

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 16, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REZONING

ZON-20185 - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT - Request for a Rezoning FROM: U (UNDEVELOPED) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION] TO: T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION] on 1.61 acres approximately 1000 feet west of the intersection of West Centennial Parkway and Grand Montecito Parkway (APN 125-20-803-006), Ward 6 (Ross). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 04-12-07 Planning Commission Meeting Item 6

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

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

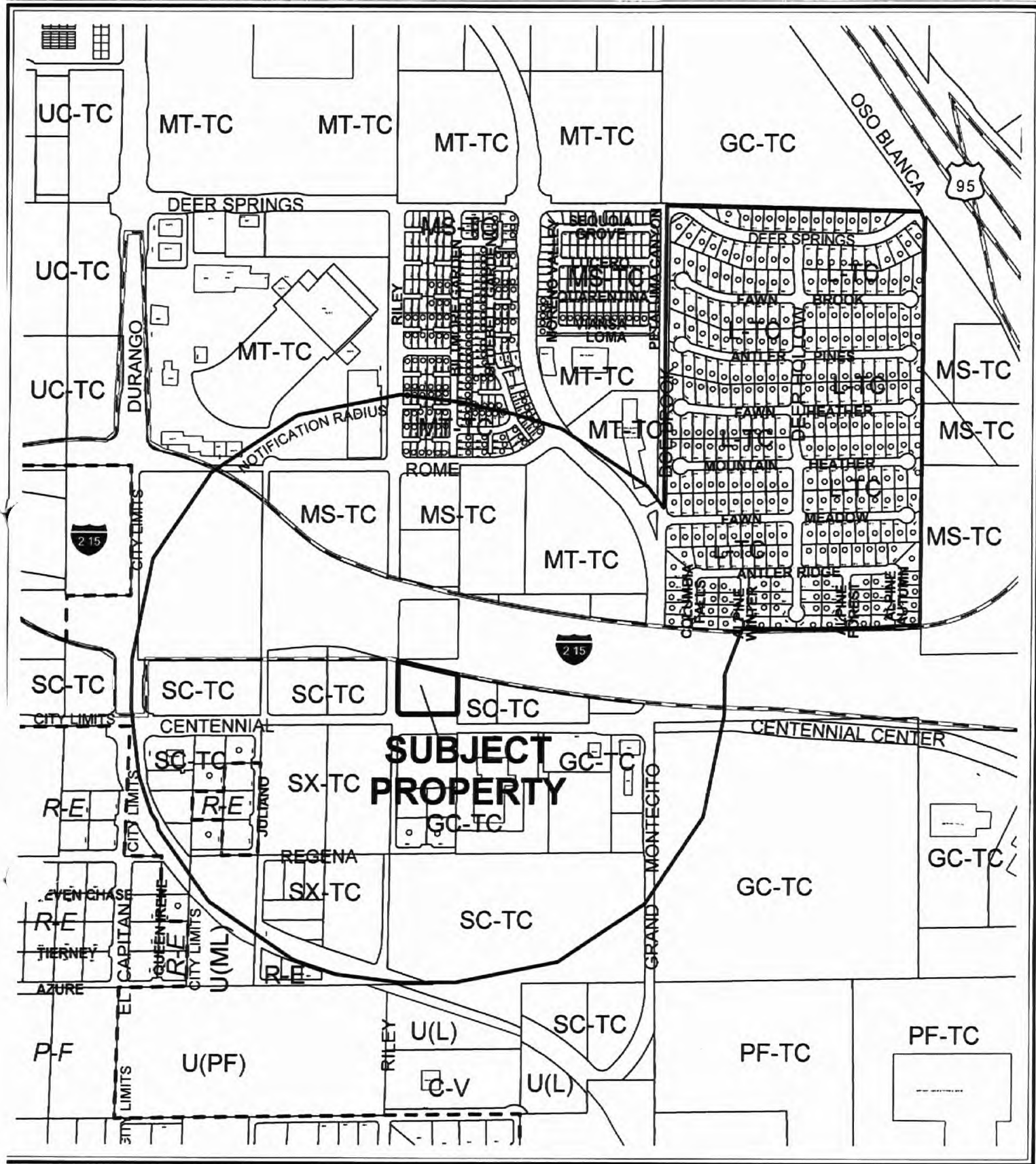
LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-BRENDA J. WILLIAMS); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Items 96 and 97.

NATHAN GOODMAN, KGAR Architecture, 4495 South Polaris Avenue, appeared on behalf of the applicant and concurred with staff's conditions.

MAYOR GOODMAN declared the Public Hearing closed on Items 96 and 97.



CASE: ZON-20185

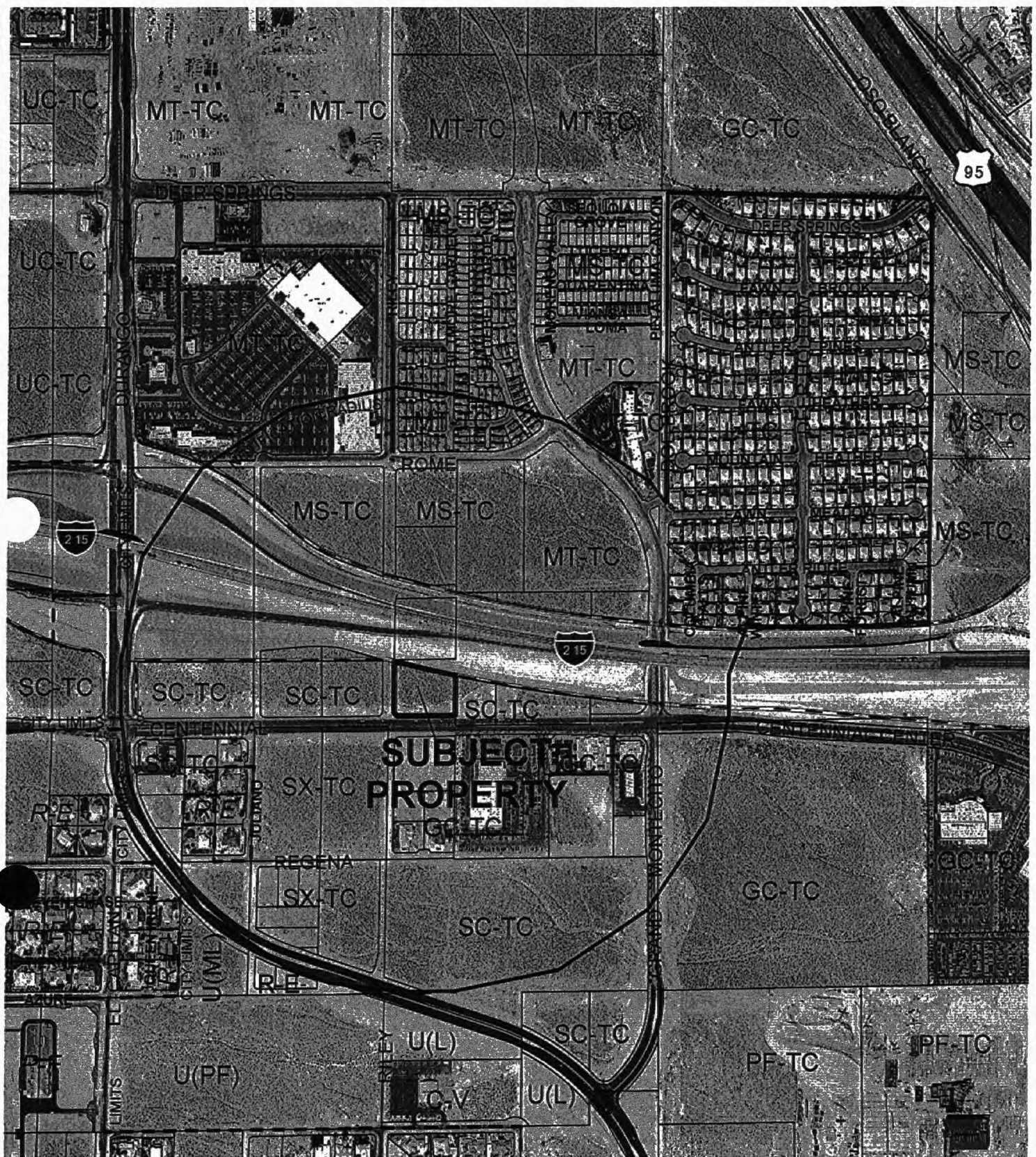
RADIUS: 1350 FT + TIMBERLAKES

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [S-C T-C (SERVICE COMMERCIAL - TOWN CENTER)
SPECIAL LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

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



CASE: ZON-20185

RADIUS: 1350 FT + TIMBERLAKES

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [S-C T-C (SERVICE COMMERCIAL - TOWN CENTER)
SPECIAL LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

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

0 500 1000 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-20185 - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT

**** CONDITIONS ****

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

Planning and Development

1. A Site Development Plan Review (SDR-20186) 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.
2. A Rezoning from the U (Undeveloped – Town Center) zoning classification to the TC (Town Center) Zoning District is hereby granted.

Public Works

3. Construct half-street improvements including appropriate over paving on Riley Street adjacent to this site concurrent with development of this site unless a Petition of Vacation for Riley Street, such as VAC-14766, is recorded prior to the issuance of any permits for this site.
4. Construct all incomplete half-street improvements on Centennial Parkway adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Rezoning from the U (Undeveloped) zone to the T-C (Town Center - Service Commercial) zone on 1.61 acres approximately 1000 feet west of the intersection of West Centennial Parkway and Grand Montecito Parkway.

An associated Site Development Plan Review (SDR-20186) for the development of a 21,730 square foot medical office building is accompanying this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
2/14/02	An Annexation Ordinance for A-0038-02 and location map for approximately 687.3 acres, located primarily in the west and northwest area of the city was recorded with the Nevada Department of Taxation
04/12/07	The Planning Commission recommended approval of companion item SDR-20186 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #6/mh).
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related with this request.	
<i>Pre-Application Meeting</i>	
2/14/07	A pre-application meeting was held with staff regarding the requirements for the Rezoning of property and the Site Development Plan Review for a 21,730 SF medical office in the Town Center area.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.61 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	Service Commercial - Town Center	Town Center
North	CC 215 - ROW	CC 215 - ROW	ROW
South	Undeveloped	General Commercial -Town Center	Town Center
East	Undeveloped	Service Commercial - Town Center	Town Center
West	Undeveloped	Service Commercial - Town Center	Town Center

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

DEVELOPMENT STANDARDS

Pursuant to the Town Center Design Standards Manual, the following requirements apply:

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	15-foot max.	5 feet	Y
• Side	10 feet	40 feet	Y
• Corner	15 feet	40 feet	Y
• Rear	20 feet	110 feet	Y
Max. Lot Coverage	NA	NA	NA
Max. Building Height	2 stories	2 stories	Y
Trash Enclosure	50 feet from residential/ screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.12 and the Town Center Design Standards Manual, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	13 Trees	23 Trees	Y
Buffer:				
Min. Trees	1 Tree/ 30 Linear Feet	36 Trees	48	Y
TOTAL		49 Trees	87	Y
Min. Zone Width	8 Feet		0 Feet	N*
Wall Height	6 Feet		6 Feet	Y

*A Waiver to the Title 19.12 Landscape Standards has been requested and is being processed with the accompanying Site Development Plan Review (SDR-20186).

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Medical Office		1:200 SF up to 2,000 SF	10				
		1: Each remaining 175 sf	113				
TOTAL			123	5	124	5	Y
Loading Spaces			0*		1		Y

*Per Title 19.10.020 On-Site Loading Standards, "...every use that receives or distributes materials or merchandise by truck shall provide and maintain on-site loading spaces in accordance with the standards in this chapter"

ANALYSIS

- **Zoning/Land Use**

The proposed T-C (Town Center) zoning is in conformance with the General Plan, which designates the subject site as TC (Town Center). The Town Center Design Standards Manual designates the site as SC-TC (Service Commercial - Town Center). The applicant is proposing a two-story, 21,730 square-foot medical office, which is a permitted use within the SC-TC (Service Commercial-Town Center) Land Use Code.

- **Town Center**

The intent of this district is to enable development with imaginative site and building design and maximize the use of the property. Projects within the SC-TC (Service Commercial - Town Center) district shall place an emphasis on low to medium intensity retail, office, or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics

- **Beltway Trail**

A multi-use transportation trail has been designated along the southern boundary of the subject property in accordance with the Joint Parks and Trails Plan for the City of Las Vegas and Clark County. The trail will consist of approximately 12 feet of asphalt paving and will be within the Beltway right-of-way. The applicant will not be required to dedicate property for the trail nor will he have to maintain the trail as the City is the responsible agency for constructing this trail.

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 T-C (Town Center) zoning is in conformance with the General Plan, which designates the subject site as TC (Town Center). The proposed Medical Office use is in compliance with the Town Center Design Standards Manual which designates the site as SC-TC (Service Commercial – Town Center).

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

The proposed Medical Office use of this property is in compliance with the Town Center Development Standards Manual for the Service Commercial –Town Center Land Use Code.

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

The proposed TC (Town Center) zoning is appropriate for the community given the special land use designation of SC-TC (Service Commercial – Town Center). The rezoning will allow the development of a proposed Medical Office that is in accordance with the Town Center Development Standards Manual.

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

Site access is from Centennial Parkway, designated a 90-foot Frontage Road in the Town Center Design Standards Manual. Additional access is provided off of Riley Street via a shared-access agreement.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 376 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-20185** APN: 125-20-803-006

Name of Property Owner: Centennial Riley Development LLC

Name of Applicant: Centennial Riley Development LLC

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN _____

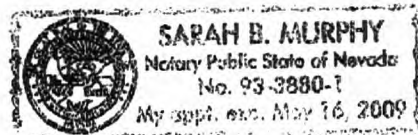
Signature of Property Owner: _____

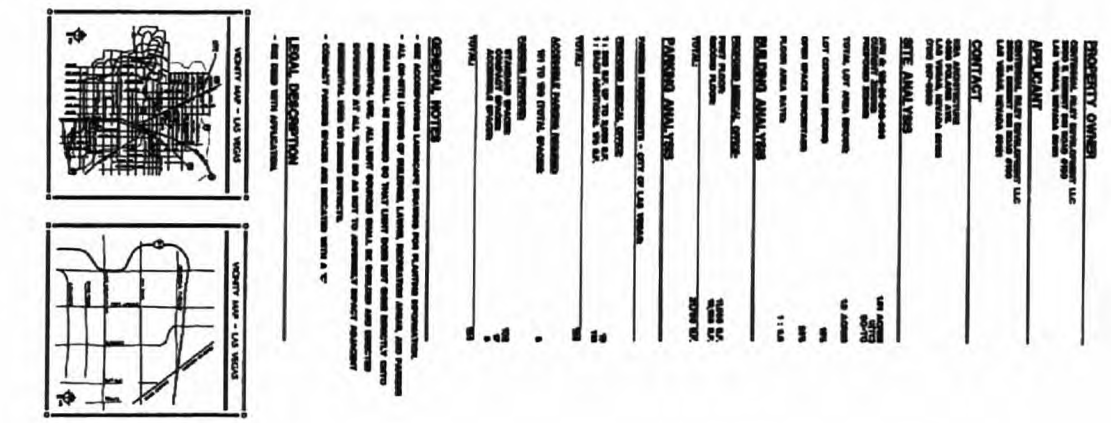
Print Name: TIMOTHY B. SUTHERLAND, M.D.

Subscribed and sworn before me

This 14TH day of FEBRUARY, 20 07

Sarah B. Murphy
Notary Public in and for said County and State





KGa ARCHITECTURE

February 27, 2007

City of Las Vegas Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

Attn: Planning Staff

Re: Desert Orthopaedic Center

To whom it may concern:

Please accept this document as the justification letter for the above referenced project.

We are requesting a Site Development Plan Review of this project located on the northeast corner of Centennial Parkway and Riley Street. The site consists of approximately 1.61 acres and lies within the Town Center district of the City of Las Vegas. At the west end of the site, Riley Street has been approved to be vacated subject to the conditions listed as part of VAC-14766.

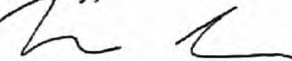
A single loading space has been provided on the proposed site plan as opposed to the required two loading spaces per Title 19.10.020.C. The property owner has stated that they do not receive any supplies via truck and will rarely utilize even a single loading space. Providing two loading spaces would also negatively impact the total number of parking spaces serving the patients and employees of the building.

The proposed, two story Medical Office Building will be utilized by the Desert Orthopaedic Center to administer general examinations and screenings. The building is approximately 21,730 square feet and includes examination rooms, radiography rooms, general office space and lease space.

In addition, we will be submitting a master sign plan to CHARC-TC as required per the Town Center Development Standards Manual.

Should you have any questions regarding this application, please feel free to contact our office.

Sincerely,



Nathan Goodman
Designer

FOUNDING PARTNERS
Ed Kittrell Jr., AIA
George F. Garlock, AIA

PARTNERS
David P. Brom, AIA
James C. Lord II, AIA
Rick Romito, Assoc. AIA

ASSOCIATES
Kent A. LeFevre, AIA
Mark Danley, AIA
Lee Norsworthy, AIA
Darcey Wenzel, AIA

LAS VEGAS

4495 South Polaris Avenue
Las Vegas, Nevada 89103
702.367.6900

www.KGAarchitecture.com

AUSTIN

ZON-20185
SDR-20186
04/12/07 PC

1701 Directors Boulevard, Suite 770
Austin, Texas 78744
512.441.8200

**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**

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE



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

SUBJECT: ZON-20185 - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *April 12, 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 Dorothy Marsili at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

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

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

Signature

10 APRIL 07

Date

NATHAN GOODMAN

Please print name

KGA ARCHITECTURE.

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 16, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20185

SDR-20186 - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT - Request for a Site Development Plan Review FOR A TWO STORY, 21,730 SQUARE FOOT MEDICAL OFFICE BUILDING AND A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.61 acres approximately 1000 feet west of the intersection of West Centennial Parkway and Grand Montecito Parkway (APN 125-20-803-006), U (Undeveloped) Zone [SC-TC (Service Commercial – Town Center) Special Land Use Designation] [PROPOSED: T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center)] Special Land Use Designation], Ward 6 (Ross). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 04-12-07 Planning Commission Meeting Item 7

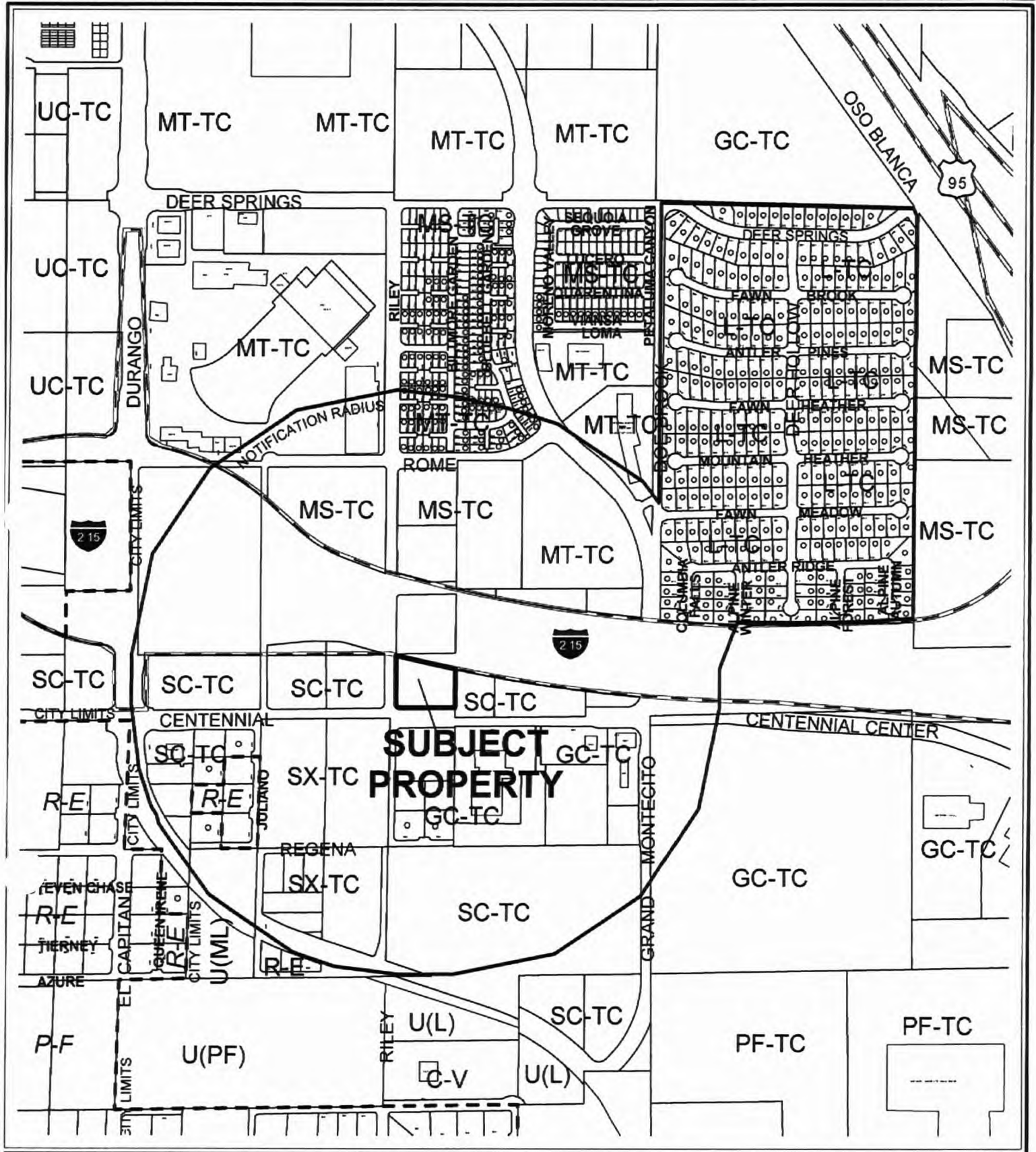
Motion made by STEVEN D. ROSS to Approve Subject to Conditions

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

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

Minutes:

See Item 96 for related discussion.



CASE: SDR-20186

RADIUS: 1350 FT + TIMBERLAKES

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [S-C T-C (SERVICE COMMERCIAL - TOWN CENTER)
SPECIAL LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

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

0 500 1000 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-20186 - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-20185), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, floor plans, and building elevations date stamped: 2/27/07 and the landscape plans date stamped: 3/06/07 except as amended by conditions herein.
4. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
5. A Waiver from Title 19.12 is hereby approved, to allow no landscape buffer along the western perimeter where an eight-foot wide landscape buffer is 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.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Petition of Vacation VAC-14766 must record prior to the issuance of permits for this site. Construct the full-width of the proposed driveway in the Riley Street alignment and sufficient on-site paving to provide two-way traffic into and out of this site to the satisfaction of the City Traffic Engineer.
15. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Centennial Parkway.
16. Landscape and maintain all unimproved right-of-way, if any, on Centennial Parkway adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Submit an Encroachment Agreement for all landscaping, if any, located in the Centennial Parkway public right-of-way adjacent to this site prior to occupancy of this site.

18. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20185 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for a two story, 21,730 square foot medical office building and a waiver to allow no landscape buffer along the west property line where eight feet is required on 1.61 acres approximately 1,000 feet west of the intersection of West Centennial Parkway and Grand Montecito Parkway.

A companion application requesting a Rezoning (ZON-20185) will be heard in conjunction with the Site Development Plan Review.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
2/14/02	An Annexation Ordinance for A-0038-02 and location map for approximately 687.3 acres, located primarily in the west and northwest area of the city was recorded with the Nevada Department of Taxation
04/12/07	The Planning Commission recommended approval of companion item ZON-20185 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #7/mh).
<i>Related Building Permits/Business Licenses</i>	
There are no related permits or licenses related with this request.	
<i>Pre-Application Meeting</i>	
2/14/07	A pre-application meeting was held with staff regarding the requirements for the Rezoning of property and the Site Development Plan Review for a 21,730 SF medical office in the Town Center area.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.61 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	Service Commercial - Town Center	Town Center
North	CC 215 - ROW	CC 215 - ROW	ROW
South	Undeveloped	General Commercial - Town Center	Town Center
East	Undeveloped	Service Commercial - Town Center	Town Center
West	Undeveloped	Service Commercial - Town Center	Town Center

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

DEVELOPMENT STANDARDS

Per the Town Center Development Standards Manual, the following requirements apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	15-foot max.	15 feet	Y
• Side	10 feet	40 feet	Y
• Corner	15 feet	40 feet	Y
• Rear	20 feet	110 feet	Y
Max. Lot Coverage	NA	NA	NA
Max. Building Height	2 stories	2 stories	Y
	50 feet from residential/ screened		
Trash Enclosure		Screened	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to the Town Center Design Standards Manual, the following standards apply.

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	13 Trees	23 Trees	Y
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	36 Trees	48	Y
TOTAL		49 Trees	87	Y
Min. Zone Width	8 Feet		0 Feet	N*
Min. Zone Exterior Buffer	15 Feet		15 Feet	Y
Wall Height	6 Feet		6 Feet	Y

*A Waiver to the Title 19.12 Landscape Standards has been requested to allow no perimeter landscape buffer along the west property line where an eight-foot wide landscape buffer is required in order to accommodate a cross-access agreement off of Riley Street.

Pursuant to the Town Center Development Standards Manual, the following standards apply.

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Frontage Road	5-foot sidewalk w/ 4-foot amenity zone	5-foot sidewalk w/ 5-foot amenity zone	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Medical Office	2,000 sf	1 space: 200 sf up to 2,000 sf	10				
Medical Office (remaining)	19,730 sf	1 space: Each remaining 175 sf	113				
TOTAL			123	5	124	5	Y
Loading Spaces			0*		1		Y

*Per Title 19.10.020 On-Site Loading Standards, "...every use that receives or distributes materials or merchandise by truck shall provide and maintain on-site loading spaces in accordance with the standards in this chapter"

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
No landscape buffer along the west property line.	8-foot wide landscape buffer	Approval

ANALYSIS

- **Zoning/Use**

The proposed Medical Office is an acceptable use as per the Town Center Design Standards Manual for land within the SC-TC (Service Commercial – Town Center) Land Use Code.

- **Trails**

A multi-use transportation trail has been designated along the southern boundary of the subject property in accordance with the Joint Parks and Trails Plan for the City of Las Vegas and Clark County. The City is the responsible agency for constructing this trail. The applicant will not be required to dedicate property for the trail nor will he have to maintain the trail.

The trail will consist of approximately 12 feet of asphalt paving and will be within the Beltway right-of-way.

- **Site Plan**

The site plan shows a two-story medical office with an 11,595 square-foot building footprint providing an approximate 15% lot coverage. With the low lot coverage and appropriate site location, the site plan shows an approximate open space provision of 26% of the lot. The building is appropriately located 15 feet from Centennial Parkway and is oriented towards Riley Street on the west to function primarily as a corner building.

- **Landscape Plan**

The provided landscape plan shows an abundant amount of trees of various sizes and types, all of which are desert appropriate and meet the Town Center Landscaping standards.

A Waiver to allow no landscape buffer along the west property line where Title 19.12 requires an eight-foot wide buffer has been requested. The applicant proposes accessing the site off of Riley Street with a shared-access agreement. Staff supports this request as the applicant would be unable to accommodate this requirement and still maintain adequate access to the site via the shared-access agreement.

- **Elevations**

The selected materials shown on the elevations are appropriate for the proposed Medical Office and comply to the Town Center Design Standards Manual. Red sandstone veneer is shown along the south, and west elevations and a variation in tan desert tones provide a visual breakup of the façade.

- **Floor Plans**

The provided floor plans are typical of a Medical Office. The lower level contains twenty-five individual exam rooms with a waiting area to accommodate 56 seats. The second level is listed as lease space with over 6,340 square feet available. Vertical circulation is provided by two internal stairways at the western and eastern ends and a single elevator.

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 Medical Office use is compatible with the adjacent Town Center commercial land use category. The affected property and the properties to the east, west, and north are undeveloped with new commercial development to the south. The commercial use and intensity adheres to the existing Town Center Land Use code of SC-TC (Service Commercial-Town Center).

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

The proposed Medical Office is located on land with the appropriate General Plan Category of TC (Town Center) and the Town Center Land Use Code SC-TC (Service Commercial-Town Center). The proposal does not comply with the Town Center Design Standards Manual in that the applicant has requested a Waiver to allow no landscape buffer along the west property line where an 8-foot landscape buffer is required.

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

The site access and circulation is not expected to have any negative impact on the adjacent roadways or neighborhood traffic. The applicant is showing access to the west portion of the lot on Riley Street which has yet to be vacated.

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

Although a Waiver to the perimeter landscape buffer width has been requested, the building and landscape materials chosen for this project are in compliance with the town Standards Manual and the proposal shows interesting elevations that contribute to the visual appearance of the area. The landscaping shows a variety of appropriate tree species and shrubs that are all appropriate for the area.

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

With approval of the requested Waiver to the west perimeter landscape buffer, the remaining landscaping is adequate and interesting building elevations will provide an aesthetic asset to the existing vacant lot. The overall site design creates an orderly and aesthetically pleasing environment that is harmonious and compatible with the local area.

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

The appropriate measures are taken in securing and protecting the public health, safety and general welfare through the inspections required of Building and Safety for all commercial construction, through the Business Licensing Division for all licensed commercial activity, and through Code Enforcement for the general application of the Las Vegas Municipal Code.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 376 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20186** APN: 125-20-803-006

Name of Property Owner: Centennial Riley Development LLC

Name of Applicant: Centennial Riley Development LLC

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

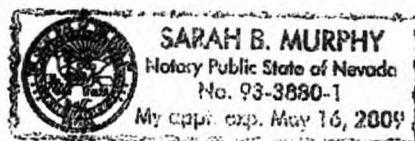
Signature of Property Owner: _____

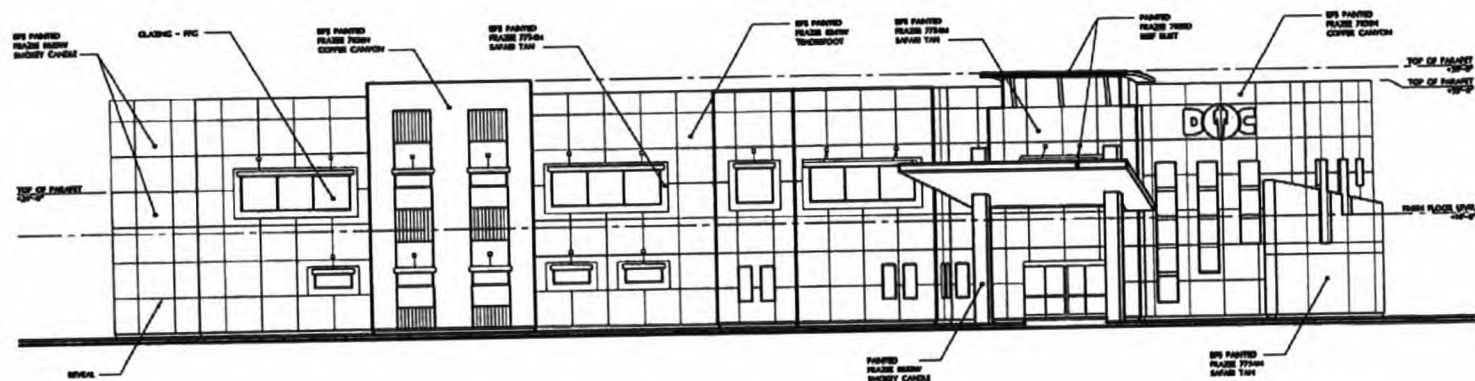
Print Name: TIMOTHY B. SUTHERLAND, M.D.

Subscribed and sworn before me

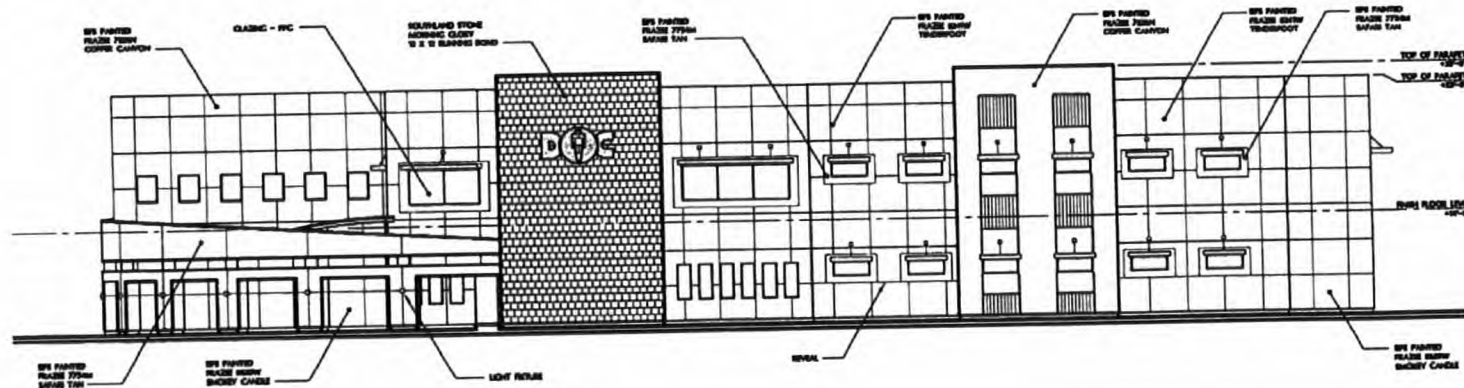
This 14th day of February, 2007

Sarah B. Murphy
Notary Public in and for said County and State





NORTH ELEVATION
SCALE: 1/8" = 1'



SOUTH ELEVATION
SCALE: 1/8" = 1'

ZON-20185
SDR-20186
04/12/07 PC

DESERT ORTHOPAEDIC
CENTER
LAS VEGAS, NEVADA



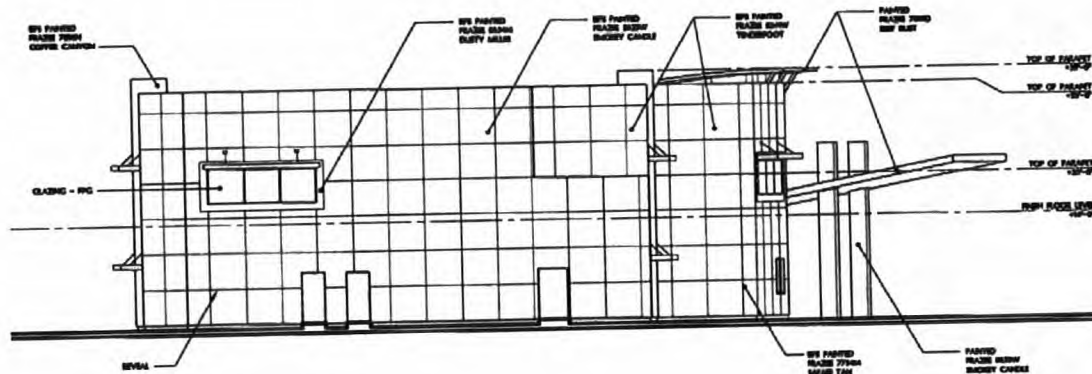
KGA
ARCHITECTURE
KUTTERELL GARDNER
AND ASSOCIATES, P.C.

10000 W. LAS VEGAS AVENUE, SUITE 200
LAS VEGAS, NEVADA 89135
TEL: 702.735.1000
FAX: 702.735.1001
WWW.KGA-ARCH.COM

DESIGN
DESERT ORTHOPAEDIC
CENTER

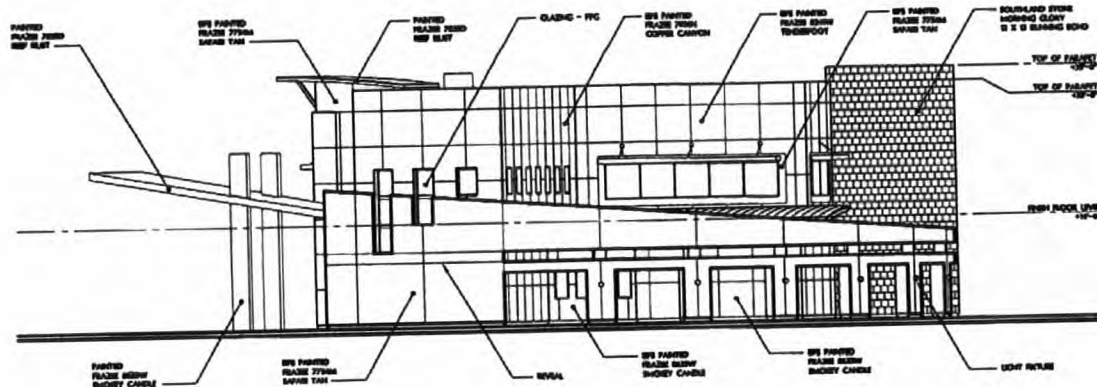
DATE: FEBRUARY 27, 2007
BY: B-711

FEB 27 2007 A6.01



EAST ELEVATION

SCALE - 1/8" = 1'



WEST ELEVATION

SCALE - 1/8" = 1'

ZON-20185
SDR-20186
04/12/07 PC

**DESERT ORTHOPAEDIC
 CENTER**
 LAS VEGAS,
 NEVADA



KGA
 ARCHITECTURE
 KUTYBALL GARDNER
 AND ASSOCIATES, LLP

1000 SOUTH PLASTER AVENUE
 LAS VEGAS, NEVADA 89102
 (702) 735-1000
 FAX (702) 735-1001

**DESERT ORTHOPAEDIC
 CENTER**
 EAST AND WEST ELEVATIONS

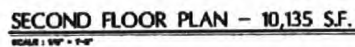
DATE: FEBRUARY 27, 2007
 BY: [Signature]
 A6.02

FEB 27 2007

The floor plan of the 10th floor of the FBI Laboratory is a detailed architectural drawing showing the layout of various rooms and corridors. The plan is oriented with a north arrow pointing towards the top right. The central area is dominated by a large grid of examination rooms, each labeled 'EXAM' and numbered. To the left of this central area, there are several administrative offices, including a 'RECEIVING OFFICE', a 'MAIL ROOM', a 'TELEPHONE ROOM', and a 'COPY ROOM'. To the right, there are specialized areas such as a 'FINGERPRINT ROOM', a 'PHOTOGRAPHY ROOM', and a 'LABORATORY'. The plan also includes a 'RESTROOM' and a 'STAIRWELL'. The layout is complex, with many small rooms and corridors, and is surrounded by a curved wall on the left side.

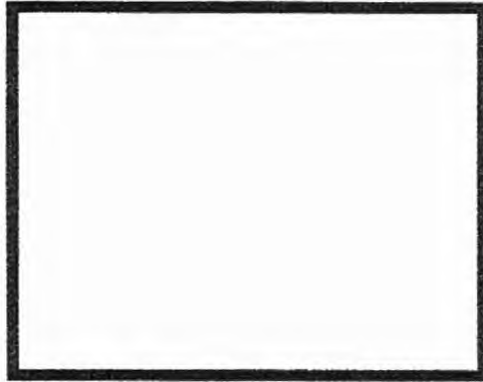
Feb 27 2011



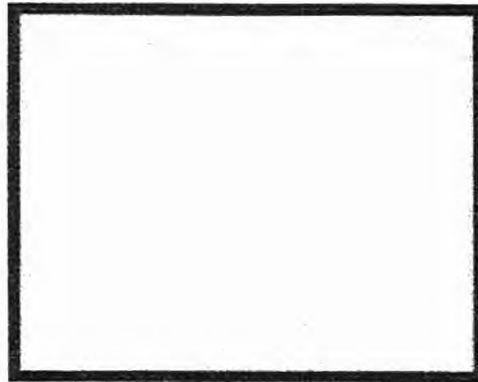


FEB 27 2007

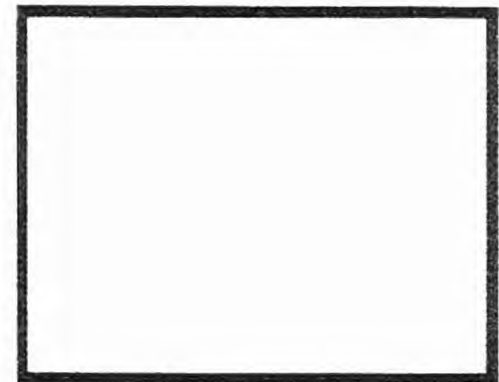
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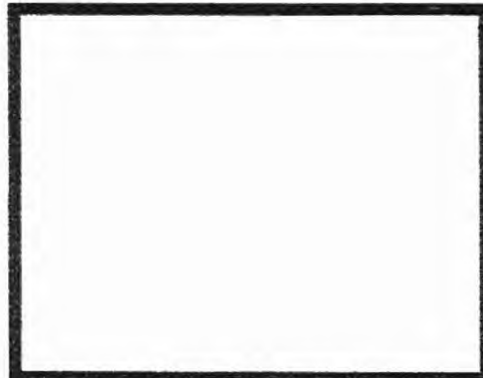
FRAZEE 8633W SMOKY CANDLE



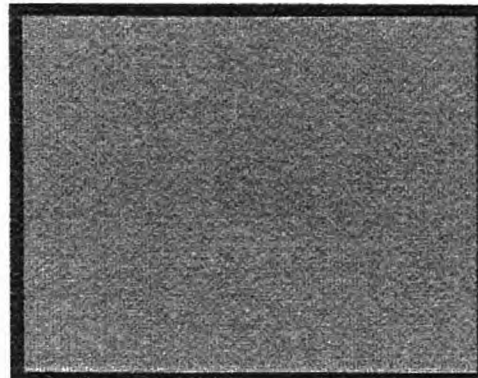
FRAZEE 8634M DUSTY MILLER



FRAZEE 8241W TENDERFOOT

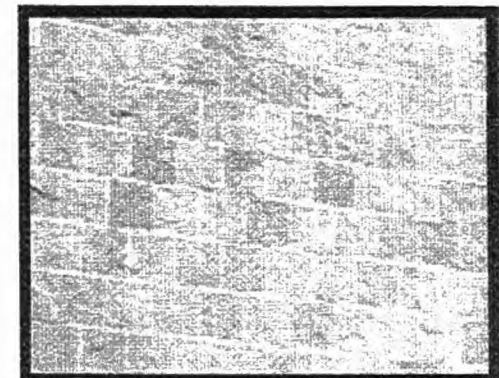


FRAZEE 7754M SAFARI TAN



FRAZEE 7836N COPPER CANYON

STONE TILE:



SOUTHLAND STONE MORNING GLORY

DESERT ORTHOPAEDIC CENTER

KGA
ARCHITECTURE

**ZON-20185
SDR-20186
04/12/07 PC**



ZON-20185 AND SDR-20186 - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT
1,000 FEET WEST OF THE INTERSECTION OF WEST CENTENNIAL PARKWAY AND GRAND MONTECITO
PARKWAY
APRIL 12, 2007 PLANNING COMMISSION

03/12/07

KGa ARCHITECTURE

February 27, 2007

City of Las Vegas Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

Attn: Planning Staff

Re: Desert Orthopaedic Center

To whom it may concern:

Please accept this document as the justification letter for the above referenced project.

We are requesting a Site Development Plan Review of this project located on the northeast corner of Centennial Parkway and Riley Street. The site consists of approximately 1.61 acres and lies within the Town Center district of the City of Las Vegas. At the west end of the site, Riley Street has been approved to be vacated subject to the conditions listed as part of VAC-14766.

A single loading space has been provided on the proposed site plan as opposed to the required two loading spaces per Title 19.10.020.C. The property owner has stated that they do not receive any supplies via truck and will rarely utilize even a single loading space. Providing two loading spaces would also negatively impact the total number of parking spaces serving the patients and employees of the building.

The proposed, two story Medical Office Building will be utilized by the Desert Orthopaedic Center to administer general examinations and screenings. The building is approximately 21,730 square feet and includes examination rooms, radiography rooms, general office space and lease space.

In addition, we will be submitting a master sign plan to CHARC-TC as required per the Town Center Development Standards Manual.

Should you have any questions regarding this application, please feel free to contact our office.

Sincerely,



Nathan Goodman
Designer

FOUNDING PARTNERS
Ed Kittrell Jr., AIA
George F. Garlock, AIA

PARTNERS
David P. Brom, AIA
James C. Lord II, AIA
Rick Romito, Assoc. AIA

ASSOCIATES
Kent A. LeFevre, AIA
Mark Danley, AIA
Lee Norsworthy, AIA
Darcey Wenzel, AIA

LAS VEGAS

4495 South Polaris Avenue
Las Vegas, Nevada 89103
702.367.6900

www.KGAarchitecture.com

AUSTIN

701 Directors Boulevard, Suite 770
Austin, Texas 78744
512.441.8200

ZON-20185
SDR-20186
04/12/07 PC

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

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

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

SUBJECT: SDR-20186 - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *April 12, 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 Dorothy Marsili at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

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

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

Signature

10 APRIL 07

Date

NATHAN GOODMAN

Please print name

KGA ARCHITECTURE

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 16, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**
REZONING

ZON-20200 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 18.4 acres located at 2100 East St. Louis Avenue (APN 162-01-401-011), Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 04-12-07 Planning Commission Meeting Item 8

Motion made by GARY REESE to Approve Subject to Conditions

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

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

Minutes:

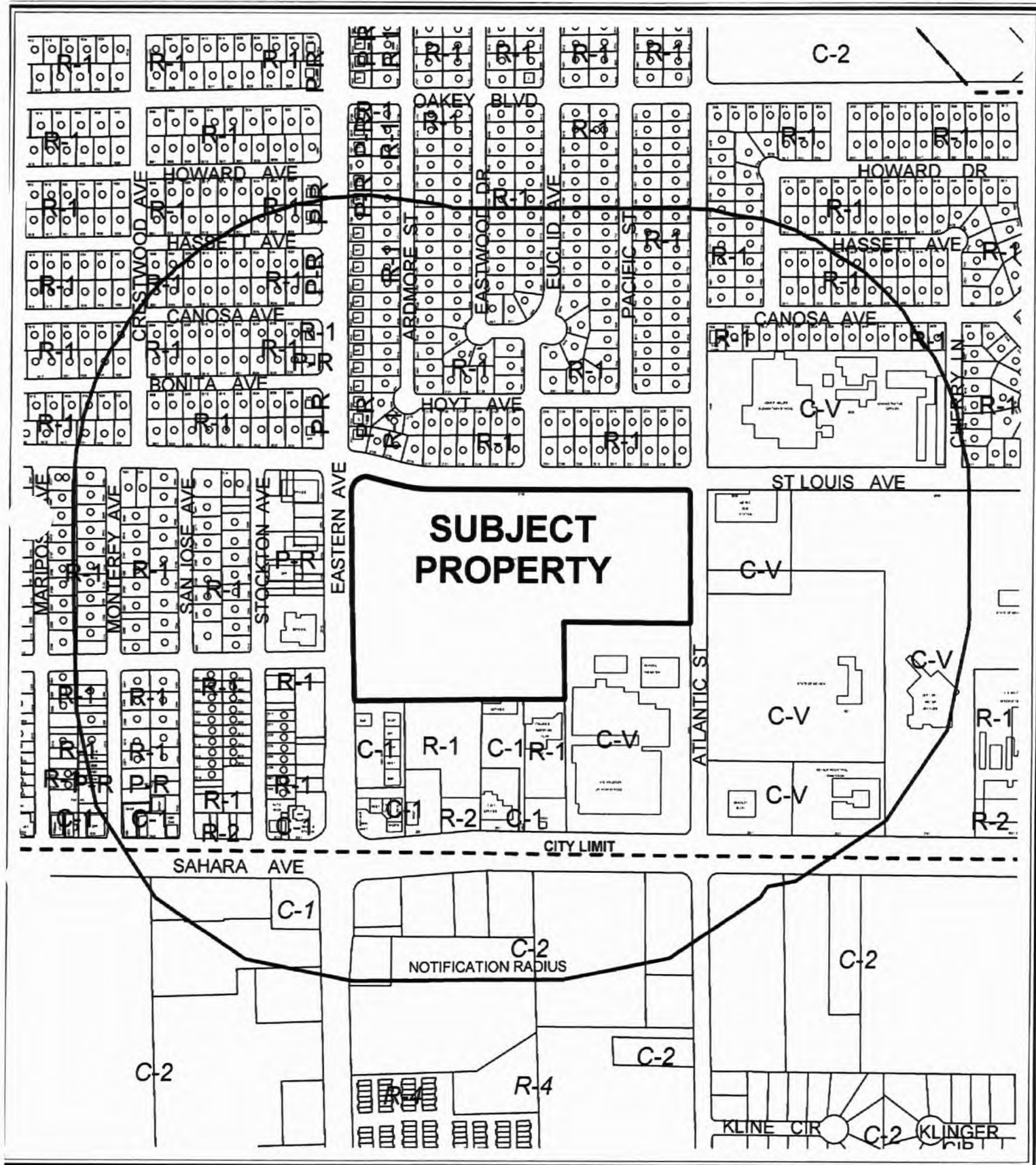
MAYOR GOODMAN declared the Public Hearing open on Items 98 and 99.

CLAIR LEWIS, City of Las Vegas, Architectural Services, appeared with MIKE DURAN, 6875 South Eastern Avenue, on behalf of the applicant and concurred with staff's recommendations. MR. DURAN briefly explained the renovation of Jaycee Park. Approximately 10 of the 18 acres will renovated: redoing the jogging path, replacing baseball field with a synthetic turf soccer field, adding a tot lot and a parking lot. These will be nice amenities and will protect what already exists.

CITY COUNCIL MEETING OF: MAY 16, 2007

MAYOR PRO TEM REESE declared the Public Hearing closed on Items 98 and 99.





CASE: ZON-20200

RADIUS: 1000 FT

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

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

0 500 Feet





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

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

RADIUS: 1000 FT

CASE: ZON-20200

0 500 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-20200 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-20201) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities unless otherwise allowed by the City Engineer.
4. A Drainage Plan and Technical Drainage Study, or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-1 (Single Family Residential) to C-V (Civic) on 18.4 acres at 2100 E. St. Louis Avenue. Staff finds the Rezoning to be appropriate as it would bring the zoning into conformance with the PR-OS (Park/Recreation/Open Space) General Plan designation. The existing Jaycee Park is a use compatible with the surrounding area.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/12/07	The Planning Commission recommended approval of companion item SDR-20201 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #8/lhm).
<i>Related Building Permits/Business Licenses</i>	
1990	No building permit; 1990 permit for lighting
<i>Pre-Application Meeting</i>	
02/09/07	Discussed rezone to C-V; parking requirement of 2 spaces per gross acre; Provide ADA access compliance in park
<i>Neighborhood Meeting</i>	
Month/date/year	A neighborhood meeting was not required, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	18.4

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Park	PR-OS(Park/Open Space)	R-1 (Single Family Residential)
North	Single Family Residential	L(Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Residential, Retail Stores, School	SC(Service Commercial) PF(Public Facilities)	R-1 (Single Family Residential), C-1 (Limited Commercial), C-V(Civic)
East	School	PF(Public Facilities)	C-V(Civic)
West	Offices & Single Family Residential	O(Office) & SC(Service Commercial)	P-R(Professional Office and Parking) R-1 (Single Family Residential),

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

ANALYSIS

The Jaycee Park has been serving the local community for many years. Currently, the zoning category for the Park (2100 E St. Louis Avenue) is R-1 (Single Family Residential). The actual use is a park and recreation area. The C-V(Civic) zoning designation would bring the zoning into compliance with the existing General Land Use Plan of PR-OS (Parks/Recreation/Open Space). Furthermore, it would be appropriate for the immediate community to have this property reflect the proper zoning, C-V (Civic) zone, rather than to continue operating under the R-1 (Single Family Residential) designation. This will ensure that proper design standards will be recorded with this property as it will fall under the purview of *Title 19.06 Special Purpose and Overlay Districts* rather than *Title 19.08 Development Standards*.

The C-V District is to provide for existing public facilities and for the development of new schools, parks, police, fire and other public facilities. The following uses are permitted in the C-V District:

1. Any Use operated or controlled by the City, County, State or Federal government, other than those described in section 19.06.020(D).
2. Any public or quasi-public use operated or controlled by a recognized religious, fraternal, veteran, civic or service organization, other than those described in section 19.06.020(D).
3. Any public or private elementary school, middle school, high school, college or university, with the exception of private vocational schools.
4. Utility company facilities, including electrical power substation, telephone switching stations and towers, water district facilities, cable TV lines and wireless communication facilities.

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 request for a Rezoning to C-V (Civic) Zone is in line with the existing General Plan of PR-OS (Parks/Recreation/Open Space). The C-V (Civic) Zone is the zoning category that complies with that given land use.

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.”

Since this park facility has been a community resource for many years it is appropriate to note that the existing use has been in harmony with the surrounding residential neighborhood and school.

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

This proposal complies with the growing demand for city parks in that it is maintaining the future existence of the established park and recreation 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.”

This park is located close to a medium-density residential neighborhood near an elementary school and a junior high school. Adequate pedestrian –and vehicular- access via neighborhood sidewalks and local streets allow direct access to the park. The existing park is served by the 100-foot primary arterial, Eastern Avenue.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 418 by Planning Department

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-20200 APN: 162-01-401-011
Name of Property Owner: CITY OF LAS VEGAS
Name of Applicant: CITY OF LAS VEGAS
Name of Representative: CLAIRE M. LEWIS

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

Yes ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: John M. [Signature]

Print Name: CLARE M. LEWIS

Subscribed and sworn before me

This 24th day of January, 2007

Gail Wilkinson

Notary Public in and for said County and State

Elk County, Nevada



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
J. L. MCKINSON
My Comm. Exp. 12/31/2006



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

CHARLES KAJKOWSKI, JR.
PUBLIC WORKS DIRECTOR

January 29, 2007

Department of Planning and Development
Development Service Center
731 South Fourth Street
Las Vegas, Nevada 89101

Attn: City of Las Vegas Planning

RE: JAYCEE PARK RENOVATION

Dear Planning:

The City of Las Vegas proposes to renovate Jaycee Park. Park renovation will be constructed with funding provided by SNPLMA. Site improvements include new armadas, a new lighted soccer field, parking lot, reconfigured pathways, new playground area with small water feature, expanded dog-park, upgrade pathway/security lights, minimize turf area and add native plantings.

RPA Landscape Architecture Inc. was the successful consultant selected by the City to perform the design planning. They are a landscape architectural firm specializing in recreation park development, and have been successful on similar types of projects in the valley. They bring many years of experience to the project.

The City of Las Vegas looks at this project as a winning solution that will assist with the growing demands for recreational park use in the Las Vegas Valley. This renovation to an older existing park will be a nice face-lift for the neighborhood. Please recommend the approval of this successful project development. Thank you.

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6276

FAX 702.382.0848

TDD 702.386.9108

www.lasvegasnevada.gov

**ZON-20200
SDR-20201
04/12/07 PC**

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

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

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

SUBJECT: ZON-20200 - APPLICANT/OWNER: CITY OF LAS VEGAS

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *April 12, 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 Dorothy Marsili 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.

Chlor M. Lewis
Signature

4.9.07

Date

Chlor M. Lewis

Please print name

City of Las Vegas

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 16, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20200

SDR-20201 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR THE RENOVATION OF AN EXISTING PUBLIC PARK on 18.4 acres located at 2100 East St. Louis Avenue (APN 162-01-401-011), R-1 (Single Family Residential) Zone [PROPOSED: C-V (Civic)], Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 04-12-07 Planning Commission Meeting Item 9

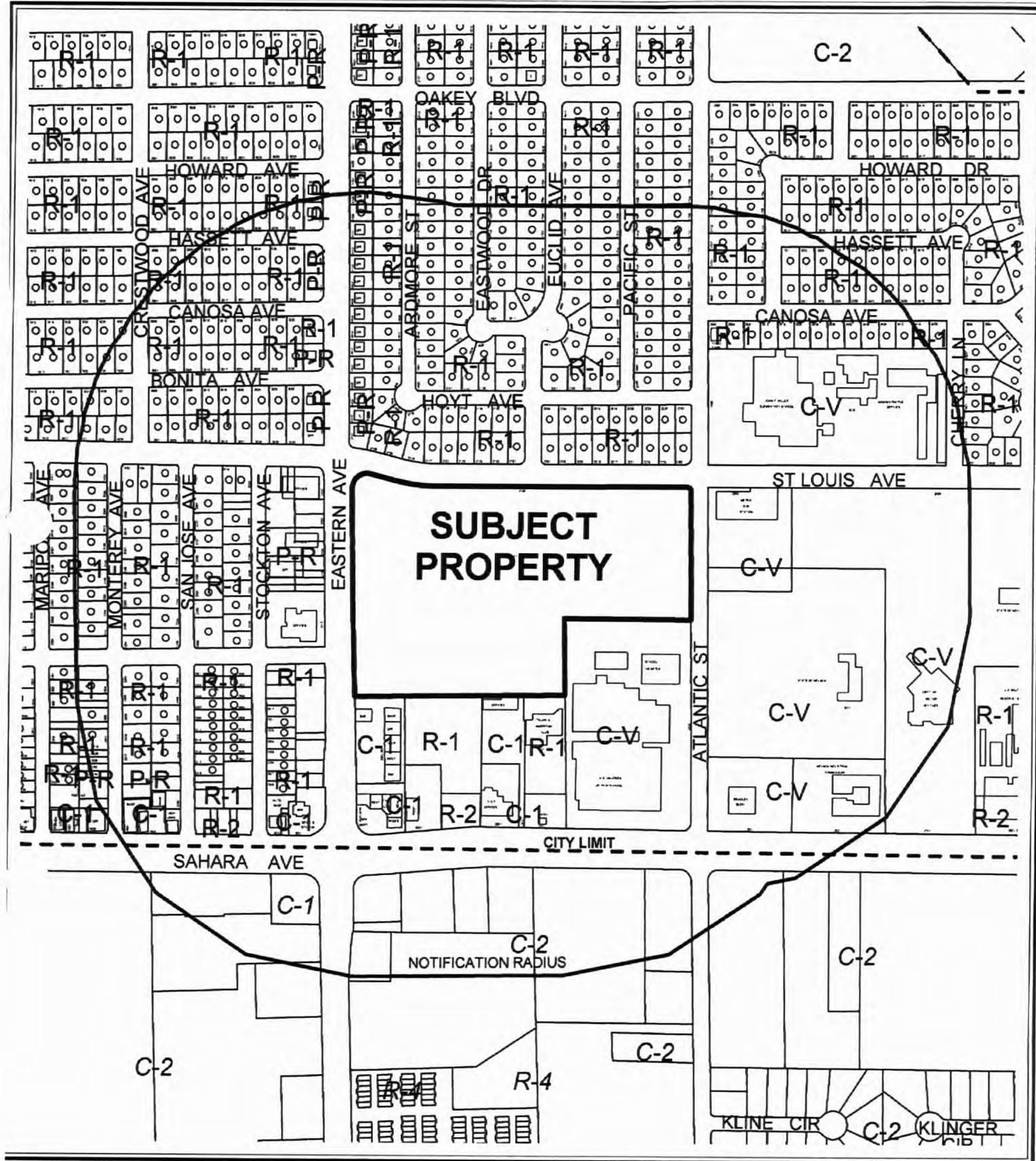
Motion made by GARY REESE to Approve Subject to Conditions

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

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

Minutes:

See Item 98 for related discussion.



CASE: SDR-20201

RADIUS: 1000 FT

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

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

0 500 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-20201 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-20200) if approved.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/27/07, except as amended by conditions herein.
3. 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.
4. 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.
5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

6. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20200 and all other subsequent site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for the renovation of the existing 18 acre Jaycee Park located at 2100 East St. Louis Avenue. Among the new features to be included in the park renovation will be an expanded dog park, jogging path, three large shade ramadas, tot lot, enlarged parking lot, water splash pad play area for older children, and a lighted soccer field. Turf areas will be minimized and native plantings will be added.

In addition to this Site Plan Review, a related Zoning (ZON-20200) from R-1 (Single Family Residential) to C-V (Civic) will bring the zoning into compliance with the General Land Use Plan of PR-OS (Parks/Recreation/Open Space) designation.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
04/12/07	The Planning Commission recommended approval of companion item ZON-20200 concurrently with this application.
	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #9/lhm).
<i>Related Building Permits/Business Licenses</i>	
1990	No building permit; 1990 permit for lighting.
<i>Pre-Application Meeting</i>	
02/09/07	Discussed rezone to C-V; parking requirement of 2 spaces per gross acre; Provide ADA compliance in park.
<i>Neighborhood Meeting</i>	
N/A	A neighborhood meeting was not required, nor was one held.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	18.4 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Park	PR-OS(Park/Open Space)	R-1 (Single Family Residential)
North	Single Family Residential	L(Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Residential, Retail Stores, School	SC(Service Commercial) PF(Public Facilities)	R-1 (Single Family Residential), C-1 (Limited Commercial), C-V(Civic)
East	School	PF(Public Facilities)	C-V(Civic)
West	Offices & Single Family Residential	O(Office) & SC(Service Commercial) Residential	P-R(Professional Office and Parking) and R-1 (Single Family Residential),

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, Development Standards within the C-V (Civic Zone) are to be set administratively for with a Site Development Plan Review.

<i>Standard</i>	<i>Provided</i>
Lot Size	18.4 acres
Setbacks	
• Front	5 Feet
• Side	10 Feet
• Rear	10 Feet
Min. Distance Between Buildings	10 Feet
Max. Building Height	15 Feet
Trash Enclosure	50 Feet from Residential

Pursuant to Title 19.06, Landscape Standards within the C-V (Civic Zone) are to be set administratively for with a Site Development Plan Review.

Location	Provided
Parking Area	47 Trees
Buffer: North	11 Existing Trees 24 New Trees 40 Feet On Center
Buffer: South	3 Existing Trees 20 New Trees 20 Foot on Center
Buffer: East	4 Existing Trees 20 New Trees 20 Foot On Center
Buffer: West	27 Existing Trees 4 New Trees
Existing Trees New Trees on Site	169 Variety of Evergreen & Deciduous 53 Pink Dawn Chitalpa* 45 'Rio Grande' Fan Tex Ash* 25 Evergreen Elm* 86 Purple Robe Locust**
TOTAL	378 Trees

* 24-inch Box Tree

** 36-inch Box Tree

Pursuant to Title 19.04 Land Use Table, 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	
Park	18.4 Acres	2 spaces Per Acre	37	2	98	6	Yes
TOTAL							104

Pursuant to Title 19.12

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Trees/6 Space	18 Trees	47 Trees	Y
TOTAL			47 Trees	Y

ANALYSIS

Zoning

Currently, the Zoning category for the Park (2100 E St. Louis Avenue) is R-1 (Single Family Residential). The actual use is a park and recreation area. A companion item to rezone (ZON-20200) the park to C-V (Civic) will bring the zoning into compliance with the existing General Land Use Plan of PR-OS (Parks/Recreation/Open Space). The zoning of C-V (Civic) will ensure that proper design standards will be recorded with this property as it will fall under the purview of *Title 19.06 Special Purpose and Overlay Districts* rather than *Title 19.08 Development Standards*.

Site Plan

Jaycee Park is an existing older park which has provided open space and recreation for the surrounding neighborhoods for many years. With funding provided by the Southern Nevada Public Land Management Act (SNPLMA), the City of Las Vegas proposes a renovation of the park. Much of the existing facilities will be updated and several new features will be added.

The site plan depicts the renovations throughout the 18 acre Jaycee Park. An eight foot wide ADA accessible, walking and maintenance path will encircle the entire park for access to the many recreational features. Adjacent to the walking / maintenance path will be a five-foot wide compacted chat jogging path. For security and safety, perimeter fencing will be repaired or replaced where needed.

A new tot lot with play equipment will be added on the southwest portion of the park near one of the three new large shade ramadas. Two more shade structures will be installed, one by the existing horse shoe pit near the parking lot, and the third directly to the north near the existing playground. Central to the park is a soccer field with lighting for evening games. Areas to be expanded and upgraded include the dog park, baseball field, restrooms and maintenance area. Surfacing will be enhanced around the existing restrooms and plaza areas.

Landscape

The landscape plan depicts substantial improvements to the proposed parking lot, perimeter buffers and park interior. As this parcel is designated C-V (Civic) in the General Plan, landscaping is established upon approval of the site plan. Landscape improvements will include maintenance of the 169 existing trees and the addition of 209 24-inch and 36-inch box trees. Turf areas will be minimized and replaced with native plantings. Fourteen varieties of drought tolerant plant material will be planted throughout the park. Synthetic turf will be installed on a new lighted soccer field.

Parking

A major addition to the park will be the construction of a 104 space parking lot at the south end of the park. Access to the parking is from Eastern Avenue. The proposed parking exceeds current parking standards per Title 19.10, providing 104 parking stalls where 37 are required.

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 areas to the east and a portion of the south perimeter are C-V (Civic) zoned and are the sites of several existing public facilities. To the north is single-family residential development with commercial development to the south and west of the site. The design and function of the proposed renovations of this park will in enhance the surrounding residential neighborhoods.

- 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;**

Pursuant to Las Vegas Zoning Code Section 19.02, Special Purpose Districts, the C-V (Civic) district (Section 19.02.040.D) states the minimum development standards for property in a C-V (Civic) district shall be established in the site development plan.

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

The proposed parking area depicted on the site plan provides access to the facilities in the park, and appear to provide adequate accessibility for park users without interfering with the proposed additions of baseball and soccer fields.

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

Landscaping, which includes approximately 236 trees along the public right-of-way, parking areas and congregated around recreational facilities, appears to be appropriate for the site.

- 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 site plan depicts an orderly arrangement of recreational facilities, buildings, parking, vehicle driveways and access points within the project site.

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

The proposed development will be subject to regular inspections for permitting and will; therefore, not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

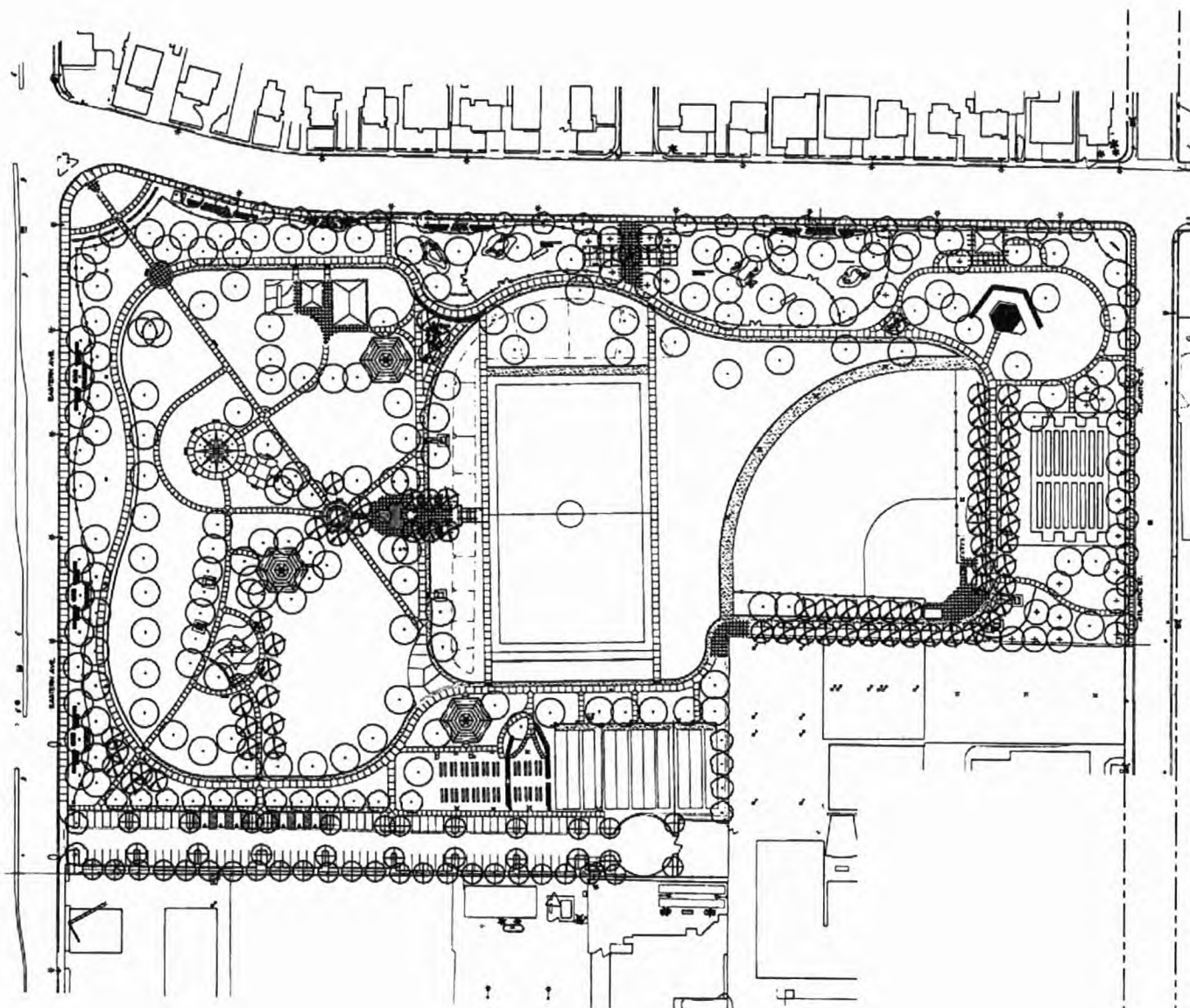
ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 418 by Planning Department

APPROVALS 0

PROTESTS 0



TREE LEGEND

SYMBOL	BOTANICAL/COPYRIGHT NAME	SIZE	COPYRIGHTS	QUANTITY	1" = 10' (AT MAXIMUM)
○	CHITRALPA TANGKORIN	14" DBH	STANDARD DB	10	10' x 10'
⊕	MAHAR V. 180 SHAWNEE	14" DBH	STANDARD DB	10	10' x 10'
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SHRUB LEGEND

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ROCK MULCH

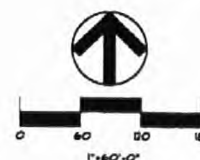
APPLY A 2" DEEP LAYER OF 1/4" PINK PINE CORAL ROCK MULCH IN LANDSCAPE AREAS SEE NOTE 31 SHEET L20.
APPLY AN 1/2" DEEP LAYER OF 1/4" PINK PINE CORAL ROCK MULCH IN DRIVEWAY AREAS SEE NOTE 30 SHEET L20.

LIGHTING SCHEDULE

○	10' POLE HEIGHT	10' POLE HEIGHT
⊕	10' POLE HEIGHT	10' POLE HEIGHT
⊗	10' POLE HEIGHT	10' POLE HEIGHT
⊙	10' POLE HEIGHT	10' POLE HEIGHT

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FEB 27 2007



ZON-20200
SDR-20201
04/12/07 PC

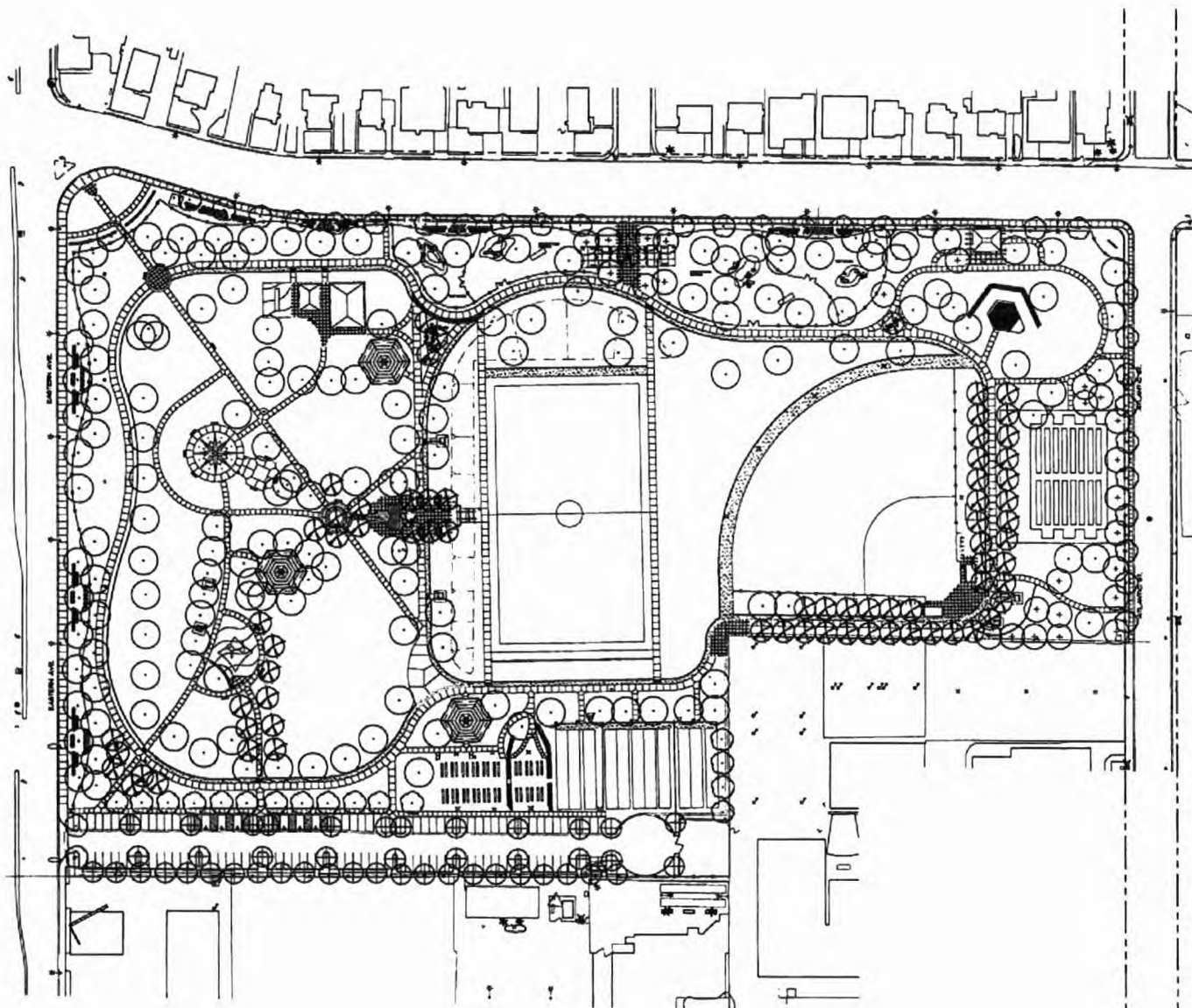
R.P.A. LANDSCAPE ARCHITECTURE PLANNING

JAYCEE PARK RENOVATION
SOUTH EAST CORNER OF EASTERN AVE
AND EAST SAINT LOUIS AVE

SITE PLAN

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

DATE: 02-27-07
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]



TREE LEGEND

SYMBOL	SYMBOL/CODING NAME	SIZE	CODING	QUANTITY	1" = 8' (AT MATURITY)
⊙	CELESTIAL LARGEBLOOM	14" DBH	STANDARD DA	-	30' x 30'
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ROCK MULCH

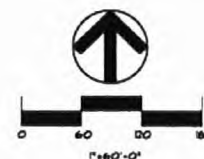
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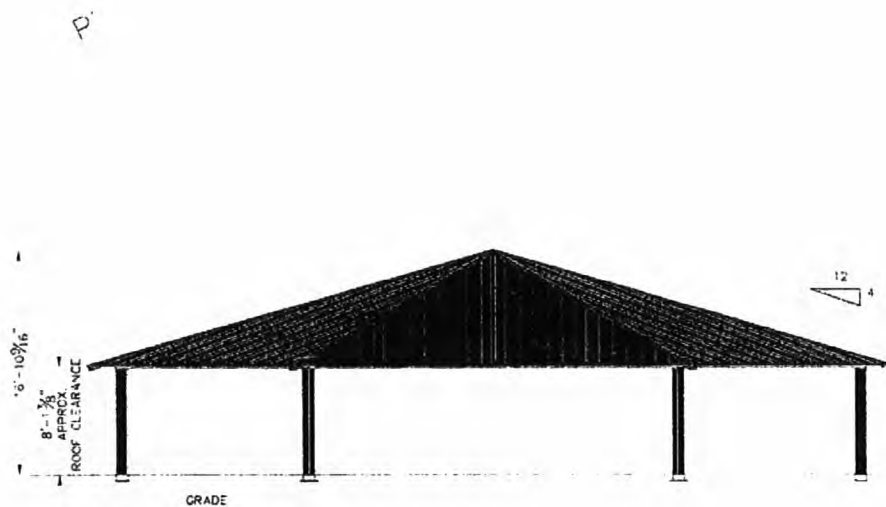
ZON-20200
SDR-20201
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R.P.A. LANDSCAPE ARCHITECTURE PLANNING

JAYCEE PARK RENOVATION
SOUTH CORNER OF EASTERN AVE
AND EAST SAINT LOUIS AVE

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

DATE: 02-27-07
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]



RAMADA ROOF COLOR:
COLONIAL RED



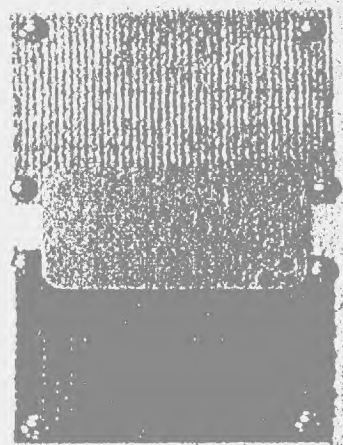
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WOODEN MULCH



SHADE STRUCTURE COLOR OPTION

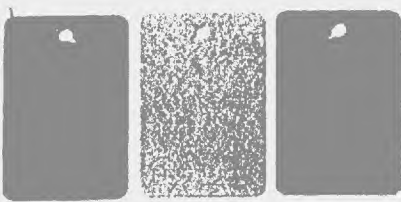


ROCK MULCH



GROUND COVER
2 1/2" - 4" ROCK

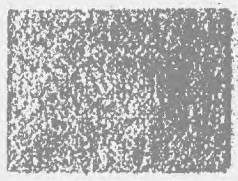
SYNTHETIC TURF



TOT LOT SHADE STRUCTURE



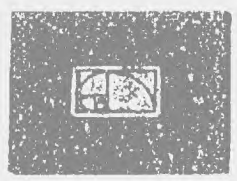
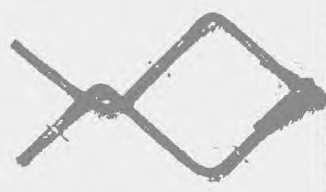
POSSIBLE COLORS



DRYING MOUNTAIN COLOR
PAKE BLACK TO PATCH



PLAYGROUND EQUIPMENT COLORS



SHADE STRUCTURE COLOR OPTION

SITE FURNISHINGS

POLE SHADE BEACH AND
TALL REFERENCE COLOR



SHADE RAMPADAS

SHADE RAMPADAS

ZON-20200

SDR-20201

FENCING

BLACK VINYL COATED CHAIN LINK FENCE

JAYCEE PARK RENOVATION
SOUTH EAST CORNER OF EASTERN AVE
AND EAST SAINT LOUIS AVE

COLOR AND MATERIALS BOARD

R.P.A. LANDSCAPE ARCHITECTURE PLANNING

1000 N. 10th St. Suite 100
St. Louis, MO 63101
Phone: (314) 433-1111
Fax: (314) 433-1112
www.rpa-stl.com

04/12/07 PC



ZON-20200 AND SDR-20201 - APPLICANT/OWNER: CITY OF LAS VEGAS
2100 EAST ST. LOUIS AVENUE
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



ZON-20200 AND SDR-20201 - APPLICANT/OWNER: CITY OF LAS VEGAS
2100 EAST ST. LOUIS AVENUE
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



ZON-20200 AND SDR-20201 - APPLICANT/OWNER: CITY OF LAS VEGAS
2100 EAST ST. LOUIS AVENUE
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

CHARLES KAJKOWSKI, JR.
PUBLIC WORKS DIRECTOR

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6276

FAX 702.382.0848

TDD 702.386.9108

www.lasvegasnevada.gov

January 29, 2007

Department of Planning and Development
Development Service Center
731 South Fourth Street
Las Vegas, Nevada 89101

Attn: City of Las Vegas Planning

RE: JAYCEE PARK RENOVATION

Dear Planning:

The City of Las Vegas proposes to renovate Jaycee Park. Park renovation will be constructed with funding provided by SNPLMA. Site improvements include new armadas, a new lighted soccer field, parking lot, reconfigured pathways, new playground area with small water feature, expanded dog-park, upgrade pathway/security lights, minimize turf area and add native plantings.

RPA Landscape Architecture Inc. was the successful consultant selected by the City to perform the design planning. They are a landscape architectural firm specializing in recreation park development, and have been successful on similar types of projects in the valley. They bring many years of experience to the project.

The City of Las Vegas looks at this project as a winning solution that will assist with the growing demands for recreational park use in the Las Vegas Valley. This renovation to an older existing park will be a nice face-lift for the neighborhood. Please recommend the approval of this successful project development. Thank you.

**ZON-20200
SDR-20201
04/12/07 PC**

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

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE



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

SUBJECT: SDR-20201 - APPLICANT/OWNER: CITY OF LAS VEGAS

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *April 12, 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 Dorothy Marsili at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

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

A handwritten signature in black ink, appearing to read "Chae M. Lewis", is written over a horizontal line.

Signature

4.9.07

Date

CHAE M. LEWIS

Please print name

CITY OF LAS VEGAS

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: MAY 16, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
REZONING

ZON-19444 - PUBLIC HEARING - APPLICANT/OWNER: NADER ZEIGHAMI - Request for a Rezoning FROM R-E: (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.48 acres located on the northwest corner of Decatur Boulevard and Auburn Avenue (APN 138-24-511-012), Ward 5 (Williams). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 04-12-07 Planning Commission Meeting Item 10

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

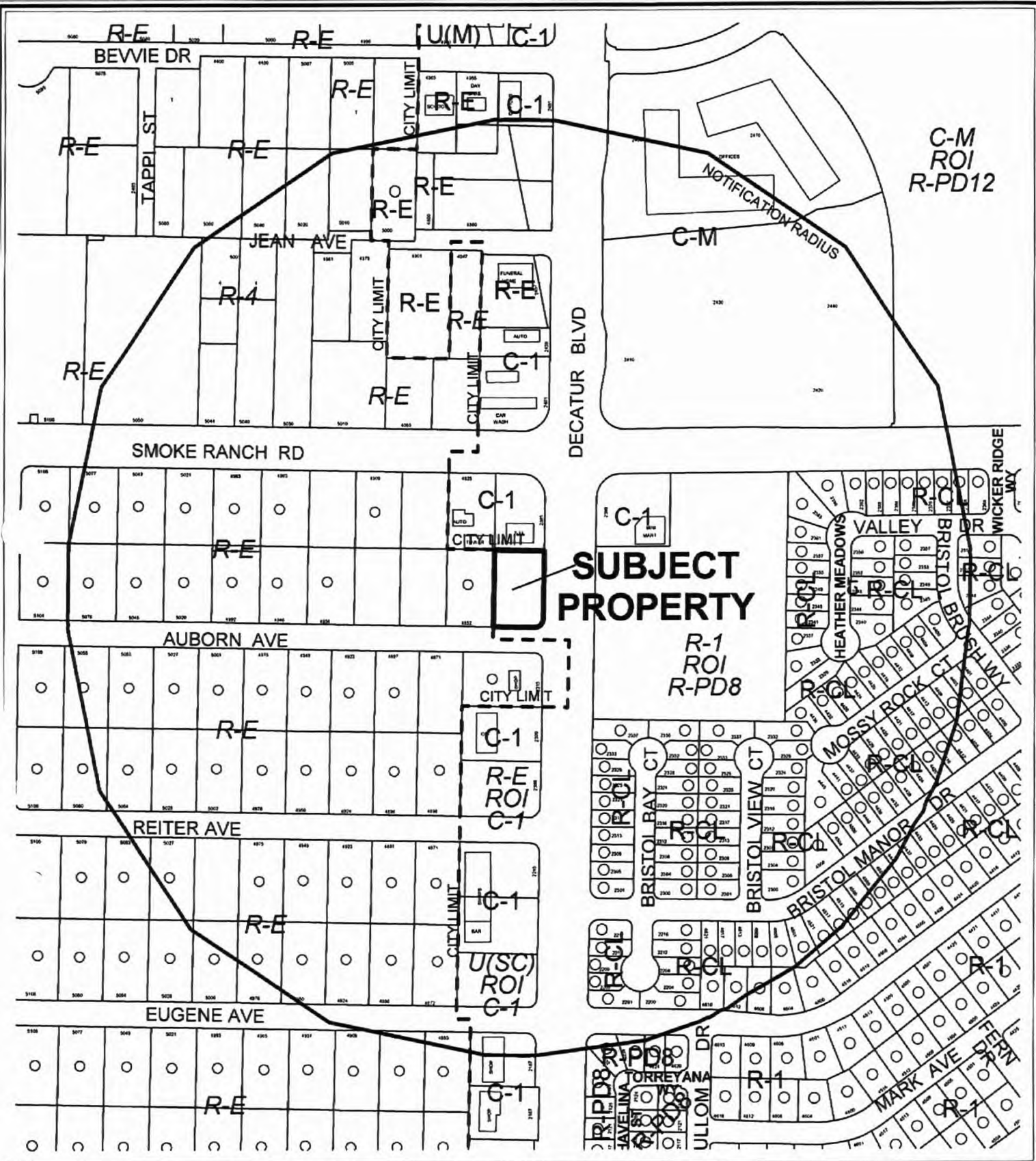
Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

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

Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open.

Seeing no one present to speak, MAYOR PRO TEM REESE declared the Public Hearing closed.



CASE: ZON-19444

RADIUS: 1000 FT

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

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





AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-19444 - APPLICANT/OWNER: NADER ZEIGHAMI

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review 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. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northwest corner of Decatur Boulevard and Auburn Avenue prior to the issuance of any permits.
4. Construct all incomplete half-street improvements on Decatur Boulevard and construct half-street improvements including appropriate overpaving and transition paving, if legally able, on Auburn Avenue adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a rezoning to C-1 (Limited Commercial), in order to bring the parcel into compliance with the General Plan of SC (Service Commercial). The property is currently undeveloped and is zoned R-E (Residential Estates). The property owner plans to construct a retail building on the parcel. Plans have not been submitted for review.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
01/17/95	The City Council approved a Resolution of Intent to rezone the subject property from R-E (Residential Estates) to C-1(Limited Commercial) with a twelve-month time limit (Z-103-95). (Expired 1/17/96).
04/12/07	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #10/lhm).
<i>Pre-Application Meeting</i>	
01/26/2007	No site plan: Noted property will likely have issues with residential adjacency with single-family dwellings on adjacent parcels within Clark County jurisdiction.
<i>Neighborhood Meeting</i>	
N/A	A neighborhood meeting is not required for this application type nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	
Net Acres	.48

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC(Service Commercial)	R-E(Residence Estates)
North	Retail	SC(Service Commercial)	C-1 (Limited Commercial)
South	Clark County Residential	SC(Service Commercial)	Clark County

East	Undeveloped	ML (Medium Low Residential)	R-1(Single Family Residential) ROI R-PD8 (Residential Planned Development – 8 DUA)
West	Clark County Residential	R (Rural Density Residential)	Clark County

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (70 Feet)	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

Existing Zoning	Permitted Density	Units Allowed
R-E (Residence Estates)	2 DUA	1
Proposed Zoning	Permitted Density	Units Allowed
C-1 (Limited Commercial)	N/A	N/A
General Plan	Permitted Density	Units Allowed
SC(Service Commercial)	N/A	N/A

ANALYSIS

The proposed C-1 (Limited Commercial) zone conforms with the SC (Service Commercial) General Plan designation of the subject site. The retail and office uses typically found within the C-1 (Limited Commercial) zoning district are compatible with the commercial uses to the north of this site. The adjacent public right-of-ways will not be negatively affected by the by the C-1 (Limited Commercial) zoning district.

The property owner has stated that he plans to build a retail building on the site. Building plans have not been submitted for review.

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 C-1 (Limited Commercial) zone would be in conformance with SC (Service Commercial) General Plan designation.

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 with the proposed C-1 (Limited Commercial) zoning district are compatible with the commercial uses to the north of this site.

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

The Rezoning is considered appropriate as it would bring the zoning into conformance with the General Plan designation.

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.”

Decatur Boulevard is a 100 foot wide Primary Arterial which will not be adversely impacted by the proposed C-1 (Limited Commercial) zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

3

ASSEMBLY DISTRICT

7

SENATE DISTRICT

4

NOTICES MAILED

228 by Planning Department

APPROVALS

0

PROTESTS

0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-19444** APN: 138-24-511-012.

Name of Property Owner: NADER Zeighami

Name of Applicant: SAME

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

_____ **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: Nader Zeighami

Print Name: Nader Zeighami

Subscribed and sworn before me

This 26TH day of JANUARY, 2007

Linda Hartman-Maynard
Notary Public in and for said County and State



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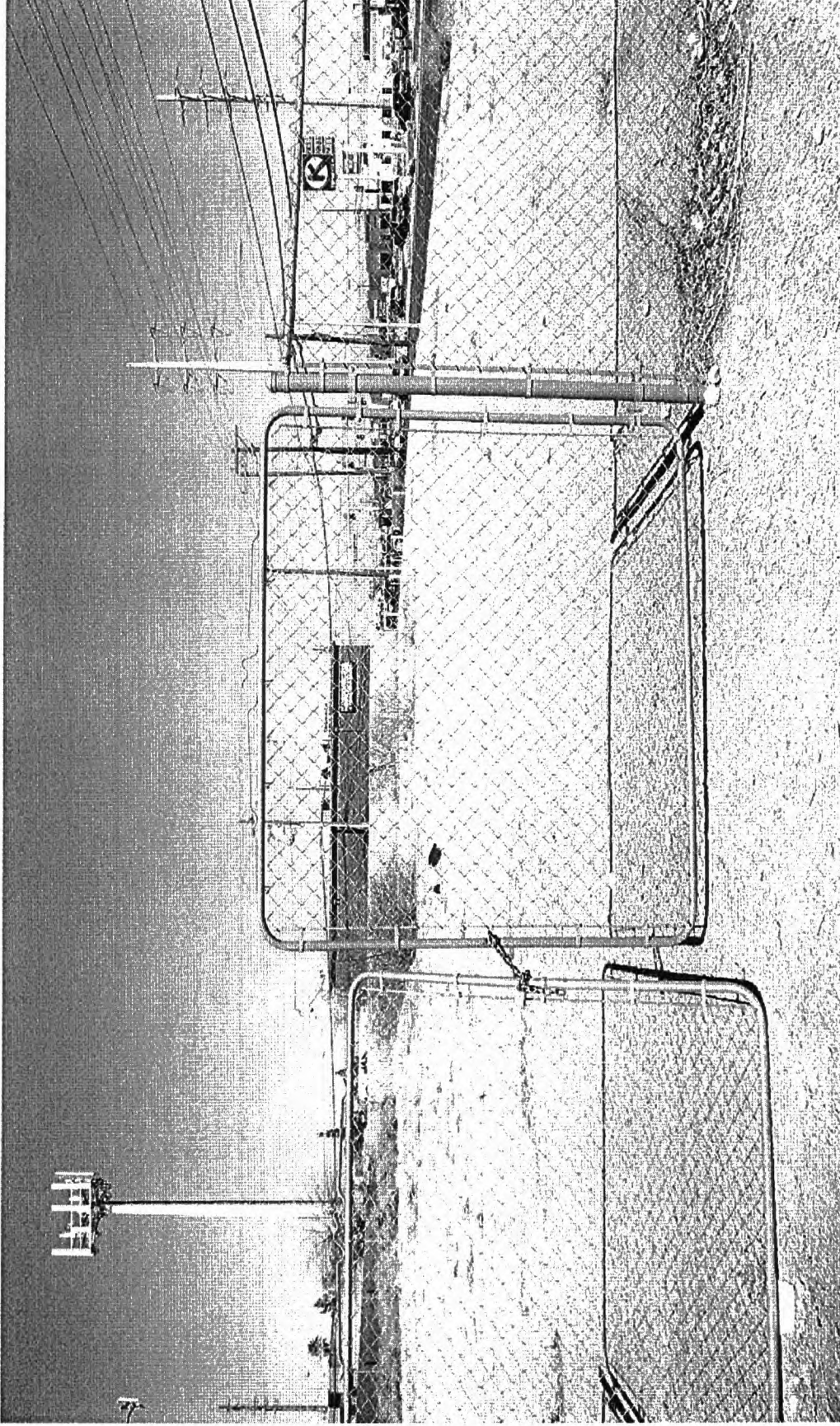
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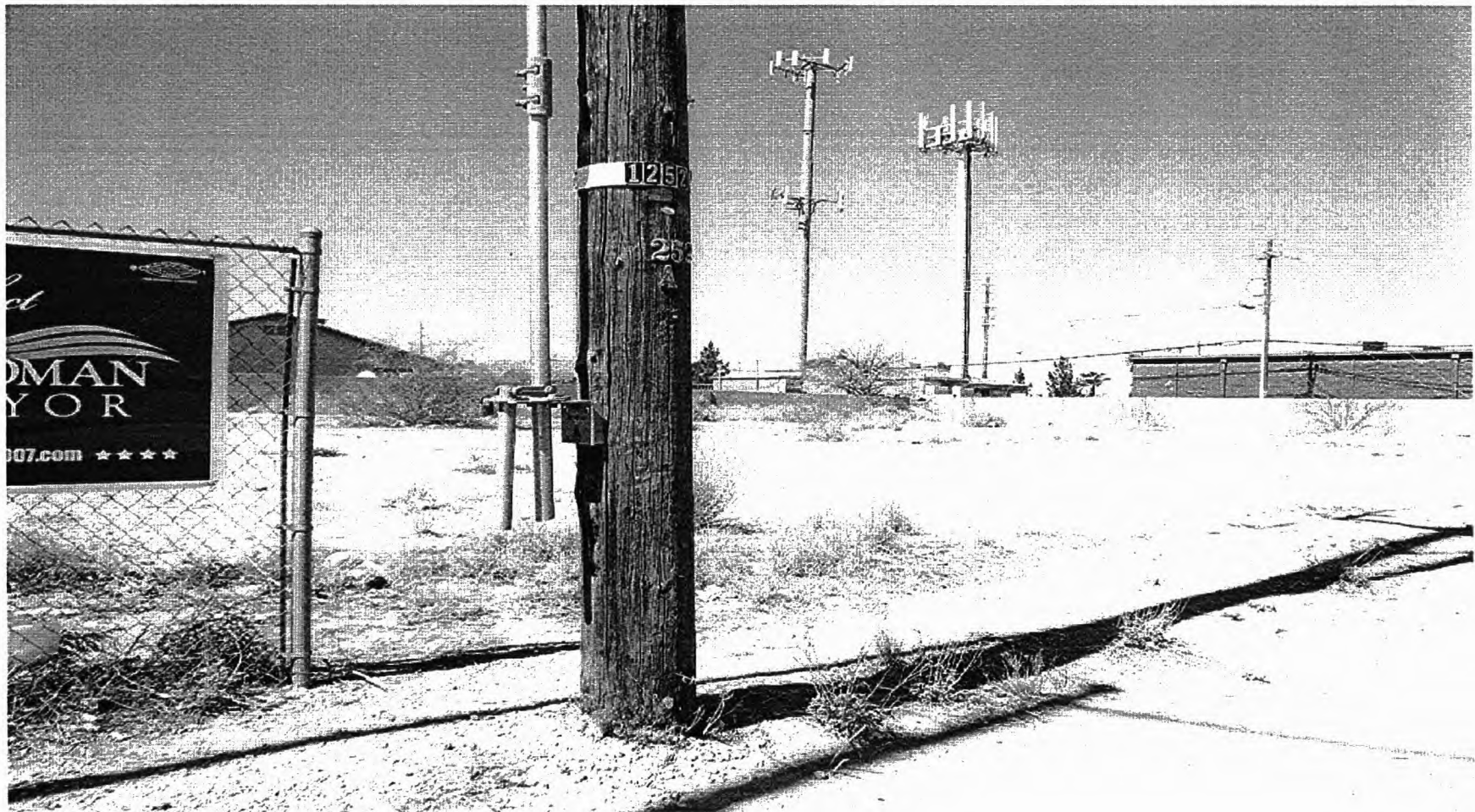
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ZON-19444 - APPLICANT/OWNER: NADER ZEIGHAMI
NORTHWEST CORNER OF DECATUR BOULEVARD AND AUBURN AVENUE
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



ZON-19444 - APPLICANT/OWNER: NADER ZEIGHAMI
NORTHWEST CORNER OF DECATUR BOULEVARD AND AUBORN AVENUE
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



ZON-19444 - APPLICANT/OWNER: NADER ZEIGHAMI
NORTHWEST CORNER OF DECATUR BOULEVARD AND AUBORN AVENUE
APRIL 12, 2007 PLANNING COMMISSION

03/12/07

Nader Zeighami
81 Albero ct
RPV, CA 90275

Dec 28 2006

RE: Justification letter
Rezoning of RE to C1 (Parcel# 138-24-511-012)

To whom it may concern

On my visit with Mr. John McClelland on Dec 26, 2006, I was told, the requirement of document for changing the zoning of the above property.

This is a request letter to ask the hearing committee for an opportunity to discuss the possibility of changing zone and the allowed retail building for my future plan of this property. Please notify me of your next meeting schedule, so I can present my plan personally.

Nader Zeighami
Tel: 323-804-5013
e-mail: naderz@cox.net



ZON-19444
04/12/07 PC

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

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

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

SUBJECT: ZON-19444 - APPLICANT/OWNER: NADER ZEIGHAMI

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **April 12, 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 Dorothy Mursili at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

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

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

Signature

A handwritten date "4/11/07" in black ink, written over a horizontal line.

Date

A handwritten name "Nader Zeighami" in black ink, written over a horizontal line.

Please print name

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 16, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VARIANCE

VAR-20027 - PUBLIC HEARING - APPLICANT: WILLOW PINES RANCH - OWNER: SELECTIVE HOLDINGS, INC - Request for a Variance TO ALLOW NON-HABITABLE ACCESSORY STRUCTURES (HORSE FACILITIES) TO BE 21,122 SQUARE FEET WHERE 3,136 SQUARE FEET IS THE MAXIMUM ALLOWED on 4.45 acres located at 5770 West Rosada Way (APN 125-36-301-010), R-E (Residence Estates) Zone, Ward 6 (Ross). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

11

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

11

RECOMMENDATION:

The Planning Commission (6-0 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. Returned postcard protests and supports and protest letter
6. Submitted after final agenda – Returned postcard protests and supports and support letters
7. Submitted at meeting – Support letters by Steve Weiss
8. Submitted after meeting – Returned postcard support
9. Backup referenced from the 04-12-07 Planning Commission Meeting Item 11

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)

NOTE: COUNCILMAN ROSS disclosed that he resides two doors down from MR. WEISS' home but his home will not be affected any different than other homes within the neighborhood, so he will vote on the item.

CITY COUNCIL MEETING OF: MAY 16, 2007

Minutes:

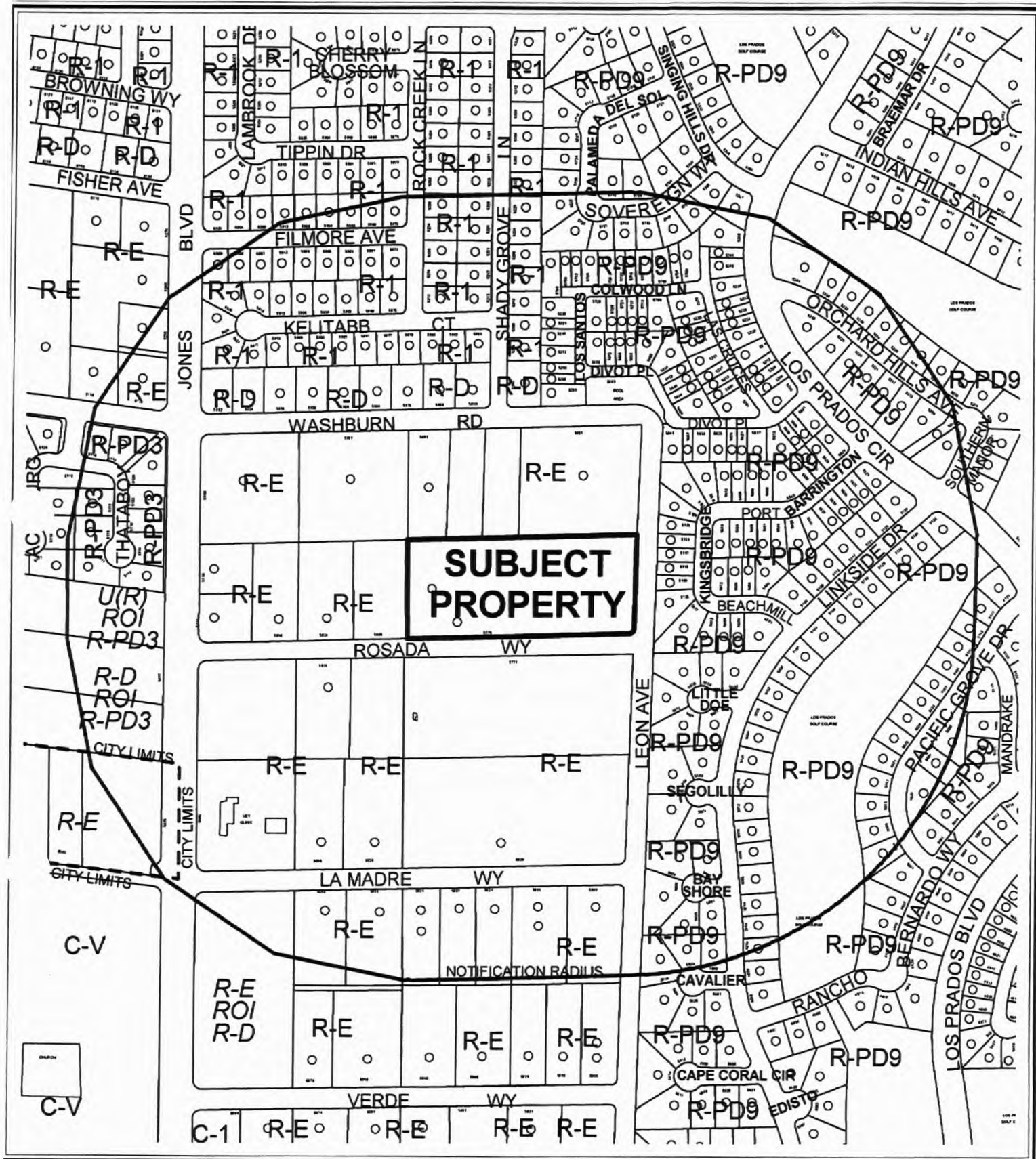
MAYOR PRO TEM REESE declared the Public Hearing open.

STEVE WEISS, 5770 West Rosada Way, submitted support letters for his proposition. The proposed structure will enhance his property and will be well maintained.

COUNCILMAN ROSS commented that MR. WEISS has a great ranch and is a great service to the equestrian community. He appreciated MR. WEISS addressing all of his requests.

MAYOR PRO TEM REESE declared the Public Hearing closed.





CASE: **VAR-20027**

RADIUS: 1000 FT

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

0 400 800 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-20027 - APPLICANT: WILLOW PINES RANCH,
OWNER: SELECTIVE HOLDINGS, INC**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permit (U-96-00) and the Review of Conditions (ROC-5988) 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 request is for a Variance to allow non-habitable accessory structures (horse facilities) on 4.45 acres, on property located at 5770 West Rosada Way. The R-E (Residence Estates) zoned property is developed with a single family residence with a use of a licensed commercial horse boarding and training facility.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
09/20/00	The City Council approved the Special Use Permit (U-0096-00) to allow a commercial horse boarding and training facility on this site, subject to a six-month review. The Planning Commission and staff recommended approval.
04/18/01	The City Council approved a Required Six-Month Review [U-0096-00(1)] of the Special Use Permit (U-0096-00) to allow the commercial horse boarding and training facility on this site, subject to a five year review. The Planning Commission and staff recommended approval.
02/03/05	Code Enforcement verified there were no outstanding violations related to the approved Special Use Permit at this location and that the facility appeared to be operating in an appropriate manner.
03/02/05	The City Council approved a Review of Condition (ROC-5988) Number 2 of an approved Special Use Permit (U-0096-00) to allow 58 horses where a maximum of 28 horses were allowed at the subject commercial horse boarding and training facility. Staff recommended approval.
03/01/06	The City Council approved a required one year review (RQR-11039) of an approved Review of Condition (ROC-5988) and a Five Year Review of an approved Special Use Permit (U-0096-00) that allowed 58 horses where a maximum of 28 horses were allowed for a commercial horse boarding and training facility at 5770 West Rosada Way.
04/12/07	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #11/lhm).
<i>Related Building Permits/Business Licenses</i>	
07/06/1999	Barn construction (Permit 99007081)
10/06/1999	Electric to Barn (Permit 99018469)
11/03/1999	Electric Repairs (Permit 990018469)
08/23/2000	Meter Tag (Permit 14894)
09/20/2000	Wood Fence (Permit 17251)
09/27/00	Business License for boarding, stabling and training riding horses (R19-00002)
01/21/2003	Single Family Dwelling (Permit 2002404)

Pre-Application Meeting	
01/16/07	Advised applicant a Variance would be required for a covered riding arena. Include table on site plan detailing square footage of all structures on the site.
Neighborhood Meeting	
Month/date/year	A neighborhood meeting was not required, nor was one held.

Details of Application Request	
Site Area	
Gross Acres	4.54 acres
Net Acres	4.50 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Horse Boarding And Training Facility	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residences	R (Rural Density Residential)	R-E (Residence Estates)
South	Single Family Residences	R (Rural Density Residential)	R-E (Residence Estates)
East	Single Family Residences	ML (Medium Low Density Residential)	R-PD9 (Residential Planned Development – 9 Units Per Acre)
West	Single Family Residences	R (Rural Density Residential)	R-E (Residence Estates)

Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O Airport Overlay District (175 Feet)	X		N/A
Trails		X	N/A
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Airport Overlay

A single family dwelling and non-habitable structures (horse facilities) exist on the subject site and are not affected by the 175-foot height requirement.

Rural Preservation Overlay District

The subject site falls within a Rural Preservation Neighborhood 330 buffer zone. This designation has no impact on this item. The subject parcel is indicated as a part of the Rural Preservation Neighborhood (SB 391). The Rural Preservation Neighborhood allows the raising or keeping of animals commercially or non-commercially.

DEVELOPMENT STANDARDS

As per code section 19.08

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	20,000 sf	196,421 sf	Y
Min. Lot Width	100 feet	322 feet	Y
Min. Setbacks			
• Front	50 feet	60 feet	Y
• Side	10 feet	10 feet	Y
• Corner	15 feet	N/A	N/A
• Rear	35 feet	135 feet	Y
Min. Distance Between Buildings	6 feet	6 feet	Y
Max. Lot Coverage (50% of Side/Rear Yard)	75,000 sf	21,122 sf	Y

ANALYSIS

The subject property is a 4.45 acre, licensed, commercial horse boarding and training stable (U-96-00). The submitted site plan depicts a 6,272 square foot single family dwelling (including garage). Also shown are eight existing non-habitable structures on the side and rear portions of the property and a proposed covered arena. The majority of the structures are considered to be located in the side yard due to the front of the house being oriented on the longest side of the parcel facing Rosada Way.

Three of the non-habitable structures are permanent and five are non-permanent or movable covered pipe corrals and small sheds. The combined square footage of the non-habitable structures and the proposed covered arena is 21,122 square feet. Title 19.08.040 development standards require accessory structures to cover no more than 50 percent of the side and rear yards. The square footage of the side and rear yard of the subject property is approximately 150,000 square feet and the allowable amount of structure coverage on the subject parcel is 75,000 square feet, thus, the 21,122 square feet of non-habitable structures does not exceed the allowable coverage of 50% of the rear yard.

Title 19.08.040 also requires the total floor area of the non-habitable structures to not exceed 50 percent of the floor area of the principle dwelling constructed on the same lot. As stated, the single family dwelling including the garage is shown as 6,272 square feet on the site plan. Fifty per cent of the floor area of the single family dwelling is 3,136 square feet. The combined square feet of the non-habitable structures and proposed covered riding arena exceeds the allowable 50% square footage of the main dwelling by 16,609 square feet.

Zoning Code Compliance as per 19.08.040

1. Accessory Structures. Accessory structures on any lot in any residential district shall conform to the following:

Size and Coverage. The total floor area of all accessory structures shall not exceed 50 percent of the floor area of the principle dwelling unit constructed on the same lot. In addition, the main aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard; and further, in the zoning districts where lot coverage provisions exist, the aggregate total of the ground floor areas of all structures and dwellings shall not exceed the percentage of lot coverage permitted in that zoning district.

Approval by the City Council of a Special Use Permit (U-96-00) in 2000 for a commercial horse boarding and training facility and approval of a Review of Conditions (ROC-5988) to increase the number to allow 58 horses in the facility, indicates the shelter and confinement requires structures of this type and be allowed. Staff recommends approval of the Variance to allow the existing non-habitable structures (horse facilities) and the proposed covered riding arena .

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.”

The unusual nature of the size of this parcel makes this request unique. Allowing the non-habitable accessory structures (horse facilities) on the subject parcel would not result in any detrimental effects to human health or public safety. Staff supports the requested Variance.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

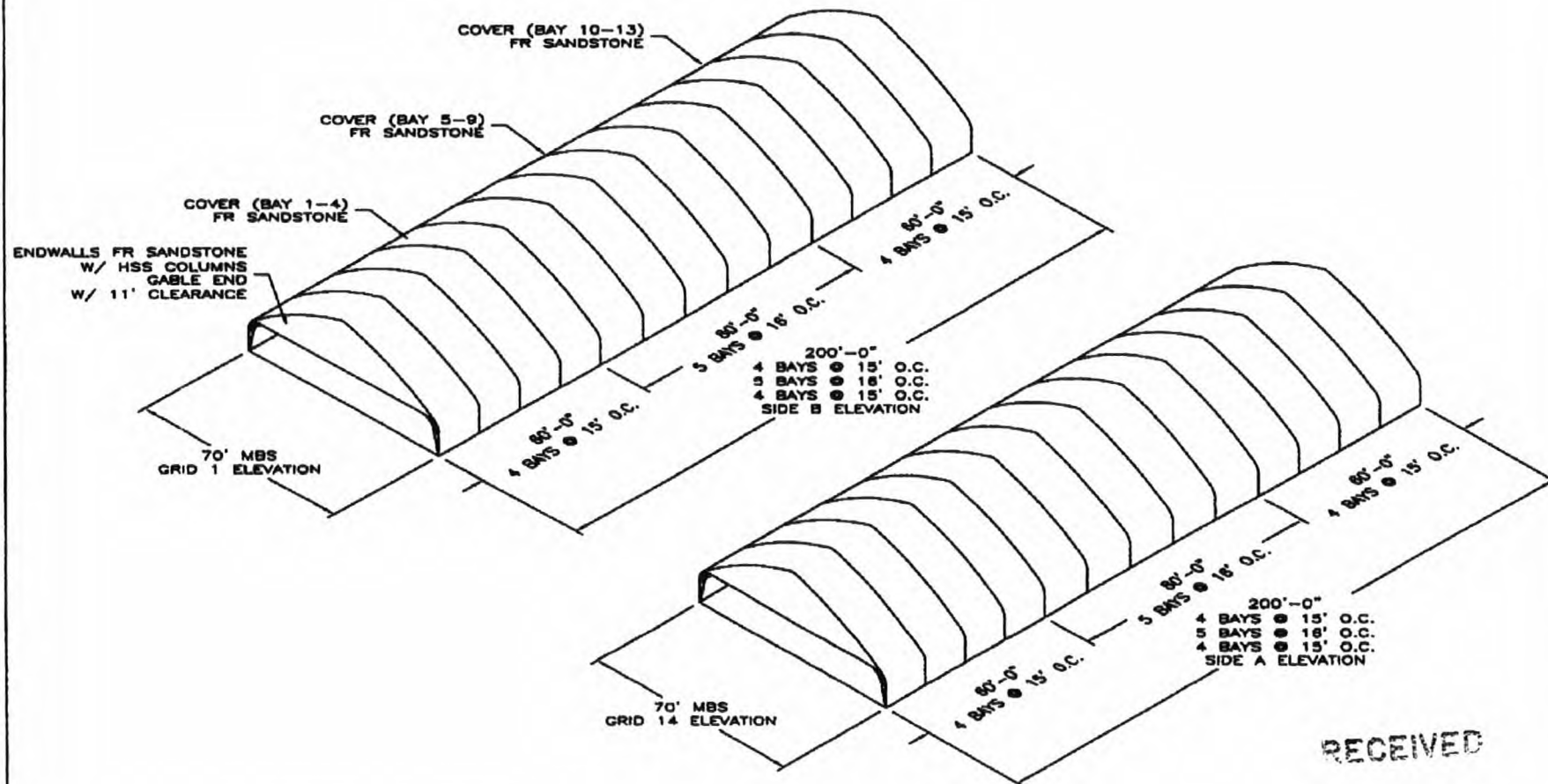
ASSEMBLY DISTRICT 13

SENATE DISTRICT 6

NOTICES MAILED 318 by City Clerk

APPROVALS 0

PROTESTS 0



RECEIVED

FEB 26 2007

PLEASE REFER TO FOLLOWING DRAWINGS
FOR EXACT BUILDING DIMENSIONS

REV.	DESCRIPTION	BY	DATE
B	BUILDING LENGTH AND COVER REVISED	DB	16 JAN 07
A	ISSUED FOR APPROVAL	DB	14 DEC 06

VAR-20027
SUP-20025
04/12/07 PC

DEALER: COVER-ALL OF NEVADA
LAS VEGAS, NV

CUSTOMER: STEVE & TERRI WEISS
LAS VEGAS, NV

PROJECT: AGRICULTURAL HORSE
EXERCISE BARN

PROJECT ID:

ORDER ID:

78587

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BUILDING SYSTEMS INC. IS
PROHIBITED.

DRAWN BY: D DEC
CHECKED BY: JPC
DATE: 14 DEC 06
DATE: 16 JAN 07

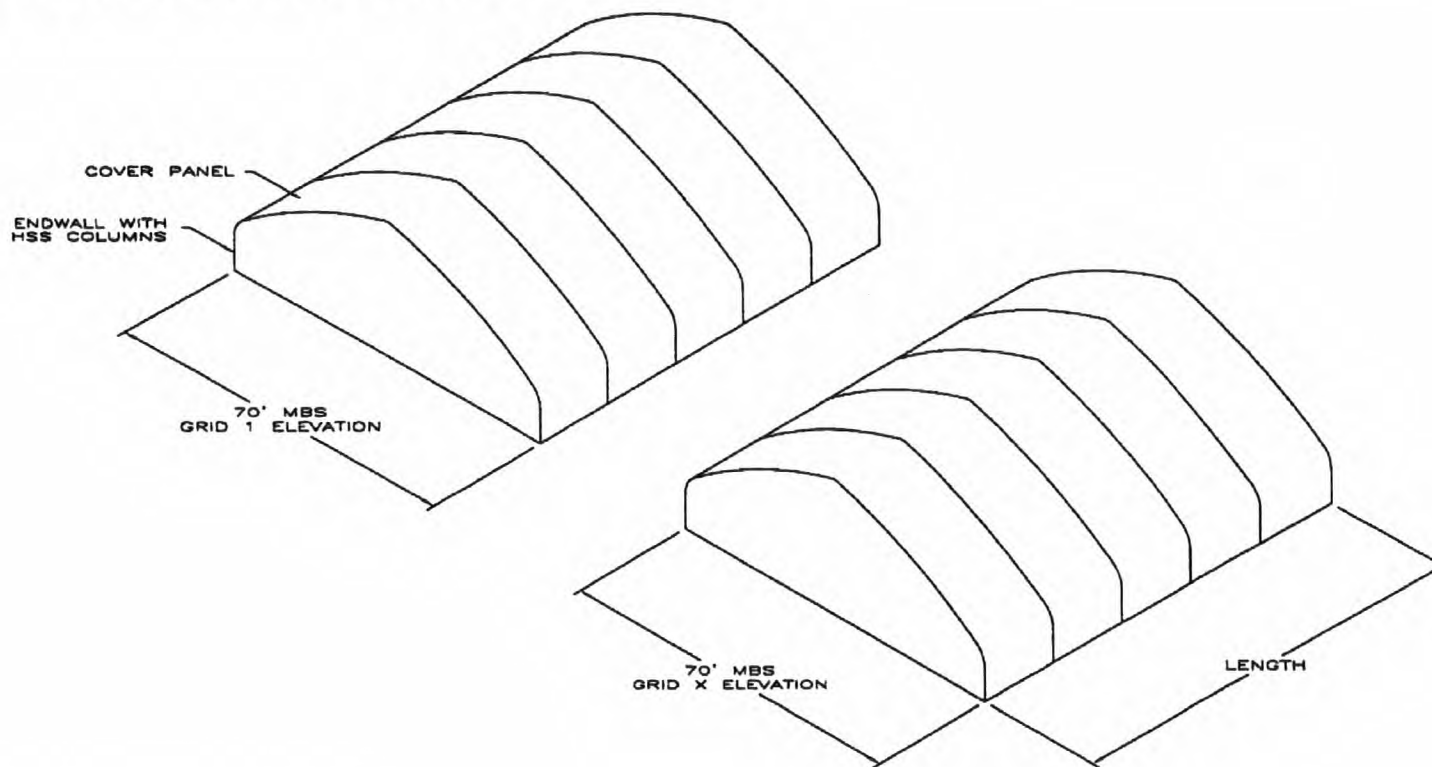
SCALE: N.T.S.

COVER-ALL
BUILDING SYSTEMS

3015 WILKINSON RD. SARASOTA, FL 34237
TEL: 1-305-867-2888 FAX: 1-305-867-2717
WEBSITE: www.coverall.net

TITLE: PROJECT LAYOUT
SHEET: F802
NUMBER: B

BUILDING OPENINGS SHOWN ON DRAWINGS AS PER
PROJECT SPECIFIC SERVICE REQUESTS AND PURCHASE ORDERS



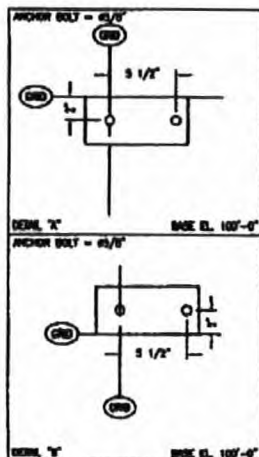
PLEASE REFER TO FOLLOWING DRAWINGS
FOR EXACT BUILDING DIMENSIONS

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				CUSTOMER:			
				PROJECT:			
				PROJECT ID:		ORDER ID:	
				SCALE: N.T.S.		DRAWING TITLE: MBS70 GEN	
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REV.	DESCRIPTION	BY	DATE				

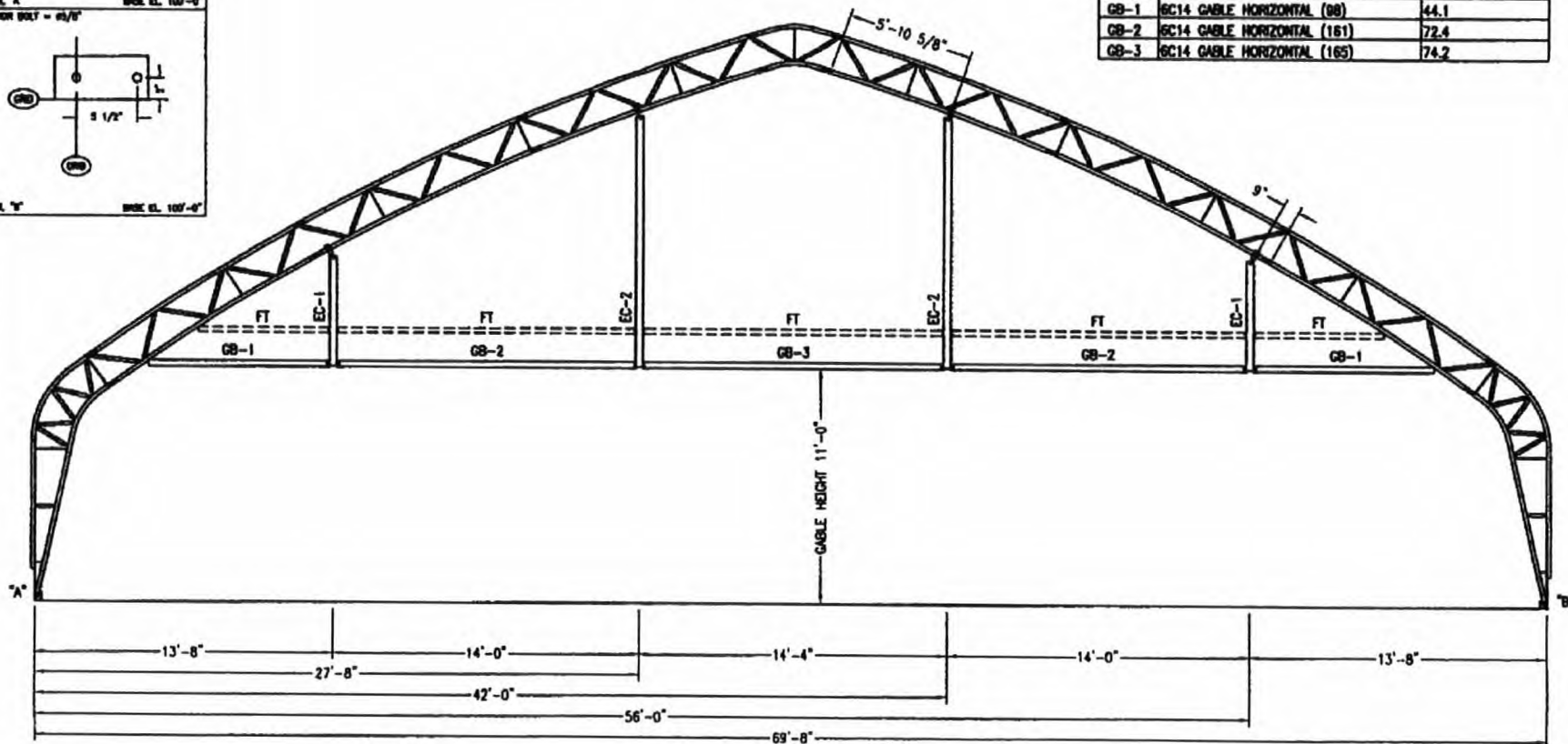
VAR-20027
SUP-20025
04/12/07 PC

FEB 20 2007

RECEIVED



MARK	DESCRIPTION	WEIGHT - LB
EC-1	MSS 4x4x11ga (62)	32.8
EC-2	MSS 4x4x11ga (142)	75.0
FT	2x3 FASTENING TUBE (CUT TO FIT)	
GB-1	6C14 CABLE HORIZONTAL (88)	44.1
GB-2	6C14 CABLE HORIZONTAL (161)	72.4
GB-3	6C14 CABLE HORIZONTAL (165)	74.2



REV.	DESCRIPTION	BY	DATE
B	BUILDING LENGTH REVISED	DB	16 JAN 07
A	ISSUED FOR APPROVAL	DB	14 DEC 06

VAR-20027
SUP-20025
04/12/07 PC

DEALER: COVER-ALL OF NEVADA
 LAS VEGAS, NV

CUSTOMER: STEVE & TERRI WEISS
 LAS VEGAS, NV

PROJECT: AGRICULTURAL HORSE
 EXERCISE BARN

PROJECT ID: ORDER ID:
 78587

THIS DRAWING IS PROPERTY OF
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 ANY REPRODUCTION IN WHOLE OR IN
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 BUILDING SYSTEMS INC. IS
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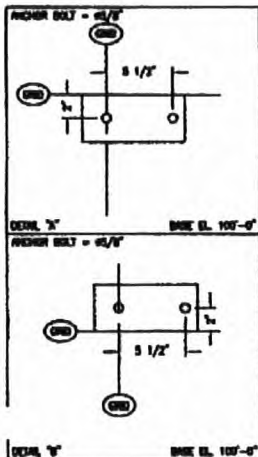
DRAWN BY: DATE: 14 DEC 06
 CHECKED BY: DATE: 16 JAN 07
 SCALE: N.T.S.

COVER-ALL
BUILDING SYSTEMS

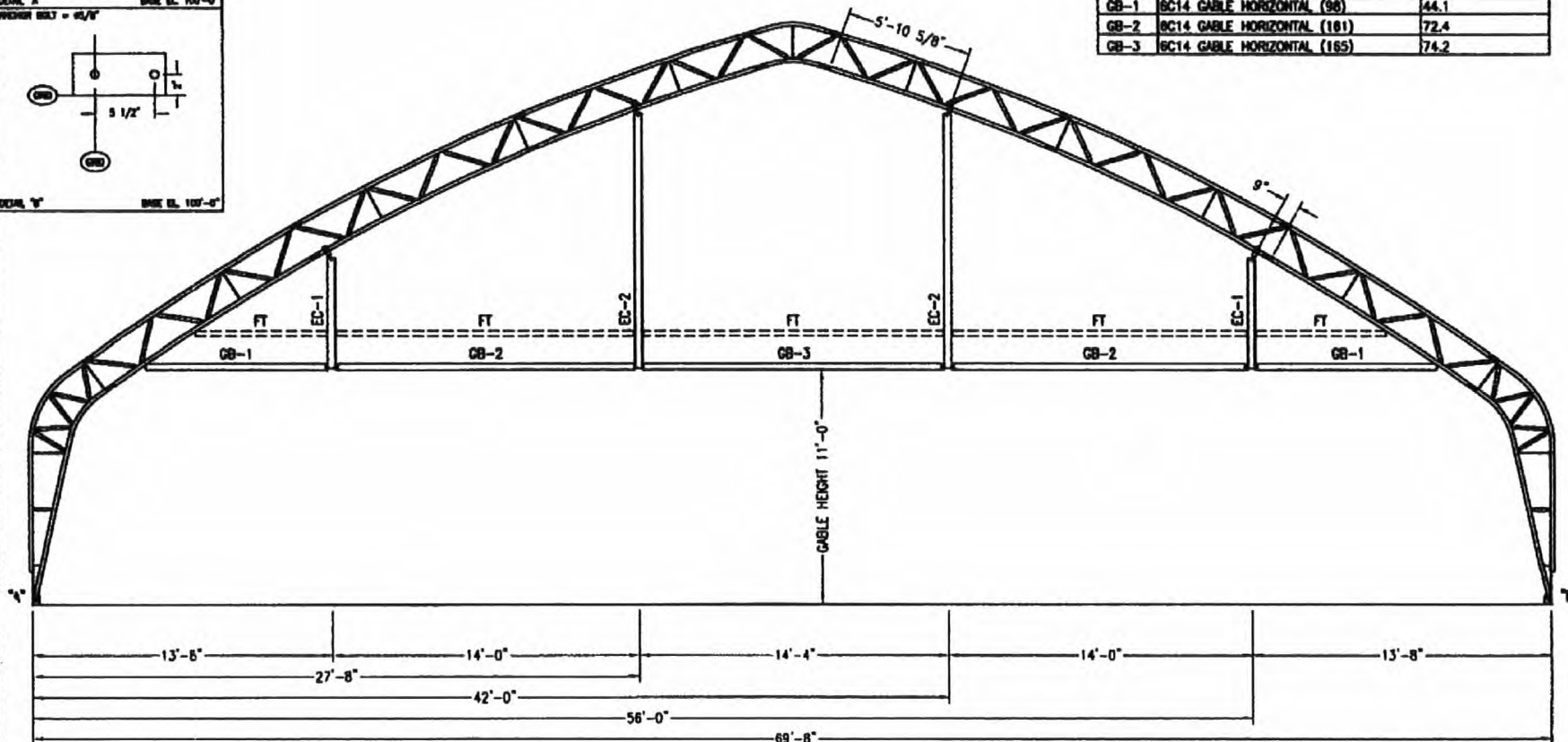
3815 WILKINSON RD., SHARPSHOOT, SARASOTA, FL 34231
 PH: 1-308-637-2888 FAX: 1-308-637-2717
 WEBSITE: www.coverall.net

RECEIVED

ENDWALL - GRIDLINE 14 FEB 20 2007



MARK	DESCRIPTION	WEIGHT - lb
EC-1	HSS 4x4x1/8 (62)	32.9
EC-2	HSS 4x4x1/8 (142)	75.0
FT	2x3 FASTENING TUBE (CUT TO FIT)	
GB-1	6C14 CABLE HORIZONTAL (98)	44.1
GB-2	6C14 CABLE HORIZONTAL (181)	72.4
GB-3	6C14 CABLE HORIZONTAL (165)	74.2



A	ISSUED FOR APPROVAL	DB	14 DEC 06
REV.	DESCRIPTION	BY	DATE

VAR-20027
SUP-20025
 04/12/07 PC

DEALER: COVER-ALL OF NEVADA
 LAS VEGAS, NV
 CUSTOMER: STEVE & TERRI WEISS
 LAS VEGAS, NV
 PROJECT: AGRICULTURAL HORSE
 EXERCISE BARN

PROJECT ID: ORDER ID:
 78587

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 ANY REPRODUCTION IN WHOLE OR IN
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 WRITTEN CONSENT OF COVER-ALL
 BUILDING SYSTEMS INC. IS
 PROHIBITED.

DRAWN BY: D BEC
 CHECKED BY: KC
 DATE: 14 DEC 06
 DATE: 17 DEC 06
 SCALE: N.T.S.

COVER-ALL
BUILDING SYSTEMS
 3815 WINDMILL RD. SHENANDOAH, SHENANDOAH, STP 144
 PH 1-800-857-2888 FAX 1-800-857-2717
 WEBSITE: www.coverall.net
 TITLE: ENDWALL - GRIDLINE 1
 FBO7 A

FEB 20 2007

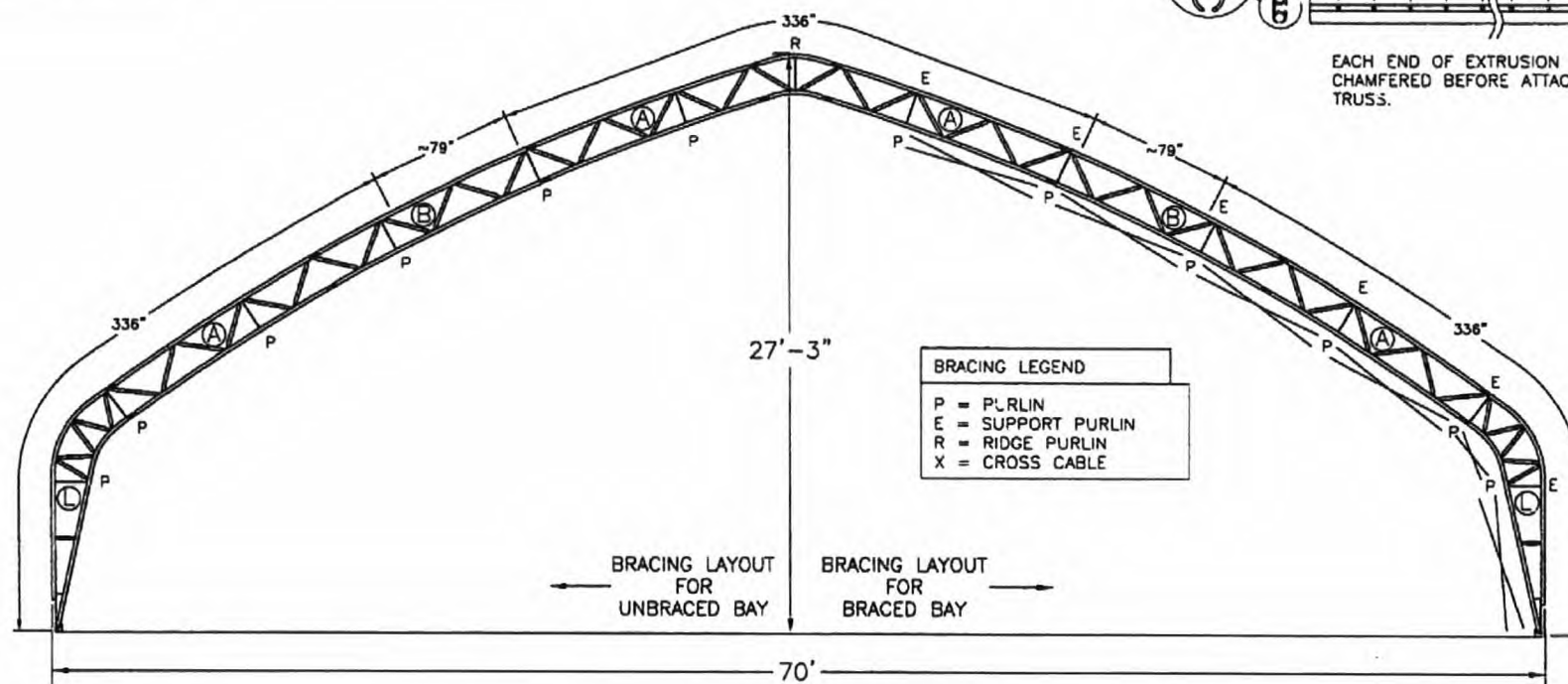
LEG	QTY	LENGTH	WEIGHT
A	2	142"	112
B	4	142"	102
C	2	142"	95
PEAK	1	52"	33

APPROXIMATE WEIGHT OF
FULL ARCH WITH BOLTS: 850 LBS

EXTRUSION REQUIRED ON END ARCHES
ONLY. USE TEK3 X 1 1/4" SELF
DRILLING SCREWS 2" FROM END.



EACH END OF EXTRUSION MUST BE
CHAMFERED BEFORE ATTACHMENT TO
TRUSS.



BRACING LEGEND

P = PURLIN
E = SUPPORT PURLIN
R = RIDGE PURLIN
X = CROSS CABLE

1	RELEASED	RW	13 FEB 06
REV.	DESCRIPTION	BY	DATE

DEALER:

CUSTOMER:

PROJECT:

PROJECT ID:

ORDER ID:

SCALE:
N.T.S.

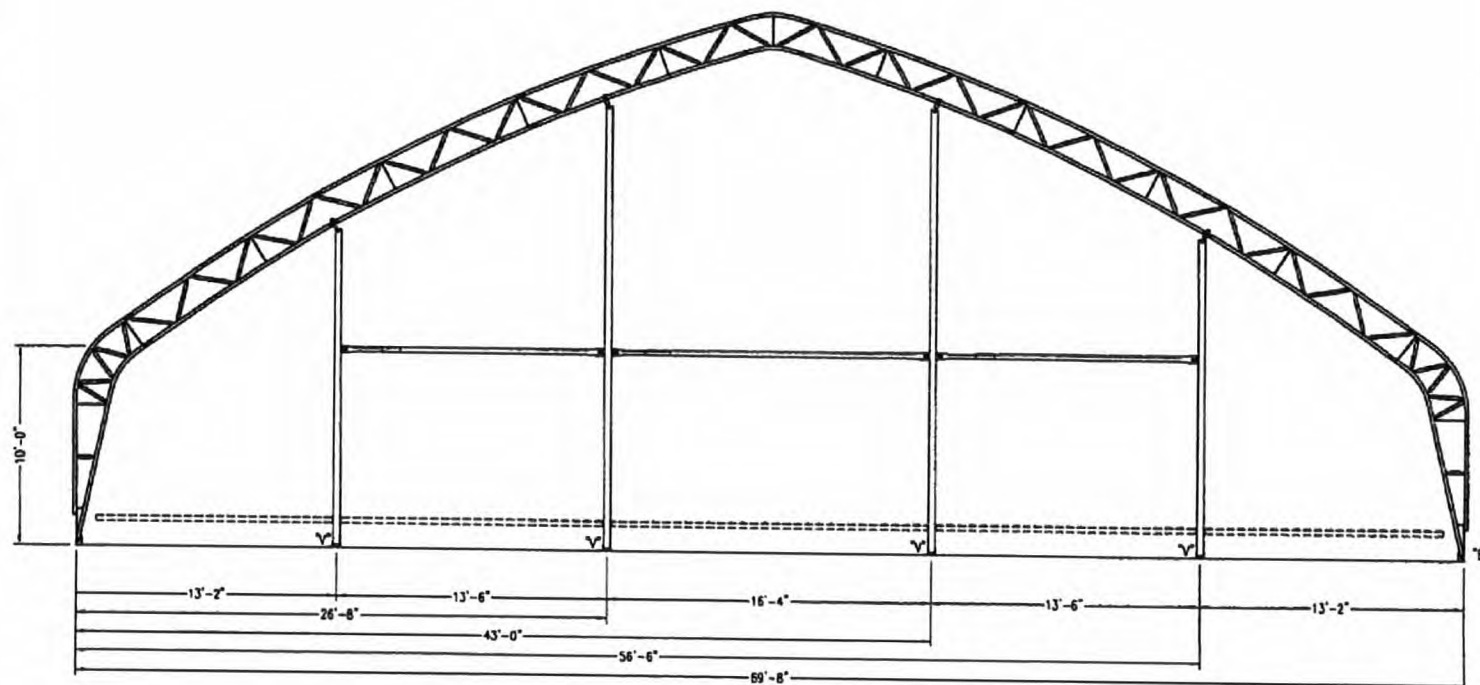
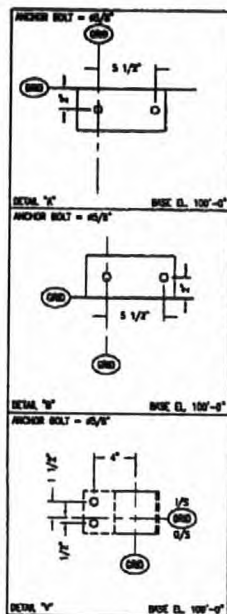
DRAWING TITLE:
MBS70 GEN PROFILE

REV #
FB03

REVISION
1

VAR-20027
SUP-20025
04/12/07 PC

RECEIVED
FEB 20 2007



1	RELEASED	RW	14 FEB 06
REV.	DESCRIPTION	BY	DATE

DEALER:

CUSTOMER:

PROJECT:

PROJECT ID:

ORDER ID:

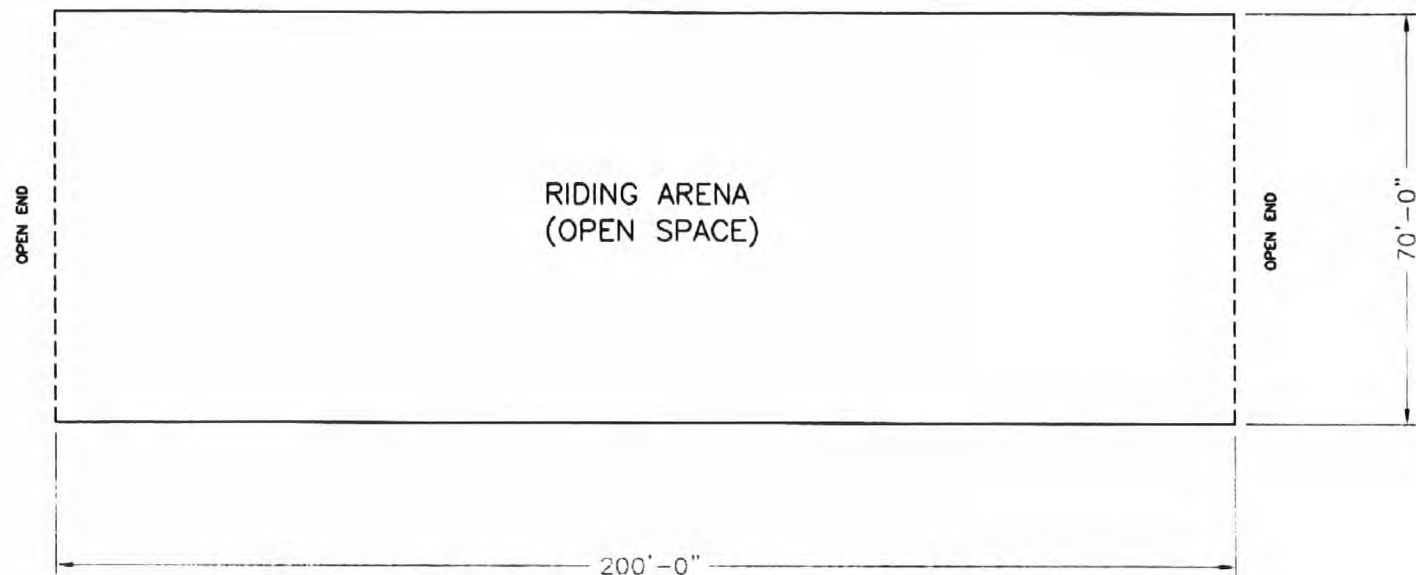
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N.T.S.

DRAWING TITLE:
MBS70 GEN END

DATE & REVISION
FB05 1

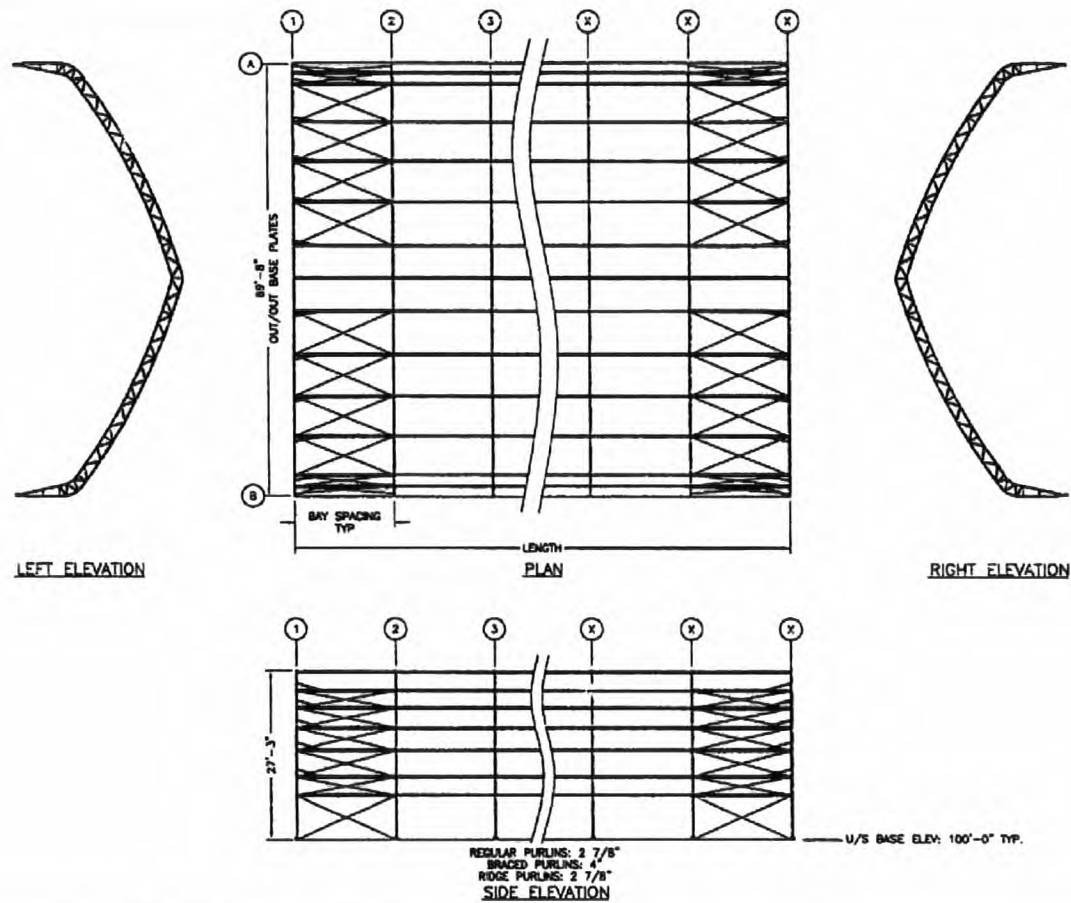
VAR-20027
SUP-20025
04/12/07 PC

RECEIVED
FEB 20 2007



VAR-20027
SUP-20025
04/12/07 PC

RECEIVED
FEB 20 2007



1	RELEASED	RW	14 FEB 06
REV.	DESCRIPTION	BY	DATE

DEALER:

CUSTOMER:

PROJECT:

PROJECT ID:

ORDER ID:

SCALE:
N.T.S.

DRAWING TITLE:
MBS70 GEN BRACING

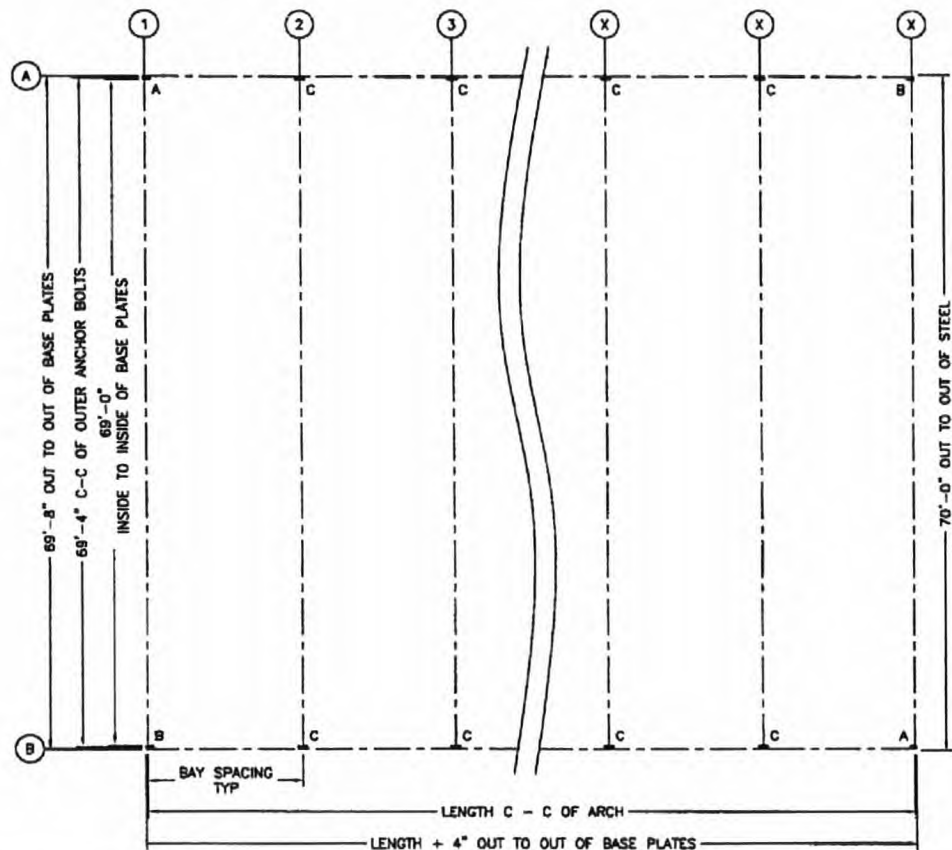
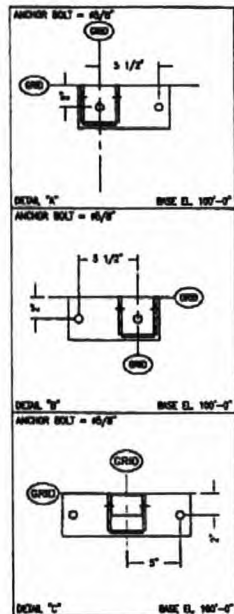
SHD #
FB04

REVISION
1

VAR-20027
SUP-20025
04/12/07 PC

RECEIVED

FEB 20 2007



1	RELEASED	RW	13 FEB 06
REV.	DESCRIPTION	BY	DATE

DEALER:

CUSTOMER:

PROJECT:

PROJECT ID:

ORDER ID:

SCALE:

N.T.S.

DRAWING TITLE:

MBS70 GEN ANCHORS

DWG #

FB02

REVISION

1

VAR-20027
SUP-20025
04/12/07 PC

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FEB 20 2007

Barn Color - Sand (Tan) + Hunter Green

04/12/07 PC

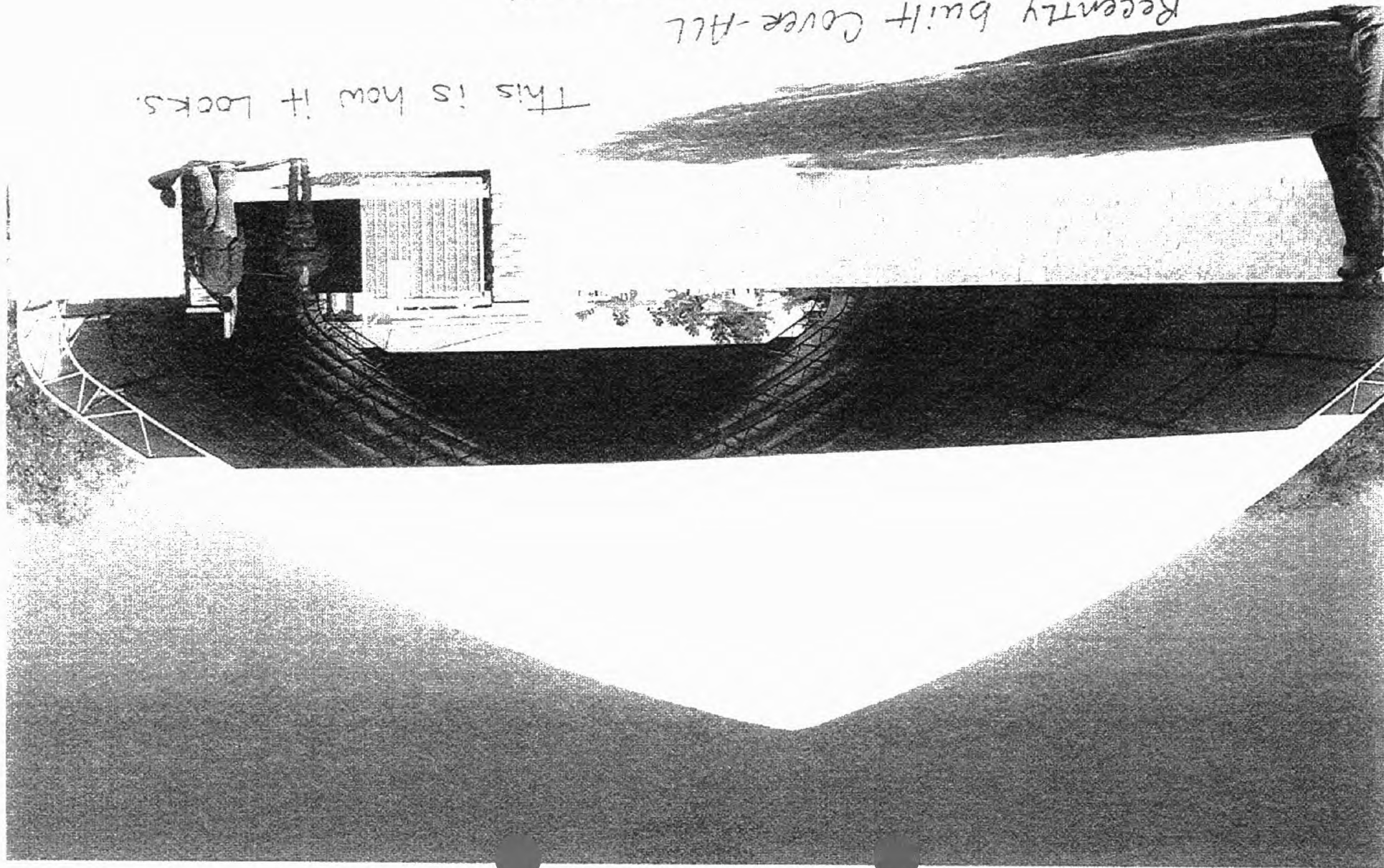
SUP-20025

VAR-20027

FEB 20 2007

RECEIVED





This is how it looks.

Recently built Cover-All
Covered arena at another property.
Same color as ours will be.

VAR-20027
SUP-20025
04/12/07 PC

MMA Mt. Pasadena 11/11/11



Color of main house.

VAR-20027
SUP-20025
04/12/07 PC

RECEIVED

FEB 26 2007

San Jose, CA

WILLOW PINES EQUESTRIAN CENTER

City of Las Vegas
Planning and Development
731 So. Fourth St.
Las Vegas, NV 89101
February 6, 2007

Justification Letter for Variance/Special Use Permit for Covered Arena Non-habitable Structure Exceeds 50% of principle SQFT

Willow Pines Ranch, a licensed (R-19-00002) horse boarding property, requests a variance and special use permit to build a covered riding arena. The purpose of this arena is to provide shade from the intense sun and wind, making it possible to ride and train horses during daylight hours. The structure is a Cover-All building that consists of a steel frame covered in fabric. The fabric will cover the frame to the ground on the long sides and the ends will be open. The fabric color is a sand-colored beige, which will blend in with the surrounding sand arena adjacent to the covered arena site and with the existing house and barn colors.

A covered arena, like a barn, is a much needed shelter for performing the daily tasks of riding and training horses. Protection from the hot sun and strong desert winds is our main objective for wanting to build this structure. We respectfully ask that you approve the plans.

Sincerely,



Theresa Weiss

Owner

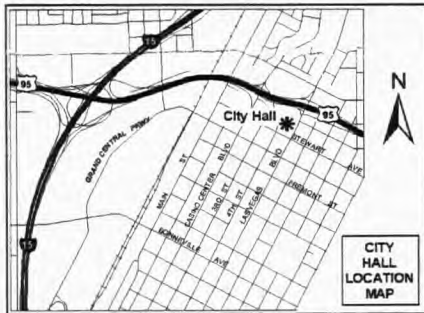
**VAR-20027
SUP-20025
04/12/07 PC**

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK



Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side this card to (702) 382-4803.

STEDNICK WILLIAM & ADELE L
5721 SOVEREIGN WY
LAS VEGAS NV 89130-2038

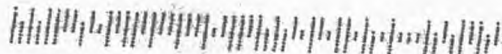


I SUPPORT
this Request



I OPPOSE
this Request

VAR-20027



City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

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Official Notice of Public Hearing



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ROBBINS MABEL M REVOCABLE
TRUST
5541 PORT BARRINGTON WY
LAS VEGAS NV 89130-0129

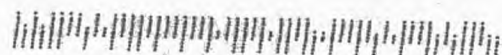


I SUPPORT
this Request



I OPPOSE
this Request

VAR-20027



City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

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CITY CLERK



Official Notice of Public Hearing

2007 MAY -8 A 10:55



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BISSETT RICHARD J & ELIZABETH L
5117 LINKSIDE DR
LAS VEGAS NV 89130-0135

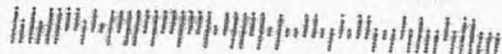


I SUPPORT
this Request



I OPPOSE
this Request

✓ AR-20027



HANK BIRKENMAIER

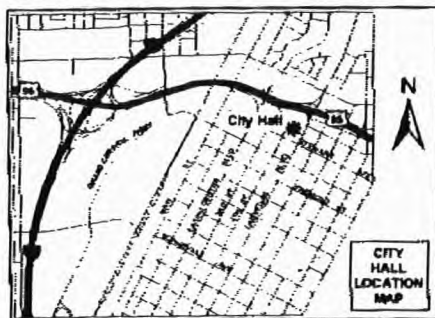
7026584871

13:37

05/05/2007

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803.



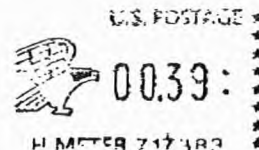
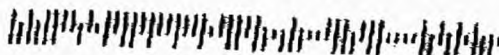
I SUPPORT
this Request

VAR-20027



I OPPOSE
this Request

Protest



RECEIVED
CITY CLERK

2007 MAY -7 A 8:08

BIRKENMAIER FAMILY TRUST
BIRKENMAIER HEINZ & JULIANA TRS
5213 LOS SANTOS LN
LAS VEGAS NV 89130-2068

05/06/2007 SUN 12:22 [TX/RX NO 9714] 001

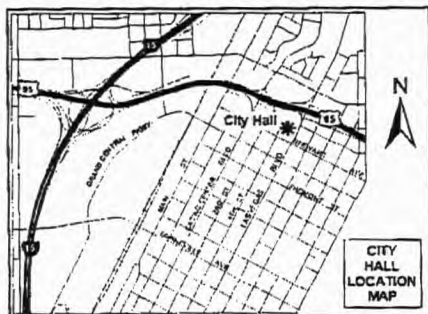
City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

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CITY CLERK

2007 MAY -8 A 8:10



Official Notice of Public Hearing



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STONE DELVINA P
5121 LINKSIDE DR
LAS VEGAS NV 89130-0135



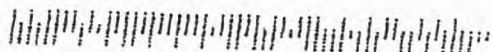
I SUPPORT
this Request



I OPPOSE
this Request

VAR-20027

Protest



City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK

2007 MAY -8 A 8:10



Official Notice of Public Hearing



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SELLER OTTO G
5121 LINKSIDE DR
LAS VEGAS NV 89130-0135

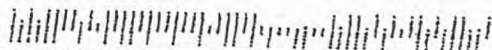


I SUPPORT
this Request



I OPPOSE
this Request

VAR-20027



Protest

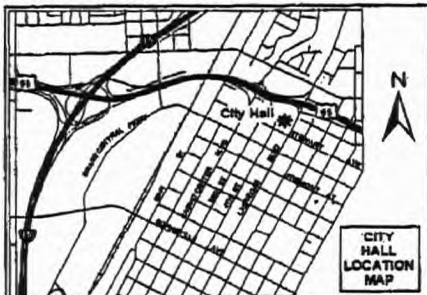
City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

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CITY CLERK

2007 MAY -8 P 3:38



Official Notice of Public Hearing



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FULWIDER SCOTT A & CHERI FAM TR
FULWIDER SCOTT A & CHERI K TRS
2298 W HORIZON RIDGE PKWY #100
HENDERSON NV 89052-2697



I SUPPORT
this Request



I OPPOSE
this Request

VAR-20027

Scm A Fulwider
5/8/07

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

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CITY CLERK



Official Notice of Public Hearing - 8 A 10: 48



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CHAPUT RAYMOND J & DIANE
5725 COLWOOD LN
LAS VEGAS NV 89130-2067

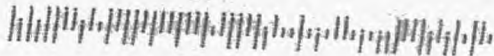


I SUPPORT
this Request



I OPPOSE
this Request

VAR-20027

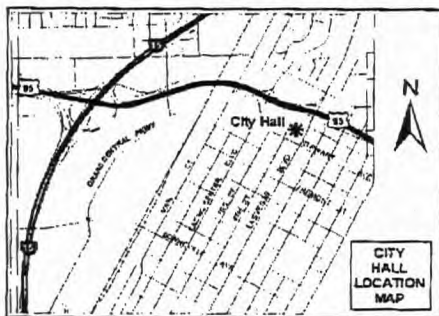


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2007 MAY -8 P 1:42

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

Official Notice of Public Hearing



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WASDEN JASON & NICHOLE
5216 ROCK CREEK LN
NO LAS VEGAS NV 89130-2074

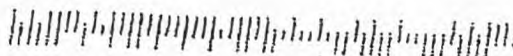


I SUPPORT
this Request



I OPPOSE
this Request

VAR-20027



Richard J. Bissett
5117 Linkside Dr.
Las Vegas, NV. 89130

12536311057

702-515-7157
R.Bissett@Netzero.Net

May 9, 2007

City of Las Vegas
City Clerk-City Council
400 Stewart Ave.
Las Vegas, NV 89101

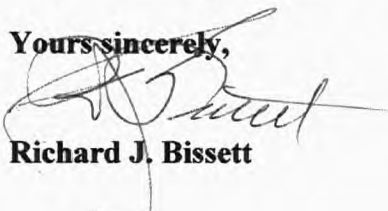
Re: VAR 20027
SUP 20025

My two prior protests to the Planning Commission on establishing commercial equestrian businesses have been for naught (copies enclosed).

The precedent has now been set, and I foresee all the large RE Estate parcels bounded by Jones Blvd, Washburn St., Leon Street, and Lone Mountain Road requesting zoning changes to permit commercial equestrian operations. The transformation to this creation of what could be the equestrian center of Las Vegas will then exist to the detriment of all the fine single family homes which will totally surrounded it.

I expect this opposition to be ignored, but whatever happened to planning?

Yours sincerely,


Richard J. Bissett

RECEIVED
CITY CLERK
2007 MAY -8 A 10:55

Richard J. Bissett
5117 Linkside Dr.
Las Vegas, NV. 89130

12536311057

702-515-7157
R.Bissett@Netzero.Net

RECEIVED
CITY CLERK

April 9, 2007

2007 MAY -8 A 10:55

City of Las Vegas Planning Commission
Planning and Development Department, Current Planning
Development Services Center
731 South Fourth St.
Las Vegas, NV 89101

Re: VAR 20027
SUP 20025

Attention; John Korkosz, Planning Supervisor

As I am unable to drive at night and cannot personally attend the hearings on the above matters to be held on April 12, 2007th, 2005, I am submitting my written objection to the requests being considered.

The property in question, zoned R-E (Residential Estates), is directly across the street from a completed, successful very desirable residential planned unit development (R-PD9). It consists of over 1000 residences, of which approximately 250 are within the 1000 ft barrier requiring notification

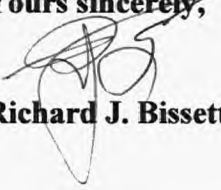
I respect that property zoned R-E permits the owner to keep horses, and perhaps other livestock, for personal use, but how can it be considered good planning to change the zoning on this parcel, adjacent to such desirable existing residential property, to permit the establishment of a commercial horse corral and stable with the potential of sheltering 300 to 500 horses..

Such a use thoroughly offends all the senses; it would be unsightly to the eyes, malodorous to the nose, an assault of animal sounds on the ear, and leave a nasty taste in the mouth. The effect would be similar to the pig farm down the road in North Las Vegas, except The pig farm was there first, not the subdivisions.

I believe planning should be consistent. In July of 2005 I previously had protested (copy enclosed) another nearby attempt to establish a commercial horse operation adjacent to this existing fine residential development, to no avail.

Please read this letter at your meeting, it deserves more than to just be a number in the amount of protest letters.

Yours sincerely,


Richard J. Bissett

Richard J. Bissett
5117 Linkside Dr.
Las Vegas, NV. 89130

12536311057

702-515-7157
R.Bissett@Netzero.Net

RECEIVED
CITY CLERK

July 19, 2005

2007 MAY -8 A 10:55

City of Las Vegas Planning Commission
Planning and Development Department, Current Planning
Development Services Center
731 South Fourth St.
Las Vegas, NV 89101

Re: SDR -7306
VAR-7303
SUP-7299

As I am unable to personally attend hearings on the above matters to be held on July 28th, 2005, I am submitting my written objection to the requests being considered.

The property in question, zoned R-E (Residential Estates), is directly across the street from a completed, successful very desirable residential planned unit development (R-PD9).

I am aware that property zoned R-E may permit the owner to keep horses, burro's, and perhaps other livestock for personal use, but how can it be considered good planning to change the zoning on this parcel, adjacent to such desirable existing residential property, to permit the establishment of a commercial horse corral and stable.

Such a use thoroughly offends all the senses; it would be unsightly to the eyes, malodorous to the nose, an assault of animal sounds on the ear, and leave a nasty taste in the mouth.

Developments in the petroleum industry may suggest that the time is coming in the future when we all may have to rely on the horse once again for transportation, but it will not be in my lifetime. Until then, I shall protest any attempt to establish commercial livestock operations adjacent to existing fine residential development. I do believe in planning.

Notification on the outcome of this hearing is requested, thank you.

Yours sincerely,



Richard J. Bissett

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK



Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803.



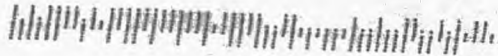
I SUPPORT
this Request



I OPPOSE
this Request

VAR-20027

HORTON FAMILY TRUST
HORTON CHARLES M & LUDOWIKA
TRS
5240 LAS CRUCES DR
LAS VEGAS NV 89130-2079



Scanned after final

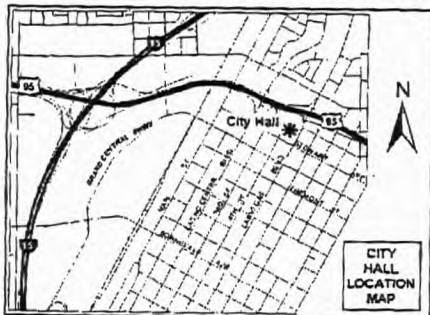
Date 5/10/07 Item #101

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

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CITY CLERK

2007 MAY 11 A 8:02

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803.

DAFFENBERG GARY J & BARBARA A
5605 SEGOLILLY CIR
LAS VEGAS NV 89130-0137

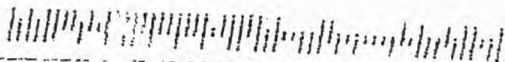


I SUPPORT
this Request

VAR-20027



I OPPOSE
this Request



05/10/2007

Date 5/11/07 # 101

Application Information

VAR-20027 - VARIANCE - PUBLIC HEARING - APPLICANT: WILLOW PINES RANCH - OWNER: SELECTIVE HOLDINGS, INC - REQUEST FOR A VARIANCE TO ALLOW NON-HABITABLE ACCESSORY STRUCTURES (HORSE FACILITIES) TO BE 21,122 SQUARE FEET WHERE 3,136 SQUARE FEET IS THE MAXIMUM ALLOWED ON 4.45 ACRES LOCATED AT 5770 WEST ROSADA WAY (APN 125-36-301-010), R-E (RESIDENCE ESTATES) ZONE, WARD 6 (ROSS).

THIS PEOPLE DON'T COVER
THEIR VINS AND WHEN THE
WIND BLOWS, IT STINKS
THE WHOLE NEIGHBORHOOD.
ALSO THEY DON'T PICK-UP AFTER
THEIR HORSES, WHEN THEY RIDE
ON THE STREETS. *Re*

Application Location



The proposed project might not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: City Council
Date: May 16, 2007
Time: 1:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 702-386-9108), <http://www.lasvegasnevada.gov>.

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK



Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803.



I SUPPORT
this Request



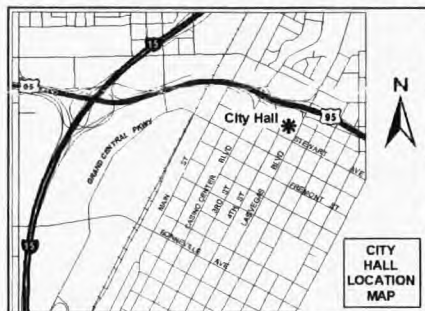
I OPPOSE
this Request

VAR-20027

REYES CARLOS & CARMEN V
5676 DIVOT PL
LAS VEGAS NV 89130-2043

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803.

☐ I SUPPORT
this Request
VAR-20027

☒ I OPPOSE
this Request

SMELL IS BAD NOW

131560414



2007 MAY 15 A 10:54



Date *5-15-07* # *101*

ASKLOFF ERIC B & JOELLEN REV TR
ASKLOFF ERIC & JOELLEN CO-TRS
5700 COLWOOD LN
LAS VEGAS NV 89130-2070

FWD

May. 09 2007 12:48PM P1

PHONE NO. : 7026586384

FROM :

RECEIVED
CITY CLERK

2007 MAY -9 P 1:17

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803.



I SUPPORT
this Request

VAR-20027



I OPPOSE
this Request



COUGHLIN THOMAS W
COUGHLIN CATHERINE C LIVING TR
5540 PORT BARRINGTON
LAS VEGAS NV 89130-0128

05/09/2007 WED 11:52 [TX/RX NO 9779] 001

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK



Official Notice of Public Hearing

MAY 10 A 10:57



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803.

MOONEY LAWRENCE P & JEANNE C
5036 LINKSIDE DR
LAS VEGAS NV 89130-0132



I SUPPORT
this Request



I OPPOSE
this Request

VAR-20027



City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK



Official Notice of Public Hearing

MAY 10 A 10:58



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803.

JENSEN DOUGLAS S & CANDACE K
5300 LOCHMOR AVE
LAS VEGAS NV 89130-0122

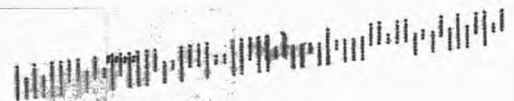


I SUPPORT
this Request



I OPPOSE
this Request

VAR-20027



RECEIVED
CITY CLERK

2007 MAY 14 A 8:06

Willow Pines Ranch
5770 West Rosada Way
Las Vegas, NV 89130
(702) 396-5063FAX TO: Las Vegas City Council / *CITY CLERK*

FROM: Terri Weiss

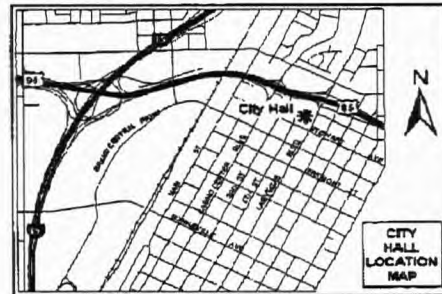
RE: VAR-20027

DATE: 5/8/07

Number of pages 4

Attached, please find letters from adjoining property owners supporting this variance request to be considered by the City Council on May 16, 2007.

Thank you,

Terri Weiss
Terri WeissCity of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101**Official Notice of Public Hearing**

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803.

I SUPPORT
this RequestI OPPOSE
this Request

VAR-20027

CITY CLERK'S OFFICE

Date 5/14/07 Item #101

City of Las Vegas
Planning and Development
400 Stewart Avenue
Las Vegas, NV 89101

RECEIVED
CITY CLERK

2007 MAY 14 A 8:06

Support

4/20/07

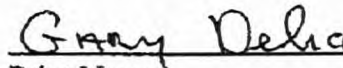
Re: VAR20027—Variance
To Whom This Concerns:

We are a neighbor of Willow Pines Ranch, located at 5770 West Rosada Way, Las Vegas, and we are aware of their request for a variance to build a covered arena at the eastern end of their property near Rosada & Leon. We are in favor of approving this variance.

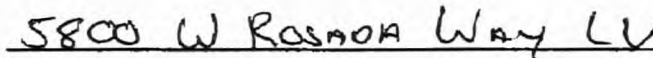
Sincerely,



Signature



Print Name



Address

City of Las Vegas
Planning and Development
400 Stewart Avenue
Las Vegas, NV 89101

RECEIVED
CITY CLERK

2007 MAY 14 A 8:06

Support

4/20/07

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Sincerely,

Charlotte Lee
Signature

Charlotte M Lee
Print Name

5771 W. ROSADA WAY LV. NV. 89130
Address

From "Steve Weiss" <weiss@lasvegas.net>
Subject Fw: Hi
Date Fri, April 27, 2007 12:20 pm
To taweiss@lasvegas.net

----- Original Message -----

From: Martha Weiner
To: weiss@lasvegas.net
Sent: Saturday, April 21, 2007 10:42 AM
Subject: Re: Hi

Can't find my reply to you either, but from the picture you showed me arena looked good.

Martha Weiner

----- Original Message -----

From: weiss@lasvegas.net
To: mmwlasvegas@msn.com
Sent: Saturday, April 21, 2007 8:44 AM
Subject: Hi

Hi Martha:

I misplaced your last email could you send another supporting me on covered arena. This will definitely enhance the look of the property all is well.

Thank You
Steve Weiss

Submitted at City Council

Date 5/16/2007 Item 101

City of Las Vegas
Planning and Development
400 Stewart Avenue
Las Vegas, NV 89101

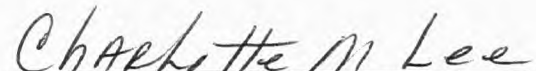
4/20/07

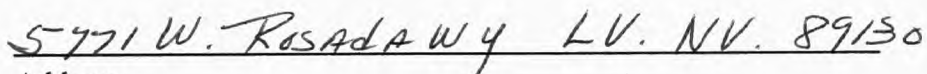
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Sincerely,


Signature


Print Name


Address

City of Las Vegas
Planning and Development
400 Stewart Avenue
Las Vegas, NV 89101

4/20/07

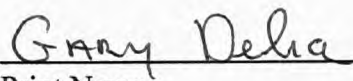
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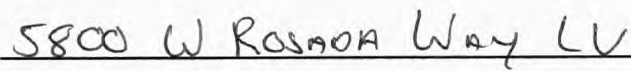
Sincerely,



Signature



Print Name



Address

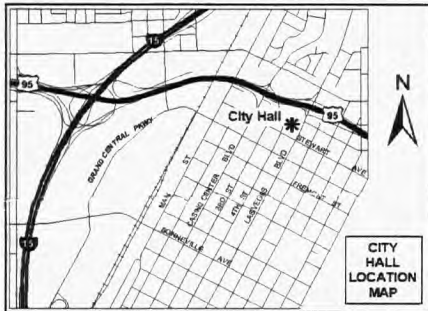
City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK



Official Notice of Public Hearing

MAY 18 A 11:00



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803.

HALES JASON & AMII
5865 KELITABB CT
LAS VEGAS NV 89130-2063

☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

VAR 20027

Submitted after City Council
Date 5/18/07 Item # 101

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

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: VAR-20027 - APPLICANT: WILLOW PINES RANCH, OWNER: SELECTIVE HOLDINGS, INC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **April 12, 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 Dorothy Marsili 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.

Theresa Weiss

Signature

4-10-07

Date

Theresa Weiss

Please print name

Selective Holdings, Inc.

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

5600 Cavalier Circle
Las Vegas, NV 89130
April 7, 2007

Mr. John Korkosz
Planning Supervisor
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: Objection to Special Use Permit SP-20025
Objection to Variance VAR-20027

Dear Mr. Korkosz:

The purpose of this letter is to file an objection to the proposed Variance and Special Use Permit requested by the Owner, Selective Holdings Inc, to allow horse facilities of 21,122 sq. ft. where the maximum allowed on 4.45 acres is 3,136 sq. ft.

My wife and I are current residents within the Los Prados Golfing Community, a residential development, and own a home within the 1,000 ft. notification radius of the horse ranch property at 5770 West Rosada Way.

We do not object to the existence of the Willow Pines Ranch in the vicinity of Los Prados and feel a reasonable co-existence is possible. We further recognize that Nevada is a western state and horses and ranches are very much a part of the western heritage. However, Las Vegas has been transforming into a major metropolitan area with incredible residential and commercial growth to the north side of the city. The Willow Pines Ranch is no longer on the outskirts of the city, it is surrounded by new developments and many established homes.

Our residence is located approximately one-fifth of a mile from the Willow Pines Ranch and when the wind blows from the northwest there is a slight odor of horse farms. We feel that the requested variance to allow a 673 percent increase in the accessory structures (horse facilities) over the maximum allowed will intensify the odors to an objectionable level and unfavorably affect the value of our property as well as others within Los Prados that are in closer proximity to the Willow Pines Ranch.

We feel the Variance and the Special Use Permit should be denied and Willow Pines Ranch should improve their horse facilities within the current regulations.

Very truly yours,

Robert G. Wojtas Louene G. Wojtas

Robert G. Wojtas and Louene G. Wojtas

attachments

ITEM # 11 & 12
CASE # VAR 20027 + SUP 20025
PC MTG 4-12-07

P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 16, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-20198 - PUBLIC HEARING - APPLICANT: RED ROCK MOTORCYCLES SALES - OWNER: SUMMIT GLOBAL LLC - Request for a Special Use Permit FOR MOTORCYCLE/MOTOR SCOOTER SALES at 2260 South Rainbow Boulevard (APNs 163-02-415-002 and 016), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

2

RECOMMENDATION:

The Planning Commission (5-0-1 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. Returned postcard protest
6. Submitted after final agenda – Returned postcard protest and supports and support letter by GBH Holdings
7. Backup referenced from the 04-12-07 Planning Commission Meeting Item 13

Motion made by LOIS TARKANIAN to Approve Subject to Conditions and amending Condition 4 as read for the record:

4. The test driving of motorcycles on site or in residential neighborhoods from this location shall be prohibited. The applicant shall provide staff with an acceptable test driving route plan prior to the issuance of a business license at this location.

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 102 and 103.

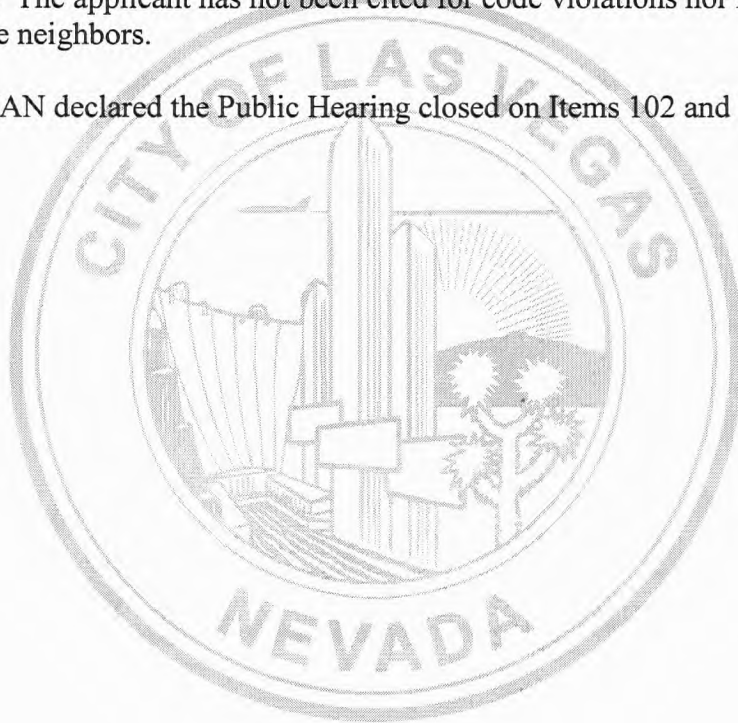
CITY COUNCIL MEETING OF: MAY 16, 2007

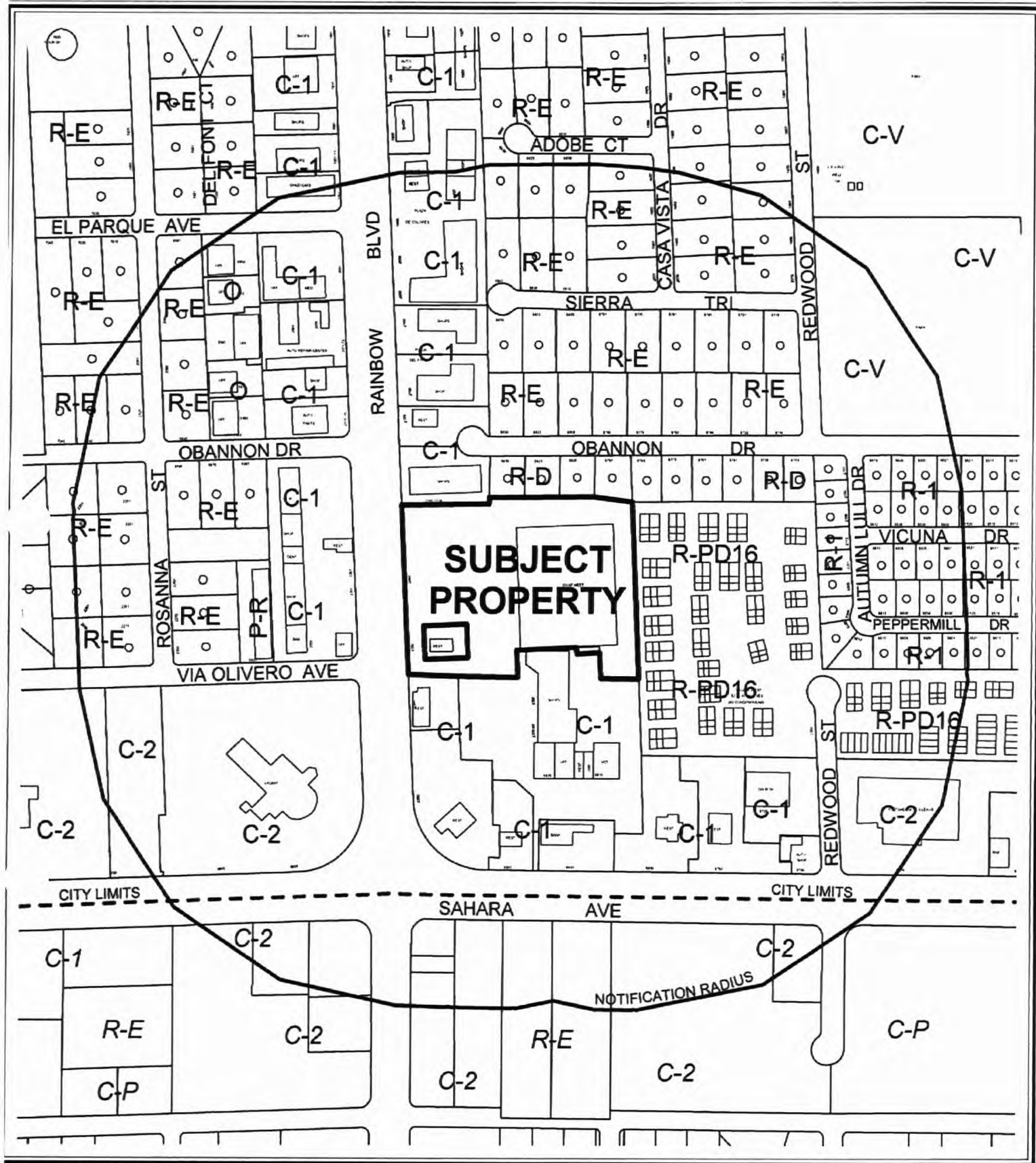
RICHARD MORENO, 300 South 4th Street, appeared on behalf of the applicant. He appreciated staff and residents' participation. He requested clarification on Condition 4, relative to test driving in the neighborhood. He confirmed there will be a specific drive course along Rainbow Boulevard and Sahara Avenue for test driving.

MARGO WHEELER, Director of Planning and Development, read the amendment to Condition 4 into the record.

COUNCILWOMAN TARKANIAN commented that this request is a wonderful opportunity for revitalization for the subject shopping center. In addition, the applicant has been a good neighbor and an excellent business community member at their other location on Eastern Avenue and Karen Avenue. The applicant has not been cited for code violations nor have there been any complaints from the neighbors.

MAYOR GOODMAN declared the Public Hearing closed on Items 102 and 103.





CASE: SUP-20198

RADIUS: 1000 FT

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

0 400 800 Feet





CASE: SUP-20198

RADIUS: 1000 FT

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

0 400 800 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-20198 - APPLICANT: RED ROCK MOTORCYCLES
SALES - OWNER: SUMMIT GLOBAL LLC.**

**** CONDITIONS ****

The Planning Commission (5-0-1/sd vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0045-88 {1}), if approved.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-20196) shall be required.
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. The test driving of motorcycles at this location shall be prohibited.
5. 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 Special Use Permit is for a motorcycles sales business with ancillary motorcycle service bays within an existing 104,113 square-foot building. A companion Site Development Plan Review (SDR-20196) for facade and other architectural changes to an existing retail building will be heard concurrently with this application. The proposed use is compatible with the area and approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/06/88	The City Council approved a Rezoning (Z-0045-88) from N-U to C-1 (Limited Commercial) for this site.
04/25/89	The Planning Commission denied a Review of Condition on the Rezoning that prohibited outside storage.
08/16/89	The City Council followed the recommendation of the Board of Zoning Adjustment to deny a Variance (V-0057-89) request for a pallet enclosure area and approved a companion request to allow a garden center for the sale of plants, fertilizers, and other garden-related items.
04/12/07	The Planning Commission recommended approval of companion items SDR-20196 concurrently with this application. The Planning Commission voted 5-0-1/sd to recommend APPROVAL (PC Agenda Item #13/jk).
<i>Pre-Application Meeting</i>	
02/14/07	At the pre-application meeting the applicant was informed that the proposed use would require the approval of a Special Use Permit and the building alterations would require approval of a Site Development Plan Review. The applicant was advised that the servicing of motorcycles could not be the primary use and must be ancillary to the sale of motorcycles for this business to be conducted in the C-1 (Limited Commercial) zoning district via an approved Special Use Permit.
<i>Neighborhood Meeting</i>	
03/19/07	The meeting was held at the Las Vegas Harley-Davidson/Buell, 7100 W. Sahara Ave., Las Vegas, NV at 6:00 pm. The applicant had five representatives at the meeting. The meeting was also attended by one Council member, one Council liaison, and one Planning Department staff member. No members of the public were in attendance.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	7.76 ac

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-family	R(Rural)	R-D (Single-family Residential Restricted) & R-E (Residential Estates)
South	Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Multi-family	M (Medium)	R-PD16
West	Retail Center & Automobile Dealership	SC (Service Commercial) & GC (General Commercial)	C-1 (Limited Commercial) & C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	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 Width	100 Feet	515 Feet	Y
Min. Setbacks			
• Front	20 Feet	340 Feet	Y
• Side	10 Feet	71 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	89.3 Feet	Y
Max. Lot Coverage	50%	<50%	Y
Trash Enclosure	50 Feet	115 Feet	Y
Mech. Equipment	Screened	Screened	Y

The proposed use will be conducted within an existing commercial building. The only changes to the exterior of the building will be façade changes on the west side of the building, which will increase the height of the building's entrance.

Pursuant to Title 19.12, the following landscape standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	68 Trees	34 Trees	N*
Buffer:	1 Tree/30 Linear Feet	20 Trees	7 Trees	
Min. Trees	1 Tree/20 Linear Feet	66 Trees	24 Trees	N*
TOTAL		154 Trees	65 Trees	N*
Min. Zone Width	15 Feet & 8 Feet		15 Feet & 14 Feet	Y
Wall Height	6 Feet		6 Feet Existing	Y

* This commercial center was constructed prior to current parking lot landscaping 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	
Motorcycle Sales	104,113 sq. ft.	1:250	408	9			
TOTAL			417		1136*		Y
Loading Spaces	50-Foot by 67-Foot, 4-Bay loading dock						Y

The total parking as identified through building permit files within entire Rainbow/Sahara Commercial Subdivision.

ANALYSIS

MOTORCYCLE/MOTOR SCOOTER SALES [C-1]

1. All display and sales shall take place in an enclosed building.
2. The minimum gross floor area of the building shall be 7,000 square feet.

The proposed use would be located in an existing shopping center and is compatible with this location. The applicant will be making a number of improvements to the existing building. Additionally, the applicant has indicated that there will not be test driving of motorcycles from this location. A condition of approval has been added regarding the test driving of motorcycles. In lieu of test driving there will be an interior area for perspective customers to test their motorcycle. The service bays are accessible through the interior of the building and are not visible from the public right-of-way. The servicing of motorcycles will be an ancillary use to the sales of motorcycles. Approval of this request is recommended.

FINDINGS

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

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

The proposed land use will be located within an existing shopping center and provides a tenant for a building that has undergone several tenant changes in the past few years. The proposed use is a permitted use within the C-1 (Limited Commercial) zoning district with the approval of a special use permit. At this location, the proposed use is consistent with the General Plan and the surrounding uses.

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

The proposed site is physically suitable for the type and intensity of the proposed land use.

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

Rainbow Boulevard and Sahara Avenue are both designated as 100-foot Primary Arterials on the Master Plan of Streets and Highways.

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

Approval of this special use permit will not compromise the public health, safety, and welfare, nor the overall objectives of the General Plan. In fact, approval of this use will provide a tenant for the largest building within the Rainbow/Sahara commercial subdivision; thereby, providing stability within this shopping center.

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

The proposed use meets all of the applicable conditions of Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 5

SENATE DISTRICT 8

NOTICES MAILED 145 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

#3

Dated: 2/24/07

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-20198 APN: 163-02-415-016
4th 163-02-415-002

Name of Property Owner: SUMMIT GLOBAL LLC.

Name of Applicant: Red Rock Motorcycle Sales Inc.

Name of Representative: MORENO & ASSOCIATES, MR. TIM CASHMAN

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): N/A N/A

APN:

Signature of Property Owner: X [Signature]

Print Name: SIDNEY PRESSBERG

Subscribed and sworn before me

This 26th day of February, 2007

Jessica Lynn Peterson
Notary Public in and for said County and State



ZONE: R-PD16

ZONE: C-1

ZONE: R-D

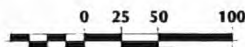
ZONE: C-1

ZONE: C-1

ZONE: C-1

RAINBOW BOULEVARD

CLAYDA AVENUE



SITE PLAN
SCALE: 1" = 20'

PROJECT DATA
APPLICABLE CODE: 2006 IBC, 2006 UPC, 2006 IFC, 2006 NEC
AREA: 340,000 SF (7.71 ACRES)
BUILDING SIZE: 104,115 SF
ZONING: C-1
TYPE OF CONSTRUCTION: TYPE SPRINKLERED
OCCUPANCY: P - MERCHANDISE MOTORCYCLE SHOWROOM - 12,834 SF
S1 - SERVICE AREA MOTORCYCLE REPAIR - 15,810 SF
S2 - STORAGE - 30,183 SF
S3 - OFFICE AREA - 14,368 SF
PARKING REQUIREMENT: 104,115 / 150 = 694 SPACES REQUIRED EXISTING SPACES: 473
EXISTING HAND CAR SPACES:

SUP-20198
SDR-20196
04/12/07 PC

715031000
FEB 27 2007



designwork stud

2070 S. 8th Street, Suite 277
Tulsa, OK 74107
Tel: 918.487.0100
Fax: 918.487.0101

PROJECT

RED ROCK HARLEY-DAVIDSON
2260 RAINBOW BLVD.
LAS VEGAS, NEVADA 89146

TRON VANDERBEEK & ASSOCIATES

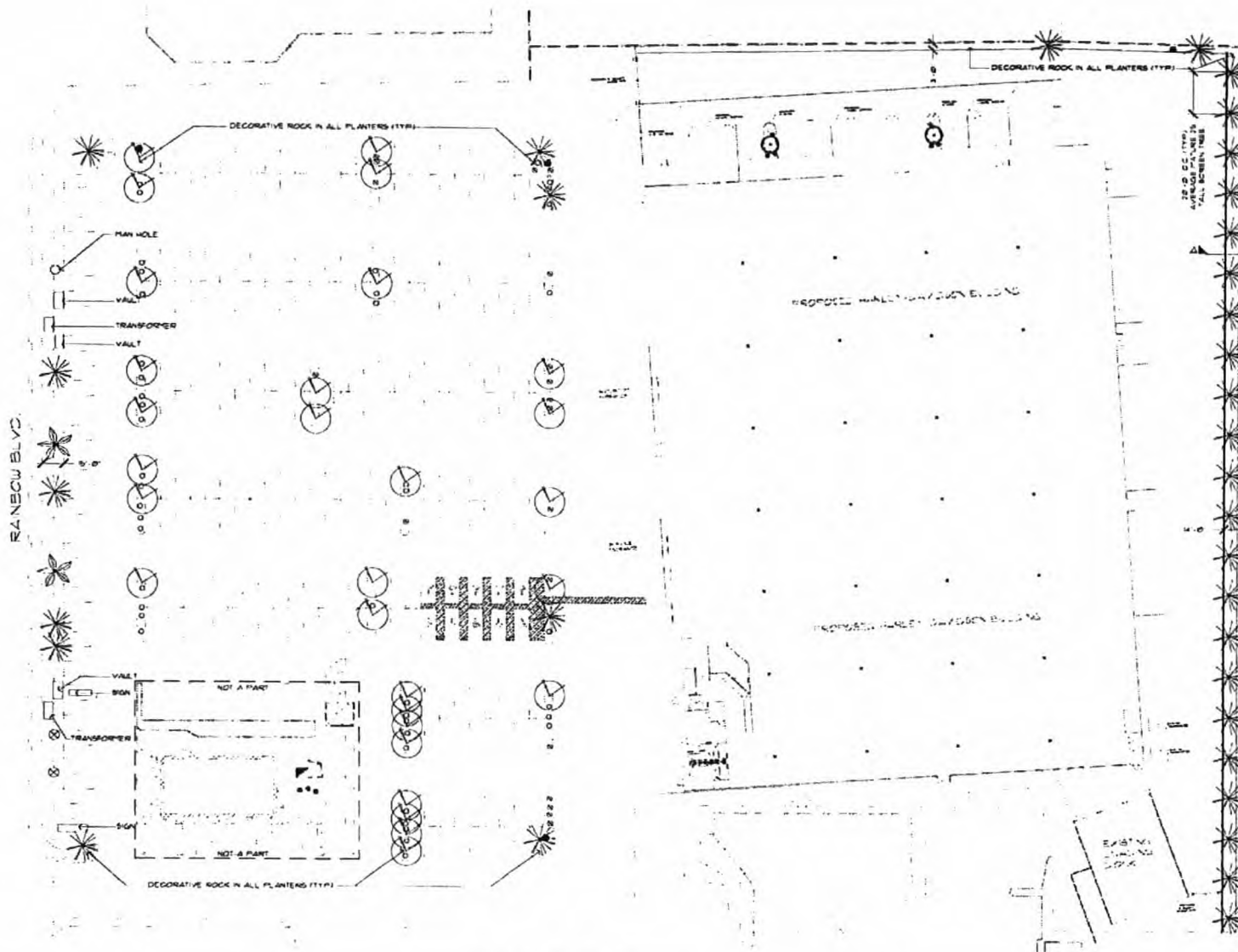
CERTIFICATE

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF DESIGNWORK STUD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DESIGNWORK STUD.

Project No.: 07-0001
Date: 01/11/07
Drawing No.: 01
Scale: 1" = 20'
Sheet No.: 01 of 01

SHEET TITLE
SITE PLAN

SHEET NUMBER A-1



PLANT SCHEDULE				
SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
	25	EXISTING	Ficus religiosa	Arizona Ash
	34	EXISTING	Pinus edulis	Mudshin Pine
	2	EXISTING	Quercus agrifolia	California Oak
SHRUBS / GROUND COVERS				
	20	EXISTING	Leucosiphum frutescens 'Green Cloud'	Green Cloud Ranger
	7	EXISTING	Myrsine parvifolia	Prostrate Myrsine
	42	EXISTING	Juniperus horizontalis	Blue Carpet Juniper

RECEIVED

DEC 27 2007

Call before you Overhead 563-6111

Call before you Dig. 1-800-227-2600



SUP-20198
SDR-20196
04/12/07 PC

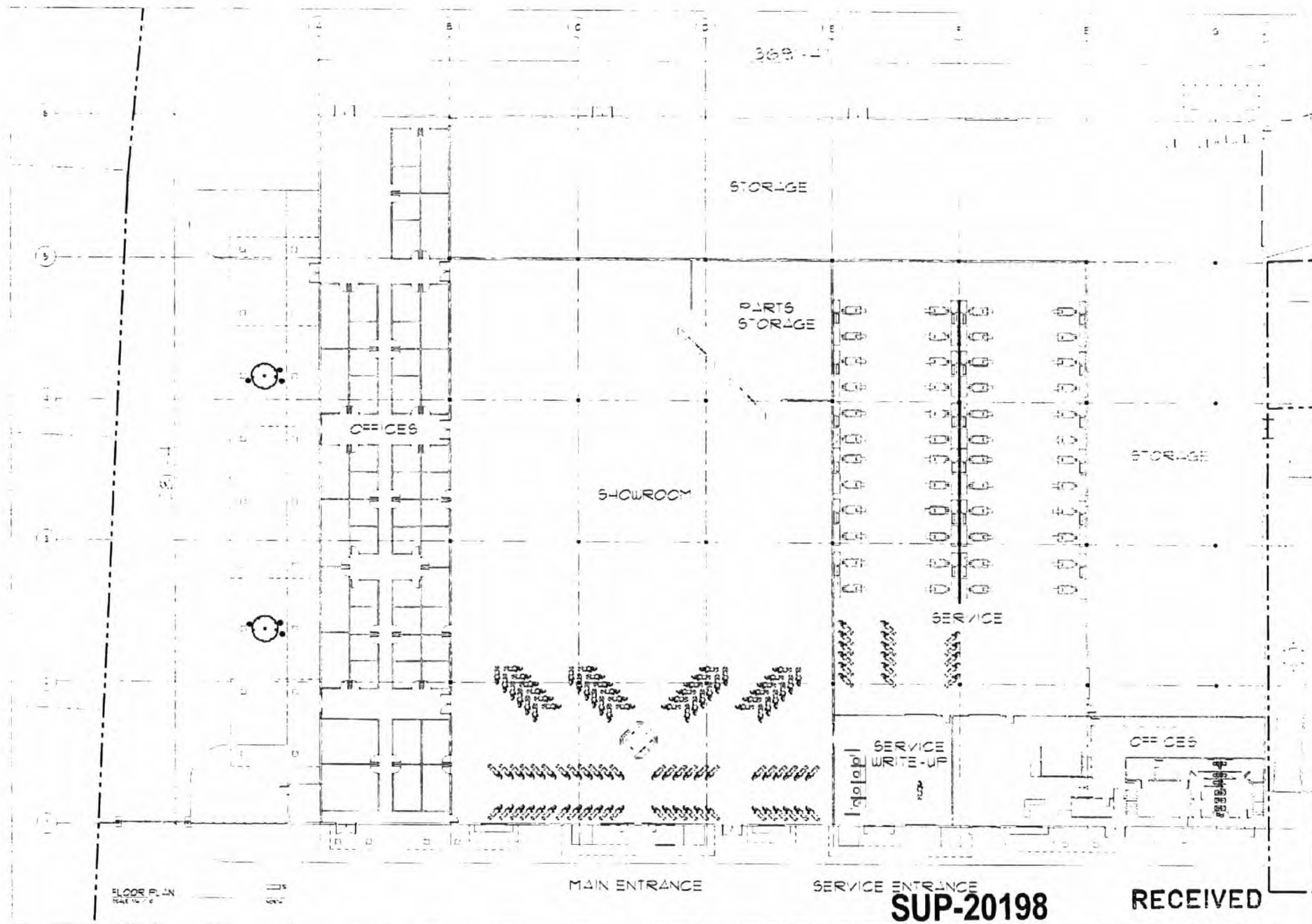
LANDSCAPE EXISTING CONDITIONS

Red Rock Harley-Davidson
EXISTING CONDITIONS

The WLB Group
WLB Group Inc.
10000 W. Century Blvd., Suite 100
Los Angeles, CA 90047

REVISIONS	
1	HOUSE COMMENT
2	HOUSE COMMENT
3	HOUSE COMMENT
4	HOUSE COMMENT
5	HOUSE COMMENT
6	HOUSE COMMENT
7	HOUSE COMMENT
8	HOUSE COMMENT
9	HOUSE COMMENT
10	HOUSE COMMENT

L11



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

MAIN ENTRANCE

SERVICE ENTRANCE

SUP-20198
SDR-20196
04/12/07 PC

RECEIVED

FEB 27 2007



designwork studio

2777 E. 80th Street, Suite 277
Tucson, AZ 85710
Tel: 520.440.0141
Fax: 520.440.0142

PROJECT

RED ROCK HARLEY-DAVIDSON
2260 RAINBOW BLVD.
LAS VEGAS, NEVADA 89146

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Project No. 07-001
Date: 01/11/07
Scale: 1/8" = 1'-0"
Sheet No. A-3

SHEET TITLE
FLOOR PLAN

SHEET NUMBER A-3



HARLEY-DAVIDSON

LAS VEGAS HARLEY-DAVIDSON/BUELL

MAIN LOCATION

2605 S. Eastern Ave.
Las Vegas, NV 89169

702.431.8500

Toll Free: 877.571.7174

Fax: 702.431.8499

Web Site: www.LVHD.com

Recipient of the
2003 Circle of
Excellence Award

WEST LOCATION

7100 W. Sahara Ave.
Las Vegas, NV 89117

702.876.2884

Fax: 702.876.3413

SOUTHERN UTAH LOCATION

Zion Harley-Davidson
2345 N. Coral Canyon Blvd.
Washington, UT 84780

435.673.5100

Toll Free: 866-4ZION HD

Fax: 435.673.7227



The "World's Largest" Factory
Licensed Dealer in Las Vegas
& Southern Nevada

February 27, 2007

To whom it may concern,

Red Rock Motorcycle Sales, Inc d.b.a. Red Rock Harley-Davidson is requesting a SUP and SDR for APN 163-02-415-002 and APN 163-02-415-016.

The above mentioned property is currently zoned C1 and a special use permit is requested to allow motorcycle sales and repair at this location. The existing building was originally built to house a major hardware store chain and is currently leased month to month as a swap meet.

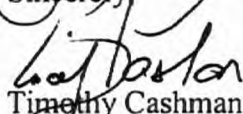
In 1998 the owners of Red Rock Harley-Davidson purchased a similar building at 2605 South Eastern Avenue that had been vacant for four years. With their investment in the facility, it has significantly revitalized the center, as well as the area as a whole. Las Vegas Harley-Davidson has operated in that location since 1999.

The company proposes to conduct all sales and repair operations indoors. Furthermore, it will buffer the northeast and south side of the building with offices and/or storage as depicted on the proposed space plan. We would also install an electric operated gate at the northwest and southeast corners to restrict vehicle access to the rear of the building. This would eliminate drive-thru traffic seeking to avoid the lights at Rainbow and Sahara.

We have an excellent track record conducting our business in a professional and respectful way and submit that this change in use will ensure the strength and condition of the center by generating economic prosperity and security without materially affecting any neighboring residents.

Thank you for your time and consideration.

Sincerely,



Timothy Cashman
Vice President
Red Rock Motorcycle Sales, Inc.

**SUP-20198
SDR-20196
04/12/07 PC**

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803 or call (702)229-6311

☐

I SUPPORT
this Request



I OPPOSE
this Request

SUP-20198



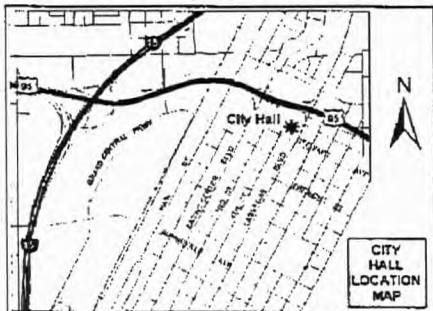
Protest

RECEIVED
CITY CLERK
2007 MAY -7 P 3:45

SHAW DANNY E & KAREN L
1961 REDWOOD ST
LAS VEGAS NV 89146-2912

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side. Fax this card to (702) 382-4803 or call (702) 229-6311.



I SUPPORT
this Request



I OPPOSE
this Request

SUP-20198

HERMAN EDWARD T III & CHERYL L
6601 PEPPERMILL DR
LAS VEGAS NV 89146-2915

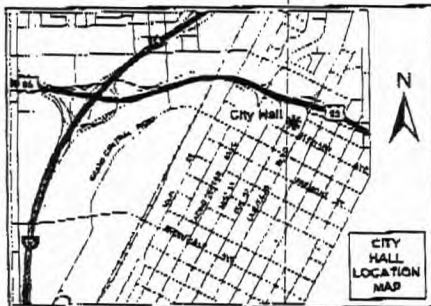
2001 MAY 10 P 1:28

RECEIVED
CITY CLERK

Date 5/10/07 Item #102

City of Las Vegas
 City Clerk
 City Hall, First Floor
 400 Stewart Avenue
 Las Vegas, Nevada 89101

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803 or call (702)229-6311

G H B HOLDING-SAHARA RAINBOW
 LLC
 P O BOX 5
 TIBURON CA 94920-0005



I SUPPORT
 this Request



I OPPOSE
 this Request

SUP-20198

2007 MAY 14 A 10:44

RECEIVED
 CITY CLERK

Subject: [illegible]

Date: 5-14-07 Item #102

TOTAL P.01



City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK

2007 MAY 16 A 10:37

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803 or call (702) 229-6311

G H B HOLDING-SAHARA RAINBOW
LLC
P O BOX 5
TIBURON CA 94920-0005



I SUPPORT
this Request



I OPPOSE
this Request

SUP-20198

Submitted after final agenda

Date 5-16-07 Item #102

GHB HOLDINGS, INC.

*General Partner, GHB Holdings-Sahara Rainbow, LLC
General Partner, GHB Holdings-Silverado, LLC*

Founded 1967
Over 30 Years of Growth

RECEIVED
CITY CLERK

April 9, 2007

2007 MAY 16 A 10:38

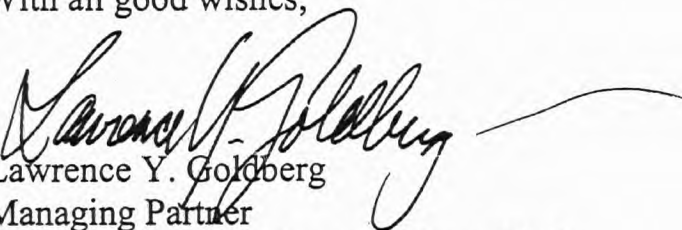
John Korkoza
Planning Supervisor
City Council Chambers
400 Stewart Avenue
Las Vegas, NV

Dear Mr. Korkoza:

We have received notice that applicant "Red Rock Motor Sales" is applying for a special use permit for motorcycle/motor scooter sales at 2260 South Rainbow Boulevard at the session of the Planning Commission on April 12, 2007.

We are the abutting property owner for this site and heartily approve of this application. We think it will bring value to a long time underutilized property and fully support the effort.

With all good wishes,


Lawrence Y. Goldberg
Managing Partner
GHB Holdings - Sahara Rainbow LLC

**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**

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-20198 - APPLICANT: RED ROCK MOTORCYCLES SALES - OWNER:
SUMMIT GLOBAL LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *April 12, 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 Dorothy Marsili 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.

Timothy Cashman

Signature

4/10/07

Date

Timothy Cashman

Please print name

RED ROCK MOTORCYCLES SALES INC.

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

GHB HOLDINGS, INC.

General Partner, GHB Holdings-Sahara Rainbow, LLC

General Partner, GHB Holdings-Silverado, LLC

Founded 1967

Over 30 Years of Growth

April 9, 2007

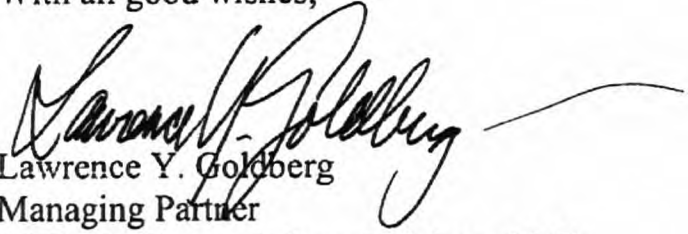
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Planning Supervisor
City Council Chambers
400 Stewart Avenue
Las Vegas, NV

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With all good wishes,


Lawrence Y. Goldberg
Managing Partner
GHB Holdings - Sahara Rainbow LLC

ITEM # 13
CASE # SUP 20198
PC MTG 4-12-07

A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: MAY 16, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-20198

SDR-20196 - PUBLIC HEARING - APPLICANT: RED ROCK MOTORCYCLES SALES - OWNER: SUMMIT GLOBAL LLC - Request for a MAJOR MODIFICATION OF AN APPROVED PLOT PLAN REVIEW [Z-0045-88(1)] FOR AN EXISTING BUILDING IN CONJUNCTION WITH A PROPOSED MOTORCYCLE/MOTOR SCOOTER SALES DEALERSHIP on 7.73 acres at 2260 South Rainbow Boulevard (APNs 163-02-415-002 and 016), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (5-0-1 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 (5-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 04-12-07 Planning Commission Meeting Item 14

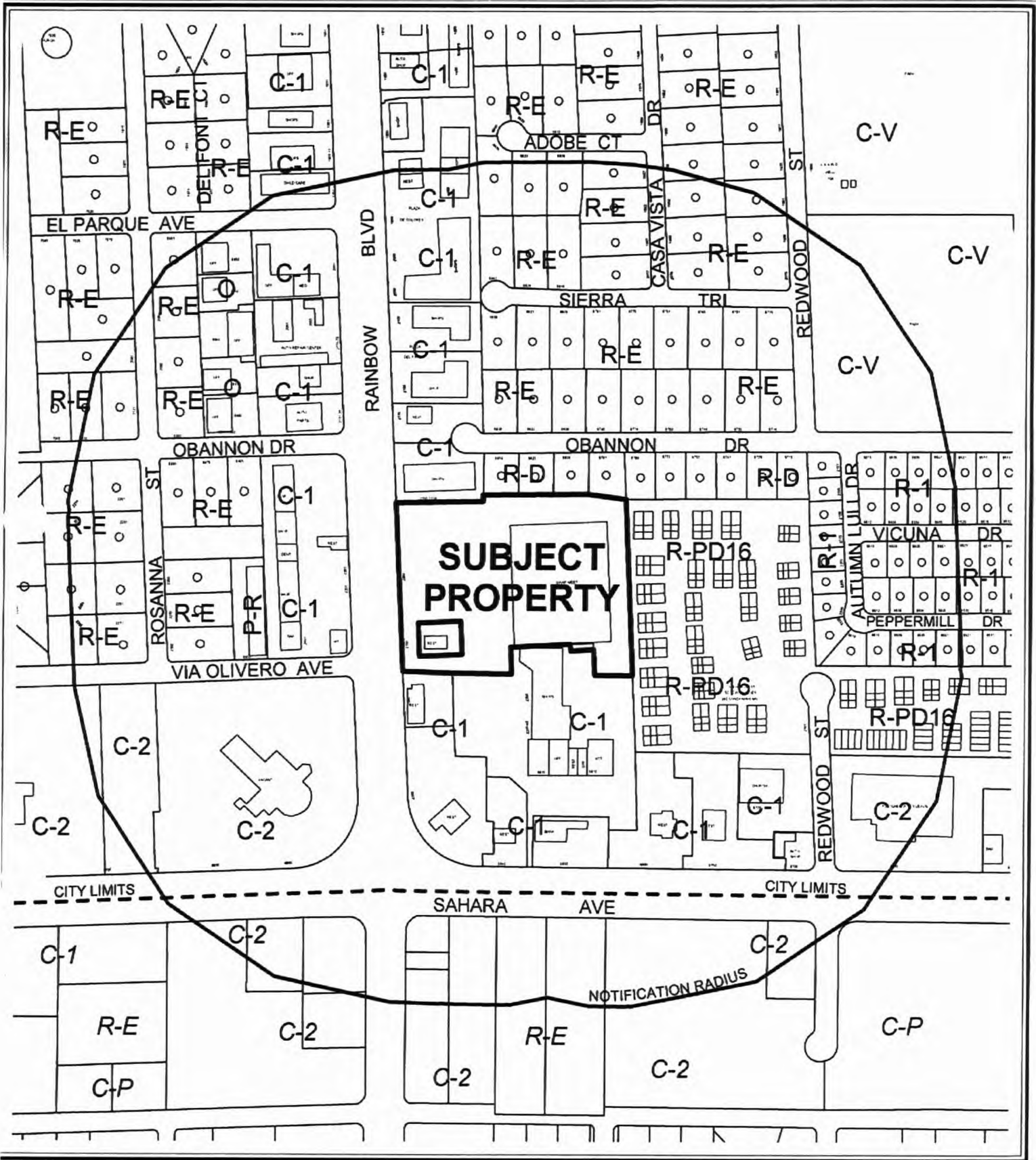
Motion made by LOIS TARKANIAN to Approve Subject to Conditions

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 102 for related discussion.



CASE: SDR-20196

RADIUS: 1000 FT

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

0 400 800 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-20196 - APPLICANT: RED ROCK MOTORCYCLES
SALES - OWNER: SUMMIT GLOBAL LLC.**

**** CONDITIONS ****

The Planning Commission (5-0-1/sd vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0045-88 {1}), if approved.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-20196) shall be required.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/27/07, except as amended by conditions herein.
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
6. 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.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. 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.
10. Landscape and maintain all unimproved right-of-way, if any, on Rainbow Boulevard adjacent to this site.
11. Submit an Encroachment Agreement for all landscaping, if any, located in the Rainbow Boulevard public right-of-way adjacent to this site prior to occupancy of this site.
12. Site development to comply with all applicable conditions of approval for the Rainbow/Sahara commercial subdivision and all other applicable site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The purpose for this application is to make façade and other architectural changes to an existing 104,113 square-foot building. A companion Special Use Permit (SUP-20198) for a motorcycle dealership will be held concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/06/88	The City Council approved a Rezoning (Z-0045-88) from N-U (Non-Urban) to C-1 (Limited Commercial) for a 273,740 square foot shopping center with eight smaller retail buildings totaling 37,500 square feet. Planning Commission and staff recommended approval.
11/28/88	The City Council approved a Review of Elevations for the proposed Home Club store on property located on the northeast corner of Sahara Avenue and Rainbow Boulevard. Planning Commission and staff recommended approval.
04/25/89	The Planning Commission denied a Review of Condition on the Rezoning that prohibited outside storage.
05/17/89	The City Council approved a request for a Plot Plan and Building Elevation Review (Z-0045-88) of proposed retail shops on property located on the southeast corner of O'Bannon Drive and Rainbow Boulevard. Planning Commission and staff recommended approval.
08/16/89	The City Council followed the recommendation of the Board of Zoning Adjustment to deny a Variance (V-0057-89) request for a pallet enclosure area and approved a companion request to allow a garden center for the sale of plants, fertilizers, and other garden-related items.
04/12/07	The Planning Commission recommended approval of companion item SUP-20198 concurrently with this application. The Planning Commission voted 5-0-1/sd to recommend APPROVAL (PC Agenda Item #14/jk).
<i>Pre-Application Meeting</i>	
02/14/07	At the pre-application meeting the applicant was informed that the proposed use would require the approval of a Special Use Permit and the building alterations would require approval of a Site Development Plan Review. The applicant was advised that the servicing of motorcycles could not be the primary use and must be ancillary to the sale of motorcycles for this business to be conducted in the C-1 (Limited Commercial) zoning district via an approved Special Use Permit.

Neighborhood Meeting

03/19/07	The meeting was held at the Las Vegas Harley-Davidson/Buell, 7100 W. Sahara Ave., Las Vegas, NV at 6:00 pm. The applicant had five representatives at the meeting. The meeting was also attended by one Council member, one Council liaison, and one Planning Department staff member. No members of the public were in attendance.
----------	---

Details of Application Request

Site Area

Net Acres	7.76 ac
-----------	---------

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-family	R(Rural)	R-D (Single-family Residential Restricted) & R-E (Residential Estates)
South	Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Multi-family	M (Medium)	R-PD16
West	Retail Center & Automobile Dealership	SC (Service Commercial) & GC (General Commercial)	C-1 (Limited Commercial) & C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	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	7.76 ac	N/A
Min. Lot Width	100 Feet	515 Feet	Y

Min. Setbacks			
• Front	20 Feet	340 Feet	Y
• Side	10 Feet	71 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	89.3 Feet	Y
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	50%	<50%	Y
Max. Building Height	N/A	45 Feet	N/A
Trash Enclosure	50 Feet	115 Feet	Y
Mech. Equipment	Screened	Screened	Y

The proposed use will be conducted within an existing commercial building. The only changes to the exterior of the building will be façade changes on the west side of the building, which will increase the height of the building's entrance.

Pursuant to Title 19.12, the following landscape standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	68 Trees	34 Trees	N*
Buffer:	1 Tree/30 Linear Feet	20 Trees	7 Trees	N*
Min. Trees	1 Tree/20 Linear Feet	66 Trees	24 Trees	
TOTAL		154 Trees	65 Trees	N*
Min. Zone Width	15 Feet & 8 Feet		15 Feet & 14 Feet	Y
Wall Height	6 Feet		6 Feet Existing	Y

* This commercial center was constructed prior to current parking lot landscaping 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	
Motorcycle Sales	104,113 sq. ft.	1:250	408	9			
TOTAL (including handicap)			417		1136*		Y
Loading Spaces	50-Foot by 67-Foot, 4-Bay loading dock						Y

The total parking as identified through building permit files within entire Rainbow/Sahara Commercial Subdivision.

ANALYSIS

Site Plan:

The applicant is not proposing any changes with respect to expanding the building.

Elevation Plan:

The applicant is proposing to modify the exterior facade of the building and to add stone accents as well as change the exterior paint scheme of the building. The proposed building will have a medium-toned cream color for the body of the building. The building trim will consist of a light-colored cream and a dark brown. A fourth paint (a rust-colored brown) will be used to create a three dimensionally articulated wainscot. The building will also have stone veneer trim around the doors and window areas. Additionally, the applicant proposes to increase the height of the west façade to 45 feet at the doors and 37 feet at the windows from the present height of 32 feet. The increased facade at the doors is to support graphic images of motorcycles.

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 development is compatible with the adjacent development in the area.

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

The proposed development is consistent with the General Plan and Title 19. In fact, the proposed use will provide a stable tenant for this building, which has had several tenants over the past few years.

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

The site is bounded by Sahara Avenue and Rainbow Boulevard, both of which are designated as 100-foot Primary Arterials on the Master Plan of Streets and Highways. The proposed use will not negatively impact any of the roadways in this area.

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

The proposed use will be conducted in an existing building. The proposed changes to the building are a marked improvement over the existing building design.

- 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 changes to the building are a marked improvement over the existing building design and are harmonious and compatible with the shopping center within which the building is sited.

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

The proposed use requires building permits and a business license and; therefore, should not negatively impact the public health, safety, and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT 5

SENATE DISTRICT 8

NOTICES MAILED 143 by Planning Department

APPROVALS 0

PROTESTS 0



designwork studios

2210 E. 4th Street, Suite 221
 Las Vegas, NV 89101
 Tel: 702.442.8100
 Fax: 702.442.8101

Project 1

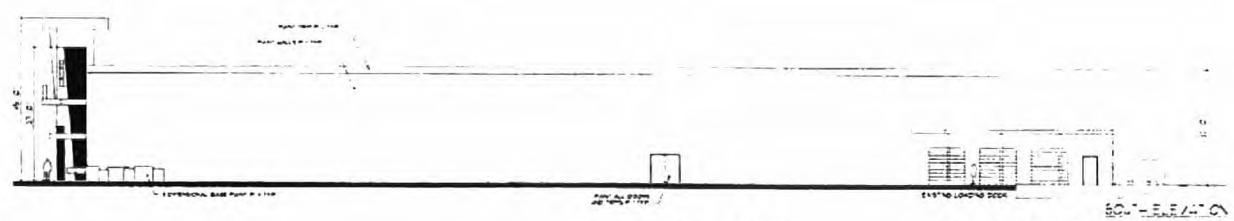
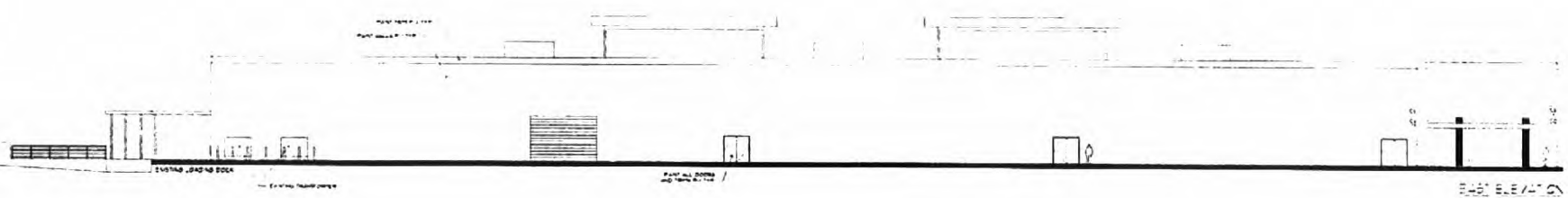
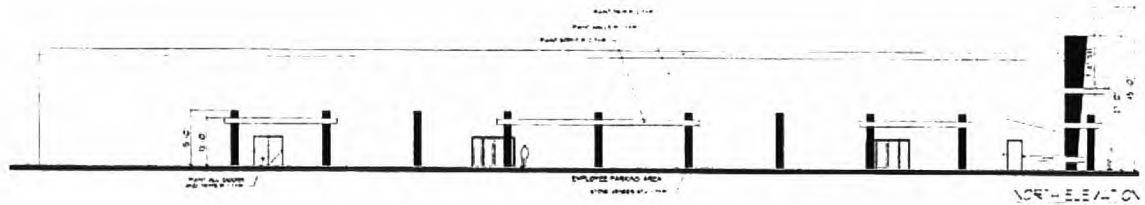
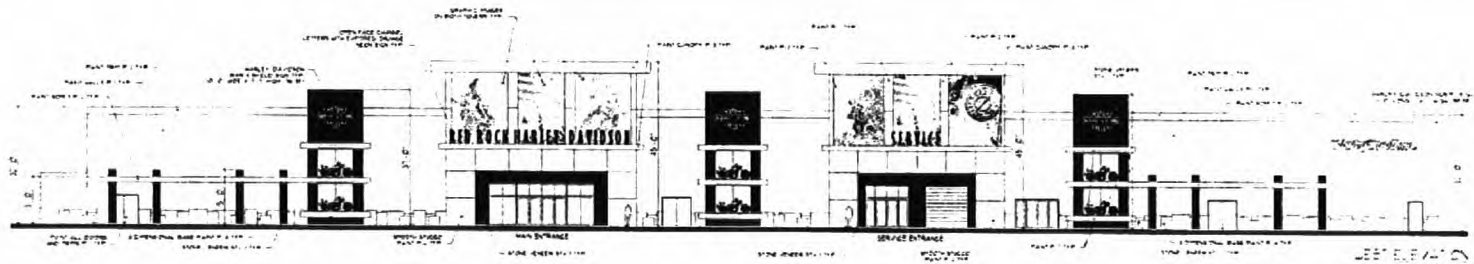
RED ROCK HARLEY-DAVIDSON
 2260 SOUTH RAINBOW BLVD.
 LAS VEGAS, NEVADA 89146
 DEAN ANDREWS & TUCKER ARCHITECTS
 1112 EAST RIVER

CERTIFICATE
 I, DEAN ANDREWS, ARCHITECT, hereby certify that the above is a true and correct copy of the original drawings as submitted to the City of Las Vegas for review and approval. The drawings were prepared by me or under my direct supervision and to the best of my knowledge and belief they comply with all applicable laws, codes, and regulations. I am a duly licensed architect in the State of Nevada.

PROJECT NO.	2260
DATE	11/1/06
DESIGNER	DEAN ANDREWS
DATE	11/1/06
REVIEWER	DEAN ANDREWS
DATE	11/1/06
APPROVER	DEAN ANDREWS
DATE	11/1/06

SHEET TITLE
 EXTERIOR ELEVATIONS

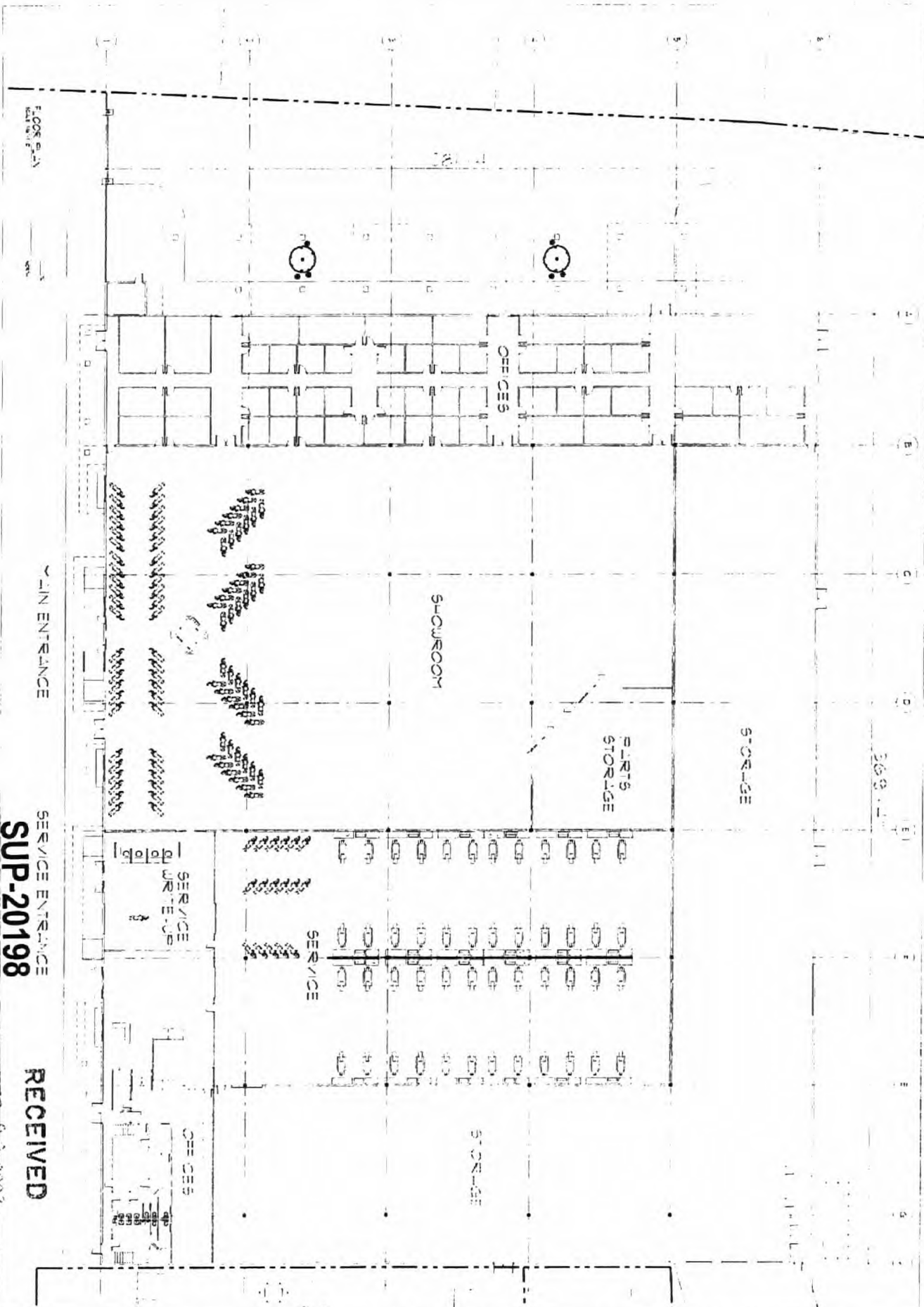
SHEET NUMBER **A-2.0**



EXTERIOR ELEVATIONS
 SCALE: 1/8" = 1'-0"

SUP-20198
SDR-20196
04/12/07 PC

RECEIVED
FEB 27 2007



FLOOR PLAN

MAIN ENTRANCE

SERVICE ENTRANCE

RECEIVED

SUP-20198

SDR-20196

04/12/07 PC



designwork studios

2260 RAINBOW BLVD. SUITE 200
LAS VEGAS, NV 89146
702.735.1000

RED ROCK HARLEY-DAVIDSON

2260 RAINBOW BLVD.
LAS VEGAS, NEVADA 89146

DEVELOPER: ANDREWS & TAYLOR
ARCHITECTS

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SHEET TITLE

FLOOR PLAN

SHEET NUMBER A-3.0



SUP-20198 AND SDR-20196 - APPLICANT: RED ROCK MOTORCYCLES SALES - OWNER: SUMMIT
GLOBAL LLC.
2260 SOUTH RAINBOW BOULEVARD
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



SUP-20198 AND SDR-20196 - APPLICANT: RED ROCK MOTORCYCLES SALES - OWNER: SUMMIT GLOBAL LLC.

2260 SOUTH RAINBOW BOULEVARD

APRIL 12, 2007 PLANNING COMMISSION

03/12/07



HARLEY-DAVIDSON

LAS VEGAS HARLEY-DAVIDSON/BUELL

February 27, 2007

MAIN LOCATION

2605 S. Eastern Ave.
Las Vegas, NV 89169

702.431.8500

Toll Free: 877.571.7174

Fax: 702.431.8499

Web Site: www.LVHD.com

Recipient of the
2003 Circle of
Excellence Award

WEST LOCATION

7100 W. Sahara Ave.
Las Vegas, NV 89117

702.876.2884

Fax: 702.876.3413

SOUTHERN UTAH LOCATION

Zion Harley-Davidson
2345 N. Coral Canyon Blvd.
Washington, UT 84780

435.673.5100

Toll Free: 866-4ZION HD

Fax: 435.673.7227



The "World's Largest" Factory
Licensed Dealer in Las Vegas
& Southern Nevada

To whom it may concern,

Red Rock Motorcycle Sales, Inc d.b.a. Red Rock Harley-Davidson is requesting a SUP and SDR for APN 163-02-415-002 and APN 163-02-415-016.

The above mentioned property is currently zoned C1 and a special use permit is requested to allow motorcycle sales and repair at this location. The existing building was originally built to house a major hardware store chain and is currently leased month to month as a swap meet.

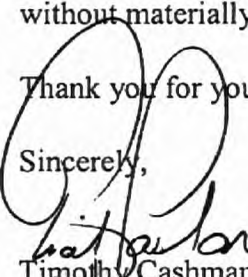
In 1998 the owners of Red Rock Harley-Davidson purchased a similar building at 2605 South Eastern Avenue that had been vacant for four years. With their investment in the facility, it has significantly revitalized the center, as well as the area as a whole. Las Vegas Harley-Davidson has operated in that location since 1999.

The company proposes to conduct all sales and repair operations indoors. Furthermore, it will buffer the northeast and south side of the building with offices and/or storage as depicted on the proposed space plan. We would also install an electric operated gate at the northwest and southeast corners to restrict vehicle access to the rear of the building. This would eliminate drive-thru traffic seeking to avoid the lights at Rainbow and Sahara.

We have an excellent track record conducting our business in a professional and respectful way and submit that this change in use will ensure the strength and condition of the center by generating economic prosperity and security without materially affecting any neighboring residents.

Thank you for your time and consideration.

Sincerely,



Timothy Cashman
Vice President

Red Rock Motorcycle Sales, Inc.

SUP-20198
SDR-20196
04/12/07 PC

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

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

**SUBJECT: SDR-20196 - APPLICANT: RED ROCK MOTORCYCLES SALES - OWNER:
SUMMIT GLOBAL LLC.**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *April 12, 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 Dorothy Marsili at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

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

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

Signature

A handwritten date "4/10/07" in black ink, written over a horizontal line.

Date

A handwritten name "Timothy Cashman" in black ink, written over a horizontal line.

Please print name

A handwritten company name "Red Rock Motorcycle Sales Inc." in black ink, written over a horizontal line.

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 16, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-20184 - PUBLIC HEARING - APPLICANT: LAS VEGAS CARRIAGES LLC - OWNER: BAPTIST MISSION TO ENGLAND, INC - Request for a Special Use Permit FOR HORSE DRAWN CARRIAGE RIDES at 1060 South Main Street (APN 139-33-811-013), C-M (Commercial/Industrial) Zone, Ward 3 (Reese). NOTE: To be heard in conjunction with Morning Session Item 74. The Planning Commission (5-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

71

RECOMMENDATION:

The Planning Commission (5-0-1 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. Returned postcard protests, supports and protest/support and support letters
6. Submitted after final agenda – Returned postcard protests, supports, support letters and support petition with 15 signatures
7. Submitted at meeting – Letter from Fremont East Entertainment District, Certificate of Liability Insurance and Policy Declarations for Items 104 and 74
8. Submitted after meeting – Returned postcard support
9. Backup referenced from the 04-12-07 Planning Commission Meeting Item 15

Motion made by GARY REESE to Approve Subject to Conditions and amending Condition 4 as read for the record:

4. There shall be a review of this item in six months by the City Council.

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)

CITY COUNCIL MEETING OF: MAY 16, 2007

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Items 104 and 74.

STEVEN SMITH appeared with ROBERT HUMPHREYS and explained that the business is for amusement rides and not a taxi. The routes will be on slow streets. They have met with all affected districts and numerous City departments and thanked them for their participation. He read and submitted a support letter from the Entertainment District.

COUNCILMAN REESE expressed concerned with waste. MR. SMITH explained that although the diapers are not full proof, there is someone on call and the barn is only six minutes from the farthest point on route.

BART ANDERSON, Public Works Department, noted City ordinances that cover waste. This type of business can be safe and harmoniously brought into neighborhoods. The routes are defined and were presented to the Traffic and Parking Commission and were approved in March.

COUNCILMAN REESE asked the applicant to work with staff to ensure routes are not infringing upon construction in progress.

MR. ANDERSON stated that the proposed hours of operation will not be in conflict with any construction activities, as they have agreed to operate 6:30 p.m. to 2:00 a.m. weekdays and 9:00 a.m. to 2:00 a.m. weekends. He also clarified and noted staff's support for the applicant's requested exemptions regarding seatbelts and veterinarian certification. He explained that insurance will not cover horse carriages with seatbelts, as the opinion is that seatbelts create a greater hardship when trying to escape in emergency situations. MR. HUMPHREYS added that veterinarians have no way to evaluate horses' comfort level with street noise.

In response to MAYOR GOODMAN'S query, COUNCILMAN ROSS commented that he had an opportunity to visit the applicant's horses; they have a sharp operation. He was impressed with the operations at Tule Springs and pointed out that people are lining up to be picked up. He questioned why the applicant did not desire to transport individuals to their desired locations and not just a direct point. MR. SMITH explained that relative to the Transportation Services Authority guidelines, they would be classified as a limousine and a limousine license would be required.

TOM McGOWAN, Las Vegas resident, commented that carriages are not ADA compliant, alleys are dark and downtown is dangerous. The Arts District has been denied access to public mass transit. He strongly recommended approving but urged the Council to restore bus service to the Arts District.

BEATRICE TURNER, West Las Vegas; JOHNNY VENTURA and CHARLES FOX expressed their support for the business. MR. FOX suggested having the route extended to Eleventh Street, as he felt his customers would enjoy the business as well.

CITY COUNCIL MEETING OF: MAY 16, 2007

MR. POLIAK expressed opposition, as he felt it was oblivious to the realities of traffic and congestion. He also felt there would be some remnants from the waste cleanup, which would create a health hazard.

ASSISTANT CITY ATTORNEY BRYAN SCOTT explained that the applicant is required to carry chemical neutralizer and a sufficient amount of liability insurance with the City being named as an additional insured. He submitted a copy of the declarations document, verifying the applicant has provided such policies.

MR. ANDERSON stated there are no current routes that pass by tower projects. He will continue to work with the applicant and assured the Council that routes will be restricted.

MAYOR GOODMAN declared the Public Hearing closed on Items 104 and 74.

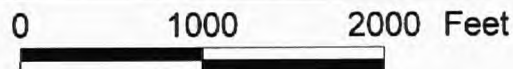




CASE: **SUP-20184**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)





CASE: SUP-20184

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

0 1000 2000 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-20184 - APPLICANT: LAS VEGAS CARRIAGES LLC -

OWNER: BAPTIST MISSION TO ENGLAND, INC

**** CONDITIONS ****

The Planning Commission (5-0-1/rt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to Las Vegas Municipal Code section 6.44 and 11.39 regarding route, licensing and operational restrictions for animal-drawn vehicles.
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.
4. There shall be a review of this item in one year by the Planning Commission.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request for a Special Use Permit to operate horse drawn carriage rides within downtown Las Vegas. (Arts District). The proposed base location is in an existing building located at 1060 S. Main Street. This location will be used to stable the horse(s) and provide storage for the carriage(s). Improvements will be made to the rear portion of the building to provide a suitable stable facility for the horse. Operation of the carriage rides will occur on pre-determined street routes during specified times within the downtown area.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/21/2006	A Temporary Commercial Permit (TCP-17028) was issued to allow a Horse Carriage operation from 10/05/2006 to 04/05/2007.
01/03/2007	A Text Amendment (Ordinance #5875) was approved to adopt an updated version of the Las Vegas Downtown Centennial Plan together with related development standards and to provide for other related matters, which included allowing horse drawn carriages in the Arts District with a Special Use Permit.
03/22/2007	The Traffic and Parking Commission recommended approval of the operational routes, time schedules, parking areas and passenger loading and unloading areas. This item will be forwarded to City Council on 05/16/07 and will be heard concurrently with this afternoon item.
Current	H12-90770-2-132994 – Business license application for Horse and Carriage Operation. License pending approval of Traffic and Parking Commission and City Council.
04/12/07	The Planning Commission voted 5-0-1/rt to recommend APPROVAL (PC Agenda Item #15/lhm).
<i>Pre-Application Meeting</i>	
02/23/2007	Discussed the Downtown Centennial Standards and requirements by other departments.
<i>Neighborhood Meeting</i>	
7/14/2005	A neighborhood meeting is not required as part of this application request, nor was one held. However, the applicant has met with, and received favorable recommendations from the Las Vegas Art's District, Downtown Business Operators Council and the Gateway District Neighborhood Association.

Details of Application Request	
Site Area	
Net Acres	0.275 (12,002.91 square feet)

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Museum/Offices	C (Commercial)	C-M (Commercial / Industrial)
North	Retail	C (Commercial)	C-M (Commercial / Industrial)
South	Storage Yard	C (Commercial)	C-M(Commercial / Industrial)
East	Retail	C (Commercial)	C-2 (General Commercial)
West	Warehouse	LI/R (Light Industrial / Research)	M(Industrial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan (Las Vegas Arts District)	Y		Y
Redevelopment Plan Area	Y		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District	Y		Y
A-O Airport Overlay District (200 Feet)	Y		Y
Trails		N	N/A
Rural Preservation Overlay District		N	N/A
Development Impact Notification Assessment		N	N/A
Project of Regional Significance		N	N/A

A-O Airport Overlay District

The subject site is an existing one-story building and is not affected by the 200-foot height restriction.

Downtown Centennial Plan and Downtown Redevelopment Area

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

Development Standards

Projects within the Las Vegas Arts District are exempted from the automatic application of Title 19.10 Parking and Loading Standards and Title 19.12 Landscape and Buffer Standards.

ANALYSIS

The proposed horse and carriage operation is an allowable use with the approval of a Special Use Permit as stated in the Downtown Centennial Plan, Section D, 18b The Las Vegas Arts District. The proposed use will commence from the back of a building located at 1060 S. Main Street.

The submitted site plan indicates the overall building is approximately 11,000 square feet. This includes a small outdoor area at the back of the building with access to Commerce Street. The existing building is partitioned in half, the front portion labeled as future offices/museum and the back portion labeled as future horse carriage operation. Two 12 X 24 stalls are shown within the outside area at the back of the building. A roll up door allows access to the inside of the building from one of the stalls. Street parking is available at the front and behind the building.

The applicant states upon receiving the Special Use Permit, permits will be applied for to bring the building up to code in order to give the horses access to an indoor facility. Improvements will be made to the interior and the exterior of the property.

In addition to Entitlement approval, the following Las Vegas Municipal Code requirements must be satisfied prior to the operation of a Horse and Carriage. Listed are the pertinent sections of the Municipal Code and what action, if any, has been taken to satisfy stated requirements.

Legislative Determination

Las Vegas Municipal Code Title 11.39.010 declares as a matter of legislative determination that the City has the authority to regulate the use of its streets for the public safety and welfare. This determination allows the City to regulate and make findings for the appropriateness of such slower-moving vehicles as animal-drawn vehicles.

Re: Las Vegas Downtown Centennial Plan

A Text Amendment (Ordinance #5875) was approved to adopt an updated version of the Las Vegas Downtown Centennial Plan together with related development standards and to provide for other related matters, which included allowing horse drawn carriages in the Arts District with a Special Use Permit.

Traffic and Parking Commission

As required by Las Vegas Municipal Code Title 11.39, the proposed routes, time schedules, loading and unloading points for the carriages must be approved by the City Council upon the recommendation of the Traffic and Parking Commission.

Re: On March 22, 2007 the Traffic and Parking Commission recommended approval of the operation subject to the following conditions: (will need to revise below paragraph and replace with T&P conditions of approval).

Review of the request by the Traffic Engineering resulted in the following comments: the proposed routes do not conflict with Chapter 11.39.030, and the carriages will not travel on busy streets such as Charleston Boulevard, Las Vegas Boulevard, 4th Street, Fremont Street and Main Street so they will not disrupt areas with heavy traffic. The routes will have 15-minute, 30-minute or 50-minute rides along the routes. The following five routes were submitted: 1. Fremont East (Daytime); 2. Wedding Chapel; 3. Arts District / North of Charleston; 4. Arts District / South of Charleston; 5. Fremont East (Weekday evenings, weekends and holidays). The carriages are not allowed to operate daily between the hours of 6:00 am and 9:30 am, 3:00 pm and 6:30 pm, except on Saturdays, Sundays and holidays.

Additionally, the operation shall be limited to four carriages. Animal waste shall be removed in a timely manner. The applicant is working with Business Licensing to acquire a business license and address animal health concerns and equipment requirements, which are required prior to Council approval of the license.

Business Licensing

As required by Las Vegas Municipal Code Title 6.44, no person shall operate an animal-drawn vehicle for hire within the City without a business license therefore issued pursuant to this Chapter.

RE: The applicant has submitted a business license (H12-90770-2-132994) application to the City of Las Vegas Office of Business Licensing. The license is currently under review and will be required to conform to the following sections of the Las Vegas Municipal Code Title 6.44:

- 6.44.020 License—Application.
- 6.44.030 License--Requirements.
- 6.44.040 Display of documents and rates.
- 6.44.050 Display of operator's name and address.
- 6.44.060 Hours of operation.
- 6.44.070 Seating.
- 6.44.080 Soliciting--Driver conduct.
- 6.44.090 Animal nuisance control.
- 6.44.100 Vehicle requirements.
- 6.44.110 Animal certification.
- 6.44.120 Animal working conditions.
- 6.44.130 Animal care.
- 6.44.140 Animal harassment.
- 6.44.150 Insurance.
- 6.44.160 Applicability.
- 6.44.170 License fee.

For reference, full details of the above referenced Municipal Code sections are available at the end of the report.

The City of Las Vegas office of Business Licensing states an insurance policy, meeting the requirements, has been secured. The required veterinary certificate, addressing the specific items set out by the ordinance, included if the horse is acclimate to street noises, has been received. Business Licensing has also obtained a checklist to inspect the vehicle and required equipment.

Las Vegas Arts District Neighborhood Association (Meeting Minutes)

On May 24, 2005, Board of Directors heard a proposal for horse drawn carriages in the Arts District. A detailed plan was to be prepared for presentation to the board prior to seeking city approval. The board was enthusiastic about the project.

Later that year, July 14, 2005, the project was presented at a general members meeting. It was approved with no objections and the following recommendations: All existing rules (city and state) regulating animals and animal care will be adhered to. In addition we recommend that at time of the application a detailed plan be submitted for the collection and discard of equestrian droppings, so as to not create a pedestrian or public nuisance. Further, a time frame of 72 hours be the maximum consecutive length of time livestock may be stabled in the district.

The City of Las Vegas Municipal Code

Title 6.44.130 and 11.39 identifies the requirements pertaining to horse-drawn and other animal-drawn vehicles. A condition has been added for adherence to sections of the Municipal code pertaining to horse-drawn vehicles. The following are the sections of the Municipal Code in their entirety:

6.44.020 License--Application.

Applications for a license to operate an animal drawn vehicle business shall be made to the Department of Business Activity. In addition to the information required by Chapter 6.02 of this Code, the applicant shall furnish with the application the following information:

- (A) The number of animal-drawn vehicles to be operated pursuant to the license, and the seating capacity, manufacturer and a scale drawing or photograph of each vehicle;
- (B) A schedule of the rates to be charged passengers during the existence of the license;
- (C) A street map showing the routes to be used by the animal-drawn vehicles;

(D) A schedule of the hours of operation;

(E) The location of the site(s) to be used for off-street storage of vehicles and the stabling of animals;

(F) The location of all curb-side areas to be used for the regular pick-up or discharge of passengers; and

(G) Evidence that the animals which are to be used in the conduct of the business have been acclimated to all street-related noises.

The application shall be verified under oath and penalty of perjury that the information contained therein is correct and true to the best of the applicant's information, knowledge and belief.

(Ord. 3317 §§ 12 (part), 14, 1987)

6.44.030 License--Requirements.

Prior to the issuance of any license by the Department of Business Activity, the applicant must:

(A) Obtain pursuant to Chapter 11.39 of this Code:

(1) The approval of the City Council upon the recommendation of the Traffic and Parking Commission of the City for all proposed operational routes, and

(2) The approval of the Traffic and Parking Commission for all proposed time schedules, parking areas and passenger loading and unloading areas;

(B) Obtain an Animal Inspection Certificate for each animal to be used in the operation of the business pursuant to Section 6.44.110 of this Chapter;

(C) Obtain the approval of all other State agencies, if any, which may have jurisdiction over the operation of animal-drawn vehicles on public streets, including but not necessarily limited to, the Public Service Commission.

(Ord. 3317 §§ 12 (part), 15, 1987)

6.44.060 Hours of operation.

Animal-drawn vehicles shall not operate daily between the hours of six a.m. and nine-thirty a.m. and three p.m. and six-thirty p.m., except on Saturdays, Sundays and holidays.
(Ord. 3317 §§ 12 (part), 18, 1987)

6.44.090 Animal nuisance control.

- (A) All animals shall have rubber-compound-type horseshoes, or other shoeing approved by the City.
 - (B) Each animal used to pull any vehicle shall be equipped with a manure-catching device approved by the City to hold the manure until the operator is able to place it in a standard wire-tie plastic bag which he shall carry with him for permanent disposal upon returning to the base of operations.
 - (C) Each animal-drawn vehicle shall be equipped with a chemical approved by the City which is to be poured over horse urine by the driver so as to break down and eliminate accumulated agents and odor.
 - (D) Each animal used to pull any vehicle must be trained to accept and cope with all known street noises.
 - (E) Each animal used to pull any vehicle must be treated with insect repellant.
- (Ord. 3317 §§ 12 (part), 21, 1987)

6.44.100 Vehicle requirements.

All animal-drawn vehicles utilized by the licensee in the conduct of his business must comply with the following requirements:

- (A) Each vehicle will have wheels with spokes that have diameters of no less than one and one-four inches and a rubber covering thick enough to protect the streets from damage and to keep noise to a minimum.
 - (B) Each vehicle will be equipped with brakes, taillights, brake lights and turn signals on the rear of the vehicles.
 - (C) Each vehicle will be equipped with front lights on both sides that will emit light to the front and side that will be visible from a distance of five hundred feet.
 - (D) Each vehicle will be equipped with a slow-moving vehicle sign approved by the State of Nevada and attached to the rear of the vehicle.
 - (E) No vehicle shall be larger in capacity than to transport five passengers, including the driver, and shall be equipped with seat belts for all passengers.
 - (F) Each vehicle must comply with all applicable State statutes or regulations.
 - (G) Each vehicle must be operated by a vehicle driver who has been properly trained in the handling and control of animal-drawn vehicles for a minimum of two weeks.
- (Ord. 3317 §§ 12 (part), 22, 1987)

6.44.110 Animal certification.

(A) Prior to the issuance of a license, and every ninety days thereafter, the City Veterinarian or a veterinarian designated by the Director of Animal Control shall inspect each animal used in the operation of the licensee's business and certify through the issuance of an Animal Examination Certificate that the animal meets the following minimum requirements:

(1) The animal pulling any vehicle with passengers must weigh at least nine hundred pounds and a minimum of fifteen hands high.

(2) The animal must have no open sores or wounds, not be lame nor have any other ailment or disease. No animal found to have an ailment or disease shall be used without the approval of the City Veterinarian or a veterinarian designated by the Director of Animal Control.

(3) The hoofs of the animal must be properly shod and trimmed.

(4) The animal must be groomed daily, be in good condition without fungus, dandruff, dirty coat or any evidence of skin disease.

(5) The animal must have adequate flesh and muscle tone.

(6) The animal must be acclimated to street noises.

(B) The City Veterinarian or a veterinarian designated by the Director of Animal Control shall issue a separate Animal Examination Certificate for each animal inspected, identifying the animal examined and the date of the examination and certifying that the animal meets the general health requirements of this Section.

(C) For purposes of this Chapter, each animal shall be identified by age, color, sex and other obvious markings and by means of a photograph.

(D) For each Animal Examination Certificate, a fee of thirty dollars shall be charged by the City Veterinarian or a veterinarian designated by the Director of Animal Control.
(Ord. 3317 §§ 12 (part), 23, 1987)

6.44.120 Animal working conditions.

All persons licensed under this Chapter must provide the following working conditions for animals used pursuant to that license:

(A) No vehicle pulled by an animal may hold more than five passengers, including the driver.

(B) No animal may be required to work more than eight hours in any twenty-four-hour period or more than six days in any seven-day period.

(C) Each animal must be provided with a ten-minute rest period each hour and a one-hour rest period every four hours.

(D) No animal may be required to pull a vehicle at a speed faster than a slow trot.

(E) No animal may be worked with equipment causing an impairment of vision, other than normal blinders.

(F) No animal may be subjected to any condition or treatment which will impair the good health and physical condition of the animal.

(G) Each animal must be provided with its own custom-fitted harness, properly oiled and cleaned so as to be soft at all times. The harness must be kept free of makeshift wires, sisal ropes and rusty chains.

(H) No animal may be whipped, unless the whipping is necessary for the safety of the animal or passengers.

(I) Adequate water must be provided to each animal at hourly intervals.

(J) No animal may be required to work when the temperature exceeds ninety degrees Fahrenheit as measured along the operational routes for the animal-drawn vehicles.

(K) No animal may be equipped with devices intended to alter or impair its natural or normal movement.

(L) Each animal must have reached its third birthday.

(Ord. 3317 §§ 12 (part), 24, 1987)

6.44.130 Animal care.

Each animal used in the operation of a animal-drawn vehicle business must be kept and maintained in accordance with the following conditions:

(A) Adequate shade and ventilation must be provided for stalls.

(B) Ceilings in the stalls or corrals must be at least ten feet high from the bedding and flooring.

(C) Bedding in the stalls or corrals must be at least six inches deep and dry enough so as not to show wetness under the pressure of the animal's hooves.

(D) Foot hazards and sharp surfaces are not permitted in any area where they may come in contact with the animal.

(E) Roofs must be kept free of leaks where the animal is kept.

(F) Each animal must have a stall large enough for the animal to turn around.

(G) Food and water must be kept free of contamination, and adequate water must be available at all times.

(H) Animal areas must be treated to destroy and repel insects.

(I) Stalls and corrals must be kept in a clean, dry and reasonably sanitary condition.

(Ord. 3317 §§ 12 (part), 25, 1987)

6.44.140 Animal harassment.

It is unlawful for any person to harm, harass, tease, frighten or annoy any animal drawing a vehicle upon a public street within the City or to interfere with the driver of the vehicle in his management or control of the animal.

(Ord. 3317 §§ 12 (part), 26, 1987)

6.44.150 Insurance.

(A) Before any license required in this chapter is issued, the applicant shall obtain and maintain, at its own expense during the existence of its license or the operation of its business, a comprehensive general public liability insurance in the amount of one million dollars, combined single limit, with an excess umbrella policy of five million dollars. Coverage under this policy shall include as a minimum the following: premises/operation, independent contractors, bodily injury, property damage, products/completed operation, contractual liability and operation of animal-drawn vehicle.

(B) Insurance coverage shall be issued by a carrier licensed within the State of Nevada and approved by the City Attorney.

(C) A certificate of insurance shall be provided to the Department of Business Activity prior to the issuance of a business license.

(D) Any coverage provided in this section shall also contain a provision that the cancellation, or material change in the coverage, of the insurance provided under this section shall not become effective until the City has been given sixty days' prior written notification.

(E) The City shall be named as an additional insured party under this insurance.

(Ord. 3317 §§ 12 (part), 27, 1987)

Chapter 11.39 HUMAN-POWERED AND ANIMAL-DRAWN VEHICLES

11.39.060 Operation restrictions.

Rickshaws, pedicabs and animal-drawn vehicles may be operated on approved routes, subject to the following restrictions:

(A) The vehicles shall pick up and discharge passengers only at designated stands approved by the Traffic and Parking Commission.

(B) The vehicles shall park only in designated stands approved by the Traffic and Parking Commission.

(C) Except when making left turns, the vehicles shall be operated only in the traffic lane nearest the curb on any public street and the driver shall obey all applicable State and local traffic laws, ordinances and regulations.

(Ord. 3317 §§ 1 (part), 10, 1987)

11.39.070 Council authority over Commission actions.

There is reserved to the City Council the power to reverse, modify or confirm any action of the Traffic and Parking Commission under this Chapter if any member of the City Council makes a request to review the decision to the Secretary of the Traffic and Parking Commission within fourteen days of the date of the decision of the Traffic and Parking Commission. If any member of the City Council makes such a request, the matter shall be placed on the agenda for the next meeting of the City Council and the decision of the Traffic and Parking Commission shall be stayed until the City Council has acted on the matter.

(Ord. 3317 §§ 1 (part), 11, 1987)

FINDINGS

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

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

The proposed use of a Horse and Carriage operation is considered appropriate for this location. Development in the immediate vicinity is commercial and industrial. The adjacent parcels. Located in an established section of the city adjacent commercial and industrial development carries a C (Commercial) and LI/R (Light Industrial / Research) land use designations.

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

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

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 from S. Commerce Street, a 40-foot wide street which provides access to the rear portion of the subject building. The street will be adequate for the horse and carriage entrance and exit, and for the loading and unloading of delivery trucks providing services or supplies related to the horse and carriage operation.

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

Approval of this Special Use Permit is consistent with the objectives of the General Plan and will not compromise the public health or the general welfare.

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

Located within the Arts District of the Downtown Centennial Plan, this use is not subject to the applicable conditions of Title 19.04. The use is subject to compliance of the City of Las Vegas Municipal Code, Chapters: 6.44.130 and 11.39, and any conditions by the City Council.

PLANNING COMMISSION ACTION

There were three speakers in approval and one opposed at the Planning Commission Meeting.
The Planning Commission added condition #4 as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

16

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 879 by City Clerk

APPROVALS 0

PROTESTS 0

Feb. 27 2007 10:10AM P2

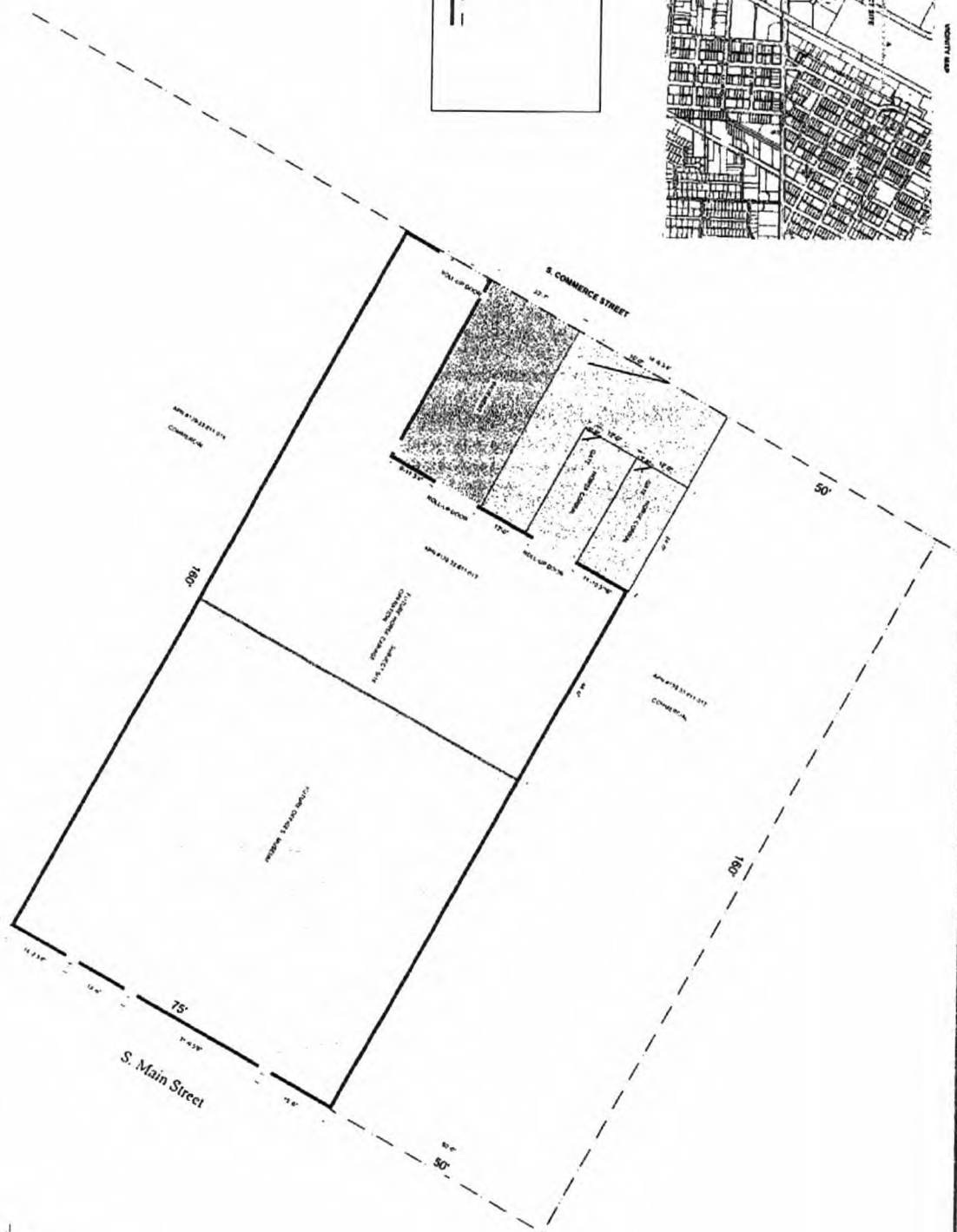


This _____ day of _____, 20_____



PROPERTY DATA
ADDRESS 1904 1908 S 64th
STREET
APR 28 11-11-01
ZONING C-4
PERMIT NO 44-0000774-1
LOT SIZE 0.86 AC
BUILDING SIZE 11,800 SF
TOT L 6605 SF BOTTOM 1500
SF TOP ROOM
FLOOR AREA
PERMIT REQUIRED
PLANNING REFUGED B

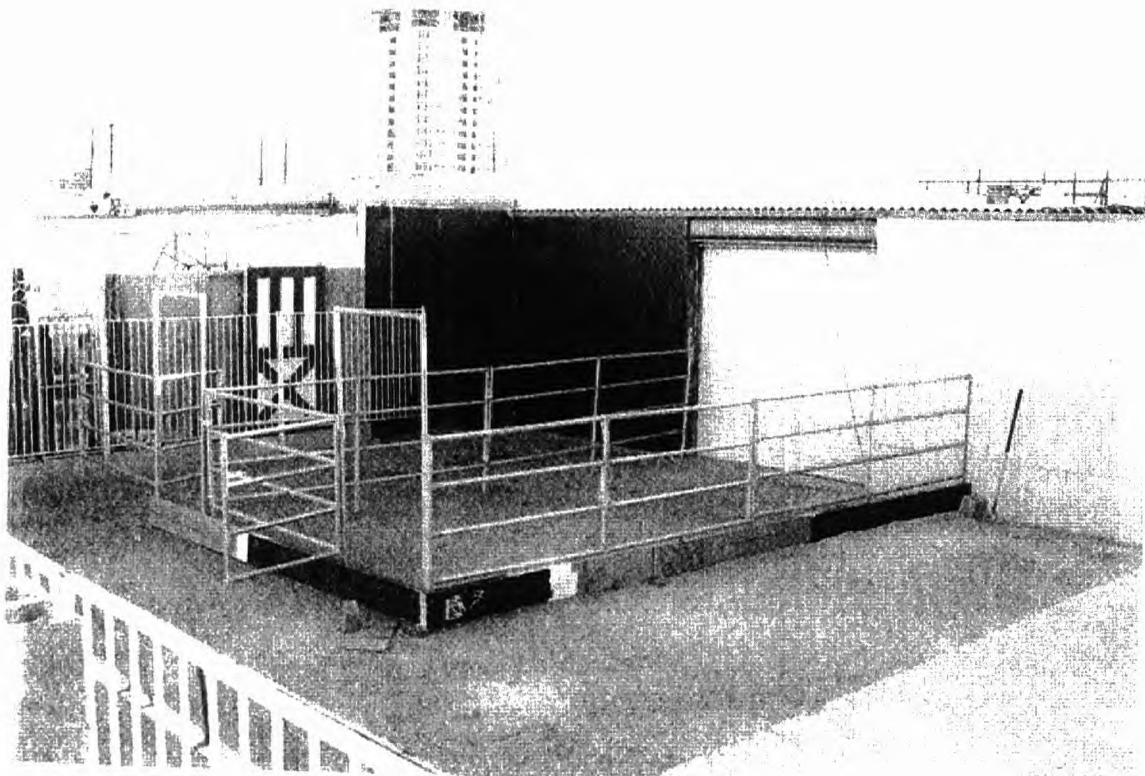
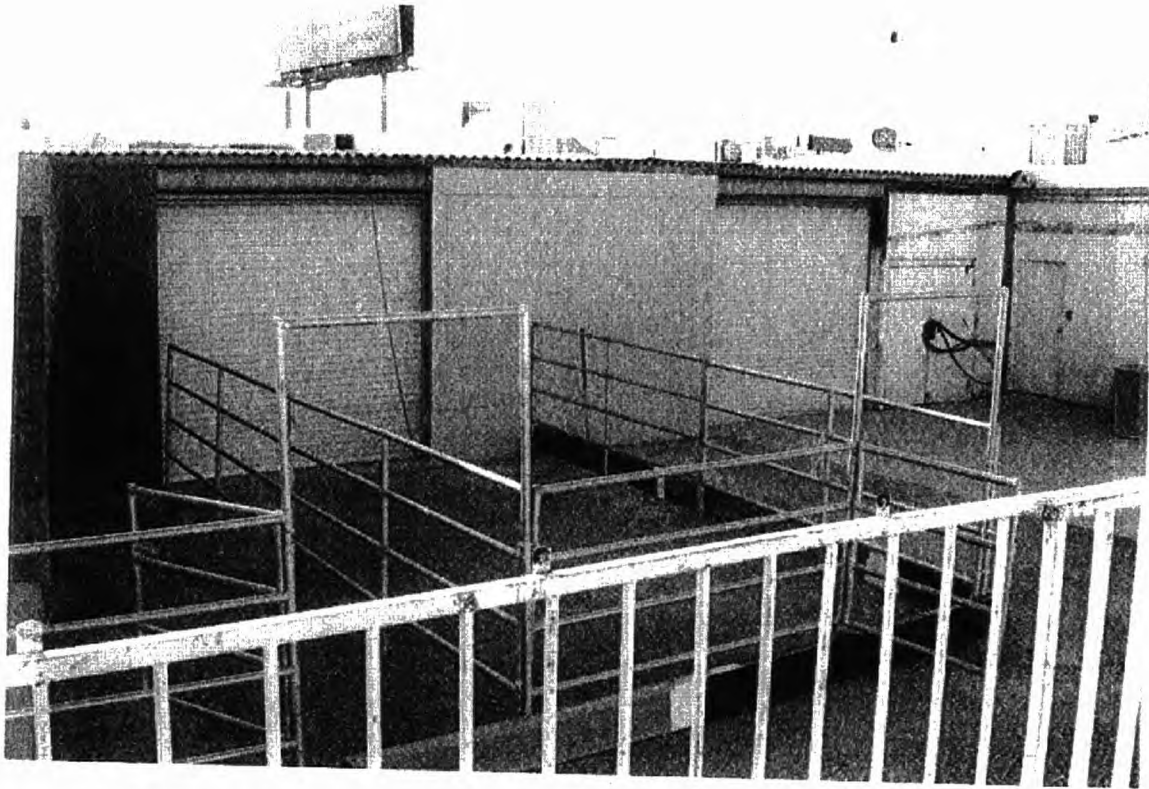
MEASURED LINE
BUILDING LINE
SCALE 1"=10'



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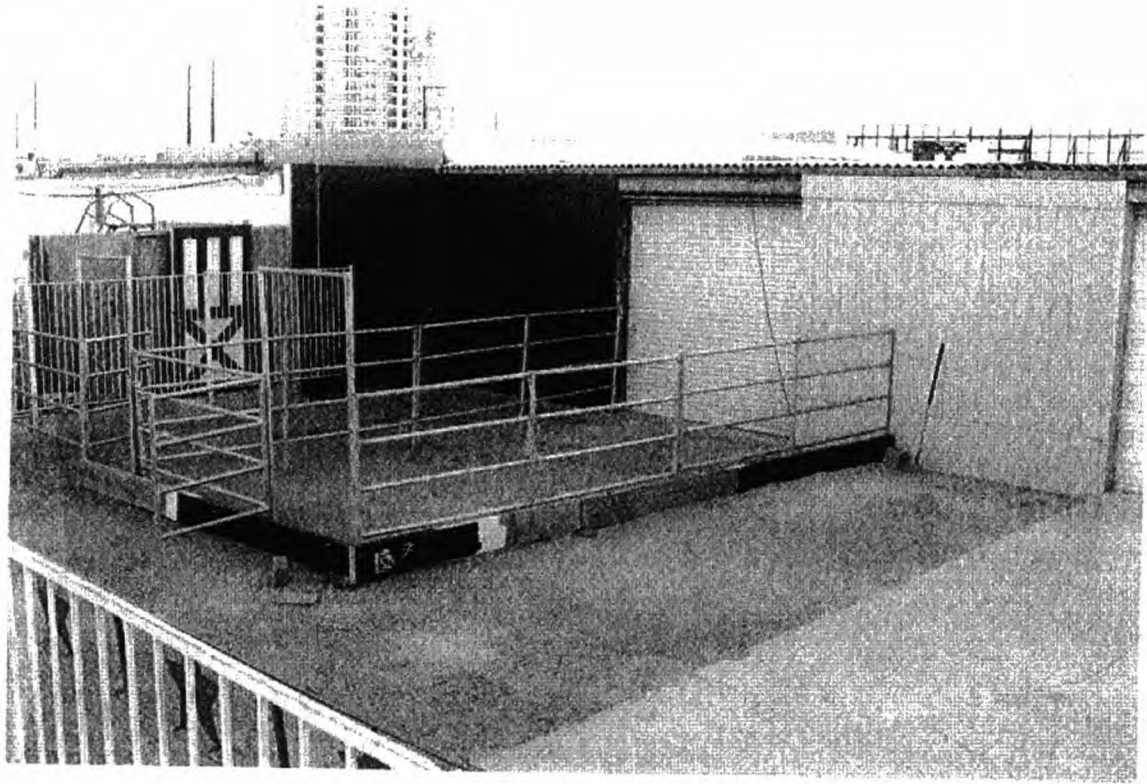
SUP-20184
04/12/07 PC

SITE MAP
LAS VEGAS CARRIAGE, LLC.



FEB 27 2007

SUP-20184
04/12/07 PC



FLB 27/007

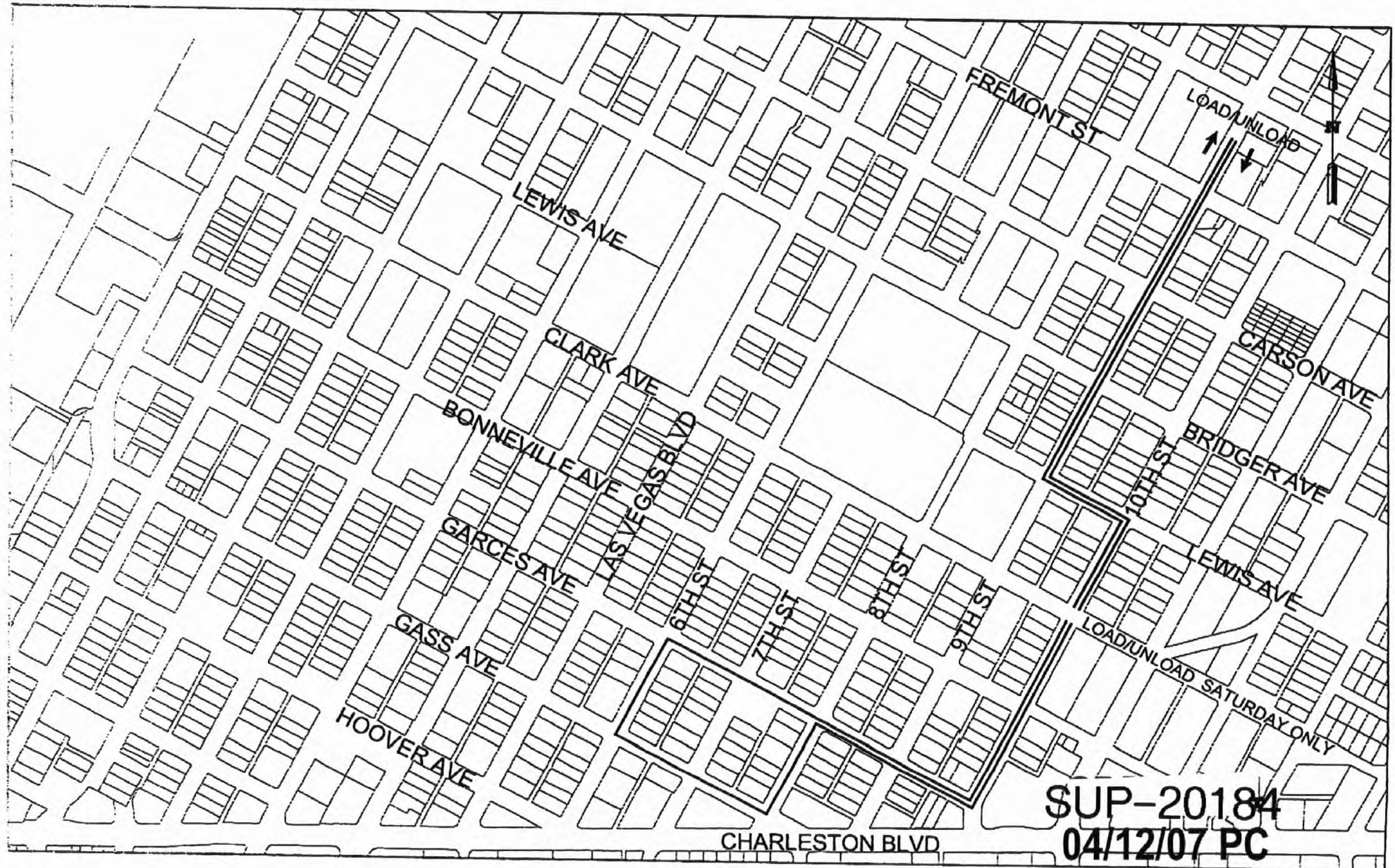
SUP-20184
04/12/07 PC

FREMONT EAST HORSE AND CARRIAGE ROUTE - DAYTIME

50 minute ride. Load passengers at 100 or 200 block of North 9th Street heading south on 9th Street, turn left (east) on Lewis Avenue, turn right (south) on 10th Street, load/unload passengers at Clark Avenue (Saturdays only), continue south on 10th Street, turn right (west) on Garces Avenue, turn left (south) on 8th Street, turn right (west) on Gass Avenue, turn right (north) on 6th Street, turn right (east) on Garces Avenue, turn left (north) on 10th Street, load/unload passengers at Clark Avenue (Saturdays only), continue north to Lewis Avenue, turn left (west) on Lewis, turn right (north) on 9th Street to point of beginning to unload passengers.

SUP-20184
04/12/07 PC

HOUSE CARRIAGE ROUTES
FREMONT EAST
ENTERTAINMENT DISTRICT DAYTIME
— ROUTE



SUP-20184
04/12/07 PC

WEDDING CHAPEL HORSE AND CARRIAGE ROUTES:

WEDDING CHAPEL ROUTE #1:

15 minute ride. Load passengers at 827 South Las Vegas Boulevard (Hoover Avenue and Las Vegas Boulevard) heading east, turn left (north) on 6th Street, turn right (east) on Gass Avenue, turn left (north) on 9th Street, turn left (west) on Garces Avenue, turn left (south) on 8th Street, turn right (west) on Gass Avenue, turn left (south) on 6th Street, turn right (west) on Hoover Avenue to point of beginning to unload passengers.

WEDDING CHAPEL ROUTE #2:

30 minute ride. Load passengers at 827 South Las Vegas Boulevard (Hoover Avenue and Las Vegas Boulevard) heading east, turn left (north) on 6th Street, turn right (east) on Gass Avenue, turn left (north) on 7th Street, turn right (east) on Garces Avenue, turn right (south) on 8th Street, turn left (east) on Gass Avenue, turn left (north) on 9th Street, turn left (west) on Garces Avenue, turn left (south) on 8th Street, turn right (west) on Gass Avenue, turn left (south) on 6th Street, turn right (west) on Hoover Avenue to point of beginning to unload passengers.

WEDDING CHAPEL ROUTE #3:

NOTE: THIS 50 MINUTE RIDE IS ONLY AFTER 6:30 PM ON WEEKDAYS, ON WEEKENDS AND ON HOLIDAYS BECAUSE THE CARRIAGE MUST CROSS BONNEVILLE AVENUE AND CLARK AVENUE CLOSE TO LAS VEGAS BOULEVARD

50 minute ride. Load passengers at 827 South Las Vegas Boulevard (Hoover Avenue and Las Vegas Boulevard) heading east, turn left (north) on 6th Street, turn right (east) on Chef Andre Rochat Place, turn left (north) on 7th Street, turn right (east) on Bridger Avenue, turn left (north) on 8th Street, turn around at 8th Street and Fremont Street and head south on 8th Street, turn right (west) on Bridger Avenue, turn left (south) on 7th Street, turn left (east) on Gass Avenue, turn left (north) on 8th Street, turn right (east) on Garces Avenue, turn right (south) on 9th Street, turn right (west) on Gass Avenue, turn left (south) on 6th Street, turn right (west) on Hoover Avenue to point of beginning to unload passengers.

SUP-20184
04/12/07 PC

HC SE CARRIAGE FJUTES

WEDDING CHAPEL PICKUP/DROPOFF

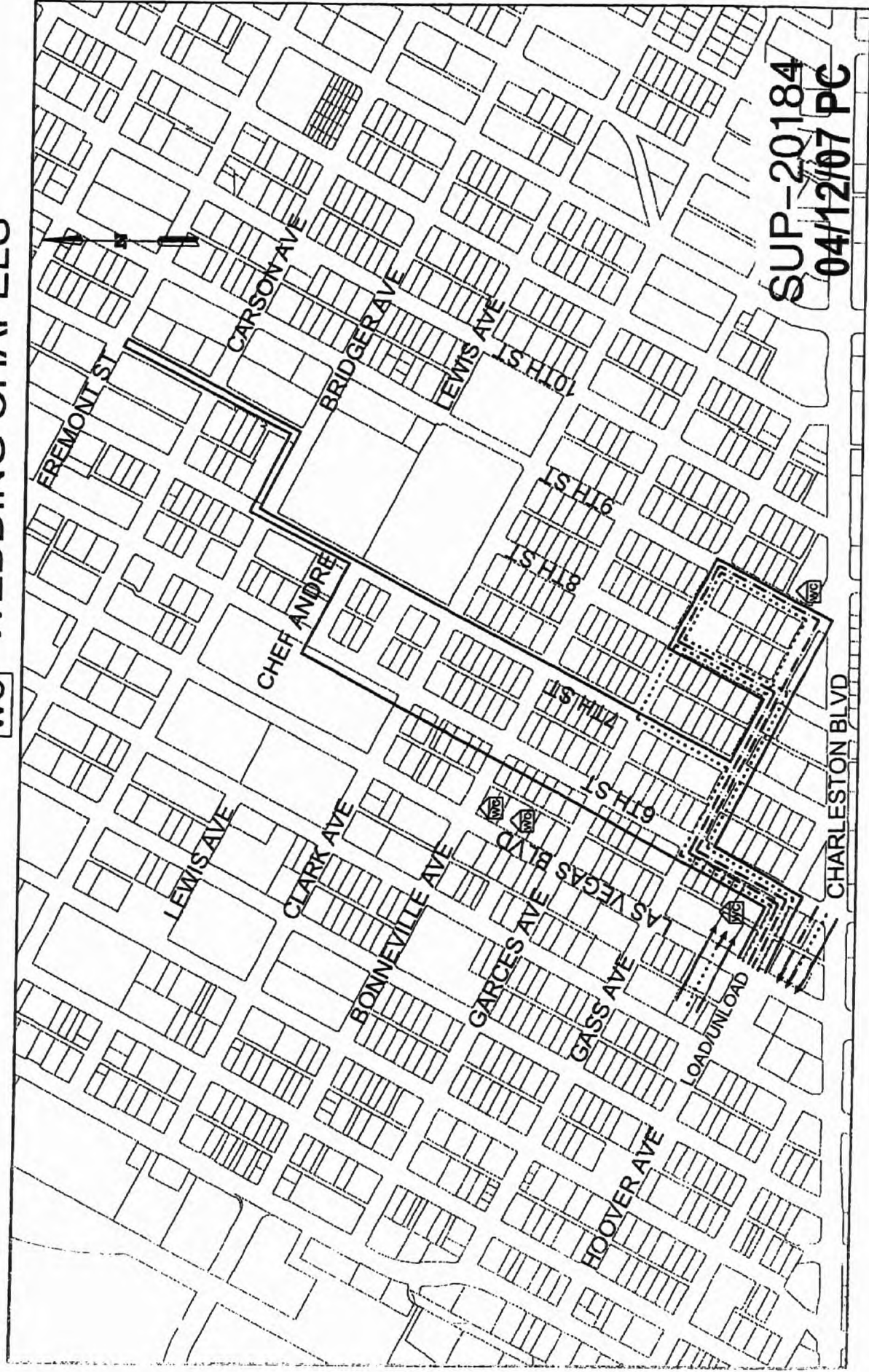
ROUTE #1 15 MIN.

ROUTE #2 30 MIN.

ROUTE #3 50 MIN. AFTER 6PM
WEEKENDS/HOLIDAYS



WEDDING CHAPELS



SUP-20184
04/12/07 PC

ARTS DISTRICT HORSE AND CARRIAGE ROUTES - NORTH OF CHARLESTON BOULEVARD:

ARTS DISTRICT ROUTE #1. 50 minute ride. Load passengers at 1000 block of 1st Street heading north on 1st Street, turn right (east) on Garces Avenue, turn left (north) into first alley east of Casino Center Boulevard, turn around before Bonneville Avenue and head south in alley, turn right (east) on Garces Avenue, turn right (south) on 3rd Street, turn left (east) on Coolidge Avenue to first alley between 3rd Street and 4th Street, turn left (north) into alley, turn left (west) on Hoover Avenue, turn right (north) on 3rd Street, turn left (west) on Garces Avenue, turn right (north) into first alley, turn around before Bonneville Avenue and head south in alley, turn right (west) on Garces Avenue, turn left (south) on 1st Street to point of beginning to unload passengers.

ARTS DISTRICT ROUTE #2. 50 minute ride. Load passengers at corner of Gass Avenue and alley behind A Special Memory Wedding Chapel between 3rd Street and 4th Street, go south down alley, turn right (west) on Coolidge Avenue, turn right (north) on 3rd Street, turn left (west) on Garces Avenue, turn right (north) into first alley, turn around before Bonneville Avenue and head south in alley, turn right (west) on Garces Avenue, turn left (south) on 1st Street to Boulder Avenue, turn around and head north on 1st Street, turn right (east) on Garces Avenue, turn left into alley east of Casino Center Boulevard, turn around before Bonneville Avenue, head south in alley, turn left (east) on Garces Avenue, turn right (south) on 3rd Street, turn left (east) on Coolidge Avenue to first alley between 3rd Street and 4th Street, turn left (north) into alley to point of beginning at A Special Memory Wedding Chapel to unload passengers.

SUP-20184
04/12/07 PC

HORSE CARRIAGE ROUTES

— ROUTE #2

WEDDING CHAPELS



CHARLESTON BLVD

ARTS DISTRICT HORSE AND CARRIAGE ROUTES – SOUTH OF CHARLESTON
BOULEVARD (FIRST FRIDAYS OR SPECIAL EVENTS WHEN STREETS ARE
CLOSED BY THE CITY)

ARTS DISTRICT SOUTH OF CHARLESTON, EAST OF MAIN STREET:

15 minute ride #1. Load passengers at Colorado Avenue and 3rd Street headed south on 3rd Street, turn right (west) on Utah Avenue, turn right (north) on Casino Center Boulevard, turn right (east) on Colorado Avenue, turn left (north) on 3rd Street, turn left (west) on California Street, turn right (north) into first alley, turn right (east) into first alley, turn right (south) on 3rd Street to point of beginning to unload passengers.

ARTS DISTRICT SOUTH OF CHARLESTON, WEST OF MAIN STREET:

15 minute ride #1. Load passengers at Utah Avenue and Commerce Street heading north on Commerce Street, turn around before Charleston Boulevard and head south on Commerce Street to point of beginning to unload passengers.

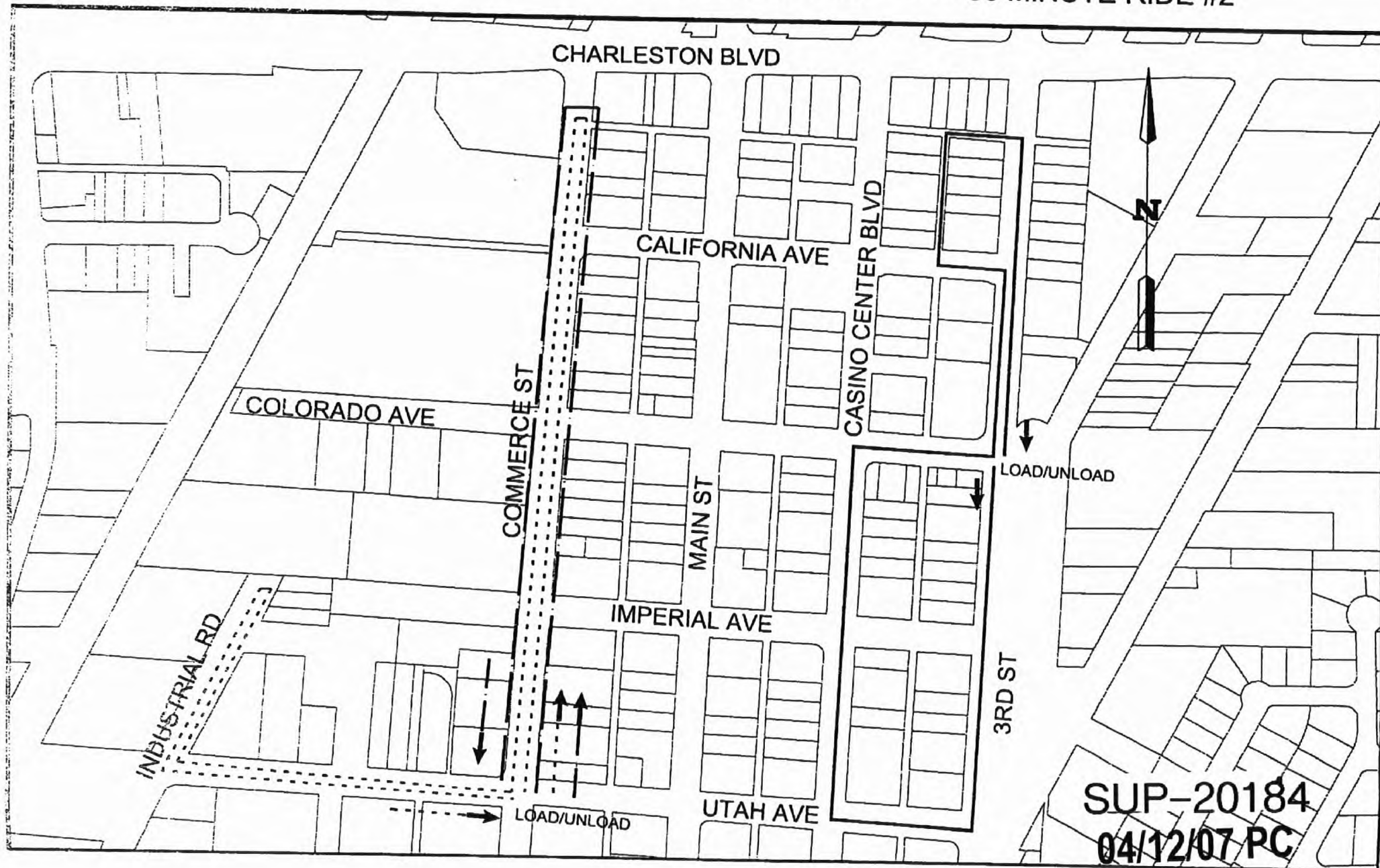
30 minute ride # 2. Load passengers at Utah Avenue and Commerce Street heading north on Commerce Street, turn around before Charleston Boulevard and head south on Commerce Street, turn right (west) on Utah Avenue, turn right (north) on Industrial Road, turn around before Industrial Road dead end and proceed south, turn left (east) on Utah Avenue to point of beginning to unload passengers.

SUP-20184
04/12/07 PC

HORSE CARRIAGE ROUTES

ART DISTRICT/SOUTH OF CHARLESTON

—— 15 MINUTE RIDE #1 ——— 15 MINUTE RIDE #1 - - - - - 30 MINUTE RIDE #2



**FREMONT EAST HORSE AND CARRIAGE ROUTES – WEEKDAY EVENINGS,
WEEKENDS AND HOLIDAYS**

THESE ROUTES ARE RESTRICTED TO AFTER 6:30 PM ON WEEKDAYS AND
ON WEEKENDS AND HOLIDAYS. (PLEASE NOTE THE PICKUP / DROPOFF AT
8TH STREET AND FREMONT STREET HAS PARKING METERS THAT ARE IN
USE UNTIL 8:00 PM)

FREMONT EAST ROUTE # 1:

15 minute ride. Load passengers at 8th Street and Fremont Street headed south on 8th Street, turn right (west) on Bridger Avenue, turn left (south) on 7th Street, turn right (west) on Chef Andre Rochat Place, turn around at 6th Street, head east to 7th Street, turn left (north) on 7th Street, turn right (east) on Bridger Avenue, turn left (north) on 8th Street to point of beginning to unload passengers.

FREMONT EAST ROUTE # 2:

30 minute ride. Load passengers at 8th Street and Fremont Street headed south on 8th Street, turn right (west) on Bridger Avenue, turn left (south) on 7th Street; turn right (west) on Garces Avenue, turn right (north) on 6th Street, turn right (east) on Chef Andre Rochat Place, turn left (north) on 7th Street, turn right (east) on Bridger Avenue, turn left (north) on 8th Street to point of beginning to unload passengers.

FREMONT EAST ROUTE # 3:

50 minute ride. Load passengers at 8th Street and Fremont Street headed south on 8th Street, turn right (west) on Bridger Avenue, turn left (south) on 7th Street, turn left (east) on Gass Avenue, turn left (north) on 8th Street, turn right (east) on Garces Avenue, turn right (south) on 9th Street, turn right (west) on Gass Avenue; turn left (south) on 6th Street; turn right (west) on Hoover Avenue, turn around at private property 827 South Las Vegas Boulevard at corner of Hoover Avenue and Las Vegas Boulevard (Cupid's Wedding Chapel); head east on Hoover Avenue, turn left (north) on 6th Street, turn right (east) on Chef Andre Rochat Place, turn left (north) on 7th Street, turn right (east) on Bridger Avenue, turn left (north) on 8th Street to point of beginning to unload passengers.

FREMONT EAST ROUTE #4:

30 minute ride. Load passengers at Ogden Avenue and 8th Street headed east on Ogden Avenue, turn left or right (north or south) on 9th Street, 10th Street, and 11th Street from Fremont Street to Stewart Avenue and turn around before Fremont Street or Stewart Avenue back to Ogden Avenue, head east to Maryland Parkway and turn back to point of beginning to unload passengers.

**SUP-20184
04/12/07 PC**

HO 3E CARRIAGE ROUT 3
FREMONT EAST

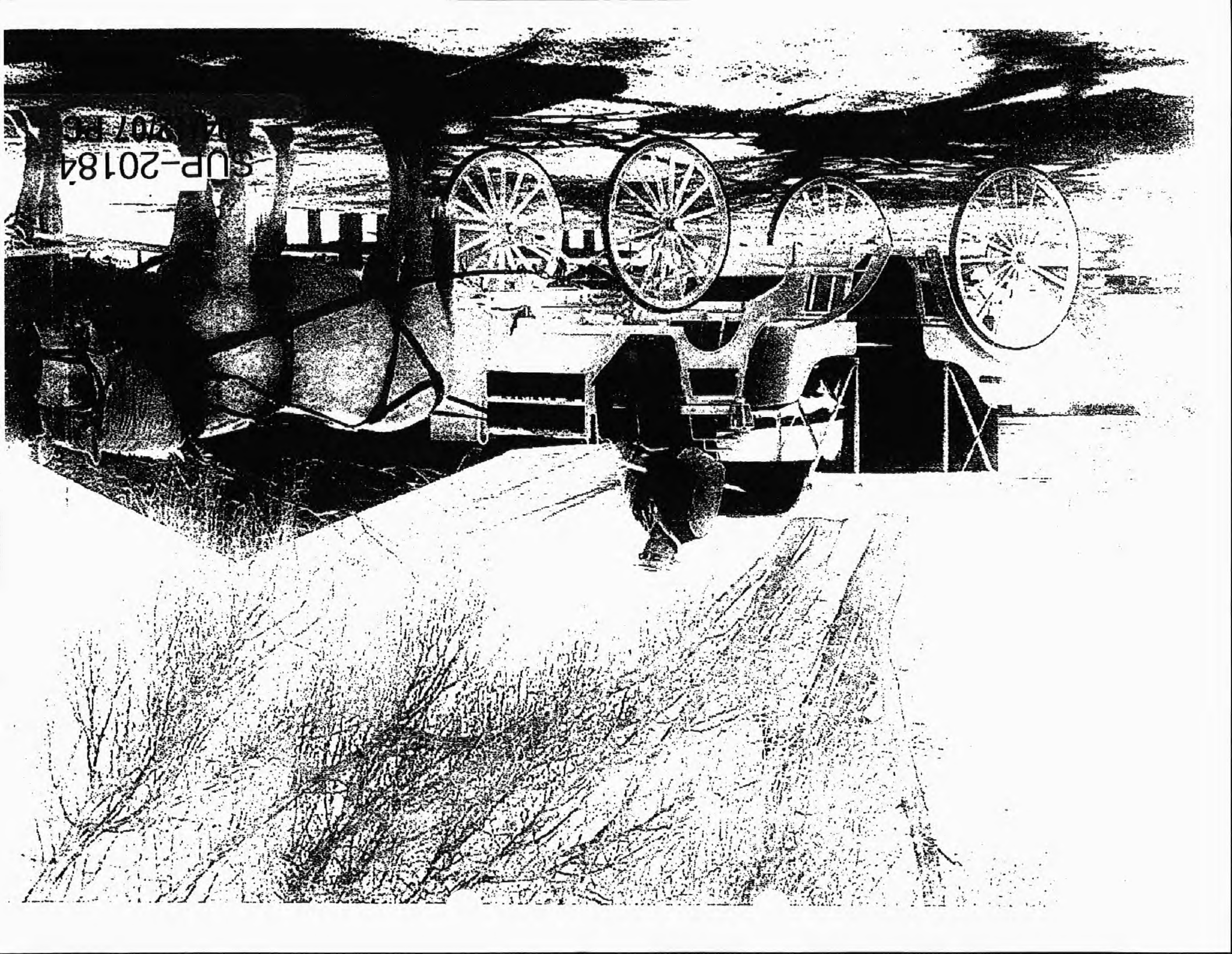
ENTERTAINMENT DISTRICT AFTER 6:30 PM

ROUTE #1 ROUTE #2 ROUTE #3 ROUTE #4

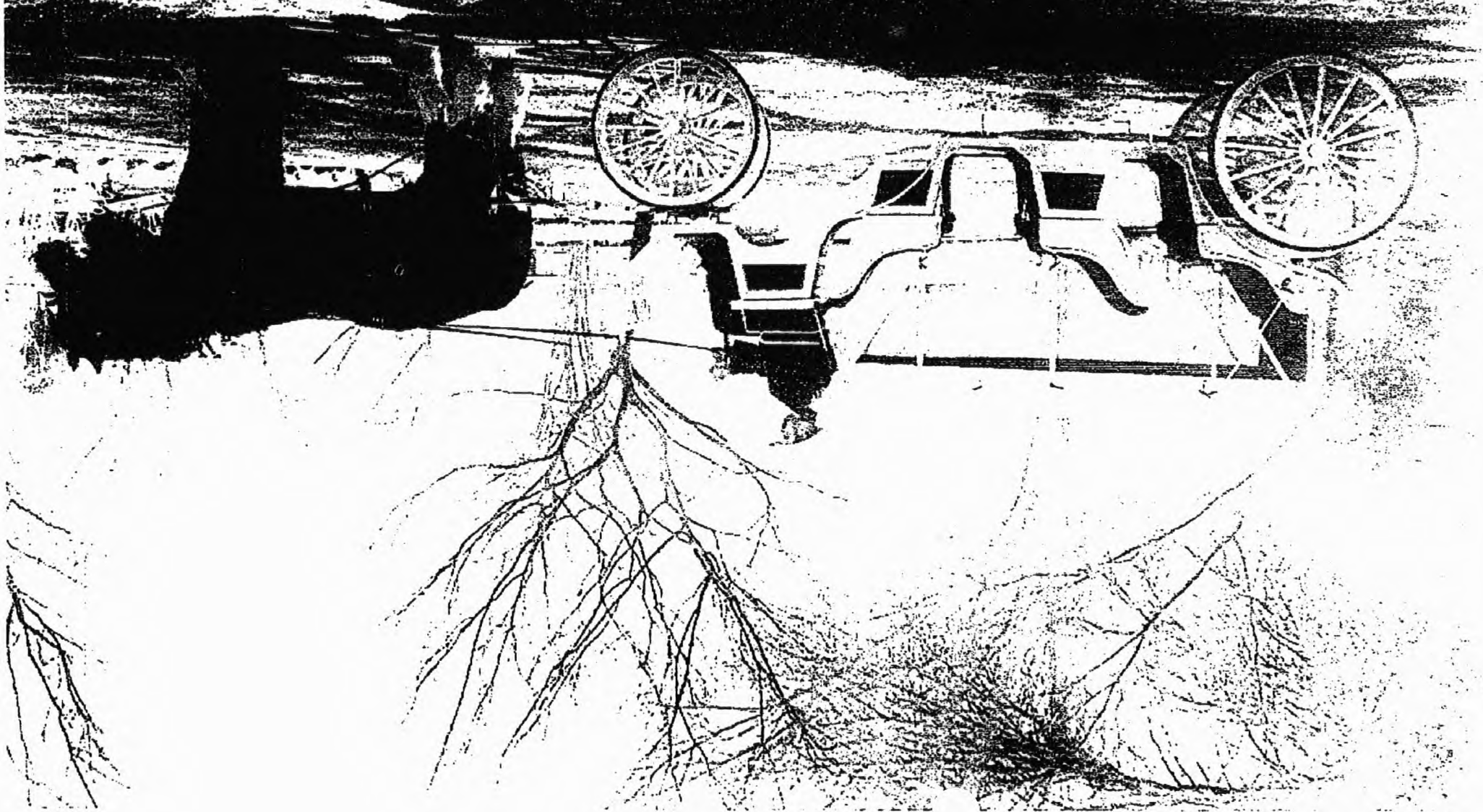


SUP-20184
04/12/07 PC

SUP-20184
7/07/18



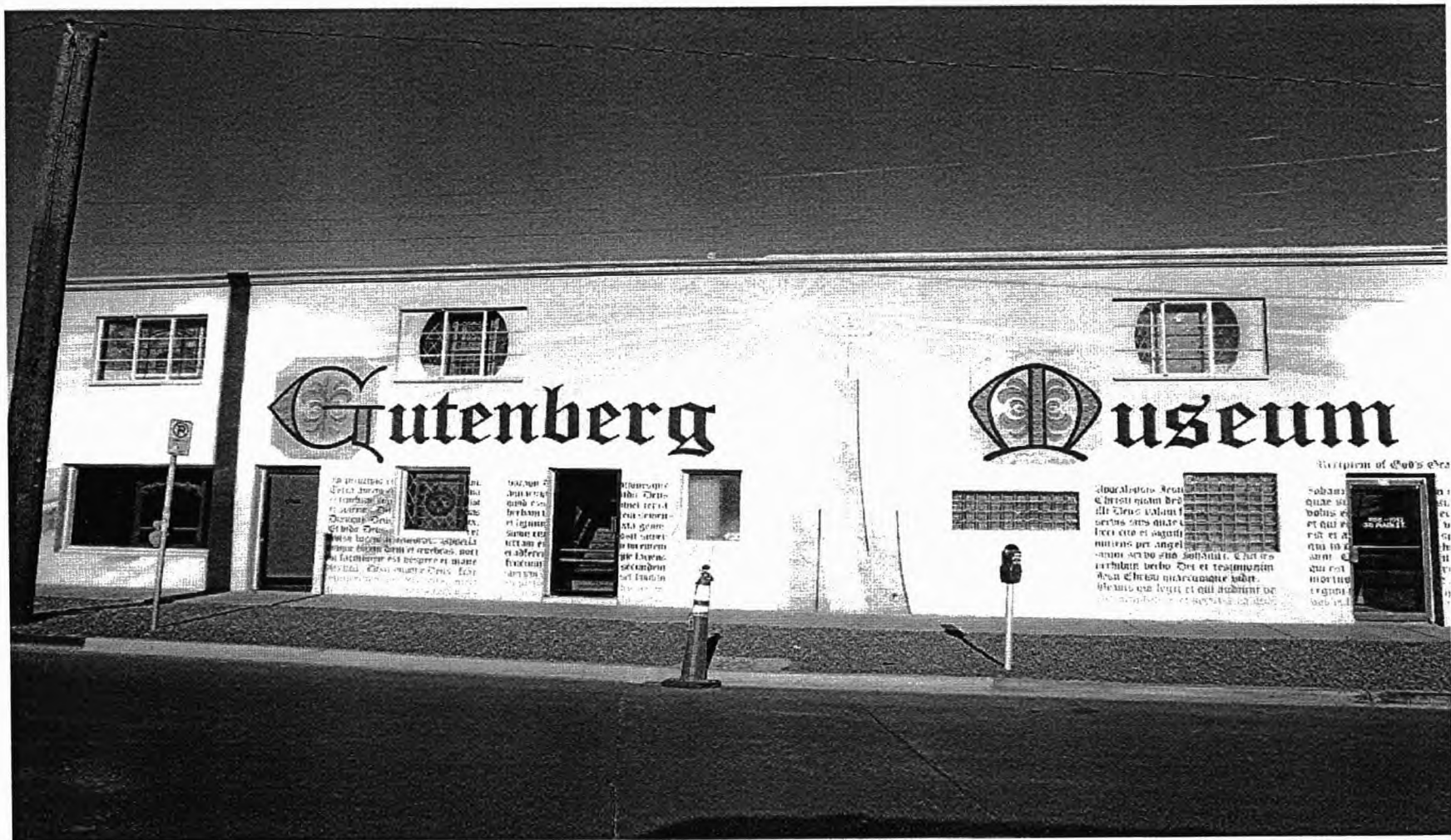
SUP-20184
04/12/07 PC





SUP-20184 - APPLICANT: LAS VEGAS CARRIAGES LLC - OWNER: BAPTIST MISSION TO ENGLAND, INC
1060 SOUTH MAIN STREET
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



SUP-20184 - APPLICANT: LAS VEGAS CARRIAGES LLC - OWNER: BAPTIST MISSION TO ENGLAND, INC
 1060 SOUTH MAIN STREET
 APRIL 12, 2007 PLANNING COMMISSION

03/12/07



SUP-20184 - APPLICANT: LAS VEGAS CARRIAGES LLC - OWNER: BAPTIST MISSION TO ENGLAND,
INC
1060 SOUTH MAIN STREET
APRIL 12, 2007 PLANNING COMMISSION

03/12/07

February 26, 2007

Las Vegas Carriage, LLC
1391 Stewart Avenue #211 Las Vegas, NV 89101

City of Las Vegas
Planning and Development Department
400 East Stewart Avenue,
Las Vegas, Nevada 89101

Re: 1060 South Main Street - Horse Carriage Operation

TO WHOM IT MAY CONCERN:

Please accept this as our justification letter to obtain approval for a Special Use Permit to allow for horse-drawn carriage operations. We intend to offer horse carriage rides throughout the downtown on pre-determined street routes as agreed upon with the City of Las Vegas traffic engineers.

We currently have a Temporary Commercial Permit for horse-drawn carriage operations at the site 1060 S .Main St. The Temporary Commercial Permit was issued prior to the text amendment being approved by the Las Vegas City Council concerning horse drawn vehicles. The Temporary Commercial Permit allows the horses and carriages to be outside and at the rear of the property. Upon receiving the Special Use Permit, we will apply for permits to do tenant improvements bringing the building up to Code.

Upon finishing the tenant improvements within the building we intend to move the horse-carriage operation inside to the rear half on the ground floor. Once we have completed the tenant improvements within the building, we intend to commence improvements to the outside rear portion of the property including landscaping, fencing and gates, pavement and storm gutters. There is no on-site parking at the property. Presently, Parking is street parking in front and back of the property .

We intend on complying with the new text amendment adopted by the city council and Code requirements for this use, including Chapter 6.44 of the Las Vegas Municipal Code. Chapter 6.44 of the municipal code requires the horses have a rest period between 3:00 and 6:30 PM drive time. The rest period will be at the Main Street site. We intend to have a maximum of fourteen horses all indivisually corralled in 12 by 12 stalls during the rest period.

The horses will all be required to have diapers while on their routes. In the event of a spillage of horse waste the pooper scooper mobile will be dispatched from our Main .Street location to take care of the issue

SUP-20184
04/12/07 PC

HISTORY

Horse carriage experience:

- 1) **1977 – 2004 - Owned and operated a dude ranch, (carriage rides and riding stable) in Jackson Hole, Wyoming. (seasonal business, summer and fall)**
- 2) **1986 - Started sleigh and carriage rides at Mt. Charleston, Nevada (seasonal business, winter and spring)**
- 3) **.2003 – Started carriage rides at Floyd Lamb State Park, Las Vegas, Nevada (seasonal business, winter and spring)**
- 4) **2005 – Started carriage rides at Lake Las Vegas, Henderson, Nevada (seasonal business, winter and spring)**
- 5) **2005 chaired the Committee for horse operations for the Centennial Helderado Parade.**
- 6) **2006 Appointed as a member of the Citizens' Advisory Committee for the transfer of the Floyd Lamb State Park to the City of Las Vegas.**

Horse carriage rides Downtown

- 1) **2004 Purchased 1060 South Main Street, Las Vegas, Nevada (Arts District)**
- 2) **2005 Met with City of Las Vegas Office, Business Development and Business Licensing regarding horse carriage rides in the downtown area**
- 3) **2005 Met with Arts District Neighborhood Association, Board of Directors regarding horse carriage rides in downtown**
- 4) **2005 The Arts District Neighborhood Association Board of Directors voted to support the proposal and placed the proposal on the agenda of the neighborhood association's regularly scheduled annual meeting.**
- 5) **2005 The Arts District Neighborhood Association voted to support the proposed horse carriage rides without objection at its Annual Meeting.**
- 6) **2005 Yorgo Kagafas, City of Las Vegas informed applicants that a text amendment would be required to have the horse carriage use approved by the City.**
- 7) **2005 Met with Jorge Cervantes, Traffic Engineer for the City of Las Vegas regarding acceptable streets and pick-up/drop off locations.**
- 8) **2006 City of Las Vegas issued Temporary Commercial Permit for "Horse Carriage Operation)**
- 9) **2006 City approved text amendment allowing horse carriage rides.**

**SUP-20184
04/12/07 PC**

- 10) 2006 Met with Jorge Cervantes and John Ridilla, City of Las Vegas regarding routes, pick-up/drop off locations.
- 11) 2006 Submitted proposed routes pick-up/drop off locations to John Ridilla, City of Las Vegas.
- 12) ..2006 State of Nevada, Transportation Services Authority issued Letter of Approval (On File With the city)
- 13) 2007 Met with City of Las Vegas , Office of Business Development, Business Licensing and City Attorney's Office regarding clarifications and how to proceed.
- 14) 2007 Incorporated new business Las Vegas Carriage, LLC
- 15) 2007 State of Nevada issued state business license including tax number
- 16) 2007 Insurance coverage for horse carriage operation was bound and insurance binder was submitted to the City of Las Vegas and State of Nevada, Transportation Services Authority.
- 17) 2007 Applied for City of Las Vegas business license
- 18) 2007 Secured and submitted to the City of Las Vegas the Veterinary Inspection Report for the horses to be used in the downtown carriage operation.
- 19) 2007 Met with City of Las Vegas Senior Animal Control officer, Richard Molinari to discuss stabling requirements for carriage horses.
- 20) 2006-2007 Regularly updated the Arts District Task Force and the Arts District Neighborhood Association, Board of Directors at the monthly meetings on the progress of the proposed carriage rides.
- 21) 2007 The Downtown Business Operators' Council met and gave their support to the proposed horse carriage rides downtown.
- 22) 2007 Met with Metropolitan Police Department, Downtown Area Command regarding proposed carriage operation
- 23) 2007 Contacted Department of Motor Vehicles to verify whether or not the Department of Motor Vehicles license horse carriages. The Department. of Motor Vehicles stated they do not license animal-drawn vehicles

REQUESTS

1. Please consider a waiver of the 100-foot setback for the building for horse carriage operations. The property depth is 160 feet. The horses and carriages will be kept at the rear of the building. The front portion of the building will be used for offices and a museum once the building has been brought up to code.

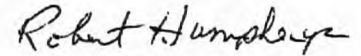
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04/12/07 PC

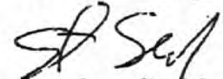
2. We request a waiver of the parking requirement as there will be no parking during the construction phase.
3. We sincerely request the approval of the Special Use Permit for the horse carriage operation. We believe it will serve as a unique and exciting experience for visitors to downtown.

Please let us know if any additional information is required.

Respectfully,



Robert Humpherys



Stephen Smith

SUP-20184
04/12/07 PC

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK

2007 MAY 14 P 4: 29



Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of card to (702) 382-4803 or call (702) 229-6311

FOURTH STREET PLACE LLC
%H & L REALTY & MGT CO
P O BOX 7440
LAS VEGAS NV 89125-7440



I SUPPORT
this Request



I OPPOSE
this Request

SUP-20189



Date 5-14-07 Item #105

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101



Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803 or call (702) 229-6311

SENIOR NEVADA BENEFIT GROUP L P
1600 BECKE CIR
LAS VEGAS NV 89104-3322



I SUPPORT
this Request



I OPPOSE
this Request

SUP-20184



Protest

2007 MAY -7 A 8:08

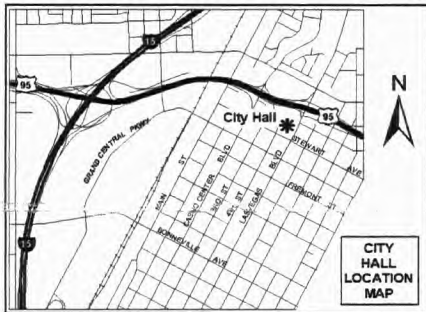
RECEIVED
CITY CLERK

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK



Official Notice of Public Hearing A 10: 49



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803 or call (702)229-6311

TRINAYSTICH JOHN A & THOMAS N
722 S 3RD ST
LAS VEGAS NV 89101-6703



I SUPPORT
this Request



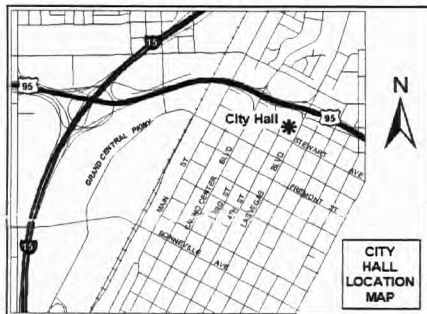
I OPPOSE
this Request

SUP-20184

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101



Official Notice of Public Hearing 2007 MAY -8 A 10: 51



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803 or call (702)229-6311

CHARLESTON PROPERTIES CORP
P O BOX 33877
LAS VEGAS NV 89133-3877

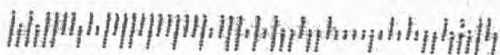


I SUPPORT
this Request



I OPPOSE
this Request

SUP-20184



Application Information

SUP-20184 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS CARRIAGES LLC - OWNER: BAPTIST MISSION TO ENGLAND, INC - REQUEST FOR A SPECIAL USE PERMIT FOR HORSE DRAWN CARRIAGE RIDES AT 1060 SOUTH MAIN STREET (APN 139-33-811-013), C-M (COMMERCIAL/INDUSTRIAL) ZONE, WARD 3 (REESE).

Application Location



The proposed project might not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: City Council
Date: *May 16, 2007*
Time: 1:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

Application Information

SUP-20184 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS CARRIAGES LLC - OWNER: BAPTIST MISSION TO ENGLAND, INC - REQUEST FOR A SPECIAL USE PERMIT FOR HORSE DRAWN CARRIAGE RIDES AT 1060 SOUTH MAIN STREET (APN 139-33-811-013), C-M (COMMERCIAL/INDUSTRIAL) ZONE, WARD 3 (REESE).

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Public Hearing Information

Meeting: City Council
Date: *May 16, 2007*
Time: 1:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

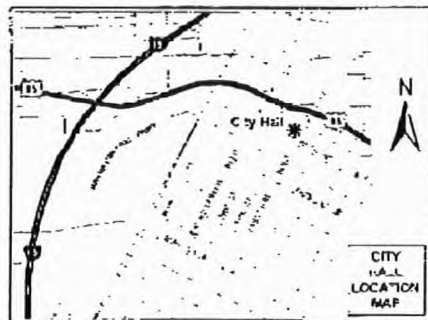
Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals there of with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada 89101. For further information, please call 702-229-6301 (TDD 702-386-9108),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

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2007 MAY -7 A 8:08

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

Official Notice of Public Hearing



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BUYERS ONLY REAL EST AGENCY LLC
320 S TH RD ST
LAS VEGAS NV 89101-6002



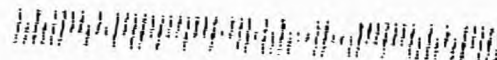
I SUPPORT
this Request



I OPPOSE
this Request

SUP-20184

Support



City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

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SHREE GANESHA INC
700 E FREMONT ST
LAS VEGAS NV 89101-5816



I SUPPORT
this Request



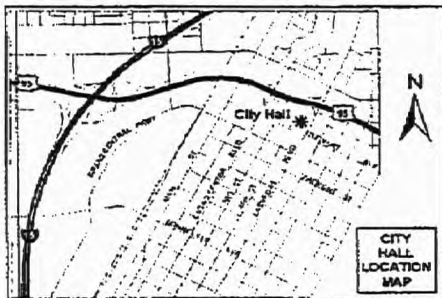
I OPPOSE
this Request

SUP-20184

Support

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

SUP-20184

Support

SONAL INC
1028 FREMONT ST
LAS VEGAS NV 89101-5404

2007 MAY -7 A 11:42

RECEIVED
CITY CLERK

City of Las Vegas
 City Clerk
 City Hall, First Floor
 400 Stewart Avenue
 Las Vegas, Nevada 89101

RECEIVED
 CITY CLERK

2007 MAY -8 P 3:38



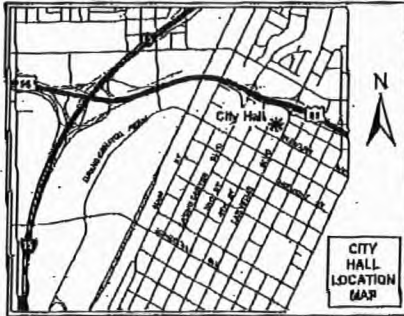
U.S. POSTAGE



00.39:

H METER 717383

Official Notice of Public Hearing



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I SUPPORT
 this Request



I OPPOSE
 this Request

SUP-20184

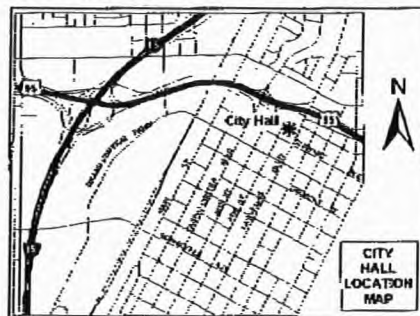
BAKER LAW OFFICES P C
 5536 AMBROSIA STREAM AVE
 LAS VEGAS NV 89131-2050

RECEIVED
CITY CLERK

2007 MAY -7 A 9:38

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

Official Notice of Public Hearing



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I SUPPORT
this Request

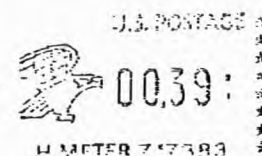
SUP-20184

NICE
IDEA FOR
FUTURE AREA
REDEVELOPMENT.



I OPPOSE
this Request

Because I am afraid there will be strong
odors
from the
stabling area



POLITIS VICTOR & MAYRA
4678 SADDLE PL
LAS VEGAS NV 89119-6110

CREATIVE NIGHTLIFE CONCEPTS, LLC

515 SOUTH FLORENCE AVENUE, SANDPOINT, IDAHO 83864
706 BONITA AVENUE, LAS VEGAS, NEVADA 89104

downtown.
cocktail room

To Whom It May Concern:

I am in full support of Stephen Smith and his efforts to provide horse carriage rides in the downtown area. In fact, I would prefer if he was allowed to pass through the newly created Fremont East District.

I think that any urban energy that can come to the area will only serve to benefit the overall welfare of the business and property owners.

Again, I am in support of SUP-20184.

Sincerely,



Michael Cornthwaite
Manager/Member

2007 MAY -8 P 1:18

RECEIVED
CITY CLERK

Durette Candito Design

RECEIVED
CITY CLERK

2007 MAY -7 P 1:49

May 7, 2007

Dear Sir/Madam,

Ref: SUP-20184

I am in support of horse drawn carriages downtown.

Thank you,



Durette Candito

Support

1007 S Main St., Las Vegas, Nevada 89101 ph702-368-2601 f702-386-2106

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

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QUITORIO NIDA & BUDDY N
5640 SILVER BEAK WY
LAS VEGAS NV 89118-1953

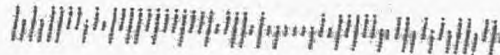
☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

SUP-20184



Date 5/19/07 Item #104

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2007 MAY 14 A 8:05

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

Official Notice of Public Hearing



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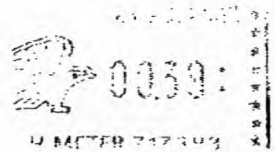


I SUPPORT
this Request



I OPPOSE
this Request

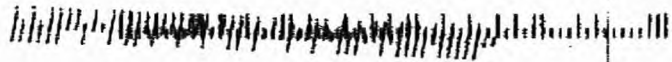
SUP-20184



601#
6/0/4/5

HICKMAN RONALD D & BECKY A
809 MILL ST
WARDNER ID 83837-2685

83837+2685-08 C003



City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

Official Notice of Public Hearing



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I SUPPORT
this Request

SUP-20184



I OPPOSE
this Request

8911731542 0063



2007 MAY 14 A 11:07



Date 5-14-07 Item #104

BERMAN BRIAN K & KIMBERLY A
1340 MARINA DEL REY CT
LAS VEGAS NV 89117-1542

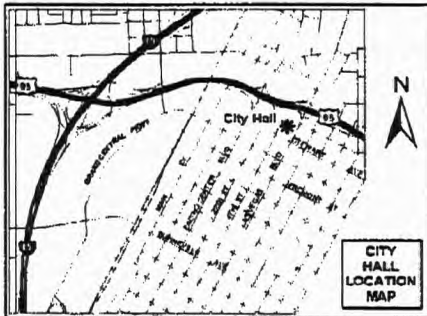
- ① Traffic is already bad enough w/o having to slow to the pace of a horse-drawn buggy.
- ② They tried this on the strip years ago. A horse got spooked, bolted and a passenger DIED! Do we learn nothing from history?

RECEIVED
CITY CLERK

2007 MAY 10 A 8:18

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

Official Notice of Public Hearing



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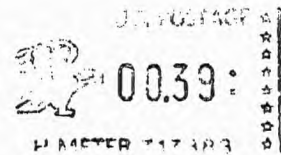


I SUPPORT
this Request



I OPPOSE
this Request

SUP-20184



PLATINUM ONE PROPERTIES L L C
4515 CANOGA DR
WOODLAND HILLS CA 91364-5333

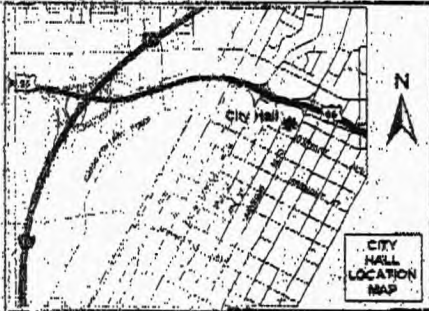
City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

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CITY CLERK

2007 MAY -9 P 3: 05



Official Notice of Public Hearing



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ROBINSON JEFFERY
1054 S MAIN ST
LAS VEGAS NV 89101-6405

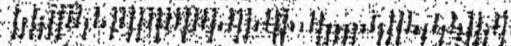


I SUPPORT
this Request



I OPPOSE
this Request

SUP-20184



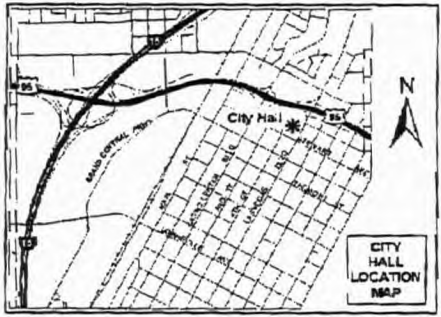
Apr 26 07 03:47p

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK

2007 MAY 10 P 1:38

Official Notice of Public Hearing



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KIM JOYCE J & ALYSIA G
2101 S WATSON ST
LA HABRA CA 90631-9518

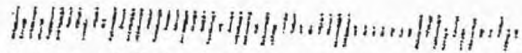


I SUPPORT
this Request



I OPPOSE
this Request

SUP-20184



Apr 26 07 03:46p

City of Las Vegas
 City Clerk
 City Hall, First Floor
 400 Stewart Avenue
 Las Vegas, Nevada 89101

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 CITY CLERK

2007 MAY 10 P 1:38

Official Notice of Public Hearing



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KIM WONSON & HAESOOK
 2101 S WATSON ST
 LA HABRA CA 90631-9518



I SUPPORT
 this Request



I OPPOSE
 this Request

SUP-20184

City of Las Vegas
 City Clerk
 City Hall, First Floor
 400 Stewart Avenue
 Las Vegas, Nevada 89101

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 CITY CLERK

Official Notice of Public Hearing

2007 MAY 10 P 1:38



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KIM WONSON & HAESOCK
 2101 S WATSON ST
 LA HABRA CA 90631-9518



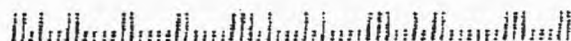
I SUPPORT
 this Request



I OPPOSE
 this Request

SUP-20184

90631+9518



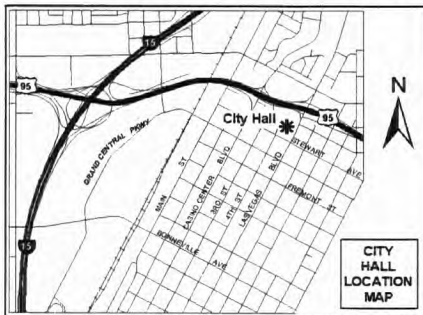
City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

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Official Notice of Public Hearing

2007 MAY 10 A 10:57



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LAGUNA CEDAR CLIFF PARTNERSHIP
MASON DAVID L
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259



I SUPPORT
this Request



I OPPOSE
this Request

SUP-20184

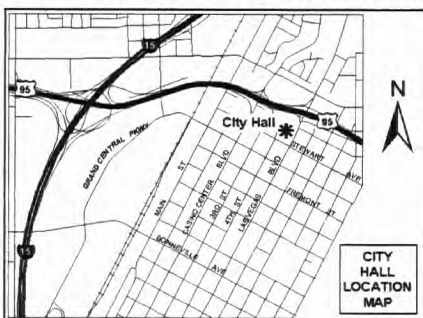


City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101



Official Notice of Public Hearing

2007 MAY 10 A 10:57



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MASON DAVID L
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259

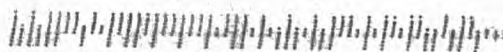


I SUPPORT
this Request



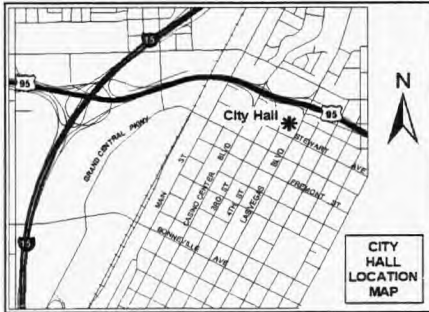
I OPPOSE
this Request

SUP-20184



City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

Official Notice of Public Hearing



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☒ I SUPPORT
this Request



☐ I OPPOSE
this Request

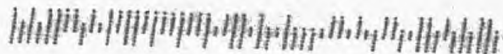
SUP-20184



2007 MAY -9 A 10:46



PAIR-A-DICE HOLDINGS L L C
711 S 9TH ST
LAS VEGAS NV 89101-7014



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2007 MAY 10 P 4: 10

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

Official Notice of Public Hearing



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I SUPPORT
this Request

SUP-20184



I OPPOSE
this Request

518 GARCES AVE LTD
%R PISTOL
631 S LAS VEGAS BLVD
LAS VEGAS NV 89101-6696

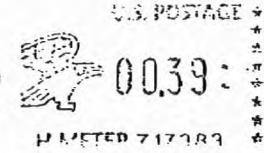
Submitted by: [illegible]

Date 5/10/07

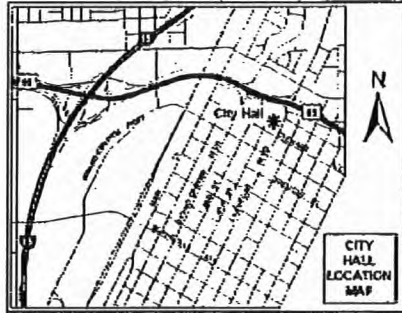
#104

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

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CITY CLERK



Official Notice of Public Hearing



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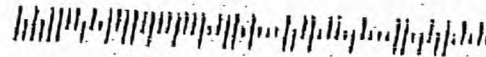
I SUPPORT
this Request



I OPPOSE
this Request

SUP-20184

716 SOUTH SIXTH STREET L L C
716 S SIXTH ST
LAS VEGAS NV 89101-6922



May. 12 2007 10:56PM

FAX NO. : 847 332 2760

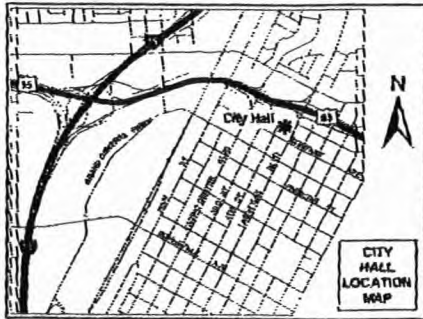
RECEIVED
CITY CLERK
2007 MAY 14 A 8:05

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101



U.S. PO.
003
PERMIT 7173

Official Notice of Public Hearing



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VIRAVAKIN RANEE
505 ELMWOOD AVE
EVANSTON IL 60202-2813



I SUPPORT
this Request



I OPPOSE
this Request

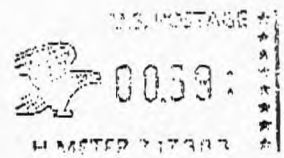
SUP-20184

:Ranee

05/12/2007 SAT 19:49 [TX/RX NO 9824] 00

City of Las Vegas
 City Clerk
 City Hall, First Floor
 400 Stewart Avenue
 Las Vegas, Nevada 89101

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 CITY CLERK



2007 MAY 14 A 8:06

Official Notice of Public Hearing

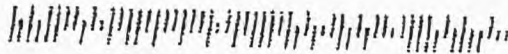


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WANDERER JOHN & DOROTHY FAM
 TR
 WANDERER JOHN P & DOROTHY P
 TRS
 1711 S 15TH ST
 LAS VEGAS NV 89104-3102

☒ I SUPPORT
 this Request
 SUP-20184

☐ I OPPOSE
 this Request



City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

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CITY CLERK



Official Notice of Public Hearing

2007 MAY 15 A 10:54



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I SUPPORT
this Request



I OPPOSE
this Request

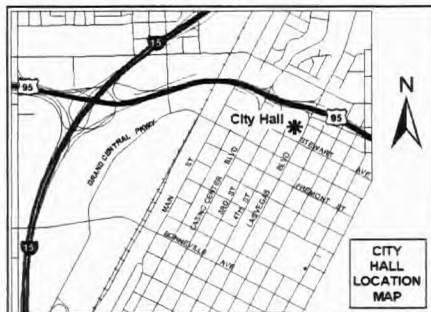
SUP-20184

CARJACK PROPERTIES L L C
%J SOLOMON
ONE EAST CHARLESTON BLVD
LAS VEGAS NV 89104-1087



City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

Official Notice of Public Hearing



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DEMASSI DOUGH & HEATHER
2716 BAYO CT
LAS VEGAS NV 89102-2018

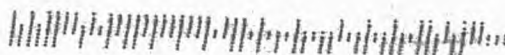


I SUPPORT
this Request



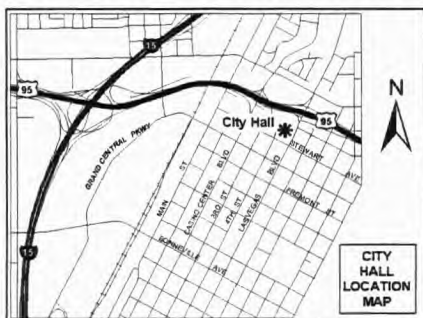
I OPPOSE
this Request

SUP-20184



City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

Official Notice of Public Hearing



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LAS VEGAS INVESTORS L L C
%S SMITH
901 E OGDEM
LAS VEGAS NV 89101-4234

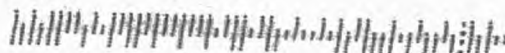


I SUPPORT
this Request



I OPPOSE
this Request

SUP-20184

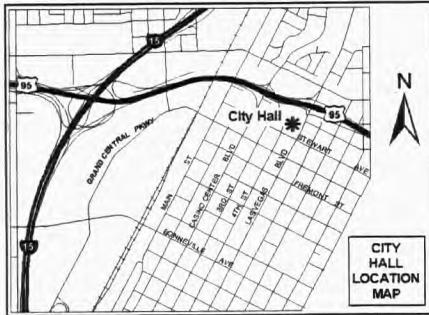


City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101



Official Notice of Public Hearing

2007 MAY 15 P 1:44



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803 or call (702)229-6311

CHURCH FIRST UNIVERSAL
901 E OGDEN AVE
LAS VEGAS NV 89101-4234

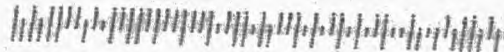


I SUPPORT
this Request



I OPPOSE
this Request

SUP-20184



City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Vegas, Nevada 89101

RECEIVED
CITY CLERK



Official Notice of Public Hearing

2007 MAY 15 P 1:44



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803 or call (702)229-6311

HAWAIIAN-LLC
%HAWAIIAN EYE LLC
2716 BAYO CT
LAS VEGAS NV 89102-2018



I SUPPORT
this Request



I OPPOSE
this Request

SUP-20184

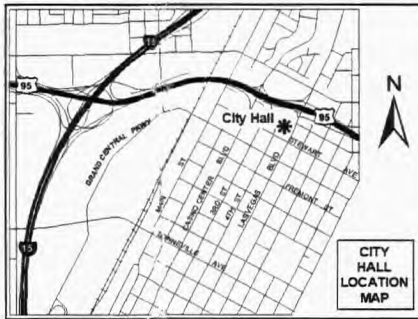


City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK



Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803 or call (702)229-6311

HELMER ROBERT C & DIANE L FAM TR
HELMER ROBERT C & DIANE L TRS
1070 S COMMERCE ST
LAS VEGAS NV 89106-4504

☒ I SUPPORT
this Request
SUP-20184

☐ I OPPOSE
this Request



City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK



Official Notice of Public Hearing

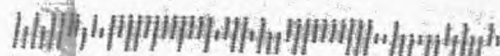


If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803 or call (702)229-6311

SONAL INC
1028 FREMONT ST
LAS VEGAS NV 89101-5404

☒ I SUPPORT
this Request
SUP-20184

☐ I OPPOSE
this Request

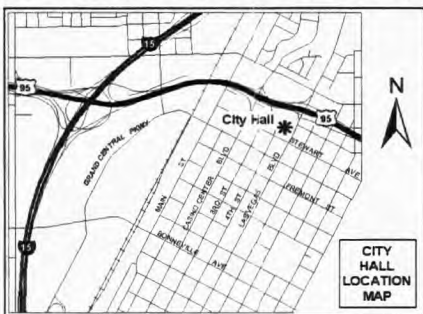


City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK



Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803 or call (702) 229-6311

C & J PROPERTIES L L C
1 E CHARLESTON BLVD
LAS VEGAS NV 89104-1087



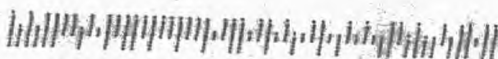
I SUPPORT
this Request



I OPPOSE
this Request

SUP-20184

Date 5-15-07 Item #104



To the City of Las Vegas, Nevada
Regarding SUP20184

I have lived in Las Vegas since 1959, and as a long-time resident, I fully support having Horse Carriages in Downtown. I think it would be awesome!

Thank you,
Yvonne Mickelson

Support

Yvonne Mickelson

2007 MAY 14 A 8:05

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CITY CLERK

702-487-5450 Home Phone
702-806-9973 Cell Phone



Come See Our
Low Grocery Prices

FREMONT FAMILY MARKET & DELI
WORLD'S BEST SUBS
ONE FREE SODA WITH EACH SUB PURCHASE

Fax Your Order 811 E. Fremont St. Suite 20
We Deliver, \$10.00 Minimum Tel (702) 383-0780
Call Us And We Will Fax A Menu Fax (702) 383-0796

☐ DELIVERY

N
A
M
E

PHONE #

☒ PICK UP

ADDRESS

HOUSE

APARTMENT

TOWN HOUSE

TIME
ORDERED

PROMISED
DELIVERY
TIME

DATE

I support
Horse carriage
Rides Downtown
Las Vegas NV
Peter

THANK YOU

DELIVERY

TAX

TOTAL ►



Sun Glens City
506 Fremont St
Las Vegas NV. 89101

2007 MAY 15 P 1:45
RECEIVED
CITY CLERK

after consideration - ~~more~~ ^{more} earnings
in the down down area would
be OK with ~~me~~ ^{me}.

Del Bryant

MGR -



5/14/07.

TO: The City of Las Vegas,

Re: Horse Carriages sup20184

Support horse carriage rides in
downtown Las Vegas. Live at 1319
ardmore St. Las Vegas, NV. 89109.

Thank-you.

~~Ciessa~~ Balderrama

Cierra Balderrama

(702) 321-5995

RECEIVED
CITY CLERK
2007 MAY 15 P 1:46

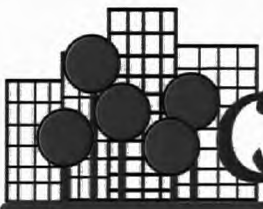
I own Bee Bee Market at 715 E Fremont
I support Horse Carriages in Downtown

702-382-1390

~~Kamal Duman~~ 5-7-07

RECEIVED
CITY CLERK

2007 MAY 15 P 1:46



Quality Commercial

Maintenance Inc.

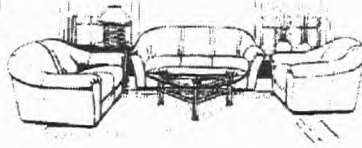
5/7/07

To City of LV

I support Horse drawn
carriage is the City and
wish they could come in front
of the Bank House, 124 S 11th St
And USA Hostels, 1324 Fremont

Yours Truly
Charles Fox
Charles Fox

RECEIVED
CITY CLERK
2007 MAY 15 P 1:46



I Richard Chavez support the
use of horsecarriages in downtown
area.

Richard Chavez

I Louis Ayala Jr have no problem with
horse carriages in Downtown area.

Louis Ayala Jr

RECEIVED
CITY CLERK
2007 MAY 15 P 1:46



1036 S, Main St.
Las Vegas, NV 89101
Phone & Fax: 702-598-0988
Email: Jafcal@msn.com
Website: www.rainbowfeatherco.com

To Whom It May Concern,
I believe Carriage Horse Rides on Main Street would be appropriate
for the arts district and am in agreement with the idea.

Sincerely,

Jodi Favazzo

RECEIVED
CITY CLERK

2007 MAY 15 P 1:46

Gainsburg Studio

www.GainsburgStudio.com

May 7, 2007

To City of Las Vegas.

We support Horse Carriage
Rides in Downtown Las Vegas.

Sharon Gainsburg
Business owner

RECEIVED
CITY CLERK

2007 MAY 15 P 1:45



1039 S Main St #130 Las Vegas NV 89101
702-384-1388

MICHAEL WARDLE GALLERY

107 E. Charleston Blvd. Suite 204
Las Vegas, NV 89104
702-383-8633

May 7, 2007

City of Las Vegas

Regarding SUP-20184

I am very much in favor of having horse carriages here in Las Vegas.

Respectfully submitted,



Michael Wardle

RECEIVED
CITY CLERK

2007 MAY 15 P 1:45

S. U. P.

To - City of Las Vegas;

I live at 508 So. 7th St. B
Las Vegas, Nev. 89101.

I support Horse Carriages in
downtown Las Vegas. I think we should have
started them in the '50's.

5/8/07

HAROLD F. PARKS JR.

Harold Parks Jr.

RECEIVED
CITY CLERK
2007 MAY 15 P 1:45

10th Street Automotive

COMPLETE AUTO REPAIR • TOWING
 1000 EAST FREMONT STREET • LAS VEGAS, NEVADA
 PHONE 382-1424

LAST NAME _____ FIRST NAME _____

ADDRESS _____ CITY, STATE, ZIP _____

HOME PHONE _____ WORK PHONE _____

YEAR _____ MAKE _____ MODEL _____

ENGINE _____ TAG # _____ MILEAGE _____

VEHICLE ID # _____

RECEIVED
 CITY CLERK
 2001 MAY 15 PM 1:45

JOB DESCRIPTION ***** 5/7/07 *****

We support horse carriage rides
in downtown Las Vegas
Homer V. Powell

TIME _____ WORK COMPLETION DATE _____ PAYMENT BY CASH CHK CHG

EST CHG _____ GUARANTEE: _____ MILES STORAGE CHG PER DAY \$6.00

RATE: FLAT-HOURLY BOTH _____ MONTHS SAVE REPLACED PARTS Y N

PERSON WHO MAY AUTHORIZE ADDITIONAL WORK _____ PH _____

ADDITIONS NEEDED: _____ AUTH BY _____

DATE _____ TIME _____ REC'D AUTHORIZATION _____ AMOUNT _____

PLEASE READ CAREFULLY, CHECK ONE OF THE STATEMENTS BELOW AND SIGN:

I UNDERSTAND THAT UNDER STATE LAW I AM ENTITLED TO A WRITTEN ESTIMATE,
 IF MY FINAL BILL WILL EXCEED \$50.00.

_____ I REQUEST A WRITTEN ESTIMATE.

_____ I DO NOT REQUEST A WRITTEN ESTIMATE AS LONG AS THE REPAIR COSTS DO NOT
 EXCEED \$ _____. THE SHOP MAY NOT EXCEED THIS AMOUNT WITHOUT MY
 WRITTEN OR ORAL APPROVAL.

_____ I DO NOT REQUEST A WRITTEN ESTIMATE.

SIGNED _____ DATE _____

I HEREBY AUTHORIZE THE ABOVE REPAIR WORK TO BE DONE ALONG WITH THE NECESSARY MATERIALS AND I
 AGREE THAT YOU ARE NOT RESPONSIBLE FOR LOSS OR DAMAGE TO THE ABOVE VEHICLE AND ARTICLES LEFT
 IN THE VEHICLE IN CASE OF FIRE, THEFT OR OTHER DAMAGE BEYOND YOUR CONTROL. I HEREBY GRANT MY
 PERMISSION FOR YOU AND/OR YOUR EMPLOYEES TO OPERATE MY VEHICLE ON STREETS, HIGHWAYS, OR
 ELSEWHERE, FOR THE PURPOSE OF TESTING AND/OR INSPECTION OF MY VEHICLE.

SIGNED _____ DATE _____

May 15, 2007

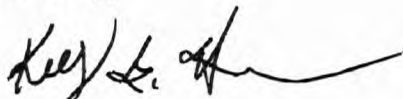
SUP#20184
FAX 382-4803

Support

To Whom It May Concern:

I would like to add my voice to supporting carriage rides in the downtown Las Vegas area. Not only does it add exciting diversity for visitors and locals, it helps contribute to the growth or prosperity of activities that have long been forgotten (i.e., riding in a horse drawn carriage). Please vote yes and don't allow this once in a life-time opportunity to pass us by.

Sincerely,



Kelly G. Humpherys
415 Cannes St.
Henderson, NV 89015

2007 MAY 15 P 2:54

RECEIVED
CITY CLERK

Submitted after final agenda

Date 5/15/07 Item #104

May 15, 2007

Support

To Whom It May Concern:

This letter is in support of Mr. Steve Smith and his horse carriage project for downtown (SUP 20184). I feel that once approve this will be one of the finest attraction in this city. Mr. Smith has always believed in downtown and has tried to make it a better place. I hope the Council would believe in him and approve the horse carriages.

Thank you,



Earl White
121 N. 15th St.
Las Vegas, NV 89101

RECEIVED
CITY CLERK
2007 MAY 15 P 2:57

RECEIVED
CITY CLERK

2007 MAY 15 P 4: 23

Support

Anne Gordon
5105 Desert Lily Ln.
Las Vegas, NV 89130

May 15, 2007

To Whom It May Concern:

I am faxing this letter in support of Special Use Permit #20184. I believe that having horse drawn carriages in the downtown area will add to the mystique of downtown and benefit the City with increased tourist activity.

Sincerely,

Anne Gordon

A handwritten signature in dark ink, appearing to read "Anne Gordon", written over the printed name.

RECEIVED
CITY CLERK

2007 MAY 15 P 4: 23

Support

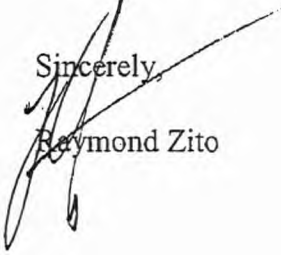
Raymond Zito
9692 Dancing Pond Way
Las Vegas, NV 89178

May 15, 2007

To Whom It May Concern:

I am faxing this letter in support of Special Use Permit #20184. I believe that having horse drawn carriages in the downtown area will add to the mystique of downtown and benefit the City with increased tourist activity.

Sincerely,



Raymond Zito

RECEIVED
CITY CLERK

2007 MAY 15 P 4: 23

Support

James P. Gordon
9108 Ghost Mountain Ave
Las Vegas, NV 89129

May 15, 2007

To Whom It May Concern:

I am faxing this letter in support of Special Use Permit #20184. I believe that having horse drawn carriages in the downtown area will add to the mystique of downtown and benefit the City with increased tourist activity.

As a tourist, I have personally enjoyed the horse drawn carriages in cities like Salt Lake, San Diego, Indianapolis and New Orleans and would like to see them here in Las Vegas.

Sincerely,


James Gordon

RECEIVED
CITY CLERK

2007 MAY 15 PM 4: 23

Alyssa Richardson
9108 Ghost Mountain Ave
Las Vegas, NV 89129

May 15, 2007

Support

To Whom It May Concern:

I am faxing this letter in support of Special Use Permit #20184. I believe that having horse drawn carriages in the downtown area will add to the mystique of downtown and benefit the City with increased tourist activity.

Sincerely,



Alyssa Richardson

RECEIVED
CITY CLERK

2007 MAY 15 P 4: 23

Eduardo Soto
4524 Dunlap Crossing
Las Vegas, NV 89129

Support

May 15, 2007

To Whom It May Concern:

I am faxing this letter in support of Special Use Permit #20184. I believe that having horse drawn carriages in the downtown area will add to the mystique of downtown and benefit the City with increased tourist activity.

Sincerely,

Eduardo Soto

A handwritten signature in black ink, appearing to read 'Eduardo Soto', with a large, stylized flourish or loop at the end.

RECEIVED
CITY CLERK

2007 MAY 15 P 4: 23

Tamala Faris
5020 Sparkling Sky
Las Vegas, NV 89130

Support

May 15, 2007

To Whom It May Concern:

I am faxing this letter in support of Special Use Permit #20184. I believe that having horse drawn carriages in the downtown area will add to the mystique of downtown and benefit the City with increased tourist activity.

Sincerely,

Tamala Faris

Tamala Faris

RECEIVED
CITY CLERKMay 15, 2007
54 P 20184

2007 MAY 16 A 8:00

To City of Las Vegas,

My business is in the city of Las Vegas, and I lived in Las Vegas for 17 years. I support Horse carriage rides in Downtown.

Juicy Quenuel
Las Vegas Weddings
& Events.

YAHOO! MAIL

RECEIVED
CITY CLERK

Print - Close Window

Date: Sat, 12 May 2007 10:51:24 -0700 (PDT)

From: "Steve Smith" <sure7283@yahoo.com> 2007 MAY 16 A 7:58

Subject: Horse carriage rides for downtown support letters

To: "Robert Humpherys" <rhumpherys@yahoo.com>

Robert: Please have everyone you can write a support letter to the City of Las Vegas supporting horse carriages downtown. Let them know we need to do this right away as the council meeting is the 16th of May. They need to reference this number SUP 20184. The city fax number is 382-4803. Thanks Stephen

Take the Internet to Go: Yahoo!Go puts the Internet in your pocket: mail, news, photos & more.

WE ENJOY CARRIAGE RIDES WHEN WE
GO ON VACATION - PLACES LIKE LAKE TAHOE
& SCOTTSDALE ARIZ.

IT WOULD BE A GREAT FIT FOR LAS VEGAS

ROBERT + ARDIS STOWE
5850 SISKIYOU DR #2122
LAS VEGAS 89130

http://us.f379.mail.yahoo.com/ym/ShowLetter?box=Sent&MsgId=2284_21693564_31445... 5/12/2007

To City of Las Vegas,

Support

As a long time resident
of Las Vegas, I support horse carriage
rides in the downtown area.

SUP-20184



Chad Rode

(701) 242 4451

RECEIVED
CITY CLERK

2007 MAY 14 P 1:15

5-14-07 #104

382-4803

RECEIVED
CITY CLERK

2007 MAY 14 P 1:15

Monday
5-14-07

Support

△ Support Horse Carriage

Downtown

Re. Sup 20184

Conner

5-14-07 #104

YAHOO! MAIL

Print - Close Window

Date: Sat, 12 May 2007 10:51:24 -0700 (PDT)
From: "Steve Smith" <sure7283@yahoo.com>
Subject: Horse carriage rides for downtown support letters
To: "Robert Humpherys" <rhumpherys@yahoo.com>

Support

Robert: Please have everyone you can write a support letter to the City of Las Vegas supporting horse carriages downtown. Let them know we need to do this right away as the council meeting is the 16th of May. They need to reference this number SUP 20184. The city fax number is 382-4803. Thanks Stephen

Take the Internet to Go: Yahoo!Go puts the Internet in your pocket: mail, news, photos & more.

I support & would love to see
horse carriage rides downtown.
William Wyser
W-y

RECEIVED
CITY CLERK
2007 MAY 14 P 3:28

Submitted after final agenda

Date 5-14-07 Item #104

http://us.f379.mail.yahoo.com/ym/ShowLetter?box=Sent&Msgid=2284_21693564_31445... 5/12/2007

TOTAL P.01

05/14/2007 MON 14:21 [TX/RX NO 9851] 001

May 14, 2007

RECEIVED
CITY CLERK

Office of the City Clerk
Las Vegas, Nevada

2007 MAY 15 A 9:04

Fax # 382-4803

Support

Ref: Downtown Horse drawn carriages

To Whom It may Concern:

This letter will serve to notify you of our support of the Downtown Horse drawn carriages. We feel the project would provide a unique attraction for tourists as well as local residents.

If you have any questions or require any additional information, please do not hesitate to contact us.

Sincerely,



Camille and Gerald Duskin
9113 Lazy Hill Circle
Las Vegas, Nevada 89117
702-255-0695

Date 5-15-07 Item #104

To the City of Las Vegas

Support

RE: SUP20184

I support Robert Humpries and his horse and carriage being driven in downtown Las Vegas.

Other entities ride horses in the downtown area, why not a horse and carriage.

Steve Andrascik

RECEIVED
CITY CLERK

2007 MAY 15 A 10:19

Submitted after final agenda

Date 5-15-07 Item #104

fax to 382-4803

RE: SUP 20184

The following undersigned would like to see and do support
horse drawn carriage ride's in downtown Las Vegas.

Katz Hollis

~~Juste~~

Angel McDonald

Tanya Whitbeck

Miki Ngir

Colleen Hoag

Justin S. Herman

Don McKinn

Rita Schley

Angie Dunn

Shirley Hook

JB/KS

~~John~~

Heather M. Stewart

Fabrizio

R. de la Cruz

Jay Lee

Jeffrey D. Hill

Kim Alonzo

Wynne Lusk

Madely Perez

Michele Carroll

Judi Robina

M. Rockman

Kari Ayers

~~John~~

Jimmy Dunn

William H. Smith

Jackie Emig

Marin Tejada



8170 West Sahara Suite 104a • Las Vegas, Nevada 89117 • Phone: (702) 386-2627 • Fax: (702) 386-8068

The Copy Center at Manpower and Events on 3rd supports Pastor Smith in the Horse Carriage Ideal. It would be nice to enjoy a carriage ride through the Downtown area and an Added Value to people who are getting married. Downtown has become a nice place to go and get married, go out for Dinner etc. Please allow this New Value Added Ideal come to realization.

Thank you,

Deborah Rucks
General Manager

Support

Ref. SUP-20184
382-4803

RECEIVED
CITY CLERK
2007 MAY 16 A 11:15

Submitted after final agenda

Date 5-16-07 Item #104

Fremont East

City of Las Vegas
400 E. Stewart Ave.
Las Vegas, NV 89101

May 15, 2007

RE: Horse Drawn Carriages

Council Members:

The Fremont East Entertainment District met on May 1st, 2007 and considered Las Vegas Carriage LLC's proposed carriage rides for Downtown Las Vegas. We whole-heartedly support this project. We would like the City to consider allowing the carriages to come up to 6th Street. Presently the city municipal code only allows the carriages to pick up and drop off at 8th Street.

If you have any questions feel free to contact us at (702) 382-4766

Thank You,



Rajesh Patel
F.E.D. Board Member

Submitted at City Council
Date 5/16/07 Item 74
104

ACORD CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 2/2/07
PRODUCER Betsy Van Noy Agency 8540 S. Eastern Avenue #170 Las Vegas, NV 89123 (702) 795-7710		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.
INSURED Las Vegas Carriage, LLC 901 E. Ogden Las Vegas, NV 89101		
Location: 1060 S. Main, Las Vegas, NV		INSURERS AFFORDING COVERAGE
		INSURER A: Certain Underwriters at Lloyds
		INSURER B: Assoc., International Ins. Co.
		INSURER C:
		INSURER D:
		INSURER E:

COVERAGES

89101

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	ADD'L	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY CLAIM MADE ☒ OCCUR IDENT. AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO. ☐ LOC	RBL001886	1/31/07	1/31/08	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$ 100,000 MED EXP (Any one person) \$ 1,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000
		AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS				COMBINED SINGLE LIMIT (EA accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		GARAGE LIABILITY ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
B	B	EXCESS/UMBRELLA LIABILITY ☒ OCCUR ☐ CLAIMS MADE DEDUCTIBLE RETENTION \$ 0	TBD	1/31/07	1/31/08	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ \$ \$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe in detail SPECIAL PROVISIONS below				WC STATUS: ☐ TORY LIMITS ☐ OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
		OTHER				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CITY OF LAS VEGAS, ITS OFFICERS, EMPLOYEES AND AGENTS ARE NAMED VIA ENDORSEMENT AS ADDITIONAL INSURED UNDER THE TERMS OF THIS POLICY

CERTIFICATE HOLDER CITY OF LAS VEGAS 400 E. STEWART LAS VEGAS, NV 89101 ATTN: TOM BURKETT	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE <i>Betsy H. Van Noy</i>
--	--

ACORD 25 (2001/08)

© ACORD CORPORATION 1988

Submitted at City Council

Date 5/16/07 Item 104674

ASSOCIATED INTERNATIONAL INSURANCE COMPANY
COMMERCIAL EXCESS POLICY
DECLARATIONSTAXES AND FEES FILED BY:
BURNS & WILCOX, LTD.

BURNS & WILCOX, LTD.

Policy No. X0BW1979707

(COMPANY NAME & PRODUCER NAME)

NO FLAT CANCELLATION
NOTICE: THIS POLICY CONTAINS
A MINIMUM EARNED PREMIUM
PROVISION. READ YOUR POLICY1. NAMED INSURED: Las Vegas Carriage, LLC2. MAILING ADDRESS: Street 901 E. Ogden
City, State, Zip Las Vegas NV 891013. POLICY PERIOD: From 01/31/07 to 01/31/08
at 12:01 A.M. Standard Time at "your" mailing address above.IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF
THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE COVERAGE STATED IN
THIS POLICY.4. LIMIT OF INSURANCE:
Each Occurrence \$ 5,000,000 Combined Aggregate \$ 5,000,000

5. SCHEDULE OF UNDERLYING INSURANCE

Type of Insurance:	AUTO Liability	GENERAL Liability	EMPLOYERS Liability
	NOT INCLUDED	LLOYDS	NOT INCLUDED
Company:			
Policy No.:		TBD	
Policy Period:	From: _____ To: _____	From: <u>01/31/07</u> To: <u>01/31/08</u>	From: _____ To: _____
Limits of Liability	Each Accident \$ _____	General Aggregate \$ <u>2,000,000</u> Products/Completed Operations Aggregate \$ <u>1,000,000</u> Personal and Advertising Injury \$ <u>1,000,000</u> Each Occurrence \$ <u>1,000,000</u>	Bodily Injury Each Accident \$ _____ Bodily Injury By Disease Policy Limit \$ _____ Bodily Injury By Disease Each Employee \$ _____
Company:			

6. Form of Business: Individual _____ Partnership _____ Joint Venture _____
Limited Liability Company X
Organization (Other than Partnership, Joint Venture or Limited Liability Co.) _____Business Description: SERVICE7. Advance Premium: Without Terrorism \$ 5,500 With Terrorism \$ N/A
Premium Adjustable At Rate of \$ N/A per _____ of _____
Subject to Minimum Earned Premium of \$ 1,375

8. ENDORSEMENTS ATTACHED TO THIS POLICY: See Attached Schedule

F/E POLICY FEE \$500.00
SURPLUS LINES TAX \$210.00
FILING FEE \$ 24.00COUNTERSIGNED BY: Michael Vaughn (Date) _____
(Authorized Representative)

L3B2(03/05)

INSURED

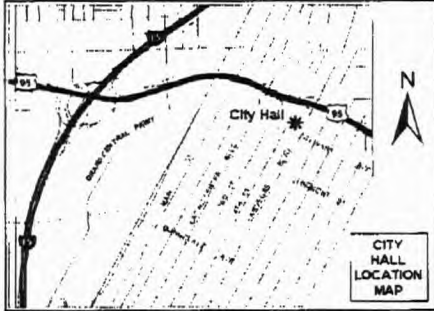
THIS INSURANCE CONTRACT IS ISSUED PURSUANT TO THE NEVADA INSURANCE LAWS
BY THE INSURER NEITHER LICENSED BY NOR UNDER THE SUPERVISION OF THE
DEPARTMENT OF BUSINESS AND INDUSTRY OF THE STATE OF NEVADA. IF THE INSURER
IS FOUND INSOLVENT, A CLAIM UNDER THIS CONTRACT IS NOT COVERED BY THE
NEVADA INSURANCE GUARANTEE ASSOCIATION ACT.

City of Las Vegas
 City Clerk
 City Hall, First Floor
 400 Stewart Avenue
 Las Vegas, Nevada 89101

RECEIVED
 CITY CLERK

2007 JUN 19 A 8:10

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803 or call (702)229-6311

BOZANIC MILT
 3430 E FLAMINGO RD #226
 LAS VEGAS NV 89121-5065

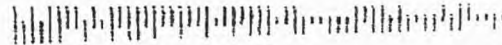


I SUPPORT
 this Request



I OPPOSE
 this Request

SUP-20184



Submitted after City Council

Date 6/19/07 Item #104

**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**

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-20184 - APPLICANT: LAS VEGAS CARRIAGES LLC - OWNER:
BAPTIST MISSION TO ENGLAND, INC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **April 12, 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 Dorothy Marsili 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.

Robert Humphreys

Signature

04-11-07

Date

Robert Humphreys

Please print name

Las Vegas Carriage LLC

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division



LAS VEGAS
Atelier/Showroom/Offices
S² Art Center
One E. Charleston Blvd.
Las Vegas, NV 89104
702.868.7880
Fax 702.868.4112

CHICAGO
Offices/Showroom
River East Plaza/Arts District
445 E. Illinois St.
Suite 347
Chicago, IL 60611
312.329.1004
877.252.2122
Fax 312.329.1054

GALLERIES

ENTERTAINMENT GALLERIES

- Venetian Resort Hotel Casino
Las Vegas, NV

JACK GALLERY

- Farmers Market
Los Angeles, CA
- French Quarter
New Orleans, LA
- Mandalay Bay Resort & Casino
Las Vegas, NV
- Fashion Show
Las Vegas, NV
- Seminole Hard Rock Hotel & Casino
Fl. Lauderdale, FL

WEBSITES

www.s2art.com
www.jackgallery.com
www.highstakesart.com

High Stakes Art, Inc.
An affiliate of S² Art Group, Ltd.
One East Charleston Blvd.
Las Vegas, NV 89104
702.868.7880
Fax 702.868.4112

Date: April 12, 2007

To: Planning Commission

From: Jack Solomon, CEO – S² Art Group, Ltd.

Re: **SUP-20184:** Request for Special Use Permit for Horse Drawn
Carriage Rides at 1060 S. Main Street

Dear Planning Commission:

Reverend Steven Smith is a long time booster for the Downtown. He is active in community affairs and serves on the Board of the Las Vegas Neighborhood Association. The Board of our Neighborhood Association unanimously endorses Reverend Smith's plan for horse-drawn carriages.

Reverend Smith is about to open a fabulous world-wide visitor attraction in the burgeoning Las Vegas Arts District, i.e. "The Gutenberg Museum". He is almost finished in upgrading and miraculously remodeling an old store on Main Street that will be the venue to display his family's extremely valuable and rare collection of Bibles representing all major religions, cultures and important time periods.

Reverend Smith, with myself and our neighbors, are working hard for the Arts District neighborhood to transcend from a place that has seen better days into a vibrant, world class Arts District that will become a jewel in the crown of breathtaking experiences our City offers to the world.

I own substantial real estate and art related businesses in Arts District areas. Reverend Smith's carriage rides will contribute substantially to the widely shared goals of the great future for our City's Arts District.

Sincerely,

Jack Solomon
CEO, S² Art Group, Ltd
CEO, Carjack Properties, LLC
CEO, C&J Properties, LLC

Submitted at Planning Commission

Date 4/12/07 Item #15



Gainsburg Studio

www.GainsburgStudio.com

4/12/07

To City of Las Vegas,

I support Las Vegas Carriage's, Horse Carriage Operation for the Downtown and the Arts' District.

My gallery is just across the street from 1060 S. Main St.

Any questions, call me.

Sincerely, yours
Sharon Gainsburg



1039 S Main St #130 Las Vegas NV 89101

702-384-1388

Professional
Furniture Repair



Estates
Bought & Sold

(702) 382-1886
Fax (702) 382-0605

ROBINSON'S
Used Carpet & Furniture
Complete Home Furnishings

1054 South Main Street
Las Vegas, Nevada 89101

April 11, 2007

To Whome it may concern,

I am the owner of the property which co-
insides to Las Vegas Carriage, and we
support everything the Reverend Smith has
in motion right now with that property.
Please dont hesitate to call the number
above if there are any questions.

Thank you.

A stylized handwritten signature in dark ink, appearing to read 'J. Robinson'.

CODE# _____

JOB # _____

PO # _____

PHASE # _____

Russell Miller Transport, Inc.

MAILING ADDRESS

2976 Augusta Drive • Las Vegas, NV 89109

PSC-3104

Phone: Cellular 379-5707 • Office 474-7450 • Fax 735-6721

YARD ADDRESS:

1066 S. Main Street, Las Vegas, NV 89101

INVOICE

№ 30396

TRANSPORT FOR:

TRANSPORT FROM:

TRANSPORT TO:

TRAILER TYPE

NO. OF AXLES

SUB-HAULER

DATE

TRAILER #

TRUCK #

TERMS

DRIVER NAME

4.12.07

MATERIAL

LOAD TIME

SCALE #

NET WEIGHT

Office Use
UNIT PRICE

AMOUNT

1

2

3

4

5

6

7

8

9

10

11

12

14

15

16

17

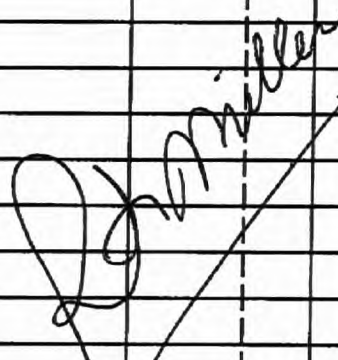
18

19

20

Please be Advised WE SUPPORT LAS VEGAS CARRIAGE
AT 1066 S. MAIN ST, For the HORSE CARRIAGE OPERATION
Any questions call number above.

THANK YOU



NOTICE: IF LEGAL ACTION IS REQUIRED TO EFFECT PAYMENT ON THIS INVOICE,
CUSTOMER AGREES TO PAY ALL COURT COSTS AND REASONABLE ATTORNEY FEES
TERMS: 30 DAYS

DEDUCTIONS
EXPLAIN:

HRS. DEDUCTED

Start Time

End Time

Net Time Hours

Consignee Signature

**TOTAL
DUE**

X

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 16, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:****SPECIAL USE PERMIT**

SUP-20189 - PUBLIC HEARING - APPLICANT: AACCESS BAIL BONDS - OWNER: OSVALDO FUMO - Request for a Special Use Permit FOR A BAILBOND SERVICE at 117 Gass Street (APN 139-34-310-029), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****0****City Council Meeting****3****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****1****RECOMMENDATION:**

The Planning Commission (6-0 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. Submitted after final agenda – Returned postcard protests, support and protest letter by H & L Realty and Management Company
6. Backup referenced from the 04-12-07 Planning Commission Meeting Item 16

Motion made by GARY REESE to Approve Subject to Conditions

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

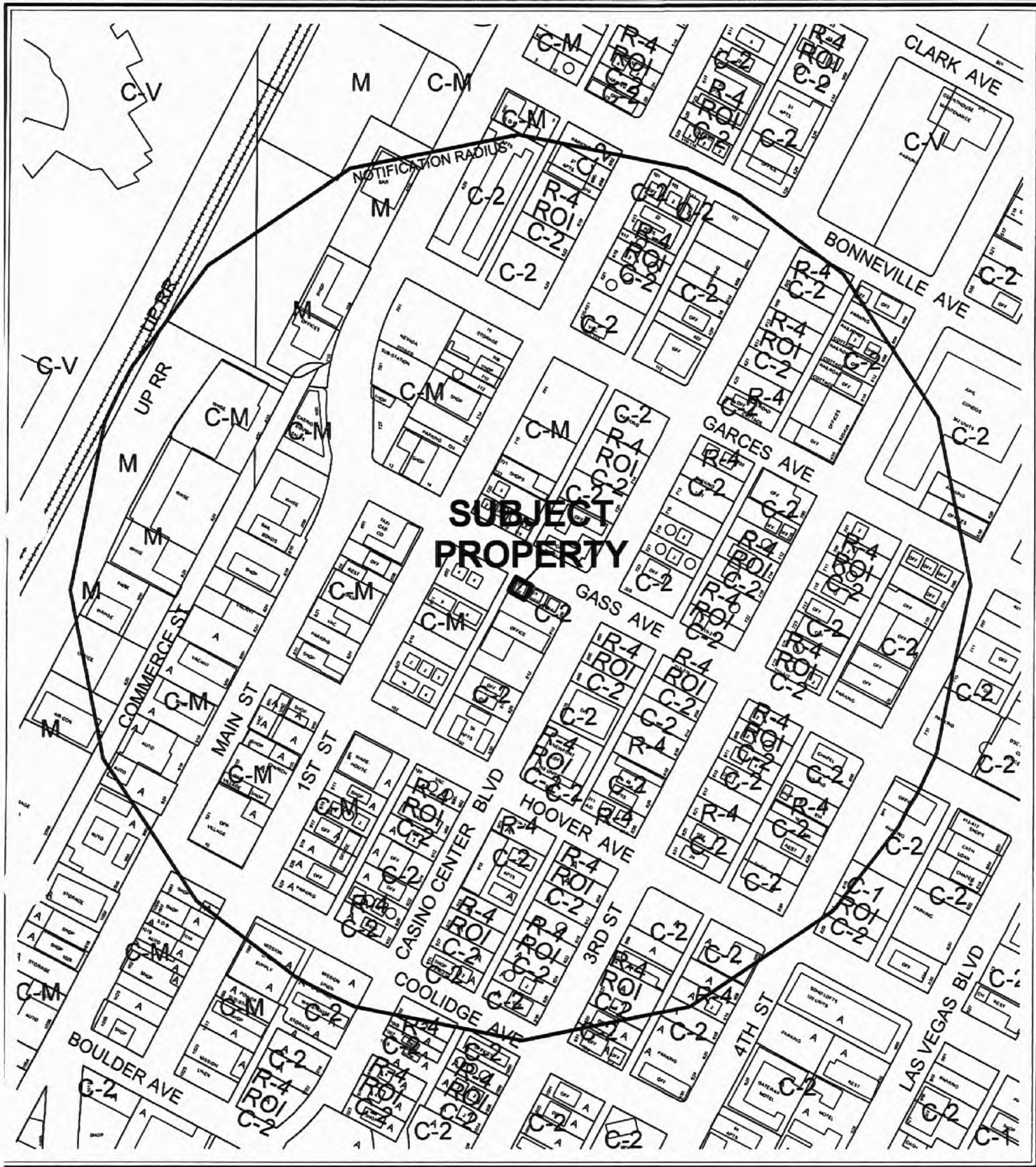
BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

LYNNE HANDLER COHEN and CRAIG COHEN, Access Bail Bonds, appeared and thanked staff for their assistance.

MAYOR GOODMAN declared the Public Hearing closed.



CASE: **SUP-20189**

RADIUS: 1000 FT

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

0

500 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-20189 - APPLICANT: AACCESS BAIL BONDS -
OWNER: OSVALDO FUMO**

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend 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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
3. A landscape plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for building permit, to provide two 36-inch spaced of Southern Live Oak, Shoestring Acacia or African Sumac shade trees on site along the north property line at 15 to 20 feet intervals

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Bailbond Service at 117 Gass Street. The proposed Bail Bond Service is in compliance with the General Plan, Title 19, and all other applicable plans; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/15/67	The City Council approved a Rezoning (Z-0010-64(47) from R-4 (High Density Residential) to C-2 (General Commercial) and a Plot Plan for a Dental Laboratory at 117 Gass Street.
04/12/07	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #16/jm).
<i>Related Building Permits/Business Licenses</i>	
05/06/03	The City of Las Vegas Fire Department conducted an inspection of the property (IMP-10275). The inspection found the building to be vacant and the case was closed.
<i>Pre-Application Meeting</i>	
02/06/07	A pre-application meeting was held where elements of a Special Use Permit for a bail bonds office were discussed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.56

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	MXU (Mixed Use)	C-2 (General Commercial)
North	Office	MXU (Mixed Use)	C-2 (General Commercial)
South	Office	MXU (Mixed Use)	C-2 (General Commercial)
East	Office	MXU (Mixed Use)	R-4 (High Density Residential)
West	Duplex	MXU (Mixed Use)	C-M (Commercial/Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan (Downtown South)	X		Y
Redevelopment Plan Area	X		Y
Special Purpose and Overlay Districts			
A-O Airport Overlay District (200 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Bailbond Service	732 SF	1/300 GFA	1	1	1	0	Y
TOTAL			2		1		Y

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

ANALYSIS

Pursuant to Title 19.06.060 properties within the Downtown Overlay district are exempt from the automatic application of the standard parking requirements.

- **Zoning**

The subject property is zoned C-2 (General Commercial). The C-2 (General Commercial) District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and general business uses of an intense character, as well

as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 (General Commercial) District is consistent with the MXU (Mixed Use) category of the General Plan. The proposed use as a Bail Bond Service is consistent with the C-2 (General Commercial) zone.

- Use

The proposed use as a Bail Bond Service requires a Special Use Permit within the C-2 zone. If approved, this application for a Special Use Permit would fulfill that requirement.

- Landscaping

Per Title 19.12.B "Additional Landscaping May Be Required" - *additional landscaping may be required by the Director or reviewing authority in order to respond to special site features, maintain an established landscape pattern created by existing landscaping in the surrounding area, or mitigate the impact of a particular development.* In the Urban Design Goals and Objectives of the Las Vegas Downtown Centennial Plan Downtown, there is a clear objective to create streetscapes that provide safety, comfort and interest for pedestrians and enhance the overall image of downtown through improvements. Therefore, staff has added a condition to add two 36-inch spaced of Southern Live Oak, Shoestring Acacia or African Sumac shade trees on site at 15 to 20 foot intervals.

- Conditions

There are no special conditions associated with this Special Use Permit request.

FINDINGS

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

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

The surrounding land use is intended for this and other similar type uses of office and commercial developments. The proposed use as a Bail Bond Service is harmonious with surrounding development.

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

The site is suitable for the type and intensity of land use proposed as this area is zoned and designated for this and other similar type uses.

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

The subject property gains access from Gass Avenue, which is adequate access to the property.

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

The proposed Bail Bond Service is a State licensed agency and the site would be subject to inspections and would, therefore, not compromise public health and safety.

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

There are no special conditions associated with this Special Use Permit request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 121 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-20189** APN: _____

Name of Property Owner: Cosvaldo Fumo

Name of Applicant: _____

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

_____ Yes

✓ 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: _____

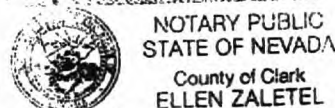
Signature of Property Owner: [Signature]

Print Name: Cosvaldo Fumo

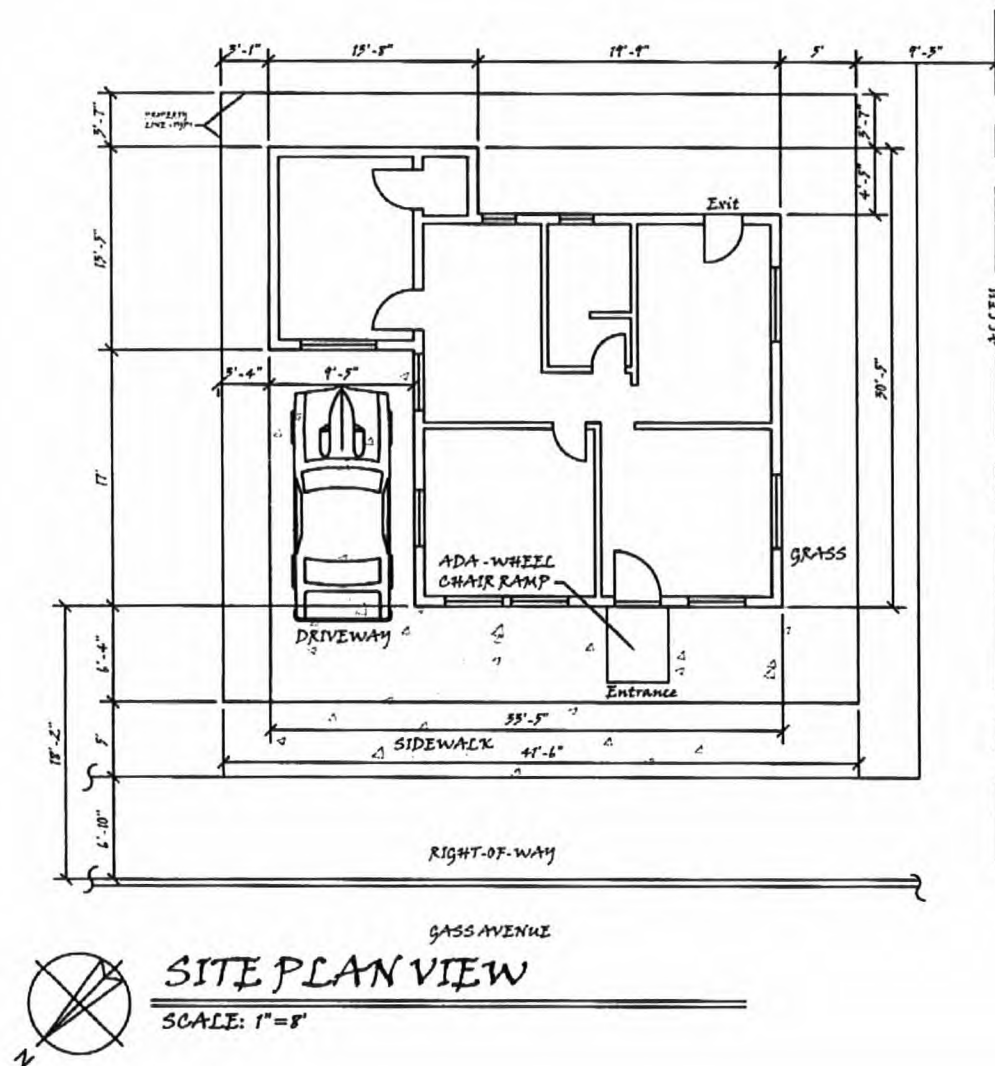
Subscribed and sworn before me

This 26 day of Feb., 2007

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



My Commission Expires April 18, 2008



Notes:

1. Parking: Located within the Las Vegas Downtown Centennial Project 1:300 GFA
2. Property Size: 1449 sq.ft.
3. Building Size: 732 sq.ft.

Project Site



Project Area



C. COHEN
117 GASS AVE.
ACCESS BAIL BONDS

SCALE: 1"=8'

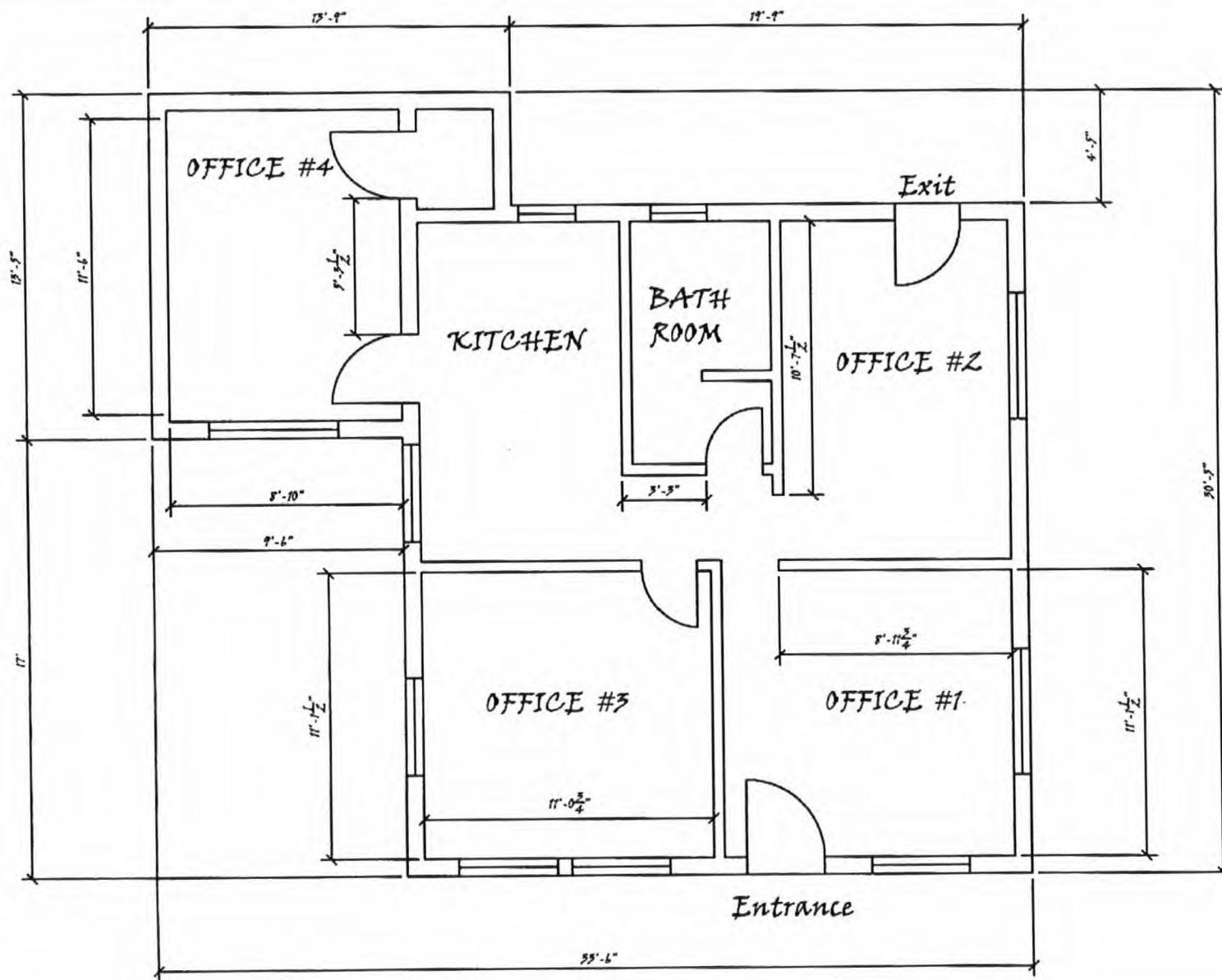
02/27/07

SITE PLAN

PN:
139-34-310-029

SUP-20189
04/12/07 PC

RECEIVED
FEB 27 2007



C. COHEN
117 GASS AVE.
ACCESS BAIL BONDS

1/4" = 1'-0"

02/27/07

FLOOR PLAN

PN: 159-34-310-029

RECEIVED

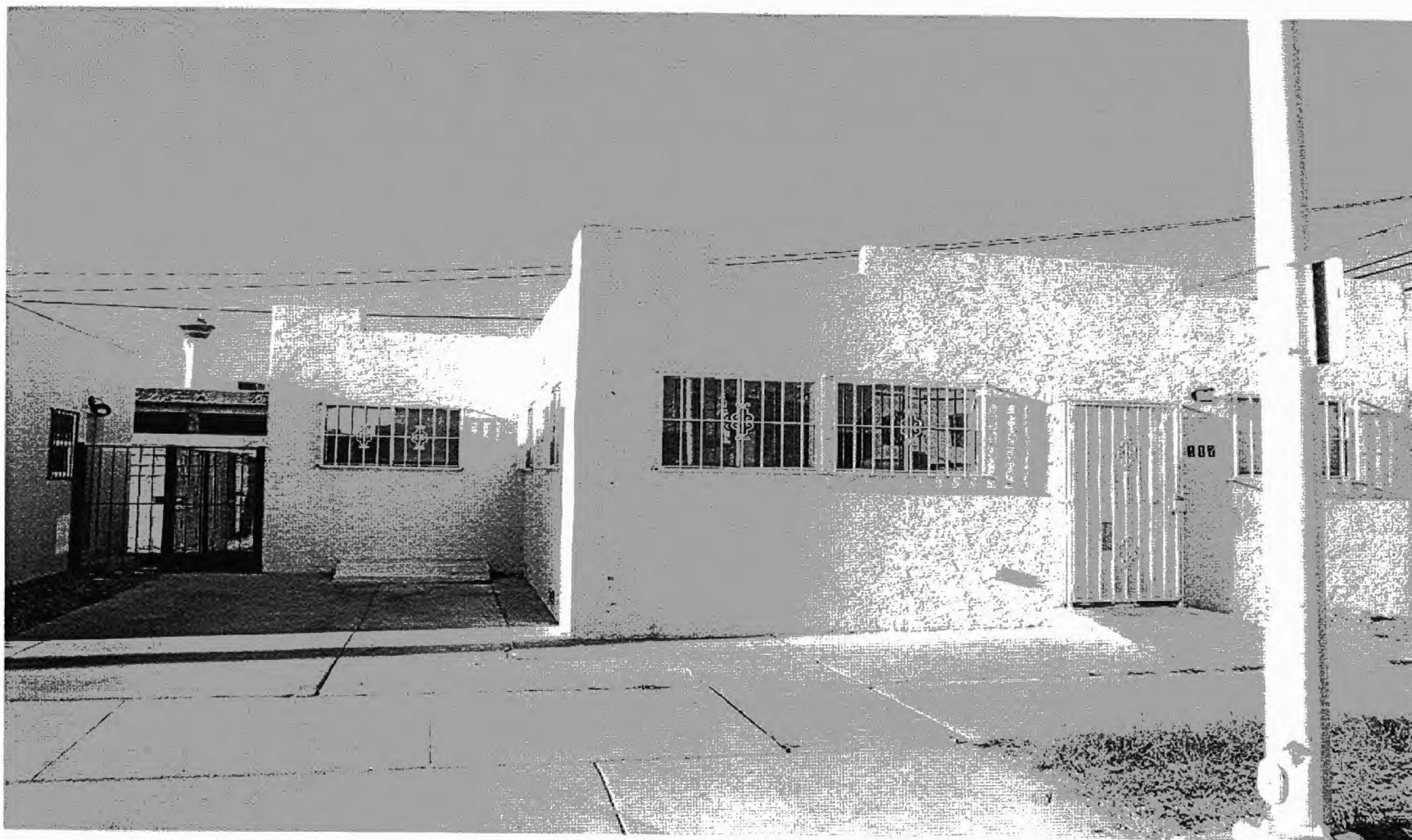
SUP-20189
04/12/07 PC

FEB 27 2007



SUP-20189 - APPLICANT: AACCESS BAIL BONDS - OWNER: OSVALDO FUMO
117 GASS STREET
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



SUP-20189 - APPLICANT: AACCESS BAIL BONDS - OWNER: OSVALDO FUMO
117 GASS STREET
APRIL 12, 2007 PLANNING COMMISSION

03/12/07

AAccess Bail Bonds

February 23, 2007

The Honorable Members
Las Vegas City Council
City Hall, Tenth Floor
400 Stewart Avenue
Las Vegas, NV 89101

Re: Special Use Permit – 117 Gass Avenue, Las Vegas, NV

Dear Council:

Please accept this letter in support of the application for a special use permit by AAccess Bail Bonds to operate a bail bond agency at 117 Gass Avenue, Las Vegas, NV, otherwise known as Lot 31 & 32, Block 7 MB1.

The building in question located near the corner of Gass Avenue sits on the edge of the area designated as the Downtown Overlay District and just steps from the area designated as the Downtown Entertainment Overlay District. It is respectfully submitted that AAccess Bail Bonds intended use of the building, to provide a professional and safe atmosphere where both Las Vegas residents and visitors can secure their constitutionally guaranteed right to bail, fits within the city's intended use for both districts.

Among the stated intent of the Downtown Overlay District is to "encourage the development of a complex, visually interesting and urbane walkable mixed-use environment" (LVMC 19.06.060 (C)). The intent of the Downtown Entertainment Overlay District is "further the City's downtown redevelopment plans in the spirit of restoring downtown Las Vegas as a dynamic, vibrant center for the entire Las Vegas Valley." (LVMC 19.06.120). By granting the special use permit, the Counsel will be allowing AAccess Bail Bonds to help the City reach its goal. The building located at 117 Gass Avenue is an attractive one story office building. Several other Bail Bond Agencies maintain offices on Gass Avenue and the surrounding streets. This concentration of similar business serves assists in promoting a positive image of the City. Instead of perpetuating the image of Downtown as an area burdened by urban blight, filled with unsavory businesses, Gass Avenue will become a community of professionals who serve the community by providing a safe and secure environment where they can go seek assistance without fear during a stressful period in their life. It is respectfully submitted that this will help promote a more positive image of Downtown in particular and of Las Vegas in general.

8414 West Farm Road, Suite 180-577, Las Vegas, NV 89131
702-871-2245

SUP-20189
04/12/07 PC

In addition to providing a necessary service, as AAccess Bail Bonds grows it will employ area citizens and help grow the local economy.

Based on the foregoing it is respectfully requested that the Counsel grant AAccess Bail Bonds request for a special use permit to operate a Bail Bond Agency located at 117 Gass Avenue, Las Vegas, NV.

Very truly yours,
AAccess Bail Bonds

A handwritten signature in black ink, appearing to read 'Craig S. Cohen'.

Craig S. Cohen
CEO & President

SUP-20189
04/12/07 PC

City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK



Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803 or call (702) 229-6311

TRINAYSTICH JOHN A & THOMAS N
722 S 3RD ST
LAS VEGAS NV 89101-6703



I SUPPORT
this Request



I OPPOSE
this Request

SUP-20189

COUNT THE NUMBER OF BAIL BONDS OFFICES
ALREADY IN THIS BLOCK. I SEE NO NEED FOR ANOTHER ONE.

Date 5/9/07 Item #105

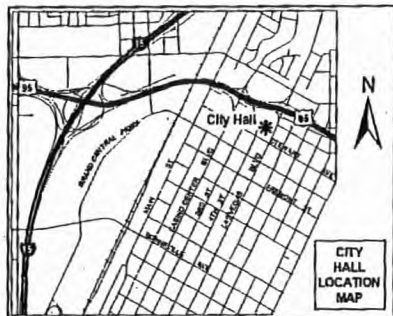
City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK

2007 MAY -9 P 3:32



Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the City Clerk at the address listed above or fax this side of this card to (702) 382-4803 or call (702)229-6311



I SUPPORT
this Request

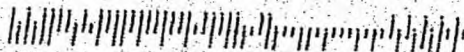


I OPPOSE
this Request

SUP-20189

FUMOSVALDO

515 E BONNEVILLE
LAS VEGAS NV 89101-6926





RECEIVED
CITY CLERK

2007 MAY 14 P 4: 29

Via Fax: 702-382-4803

May 14, 2007

Protest

City of Las Vegas
City Clerk
City Hall, 1st Floor
400 Stewart Avenue
Las Vegas, NV 89101

Re: Opposition to SUP-20189 – Special Use Permit – Applicant: AAAccess Bail Bonds

To Whom It May Concern:

H&L Realty and Management represents the property owners of the Deaner Law Building, at 720 South Fourth Street. Our building is located at the corner of Fourth Street and Gass Street.

We oppose approval of the Special Use Permit for a bail bonds business at 117 Gass Street.

The owners feel that this type of business at the particular requested location is not in conformance with the surrounding existing buildings or with the pending and future projects to be built in the downtown area. The revitalization of the downtown area tends to focus on upgraded class "A" office type buildings, high-rise condominium projects, and upscale retail projects, and that a bails bonds business is not the type of business that will help revitalize and improve the condition or vision of this area.

Therefore, the owners express their opposition to this special use permit.

Sincerely,

Yvette Major
Commercial District Property Manager

5-14-07 Item #105



AMO



**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**

John Korkosz
Planning Supervisor
Current Planning Division

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 16, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW

SDR-20124 - PUBLIC HEARING - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR AN EXISTING 1,900 SQUARE-FOOT VETERINARY SCHOOL, 4,116 SQUARE-FOOT ANIMAL SHELTER, 1,900 SQUARE-FOOT OFFICE, AND A PROPOSED BARN AND RESTROOM FACILITY on 8.39 acres adjacent to the southwest corner of Harris Avenue and Mojave Road (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Reese). The Planning Commission (5-0-1 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 (5-0-1 vote) and staff recommend APPROVAL, subject to conditions.

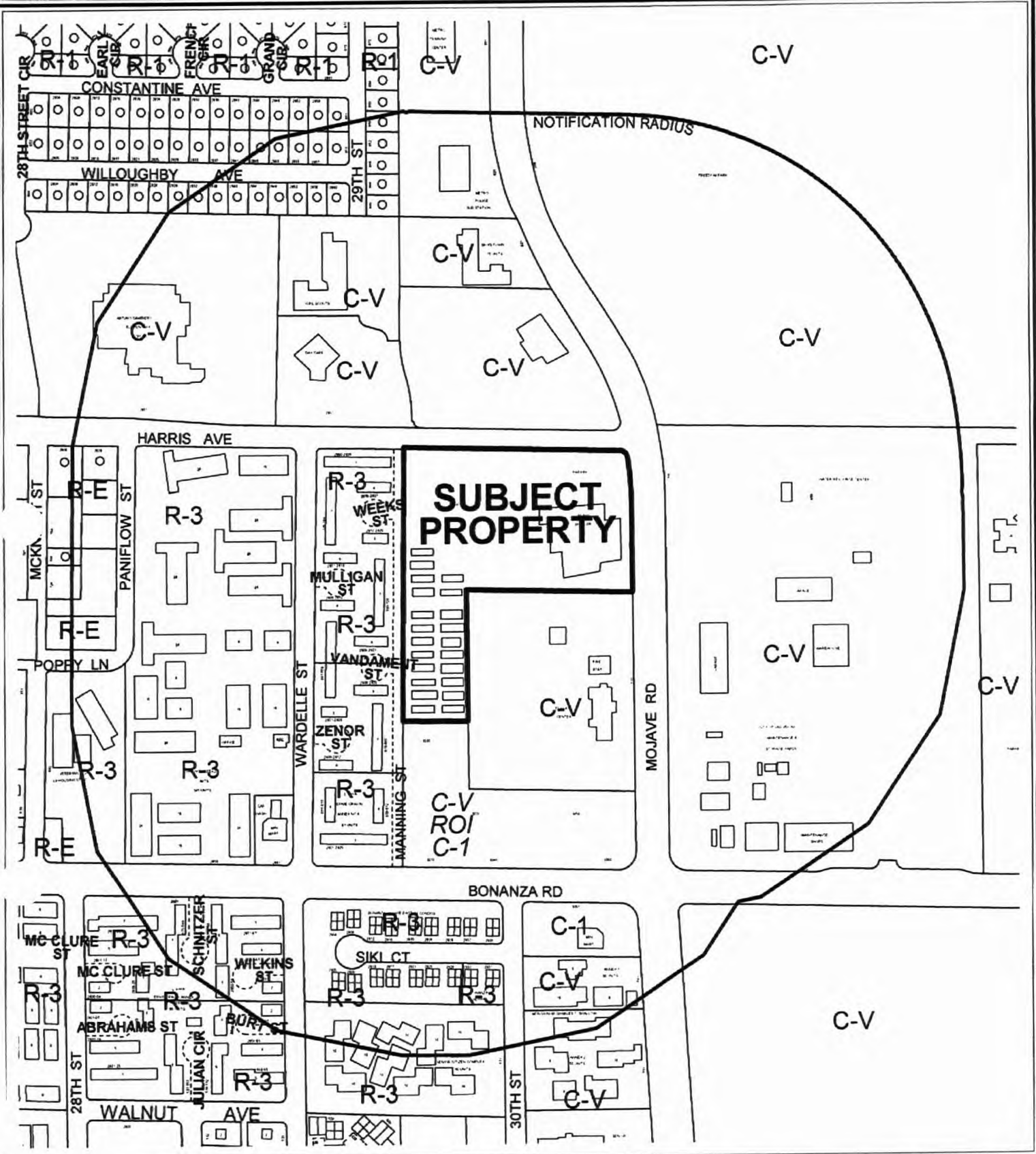
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 04-12-07 Planning Commission Meeting Item 17

Motion made by GARY REESE to Hold in Abeyance Items 64, 114-117, 122, 134-139, 157, 162, 164 and 167-170 to 6/06/2007; Items 155, 156, 163, 165 and 166 to 6/20/2007; Strike Item 106; Table Items 111-113; and Withdraw Without Prejudice Item 158

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-20124**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)





CASE: **SDR-20124**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 500 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-20124 - APPLICANT: THE ANIMAL FOUNDATION -
OWNER: CITY OF LAS VEGAS**

**** CONDITIONS ****

The Planning Commission (5-0-1/rt 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, date stamped 03/26/07 and landscape plan and building elevations, date stamped 02/22/07, except as amended by conditions herein.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3275) shall be required, except as amended herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. 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 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.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. An update to the approved Drainage Plan and Technical Drainage Study, or other information acceptable to the Flood Control Section, must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.
13. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-3275 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for an existing 1,900 square-foot veterinary school, 4,116 square-foot animal shelter, 1,900 square-foot office, and a proposed barn and restroom facility on 8.39 acres adjacent to the southwest corner of Harris Avenue and Mojave Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/07/04	The City Council approved a Site Development Plan Review (SDR-3275) for a proposed Animal Shelter and Veterinary complex on 9.5 acres adjacent to the southwest corner of Harris Avenue and Mojave Road. The Planning Commission and staff recommended approval.
08/17/05	The City Council approved a request for a Site Development Plan Review (SDR-6883) to add proposed temporary structures to an existing animal shelter on 8.39 acres adjacent to the southwest corner of Mojave Road and Harris Avenue. The Planning Commission and staff recommended approval.
11/01/06	The City Council approved a required One Year Review (RQR-14476) of an approved Site Development Plan Review (SDR-6883) which allowed temporary structures for an animal shelter on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue. The Planning Commission recommended and staff recommended denial.
12/20/06	The City Council approved a request for a Review of Condition (ROC-17677) Number 1 of an approved Site Development Plan Review (SDR-6883) to allow temporary structure number 2 located on the corner of Harris Street and Manning Street to be allowed to remain for two additional years on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue.
04/12/07	The Planning Commission voted 5-0-1/rt to recommend APPROVAL (PC Agenda Item #17/jm).
<i>Related Building Permits/Business Licenses</i>	
12/13/05	L-3827-05 - Plan Check issued for a Temporary Classroom Trailer at 655 N. Mojave. The permit expired on 06/17/06.
<i>Pre-Application Meeting</i>	
01/24/07	A pre-application meeting was held and elements of this application were discussed. Submittal requirements were discussed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	8.39

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Animal Shelter	PF (Public Facilities)	C-V (Civic)
North	Office and Parking	PF (Public Facilities)	C-V (Civic)
South	Fire Station and Training Center	SC (Service Commercial)	C-V (Civic) Under Resolution of Intent to C-1 (Limited Commercial)
East	City Maintenance and Storage Yards	PF (Public Facilities)	C-V (Civic)
West	Multi-Family Residential (Public)	PF (Public Facilities)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
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 19.06, Development Standards within the C-V (Civic Zone) are to be set administratively for with a Site Development Plan Review.

Standard	Provided	Compliance
Min. Setbacks		
• Front	10 Feet	Y
• Side	10 Feet	Y
• Corner	10 Feet	Y
• Rear	5 Feet	Y
Max. Building Height	19.8	Y
Mech. Equipment	Screened	Y

Pursuant to Title 19.12, Landscape Standards within the C-V (Civic Zone) are to be set administratively for with a Site Development Plan Review.

Standards	Provided
Parking Area	32 Trees
Buffer:	
• Trees (Harris Street)	26 Trees
• Trees (Manning Street)	42 Trees
• Trees (Mojave)	13 Trees
• Zone Width (Harris Street)	8 Feet
• Zone Width (Manning Street)	10 to 20 Feet
• Zone Width (Mojave)	8 to 50 Feet

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Animal Shelter (Animal Hospital, Clinic, or Shelter)	N/A	1 space for every 2 on duty employees, plus one space per doctor and one space per examination room.	48				
Office	4,650 SF	1 space per 300 SF of GFA	16				
Horse Corral/Barn	N/A	1 space per 5 horses	2				
Commercial Adoption/Day Care (Pet Boarding)	15,884 SF	1 space per 250 SF of GFA	64				
College	N/A	1 space per 4 students	36				
General Retail Pet Supplies	700 SF	1 space per 175 SF of GFA	4				
SubTotal			164	6	123	9	Y

Share Parking					69*		Y
TOTAL			170		201		Y

*Per Title 19.10.010.H.2, 69 shared parking spaces are designated on the lot north of Harris Street which is owned by the same property owner.

ANALYSIS

Pursuant to Title 19.06 Development Standards for a C-V (Civic) Zoning District shall be established by an approved site development plan. The following standards are proposed for this development. The facility is to be located at the southwest corner of Harris Street and Mojave Road. Access to the site will be from an existing driveway approximately 300 feet west of the intersection. The existing shelter and its parking lot is just south from the driveway.

On 08/17/05, the City Council approved a request for a Site Development Plan Review (SDR-6883) to add proposed temporary structures to an existing animal shelter. The applicant is requesting that the structures now be permanent. In addition to that request, the applicant is proposing a barn and a restroom facility.

The two modular structures are to serve as an animal shelter and office. The animal shelter structure measures 4,116 square feet and the office structure 1,900 square feet. Additionally, the fabric tent labeled building #1 is to serve as a kennels for animals.

- Zoning

The subject property is zoned C-V (Civic), which allows various types of public and semi-public uses. The proposed public animal shelter and veterinary campus are appropriate for this zoning district and conform to the PF (Public Facilities) General Plan land use category.

- Site Plan

Pursuant to Title 19.06 Development Standards for a C-V (Civic) Zoning District shall be established by an approved site development plan. The following standards are proposed for this development. The facility is to be located at the southwest corner of Harris Street and Mojave Road. Access to the site will be from an existing driveway approximately 300 feet west of the intersection. The existing shelter and its parking lot is just south from the driveway.

On 08/17/05, the City Council approved a request for a Site Development Plan Review (SDR-6883) to add proposed temporary structures to an existing animal shelter. The applicant is requesting that the structures now be permanent. In addition to that request, the applicant is proposing a barn and a restroom facility.

The two modular structures labeled building #2 and building #4 are to serve as an animal shelter and office. The animal shelter structure measures 4,116 square feet and the office structure 1,900 square feet. Additionally, the fabric tent labeled building #1 is to serve as kennels for animals, which measures 4,116 square feet.

The proposed barn is approximately 3,580 square feet in size with nine stalls for animals. The proposed restroom is approximately 500 square feet in size with 156 square feet for designated for storage and 56 square feet for potential vending.

- Waivers

No Waivers are required for this request, as the project is proposed in a C-V (Civic) district where development plans determine development standards. The proposed standards are reasonable.

- Landscape Plan

Pursuant to Title 19.12.010, Landscape Standards do not apply to special purpose zoning districts such as C-V (Civic). A row of 24-inch Colorado Mesquite spaced 20 feet on center is shown along Harris Street and Manning Street. On Mojave Road spaced 20 feet on center are 24-inch Palo Verde. The on-site parking lot features 24-inch box Bottle Trees. Shrubs include Ocatillo, Blue Fescue, Purple Trailing Lantana, Regal Mist Grass, Papago Pink Globe Mallow, and Prostrate Germander.

- Elevation

The elevations show a curved roof structure covered in fabric and two modular buildings measuring a height of ... The proposed barn measures 17.8 feet in height and contains nine stalls for animals. The proposed bathroom measures 9.7 feet with a CMU exterior and corrugated metal sheet roof.

- Floor Plan

The floor plans show a structure laid out as an office building, one structure to house cats, and another structure designated as a veterinary school.. The proposed designs are appropriate for the uses proposed on the site.

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 existing animal shelter and proposed animal related uses are located within a C-V (Civic) district adjacent to other city services. A multi-family public housing development is located adjacent to the show arena and dog adoption park. Adequate landscaping and screening will be provided to ensure compatibility with residential development.

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

The proposed additions to the animal shelter are consistent with the General Plan mandate for public uses in this area. The development is consistent with Title 19 insofar as it allows development standards that meet the intent of the Zoning Code and General Plan.

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

The site will be accessed primarily from Harris Street, a 60-foot public right-of-way and will have secondary access from Mojave Road, a 100-foot wide Primary Arterial as depicted on the Master Plan of Streets and Highways.

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

The building materials used in the proposed project are unique to this area, but will enhance the area's aesthetic appeal. Landscape materials are appropriate for the area.

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

The elevations have a visually appealing, integrated design that will enhance the area.

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

The proposed development will be subject to Building Code requirements, and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 101 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20124** APN: 139-25-405-008

Name of Property Owner: City of Las Vegas

Name of Applicant: The Animal Foundation

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: *Robin Yoakum*

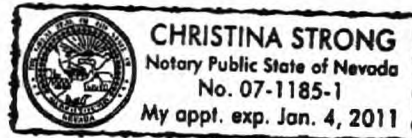
Print Name: Robin Yoakum

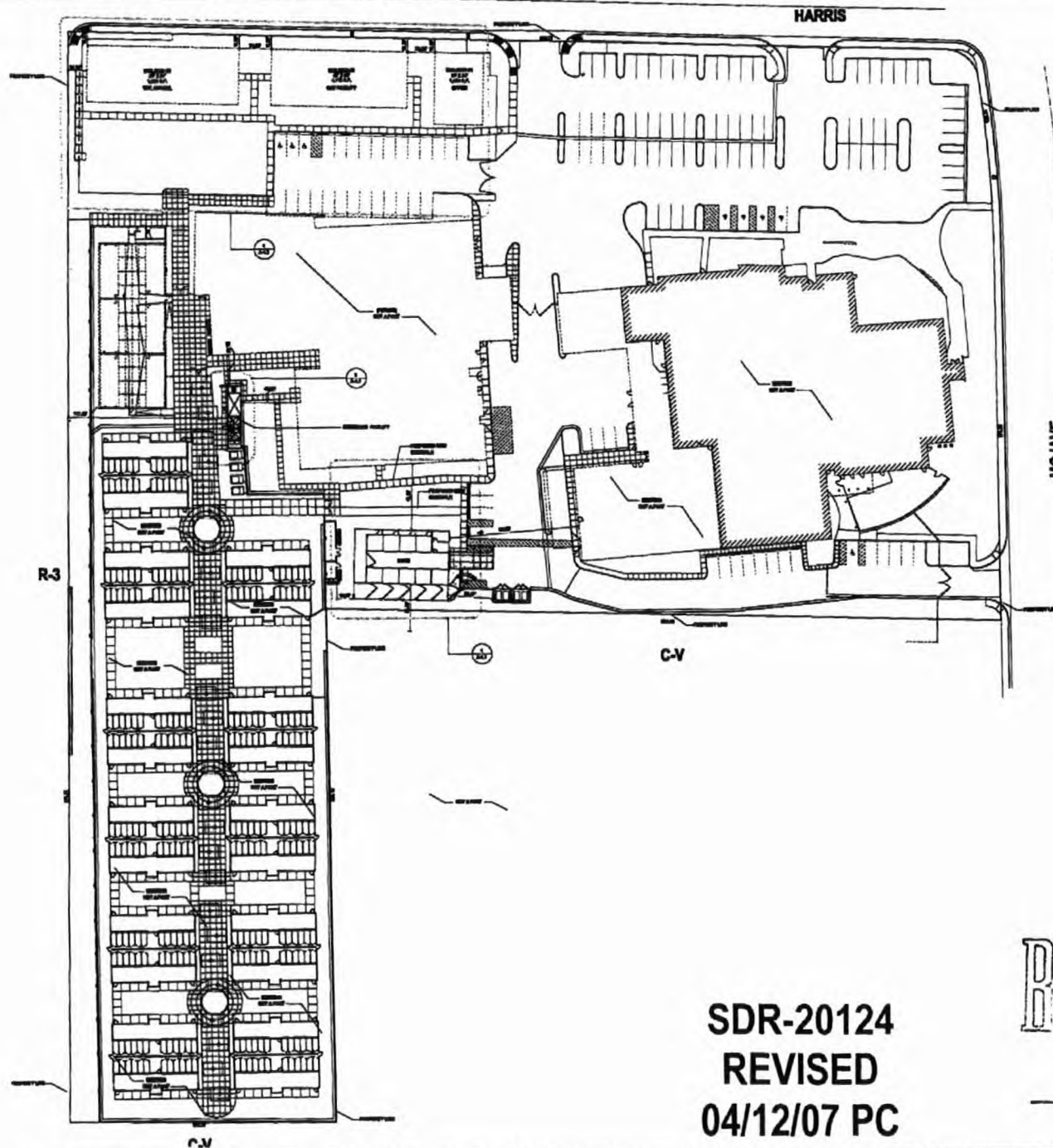
Subscribed and sworn before me

This 8th day of February, 2007

Christina Strong
Notary Public in and for said County and State

Clark County, Nevada





TYPICAL SITE DETAILS
 SCALE: 1/8" = 1'-0"

SITE INFORMATION
 SCALE: 1/8" = 1'-0"

PARKING CALCULATION
 SCALE: 1/8" = 1'-0"

USE	AREA (SQ. FT.)	SPACES PER 1,000 SQ. FT.	TOTAL SPACES
OFFICE	1,000	1	1
RETAIL	2,000	2	2
RESTAURANT	3,000	3	3
THEATER	4,000	4	4
CONVENTION	5,000	5	5
TOTAL	10,000	10	10

SDR-20124
 REVISED
 04/12/07 PC

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 MAR 26 2007



FRONTLINE group
 MOSIER architecture studio
 1700 10th Ave
 1700 10th Ave

PROJECT NAME
 Led Animal
 Shelter Barn

Site Plan

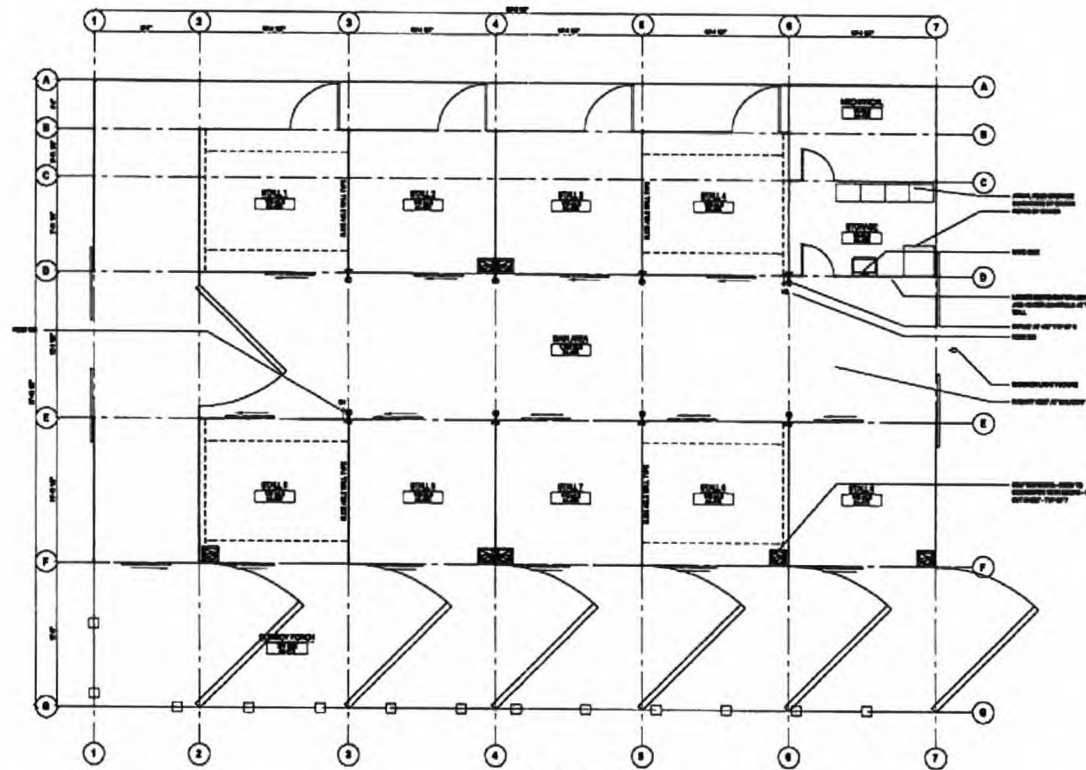
DATE
 10/10/07
 SHEET NUMBER
 A-8.1

Used Animal
Shelter Barn

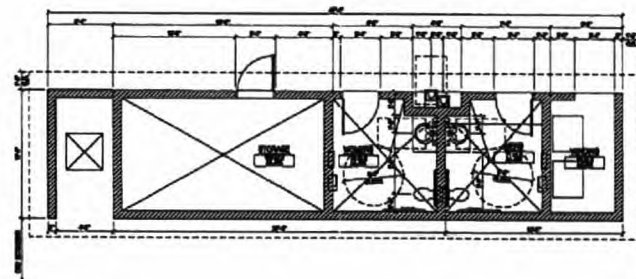
Landscape Plan

SYMBOL	QTY	SIZE	SPACING	COMMON NAME	BO' AERIAL NAME
	1	3/4" Dia	3/4" Dia	WHEEL	Roller
	11	3/4" Dia	3/4" Dia	WHEEL	Roller
	11	3/4" Dia	3/4" Dia	WHEEL	Roller
	7	3/4" Dia	3/4" Dia	WHEEL	Roller
	1	3/4" Dia	3/4" Dia	WHEEL	Roller
	1	3/4" Dia	3/4" Dia	WHEEL	Roller
	1	3/4" Dia	3/4" Dia	WHEEL	Roller
	1	3/4" Dia	3/4" Dia	WHEEL	Roller
	1	3/4" Dia	3/4" Dia	WHEEL	Roller
	1	3/4" Dia	3/4" Dia	WHEEL	Roller
	1	3/4" Dia	3/4" Dia	WHEEL	Roller
	1	3/4" Dia	3/4" Dia	WHEEL	Roller
	1	3/4" Dia	3/4" Dia	WHEEL	Roller
	1	3/4" Dia	3/4" Dia	WHEEL	Roller
	1	3/4" Dia	3/4" Dia	WHEEL	Roller

[illegible]



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



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

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04/12/07 PC

FRONTLINE 40'000' MUSL architecture studio

PROJECT NAME: **Lied Animal Shelter Barn**

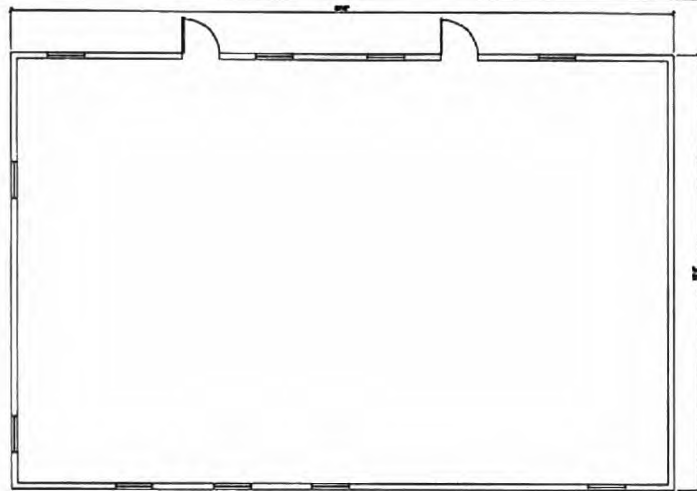
CRITERIA Floor Plan

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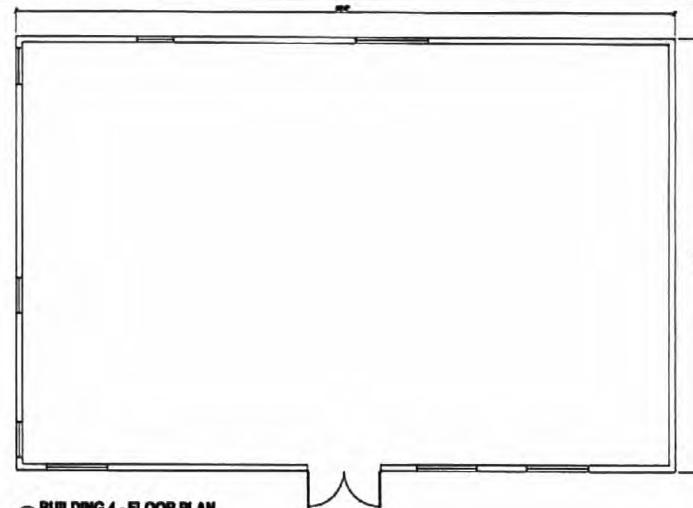
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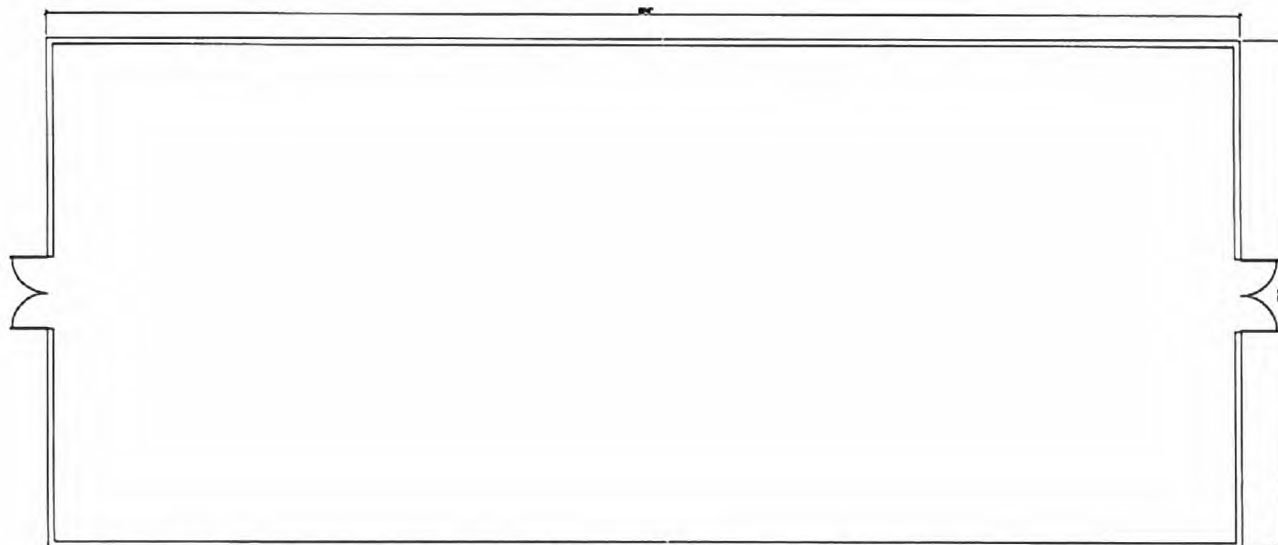
A-11



1 BUILDING 2 - FLOOR PLAN
SCALE: 1/8"=1'-0"



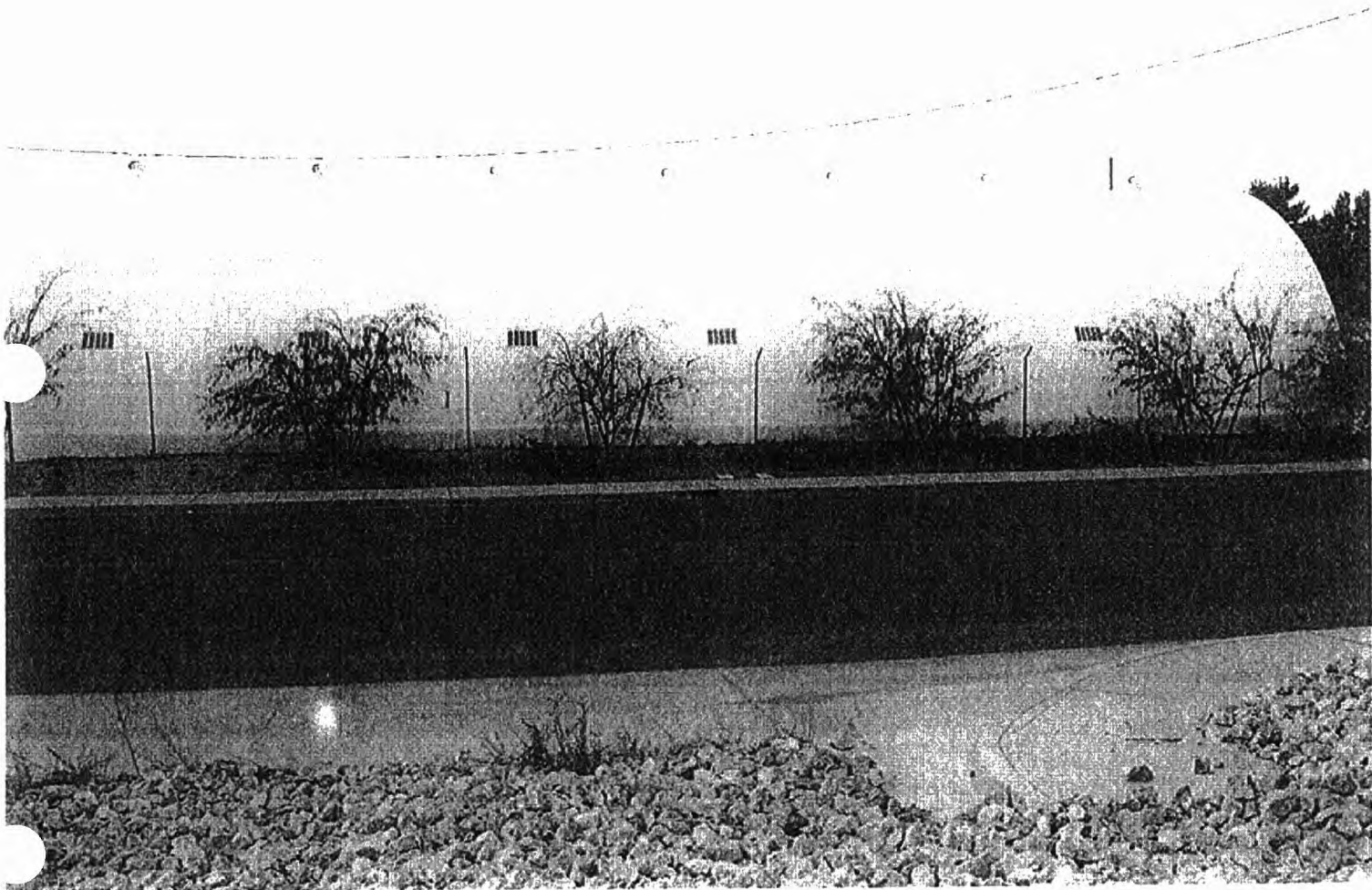
1 BUILDING 4 - FLOOR PLAN
SCALE: 1/8"=1'-0"



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

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BUILDING #1 NORTH ELEVATION

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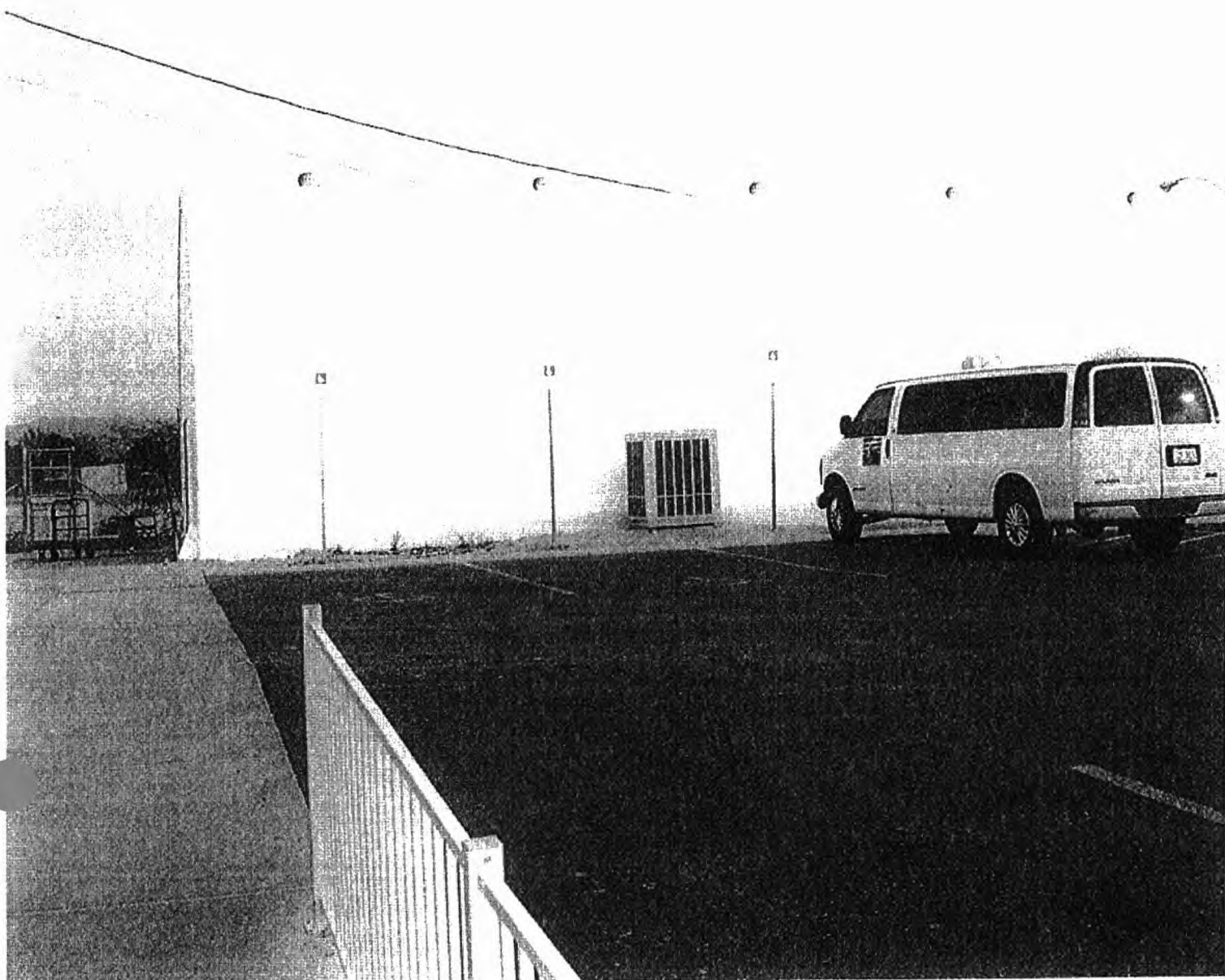
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BUILDING #1 -- SOUTH ELEVATION

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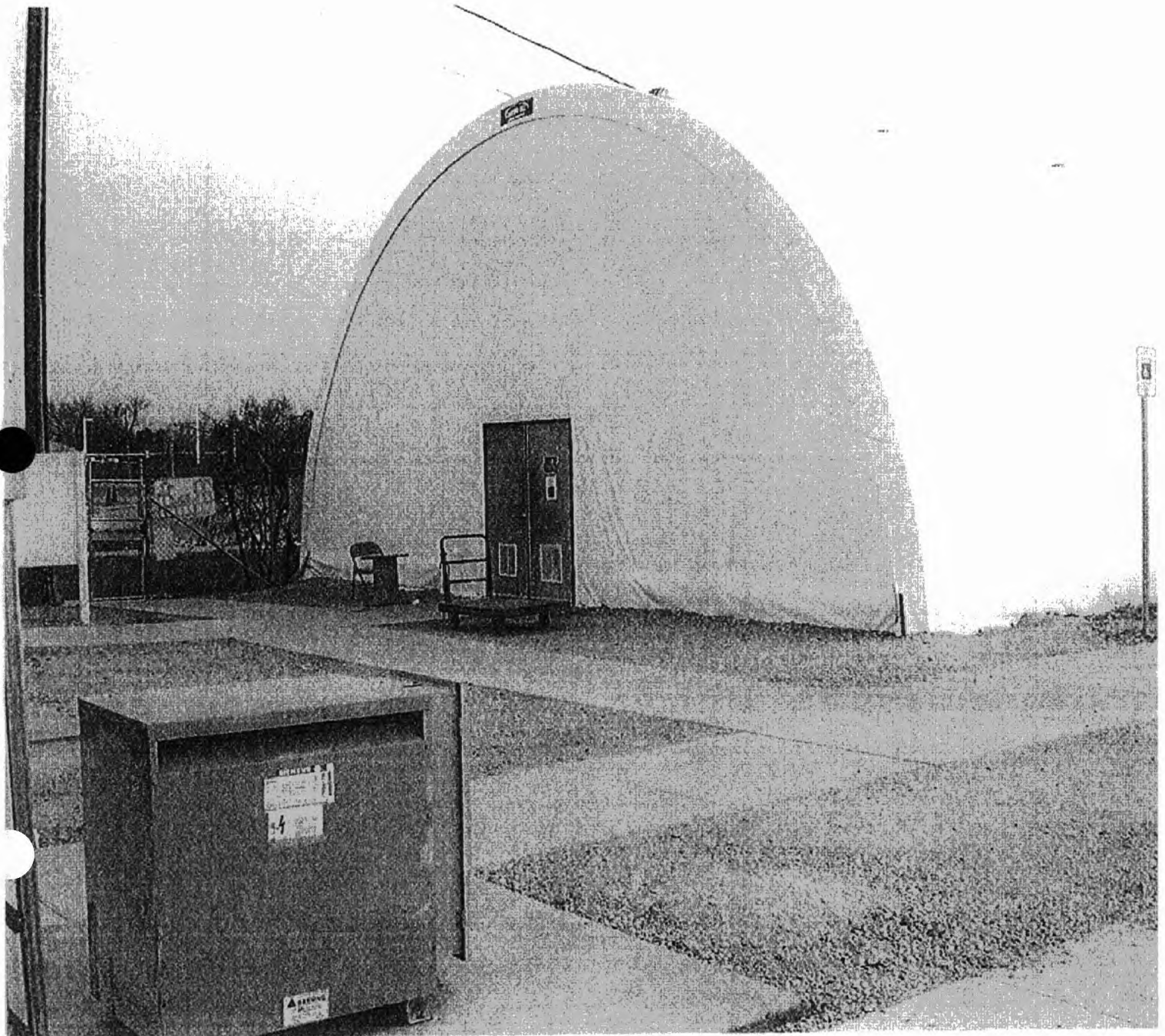
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BUILDING #1 - SOUTH ELEVATION

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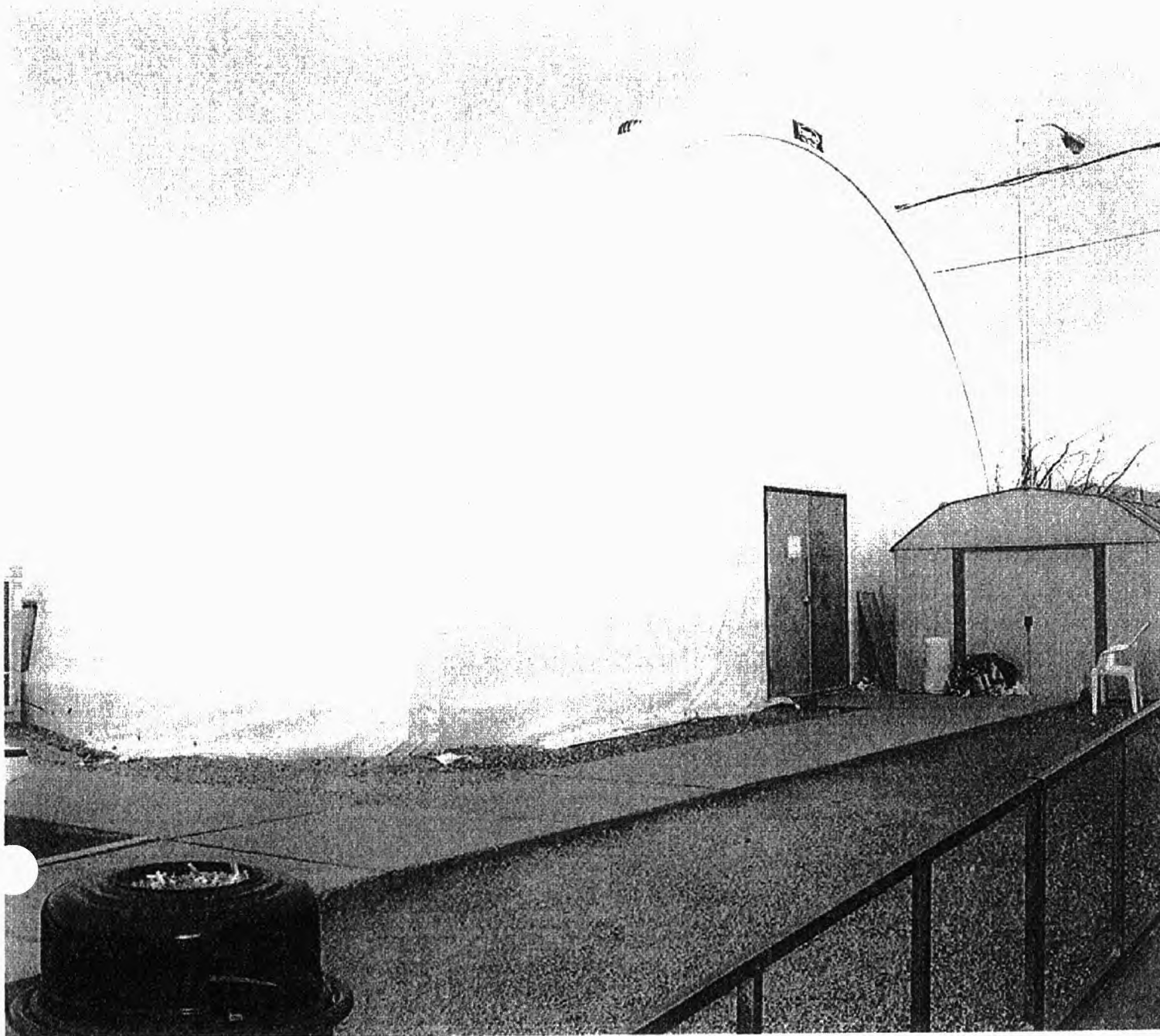
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04/12/07 PC



BUILDING #1 - WEST ELEVATION

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04/12/07 PC

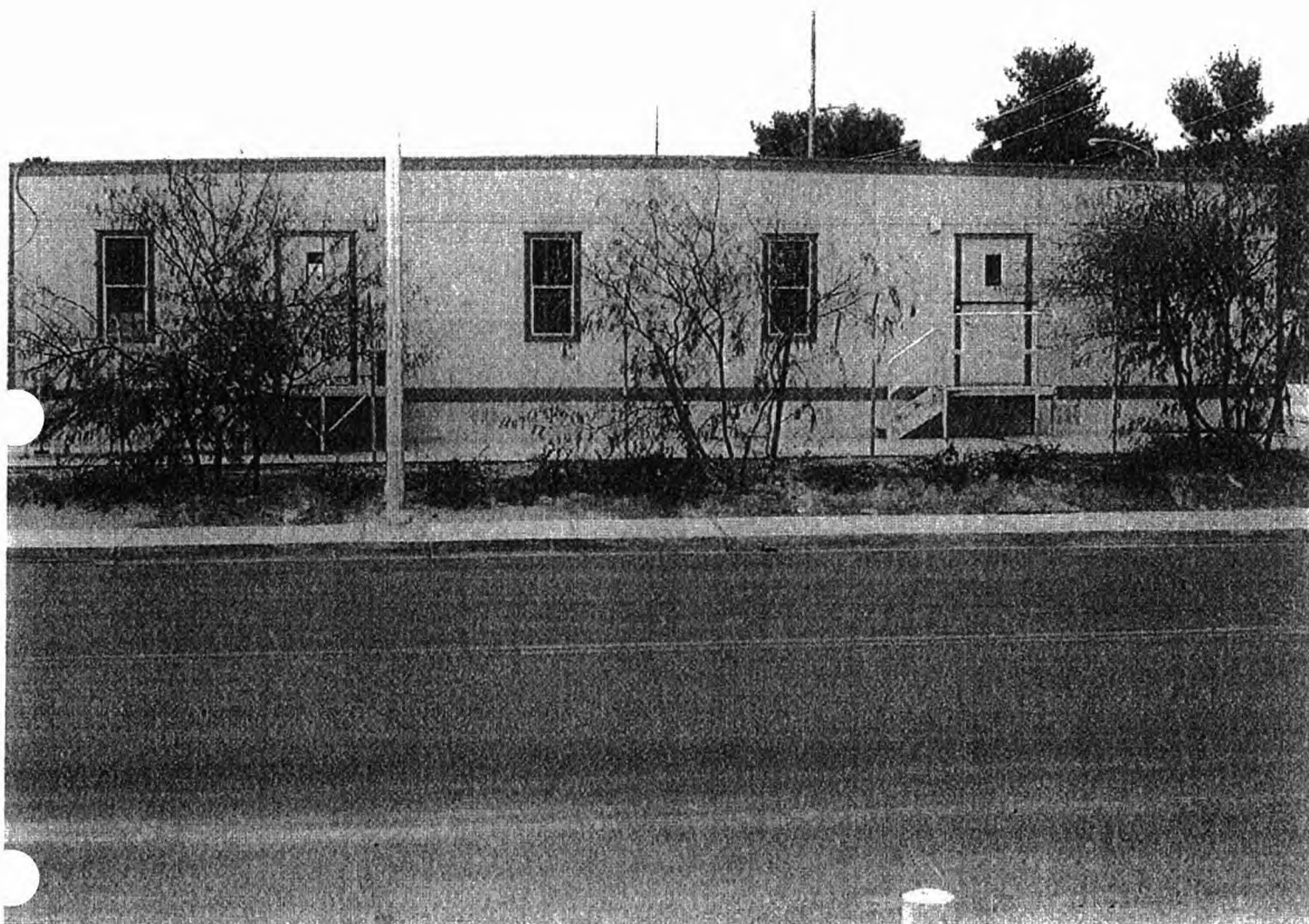
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BUILDING #1 - EAST ELEVATION

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BUILDING #2 – NORTH ELEVATION

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BUILDING #2 - SOUTH ELEVATION

SDR-20124
04/12/07 PC

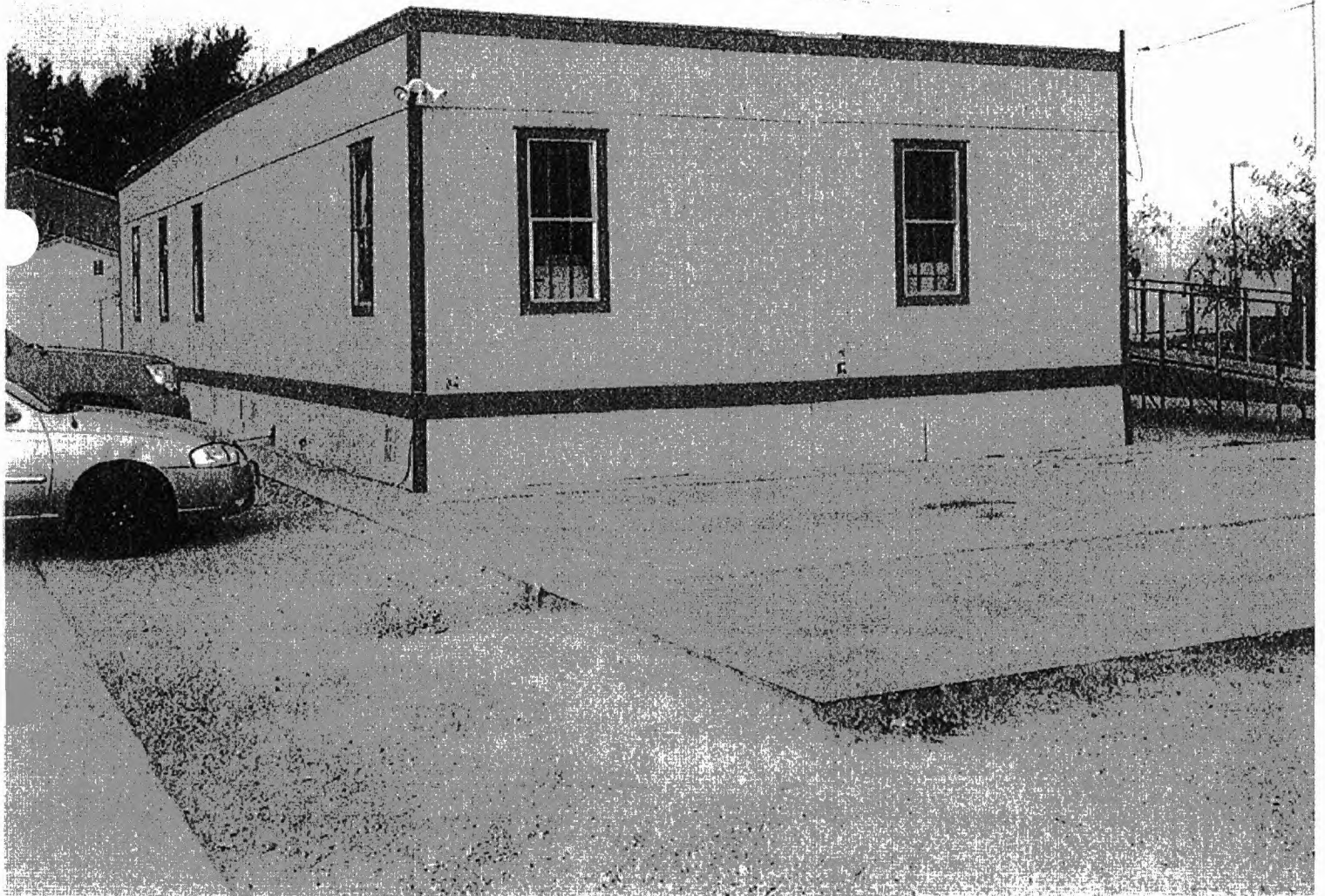
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BUILDING #2 - WEST ELEVATION

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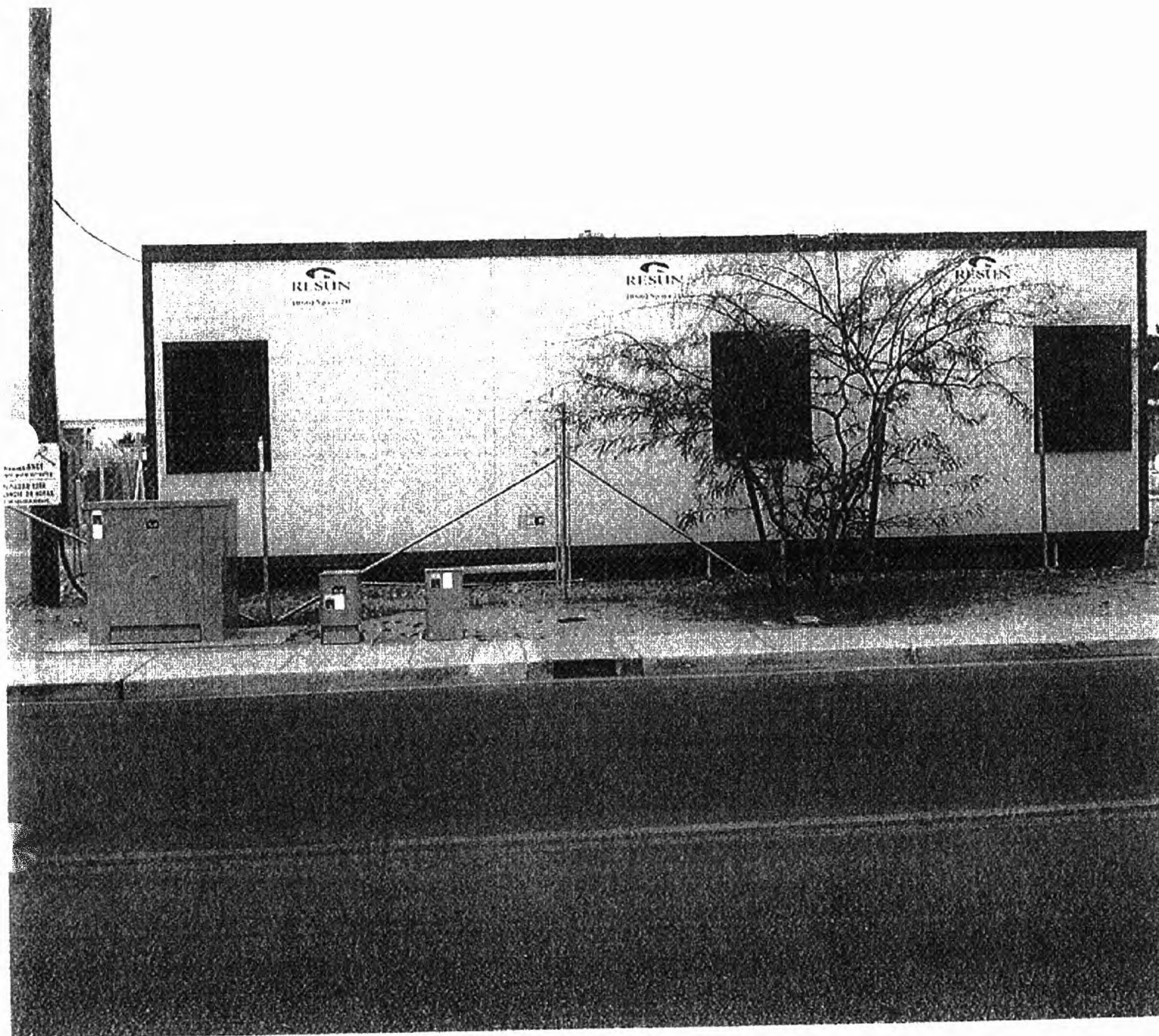
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BUILDING #2 – EAST ELEVATION

SDR-20124
04/12/07 PC

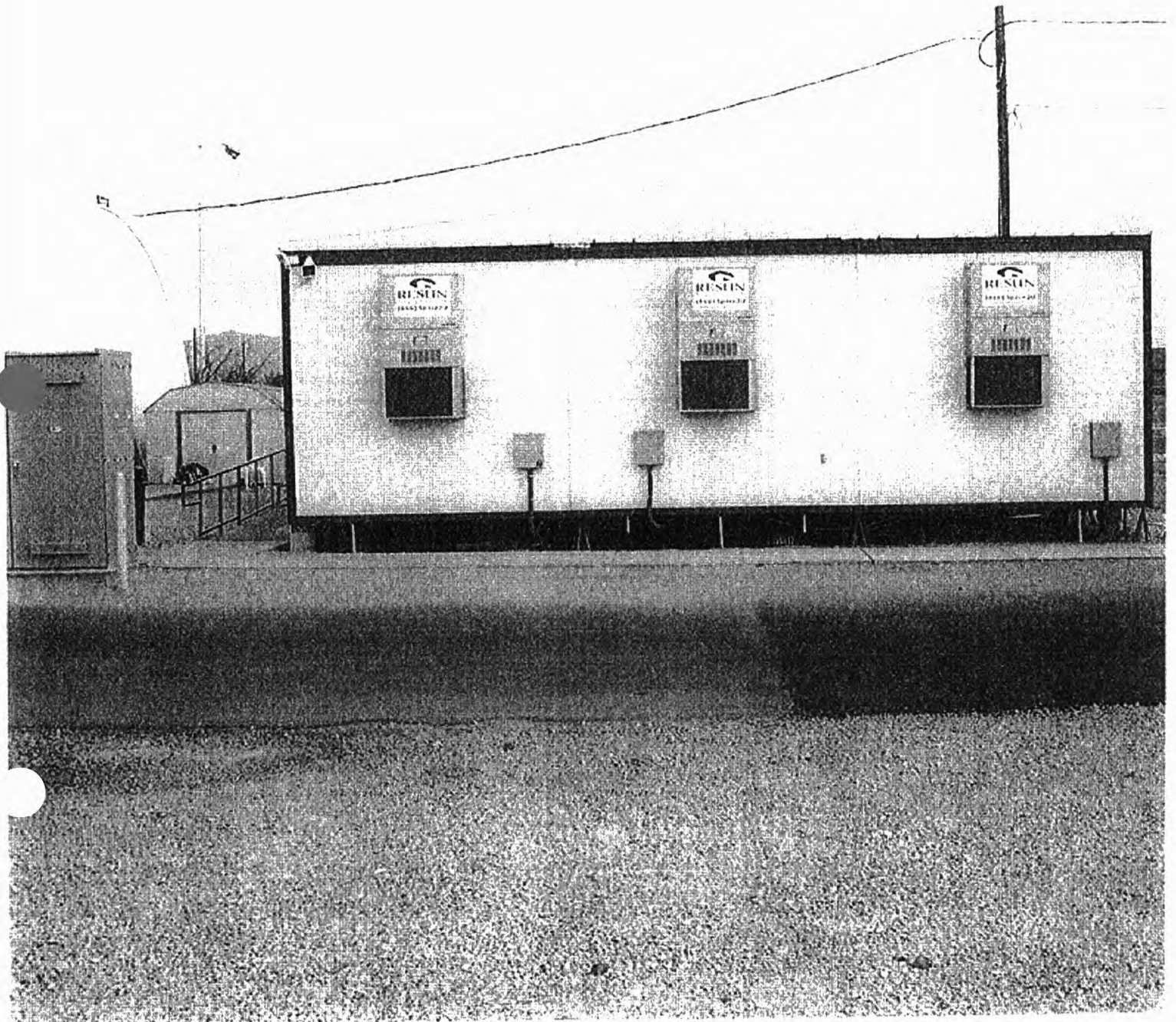
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BUILDING #4 – NORTH ELEVATION

SDR-20124
04/12/07 PC

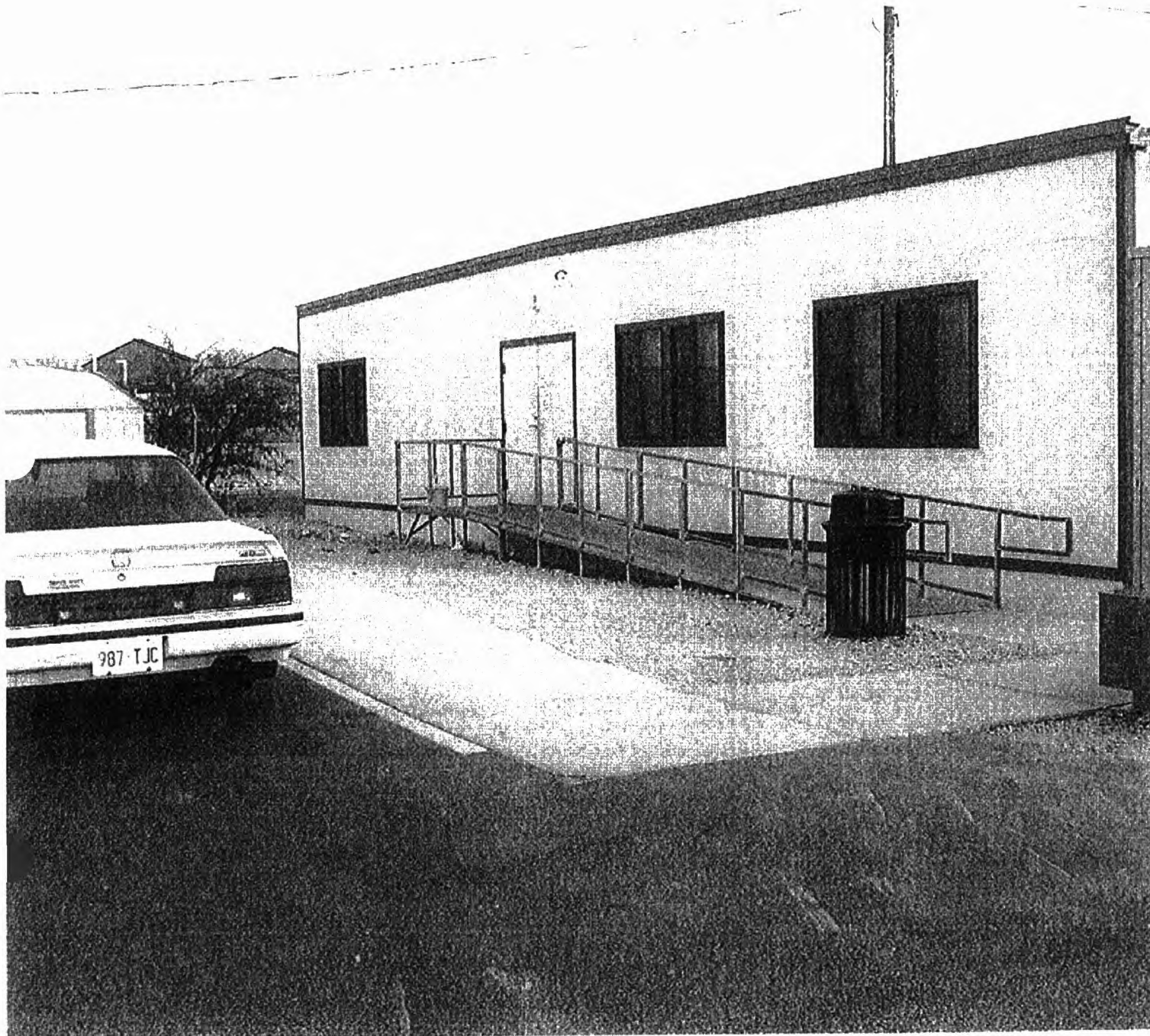
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BUILDING #4 - SOUTH ELEVATION

SDR-20124
04/12/07 PC

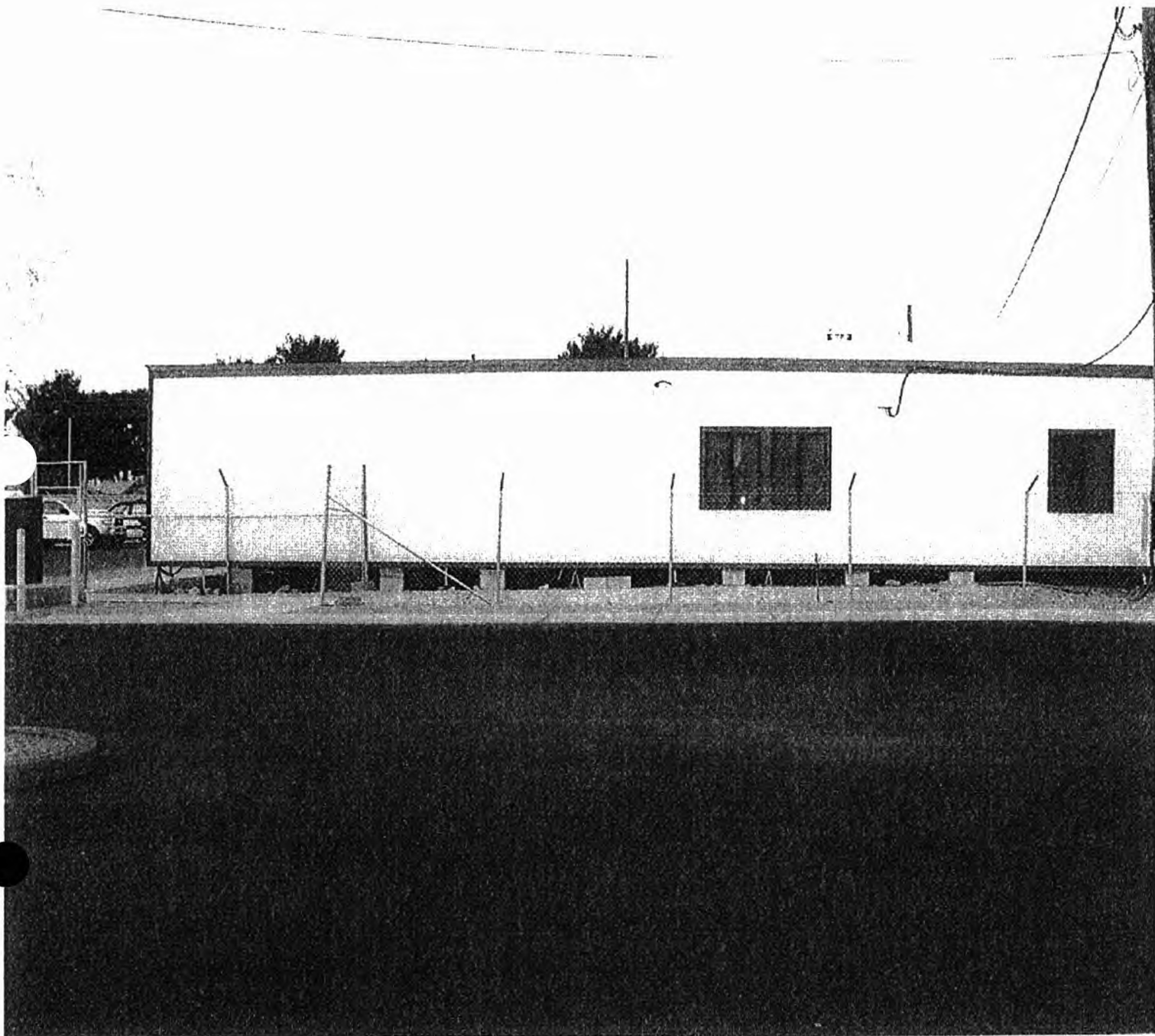
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BUILDING #4 - WEST ELEVATION

SDR-20124
04/12/07 PC

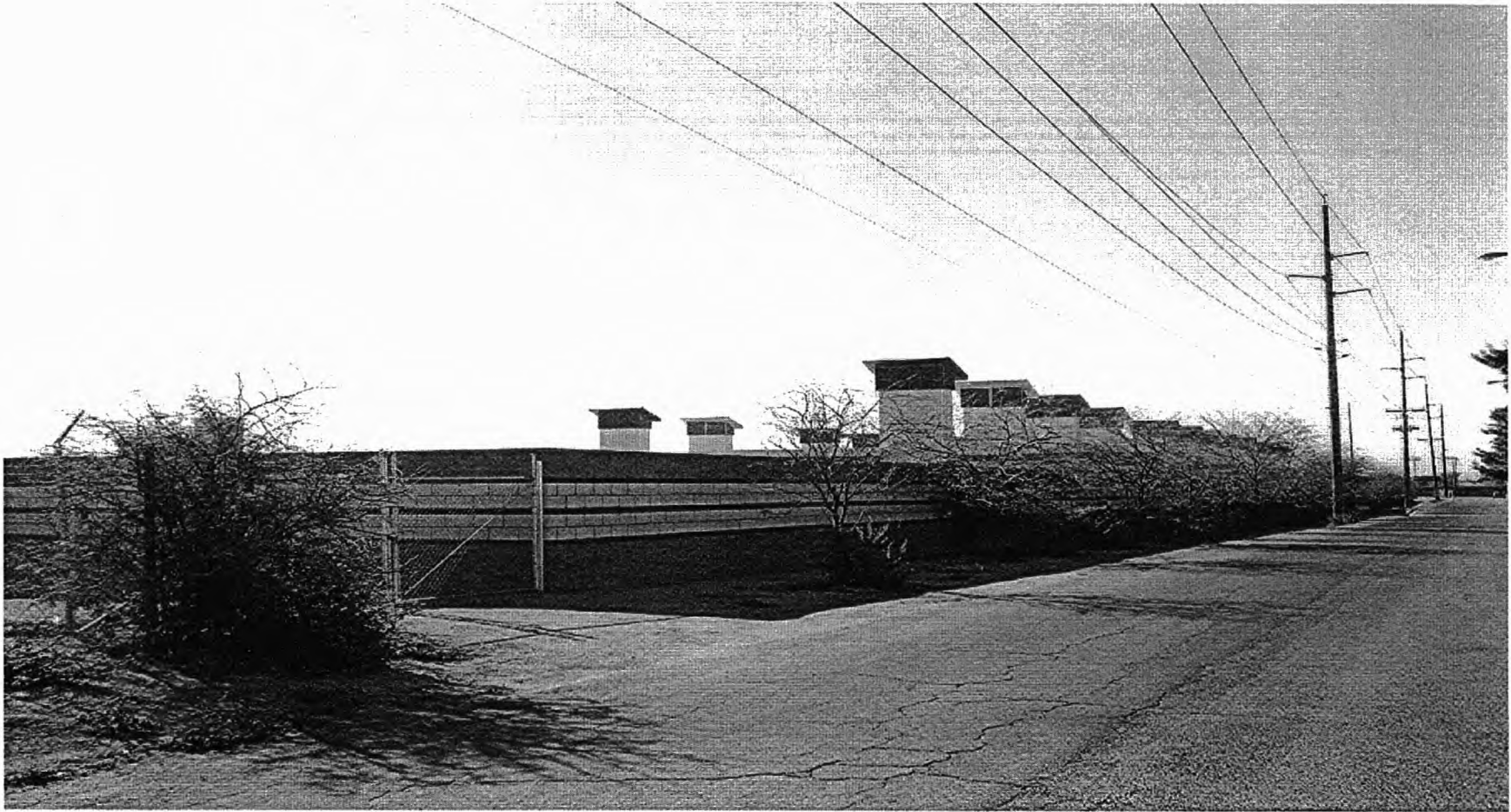
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BUILDING #4 - EAST ELEVATION

SDR-20124
04/12/07 PC

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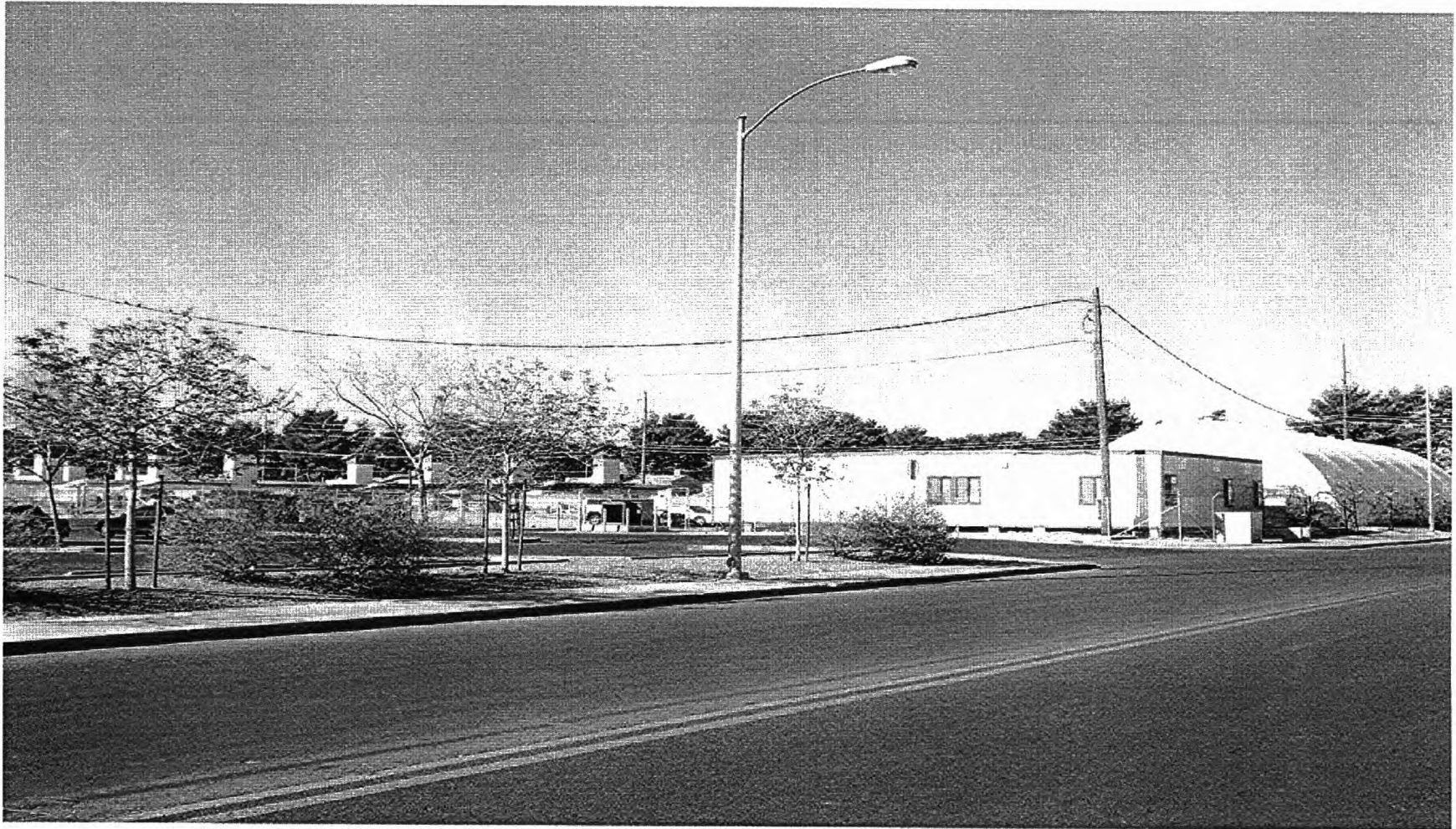
SDR-20124 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS
SOUTHWEST CORNER OF HARRIS AVENUE AND MOJAVE ROAD
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



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SOUTHWEST CORNER OF HARRIS AVENUE AND MOJAVE ROAD
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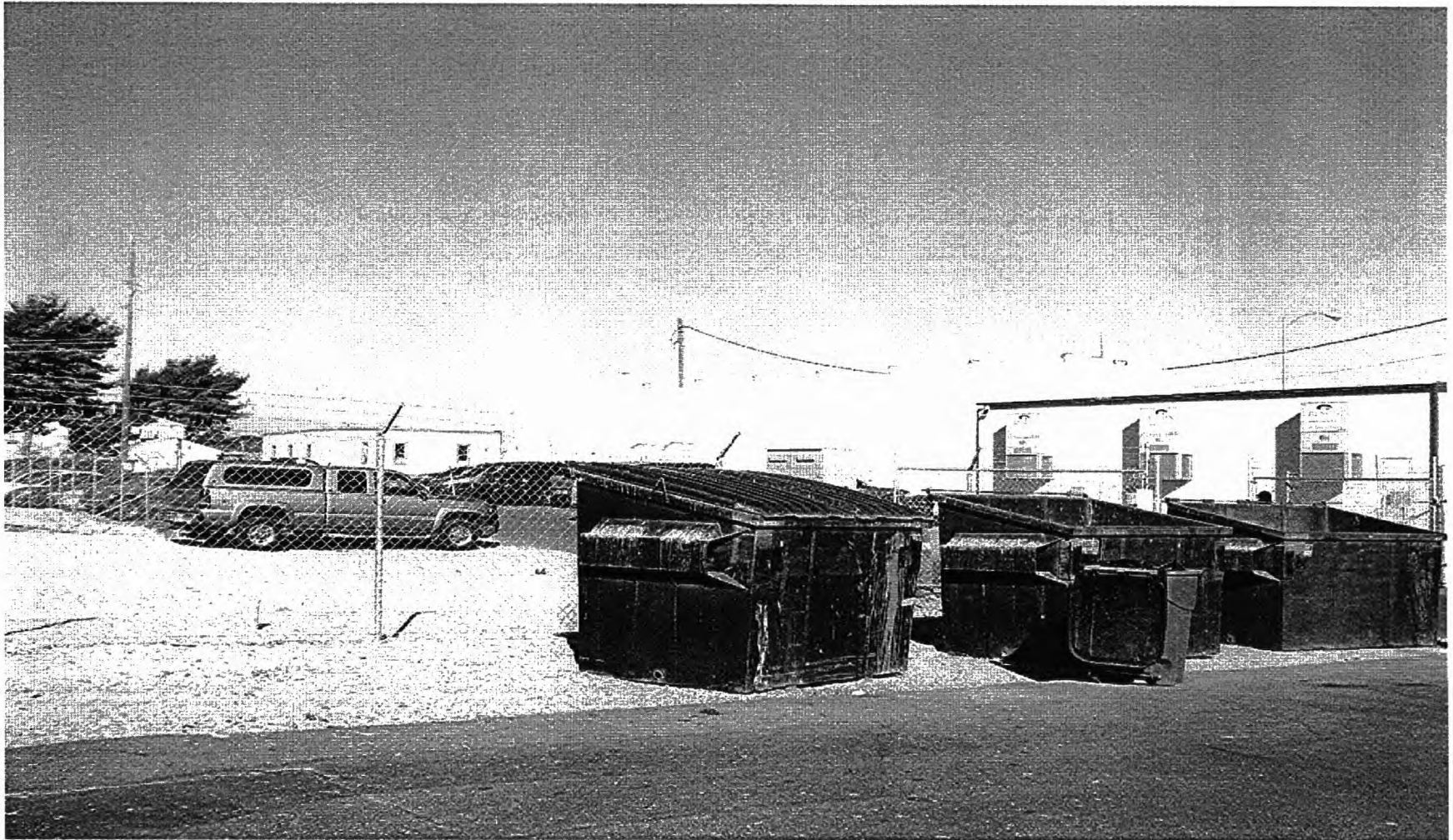
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APRIL 12, 2007 PLANNING COMMISSION

03/12/07

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JOSEPH W. BROWN
ALBERT F. PAGNI
JOHN P. SANDE, III
WILLIAM J. RAGGIO
GARY R. GOODHEART
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February 21, 2007

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

HAND DELIVERED

RE: Justification Letter – Site Development Plan Review

Dear Planning and Development Department:

Enclosed is an application for a Site Development Plan Review for that property consisting of approximately 8.39 acres located at the southwest corner of Mojave Road and Harris Street (APN 139-25-405-008) (the "**Property**") submitted by The Animal Foundation (the "**Applicant**").

The Applicant operates the Lied Animal Shelter, which was created in 1989 in partnership with the City of Las Vegas to help curb animal overpopulation.

The Property is zoned C-V (Civic) and is designated PF (Public Facilities) under the General Plan. On August 17, 2005, the City Council approved SDR-6883, which allowed four temporary structures on the Property as part of the existing animal shelter. On December 20, 2006, the City Council approved ROC-17677 to permit a temporary tent to remain on the Property for an additional two years. At that time, Staff requested that the Applicant submit a revised site plan depicting the location of the existing tent structure and two existing modular office buildings on the Property.

Enclosed is the requested site development plan review for the Property. Additionally, the Applicant is requesting approval of additional restroom facilities and a barn structure for large animals.

RENO OFFICE
100 WEST LIBERTY STREET, TWELFTH FLOOR, RENO, NEVADA 89504 TEL (775) 786-5000 FAX (775) 786-1177

*LICENSED IN ARIZONA ONLY
**LICENSED IN ILLINOIS AND WISCONSIN ONLY

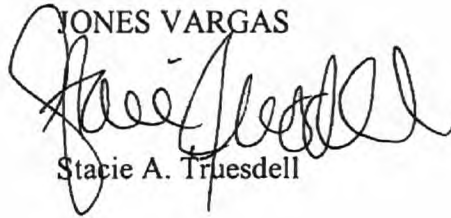
SDR-20124
04/12/07 PC

February 21, 2007

Page 2

Thank you for your consideration of this request. Please contact me at (702) 863-3342 if you have any questions or comments.

Very truly yours,

JONES VARGAS

Stacie A. Truesdell

SAT
Enclosures.

SDR-20124
04/12/07 PC

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

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

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

SUBJECT: SDR-20124 - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *April 12, 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 Dorothy Marsili at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

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

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

Signature

April 9, 2007

Date

Katie Fellows,
Legal representative for The Animal Foundation

Please print name

The Animal Foundation

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

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

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Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
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Signature

Date

Please print name

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division