

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 RELATED TO WVR-19784

SUP-19359 - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Special Use Permit TO ALLOW A MOTOR VEHICLE SALES (NEW) FACILITY AND A WAIVER TO ALLOW SERVICE BAYS TO FACE THE PUBLIC RIGHT-OF-WAY at 3100-3200 East Sahara Avenue (APNs 162-01-801-014 through 016), 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

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

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. Returned postcard support
6. Submitted after meeting – Returned postcard protest
7. Backup referenced from the 04-12-07 Planning Commission Meeting Item 37

Motion made by GARY REESE to Approve Subject to Conditions

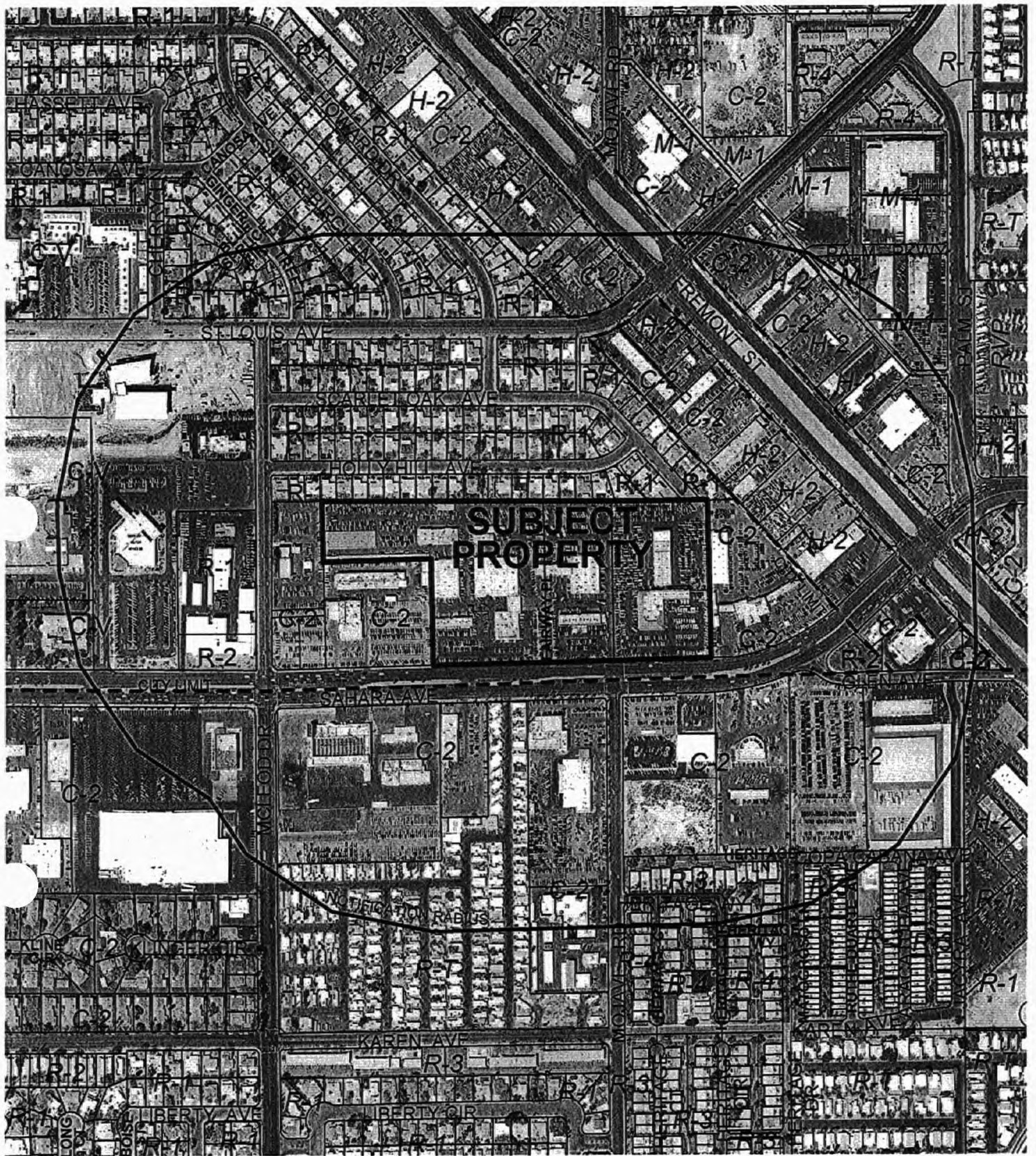
Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

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

Minutes:

See Item 152 for related discussion.





CASE: **SUP-19359**

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-19359 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-83-87), if approved.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-19363) shall be required.
3. A Waiver from Title 19.04 to allow the service bays to face the public right-of-way along Sahara Avenue is hereby approved.
4. 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.
5. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Special Use Permit to allow the service bays for an auto body repair and service center to face towards the public right-of-way. The service bays operate as an incidental and accessory use in conjunction with an existing Motor Vehicle Sales (New) located at 3100 East Sahara Avenue.

A companion Site Development Plan Review (SDR-19363) and Waiver (WVR-19784) have been submitted along with this application request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/07/87	The City Council approved the Rezoning (Z-0083-87) of property generally located north of Sahara Avenue and west of Fremont Street from R-1 (Single Family Residential) Zone and R-2 (Medium-Low Density Residential) Zone to C-2 (General Commercial) Zone.
1/30/07	A request for technical review of a Parcel Map for a Merger and Resubdivision of three parcels on 17.01 acres at 3100 East Sahara Avenue was accepted for processing.
04/12/07	The Planning Commission recommended approval of companion items WVR-19784 and SDR-19363 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #37/mh).
<i>Related Building Permits/Business Licenses</i>	
11/14/03	Code Enforcement Case #5491: The property located at 3100 East Sahara was cited for an attractive nuisance for noise, paint odors, and test drives on October 14, 2003. The case was resolved on November 14, 2003.
10/04/06	Business license #A16-00009, "Fairway Chevrolet": Automobile Sales New & Used located at 3100 East Sahara Avenue.
<i>Pre-Application Meeting</i>	
01/10/07	A Pre-application meeting was held regarding the redevelopment of the existing Automobile Dealership located at 3100 East Sahara Avenue. Issues regarding the recordation of a merger and re-subdivision of the three affected properties along with the Design, Parking, and Landscaping standards were discussed.
<i>Neighborhood Meeting</i>	
NA	A neighborhood meeting was not required, nor was one held.

Details of Application Request	
Site Area	
Net Acres	15.3 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)
North	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Clark County - Auto Dealership	Clark County	Clark County
East	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)
West	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)

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

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (New)	251,828 SF	1 stall per 500 sq ft GFA	504	10	507	10	Y
Vehicle Display	---	---	---	---	813	---	---
TOTAL			504	10	1320	10*	Y
Loading Spaces		1 req'd			3		Y

* The Handicapped parking ratio applies only to the 2% of GFA dedicated to Motor Vehicle Sales; the excess parking utilized for vehicle display and inventory storage is not included in this total.

Waivers		
Request	Requirement	Staff Recommendation
To allow the service bays to face the public right-of-way along Sahara Avenue.	Openings in service bays shall not face public rights-of-way.	Approval

ANALYSIS

This request for a Special Use Permit stems from the service bays facing towards the public right-of-way on the proposed redevelopment of the existing auto dealership located at 3100 East Sahara Avenue.

As the orientation of the service bays do not meet the minimum conditions as listed in Title 19.04 for the incidental and accessory use for an auto body repair and service center in conjunction with an existing Motor Vehicle Sales (New) use, the applicant has chosen to remedy this issue with the request for approved Special Use Permit. The applicant has requested this Special Use Permit rather than screening or reorienting the service bays in an effort to provide an easier-to-access service for their customers. The applicant has demonstrated a desire to off-set the negative impact by slightly angling the openings and setting the service bays approximately 140 feet back from Sahara Avenue. As such, staff finds that the negative issues typical of most service bays will not necessarily apply.

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.”**

Staff finds that the existing Motor Vehicle Sales (New) use can continue 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 applicant is seeking a redevelopment of the existing dealership in order to remedy the present issues with three separate parcels, poor existing site arrangement, and to present a more appealing business frontage along Sahara Avenue.

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

This site is an existing and approved use that does not seek to increase the intensity of use any further than what currently occurs. Although the location is suitable for this in its current state, the applicant is seeking to provide a more suitable arrangement of building placement and site circulation so as to operate on the site in a more efficient manner.

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 existing site access and circulation has not adversely impacted adjacent roadways or neighborhood traffic since its initial use as an automotive dealership. There is little expected increase on traffic with the proposed renovations. A Waiver to Title 18.12.130 has been requested to address the private street that dead-ends into the north end of the property without providing a cul-de-sac.

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.”**

Because the service bays are setback 140 feet from Sahara Avenue and that landscaping will partially screen them, staff believes that the approval of the Special Use Permit at this site will not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

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

The service bays, as proposed, do not meet the conditional use requirements for the Motor Vehicles Sales (New) per 19.04 as that the openings to the service bays face outwards onto Sahara Avenue.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

3

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 252 by City Clerk

APPROVALS 1

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP 19359 APN: 162-01-801-015/014/016
Name of Property Owner: GREG W. HEINRICH
Name of Applicant: DARWIN LINDAHL
Name of Representative: KEVIN REISCH

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

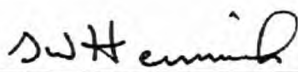
☒ No

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): _____

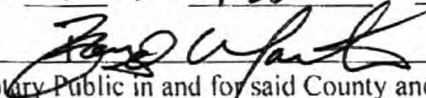
APN: _____

Signature of Property Owner: 

Print Name: GREG W. HEINRICH

Subscribed and sworn before me

This 9th day of FEB, 2007


Notary Public in and for said County and State



HOLLY HILL AVE.

R-1 (SINGLE FAMILY)

R-1 (SINGLE FAMILY)

SCARLET OAK AVE.

R-1 (SINGLE FAMILY)

C-2 (GENERAL COMMERCIAL)

C-2 (GENERAL COMMERCIAL)

C-2 (GENERAL COMMERCIAL)

ZONING DATA:

ZONING: C-2 (GENERAL COMMERCIAL)

SITE AREA:

SITE AREA: 740,962 sq.ft. (17.07 ACRES)

SITE COVERAGE:

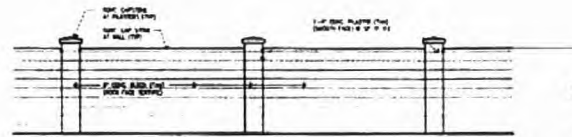
BUILDINGS: 127,412 sq.ft. (17.30%)
 PAVING & SIDEWALK: 559,517 sq.ft. (75.65%)
 LANDSCAPING: 44,033 sq.ft. (5.94%)
 TOTAL: 740,962 sq.ft. (100%)

BUILDING AREA:

CHEVROLET (BLDG A): 796,916 sq.ft.
 MAIN LEVEL: 93,122 sq.ft.
 UPPER LEVEL: 36,756 sq.ft.
 LOWER LEVEL: 65,038 sq.ft.
 BODY SHOP (BLDG B): 54,712 sq.ft.
 MAIN LEVEL: 34,290 sq.ft.
 LOWER LEVEL: 20,422 sq.ft.
 TOTAL: 251,828 sq.ft.
 FAR (FLOOR AREA RATIO): 33.97%

PARKING:

REQUIRED: 281,238 S.F. / 1,040 S.F. : 303 CARS
 PROVIDED:
 CUSTOMER PARKING: 78 CARS
 SERVICE PARKING: 87 CARS
 EMPLOYEE PARKING: 287 CARS
 PARTS RUNNER PARKING: 48 CARS
 BODY SHOP PARKING: 71 CARS
 TRUCK SERVICE PARKING: 45 TRUCKS
 TOTAL PARKING: 829 CARS/TRUCKS
 VEHICLE DISPLAY: 655 CARS
 TRUCK DISPLAY: 28 TRUCKS
 INVENTORY STORAGE: 342 CARS
 OVERALL TOTAL: 1,289 CARS/TRUCKS



TYPICAL SCREEN WALL ELEVATION

BLDG. A

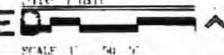
BLDG. B

EAST SAHARA AVE.

VICINITY MAP

Site Plan

RECEIVED



D.L.A.

Darren Lindberg Architects, P.A.
 4800 Ave. S. Suite 200
 Minneapolis, Minnesota 55425
 PH: 763.550.0440 FAX: 763.550.0441

THIS PRELIMINARY SITE PLAN IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF DARREN LINDBERG ARCHITECTS, P.A. ANY REVISIONS TO THIS PLAN MUST BE APPROVED BY DARREN LINDBERG ARCHITECTS, P.A. IN WRITING. THIS PLAN IS THE PROPERTY OF DARREN LINDBERG ARCHITECTS, P.A. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF DARREN LINDBERG ARCHITECTS, P.A.

DATE: 04/12/07

DATE: 04/12/07
 BY: [Signature]
 FOR: [Signature]

DATE: 04/12/07
 BY: [Signature]
 FOR: [Signature]

PRELIMINARY
 SITE PLAN

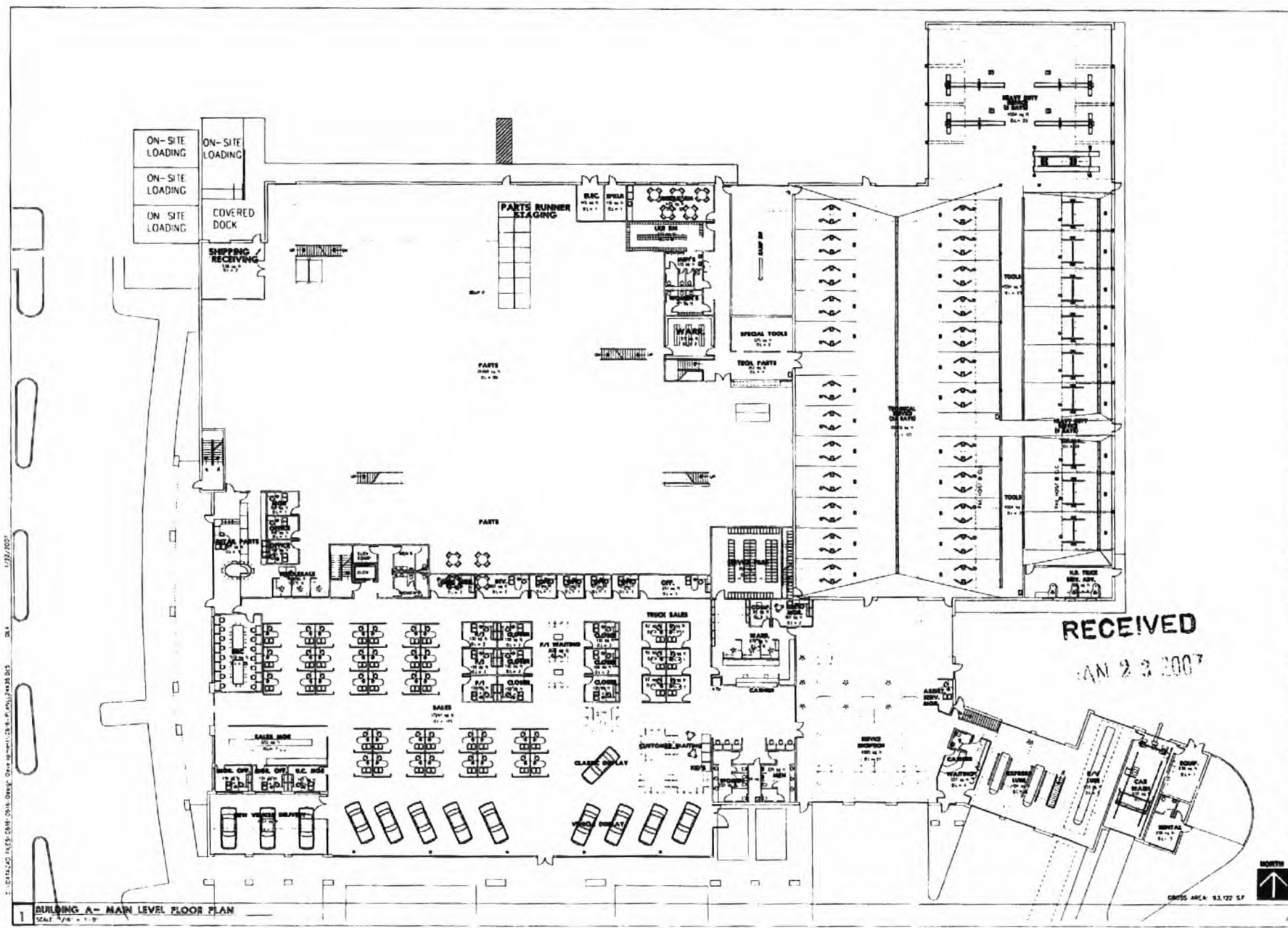
PRELIMINARY
 SITE PLAN

A1.1

1 PRELIMINARY SITE PLAN

WVR-19784 SUP-19359 MAR 20 2007
 SDR-19363 REVISED
 04/12/07 PC

03/22/07 PC SUP-19359
SDR-19363



1 BUILDING A- MAIN LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

GROSS AREA: 62,122 SF



D.L.A.

DeFrank Linda M Architects, P.A.
480 West Broadway, Suite 200
Alhambra, Minnesota 55409
Ph: 763 580 0448 Fax: 763 580 0441

This drawing and the information herein is the property of DeFrank Linda M Architects, P.A. and shall remain confidential. It is to be used only for the project and site identified herein. No part of this drawing shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of DeFrank Linda M Architects, P.A. The user of this drawing shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. DeFrank Linda M Architects, P.A. shall not be responsible for any errors or omissions in this drawing. The user of this drawing shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. DeFrank Linda M Architects, P.A. shall not be responsible for any errors or omissions in this drawing.

Project: #0616

CONCEPTUAL MASTERPLAN FOR:
FAIRWAY CHEVROLET

3100 EAST SAHARA AVE.
LAS VEGAS, NEVADA

Revisions		
No.	Revision	Date



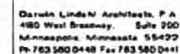
PRELIMINARY
SEAL FOR CONSTRUCTION
STATE OF NEVADA

Drawing
**BLDG. A
MAIN LVL
PLAN**

Sheet No
A2.2

RECEIVED
JAN 23 2007

03/22/07 PC



THIS MAGAZINE AND THE AFFILIATION THEREIN IS THE PROPERTY OF DUNN LUNDA, ARCHITECTS, P.A. ITS USE BY THE HOLDER OF THIS MAGAZINE TO REPRODUCE OR TO REPRODUCE THE CONTENTS THEREOF OR TO REPRODUCE THE CONTENTS THEREOF IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF DUNN LUNDA, ARCHITECTS, P.A. VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES AND WILL SUBJECT THE VIOLATOR TO LEGAL PROSECUTION.

Project. #0616

CONCEPTUAL MASTERPLAN FOR:
FAIRWAY CHEVROLET

3100 EAST SAMARA AVE.
LAS VEGAS, NEVADA

Revisions

No.	Revision	Date



Drawing

**BLDG. A
UPPER LVL
PLAN**

Sheet No. _____

A2.3

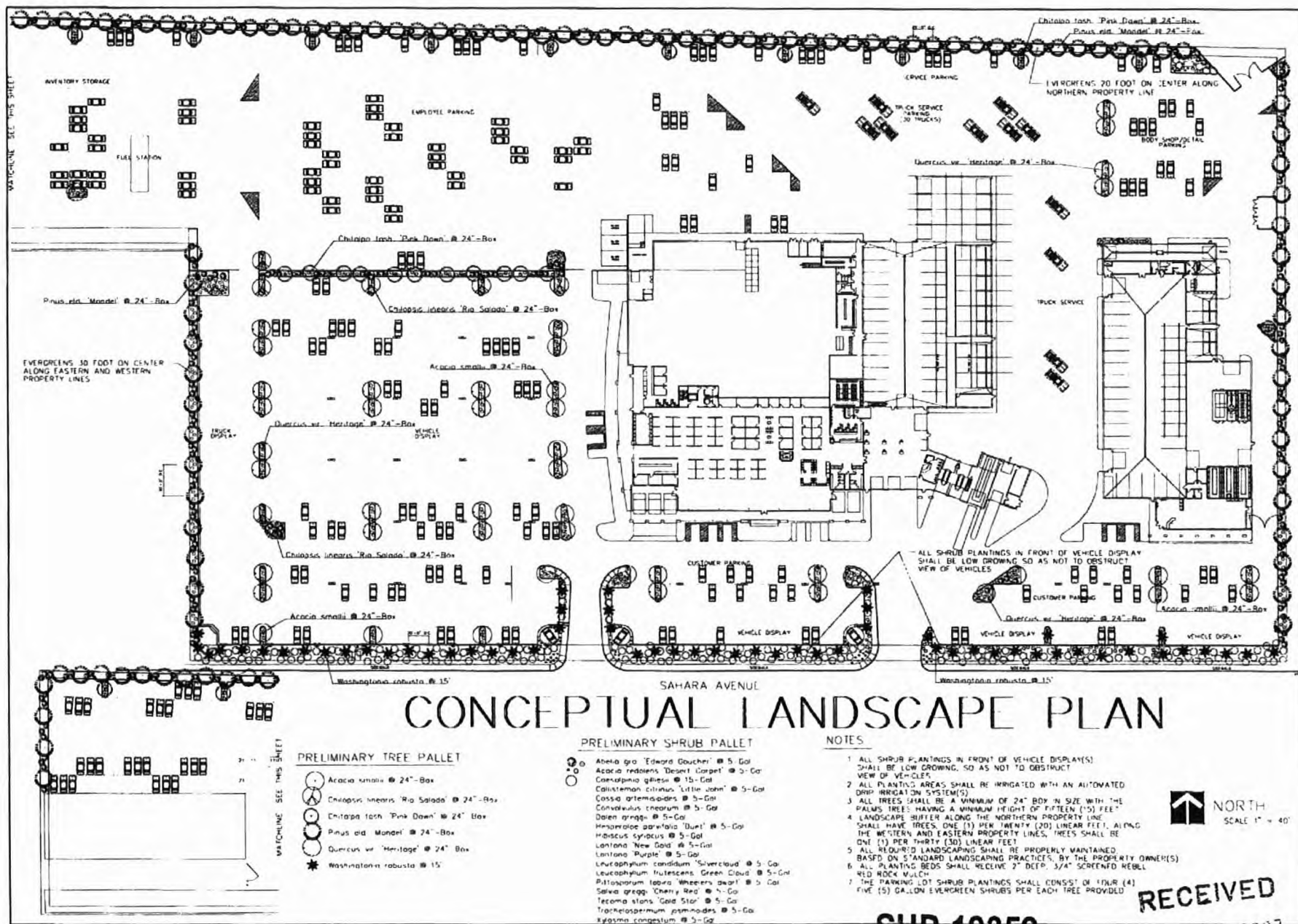
DATE	TIME	LOCATION	WIND	WAVE	SEA	WAVE PERIOD	WAVE DIRECTION	WAVE HEIGHT	WAVE PERIOD
11/22/2007	01.4	0.7, 1.2, 2.0, 3.0, 4.0, 5.0, 6.0, 7.0, 8.0, 9.0, 10.0, 11.0, 12.0, 13.0, 14.0, 15.0, 16.0, 17.0, 18.0, 19.0, 20.0, 21.0, 22.0, 23.0, 24.0, 25.0, 26.0, 27.0, 28.0, 29.0, 30.0, 31.0, 32.0, 33.0, 34.0, 35.0, 36.0, 37.0, 38.0, 39.0, 40.0, 41.0, 42.0, 43.0, 44.0, 45.0, 46.0, 47.0, 48.0, 49.0, 50.0, 51.0, 52.0, 53.0, 54.0, 55.0, 56.0, 57.0, 58.0, 59.0, 60.0, 61.0, 62.0, 63.0, 64.0, 65.0, 66.0, 67.0, 68.0, 69.0, 70.0, 71.0, 72.0, 73.0, 74.0, 75.0, 76.0, 77.0, 78.0, 79.0, 80.0, 81.0, 82.0, 83.0, 84.0, 85.0, 86.0, 87.0, 88.0, 89.0, 90.0, 91.0, 92.0, 93.0, 94.0, 95.0, 96.0, 97.0, 98.0, 99.0, 100.0, 101.0, 102.0, 103.0, 104.0, 105.0, 106.0, 107.0, 108.0, 109.0, 110.0, 111.0, 112.0, 113.0, 114.0, 115.0, 116.0, 117.0, 118.0, 119.0, 120.0, 121.0, 122.0, 123.0, 124.0, 125.0, 126.0, 127.0, 128.0, 129.0, 130.0, 131.0, 132.0, 133.0, 134.0, 135.0, 136.0, 137.0, 138.0, 139.0, 140.0, 141.0, 142.0, 143.0, 144.0, 145.0, 146.0, 147.0, 148.0, 149.0, 150.0, 151.0, 152.0, 153.0, 154.0, 155.0, 156.0, 157.0, 158.0, 159.0, 160.0, 161.0, 162.0, 163.0, 164.0, 165.0, 166.0, 167.0, 168.0, 169.0, 170.0, 171.0, 172.0, 173.0, 174.0, 175.0, 176.0, 177.0, 178.0, 179.0, 180.0, 181.0, 182.0, 183.0, 184.0, 185.0, 186.0, 187.0, 188.0, 189.0, 190.0, 191.0, 192.0, 193.0, 194.0, 195.0, 196.0, 197.0, 198.0, 199.0, 200.0, 201.0, 202.0, 203.0, 204.0, 205.0, 206.0, 207.0, 208.0, 209.0, 210.0, 211.0, 212.0, 213.0, 214.0, 215.0, 216.0, 217.0, 218.0, 219.0, 220.0, 221.0, 222.0, 223.0, 224.0, 225.0, 226.0, 227.0, 228.0, 229.0, 230.0, 231.0, 232.0, 233.0, 234.0, 235.0, 236.0, 237.0, 238.0, 239.0, 240.0, 241.0, 242.0, 243.0, 244.0, 245.0, 246.0, 247.0, 248.0, 249.0, 250.0, 251.0, 252.0, 253.0, 254.0, 255.0, 256.0, 257.0, 258.0, 259.0, 260.0, 261.0, 262.0, 263.0, 264.0, 265.0, 266.0, 267.0, 268.0, 269.0, 270.0, 271.0, 272.0, 273.0, 274.0, 275.0, 276.0, 277.0, 278.0, 279.0, 280.0, 281.0, 282.0, 283.0, 284.0, 285.0, 286.0, 287.0, 288.0, 289.0, 290.0, 291.0, 292.0, 293.0, 294.0, 295.0, 296.0, 297.0, 298.0, 299.0, 300.0, 301.0, 302.0, 303.0, 304.0, 305.0, 306.0, 307.0, 308.0, 309.0, 310.0, 311.0, 312.0, 313.0, 314.0, 315.0, 316.0, 317.0, 318.0, 319.0, 320.0, 321.0, 322.0, 323.0, 324.0, 325.0, 326.0, 327.0, 328.0, 329.0, 330.0, 331.0, 332.0, 333.0, 334.0, 335.0, 336.0, 337.0, 338.0, 339.0, 340.0, 341.0, 342.0, 343.0, 344.0, 345.0, 346.0, 347.0, 348.0, 349.0, 350.0, 351.0, 352.0, 353.0, 354.0, 355.0, 356.0, 357.0, 358.0, 359.0, 360.0, 361.0, 362.0, 363.0, 364.0, 365.0, 366.0, 367.0, 368.0, 369.0, 370.0, 371.0, 372.0, 373.0, 374.0, 375.0, 376.0, 377.0, 378.0, 379.0, 380.0, 381.0, 382.0, 383.0, 384.0, 385.0, 386.0, 387.0, 388.0, 389.0, 390.0, 391.0, 392.0, 393.0, 394.0, 395.0, 396.0, 397.0, 398.0, 399.0, 400.0, 401.0, 402.0, 403.0, 404.0, 405.0, 406.0, 407.0, 408.0, 409.0, 410.0, 411.0, 412.0, 413.0, 414.0, 415.0, 416.0, 417.0, 418.0, 419.0, 420.0, 421.0, 422.0, 423.0, 424.0, 425.0, 426.0, 427.0, 428.0, 429.0, 430.0, 431.0, 432.0, 433.0, 434.0, 435.0, 436.0, 437.0, 438.0, 439.0, 440.0, 441.0, 442.0, 443.0, 444.0, 445.0, 446.0, 447.0, 448.0, 449.0, 450.0, 451.0, 452.0, 453.0, 454.0, 455.0, 456.0, 457.0, 458.0, 459.0, 460.0, 461.0, 462.0, 463.0, 464.0, 465.0, 466.0, 467.0, 468.0, 469.0, 470.0, 471.0, 472.0, 473.0, 474.0, 475.0, 476.0, 477.0, 478.0, 479.0, 480.0, 481.0, 482.0, 483.0, 484.0, 485.0, 486.0, 487.0, 488.0, 489.0, 490.0, 491.0, 492.0, 493.0, 494.0, 495.0, 496.0, 497.0, 498.0, 499.0, 500.0, 501.0, 502.0, 503.0, 504.0, 505.0, 506.0, 507.0, 508.0, 509.0, 510.0, 511.0, 512.0, 513.0, 514.0, 515.0, 516.0, 517.0, 518.0, 519.0, 520.0, 521.0, 522.0, 523.0, 524.0, 525.0, 526.0, 527.0, 528.0, 529.0, 530.0, 531.0, 532.0, 533.0, 534.0, 535.0, 536.0, 537.0, 538.0, 539.0, 540.0, 541.0, 542.0, 543.0, 544.0, 545.0, 546.0, 547.0, 548.0, 549.0, 550.0, 551.0, 552.0, 553.0, 554.0, 555.0, 556.0, 557.0, 558.0, 559.0, 560.0, 561.0, 562.0, 563.0, 564.0, 565.0, 566.0, 567.0, 568.0, 569.0, 570.0, 571.0, 572.0, 573.0, 574.0, 575.0, 576.0, 577.0, 578.0, 579.0, 580.0, 58							

BUILDING A- UPPER LEVEL FLOOR PLAN
Scale 1/4" = 1'-0"

GROSS AREA 36.956 S.F.

03/22/07 PC SUP-19359
SDR-19363

SUP-19359



MICHAEL STELDING, INC.

Grandscape Architect
1180 Del Lwy, Lane 1st Vegas, Nevada 89123
N. RIA No. 127, CA RIA No. 1878

FAIRWAY CHEVROLET

SAHARA BLVD
LAS VEGAS, NV 89101

CONCEPTUAL LANDSCAPE PLAN

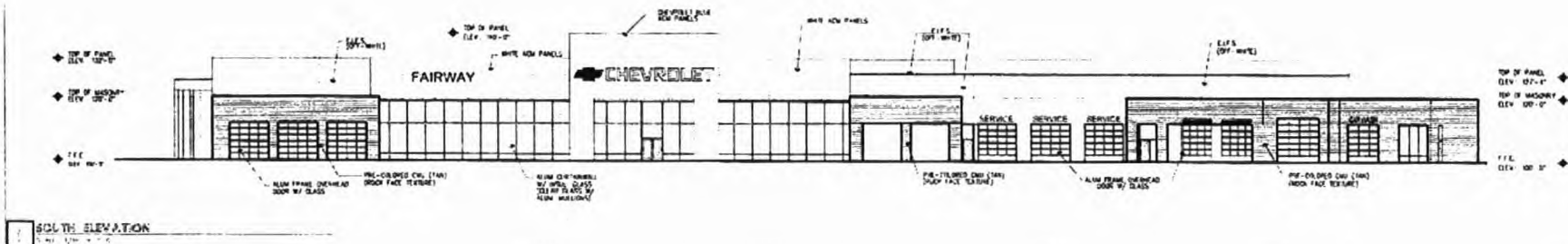
(702) 739-8311

NORTH
SCALE 1\" = 40'

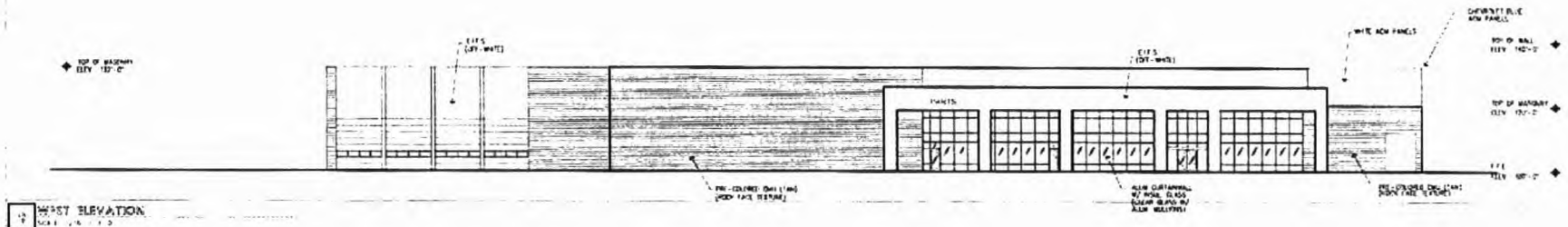
RECEIVED

JAN 23 2007

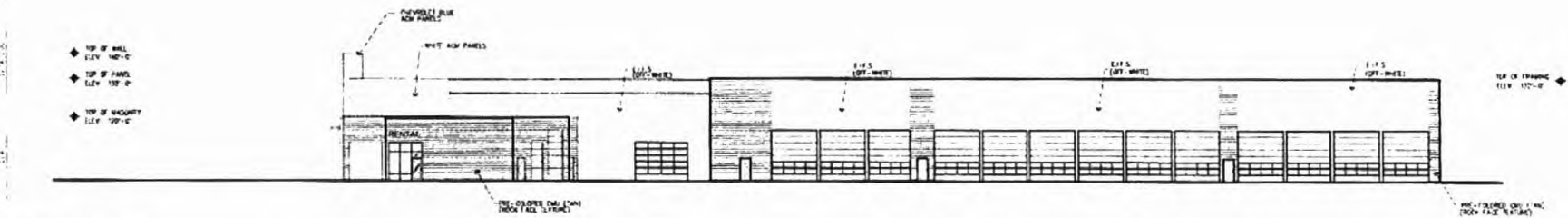
SUP-19359
03/22/07 PCSDR-19363



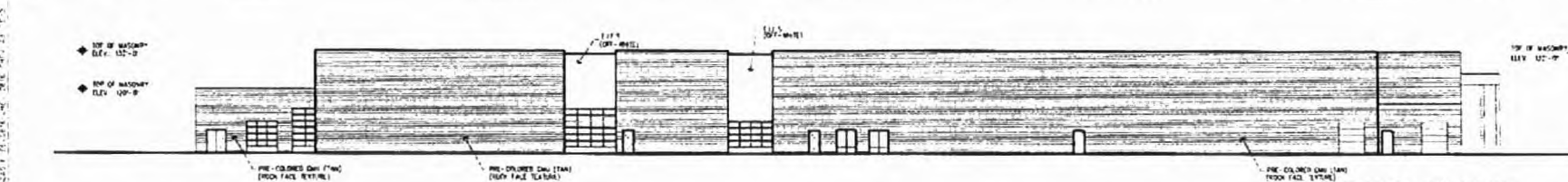
SOUTH ELEVATION



WEST ELEVATION



21. 1997-98

[illegible][illegible]

Page 10 of 10

PRELIMINARY
NOT FOR CIRCULATION

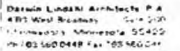
**BUILDING
ELEVATIONS
BUILDING A**

A3.1

RECEIVED

MAR 20 1997

WVR-19784 SUP-19359
SDR-19363 REVISED
04/12/07 PC



YES, PROVIDED THAT THE INFORMATION SUPPLIED IS THE
 PROPERTY OF GARDNER WHOLESALE ASSOCIATES, P.A.
 AND IS NOT 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
 PERMISSION IN WRITING FROM GARDNER WHOLESALE
 ASSOCIATES, P.A. OR ITS SUCCESSORS. NO PART OF
 THIS PUBLICATION MAY 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 PERMISSION IN WRITING FROM
 GARDNER WHOLESALE ASSOCIATES, P.A.

Page 5 of 11

1. The first part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

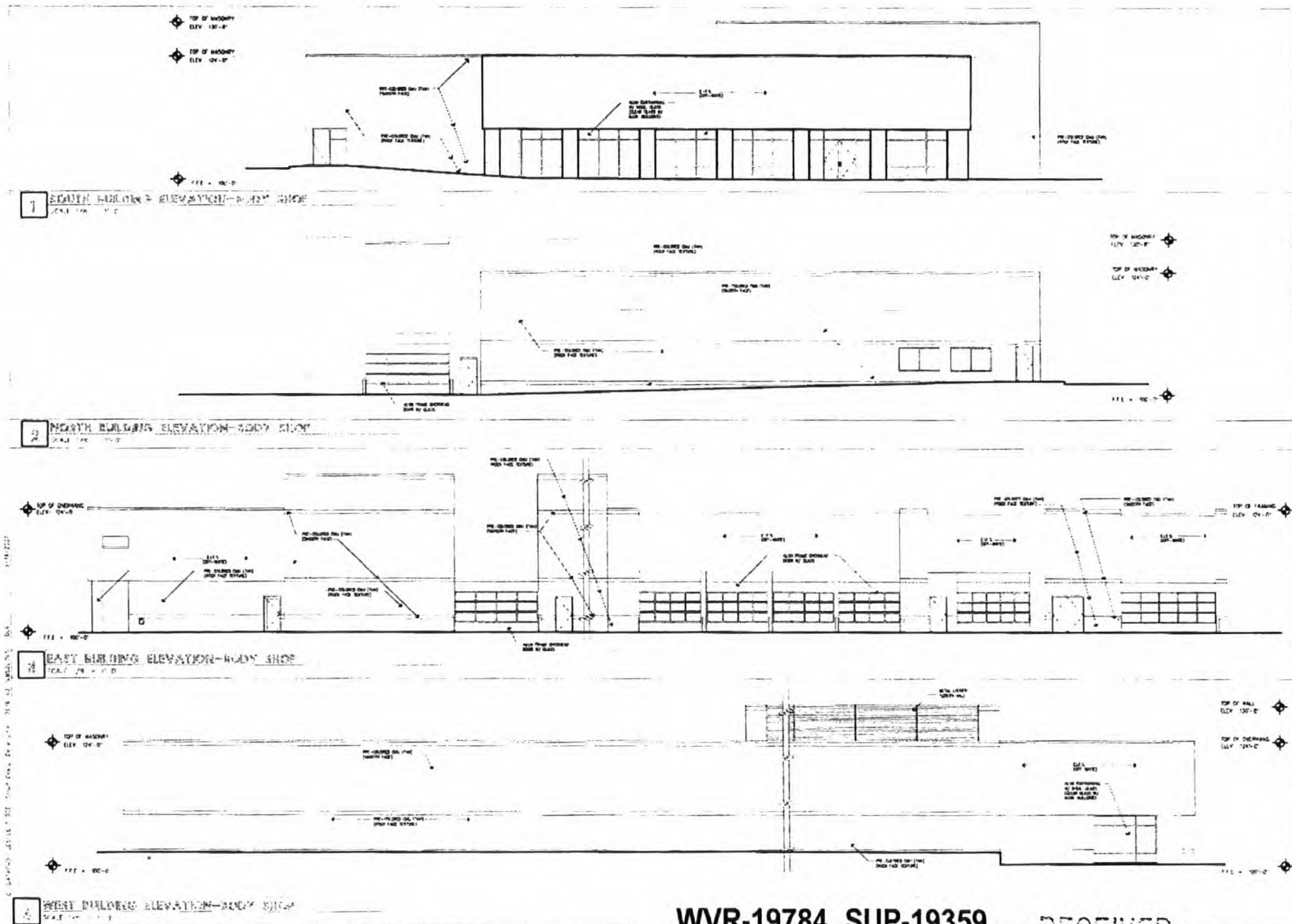
Name: _____
 Date: _____
 Page: _____

1. What is the purpose of the study?

**BUILDING
ELEVATIONS
BUILDING B**

١٠٠٠

A3.2



WVR-19784 SUP-19359
SDR-19363 REVISED
04/12/07 PC

~~RECEIVED~~

MAR 23 1977


$$\text{scale } 1/2500 = 1 \text{ cm}$$
 $^{\circ}\text{C}/\text{min}$ = 1.00

A2.4



January 23, 2007

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

Re: Fairway Chevrolet
3100 E. Sahara Ave, Las Vegas

Planning Department Staff,

Fairway Chevrolet currently operates a Chevrolet automotive dealership out of 11 separate buildings at 3100 E. Sahara Ave., Las Vegas, NV. Fairway Chevrolet functions as a new and used car facility, service repair shop, retail and wholesale parts depot, and body shop facility at this location.

We are requesting site plan approval of two new facilities to replace most of the existing buildings that are currently in operation at 3100 E. Sahara Ave. Under the proposed site plan submittal, there will be 2 new buildings on the site to house the automotive dealership business. One building of 196,916 square feet will contain the new and used automobile sales, service, parts, and automobile storage. The second building of 54,912 square feet will contain the body shop. In addition to the two new buildings, two of the existing storage buildings will remain intact. The types of business previously described will remain the same (sales, service, parts, and body shop).

The proposed development includes significant landscaping at the perimeter and finger island throughout the parking and display area. Therefore, we ask that the landscape requirement be waived on this project.

This project meets or exceeds all city standards and local building requirements for zoning, construction type, classification, and design.

Respectfully Submitted,

Darwin M. Lindahl, Architect

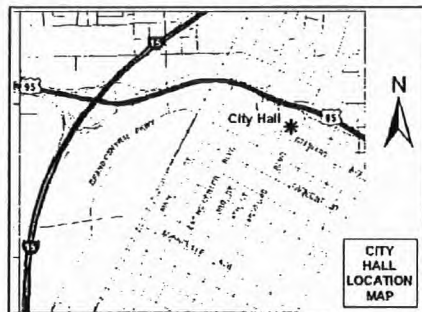
**SUP-19359
SDR-19363
03/22/07 PC**

RECEIVED
CITY CLERK

2007 MAY -7 P 2:08

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

PARNHAM CHARLES
 10643 LARGO CANTINI
 LAS VEGAS NV 89141



I SUPPORT
 this Request



I OPPOSE
 this Request

SUP-19359



Support

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

RECEIVED
CITY CLERK

2007 JUN 12 A 10:56



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

GARCIA-VASQUEZ RAFAEL
3101 SCARLET OAK AVE
LAS VEGAS NV 89104-4319

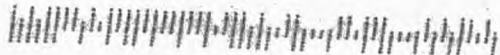


I SUPPORT
this Request



I OPPOSE
this Request

SUP-19359



Submitted after City Council
Date 6/12/07 Item #153

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

Telephone Protest/ Approval Log

Meeting Date: 3/8/07

Case Number: SUP 19359

Date: 2/23/07
Name: Eddie Mundo Escobedo
Address: 8008 Holly Hill
Phone: 282-6375
☐ PROTEST ☒ APPROVE

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

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

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

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

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

ITEM # 21
CASE # SUP 19359
PC MTG 3-8-07

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 WVR-19784 AND SUP-19359

SDR-19363 - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 251,828 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY on 17.01 acres at 3100-3200 East Sahara Avenue (APNs 162-01-801-014 through 016), C-2 (General Commercial) Zone, Ward 3 (Reese). NOTE: THIS APPLICATION IS BEING AMENDED TO ADD A WAIVER TO ALLOW NO PERIMETER LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE AN 8 FOOT PERIMETER LANDSCAPE BUFFER IS REQUIRED. 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.

1

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 38

Motion made by GARY REESE to Approve Subject to Conditions and amending Condition 8 as read for the record:

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.

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

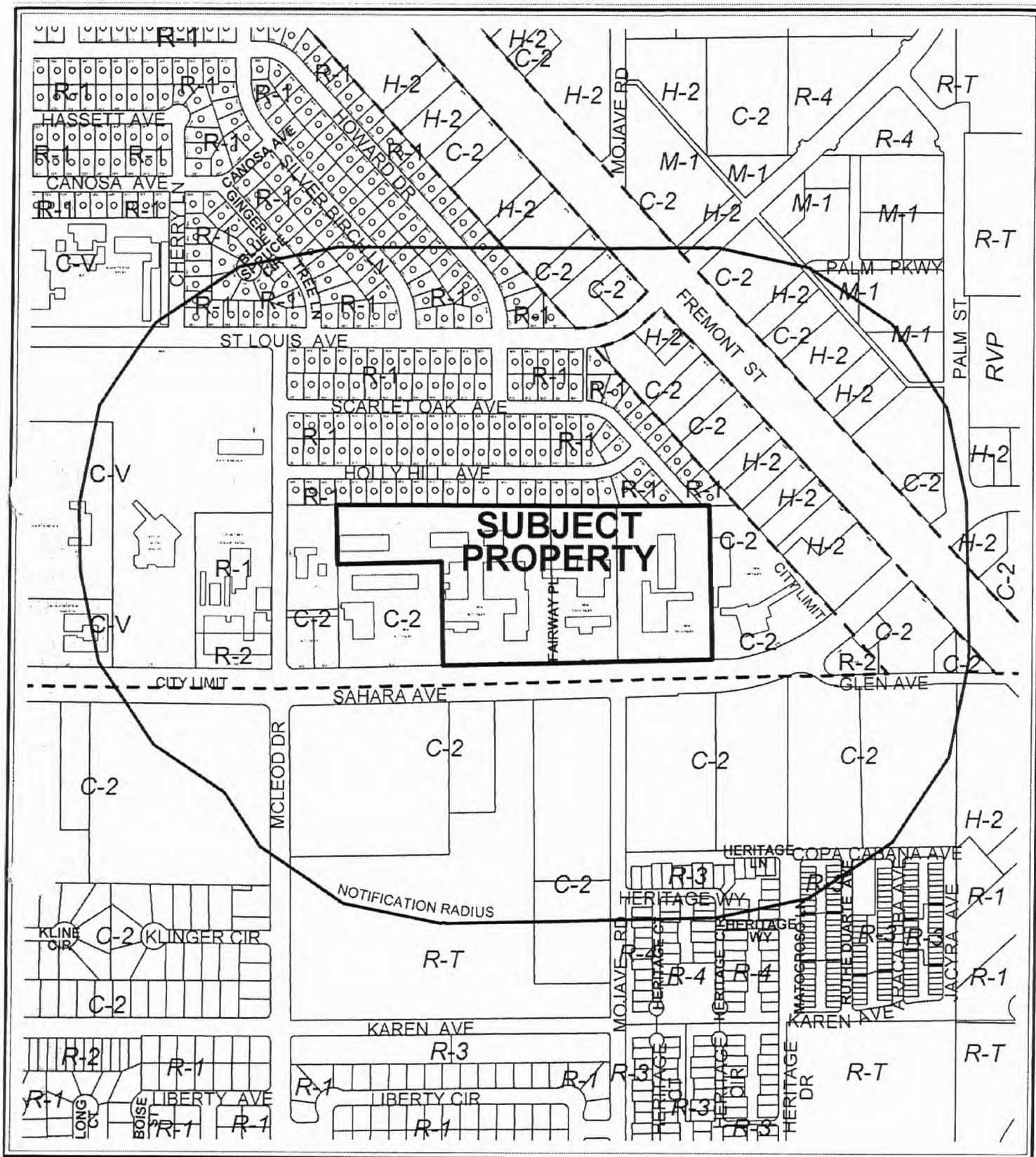
BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-STEVE WOLFSON); (Excused-None)

CITY COUNCIL MEETING OF: MAY 16, 2007

Minutes:

See Item 152 for related discussion.





CASE: **SDR-19363**

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: SDR-19363 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0083-87).
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations, date stamped 03/20/07, and landscape plan, date stamped 1/23/07, except as amended by conditions herein.
4. The recordation of a Merger and Re-subdivision for parcels APN 162-01-801-014, -015 & -016 will be required.
5. A Waiver from Title 19.12. is hereby approved, to allow 46 parking lot landscape islands where 84 are required.
6. A Waiver from Title 19.12.040 is hereby approved, to allow no landscape buffer along the east property line where an eight-foot wide landscape buffer is required.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - a. A revised landscape plan that provides 24"-box trees planted 20 feet on-center along the southern perimeter of the northeast "panhandle" as shown on the provided landscape plan date stamped 1/23/07 shall be submitted.

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. The applicant shall submit a phasing plan for administrative approval by the Planning staff for the landscaping prior to occupancy.
10. 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).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. 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.
14. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
15. 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.
16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
19. A Waiver of Title 18.12.130, such as WVR-19784, shall be approved to allow Scarlet Oak Avenue to terminate with a dead-end. If a Waiver is not approved, dedication and construction of a cul-de-sac meeting current City Standards at the end of Scarlet Oak Avenue will be required concurrent with development and a revised site plan shall be submitted to the City reflecting these improvements.
20. Landscape and maintain all unimproved right-of-way, if any, on East Sahara Avenue 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.
21. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the East Sahara Avenue public right-of-way adjacent to this site.
22. 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.
23. The site shall be designed such that all delivery vehicles can maneuver for loading and unloading on-site; there shall be no parking, loading or unloading of vehicles within the Sahara Avenue public right-of-way.
24. Vehicles shall be neither displayed nor stored within the public right-of-way adjacent to this site.
25. 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 Site Development Plan Review for the redevelopment of an existing Automobile Dealership located at 3100 East Sahara Avenue. The applicant's proposal will include two new buildings to replace the previous dealership and service center. Two buildings dedicated for storage will remain on site.

In addition to this Site Plan Review, a related Special Use Permit (SUP-19359) to allow service bays to face the public right-of way and a Waiver (WVR-19784) to the Title 18.12.130 Cul-de-sac standards have been requested.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
10/07/87	The City Council approved the Rezoning (Z-0083-87) of property generally located north of Sahara Avenue and west of Fremont Street from R-1 (Single Family Residential) Zone and R-2 (Medium-Low Density Residential) Zone to C-2 (General Commercial) Zone.
1/30/07	A request for technical review of a Parcel Map for a Merger and Resubdivision of three parcels on 17.01 acres at 3100 East Sahara Avenue was accepted for processing.
04/12/07	The Planning Commission recommended approval of companion items WVR-19784 and SUP-19359 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #38/mh).
<i>Related Building Permits/Business Licenses</i>	
11/14/03	Code Enforcement Case #5491: The property located at 3100 East Sahara was cited for an attractive nuisance for noise, paint odors, and test drives on October 14, 2003. The case was resolved on November 14, 2003.
10/04/06	Business license #A16-00009, "Fairway Chevrolet": Automobile Sales New & Used located at 3100 East Sahara Avenue.
<i>Pre-Application Meeting</i>	
1/10/07	A Pre-application meeting was held regarding the redevelopment of the existing Automobile Dealership located at 3100 East Sahara Avenue. Issues regarding the recordation of a merger and re-subdivision of the three affected properties along with the Design, Parking, and Landscaping standards were discussed.
<i>Neighborhood Meeting</i>	
NA	A neighborhood meeting was not required, nor was one held.

Details of Application Request	
Site Area	
Net Acres	17.01 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)
North	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Clark County - Auto Dealership	Clark County	Clark County
East	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)
West	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)

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

*The applicant provided a completed Development Impact Notification Assessment with the application for a Special Use Permit (SUP-19359).

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	740,962 SF	NA
Min. Lot Width	100 Feet	1,457 Feet	NA
Min. Setbacks			
• Front	20 Feet	117 Feet	Y*
• Side	10 Feet	32 Feet	Y*
• Corner	15 Feet	NA	Y*
• Rear	20 Feet	126 Feet	Y*
Max. Lot Coverage	50 %	17%	Y*
Max. Building Height	N/A	19 Feet	NA
Trash Enclosure	Covered/screened	Y	Y
Mech. Equipment	Covered/screened	Y	Y

*With the recordation of a Merger and Re-subdivision of parcels APN 162-01-180-014, -015 & -016 this proposal will be in conformance with Title 19.08. However, without the merger of the three lots, the lots handled individually will not comply with Title 19. Therefore, approval of this SDR will be contingent upon completion of this condition.

Pursuant to Title 19.08.060, the following requirements apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	78 Feet	130 Feet	Y
Adjacent development matching setback	15 Feet	20 Feet	Y
Trash Enclosure	50 Feet	120 Feet	Y

Pursuant to Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/ 6 Spaces	85 Trees	78	N*
Buffer:	1 Tree/ 20 Linear Feet	73 Trees	73 Trees	Y**
Min. Trees	1 Tree/ 30 Linear Feet	78 Trees	78 Trees	Y***
TOTAL		236 Trees	229	N****
Min. Zone Width	8 Feet		0 Feet	N****
Wall Height	6 Feet		6 Feet	Y

* The parking lot for this automobile dealership does not meet parking lot tree requirements per Title 19.12.

**One tree per 20 linear feet must be provided on commercially zoned properties adjacent to residential.

***One tree per 30 linear feet must be provided for the remaining eastern, western, and southern perimeter.

**** Waivers have been requested to allow no landscape buffer along the east property line where an eight-foot wide landscape buffer is required due to the placement of a drainage easement and to reduce the total number of parking lot trees as required by Title 19.10.

Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Rule 19-116, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (New)	251,828 SF	1 stall per 500 sq ft GFA	504	10	507	10	Y
Vehicle Display	---	---	---	---	813	---	---
TOTAL			504	10	1320	10*	Y
Loading Spaces		3 per 50,00 SF w/ 1 add'l space per 100,000 SF	5 req'd		5		Y

* The Handicapped parking ratio applies only to the 2% of GFA dedicated to Motor Vehicle Sales; the excess parking utilized for vehicle display and inventory storage is not included in this total.

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
To allow 43 landscape islands where 86 are required.	One five-foot landscape island per six parking spaces.	Approval
To allow no landscape buffer along the east property line.	An eight-foot wide landscape buffer	Approval

ANALYSIS

- General Plan/Zoning**

This proposal covers three separate parcels, APNs 162-01-801-014, -015, and -016, which are zoned C-2 (General Commercial). The existing use for an Automobile Dealership with ancillary used auto sale and auto body repair office are permissible uses per Title 19.04.

Although no signage is shown, per Title 19.14 Sign Standards this 17 Acre development will require an approved Master Sign Plan prior to the issuance of any sign permits.

- **Site Plan**

The applicant proposes a renovation of an existing Automobile Dealership fronting along Sahara Avenue. The entire project covers three separate parcels that will require the recordation of a merger and re-subdivision creating a 17-acre commercial subdivision. The applicant submitted the appropriate application (PMP-19451) on 1/26/07 that seeks to fulfill this condition but is still pending. The project will provide a 196,916 square-foot auto dealership and a 54,912 square-foot auto body shop for a gross floor area of 251,828 square-feet.

The applicant proposes service bays that face the Sahara Avenue frontage. As this does not meet the conditional use for the ancillary auto body repair and service use associated with the Motor Vehicle Sales use, the applicant has requested a Special Use Permit (SUP-19359).

- **Elevations & Materials**

The massing of the auto dealership is broken up with a selection of different material textures and colors. The front entrance is distinguished by a "Chevrolet Blue" metal paneling that contrasts nicely with the off-white EIFS wall system (stucco) and white metal paneling. The bulk of the rear of the building is finished with split-faced tan CMU walls with portions of off-white EIFS walls breaking up the massing of the large auto service center.

Although the elevations maintain a street-oriented façade with non-reflective glazing facing out towards Sahara, the applicant has requested a Special Use Permit (SUP-19359) to allow service bays to face towards the Sahara Avenue frontage. Staff has recommended approval of this request as the bays are slightly angled, setback 140 feet from Sahara Avenue and partially screened by the front perimeter landscaping.

- **Residential Adjacency**

The proposed building height is 26 feet, more than the minimum 15-foot height requirement. The applicant has provided a 130-foot separation distance where the 3:1 separation requirement requires 78 feet. The proposed building is also in compliance with adjacent matching setbacks for the R-1 (Single-Family Residential) Zoned property located to the north. Although no structures are proposed or near the 15-foot residential setback, the applicant has called out a 20-foot setback line on the submitted plans where required.

- **Parking**

The proposed redeveloped auto dealership provides an adequate 507 customer and ADA-compliant parking spaces separate from the additional 813 spaces dedicated to vehicle display and inventory storage.

Five on-site 15-foot by 25-foot loading spaces have been provided per Title 19.10.020 and are located next to the automotive repair shop.

- **Landscaping**

The provided landscape plans show the appropriate perimeter landscape buffer widths with a mixture of pines, desert willows, acacias, and some oak trees placed along the east and west perimeters at thirty feet, on-center and throughout the site. The southern perimeter buffer along Sahara Avenue shows 24"-box sized Palms placed thirty-foot on-center so as to not obscure the vehicle displays. The provided plans also show pine trees placed twenty-foot on-center adjacent to the single-family properties to the north of the subject site.

A Waiver to the Title 19.10.010 parking lot landscape island requirements has been requested to provide 43 parking lot landscape islands where 86 are required.

An additional Waiver has been requested to allow no landscape buffer where an eight-foot buffer is required along the east property line. This request is to accommodate a drainage channel. Staff supports this request.

- **Signage**

No elevations have been provided for proposed signage. As this project is over 15 acres, a Master Sign plan is required per Title 19.130(B)1(a).

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 adjacent single-family residential development to the immediate north of the project. The applicant seeks to avoid the detrimental impact that an auto repair facility could have on residentially zoned property by locating the service facility to the front of the property.

- 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 expansion of the existing development is consistent with the General Plan and the Title 19 Development Standards. Regarding the ancillary use of an auto repair facility in conjunction with an automotive dealership, a request for a Special Use Permit (SUP-19359) to allow the service bays to face towards Sahara Avenue has been submitted.

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

The existing site access and circulation has not adversely impacted adjacent roadways or neighborhood traffic since its initial use as an automobile dealership. There is little expected increase in traffic with the proposed renovations. A Waiver to Title 18.12.130 has been requested to address Scarlet Oak Avenue's termination into the north end of the property without providing a cul-de-sac.

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

The proposed landscape materials are appropriate for this area and for the City. Although there is an overall deficiency in the provided quantities of landscaping material, staff believes the applicant has made good effort to provide an appealing plan made up of a diverse palate of desert trees and shrubs located throughout 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 proposed building elevations are compliant with the residential adjacency standards as listed in Title 19.08. The provided elevations depict an adequate separation distance of the proposed addition from the adjacent residential properties side.

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

The appropriate measures are being 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 3

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 255 by Planning Department

APPROVALS 1

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

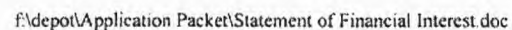
Name of Representative: GARY W. MILNER, ARCH - (KEVIN RETSCH)

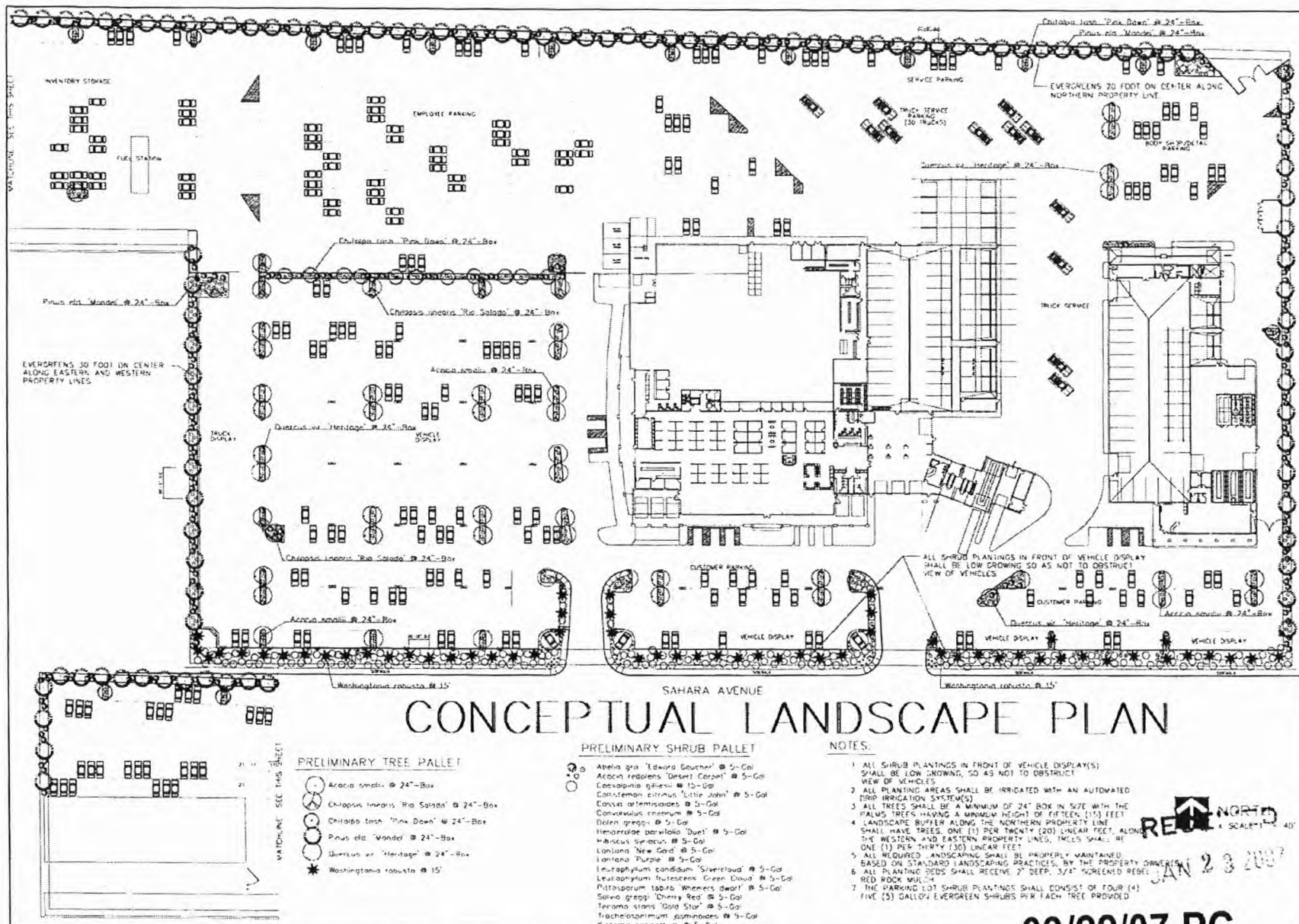
 No

APN: _____

Print Name: GREG W. HEINRICH

Notary Public in and for said County and State





MICHAEL STEIDING, INC.

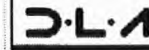
Landscape Architect
1900 Oak Valley Road, Suite 400
Las Vegas, NV 89135
NV PLS No 137, CA PLS No 1878

FAIRWAY CHEVROLET
SAHARA BLVD
LAS VEGAS, NV 89104

CONCEPTUAL LANDSCAPE PLAN

DATE	11-12-2006
BY	261010
SCALE	1" = 40'
SHEET	L-1

03/22/07 PC
SDR-19363



Danforth Limited Architects, P.A.
4100 West Broadway, Suite 200
Minneapolis, Minnesota 55412
Tel: 612.555.0444 Fax: 612.555.0444

THIS DRAWING AND THE INFORMATION HEREON IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE. ANY REUSE OR MISUSE OF THIS DRAWING OR THE INFORMATION HEREON IS AT THE USER'S SOLE RISK. THE USER AGREES TO HOLD DANFORTH LIMITED ARCHITECTS, P.A. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM SUCH REUSE OR MISUSE.

Copyright © 2007 by Danforth Limited, Minneapolis, MN

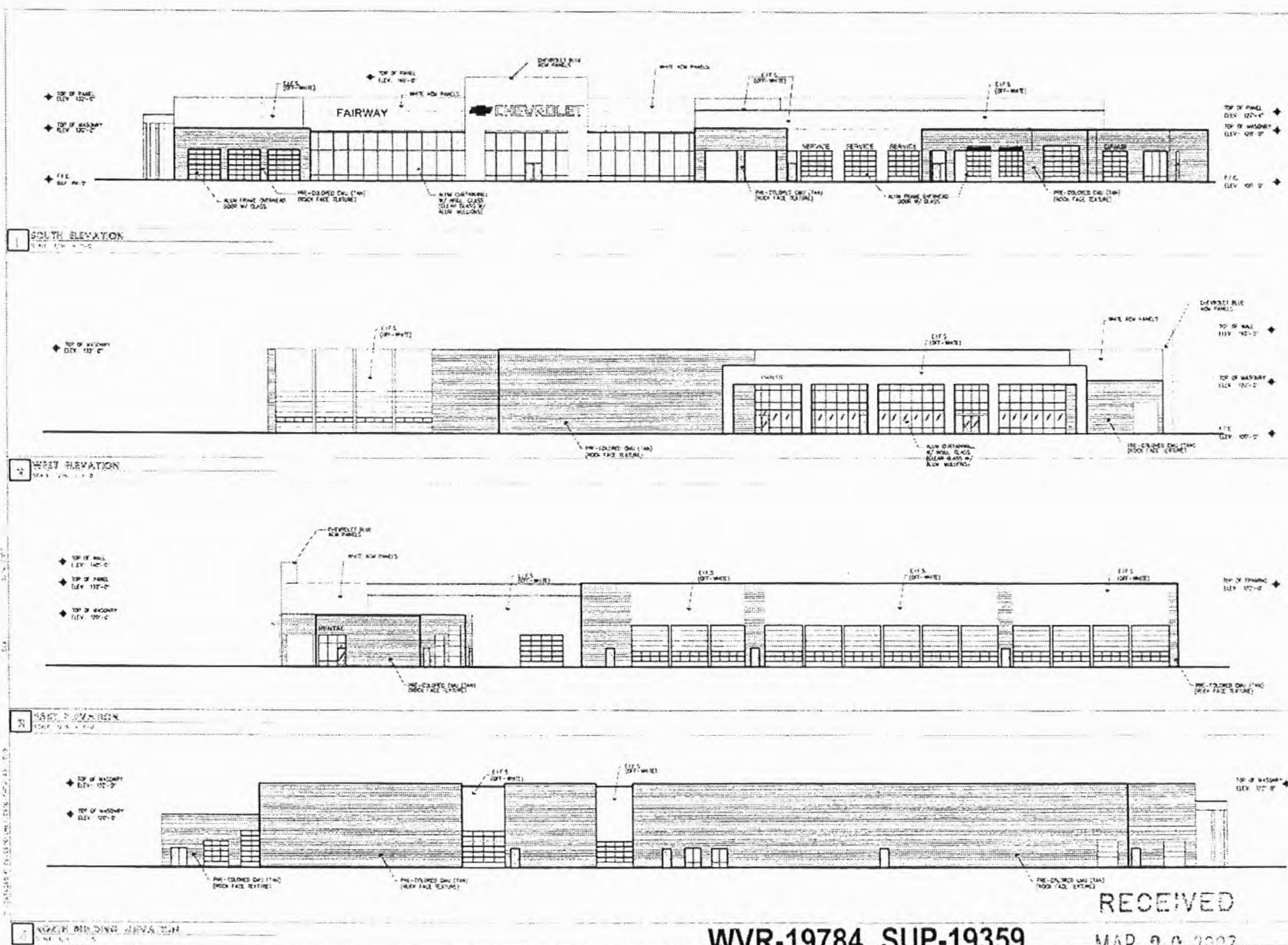
THIS DRAWING IS THE PROPERTY OF DANFORTH LIMITED ARCHITECTS, P.A. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE. ANY REUSE OR MISUSE OF THIS DRAWING OR THE INFORMATION HEREON IS AT THE USER'S SOLE RISK. THE USER AGREES TO HOLD DANFORTH LIMITED ARCHITECTS, P.A. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM SUCH REUSE OR MISUSE.

NO. _____ DATE _____
BY _____ FOR _____



BUILDING
ELEVATIONS
BUILDING A

A3.1



WVR-19784 SUP-19359
SDR-19363 REVISED
04/12/07 PC

RECEIVED
MAR 20 2007

Darwin Lindahl Architects, P.A.
4180 West Broadway, Suite 200
Minneapolis, Minnesota 55422
Ph 763 580 0448 Fax 763 560 0441

[illegible]

Project #0516

CONCEPTUAL MASTERPLAN FOR:
FAIRWAY CHEVROLET

310 EAST SPRING AVE.
LOS ANGELES, CALIF.

Revisions

Nr.	Rechen	Dahr
1	1000000	1000000
2	1000000	1000000
3	1000000	1000000
4	1000000	1000000
5	1000000	1000000
6	1000000	1000000
7	1000000	1000000
8	1000000	1000000
9	1000000	1000000
10	1000000	1000000



Drawing

**BLDG. A
LOWER LVL
PLAN**

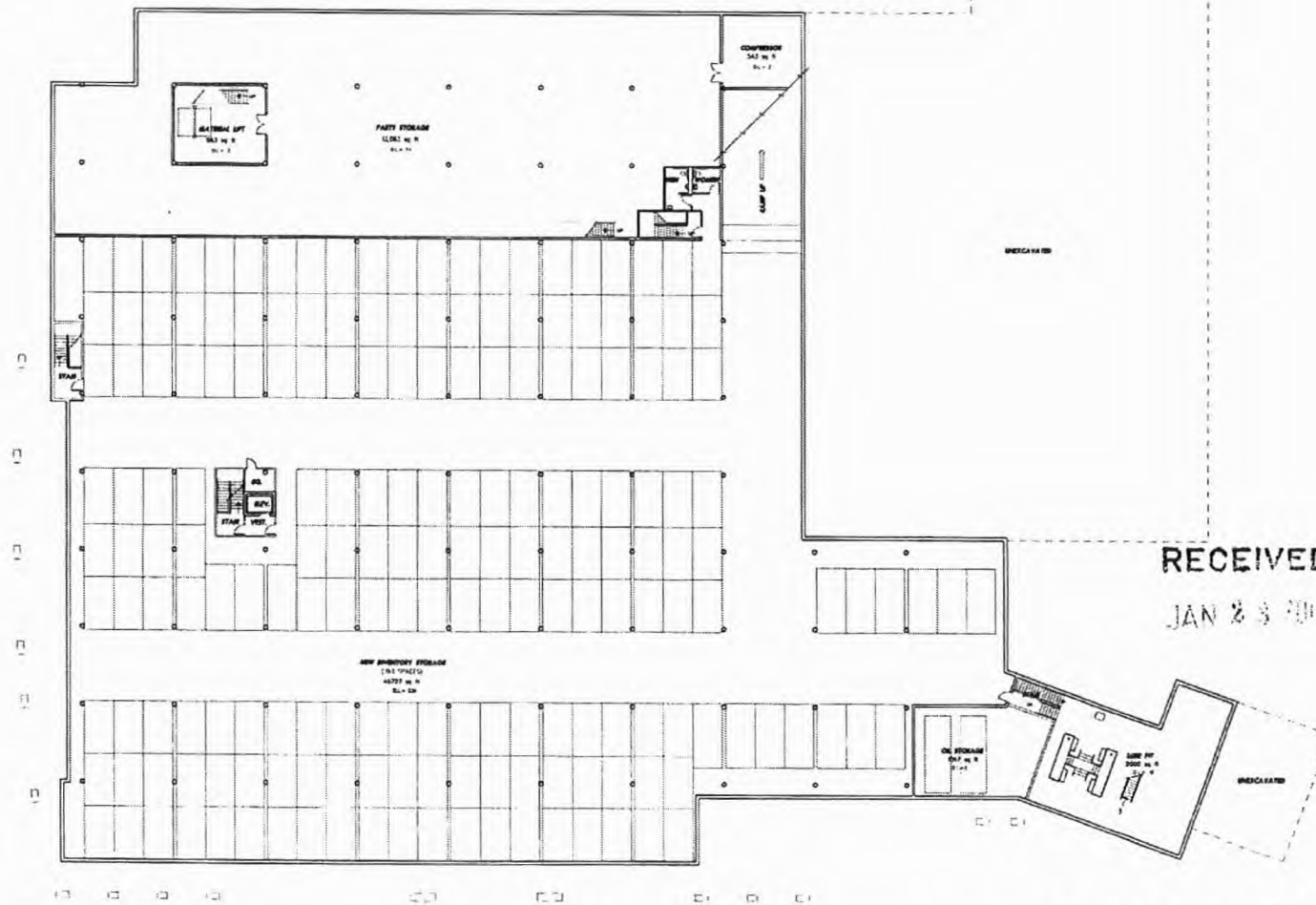
Sheet No.

A2.1



CROPS ARE 4-65,838 5/

03/22/07 PC
SDR-19363



1007-1008

2

© 2007 The Authors
Journal compilation © 2007 Blackwell Publishing Ltd

1 BUILDING A- LOWER LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"



THIS DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF JAFFAR URBAN ARCHITECTS, P.A. ITS USE BY THE HOLDER OF THIS DRAWING IS LIMITED TO THAT PROJECT. THE WRITTEN PERMISSION OF JAFFAR URBAN ARCHITECTS, P.A. IS REQUIRED TO REUSE THIS PROJECT AND FOR REPRODUCING, REISSUING, OR FOR ANY OTHER PROJECT AND FOR ANY OTHER INFORMATION OF JAFFAR URBAN ARCHITECTS, P.A. REPRODUCTION OF THE DRAWING HEREIN WITHOUT WRITTEN PERMISSION OF JAFFAR URBAN ARCHITECTS, P.A. VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES AND MAY SUBJECT THE VIOLATOR TO LEGAL PROSECUTION.

COPYRIGHT © 2008 BY JAFFAR URBAN ARCHITECTS, P.A.

CONCEPTUAL WASTEWATER FOR:
FAIRWAY CHEVROLET

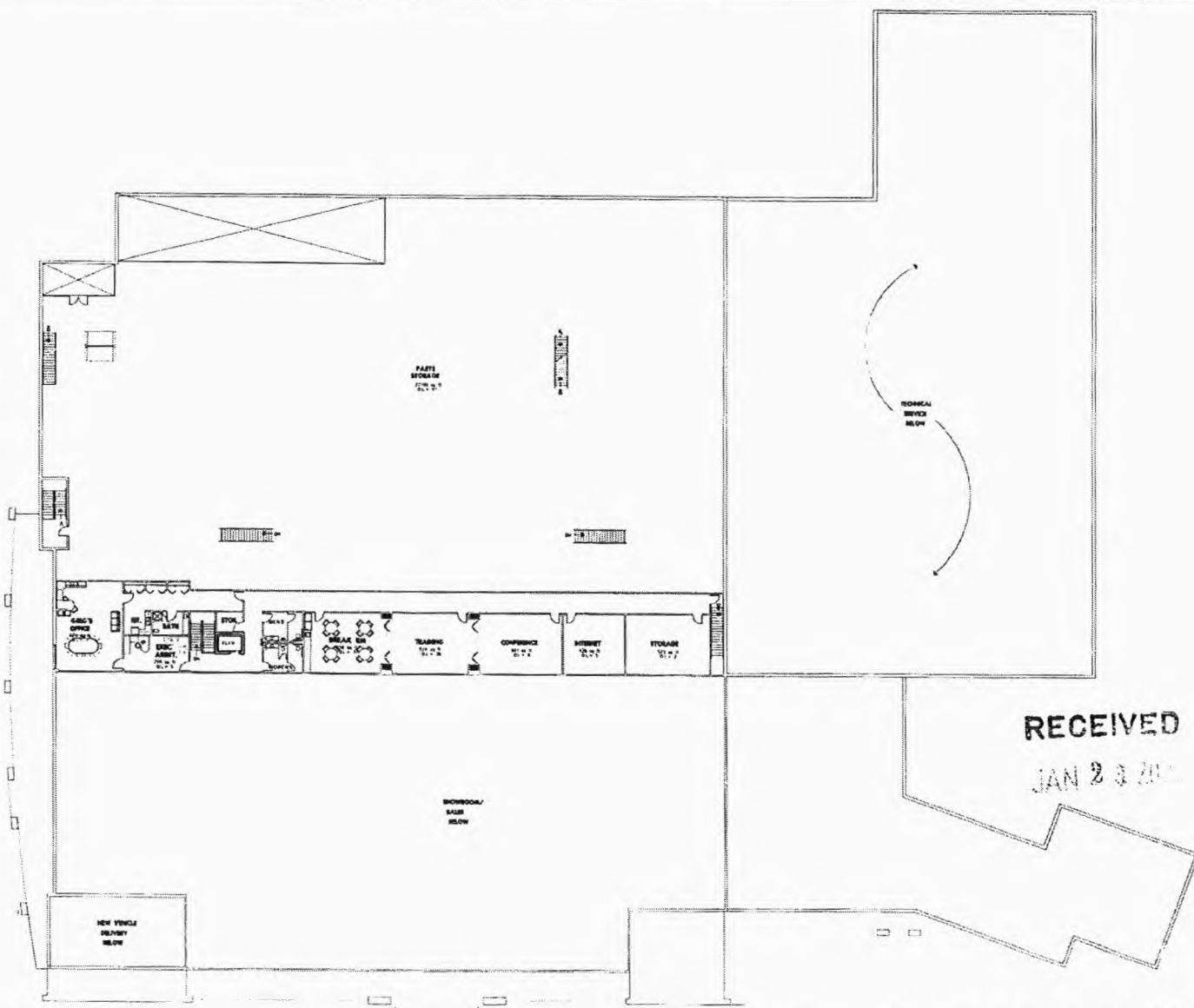
1100 EAST BAHIA BLVD.
LAS VEGAS, NEVADA

[illegible]

Drawing
BLDG. A
UPPER LVL
PLAN

Sheet No.

A2.3



RECEIVED
JAN 23 1962

GROSS AREA: 28,938 SF

BUILDING A- UPPER LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

03/22/07 PC
SDR-19363



I	BUILDING II-
	SECT. 1/4 - 1-0



BUILDING 8-
May 1985 - 11-2

D·L·A

Derwin Lindsay Architects, P.A.
4180 West Broadway, Suite 200
Minneapolis, Minnesota 55422
Ph. 763 560 0448 Fax 763 560 0441

that obtained and the information therein is the property of Gulfstream Aerospace, P.A. in violation of the policies of Gulfstream Aerospace, P.A. is prohibited. It is further prohibited that any person who obtains information from Gulfstream Aerospace, P.A. in violation of the policies herein without written permission of Gulfstream Aerospace, P.A. violates the computer laws of the United States and will subject the violator to legal prosecution.

CONFIDENTIAL © 2004 by Gulfstream Aerospace, P.A.

Project: #0616

CONCEPTUAL MATERIALS FOR:
HARVARD CHEVROLLET

總代理 上海華英書局 經銷所 廣東省城 廣東省城 廣東省城

Revisions

Ref	Reason	Date
1	1. The patient is a 65-year-old male with a history of hypertension and diabetes mellitus. He was admitted to the hospital on 10/10/2018 for a routine check-up.	10/10/2018
2	2. The patient was found to have a blood pressure of 160/90 mmHg and a fasting blood glucose level of 180 mg/dL.	10/10/2018
3	3. The patient was prescribed amlodipine 10 mg daily and insulin glargine 40 units at bedtime.	10/10/2018
4	4. The patient was discharged on 10/11/2018 with a follow-up appointment in 4 weeks.	10/11/2018
5	5. The patient was contacted by telephone on 10/15/2018 to check on his progress.	10/15/2018
6	6. The patient reported that his blood pressure was 140/80 mmHg and his blood glucose was 150 mg/dL.	10/15/2018
7	7. The patient was advised to continue with his current medications and to monitor his blood pressure and blood glucose levels.	10/15/2018
8	8. The patient was scheduled for a follow-up appointment on 10/25/2018.	10/25/2018
9	9. The patient was contacted by telephone on 10/28/2018 to check on his progress.	10/28/2018
10	10. The patient reported that his blood pressure was 130/70 mmHg and his blood glucose was 120 mg/dL.	10/28/2018
11	11. The patient was advised to continue with his current medications and to monitor his blood pressure and blood glucose levels.	10/28/2018
12	12. The patient was scheduled for a follow-up appointment on 11/5/2018.	11/5/2018



Drawing

**BLDG. B
FLOOR
PLANS**

Sheet No.

A2.4

03/22/07 PC
SDR-15363



WVR-19784, SUP-19359 AND SDR-19363 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100-3200 EAST SAHARA AVENUE
APRIL 12, 2007 PLANNING COMMISSION

01/31/07



WVR-19784, SUP-19359 AND SDR-19363 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100-3200 EAST SAHARA AVENUE
APRIL 12, 2007 PLANNING COMMISSION

01/31/07



WVR-19784, SUP-19359 AND SDR-19363 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100-3200 EAST SAHARA AVENUE
APRIL 12, 2007 PLANNING COMMISSION

01/31/07

January 23, 2007

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

Re: Fairway Chevrolet
3100 E. Sahara Ave, Las Vegas

Planning Department Staff,

Fairway Chevrolet currently operates a Chevrolet automotive dealership out of 11 separate buildings at 3100 E. Sahara Ave., Las Vegas, NV. Fairway Chevrolet functions as a new and used car facility, service repair shop, retail and wholesale parts depot, and body shop facility at this location.

We are requesting site plan approval of two new facilities to replace most of the existing buildings that are currently in operation at 3100 E. Sahara Ave. Under the proposed site plan submittal, there will be 2 new buildings on the site to house the automotive dealership business. One building of 196,916 square feet will contain the new and used automobile sales, service, parts, and automobile storage. The second building of 54,912 square feet will contain the body shop. In addition to the two new buildings, two of the existing storage buildings will remain intact. The types of business previously described will remain the same (sales, service, parts, and body shop).

The proposed development includes significant landscaping at the perimeter and finger island throughout the parking and display area. Therefore, we ask that the landscape requirement be waived on this project.

This project meets or exceeds all city standards and local building requirements for zoning, construction type, classification, and design.

Respectfully Submitted,

Darwin M. Lindahl, Architect

03/22/07 PC
SDR-19363

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

Telephone Protest/ Approval Log

Meeting Date: 3/8/07

Case Number: SDR 19363

Date: 2/23/07
Name: Eddie Mundo Escobedo
Address: 3008 Holly Hill
Phone: 288-6375
☐ PROTEST ☒ APPROVE

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

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

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

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

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

ITEM # 22
CASE # SDR-19363
PC MTG 3-8-07

A

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

REVIEW OF CONDITION

ROC-19273 - PUBLIC HEARING - APPLICANT: AAG-LAS VEGAS - OWNER: MUSTANG MAN, LLC. - This is an appeal filed by the applicant from the denial by the Planning Commission of a request for a Review of Condition Number 18 of an approved Reclassification of Property (Z-0045-88) TO ALLOW AUTO DEALER INVENTORY STORAGE WHERE THE ORIGINAL CONDITION STATED THAT THERE SHALL BE NO OUTDOOR STORAGE OF ANY KIND on 1.61 acres at 6750 West Sahara Avenue (APN 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (3-2-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

5

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (3-2-1 vote) and staff recommend DENIAL.

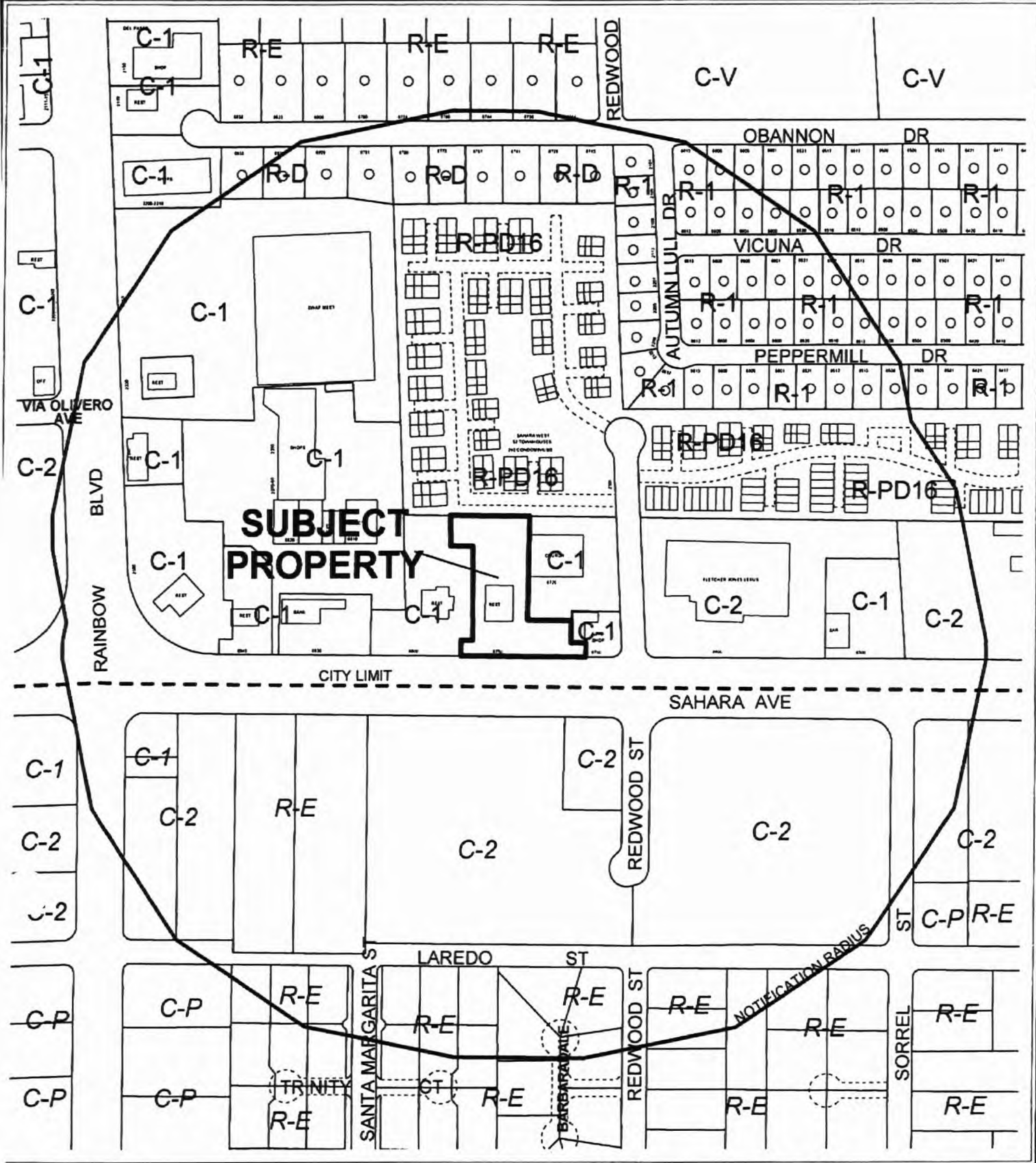
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Appeal Letter filed by Jones Vargas
5. Submitted after final agenda – Returned postcard protests and protest letter by GHB Holdings, Inc. for Items 155 and 156
5. Backup referenced from the 04-12-07 Planning Commission Meeting Item 42

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: ROC-19273

RADIUS: 1000 FT

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



CASE: ROC-19273

RADIUS: 1000 FT

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

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-19273 - APPLICANT: AAG-LAS VEGAS - OWNER:
MUSTANG MAN, LLC.

**** CONDITIONS ****

The Planning Commission (3-2-1/ds/bg/rt vote) and staff recommend DENIAL.

Planning and Development

1. Condition Number 18 of Reclassification of Property (Z-0045-88) shall be deleted.
2. Conformance to the all other Conditions of Approval for Reclassification of Property (Z-0045-88) shall be required.
3. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-19103) shall be required prior to issuance of any permits or business licenses for the site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Review of Condition of Condition Number 18 of an approved Reclassification of Property (Z-0045-88) to allow auto dealer inventory storage where the original condition stated that "there shall be no outdoor storage of any kind" within the Rainbow/Sahara Commercial Development of which the 1.61 acres at 6750 West Sahara Avenue is a part. The applicant intends to allow a proposed auto dealer inventory storage use to provide off site storage of inventory that they feel will be compatible with other similar locations in the area.

During the 07/06/88 City Council meeting to hear the Reclassification of Property (Z-0045-88) this condition was added. The use is not compatible with the surrounding activities within the Rainbow/Sahara Commercial Development. Staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/06/88	The City Council approved a Zoning Reclassification (Z-0045-88) for this site as a part of a larger request. Staff had recommended approval and the Planning Commission recommended approval.
08/16/89	The City Council approved a request for a Review of Conditions (Z-0045-88) to allow a outdoor storage in connection with a retail nursery sales within the Rainbow / Sahara Commercial Development. The Planning Commission and staff had recommended approval.
04/13/95	The Planning Commission approved a Plot Plan Review [Z-0045-88(16)] for the existing structure on the subject site.
05/17/95	The City Council approved a Special Use Permit (U-0045-95) for a Supper Club. The Zoning Board of Adjustment and staff recommended approval.
05/19/04	The City Council approved a request for a Special Use Permit (SUP-3986) to allow a Supper Club use on the subject property. The Planning Commission and staff had recommended approval.
07/07/04	The City Council denied an appeal of a denial vote by the Planning Commission for a Special Use Permit (SUP-3972) for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on the subject site. Staff recommended approval and the Planning Commission recommended denial.
05/25/05	The Supper Club use on the subject site ceased business operations.
11/25/05	The Special Use Permit (SUP-3986) to allow the Supper Club use became void.
06/22/06	The Planning Commission denied a request for a Special Use Permit (SUP-13383) for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on the subject site. Staff recommended denial.

03/22/07	The Planning Commission held in abeyance this application and a companion Special Use Permit (SUP-19103).
04/12/07	The Planning Commission recommended denial of companion item SUP-19103 concurrently with this application. The Planning Commission voted 3-2-1/ds/bg/rt to recommend DENIAL (PC Agenda Item #42/rts).
Related Building Permits/Business Licenses	
05/17/04	A business license for a R09 (Restaurant: Seating 45 or more - an establishment providing preparation and retail sale of food & beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses) category license was processed in by the Department of Finance and Business Services. This license (R09-01257) was issued by Business Services on 08/25/04 with no apparent Planning and Development review. This license has been marked out of business as of 05/25/05.
Pre-Application Meeting	
11/16/06	A pre-application meeting was held. Submittal requirements for a Review of Condition were discussed.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	1.61
Net Acres	1.50

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Building	SC (Service Commercial)	C-1 (Limited Commercial)
North	Condominiums	M (Medium Density Residential)	R-PD16 (Residential Planned Development – 16 Units Per Acre)
South	Commercial Use	Clark County	C-2 (General Commercial – Clark County)
East	Church/House of Worship	SC (Service Commercial)	C-1 (Limited Commercial)
	Auto Repair	SC (Service Commercial)	C-1 (Limited Commercial)
West	Supper Club	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		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 subject site is designated SC (Service Commercial) on the Southwest Sector Map of the Master Plan. This land use category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and do not include more intense general commercial characteristics. The existing C-1 (Limited Commercial) zoning district is consistent with the Master Plan, and outdoor storage is generally a permitted use with the approval of a Special Use Permit.

Condition #18 of the Reclassification of Property (Z-0045-88) states, "There shall be no outdoor storage of any kind." The applicant wants to review the condition to allow the outdoor storage so that a Special Use Permit (SUP-19103) for a proposed auto dealer inventory storage use at this location may be heard.

In 1988, the site was developed for a multi-building shopping center that was protested by a number of community members. At the Planning Commission and the City Council meetings the public hearings resulted in additional conditions to help reduce the impacts on the neighboring residential properties. Condition 18 was added at the City Council meeting on 07/06/88 to further the reduction of impacts identified by the protesters. In 1989 a retail tenant requested a review of conditions to delete this condition. The condition was not deleted but allowances were made for live, nursery stock to be available outdoors for retail sales purposes provided that the area was used only for that purpose and was fully screened.

There is no substantial reason for removing Condition Number 18, which in effect would not allow the approving of the Special Use Permit (SUP-19103).

FINDINGS

The applicant indicates that there have been changes in the activities along West Sahara Avenue since this condition was imposed that make it no longer necessary. Staff cannot support the request to remove the condition and thus to potentially allow the unscreened, auto dealer inventory storage use as Condition Number 18 was added to reduce the impacts of commercial intensity in the area which is still appropriate.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 5

SENATE DISTRICT 8

NOTICES MAILED 107 by City Clerk

APPROVALS 0

PROTESTS 1

JONES VARGAS

ATTORNEYS AT LAW
5775 HOWARD HUGHES PARKWAY
THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89169

TEL (702) 862-8800 FAX (702) 784-2722

WWW.JONESVARGAS.COM

HERBERT M. JONES
MELVIN O. CLOSE, JR.
JOSEPH W. BROWN
ALBERT F. FAGNI
JOHN P. SANDE, III
WILLIAM J. RAGGIO
GARY R. GOODHEART
MICHAEL E. BUCKLEY
RICHARD F. JOBT
JANET L. CHUBB
DOUGLAS M. COHEN
KIRK B. LERNARD
KEVIN R. STOLWORTHY
JAMES L. WADHAMS
JODI R. GOODHEART
PAUL A. LEMCKE
PHILIP M. BALLIF

MICHAEL G. ALONSO
ANN MORGAN
R. DOUGLAS KURDZIEL
KRIS T. BALLARD
WILLIAM C. DAVIS, JR.
KARL L. NIELSON
PATRICK A. ROSE
PATRICK J. SHEEHAN
TONY F. SANCHEZ III
CLARK V. VELLIS
JOHN P. DESMOND
SCOTT M. SCHENWALD
CONSTANCE L. AKRIDGE
EDWARD M. GARCIA
TAMARA BEATTY PETERSON
ELIZABETH M. FIELDER

CLIFFORD A. JONES (1912 - 2001)
GEORGE L. VARGAS (1909 - 1988)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1918 - 1993)
GARY T. FOREMASTER (1958 - 1998)

Writer's Direct Line
(702) 862-3306
E-Mail Address
kfellowa@jonesvargas.com

MARIA-NICOLLE BERINGER
WHITNEY D. BOCCI
MEGAN BARKER BOWEN
LOUIS M. SUBALA III
ADAM K. BULT
DAVID A. CARROLL
ERIN E. DART
TRACY A. DIFILIPPO
KATHLEEN L. FELLOWS
WILLIAM D. GREENLEE, JR.
RYAN W. HERRICK
BRIAN R. IRVINE
KIRK D. KAPLAN
MICHAEL A. KELLER
BENJAMIN W. KENNEDY
WAYNE O. KLOMP
CURT R. LEDFORD

DARRIN J. LEMIEUX
LINDA P. MCKENZIE
MATTHEW T. MILONE
CHRISTOPHER C. MONEV
RICHARD A. RAWSON
MOLLY MALONE REZAC
JOHN P. SANDE, IV
BRETT J. SCOLAR
BRADLEY SCOTT SCHRAGER
STEVEN G. SHEVORSKI
TIFFANY J. SWANIS
STACIE A. TRUESDELL
JESSE A. WADHAMS
CHRISTINA H. WANG
GORDON M. WARREN
ANDREW WONG

ROBERT E. BRUCE
AMANDA J. COWLEY
ALAN S. RABKIN
OF COUNSEL

BRIAN J. MATTER
EXECUTIVE DIRECTOR

April 13, 2007

City Clerk
1st Floor, City Hall
400 Stewart Avenue
Las Vegas, NV 89101
Facsimile: (702) 382-4803

Via Fax: (702) 382-4803

Re: Request for Appeal to City Council of Applications ROC-19273 and SUP-19103

Dear City Clerk:

Please be advised that this firm represents AAG-Las Vegas, LLC (the "*Applicant*") with respect to applications ROC-19273 and SUP-19103. The Planning Commission denied ROC-19273 and SUP-19103 at the April 12, 2007 Planning Commission meeting. The Applicant requests to appeal the Planning Commission action on ROC-19273 and SUP-19103 to the City Council.

Please contact me at (702) 862-3306 if you have any questions or comments.

Very truly yours,

JONES VARGAS



Kathleen L. Fellows

2007 APR 16 P 1:44
RECEIVED
CITY CLERK

P.01/01

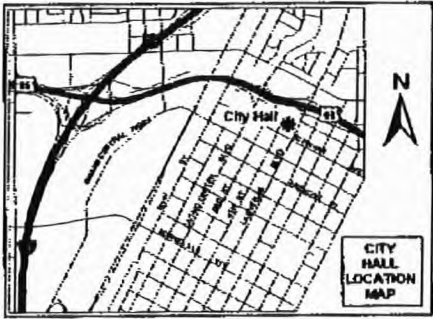
158-156

RECEIVED
CITY CLERK

2007 MAY -9 P 4: 46

City of Las Vegas
City Clerk
City Hall, First Floor
30 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

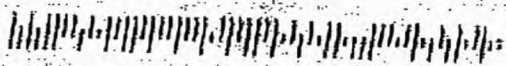
UP-19103 & ROC-19273

☒ I OPPOSE
this Request



TOTAL P.01

CAMPBELL JAMES W SR LIVING
TRUST
CAMPBELL JAMES W SR TRS
6635 LAREDO ST
LAS VEGAS NV 89146-5115



431-551#
5/9/07

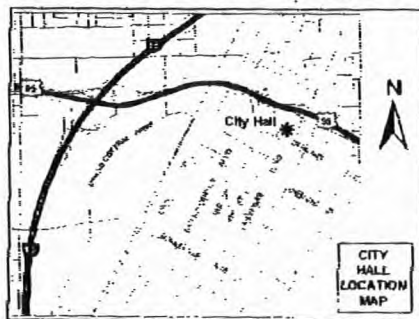
APR-19-1932 18:57

RECEIVED
CITY CLERK

2007 MAY -9 A 9:00

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-19103 & ROC-19273

LADEKI SAMI TRUST
565 PEARL ST #220
LA JOLLA CA 92037-5050

RECEIVED
CITY CLERK

2007 MAY -9 P 4:15

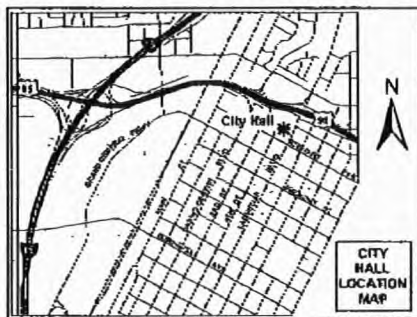
City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101



00.33

H METER 7-2-2007

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

SUP-19103 & ROC-19273



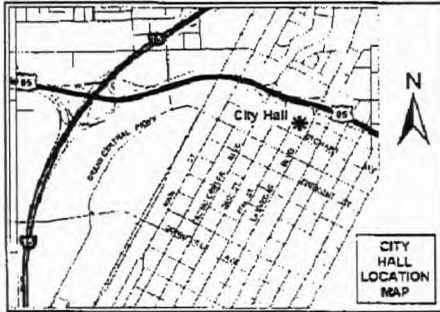
I OPPOSE
this Request

BURROWS CARL E & MARIAN S FAM
TR
BURROWS CARL E & MARIAN S TRS
6517 VICUNA DR
LAS VEGAS NV 89146-2925

83146-2925

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-19103 & ROC-19273

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

RECEIVED
CITY CLERK
2007 MAY 10 P 1:20

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

2007 MAY -9 A 10:50

May 7, 2007

City Council
City Clerk, 1st Floor
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

Re: SUP-19103; ROC-19273

Dear City Council,

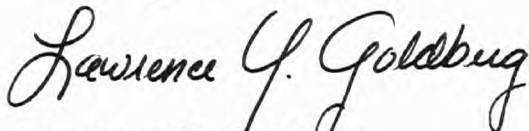
We have received notice for a special use permit hearing on May 16, 2007 before the City Council concerning an application by AAG-Las Vegas, LLC, owner: Mustang Man, LLC. We strongly support the continued denial by the Planning Commission of a request for a proposed auto dealer inventory storage location. We believe that the waiver of the requirement that stored vehicles be effectively screened so as not to be visible from adjoining properties should be continued.

We are forwarding the letter that we sent to the Planning Commission on March 28, 2007 and ask that both this letter and the earlier communication be included in the file.

We feel very strongly about this item and it has our continued opposition.

We will try for a representative to be present at the hearing at City Council chambers. We thank you for your consideration in this matter.

With all good wishes,



Lawrence Y. Goldberg
Managing Partner
GHB Holdings – Sahara Rainbow, LLC
6820 W. Sahara Avenue

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

March 28, 2007

2007 MAY -9 A 10:50

City of Las Vegas
Planning Commission
400 Stewart Avenue
Las Vegas, NV 89101-2913

Dear Planning Commission:

We just learned about the session of the Planning Commission held last week that contained two agenda items that are of specific interest to us: Item 43 and 44.

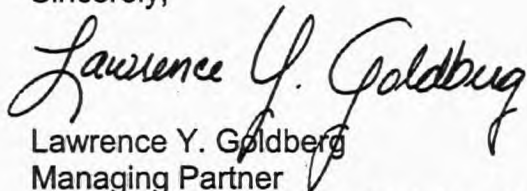
We have no record of receiving notice of these items from the Planning Commission even though we are on the adjoining property.

We surely object to both items and the approval that is being sought. We believe that the open storage of automobiles is unsightly and definitely deteriorates the adjoining retail uses. We have invested millions of dollars in our Center and believe that this is a use which is not compatible with our presentation or the adjoining properties.

As far as Item 44 is concerned, the condition was sought in order to prevent the impact that I have described above. This use is incompatible from a marketing and esthetic viewpoint with shopping center properties. Auto dealers ought to be in a specialized zone and many cities have provided for that. We believe that this is an encroachment on our use.

We would like to appear at the meeting if the items come up for further review - which I understand they will. Please note our objections and allow us to appear.

Sincerely,



Lawrence Y. Goldberg
Managing Partner
GHB Holdings - Sahara Rainbow LLC
6820 W. Sahara Avenue

Cell: (415) 713-5577

**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**

March 20, 2007

Andrew Reed
731 South Fourth Street
Las Vegas, Nevada 89101

Dear Mr. Reed:

I would like to file an objection to the Special Use Permit request numbers 19103 and 19273, filed by AAG-Las Vegas, LLC – Owner: Mustang Man, LLC.

There is already an abundance of auto dealers on Sahara Avenue. The vitality of the street and trade area depends on a varied mix of tenants and businesses. If this is a used car dealership, it will significantly detract from the neighborhood and could put it on a path of decline. I can't imagine a used car dealership would be welcome by any of the surrounding property owners.

I respectfully ask that you please decline both of their special use permits and keep the quality of West Sahara Avenue intact.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sami Ladeki', with a stylized flourish at the end.

Sami Ladeki
Sami Ladeki Trust LLC

0
R

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 RELATED TO ROC-19273

SUP-19103 - PUBLIC HEARING - APPLICANT: AAG-LAS VEGAS, LLC - OWNER: MUSTANG MAN, LLC - This is an appeal filed by the applicant from the denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED AUTO DEALER INVENTORY STORAGE LOCATION WITH A WAIVER OF THE REQUIREMENT THAT STORED VEHICLES BE EFFECTIVELY SCREENED SO AS NOT TO BE VISIBLE FROM ADJOINING PROPERTIES OR PUBLIC RIGHTS-OF-WAY at 6750 West Sahara Avenue (APN 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (3-2-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

5

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (3-2-1 vote) and staff recommend DENIAL.

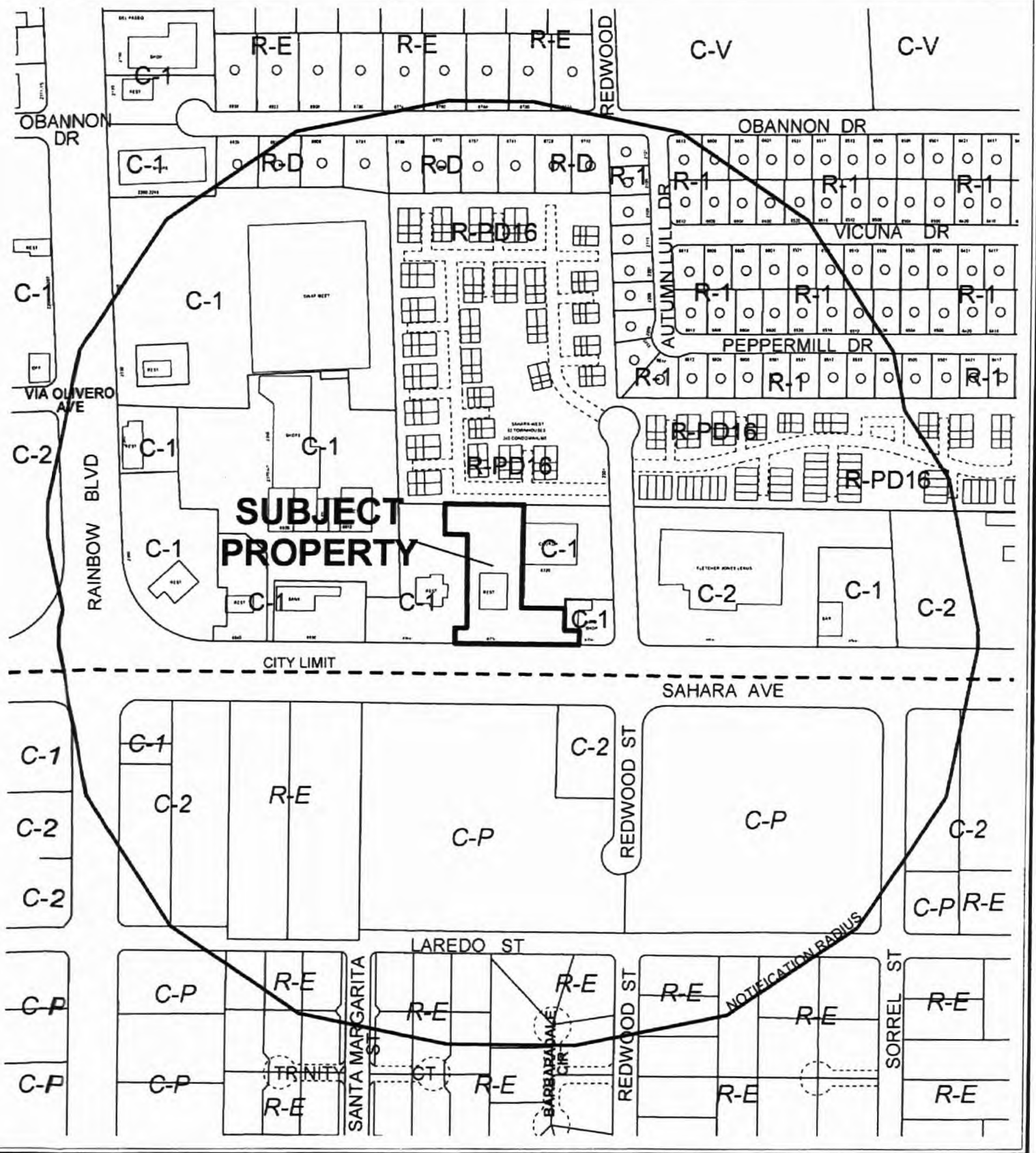
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Appeal Letter filed by Jones Vargas
6. Backup referenced from the 04-12-07 Planning Commission Meeting Item 43

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: SUP-19103

RADIUS: 1000 FT

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

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-19103 - APPLICANT: AAG-LAS VEGAS, LLC DBA
LEXUS OF LAS VEGAS - OWNER: MUSTANG MAN, LLC**

**** CONDITIONS ****

The Planning Commission (3-2-1/ds/bg/rt vote) and staff recommend DENIAL.

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-0045-88) shall be required, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Review of Condition (ROC-19273) shall be required.
3. Conformance to all Minimum Requirements under Title 19.04 for an Auto Dealer Inventory Storage use, except as amended herein.
4. A Waiver from LVMC Title 19.04 is hereby approved, to not require stored vehicles to be effectively screened so as not to be visible from adjoining properties or public rights-of-way.
5. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
6. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for Auto Dealer Inventory Storage on 1.61 acres at 6750 West Sahara Avenue. The applicant intends the site as a proposed auto dealer inventory storage use to provide off site storage of inventory that they feel will be compatible with other similar locations in the area.

The Reclassification of Property (Z-0045-88) which approved the C-1 (Limited Commercial) zoning for the subject site specifically conditioned that "there shall be no outdoor storage of any kind". Further, the proposed use is not compatible with the neighboring residential use and the activities within the Rainbow/ Sahara Commercial Development. Staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/06/88	The City Council approved a Zoning Reclassification (Z-0045-88) for this site as a part of a larger request. Staff had recommended approval and the Planning Commission recommended approval.
04/13/95	The Planning Commission approved a Plot Plan Review [Z-0045-88(16)] for the existing structure on the subject site.
05/17/95	The City Council approved a Special Use Permit (U-0045-95) for a Supper Club. The Zoning Board of Adjustment and staff recommended approval.
05/19/04	The City Council approved a request for a Special Use Permit (SUP-3986) to allow a Supper Club use on the subject property. The Planning Commission and staff had recommended approval.
07/07/04	The City Council denied an appeal of a denial vote by the Planning Commission for a Special Use Permit (SUP-3972) for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on the subject site. Staff recommended approval and the Planning Commission recommended denial.
05/25/05	The Supper Club use on the subject site ceased business operations.
11/25/05	The Special Use Permit (SUP-3986) to allow the Supper Club use became void.
06/22/06	The Planning Commission denied a request for a Special Use Permit (SUP-13383) for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on the subject site. Staff recommended denial.
11/20/06	The Department of Neighborhood Services opened a Code Enforcement Case (CODEENF-48107) for a zoning violation. There is a notation that this is for illegal vehicle storage which requires a special use permit. There have been three inspections on the site since the case was opened. This case is listed as still open as of 04/04/07.

03/22/07	The Planning Commission held in abeyance this application and a companion Review of Condition (ROC-19273).
04/12/07	The Planning Commission recommended denial of companion item ROC-19273 concurrently with this application. The Planning Commission voted 3-2-1/ds/bg/rt to recommend DENIAL (PC Agenda Item #43/rts).

Related Building Permits/Business Licenses

05/17/04	A business license for a R09 (Restaurant: Seating 45 or more - an establishment providing preparation and retail sale of food & beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses) category license was processed in by the Department of Finance and Business Services. This license (R09-01257) was issued by Business Services on 08/25/04 with no apparent Planning and Development review. This license has been marked out of business as of 05/25/05.
----------	--

Pre-Application Meeting

11/16/06	A pre-application meeting was held and elements of this application were discussed. It was noted that a detailed parking analysis would be needed for the entire Rainbow/Sahara Commercial Subdivision. Submittal requirements were discussed.
----------	--

Neighborhood Meeting

A neighborhood meeting is not required nor was one held.

Details of Application Request

Site Area

Gross Acres	1.61
Net Acres	1.50

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Building	SC (Service Commercial)	C-1 (Limited Commercial)
North	Condominiums	M (Medium Density Residential)	R-PD16 (Residential Planned Development – 16 Units Per Acre)
South	Commercial Use	Clark County	C-2 (General Commercial – Clark County)
East	Church/House of Worship	SC (Service Commercial)	C-1 (Limited Commercial)
	Auto Repair	SC (Service Commercial)	C-1 (Limited Commercial)
West	Supper Club	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		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		Y

INTERAGENCY ISSUES

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

1. Any Special Use Permit within 500' of unincorporated Clark County

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period and no significant issues have been identified.

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

DEVELOPMENT STANDARDS

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	221,051 SF	1 Space / 250 SF of GFA	867 Spaces	18 Spaces	1,131 Spaces	41 Spaces	Y
Sub-total (including handicap)	221,051 SF		895 Spaces		1,172 Spaces		Y
Spaces Lost to Auto Dealer Inventory Storage Use					111 Spaces	5 Spaces	

Sub-total: Number of Spaces Used for Storage (including handicap)				116 Spaces *	
TOTAL: if Auto Dealer Inventory Storage Use Allowed (including handicap)	221,051 SF		1,011 Spaces **	1,056 Spaces	Y
Parking Deficit / Surplus, if Auto Dealer Inventory Storage Use Allowed				Surplus: 45 Spaces	

* This is the total number of spaces available on the subject parcel (APN 163-02-415-012) within the Rainbow / Sahara Commercial Subdivision. The applicant has leased the entire parcel for the Auto Dealer Inventory Storage Use.

** An Auto Dealer Inventory Storage use may not impact the parking required by the principle use of the site. Therefore, the required on-site parking for the entire commercial development must increase in order to accommodate the 116 spaces proposed for this type of use. The resulting increase in the required number of parking spaces remains less than the available on-site parking by 45 spaces.

Waivers		
Request	Requirement	Staff Recommendation
Not to provide the screening that is required.	Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.	Denial

ANALYSIS

The subject site is designated SC (Service Commercial) on the Southwest Sector Map of the Master Plan. This land use category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and do not include more intense general commercial characteristics. The existing C-1 (Limited Commercial) zoning district is consistent with the Master Plan, and the proposed Auto Dealer Inventory Storage is a permitted use with the approval of a Special Use Permit. However, there is an existing condition of approval from

the Reclassification of Property (Z-0045-88) that “there shall be no outdoor storage of any kind” within the commercial development of which the subject site is a part. The applicant has requested a Review of Condition (ROC-19273) to have this condition removed. Staff is recommending denial of the requested Review of Condition (ROC-19273) as outdoor storage is still an incompatible use within this commercial development. An “if approved” condition has been added to this report that approval of and conformance to the Review of Condition (ROC-19273) is required.

There are no Minimum Separation Distance Requirements in Title 19 that apply to Auto Dealer Inventory Storage. Further, there are no minimum parking requirements for an Auto Dealer Inventory Storage use established by the Code; however, the spaces to be used for storage of vehicles must be over and above the required parking for property on which the storage is to be located.

The proposed Auto Dealer Inventory Storage use is to allow storage of vehicles for the existing Lexus of Las Vegas automobile dealership at 6600 West Sahara Avenue. The plans indicate the vehicles will be stored in the parking area used by the former restaurant/tavern use that was on this site. No indication has been made regarding any proposed use of the existing structure that housed the former restaurant/tavern use. The applicant has indicated there will be no screening of the area used for vehicle storage. Title 19.04 requires stored vehicles to be effectively screened so they are not visible from adjoining properties or public rights-of-way. The applicant proposes this condition to be waived.

Due to the requested waiver of the screening requirements and the proximity of the residential housing and the other lower intensity commercial uses abutting the storage area, the vehicle storage is not appropriate at this location. Therefore, this use cannot be conducted in a manner that is harmonious and compatible with the surrounding development.

- Conditions

Pursuant to Title 19.04 the following conditions must be met for approval of the Auto Dealer Inventory Storage use:

1. All areas used for parking or storage of vehicles shall be paved.
2. Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.
3. The parcel must be located on a primary or secondary thoroughfare, or on a parcel that is adjacent to and accessed through a parcel located on a primary or secondary thoroughfare.
4. Lighting shall be shielded from adjacent properties.

5. The use shall not occupy or interfere with any parking spaces that are required for the dealership use or any other existing or proposed use for which required parking is or will be provided on the site. For commercial or industrial sites 15 acres or greater in size, the use may occupy up to 50 percent of parking area that is provided in excess of required parking for other uses. For the purposes of this Paragraph, the amount of required parking shall be calculated in accordance with the current standards set forth in Chapter 19.10.

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.”**

Although this proposed use is allowed in the SC (Service Commercial) General Plan designation and the C-1 (Limited Commercial) zoning district, since conditions established by the Code have not been met and due to the incompatibility with the adjacent residential and lower intensity commercial activities, this use cannot be conducted in a manner that is harmonious and compatible with the surrounding land uses.

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

The proposal will be located within an existing commercial development. Due to the incompatibility with the adjacent uses and the lack of proper screening, the subject site is not 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.”**

The abutting street network will be adequate for the traffic generated by the use, since it is within an existing commercial development. Access to the site is via access driveways from West Sahara Avenue, a 100-foot wide Primary Arterial 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.”**

The proposed Auto Dealer Inventory Storage would not be a threat to the public health, safety, and welfare, as its license is subject to ongoing City inspection and enforcement.

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

The proposed Auto Dealer Inventory Storage would not meet the conditions of Title 19.04 for this use due to failure to meet the screening requirements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 5

SENATE DISTRICT 8

NOTICES MAILED 107 by City Clerk

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-19103** APN: 163-02-415-012

Name of Property Owner: Mustang Man, LLC

Name of Applicant: AAG-Las Vegas, LLC dba Lexus of Las Vegas

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

☐ Yes

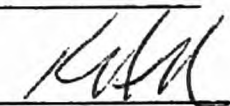
☒ No

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

City Official: _____

Partner(s): _____

APN: _____

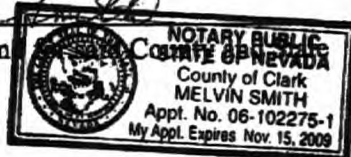
Signature of Property Owner: 

Print Name: Kevin Whalen, Manager of AAG-Las Vegas, LLC

Subscribed and sworn before me

This 5 day of JANUARY, 2007

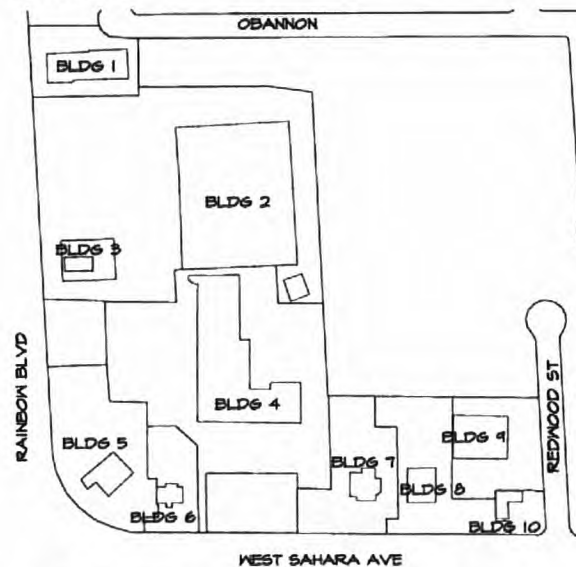
Notary Public in and for the State of Nevada





AERIAL MAP

SCALE: 1"=0'-300'



MAP LEGEND

SCALE: 1"=0'-300'

PARKING ANALYSIS

BUILDING SQUARE FOOTAGE

BUILDING 1	17,346 SF
BUILDING 2	103,700 SF
BUILDING 3	2,520 SF
BUILDING 4	54,629 SF
BUILDING 5	7,013 SF
BUILDING 6	3,205 SF
BUILDING 7	6,371 SF
BUILDING 8	7,023 SF
BUILDING 9	16,257 SF
BUILDING 10	2,437 SF
TOTAL SQUARE FOOTAGE:	221,051 SF

PARKING CALCULATION

PARKING REQUIRED (1 PER 250 SF):	221,051 SF / 250
	= 885 SPACES
HANDICAPPED (2% OF TOTAL):	885 SPACES x .02
	= 18 SPACES

EXISTING PARKING COUNT

REGULAR PARKING:	1,131 SPACES
HANDICAPPED:	35 SPACES
	+ 6 SPACES (VAN)
	= 41 SPACES
TOTAL EXISTING PARKING:	1,172 SPACES

RECEIVED

JAN 18 2007

SUP-19103
03/22/07 PC

FIG 1.12
PARKING ANALYSIS

Perlman

PA Las Vegas, LLC
A Perlman Design Group Company
2230 Corporate Oaks, Suite 200
Henderson, Nevada 89014
702.960.8800 702.932.3322 fax

Seal

THIS DOCUMENT IS THE PROPERTY OF PERLMAN DESIGN GROUP, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, 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 PERLMAN DESIGN GROUP, INC.

Description

By

Date

Rev

Parking Analysis
6750 W Sahara Ave
Las Vegas, Nevada
Lexus of Las Vegas

Drawn/Checked By

Date

12-21-06

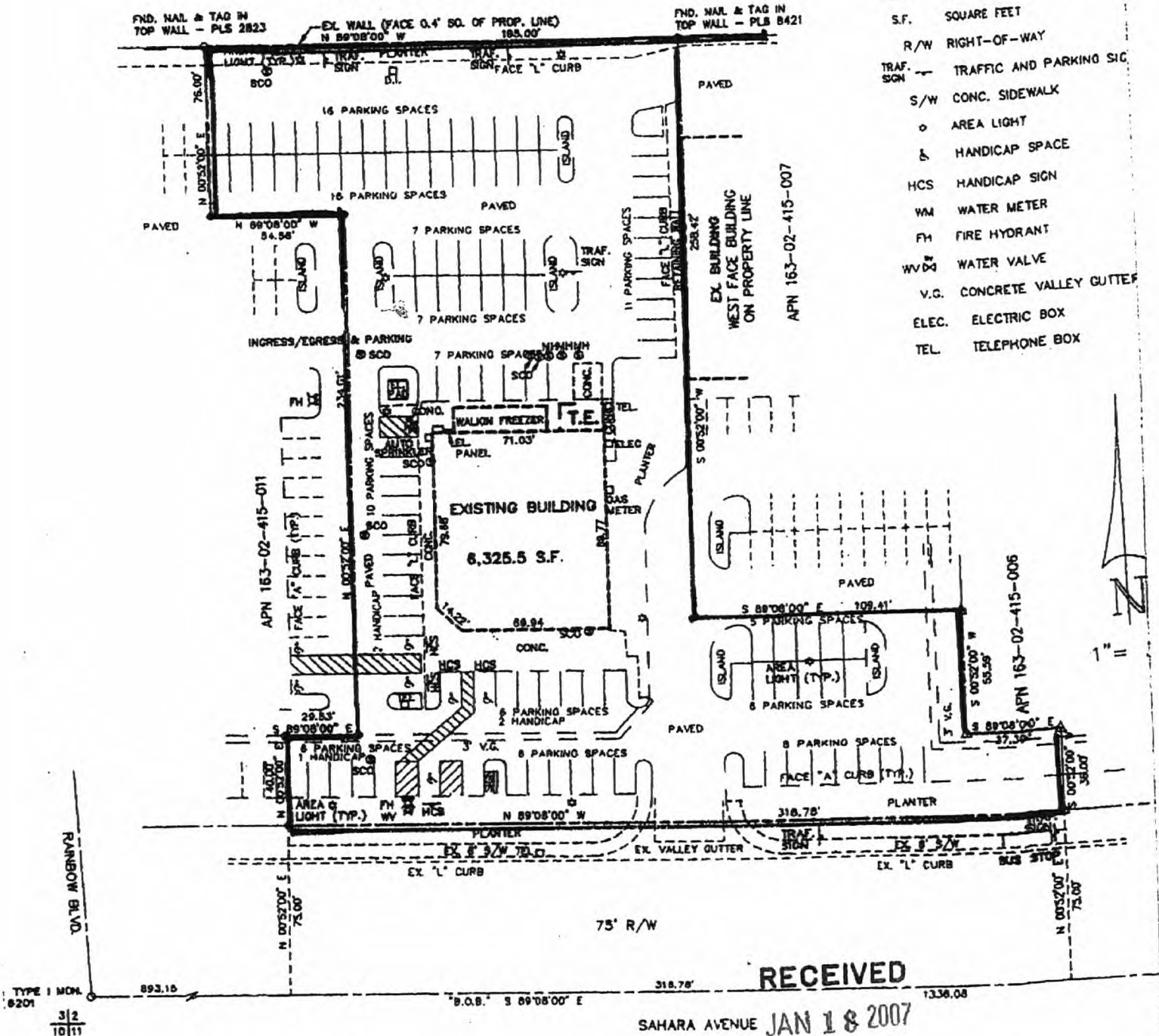
Project Number

706112

Sheet Number

SAHARA WEST CONDOMINIUMS
BOOK 42 OF PLATS, PAGE 84

- ADJACENT PROPERTY
CENTER LINE
CONTROL LINE
- FND. AS SHOWN
● SET 5/8" REBAR @ 1-1/4" PL.
P.L.S. 4048 OR NAIL & TAG P.L.
△ FND ALUM. CAP P.L.S. 8421
S.F. SQUARE FEET
R/W RIGHT-OF-WAY
TRAF. SIGN TRAFFIC AND PARKING SIGN
S/W CONC. SIDEWALK
○ AREA LIGHT
△ HANDICAP SPACE
HCS HANDICAP SIGN
WM WATER METER
FH FIRE HYDRANT
WV VALVE
V.G. CONCRETE VALLEY GUTTER
ELEC. ELECTRIC BOX
TEL. TELEPHONE BOX



SUP-19103
03/22/07 PC



ROC-19273 & SUP-19103 - APPLICANT: AAG-LAS VEGAS, LLC - OWNER: MUSTANG MAN, LLC
6750 WEST SAHARA AVENUE
APRIL 12, 2007 PLANNING COMMISSION

02/13/07



ROC-19273 & SUP-19103 - APPLICANT: AAG-LAS VEGAS, LLC - OWNER: MUSTANG MAN, LLC
6750 WEST SAHARA AVENUE
APRIL 12, 2007 PLANNING COMMISSION

02/13/07



ROC-19273 & SUP-19103 - APPLICANT: AAG-LAS VEGAS, LLC - OWNER: MUSTANG MAN, LLC
6750 WEST SAHARA AVENUE
APRIL 12, 2007 PLANNING COMMISSION

02/13/07



ROC-19273 & SUP-19103 - APPLICANT: AAG-LAS VEGAS, LLC - OWNER: MUSTANG MAN, LLC
6750 WEST SAHARA AVENUE
APRIL 12, 2007 PLANNING COMMISSION

02/13/07

JONES VARGAS

ATTORNEYS AT LAW
3773 HOWARD HUGHES PARKWAY
THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89169

TEL (702) 862-3300 FAX (702) 734-2722

WWW.JONESVARGAS.COM

HERBERT M. JONES
MELVIN D. CLOSE, JR.
JOSEPH W. BROWN
ALBERT F. PAGNI
JOHN P. SANDE, III
WILLIAM J. RAGGIO
GARY R. GOODHEART
MICHAEL E. BUCKLEY
RICHARD F. JOST
JANET L. CHUBB
DOUGLAS M. COHEN
KIRK B. LENHARD
KEVIN R. STOLWORTHY
JAMES L. WADHAMS
JODI R. GOODHEART
PAUL A. LEMCKE

PHILIP M. BALLIF
MICHAEL G. ALONSO
ANN MORGAN
R. DOUGLAS KURDZIEL
KRIS T. BALLARD
CRAIG H. NORVILLE
WILLIAM C. DAVIS, JR.
KARL L. NIELSON
PATRICK A. ROSE
PATRICK J. SHEEHAN
TONY F. SANCHEZ III
CLARK V. VELLIS
JOHN P. DESMOND
SCOTT M. SCHOENWALD
CONSTANCE L. AKRIDGE
EDWARD M. GARCIA

MARIA-NICOLLE BERINGER
WHITNEY D. BOCHI
LOUIS M. BUBALA III
ADAM K. BULT
DAVID A. CARROLL
ERIN E. DART
TRACY A. DIFILIPPO
KATHLEEN L. FELLOWS
ELIZABETH M. FIELDER
WILLIAM D. GREENLEE, JR.
RYAN W. HERRICK
BRIAN R. IRVINE
KIRK D. KAPLAN
MICHAEL A. KELLER
BENJAMIN W. KENNEDY
WAYNE O. KLUMP
CURT R. LEDFORD
DARREN J. LEMIEUX
DIANE J. MARKERT

LINDA P. MCKENZIE
MATTHEW F. MILONE
CHRISTOPHER G. MONEY
BINU G. PALAL **
TAMARA BEATTY PETERSON
ALEJANDRO (ALEX) RAMIREZ
RICHARD A. RAWSON
MOLLY MALONE REZAC
JOHN P. SANDE, IV
BRETT J. SCOLARI
BRADLEY SCOTT SCHRAGER
STEVEN G. SHEVORSKI
TIFFANY J. SWANIS
STACIE A. TRUESDELL
JESSE A. WADHAMS
CHRISTINA H. WANG
GORDON H. WARREN
ANDREW WONG

ROBERT E. BRUCE
AMANDA J. COWLEY
ALAN B. RABKIN
OF COUNSEL

BRIAN J. MATTER
EXECUTIVE DIRECTOR

CLIFFORD A. JONES (1912 - 2001)
GEORGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

Writer's Direct Line
(702) 862-3342
E-Mail Address
struesdel@jonesvargas.com

January 8, 2007

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

HAND DELIVERED

RE: Justification Letter – Special Use Permit

Dear Planning and Development Department:

Enclosed is an application for a Special Use Permit to allow for automobile inventory storage for that property consisting of approximately 1.61 acres located at 6750 W. Sahara Avenue (APN 163-02-415-012) (the "**Property**") submitted by Lexus of Las Vegas (the "**Applicant**"). The Applicant owns and operates the existing Lexus dealership at 6600 W. Sahara Avenue (the "**Dealership**") and has a lease for the Property.

The Property is zoned C-1 (Limited Commercial District). The Applicant wishes to utilize the Property to contain its excess inventory. The Property is located approximately 150 feet from the Dealership and can be accessed via Sahara Avenue, a primary thoroughfare, without impacting any of the nearby properties. Additionally, the area that will be used for storage of the vehicles is paved. The use is entirely consistent with the development in the area.

The Applicant is also requesting a waiver of the requirement that vehicles be effectively screened so as not to be visible from adjoining properties or public right-of-ways. This waiver is appropriate due to the large number of automobile dealerships already located along west Sahara Avenue with large inventories of vehicles visible from the street.

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

**SUP-19103
03/22/07 PC**

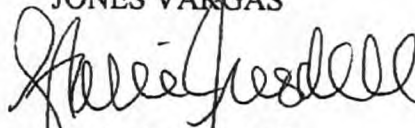
January 8, 2007

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

ST

Enclosures.

SUP-19103
03/22/07 PC

January 17, 2007

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

RE: Authorization from Property Owner for AAG-Las Vegas, L.L.C. d/b/a Lexus of Las Vegas to Submit Applications for Review of Condition and a Special Use Permit

Dear Planning and Development Department:

Mustang Man, LLC owns that property located at 6750 W. Sahara Avenue (APN 163-02-415-012) (the "**Property**"). Mustang Man, LLC currently leases the Property to AAG-Las Vegas, L.L.C. d/b/a Lexus of Las Vegas.

Rita Quam, as the sole manager of Mustang Man, LLC, hereby authorizes AAG-Las Vegas, L.L.C. d/b/a Lexus of Las Vegas, to submit the following applications to the City of Las Vegas Planning & Development Department:

1. Application for a Review of Condition from a previously approved zone change (Z-45-88) to allow for automobile inventory storage for the Property.
2. Application for a Special Use Permit to allow for automobile storage for the Property and waiver of the requirement that vehicles be effectively screened so as not to be visible from adjoining properties or right-of-ways.

Mustang Man, LLC further agrees to be bound by any of the approvals granted by the above-mentioned applications.

Very truly yours,
MUSTANG MAN, LLC

By:


Rita Quam, Manager

SUP-19103
03/22/07 PC

JONES VARGAS

ATTORNEYS AT LAW
5775 HOWARD HUGHES PARKWAY
THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89169

TEL (702) 862-8300 FAX (702) 784-2122

WWW.JONESVARGAS.COM

HERBERT M. JONES
MELVIN D. CLOSE, JR.
JOSEPH W. BROWN
ALBERT F. FAGNI
JOHN P. SANDS, III
WILLIAM J. RAGGIO
GARY R. GOODHEART
MICHAEL E. BUCKLEY
RICHARD F. JOST
JANET L. CHUBB
DOUGLAS M. COHEN
KIRK B. LENHARD
KEVIN R. STOLWORTHY
JAMES L. WADHAMS
JOHN R. GOODHEART
PAUL A. LEMCKE
PHILIP M. BALLIF

MICHAEL Q. ALONSO
ANN MORGAN
R. DOUGLAS KURDZIEL
KARIS T. BALLARD
WILLIAM C. DAVIS, JR.
HARL L. NIELSON
PATRICK A. ROSE
PATRICK J. SHEEHAN
TONY F. SANCHEZ III
CLARK V. VELLIS
JOHN P. DESMOND
SCOTT M. SCHOENWALD
CONSTANCE L. AKRIDGE
EDWARD M. GARCIA
TAMARA BEATTY PETERSON
ELIZABETH M. FIELDER

CLIFFORD A. JONES (1912 - 2001)
GEORGE L. VARGAS (1909 - 1988)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1918 - 1993)
GARY T. FOREMASTER (1963 - 1998)

Writer's Direct Line
(702) 862-3306
E-Mail Address
kf@jonesvargas.com

MARIA-NICOLE BENINGER
WHITNEY D. BOCCI
MEGAN BARKER BOWEN
LOUIS M. SUBALA III
ADAM K. BULT
DAVID A. CARROLL
ERIN E. DART
TRACY A. DIFILIPPO
KATHLEEN L. FELLOWS
WILLIAM D. GREENLEE, JR.
RYAN W. HERRICK
BRIAN R. IRVINE
KIRK D. KAPLAN
MICHAEL A. KELLER
BENJAMIN W. KENNEDY
WAYNE O. KLOMP
CURT R. LEFORD

DARREN J. LEMIEUX
LINDA P. MCKENZIE
MATTHEW T. MILONE
CHRISTOPHER G. MOREY
RICHARD A. RAWSON
MOLLY MALONE REZAO
JOHN P. SANDS, IV
BRETT J. SOULARI
BRADLEY SCOTT SCHRAGER
STEVEN G. SHEVOREKI
TIFFANY J. SWANIS
STACIE A. TRUESDELL
JESSE A. WADHAMS
CHRISTINA H. WANG
GORDON H. WARREN
ANDREW WONG

ROBERT E. BRUCE
AMANDA J. COWLEY
ALAN B. RASKIN
OF COUNSEL

BRIAN J. MATTER
EXECUTIVE DIRECTOR

April 13, 2007

City Clerk
1st Floor, City Hall
400 Stewart Avenue
Las Vegas, NV 89101
Facsimile: (702) 382-4803

Via Fax: (702) 382-4803

Re: Request for Appeal to City Council of Applications ROC-19273 and SUP-19103

Dear City Clerk:

Please be advised that this firm represents AAG-Las Vegas, LLC (the "Applicant") with respect to applications ROC-19273 and SUP-19103. The Planning Commission denied ROC-19273 and SUP-19103 at the April 12, 2007 Planning Commission meeting. The Applicant requests to appeal the Planning Commission action on ROC-19273 and SUP-19103 to the City Council.

Please contact me at (702) 862-3306 if you have any questions or comments.

Very truly yours,

JONES VARGAS



Kathleen L. Fellows

2007 APR 16 P 1:44

RECEIVED
CITY CLERK

**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**

March 20, 2007

Andrew Reed
731 South Fourth Street
Las Vegas, Nevada 89101

Dear Mr. Reed:

I would like to file an objection to the Special Use Permit request numbers 19103 and 19273, filed by AAG-Las Vegas, LLC – Owner: Mustang Man, LLC.

There is already an abundance of auto dealers on Sahara Avenue. The vitality of the street and trade area depends on a varied mix of tenants and businesses. If this is a used car dealership, it will significantly detract from the neighborhood and could put it on a path of decline. I can't imagine a used car dealership would be welcome by any of the surrounding property owners.

I respectfully ask that you please decline both of their special use permits and keep the quality of West Sahara Avenue intact.

Sincerely,



Sami Ladeke
Sami Ladeke Trust LLC

P
R

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-19754 - PUBLIC HEARING - APPLICANT: NASIR KOSA - OWNER: ADMOOR YALDA - This is an appeal filed by the applicant from the denial by the Planning Commission of a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING RETAIL BUSINESS at 1510 East Sahara Avenue (APN 162-02-411-019), C-1 (Limited Commercial) Zone, Ward 3 (Reese). NOTE: To be heard in conjunction with Morning Session Item 64. The Planning Commission (6-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

8

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

4

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend DENIAL.

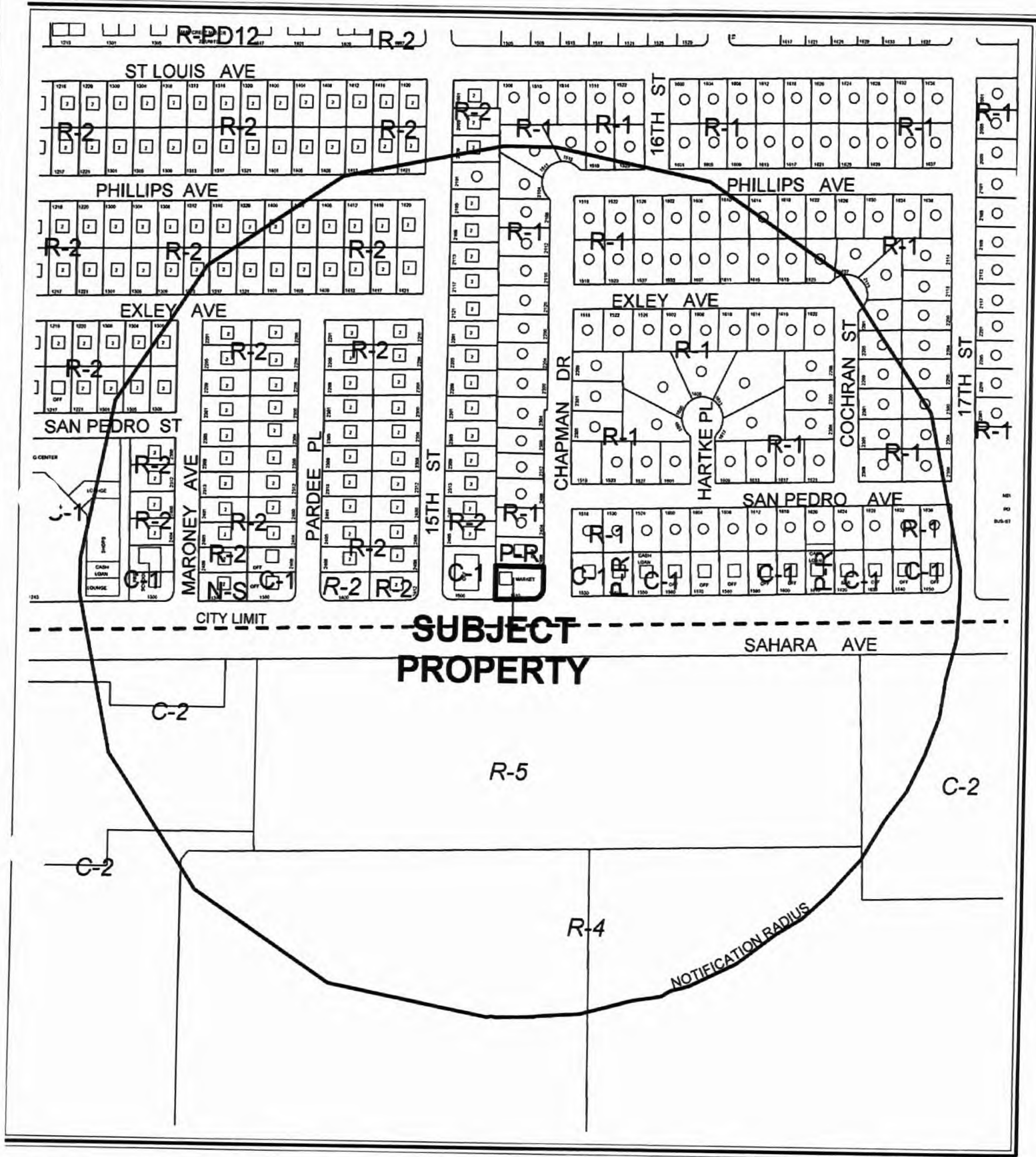
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Appeal Letter filed by Nasir Kosa
6. Returned postcard protest and support
7. Submitted after final agenda – Returned postcard protests and support, protest letter by Theodore Mendaliki and abeyance request by Steve T. Skivington for Items 64 and 157
8. Backup referenced from the 04-12-07 Planning Commission Meeting Item 81

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)



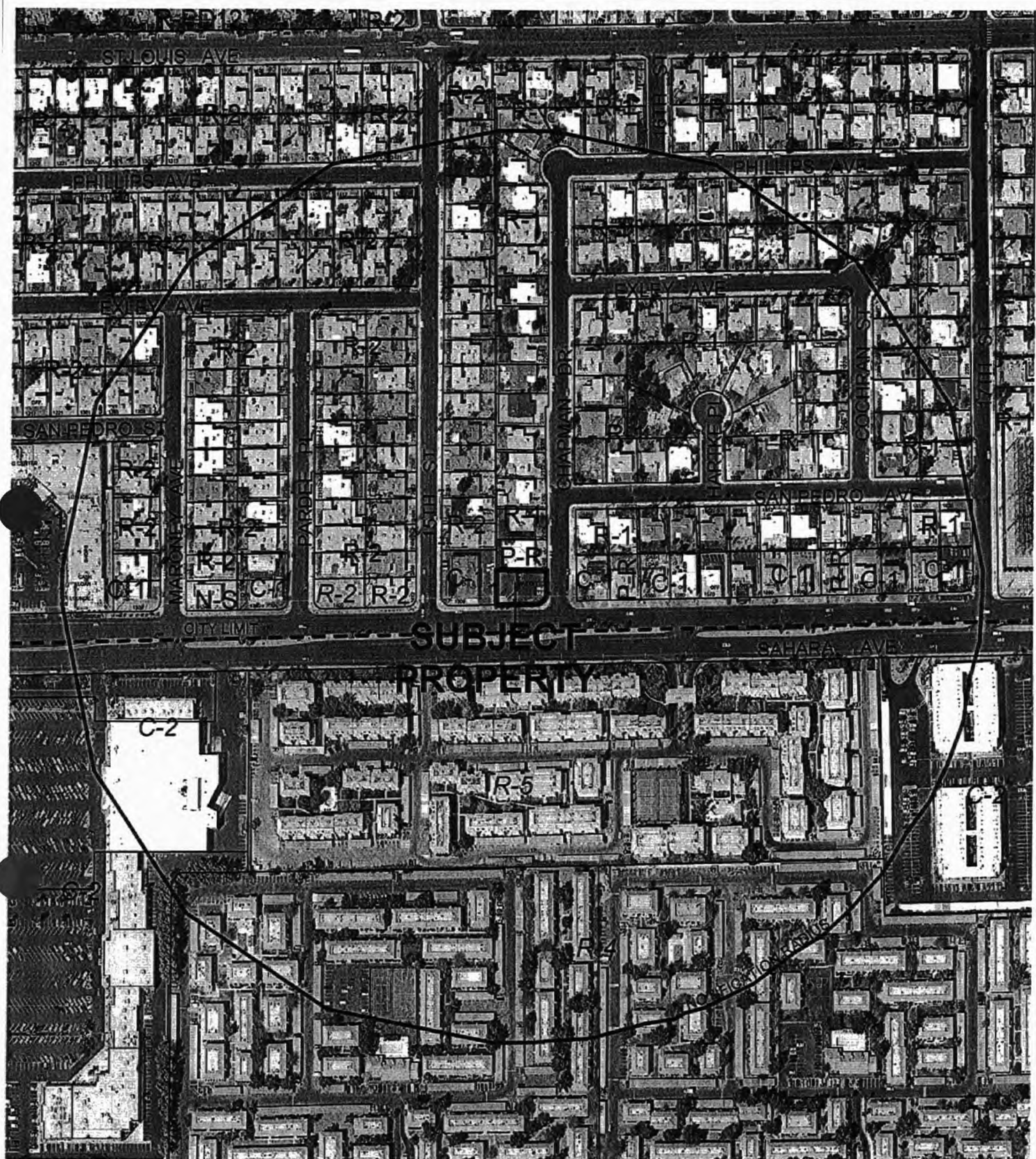
CASE: SUP-19754

RADIUS: 1000 FT

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

0 500 Feet





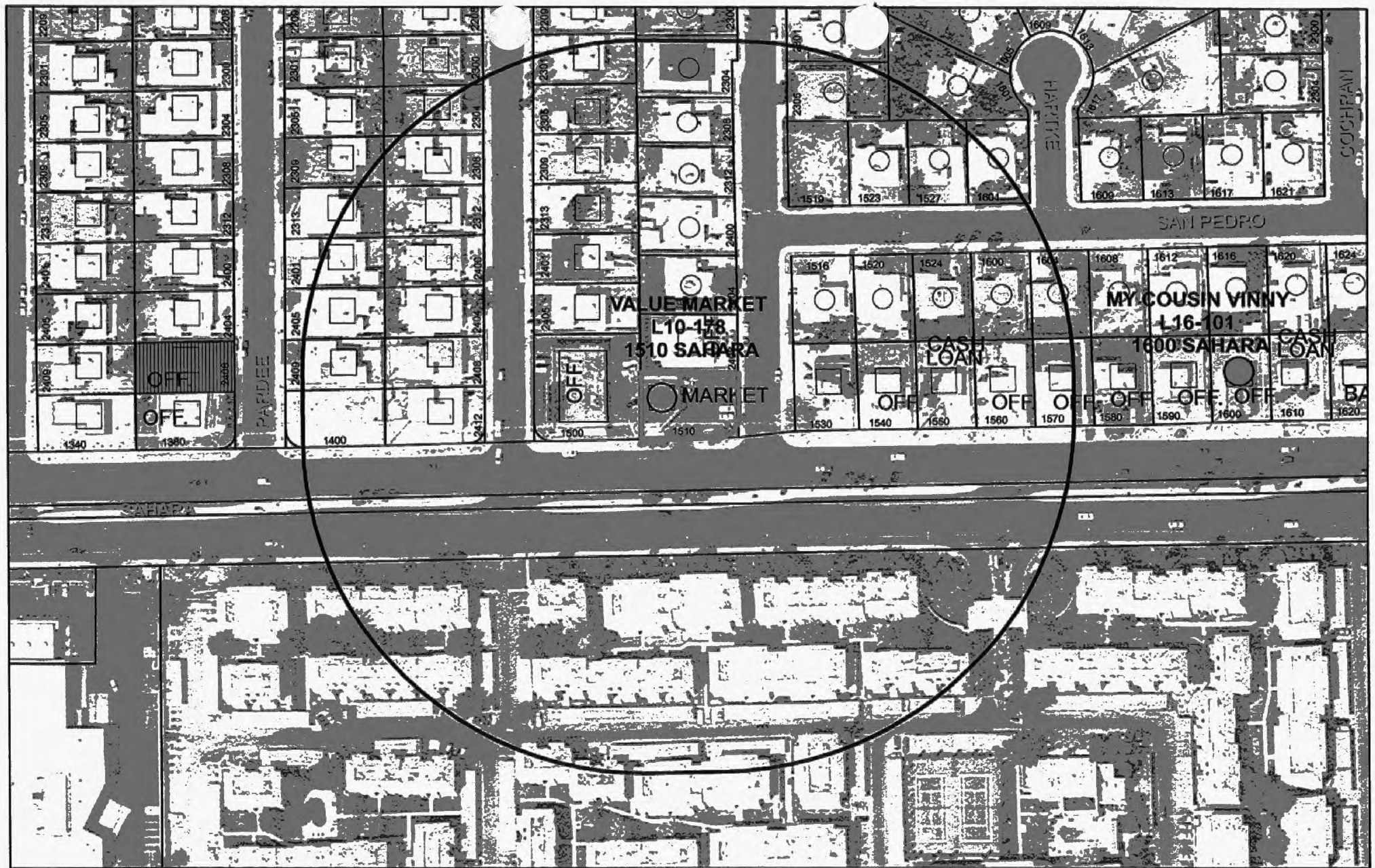
CASE: SUP-19754

RADIUS: 1000 FT

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

0 500 Feet





SUP-19754

Package Liquor Sales

Business Licenses

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

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- 400 foot buffer



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-19754 - APPLICANT: NASIR KOSA - OWNER: ADMOOR YALDA

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend DENIAL.

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0066-76) and Special Use Permit (U-0022-98) if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
7. No more than 10 percent of the retail floor space shall be devoted to the display of merchandising of alcoholic beverages.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is an appeal of the denial by the Planning Commission of a request for a Special Use Permit to add an Accessory Package Liquor Off-sale use in conjunction with an existing retail business at 1510 East Sahara Avenue that maintains an off-sale beer/wine/cooler sale use.

This request constitutes the third request for an increase in use. Because the applicant has not demonstrated that the proposed package liquor sales use will not be a detriment to the nearby residential areas staff has recommended denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/20/76	The City Commission approved a request for a Rezoning (Z-0066-76) from P-R (Professional Office and Parking) to C-1 (Limited Commercial).
3/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
4/27/98	The City Council approved a request for a Special Use Permit (U-0022-98) for the off-premise sale of beer and wine in conjunction with a proposed 2,600 square-foot convenience store.
1/25/99	The City Council denied a request for a Special Use Permit (U-0141-98) for packaged liquor sales in conjunction with an existing 2,600 square-foot convenience store.
9/06/99	The City Council approved General Plan Amendment (GPA-10-00) to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
9/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Southeast Sector Area as described in the Plan.
9/18/02	The City Council denied a request for a Special Use Permit (U-0072-02) for the sale of packaged liquor for off-premises consumption on the subject property. The Planning Commission and staff recommended denial.
4/12/04	Code Enforcement Case #12506: Property owner cited for illegal signs, weeds, trash/debris, refuse, graffiti, vagrants. Case resolved 4/26/04.
9/16/04	Code Enforcement Case # 21731: Property owner cited for dilapidated chain link fence. Case resolved 9/24/04.
9/08/05	Code Enforcement Case # 35357: Property owner cited for graffiti on side of building. Case resolved 9/27/05.

3/01/06	The City Council approved General Plan Amendment (GPA-10477) to Amend a portion of the Southeast Sector Plan of the General Plan from O (Office) to SC (Service Commercial) at 1510 East Sahara Avenue. The City Council also approved an additional request for a Special Use Permit (SUP-9615) for a proposed Financial Institution, Specified, and for Waivers from the 200-foot distance separation requirement from a residential use and from the 1,000-foot separation requirement from another Financial Institution, Specified at 1510 East Sahara. The Planning Commission recommended approval; staff recommended denial.
04/12/07	The Planning Commission voted 6-0 to recommend DENIAL (PC Agenda Item #81/mh).
Related Building Permits/Business Licenses	
5/15/98	Plan Check #L-2008-98 issued for tenant improvement for 2,600 SF retail store. Project completed 6/08/98.
10/9/98	Certificate of Occupancy issued for 2,600 SF retail space at 1510 East Sahara Avenue.

Pre-Application Meeting	
2/5/07	A pre-application meeting was held with staff to discuss the requirements for an additional Special Use Permit for package liquor sales to an existing retail establishment that already has entitlements for a Beer/Wine/Cooler off-sale use. Staff
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Details of Application Request	
Site Area	
Net Acres	0.20 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
North	Office	O (Office)	P-R (Professional)
South	Clark County (Multi-Family)	Clark County	Clark County
East	Office	O (Office)	C-1 (Limited Commercial)
West	Office	O (Office)	C-1 (Limited Commercial)

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

ANALYSIS

- Zoning/Use**

Per Title 19.04, a Retail Establishment with Accessory Package Liquor Off-Sale use is allowed only with an approved Special Use Permit in the C-1 (Limited Commercial) zoning District. Staff finds the proposed use inappropriate for this location. A residential neighborhood, known as the Francisco Park subdivision, is located within one hundred feet north of the subject site. Other uses surrounding the site include an office directly to the north, a retail shop to the west and an apartment complex located in Clark County to the south. Staff finds that the addition of a package liquor off-sale use is too intense in use from the established beer/wine/cooler sales use approved by Special Use Permit U-0022-98.

- Minimum Conditions for:**

RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFFSALE [C-1, C-2, C-M, M]

Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by requiring that:

- *1. Except as otherwise provided in this Chapter, no retail establishment accessory package liquor off-sale (hereinafter "establishment") shall be located within four hundred feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.

- *2. Except as otherwise provided in Paragraph 3 below, the distances referred to in Paragraph 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
 - a. Any leasehold parcel; or
 - b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Paragraph 1.
- *3. In the case of an establishment property to be located on a parcel of at least eighty acres in size, the minimum distances referred to in Paragraph 1 shall be measured in a straight line:
 - a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
 - b. In the case of a proposed establishment which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property lines of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.
- 4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Paragraph 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
- 5. The minimum distance requirements in Paragraph 1 do not apply to:
 - a. An establishment which has a nonrestricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of two hundred guest rooms after July 1, 1992; or

- b. A proposed establishment having more than fifty thousand square feet of retail floor space.
- *6. All businesses which sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.
- 7. The minimum distance requirements set forth in Paragraph 1, which are otherwise nonwaivable under the provisions of this subdivision, may be waived:
 - a. In accordance with the provisions of Section 19.040.050(A)(4) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
 - b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan; or
 - c. In connection with a retail establishment having less than twenty thousand square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or right-of-way with a width of least one hundred feet.

Conditions denoted with an asterisk cannot be waived.

This request constitutes the third request for such increase in use and the applicant has not demonstrated that the proposed package liquor sales use will still not be a detriment to the nearby residential areas. Therefore staff is recommending denial.

FINDINGS

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

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

Staff does not find the proposed additional package liquor use appropriate for this location nor is it harmonious and compatible with the existing surrounding land uses. A residential neighborhood is within one hundred feet north of the subject site. Staff finds the sale of package liquor is a more intense type of alcohol sales than the already approved Special Use Permit (U-0022-98) for beer and wine sales. Also, the applicant has not demonstrated that the proposed package liquor sales use will not be a detriment to the nearby residential areas. Therefore, staff is recommending denial.

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

This business, classified as a convenience store, has already been approved for the sale of beer and wine (off-premise consumption) that utilizes at least 10% of the floor display area. Staff finds that the proposed package liquor use is not suitable for this site due to the close proximity to a residential neighborhood and therefore recommends denial of the request.

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

The site is served by Sahara Avenue, defined as a 150-foot-wide Primary Arterial by the Master Plan of Streets and Highways. Staff finds the street facilities adequate to meet the requirements of the proposed use.

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

The sale of package liquor is a considerable increase in use than what has been currently allowed. Staff finds that this proposed increase in use would compromise public safety or the perception of a safe environment by the general public; therefore, denial of this request is recommended.

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

The requested Special Use Permit for a Retail Establishment with Accessory Package Liquor Off-Sale meets all conditions as listed in Title 19.04

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 190 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-19754** APN: _____

Name of Property Owner: Admon Cyalda

Name of Applicant: CECILIA ROSA

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): _____

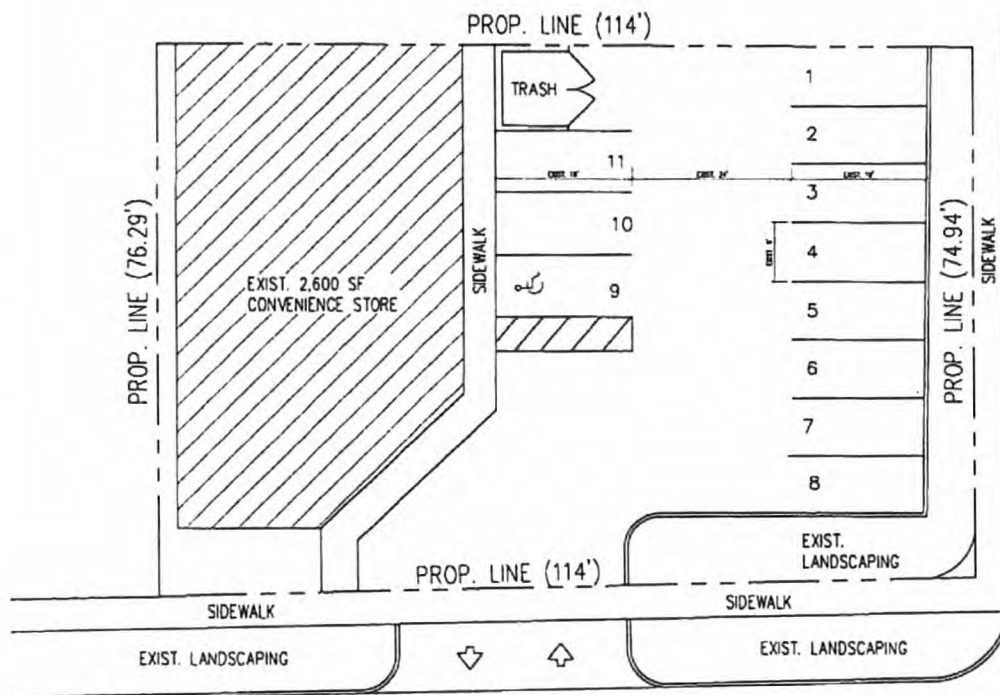
APN: _____

Signature of Property Owner: Admon Cyalda
Print Name: Admon Cyalda

Subscribed and sworn before me

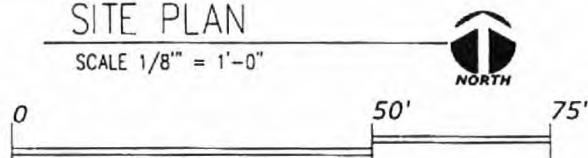
This 10 day of December, 2009
Xenia Reyes
Notary Public in and for said County and State





SITE PLAN

SCALE 1/8" = 1'-0"



PROJECT DATA:

ADDRESS: 1510 EAST SAHARA
LAS VEGAS, 89104
ZONING: C-1

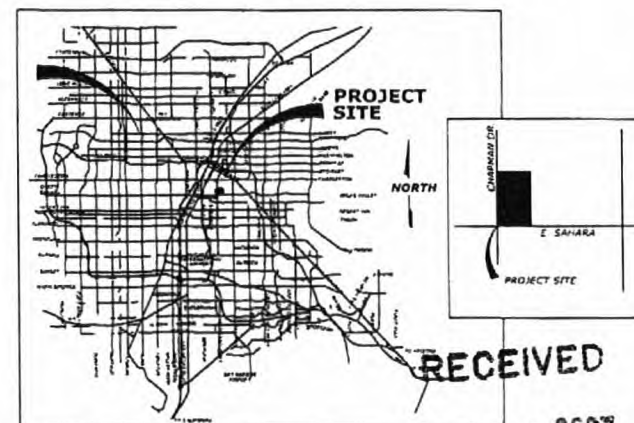
PARKING ANALYSIS:

CURRENT USE: 2,600 SF. CONVENIENCE STORE
PARKING REQUIREMENTS: ONE SPACE/250 SF OF GFA
EXIST. RETAIL 2,600 SF
 $(2600/250) = 10.4$ SPACES REQUIRED

11 SPACES PROVIDED

SITE AREA: 0.21 ACRES (8,956 SF)
TOTAL BUILDING AREA (2,600 SF)
FLOOR/AREA RATIO = 0.29

PROJECT LOCATION



RECEIVED

FEB 8 2007

SUP-19754
04/12/07 PC

ARCHITECT
HAZARD A. SHAFER, AIA
1510 EAST SAHARA
LAS VEGAS, NV 89104
PHONE: 702-735-1111

SCALE

DATE

HAZARD A. SHAFER, AIA
1510 EAST SAHARA
LAS VEGAS, NV 89104
PHONE: 702-735-1111
PARCEL NO. 162-02-411-019

PROJECT NO. 01-01

DRAWN BY: HAZARD A. SHAFER

CHECKED BY: HAZARD A. SHAFER

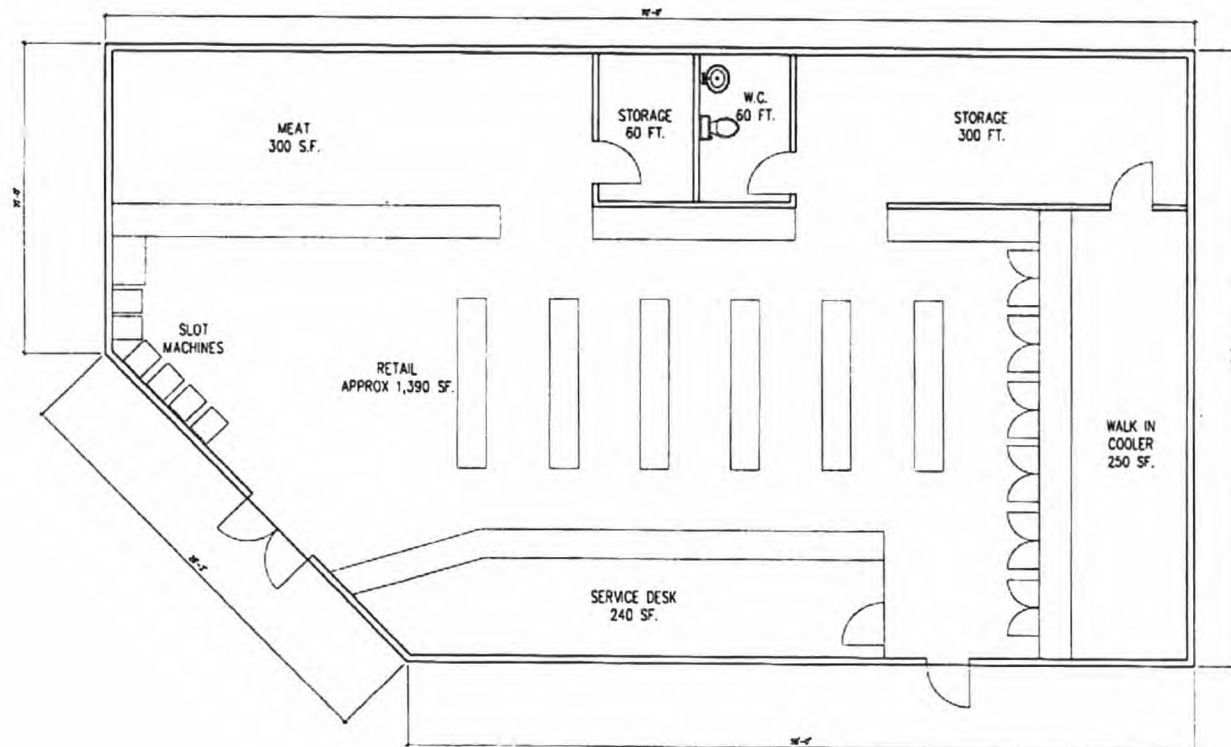
DATE: 04/12/07

PROJECT: 1510 EAST SAHARA

SHEET NO. 1

SITE PLAN

1



FLOOR PLAN
SCALE 1/4" = 1'-0" → NORTH

RECEIVED
FEB 8 2007

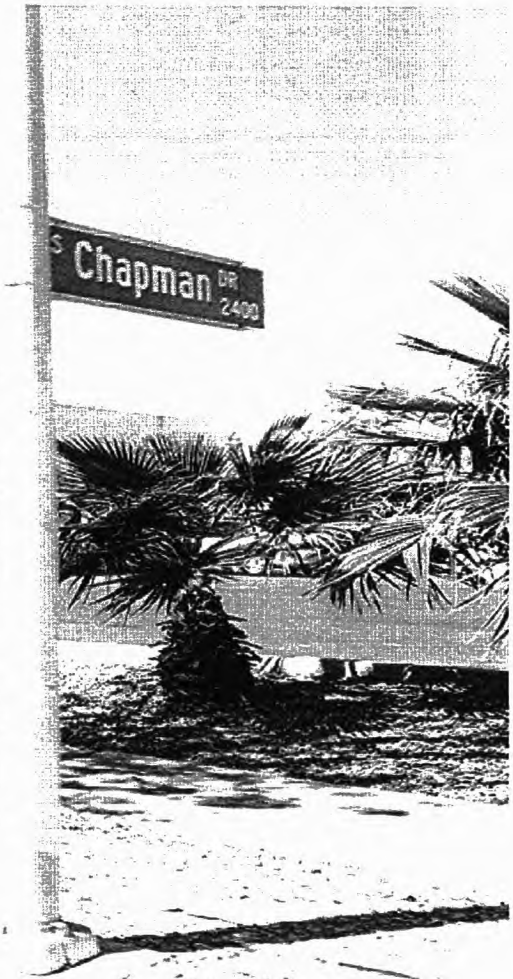
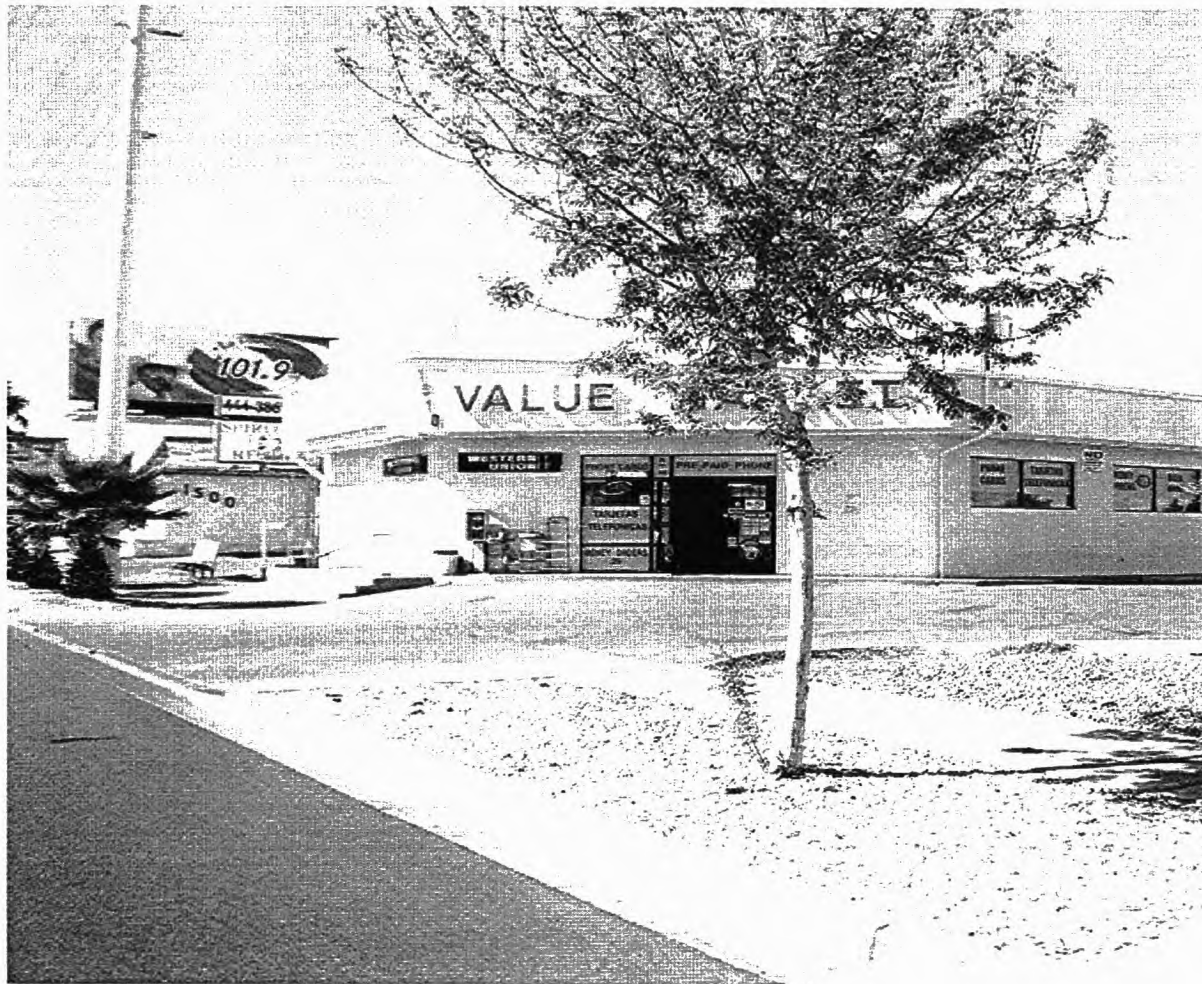
SUP-19754
04/12/07 PC

ARCHITECT
HAZARD A. SHAFER, DTA
1000 N. 10TH ST.
LAS VEGAS, NV 89104

NO.

DATE

PROJECT NO. 07-01
DRAWN BY: SH
CHECKED BY: SH
DATE: 02/07/07
SHEET TITLE
FLOOR PLAN



SUP-19754 - APPLICANT: NASIR KOSA - OWNER: ADMOOR YALDA
1510 EAST SAHARA AVENUE
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



SUP-19754 - APPLICANT: NASIR KOSA - OWNER: ADMOOR YALDA
1510 EAST SAHARA AVENUE
APRIL 12, 2007 PLANNING COMMISSION

03/12/07

TO WHOM IT MAY CONCERN

I, Nasir Kosa owner of Value Market located at 1510 East Sahara, Las Vegas, Nevada 89104. I would like to apply for hard liquor license due to my Customers' request, because they like to do all their shopping in one store; so I would like to provide them with that type of convenience.

I have been in convenience store with liquor business since year 2000 and I have always obeyed the law.

At my current store as above, we feature the following items:

1. Groceries plus fresh vegetables and fruits
2. Gaming
3. Check cashing
4. Beer and Wine
5. Full line of fresh meat

I am hoping to add hard liquor as well.

I remain,

Truly Yours,


Nasir Kosa

SUP-19754
04/12/07 PC

04-19-2007

To The City of Las Vegas

I want to appeal the Denial case SUP-19754

special use permit on April 12-2007

Thanks

Nasir Kosa

NASIR KOSA

DBA

Value Market

VALUE MARKET

1510 E. SAHARA AVE

Las Vegas, NV. 89104

(702) 234-9900

RECEIVED
CITY CLERK

2007 APR 19 P 1:15

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-19754

BURRELL KENNETH WAYNE
1516 SAN PEDRO AVE
LAS VEGAS NV 89104-3534

2007 MAY -7 A 8:08

RECEIVED
CITY CLERK

Protest

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 8 A 10:50



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

NAVARRO MANUEL S & ANA I
2304 CHAPMAN DR
LAS VEGAS NV 89104-3454

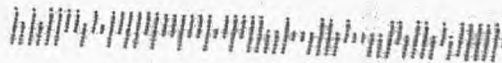


I SUPPORT
this Request



I OPPOSE
this Request

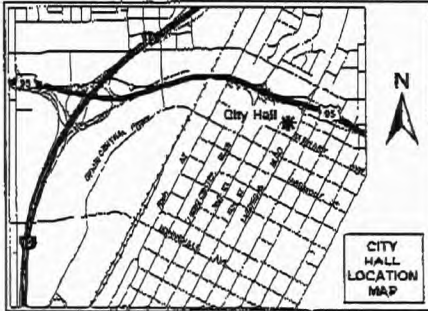
SUP-19754



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 stage to the City Clerk at the address listed above or fax this side this card to (702) 382-4803 or call (702) 229-6311

TOP DOG ENTERPRISES L L C
703 GREENWAY RD
HENDERSON NV 89002-8350



I SUPPORT
this Request



I OPPOSE
this Request

SUP-19754

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

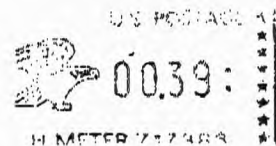


I SUPPORT
this Request



I OPPOSE
this Request

SUP-19754



Support

2007 MAY -7 A 8:08

RECEIVED
CITY CLERK

BARTO DAVID M
1618 PHILLIPS AVE
LAS VEGAS NV 89104-3532

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

SCHNELL CATHERINE T
1522 EXLEY AVE
LAS VEGAS NV 89104-3500

2001 MAY -9 P 12:34

RECEIVED
CITY CLERK

☐ I SUPPORT
this Request
SUP-19754

☒ I OPPOSE
this Request

#157

5/9/07 #157

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 this card to (702) 382-4803 or call (702) 229-6311



I SUPPORT
this Request



I OPPOSE
this Request

SUP-19754

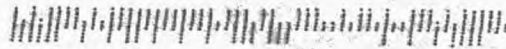


U.S. POSTAGE
00.39:
METER 717383

2007 MAY -9 P 12:34

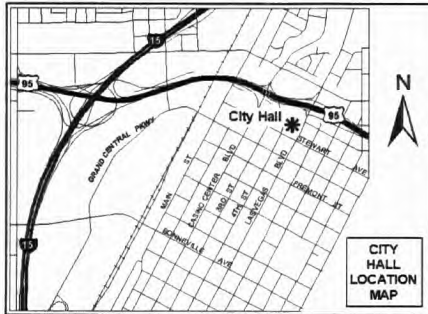
RECEIVED
CITY CLERK

GINKGO HOLDING TRUST
BLOOMQUIST MICHAEL TRS
2620 S MARYLAND PKWY #253
LAS VEGAS NV 89109-8310



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 this card to (702) 382-4803 or call (702)229-6311



I SUPPORT
this Request



I OPPOSE
this Request

SUP-19754



2007 MAY -9 A 10: 48



MORGAN DOROTHY JEAN
WALLACE SAMANTHA RENAI
1524 SAN PEDRO AVE
LAS VEGAS NV 89104-3534

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-19754



2007 MAY -9 A 10: 48



STEWART CARLENE B
2306 S 15TH ST
LAS VEGAS NV 89104-3461

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 11 A 10:39



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

LEMUS ABEL
RAMIREZ CATALINA
1602 PHILLIPS AVE
LAS VEGAS NV 89104-3532



I SUPPORT
this Request



I OPPOSE
this Request

SUP-19754

5/4/07 #157

RECEIVED
CITY CLERK

2007 MAY 11 A 9:43

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 of this card to (702) 382-4803 or call (702) 229-6311



I SUPPORT
this Request



I OPPOSE
this Request

SUP-19754

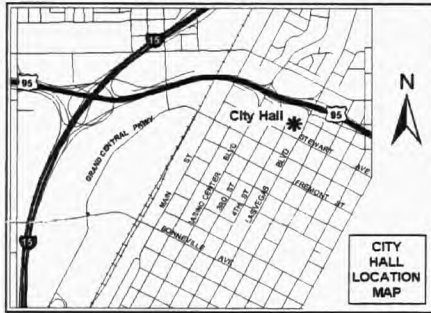
City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK



Official Notice of Public Hearing

MAY -9 A 10:47



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 or call (702)229-6311

CHRIST WILLIAM V & ALINE
1601 HARTKE PL
LAS VEGAS NV 89104-3542



I SUPPORT
this Request



I OPPOSE
this Request

SUP-19754

Las Vegas, Nevada
May 9, 2007

RECEIVED
CIVIL
MAY 10 2007
Dear ~~Armenian~~ man Gary Reese,

My name is Theodore E. Mendalski.
I am the Custodian for Ginkgo Holding
Trust. I live about two blocks from the
location of the store at 1510 East Sahara
Avenue. It is not unusual to see empty
bottles, empty plastic and tin containers
that were apparently tossed by someone
other than property owners or occupants.
The empty containers are from beer, wine,
soft drinks, milk shakes, sometimes
from sardines. The driveway to the parking
lot of the store is on the Sahara side. The
same side, some driveway is the exit. There
is a CAT Bus stop, route 204 West Bound at
East Sahara Avenue and South Chapman Drive
by the palm trees. I believe it would do no good
to have more intoxicating liquids in this
neighborhood.

Thank you for reading
my letter.

Sincerely

Theodore E. Mendalski

Custodian, Ginkgo Holding Trust

mailing address - 2620 S. Maryland Ave #253
Las Vegas, Nevada 89109

Submitted after final edit

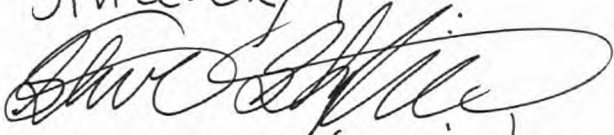
Date 5/9/07 Item # 157

Re: Alcoholic Beverage - Package License -
Nasir Koss
dba Value Market
1510 E. Sahara Ave.

City Counsel

Please consider this as written request
that Item 64 and Item 157 be continued
in abeyance until the next city council meeting.
This request is made for the reason that
the undersigned counsel was retained yesterday,
May 15, 2007, in the afternoon and has not
had adequate time to prepare for this
hearing.

Sincerely,


Steve T. Skivington, Esq.
Nevada Bar # 7915

Law Office of
Steve T. Skivington
Licensed to Practice Law in NV & AZ

1016 Olive Mill Lane
Las Vegas, NV 89134

(702) 245-0115
steveskivington@msn.com
Fax (702) 804-5321

Submitted after final agenda

Date 5-16-07 Item # 64 &
157

RECEIVED
CITY CLERK
2007 MAY 16 A 11:55



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
TEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

BRENDA J. WILLIAMS
INTERIM

DOUGLAS A. SELBY
CITY MANAGER

RECEIVED
CITY CLERK

2007 MAY 16 A 11:47

May 11, 2007

CERTIFIED LETTER
RETURN RECEIPT REQUESTED

Mr. Nasir Kosa
1510 East Sahara Avenue
Las Vegas, NV 89104

Re: Alcoholic Beverage - Package License - New
Nasir Kosa
dba Value Market
1510 East Sahara Avenue

Dear Mr. Kosa:

Your application for the above-referenced license is on the agenda for the regular afternoon session of the City Council meeting to be held on Wednesday, **May 16, 2007, at 1:00 p.m.**, in the Council Chambers at City Hall, 400 East Stewart Avenue.

It is required that you be present when your application is presented to the City Council. If you are not in attendance, the Council may table your application for consideration at a future meeting.

We recommend that you contact License Technician Gomez at 229-6920 prior to the City Council meeting to determine if there are any business license related items that require your attention. At this time our records show that you have the following item(s) pending: final approval by the Planning & Fire Depts.

Sincerely,

A handwritten signature in cursive script, reading "Jim DiFiore".

Jim DiFiore, Manager
Business Services Division
Finance & Business Services

JD: rw 4483

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

**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**

04-06-2007

I strongly suggest that Mr. Kosa at VALUE MARKET obtain a package liquor license to make his great store be one stop shopping.

First Name	Last Name	Address	City	State	Zip	Phone Number	Signature
Luis	Ballesteros	1616 San Luis	LV	NV	89103	994-5124	Luis B
CLIFF	BUSILL	1655 E. 4th Ave	LV	NV	89104	765-6097	Cliff Busill
Rick	Loyd	1708 E. SAINT LOUIS	LV	NV	89104	697-0841	Rick Loyd
PRASAD	Sepulveda	3642 Boulder Ave	LV	NV	89104	121	Prasad
IVAN	BRUCE	4297 Vegas Valley	LV	NV	89104	727-0167	Ivan Bruce
Rock	Hopkin	1030 Sweeney	LV	NV	89104	474-0804	Rock Hopkin
Aisha	Douglas	2650 Sherwood #10	LV	NV	89109	702-696108	Aisha Douglas
RAFAEL	MORALES	1655 E. SAHARA	LV	NV	89104	702-860530	Rafael Morales
Santiago	Rovalcaba	2655 S BRUCE #11	LV	NV	89104	702-4192675	Santiago Rovalcaba
ALBERTO	GARCIA	2665 S BRUCE #140	LV	NV	89104	401-4800	Alberto Garcia
Glen	McClatchey	2307 S 15th ST	LV	NV	89104	513-5263	Glen McClatchey
Jose	Pineda	1655 E. Sahara 2096	LV	NV	89104	413-5838	Jose Pineda
Kristal	Johnson	16146 KILICKER	LV	NV	89105	437-7091	Kristal Johnson
Steve	Schwartz	1655 E. Sahara #2116	LV	NV	89104	287-8886	Steve Schwartz
Charles	Miguel	65109 E. RIVER	LV	NV	89112	202-178088	Charles Miguel
Wanda	Smith	1655 E. SAHARA	LV	NV	89104	860-2288	Wanda Smith
RONNIE	RINGS	2029 17th ST	LV	NV	89101	513-8852	Ronnie Rings
Elise	Gonzalez	18018 Santa Paula	LV	NV	89109	908-8501	Elise Gonzalez
Alfredo	Jimenez.M	2209 MONTEREY	LV	NV	89104	935-0502	Alfredo Jimenez.M

Date 4/14/07 Item # 89
Submitted at Planning Commission

Customers of VALUE MARKET Located at 1510 E. Sahara Ave, Las Vegas.NV.89104

04-06-2007

I strongly suggest that Mr. Kosa at VALUE MARKET obtain a package liquor license to make his great store be one stop shopping.

First Name	Last Name	Address	City	State	Zip	Phone Number	Signature
Antonio	Martinez	1655 E. Sahara	Las Vegas	NV	89104	406-5813	Antonio M.L.
Henry	Diaz	1655 E Sahara	LV	NV	89104	6977925	Henry Diaz
RONALD	KINDRED	539 E. 8th Ave H 110	LV	NV	89104	882-4423	Ronald Kindred
Angel	Rodriguez	1655 E. Sahara Apt 3083	LV.	NV	89104	444-9497	Angel Rodriguez
ORLANDO	Green	1655 E. Sahara	LV	NV	89104	6977085	Orlando Green
Willie	MORIN	1500 E. Sahara	LV	NV	89104	204-4341	Willie Morin
Luis	BONILLA	1617 SAN PEDRO AV.	LV	NV	89104	733-9512	Luis Bonilla
JAT	MALIAK-NAVARO	2364 CHAPMAN DR LV NV	LV	NV	89104	510-2023	JAT Maliak-Navarro
Rigo	Rendon	2845 S. Mojave Rd	LV	NV	89102	457-6840	Rigo Rendon
Alfredo	MARTINEZ	1655 E SAHARA	LV	NV	89104	4065813	Alfredo Martinez
Hidabelga	TRUJILLO	1403 E. KEY AVE.	LV.	NV	89104	738-3461	Hidabelga Trujillo
Kenny	Kwon	12 Holsten Hills Rd	LV	NV	89102	400-6483	Kenny Kwon
ROLANDO	MASCARO	1750 E KAREN AVE 351	LV	NV	89109	4394259	Rolando Mascaro
JOSE	MILLER	3107 Drexel Ave	LV	NV	89121	450-9811	Jose Miller
	Barim	5613 CORAL AVE	LV	NV	89108	2578905	Barim
DONALD	JOHNSON	6496 Lone Peak Way	LV	NV	89156	292-5899	Donald Johnson
Michael	NAMKHAM	2305 S. 15 ST	LV	NV	89104	419-9374	Michael Namkham
JOE	LEON	2130 BOWLING	LV.	NV	89142	477-0897	Joe Leon
Cesar	Martinez	1900 E. Tropicana	LV	NV	89119	372-1268	Cesar Martinez

Customers of VALUE MARKET Located at 1510 E. Sahara Ave, Las Vegas, NV. 89104

04-06-2007

I strongly suggest that Mr. Kosa at VALUE MARKET obtain a package liquor license to make his great store be one stop shopping.

First Name	Last Name	Address	City	State	Zip	Phone Number	Signature
Nancy	METZ	1708 E. St. Louis	LV	NV	89104	697-0654	Nancy Metz
IRIAN	KONZALEZ	1055 E. SAHARA	LV	NV	89104	444-9515	IRIAN
RAMON	LIBERA	2011 S. 15TH ST.	LV	NV	89104	650-2843	Ramon R.
MARIO	POKLOVA	2300 S. 15TH	LV	NV	89104	884-0810	Mario
J	MURIO	7-32 9498	LV	NV	89104	733-9118	J
EVAN	FLORES	1328 Bonita Ave	LV	NV	89104	581-9363	Evan Flores
Glicerio	ESTERER	2403 15th S	LV	NV	89104	812-1581	Glicerio
GUILHERMO	NAVARRO	1733 CASSA VIAN	LV	NV	89104	408-464954	GUILHERMO
NO CORCA	GARCIA	1737 CASSA VIAN	LV	NV	89104	408-464954	NO CORCA
BEIKIS	PEREZ	7734 CASSA VIAN	LV	NV	89104	702-7851067	BEIKIS
Ben	Rodriguez	5125 Silverhawk Av	LV	NV	89142	329-7740	Ben
ACELI	GONZALEZ	2109 Cordova ST	LV	NV	89104	650-6522	ACELI
Abraham	VELAZCO	5237 TIGER CUB	LV	NV	89031	702-648904	Abraham
Reynaldo	Soto	1812 Chapman DA	LV	NV		399-2648	Reynaldo Soto
Orrell	Zeller	602N 1st St. #225	LV	NV	89104	731-9952	Orrell
Pedro	Hernandez	1655 E. Sahara	LV	NV	89104	469-3607009	Pedro
Sackl	Barogan	1302 Exley	LV	NV	89104		Sackl
Marco	Garcia	1302 Exley	LV	NV	89104		Marco A. Garcia
Cifuentes	Garcia	1302 Exley	LV	NV	89104		Cifuentes

Customers of VALUE MARKET Located at 1510 E. Sahara Ave, Las Vegas.NV.89104

04-02-2002

I strongly suggest that Mr. Kosa at VALUE MARKET obtain a package liquor license to make his great store be one stop shopping.

First Name	Last Name	Address	City	State	Zip	Phone Number	Signature
Arturo	Alvarez	1655 E. Sahara	Las Vegas	NV	89104	(818) 667-9165	Arturo
ESPERANZA	FAULKNER	1513 EUCLID AVE	LAS VEGAS	NV	89104	925 9488	6 Faulkner
JUAN	MARTINEZ	1655 - E. Sahara	L.V.	NV	89104	(702) 813-2773	Juan
Hector	Martinez	1655 - E. Sahara	L.V.	NV	89104	(702) 429-3308	Hector
MAX	SILVA	1216 EXLEY AVE	L.V.	NV	89104	737-6998	Max Silva
Jose	Jimenez	4722 WALKER AVE	LV	NV	89120	755-2734	Jose
RAFAEL	CERVANTES	1655 E. SAHARA AVE	LV	NV	89104	939-6398	Rafael
JANEIRA	Cantu	1105 E. Sahara	LV	NV	89104	892-9263	Janeira
Colwin	Sanuel	1655 E. Sahara	LV	NV	89104	635-7103	Colwin
Pesra	Brown	1500 E. Sahara Ave	LV	NV	89104	767-6363	Brown
Luis	Deltran	1500 E. CERRITOS AVE	L.V.	NV	89104	733-483	Luis
ROGER	MEZA	1605 PHILLIPS AVE	L.V.	NV	89104	893-0125	Roger
Sonia	Pena	2315 S. 15th St	Las Vegas	NV	89104	702-623108	Sonia
Nicolas	Chavez	1500 E. Karon St. #153	Las Vegas	NV	89104	(702) 735-1125	Nicolas Chavez
Robert	Schlichting	1422 E. PHILLIPS AVE	Las Vegas	NV	89104	734-2767	Robert Schlichting
Angel	Cwell	1526 PHILLIPS AVE	LV	NV	89104	756-5440	Angel
Daniel	Bahera	1526 PHILLIPS AVE	LV	NV	89104	287-7165	Daniel
FRANK	LLOYD	1640 E. SAHARA	LV	NV	89104	277-1477	Frank Lloyd
VICTOR	CRUZ	1614 EXLEY AVE	LV	NV	89104	280-2756	VICTOR CRUZ

Customers of VALUE MARKET Located at 1510 E. Sahara Ave, Las Vegas.NV.89104

04-07-2007

I strongly suggest that Mr. Kosa at VALUE MARKET obtain a package liquor license to make his great store be one stop shopping.

First Name	Last Name	Address	City	State	Zip	Phone Number	Signature
DAMIAN	MARTINEZ	ROYAL SAHARA	LV	NV		362-808	[Signature]
Don	Nash	2301 15th St	LV	NV	89104	996-7979	[Signature]
James	Quintero	1804 lamp lighter	LV	NV	89104	647-0484	[Signature]
Carlos	Blanco	E. SAHARA	LV	NV	89109	733-6399	[Signature]
William	Johnson	14th & Phillips	LV	NV	89104	734-2767	[Signature]
Randy	Bres	1519 Exley	LV	NV	89104	994-2126	[Signature]
KEV	SAMBILAY	1655 E. SAHARA	LV	NV	89104	733-0525	[Signature]
James	Scott	1607 Exley	LV	NV	89104	458-7332	[Signature]
JUDI	TURPIN	1519 EXLEY	LV	NV	89104	994-2126	[Signature]
James	Yedman	1506 E St Louis	LV	NV	89104	737-0172	[Signature]
Steve	2307 S. 15th	Steve McClatchey	LV	NV	89104	561-5263	[Signature]
Krystle	McClatchey	2307 S. 15th St	LV	NV	89104	927-8820	[Signature]
Paul	Montgomery	1717 KASSABIAN	LV	NV	89104	452-1980	[Signature]
Rodolfo	VALENZUELA	3642 Boxer Hwy	LV	NV	89104	843-2231	[Signature]
JOSE	ALVARADO	1750 KAREN AVE	LV	NV	89104	696-269	[Signature]
Suan	Polina	1750 KAREN NV	LV	NV	89104	733-7167	[Signature]
Rodolfo	DAMI L	3139 E SAHARA	LV	NV	89104	457-7398	[Signature]
Bill	SHARY	1655 E SAHARA	LV	NV	89104	444-9344	[Signature]
John	SIMMONS	1519 Exley	LV	NV	89104	994-6731	[Signature]

DX, 07-2-07

I strongly suggest that Mr. Kosa at VALUE MARKET obtain a package liquor license to make his great store be one stop shopping.

First Name	Last Name	Address	City	State	Zip	Phone Number	Signature
Ismael	Rodriguez	1827 Howard Ave	L.V.	NV	89104	733-6534	[Signature]
Uguel	Lumaresa	Exley Ave 1603	L.V.	NV	89104	7348746	Miguel Lumaresa
Frank	Mendoza	2117 S 15 St	L.V.	NV	89104	646-9502	[Signature]
Gregorio	Zamora	1212 Exley Ave	L.V.	NV	89104	927-0902	Gregorio Zamora
Christopher	CHRISTOPHER	1655 E Sahara	L.V.	NV	89104	635-1357	[Signature]
Roberto	Alvarez	1402 Phillips Av	L.V.	NV	89104	734-2853	[Signature]
Humberto	Ward	1021 Coral St E-W	L.V.	NV	89104	4514037	[Signature]
Richard	Slattery	2125 Peyton Dr APT C	L.V.	NV	89104	386-5087	[Signature]
Sarah	Thompson	164 Exley Ave	L.V.	NV	89104	733-8116	[Signature]
Troy	Soler	1655 E Sahara #1036	L.V.	NV	89104	3323577	[Signature]
Alfredo	Pena	2316 S 15 St	L.V.	NV	89104	650-3108	[Signature]
Aime	Sanchez	2310 S. 15 St	L.V.	NV	89104	72746300	[Signature]
Rafael	Rodriguez	2308 T St	L.V.	NV	89104	699-8177	Rafael R.
Ladino	Roman	1655 E Sahara	L.V.	NV	89104	7800083	Ladino
Jose	Jarama	5350 SUTHERS DR	L.V.	NV	89128	433-0198	JOSE JARAMA
Ismael	Williams	4200 Tattersall Pl	L.V.	NV	89115	557-3291	[Signature]
Curtis	Brown	1157 TONI AVE	L.V.	NV	89119	7824-546	Curtis Brown
Max	Chu	5212 E 2nd	L.V.	NV	89104	394-9902	[Signature]
Kene	Mexico	1655 Sahara	L.V.	NV	89104	707653	[Signature]

Customers of VALUE MARKET Located at 1510 E. Sahara Ave, Las Vegas.NV.89104

4-08-07

I strongly suggest that Mr. Kosa at VALUE MARKET obtain a package liquor license to make his great store be one stop shopping.

First Name	Last Name	Address	City	State	Zip	Phone Number	Signature
Francisco	De Leon	1655 E. Sahara	L.V.	NV	89104	5102911	
Daniel	Gutierrez	2001 S 17th St	LV	NV	89104	781-4688	
Christina	Ortiz	2117 S 15th St	LV	NV	89104	694-9502	
KATHY		1655 E. SAHARA	LV	NV	89104	630-1321	
Martin	Castel	1655 E. SAHARA	LV	NV	89104	378-9893	
Alonso	Navarro	2304 Chapman Dr.	LV	NV	89104	410-7730	
JESUS	Guzman	1704 JAWAD	LV	NV	89104	731-1440	
HENRY	DAY	1506 E. ST. LOUIS	LV	NV	89104	737-0217	
MARIA	Camacho	2665 Lynwood St	LV	NV	89104	792-8774	
Fabien	Gonzalez	2119 Carnation St.	LV	NV	89104	343-0919	
HENRY	WARD	1655 E. SAHARA #1044	LV	NV	89104	515-6081	
TERESA	ROJAS	1655 E SAHARA #2111	LV	NV	89104	645-4435	
Druid	Hersh	5887 Sloop Falls	LV	NV	89103	207-4938	
RICHARD	ROBINSON	6475 SUBARU Knoll	W	NV	89110	809-2552	
DAN	VALLEY	10.24 CANON A	LV	NV	89104	721-5760	
Ashley	HISUP	1655 E Sahara #315	LV	NV	89104	702-818-7705	
JoAnne	Nailen	1717 Kassabian Ave	LV	NV	89104	452-1980	
JESUS	Rodriguez	1655 E. SAHARA #2111	LV	NV	89104	(818) 667-6010	
JOHNE	NAMKHAM	2305 S. 15th St.	LV	NV	89104	(702) 49-9314	

I strongly suggest that Mr. Kosa at VALUE MARKET obtain a package liquor license to make his great store be one stop shopping.

[illegible]



Las Vegas, Nevada
April 10, 2007

Dear Mr. Korkosz,

In regards to the application by the people who want a special use permit to sell packaged liquor at 1510 E. Sahara Ave., if it were to be my decision I would deny the application. I live near to that store and almost every morning I find empty beer and soft drink bottles sometimes a wine bottle. Some of the bottles contain some liquid, some are broken and shattered glass is on the street at curbside, often times on ~~neighbor~~ neighbors yards. Even during daytime hours we get littered. This is not a nice peaceful neighborhood. There is a CAT Bus stop at South Cheyenne Drive by the Palm trees and only one driveway to enter and exit the parking area of that store. The driveway is at the Sahara side. There is ~~not~~ package liquor available at Smiths Supermarket in the Sahara Town Square at Sahara and Maryland Parkway and a Tavern one block east of the location where they want a special permit now.

Thank you for reading my letter
My mailing address is Linnea G. Mendelicki
7540 S. Maryland Parkway #164 C/o POSTNET Las Vegas Nevada 89109

ITEM # 81
CASE # SUP-19754
PC MTG 4-12-07

P

CATHERINE SCHUELL
1522 EXLEY AVE
LAS VEGAS, NV 89104

RE - SUP 19754 - APRIL 12, 2007

JOHN KORKOSZ
PLANNING SUPERVISOR

DEAR SIR:

I AM UNABLE TO ATTEND
THE MEETING IN PERSON TO
OBJECT TO THIS REQUEST FOR
A SPECIAL USE PERMIT.

I LIVE WITHIN THE
NOTIFICATION RADIUS AND
KNOW THIS CORNER QUITE
WELL. AS YOU CAN SEE IT
IS SURROUNDED BY R1 AND
R2 HOUSING.

ITEM # 81
CASE # SUP-19754
PC MTG 4.12.07

P

THIS IS A SMALL LOT AND
THIS ONLY ONE DRIVE WAY
FOR IN & OUT TRAFFIC. NOT
ANY IS THIS MARLBOROS
IN ITSELF, BUT IT DOES
RIGHT INTO BUSY SAHARA.
A BUS STOP IS ALSO
RIGHT NEXT TO THIS DRIVE.
I FEEL IF ANYONE NEEDS
LIQUOR THEY CAN GO TO
SMITHS OR MARLBOROS
WHICH IS 2 BLOCKS AWAY.
THIS STORE IS USED
BY SHOPPERS WITH VEHICLES
AND NOT LOCAL BRICK
MORTAR - PLEASE DO

NOT LET THIS BE PASSED.

Catherine Schnell



Catherine Schnell
1522 Exley Ave.
Las Vegas NV 89104-3500

Copy TO - WARD 3
REESE

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-20138 - PUBLIC HEARING - APPLICANT: STEVE OKOSISI AND SUSAN NWOGBE
- OWNER: TECH RETAIL CENTER - Request for a Special Use Permit FOR A
BEER/WINE/COOLER ON SALE ESTABLISHMENT IN CONJUNCTION WITH A
PROPOSED RESTAURANT at 2400 North Buffalo Drive, Suite #145 (APN 138-15-402-001),
C-1 (Limited Commercial), Ward 4 (Brown). NOTE: THE APPLICANT HAS REQUESTED
THIS APPLICATION BE WITHDRAWN WITHOUT PREJUDICE. The Planning
Commission (6-0 vote) and staff recommend APPROVAL

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

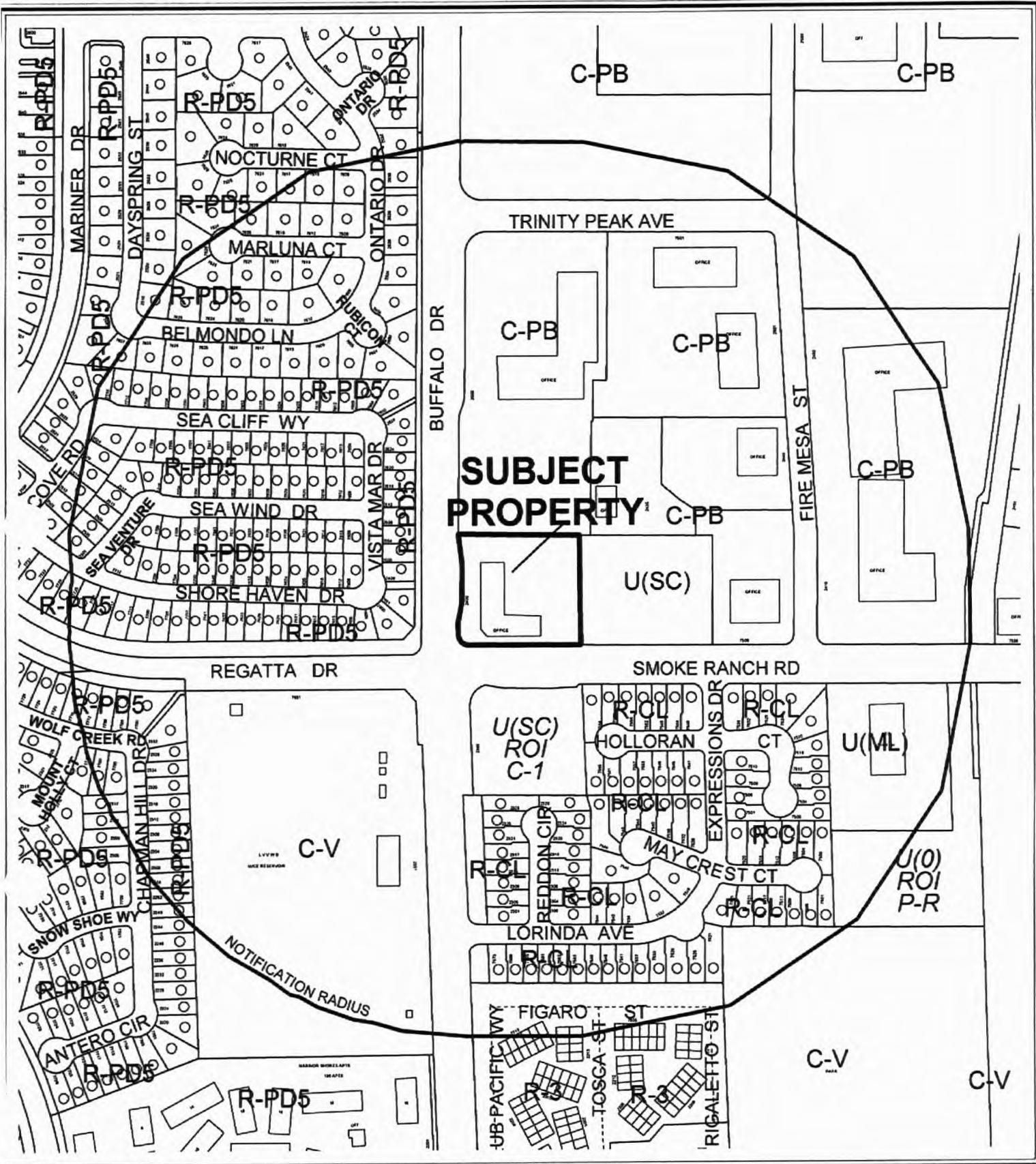
BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Letter from Applicant requesting Withdraw Without Prejudice
6. Submitted after final agenda – Returned postcard protest and support
7. Submitted after meeting – Returned postcard protest

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: SUP-20138

RADIUS: 1000 FT

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

0 500 Feet





SUP-20138

Package Liquor Sales

Business Licenses

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

-  RELIGIOUS
 CITY PARKS
 SCHOOLS

-  Subject Property
-  400 foot buffer



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-20138 - APPLICANT: STEVE OKOSISI AND SUSAN
NWOGBE - OWNER: TECH RETAIL CENTER

NOTE: THE APPLICANT HAS REQUESTED THIS APPLICATION BE WITHDRAWN WITHOUT PREJUDICE

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-2457), and Site Development Plan Review (SDR-2458) if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a Beer/Wine/Cooler On-Sale Establishment in conjunction with a proposed restaurant in a 1,636 square foot space within an approved 14,000 square foot shopping center (SDR-2458) at 2400 N Buffalo Road, Suite #145 in a C-1 (Limited Commercial) zone.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/05/2004	The City Council approved a rezoning (ZON-2457)
05/05/2004	The City Council approved a Site Development Plan Review (SDR-2458) for two commercial buildings on the northeast and southeast corners of Smoke Ranch Road and Buffalo Drive.
05/05/2004	The City Council approved a Special Use Permit for a liquor establishment (Tavern) and a waiver from the 1,500 foot distance separation requirement from an existing school.
04/12/07	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #82/lhm).
<i>Related Building Permits/Business Licenses</i>	
12/29/04	Construction permit for a shopping center
01/06/06	Kitchen expansion T.I. remodel
10/14/2005	Becker Steakhouse - Suite 125 (C20-02239, G01-02240, L16-00033, R09-01330)
06/26/2006	Suite 105 - Sweet Cheeks Paper (G04-06215)
11/20/2006	Forever Fit - Suite 110 (H08-00058)
02/23/2007	Tacone Flavor Grill - Suite 145 (L09-90835 - Denied by Planning on 03/07/2007 and Fire 02/23/07 - License is pending; R09-90833 - Approved by Planning on 03/07/2007 and Denied by Fire 02/23/07 - License is pending)
<i>Pre-Application Meeting</i>	
02/16/07	A pre-application meeting was held with the applicant at which time the requirements for a Special Use Permit for a Beer/Wine/Cooler On-Sale Establishment was discussed.
<i>Neighborhood Meeting</i>	
N/A	A neighborhood meeting is not required for a Special Use Permit application.

Details of Application Request

Site Area

Gross Acres 2.04 acres

Net Acres 1.99 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail Center	SC (Service Commercial)	C-1(Limited Commercial)
North	Business Park	LI/R (Light Industrial/Research)	C-PB(Planned Business Park)
South	Retail Center	SC (Service Commercial) & ML (Medium Density Residential)	R-CL(Residential - Compact Lot)
East	Undeveloped	SC (Service Commercial)	U (Undeveloped) Zone [SC(Service Commercial) General Plan Designation]
West	Residential & Las Vegas Valley Water District Facility	ML (Medium Density Residential) and PF (Public Facilities)	R-PD5 (Residential Planned Development – 5 DUA) & C(Civic)

Special Districts/Zones

Special Purpose and Overlay Districts

Trails

Rural Preservation Overlay District

Development Impact Notification Assessment

Project of Regional Significance

Yes

No

Compliance

X

X

X

X

N/A

N/A

N/A

N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Commercial Center	14,000 Square Feet	1:250	56	3	117	5	Y
Restaurant 1,636 Square Feet	800 sf Public Space & Remaining Space	1/50 1/200	16 4	1			
SubTotal			20	1			Y
TOTAL (including handicap)			20	1	117	5	

Protected Uses	Minimum Separation Distance Required	Provided	Compliance
7401 Smoke Ranch - Church	400 feet	640 feet	Y
2301 North Tenaya – High School	400 feet	1018 feet	Y
7460 Caliche Way – City Park	400 feet	812 feet	Y

ANALYSIS

- General**

The proposed restaurant is located at 2400 North Buffalo Drive, Suite #145, and is a 1,636 square-foot (approximate) restaurant with 800 square feet (approximate) serving as a public dining area and the remaining 836 square feet (approximate) as kitchen prep and service areas. The proposed restaurant provides seating for 50 patrons, exceeding the 45-seat minimum conditional requirement for a Special Use Permit. Because the applicant meets or exceeds all requirements of this Special Use, staff recommends approval of this request.

This restaurant is part of an approved 14,000 square foot commercial shopping center (SDR-2458), that is on the northeast corner of Buffalo Drive and Smoke Ranch Road. A 3,750 square foot restaurant is located within the existing center, requiring 40 parking spaces. The remaining 8,614 square feet of retail space will require 35 additional parking spaces. The total number of parking spaces needed for the uses within this center is 95 spaces. Adequate parking is provided.

- **Zoning**

The subject property is zoned C-1 and located within a small retail shopping center. The proposed Beer/Wine/Cooler On-Sale Establishment, with approval of a Special Use Permit, is a permissible use in the C-1 Zoning District.

- **Conditions**

BEER/WINE/COOLER ON-SALE ESTABLISHMENT [Special Use in Zones C-1, C-2, C-M, M]

Minimum Special Use Permit Requirements:

- (1) Except as otherwise provided in this Chapter, no beer/wine/cooler on-sale establishment (hereinafter "establishment") shall be located within 400 Feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.
- (2) Except as otherwise provided in Requirement (3) below, the distances referred to in Requirement (1) shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
 - (a) Any leasehold parcel; or
 - (b) Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement (1).
- (3) In the case of an establishment proposed to be located on a parcel of at least eighty acres in size, the minimum distances referred to in Requirement (1) shall be measured in a straight line:
 - (a) From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or

(b) In the case of a proposed establishment which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

(4) When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Paragraph (1), the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

(5) The minimum distance requirements in Paragraph (1) do not apply to:

(a) An establishment which has a non-restricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of two hundred guest rooms after July 1, 1992; or

(b) A proposed establishment having more than fifty thousand square feet of retail floor space.

(*6) All businesses which sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

The proposed use meets all of the distance separation requirements contained above. Further, as a Beer/Wine/Cooler On-Sale Establishment is defined as "An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine, and coolers for consumption only in connection with a restaurant in which 45 or more people may be served with meals at any one time at tables or stools," it is noted that the floor plan depicts seating for 50 patrons.

FINDINGS

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

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

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**
4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**
5. **The use meets all of the applicable conditions per Title 19.04.**

In regard to “1”:

The proposed use will be located in a restaurant within a retail shopping center, which is intended to have commercial uses. As there are no protected uses located within 400 Feet of the proposed Beer/Wine/Cooler On-Sale Establishment this use could be conducted in a manner that is harmonious and compatible with surrounding land uses.

In regard to “2”:

With implementation of the proposed conditions, there is no evidence of any physical constraint to the location of the proposed Beer/Wine/Cooler On-Sale Establishment in conjunction with a 1,636 square foot restaurant on the subject site.

In regard to “3”:

The subject site is located on the northeast corner of Buffalo Drive, and Smoke Ranch Road, both 100-Foot Primary Arterials on the Master Plan of Streets and Highways, and of adequate capacity to serve the proposed use.

In regard to “4”:

This site will be subject to inspections and business licensing requirements and will not endanger the public health or general welfare.

In regard to “5”:

The proposed use is in compliance with all conditions of Title 19.04. The site is not within 400 Feet of a church, synagogue, school, child care facility licensed for more than 12 children or a city park. The subject site is a proposed restaurant with seating for 50 patrons in a C-1 zone, which is allowed with an approved Special Use Permit.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 266 by City Clerk

APPROVALS 0

PROTESTS 0



Case Number: **SUP-20138** APN: *138/5402001*

Name of Property Owner: Tech Retail Center

Name of Applicant: Tarone Flavor Grill AKA Suzme Ventures, Inc.

Name of Representative: David Inman

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: _____

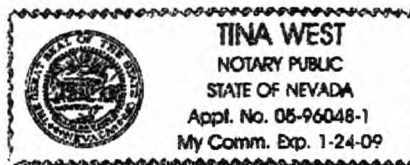
Signature of Property Owner: _____

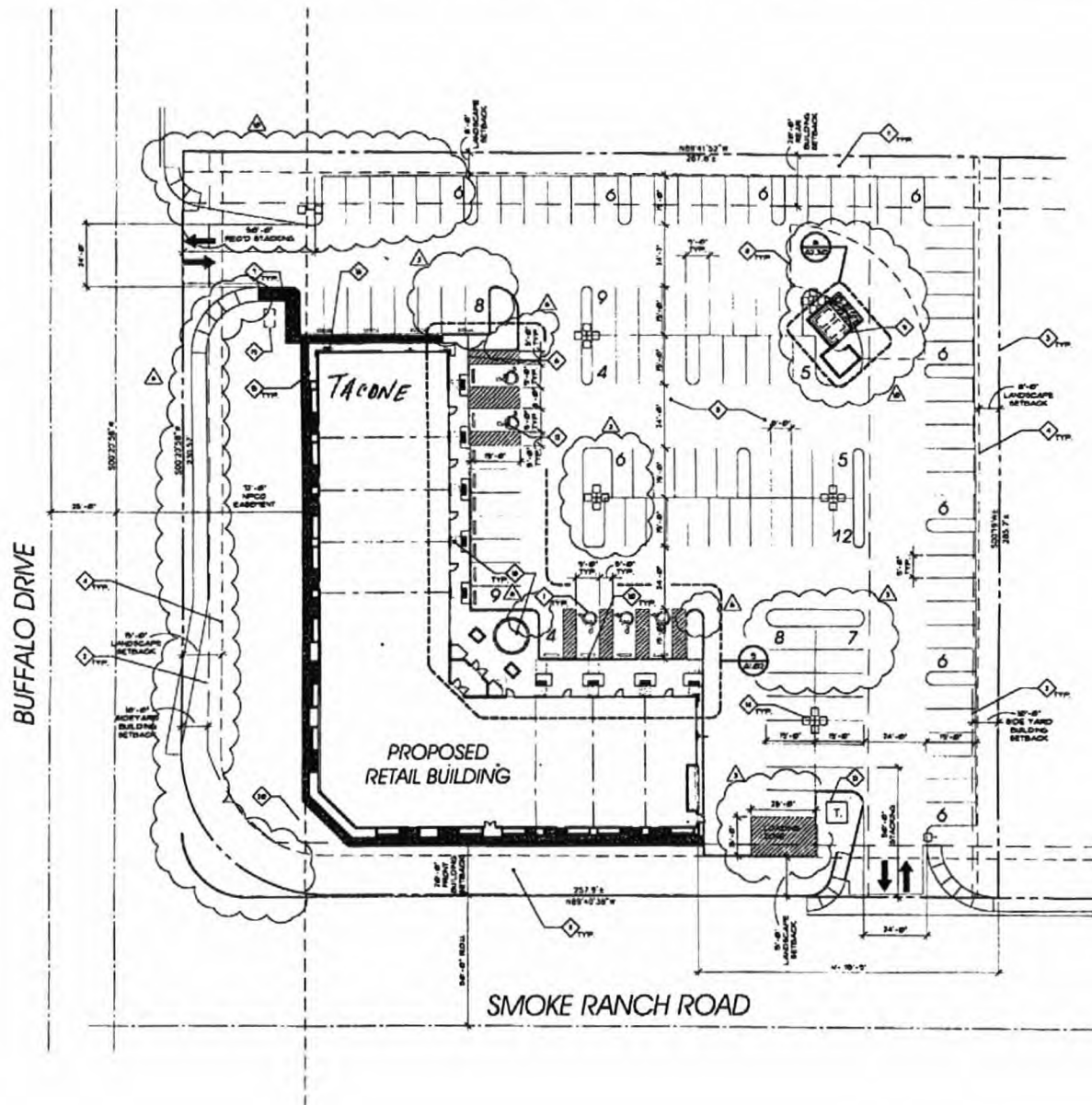
Print Name: DAVID Iimar managing member

Subscribed and sworn before me

This 1st day of February, 2007

Inna West
Notary Public in and for said County and State





- Keynotes**
1. PARKING ADA STIPEND, SEE DTL, SHEET 1
 2. BUILDING SETBACK
 3. PROPERTY LINE, TYP
 4. LANDSCAPE SETBACK
 5. AC PAVING SEE CIVIL
 6. ACCESSIBLE RAMP, SEE SHAFT
 7. ACCESSIBLE ROUTE FOR COVERING HANDICAPPED, SEE CIVIL FOR MORE INFORMATION
 8. FIRE ACCESS ROUTE
 9. WIDE TURNING RADIUS, 30'-0"
 10. OUTSIDE TURNING RADIUS, 30'-0"
 11. TRAIL ENCLOSURE
 12. ADA PARKING SIGN, SEE DTL, SHEET 1
 13. LANDSCAPE AREA
 14. VEH ACCESSIBLE SPACE
 15. HOUSE TRANSPORTER LOCATION
 16. LIGHT STANDARDS, REFER TO ELEC.
 17. BRUSHY PINE CONCRETE WALK
 18. GAS METER LOCATION, REFER TO PLUMBING AND CIVIL DRAWINGS
 19. (SEE SHEET 1)
 20. FUTURE FIRE FIGHTING, REFER TO ENLARGED PLAN SHEET
 21. LOCATION OF GREASE INTERCEPTOR, REFER TO CIVIL AND PLUMBING DRAWINGS
 22. SIGN POWER FOR FUTURE FLOODING SIGN, REFER TO ELECTRICAL DRAWINGS

Site Data

ASSOCIATED CANCEL NUMBER/DATE	08-9-08-08
CURRENT ZONING	C-1
ZON-2451	SDR-2450
CANCEL AREA	1.75 ACRES SHOWN 60% OF BUILDING AREA SHOWN 40% OF BUILDING SITE COVERAGE
CANCEL REQUIRED	
NETAL, NAME OF	WTS 30' 40' SPACES
TOTAL PARKING REQUIRED	40 SPACES
TOTAL PARKING PROVIDED	40 SPACES
PUBLIC RESTAURANT	WTS 30' 40' SPACES
1,000 SF	WTS 30' 40' SPACES
2,000 SF	WTS 30' 40' SPACES
3,000 SF	WTS 30' 40' SPACES
TOTAL PARKING REQUIRED	40 SPACES
TOTAL PARKING PROVIDED	40 SPACES

General Notes

1. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION
2. ANY DISCREPANCY BETWEEN CIVIL, LANDSCAPE, PLUMBING, ELECTRICAL, AND ARCHITECTURAL SITE PLANS SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
3. REFER TO CIVIL FOR HORIZONTAL CONTROL.
4. REFER TO LANDSCAPE FOR PLANTING AND
5. REFER TO CIVIL DRAWINGS FOR NEW & EXISTING UTILITY LOCATIONS & ADDITIONAL LINES TO BE INSTALLED.

Indigo Architecture, Inc.



Tech Retail Center Phase I
Smoke Ranch Road at Buffalo Drive
Site Plan

PROJECT NAME
SHEET TITLE

DESIGNED BY
CHECKED BY
DATE
PROJECT NO.

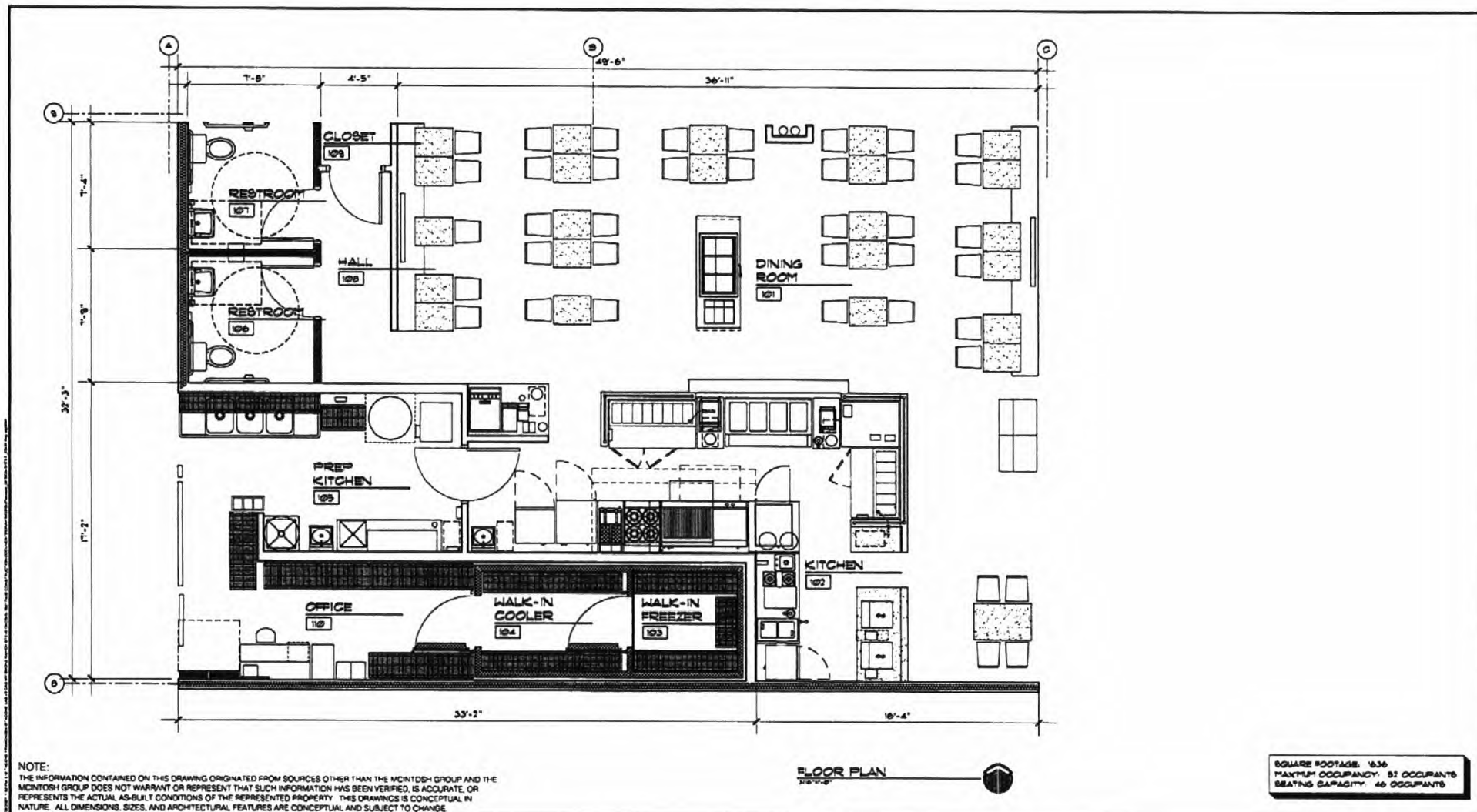
Drawn By: CES
Date: June 10, 2004
Scale: As Shown
Sheet No.
A.I.O.I.

Site Plan
Scale: 1" = 100'



SUP-20138
04/12/07 PC

FEB 23 2007



The McIntosh Group, LLC
5710 South Eastern Avenue, Suite 210
Las Vegas, Nevada 89120
Telephone 702.853.0000
Telex 702.853.0001

Don L. McIntosh, P.E., AIA, LEED Accredited
M. Bentley Building, AIA, LEED Accredited
John A. Garton, AIA, LEED Accredited

TACONE - SMOKE RANCH

2400 N BUFFALO, SUITE 145
LAS VEGAS, NV

SUP-20138
04/12/07 PC

FEB 23 2007

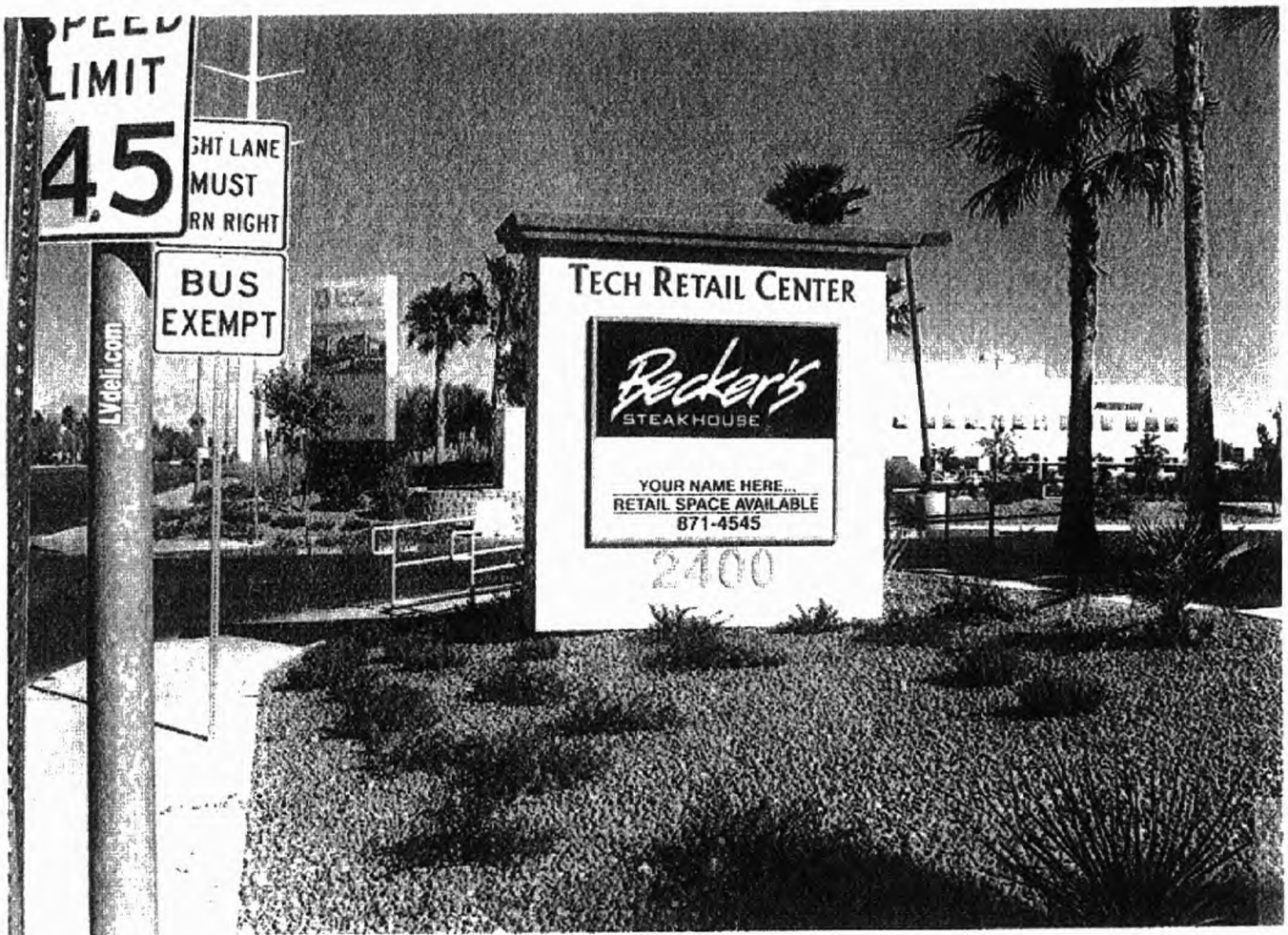
1/24/07

TECH RETAIL CENTER
2400 N. Buffalo
TACONE RESTAURANT

SIZE	1,600 SF		
USAGE	Restaurant		
PARKING REQUIREMENT			
	Public Space	1 space per 50 sf**	
	Remaining	1 space per 200 sf**	
PARKING			
	Public	686 / 50 = 13.72	13 Spaces
	Remaining	950 / 200 = 4.75	5 Spaces
			18 Spaces

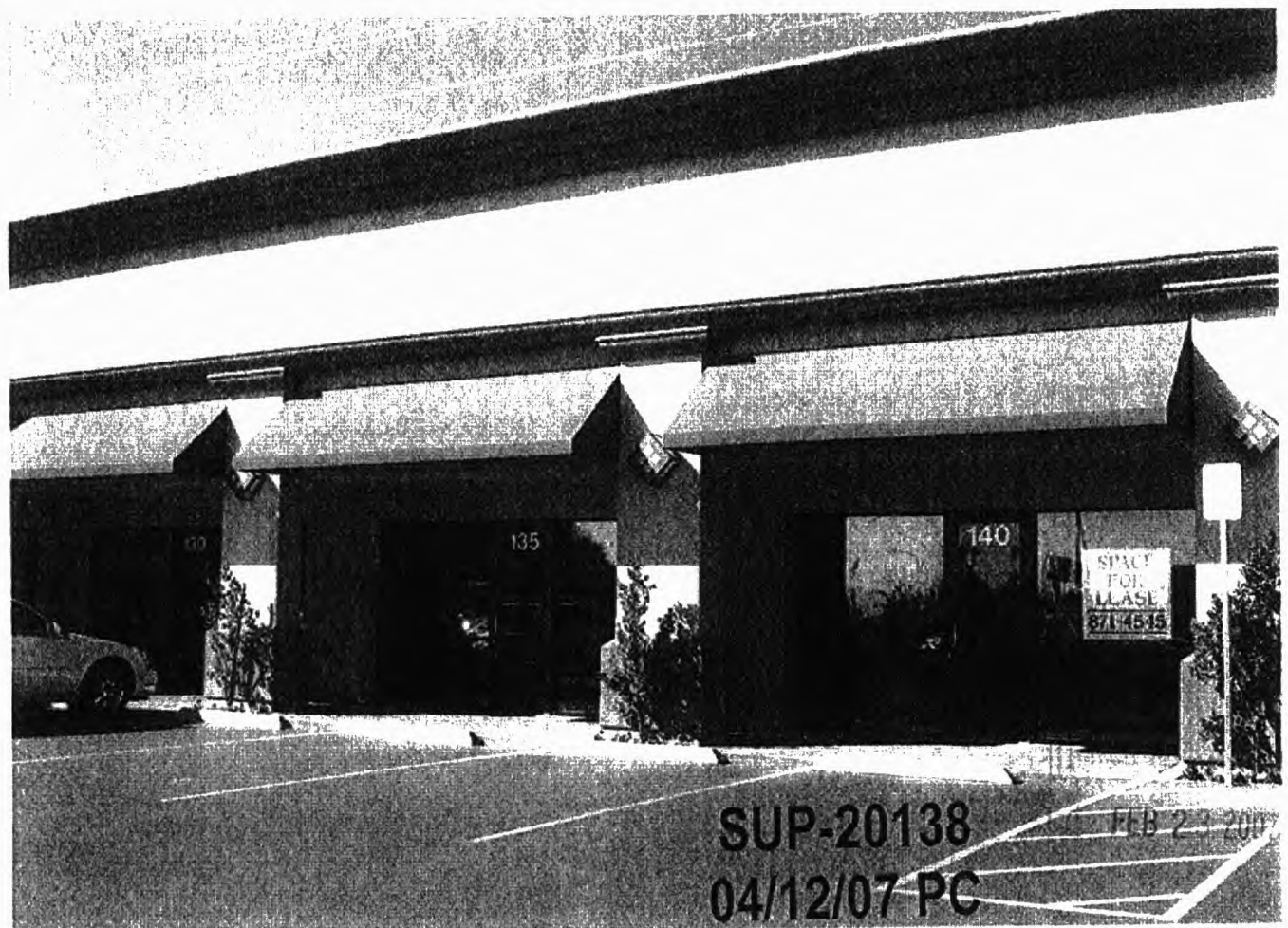
**Las Vegas Zoning Code, Chapter 19.10, Section F, Table 1

SUP-20138
04/12/07 PC



SUP-20138
04/12/07 PC

FEB 23 2007





SUP-20138 - APPLICANT: STEVE OKOSISI AND SUSAN NWOGBE - OWNER: TECH RETAIL CENTER
2400 NORTH BUFFALO DRIVE, SUITE #145
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



SUP-20138 - APPLICANT: STEVE OKOSISI AND SUSAN NWOGBE - OWNER: TECH RETAIL CENTER
2400 NORTH BUFFALO DRIVE, SUITE #145
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



City of Las Vegas Planning and Development Department:

We are Suznic Ventures, Inc. dba *Tacone Flavor Grill*. Tacone Flavor Grill is one of the hottest franchises to team up with and offers enormous potentials in the Las Vegas area. The Tacone flavor Grill establishes itself as the premier casual gourmet quick service restaurant while maintaining uncompromising principles as it grows in the Las Vegas market. Tacone is known as a "destination for flavor". The corporate office is located in Los Angeles and was established in 1996. Nationally, Tacone® operates 35 restaurants with 16 openings in 2006 and has 150+ stores in development now. Currently there are two Tacone locations in greater Las Vegas, one in the Desert Passage Shops in the Aladdin and the other in the District at Green Valley.

At Tacone we apply the highest standards of excellence to the food production, preparation, and service to our customers. The main product surrounding the Tacone name is the Gourmet Wrap Sandwich. We also have additional menu categories which include Gourmet Grilled Sandwiches, Farm Fresh Salads, Global Grill Platters, and much more. All menu items are cooked to order, right in front of our customer's. Therefore, we pride ourselves in serving only the best quality food that is fresh, healthy and very delicious.

To compliment our menu, we are seeking to obtain a Special Use Permit to serve beer and wine to our patrons. The Tacone franchise has grown by setting new standards in the quick service category.

We can be contacted directly at the numbers listed below:

Stephen Okosisi – President – 295-1602

Susan Nwogbe – Director – 360-0868

Thank you, for considering our request for a Special Use Permit.

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

Stephen Okosisi

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

Susan Nwogbe

SUP-20138
04/12/07 PC

RECEIVED
CITY CLERK

2007 APR 23 P 3:37

April 23, 2007

City of Las Vegas
Business Services Division
400 Stewart Ave, Las Vegas, NV

Withdrawal of Special Use Permit Application
Re: SUP-20138 – Special Use Permit
2400 N. Buffalo Drive, Suite #145

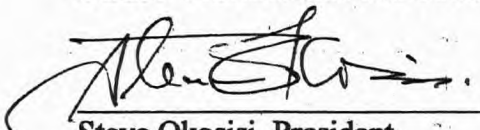
Dear City Council Members,

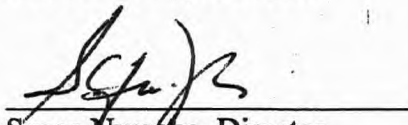
We would like to request that our application for a Special Use Permit for Beer/Wine/Cooler sales in conjunction with a restaurant operation be withdrawn, without prejudice. This decision was reached following a recent economic re-evaluation of our intended business pursuit. It is our intention to proceed with the restaurant business license application, without the sale of beer & wine at this time.

We do apologize for any inconveniences our decision may have caused you.

Sincerely,

Suznic Ventures Inc. dba Tacone Flavor Grill


Steve Okosisi, President


Susan Nwogbe, Director

2007 APR 23 P 3:31
RECEIVED
FINANCE AND
BUSINESS SERVICES

cc: Planning Department, City of Las Vegas

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



I SUPPORT
this Request



I OPPOSE
this Request

SUP-20138

CLARK MAXINE B ETAL
7545 LORINDA AVE
LAS VEGAS NV 89128-0213

Subscribed and sworn to before me

Date 5-15-07 Item #158



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



I SUPPORT
this Request



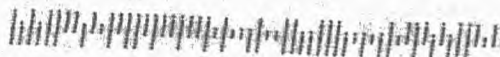
I OPPOSE
this Request

SUP-20138

LUCERO THOMAS S & STEVEN J
2455 LEVANTE ST
CARLSBAD CA 92009-8020

Subscribed

Date 5-14-07 Item #158

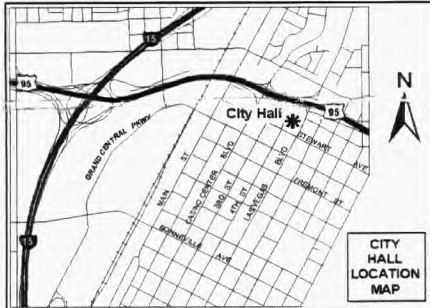


City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK



Official Notice of Public Hearing MAY 23 A 10: 41



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-20138

KRUMINS ALBERT K & LILA A
7604 RUBICON CT
LAS VEGAS NV 89128-7815

Submitted after City Council
Date 5/23/07 Item #158

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-20214 - PUBLIC HEARING - APPLICANT: ALFREDO'S ITALIAN BISTRO - OWNER: PARKVALE PARTNERS, LLC. - Request for a Special Use Permit FOR THE ADDITION OF A BEER/WINE/COOLER ON-SALE USE TO AN EXISTING RESTAURANT AND A WAIVER TO ALLOW A 300 FOOT SEPARATION DISTANCE FROM AN EXISTING CHURCH WHERE A 400 FOOT SEPARATION DISTANCE IS REQUIRED at 4275 North Rancho Drive, Suite #130 (APN 138-02-712-012), C-2 (General Commercial) Zone, Ward 6 (Ross). NOTE: To be heard in conjunction with Morning Session Item 60. The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

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

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Returned postcard support
6. Submitted after final agenda – Returned postcard protest and support
7. Submitted after meeting – Returned postcard protest

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

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

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Items 159 and 60.

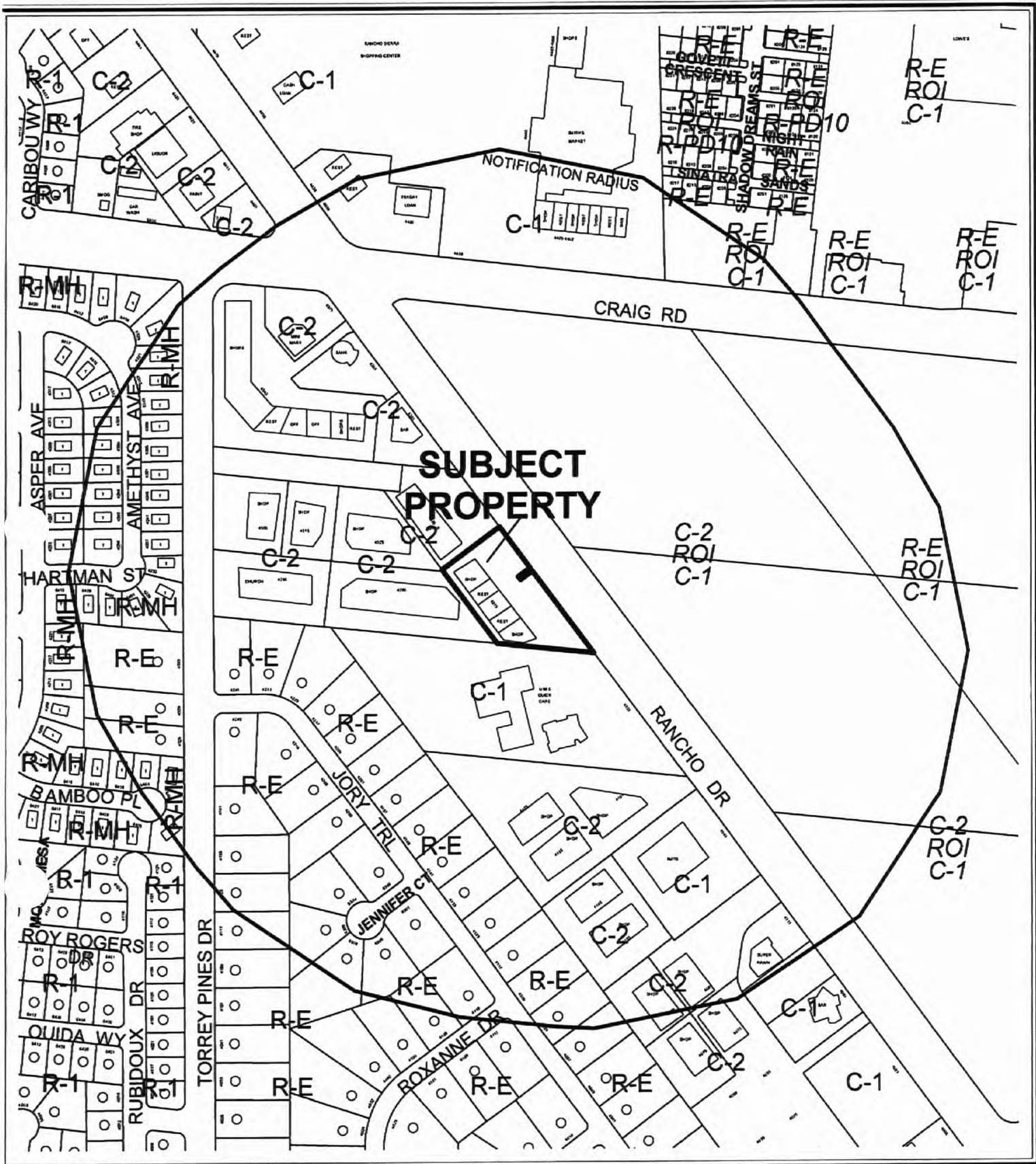
CHRIS HARPER, 4275 North Rancho Drive, respectfully request approval.

CITY COUNCIL MEETING OF: MAY 16, 2007

BEATRICE TURNER, West Las Vegas, stated although the applicant is close to a church, it should not hold her business up, including the sale of beer and wine.

MAYOR GOODMAN declared the Public Hearing closed on Items 159 and 60.





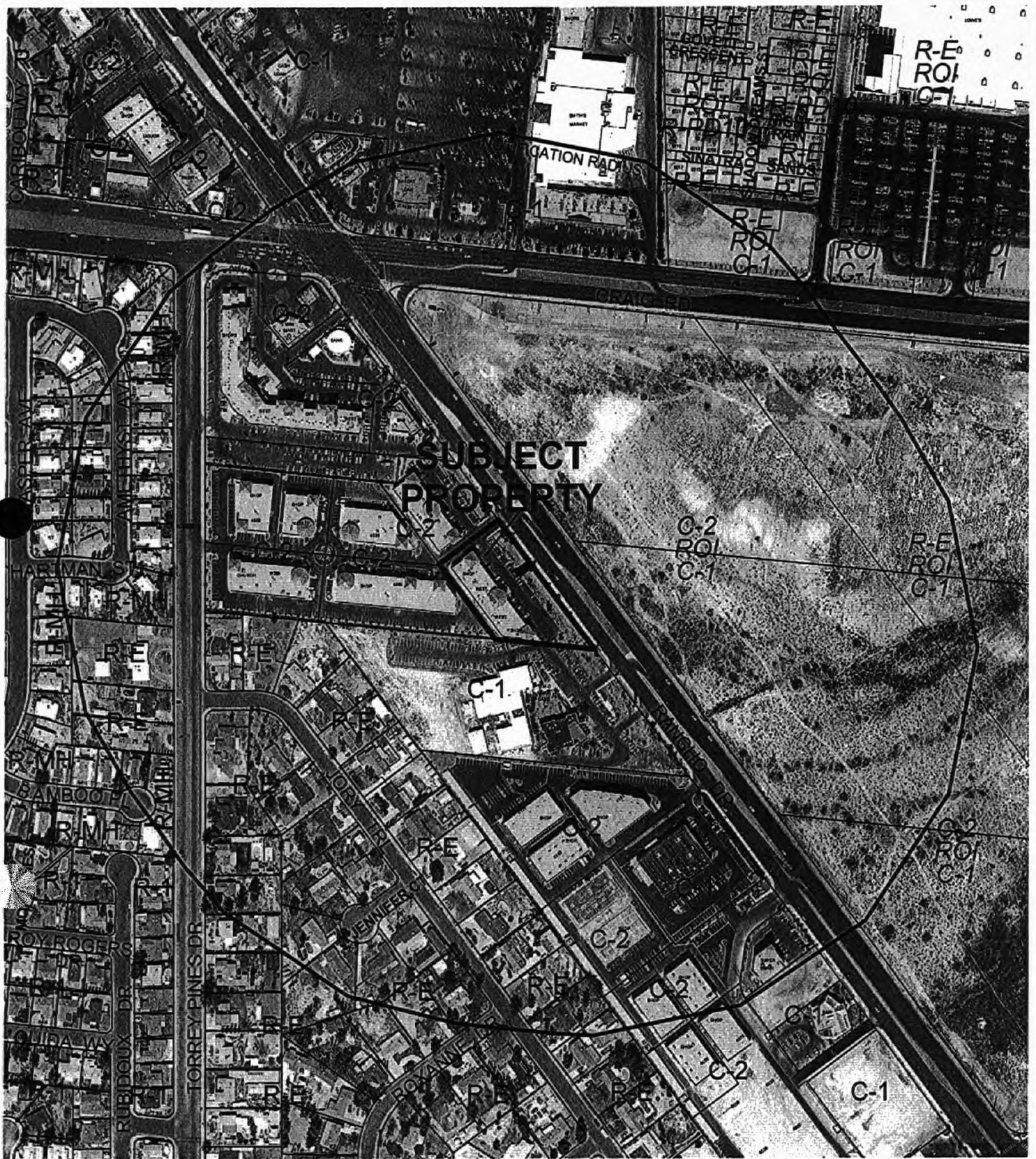
CASE: SUP-20214

RADIUS: 1000 FT

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

0 500 Feet





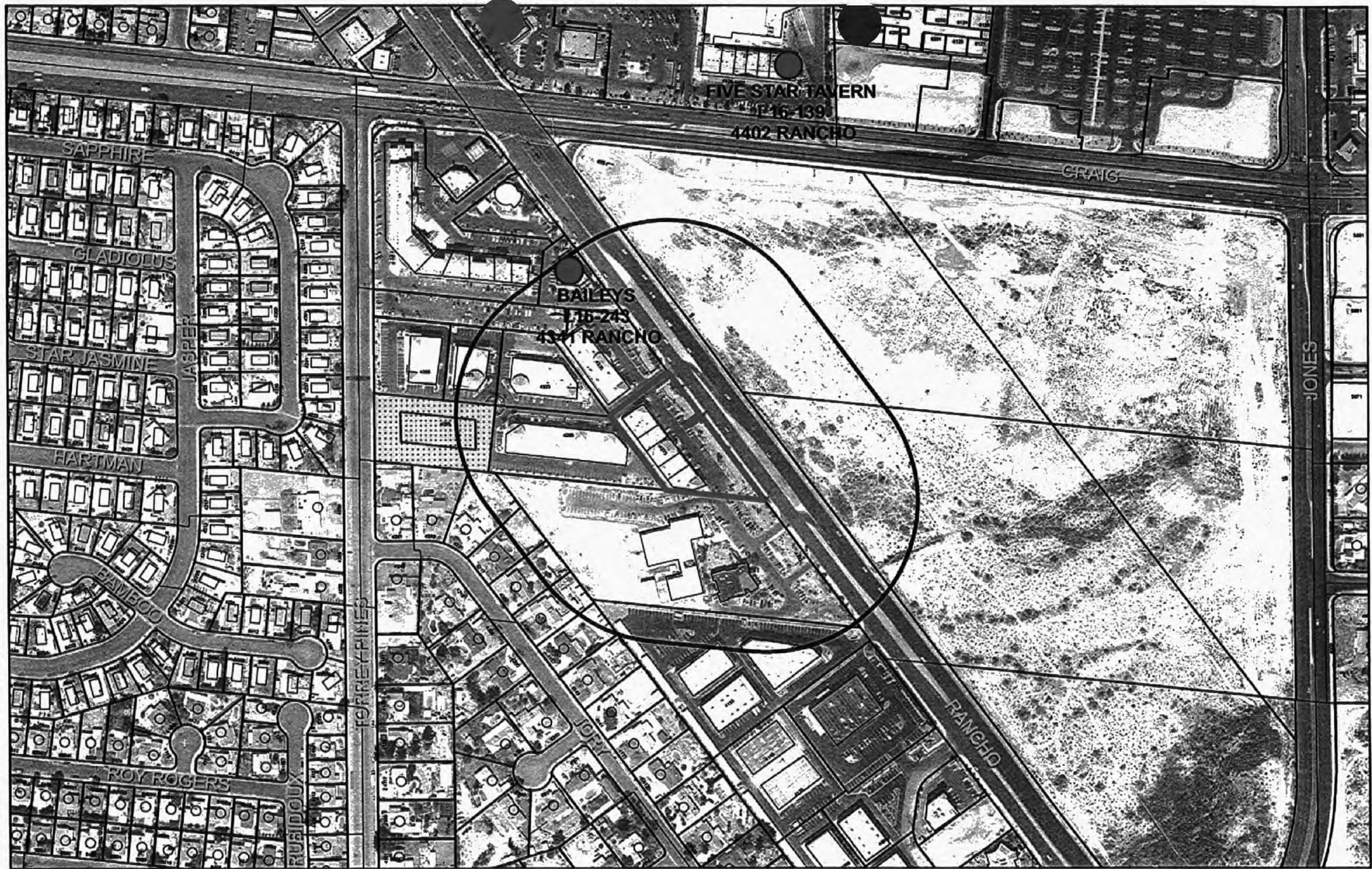
CASE: **SUP-20214**

RADIUS: 1000 FT

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

0 500 Feet





SUP-20214

Protected Landuses

- CITY PARKS
- RELIGIOUS
- SCHOOLS

Business Licenses

- Tavern
- Child Care/
Children Facility
- Supper Club/
Restaurant Service Bar

Subject Property

400 foot buffer



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-20214 - APPLICANT: ALFREDO'S ITALIAN BISTRO -
OWNER: PARKVALE PARTNERS, LLC.

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0137-94) and Variance (VAR-12782) if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for the addition of a beer/wine/cooler on-sale use to an existing restaurant located at 4275 North Rancho Drive, Suite #130. The applicant is also requesting a Waiver to allow a 300-foot separation distance from an existing church where a 400-foot distance separation is required.

Staff finds that the street-front location of the proposed on-sale use in relation to the church located 300 feet to the rear of the commercial subdivision provides an adequate separation. Therefore, as the addition of the on-sale use to an established restaurant will not compromise the public health, safety, and welfare staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
1/28/92	The Board of Zoning Adjustment approved a request for a Variance (V-0184-91) to allow an existing U-Haul Truck and Trailer Rental Business on the west side of Rancho Drive approximately 600 feet south of Craig Road, and to allow such vehicles to be parked on an unpaved surface where paving is required.
5/06/92	The City Council approved an appeal of a denial by the Board of Zoning Adjustment on 03/24/92 of a Review of Condition #3 of V-0184-92 which would have required the paving of unpaved parking, storage and display areas for the existing Truck and Trailer Rental Business on the subject site.
12/21/94	The City Council approved a request to Rezone (Z-0137-94) from R-E (Residence Estates) under a Resolution of Intent to C-2 (General Commercial) and R-E (Residence Estates) to C-2 (General Commercial), to allow an Auto Parts Exchange in conjunction with a Major Automotive Accessory Retail Chain and to allow a Mini-Storage Facility on the subject site.
3/20/96	The City Council approved a first Extension of Time (Z-0137-94(1)) for Rezoning (Z-0137-94). The Planning Commission had recommended approval on 02/22/96.
4/14/97	The City Council approved a Reinstatement and a third Extension of Time [Z-0137-94(3)] for Z-0137-94, for an approved 93,425 square-foot one- and two-story mini-storage facility with RV storage and a 56,964 square-foot retail center including an auto parts exchange on the subject site. The Planning Commission had recommended approval on 02/12/98.
3/09/98	The Planning Commission approved the V.A.O. Commercial Center Tentative Map (TM-0056-98) on this site.
10/22/98	The Planning Commission approved the V.A.O. Commercial Center Final Map (TM-0056-98) on this site.

12/03/98	The City Council denied a request for a Site Development Plan Review [Z-0137-94(4)] for a proposed 396-unit Residence Hotel on a portion of the subject site, now addressed as 4339 North Rancho Road. The Planning Commission had recommended approval on 09/20/01.
11/07/01	The City Council denied a request for a Special Use Permit (U-0016-01) for a proposed 396-unit Residence Hotel on a portion of the subject site, now addressed as 4339 North Rancho Road. The Planning Commission had recommended approval on 09/20/01.
11/07/01	The City Council denied a request for a Site Development Plan Review (Z-0137-94(5)) for a Mixed-use Development consisting of 72,171 square feet of office space and 29,440 square feet of retail space, and a reduction in parking lot landscaping requirements on the subject site. The Planning Commission had recommended approval on 09/26/02.
11/06/02	The Planning Commission approved a request (TMP-2646) for a Tentative Map for a one-lot commercial subdivision on 9.09 acres located at 4339 North Rancho Drive.
08/14/03	The City Council approved a request (DIR-4890) for a Water Feature Exemption to allow three Water Features for a commercial development located at 4301 North Rancho Drive.
09/01/04	The Planning Commission approved a request for a Master Sign Plan (MSP-5311) for an approved office and retail development on 7.86 acres at 4301 North Rancho Drive.
07/20/06	The City Council approved a request for a Variance (VAR-12782) to allow 361 parking spaces where 412 is the minimum number of parking spaces required for a proposed Church/House of Worship on 7.84 acres at 4275, 4285, 4295, 4305, 4315, 4325, and 4335 North Rancho Drive. The Planning Commission recommended approval on 06/22/06.
04/12/07	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #83/mh).
Related Building Permits/Business Licenses	
10/13/05	Plan Check #L-803-05: Tenant Improvement for Certificate of Occupancy at 4275 North Rancho Drive, Suite #130. Final inspection approved 10/13/05.
12/21/06	Business License #R09-01375: sit-down restaurant with take-out food with seating for 80 located at 4275 North Rancho Drive, Suite #130
Pre-Application Meeting	
2/12/07	Staff informed the applicant that a Waiver of the 400-foot minimum distance separation requirement to an existing Religious Facility would be required.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held	

Details of Application Request	
Site Area	
Net Acres	1.45 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office and Commercial Center	SC (Service Commercial)	C-2 (General Commercial)
North	Tavern Use Restaurant Use General Retail Use	SC (Service Commercial)	C-2 (General Commercial)
South	Office Use Single-Family Residential Use	SC (Service Commercial) DR (Desert Rural Density Residential)	C-1 (Limited Commercial) R-E (Residence Estates)
East	Undeveloped (Proposed Commercial Development)	SC (Service Commercial)	C-2 (General Commercial)
West	Mobile Home Use	L (Low Density Residential)	R-MH (Mobile/Manufactured Home)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (140 feet)	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to the approved Variance (VAR-12782) to Title 19.10, the following parking standards apply:

Uses	GFA / Units	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Retail	12,300 SF.	(5,300 SF in gathering area) 1/250 GFA (based on overall site exceeding 25,000 SF)	49.2 spaces			
Office	54,730 SF	1/300 GFA	182.4 spaces			
Beauty Parlor	9,427 SF	1/200 GFA	47.1 spaces			
Restaurant*	1,866 SF seating area, 3,184 SF other	1/50 GFA seating area, 1/200 GFA other	37.3 spaces			
	2,678 SF		15.9 spaces			
Delicatessen	15,560 SF	1/100 GFA	26.7 spaces			
Church		1/100 GFA of gathering area	53.0 spaces			
Total			411.6 spaces (412 spaces)	9 spaces of overall total	361 spaces	14 spaces of overall total

Waivers		
Request	Requirement	Staff Recommendation
To allow a 300-foot separation distance from an existing church.	400 feet	Approval

ANALYSIS

- **General**

The subject site is located in the SC (Service Commercial) General Plan designation in the Las Vegas 2020 Master Plan. The proposed Beer/Wine/Cooler On-Sale use is compatible with the SC designation. The subject site is located on a 1.45 acre parcel within a commercial subdivision recorded as "Northbrooke Business Center". The applicant seeks to sell wine and beer in conjunction with meals served at an established Italian restaurant with seating for 80 patrons.

This proposal does not meet all requirements of this Special Use, and the applicant has requested a Waiver approval of this request is recommended. Pursuant to Title 19.04 no Beer/Wine/Cooler On-sale establishment is allowed within 400 feet of a church, synagogue, school, child care, or city park. The project will be located 300 feet east of a church. Because the service and consumption of alcohol will be limited to within the restaurant and no adverse effects to the immediate community should result with implementation of the project, staff recommends approval of the application.

- **Zoning**

The subject property is zoned C-1 and located within the Rancho Plaza shopping center. The C-1 zone is intended to provide for a variety of commercial, retail, restaurant and office uses including the proposed Beer/Wine/Cooler On-Sale Establishment, subject to the approval of a Special Use Permit.

- **Use**

Title 19.20 defines Beer/Wine/Cooler On-Sale Establishment as an establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the same is sold, and is operated in connection with a restaurant in which 45 or more people may be served with meals at any one time at tables or stools. As the proposed use is within an established restaurant with seating for 80 people

- **Conditions**

BEER/WINE/COOLER ON-SALE ESTABLISHMENT [Special Use in Zones C-1, C-2, C-M, M]

Minimum Special Use Permit Requirements:

(1) Except as otherwise provided in this Chapter, no beer/wine/cooler on-sale establishment (hereinafter "establishment") shall be located within 400 Feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.

(2) Except as otherwise provided in Requirement (3) below, the distances referred to in Requirement (1) shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

(a) Any leasehold parcel; or

(b) Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement (1).

(3) In the case of an establishment proposed to be located on a parcel of at least eighty acres in size, the minimum distances referred to in Requirement (1) shall be measured in a straight line:

(a) From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or

(b) In the case of a proposed establishment which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

(4) When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Paragraph (1), the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

(5) The minimum distance requirements in Paragraph (1) do not apply to:

- (a) An establishment which has a non-restricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of two hundred guest rooms after July 1, 1992; or
- (b) A proposed establishment having more than fifty thousand square feet of retail floor space.

(*6) All businesses which sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

The proposed use does not meet all of the distance separation requirements contained above. Further, as a Beer/Wine/Cooler On-Sale Establishment is defined as "An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine, and coolers for consumption only in connection with a restaurant in which 45 or more people may be served with meals at any one time at tables or stools," it is noted that the floor plan depicts seating for 80 patrons.

FINDINGS

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

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

The proposed use will be located in an established restaurant within the shopping center. Although the proposed use does comply with the General Plan designation for the subject area, the proposal is not compatible with surrounding land uses in that it is located within close proximity of an existing church.

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

With implementation of the proposed conditions and approval of the waiver to separation distance requirement, there is no evidence of any physical constraint to the location of the proposed Beer/Wine/Cooler On-Sale Establishment in conjunction with a 1,800 Square Foot Restaurant on the subject site.

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

The subject site is served by Rancho Drive , listed as a 100-Foot Primary Arterial in the Master Plan of Streets and Highways, and is more than adequate to serve the proposed use.

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

This site will be subject to inspections and business licensing requirements and will not endanger the public health or general welfare.

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

The proposed use is not in full compliance with all conditions of Title 19.04. The site is within the 400 foot separation distance required from an existing church. Although the proposed use does not fully comply with distance separation requirement, the proposal will have minimal impact on the public health, safety, or welfare as the church is located 300 feet to the rear of the property and is not easily accessed from the restaurant.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 95 by City Clerk

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST**

Case Number: SUP-20214 APN: 138-02-712-003
Name of Property Owner: Parkvale Partners, LLC
Name of Applicant: Alfredo's Italian Bistro
Name of Representative: Chris Harper

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:

Parkvale Partners, LLC

By:

Subscribed and sworn before me

This 26th day of February, 2007

Earle Hyman, Managing Partner

Notary Public in and for said County and State

See Attached Acknowledgment

Revised 11-14-06

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

Planning & Development Department
Statement of Financial Interest

Acknowledgment

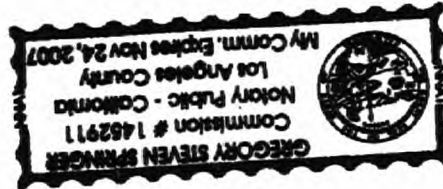
State of California)
County of Los Angeles) ss.

On 2/26/2007, before me, Gregory Steven Springer, Notary Public, personally appeared Earle Hyman
personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies); and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Gregory Steven Springer

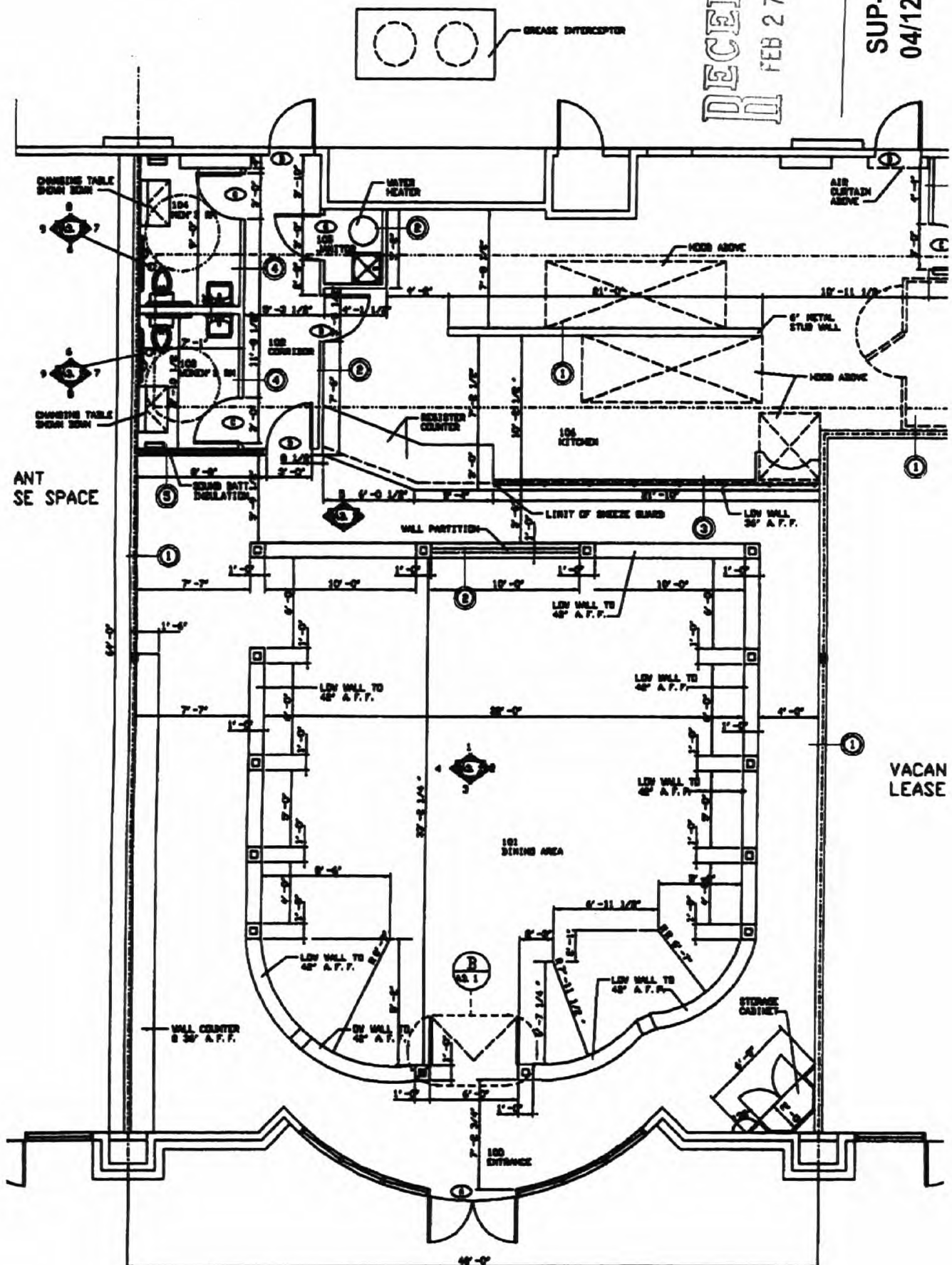
JurisDocuments.com

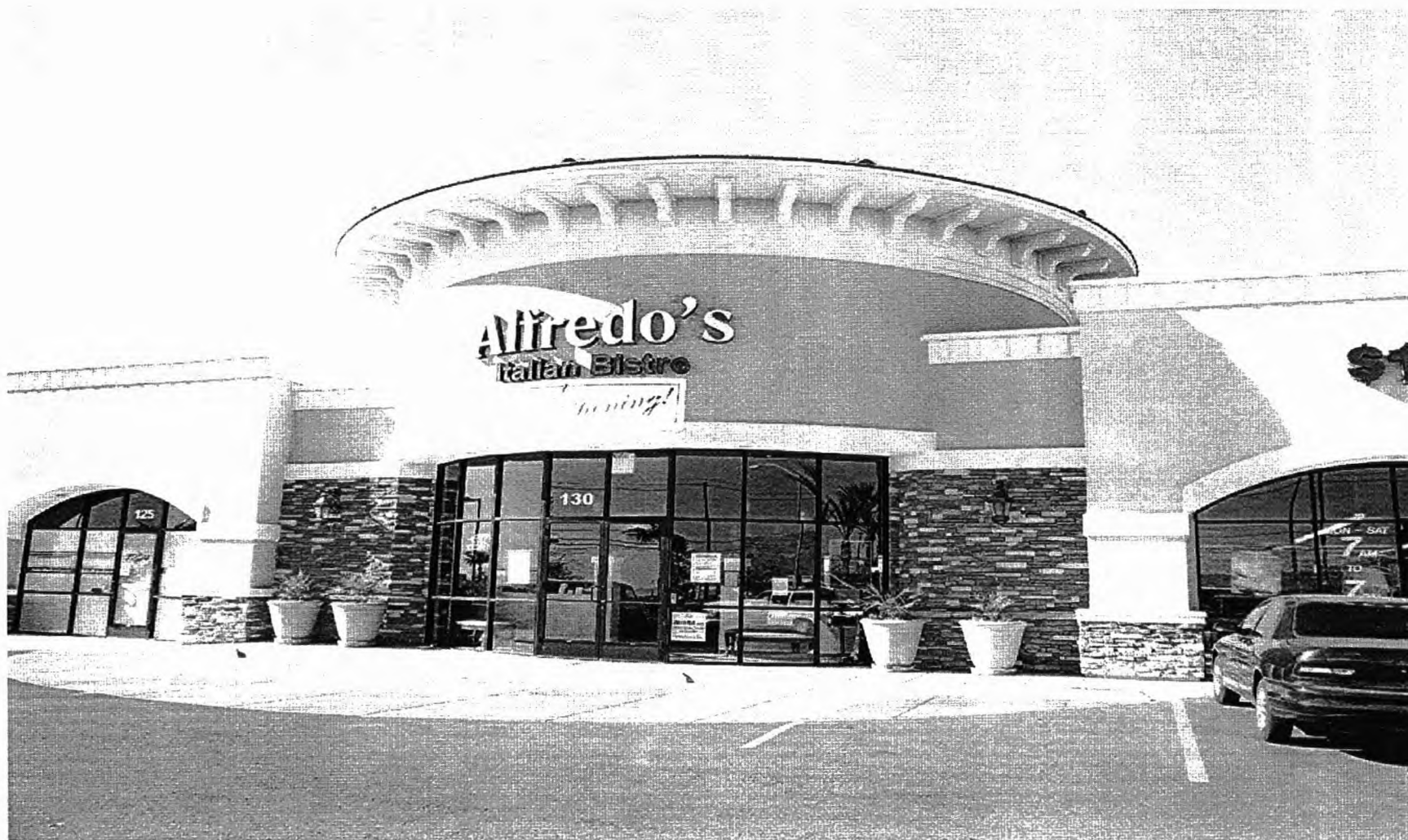


SUP-20214
04/12/07 PC

FEB 27 2007

SUP-20214
04/12/07 PC





SUP-20214 - APPLICANT: ALFREDO'S ITALIAN BISTRO - OWNER: PARKVALE PARTNERS, LLC.
4275 NORTH RANCHO DRIVE, SUITE #130
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



SUP-20214 - APPLICANT: ALFREDO'S ITALIAN BISTRO - OWNER: PARKVALE PARTNERS, LLC.
4275 NORTH RANCHO DRIVE, SUITE #130
APRIL 12, 2007 PLANNING COMMISSION

03/12/07

Alfredo's Italian Bistro

4275 N Rancho #130
Las Vegas, NV 89130

February 27, 2007

City of Las Vegas
Planning & Development Department
731 S 4th Street
La Vegas, NV 89101

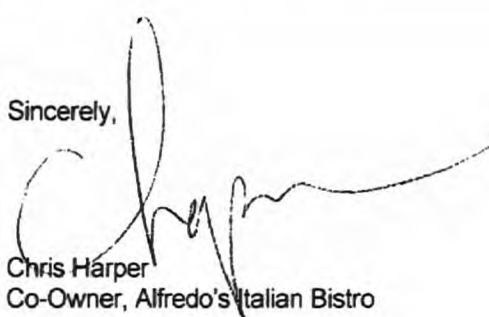
Dear Sir or Madam:

Contessa DiNobili, LTD, DBA Alfredo's Italian Bistro is formally requesting a special use permit from the City of Las Vegas Planning & Development Department. This permit would be used to allow the sale of beer and wine at our restaurant, Alfredo's Italian Bistro, located at 4275 N Rancho in Las Vegas. Contessa DiNobili is owned jointly by Christine Harper, who manages the restaurant and is the contact person for this application, and Kathleen Murray, a licensed commercial insurance agent.

We are a small, family style restaurant specializing in pasta and other Italian cuisine. We do most of our business in the evening, and are mainly a dinner house. It is critical to our business that we are able to offer our customers wine with dinner. We lose revenue on a daily basis, once people find out that they can't order a glass of wine. We also field several phone calls a week asking us when and if we will be able to offer beer and wine.

We would also like to apply for a waiver of distance separation from a church. There is a church (Calvary Chapel) located on the same parcel that we are on. They are more than 400 feet away from us, and use a separate entrance, located on Torrie Pines Drive. There is a tavern (Bailey's) Located next door to us at 4341 Rancho, serving beer wine and liquor, which is physically closer to the church than Alfredo's is, but is on a separate parcel. The pastor for the church is currently in India, and could not be reached for comment.

Sincerely,

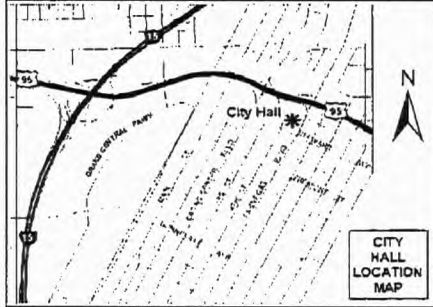


Chris Harper
Co-Owner, Alfredo's Italian Bistro

SUP-20214
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

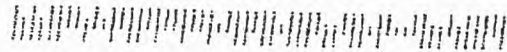


I OPPOSE
this Request

SUP-20214

RECEIVED
CITY CLERK
2007 MAY -7 A 8:08

HABRASCHKA KURT & HANNELORE
4329 N TORREY PINES DR
LAS VEGAS NV 89108-5510



Support

FROM :

FAX NO. :

May. 14 2007 03:45PM P1

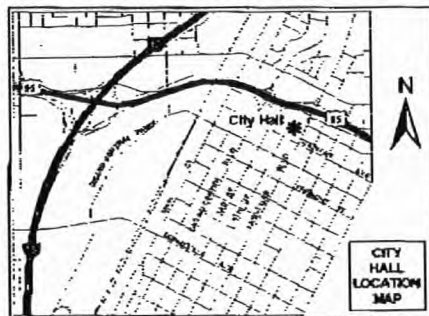
RECEIVED
CITY CLERK

2007 MAY 14 P 4: 30

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



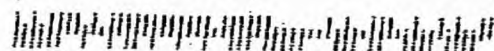
I SUPPORT
this Request

SUP-20214



I OPPOSE
this Request

6-5-5
ROBINSON MARILYN FOUNDATION
ETAL
ROBINSON MARILYN JUNE TRS
1407 WESTWOOD DR
LAS VEGAS NV 89102-2442



05/14/2007 MON 15:29 [TX/RX NO 9853] 001

5-14-07 #159

RECEIVED
CITY CLERK

2007 MAY -9 P 12:00

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-20214

Submitted after 12:00 PM

Date 5/9/07 Item #159

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 23 A 10:40



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

ACCORDANCE RANCHO L L C
%C ABRONSON
543 COLD CANYON RD
CALABASAS CA 91302-2206

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

SUP-20214

Submitted after City Council
Date 5/23/07 Item #159

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-20477 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A LIQUOR ESTABLISHMENT (TAVERN) USE 80 FEET FROM A CHILD CARE CENTER, 100 FEET FROM A CHURCH, 1,200 FEET FROM A PUBLIC SCHOOL AND 1,400 FEET FROM A CITY PARK WHERE A DISTANCE SEPARATION OF 1,500 FEET IS REQUIRED on 80.48 acres at 317 South Valley View Boulevard (a portion of APN 139-31-602-003), C-V (Civic) Zone, Ward 1 (Tarkanian). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****0****City Council Meeting****23****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****6****RECOMMENDATION:**

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Returned postcard protests and supports
6. Submitted after final agenda – Returned postcard protests and supports and protest letter by Gary & Kate Moffatt
7. Backup referenced from the 04-26-07 Planning Commission Meeting Item 75

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

- A. The service shall be at tables only in the restaurant in conjunction with the meals.
- B. There will be no gaming machines.
- C. The approval is for beer and wine only.
- D. The Special Use Permit is approved for 120 days only.

CITY COUNCIL MEETING OF: MAY 16, 2007

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 160 and 29.

FRANCES BILLOF, 1001 South Valley View Boulevard, appeared on behalf of the applicant for Item 160. ATTORNEY ALICIA ASHCRAFT, Jolley Urga Wirth Woodbury and Standish, appeared on behalf of the applicant on Item 29.

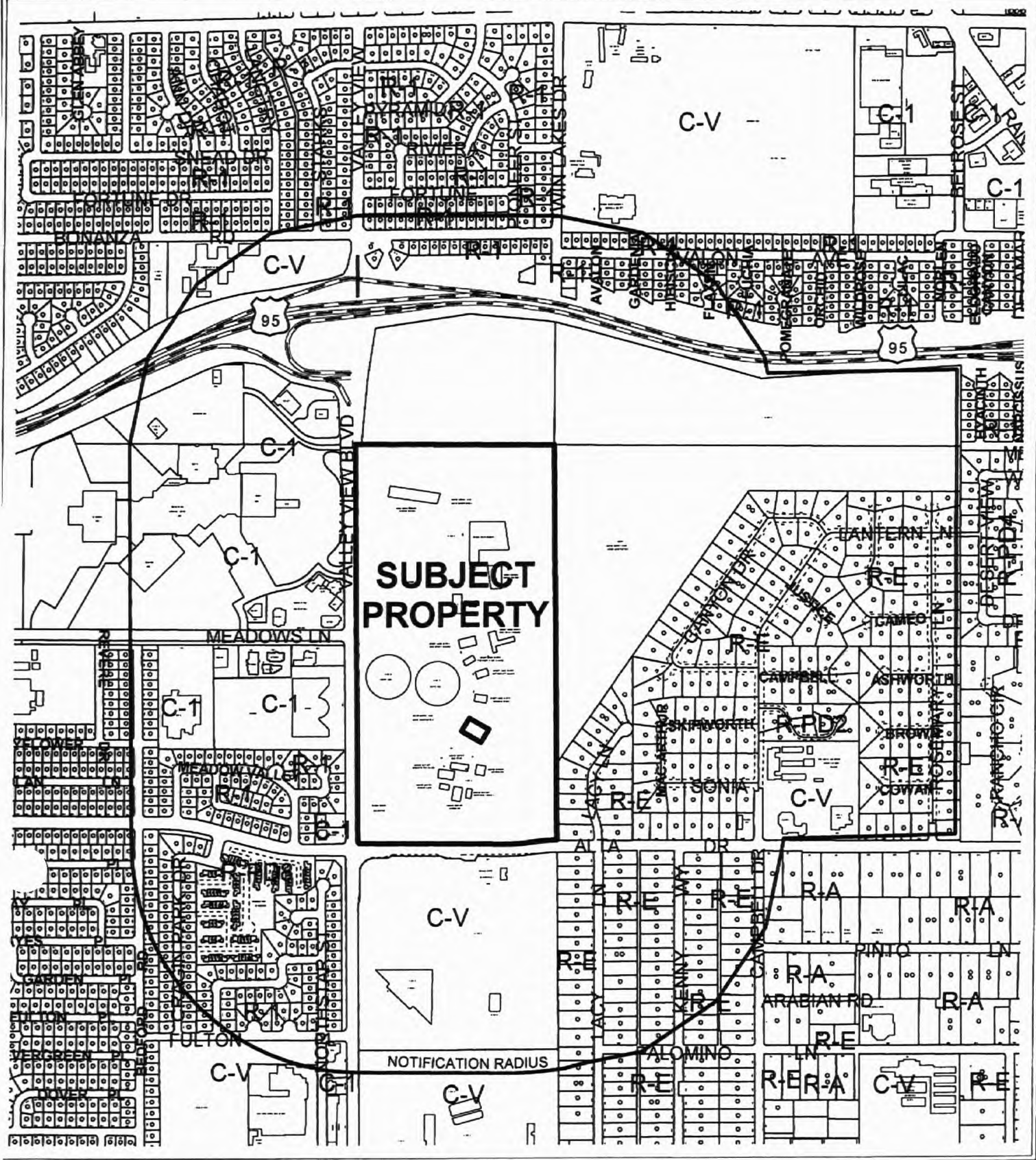
CITY ATTORNEY BRAD JERBIC stated that Item 29 is in order. Regarding Item 160, the goal is to ultimately change the code to accommodate the supper club license for a C-V (civic) use. He asked Council to approve the special use permit for 120 days, which will give sufficient time for the code to be changed. In addition, the license should be limited to beer and wine only, and the hours of operation should be 10:00 a.m. to 10:00 p.m.

COUNCILWOMAN TARKANIAN stated the project is unique and will be the jewel within the City. Regarding Item 29, she pointed out that this will be a four-day approval.

TIM McGARY, 200 Canyon, expressed concerns only with special events and the hours of operation for these events.

MARGO WHEELER, Director of Planning and Development, read the conditions into the record.

MAYOR GOODMAN declared the Public Hearing closed on Items 160 and 29.



CASE: SUP-20477
RADIUS: 1000 FT + SPECIAL
ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 300 600 Feet





CASE: **SUP-20477**

RADIUS: 1000 FT + SPECIAL

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 300 600 Feet





SUP-20477

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-20477 - APPLICANT/OWNER: LAS VEGAS VALLEY
WATER DISTRICT**

**** CONDITIONS ****

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

Planning and Development

1. The hours of operation shall be limited to 10:00am to 10:00pm.
2. Alcohol sales shall be conducted only in conjunction with food service.
3. Conformance to the conditions Site Development Plan Review (SDR-1465), except as amended herein.
4. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code, and will be restricted to operation as a Restaurant with Service Bar.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a Liquor Establishment (Tavern) at 317 South Valley View Boulevard. This use will take place within the Visitors Center of the Springs Preserve. The applicant seeks to operate a less intense Restaurant with Service Bar; however, this use is not permitted in the C-V (Civic) zone. Therefore, the applicant must request the more intense Liquor Establishment (Tavern) that is allowed in this zoning district with a Special Use Permit. Staff recommends approval of the aforementioned waivers as the proposed Liquor Use (Tavern) is located deep within an 80-acre parcel designated as a historic site as well as a C-V (Civic) zoning district. The location of the proposed site demonstrates that the applicant has made every attempt to shield the protected uses from any impact. The proposed Liquor Establishment (Tavern) is located on an 80 acre parcel, and the building containing the proposed use is in excess of 1,500 feet from all but one of the protected parcels.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/01/92	The City Council approved a rezoning (Z-0026-92) to the C-V (Civic) zoning district on the subject site as part of a larger request. The Planning Commission recommended approval on 05/28/92.
03/03/93	The City Council approved a request for a Plot Plan approval [Z-0026-92(1)] of a proposed Water District office. The Planning Commission recommended approval on 02/11/93.
02/07/01	The City Council approved a request for a Site Development Plan Review [Z-0026-92(4)] of the Master Plan for a proposed 110-acre public use facility, including approximately 266,100 square feet of building area for a visitor center, interpretive center, museum, research area, garden support, and administrative offices for the Las Vegas Valley Water District. The Planning Commission recommended approval on 12/21/00.
05/02/01	The Planning and Development Department administratively approved a request for an administrative Site Development Plan Review [Z-0026-92(5)] for Phase 1, including a 26,600 square foot pumping station building, of an approved 110-acre public use facility (Las Vegas Springs Preserve) on 175.58 Acres located on the east side of Valley View Boulevard, between Alta Drive on the south and the US 95 Highway on the north.
07/10/01	The Planning and Development Department administratively approved a request for an Administrative Site Development Plan Review [Z-0026-92(6)] for streetscape improvements generally located along Valley View Boulevard between Alta Drive and US-95, and along Alta Drive from Valley View Boulevard eastward 1,350 feet, adjacent to the subject site.

12/07/01	The Planning and Development Department administratively approved a request for an administrative Site Development Plan Review [Z-0026-92(7)] for a proposed 33,997 square-foot garden support facility consisting of five buildings located adjacent to the northeast corner of Alta Drive and Valley View Boulevard.
01/18/02	The Planning and Development Department administratively approved a request for an administrative Site Development Plan Review [Z-0026-92(8)] for a proposed 54,500 square foot desert living center consisting of four buildings located adjacent to the northeast corner of the intersection of Alta Drive and Valley View Boulevard.
01/02/03	The Planning and Development Department administratively approved a request for a Site Development Plan Review (SDR-1465) for a proposed 75,032 square foot visitor's center in conjunction with the Las Vegas Springs Preserve.
06/12/03	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-2258) for trails, canopies, armadas, an interpretive pavilion and displays in conjunction with the Las Vegas Springs Preserve, located adjacent to the northeast corner of the intersection of Alta Drive and Valley View Boulevard.
12/21/06	The Planning Commission approved a request for a Master Sign Plan (MSP-18047) for an Approved Government Facility on the subject site. Staff recommended approval.
04/26/07	The Planning Commission voted 6-0-1/rt to recommend APPROVAL (PC Agenda Item #75/rl).
<i>Related Building Permits/Business Licenses</i>	
05/10/05	Building Permits issued under Plan Check number C-0204-03 for the Springs Preserve Visitor Center administration building, gardens and playground on the subject site.
05/10/05	Building Permits issued under Plan Check number C-0051-03 for the Springs Preserve on the subject site.
10/05/05	Building Permits under Plan Check number C-0289-03 for the Springs Preserve Trails
01/13/06	Building Permits issued under Plan Check number L-4057-05 for a Las Vegas Centennial Marker on the subject site.
02/22/07	Building Permits under Plan Check number C-0277-03 for the Springs Preserve Garden Support Facilities
03/15/07	Building Permits issued under Plan Check number C-0600-06 for the Solar Array Parking Shade Structures and Electrical on the subject site.

Pre-Application Meeting

A pre-application meeting was not held for this application.

Neighborhood Meeting

A neighborhood meeting is not required for this type of application.

Field Check

03/26/07	A field check was conducted to verify the locations of protected uses in relation to the subject site, including Churches, Child Care Centers, Schools, and City Parks.
----------	---

Details of Application Request

Site Area

Gross Acres	80.48
-------------	-------

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Springs Preserve (Under Construction)	PF (Public Facility)	C-V (Civic)
North	Springs Preserve (Under Construction)	PF (Public Facility)	C-V (Civic)
South	Southern Nevada Water Authority	PF (Public Facility)	C-V (Civic)
East	Undeveloped, Single-Family Residential	PF (Public Facility) DR (Desert Rural Density Residential)	C-V (Civic), R-E (Residence Estates)
West	Regional Mall, Office, Utility, Single-Family Residential	SC (Service Commercial) L (Low Density Residential)	C-1 (Limited Commercial) R-1 (Single-Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V Civic District	X		Y
A-O Airport Overlay District	X		Y
H Historic Designation	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

Title 19.08.050 stipulates that the development standards, including parking and landscaping requirements, for a project in a Civic District shall be established upon approval of a Site Development Plan, and that setback and other standards are not automatically applied. In reviewing the project for conformance with generally-accepted development standards, all proposed structures will have adequate setbacks from property lines, and lot coverage for the development will be minimal.

<i>Standard</i>	<i>Provided</i>
Lot Size	180 acres
Lot Width	1,300 Feet
Setbacks • Front • Side • Corner • Rear	965 Feet 337.43 Feet 572.85 Feet 580.58 Feet
Min. Distance Between Buildings	60 Feet
Trash Enclosure	Screened
Mech. Equipment	Screened

<i>Parking Requirement</i>		
	<i>Provided</i>	
	<i>Parking</i>	
	Regular	Handicapped
Lot 1	210	9
Lot 2	159	0
Lot 3	99	17
TOTAL	493	
Bus Parking (Lot 3)	8	

<i>Standards</i>	<i>Required</i>		<i>Provided</i>
	<i>Ratio</i>	<i>Trees</i>	
Parking Area	1 Tree/6 Spaces	99 Trees	100 Trees
Buffer:			
Min. Trees	1 Tree/30Linear Feet	38 Trees	38 Trees
• Min. Zone Width			
Street Side	15 Feet		15 Feet
Interior	8 Feet		8 Feet

Waivers		
Request	Requirement	Staff Recommendation
An 80-foot distance separation from an existing Church at 3844 Meadows Lane.	1,500 -foot distance separation.	Approval
1,150-foot distance separation from an existing school at 4105 West Bonanza Road.	1,500 -foot distance separation.	Approval
1,250-foot distance separation from an existing City Park at the southwest corner of Fulton Place and Northstar Street.	1,500 -foot distance separation.	Approval
1,400-foot distance separation from an existing Child Care Center at 853 South Valley View Boulevard.	1,500 -foot distance separation.	Approval
1,400-foot distance separation from an existing City Park at 720 Twin Lakes Drive.	1,500 -foot distance separation.	Approval
1,400-foot distance separation from an existing Church and Child Care Center at 3050 Alta Drive.	1,500 -foot distance separation.	Approval

Staff recommends approval of the aforementioned waivers as the proposed Liquor Use (Tavern) is located deep within an 80-acre parcel designated as a historic site as well as a C-V (Civic) zoning district. The location of the proposed site demonstrates that the applicant has made every attempt to shield the protected uses from any impact. The proposed Liquor Establishment (Tavern) is located on an 80 acre parcel, and the building containing the proposed use is in excess of 1,500 feet from all but one of the protected parcels, a Church located at 3844 Meadows Lane. The parcel which includes this Church is located 1,230 feet from the actual Tavern Site on the subject parcel. Further, an existing Beer/Wine/Cooler On-Sale establishment is located on the same parcel as the Church, directly between the Church and the proposed use. In addition, the School at 4105 West Bonanza Road and the City Park at 720 Twin Lakes Drive are separated from the proposed use by U.S. 95. Therefore, staff recommends approval of these waivers.

ANALYSIS

- **Zoning**

The C-V (Civic) zone is intended to provide for the continuation of existing public uses and the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District and other public utility facilities. The subject use is to be located within the Visitor Center on the site of the Springs Preserve, a public park owned by the Las Vegas Valley Water District. The Liquor Establishment (Tavern) use is permitted in the C-V zone with a special use permit.

- **Use**

The Liquor Establishment (Tavern) use is defined in Title 19.02 as a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold.

- **Conditions**

The following conditions are required for a Special Use Permit for the Liquor Establishment (Tavern) use, pursuant to Title 19:

1. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum separation between liquor establishments (taverns), and a minimum separation between a liquor establishment (tavern) and certain other uses that should be protected from the impacts associated with a liquor establishment (tavern). Therefore, except as otherwise provided below, no liquor establishment (tavern) may be located within 1500 feet of any other liquor establishment (tavern), church, synagogue, school, child care facility licensed for more than 12 children, or City park.
2. The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment (tavern) which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed liquor establishment (tavern). The distance shall be measured in a straight line without regard to intervening obstacles.
3. For the purpose of Requirement 2, and for that purpose only:
 - a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
 - b. The "property line" of a liquor establishment (tavern) refers to:
 - i. The property line of a parcel that has been created by an approved land recorded parcel map or commercial subdivision map; or
 - ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:

- A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
 - B. The proposed liquor establishment (tavern) will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed liquor establishment (tavern) will be located;
 - C. All parking spaces required by this Table 2 and LVMC Chapter 19.10 for the liquor establishment (tavern) use will be located on the same parcel as the use; and
 - D. The owners of all parcels within the commercial subdivision, including the owner of the parcel on which the liquor establishment (tavern) will be located, execute and record an agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.
- 4. The distance separation requirement set forth in Requirement 1 does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.
- 5. The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of Paragraph 19.04.050(A)(4), but only in connection with a proposed liquor establishment (tavern) that:
 - a. Will be located on a parcel within the C-V District or the Downtown Casino Overlay District;
 - b. Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as an historic property, historic building, or landmark;
 - c. Will be located with in a regional mall; or
 - d. Will be separated from the existing use by a street or highway with a minimum right-of-way width of 100 feet.
- *6. The use shall conform to, and is subject to, the provisions of LVMC Chapters 6.40 and 6.50.

The subject site fails to meet the distance separation requirements as measured from property line to property line, as a result of the 80 acre size of the subject site upon which the proposed Liquor Establishment (Tavern) is to be located. These waivers are appropriate as the subject use is located within a C-V zone as well as a designated historic district.

FINDINGS

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

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

The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses. While the subject use requires numerous Waivers for distance separation, it should be noted that the proposed Liquor Establishment (Tavern) is located on an 80 acre parcel, and the building containing the proposed use is in excess of 1,500 feet from all but one of the protected parcels.

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

The subject site is an 80-acre historical site, with the proposed use operating within a previously approved visitor center. Staff recommends approval as the proposed Liquor Establishment (Tavern) is a typical compliment to this type of site, and staff finds the location suitable for this 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.”**

Access to the subject site is via Valley View Drive, an 80-foot collector street on the Master Plan of Streets and Highways, and is adjacent to the U.S. 95 Freeway. Staff recommends approval as these roads are suitable for the use and intensity proposed on the subject site.

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

Staff recommends approval as the proposed use will be subject to Title 6.50 and will require appropriate licenses and inspections, and therefore will not compromise the public health, safety, or welfare, nor will it compromise the overall objectives of the General Plan.

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

The proposed Liquor Establishment (Tavern) is located deep within an 80-acre parcel designated as a historic site as well as a C-V (Civic) zoning district. However, because of the size of this parcel, several protected uses are within 1,500 feet of the perimeter, and the applicant requests waivers of the distance separation requirements. The location of the proposed site demonstrates that the applicant has made every attempt to shield the protected uses from any impact. The only protected use within 1,500 feet from the actual site of the Liquor Establishment (Tavern) is co-located on a parcel with an existing Beer/Wine/Cooler On-Sale establishment. The existing alcohol use is located directly between the Church and the subject site. Therefore, staff recommends approval of these waivers and this Special Use Permit.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 646 by City Clerk

APPROVALS 0

PROTESTS 2



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-20477** APN: 139-31-602-003

Name of Property Owner: Patricia Mulroy, General Manager

Name of Applicant: Shawn P. Mollus, Director of Las Vegas Valley Water District Engineering

Name of Representative: Peter J. Jauch, Engineering Design Manager

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: *Patricia Mulroy*

Print Name: Patricia Mulroy

RECEIVED

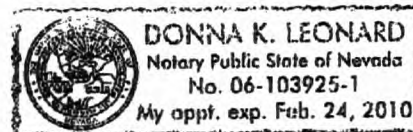
Subscribed and sworn before me

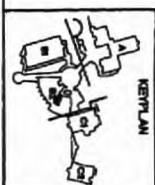
MAR 13 2007

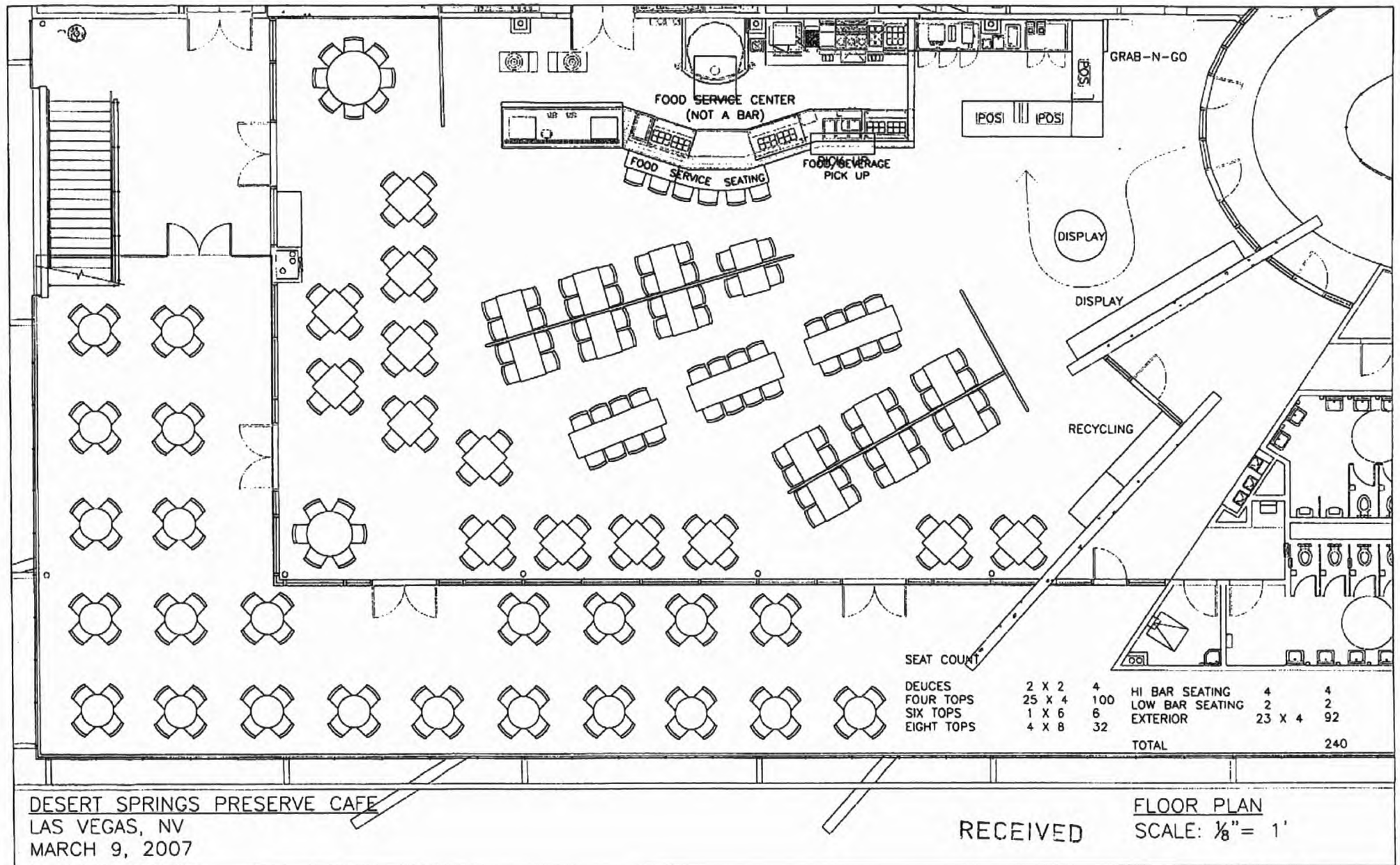
This 12th day of March, 2007

Donna K. Leonard
Notary Public in and for said County and State

State of Nevada
County of Clark







MAR 13 2007

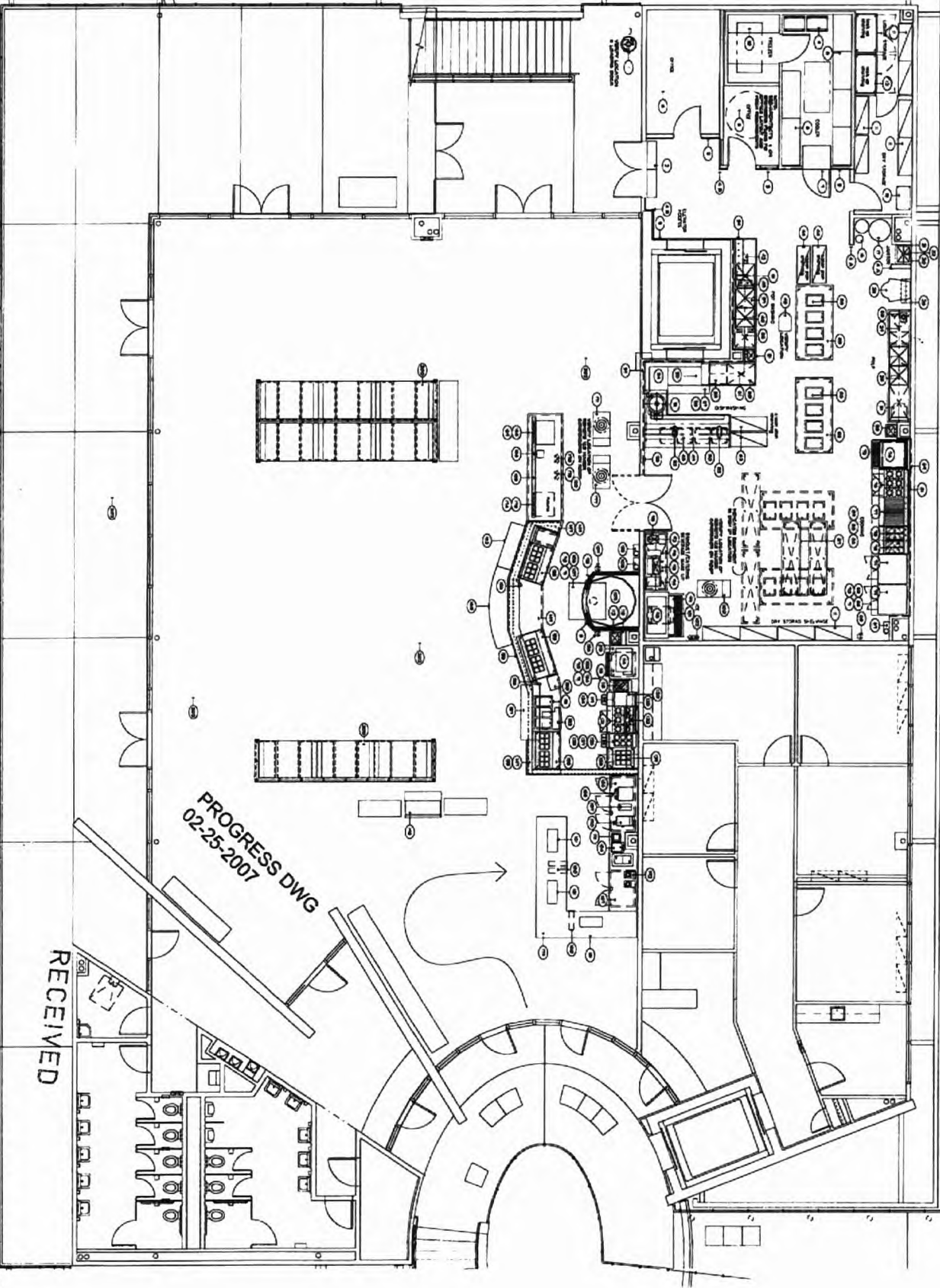
SUP-20477
04/26/07 PC

04/26/07 PC

MAR 13 2007 SUP-20477

RECEIVED

PROGRESS DWG
02-25-2007



EQUIPMENT FLOOR PLAN
WOLFGANG PUCK EXPRESS
@ SPRINGS PRESERVE

LAS VEGAS, NEVADA



Omega Design
Designers and Suppliers in the Food
Service Industry

10000
New Mexico 800-231-1000
1-800-231-1000

THIS DRAWING IS THE PROPERTY OF OMEGA DESIGN. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, 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 OMEGA DESIGN. THE USER OF THIS DRAWING AGREES TO HOLD OMEGA DESIGN HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OMEGA DESIGN BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DRAWING.

DATE	02-25-2007
BY	J. J. WICK & SONS
CHK	J. J. WICK & SONS
APP	J. J. WICK & SONS
REV	1.00
REV	1.01
REV	1.02
REV	1.03
REV	1.04
REV	1.05
REV	1.06
REV	1.07
REV	1.08
REV	1.09
REV	1.10
REV	1.11
REV	1.12
REV	1.13
REV	1.14
REV	1.15
REV	1.16
REV	1.17
REV	1.18
REV	1.19
REV	1.20

DATE	02-25-2007
BY	J. J. WICK & SONS
CHK	J. J. WICK & SONS
APP	J. J. WICK & SONS
REV	1.00
REV	1.01
REV	1.02
REV	1.03
REV	1.04
REV	1.05
REV	1.06
REV	1.07
REV	1.08
REV	1.09
REV	1.10
REV	1.11
REV	1.12
REV	1.13
REV	1.14
REV	1.15
REV	1.16
REV	1.17
REV	1.18
REV	1.19
REV	1.20



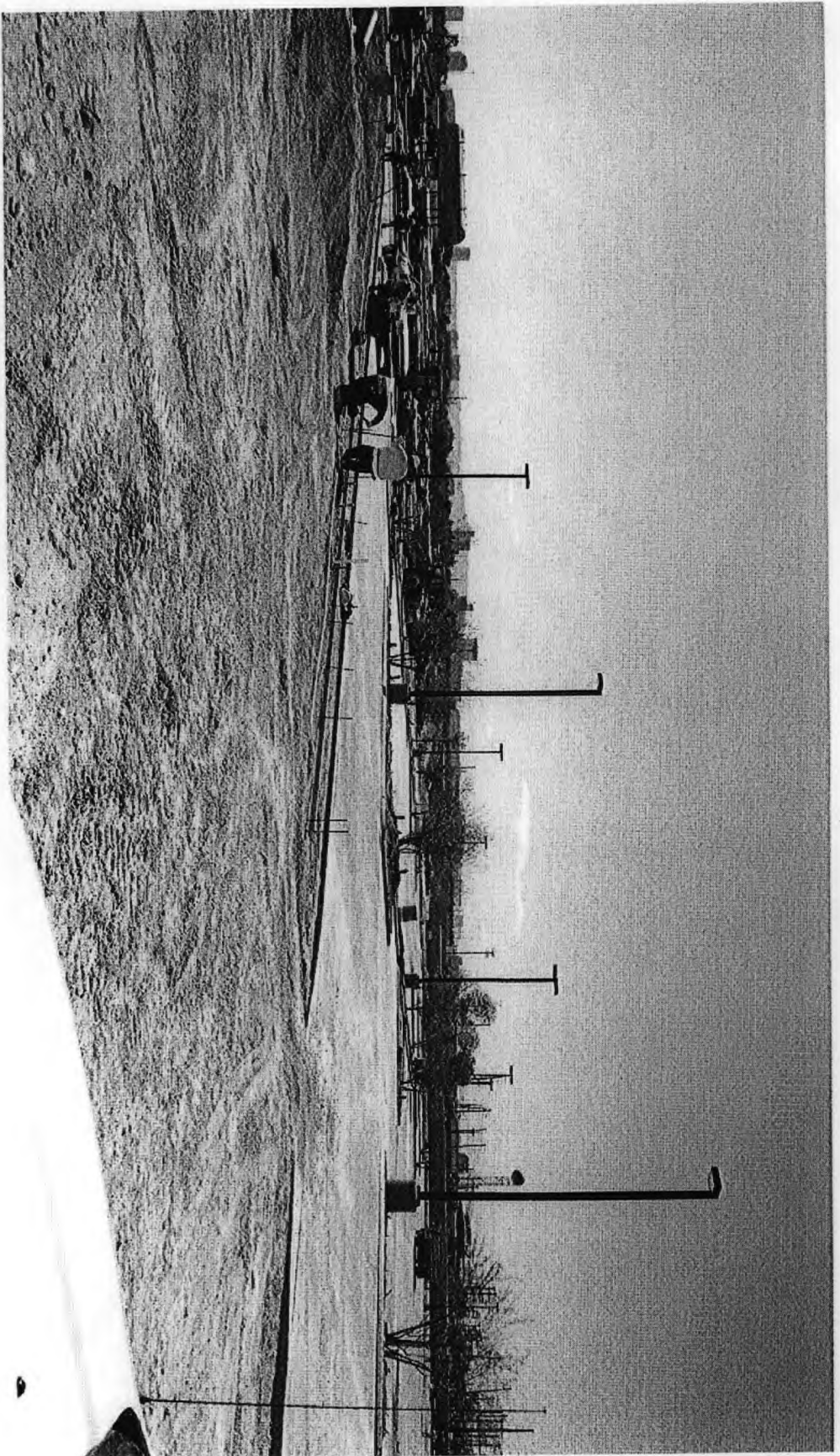
SUP-20477 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
317 SOUTH VALLEY VIEW BOULEVARD
APRIL 26, 2007 PLANNING COMMISSION

03/29/07



SUP-20477 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
317 SOUTH VALLEY VIEW BOULEVARD
APRIL 26, 2007 PLANNING COMMISSION

03/29/07



SUP-20477 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
317 SOUTH VALLEY VIEW BOULEVARD
APRIL 26, 2007 PLANNING COMMISSION

03/29/07

SPRINGS PRESERVE

WWW.SPRINGSPRESERVE.ORG

March 29, 2007

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

SUBJECT: SPRINGS PRESERVE SPECIAL USE PERMIT, JUSTIFICATION LETTER

On behalf of the Springs Preserve, the Las Vegas Valley Water district (District) requests a Special Use Permit for the purpose of serving alcohol as part of the restaurant and catering operations currently planned within the Springs Preserve. The Springs Preserve is approximately 180-acres and is located on the south side of U.S. 95 and east of Valley View Boulevard, and is identified by Assessor Parcel Number 139-31-602-003. Although the entire site is 180 acres,, the restaurant and catering operations total 9,309 square feet within an 80-acre portion of the site.

The Facility is organized into four primary theme components: a Visitor Center, focusing on the history of the environment and people of the Las Vegas Valley; a natural preserve and trails system that highlights the natural and cultural artifacts and resources that remain on the site; a Desert Living Center and gardens which highlight sustainable living and water efficient landscaping; and the Nevada State Museum, which will provide a statewide context for the Springs Preserve, linking the development of Las Vegas to the history of Nevada and the settlement of the West. The Springs Preserve will host a variety of public and private events and is currently under negotiations with Wolfgang Puck Catering as the restaurant and catering operator.

The proposed café is located within the Visitor Center and it will be classifies as a tavern. The café consists of 1,866 square feet of kitchen/office space and 6,803 square feet of seating. The café will not have a wet bar. Food and alcohol will be purchased at the walk-up counter. The proposed catering preparation kitchen is located within the Desert Living Center and consists of 640 square feet of kitchen/preparation space. This kitchen will be used for catering future special events within the Desert Living Center.

At this time, we would like to request a waiver on the distance separation requirement from a church, school, childcare facility, or city park due to the fact that the entire property is 180-acres and the café will be constructed within an 80 acre portion near the center of this site.

333
S. VALLEY VIEW
BLVD.
LAS VEGAS, NV 89107
702.733.8344

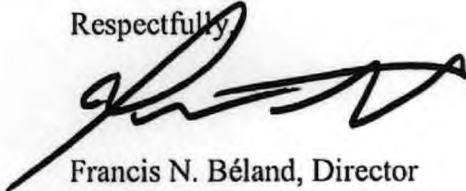
SUP-20477
04/26/07 PC

The parking requirement for this development is 500 spaces. This site is Zoned Civic and the design currently allows for 493 parking spaces. Please take into consideration that the majority of the Springs Preserve staff will be parking on the Las Vegas Valley Water District campus at Alta and Valley View.

Additionally, the parking lot at Alta and Valley View, which is in the final approval stages with the City of Las Vegas, will serve as overflow parking for any large weekend/evening events at the Springs Preserve. Based on this information we respectfully request the 493 parking spaces to be accepted.

Please contact Doa Meade at 822-8574 if you have questions.

Respectfully

A handwritten signature in black ink, appearing to read 'Francis N. Béland', is written over the word 'Respectfully'.

Francis N. Béland, Director
Springs Preserve

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

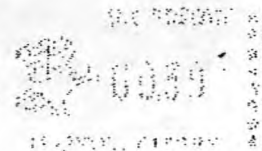


I OPPOSE
this Request

SUP-20477

RECEIVED
CITY CLERK

2007 MAY -7 A 9:38



13932110031 Case: SUP-20477
SNAPER ALVIN A & KATHLEEN M
2800 CAMEO CIR
LAS VEGAS NV 89107-3213

Protest

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

SUP-20477



I OPPOSE
this Request



2007 MAY -8 P 3:01

13932310009 Case: SUP-20477
SELCO SCOTT & VERONICA
P O BOX 27529
LAS VEGAS NV 89128-1529



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



00.39:

H METER 712383

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

SUP-20477

RECEIVED
CITY CLERK
2007 MAY -8 A 9:56

13931311015 Case: SUP-20477
 SKALL MURRAY & ANN P FAMILY TR
 P O BOX 28806
 LAS VEGAS NV 89126-2806

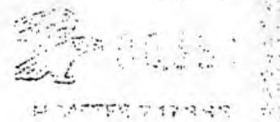
Protest

Filed On 5/8/07

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

RECEIVED
CITY CLERK

2007 MAY -8 A 9:16 AM



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

SUP-20477

13932211026

Case: SUP-20477

BALELO WILLIAM G & GAIL TRS
3109 CONNERS DR
LAS VEGAS NV 89107-3225

FWD

8913501715

Protest

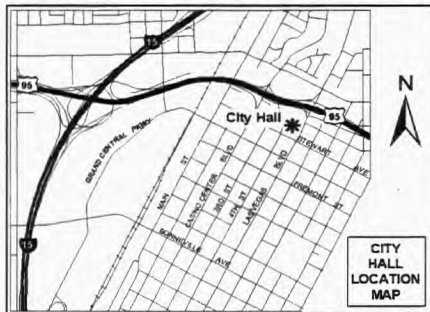
City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK



Official Notice of Public Hearing

MAY -8 A 10:53



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.



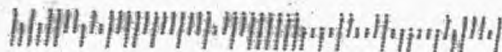
I SUPPORT
this Request



I OPPOSE
this Request

SUP-20477

13931610004 Case: SUP-20477
BERTUCCINI SALVATORE C JR & D D
3913 GRASS VALLEY PL
LAS VEGAS NV 89107-4331

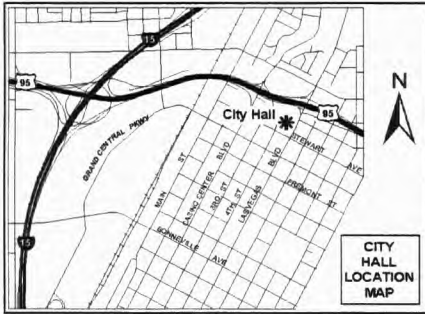


City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK



Official Notice of Public Hearing



I also think a lesser expensive restaurant would be more beneficial to the general public, attending functions for a family.

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.

13929411048 Case: SUP-20477
MORRIS CAROLYN JOYCE
3316 AVALON AVE
LAS VEGAS NV 89107-2212



I SUPPORT
this Request



I OPPOSE
this Request

SUP-20477



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.

13932310026 Case: SUP-20477
WINCHESTER FAMILY TRUST
600 KENNY WY
LAS VEGAS NV 89107-4442



I SUPPORT
this Request



I OPPOSE
this Request

SUP-20477

Too many watering holes already!



Application Information

SUP-20477 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT -
REQUEST FOR A SPECIAL USE PERMIT FOR A LIQUOR
ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A LIQUOR
ESTABLISHMENT (TAVERN) USE 80 FEET FROM A CHILD CARE
CENTER, 100 FEET FROM A CHURCH, 1,200 FEET FROM A PUBLIC
SCHOOL AND 1,400 FEET FROM A CITY PARK WHERE A DISTANCE
SEPARATION OF 1,500 FEET IS REQUIRED ON 80.48 ACRES AT 317
SOUTH VALLEY VIEW BOULEVARD (A PORTION OF APN 139-31-602-
003), C-V (CIVIC) ZONE, WARD 1 (TARKANIAN). NOTE: THIS ITEM
WILL BE HEARD AT THE MAY 16, 2007 CITY COUNCIL MEETING AND
NOT AT THE JUNE 6, 2007 CITY COUNCIL MEETING AS ANNOUNCED.

Application Location



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

Public Hearing Information

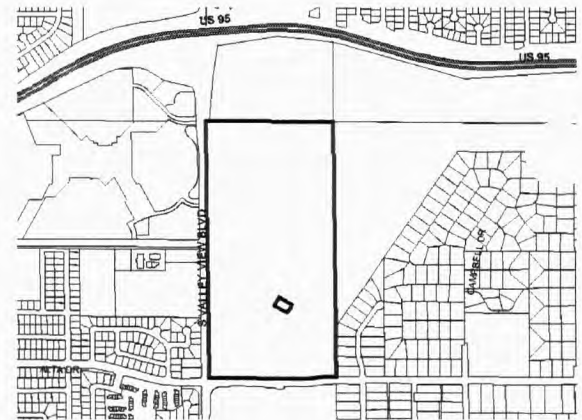
Meeting: City Council
Date: May 16, 2007
Time: 1:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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-20477 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT -
REQUEST FOR A SPECIAL USE PERMIT FOR A LIQUOR
ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A LIQUOR
ESTABLISHMENT (TAVERN) USE 80 FEET FROM A CHILD CARE
CENTER, 100 FEET FROM A CHURCH, 1,200 FEET FROM A PUBLIC
SCHOOL AND 1,400 FEET FROM A CITY PARK WHERE A DISTANCE
SEPARATION OF 1,500 FEET IS REQUIRED ON 80.48 ACRES AT 317
SOUTH VALLEY VIEW BOULEVARD (A PORTION OF APN 139-31-602-
003), C-V (CIVIC) ZONE, WARD 1 (TARKANIAN). NOTE: THIS ITEM
WILL BE HEARD AT THE MAY 16, 2007 CITY COUNCIL MEETING AND
NOT AT THE JUNE 6, 2007 CITY COUNCIL MEETING AS ANNOUNCED.

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>.

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

SUP-20477



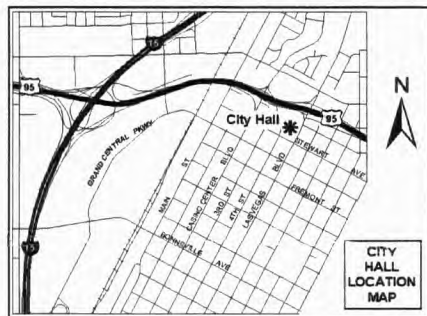
I OPPOSE
this Request

13932211009 Case: SUP-20477
MCKNIGHT RICHARD & S 2000 FAM TR
330 S 3RD ST #900
LAS VEGAS NV 89101-6016

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

SUP-20477



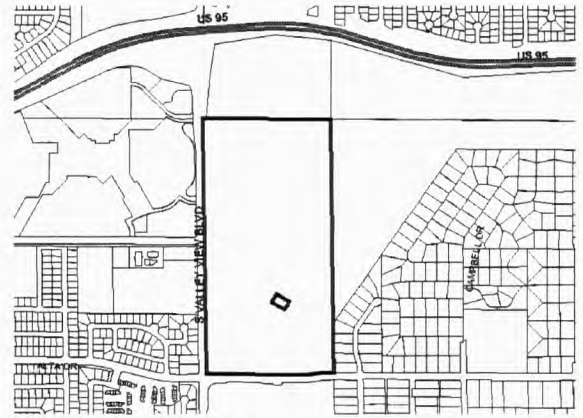
I OPPOSE
this Request

13932110058 Case: SUP-20477
BUCKLEY-TIBERTI TRUST R-501
3005 LANTERN LN
LAS VEGAS NV 89107-3229

Application Information

SUP-20477 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT -
REQUEST FOR A SPECIAL USE PERMIT FOR A LIQUOR
ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A LIQUOR
ESTABLISHMENT (TAVERN) USE 80 FEET FROM A CHILD CARE
CENTER, 100 FEET FROM A CHURCH, 1,200 FEET FROM A PUBLIC
SCHOOL AND 1,400 FEET FROM A CITY PARK WHERE A DISTANCE
SEPARATION OF 1,500 FEET IS REQUIRED ON 80.48 ACRES AT 317
SOUTH VALLEY VIEW BOULEVARD (A PORTION OF APN 139-31-602-
003), C-V (CIVIC) ZONE, WARD 1 (TARKANIAN). NOTE: THIS ITEM
WILL BE HEARD AT THE MAY 16, 2007 CITY COUNCIL MEETING AND
NOT AT THE JUNE 6, 2007 CITY COUNCIL MEETING AS ANNOUNCED.

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-20477 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT -
REQUEST FOR A SPECIAL USE PERMIT FOR A LIQUOR
ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A LIQUOR
ESTABLISHMENT (TAVERN) USE 80 FEET FROM A CHILD CARE
CENTER, 100 FEET FROM A CHURCH, 1,200 FEET FROM A PUBLIC
SCHOOL AND 1,400 FEET FROM A CITY PARK WHERE A DISTANCE
SEPARATION OF 1,500 FEET IS REQUIRED ON 80.48 ACRES AT 317
SOUTH VALLEY VIEW BOULEVARD (A PORTION OF APN 139-31-602-
003), C-V (CIVIC) ZONE, WARD 1 (TARKANIAN). NOTE: THIS ITEM
WILL BE HEARD AT THE MAY 16, 2007 CITY COUNCIL MEETING AND
NOT AT THE JUNE 6, 2007 CITY COUNCIL MEETING AS ANNOUNCED.

Application Location



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

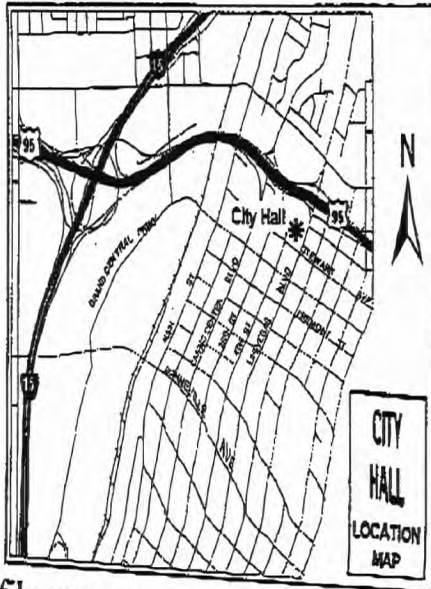
Public Hearing Information

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>.

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

SUP-20477



I OPPOSE
this Request



2007 MAY -7 A 8:08

RECEIVED
CITY CLERK

13932110049 Case: SUP-20477
 BISHOP C & C 1997 LIV TR AGMT
 217 CAMPBELL DR
 LAS VEGAS NV 89107-3255

Support

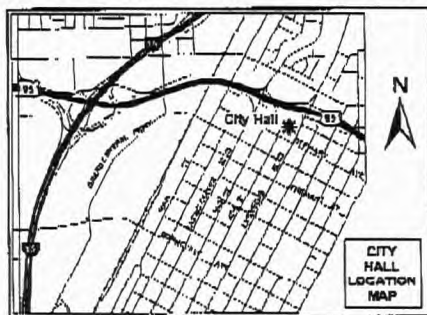
RECEIVED
CITY CLERK

2007 MAY -8 A 8:10

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.

13931711017 Case: SUP-20477
MCELVAIN RANDALL R & PATRICIA A
3955 EMPRESS CHARM CT
LAS VEGAS NV 89129-8327

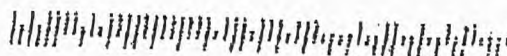


I SUPPORT
this Request



I OPPOSE
this Request

SUP-20477



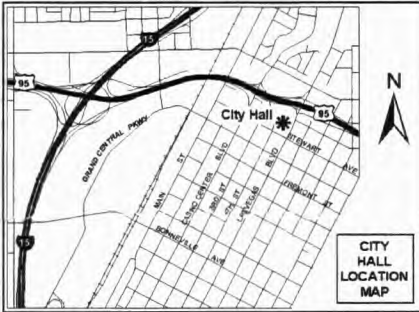
Support

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.



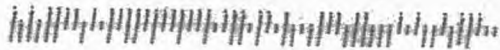
I SUPPORT
this Request

SUP-20477



I OPPOSE
this Request

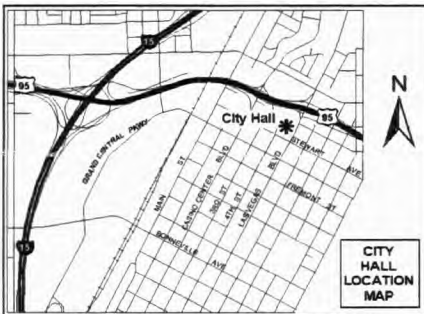
13932211031 Case: SUP-20477
BROSSEAU SANDRA D LIVING TRUST
%P BROSSEAU
304 CANYON DR
LAS VEGAS NV 89107-3237



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

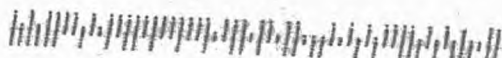
SUP-20477



I OPPOSE
this Request

13931712066 Case: SUP-20477
YORK MARGARET TRUST
712 NORTHSTAR ST
LAS VEGAS NV 89107-4348

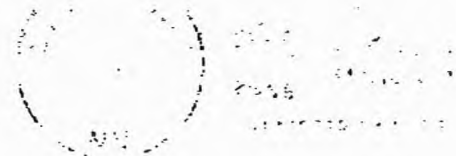
5/9/07 #160



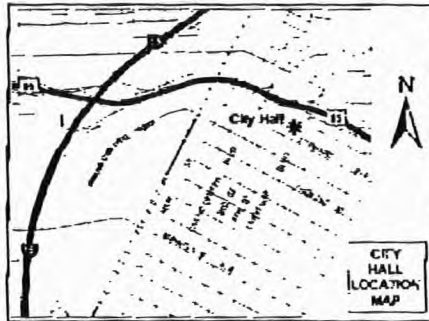
City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK

2007 MAY -9 P 3:05



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

SUP-20477

Boch. Collin's

13932214010

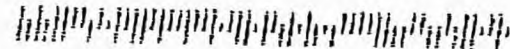
Case: SUP-20477

~~THORNTON JOSEPH P & GERALDINE~~

✓ 304 LACY LN -- 2808 BROWN CIR

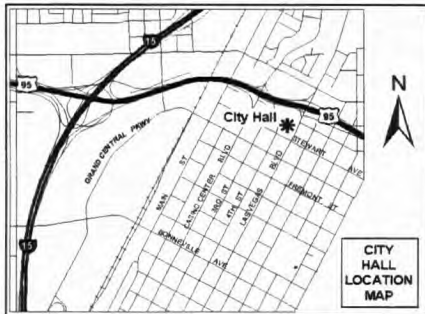
LAS VEGAS NV 89107-3212

correct address
wrong name



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



I OPPOSE
this Request

SUP-20477

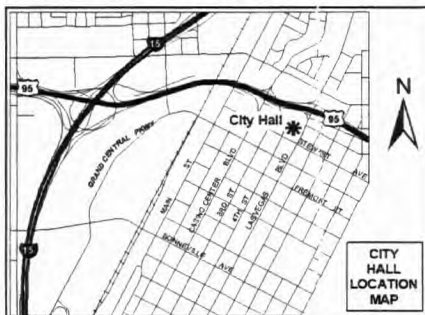
*We do not need a tavern in
a park where there will be a lot of children!*



13932110024 Case: SUP-20477
ALBRIGHT GEORGE L & BARBARA TRS
2801 CAMEO CIR
LAS VEGAS NV 89107-3213

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

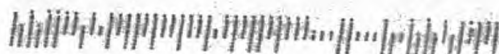


I OPPOSE
this Request

SUP-20477



13931510006 Case: SUP-20477
H & G G PROPERTIES CO
1137 S RANCHO RD #120
LAS VEGAS NV 89102-2259



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



Official Notice of Public Hearing

2007 MAY 11 A 10:38



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.



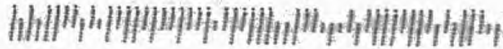
I SUPPORT
this Request

SUP-20477



I OPPOSE
this Request

13932214026 Case: SUP-20477
SIMONELLI LYSSA M
417 ROSEMARY LN
LAS VEGAS NV 89107-3258



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

2007 MAY 11 A 10:41



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

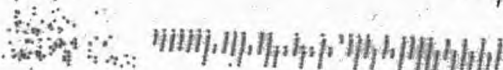
SUP-20477



I OPPOSE
this Request

13929411046 Case: SUP-20477
DUENAS MIGUEL & EULALIA
3308 AVALON AVE
LAS VEGAS NV 89107-2212

5/11/07 #160

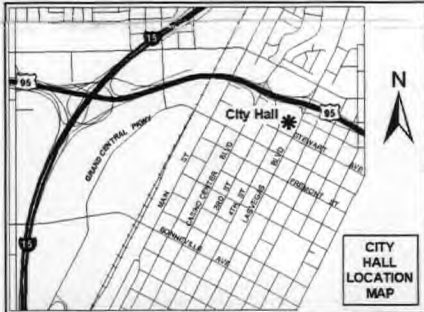


City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

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



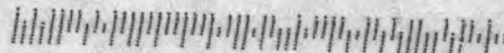
I OPPOSE
this Request

SUP-20477

13931711060 Case: SUP-20477
MCCAFFREY JUDY LYNN
520 STARFIRE CT
LAS VEGAS NV 89107-4358

Submitted after final agenda

Date 5-14-07 Item #160

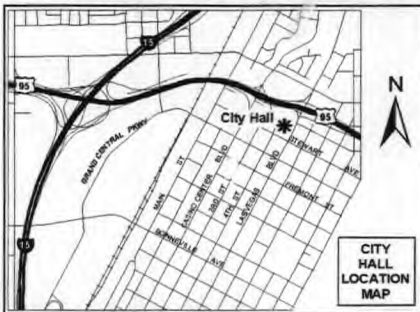


City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

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

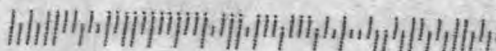
SUP-20477

13932210011 Case: SUP-20477
RICHENS TR
300 LACY LN
LAS VEGAS NV 89107-3252

Submitted after final agenda

Date 5-15-07 Item #160

we
Doug & Carme Richens



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

RECEIVED
CITY CLERK



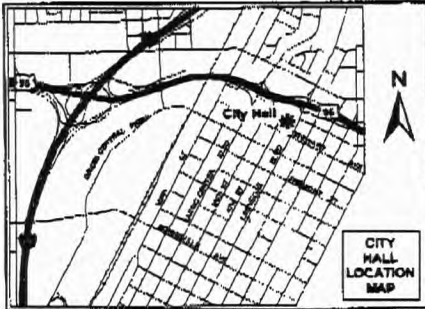
U.S. POSTAGE

00.39:

M METER 717383

Official Notice of Public Hearing

2007 MAY 14 A 8:05



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

SUP-20477



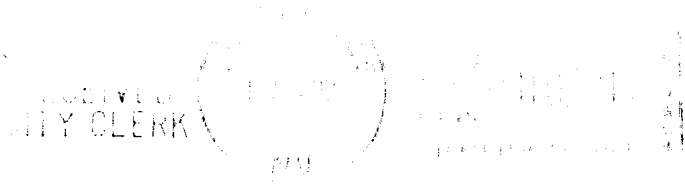
I OPPOSE
this Request

13931711074 Case: SUP-20477
TOKAR LAWRENCE E JR & EILEEN M
5945 STAFFORD AVE
HUNTINGTON PARK CA 90255-3075

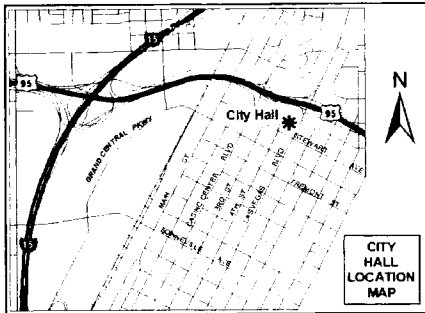


5/14/07 #160

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.

13931711060 Case: SUP-20477
MCCAFFREY JUDY LYNN
520 STARFIRE CT
LAS VEGAS NV 89107-4358



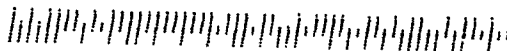
I SUPPORT
this Request



I OPPOSE
this Request

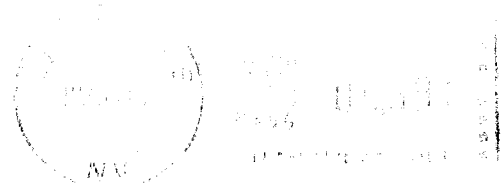
SUP-20477

Date 5-14-07 #160

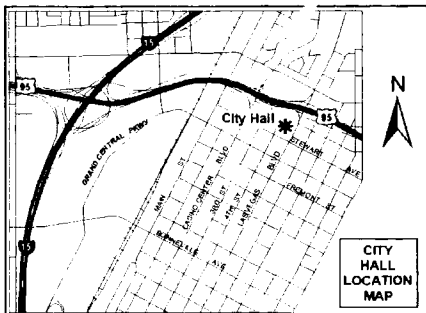


City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

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.

13932210011 Case: SUP-20477
RICHENS TR
300 LACY LN
LAS VEGAS NV 89107-3252



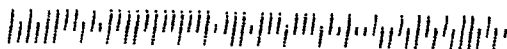
I SUPPORT
this Request



I OPPOSE
this Request

SUP-20477

de
Angela Carma



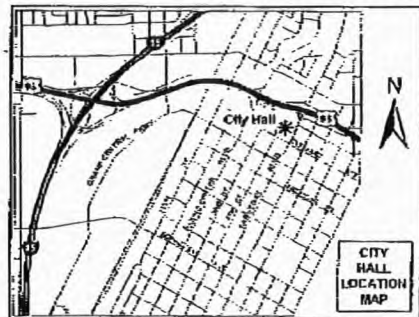
City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK

2007 MAY 14 P 2:15



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

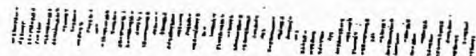
SUP-20477



I OPPOSE
this Request

13931610062
MOMOT JOSEPH F
4100 RIVER VALLEY ST
LAS VEGAS NV 89107-4352

Case: SUP-20477



09/10/07 6041-5

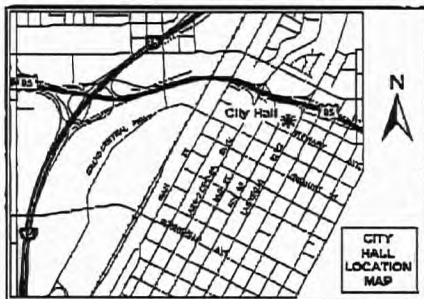
City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK

2007 MAY 14 P 1:32



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.

13932210004 Case: SUP-20477
STODDARD WILLIAM H & C E FAM TR
404 LACY LN
LAS VEGAS NV 89107-3220

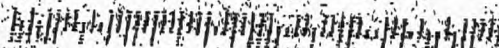


I SUPPORT
this Request



I OPPOSE
this Request

SUP-20477

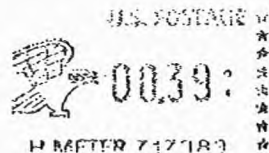


Date 5-14-07 Item #160

RECEIVED
CITY CLERK

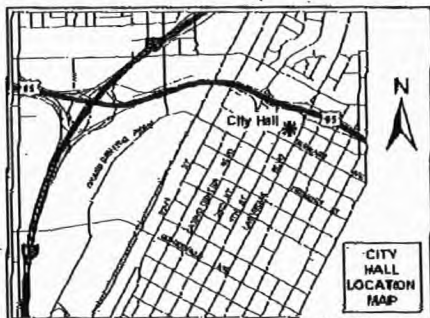
2007 MAY 14 P 2:51

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



Date 5-14-07 Item #160

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

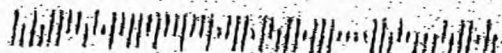
SUP-20477



I OPPOSE
this Request

13932211018
CRIBARI ANN
400 MACARTHUR WY
LAS VEGAS NV 89107-3232

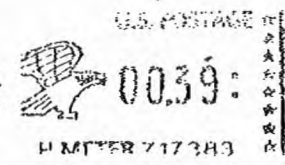
Case: SUP-20477



RECEIVED
CITY CLERK

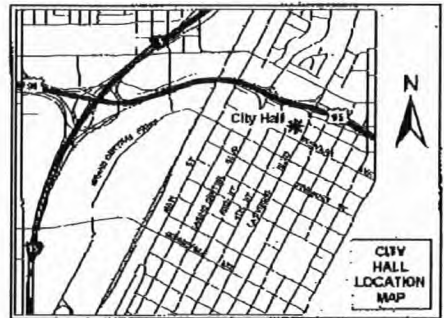
2007 MAY 14 P 2:51

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



Date 5-14-07 Item #160

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

SUP-20477

13932211017 Case: SUP-20477
WILCOX ROBERT D & MARIANE C
404 MCARTHUR WY
LAS VEGAS NV 89107-3232



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



I OPPOSE
this Request

SUP-20477

RECEIVED
CITY CLERK

2007 MAY 16 P 12:39

Submitted after final agenda

Date 5/16/07 Item # 160

13531311022 Case SUP-20477
 SEAMAN RICHARD W
 525 BEDFORD ST
 LAS VEGAS NV 89107-4311

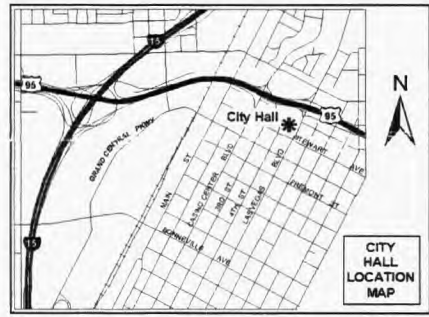
City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK



Official Notice of Public Hearing

2007 MAY -9 A 10: 18



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

SUP-20477

13932214023
WALSH WILLIAM J
2804 ALTA DR
LAS VEGAS NV 89107-3218

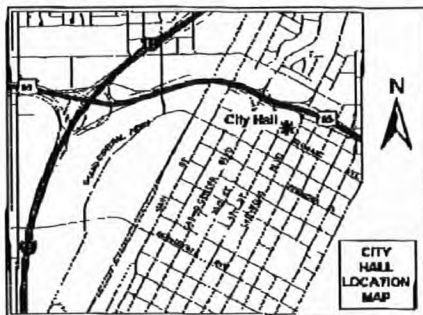
Case: SUP-20477

RECEIVED
CITY CLERK

2007 MAY 11 P 3:39

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



I OPPOSE
this Request

SUP-20477



13932110056
S & C FABELLA L P
204 CAMPBELL DR
LAS VEGAS NV 89107-3216

Case: SUP-20477

Date 5/11/07 #160

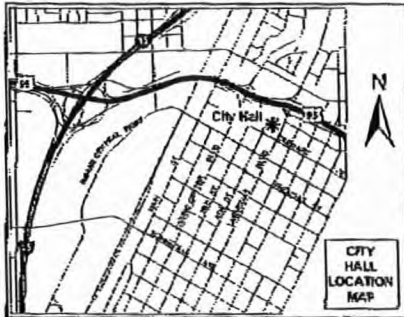
City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK

2007 MAY 11 A 9:43



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



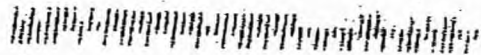
I OPPOSE
this Request

SUP-20477

13932311009

Case: SUP-20477

JARRELL JAMES H & LAURA E
725 S KENNY WY
LAS VEGAS NV 89107-4427



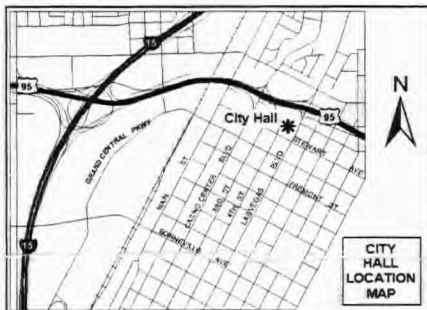
City of Las Vegas
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

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.



I SUPPORT
this Request



I OPPOSE
this Request

SUP-20477

Submitted after City Council

Date 5/18/07 Item #160

13932212008 Case: SUP-20477
RUSHTON FAMILY TRUST
3013 CAMPBELL CIR
LAS VEGAS NV 89107-3219

00107+2210



GARY & KATE MOFFATT

3004 Lantern Lane

Las Vegas, Nevada 89107

(702) 739-9111

fax (702) 739-6726

May 11, 2007

RECEIVED
CITY CLERK

City Councilwoman

Lois Tarkanian

Via fax 464-2554

2007 MAY 11 A 11:15

Re: SUP20477 Public Hearing / Las Vegas Valley Water District - Tavern

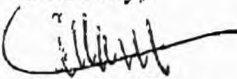
Councilwoman:

On April 24, 2007, I was approached by neighbors who had received notice of a Planning Commission meeting on April 26, 2007, for the Las Vegas Valley Water District who has a request for a special use permit to allow a liquor establishment (tavern). Needless to say I was a little surprised as my home abuts the water district property and I was never notified.

The Springs Preserve has been "sold" to our neighborhood (Rancho Nevada) as a historic and cultural attraction, a most recent example is attached (see letter Springs Preserve). Please read paragraph #5 on the attached letter from the Springs Preserve. If you now read paragraph #3 that "sell job" continues as they tell you "alcoholic beverage menu items will be limited to beer and wine", (nice touch). The truth is the outside deck of the restaurant holds 2700 plus people not to mention 4000 plus inside and when they hold special functions, weddings, fund raisers, parties etc. this is where the tavern license enters and the beer and wine sales go out the window. The deck with its 2700 people faces due east at Rancho Nevada less then 700 feet away. I always know the score of Western High football games about a mile away, now lets see, were going to have parties with alcohol, bands and virtually no security. I know about the security issue I've been robbed 7 times in the last 2 1/2 years and entry and exit was from the water district property. If you look back the Springs Preserve promised us a lot of things, security one of them, a lot of those promises never have materialized.

I'm asking you to hold this "Special Use Permit" so the Las Vegas Valley Water District can schedule a meeting to have a very open and frank discussion on what the plans for the Springs Preserve really are, is this not the real reason for moving the meeting from June 6, 2007 to May 16, 2007, just in case its "held" they can still be on the June 6, 2007 calendar to make that June 8, 2007 opening.

Sincerely,



Gary Moffatt

encs

wp\gllet\l tarkanian-507.wpd

Submitted after 5:00 PM

Date 5/11/07 #160

SPRINGS PRESERVE

WWW.SPRINGSPRESERVE.ORG

RECEIVED
CITY CLERK

April 18, 2007

2007 MAY 11 A 11: 15

Dear neighbor:

You may have received a notice recently from the City of Las Vegas regarding a special use permit application filed by the Las Vegas Valley Water District. Because the notice made reference to a "liquor establishment (tavern)," we want to ensure that you are well informed of the nature of this request.

With a scheduled opening date of June 8, the Springs Preserve (Preserve) has recently entered into an agreement with Wolfgang Puck Catering (WPC) to operate its restaurant space on the second floor of its new Guest Services building located on Valley View Boulevard (directly across the street from Meadows Mall). We are extremely excited about this newly established relationship and look forward to many years of future success with this world-renowned restaurateur.

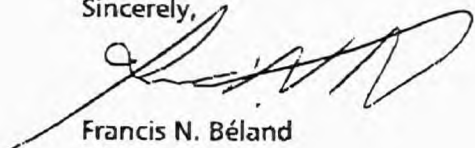
Despite the use of the term "tavern" in the public hearing notice, this WPC eating establishment will in no way resemble a "tavern" or "liquor establishment." On the contrary, alcoholic beverage menu items for this café-style eatery are limited to beer and wine and will not require the use of a bar or a bartender. Additionally, WPC has developed a special menu for the Preserve that incorporates a unique palette of organic, healthy foods including vegetarian selections. As an example, the "Puck's Kids Corner" section of the menu includes: organic peanut butter & local jam, free-range turkey & cheese, and organic honey & apple wedges, to name a few.

Overall, the entire premise of the Preserve was derived out of community responsibility and sustainability. As the largest commercial straw-bale construction project in the United States, the Preserve is erecting seven new "green" buildings intended to join an elite list of buildings nationwide that already have achieved "Platinum" Leadership in Energy and Environmental Design (LEED) certification from the U.S. Green Building Council.

As a historic and cultural attraction, the Preserve will be dedicated to offering a fun, educational, recreational, and healthy experience for visitors. Our 100 percent non-smoking policy on the entire 180-acre Preserve site also serves as testament to that commitment.

If you have any questions or concerns about this request, please feel free to contact us directly at 258-3875. Thank you in advance for your continued support of the Preserve, and we hope to see you for our grand opening on June 8. In the meantime, please visit us at springspreserve.org.

Sincerely,



Francis N. Béland
Director
The Springs Preserve

✻ 333 ✻
S. VALLEY VIEW
BLVD.
LAS VEGAS, NV 89107
(702) 822-8144

**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**

400 Lacy Lane
Las Vegas, Nevada 89107
16 April, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Dear Sir:

I received a letter from Mr. Andrew P. Reed of your office stating that the Las Vegas Valley Water District has requested a special use permit with a wavier allowing them to sell liquor on their property development at 317 South Valley View Boulevard.

I reside at 400 Lacy Lane and my backyard faces the water company property. I find no reason for them to be given a liquor license. The park they are creating, according to them, is to be an attraction that will attract large numbers of school children on field trips, as well as families, and the general public. They plan to have one building that will be available for schools to hold their annual proms and other student festivities. Therefore, I can see no reason, or need, for alcohol to be sold on this property.

Thank you for advising me of the Water District's plans.

Sincerely,

Marjorie Teas Snow

Marjorie Teas Snow

SUP-20447

**William and Carol Stoddard
404 Lacy Lane
Las Vegas, Nevada 89107**

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Objection to Application for Special Use Permit (SUP-20477)

Ladies and Gentlemen:

We have recently received the "Notice of Public Hearing" with respect to the aforementioned Application for a Special Use Permit, whereby the Applicant, the Las Vegas Valley Water District, seeks a "special use permit for a liquor establishment (tavern), with a waiver to allow a liquor establishment . . . [within specified distances of a child care center, public school and city park]". This letter is intended as an objection to this application, including both the special use permit and waiver requests.

It should first be noted that our home, where myself and my wife have resided for the past 15 years is directly adjacent to the Subject Property (the Las Vegas Valley Water District property (hereinafter the "Water District Property") currently being developed as the "Springs Preserve"). While we are currently serving as missionaries for the Church of Jesus Christ of Latter-day Saints in the Chicago area, we continue to own our home in Las Vegas (where one of our sons currently resides with his family), and will return to that home to live indefinitely when we complete our service in the summer of 2009.

Our home shares a common boundary with the Water District Property, and, therefore, we have taken a special interest in the development of this property from its commencement. For example, I have served on a citizens advisory committee, which has been involved in this project for years, and I have attended numerous meetings on this matter, often being one of only a few citizens in attendance, because I have taken such a special interest in this matter.

Part of my objection to this special use permit stems from my understanding, which I believe is a common understanding of those neighbors that have followed this project, that the Springs Preserve was intended as a place where Las Vegas area residents could visit a public park and learn about the historical and archeological significance of the Springs Preserve area. It has also been presented to us as a place where individuals

and families, including small children, could participate in recreational and educational activities.

It is our further understanding that the subject application for a special use permit is being made by the Las Vegas Valley Water District with the intention of leasing a portion of the Water District Property to a restaurant proprietor, which would serve liquor in connection with its service of food and other beverages to park visitors. While we recognize that food service has long been a planned aspect of this project, it has been our understanding that a small snack shop would serve food for the convenience of park visitors, and solely as an ancillary purpose to park visits.

It now appears that the Springs Preserve project is being commercialized in a fashion where restaurant food service, including the service of alcoholic beverages, is becoming a primary attraction for park visitors, as opposed to the educational, recreational and historical purposes that have always been represented to us as being the primary purposes of this development.

Furthermore, as direct neighbors, we have very special cause for concern with respect to matters of park security, safety, and the orderly maintenance and administration of the park itself. The service of alcohol in the park, particularly where this liquor service is being made to park visitors who may visit the park primarily for the purpose of visiting the park restaurant and consuming liquor, gives us cause to be alarmed that the Springs Preserve will not develop into the type of quiet, family-oriented park that it has always been represented it would become. Our concerns about nuisances, such as noise, park curfew violations and crowds, not to mention matters of vandalism and more serious criminal activity are made all the more real by this application.

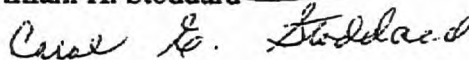
It may be argued by proponents of this application that individuals and families regularly visit restaurants and places throughout the city where liquor is served. This place, however, is different. This is a public park on land owned by the water district where different standards should apply. Neither a permit nor a waiver of development standards should be approved by this Board where that permit or waiver will detract from the primary purpose of this park, or which will cause a nuisance or risk to public safety of park residents or park neighbors.

With the foregoing concerns in mind, we hereby respectfully request that this application be denied.

Sincerely,



William H. Stoddard



Carol E. Stoddard

Telephone Protest/ Approval Log

Meeting Date: 4/26/07

Case Number: SUP20477

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

Date: 4/22/07
Name: CARMA RICHENS
Address: 300 LACY LANE
L 89107
Phone: 878-3813
☒ PROTEST ☐ APPROVE

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

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

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

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