

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

VAR-16190 - VARIANCE RELATED TO GPA-16187 AND ZON-16189 - PUBLIC HEARING -
APPLICANT: CHARLESTON LINDELL PARTNERS - OWNER: ALLEN AND HELENE ESSLINGER -
Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 3.07 ACRES WHERE 5 ACRES ARE REQUIRED on the west side of Lindell Road, approximately 200 feet south of Charleston Boulevard (APN 163-01-103-027), C-1 (Limited Commercial) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre) zone], Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006**

CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: **SEPTEMBER 6, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Application



Separator Sheet

Aug 17 2006 10:56AM Jc English

(708) 254-0208

p.2

PLANNING &
DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) CHARLESTON / LINDELL

Project Name CHARLESTON / LINDELL Proposed Use RPD-8

Assessor's Parcel #(s) 163-01-103-027 Ward #

General Plan: existing C-1 proposed RPD-8 Zoning: existing C-1 proposed RPD-8

Commercial Square Footage N/A Floor Area Ratio N/A

Gross Acres 3.07 Lots/Units 24 Density 0/dv/ac

Additional Information Variance from RPD open space requirements
& variance from RPD minimum parcel size

PROPERTY OWNER ALLEN ESSLINGER ETAL Contact DAVE MASON

Address 1137 S. RANCHO DE #120 Phone: 386-8086 Fax: 386-9839

City LV State NV Zip 89102

APPLICANT CHARLESTON LINDELL PARTNERS Contact JOEL ARMSTRONG

Address 4225 S. EASTERN #2 Phone: 525-4466 Fax: 254-0208

City LV State NV Zip 89119

REPRESENTATIVE JOEL ARMSTRONG Contact SAME

Address 4225 S. EASTERN #2 Phone: 525-4466 Fax: 254-0208

City LV State NV Zip 89119

Property Owner Signature* Karen H. Salamon

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name KAREN H. SALAMON

Subscribed and sworn before me:

This 18 day of August, 2006

Maria Rutigliano

Notary Public in and for said County and State

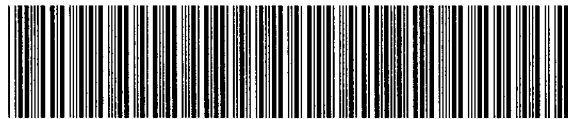


FOR DEPARTMENT USE ONLY

Case #	<u>VAR-16190</u>
Meeting Date:	<u>10-5-06</u>
Total Fee:	<u>100</u>
Date Received:	<u>8-22-06</u>
Received By:	<u>J.S</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Justification Letter



JUSTIFICATION LETTER

Separator Sheet

August 22, 2006

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

Attention: Doug Rankin, Senior Planner

Reference: Charleston-Lindell Site Development Review, General Plan
Amendment, Rezoning and Variance

On behalf of Charleston-Lindell Partners we respectfully request your consideration of the attached Site Development Plan Review, General Plan Amendment, Rezoning and Variance applications.

Location: The proposed 3 acre+/- site is located south of Charleston on the west side of Lindell.

Request: At this time, Charleston-Lindell Partners is requesting the consideration of a Site Development Plan, General Plan Amendment, Rezoning to R-PD8 and Variance for a 24 unit single family detached residential development on 3 acres with a proposed density of 8 dwelling units per acre.

Background/Justification: The parcel in question is an infill piece with low-density residential to the south and west and service commercial to the East and North. We perceive a need for moderately priced single family homes in the area. Because the area contains existing infrastructure, the burden of getting utilities and services to the property are minimal. Due to the small size of the property, we find it necessary to request two variances: first, for a variance from the minimum 5 acre requirement; and second, a variance from the open space requirement.

Development Standards: All interior streets will be 51'. It was necessary that with this application that we request a waiver for the required 6' landscape buffer along Lindell. The landscape buffer waiver is necessary due to the small size of the parcel. The product intended for this site will be a single-family detached residence approximately 2,286 sq. ft. in size.

The following minimum setbacks are being requested:

- Front – 20'
- Rear – 7'
- Interior Side – 5'
- Corner Side – 5'

RECEIVED
AUG 22 2006

Due to the small size of the parcel, we are requesting a variance from the open space requirements of the RPD zoning standards. Our plan calls for 0% of the open space

VAR-16190
10/05/06 PC

required. We are also asking for variance of the minimum parcel size. This parcel consists of 3 acres+/- . The required minimum size for an RPD is 5 acres.

Please place this request on the October 5, 2006 Planning Commission agenda. If you have any question please feel free to contact me at (702) 525-4466. Thank you for your consideration.

Sincerely,



Joel T. Armstrong
Charleston-Lindell Partners

RECEIVED
AUG 22 2006

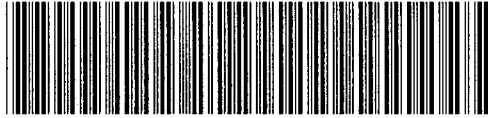
VAR-16190
10/05/06 PC

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Project Checklist



PROJECT CHECKLIST

Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes	
Item Required					
YES	NO				
APPLICATION					
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		Open Space	
☒	☐	Grant deed and legal description			
☒	☐	<i>Detailed</i> justification letter			
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations			
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations			
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ _____ Total = \$ <u>800</u>			
☒	☐	Statement of Financial Interest			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance			
SITE PLAN Folded Plans: <u>6</u> Rolled/Colored Plans:					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	North arrow, scale, and vicinity map			
☒	☐	<i>All</i> property lines and present dimensions labeled			
☒	☐	<i>All</i> building setbacks labeled			
☒	☐	<i>All</i> adjacent existing land uses and street names labeled			
☒	☐	<i>All</i> points of ingress and egress shown			
☐	☒	ADA accessibility requirements shown/labeled			
☐	☒	Parking standard(s) utilized: _____			
☐	☒	Parking space count and typical dimensions labeled #regular #compact #handicap Total			
☐	☒	<i>All</i> free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN Folded Plans: Rolled/Colored Plans:					
☐	☒	11" x 17" min. to 24" x 36" max. page size			
☐	☒	North arrow, scale, and vicinity map			
☐	☒	<i>All</i> property lines and present dimensions labeled			
☐	☒	<i>All</i> required perimeter landscape planters shown			
☐	☒	<i>All</i> required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover			
BUILDING ELEVATIONS Folded Plans: Rolled/Colored Plans:					
☐	☒	11" x 17" min. to 24" x 36" max. page size			
☐	☒	Scale and building dimensions labeled			
☐	☒	North, south, east, and west elevations of <i>all</i> buildings			
☐	☒	<i>All</i> building materials and colors noted			
☐	☒	8" x 10" photo of original color and material board			
☐	☒	<i>All</i> wall sign locations shown and sizes noted			
FLOOR PLANS Folded Plans: Rolled Plans:					
☐	☒	11" x 17" min. to 24" x 36" max. page size			
☐	☒	Scale and building dimensions labeled			
☐	☒	<i>All</i> building entrances/exits shown			
☐	☒	Use of <i>all</i> rooms noted/labeled			

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: John English Partners ^{charlestonlindell} Application Type: Variance
 APN: 163-01-103-D27 Location: (westside) Lindell south of Charleston
 Planner: J. the Pre-App Meeting Date: 8-21-06 Earliest PC Date: 10-05-06

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

VAR-16190

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

VARIANCE
08/23/2006

Hansen Sheet



Separator Sheet

RL

Report Date 08/23/2006 10:41 AM

Submitted By

Page 1

A/P # 16190 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/22/2006 14:08	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

VAR-16190 - VARIANCE RELATED TO GPA-16187, ZON-16189, AND VAR-16191- PUBLIC HEARING - APPLICANT: CHARLESTON LINDELL PARTNERS - OWNER: ALLEN AND HELENE ESSLINGER - Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 3.07 ACRES WHERE 5 ACRES ARE REQUIRED on 3.07 acres on the west side of Lindell Road 200 Feet south of W. Charleston Blvd. (APN 163-01-103-027), Ward 1 (Tarkanian).

Parent A/P # 16187
Project # 16190 Project/Phase Name CHARLESTON/LINDELL Phase #
Size/Area 3.07 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16301103027

Location

Owner/Tenant

Contact ID AC499894 Name ESSLINGER ALLEN & HELENE TRUST
Organization ESSLINGER ALLEN & HELENE CO-TR Position % K SALAMON Profession
Mailing Address 12932 N 136TH ST
City SCOTTSDALE State/Province AZ ZIP/PC 85259-2313
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
Owner From 07/20/2006 To ☒ Primary 100.00 %

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16301103027

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application

Report Date 08/23/2006 10:41 AM

Submitted By

Page 2

Check Conditions Condition	Approval Supervisor Required	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
-------------------------------	---------------------------------	-------------------------	---------------	------------	--------------	----------

No Conditions

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

VARIANCE

Y Parent Project link required? Final City Council letter received

Y Will this go to the City Council? Annotated minutes received

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
10/05/2006	PC	SCHEDULED		0	0	0
FSOLIS	08/22/2006					

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	970040	08/22/2006 14:26		0.00
	JOEL ARMSTRONG, CIRRUS HOLDINGS LLC CK 1016, 525.4466				

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**Credit Memo****Report Date** 09/18/2006 10:50 AM**Submitted By**

Page 1

Trn #	74567	Trn Date	09/18/2006 10:50	Template Type	PRJ	A/P #	16190
Customer	CHARLESTON LINDELL PARTNERS						
Address	4225 S. EASTERN #2						
	LAS VEGAS NV 89119						

Refunded Fees
Item**Amount**

Overpayment

600.00

Total Amount

600.00

Total Amount Due

600.00

CREDIT MEMO

Trn Date	09/18/2006 10:50	A/P #	16190
Customer	CHARLESTON LINDELL PARTNERS		

000074567000000060000

000074567000000060000

Comments



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Boulevard (APN 163-01-103-027), C-1 (Limited Commercial) Zone [PROPOSED: R-PD8 (Residential Planned
Development - 8 Units Per Acre) zone], Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$)
OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST,
M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006**

CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

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LIST COMMENTS BELOW:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Significant Law Enforcement Issue

J 7318 H 8-29-06

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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Las Vegas, Nevada 89101

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LIST COMMENTS BELOW:

Las Vegas Police Dept.
Office of Internal Affairs Services

No Significant Law Enforcement Issue

J7318M 8-29-06

Refund



Separator Sheet



City of Las Vegas Claim for Refund

Refund to be issued to:

Charleston Lindell Partners
4225 S. Eastern #2
Las Vegas, NV 89119
(702)525-4466 x

Transaction Date: September 18, 2006 10:49 am

VAR-16190

NOTIFICATION & ADVERTISING FEE

AUTHORIZED BY: DRANKIN

Refund Amount

\$ 300.00

VAR-16190

PROCESSING FEE

AUTHORIZED BY: DRANKIN

Refund Amount

\$ 300.00

Refund Total: \$ 600.00

Reason for refund: APPLICANT DOES NOT WISH TO PROCEED. PER DOUG RANKIN. FEE REFUNDED.

Claimant Signature

**CITY of LAS VEGAS
CLAIM FOR REFUND**

09/14/06

Date

TO: Finance and Business Services, Accounts Payable

Please issue warrant to:

Charleston Lindal Partners - Joel Armstrong
Name

1225 S. Eastern Avenue #2
Address

Las Vegas, NV 89149
City, State, Zip Code

In the amount of

\$ 600-

For the following:

No GR #
Document # (i.e., GR#, Business License #, Permit #)

09/14/06
Date

\$ 600-
Amount

VAR-116190
For

Deposited by _____

Reason for refund: Applicant does not wish to proceed.

Per Doug Rankin

Claimant Signature

I certify this demand is true and correct; is unpaid and due the claimant.

[Signature]

Authorized by

PLANNING MANAGER
Title

Hansen Refund Account #:
100000.00000.160870.000000.000.000

FUND ORG	ACCT	TASK	OPT.	ACT/WA	AMOUNT
00730126	1100E	220000	000000		<u>\$300-</u>
00730127	0100E	220000	000000		<u>\$300-</u>

Nora Lares

From: Doug Rankin
Sent: Friday, August 25, 2006 10:59 AM
To: Nora Lares
Subject: Refund GPA-16187, ZON-16189, VAR-16190, VAR-16191, SDR-16192

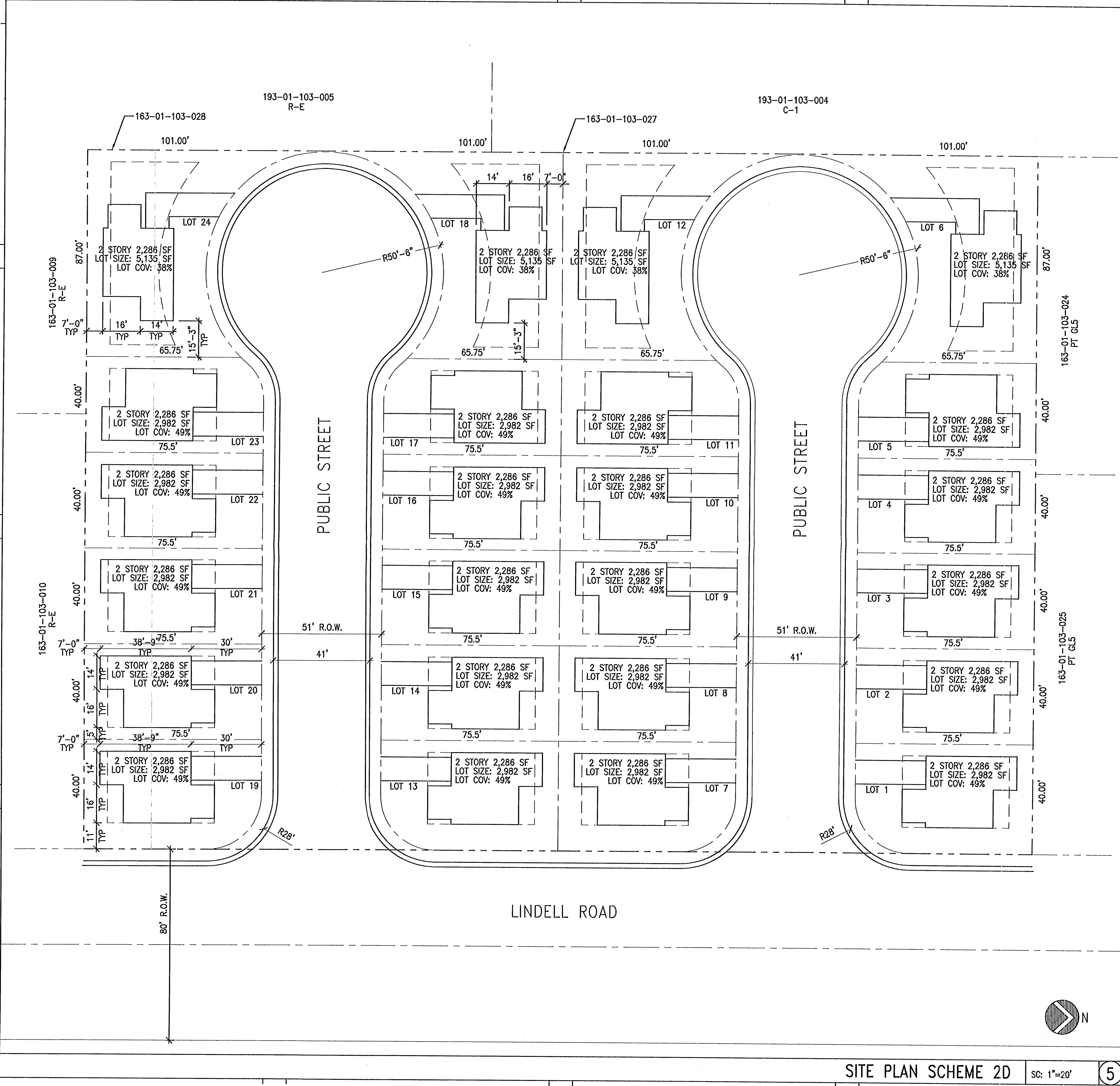
Follow Up Flag: Follow up
Flag Status: Red

Please refund as the applicant does not wish to proceed. GPA-16187, ZON-16189, VAR-16190, VAR-16191, SDR-16192.

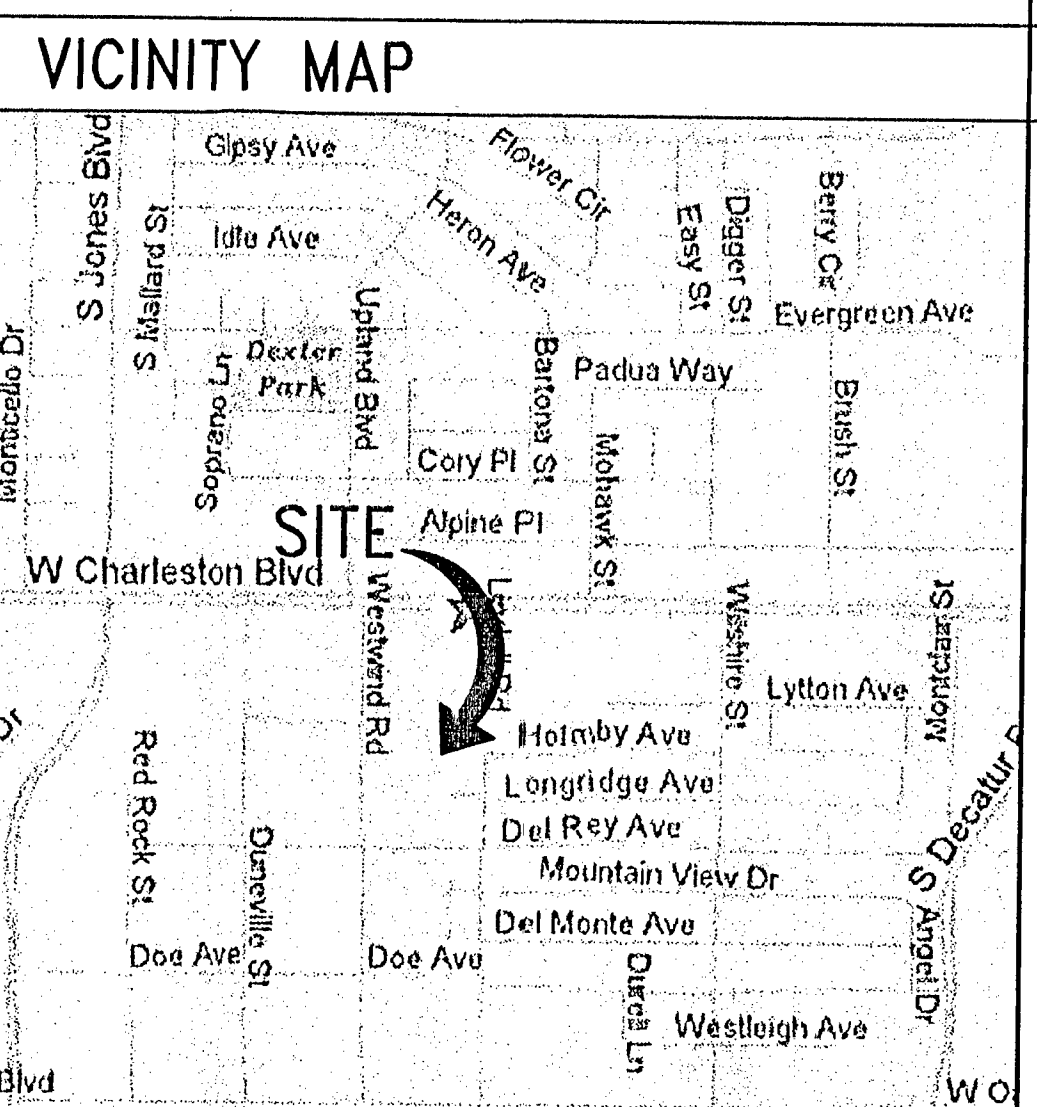
Plans (PMT)



Separator Sheet



PROJECT DATA		
PARCEL NO.:	CITY OF LAS VEGAS	
APN #	163-01-103-028	
	163-01-103-027	
LOCATION:	CITY OF LAS VEGAS	
ZONING:	CURRENT: R-E	
	PROPOSED: RPD-8	
AREA:	LOT 028 AREA:	9,570 SF GROSS
	LOT 027 AREA:	125,021.32 SF GROSS
TOTAL AREA:	134,591.3 SF GROSS	= 3.08 ACRES
	DENSITY 8 UNITS PER ACRE	= 24 UNITS
	AVERAGE LOT SIZE	= 4,058.5 SF
VARIANCE REQUIRED FOR DEVELOPMENT LESS THAN 5 ACRES AND NO OPEN SPACE		
SETBACKS	REQUIRED	PROVIDED
FRONT:	20'	20'
INTERIOR SIDE:	5'	5'
CORNER SIDE:	5'	5'
REAR:	10'	7'
HEIGHT:	2 STORY OR 35'	2 STORY 25'
MAX. LOT COVERAGE:	55%	SEE SITE PLAN



LEGEND	
---	DEVELOPMENT PROPERTY LINE
---	LOT PROPERTY LINE
---	SETBACK LINES

CSP S.F. RESIDENTIAL
©: LINDELL & CHARLESTON
MUNICIPALITY: CITY OF LAS VEGAS

REVISIONS

VAR-16190
10/05/06 PC

SC 1.2

RECEIVED
AUG 22 2006