

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *B14*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: January 11, 2007
Re: **SDR-18670** Ana Beltran NWC Poppy Lane & Paniflow St.
Request for a Site Development Plan Review for a proposed 12-unit multi-family residential development

CONDITIONS OF APPROVAL:

1. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a. Submit an application to the Land Development section of the Department of Public Works to allow a deviation from Standard Drawing #222a.
2. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
3. Site development to comply with all applicable conditions of approval for ZON-18672 and all other subsequent site-related actions.

Justification Letter



Separator Sheet

December 12, 2006

Ana Beltran
5681 Chloride Ct.
Las Vegas, NV 89110
Tel. (702) 308-2477

Justification Letter

To: City Las Vegas, Nevada

Dear Sirs:

I am writing this letter to petition for a Zoning Change and a Design Review for multi-family dwellings for the properties that are located at:

North-East Corner of McKnight & Poppy

APN= 139-25-410-022

The Current Zoning is R-E, and we apply for R-3.

This construction will be an improvement to the community, as well as provide affordable housing in a spacious and comfortable environment, by stucco, two (2) exterior color combination (Eggwhite and Viva Gold), stick built construction, asphalt shingles roof, two story, twenty five (25') feet tall, twelve (12) total units (three (3) buildings of four (4) units), each unit has two (2) bedroom and one (1) bathroom with 852 sqft. living space, and 10,224 sqft. total living space for this project.

I also hope to be an inspiration to surrounding home and land owners to build new structures or renovate existing structures to better the quality and look of the neighborhood.

I believe that this project will not only change the makeup of the neighborhood but can only bring good to the community.

If you have any questions, please contact Adan Castillo at (702) 524-6776. Thank you.

**SDR-18670
01/25/07 PC**

Deed



Separator Sheet

20020402
00264

139-25-410-022

Affix R.P.T.T. \$112.50

Escrow No. 00234286K6J

WHEN RECORDED MAIL DEED AND TAX STATEMENTS TO:

Ana Beltran

5681 CHLORIDE COURT

LAS VEGAS, NV.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: Thomas A. Smith, a married man as his sole and separate property and Michael T. Smith, an unmarried man in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Ana Beltran, an unmarried woman all that real property situate in the County of CLARK State of Nevada, bounded and described as follows:

LOTS ELEVEN (11) THROUGH FOURTEEN (14) IN BLOCK FOUR (4), OF TANKELS NORTH ADDITON NO. 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 95 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SUBJECT
TO:

1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 29th day of March, 2002.

Thomas A. Smith

Thomas A. Smith

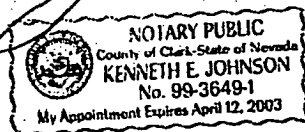
Michael T. Smith

Michael T. Smith

STATE OF NEVADA
COUNTY OF CLARK

On, 3-29-02 personally appeared before me, a Notary Public, Thomas A. Smith, Michael T. Smith personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the within instrument who acknowledged that he executed the instrument.

[Signature]
Notary Public in and for said County and State.



CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

LAND TITLE OF NEVADA

04-02-2002 08:08 STX 1

OFFICIAL RECORDS

BOOK: 20020402 INST: 00264

FEE: 14.00 RPTT: 112.50

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ANA BELTRAN
 Project Address (Location) N/E CORNER OF POPPY & MCNSCH
 Project Name BELTRAN APARTMENTS Proposed Use _____
 Assessor's Parcel #(s) 139-25-410-022 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing RE proposed R3
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.5 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER ANA BELTRAN Contact ADAN CASTILLO
 Address 5681 CHLORIDE CT. Phone: 524-6776 Fax: 641-9893
 City LAS VEGAS State NV Zip 89110

APPLICANT ANA BELTRAN Contact ADAN CASTILLO
 Address 5681 CHLORIDE CT. Phone: 524-6776 Fax: 641-9893
 City LAS VEGAS State NV Zip 89110

REPRESENTATIVE ADAN CASTILLO Contact ADAN CASTILLO
 Address 1202 FALL BREEZE DR. Phone: 524-6776 Fax: 641-9893
 City LAS VEGAS State NV Zip 89142

Property Owner Signature* Ana I. Beltran

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

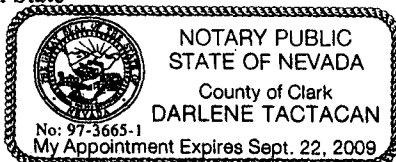
Print Name Ana Isabel Beltran

Subscribed and sworn before me

This 11TH day of December, 20 06

Darlene Tactacan

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-18670</u>
Meeting Date:	<u>1-25-07</u>
Total Fee:	<u>800-</u>
Date Accepted:	<u>12-12-06</u> 1-25-07
Accepted By:	<u>[Signature]</u>

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

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18670** APN: **139-25-410-022**
Name of Property Owner: **ANA BELTRAN**
Name of Applicant: **ANA BELTRAN**
Name of Representative: **ADAN CASTELLO**

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: _____

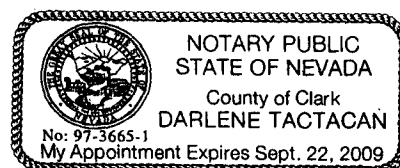
Signature of Property Owner: **Ana I. Beltran**

Print Name: **Ana Isabel Beltran**

Subscribed and sworn before me

This **11th** day of **December, 2006**

Darlene Tactacan
Notary Public in and for said County and State



Hansen Sheet



Separator Sheet

Report Date 12/12/2006 01:12 PM

Submitted By Robert Summerfield

Page 1

A/P # 18670 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/12/2006 09:13	982786	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

SDR-18670 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18672, VAR-18673, AND VAR-18674 - PUBLIC HEARING - APPLICANT/OWNER: ANA BELTRAN - Request for a Site Development Plan Review FOR A PROPOSED 12 UNIT MULTI-FAMILY RESIDENCIAL DEVELOPMENT on 0.5 acres adjacent to the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 3 (Reese).

Parent A/P #

Project #	18670	Project/Phase Name	Phase #
Size/Area	0.50 ACRE	Size Description	Subdivision Code
Proposed Start		Proposed Stop	% Completed
% Complete Formula			0.00

Property/Site Information

Parcel 13925410022

Location

Owner/Tenant

Contact ID AC150494	Name	BELTRAN ANA	Organization
Mailing Address 5681 CHLORIDE CT			State/Province NV
City LAS VEGAS			Country
ZIP/PC 89110-1738			Evening Phone
Day Phone			Mobile #
Fax			☐ Foreign

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

13925410022

Applicants/Contacts

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 12/12/2006 01:12 PM**Submitted By** Robert Summerfield

Page 2

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC150494 ☐ **Foreign**
Effective **Expire**
Name BELTRAN ANA
Day Phone **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 5681 CHLORIDE CT
LAS VEGAS, NV 89110-1738

Seasonal Addr**Valid From** **To****Comments**
No Comments

Primary Y **Capacity** OTHER **Other** REP **Contact ID** AC1319094 ☐ **Foreign**
Effective **Expire**
Name ADAN CASTELLO
Day Phone (702)524-6776 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)641-9893 **Mobile** **Profession**
E-Mail
Address 1202 FALL BREEZE DR
LAS VEGAS, NV 89142

Seasonal Addr**Valid From** **To****Comments**
No Comments**Contractors**

No Contractors

Item Description**Item Status****Activity Review Details**

Detail SUBMITTAL CHECKLIST (SDR) **Modified By** DDONLEY **Modified Date/Time** 12/12/2006 09:07
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (19 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Landscape Plan
Y Deed and Legal Description	Y Building Elevations (2 Folded, 1 Rolled Color)
Y Justification Letter	Y Floor Plan (1 Folded, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date 12/12/2006 01:12 PM

Submitted By Robert Summerfield

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Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
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No Conditions

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received
Parent Project link required? Annotated minutes recieved
Will this go to the City Council? Is there a condition of approval for a Required Review?
Hearing Type If yes, when does it need to be reviewed?
Public, Non-Public, Admin? PUBLIC

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
01/25/2007	PC	SCHEDULED		0	0	0
DDONLEY	12/12/2006					

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME, # WHO PICKED UP PERMIT ADAN CASTILLO, ANA I BELTRAN CK 2026, 524-6776	970040	12/12/2006 09:41		0.00

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

SDR-18670 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18672, VAR-18673, AND VAR-18674 - PUBLIC HEARING - APPLICANT/OWNER: ANA BELTRAN - Request for a Site Development Plan Review FOR A PROPOSED 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER TO ALLOW A LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE TEN FEET IS THE MINIMUM REQUIRED ALONG A PORTION OF THE RIGHT-OF-WAY on 0.5 acres at the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **JANUARY 25, 2007**

CITY COUNCIL: **FEBRUARY 21, 2007**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: **DECEMBER 26, 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 Carman Burney (cburney@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:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-18670

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
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** 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>**

SDPR
12/12/2006

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: January 25, 2007

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SDR-18670

Archie C. Grant NA

Arthur McCants

Bracken NA

Church-Noblitt NA

College Park

Cultural Corridor Coalition

Downtown Business Operators Council

Downtown Central Development Committee
(DCDC)

East Las Vegas Community Development Corp.

Mi Casa En El Sol NA

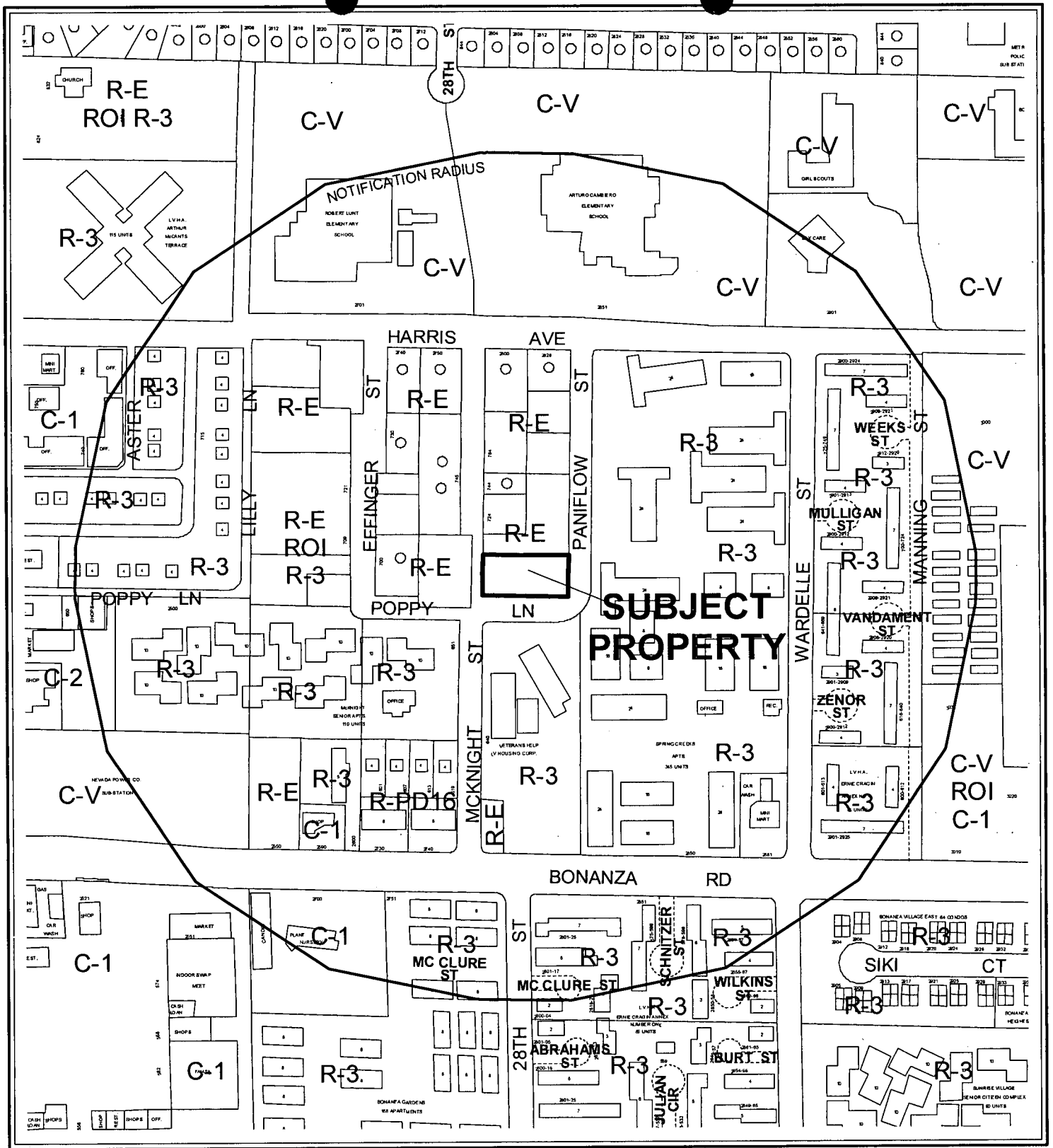
Washington Square NA

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet



CASE: SDR-18670

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL)

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

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

SDR-18670

APPLICANT/OWNER: ANA BELTRAN - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT; A WAIVER TO ALLOW A LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE TEN FEET IS THE MINIMUM REQUIRED AT THE RIGHT-OF-WAY ALONG THE EASTERN AND SOUTHERN PROPERTY LINES; AND A WAIVER TO ALLOW A LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE 15 FEET IS THE MINIMUM REQUIRED AT THE RIGHT-OF-WAY ALONG THE WESTERN PROPERTY LINE ON 0.5 ACRES AT THE NORTHWEST CORNER OF POPPY LANE AND PANIFLOW STREET (APN 139-25-410-022), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-3 (MEDIUM DENSITY RESIDENTIAL) ZONE], WARD 3 (REESE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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



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

SEE LOCATION MAP ON REVERSE SIDE

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)		
☒	☐	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>18</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	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 <u>17</u> #compact _____ #handicap <u>1</u> Total <u>18</u>		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: <u>3</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	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: <u>2</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	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: <u>1</u> Rolled Plans: <u>1</u>				
☒	☐	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: Ara Beltran Application Type: Site Development Plan Review
 APN: 139-25-410-022 Location: NEC McKnight & Poppy
 Planner: Nate S Pre-App Meeting Date: 11/29/06 Earliest PC Date: 01/25/07

City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

March 22, 2007

Mr. Adan Castillo
5681 Chloride Court
Las Vegas, Nevada 89110

RE: SDR-18670 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 21, 2007
RELATED TO ZON-18672, VAR-18673, AND VAR-18674

Dear Mr. Castillo:

The City Council at a regular meeting held February 21, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT; A WAIVER TO ALLOW A LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE TEN FEET IS THE MINIMUM REQUIRED AT THE RIGHT-OF-WAY ALONG THE EASTERN AND SOUTHERN PROPERTY LINES; AND A WAIVER TO ALLOW A LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE 15 FEET IS THE MINIMUM REQUIRED AT THE RIGHT-OF-WAY ALONG THE WESTERN PROPERTY LINE on 0.5 acres at the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 22, 2007. This approval is subject to:

Added Condition:

- A. Approval shall be for a minimum of 10 units with waivers to allow nine feet of landscaping along the south, east and west property lines.

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18672), Variance (VAR-18673), and Variance (VAR-18674), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, date stamped 2/12/07, and building elevations, date stamped 2/20/07, except as amended by conditions herein.

4. A Waiver from LVMC Title 19.10 is hereby approved, to allow zero landscaping planters in the parking lot where one is required for each six parking spaces.
5. A Waiver from LVMC Title 19.12 is hereby approved, to allow a five foot perimeter landscape along the southern lot line where 10 is required, nine foot perimeter landscape along the western lot lines where 10 is required, nine foot perimeter landscape buffer along the western lot line where 15 is required, nine feet along the eastern line where 10 feet is required.
6. The standards for this development shall include a Minimum lot size of 6,500 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.
7. The distance between buildings shall be a minimum of 10 feet.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Mr. Adan Castillo
SDR-18670 – Page Three
March 22, 2007

14. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a. Submit an application to the Land Development section of the Department of Public Works to allow a deviation from Standard Drawing #222a.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
18. Site development to comply with all applicable conditions of approval for ZON-18672 and all other subsequent site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Adan Castillo
1202 Fall Breeze Drive
Las Vegas, Nevada 89142

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 12, 2007

Mr. Adan Castillo
5681 Chloride Court
Las Vegas, Nevada 89110

RE: SDR-18670 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Castillo:

Please be advised the City Planning Commission at its regular meeting on **January 25, 2007** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager
Planning and Development Department

DJR:clb

cc: Mr. Adan Castillo
1202 Fall Breeze Drive
Las Vegas, Nevada 89142

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

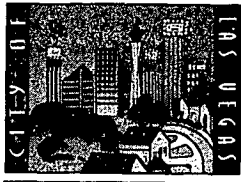


Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 26, 2007

Mr. Adan Castillo
5681 Chloride Court
Las Vegas, Nevada 89110

RE: SDR-18670 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Castillo:

Your request for a Site Development Plan Review FOR A PROPOSED 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT; A WAIVER TO ALLOW A LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE TEN FEET IS THE MINIMUM REQUIRED AT THE RIGHT-OF-WAY ALONG THE EASTERN AND SOUTHERN PROPERTY LINES; AND A WAIVER TO ALLOW A LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE 15 FEET IS THE MINIMUM REQUIRED AT THE RIGHT-OF-WAY ALONG THE WESTERN PROPERTY LINE on 0.5 acres at the northwest corner of Poppy Lane and Paniflow Street (APN 139-25-410-022), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 3 (Reese), was considered by the Planning Commission on January 25, 2007.

The Planning Commission voted to recommend **DENIAL** of your request because the proposed development is too intense for this site.

This item will be considered by the City Council on **February 21, 2007**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Andy Reed, Senior Planner
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Adan Castillo
1202 Fall Breeze Drive
Las Vegas, Nevada 89142

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Plans (PMT)



Separator Sheet

ZON-18357: V.M.R. Kalyan: V.M.R. Kalyan: S.N.R. 19076

20/12/2

SCANNED

[illegible]

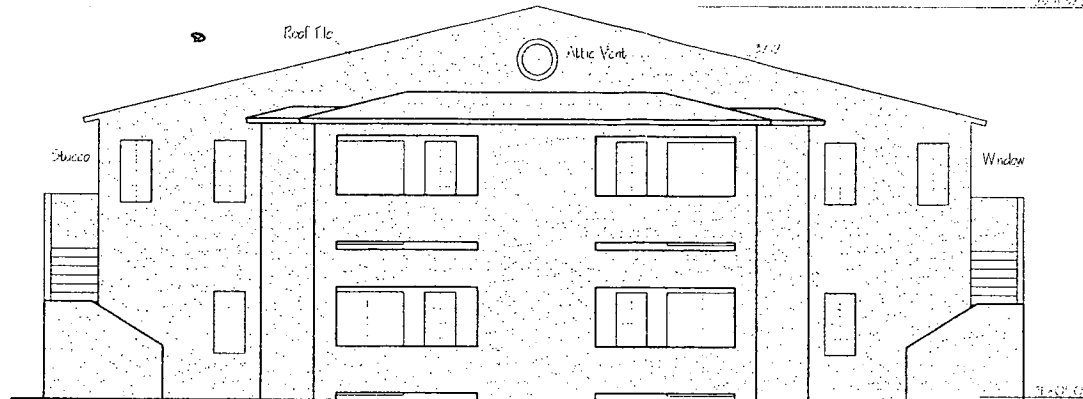
APPROVED

CITY COUNCIL DATE: 2/21/07

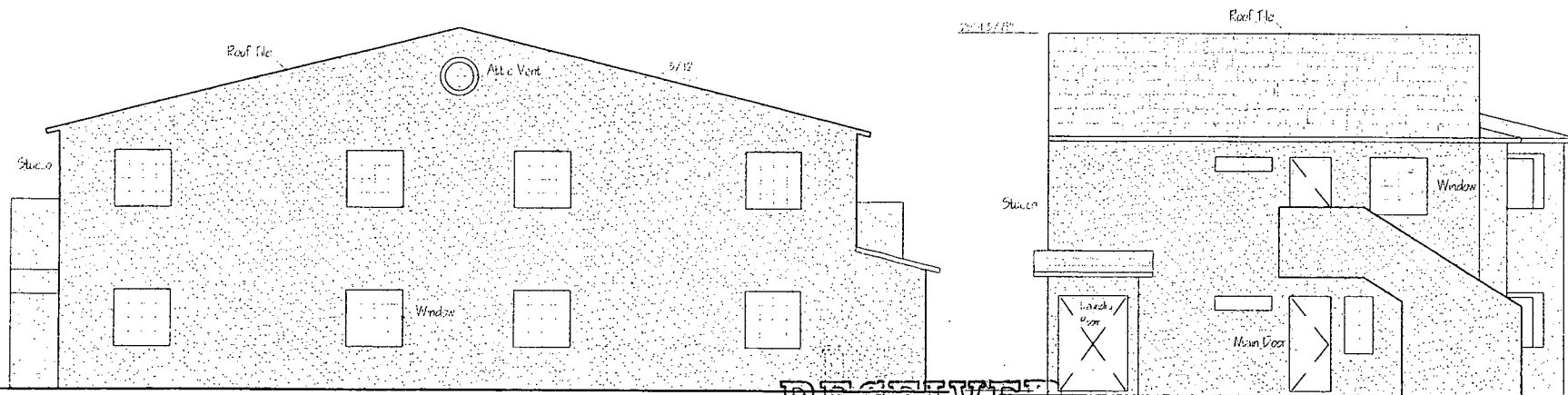
PLANNING COMMISSION DATE: 1/25/07

BY: _____

PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



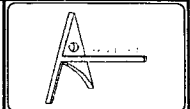
South Elevation 1/8" = 1'-0"



North Elevation 1/8" = 1'-0"

East and West Elevation 1/4" = 1'-0"

RECEIVED
FEB 20 2007



Zeltran's
Apartments

Architect	Architect's Seal
Engineer	Engineer's Seal
Surveyor	Surveyor's Seal
Structural Engineer	Structural Engineer's Seal
Electrical Engineer	Electrical Engineer's Seal
Mechanical Engineer	Mechanical Engineer's Seal
Plumbing Engineer	Plumbing Engineer's Seal
Fire Protection Engineer	Fire Protection Engineer's Seal

Barbara Ann
9691 Clubside Dr.
Las Vegas, NV 89143

Project No.	Sheet No.
Project Name	Project Location
Project Date	Project Status

Architect's Signature
Date
Architect's Seal

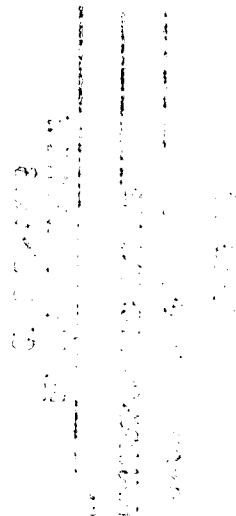
City of Las Vegas
Planning and Development

cc Approved

702-190-7322 V112-190732 V112-190734 V112-190735 V112-190736 V112-190737 V112-190738 V112-190739 V112-190740 V112-190741 V112-190742 V112-190743 V112-190744 V112-190745 V112-190746 V112-190747 V112-190748 V112-190749 V112-190750 V112-190751 V112-190752 V112-190753 V112-190754 V112-190755 V112-190756 V112-190757 V112-190758 V112-190759 V112-190760 V112-190761 V112-190762 V112-190763 V112-190764 V112-190765 V112-190766 V112-190767 V112-190768 V112-190769 V112-190770 V112-190771 V112-190772 V112-190773 V112-190774 V112-190775 V112-190776 V112-190777 V112-190778 V112-190779 V112-190780 V112-190781 V112-190782 V112-190783 V112-190784 V112-190785 V112-190786 V112-190787 V112-190788 V112-190789 V112-190790 V112-190791 V112-190792 V112-190793 V112-190794 V112-190795 V112-190796 V112-190797 V112-190798 V112-190799 V112-190800

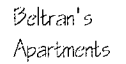
2/12/01

SCANNED



CITY COUNCIL DATE: 2/24/07
PLANNING COMMISSION DATE: 2/25/07

PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



Beltz, Ana
5681 Chloride Co.
Las Vegas, NV 89110

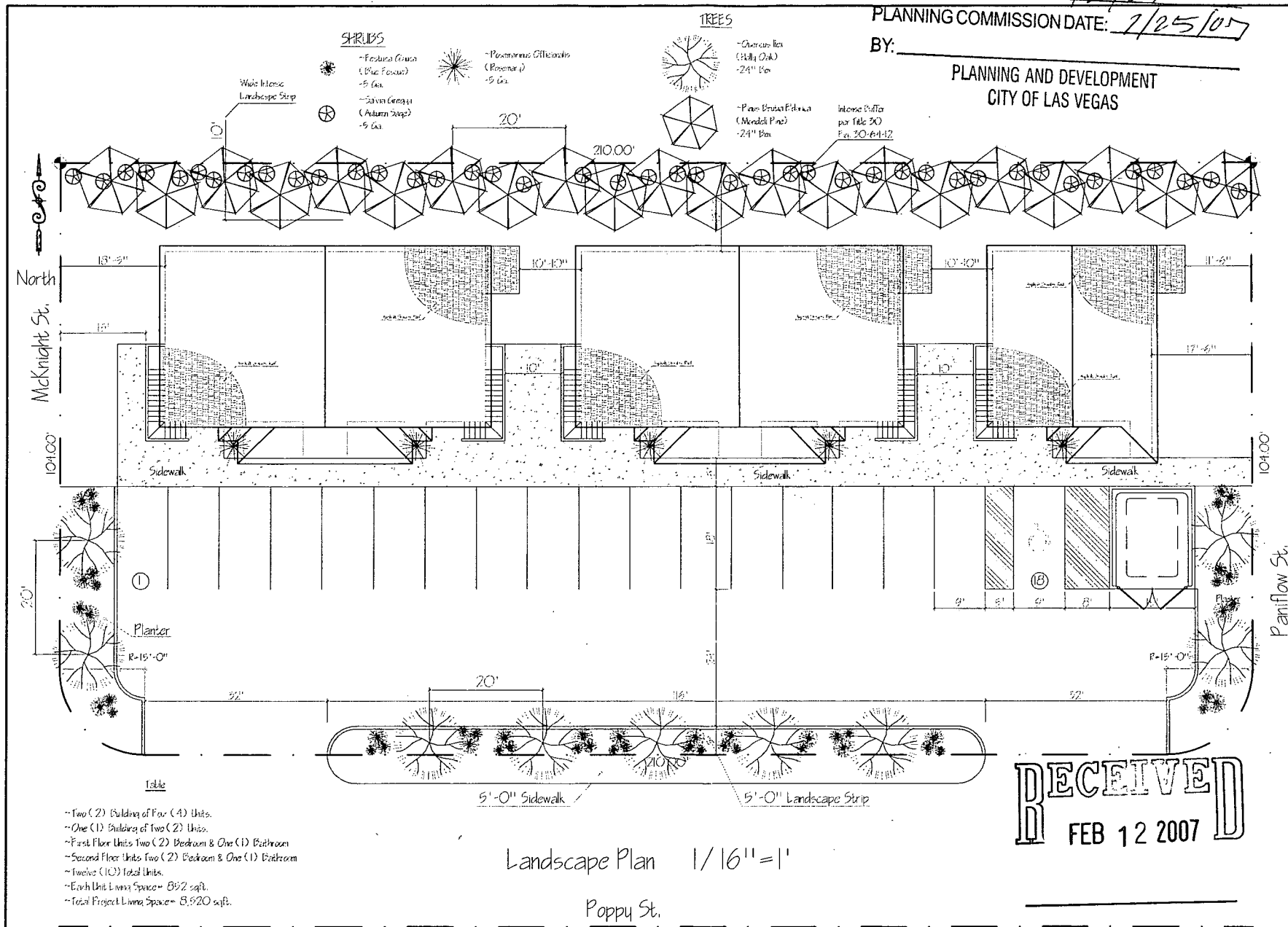
For: ICCI	Date: 1/4/2006
By: dl	Place:
Date: 01/01/2006	Given:
Place: AE	Debit:

1202 Pal Placita Dr.
Las Vegas, NV 89112
Tel: (702) 524-6716
Fax: (702) 441-9845

159-79-40-022

CC Approved

ZAN-18672; VAR-18674; UAR-18673; SDR-18670 CC-02107 Revised

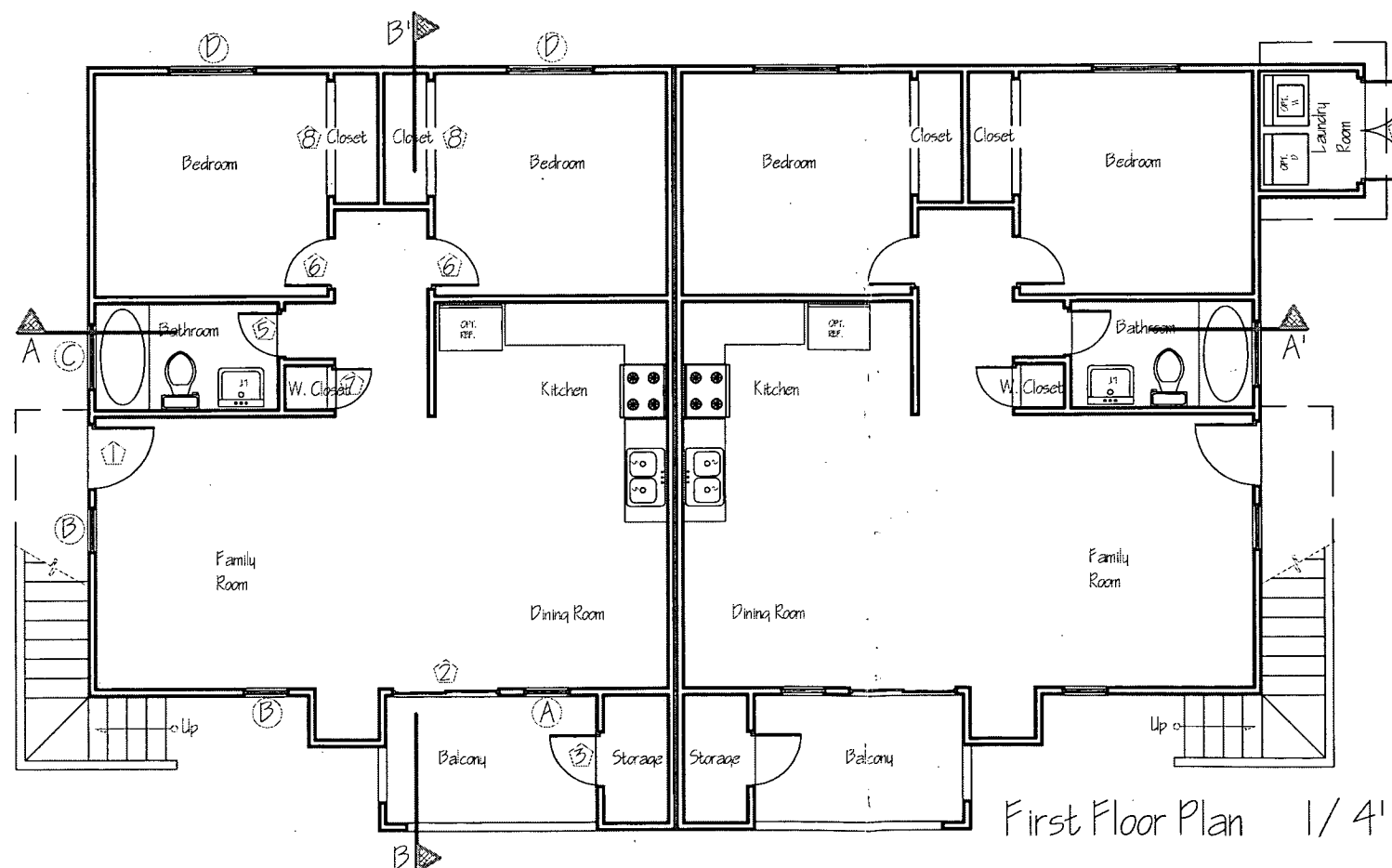
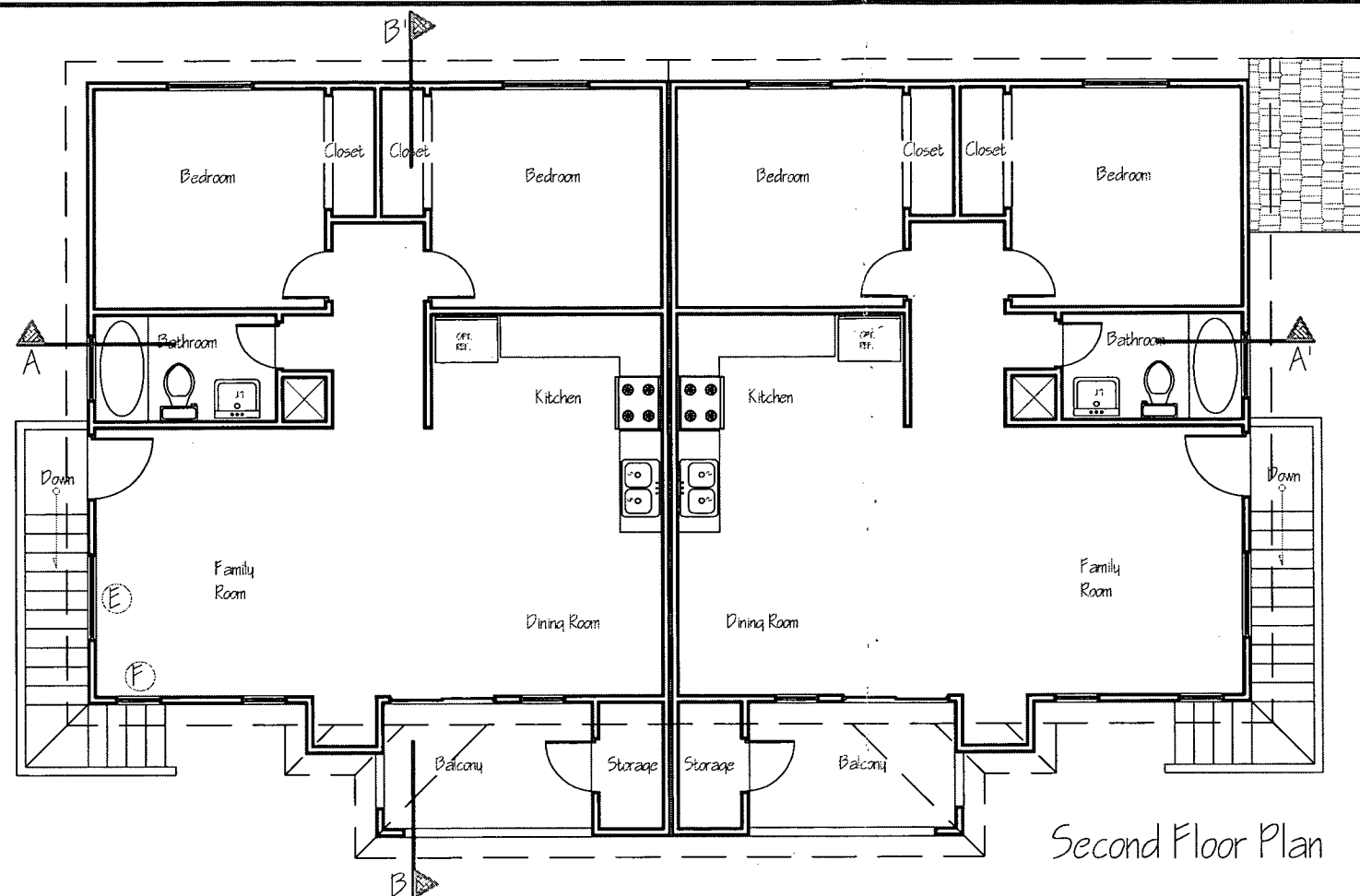


2-21-04
SCANNED

Plans (Floor Plans)

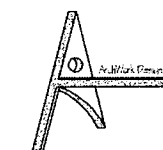


Separator Sheet



RECEIVED
FEB 20 2007

**ZON-18672
VAR-18674
VAR-18673
SDR-18670
02-21-07 CC**



Beltran's
Apartments

Architectural Designer:

Signature

Structural Designer:

Signature

Electrical Designer:

Signature

Mechanical Designer:

Signature

Plumbing Designer:

Signature

Beltran's Apartments:

Beltran, Ana
5681 Chloride Ct.
Las Vegas, NV 89110

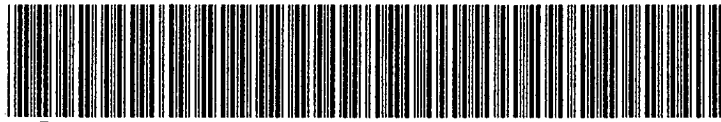
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Date: 9/20/2006	Owner: Beltran
Drawn: ALC	

ArchWork Designs, Inc.

1202 Fall Breeze Dr.
Las Vegas, NV 89142
Tel: (702) 524-6776
Fax: (702) 641-9893

Parcel #	
139-25-410-022	

Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet

SCANNED
20/12/2

CHINA

SECRET

Plans (Elevations)



Separator Sheet



Beltran's
Apartments

Architectural Designer:

Signature

Structural Designer:

Signature

Electrical Designer:

Signature

Mechanical Designer:

Signature

Plumbing Designer:

Signature

Beltran's Apartments:

Beltran, Ana
5681 Chloride Ct.
Las Vegas, NV 89110

File:

1001

Scale:

1/4" = 1'-0"

Job #

61

Notes:

Date:

9/20/2006

Owner:

Beltran

Drawn:

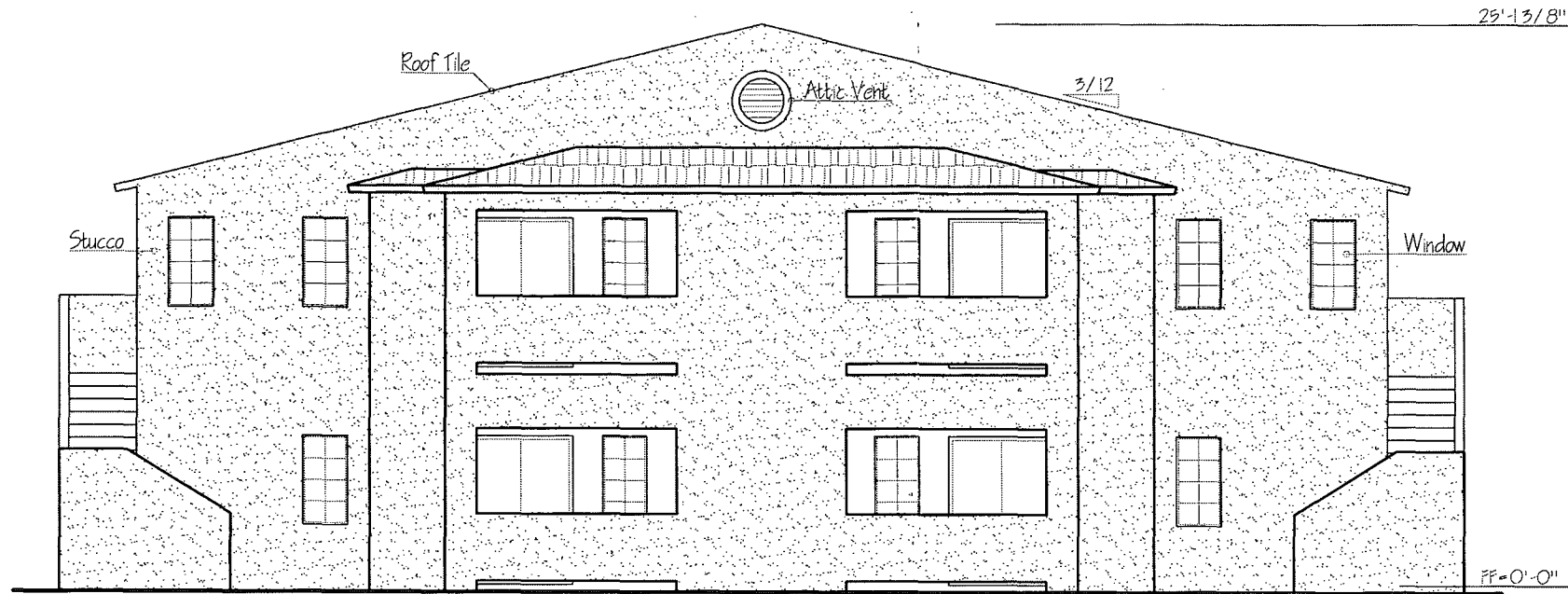
AJC

ArchWork Designs, Inc.

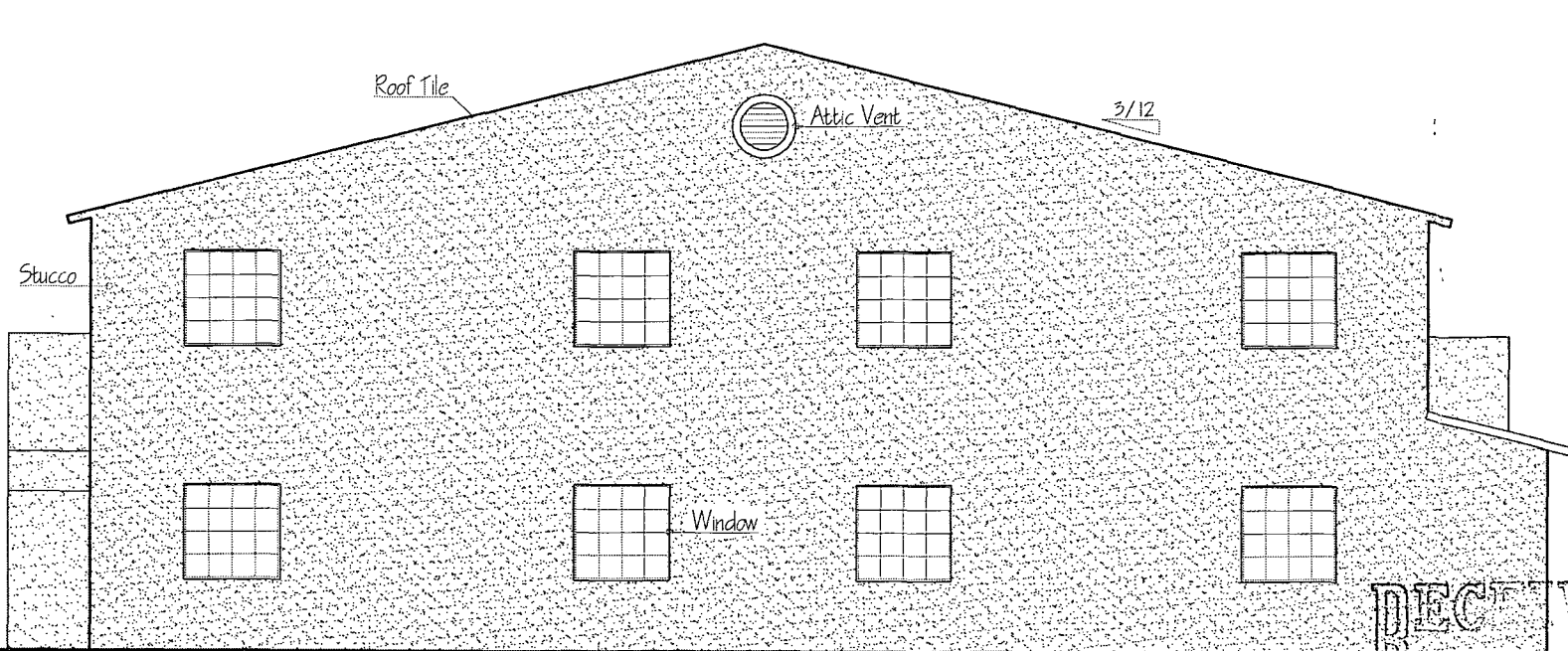
1202 Fall Breeze Dr.
Las Vegas, NV 89142
Tel: (702) 524-6776
Fax: (702) 641-9895

Parcel #

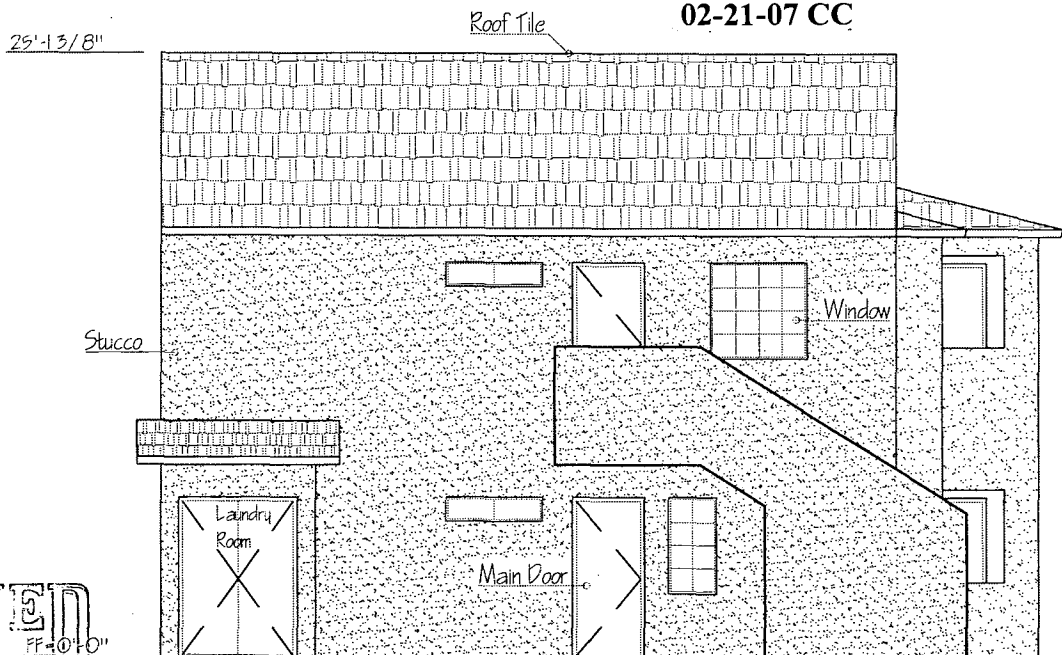
139-25-410-022



South Elevation 1/8" = 1'-0"



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East and West Elevation 1/4" = 1'-0"

RECEIVED
FEB 20 2007