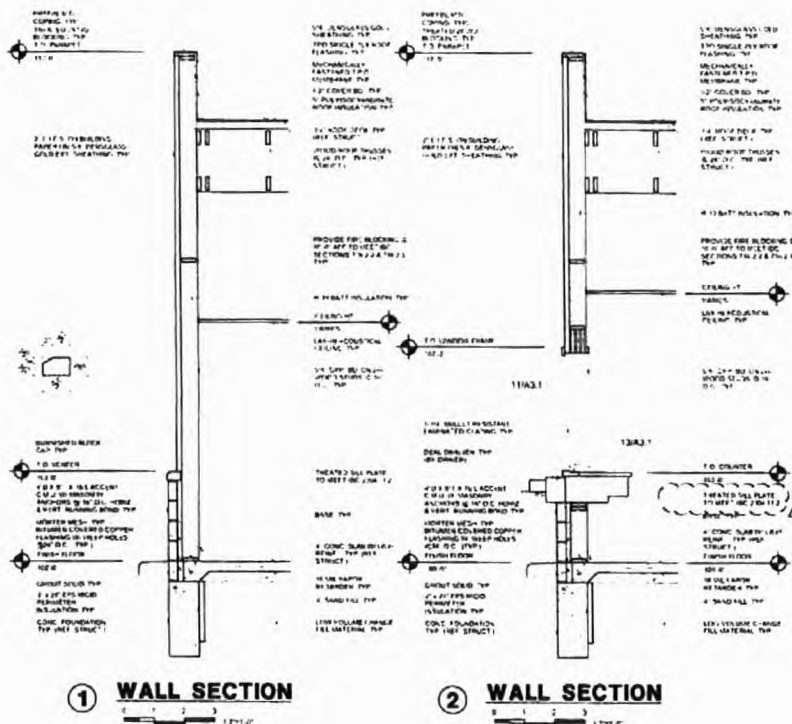
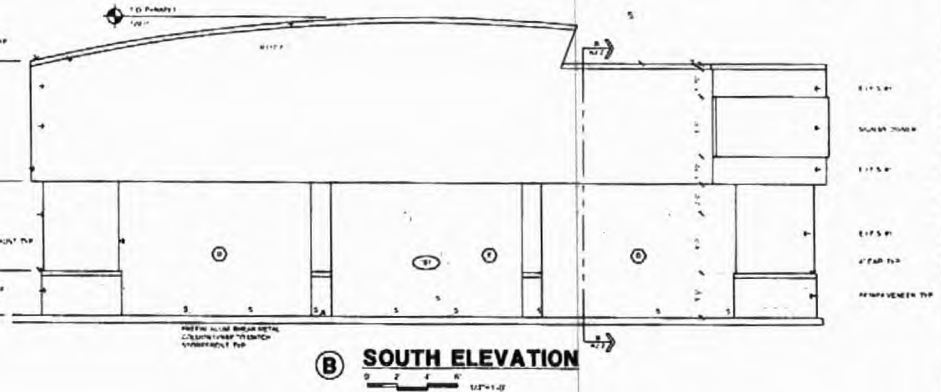
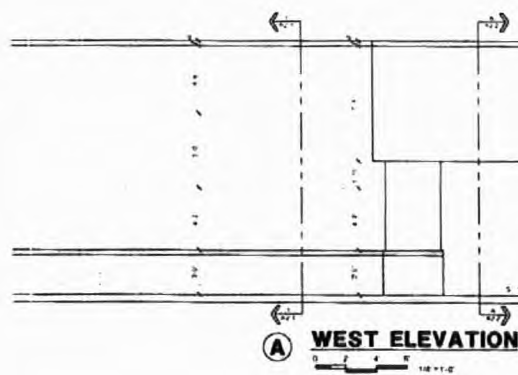
BLDG. SQ FT. = 2,400 sf
@ 5 SPACES / 1,000sf REQUIRED PARKING = 14
SHOWN ON PLAN = 12 INCLUDING ONE VAN ACCESS

ASSESSOR'S PARCEL NUMBER
140 29 510 21

SITE PLAN WITH FLOOR PLAN
SPEEDY CASH NELLIS AND OWENS

RECEIVED
FEB 03 2007

SUP-19671
03/22/07 PC



RECEIVED
FEB 06 2007

EAST ELEVATION

1/8" = 1'-0"

SUP-19671
03/22/07 PC



SPANGENBERG PHILLIPS
121 N. Mead, Suite 201, Wichita, KS 67202
TEL: 316.267.4002 FAX: 316.267.1509
www.spangenbergphillips.com

SPEEDY CASH
PROTOTYPE
WICHITA, KANSAS



PROTOTYPE
15-7-2006
Building Elevations

A2.1



SUP-19671 - APPLICANT: ADVANCE GROUP, INC. DBA RAPID CASH - OWNER: NELLIS OWENS 48, LLC
5067 EAST OWENS AVENUE
MARCH 22, 2007 PLANNING COMMISSION

02/20/07



SUP-19671 - APPLICANT: ADVANCE GROUP, INC. DBA RAPID CASH - OWNER: NELLIS OWENS 48, LLC
5067 EAST OWENS AVENUE
MARCH 22, 2007 PLANNING COMMISSION

02/20/07

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

February 5, 2007

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

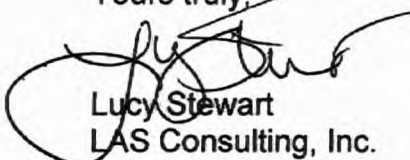
RE: APN 140-29-510-021
SWC Owens & Nellis

Dear Sir or Madam:

Please accept this letter as our request for a use permit for an auto title loan & financial institution specified, located at the southwest corner of Nellis & Owens. My client would like to convert an existing building to a payday loan, check cashing, auto title loan business. The potential site meets the separation requirement from a similar business; however, it needs a waiver from the separation from residential. The separation from the property line of this proposed site and the residential property line is approximately 130 feet; however, the distance from the commercial building to the actual house is approximately 237 feet. In addition, a Day Care Center is proposed to be built separating the house from the Auto Title Loan.

This company (Rapid Cash) is a full service financial institution and offers more services than just Auto Title Loan. They offer installment loans, check cashing, money wires, and similar uses. In addition, while they hold title of the car while the loan is active, they do not repossess cars, therefore there is no need to require additional parking for cars that could potentially be repossessed. He intends to clean up the building and improve the site. 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.

**SUP-19671
03/22/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 18, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-19352 - PUBLIC HEARING – APPLICANT/OWNER: GREYMOUTH, LLC - Request for a Site Development Plan Review FOR A PROPOSED 48-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 2.25 acres at 2380 Searles Avenue (APN 139-26-508-016), C-2 (General Commercial) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese). NOTE: THIS APPLICATION HAS BEEN AMENDED FROM 48-UNITS TO 50-UNITS. The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

Motion made by GARY REESE to Approve Subject to Conditions and amending Condition 6 as read for the record:

6. The minimum distance between buildings shall be 10 feet.

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

BRENDA J. WILLIAMS, 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.

JEFF ROBBINS, 2261 Rosetta Street, Las Vegas, concurred with staff's recommendations.

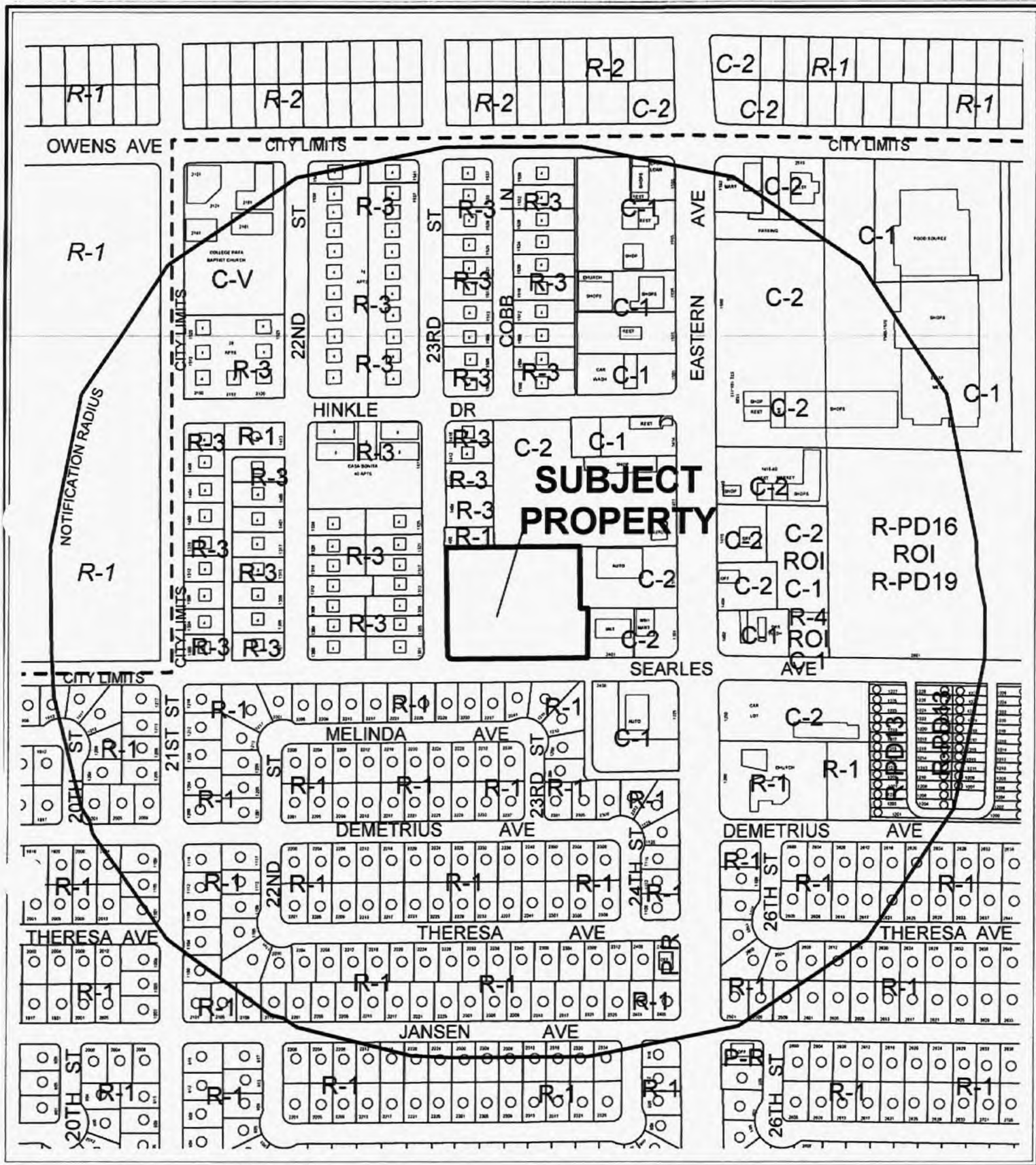
CITY COUNCIL MEETING OF: APRIL 18, 2007

COUNCILMAN REESE welcomed the project and felt it would be well utilized.

MARGO WHEELER, Director of Planning and Development, read the amendment to Condition 6, which eliminates the need for a future variance, as requested by MR. ROBBINS' office.

MAYOR GOODMAN declared the Public Hearing closed.





CASE: **SDR-19352**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) UNDER RESOLUTION OF INTENT TO R-3
(MEDIUM DENSITY RESIDENTIAL)

0 300 600 Feet





CASE: **SDR-19352**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) UNDER RESOLUTION OF INTENT TO R-3
(MEDIUM DENSITY RESIDENTIAL)

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-19352 - OWNER/APPLICANT: GREYMOUTH, 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-5062), and Extension of Time (EOT-17460).
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 2/26/07 and the landscape plan, floorplans, and building elevations, date stamped 1/23/07, except as amended by conditions herein.
4. 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.
5. The standards for this development shall include a Minimum lot size of 6,500 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.
6. The minimum distance between buildings shall be 20 feet.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan to provide:

All trees are to reflect the appropriate 24-inch box size.

The following amounts of additional trees are required:

One 24" box tree along Searles Avenue.

Two 24" box trees along 23rd Street.

Four (4) five-gallon shrubs per tree.

Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, without limitation, rocks and small stones, crushed rock and bark, installed to a minimum depth of two inches in all areas.

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from North 23rd Street.
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. 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.
17. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
19. Site development to comply with all applicable conditions of approval for ZON-5062 and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 50-unit multi-family residential development on 2.25 acres located at 2380 Searles Avenue. The proposal consists of 12 fourplexes and 1 duplex, with a mix of 2-bedroom and 3-bedroom floorplans, all two stories high.

The applicant has requested a Waiver to the Title 19.10 parking lot landscaping requirements to allow no landscape islands.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
9/06/00	The City Council approved the Las Vegas 2020 Master Plan. The subject site is located within the Neighborhood Revitalization Area as described in the Plan.
11/03/04	The City Council approved: a General Plan Amendment (GPA-5060) changing a portion of the General Plan from SC (Service Commercial) to M (Medium Density Residential), a Rezoning (ZON-5062) from C-2 (General Commercial) to R-3 (Medium Density Residential), and a Site Development Plan Review (SDR-5063) for a 52-unit apartment complex. Planning Commission and Staff recommended approval.
12/06/06	The City Council approved the concurrent requests for Extensions of Time (EOT-17460 & EOT-17462) for an approved Rezoning (ZON-5062) and for an approved Site Development Plan Review (SDR-5063) at 2380 Searles Avenue.
03/22/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #27/mh).
<i>Related Building Permits/Business Licenses</i>	
NA	NA
<i>Pre-Application Meeting</i>	
1/09/07	A pre-application conference was held to discuss the new site development review for the Searles Avenue Apartment Complex. Issues regarding the future development of the multi-family project from apartments to condominiums were raised with Building & Safety staff recommending a minimum building separation of 20 feet and providing fire sprinklers. Parking and landscape requirements were discussed with the applicant requesting information regarding a waiver to the Title 19.10 parking lot landscaping standards.
<i>Neighborhood Meeting</i>	
NA	A neighborhood meeting was not required nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.25 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	C-2 with a resolution of intent to R-3 (Medium Density Residential)
North	Undeveloped & Major Auto Repair Garage	SC (Service Commercial)	R-1 (Single Family Residential) & C-2 (General Commercial)
South	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Auto Parts Store & Convenience Store	SC (Service Commercial)	C-2 (General Commercial)
West	Multi-family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District	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	6,500 Square Feet	2.25 Acres	Y
Min. Lot Width	N/A	280 Feet	N/A
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	76 Feet	Y
• Corner	5 Feet	15 Feet	Y
• Rear	20 Feet	78 Feet	Y
Min. Distance Between Buildings	10	20	Y
Max. Lot Coverage	NA	NA	NA
Max. Building Height	2 Stories / 35 Feet	2 Stories/22 Feet	Y
Trash Enclosure	Screened & covered	Screened & covered	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.060 the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	66 feet	80 feet	Y
Adjacent development matching setback	5 feet	10 feet	Y
Trash Enclosure	50 feet	185 feet	Y

Existing Zoning	Permitted Density	Units Allowed
C-2 with a resolution of intent to R-3 (Medium Density Residential)	Unlimited (C-2 in MXU)	N/A
	13-25 DUAC (R-3)	56 units
Proposed Zoning	Permitted Density	Units Allowed
R-3 (Medium Density Residential)	13-25 DUAC	56 units
General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49 DUAC	57 units

ANALYSIS

- Redevelopment Plan

The subject site is located within the Las Vegas Redevelopment Plan Area. The Plan identifies neighborhoods that may contain declining infrastructure, increasing traffic and noise, and increases in property crimes and vandalism, so that they may be stabilized and protected from further deterioration.

- General Plan & Zoning

The subject site has a General Plan category of M (Medium Density Residential), which allows for a maximum density of 25.49 units per acre. The proposed 21.33 residential dwelling units per acre are below the maximum permitted density of 25.49 dwelling units per acre.

The site was rezoned (ZON-5062) from C-2 (General Commercial) Zone to R-3 (Medium Density Residential) Zone with a Resolution of Intent set to expire November 6th, 2006. An Extension of Time for the rezoning (EOT-17462) was granted extending the expiration of the Resolution of Intent to November 6th, 2008.

- Site Plan

The site plan represents a fairly typical layout of buildings and parking areas. Circulation around the site is adequate with paths provided for pedestrian access. Two trash enclosures are located adjacent to the north side of Building #1. As shown on the provided plans, parking is shown to be entirely uncovered.

- Waivers

The applicant has requested a waiver to the five-foot wide parking landscape islands in the provided justification letter. The provided landscape plan is also deficient in perimeter and parking lot trees and shrubs with their addition being conditioned as part of the approval of this application.

- Landscape Plan

Parking lot landscaping and perimeter buffer planters and materials, including shrubs and groundcover, are not in compliance with Title 19 and the Landscape, Wall and Buffer Standards. The parking area and frontages feature primarily 15-gallon Red Leaf Plum, while the south and west buffer areas show 24-gallon Mondel Pines where 24-inch boxe trees are the minimum required for screening the existing commercially zoned property. Spaces between buildings are sparsely landscaped with a mixture of Red Leaf Plum, Mondel Pines, and an inadequate amount of Deer Grass.

A condition has been added to this application addressing the improper tree sizes being listed and the overall shortage of trees and shrubs.

- Elevations

The proposed elevations are harmonious and compatible with development in the area and are not undesirable in appearance. The cement plaster and tile roofing materials are typical of residential buildings across the area. The proposed colors are of a desert-tone palette with the exterior building color painted "Sandy Beach", a terracotta tile roofing, and "Saddle Brown" for the exterior trim.

- Floor Plans

The development is made up of 28 two-bedroom units and 22 three-bedroom plans with accessibility provide by means of five-foot paths to each building.

FINDINGS

The following findings must be made for an SDR:

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

The proposed 50-unit apartment project is compatible with existing for-rent multi-family dwellings to the west and provides a transition between more intense general commercial uses to the north and east and the less-intense single-family uses to the south.

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;**

Per a previously approved General Plan Amendment (GPA-5060) to M (Medium Density Residential) and Rezoning (ZON-5062) to R-3 (Medium Density Residential) and the submitted plans, the proposed apartment complex is consistent with the General Plan, Title 19, and the Landscape, Wall and Buffer Standards.

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

Searles Avenue and 23rd Street, both 60-foot rights-of-way, are adequate in size to accommodate multi-family uses, such as the ones proposed for this site. Therefore, the proposed site access and on-site circulation will not negatively impact the adjacent roadways.

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

The proposed building materials are generally appropriate for the area and are substantially in compliance with the City's requirements. Staff recommends additional landscape in the form of trees to be added to the open space areas between buildings.

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

The proposed elevations are harmonious and compatible with development in the area and are not undesirable in appearance.

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

The proposed apartment complex will be subject to inspections for building permits, and will therefore not compromise the public health, safety and welfare.

PLANNING COMMISSION ACTION

A condition shall be added to reference the correct number of units.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 11

SENATE DISTRICT 2

NOTICES MAILED 300 by Planning Department

APPROVALS 0

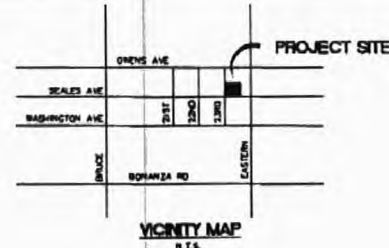
PROTESTS 0





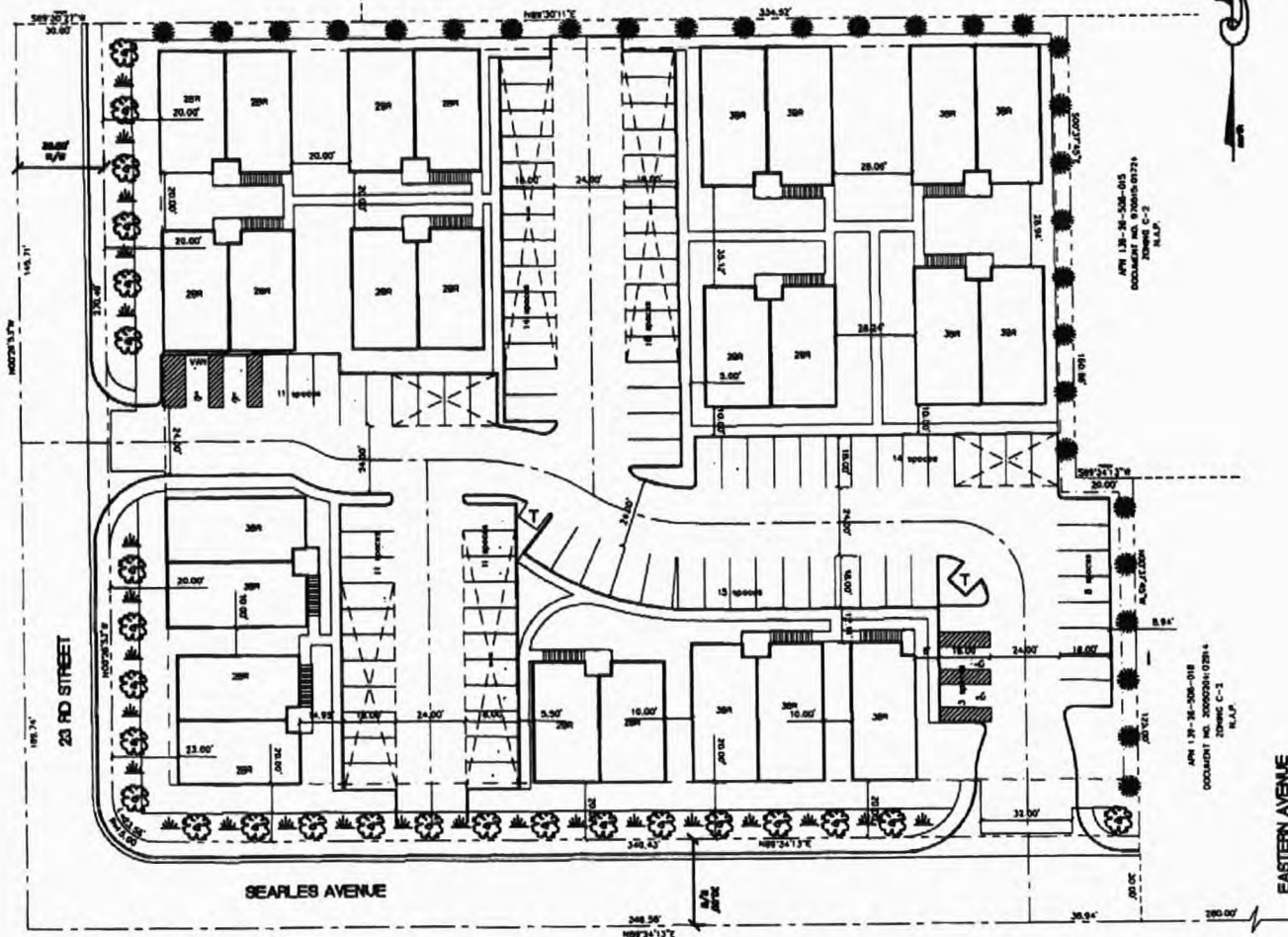
LEGEND

50. FT	SQUARE FEET
APN	ASSESSOR'S PARCEL NUMBER
R/W	RIGHT OF WAY
---	SETBACK LINE
---	ADJACENT PROPERTY LINE
---	CENTERLINE
---	PROPERTY LINE
---	LANDSCAPE BUFFER
[Symbol]	COVERED PARKING SPACES



APN 126-26-508-008
DOCUMENT NO. 20021064-00829
ZONING R-1
N.A.P.

APN 126-26-508-008
DOCUMENT NO. 0842 0801823
ZONING C-2
N.A.P.



BASIS OF BEARING

BESIDE THE CENTERLINE OF SEARLES AVENUE
BEARING: S 89° 34' 13" E AS SHOWN PER
RECORD OF SURVEY BOOK 108, PAGE 66 IN
CLARK COUNTY RECORDERS OFFICE, NEVADA

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER (ONE (1)) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 91 EAST, N.E. 1/4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (ONE (1)) OF THE NORTHEAST (ONE (1)) OF SAID SECTION 28; THENCE SOUTH 89°34'13" WEST ALONG THE SOUTH LINE THEREOF, ALSO BEING THE CENTERLINE OF SEARLES AVENUE (80.00 FEET WIDE) A DISTANCE OF 280.00 FEET; THENCE SOUTHWEST ALONG SAID SOUTH LINE AND CENTERLINE OF SEARLES AVENUE, NORTH 89°34'13" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH-OF-WAY LINE OF SAID SEARLES AVENUE AND THE TRUE POINT OF BEGINNING; THENCE COMMENCING NORTH 89°34'13" WEST A DISTANCE OF 125.00 FEET; THENCE SOUTH 89°34'13" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 89°34'13" WEST A DISTANCE OF 180.00 FEET; THENCE SOUTH 89°34'13" WEST A DISTANCE OF 33.88 FEET TO A POINT ON A SAG EAST-OF-WAY-OF-WAY OF 2.500 STREET (80.00 FEET WIDE); THENCE SOUTH 89°34'13" EAST ALONG SAID EAST-OF-WAY-OF-WAY LINE A DISTANCE OF 170.48 FEET TO A POINT ON A TANGENT CURVE COMMENCING TO THE NORTHEAST HAVING A RADIUS OF 15.00 FEET; THENCE ALONG THE ARC TO SAID CURVE THROUGH A CENTRAL ANGLE OF 89°33'34" AND ARC LENGTH 33.88 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY OF THE AFORESAID SEARLES AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 89°34'13" EAST A DISTANCE OF 340.43 FEET TO THE TRUE POINT OF BEGINNING.

AREA

NET AREA = 88.041 SQ. FT. 2.25 AC.
GROSS AREA = 118.404 SQ. FT. 2.72 AC.

OWNER

ROBINS & C
2381 S ROSARA STREET
LAS VEGAS, NV
(702) 338-8266

FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN A FLOOD ZONE DESIGNATION "X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AND FLOOD ZONE DESIGNATION "A", DETERMINED TO BE WITH NO BASE FLOOD ELEVATIONS DETERMINED. AS SHOWN PER FEMA FLOOD INSURANCE RATE MAP NO. 32002C01B C, EFFECTIVE DATE SEPTEMBER 21, 2002.

R-S ZONING RESTRICTIONS

FRONT SETBACK - 20 FEET
REAR SETBACK - 20 FEET
SIDE SETBACK - 5 FEET
SIDE CORNER SETBACK - 5 FEET
BUILDING HEIGHT - 35 FEET MAX
TOTAL NUMBER OF UNITS - 50 UNITS
GROSS AREA - 2.72 ACRES
DENSITY - 18.38 UNITS/ACRE

PARKING REQUIREMENTS

22 - 3 BEDROOM UNITS (2 SPACES/UNIT) = 44 SPACES
38 - 2 BEDROOM UNITS (1.75 SPACES/UNIT) = 67 SPACES
MINIMUM: 1 PER 8 UNITS = 6 SPACES
TOTAL REQUIRED 102 SPACES (4 AC SPACES/UNIT)
PROVIDED: 103 SPACES

SDR-19352

FEB 26 2007

REVISED 03/22/07 PC

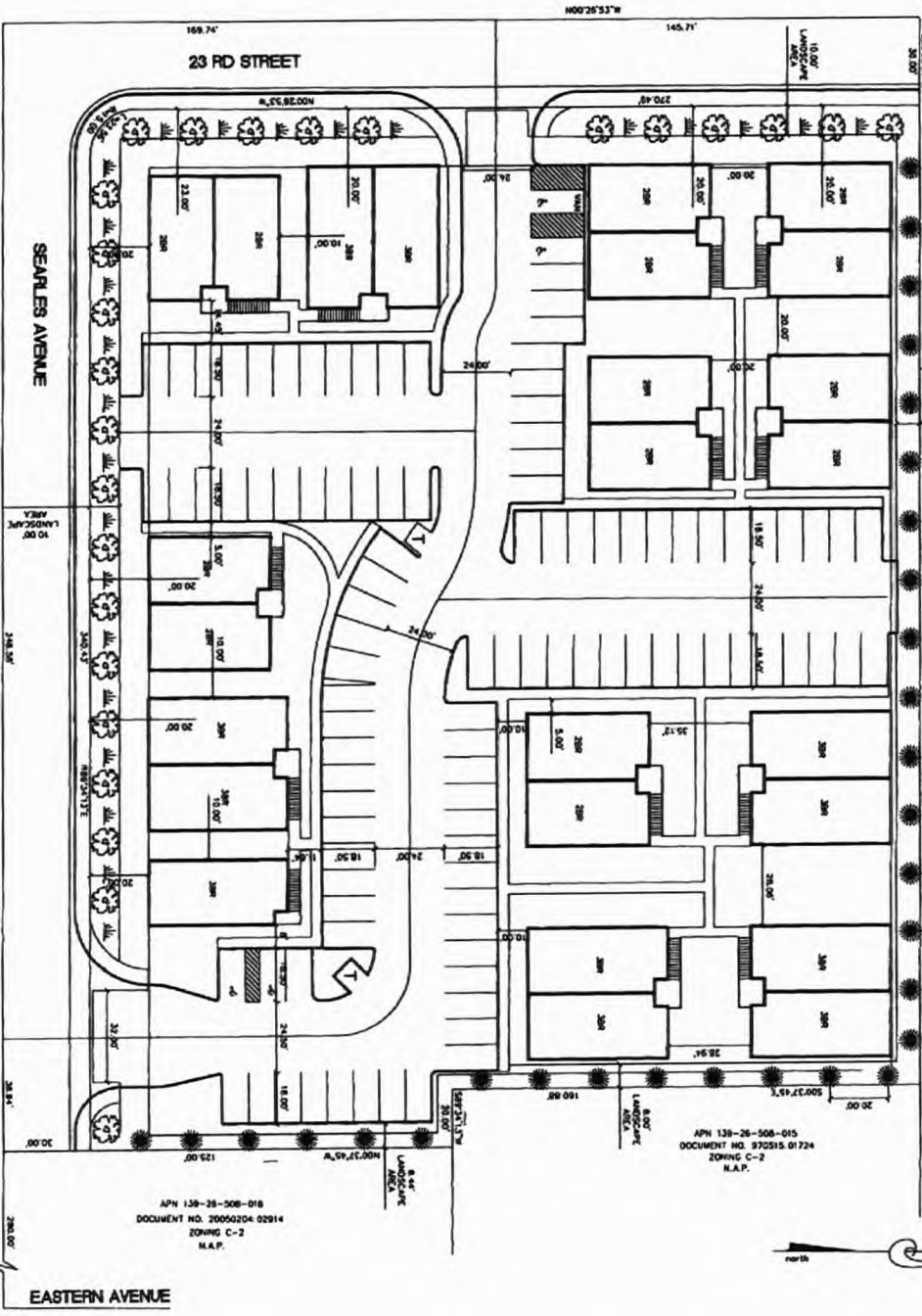
SEARLES FOURPLEXES
SITE PLAN

2380 SEARLES AVENUE

DESIGNED BY: AR	CHECKED BY: AR
DATE: 03/22/07	DATE: 03/22/07
SCALE: 1/8" = 1'-0"	SCALE: 1/8" = 1'-0"
APR. 12-2007	REVISION: 1

SHEET #





APN 130-26-508-008
DOCUMENT NO. 2007004-00028
ZONING C-2
N.A.P.

APN 130-26-508-008
DOCUMENT NO. 2007004-00028
ZONING C-2
N.A.P.

APN 130-26-508-015
DOCUMENT NO. 970515 01724
ZONING C-2
N.A.P.

LEGEND

30 FT	SETBACK
APN	ADJACENT PARCEL NUMBER
N/A	RIGHT OF WAY
	SETBACK LINE
	ADJACENT PROPERTY LINE
	CONTRACT
	PROPERTY LINE
	LANDSCAPE BUFFER



LANDSCAPE LEGEND

QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
34	PRUNUS SP.	WINDMILL PLUM	24 CAL.
30	PRUNUS	WINDMILL PLUM	15 CAL.
34	WICKSTROMIA VIRENS	DEER GRASS	5 CAL.

- IRIGATION NOTES:**
1. WATER METER AND PUMP TO IRRIGATION CONTROLLER SHALL BE PROVIDED BY OWNER/DEVELOPER
 2. GRIP DITCHES SHALL BE REMOVED OR EQUAL
 3. VALVES SHALL BE MONOL. 1" OR EQUAL (CZ VALVES FOR PROJECT)
 4. MAIN LINE SHALL BE 3/4" SCHEDULE 40 PVC THROUGHOUT PROJECT



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JAN 22 2007

SDR-19352
03/22/07 PC

**SEARLES FOURPLEXES
LANDSCAPE PLAN**

2380 SEARLES AVENUE
CLARK COUNTY, NEVADA

CHECKED BY: MD
DATE: 01/19/07
JOB #: 00-116
APN: 130-26-508-015
SECT: 10 T 200 R 016
SCALE: NONE 1" = 30'

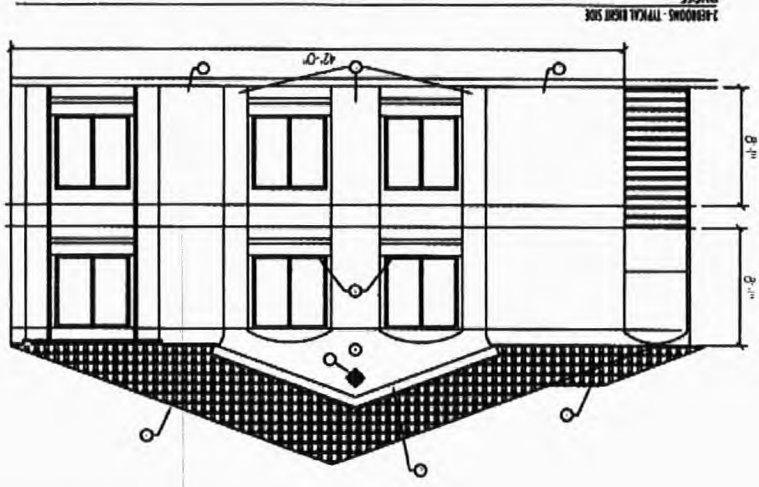
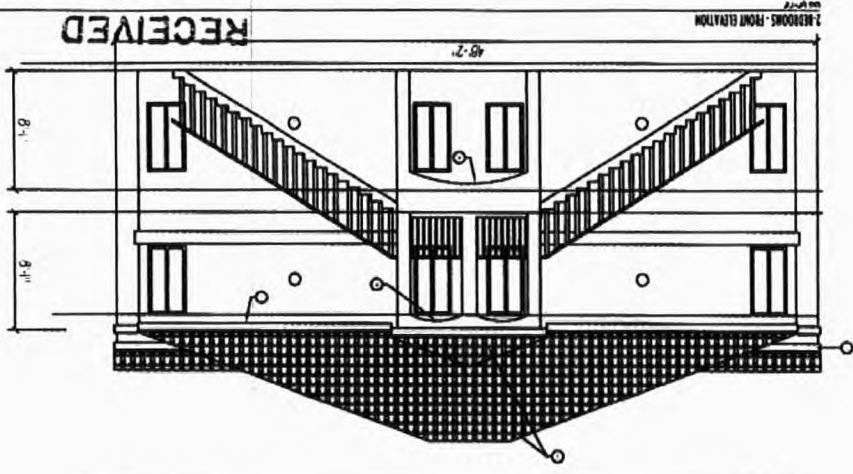


DATE: 01/19/07
BY: MD
PROJECT: 00-116
APN: 130-26-508-015
SECT: 10 T 200 R 016
SCALE: NONE 1" = 30'

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03/22/07 PC

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1. The first part of the document is a title page. It contains the following information:

- Project Name: [REDACTED]
- Client: [REDACTED]
- Location: [REDACTED]
- Design: [REDACTED]
- Architect: [REDACTED]
- Engineer: [REDACTED]
- Contractor: [REDACTED]
- Inspector: [REDACTED]
- Date: [REDACTED]

2. The second part of the document is a table of contents. It lists the following sections:

- 1. General Information
- 2. Site Description
- 3. Design Description
- 4. Construction Details
- 5. Material Specifications
- 6. Quality Control
- 7. Safety
- 8. Environmental
- 9. Other

3. The third part of the document is a table of specifications. It lists the following items:

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A4.02

SEARLES AVENUE APARTMENTS 2-BEDROOMS-ELEVATIONS

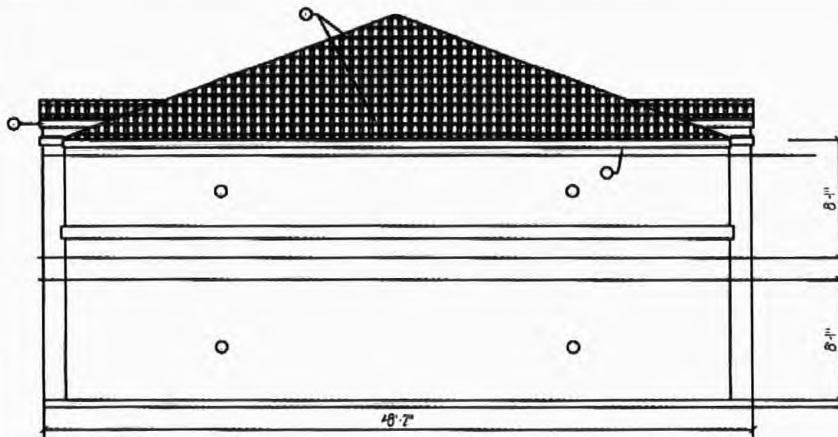
EXTERIOR ELEVATION LEGEND	
○	1. EXTERIOR WALL FINISH - SEE SPECIFICATIONS
○	2. EXTERIOR WALL FINISH - SEE SPECIFICATIONS
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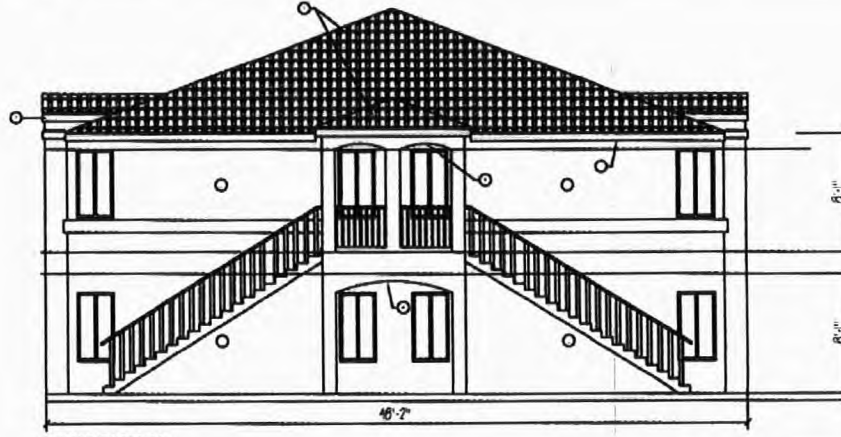
3-BEDROOMS - TYPICAL LEFT SIDE
SEE SDR-19352



3-BEDROOMS - TYPICAL RIGHT SIDE
SEE SDR-19352



3-BEDROOMS - REAR ELEVATION
SEE SDR-19352



3-BEDROOMS - FRONT ELEVATION
SEE SDR-19352

SEARLES AVENUE APARTMENTS
3-BEDROOMS-ELEVATIONS

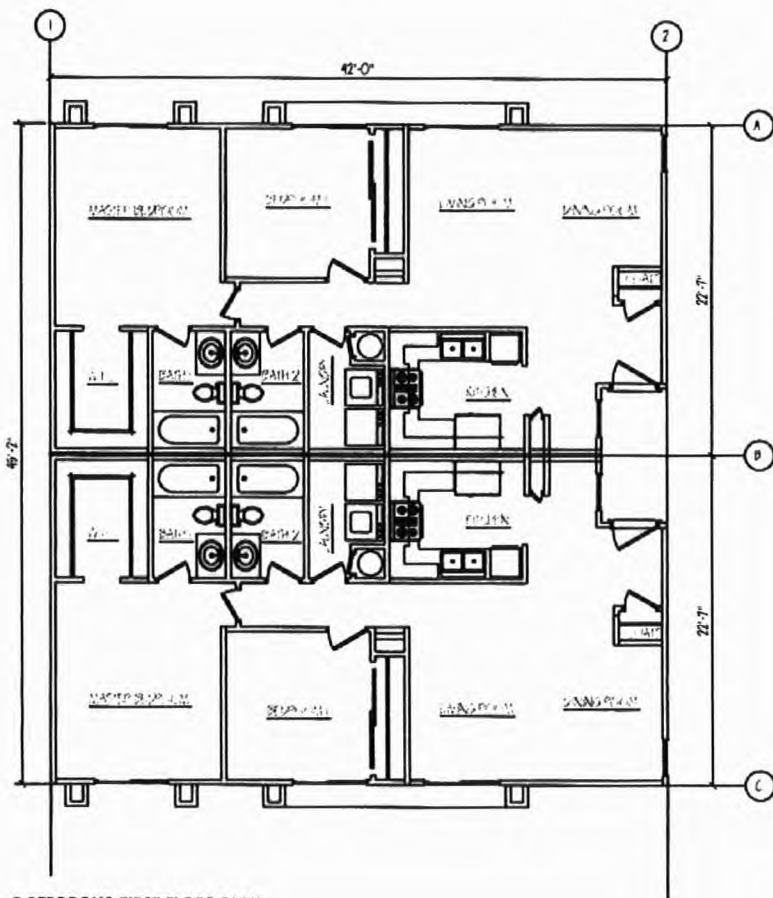
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SDR-19352

03/22/07 PC

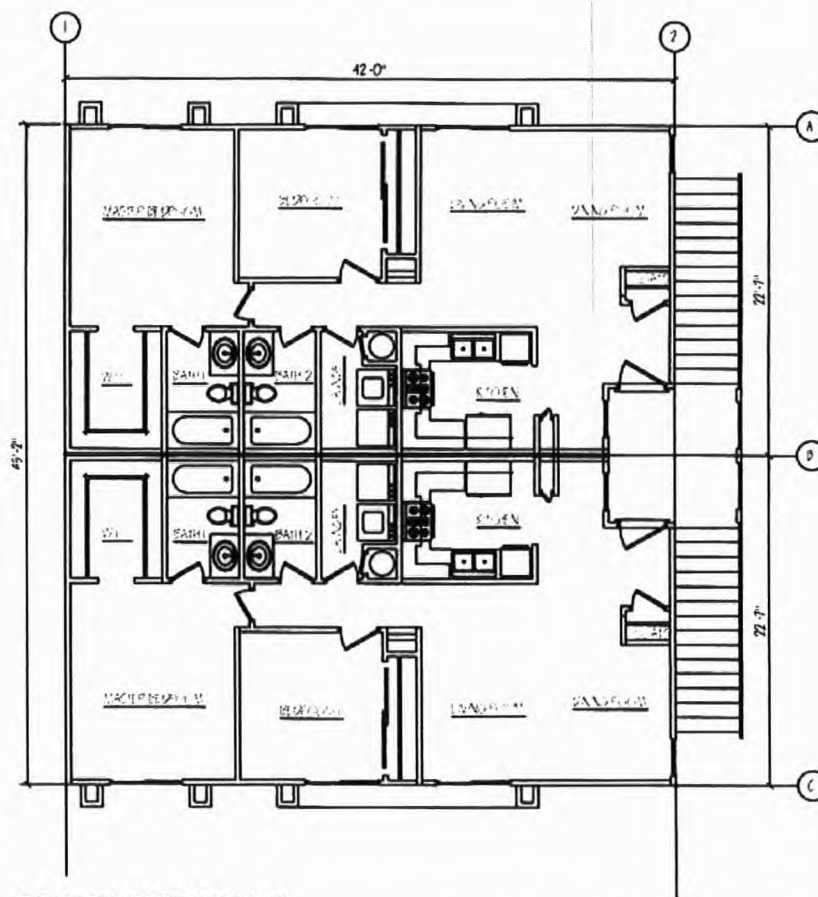
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JAN 23 2008



2-BEDROOMS-FIRST FLOOR PLAN

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



2-BEDROOMS-SECOND FLOOR PLAN

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

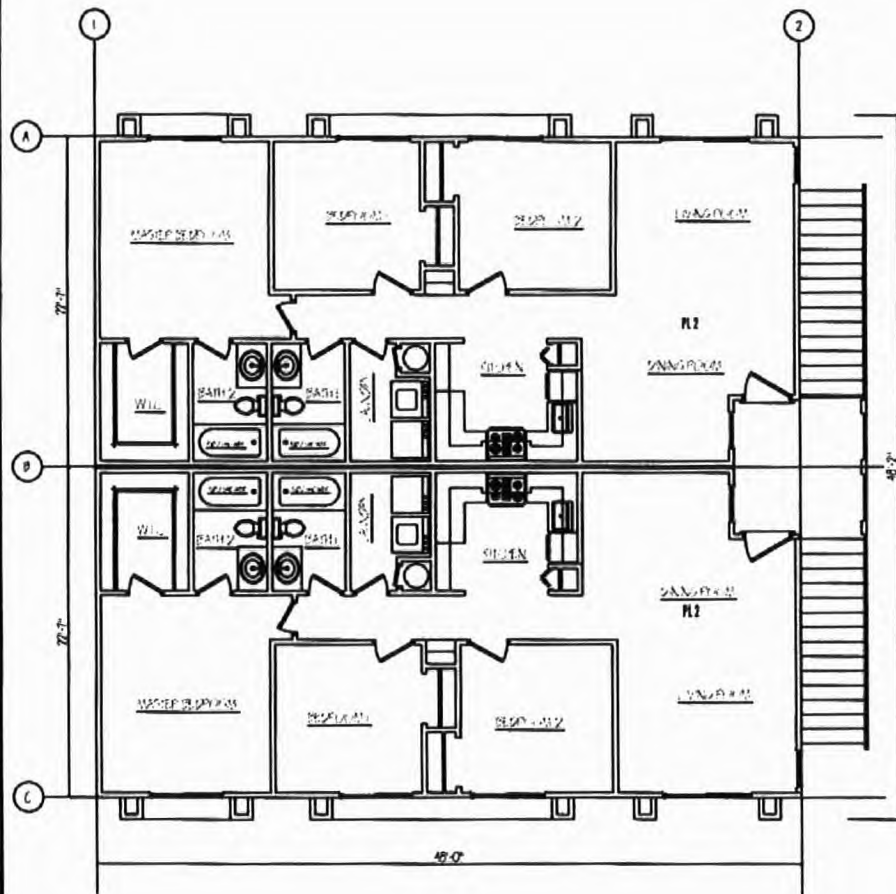
RECEIVED

JAN 23 2007

SEARLES AVENUE APARTMENTS
2-BEDROOMS - FLOOR PLAN

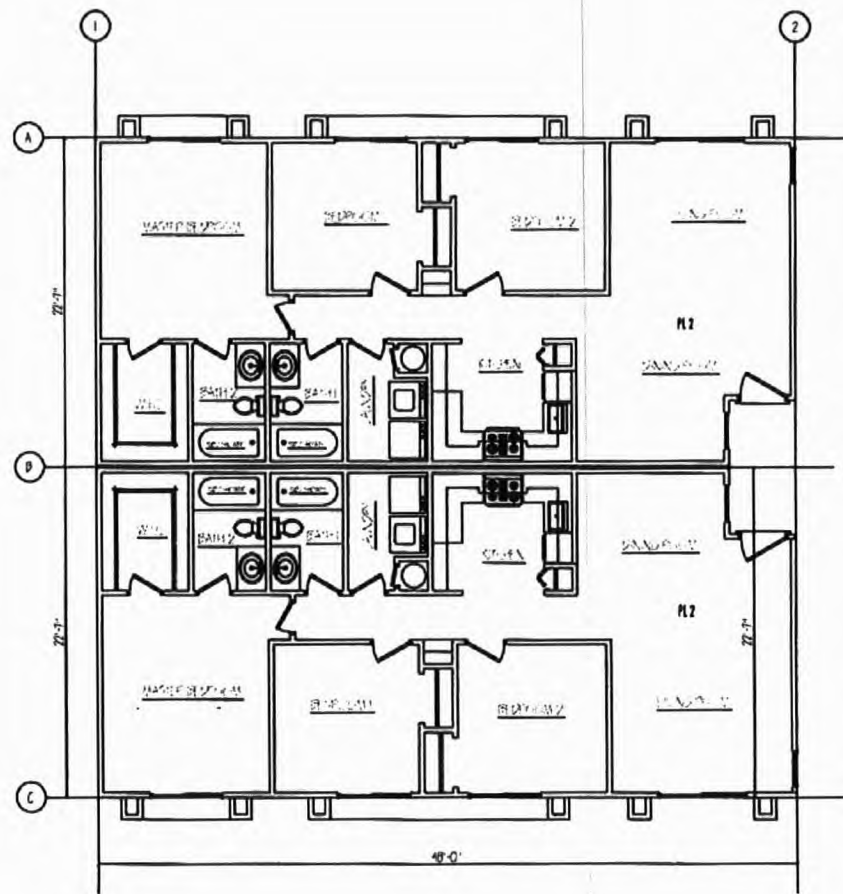
A3.02

SDR-19352
03/22/07 PC



3-BEDROOMS-SECOND FLOOR PLAN

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



3-BEDROOMS-FIRST FLOOR PLAN

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

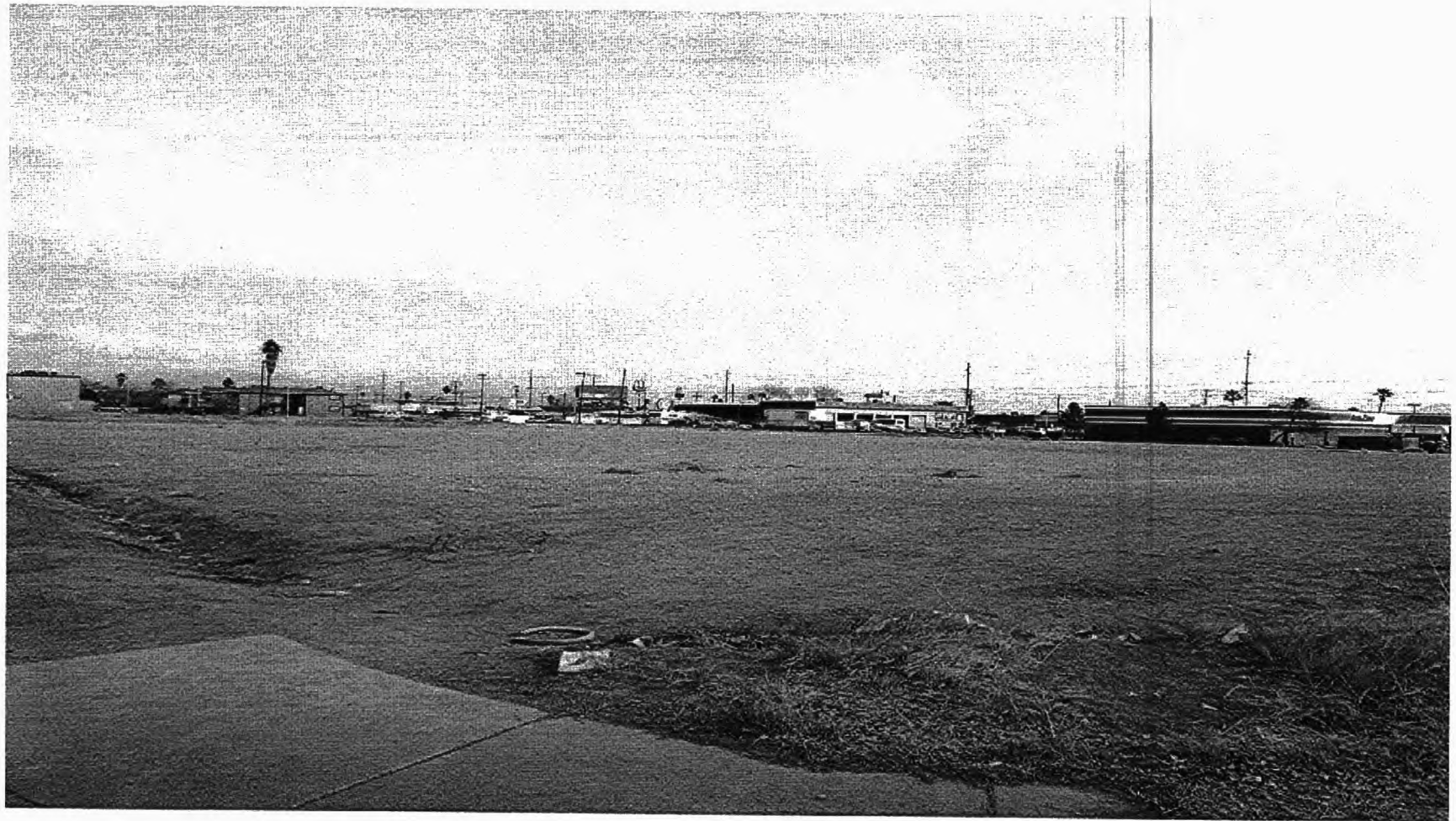
RECEIVED

JAN 23 2007

SEARLES AVENUE APARTMENTS
3-BEDROOMS-FLOOR PLAN

A3.03

SDR-19352
03/22/07 PC



SDR-19352 - APPLICANT/OWNER: GREYMOUTH, LLC
2380 SEARLES AVENUE
MARCH 22, 2007 PLANNING COMMISSION

01/31/07



SDR-19352 - APPLICANT/OWNER: GREYMOUTH, LLC
2380 SEARLES AVENUE
MARCH 22, 2007 PLANNING COMMISSION

01/31/07



SDR-19352 - APPLICANT/OWNER: GREYMOUTH, LLC
2380 SEARLES AVENUE
MARCH 22, 2007 PLANNING COMMISSION

01/31/07



January 22, 2007

City of Las Vegas
Planning and Zoning Department
731 Fourth Avenue
Las Vegas, NV 89100

**Re: LETTER OF INTENT FOR SITE DESIGN REVIEW
AND A WAIVER OF DEVELOPMENT STANDARDS
APN 139-26-508-016**

The purpose of this letter is to request a Site Design Review and a Waiver of Development Standards, on behalf of the owner, for a proposed multifamily development located at the northeast corner of 23rd Street and Searless Ave, Assessor's Parcel Numbers 139-26-508-016.

The property is zoned Multi-Family Residential R-3. The provided 21.3 units per acre is consistent with R-3 zoning designation.

The properties to the east are developed commercial properties. The properties north on the subject site are currently undeveloped. The property is bordered by 23rd Street to the west, and Searless Avenue to the South, which are fully improved public streets.

The proposed development consists of 12 fourplexes and 2 duplexes, two stories high. Said carports will follow the same design theme as the main structure. Trash enclosures will be screened from public rights-of way. All elevations have architectural detailing around the windows and doors.

A 15-foot landscaping area, including the sidewalk has been provided along the public streets.

Along with the site design review, we respectfully request the following waiver of development standards:

Waiver of Landscape Fingers

Twenty foot minimum, easily accessible outdoor living areas are provided behind and between the buildings for daily recreational use. Also landscape buffer is provided along the public streets, which will enhance the overall appearance not only of the proposed development, but that of the adjacent properties.

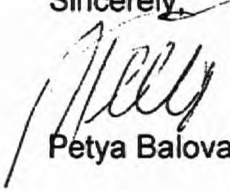
**SDR-19352
03/22/07 PC**

The proposed site plan will not be detrimental to the health, safety or welfare of the community, nor will cause traffic congestion. It will increase the value of the surrounding properties. It is in harmony with the purposes and intent of Title 19.

The owner estimates to start construction upon approval of this application and the following approval of the subsequent items such as, but not limited to, hydraulogy study, traffic stydy, utility analysis and off-site improvement plans for the proposed residential development. Architectural constructiun documents and plans will be started and a building permit applied for. As those are completed, the actual construction can commence. The time frame for this phase is approximately 12 months.

If you require further information, please feel free to contact me at (702) 363-5242.

Sincerely,



Petya Balova, P.E.

SDR-19352
03/22/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 18, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

VACATION

VAC-13850 – PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES -
Petition to Vacate public rights-of-way generally located west of the intersection of Horse Drive
and Coke Street, Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend
APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

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

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

BRENDA J. WILLIAMS, 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.

SCOTT SWAP, William Lyons Home, 500 Pilot Road, agreed with staff's recommendations and
requested approval.JOHN KITCHEN, 7720 Horse Drive, stated this nightmare began several years ago with the
County Commission and now with the City and the County. In the end, he believes he has a
viable criminal case and will be filing with the United States Justice Department. He was
displeased that the Planning Commission Chairman violated his privilege to speak on this matter,

CITY COUNCIL MEETING OF: APRIL 18, 2007

and the representative with Lyons Homes made false statements and was denied a rebuttal. He highly recommended abeying the item until the matter is resolved.

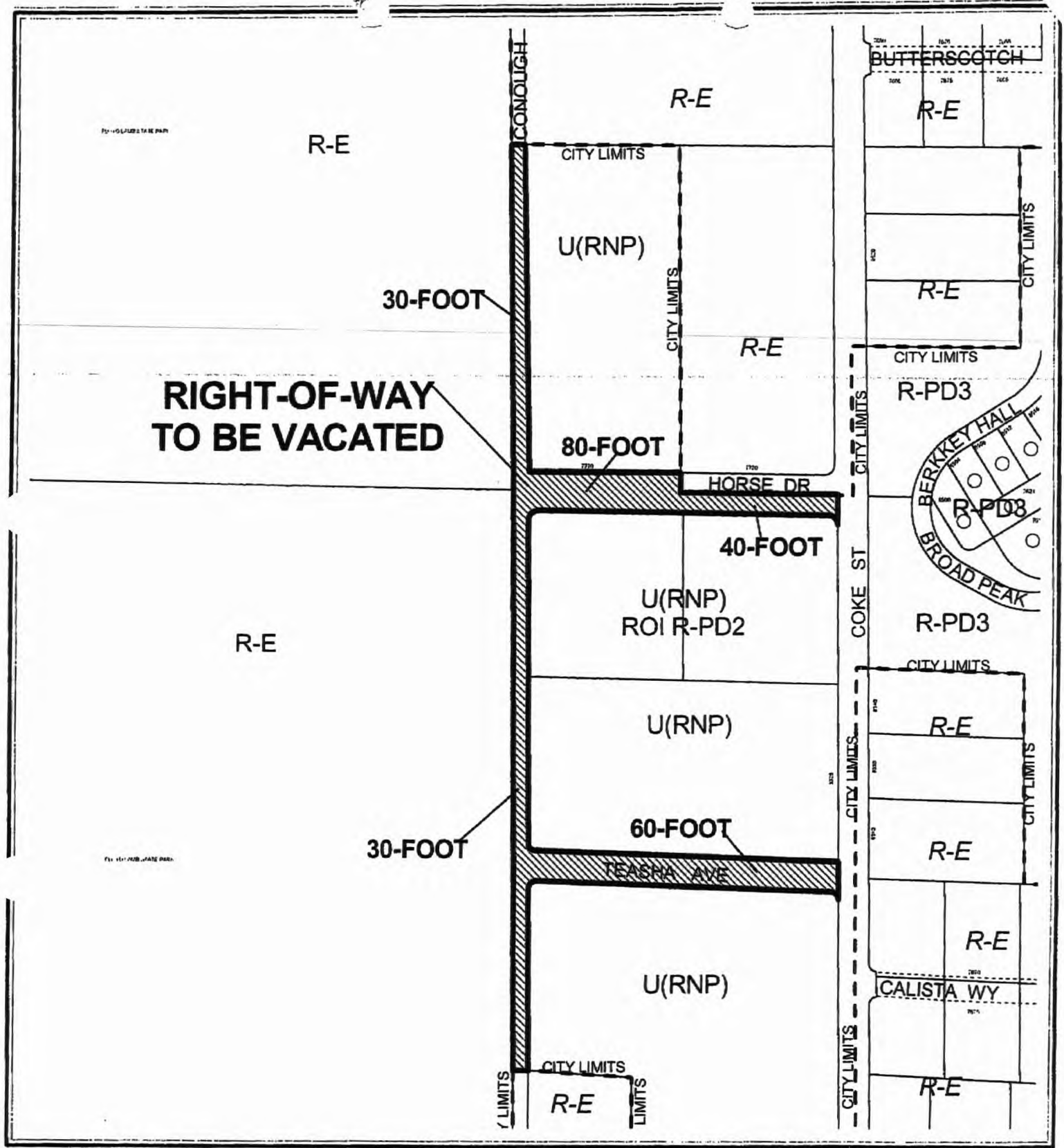
BART ANDERSON, Public Works Department, explained that the parcel MR. KITCHEN has referred to is located in Clark County so the County's concurrence is required then both Vacations is recorded simultaneously. Horse Drive is essentially an orphan street, as it will not extend to the east or west; land locking of parcels falls upon the applicants who are required to provide a solution to avoid land locking. With that, he concluded that there is no technical reason as to why this application cannot go forward.

MR. ANDERSON informed COUNCILMAN ROSS that there are applications within Clark County that have already been heard by Clark County and believed that the subject parcel was included. Although Condition 2 of this application is non-specific, it does speak of the two already approved vacations.

COUNCILMAN ROSS noted that this is the first time he has heard any comments relative to opposition. MR. KITCHEN detailed his past experiences on this issue and questioned if the proposed homes are built, how it would benefit his property. He owns 10 acres and the developer owns five acres, so there is no reason to close the roads. He reiterated that he believed he had a viable criminal case against Lyons Homes, and the matter should be addressed within the courts.

COUNCILMAN ROSS appreciated MR. KITCHEN'S comments and understood his concerns but decided to move forward with the application. Lyons Homes has done wonderful things in the community and he holds them to a high standard.

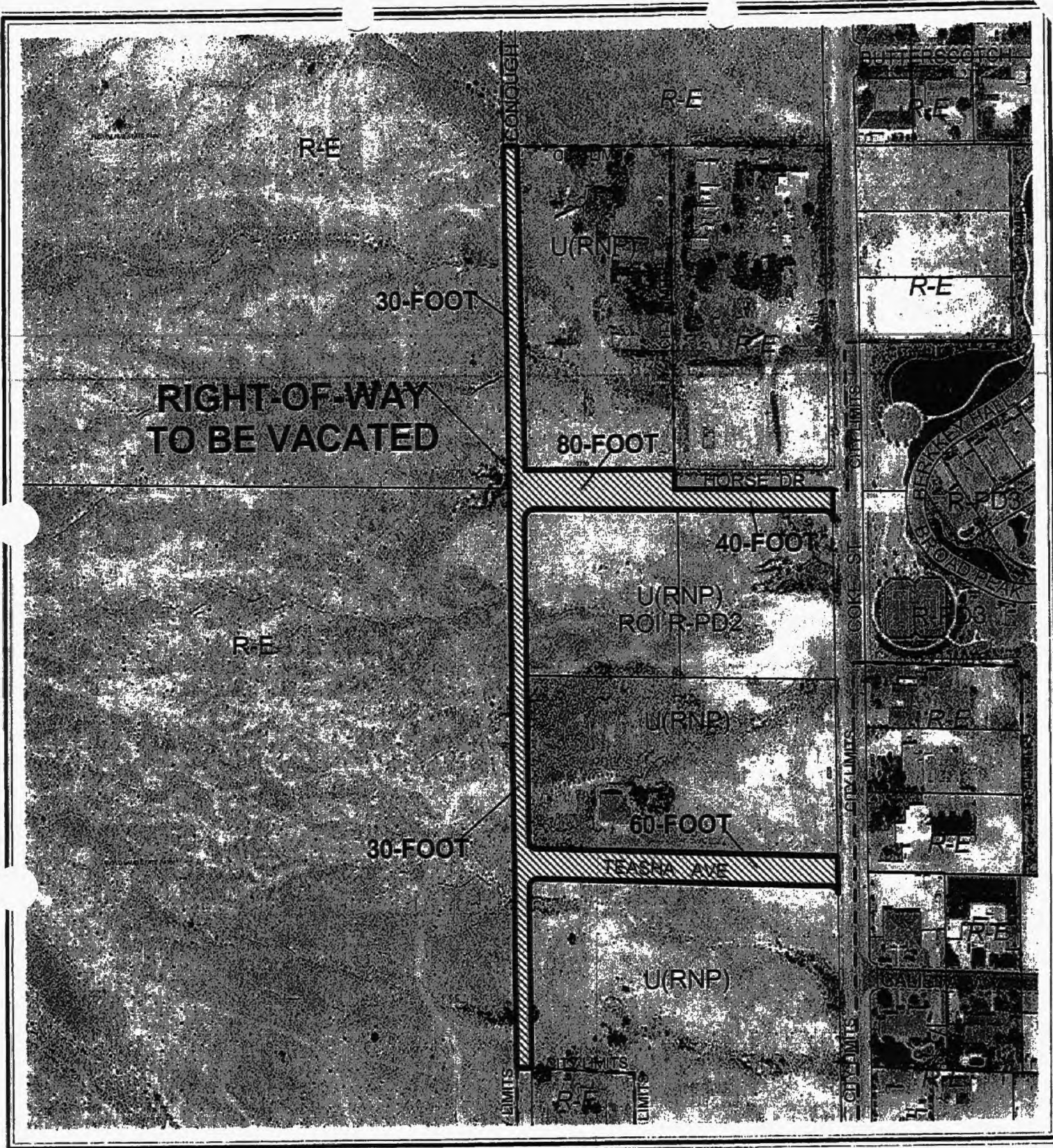
MAYOR GOODMAN declared the Public Hearing closed.



CASE: VAC-13850

0 300 600 Feet





0 300 600 Feet

CASE: VAC-13850



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-13850 - APPLICANT/OWNER: WILLIAM LYON HOMES

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

1. The limits of this Petition of Vacation shall be defined as Horse Drive and Teasha Lane between Conough Lane and Coke Street and Conough Lane, approximately 306 feet north of Racel Avenue north to the City of Las Vegas limits.
2. Appropriate vacation applications for existing rights-of-way within Clark County jurisdiction adjacent to the area to be vacated, such as VS-762-05 and VS-763-05, shall record concurrently with an Order of Vacation for this action.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-13854 may be used to satisfy this requirement provided that it addresses the area to be vacated. Alternatively, in lieu of preparing a Drainage Plan and Technical Drainage Study, public drainage easements may be reserved over the entire area requested to be vacated.
4. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled by the applicant, so that an un-maintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. The plan shall also show how legal access will continue to be provided to all abutting parcels; the Order of Vacation shall not record until all issues regarding maintaining legal access to all legal parcels have been resolved. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.
5. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
7. All development shall be in conformance with code requirements and design standards of all City Departments.

8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
9. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

APPLICATION REQUEST

This application is a Petition to Vacate public rights of way generally located west of the intersection of Horse Drive and Coke Street. Planning and Public Works have no objection to this request for a Vacation of public rights of way.

The application was previously tabled at the request of the applicant in anticipation of the City's desire to establish preliminary grading for the adjacent Floyd Lamb State Park detention basin facility. The applicant feels that these issues have now been resolved and requests consideration of this Petition to Vacate.

BACKGROUND INFORMATION

A) *Related Actions*

- 01/21/04 The City Council approved an Annexation (ANX-3103) Petition to annex property generally located on the southwest corner of Horse Drive and Coke Street, containing approximately 4.8 acres, APNs: 125-09-702-001 and 002. The Planning Commission and staff recommended approval.
- 01/04/06 The City Council approved a request for a Rezoning (ZON-9926) FROM: U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 units per acre) and a Site Development Review (SDR-9927) for an eight lot single family subdivision on 5.93 acres on the northwest corner of Horse Drive and Coke Street (APNs 125-09-702-001 and 002). The Planning Commission and staff recommended denial.
- 04/19/06 The City Council approved an Annexation (ANX-11001) Petition to annex property generally located on the southwest corner of Horse Drive and Coke Street, containing approximately 4.8 acres, APNs: 125-09-602-004, 125-09-702-003 and 125-09-704-001. The Planning Commission and staff recommended approval.
- 09/07/06 The Planning Commission voted to table this item.
- 03/22/07 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #26/rl).

B) Pre-Application Meeting

04/24/06 A pre-application meeting was held detailing the requirements for submittal of an R-PD (Residential Planned Development), which included the following;

- Approval of Annexation (ANX-11001)
- A Variance for Open Space will be needed
- Public Works requested rural improvements along Coke Street

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 24.8

B) Existing Land Use

Subject Property: Vacant
North: Single-Family Residential
South: Vacant
East: Single-Family Residential
West: Vacant

C) Planned Land Use

Subject Property: RNP (Rural Neighborhood Preservation)
North: RNP (Rural Neighborhood Preservation)
South: RNP (Rural Neighborhood Preservation)
East: PCD (Planned Community Development)
West: PR-OS (Parks/Recreation/Open Space)

D) Existing Zoning

Subject Property: U (Undeveloped)
North: Clark County
South: Clark County
East: R-PD3 (Residential Planned Development - 3 Units Per Acre)
West: R-E (Residence Estates)

DETAILS OF APPLICATION REQUEST

The property is legally described as the eastern thirty feet (30') of Conough Lane beginning approximately six hundred and forty six feet (646') North of the intersection of Horse Drive and Conough Lane and extending South approximately one thousand eight hundred and forty four feet (1,844'), the sixty foot (60') wide Teasha Avenue right of way from Conough Lane to Coke Street including the spandrel areas, the eighty foot (80') wide Horse Drive right of way beginning at Conough Lane and extending East approximately two hundred and ninety five feet (295') including the spandrel areas, and the South forty feet (40') of Horse Drive beginning at the intersection of Coke Street and extending West approximately three hundred feet (300') including the spandrel areas; said property being a portion of the North half (N1/2) of the Southeast quarter (SE1/4) of Section 09, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) *Planning discussion*

Planning has no objection to this request for a Vacation.

B) *Public Works discussion*

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

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
Uniform widths as it will eliminate Horse Drive and Teasha Avenue west of Coke Street and eliminate Conough Lane north of Racel Street.
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the streets were only used for rural housing, which are being eliminated for the most part.*
- C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to vacate streets in association with a proposed overlying subdivision.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, ZON-13854 and SDR-13852*
- E. Does this vacation request eliminate public street access to any abutting parcel?
No.

F. Does this vacation request result in a conflict with any existing City requirements?
No.

G. Does the Department of Public Works have an objection to this vacation request?
No.

PLANNING COMMISSION ACTION

Conditions 3 and 4 were changed by the Public Works Department as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 6 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-13850** APN: 125-09-602-004; 702-001 thru -003; 704-001

Name of Property Owner: William Lyon Homes

Name of Applicant: William Lyon Homes

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: Terry Connelly

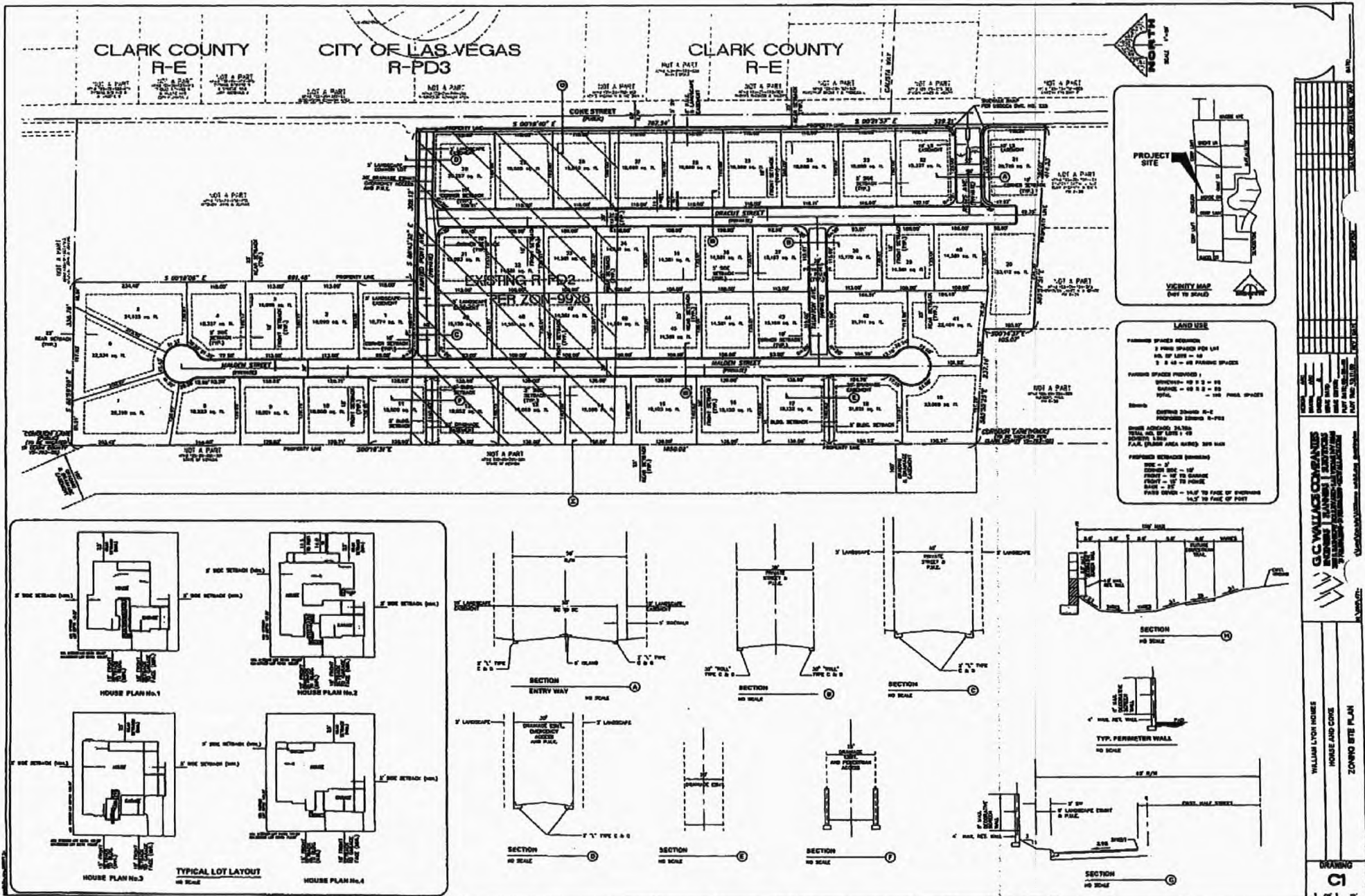
Subscribed and sworn before me

This 9th day of May, 2008
Laura Howard
Notary Public in and for said County and State



VAC-13850
03/22/07 PC

RECEIVED



ALIVE

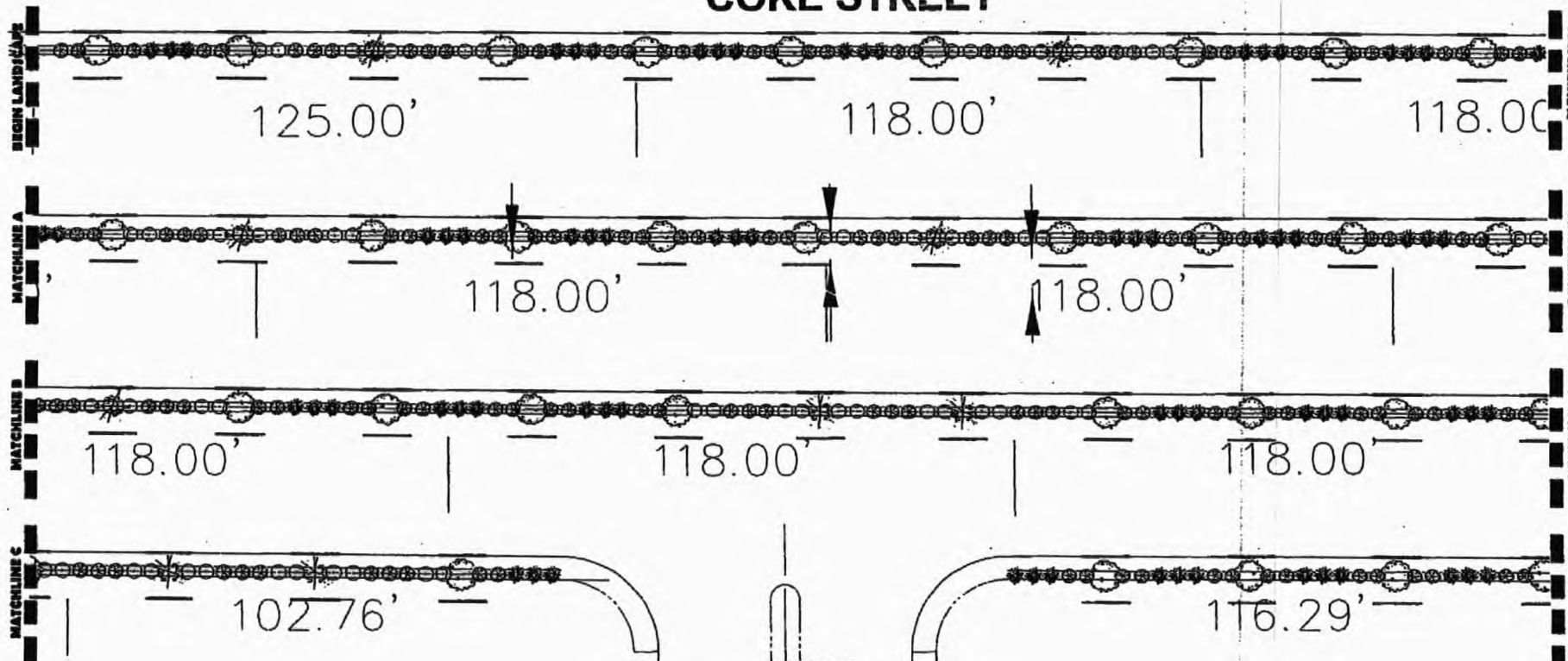


RECEIVED

VAC-13850

03/22/07 PC

COKE STREET



LEGEND

SYMBOL	QUANTITY	SIZE	DESCRIPTION
	31	24" Dia	SOUTHERN LIVE OAK <i>Quercus Virginiana</i>
	9	24" Dia	PINK DAWN CHITALPA STD. <i>Chilodora Tachkentensis 'Pink Dawn'</i>
	59	5 Gal	GLEANDER <i>Nerium Oleander</i>
	142	5 Gal	INDIAN HAWTHORNE <i>Raphiolepis Indica</i>
	72	5 Gal	DWARF GERMANDER <i>Tournefortia Chamaedryas 'Prostratum'</i>
	92 Tons	1/4"	ROCK Southwest Red
	40 Pcs	To Vary	ROOT BARRIER



Call before you DIG

Call before you OVERHEAD

Call before you UNDERGROUND



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www.suncitylandscapes.com

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www.williamsonhomes.com

PERIMETER
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LAYOUT PLAN

L1.00



ENGINEERS PLANNERS SURVEYORS

G. C. WALLACE, INC.

May 23, 2006

City of Las Vegas
Planning Department
731 S. 4th Street
Las Vegas, Nevada 89101

Writer's Contact Information:

RE: Justification Letter to Accompany a Vacation and Abandonment of Public Right-of-Ways Generally Located at Horse Drive between Conough Lane and Coke Street.

APN: 125-09-602-004

APN: 125-09-702-001

APN: 125-09-702-002

APN: 125-09-702-003

APN: 125-09-704-001

Dear Sir or Madam:

G. C. Wallace, Inc. on behalf of our client, William Lyon Homes, respectfully requests your consideration and approval of the subject application to allow for orderly development of 49 single-family residential lots located in the northwest portion of the Las Vegas Valley. The purpose of the vacation and abandonment is to eliminate right-of-ways for portions of Horse Drive, Conough Lane and Teasha Avenue through the site that are no longer needed for roadway purposes and will conflict with development of the proposed project.

Approval of this application will not result in any landlocked parcels, nor will it impede the flow of traffic in the area. Prior to the City Council's approval of Annexation 11001, the City approved VAC-8641, which encompassed a small portion of Horse and Conough. The application submitted herein includes those previously approved portions together with portions that were previously under Clark County's jurisdiction prior to the approval of ANX-11001. The applicant is continuing to work with Clark County on the remaining portions of rights of way to be vacated under Clark County application numbers VS-762-05 and VS-763-05.

The following items are included for your use in evaluating this request:

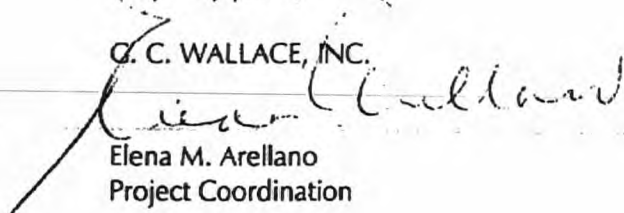
- 1- signed application, & Ownership Disclosure
- 1- Deed
- 1- legal description of area to be vacated
- 1- copy of documents that created the right of way
- 3 - Justification Letter
- 4 - 24 x 36 Vacation Exhibit
- 1 - 11 x 17 reduced copy of exhibit
- Filing Fees in the amount of \$800.00

VAC-13850
03/22/07 PC

We appreciate your consideration of this application. Please schedule these items for the next available meeting date. Should you have any questions, or require additional information, please call.

Very truly yours,

Q. C. WALLACE, INC.



Elena M. Arellano
Project Coordination

Enclosures

VAC-13850
03/22/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 18, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

TENTATIVE MAP

TMP-18239 - PUBLIC HEARING - SMOKE RANCH/DECATUR II - APPLICANT: RICHMOND AMERICAN HOME - OWNER: SCHNIPPEL FAMILY TRUST - Request for a Tentative Map FOR A 65-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.19 acres adjacent to the southeast corner of Decatur Boulevard and Smoke Ranch Road (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development -12 Units Per Acre) Zone], Ward 5 (Williams). The Planning Commission (4-3 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Appeal Letter filed by Kummer, Kaempfer, Bonner, Renshaw and Ferrario

Motion made by BRENDA J. WILLIAMS to Approve Subject to Conditions

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

BRENDA J. WILLIAMS, 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.

BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of Richmond American Homes and indicated there were some significant changes to the site plan. The product has been

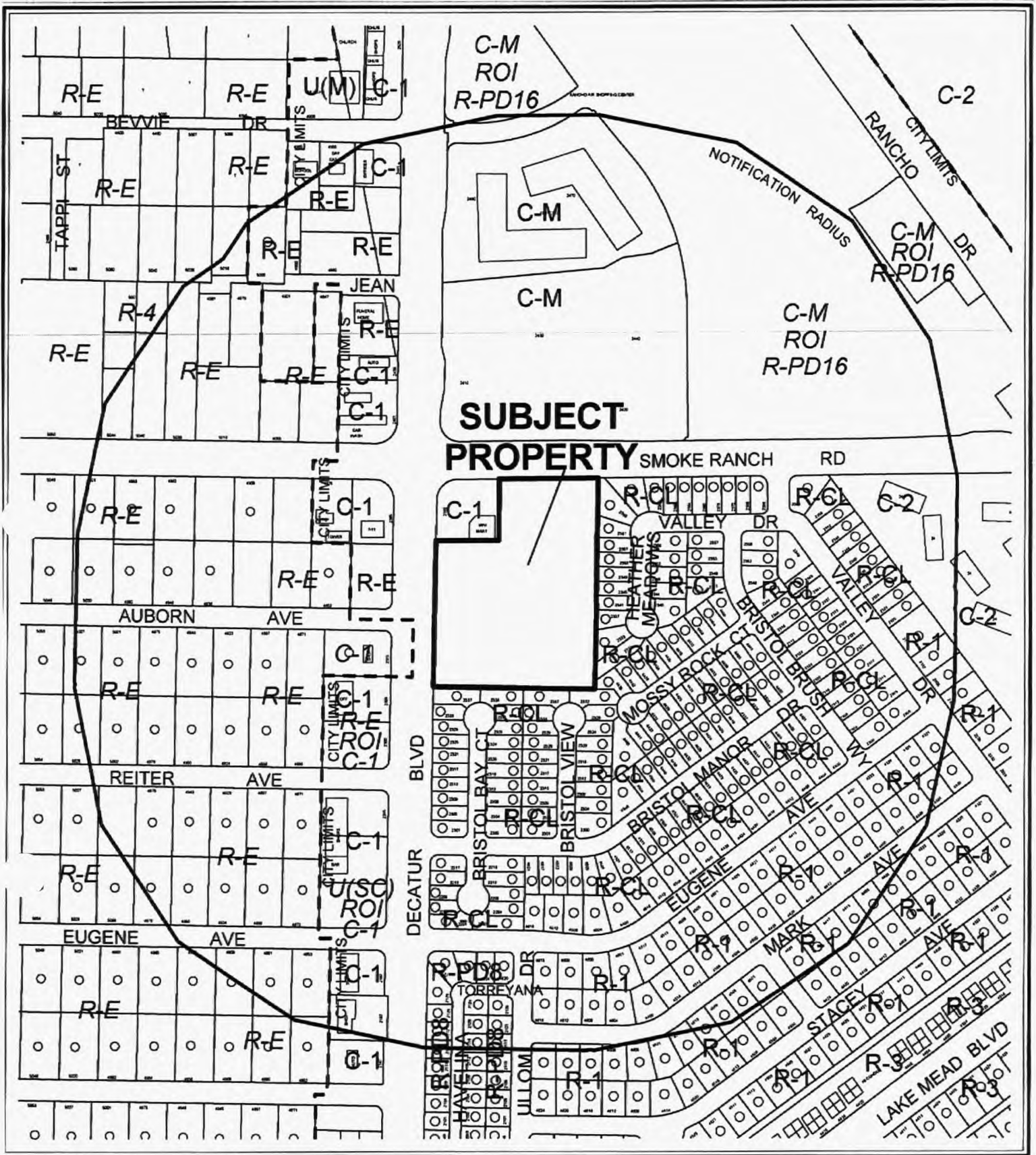
CITY COUNCIL MEETING OF: APRIL 18, 2007

revised from three stories to two stories; the open space requirement is now met; and the density has been reduced. He noted that the commitment has been kept in working with Sergeant Dunn during the development of this process, as requested. MR. GRONAUER respectfully requested approval.

DON DOERING, 4324 Mark Avenue, expressed concern about the repeated changes on this proposal. He is under the impression that new codes are going to take effect soon, relative to the installation and the setbacks. The product is still extremely dense with very small lots. He requested an additional reduction in the density, as that is his main concern. MR. DOERING thanked individuals for working with him and addressing his concerns.

MAYOR GOODMAN declared the Public Hearing closed.





CASE: TMP-18239

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

0 400 800 Feet





CASE: TMP-18239

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

0 400 800 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: TMP-18239 - SMOKE RANCH/DECATUR II - APPLICANT:
RICHMOND AMERICAN HOME - OWNER: SCHNIPPEL FAMILY TRUST**

**** CONDITIONS ****

The Planning Commission (4-3/gt/ds/se vote) recommends DENIAL. Staff recommends APPROVAL subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-16519) and Site Development Plan Review (SDR-16522).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. Private streets and private drives must be granted on the Final Map as public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowners' Association.
8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-16519, Site Development Plan Review SDR-16522 and all other applicable site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is an Appeal filed by the applicant from the denial by the Planning Commission of a request for a Tentative Map for an approved 65-lot, single-family development on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard. A Site Development Plan Review (SDR-16522), a General Plan Amendment (GPA-16511) from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Residential Development) and a Rezoning (ZON-16519) from R-1 (Residence Estates) to R-PD10 (Residential Planned Development – 12 Units per Acre) were approved by the City Council on March 7, 2007.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/28/05	The Planning Commission tabled at the request of the applicant an application for a Rezoning (ZON-5669) from R-1 (Single-Family Residential) to C-1 (Limited Commercial) on the subject property. Staff recommended approval.
11/16/05	The City Council approved a General Plan Amendment (GPA-7678) from SC (Service Commercial) to MLA (Medium-Low Attached Density Residential); a Waiver (WVR-9060) of Title 18.12.160 to allow 88 feet between street intersections where 220 feet is the minimum separation required; a Site Development Plan Review (SDR-9061) for a 50-lot, single-family residential development; and a Rezoning (ZON-9058) from R-1 (Single-Family Residential) to R-PD8 (Residential Planned Development - 8 Units Per acre). The Planning Commission and staff recommended approval.
12/01/05	The Planning Commission Approved a Tentative Map (TMP-9764) for a 50-lot, single-family residential subdivision. Staff recommended approval.
12/20/06	The City Council held in abeyance a General Plan Amendment (GPA-16511) from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-16519) from R-1 (Single Family Residential) Under Resolution Of Intent To R-PD8 (Residential Planned Development - 8 Units per Acre) to: R-PD12 (Residential Planned Development - 12 Units Per Acre), a Variance (VAR-16525) to allow 35,642 square feet of open space where 53,370 square feet is the minimum required, and a Site Development Plan Review (SDR-16522) for a 77-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended denial.

01/17/07	The City Council held in abeyance a General Plan Amendment (GPA-16511) from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-16519) from R-1 (Single Family Residential) Under Resolution Of Intent To R-PD8 (Residential Planned Development - 8 Units Per Acre) to: R-PD12 (Residential Planned Development - 12 Units per Acre), a Variance (VAR-16525) to allow 35,642 square feet of open space where 53,370 square feet is the minimum required, and a Site Development Plan Review (SDR-16522) for a 77-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended denial.
02/07/07	The City Council held in abeyance a General Plan Amendment (GPA-16511) from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-16519) from R-1 (Single Family Residential) Under Resolution Of Intent To R-PD8 (Residential Planned Development - 8 Units per Acre) to: R-PD12 (Residential Planned Development - 12 Units Per Acre), a Variance (VAR-16525) to allow 35,642 square feet of open space where 53,370 square feet is the minimum required, and a Site Development Plan Review (SDR-16522) for a 77-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended denial.
02/21/07	The City Council held in abeyance a General Plan Amendment (GPA-16511) from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-16519) from R-1 (Single Family Residential) Under Resolution Of Intent To R-PD8 (Residential Planned Development - 8 Units per Acre) to: R-PD12 (Residential Planned Development - 12 Units Per Acre), a Variance (VAR-16525) to allow 35,642 square feet of open space where 53,370 square feet is the minimum required, and a Site Development Plan Review (SDR-16522) for a 77-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended denial.
03/07/07	The City Council approved a General Plan Amendment (GPA-16511) from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-16519) from R-1 (Single Family Residential) Under Resolution Of Intent To R-PD8 (Residential Planned Development - 8 Units Per Acre) to: R-PD10 (Residential Planned Development - 12 Units Per Acre), a Variance (VAR-16525) to allow 35,642 square feet of open space where 53,370 square feet is the minimum required, and a Site Development Plan Review (SDR-16522) for a 77-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended denial.

Related Building Permits/Business Licenses

There are no building permits or business licenses related to this application.

Pre-Application Meeting	
10/06/06	A pre-application meeting was held to discuss the requirements of a Tentative Map, including the setback requirements.

Neighborhood Meeting
A neighborhood meeting is not required for this application, nor was one held.

Details of Application Request	
Site Area	
Gross Acres	6.19
Net Acres	5.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium-Low Attached Density Residential)	R-1 (Single-Family Residential) under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre)
North	Storage	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
	Single-Family Residential		R-E (Residence Estates)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	NA
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	X		Y
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

While this proposed development is located in the Airport Overlay District the single-family homes intended for this site are well below the associated height restrictions.

DEVELOPMENT STANDARDS

Pursuant to the approved Site Development Plan Review (SDR-16522), the Following Development Standards Apply:

Standard	Provided	Compliance
Min. Lot Size	1,721 SF	Y
Min. Lot Width	41 Feet	Y
Min. Setbacks		
• Front	3 Feet	Y
• Side	3 Feet	Y
• Corner	4 Feet	Y
• Rear	3 Feet	Y
Front to Garage	5-6 Feet or 18-plus Feet	Y
Max. Lot Coverage	87.2%	Y
Min. Distance Between Buildings	6 Feet	Y
Max. Building Height	3 stories/ 35 Feet	Y

Pursuant to Title 19.06, the Following Open Space Standards apply:

Open Space –R-PD only							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
6.19 acres	10.51	1.65	17.3%	46,759 SF	17.5%	47,307 SF	Y

ANALYSIS

- **Zoning**

The proposed development consists of 65 units on 6.19 acres at a density of 10.51 units per acre, in conformance with the R-PD10 (Residential Planned Development – 10 Units Per Acre) zone and the MLA (Medium Low Attached Density) Land Use designation within the Southwest Sector of the General Plan.

- **Site Plan**

The Tentative Map is consistent with the approved site plan and consists of 65 single-family home lots along two private streets, Far Ridge Street and Auburn Avenue. The smallest lot is 1,721 square feet. Three common lots provide sufficient open space to meet the requirements associated with a Residential Planned Development zoning designation. Common Lots A and B provide a total of 47,307 square feet of open space where 46,759 is the minimum required. An additional 2,576 square feet of passive space is provided in Common Lot C. Access to the development is via Smoke Ranch Road, east of Decatur Boulevard. An additional fire access is provided to Decatur Boulevard.

- **Trails**

There are no trail alignments within nor adjacent to the subject site.

FINDINGS

- **General information (Residential/Commercial)**

The proposed Tentative Map for a 65-lot single-family subdivision on 6.19 acres is consistent with the approved Site Development Plan Review, Rezoning and the MLA (Medium Low Attached Density) Land Use designation of the Centennial Hills Sector Plan.

- **Cross Section**

Pursuant to Section 18.08.110, cross sections have been submitted for the proposed Tentative Map. They depict maximum natural grade between 1.9% across this site.

The wall along the eastern perimeter of this site consists of a six-foot high decorative wall. The wall design is that of brown smooth faced CMU for the bottom seven courses, topped with one course of brown fluted CMU and one of brown split faced CMU. In some locations, the screening wall will be atop a 4.0-foot retaining wall for a total height of 10.0 feet of wall plane.

- **Trails**

There are no Transportation Trail or Recreation Trail alignments within or adjacent to the subject site.

- **Special Conditions of Approval (from Zoning or SDPR)**

SDR-16522

Condition #1

Conformance to the Conditions for Rezoning (ZON-16519), if approved.

Condition #3

All development shall be in conformance with the site plan, landscape plan date stamped 03/02/07, and building elevations date stamped 10/25/06, except as amended by conditions herein.

Condition #4

The standards for this development shall include a minimum lot size of 1,721 square feet and building height shall not exceed two stories or 35 feet, whichever is less, and a maximum of 65 units.

Condition #5

The setbacks for this development shall be a minimum of three feet to the front of the house, either five feet or less or 18 feet or greater to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, three feet on the side, four feet on the corner side, and three feet in the rear.

Condition #7

No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

Added Condition

An eight-foot high block wall shall be added to the northwest corner of the property to screen adjacent commercial development.

PLANNING COMMISSION ACTION

The Planning Commission voted as they had voted in opposition to the original proposal.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

NOTICES MAILED

347 by Planning Department

APPROVALS

0

PROTESTS

0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-18239** APN: 139-19-101-002

Name of Property Owner: Smoke Ranch Realty LLC

Name of Applicant: Richmond American Homes

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: _____

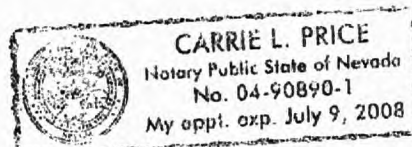
Signature of Property Owner: _____

Print Name: Mark A. Schnippel

Subscribed and sworn before me

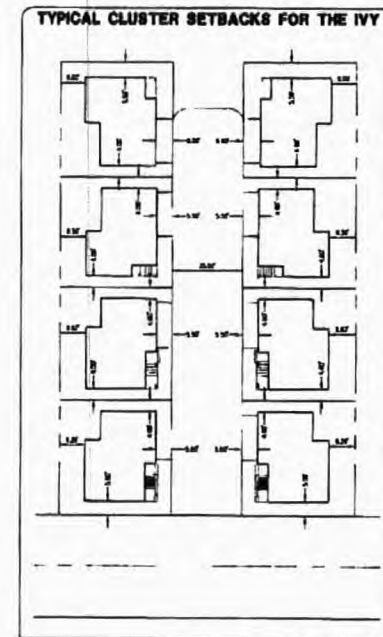
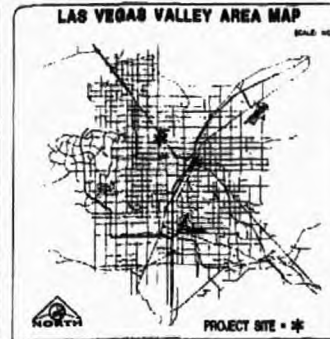
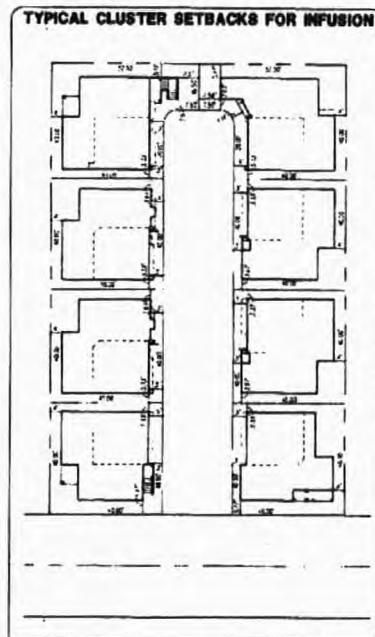
This 15th day of September 2016

Carrie L. Price
Notary Public in and for said County and State



TENTATIVE MAP OF SMOKE RANCH / DECATUR II

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.



LEGAL DESCRIPTION

THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER
NW 1/4 OF THE NORTH HALF (N 1/2) OF SECTION 19,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF
LAS VEGAS, CLARK COUNTY, NEVADA.

ENGINEER

STEVEN BRIDGES
1000 N. CHARLES BLVD., SUITE 2
LAS VEGAS, NV 89101
OFFICE: (702) 251-1000
FAX: (702) 251-1002

BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT "BLVD 1000"
BEING A CITY OF LAS VEGAS NORTH AND SOUTH BLVD. &
HARRISON, CLARK, NORTHWEST CORNER OF JAMES BLVD.
AND HARRISON STREET.
ELEVATION: 2287.222 FEET
721.625 METERS
CLARK COUNTY VERTICAL CONTROL POINT BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 83)

ESTIMATED SEWAGE CONTRIBUTION

AVERAGE FLOW IN 6000 RESIDENTS PER DAY
PEAK FLOW = 6000 RESIDENTS PER DAY

ASSESSOR'S PARCEL NUMBER

130-10-100-002

SHEET INDEX

1. COVER SHEET
2. SITE PLAN

OWNER

BRIDGES FAMILY TRUST
1000 N. CHARLES BLVD., SUITE 2
LAS VEGAS, NV 89101
OFFICE: (702) 251-1000

DEVELOPER

BRIDGES AMERICAN HOMES OF NEVADA, INC.
2000 N. CHARLES BLVD., SUITE 2
LAS VEGAS, NV 89101
OFFICE: (702) 251-1000

BASIS OF BEARING

NORTH: 000°00'00" MEAN, BEING THE BEARING OF THE
EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF
THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS
SHOWN IN BOOK 108, PAGE 21 OF PLATS ON FILE AT
THE CLARK COUNTY, NEVADA REGISTERED OFFICE.

LAND USE TABULATION

LAND USE DESIGNATION	
PRECINCT (ZONING)	R-10 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED ZONING	R-10 (RESIDENTIAL PLANNED DEVELOPMENT)
SITE SUMMARY	
TOTAL UNITS	63 UNITS
SUBSTANDARD UNITS	NONE
GROSS ACREAGE	6.2 ACRES
NET ACREAGE	10.18 UNITS / ACRE
USABLE OPEN SPACE	
TOTAL REQUIRED	48,710 SF
TOTAL PROVIDED	47,307 SF

SETBACK REQUIREMENTS

CITY OF LAS VEGAS	
FRONT	10' MIN
REAR	10' MIN
SIDE	5' MIN
TOE TO ROOF EAVE	5' MIN
TOE ON CORNER	5' MIN

COMMON LOT AREAS

COMMON LOTS	NET USABLE	USABLE	TOTAL
COMMON LOT 1	0 SF	15,451 SF	15,451 SF
COMMON LOT 2	0 SF	28,804 SF	28,804 SF
COMMON LOT 3	2,576 SF	0 SF	2,576 SF
COMMON LOT TOTAL	2,576 SF	44,255 SF	46,831 SF

NOTES

1. ALL EXTERIOR STREETS ARE PUBLIC. ALL INTERIOR STREETS ARE PRIVATE.
2. UTILITY SERVICES TO BE PROVIDED BY: CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, CLARK COUNTY WATER DISTRICT, CLARK COUNTY SEWER DISTRICT, CLARK COUNTY GAS COMPANY, NEVADA POWER COMPANY.
3. A HOME SWEET HOME ASSOCIATION WILL BE ESTABLISHED. THEREAFTER, CLARK'S WILL BE REQUIRED.
4. THERE ARE NO DISSEMINABLE PLANTS OR TREES LOCATED ON THIS SITE.
5. AN IRREVERSIBLE DEVELOPMENT IS CONSIDERED PLACABLE WITH A REASONABLE FLOODPLAIN.
6. SUBSEQUENT TO THE MAP BEING APPROVED, THE DEVELOPER SHALL BE REQUIRED TO PROVIDE A FLOODPLAIN STUDY TO BE SUBMITTED TO THE CLARK COUNTY ENGINEER FOR REVIEW.
7. THIS SITE IS LOCATED IN ZONE 1, PER THE MAP APPROVED BY THE CLARK COUNTY ENGINEER, AND IS TO BE WITHIN 20 FEET OF THE FLOODPLAIN FLOODPLAIN.
8. THIS REPORT PREPARED BY THE CLARK COUNTY ENGINEER, AND IS TO BE WITHIN 20 FEET OF THE FLOODPLAIN FLOODPLAIN.
9. THIS REPORT PREPARED BY THE CLARK COUNTY ENGINEER, AND IS TO BE WITHIN 20 FEET OF THE FLOODPLAIN FLOODPLAIN.

RECEIVED
FEB 22 2007

TMP-18239
REVISED
03/22/07 PC

Triton Engineering
1000 N. CHARLES BLVD., SUITE 2
LAS VEGAS, NV 89101
OFFICE: (702) 251-1000
FAX: (702) 251-1002

COVER SHEET

SMOKE RANCH / DECATUR II

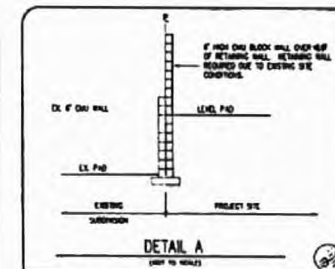
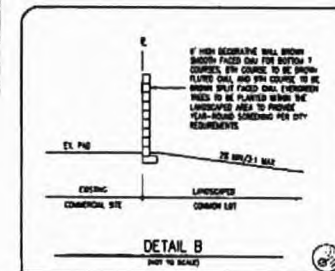
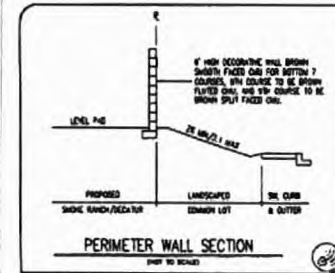
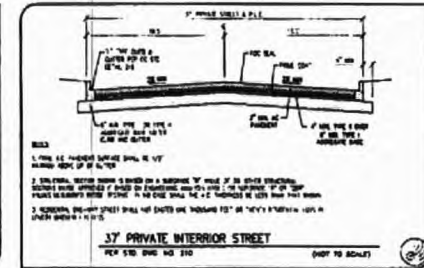
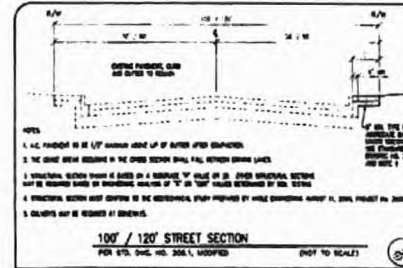
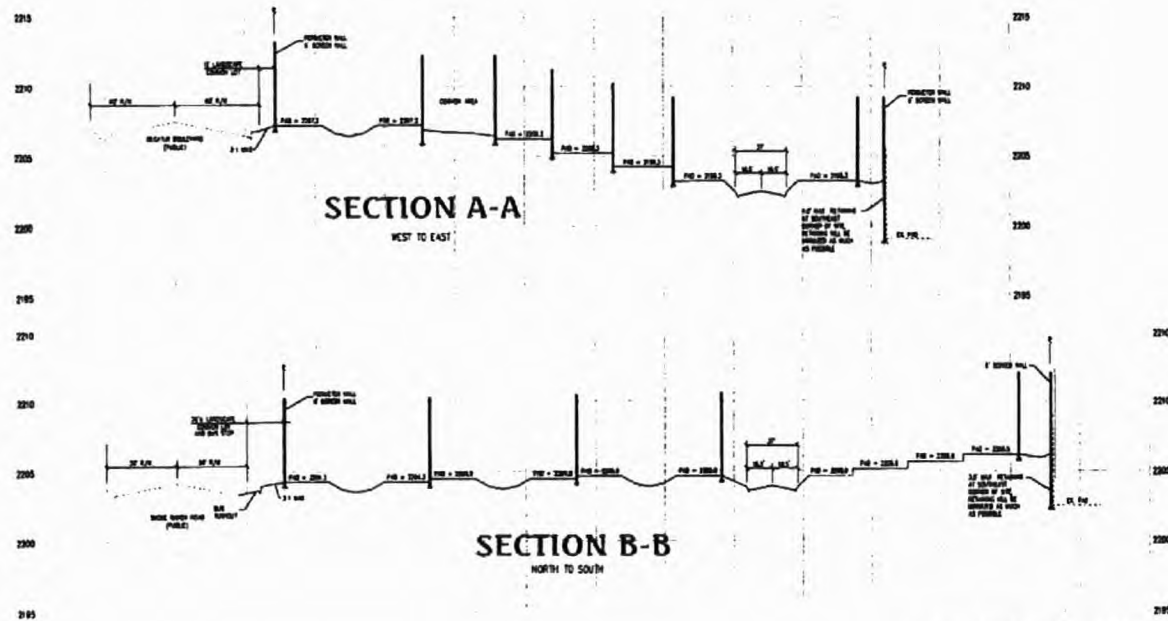
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FEB 22 2007

TMP-18239

REVISED

03/22/07 PC



RECEIVED
MAR 19 2007

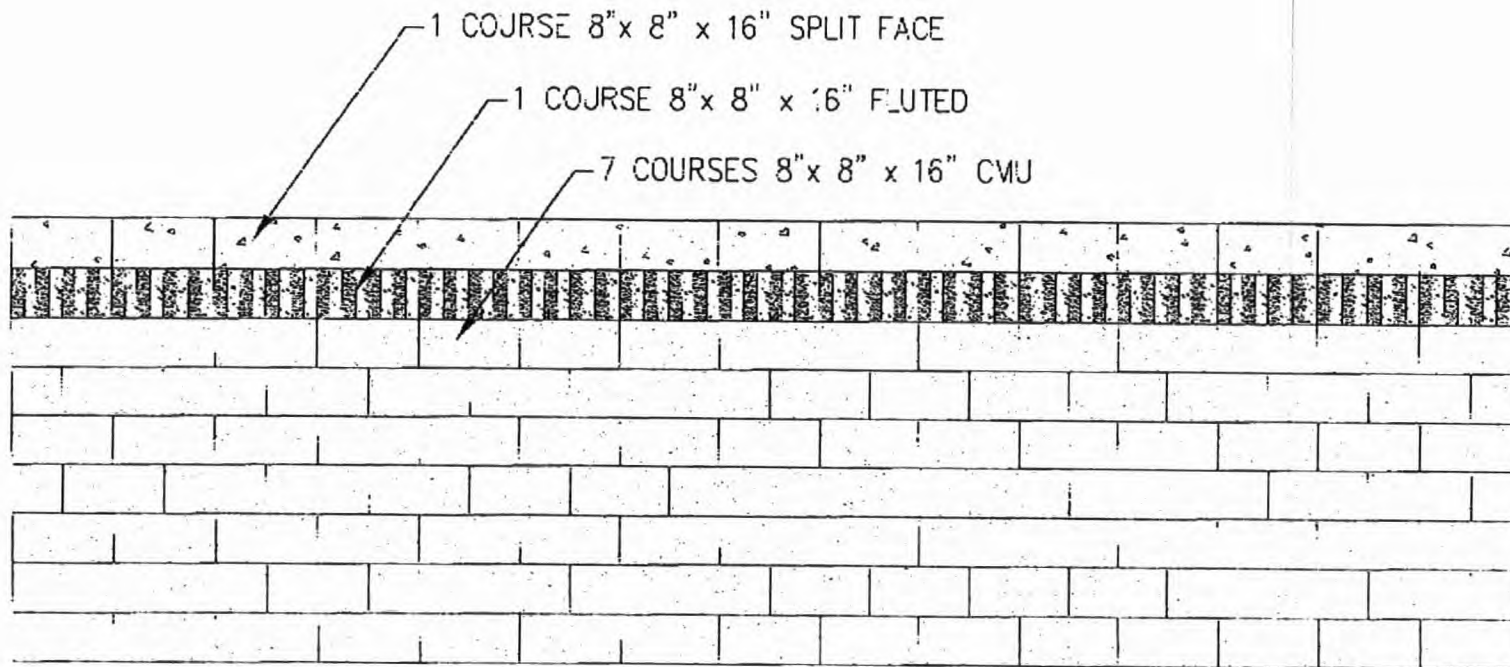
TMP-18239
03/22/07 PC
REVISED

Triton Engineering
1017 E. Charleston Blvd.
Las Vegas, Nevada 89146
Tel: (702) 251-1000
Fax: (702) 251-1001
www.tritoneng.com

RICHMOND AMERICAN HOMES OF NEVADA, INC.
SMOKE RANCH / DECATUR #

SECTIONS AND DETAILS

3
CLY. DWG. #



WALL FACE DETAIL

(NOT TO SCALE)



REVISED

TMP-18239
03/08/07 PC



JAN 24 2007



TMP-18239 - TENTATIVE MAP - SMOKE RANCH/DECATUR II - APPLICANT: RICHMOND AMERICAN
HOME - OWNER: SCHNIPPEL FAMILY TRUST
SOUTHEAST CORNER OF DECATUR BOULEVARD AND SMOKE RANCH ROAD
MARCH 22, 2007 PLANNING COMMISSION

12/12/06



TMP-18239 - TENTATIVE MAP - SMOKE RANCH/DECATUR II - APPLICANT: RICHMOND AMERICAN
HOME - OWNER: SCHNIPEL FAMILY TRUST
SOUTHEAST CORNER OF DECATUR BOULEVARD AND SMOKE RANCH ROAD
MARCH 22, 2007 PLANNING COMMISSION

12/12/06



TMP-18239 - TENTATIVE MAP - SMOKE RANCH/DECATUR II - APPLICANT: RICHMOND AMERICAN
HOME - OWNER: SCHNIPPEL FAMILY TRUST
SOUTHEAST CORNER OF DECATUR BOULEVARD AND SMOKE RANCH ROAD
MARCH 22, 2007 PLANNING COMMISSION

12/12/06

Triton

Engineering

February 22, 2007

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Tentative Map Approval
Smoke Ranch / Decatur II
APN # 139-19-101-002
TMP-18239**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for Tentative Map request for a proposed 65 lot single family project called "Smoke Ranch/ Decatur II".

The applicant is requesting a Tentative Map for a proposed 65 lot single-family residential development. Parcels adjacent to the proposed site have the following land use and zoning:

NEC – Light Industrial (C-M)
NWC – Service Commercial and Rural (C-1 & R-E)
SEC – Medium – Low, High & Service Commercial (R-CL, C-2 & C-1)
SWC – Service Commercial (C-1)

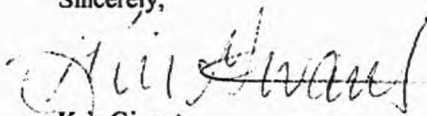
We are requesting the following setbacks for the RPD-12:

Typical Lot Size:	1,500 sq ft
Front to Roof Edge/Building:	3' Minimum
Front to Garage:	5' to 6' Min. or 18' plus
Side Yard to side of building or roof edge:	3' feet
Side on Corner to Side of building	4' feet
Rear Yard	3' feet

Richmond American Homes believes that this development will compliment the area and would be a proposed buffer between the R-CL Single Family Residences and the C-1 Commercial Property.

Please place the attached request on the March 22, 2007 Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,


Kris Givant
Project Coordinator

TMP-18239

03/22/07 PC

**KUMMER
KAEMPFER**

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ROBERT J. GRONAUER

rgronauer@kkbrf.com
702.792-7000

LAS VEGAS OFFICE
3600 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

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

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.693.4260
Fax: 702.938.8467

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

March 23, 2007

VIA FACSIMILE

382-4803

Ms. Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 E. Stewart, 1st Fl.
Las Vegas, NV 89101

Re: *TMP-18239*
Smoke Ranch/Decatur

Dear Ms. Ronemus:

Our office represents the applicant in the above-referenced matter. This item was heard by the City of Las Vegas Planning Commission on March 22, 2007 and was denied. We hereby appeal the Planning Commission's decision.

Please schedule this matter for the April 18, 2007 City Council hearing.

Thank you for your assistance. Please call if you need anything further.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO

Bob Gronauer for K

Robert J. Gronauer

RJG/mlt

2007 MAR 23 A 10:33

RECEIVED
CITY CLERK



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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 18, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:****DIRECTOR'S BUSINESS**

DIR-20734 - APPLICANT: JOCELYN NIXON - OWNER: ALTA DECATUR, LLC -
Appeal of the Planning and Development Department interpretation of Title 19.16 regarding the
discontinuation of a nonconforming tavern use located at 465 South Decatur Boulevard, Ward 5
(Williams). 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.

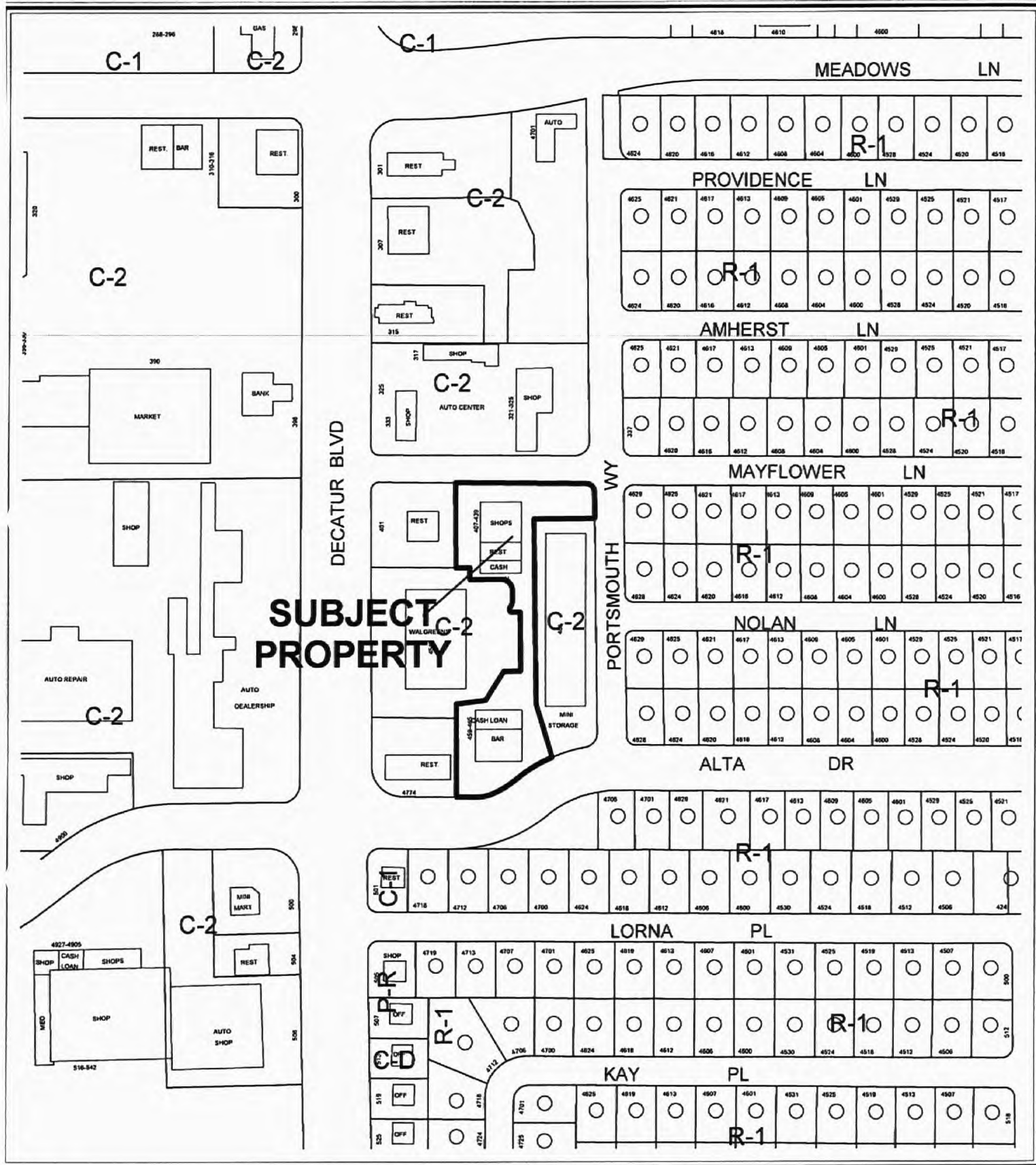
BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Letter from Planning and Development dated 03-15-2007
3. Appeal Letter filed by Jocelyn Nixon
4. Submitted after final agenda - Appeal Letter and abeyance request with reference letter by Becker Realty Group

Motion made by GARY REESE to Hold in Abeyance Items 104-108 and Item 130 to 5/2/2007;
Items 110-112 to 5/16/2007; Item 117 to 6/20/2007; Item 113 to 7/11/2007; Item 103 to
7/18/2007; and Withdraw Without Prejudice Items 114 and 115

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

BRENDA J. WILLIAMS, 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: DIR-20734

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







DIR-20734

Taverns

Business Licenses

- Child Care/Children Facility
- Tavern

0 305 610 1,220 Feet

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- 1500 foot buffer





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

March 15, 2007

Alta Decatur, LLC
50 South Jones Boulevard #100
Las Vegas, Nevada 89107-2672

RE: Tom Peters Gaming Bar, 465 South Decatur Boulevard

To Whom It May Concern:

The Liquor Establishment (Tavern) use at 465 South Decatur Boulevard (Tom Peters Gaming Bar, previously The Heights Tavern) is a legal nonconforming use due to Title 19 distance separation requirements and the lack of a Special Use Permit for the Liquor Establishment (Tavern). This use was discontinued in June 2006. In conformance with Title 19.16 regarding the discontinued use of nonconforming uses, staff has determined that after six months of discontinued use any future use of the building shall be in conformance with the provisions of Title 19.

As such, 465 South Decatur Boulevard would require a Special Use Permit for a Liquor Establishment (Tavern); however, per Title 19.04 no Liquor Establishment (Tavern) may be located within 1,500 feet of any other Liquor Establishment (Tavern), church, synagogue, school, child care facility licensed for more than 12 children, or City park as a minimum requirement for eligibility. The subject site, 465 South Decatur Boulevard, is located approximately 1,100 feet from a school (Griffith Elementary, 324 Essex Drive), approximately 1,490 feet from a City park (West Charleston Lions Park, 725 Essex Circle) and less than 1,500 feet from the parcels containing the following businesses with tavern licenses: approximately 275 feet from Aces and Eights, 310 South Decatur Boulevard; approximately 1,120 feet from Red Lobster, 200 South Decatur Boulevard; approximately 575 feet from Decatur Liquor, 546 South Decatur Boulevard; and approximately 790 feet from Arizona Charlie's, 740 South Decatur Boulevard. Title 19.04 allows a waiver of the distance separation requirement if the protected uses are separated from the tavern use by a right-of-way of at least 100 feet. Griffith Elementary School and West Charleston Lions Park are not separated from the subject tavern by a 100-foot right-of-way. A waiver from the distance separation requirement is therefore not possible.

It is the interpretation of the Planning Department that the nonconforming Liquor Establishment (Tavern) use at 465 South Decatur Boulevard was discontinued on or before June 12, 2006, has not reopened within 180 days and cannot conform to current Title 19 requirements; therefore, the use cannot be reestablished, nor can it be entitled with a Special Use Permit for a Liquor Establishment (Tavern).

Should you wish to appeal the interpretation of the above section of Title 19 by the Planning Department, refer to Title 19.00.070 (F):

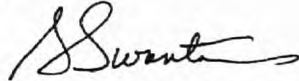
Alta Decatur, LLC
March 15, 2007
Page 2

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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.

You are welcome to contact me at 229-4714, should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Swanton", with a stylized flourish at the end.

Steve Swanton, AICP
Planning Supervisor
Planning & Development Department

cc: Finance and Business Services Department

March 22, 2007

City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

RECEIVED
CITY CLERK

2007 MAR 23 A 11:13

RE: Re-establishment of Special Use Permit for Tom Peter's Gaming Bar (The Heights Bar)

To Whom It May Concern:

The Heights Bar currently located at 465 South Decatur Boulevard has done business in approximately the same location for over twenty-five years. While an owner of the business closed the bar's doors June, 2006, its planned re-opening under its original use was never in question. The bar, recently renovated was leased to Drejo Enterprises, LLC, of which I am managing member, in September 2006.

On November 16, 2006, I submitted an application for a Tavern License to the Business Development Office and was reassured by the clerk that the Special Use permit would be in effect up until one year from the date the bar was last in business. As the department supplies all applicants with a check list of necessary documents and applications, she was simply going down the list, of which the Special Use Permit was included at the top of the second page. This however, was not the first time I had been notified of the Special Use Permit's year long discontinued use clause. I had previously contacted the Planning Department directly and had been given the same information.

This understanding was further impacted when after a lengthy investigation process, the application was actually placed on the February 21, 2007 City Council agenda without interference and was only tabled upon acquiring my permission to do so, which had nothing to do with any Special Use Permit concerns. It would be almost a month later, when again the application would be tabled, this time at the request of the Planning Department.

The inconvenience caused by discrepancies in the City's procedural agenda is of major consequence to a small business such as mine and as such, financially devastating. As you may know, it is a requirement that the applicant purchase a rather expensive liquor license prior to applying for the Tavern license. Financially, I am struggling to continue with this process, however each delay only further weakens my ability to do so. While I am willing to now apply for a Special Use Permit since the Planning Department's notification on March 15, 2007 that this would be a new necessary component of the process, I ask that you consider a grandfathering of the original permit.

Although, the Planning Department has found that the parcel on which the bar sits is non-conforming since it is within 1,500 feet of a school and 10 feet shy of the 1,500 mandatory feet of a park, all three of these entities have co-existed for over twenty years without incidence. Since the school is confined to a residential neighborhood and surrounded by homes, the children enrolled there do not cross Decatur Boulevard to get to and from school. The park is even further away and more deeply engulfed by the neighborhood making the likelihood of any issues minimal at best.

The Heights Bar has a long standing tradition in this City and particularly to this neighborhood. It has been a destination for many of the residents in the area who are eager for its return. I plan to deliver an upscale, modern facility whose target market will be persons 35 years and older. Many of the residents agree with the overall marketing plan and continue to look forward to the re-emergence of an old friend.

I beseech you to look at the circumstances surrounding this situation and rectify it at your earliest convenience. Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jocelyn Nixon', with a long, sweeping horizontal line extending to the right.

Jocelyn Nixon, Manager
Drejo Enterprises, LLC dba Tom Peter's Gaming Bar



March 29, 2007

Beverly Bridges
Acting City Clerk
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

RECEIVED
CITY CLERK
2007 MAR 29 P 3:13

Dear Beverly,

I wish to appeal the determination made by the Planning and Development Department regarding Tom Peters Gaming Bar at 465 South Decatur Boulevard. While this bar is non-conforming today based on new zoning ordinances, it has been in continuous operation since the mid 1960's.

In 2001, the shopping center that this bar is located in, was redeveloped and relocated to a vacant 7-11 store on the same property. This relocation took the adoption of a new City ordinance allowing for the redevelopment of centers with non-conforming uses. This bar was temporarily closed as it is being sold to a new operator, and the new operator's license applications are pending.

We are following the procedures outlined to us by the City of Las Vegas Licensing Department and Planning Department.

Yours truly,

Barry W. Becker
On behalf of
Alta Decatur LLC

50 S Jones Bl

Suite 101

Las Vegas

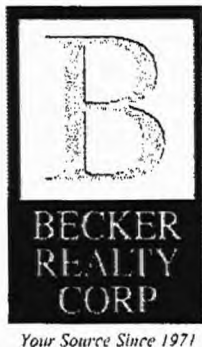
Nevada

89107-2673

702-870-0212

702-870-4976 Fax

Submitted after 11:00 AM
Date 4/12/07 Item #130



RECEIVED
CITY CLERK

2007 APR 16 P 2:33

April 16, 2007

BY FAX: 382-4803

Beverly Bridges
Acting City Clerk
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

Dear Beverly,

We have appealed the determination made by the Planning and Development Department concerning Tom Peters Gaming Bar at 465 South Decatur Boulevard.

It is our understanding that this appeal will be heard at the April 18th City Council meeting. We are unable to attend this meeting as we will be out of town, and request that this item be held in advance and heard at the next regularly scheduled City Council meeting.

Yours truly,



Jocelyn Nixon



Barry W. Becker

50 S Jones Bl

Suite 101

Las Vegas

Nevada

89107-2673

702-870-0212

702-870-4976 Fax

Submitted after final agenda

Date 4-16-07 Item #130



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYORGARY REESE
MAYOR PRO TEMLARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)DOUGLAS A. SELBY
CITY MANAGERRECEIVED
CITY CLERK

2007 APR 16 P 2:33

March 15, 2007

Alta Decatur, LLC
50 South Jones Boulevard #100
Las Vegas, Nevada 89107-2672

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Alta Decatur, LLC
March 15, 2007
Page 2

RECEIVED
CITY CLERK

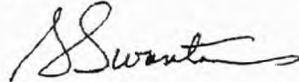
2007 APR 16 P 2:33

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You are welcome to contact me at 229-4714, should you have any questions.

Sincerely,



Steve Swanton, AICP
Planning Supervisor
Planning & Development Department

cc: Finance and Business Services Department

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: APRIL 18, 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:

AB 6608 Hartman Street, 5412 Longridge Avenue, 804 Sunny Place, 2228 Valley Drive, 2232 Valley Drive and 7132 Lakehurst Court - 5/02/2007 Agenda



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: APRIL 18, 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 – Report submitted by Chris Christoff

Minutes:

CHRIS CHRISTOFF, Las Vegas property owner and County resident, submitted a report and commented on the Veterans Memorial Park. He acknowledged those who helped put the documentation together, and indicated he was aware that two architects are willing to work on the park. He felt it is important that our men and women are not forgotten. He encouraged an agenda item be placed on the agenda in order for discussion to take place and to form a committee to develop the park. This is a priority for him.

COUNCILMAN REESE advised that CONGRESSWOMAN BERKLEY wants to be involved in the endeavor.

DOROTHY BARNES, Las Vegas resident, protested the activity of Nellis personnel, which has taken place without her permission.

RASHAN JOSHUA COLLINS, homeless advocate, provided his email address and cited the Bible against oppression. The New World Order is trying to take over the world and destroy anyone who opposes them. He offered to provide his research.

MARY JO VINSINGER, Lakes resident, asked to confirm a greater problem with the flights because of lift issues during the summer. Due to the ongoing noise issues with the FAA right-hand turn She has taken to staying in a trailer on the other side of town to get some sleep.

DON DOERING, 4324 Mark Avenue, Las Vegas, Nevada, expressed concern with the 2008 election year. The appearance of the City was horrible during the last election cycle. He encouraged an ordinance requiring distance between campaign signs. He cited Rancho Drive and Sahara Avenue as two of the worst corridors with sign proliferation.

Meeting adjourned at 6:04 p.m.

LAS VEGAS SUN

Ed Koch
Senior Reporter

(702) 259-4090 fax: (702) 383-7264 pager: (702) 389-1491
koch@lasvegassun.com
2275 Corporate Circle, Suite 300, Henderson, NV 89074

3/19/07

h r i s -
Per your request. I
don't recall any Nevadan dead
during Persian Gulf War. Could
not find any in internet.
But I could be wrong.

☒ Add/correct a link

☒ Submit Genealogy Data

☐ Join GenGuide

Ed Koch

[Diet Help](#), [Depression Help](#), [Renewable Energy](#), [Alternative Remedies](#), [Home Equity](#), [Health Directo](#)

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Summary

<u>War</u>	<u>Dead Nevadans</u>
WW II	425
Korea	34
Viet Nam	151
Persian Gulf	?
war in Afghanistan / Iraq	49
Total	<u>659</u>

Submitted at City Council

Date 4/18/07 Item C.P.

WWII
Navy, Marines, Coast Guard

Nevada

STATE SUMMARY OF WAR CASUALTIES

Dead:

Combat	74
Prison Camp	2
Wounded	1
Missing	119
Released Prisoners	0
Total	196

76 dead

KILLED IN ACTION, DIED OF WOUNDS, OR LOST LIFE OF OPERATIONAL MOVEMENTS IN WAR 2

B

BARKER, James Leroy, Seaman 1c, USN. Parents, Mr. and Mrs. Leroy James Barker, 528 Wildes St., Fallon.

BATH, Charles Edwin, Lieutenant, USNR. Wife, Mrs. Charlotte Edna Bath, 1315 Lander Ave., Reno.

BLETTEL, David, Machinist's mate 1c, USNR. Wife, Mrs. Thelma Blettel, c/o W. L. James, Box 127, Carson City.

BUMPS, Lester Raymond, Seaman 1c, USN. Mother, Mrs. Pauline Marie Jones, 201 E. 5th St., Carson City.

BUSBY, Alfred E., Pfc., USMCR. Parents, Mr. and Mrs. George Busby, Gen. Del., Las Vegas.

C

CHAVEZ, Leland, Seaman 1c, USNR.

DRAPER, Clede, Seaman 2c, USNR. Father, Mr. Rollin Draper, 35 6th St., McGill.

DURGIN, Vern Roger, Seaman 2c, USNR. Parents, Mr. and Mrs. Weldon Durgin, Chism Auto Court, Reno.

E

EATON, Paul Miller, Lieutenant (jg), USNR. Wife, Mrs. Martha M. Eaton, 421 E. 8th St., Reno.

EVANS, Jack Courtland, Lieutenant (jg), USNR. Mother, Mrs. Carmelita Barry, Rt. 1, Box 149, Fallon.

F

FERREL, Ralph Eugene, Seaman 1c, USNR. Parents, Mr. and Mrs. Edward M. Ferrel, 198 W. Park St., Fallon.

FIALDINI, Antony, 2nd Lieutenant, USMCR. Parents, Mr. and Mrs. Guido Fialdini, Box 81, Wells.

GIFFORD, swain, US Eves Gill Las Vegas
GILL, Rich USN. Pa Gill, Box

HALL, Cha Parents, Hall, Box
HANSEN, I radioman and Mrs. Balzar D
HARDMAN tenant (and Mrs. Buena V
HEUER, USMC. Bowden,

Subj: **Nevada war casualties**
 Date: 3/19/2007 2:10:19 P.M. Pacific Standard Time
 From: krogers@reviewjournal.com
 To: [REDACTED]

For Chris per his request.

updated as of 3/6/07 / adds --Marine Lance Cpl. Raul S. Bravo, Elko, March 3, 2007, Iraq.

There have been 48 U.S. military personnel with ties to Nevada who have died in the nation's wars overseas since the Sept. 11, 2001 terrorist attacks on the World Trade Center and the Pentagon. The dead soldiers, Marines, sailor and airmen are:

- Army Spc. Jason A. Disney, Fallon, Feb. 13, 2002, Afghanistan.
- Army Staff Sgt. Kerry W. Frith, Las Vegas, Feb. 21, 2002, Philippines.
- Army Cpl. Matthew A. Commons, Boulder City, March 4, 2002, Afghanistan.
- Army Chief Warrant Officer John D. Smith, Las Vegas, Feb. 24, 2003, Kuwait.
- Marine Lance Cpl. Donald J. Cline Jr., Sparks, March 23, 2003, Iraq.
- Marine 1st Lt. Frederick E. Pokorney Jr., Tonopah, March 23, 2003, Iraq.
- Marine Lance Cpl. Michael Williams, Reno, March 23, 2003, Iraq.
- Army Capt. Josh Byers, Sparks, July 23, 2003, Iraq.
- Army Reserve Staff Sgt. Cameron B. Sarno, Las Vegas, Sept. 1, 2003, Kuwait.
- Army Staff Sgt. Raymond E. Jones Jr., Carson City, April 9, 2004, Iraq.
- Army Spc. James L. Beckstrand, Reno, April 29, 2004, Iraq.
- Marine Cpl. William I. Salazar, Las Vegas, Oct. 15, 2004, Iraq.
- Air Force Airman 1st Class Jesse M. Samek, Nellis Air Force Base, Oct. 21, 2004, Afghanistan.
- Marine Pfc. John Lukac, Las Vegas, Oct. 30, 2004, Iraq.
- Marine Lance Cpl. Nicholas H. Anderson, Las Vegas, Nov. 12, 2004, Iraq.
- Army Pfc. Daniel F. Guastafarro, Las Vegas, Jan. 7, 2005, Iraq.
- Marine Reserve Cpl. Christopher L. Weaver, Las Vegas, Jan. 26, 2005, Iraq.
- Marine Reserve Lance Cpl. Richard Perez Jr., Las Vegas, Feb. 10, 2005, Iraq.
- Army Staff Sgt. Donald Griffith Jr., Las Vegas, March 11, 2005, Iraq.
- Army Sgt. Eric W. Morris, Sparks, April 28, 2005, Iraq.
- Army Cpl. Stanley J. Lapinski, Las Vegas, June 11, 2005, Iraq.
- Marine Cpl. Jesse Jaime, Henderson, June 15, 2005, Iraq.
- Army National Guard Spc. Anthony S. Cometa, Las Vegas, June 16, 2005, Kuwait.
- Navy Petty Officer 2nd Class Shane Patton, Boulder City, June 28, 2005, Afghanistan.
- Marine 2nd Lt. James J. Cathey, Reno, Aug. 21, 2005, Iraq.
- Army Cpl. Joseph L. Martinez, Las Vegas, Aug. 27, 2005, Iraq.
- Army National Guard Chief Warrant Officer John M. Flynn, Sparks, Sept. 25, 2005, Afghanistan.
- Army National Guard Sgt. Patrick D. Stewart, Fernley, Sept. 25, 2005, Afghanistan.
- Marine Reserve Cpl. Seamus M. Davey, 4th Force Reconnaissance Company, Reno, Oct. 21, 2005, Iraq.
- Army Pfc. Thomas C. Siekert, Lovelock, Dec. 6, 2005, Iraq.
- Army Pvt. Joshua M. Morberg, Sparks, Dec. 27, 2005, Iraq.
- Army Sgt. Gordon F. Misner II, Sparks, Feb. 22, 2006, Iraq.
- Army National Guard Capt. Clayton L. Adamkavicius, Las Vegas, April 21, 2006, Afghanistan.
- Army Cpl. Shawn T. Lasswell Jr., Reno, April 23, 2006, Iraq.
- Army Reserve 1st Sgt. Carlos N. Saenz, Las Vegas, May 5, 2006, Iraq.
- Army Reserve Spc. Teodoro Torres, Las Vegas, May 5, 2006, Iraq.
- Army Sgt. John C. Griffith, Las Vegas, May 5, 2006, Afghanistan.
- Army Staff Sgt. Emmanuel L. Legaspi, Las Vegas, May 7, 2006, Iraq.
- Army Pfc. David N. Crombie, Winnemucca, June 7, 2006, Iraq.
- Army Sgt. Robert P. Kassin, Las Vegas, July 16, 2006, Afghanistan.
- Army Spc. Ignacio Ramirez, Henderson, Aug. 9, 2006, Iraq.
- Marine Lance Cpl. Jeremy Z. Long, Sun Valley, Aug. 10, 2006, Iraq.
- Army Pfc. Phillip B. Williams, Gardnerville, Oct. 9, 2006, Iraq.
- Army Sgt. Kenneth E. Bostic, Hawthorne, Oct. 30, 2006, Iraq.

- Air Force Capt. Kermit O. Evans, Las Vegas, Dec. 3, 2006, Iraq.
- Marine 1st Lt. Nathan M. Krissoff, Reno, Dec. 9, 2006, Iraq.
- Marine Lance Cpl. Budd M. Cote, Las Vegas, Dec. 11, 2006, Iraq.
- Marine Lance Cpl. Raul S. Bravo, Elko, March 3, 2007, Iraq.

Forty-one from the list were Nevada residents or home-based in Nevada at the time they died. Marine Lance Cpl. Michael Williams was born in Reno but resided in Phoenix. Likewise, Jones was born in Carson City but lived in Gainesville, Fla., and Beckstrand was born in Reno but lived in Escondido, Calif.

Staff Sgt. Donald Griffith was a 1994 Rancho High School graduate whose family moved to Mechanicsville, Iowa after having lived in the Las Vegas Valley for 14 years.

Davey's hometown is Lowville, N.Y. but he lived in San Diego while serving with the Marine Forces Reserve near Reno.

Adamkavicius served in the Nevada Army National Guard from April 1993 to March 1999, assigned to 1st Squadron, 221st Cavalry. He was a resident of Fairdale, Ky., assigned to the Kentucky National Guard when he was killed by enemy small arms fire in Afghanistan.

Evans, a former airman at Nellis Air Force Base, was assigned to the 27th Civil Engineer Squadron at Cannon Air Force Base, N.M. at the time the CH-46 helicopter he was riding in went down in a lake in Iraq's Anbar province. While overseas, his wife and son were living in Las Vegas.

Cote's residence was Marana, Ariz. but he spent most of his childhood in Las Vegas before his family moved to the Tucson, Ariz. area when he was 14.

Research at the National Archives

HomeResearch Vietnam War Casualty Lists Nevada, Listed by Hometown, then by Name
[Print Page](#) [E-mail Page](#) [Bookmark Page](#)

U.S. Military Personnel Who Died (Including Missing and Captured Declared Dead) as a result of the Vietnam conflict, 1957-1995

Listed Alphabetically Homestate, Homecity, and thereunderby Name as of November 1997

Name City or Town Birth	Mil Grade State Type of Casualty	Military Service Date of Death or BNR**	Home of Record Date Declared Dead*	Place of Death	Date of
NV					
JACKSON LLOYD WILNER 12APR48	HOSTILE, KILLED	SGT ARMY	AUSTIN NV	07MAY70	S.VIETNAM
MUNCEY JAY ALLAN S.VIETNAM	27DEC49	SP4 ARMY	BATTLE MOUNTAIN NV	28AUG70	
CHRISTIAN ROBERT M JR S.VIETNAM	15MAY45	2LT MARINES	BOULDER CITY NV	11APR69	
HYDE MICHAEL LEWIS S.VIETNAM	14MAY38	CAPT AIR FORCE	BOULDER CITY NV	08DEC66	
BROWN LARRY DONALD 03AUG48	HOSTILE, KILLED	SP4 ARMY	CALIENTE NV	08MAR69	S.VIETNAM
JOHNSON STERLING PRICE S.VIETNAM	22AUG48	PFC MARINES	CARLIN NV	07MAR68	
PERRY RICHARD CLARK 09AUG32	HOSTILE, KILLED	LCDR NAVY	CARLIN NV	31AUG67	N.VIETNAM
ACKERMAN DANIEL LEVERNE S.VIETNAM	13MAR47	SGT ARMY	CARSON CITY NV	10APR68	
BODAMER MICHAEL ANTHONY S.VIETNAM	22DEC46	HM3 NAVY	CARSON CITY NV	19MAY67	
COLLINS DAVID LEROY S.VIETNAM	08DEC47	CPL MARINES	CARSON CITY NV	01FEB68	

SMOTHERS DANNY LEE	SP4	ARMY	CARSON CITY	NV	08MAR68	
S.VIETNAM 26AUG47	HOSTILE, DIED-WOUNDS					
TAYLOR KEITH DEGERO	LCPL	MARINES	CARSON CITY	NV	18JUN68	
S.VIETNAM 06MAY49	HOSTILE, KILLED					
WHITTEMORE FREDERICK H	CDR	NAVY	CARSON CITY	NV	11APR68	
S.VIETNAM 23DEC29	NON-HOS. DIED-MISS.					
WILLIS JAMES RONALD	CPL	MARINES	CARSON CITY	NV	01AUG68	
S.VIETNAM 14SEP47	HOSTILE, KILLED					
HIGGINSON LARRY CRAIG	SP4	ARMY	EAST ELY	NV	15SEP68	S.VIETNAM
22APR47	NON-HOS. DIED-OTHER					
LARSEN STEPHEN EARL	PFC	ARMY	EAST ELY	NV	07JUN69	S.VIETNAM
23NOV47	HOSTILE, KILLED					
PIERINI JOHN ROBERT	PFC	ARMY	EAST ELY	NV	05APR68	S.VIETNAM
19AUG44	HOSTILE, KILLED					
MORRISON HOWARD GLENN	PFC	MARINES	ELKO	NV	24SEP66	
S.VIETNAM 28OCT46	HOSTILE, KILLED					
SAM WILFRED GERALD	PFC	MARINES	ELKO	NV	07APR69	S.VIETNAM
19JUN47	HOSTILE, KILLED					
BOWER JOSEPH EDWARD	MAJ	AIR FORCE	ELY	NV	03AUG65	N.VIETNAM
21JUN29	HOSTILE, DIED-MISSING BNR					
CARTER TIMOTHY GENE	LCPL	MARINES	ELY	NV	15JUL69	S.VIETNAM
20MAR49	HOSTILE, DIED-WOUNDS					
CUE CARL JAMES	PFC	ARMY	ELY	NV	02MAY67	S.VIETNAM 18NOV45
	HOSTILE, KILLED					
GARCIA JOSEPH ANDREW	SP4	ARMY	ELY	NV	31JAN68	S.VIETNAM
04FEB48	HOSTILE, DIED-MISSING					
GRIFFITH RICHARD OWEN	PFC	MARINES	ELY	NV	09OCT68	S.VIETNAM
23NOV49	HOSTILE, KILLED					
HOWE STEVEN TIMOTHY	PFC	ARMY	ELY	NV	28SEP69	S.VIETNAM
21MAY51	HOSTILE, KILLED					
JENSEN RICK V	SGT	ARMY	ELY	NV	10FEB69	S.VIETNAM 13AUG45
	HOSTILE, DIED-WOUNDS					
YELLAND RICHARD MAX	SGT	ARMY	ELY	NV	25SEP67	S.VIETNAM
25JUN43	HOSTILE, KILLED					
HAMMOND FRANK DALE	PFC	ARMY	EUREKA	NV	23JAN70	S.VIETNAM
10APR49	HOSTILE, KILLED					
BLEA MICHAEL DELANO	PFC	ARMY	FALLON	NV	13MAY69	S.VIETNAM
15SEP50	HOSTILE, KILLED					
HILL BILLY DAVID	SFC	ARMY	FALLON	NV	15DEC75	S.VIETNAM
17DEC46	HOSTILE, DIED-MISSING BNR					
JOHNSON WILLARD VERNON	SP4	ARMY	FALLON	NV	02FEB68	
S.VIETNAM 28APR47	HOSTILE, DIED-MISSING					
MOLINO EDDIE JR	CAPT	ARMY	FALLON	NV	10MAY70	CAMBODIA
21APR45	NON-HOS. DIED-MISS.					
RODRIGUES RONALD	SP4	ARMY	FALLON	NV	09NOV69	S.VIETNAM
18MAR47	HOSTILE, DIED-WOUNDS					
ROGNE WILLIAM ROBERT	SP5	ARMY	FALLON	NV	08MAR70	S.VIETNAM
18SEP48	NON-HOS. DIED-OTHER					
MC KNIGHT JAMES BRUCE	CPL	ARMY	GERLACH	NV	08FEB69	
S.VIETNAM 03APR47	HOSTILE, DIED-WOUNDS					
MC GEE STEVEN WESLEY	LCPL	MARINES	HAWTHORNE	NV	06JUL67	
S.VIETNAM 13APR47	HOSTILE, KILLED					
SANDERS ROBERT BRUCE	PFC	ARMY	HAWTHORNE	NV	22AUG68	
S.VIETNAM 11FEB48	HOSTILE, KILLED					
COSSINS JACK EDWARD	SP4	ARMY	HENDERSON	NV	19JUN67	
S.VIETNAM 30DEC46	HOSTILE, DIED-MISSING					
HOPKINS WALLACE W JR	SP4	ARMY	HENDERSON	NV	03OCT67	
S.VIETNAM 13FEB48	HOSTILE, KILLED					
LUNZMANN LOWELL EUGENE	SGT	ARMY	HENDERSON	NV	16SEP68	
S.VIETNAM 21AUG44	HOSTILE, KILLED					
REESE DENNIS DEAN	SP4	ARMY	HENDERSON	NV	03OCT68	S.VIETNAM

09MAR49 NON-HOS. DIED-OTHER
 THOMPSON DALE EARL LCPL MARINES HENDERSON NV 07JUN69
 S.VIETNAM 10FEB49 HOSTILE, KILLED
 BARBER BARRY MORRIS SN NAVY LAS VEGAS NV 27DEC68 S.VIETNAM
 10DEC45 HOSTILE, KILLED
 BARGER LARRY EARL SP4 ARMY LAS VEGAS NV 26MAR68 S.VIETNAM
 17FEB44 HOSTILE, KILLED
 BELL JIM GLENN JR SGT ARMY LAS VEGAS NV 30OCT68 S.VIETNAM
 22DEC44 HOSTILE, KILLED
 BURGESS STANLEY WAYNE LCPL MARINES LAS VEGAS NV 10MAY69
 S.VIETNAM 24JAN51 HOSTILE, KILLED
 BURKE LARRY ERWIN PFC ARMY LAS VEGAS NV 08JAN67 S.VIETNAM
 08JUN46 NON-HOS. DIED-OTHER
 CATES ROBERT MATHEW JR PFC ARMY LAS VEGAS NV 13AUG68
 S.VIETNAM 20DEC47 HOSTILE, KILLED
 DAVIS THOMAS JOSEPH 1LT ARMY LAS VEGAS NV 25JUN70 S.VIETNAM
 25NOV45 HOSTILE, KILLED
 DRAGEN OTTO JAMES CPL ARMY LAS VEGAS NV 01APR70 S.VIETNAM
 12DEC48 HOSTILE, KILLED
 DU BOIS GREG ALAN PFC ARMY LAS VEGAS NV 08MAY68 S.VIETNAM
 07FEB49 HOSTILE, KILLED
 FARNOW JERE DOUGLAS SP4 ARMY LAS VEGAS NV 06MAR68
 S.VIETNAM 29DEC46 HOSTILE, KILLED
 FRANSEN ALBERT MERK JR EN3 NAVY LAS VEGAS NV 02JUL69
 S.VIETNAM 09OCT44 HOSTILE, KILLED BNR
 GARDNER LAWRENCE LEE AN NAVY LAS VEGAS NV 25OCT67
 S.VIETNAM 06DEC47 NON-HOS. DIED-OTHER
 GAREY ROBERT EARLE CPL MARINES LAS VEGAS NV 02JUN66
 S.VIETNAM 19APR44 HOSTILE, KILLED
 GERRY JERRY LAWSON CPL MARINES LAS VEGAS NV 24AUG65
 S.VIETNAM 18JUL44 NON-HOS. DIED-OTHER
 GOMEZ JOSEPH JAMES SP5 ARMY LAS VEGAS NV 12MAR71 S.VIETNAM
 13SEP51 HOSTILE, KILLED
 GREEN ROBERT JAMES CPL MARINES LAS VEGAS NV 08MAY67
 S.VIETNAM 08JUN45 HOSTILE, KILLED
 HAGEMEIERS THOMAS VANCE PFC ARMY LAS VEGAS NV 03JUL69
 S.VIETNAM 30NOV48 HOSTILE, KILLED
 HASTINGS MICHAEL KENNETH HM3 NAVY LAS VEGAS NV 01MAR68
 S.VIETNAM 17AUG48 HOSTILE, KILLED
 HEATER PAUL LEO LCPL MARINES LAS VEGAS NV 23AUG66 S.VIETNAM
 28MAY46 HOSTILE, KILLED
 HENRY ROBERT JOHN SGT ARMY LAS VEGAS NV 26APR67 S.VIETNAM
 09FEB46 HOSTILE, KILLED
 HESS JACK WAYNE SP4 ARMY LAS VEGAS NV 12APR68 S.VIETNAM
 12NOV46 NON-HOS. DIED-OTHER
 HOLLY GEORGE JOSEPH III PFC ARMY LAS VEGAS NV 24JAN68
 S.VIETNAM 17DEC46 HOSTILE, KILLED
 HORTON DANIEL EUGENE SN NAVY LAS VEGAS NV 11FEB67 S.VIETNAM
 01APR47 NON-HOS. DIED-OTHER
 JAMISON DAVID LCPL MARINES LAS VEGAS NV 26JAN67 S.VIETNAM
 21MAR45 HOSTILE, KILLED
 JUDD GARY DEAN CPL MARINES LAS VEGAS NV 23FEB69 S.VIETNAM
 14JUN49 HOSTILE, DIED-WOUNDS
 KIRK ROBERT LEE WO ARMY LAS VEGAS NV 06MAY70 S.VIETNAM
 01APR48 HOSTILE, KILLED
 KNITTLE HAROLD JOSEPH CPL ARMY LAS VEGAS NV 01JUN68
 S.VIETNAM 19FEB49 HOSTILE, KILLED
 KRAMER JAMES LEE SP4 ARMY LAS VEGAS NV 15FEB67 S.VIETNAM
 03AUG46 HOSTILE, DIED-MISSING
 MAYBERRY RONALD JAMES CPL MARINES LAS VEGAS NV 07NOV67
 S.VIETNAM 01JAN47 HOSTILE, KILLED

MAYHALL ALONZO EARL	SGT	MARINES	LAS VEGAS	NV	06FEB68	
S.VIETNAM 10AUG46	HOSTILE, KILLED					
MEGINN MICHAEL MERIDITH	LCPL	MARINES	LAS VEGAS	NV	06DEC68	
S.VIETNAM 20FEB47	HOSTILE, KILLED					
MONAHAN WILLIAM S III	LCPL	MARINES	LAS VEGAS	NV	18APR70	
S.VIETNAM 26NOV49	NON-HOS. DIED-OTHER					
MONTGOMERY GEORGE WESLEY	PFC	MARINES	LAS VEGAS	NV	14MAY67	
S.VIETNAM 28SEP47	HOSTILE, KILLED					
ORTEGA JESUS F JR	SGT	ARMY	LAS VEGAS	NV	14JUL68	S.VIETNAM
05OCT46	HOSTILE, DIED-WOUNDS					
PARNELLE SAMUEL W III	1LT	ARMY	LAS VEGAS	NV	25MAY68	S.VIETNAM
17NOV47	HOSTILE, KILLED					
POE CHARLES ALTON	PFC	MARINES	LAS VEGAS	NV	10AUG69	
S.VIETNAM 14MAR49	HOSTILE, KILLED					
REID DANIEL FRANCIS	SP4	ARMY	LAS VEGAS	NV	06APR68	S.VIETNAM
07JAN47	HOSTILE, KILLED					
ROGERS DAVID ROBERT	CPL	MARINES	LAS VEGAS	NV	30APR68	
S.VIETNAM 03MAR48	HOSTILE, KILLED					
RUCKER CARLOS WILSON	SP5	ARMY	LAS VEGAS	NV	26MAR69	
S.VIETNAM 11APR40	HOSTILE, KILLED					
SCHWORER RONALD PAUL	SP4	ARMY	LAS VEGAS	NV	10APR68	
S.VIETNAM 09JUL46	HOSTILE, DIED-MISSING BNR					
SHOCK JACK DEAN	CPL	MARINES	LAS VEGAS	NV	14JAN69	S.VIETNAM
26JUN47	HOSTILE, KILLED					
SKIVINGTON WILLIAM E JR	SSGT	ARMY	LAS VEGAS	NV	11JAN74	
S.VIETNAM 05JUL48	HOSTILE, DIED-MISSING BNR					
SMITH JAMES HERBERT JR	LCPL	MARINES	LAS VEGAS	NV	06MAR68	
S.VIETNAM 03SEP46	HOSTILE, KILLED					
STIERWALT LADDIE C	HM3	NAVY	LAS VEGAS	NV	26MAY67	S.VIETNAM
06AUG47	HOSTILE, KILLED					
THARP ALEXANDER	SP4	ARMY	LAS VEGAS	NV	27AUG66	S.VIETNAM
15AUG47	HOSTILE, KILLED					
THEMMEN MICHAEL JAMES	PFC	ARMY	LAS VEGAS	NV	27JUN69	
S.VIETNAM 18JUN45	HOSTILE, KILLED					
THOMAS MORRIS E	CPL	ARMY	LAS VEGAS	NV	26MAY68	S.VIETNAM
23NOV42	HOSTILE, KILLED					
THOMPSON GREGORY MALCOLM	PFC	ARMY	LAS VEGAS	NV	17MAY67	
S.VIETNAM 04DEC48	HOSTILE, KILLED					
TRASK LEWIS ARTHUR	PFC	ARMY	LAS VEGAS	NV	06OCT67	S.VIETNAM
28MAY47	NON-HOS. DIED-MISS.					
VANRENSELAAR LARRY JACK	LCDR	NAVY	LAS VEGAS	NV	13NOV78	
N.VIETNAM 01AUG45	HOSTILE, DIED-MISSING					
WARD DAVID JAMES	CPL	ARMY	LAS VEGAS	NV	04JUL68	S.VIETNAM
19AUG47	HOSTILE, KILLED					
WARREN RICHARD MICHAEL	PFC	ARMY	LAS VEGAS	NV	11APR71	
S.VIETNAM 18JAN53	HOSTILE, KILLED					
WEST DANIEL FLOYD	SGT	ARMY	LAS VEGAS	NV	24NOV68	S.VIETNAM
16AUG46	HOSTILE, DIED-WOUNDS					
WILKINS TERRY KENNETH	PFC	ARMY	LAS VEGAS	NV	03JUL66	
S.VIETNAM 01APR48	HOSTILE, KILLED					
WORLEY ROBERT LEE	SP4	ARMY	LAS VEGAS	NV	06MAY68	S.VIETNAM
18MAY47	HOSTILE, KILLED					
WRIGHT WALTER CLARENCE	A2C	AIR FORCE	LAS VEGAS	NV	03OCT67	
S.VIETNAM 30OCT47	HOSTILE, DIED-MISSING					
GRANT MELVIN LEE	WO	ARMY	LEMMON VALLEY	NV	14AUG69	
S.VIETNAM 15FEB49	HOSTILE, KILLED					
SAUNDERS KEITH FRANK	SP4	ARMY	LOVELOOK	NV	02NOV69	
S.VIETNAM 07MAR50	NON-HOS. DIED-OTHER					
HOGAN WALTER DE WAYNE	CPL	ARMY	MASON	NV	17NOV67	S.VIETNAM
18FEB41	HOSTILE, KILLED					
STEELE ROGER ALLEN	PFC	MARINES	MASON	NV	11NOV69	S.VIETNAM

22APR49 HOSTILE, KILLED
 CRANE RODNEY LANE SGT ARMY MC GILL NV 09MAR69 S.VIETNAM
 28MAY49 NON-HOS. DIED-OTHER
 HUTCHINS DALE EUGENE CPL MARINES MINDEN NV 25MAY70
 S.VIETNAM 02FEB51 HOSTILE, KILLED
 GETZ PAUL ROBERT CWO ARMY NORTH LAS VEGAS NV 31OCT69
 S.VIETNAM 21MAR29 NON-HOS. DIED-OTHER
 WALLACE CHARLES JAMES SSGT ARMY NORTH LAS VEGAS NV 03OCT68
 S.VIETNAM 20MAR39 NON-HOS. DIED-OTHER
 WHITLOCK THEODORE JAY PFC MARINES NORTH LAS VEGAS NV 01AUG68
 S.VIETNAM 21NOV48 HOSTILE, KILLED
 PERKINS STEPHEN JOHN SP4 ARMY OVERTON NV 23MAY70 S.VIETNAM
 22MAR48 HOSTILE, KILLED
 ALECK JOHN IRA PFC MARINES RENO NV 07MAR69 S.VIETNAM
 10DEC47 HOSTILE, KILLED
 ALLEN ROBERT CHRISTIAN LCPL MARINES RENO NV 31MAY68
 S.VIETNAM 24JUN48 HOSTILE, KILLED
 ANDREWS ROBERT WARREN JR GMG2 NAVY RENO NV 17MAY69
 S.VIETNAM 30APR47 HOSTILE, KILLED
 BERGER LORAN LEON SGT ARMY RENO NV 26JAN69 S.VIETNAM
 13OCT47 HOSTILE, KILLED
 BIDART DAVID LOUIS SP4 ARMY RENO NV 05MAR68 S.VIETNAM
 23APR49 HOSTILE, DIED-WOUNDS
 BOGUE JEFFREY LYNN LCPL MARINES RENO NV 12NOV69 S.VIETNAM
 21JAN50 NON-HOS. DIED-OTHER
 BURT GLEN GEORGE CPL MARINES RENO NV 13MAY67 S.VIETNAM
 11OCT42 HOSTILE, KILLED
 CAMPBELL DONALD R SP4 ARMY RENO NV 07NOV67 S.VIETNAM
 17SEP46 HOSTILE, DIED-MISSING
 CARTWRIGHT PATRICK G AMH3 NAVY RENO NV 31JAN71 N.VIETNAM
 08MAY50 NON-HOS. DIED-MISS.
 CLARK JAMES WOODFORD 1LT ARMY RENO NV 27MAY69 S.VIETNAM
 02JUN47 HOSTILE, KILLED
 CLARK KERRY EDWARD PVT ARMY RENO NV 18AUG67 S.VIETNAM
 09SEP47 HOSTILE, KILLED
 DARRAH MICHAEL LEE SGT ARMY RENO NV 13OCT71 S.VIETNAM
 17NOV52 NON-HOS. DIED-OTHER
 DAVIES ARTHUR JR MAJ ARMY RENO NV 27APR67 S.VIETNAM
 02NOV32 HOSTILE, KILLED
 EVANS RAY FRANCIS SGT ARMY RENO NV 03MAY70 S.VIETNAM
 29JUN47 HOSTILE, KILLED
 HODGE CHARLES LYNN SP4 ARMY RENO NV 30MAR69 S.VIETNAM
 18SEP48 HOSTILE, KILLED
 LINVILLE HAROLD LEE HM2 NAVY RENO NV 23JUN70 S.VIETNAM
 01OCT43 NON-HOS. DIED-OTHER
 MAC KAY WILLIAM MICHAEL SGT ARMY RENO NV 19AUG69 S.VIETNAM
 08DEC47 HOSTILE, KILLED
 MC ANDREW JAMES DELMAS SP5 ARMY RENO NV 11JAN63 S.VIETNAM
 16FEB28 HOSTILE, KILLED
 MINETTO ROBERT NEIL CPL MARINES RENO NV 09MAY68 S.VIETNAM
 11JAN47 HOSTILE, KILLED
 MORGAN ROBERT LEROY JR SP4 ARMY RENO NV 18APR69 S.VIETNAM
 19JUN49 HOSTILE, KILLED
 PARSONS MICHAEL DUANE CAPT ARMY RENO NV 03APR75 S.VIETNAM
 07MAY45 NON-HOS. DIED-MISS.
 RHODEHAMEL JOHN RAY II PFC MARINES RENO NV 07APR67
 S.VIETNAM 13JUL48 HOSTILE, KILLED
 RICE MAXIE ROSS CPL MARINES RENO NV 01FEB68 S.VIETNAM
 07JUN47 HOSTILE, KILLED
 STONE RAYMOND EDWARD JR 2LT ARMY RENO NV 14DEC67
 S.VIETNAM 21NOV46 HOSTILE, KILLED

WESSEL MICHAEL DANIEL	CPL	MARINES	RENO	NV	27JUL67	S.VIETNAM
16MAR44	HOSTILE, DIED-WOUNDS					
BRAEUTIGAN MICHAEL L	SP4	ARMY	SPARKS	NV	17MAY67	S.VIETNAM
21JUL47	NON-HOS. DIED-OTHER					
CARRUTHERS EDWARD ANTHONY	LCPL	MARINES	SPARKS	NV	27SEP67	
S.VIETNAM	30APR46	HOSTILE, KILLED				
FOX CHARLES BURTON JR	CPL	ARMY	SPARKS	NV	09JUL68	S.VIETNAM
16OCT46	HOSTILE, KILLED					
LAKEY LARRY LEE	PFC	MARINES	SPARKS	NV	22SEP66	S.VIETNAM
20DEC45	HOSTILE, KILLED					
LE BEAU ANDREW ERNEST JR	SSGT	AIR FORCE	SPARKS	NV	11FEB68	
S.VIETNAM	30APR36	HOSTILE, KILLED				
LONDON DENNIS W	SGT	AIR FORCE	SPARKS	NV	15MAY75	THAILAND
21AUG49	NON-HOS. DIED-OTHER					
SHEA MICHAEL FRANCIS	LCPL	MARINES	SPARKS	NV	04SEP67	
S.VIETNAM	07AUG47	HOSTILE, KILLED				
WALKER RICHARD HOWARD	PFC	MARINES	SPARKS	NV	26APR69	
S.VIETNAM	18SEP49	HOSTILE, KILLED				
MAC KINNEY PHILIP V	PFC	ARMY	SPRINGFIELD GREENE	NV	22JUN81	
S.VIETNAM	22DEC46	NON-HOS. DIED-ILL, INJ				
MURRAY THOMAS EDGAR	LTJ	NAVY	ST CLAIR	NV	28OCT65	S.VIETNAM
15FEB39	NON-HOS. DIED-ILL, INJ					
NEWMAN CLYDE EDWARD	PFC	ARMY	TONOPAH	NV	08MAY67	
S.VIETNAM	09APR47	HOSTILE, KILLED				
STUDDARD DANNY GERALD	SGT	ARMY	VIRGINIA CITY	NV	16JUN71	
S.VIETNAM	22NOV49	NON-HOS. DIED-ILL, INJ				
DEDMAN RONALD EUGENE	SP4	ARMY	WELLS	NV	09MAR69	S.VIETNAM
20MAY48	HOSTILE, KILLED					
PARKER LARRY	SSGT	ARMY	WINNEMUCCA	NV	21MAR70	S.VIETNAM
16MAR40	HOSTILE, KILLED					
QUILICI PETER JR	LCPL	MARINES	YERINGTON	NV	23AUG66	S.VIETNAM
03APR44	HOSTILE, KILLED					
STONE LARRY GEORGE	2LT	MARINES	YERINGTON	NV	22MAY67	
S.VIETNAM	15NOV41	HOSTILE, KILLED				
BYLINOWSKI MICHAEL DAVID	LCPL	MARINES	ZEPHYR COVE	NV	06DEC67	
S.VIETNAM	04FEB46	HOSTILE, DIED-WOUNDS				

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*For persons who died while missing or captured, the date of casualty is the date died or declared dead (e.g. date of a finding of death), not the date declared missing or captured.

**BNR indicates that the body has not been recovered.

Source: [Southeast Asia] Combat Area Casualties Current File (CACCF), as of November 1997 (electronic record), Records of the Office of the Secretary of Defense, Record Group 330, The National Archives at College Park.

For further information, please contact the Center's Reference Staff.

1950-1953 AIIPOW-MIA KOREAN WAR CASUALTIES

KOREAN WAR Casualties By State - NEVADA Total 34

U.S. MILITARY PERSONNEL WHO DIED FROM HOSTILE ACTION (INCLUDING MISSING AND CAPTURED)
IN THE KOREAN WAR, 1950-1957
LISTED BY HOME STATE AND THEREUNDER ALPHABETICALLY BY NAME

NEVADA, USA

ARNOLD GEORGE C PVT ARMY WASHOE NEVADA 27 JUL 1950 KILLED IN ACTION
ATHA ROBERT H PFC ARMY LINCOLN NEVADA 13 FEB 1951 DIED WHILE MISSING
BENAVIDEZ EDWARD SFC ARMY WHITE PINE NEVADA 25 APR 1951 KILLED IN ACTION
BOUNDS ROBERT L SGT ARMY CLARK NEVADA 28 NOV 1950 DIED WHILE CAPTURED
BOWLER RICHARD A PFC ARMY CLARK NEVADA 28 NOV 1951 KILLED IN ACTION
CAMPBELL HOWARD DUNCAN JR CAPT MARINES BABBITT NEVADA 14 JUN 1952 KILLED IN ACTION
CONOVER ADELBERT PFC ARMY WASHOE NEVADA 17 NOV 1950 KILLED IN ACTION
CORUJO FELIPE PFC ARMY CHURCHILL NEVADA 05 APR 1952 KILLED IN ACTION
DALE CURTIS L PVT ARMY MINERAL NEVADA 25 NOV 1951 KILLED IN ACTION
DAVE MELVIN J CPL ARMY ELKO NEVADA 02 SEP 1950 KILLED IN ACTION
DEAN MARION V PFC ARMY ORMSBY NEVADA 08 JAN 1953 KILLED IN ACTION
DEWERFF JOHN W PFC ARMY CLARK NEVADA 01 SEP 1951 KILLED IN ACTION
FIREY LEWIS M JR PFC ARMY WASHOE NEVADA 22 JUL 1953 KILLED IN ACTION
FRANCOVICH EUGENE 1LT ARMY WASHOE NEVADA 02 JUN 1951 KILLED IN ACTION
FRIEL JAMES B PVT ARMY NYE NEVADA 23 JUL 1952 KILLED IN ACTION
GLAKELER ROBERT T SSGT AIR FORCE LAS VEGAS NEVADA 27 SEP 1951 DIED WHILE MISSING
HARRISON FRANCIS E PVT ARMY EUREKA NEVADA 16 JUL 1950 DIED WHILE MISSING
HENLEY LLOYD J SGT ARMY WASHOE NEVADA 25 OCT 1951 KILLED IN ACTION
HOULT ARTHUR WILLIAM SSGT AIR FORCE LAMOILLE NEVADA 31 MAR 1954 DIED WHILE MISSING
JAMES CLARENCE A SGT ARMY WASHOE NEVADA 27 JUL 1950 KILLED IN ACTION
JOHNSON CARL W PVT ARMY MINERAL NEVADA 27 JUL 1950 KILLED IN ACTION
KEOGH DANNY J PVT ARMY WASHOE NEVADA 17 MAR 1953 KILLED IN ACTION
LOWERY JAMES E PVT ARMY CLARK NEVADA 20 JAN 1951 KILLED IN ACTION
MORTON ROBERT W 2LT ARMY WASHOE NEVADA 10 OCT 1951 KILLED IN ACTION
NEVERS JOHN JR PFC MARINES CARSON CITY NEVADA 01 SEP 1952 KILLED IN ACTION
NIXON RICHARD A SGT ARMY MINERAL NEVADA 30 NOV 1950 KILLED IN ACTION
OSBORNE STANLEY D 1LT ARMY WASHOE NEVADA 17 JUL 1953 KILLED IN ACTION
PETERSEN MAUN T 1LT ARMY WHITE PINE NEVADA 25 NOV 1950 KILLED IN ACTION
PURSLEY DAVID E PFC ARMY ELKO NEVADA 14 JUL 1953 DIED WHILE MISSING
RADCLIFFE DORRANCE S MAJ MARINES SPARKS NEVADA 07 DEC 1950 DIED OF WOUNDS
SALAZAR FRANK RALPH 1LT AIR FORCE RENO NEVADA 01 JAN 1954 DIED WHILE MISSING
SWEETWOOD CHARLES SGT ARMY ELKO NEVADA 08 SEP 1950 KILLED IN ACTION
WAIN DANIEL E PFC ARMY WASHOE NEVADA 03 OCT 1951 KILLED IN ACTION
WHITEROCK GERALD B PVT ARMY ELKO NEVADA 09 JUL 1953 KILLED IN ACTION

TOTAL 34

*FOR PERSONS WHO DIED WHILE MISSING OR CAPTURED, THE DATE OF CASUALTY IS THE DATE DIED OR DECLARED DEAD, NOT THE DATE DECLARED MISSING OR CAPTURED. **ARMY LISTS COUNTY; AIR FORCE, NAVY AND MARINES LIST CITY OR TOWN OR PLACE.

SOURCE: KOREAN CONFLICT CASUALTY FILE, 1950-1957 (MACHINE-READABLE RECORD), RECORDS OF THE OFFICE OF THE SECRETARY OF DEFENSE, RECORD GROUP 330.

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U.S. Military Personnel Who Died (Including Missing and Ca Declared Dead) as a result of the Vietnam conflict, 1957-19

*Listed Alphabetically Homestate, Homecity, and thereunderby Name
November 1997*

Name	Mil Grade	Military Service	Home of Record City or Town	State	Date of Death or Date Declared Dead*	Place of Death	Date of Birth	Type of Casualty
NV								
JACKSON LLOYD WILNER	SGT	ARMY	AUSTIN	NV	07MAY70	S.VIETNAM	12APR48	HOSTILE KILLED
MUNCEY JAY ALLAN	SP4	ARMY	BATTLE MOUNTAIN	NV	28AUG70	S.VIETNAM	27DEC49	HOSTILE KILLED
CHRISTIAN ROBERT M JR	2LT	MARINES	BOULDER CITY	NV	11APR69	S.VIETNAM	15MAY45	HOSTILE KILLED
HYDE MICHAEL LEWIS	CAPT	AIR FORCE	BOULDER CITY	NV	08DEC66	S.VIETNAM	14MAY38	HOSTILE DIED-MISSING
BROWN LARRY DONALD	SP4	ARMY	CALIENTE	NV	08MAR69	S.VIETNAM	03AUG48	HOSTILE KILLED
JOHNSON STERLING PRICE	PFC	MARINES	CARLIN	NV	07MAR68	S.VIETNAM	22AUG48	HOSTILE KILLED
PERRY RICHARD CLARK	LCDR	NAVY	CARLIN	NV	31AUG67	N.VIETNAM	09AUG32	HOSTILE KILLED
ACKERMAN DANIEL LEVERNE	SGT	ARMY	CARSON CITY	NV	10APR68	S.VIETNAM	13MAR47	HOSTILE KILLED
BODAMER MICHAEL ANTHONY	HM3	NAVY	CARSON CITY	NV	19MAY67	S.VIETNAM	22DEC46	HOSTILE KILLED
COLLINS DAVID LEROY	CPL	MARINES	CARSON CITY	NV	01FEB68	S.VIETNAM	08DEC47	HOSTILE KILLED
SMOTHERS DANNY LEE	SP4	ARMY	CARSON CITY	NV	08MAR68	S.VIETNAM	26AUG47	HOSTILE DIED-WOUND
TAYLOR KEITH DEGERO	LCPL	MARINES	CARSON CITY	NV	18JUN68	S.VIETNAM	06MAY49	HOSTILE KILLED

WHITEMORE FREDERICK H	CDR	NAVY	CARSON CITY	NV	11APR68	S.VIETNAM	23DEC29	NON-HC DIED- MISS.
WILLIS JAMES RONALD	CPL	MARINES	CARSON CITY	NV	01AUG68	S.VIETNAM	14SEP47	HOSTILI KILLED
HIGGINSON LARRY CRAIG	SP4	ARMY	EAST ELY	NV	15SEP68	S.VIETNAM	22APR47	NON-HC DIED- OTHER
LARSEN STEPHEN EARL	PFC	ARMY	EAST ELY	NV	07JUN69	S.VIETNAM	23NOV47	HOSTILI KILLED
PIERINI JOHN ROBERT	PFC	ARMY	EAST ELY	NV	05APR68	S.VIETNAM	19AUG44	HOSTILI KILLED
MORRISON HOWARD GLENN	PFC	MARINES	ELKO	NV	24SEP66	S.VIETNAM	28OCT46	HOSTILI KILLED
SAM WILFRED GERALD	PFC	MARINES	ELKO	NV	07APR69	S.VIETNAM	19JUN47	HOSTILI KILLED
BOWER JOSEPH EDWARD	MAJ	AIR FORCE	ELY	NV	03AUG65	N.VIETNAM	21JUN29	HOSTILI DIED- MISSING
CARTER TIMOTHY GENE	LCPL	MARINES	ELY	NV	15JUL69	S.VIETNAM	20MAR49	HOSTILI DIED- WOUND
CUE CARL JAMES	PFC	ARMY	ELY	NV	02MAY67	S.VIETNAM	18NOV45	HOSTILI KILLED
GARCIA JOSEPH ANDREW	SP4	ARMY	ELY	NV	31JAN68	S.VIETNAM	04FEB48	HOSTILI DIED- MISSING
GRIFFITH RICHARD OWEN	PFC	MARINES	ELY	NV	09OCT68	S.VIETNAM	23NOV49	HOSTILI KILLED
HOWE STEVEN TIMOTHY	PFC	ARMY	ELY	NV	28SEP69	S.VIETNAM	21MAY51	HOSTILI KILLED
JENSEN RICK V	SGT	ARMY	ELY	NV	10FEB69	S.VIETNAM	13AUG45	HOSTILI DIED- WOUND
YELLAND RICHARD MAX	SGT	ARMY	ELY	NV	25SEP67	S.VIETNAM	25JUN43	HOSTILI KILLED
HAMMOND FRANK DALE	PFC	ARMY	EUREKA	NV	23JAN70	S.VIETNAM	10APR49	HOSTILI KILLED
BLEA MICHAEL DELANO	PFC	ARMY	FALLON	NV	13MAY69	S.VIETNAM	15SEP50	HOSTILI KILLED
HILL BILLY DAVID	SFC	ARMY	FALLON	NV	15DEC75	S.VIETNAM	17DEC46	HOSTILI DIED- MISSING
JOHNSON WILLARD VERNON	SP4	ARMY	FALLON	NV	02FEB68	S.VIETNAM	28APR47	HOSTILI DIED- MISSING
MOLINO EDDIE JR	CAPT	ARMY	FALLON	NV	10MAY70	CAMBODIA	21APR45	NON-HC DIED- MISS.
RODRIGUES RONALD	SP4	ARMY	FALLON	NV	09NOV69	S.VIETNAM	18MAR47	HOSTILI DIED- WOUND
ROGNE WILLIAM	SP5	ARMY	FALLON	NV	08MAR70	S.VIETNAM	18SEP48	NON-HC

ROBERT								DIED-OTHER
MC KNIGHT JAMES BRUCE	CPL	ARMY	GERLACH	NV	08FEB69	S.VIETNAM	03APR47	HOSTILI DIED- WOUND
MC GEE STEVEN WESLEY	LCPL	MARINES	HAWTHORNE	NV	06JUL67	S.VIETNAM	13APR47	HOSTILI KILLED
SANDERS ROBERT BRUCE	PFC	ARMY	HAWTHORNE	NV	22AUG68	S.VIETNAM	11FEB48	HOSTILI KILLED
COSSINS JACK EDWARD	SP4	ARMY	HENDERSON	NV	19JUN67	S.VIETNAM	30DEC46	HOSTILI DIED- MISSING
HOPKINS WALLACE W JR	SP4	ARMY	HENDERSON	NV	03OCT67	S.VIETNAM	13FEB48	HOSTILI KILLED
LUNZMANN LOWELL EUGENE	SGT	ARMY	HENDERSON	NV	16SEP68	S.VIETNAM	21AUG44	HOSTILI KILLED
REESE DENNIS DEAN	SP4	ARMY	HENDERSON	NV	03OCT68	S.VIETNAM	09MAR49	NON-HC DIED- OTHER
THOMPSON DALE EARL	LCPL	MARINES	HENDERSON	NV	07JUN69	S.VIETNAM	10FEB49	HOSTILI KILLED
BARBER BARRY MORRIS	SN	NAVY	LAS VEGAS	NV	27DEC68	S.VIETNAM	10DEC45	HOSTILI KILLED
BARGER LARRY EARL	SP4	ARMY	LAS VEGAS	NV	26MAR68	S.VIETNAM	17FEB44	HOSTILI KILLED
BELL JIM GLENN JR	SGT	ARMY	LAS VEGAS	NV	30OCT68	S.VIETNAM	22DEC44	HOSTILI KILLED
BURGESS STANLEY WAYNE	LCPL	MARINES	LAS VEGAS	NV	10MAY69	S.VIETNAM	24JAN51	HOSTILI KILLED
BURKE LARRY ERWIN	PFC	ARMY	LAS VEGAS	NV	08JAN67	S.VIETNAM	08JUN46	NON-HC DIED- OTHER
CATES ROBERT MATHEW JR	PFC	ARMY	LAS VEGAS	NV	13AUG68	S.VIETNAM	20DEC47	HOSTILI KILLED
DAVIS THOMAS JOSEPH	1LT	ARMY	LAS VEGAS	NV	25JUN70	S.VIETNAM	25NOV45	HOSTILI KILLED
DRAKEN OTTO JAMES	CPL	ARMY	LAS VEGAS	NV	01APR70	S.VIETNAM	12DEC48	HOSTILI KILLED
DU BOIS GREG ALAN	PFC	ARMY	LAS VEGAS	NV	08MAY68	S.VIETNAM	07FEB49	HOSTILI KILLED
FARNOW JERE DOUGLAS	SP4	ARMY	LAS VEGAS	NV	06MAR68	S.VIETNAM	29DEC46	HOSTILI KILLED
FRANSEN ALBERT MERK JR	EN3	NAVY	LAS VEGAS	NV	02JUL69	S.VIETNAM	09OCT44	HOSTILI KILLED
GARDNER LAWRENCE LEE	AN	NAVY	LAS VEGAS	NV	25OCT67	S.VIETNAM	06DEC47	NON-HC DIED- OTHER
GAREY ROBERT EARLE	CPL	MARINES	LAS VEGAS	NV	02JUN66	S.VIETNAM	19APR44	HOSTILI KILLED
GERRY JERRY LAWSON	CPL	MARINES	LAS VEGAS	NV	24AUG65	S.VIETNAM	18JUL44	NON-HC DIED- OTHER

GOMEZ JOSEPH JAMES	SP5	ARMY	LAS VEGAS	NV	12MAR71	S.VIETNAM	13SEP51	HOSTILI KILLED
GREEN ROBERT JAMES	CPL	MARINES	LAS VEGAS	NV	08MAY67	S.VIETNAM	08JUN45	HOSTILI KILLED
HAGEMEIER THOMAS VANCE	PFC	ARMY	LAS VEGAS	NV	03JUL69	S.VIETNAM	30NOV48	HOSTILI KILLED
HASTINGS MICHAEL KENNETH	HM3	NAVY	LAS VEGAS	NV	01MAR68	S.VIETNAM	17AUG48	HOSTILI KILLED
HEATER PAUL LEO	LCPL	MARINES	LAS VEGAS	NV	23AUG66	S.VIETNAM	28MAY46	HOSTILI KILLED
HENRY ROBERT JOHN	SGT	ARMY	LAS VEGAS	NV	26APR67	S.VIETNAM	09FEB46	HOSTILI KILLED
HESS JACK WAYNE	SP4	ARMY	LAS VEGAS	NV	12APR68	S.VIETNAM	12NOV46	NON-HC DIED- OTHER
HOLLY GEORGE JOSEPH III	PFC	ARMY	LAS VEGAS	NV	24JAN68	S.VIETNAM	17DEC46	HOSTILI KILLED
HORTON DANIEL EUGENE	SN	NAVY	LAS VEGAS	NV	11FEB67	S.VIETNAM	01APR47	NON-HC DIED- OTHER
JAMISON DAVID	LCPL	MARINES	LAS VEGAS	NV	26JAN67	S.VIETNAM	21MAR45	HOSTILI KILLED
JUDD GARY DEAN	CPL	MARINES	LAS VEGAS	NV	23FEB69	S.VIETNAM	14JUN49	HOSTILI DIED- WOUND
KIRK ROBERT LEE	WO	ARMY	LAS VEGAS	NV	06MAY70	S.VIETNAM	01APR48	HOSTILI KILLED
KNITTLE HAROLD JOSEPH	CPL	ARMY	LAS VEGAS	NV	01JUN68	S.VIETNAM	19FEB49	HOSTILI KILLED
KRAMER JAMES LEE	SP4	ARMY	LAS VEGAS	NV	15FEB67	S.VIETNAM	03AUG46	HOSTILI DIED- MISSING
MAYBERRY RONALD JAMES	CPL	MARINES	LAS VEGAS	NV	07NOV67	S.VIETNAM	01JAN47	HOSTILI KILLED
MAYHALL ALONZO EARL	SGT	MARINES	LAS VEGAS	NV	06FEB68	S.VIETNAM	10AUG46	HOSTILI KILLED
MEGINN MICHAEL MERIDITH	LCPL	MARINES	LAS VEGAS	NV	06DEC68	S.VIETNAM	20FEB47	HOSTILI KILLED
MONAHAN WILLIAM S III	LCPL	MARINES	LAS VEGAS	NV	18APR70	S.VIETNAM	26NOV49	NON-HC DIED- OTHER
MONTGOMERY GEORGE WESLEY	PFC	MARINES	LAS VEGAS	NV	14MAY67	S.VIETNAM	28SEP47	HOSTILI KILLED
ORTEGA JESUS F JR	SGT	ARMY	LAS VEGAS	NV	14JUL68	S.VIETNAM	05OCT46	HOSTILI DIED- WOUND
PARNELLE SAMUEL W III	1LT	ARMY	LAS VEGAS	NV	25MAY68	S.VIETNAM	17NOV47	HOSTILI KILLED
POE CHARLES ALTON	PFC	MARINES	LAS VEGAS	NV	10AUG69	S.VIETNAM	14MAR49	HOSTILI KILLED

REID DANIEL FRANCIS	SP4	ARMY	LAS VEGAS	NV	06APR68	S.VIETNAM	07JAN47	HOSTILI KILLED
ROGERS DAVID ROBERT	CPL	MARINES	LAS VEGAS	NV	30APR68	S.VIETNAM	03MAR48	HOSTILI KILLED
RUCKER CARLOS WILSON	SP5	ARMY	LAS VEGAS	NV	26MAR69	S.VIETNAM	11APR40	HOSTILI KILLED
SCHWORER RONALD PAUL	SP4	ARMY	LAS VEGAS	NV	10APR68	S.VIETNAM	09JUL46	HOSTILI DIED- MISSING
SHOCK JACK DEAN	CPL	MARINES	LAS VEGAS	NV	14JAN69	S.VIETNAM	26JUN47	HOSTILI KILLED
SKIVINGTON WILLIAM E JR	SSGT	ARMY	LAS VEGAS	NV	11JAN74	S.VIETNAM	05JUL48	HOSTILI DIED- MISSING
SMITH JAMES HERBERT JR	LCPL	MARINES	LAS VEGAS	NV	06MAR68	S.VIETNAM	03SEP46	HOSTILI KILLED
STIERWALT LADDIE C	HM3	NAVY	LAS VEGAS	NV	26MAY67	S.VIETNAM	06AUG47	HOSTILI KILLED
THARP ALEXANDER	SP4	ARMY	LAS VEGAS	NV	27AUG66	S.VIETNAM	15AUG47	HOSTILI KILLED
THEMMEN MICHAEL JAMES	PFC	ARMY	LAS VEGAS	NV	27JUN69	S.VIETNAM	18JUN45	HOSTILI KILLED
THOMAS MORRIS E	CPL	ARMY	LAS VEGAS	NV	26MAY68	S.VIETNAM	23NOV42	HOSTILI KILLED
THOMPSON GREGORY MALCOLM	PFC	ARMY	LAS VEGAS	NV	17MAY67	S.VIETNAM	04DEC48	HOSTILI KILLED
TRASK LEWIS ARTHUR	PFC	ARMY	LAS VEGAS	NV	06OCT67	S.VIETNAM	28MAY47	NON-HC DIED- MISS.
VANRENSELAAR LARRY JACK	LCDR	NAVY	LAS VEGAS	NV	13NOV78	N.VIETNAM	01AUG45	HOSTILI DIED- MISSING
WARD DAVID JAMES	CPL	ARMY	LAS VEGAS	NV	04JUL68	S.VIETNAM	19AUG47	HOSTILI KILLED
WARREN RICHARD MICHAEL	PFC	ARMY	LAS VEGAS	NV	11APR71	S.VIETNAM	18JAN53	HOSTILI KILLED
WEST DANIEL FLOYD	SGT	ARMY	LAS VEGAS	NV	24NOV68	S.VIETNAM	16AUG46	HOSTILI DIED- WOUND
WILKINS TERRY KENNETH	PFC	ARMY	LAS VEGAS	NV	03JUL66	S.VIETNAM	01APR48	HOSTILI KILLED
WORLEY ROBERT LEE	SP4	ARMY	LAS VEGAS	NV	06MAY68	S.VIETNAM	18MAY47	HOSTILI KILLED
WRIGHT WALTER CLARENCE	A2C	AIR FORCE	LAS VEGAS	NV	03OCT67	S.VIETNAM	30OCT47	HOSTILI DIED- MISSING
GRANT MELVIN LEE	WO	ARMY	LEMMON VALLEY	NV	14AUG69	S.VIETNAM	15FEB49	HOSTILI KILLED
SAUNDERS KEITH FRANK	SP4	ARMY	LOVELOOK	NV	02NOV69	S.VIETNAM	07MAR50	NON-HC DIED- OTHER

HOGAN WALTER DE WAYNE	CPL	ARMY	MASON	NV	17NOV67	S.VIETNAM	18FEB41	HOSTILI KILLED
STEELE ROGER ALLEN	PFC	MARINES	MASON	NV	11NOV69	S.VIETNAM	22APR49	HOSTILI KILLED
CRANE RODNEY LANE	SGT	ARMY	MC GILL	NV	09MAR69	S.VIETNAM	28MAY49	NON-HC DIED-OTHER
HUTCHINS DALE EUGENE	CPL	MARINES	MINDEN	NV	25MAY70	S.VIETNAM	02FEB51	HOSTILI KILLED
GETZ PAUL ROBERT	CWO	ARMY	NORTH LAS VEGAS	NV	31OCT69	S.VIETNAM	21MAR29	NON-HC DIED-OTHER
WALLACE CHARLES JAMES	SSGT	ARMY	NORTH LAS VEGAS	NV	03OCT68	S.VIETNAM	20MAR39	NON-HC DIED-OTHER
WHITLOCK THEODORE JAY	PFC	MARINES	NORTH LAS VEGAS	NV	01AUG68	S.VIETNAM	21NOV48	HOSTILI KILLED
PERKINS STEPHEN JOHN	SP4	ARMY	OVERTON	NV	23MAY70	S.VIETNAM	22MAR48	HOSTILI KILLED
BUIS DALE RICHARD	MAJ	ARMY	PENDER	NV	08JUL59	S.VIETNAM	29AUG21	NON-HC DIED-OTHER
ALECK JOHN IRA	PFC	MARINES	RENO	NV	07MAR69	S.VIETNAM	10DEC47	HOSTILI KILLED
ALLEN ROBERT CHRISTIAN	LCPL	MARINES	RENO	NV	31MAY68	S.VIETNAM	24JUN48	HOSTILI KILLED
ANDREWS ROBERT WARREN JR	GMG2	NAVY	RENO	NV	17MAY69	S.VIETNAM	30APR47	HOSTILI KILLED
BERGER LORAN LEON	SGT	ARMY	RENO	NV	26JAN69	S.VIETNAM	13OCT47	HOSTILI KILLED
BIDART DAVID LOUIS	SP4	ARMY	RENO	NV	05MAR68	S.VIETNAM	23APR49	HOSTILI DIED-WOUND
BOGUE JEFFREY LYNN	LCPL	MARINES	RENO	NV	12NOV69	S.VIETNAM	21JAN50	NON-HC DIED-OTHER
BURT GLEN GEORGE	CPL	MARINES	RENO	NV	13MAY67	S.VIETNAM	11OCT42	HOSTILI KILLED
CAMPBELL DONALD R	SP4	ARMY	RENO	NV	07NOV67	S.VIETNAM	17SEP46	HOSTILI DIED-MISSING
CARTWRIGHT PATRICK G	AMH3	NAVY	RENO	NV	31JAN71	N.VIETNAM	08MAY50	NON-HC DIED-MISS.
CLARK JAMES WOODFORD	1LT	ARMY	RENO	NV	27MAY69	S.VIETNAM	02JUN47	HOSTILI KILLED
CLARK KERRY EDWARD	PVT	ARMY	RENO	NV	18AUG67	S.VIETNAM	09SEP47	HOSTILI KILLED
DARRAH MICHAEL LEE	SGT	ARMY	RENO	NV	13OCT71	S.VIETNAM	17NOV52	NON-HC DIED-OTHER
DAVIES ARTHUR	MAJ	ARMY	RENO	NV	27APR67	S.VIETNAM	02NOV32	HOSTILI

JR								KILLED
EVANS RAY FRANCIS	SGT	ARMY	RENO	NV	03MAY70	S.VIETNAM	29JUN47	HOSTILI KILLED
HODGE CHARLES LYNN	SP4	ARMY	RENO	NV	30MAR69	S.VIETNAM	18SEP48	HOSTILI KILLED
LINVILLE HAROLD LEE	HM2	NAVY	RENO	NV	23JUN70	S.VIETNAM	01OCT43	NON-HC DIED- OTHER
MAC KAY WILLIAM MICHAEL	SGT	ARMY	RENO	NV	19AUG69	S.VIETNAM	08DEC47	HOSTILI KILLED
MC ANDREW JAMES DELMAS	SP5	ARMY	RENO	NV	11JAN63	S.VIETNAM	16FEB28	HOSTILI KILLED
MINETTO ROBERT NEIL	CPL	MARINES	RENO	NV	09MAY68	S.VIETNAM	11JAN47	HOSTILI KILLED
MORGAN ROBERT LEROY JR	SP4	ARMY	RENO	NV	18APR69	S.VIETNAM	19JUN49	HOSTILI KILLED
PARSONS MICHAEL DUANE	CAPT	ARMY	RENO	NV	03APR75	S.VIETNAM	07MAY45	NON-HC DIED- MISS.
RHODEHAMEL JOHN RAY II	PFC	MARINES	RENO	NV	07APR67	S.VIETNAM	13JUL48	HOSTILI KILLED
RICE MAXIE ROSS	CPL	MARINES	RENO	NV	01FEB68	S.VIETNAM	07JUN47	HOSTILI KILLED
STONE RAYMOND EDWARD JR	2LT	ARMY	RENO	NV	14DEC67	S.VIETNAM	21NOV46	HOSTILI KILLED
WESSEL MICHAEL DANIEL	CPL	MARINES	RENO	NV	27JUL67	S.VIETNAM	16MAR44	HOSTILI DIED- WOUND
BRAEUTIGAN MICHAEL L	SP4	ARMY	SPARKS	NV	17MAY67	S.VIETNAM	21JUL47	NON-HC DIED- OTHER
CARRUTHERS EDWARD ANTHONY	LCPL	MARINES	SPARKS	NV	27SEP67	S.VIETNAM	30APR46	HOSTILI KILLED
FOX CHARLES BURTON JR	CPL	ARMY	SPARKS	NV	09JUL68	S.VIETNAM	16OCT46	HOSTILI KILLED
LAKEY LARRY LEE	PFC	MARINES	SPARKS	NV	22SEP66	S.VIETNAM	20DEC45	HOSTILI KILLED
LE BEAU ANDREW ERNEST JR	SSGT	AIR FORCE	SPARKS	NV	11FEB68	S.VIETNAM	30APR36	HOSTILI KILLED
LONDON DENNIS W	SGT	AIR FORCE	SPARKS	NV	15MAY75	THAILAND	21AUG49	NON-HC DIED- OTHER
SHEA MICHAEL FRANCIS	LCPL	MARINES	SPARKS	NV	04SEP67	S.VIETNAM	07AUG47	HOSTILI KILLED
WALKER RICHARD HOWARD	PFC	MARINES	SPARKS	NV	26APR69	S.VIETNAM	18SEP49	HOSTILI KILLED
MAC KINNEY PHILIP V	PFC	ARMY	SPRINGFIELD GREENE	NV	22JUN81	S.VIETNAM	22DEC46	NON-HC DIED-

								ILL, INJ
MURRAY THOMAS EDGAR	LTJ	NAVY	ST CLAIR	NV	28OCT65	S.VIETNAM	15FEB39	NON-HC DIED- ILL, INJ
NEWMAN CLYDE EDWARD	PFC	ARMY	TONOPAH	NV	08MAY67	S.VIETNAM	09APR47	HOSTILI KILLED
STUDDARD DANNY GERALD	SGT	ARMY	VIRGINIA CITY	NV	16JUN71	S.VIETNAM	22NOV49	NON-HC DIED- ILL, INJ
DEDMAN RONALD EUGENE	SP4	ARMY	WELLS	NV	09MAR69	S.VIETNAM	20MAY48	HOSTILI KILLED
PARKER LARRY	SSGT	ARMY	WINNEMUCCA	NV	21MAR70	S.VIETNAM	16MAR40	HOSTILI KILLED
QUILICI PETER JR	LCPL	MARINES	YERINGTON	NV	23AUG66	S.VIETNAM	03APR44	HOSTILI KILLED
STONE LARRY GEORGE	2LT	MARINES	YERINGTON	NV	22MAY67	S.VIETNAM	15NOV41	HOSTILI KILLED
BYLINOWSKI MICHAEL DAVID	LCPL	MARINES	ZEPHYR COVE	NV	06DEC67	S.VIETNAM	04FEB46	HOSTILI DIED- WOUND
N								

*For persons who died while missing or captured, the date of casualty is the date died or declared dead (e finding of death), not the date declared missing or captured.

**BNR indicates that the body has not been recovered.

Source: [Southeast Asia] Combat Area Casualties Current File (CACCF), as of November 1997 (electronic r Records of the Office of the Secretary of Defense, Record Group 330, The National Archives at College Park

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Convert Huntridge Circle Park into Veterans Memorial

SIGNATURE:

<http://www.stevermiller4lasvegas.com/PetitionToEstablishVeteransMemorialPark.html> 4/9/2007